



27 September 2019

Attention: Ms Anna Summerhayes

Independent Planning Commission NSW
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

By email: anna.summerhayes@ipcn.nsw.gov.au

Dear Ms Summerhayes,

Barangaroo Residential Building R5 (SSD 6966)

We refer to your letter of 24 September 2019 in relation to Barangaroo Residential Building R5 (SSD 6966) and the request for additional information to assist the Commission in its consideration of this matter. We provide the following information below.

Applicant Meeting – Item on Notice

The tree to be planted in the plaza between Residential Buildings R4B and R5 in accordance with the Development Consent for the Public Domain Works Barangaroo South and Central (**SSD 7944**) is a *Ficus microcarpa* var. 'hillii' (Hills Weeping Fig).

Ficus microcarpa var. 'hillii' has a smooth grey trunk, glossy green foliage and tolerates many urban conditions. It is a native, evergreen tree with rosy red or pink, small round figs appearing in summer, and is one of the *proposed street tree species* for the City of Sydney outlined in the City of Sydney Street Tree Master Plan (Updated 2015) – Part E. *Ficus microcarpa* var. 'hillii' is understood to have 'insignificant' flowering.

There are significant *Ficus microcarpa* var. 'hillii' located near the Barangaroo South site, including one on the eastern side of the footpath at 20 Sussex Street, Barangaroo adjacent to the Sussex Hotel, which was originally planted in c. 1947 and is owned and maintained by Infrastructure NSW (formerly Barangaroo Delivery Authority).

This species of tree was selected by Grant Associates, Landscape Architects, and was reviewed and approved by Infrastructure NSW, who is responsible for the daily maintenance of the Barangaroo Reserve (formerly known as Headland Park) and the public domain in Barangaroo South, which will include Hickson Park and the plaza between these buildings (among other areas) once completed.

Public safety and maintenance considerations were taken into account in the selection of this tree species by the relevant stakeholders, and it was determined that the fruit fall characteristics were of an acceptable level, noting its inclusion on the list of *proposed street tree species* for the City of Sydney and the fact that the public domain will be regularly cleaned and maintained.

Wind Mitigation Measures

See **attached** wind mitigation measure summary as prepared by WindTech engineers. As outlined in the attachment, there is a range of physical measures proposed for wind mitigation, including the use of trees.

The trees to be planted in Barangaroo South are currently in growth at the nurseries to ensure an appropriate level of maturity upon initial planting and at the time the public domain in Barangaroo South is made publicly accessible. The *Ficus microcarpa* var. 'hillii' in the plaza between Residential Buildings R4B and R5, for example, will have a minimum height of 4.5 metres with a spread of not less than 4 – 5 metres upon initial planting.

The four (4) *Elaeocarpus eumundi* to be planted under Barangaroo Residential Building R5 (**SSD 6966**) for consistency with the adjacent street trees to be planted along either side of Watermans Quay (**SSD 7944**) will have a minimum height of 3 metres and a minimum canopy spread of 2.5 metres upon initial planting and will have appropriate stakes and ties until the root systems are established.

The specialist landscape subcontractors engaged to procure and plant the various tree species throughout the public domain in Barangaroo South will take all steps to ensure that the trees 'take' and provide instruction to the operations and maintenance team of Infrastructure NSW for their ongoing care.

We would be pleased to provide any further information, as required, to assist with the assessment and determination of this planning application

Yours sincerely,



John Riordan

Planning Manager, Barangaroo South
Lendlease (Millers Point) Pty Limited

Encl WindTech, Wind Mitigation Measure Summary
Tree Diagram

Cc:

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