

Attachment A

**Correspondence and Plans for the Rooftop
Plant Area and Parapet Zone of Building C
and Tree 40**

From: [Stephen Kerr](#)
To: [Jessica Symons](#)
Cc: [Christopher Corradi](#); [Angela Guo](#); [Sky Zheng](#)
Subject: Wattle Street - Courtyard Building Plant Room
Date: Wednesday, 27 March 2024 2:11:01 PM
Attachments: [M-2013 HVAC - BUILDING C- ROOF\[\].pdf](#)
[M-5014 HVAC - BUILDING C- ROOF SECTIONS\[\].pdf](#)
[M-6015 HVAC - BUILDING C- ROOF ISOMETRIC\[\].pdf](#)

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Hi Jessica

Please find attached the mechanical plans that were tabled at yesterday's meeting. As discussed at the meeting and illustrated in the mechanical drawings and details:

- The roof of the courtyard building is proposed to accommodate the air-cooled chillers that will service the entire development.
- The chillers require unobstructed access to the sky and cannot be located in a basement. Pumps and other mechanical plant that do not require air and sky access have been located in the basement.
- Alternate locations for the chillers were investigated including the roof of the Jones Street building, however, this was deemed unsatisfactory by the applicant and Council's planning experts because of the visual impact.
- The height of the rooftop plant enclosure (parapet) corresponds with the height of the chillers as illustrated in the additional plans and details.
- Any lowering of the parapet will expose the chillers to view and disrupt the building architecture.
- Lowering the height of the rooftop plant, if it were possible, is not required to achieve compliance with numerical planning controls. It would not eliminate the need to vary the height of buildings development standard and the proposal, in its current form, complies with the controls that ensure adequate sunlight access to Wentworth Park.

Tree 40 (conditions 44 and 45)

Tree 40 (an oriental plane tree on Fig Street) was approved for removal in the concept development consent because of the impact on the TPZ (27%) pruning required by the Fig Street building (35% crown loss).

The second sentence in Paragraph 107 (a) of the assessment report I believe refers to the arborist's recommendation regarding tree 46 (discussed in paragraph (b)) but has mistakenly been attributed to tree 40.

We would be grateful if conditions 44 and 45 could be amended to permit the removal of tree 40 consistent with the concept development approval and the arborist report.

Thanks

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REVISIONS

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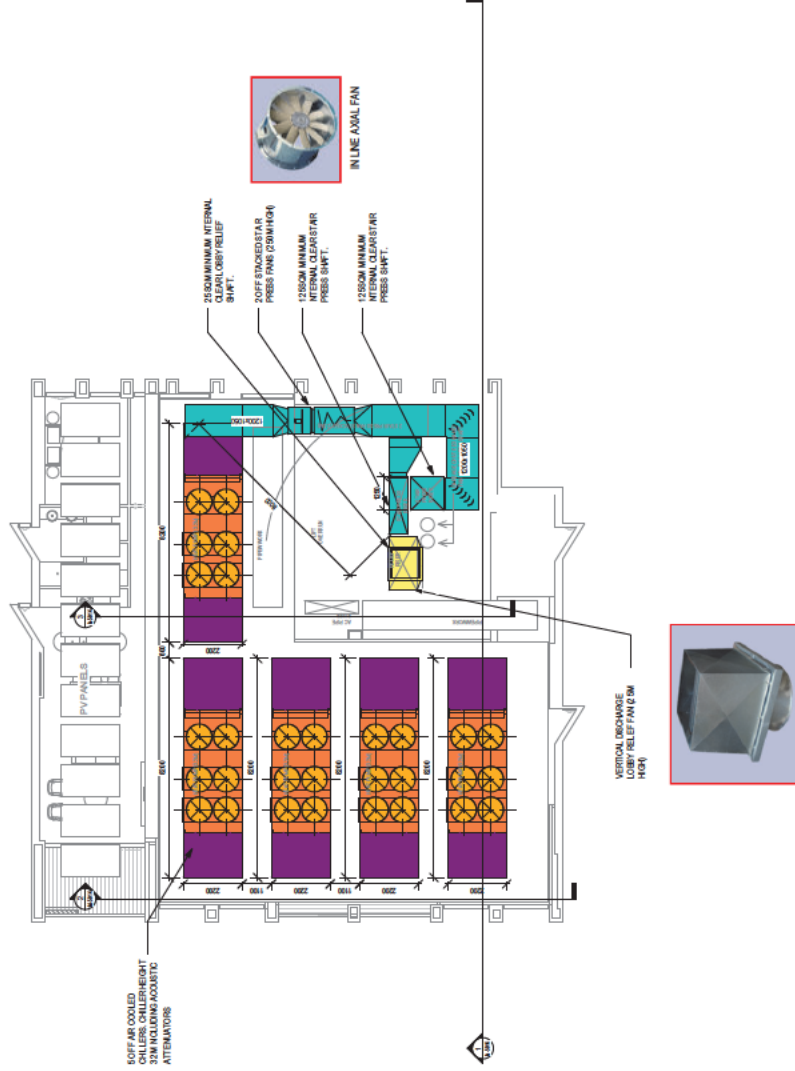


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2009

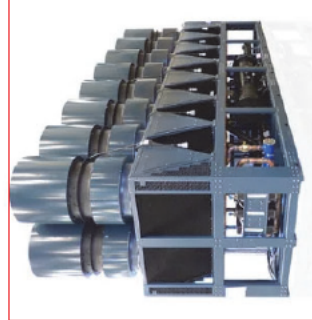
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MECHANICAL SERVICES
HVAC - BUILDING C - ROOF

PRELIMINARY

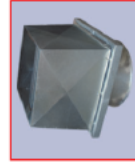
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CHILLER



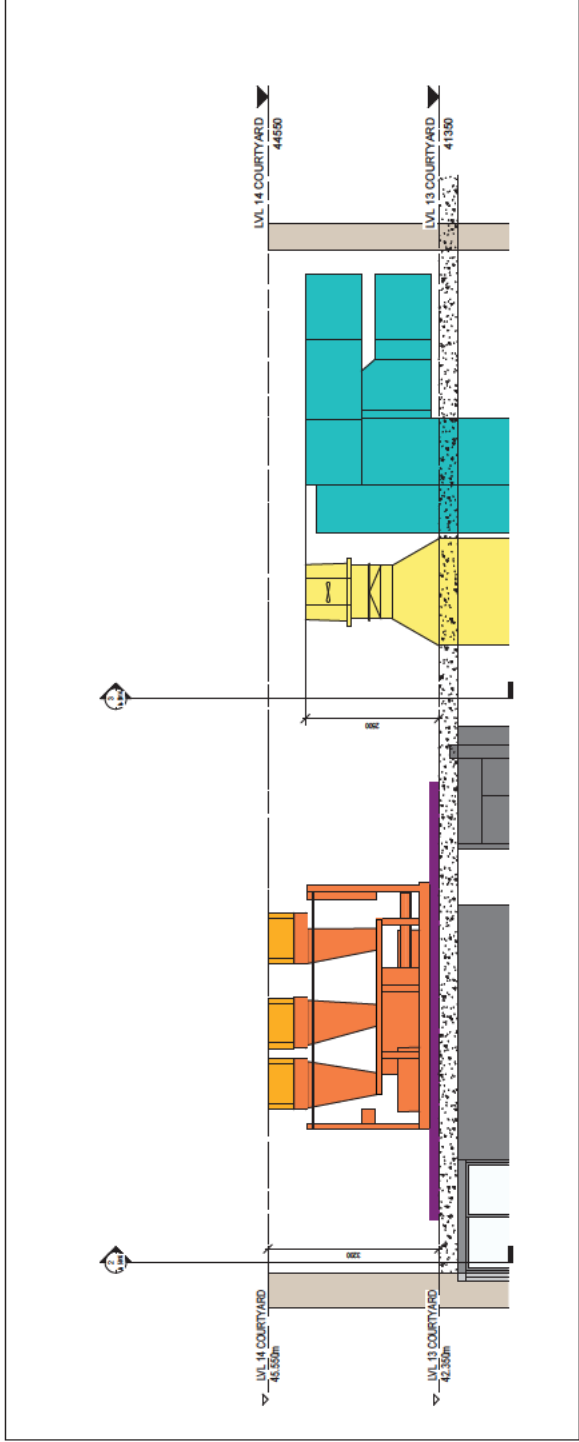
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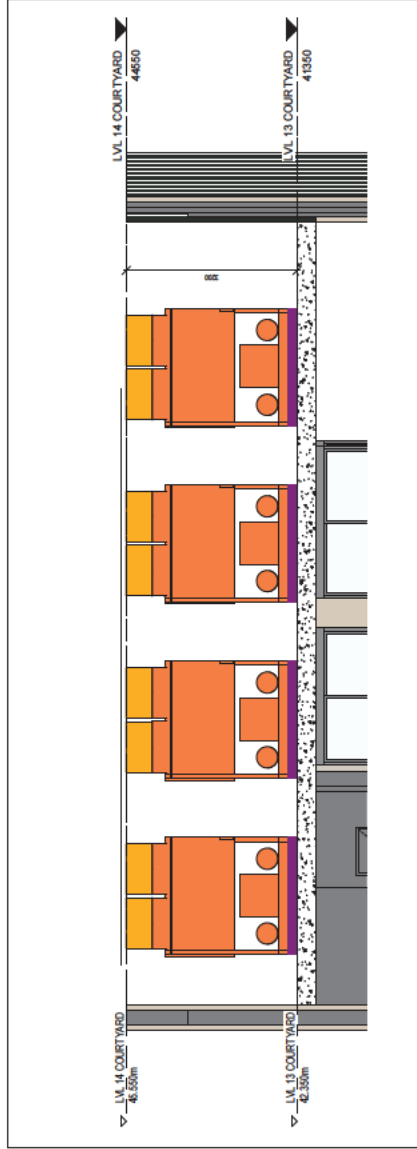
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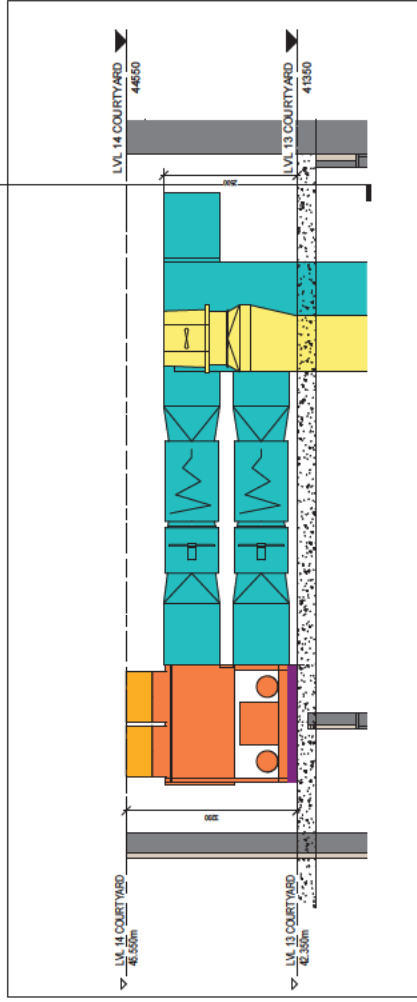
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SECTION VIEW 1

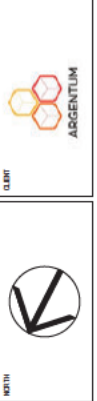


SECTION VIEW 2



SECTION VIEW 3

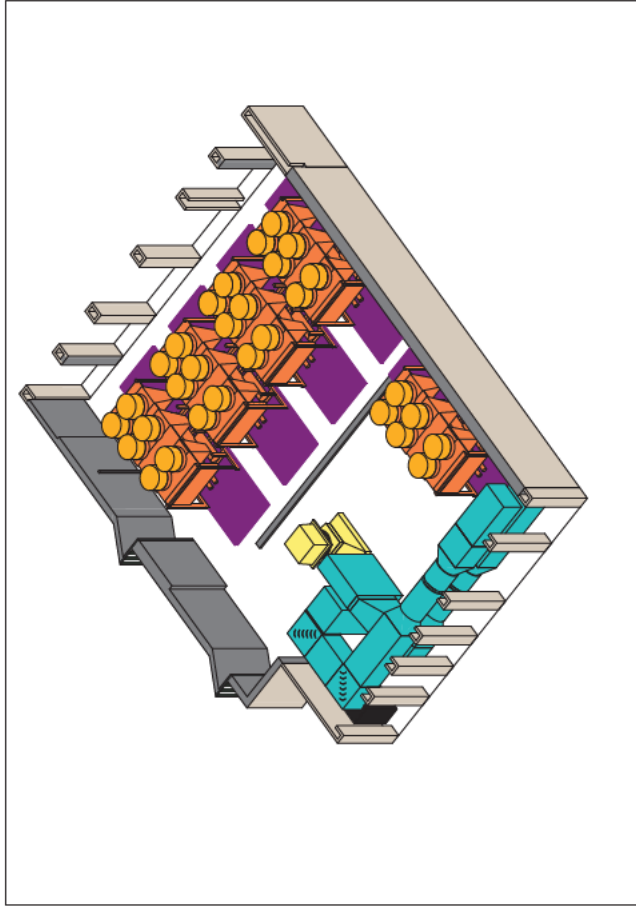
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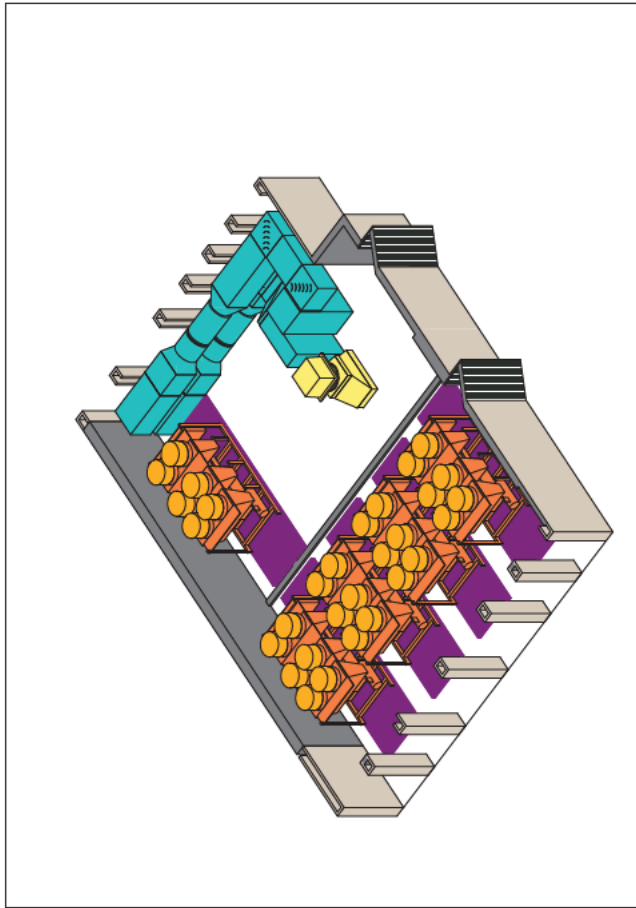
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 SECTIONS

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ISOMETRIC VIEW 2



ISOMETRIC VIEW 1

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