

24 June 2026

KHA Studio

45-53 Macleay Street,
Potts Point NSW 2011

To whom it may concern,

RE: RESPONSE TO COUNCIL COMMENTS – LANDSCAPE DESIGN

45-53 MACLEAY STREET, POTTS POINT

Upon review of the Revised Landscape Plans prepared for the above-mentioned project, I can confirm that the plans have been modified in general accordance with the comments outlined in the Council's Request for Information.

These responses are detailed as follows:

Wind Comfort

'Locations 1 and 16 should both achieve the standing' comfort criteria (<6m/s), which is more appropriate for the 2 main entrances where pedestrians may linger, as per the description in Table 2 of the submitted Pedestrian Wind Assessment. All locations of the podium terraces must achieve the sitting' comfort criteria (<4m/s). This would require locations 18, 21 and 23 to improve from walking', and locations 17, 19 and 20 to improve from standing'. The sitting' criteria is more appropriate, as the design of all the tested locations intend for people to sit, thus a criteria suitable for "long duration seating areas and other amenities" should be achieved.'

DBS response: Denser vegetation has been incorporated to assist in reducing wind impacts. At locations 1 and 6, *Alpinia zerumbet* and *Viburnum 'Emerald Lustre'* have been introduced to increase planting density in association with *Buckinghamia celsissima*. Vegetation has also been increased to the south of locations 17 and 18 to further mitigate wind effects, with the incorporation of four *Elaeocarpus reticulatus*, to be pruned and maintained at a maximum height of 3 metres.

Landscape Design

Soil Depth and Soil Volume

'The soil depth and soil volume provided for the trees on slab along McDonald Lane and the planters in the Chimes Garden and along Macleay Street are inadequate...'

DBS response: Planter heights at ground level have been revised. Existing levels are now indicated, with additional soil mounding provided to achieve adequate soil volumes, including +300mm for grasses and groundcovers, +500mm for shrubs and +800mm for trees.

'The planter at the Macleay Street entry is too narrow. The southwestern balcony planter on level 13 is also too narrow.'

DBS response: The design has been adjusted to ensure planting viability. At ground level adjacent to the access, the planter width has been increased to 400mm. In constrained locations, such as the Level 13 southwestern balcony, the planter has been removed.

'The architectural section of the green roof (over the transformer and main switch room) only show planting above slab, but it is unclear whether there is a slab set down to accommodate the required soil depth or whether a raised planter is proposed.'

DBS response: Planter depths and associated soil mounding are now clearly shown in the drawings.

'Insufficient information for planters on level 1 and 2 associated with trellis planting...'

DBS response: Soil depth, soil volume and planter configurations have now been clarified within the drawings.

'The tree plantings on level 3 does not appear to be supported by sufficient soil depth, and that some proposed locations appear to conflict with the gravel maintenance path.'

DBS response: Soil depth and volume have been reviewed and resolved. The maintenance path has been modified, removing conflicts, particularly at the western side of the pool area.

'Clarifications are also required on whether the level 3 planters are stepped where they occur over transfer slab conditions.'

DBS response: Transfer slab areas are now indicated with dashed linework, and planters over slab are clearly identified with corresponding levels and soil depths annotated. Furthermore, a new plan has been added to clarify the depth of the planter. Refer to DWG No. DA07-D1325 for further details.

Balustrade

'The proposed planter and balustrade arrangements also do not clearly demonstrate compliance with the NCC and Safe in Design considerations...'

DBS response: The distance between the planter edge and the balustrade has been revised to ensure compliance with NCC requirements, while maximising the available planter area. Refer to DWG No. DA06-1305 for further detail.

Heritage Impacts

'Proposed Chimes Garden would result in rising damp to the adjoining heritage item at 55 Macleay Street. There are also concerns that the 2 proposed trees directly adjacent to 55 Macleay Street would result in structural impacts on heritage fabric.'

DBS response: Trees have been relocated further toward the centre of the planter to mitigate potential impacts. A note has been included confirming that appropriate waterproofing measures will be implemented along the boundary wall to prevent rising damp.

Traffic

'All visitor bicycle parking spaces should be relocated to a more readily accessible location that does not require traversing the building, preferably on the ground floor close to the main entry.'

DBS response: A visitor bicycle parking space has been added at the Macleay Street / Macdonald Lane entry (west access) to provide improved accessibility.

Tree Protection

'Related to the heritage concerns, where it can be demonstrated that trees can be provided in the Chimes Garden without impacting 55 Macleay Street, the 2 Melaleuca quinquenervia (Broad leaved Paper Bark) should be replaced with more appropriate species selected from the City of Sydney Tree Species List.'

DBS response: The two Melaleuca quinquenervia located on the western side of the plan have been replaced with Glochidion ferdinandi, a species listed within the City of Sydney Tree Species List. This species has been selected for its broader canopy and softer visual character, which is considered more appropriate for the context.

If you require any further information, please contact the office.

Yours sincerely,



Naomi Barin
Director
DANGAR BARIN SMITH