

Lendlease
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

Attn: Tom Cushway

9 May 2019

Dear Tom

Please find the following summary of changes that have been updated on our drawings for the Residential Building R5 RTS SSD6966 following your email on the 29 April 2019. These drawings are numbered as follows

- RPB430-GE-R5000-GA Revision R – General Arrangement
- RPB430-GE-R5001-GRND Revision O – Ground Floor
- RPB430-GE-R5002-PO2 Revision N - Podium Level 02
- RPB430-GE-R5003-L26 Revision N – Level 26
- RPB430-SE-R5004 Revision H – Podium Level 02
- RPB430-SE-R5005 Revision A – Section Public Domain
- RPB430-SE-R5006 Revision A – Waterman's Quay
- RPB430-SE-R5007 Revision A – Hickson Road

Comment No 5.0

Landscaping - Interface with Surrounding Public Domain

Provide further details and justification regarding the interface of the development with the surrounding public domain, including Hickson Park, Hickson Road and Watermans Quay. This shall include section drawings, discussion of changes in levels and any implications for accessibility.

Reply

We have included new sections to show the interface with the public realm, Hickson Road and Watermans Quay. Refer the drawings in the list above. The landscape seamlessly integrates with the levels of the adjacent street and pathways, without steps, and complies to the requirements of acceptable crossfalls defined in the current Australian Standards.

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Comment No. 6.0

Landscaping

Provide further details on the design of the common spaces, and confirm adequate conditions can be provided for tree growth and safety balustrades can be accommodated to meet BCA requirements.

Reply

The key design principle for the common spaces around the building has been to integrate seamlessly with the adjacent streetscape (Watermans Quay and Hickson Road) and the public domain towards Hickson Park. This has included using the same materiality as proposed in the adjacent public domain DA so that it is unified as a singular character. The grades and fall of the paving all comply to the current Australian Standards.

The tree pits will be provided with adequate volume (typically 16-18m³ per tree) and depth (minimum of 1000mm) for growing media. They will include appropriate drainage, aeration and irrigation. The balustrade has been added to drawing RPB430-SE-R5004 Revision H – Podium Level 02. This will be detailed by the Architects in accordance with code/BCA regulations.

Comment No. 6.1

Landscaping

Provide details of the trees proposed at ground level within the plaza

Reply

The tree pits will be provided with adequate volume (typically 16-18m³ per tree) and depth (minimum of 1000mm) for growing media. They will include appropriate drainage, aeration and irrigation. The proposed tree species, height and diameter are shown on drawing RPB430-GE-R5001 GRND Revision 0 – Ground Floor.

Comment No. 7.0

Landscaping - Wind Mitigation

Amend the Landscape Plans to provide design criteria to confirm the recommendations of the wind impact assessment have been incorporated into the design of the ground level and podium. Consideration should also be given to the interaction of the development with Hickson Park.

Reply

Please refer to revised drawing RPB430-GE-R5001-GRND Revision O – Ground Floor

Yours Sincerely,



Mike Wood
Associate Director