

Our ref:

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Date: 29 October 2025

53 Hume Street,
Crows Nest,
Sydney,
NSW

Dear Anna,

Application SSD-614000212 RFI Landscape Response

This formal response pertains to application SSD-614000212, Crows Nest Over Station development Site B and has been requested by the Department of Planning, Housing and Infrastructure (DPHI) as required under section 59(2) of the *Environmental Planning and Assessment Regulation 2021* to answer issues relating to the landscape architectural scope items raised in the relevant submissions. These issues are also outlined in Attachment A of the formal request for response letter sent by DPHI on the 19th September, 2025. RPS' comments are outlined below in Green and directly reference response letter produced by the Structural Engineer (Robert Bird Group):

1. Built form

- a. Review and revise the façade treatments of the car parking levels to provide an appropriate horizontal height datum/ delineation between the station and the development (as recommended by the Design Guidelines) and to reduce its visual impacts. This may include consideration of:
 - i. Additional landscaping along the car parking level and provide details to demonstrate any landscaping would be practical and viable

Landscaping has been thoroughly interrogated across the extent of the podium through several building design iterations to ensure maximum possible landscape amenity is provided at the largest appropriate size; however as noted by the structural engineer in their response report, the ability for the built form to accommodate landscaping around the podium skirt is restricted by structural column and slab requirements.

With reference to the structural engineer's response report, landscaping can be maintained along three of the four facades with only planting to the Hume Street façade being omitted due to the introduction of a structural transfer slab removing planting opportunities.

Façade planting to the balance of the podium skirt will have more than ample soil depth at approx. 1500mm deep with a 1000mm air gap above the soil FFL to allow for medium to large cascading stock to be installed; This allows for the maximum immediate vegetation screening possible. Refer Figure 1-1 for a section view of a typical façade planter.

Our ref:

03.01 Built Form
Car Park Facade

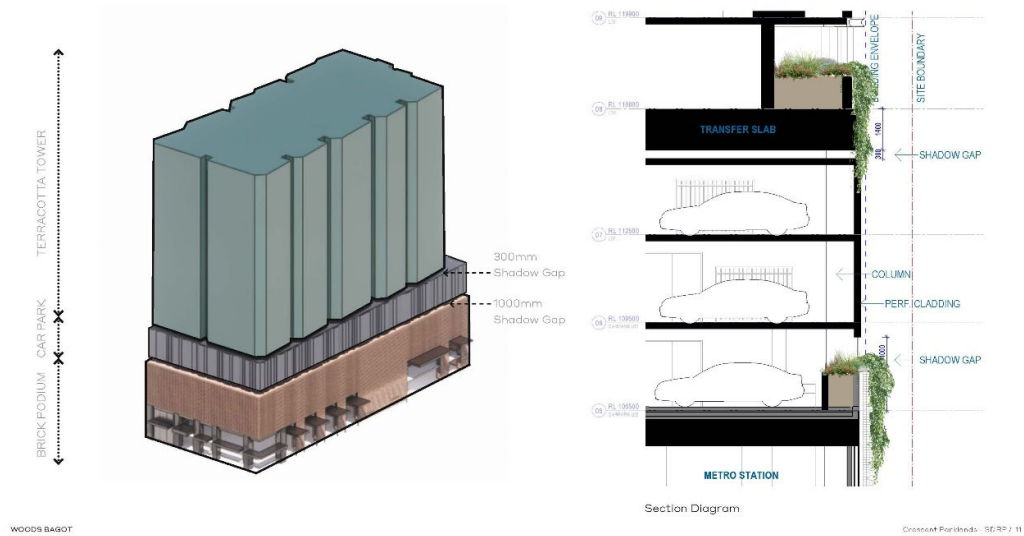


Figure 1-1 Podium Facade Planting Outcome

RPS is determined to ensure a level of landscaping amenity around the perimeter of the carpark level that aligns with previously circulated 3D renders endorsed by the assessing body and accepts the Structural Engineering suggestion to maintain landscaping along the Pacific Highway façade of Level 05.

Additionally, from a visual amenity perspective, the omission of planting to the Hume Street façade does not present an unacceptable deviation from the landscape character as it was assessed (by RPS in the Visual Impact Assessment conducted for this application) for the area to the immediate north of the site (St Leonards commercial district).

RPS endorses the changes suggested by Woods Bagot to appropriately accommodate the required amendments pertaining to built form scope, and any effect this will have on the landscape architectural scope.

We trust that this response suitably answers all queries pertaining to the landscape architectural scope components of the DPHI development application submissions

Yours sincerely,
for RPS AAP Consulting Pty Ltd

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cc: Andrew Galt, Skye Reid