

Matthew Rosel

From: Brendan Hoskins <BHoskins@jbaurban.com.au>
Sent: Monday, 25 July 2016 5:12 PM
To: Matthew Rosel
Cc: Mason, Michelle; Alexis Cella
Subject: South East Plot council responses
Attachments: LOADING DOCK - GROUND FLOOR.PDF; LOADING DOCK - SECTIONS.PDF; Swept Path Analysis.pdf

Hi Matthew,

Thank you for sending through Council's letter on the South East Plot SSDA. As discussed, the project team have considered Council's main points and we can provide the following response.

Flooding

The proposed design of the ground level non-residential tenancies and accompanying flood mitigation strategy is in accordance with the approved Concept Proposal and is consistent with all ground level retail tenancies approved in previous plots with flood implications. This agreed approach is still considered to be the best outcome for the public domain and retailing experience, and therefore is proposed to be retained and carried through for the completion of Darling Square.

Adaptable Units

The provision of ten adaptable apartments is consistent with both the approved South West Plot and North East Plot. To date, no apartments which have been sold within these plots has been requested to be adapted. Despite this, Lendlease is committed to providing housing to meet all needs and is therefore providing ten adaptable apartments in the South East Plot. These apartments will include plumbing and other services provisions under the pre-adaptation plan in order to allow adaptation without major demolition and reconstruction.

As recommended in the design guidance of Objective 4Q-1 in the Apartment Design Guide (ADG), the South East Plot includes 20% of apartments (78 apartments) which achieve the Liveable Housing Guideline's silver level commitments with the exception of one element:

- 5a.ii of the Liveable Housing Guide – distance between the bathroom door and toilet plan.

Despite this one variation, the proposal is still considered to achieve Objective 4Q-1 of the ADG in that it provides universal design features in apartments which promotes flexible housing for all community members. This approach, consistent with previous plots, is overall considered acceptable and in keeping with the objectives of the ADG.

Servicing

The loading dock is capable of accommodating a 9.25m truck with a minimum vertical clearance of 4m (refer to swept path analysis and section/plan attached). The attached documents illustrate that each of Council's points are able to be achieved in regard to the loading dock.

A Loading Dock Management plan will be prepared and provided prior to the issue of the relevant Occupation Certificate, as ordinarily required.

Bicycle Parking

The proposal will contain bicycle parking consistent with the Council requirements from the DCP despite this plan not applying to the proposal. The table below provides an overview of spaces provided, demonstrating that sufficient spaces will be provided with a class commensurate to the end users.

Type	Total number	Location	Class	Comment
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Residents	1 space per apartment	Apartment storage cages throughout the podium	Class 1 (Class A)	Apartment storage cages are 1015mm x 1015mm x 1900mm minimum which will be sufficient for a bicycle to be hung vertically. Residential cyclist will be transported vertically by lifts. Cyclists do not require to ride down the carpark ramps.
Visitors (internal)	45 spaces	Ground floor	Class 2 (Class B)	Groups of bicycle parking rails within the bicycle parking room providing high level of security and weather protection
Visitors (external)	20 spaces	Hay Street Colonnade (external)	Class 3 (Class C)	External bicycle rails are arranged in 3 clusters situated in front of the retail tenancies and adjacent to the building lobby which will provide better security.

Other

The points in regard to street trees and stratum subdivision are noted. Furthermore, the detailed response table to the Response to Submissions Report provided by Council is noted. We believe that there is sufficient information provided with the RtS report to address these matters and therefore will not be providing any additional information except if you feel there are particular areas where further discussion is required.

Please feel free to contact us or Michelle should you wish to discuss or obtain any further information.

Regards
Brendan

Brendan Hoskins

Senior Planner | JBA

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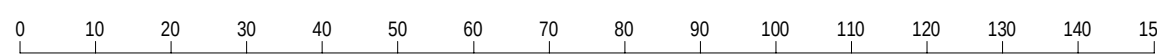
173 Sussex Street, Sydney NSW 2000

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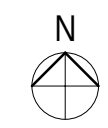


We have moved! JBA has moved to a new office. Our new address is 173 Sussex Street, Sydney NSW 2000.

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Key Plan

lendlease

Developer Land Lease

Project Management & Construction Land Lease

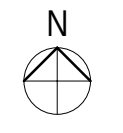
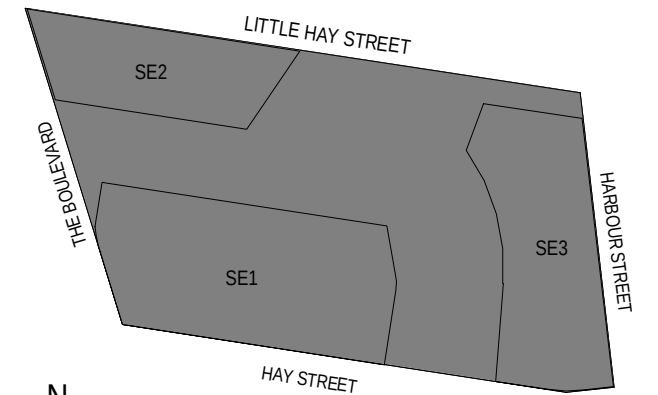
Collaborating Architects

Land Lease Design ABN 47 000 090 512 30 The Arcade, 20 Hickson Road Makers Point, NSW, 2200 Nominated Architect David Russell Principal Architect Reg No. 4352	Francis Jones Monahan Thorp ABN 29 011 387 239 Level 5, 270 King Street Sydney, NSW, 2000 Nominated Architect Richard Francis Jones Director Reg No. 5301
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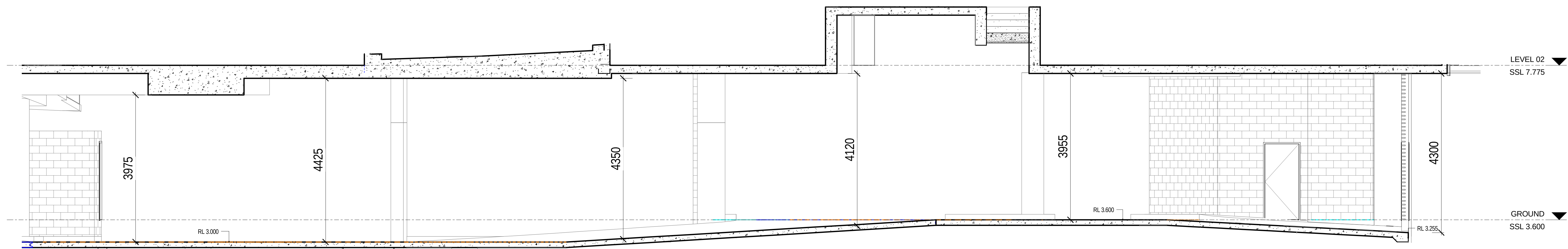
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Drawn Author	Checked	Approved	Drawing Status
Project Number 251172	Drawing Number AD9200000		Revision

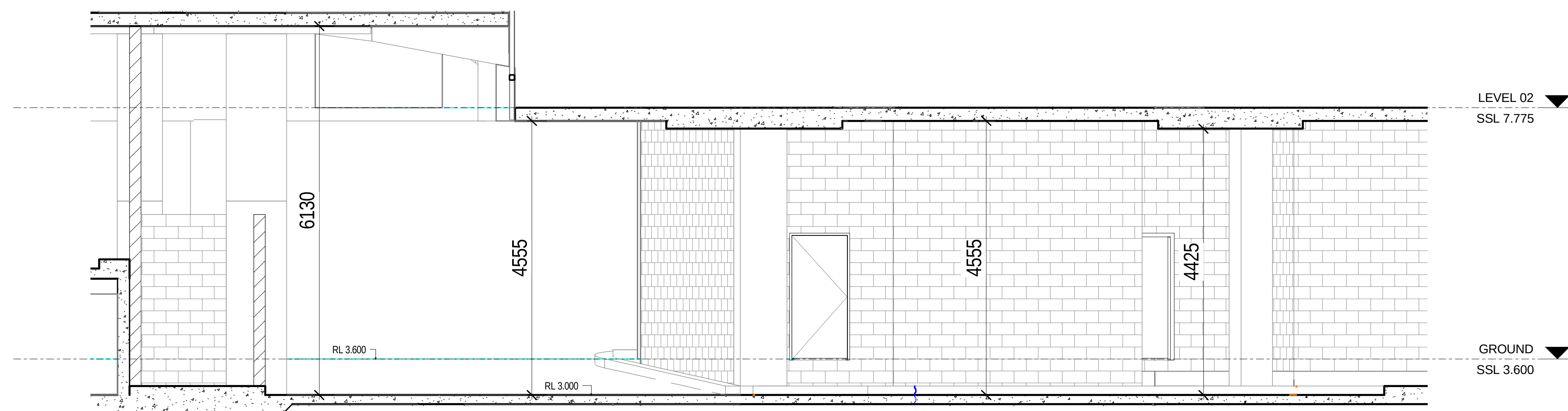
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Key Plan



1 LOADING DOCK - SECTION 1
0400022 SCALE 1:50



2 LOADING DOCK - SECTION 2
02006010 SCALE 1:50

[illegible]

Developer	Lend Lease
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Project Management & Construction	Land Lease
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Collaborating Architects

Lease Lease Design ABN 97 000 088 162 30 The Bond, 30 Hickson Road Millers Point, NSW, 2000	Francis-Jones Morehen Thorp ABN 28 101 197 219 Level 5, 70 King Street Sydney, NSW, 2000
Nominated Architect David Russell Principal Architect Reg No.4282	Nominated Architect Richard Francis-Jones Director Reg No. 5301

Client	
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Lend Lease Apartments

Project

DARLING SQUARE SE PLOT

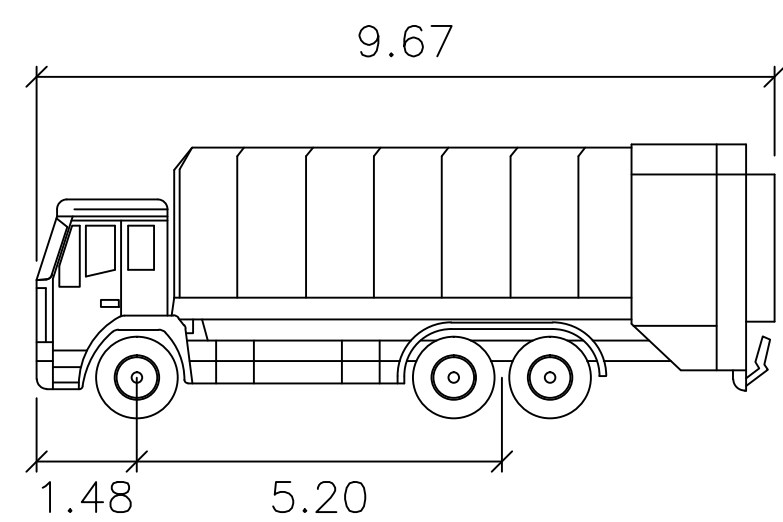
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LOADING DOCK - SECTIONS

Scale
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Project Number 251172	Drawing Number AD9200001		Revision

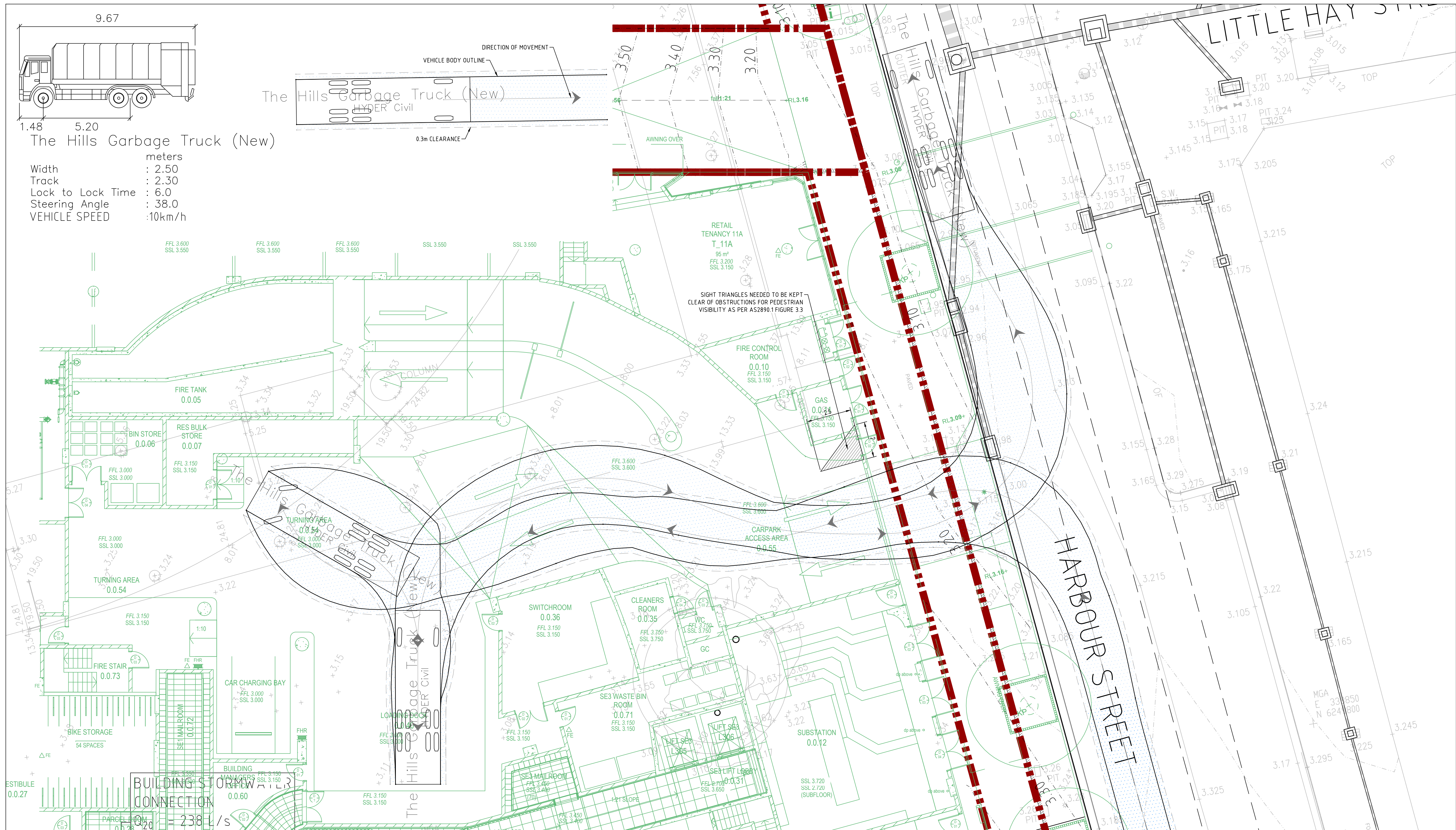
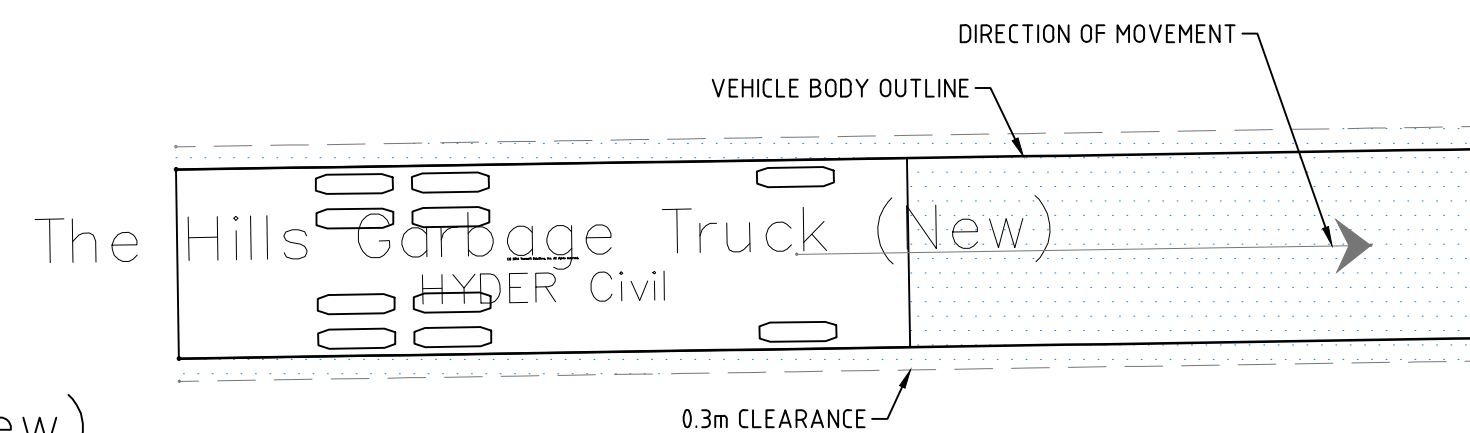


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Always take figured dimensions in preference to scaling.

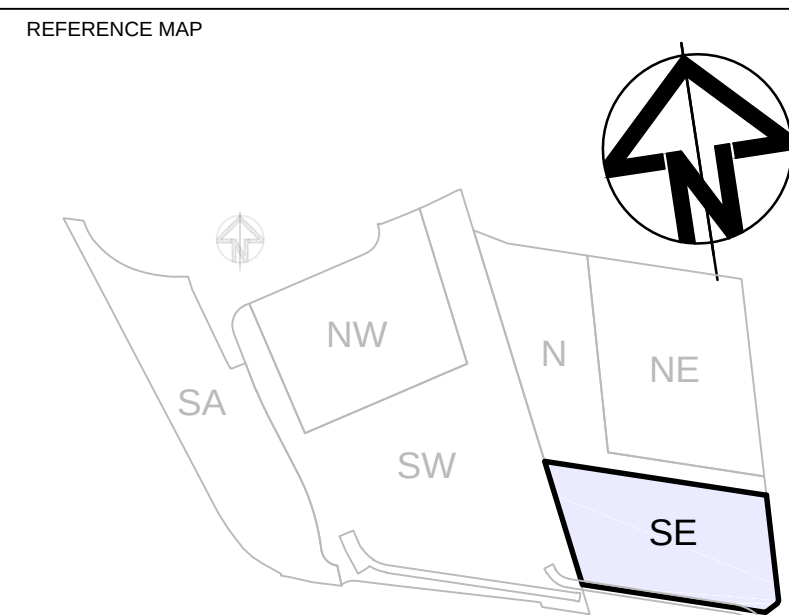


The Hills Garbage Truck (New)

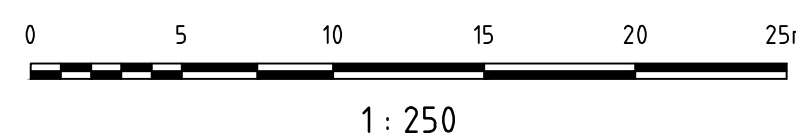
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Width	: 2.50
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0
VEHICLE SPEED	:10km/h



DARLING HARBOUR LIVE



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PROJECT

SICEEP - DARLING HARBOUR
THE HAYMARKET PRECINCT (PDA)
SOUTH EAST PLOT



DRAWING TITLE

SWEPT PATHS
GARBAGE TRUCK AT
GROUND FLOOR

STATUS
INFORMATION ONLY

SCALE @ A1	DRAWN	DESIGNED	REVIEWED	APPROVED
1 : 100	CM	-	DP	
PROJECT NUMBER	DRAWING NUMBER			REV
AA004399	SKCPD743-02			01