

Principal Planning Officer
The Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

Thursday, 28 January 2021
[By Hand.]

Dear Sir

RE: PROPOSED RESIDENTIAL DEVELOPMENT, CHILDCARE FACILITY AND OFFICE USES AT A SITE OF 1.1 HA LOCATED AT NORTH WALL QUAY, DUBLIN 1

1.0 INTRODUCTION

Waterside Block 9 Developments Limited¹ (the Applicant) has retained Tom Phillips + Associates (TPA)² and Henry J Lyons (HJL)³ to submit this Strategic Housing Development (SHD) Planning Application in relation to the proposed development at a site of 1.1 ha forming part of a larger site identified as City Block 9, North Wall Quay, Dublin 1, in accordance with Section 5 of the *Planning and Development (Housing) and Residential Tenancies Act, 2016*.



Figure 1.1: Aerial photo showing the indicative boundary of the Subject Site outlined in red, with the balance of the City Block 9 outlined in blue. Source: Bing. Cropped and annotated by TPA, January 2021.

¹ Units 15/16 The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27.

² 80 Harcourt Street, Dublin 2, D02 F449.

³ 51-54 Pearse St, Dublin 2, D02 KA66.

The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west. (See Figure 1.1, above.)

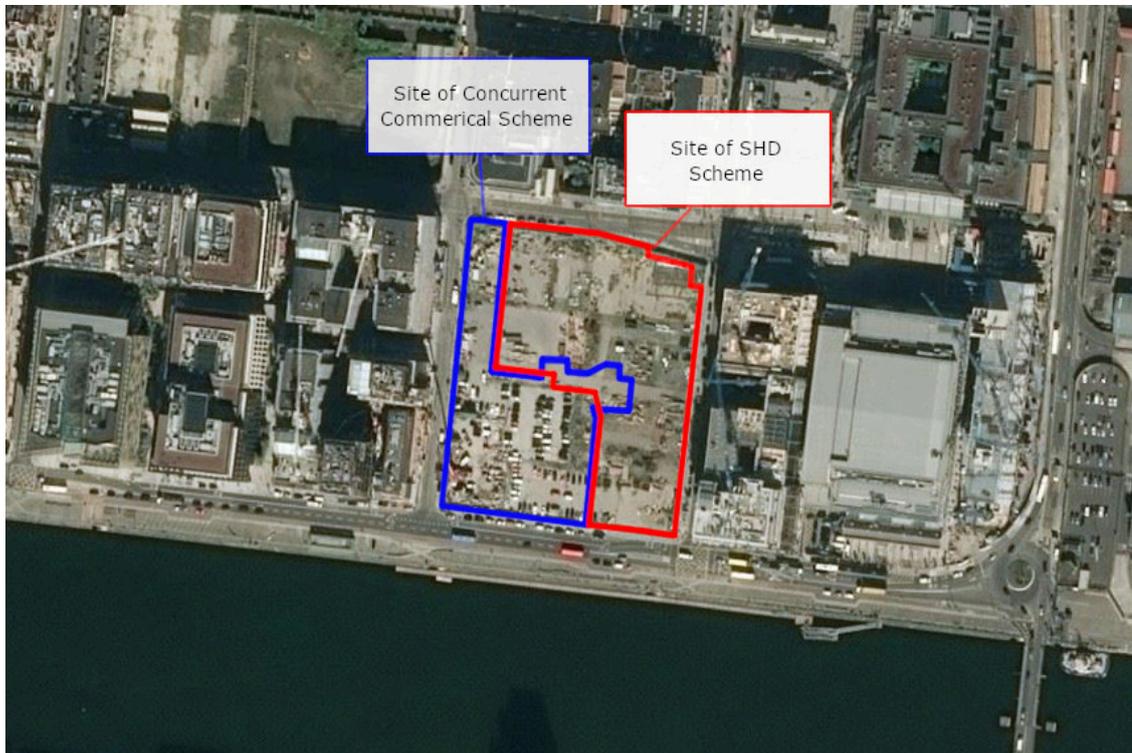


Figure 1.2: Aerial photo showing the indicative boundary of the Subject Site outlined in red, with the balance of the City Block 9 outlined in blue. Source: Bing. Cropped and annotated by TPA, January 2021.

The Applicant is also submitting a concurrent SDZ-compliant Application for the balance of the lands, with that site including some 710 sq m of lands common to this Application.

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground upwards.

The overall site is located within City Block 9, as identified in the *North Lotts and Grand Canal Dock Planning Scheme*.

1.1 Proposed Strategic Housing Development (SHD)

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.



4. Provision of 4,307 sq m of “other uses” as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers’ Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

1.2 Design Team

The Design Team in relation to this project is comprised as follows:

1. Architects (Henry J Lyons);
2. Landscape Design (Cameo & Partners);
3. Civil and Structural Engineering (CS Consulting Engineers);
4. Quality Audit (PMCE);
5. Hydrogeological Assessments (Verde Environmental Consultants);
6. Generic Quantitative Risk Assessment (RSK);
7. Public Lighting, M&E and Sustainability/Energy Saving (Axiseng Consulting Engineers);
8. Ecology and Appropriate Assessment (ERM);
9. Archaeology (Irish Archaeological Consultancy);
10. Historic Materials (Slattery Conservation Architects);
11. Daylight, Sunlight, Shadow and Wind Impact Assessment (Integrated Environmental Solutions);
12. Outline Construction Management Plan (PJ Hegarty & Sons);
13. CGIs and Photomontages (VisualLab; Rederaire);
14. Townscape, Landscape, Heritage and Visual Impact Assessment (City Designer);
15. Property Agents (Knight Frank);
16. Pedestrian Comfort Analysis (Space Syntax);
17. Solar Glint & Glare Analysis (BRE);
18. Vision + Place Strategy (Wordsearch Place);
19. 3-D Model (Modelworks);
20. Building Contractors (Hegarty's);
21. Green Wall Specialists (ANS Group);

- 22. Façade Consultants (Billings Design Associate);
- 23. Legal (A&L Goodbody; Eversheds Sutherland; Eamon Galligan S.C.); and
- 24. Town Planning (Tom Phillips + Associates, Town Planning Consultants).

1.3 Section 247 Meeting with Dublin City Council

The Applicant and the Design Team held a s.247 pre-planning meeting with Dublin City Council's representatives on Monday, 13 May 2019.

The main issues discussed related, *inter alia*, to: compliance with the *Planning Scheme* and the *Development Plan*; building height; blocks layout; public realm; visual impact; impacts on the amenity of nearby residents; and traffic.

The Design Team greatly appreciates the feedback received from the Local Authority at the meeting.

1.4 Application Fee

We enclose the associated statutory fee of €80,000.

1.5 Schedule of Documents

A full schedule of all contents of this submission is appended to this Cover Letter (see Appendix A).

We confirm that some 8 No. hard copies of this SHD Planning Application have been prepared in total.

Two (2 No.) hard copies and three (3 No.) soft copies have been prepared for submission to An Bord Pleanála, and six (6 No.) hard copies and one (1 No.) soft copies are being submitted to Dublin City Council.

We can confirm that the Applicant, Waterside Block 9 Developments Limited, is the legal owner of the site.

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location – City-Centre Brownfield Development

The proposed development relates to a site of 1.1 hectares located at North Wall Quay, Dublin 1. (Figure 1.1, above.)

The site is located within the area of the *North Lotts and Grand Canal Dock Planning Scheme, 2014*. (Figure 2.1, below.)

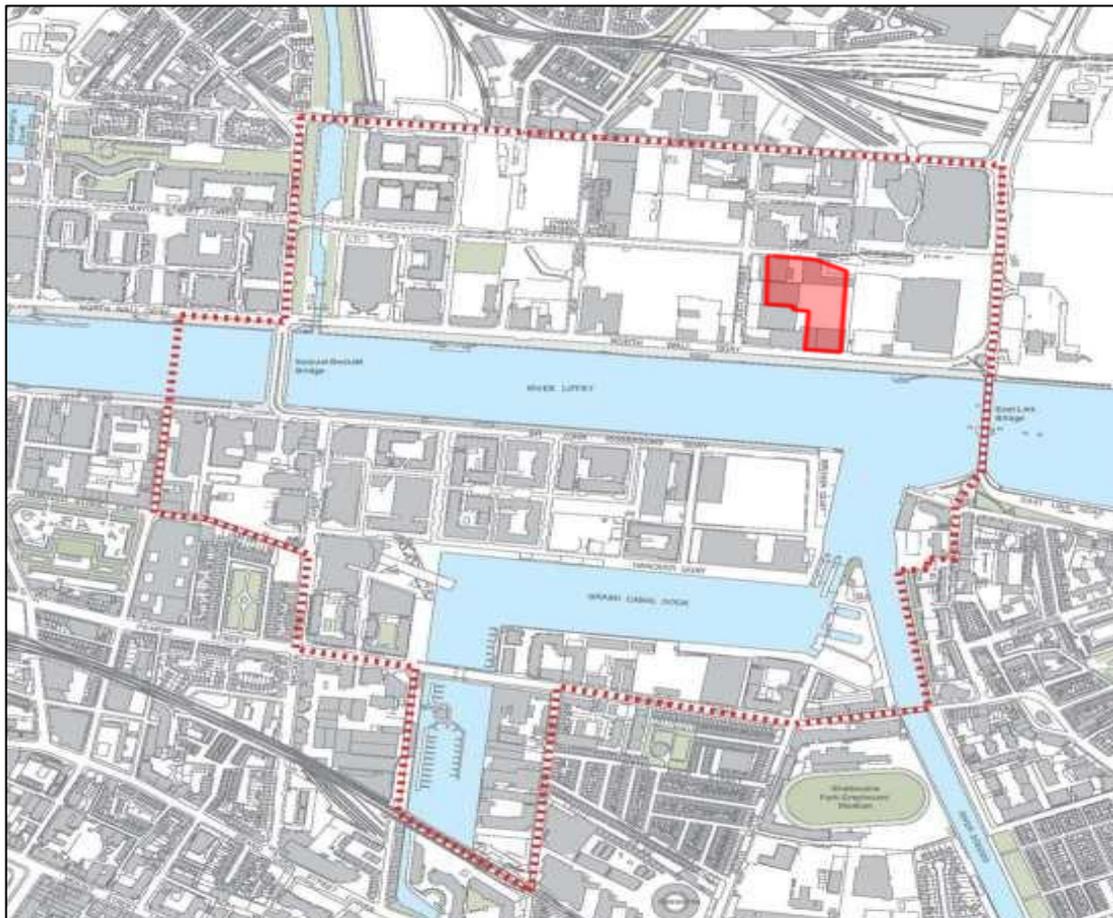


Figure 2.1: Site Map with the SDZ outline identified in dashed red and the subject site outlined in solid red. (Source: Figure 1 of the *North Lotts & Grand Canal Dock Planning Scheme, 2014*. Cropped and annotated by TPA, January 2021.)

The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west.

The Applicant is also submitting a concurrent SDZ-compliant Application for the balance of the lands, with that site including some 710 sq m of lands common to this Application. (See Figure 2.2, below.)

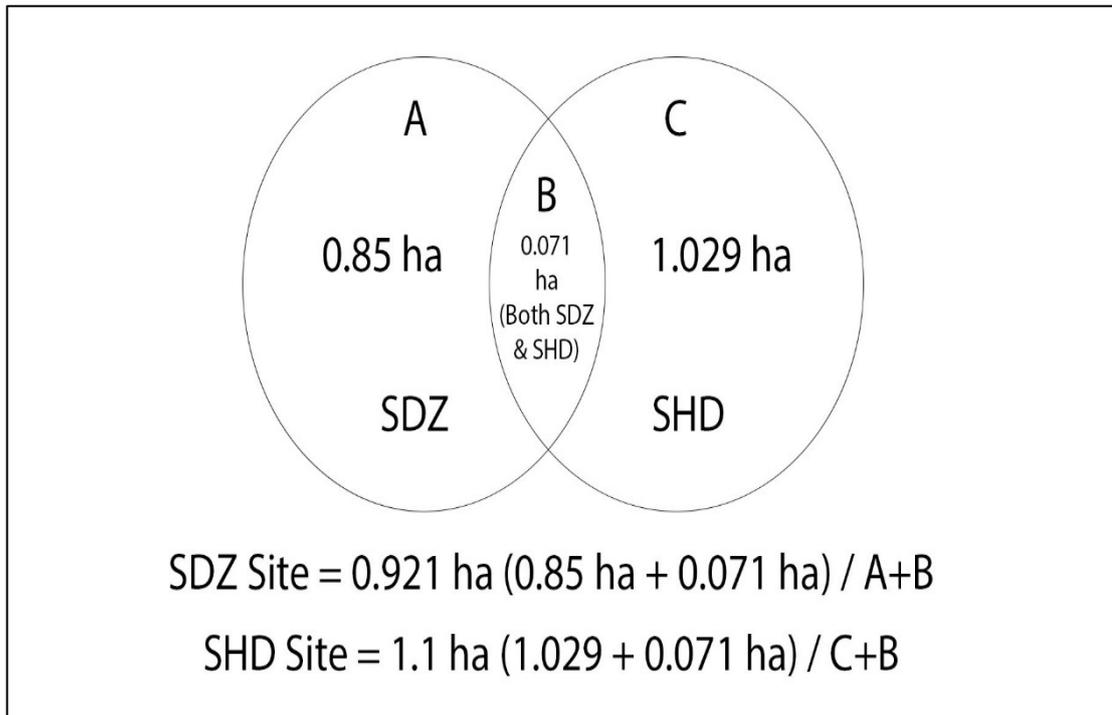


Figure 2.2: Venn Diagram showing SHD site area and concurrent SDZ commercial site area. (Source: TPA, January 2021.)

The site is located within the functional area of Dublin City Council (DCC).

The site is brownfield in nature with the previous structures (primarily derelict and vacant warehousing) having been cleared from the site, as shown in Figure 2.3, below.



Figure 2.3: Aerial view showing the structure previously located at City Block 9. Source: North Lotts and Grand Canal SDZ Planning Scheme 2014, pg. 195. Cropped by TPA, January, 2021.

The Luas (Red Line) runs parallel to the north of the site along Mayor Street Upper.

The north edge of the site is located within 160m of 'The Point' Luas stop. The site is also served by the Dublin Bus Service Nos. 33D, 33X, 41X, 53A, 142 and 151.

The site is located c. 1.9 km west of O'Connell Street in Dublin City Centre.

The Site is located 450 m east of the proposed Dart underground train line planned to feed through Spencer Dock. Furthermore, three existing Dart stations lie c. 1km away from the subject site - Grand Canal Dock, Pearse, and Connolly Station.

See Figure 2.4, below, which shows the proximate transport routes and nodes in the context of the site at City Block 9.

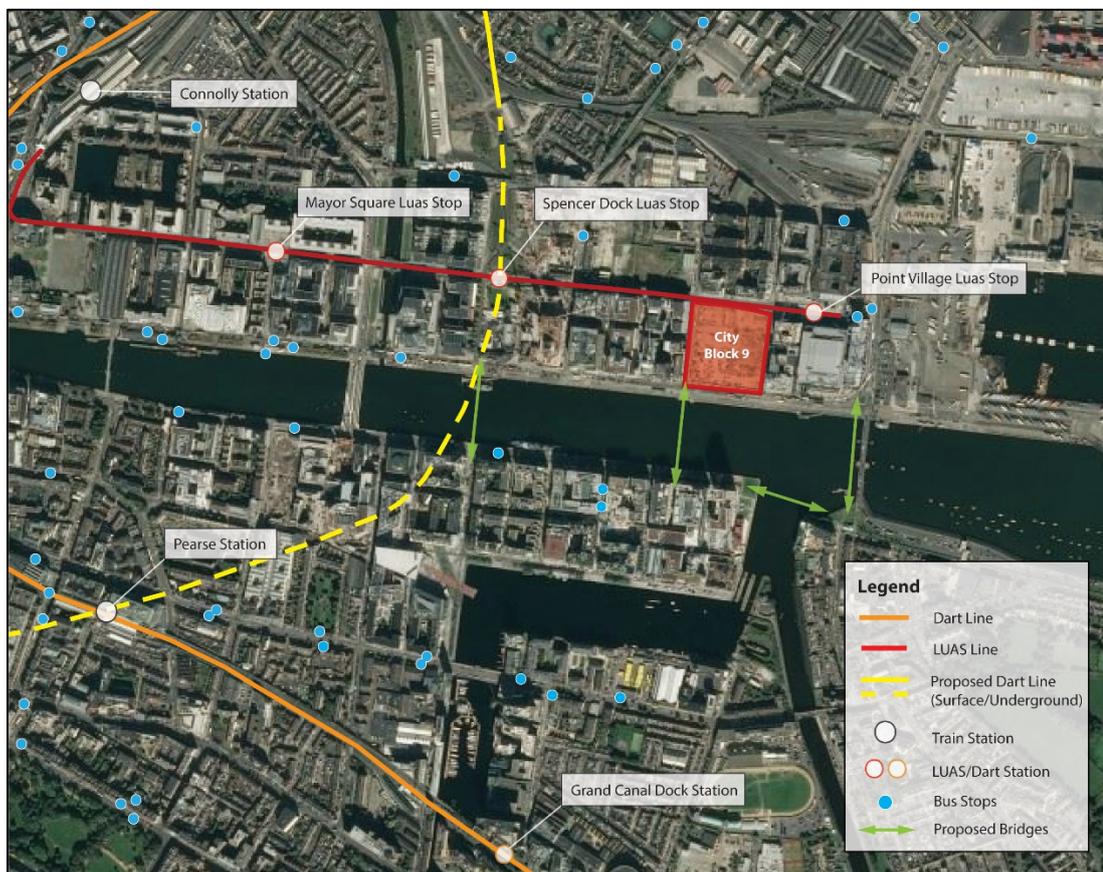


Figure 2.4: Map showing transport routes and nodes located proximate to subject site at City Block 9. (Source: Bing Maps, 2020, annotated by TPA, January 2021.)



3.0 KEY STATUTORY CONTEXT

The following policy documents inform the accompanying Statement of Consistency:

3.1 Statutory Policy Documents

1. *Dublin City Development Plan (2016-2022).*
2. *North Lotts & Grand Canal Dock Planning Scheme 2014.*

3.2 Strategic Policy Documents

1. *Project Ireland 2040 - National Planning Framework (2018).*
2. *Eastern and Midlands Regional Spatial Economic Strategy 2019-2031 (2019).*
3. *Urban Development and Building Heights (December 2018).*
4. *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020).*
5. *Rebuilding Ireland: Action Plan for Housing and Homelessness (July 2016).*
6. *Design Manual for Urban Roads and Streets (DMURS) (May, 2019).*
7. *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009).*
8. *Urban Design Manual - A Best Practice Guide (2009).*
9. *The Planning System and Flood Risk Management (2009).*

4.0 CONCLUSION

We trust that you will find this submission in order and look forward to discussing the proposal with you in greater detail. Please revert with any queries on the enclosed.

Yours faithfully,

Tom Phillips
Managing Director
Tom Phillips + Associates

APPENDIX A: Schedule of Inputs

1. *Cover Letter to An Bord Pleanála - Proposal for an SHD Development at City Block 9* (this document) prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
2. *Cover Letter to DCC* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
3. *Cover Letters to Prescribed Bodies* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
4. *Application Form and Appendices* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
5. *Site Notice* prepared by Tom Phillips + Associates, dated Wednesday, 20 January 2021;
6. *Newspaper Notice* prepared by Tom Phillips + Associates, dated Wednesday, 20 January 2021;
7. *Title Summary – Development Site at City Block 9* prepared by Eversheds, dated 20 January 2021;
8. *Letter to An Bord Pleanála* prepared by A&L Goodbody, dated Friday, 8 January 2021;
9. *Letter from Eamonn Galligan SC* addressed to A&L Goodbody, dated Tuesday, 24 November 2020;
10. *Part V Documentation* prepared by Ronan Group Real Estate, dated 10 December 2019;
 - i. Validation Letter – Part V – from DCC, dated 22 October 2020.
 - ii. Part V – Analysis – OMC Cost Estimate, dated 12 October 2020.
 - iii. Apartment Area Schedule, not dated.
11. *Childcare Demand Audit: Waterfront South Central (SHD)* prepared by Tom Phillips + Associates, dated January 2021;
12. *Social Infrastructure Audit: Waterfront South Central (SHD)* prepared by Tom Phillips + Associates, dated January 2021;
13. *Response to ABP Opinion – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
14. *Statement of Consistency – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
15. *Statement of Compliance with the North Lotts and Grand Canal Dock Planning Scheme 2014 – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
16. *City Block Roll Out Agreement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;

17. *Material Contravention Statement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
18. *Waterfront South Central – Proposed SHD Scheme – Assorted Appendices* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
19. *Design Statement – Waterfront South Central – SHD Application to An Bord Pleanála* prepared by Henry J Lyons, dated Friday, 15 January 2021;
20. *Housing Quality Assessment – Waterfront South Central – SHD Application* prepared by Henry J Lyons, dated Friday, 15 January 2021;
21. *Life Cycle Report – Waterfront South Central – Strategic Housing Development* prepared by Henry J Lyons, dated Friday, 15 January 2021;
22. *Traffic Impact Assessment – Proposed Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Friday, 15 January 2021;
23. *Engineering Services Report – Proposed Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Tuesday, 5 January 2021;
24. *Parking and Access Statement – Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Tuesday, 5 January 2021;
25. *DMURS Statement of Consistency to An Bord Pleanála – Proposed Strategic Housing Development – North Wall Quay* prepared by CS Consulting, dated Tuesday, 5 January 2021;
26. *Quality Audit – Strategic Housing Development at North Wall Quay, Co. Dublin* prepared by PMCE, dated Tuesday, 5 January 2021;
27. *Irish Water Pre-Connection Enquiry Response Statement* addressed to CS Consulting, dated Thursday, 7 November 2019;
28. *Irish Water Confirmation of Design Acceptance* addressed to CS Consulting, dated Tuesday, 10 November 2020;
29. *Site Specific Flood Risk Assessment - Proposed Strategic Housing Development - Waterfront South Central* prepared by CS Consulting, dated Tuesday, 5 January 2021;
30. *Mobility Management Plan Framework – Proposed Strategic Housing Development – Waterfront South Central* prepared by CS Consulting, dated Friday, 15 January 2021;
31. *Part L (NZEB) assessment for the Sustainability & Energy Design – Waterfront South Central SHD* prepared by Axiseng Consulting Engineers, dated Wednesday, 16 December 2020;
32. *Report on Passenger Lift Performance – Waterfront South Central – SHD Scheme* prepared by Axiseng Consulting Engineers, dated Friday, 18 December 2020.
33. *SHD Lighting Report for the External Lighting Installation at City Block 9, North Wall Quay, Dublin 1* prepared by Axiseng Consulting Engineers, dated Tuesday, 19 January 2021;

34. *Outline Construction Management Plan – Waterfront South Central – Residential Development* prepared by PJ Hegarty & Sons, dated January 2021;
35. *Hydrogeological Impact Assessment including Assessment of Dublin City Council Basement Development Policy Requirements – Strategic Housing Scheme (SHD) – City Block 9 North Wall Quay* prepared by Verde, dated Friday, 15 January 2021;
36. *Hydrogeological Impact Assessment including Assessment of Dublin City Council Basement Development Policy Requirements – Strategic Development Zone (SDZ) Commercial & Strategic Housing (SHD) Scheme – City Block 9 North Wall Quay* prepared by Verde, dated Friday, 15 January 2021;
37. *Generic Quantitative Risk Assessment - Project Waterfront* prepared by RSK Ireland Limited, dated December 2020;
38. *Landscape Access & Design Statement – Waterfront South Central – SHD Residential Scheme* prepared by Cameo, dated Monday, 4 January 2021;
39. *Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) for SHD Application* prepared by ERM, dated Thursday, 19 November 2020;
40. *Greenhouse Gas (GHG) Assessment – Waterfront South Central – SHD Application* prepared by ERM, dated Wednesday, 18 November 2020;
41. *Draft Operational Waste Management Plan – Waterfront Development, Dublin* prepared by ERM, dated Wednesday, 9 December 2020;
42. *Daylight, Sunlight and Overshadowing Analysis – SHD Planning Application – City Block 9, Project Waterfront* prepared by Integrated Environmental Solutions, dated Wednesday, 20 January 2021;
43. *Pedestrian Comfort CFD Analysis – Waterfront Proposed Residential SHD* prepared by Integrated Environmental Solutions, dated Thursday, 21 January 2021;
44. *Pedestrian Capacity Analysis - Waterfront South Central* by Space Syntax, dated January 2021;
45. *Potential Solar Glare – Waterfront South Central – Residential* prepared by bre, dated Friday, 30 October 2020;
46. *Living in Tall Buildings - Waterfront South Central – SHD Planning Application* prepared by Knight Frank, December 2020;
47. *Vision + Place Strategy - Waterfront South Central* prepared by Wordsearch Place, dated January 2021;
48. *Waterfront South Central Video* prepared by RGRE and Gargoyle Creative;
49. *EIAR Volume 1* prepared by TPA, *et al.*, dated January 2021;
50. *EIAR Volume 2 - Heritage, Townscape, Landscape and Visual Impact Assessment – Waterfront South Central – Proposed SHD Scheme* prepared by City Designer, dated January 2021; and



51. EIAR Volume 3 – Non-Technical Summary, prepared by TPA, HJL, ERM, CS Axiseng, IAC, City Designer, dated January 2021

SHD Drawings (146 No. in total):

88 No. Architectural Drawings prepared by Henry J Lyons

Henry J Lyons				
Drawing No.	Title	Scale	Size	Rev.
P0001	Proposed Site Location	1:1000	A1	5
P0002	Proposed Site Layout	1:500	A1	6
P0003	Proposed Site Layout Masterplan	1:500	A1	-
P0003 ALT	Proposed Site Layout Masterplan ALT	1:500	A1	-
P0004	Existing Site Layout	1:500	A1	2
P1007	Basement Level -03	1:200	A0	7
P1008	Basement Level -02	1:200	A0	8
P1009	Lower Ground Floor Level -01	1:200	A0	7
P1010	Proposed Ground Floor Plan	1:200	A0	9
P1011	First Floor Level 01	1:200	A0	7
P1012	Second Floor Level 02	1:200	A0	7
P1013	Third Floor Level 03	1:200	A0	7
P1014	Fourth Floor Level 04	1:200	A0	7
P1015	Fifth Floor Level 05	1:200	A0	8
P1016	Sixth Floor Level 06	1:200	A0	7
P1017	Seventh Floor Level 07	1:200	A0	7
P1018	Eighth Floor Level 08	1:200	A0	7
P1019	Ninth Floor Level 09	1:200	A0	7
P1020	Tenth Floor Level 10	1:200	A0	7
P1021	Eleventh Floor Level 11	1:200	A0	7
P1022	Twelfth Floor Level 12	1:200	A0	7
P1023	Thirteenth Floor Level 13	1:200	A0	7
P1024	Fourteenth Floor Level 14	1:200	A0	7
P1025	Fifteenth Floor Level 15	1:200	A0	7
P1026	Sixteenth Floor Level 16	1:200	A0	7
P1027	Seventeenth Floor Level 17	1:200	A0	7
P1028	Eighteenth Floor Level 18	1:200	A0	7
P1029	Nineteenth Floor Level 19	1:200	A0	7
P1030	Twentieth Floor Level 20	1:200	A0	7
P1031	Twenty-First Floor Level 21	1:200	A0	7
P1032	Twenty-Second Floor Level 22	1:200	A0	7
P1033	Twenty-Third Floor Level 23	1:200	A0	7
P1034	Twenty-Fourth Floor Level 24	1:200	A0	7
P1035	Twenty-Fifth Floor Level 25	1:200	A0	7
P1036	Twenty-Sixth Floor Level 26	1:200	A0	7
P1037	Twenty-Seventh Floor Level 27	1:200	A0	7
P1038	Twenty-Eighth Floor Level 28	1:200	A0	7
P1039	Twenty-Ninth Floor Level 29	1:200	A0	7
P1040	Thirtieth-Floor Level 30	1:200	A0	7
P1041	Thirty-First Floor Level 31	1:200	A0	7
P1042	Thirty-Second Floor Level 32	1:200	A0	7
P1043	Thirty-Third Floor Level 33	1:200	A0	7
P1044	Thirty-Fourth Floor Level 34	1:200	A0	7
P1045	Thirty- Fifth Floor Level 35	1:200	A0	7



P1046	Thirty-Sixth Floor Level 36	1:200	A0	7
P1047	Thirty-Seventh Floor Level 37	1:200	A0	7
P1048	Thirty-Eighth Floor Level 38	1:200	A0	7
P1049	Thirty-Ninth Floor Level	1:200	A0	7
P1050	Fortieth Floor Level 40	1:200	A0	7
P1051	Forty-First Floor Level 41	1:200	A0	7
P1052	Forty-Second Floor Level 42	1:200	A0	7
P1053	Forty-Third Floor Level 43	1:200	A0	7
P1054	Forty-Four Floor Level 44	1:200	A0	7
P1055	Forty-Fifth Floor Level 45	1:200	A0	7
P1056	Roof Level	1:200	A0	7
P1200	Apartment Type: One Bed – Sheet 01	1:100	A1	2
P1201	Apartment Type: One Bed – Sheet 02	1:100	A1	2
P1202	Apartment Type: Two Bed – Sheet 01	1:100	A1	2
P1203	Apartment Type: Two Bed – Sheet 02	1:100	A1	2
P1204	Apartment Type: Two Bed – Sheet 03	1:100	A1	2
P1205	Apartment Type: Two Bed – Sheet 04	1:100	A1	2
P1206	Apartment Type: Three Bed – Sheet 01	1:100	A1	2
P2001	North Contiguous Elevation – Mayor Street	1:500	A0	8
P2002	South Contiguous Elevation – North Wall Quay	1:500	A0	8
P2003	East Contiguous Elevation – North Wall Avenue	1:500	A0	9
P2001-1	North Elevation – Mayor Street	1:200	A1	5
P2002-1	South Elevation – North Wall Quay	1:200	A1	5
P2003-1	East Elevation – North Wall Avenue	1:200	A1	5
P2004	West Elevation – Castleforbes Road	1:200	A0	3
P2005	Contextual South Elevation – North Wall Quay	1:1000	A1	4
P3001	Proposed Contiguous Section AA	1:500	A1	9
P3002	Proposed Contiguous Section BB	1:500	A1	8
P3001-1	Proposed Section AA	1:200	A0	5
P3002-1	Proposed Section BB	1:200	A0	5
P3003	Proposed Section CC	1:200	A0	4
P3004	Proposed Section DD	1:200	A0	3
P3005	Proposed Section EE	1:200	A0	3
P3006	Proposed Section FF	1:200	A0	3
P3007	Proposed Section GG	1:200	A0	3
P3008	Proposed Section HH	1:200	A0	3
P5000	Block A – Proposed Facade Materials	1:50	A1	1
P5001	Block B – Proposed Facade Materials	1:50	A1	1
P5002	Block B Tower – Proposed Facade Materials	1:50	A1	1
P5003	Block C – Proposed Facade Materials	1:50	A1	2

36 No. *Landscape Architecture Drawings* prepared by Cameo & Partners

Cameo & Partners				
Drawing No.	Title	Scale	Size	Rev.
C0096 L.100 SHD	SHD Residential - Ground Floor General Arrangement	1:200	A0	06
C0096 L.101 SHD BA	Landscape Combined General Arrangement Plan Level 1 BA	1:100	A1	01
C0096 L.105 SHD BB	Landscape Combined General Arrangement Plan Level 5 BB	1:100	A1	01
C0096 L.108 SHD BA	Landscape Combined General Arrangement Plan Level 8 BA	1:100	A1	01



C0096 L.108 SHD BB	Landscape Combined General Arrangement Plan Level 8 BB	1:100	A1	01
C0096 L.111 SHD BA	Landscape Combined General Arrangement Plan Level 11 BA	1:100	A1	01
C0096 L.111 SHD BB	Landscape Combined General Arrangement Plan Level 11 BB	1:100	A1	01
C0096 L.111 SHD BC	Landscape Combined General Arrangement Plan Level 11 BC	1:100	A1	01
C0096 L.112 SHD BB	Landscape Combined General Arrangement Plan Level 12 BB	1:100	A1	01
C0096 L.113 SHD BB	Landscape Combined General Arrangement Plan Level 13 BB	1:100	A1	01
C0096 L.114 SHD BA	Landscape Combined General Arrangement Plan Level 14 BA	1:100	A1	01
C0096 L.114 SHD BB	Landscape Combined General Arrangement Plan Level 14 BB	1:100	A1	01
C0096 L.124 SHD BC	Landscape Combined General Arrangement Plan Level 24 BC	1:100	A1	01
C0096 L.132 SHD BC	Landscape Combined General Arrangement Plan Level 32 BC	1:100	A1	01
C0096 L.142 SHD BB	Landscape Combined General Arrangement Plan Level 42 BB	1:100	A1	01
C0096 L.145 SHD BC	Landscape Combined General Arrangement Plan Level 45 BC	1:100	A1	01
C0096 L150 SHD BABC	SHD Residential Landscape Combined Roof General Arrangement Plan BABC	1:100	A1	01
C0096 L200 SHD	SHD Residential Ground Floor Hardworks Plan	1:200	A0	01
C0096 L300 SHD	SHD Residential Ground Floor Softworks Plan	1:200	A0	01
C0096 L.1000 SHD	SHD Residential Ground Floor Landscape Masterplan	1:200	A0	03
C0096 L1000 Combined	Combined SHD and SDZ Areas Ground Floor Landscape General Arrangement Masterplan	1:250	A0	03
C0096 L1101 SHD BA	Landscape Illustrative Plan Level 1 Block A-Terrace	1:100	A1	01
C0096 L1105 SHD BB	Landscape Illustrative Plan Level 5 Block B-Terrace	1:100	A1	01
C0096 L1108 SHD BA	Landscape Illustrative Plan Level 8 Block A-Allotment Terrace	1:100	A1	01
C0096 L1108 SHD BB	Landscape Illustrative Plan Level 8 Block B-Allotment Terraces	1:100	A1	01
C0096 L1111 SHD BA	Landscape Illustrative Plan Level 11 Block A-Allotment Terrace	1:100	A1	01
C0096 L1111 SHD BB	Landscape Illustrative Plan Level 11 Block B-Biodiversity Terrace	1:100	A1	01
C0096 L1111 SHD BC	Landscape Illustrative Plan Level 11 Block C- Tea Garden Terrace	1:100	A1	01
C0096 L1112 SHD BB	Landscape Illustrative Plan Level 12 Block B-Playground Terrace	1:100	A1	01
C0096 L1113 SHD BB	Landscape Illustrative Plan Level 13 Block B- Herb Garden	1:100	A1	01
C0096 L1114 SHD BA	Landscape Illustrative Plan Level 14 Block A-Playground Terrace	1:100	A1	01
C0096 L1114 SHD BB	Landscape Illustrative Plan Level 14 Block B-Running Track Terrace	1:100	A1	01



C0096 L1124 SHD BC	Landscape Illustrative Plan Level 24 Block C-Private Dining Terrace	1:100	A1	01
C0096 L1132 SHD BC	Landscape Illustrative Plan Level 32 Block C-Restaurant Balcony	1:100	A1	01
C0096 L1142 SHD BB	Landscape Illustrative Plan Level 42 Block B-Private Terrace	1:100	A1	01
C0096 L1145 SHD BC	Landscape Illustrative Plan Level 45 Block C-Panoramic Terrace	1:100	A1	01

20 No. *Engineering Drawings* prepared by CS Consulting Group

CS Consulting Group				
Drawing No.	Title	Scale	Size	Rev.
R064-200	<i>Existing Site Layout – Topographical Survey</i>	1:500	A1	D
R064-201	<i>Proposed Drainage Layout – Ground Floor Layout</i>	1:500	A1	E
R064-202	<i>Proposed Drainage Layout – Basement -03 Level</i>	1:500	A1	E
R064-203	<i>Proposed Watermain Layout</i>	1:500	A1	E
R064-204	<i>Manhole Details</i>	N/A	A1	-
R064-205	<i>Proposed Drainage Details – Sheet 1 of 2</i>	N/A	A1	-
R064-206	<i>Proposed Drainage Details – Sheet 2 of 2</i>	N/A	A1	-
R064-207	<i>Proposed Watermain Details</i>	N/A	A1	-
R064-208	<i>Proposed Road Layout</i>	1:500	A1	E
R064-209	<i>Vehicular Access</i>	N/A	A1	E
R064-210	<i>Autotrack – Ground Level – Fire Tender</i>	1:500	A1	E
R064-211	<i>Autotrack – Proposed Lower Ground -01</i>	1:500	A1	E
R064-213	<i>Autotrack – Proposed Basement -03</i>	1:500	A1	E
R064-214	<i>Ground Level – Full Layout</i>	1:500	A1	C
R064-215	<i>Lower Ground Level – Full Layout</i>	1:500	A1	C
R064-216	<i>Basement -2 – Full Layout</i>	1:500	A1	C
R064-217	<i>Basement -3 – Full Layout</i>	1:500	A1	C
R064-218	<i>Quality Audit</i>	1:500	A1	B
R064-219	<i>Pile Setting - Out Plan</i>	1:500	A1	B
R064-613	<i>Section A-A</i>	1:300	A1	B
R064-615	<i>Typical Secant Pile Wall Detail</i>	1:100	A3	A

2 No. *Engineering Drawings* prepared by Axiseng Consulting Engineers

Axiseng Consulting Engineers				
Drawing No.	Title	Scale	Size	Rev.
PWF-AXE-00-XX-DR-E-60102	<i>Site Layout - Site Services Layout – Residential</i>	1:250	A0	P03
PWF-AXE-00-XX-DR-E-63002	<i>Site Layout - Site Lighting Layout – Residential</i>	1:250	A0	P03