

13/03/2024

469-483 Balmain Road, Lilyfield

DA/2023/4067

Dear Sir or Madam,

Place Design Group Pty Ltd
ACN 82370063


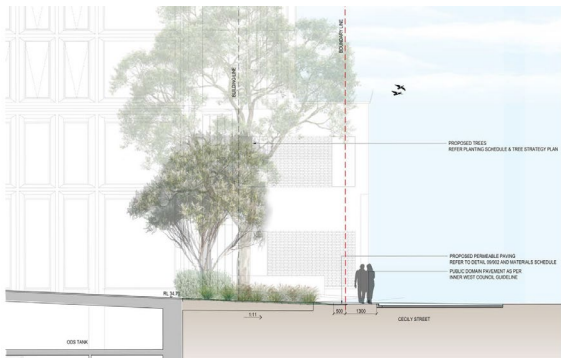
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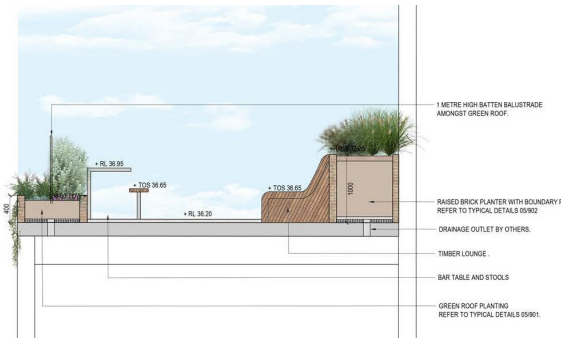
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Creating
GREAT places

Please refer below for responses by Place Design Group in regards to 469-483 Balmain Road Development.

Council RFI Comments	Place Design Group Response
<p>6. Deep Soil Zones, specifically (including coordination with CHROFI):</p> <p><i>The amount of structures (such as stepping stones, furniture, bicycle parks etc.) must be minimised to ensure the little deep soil area provided is maximised for vegetation.</i></p>	<p>All structures inclusive of bike racks, seating and informal play have been removed from the nominated deep soil areas.</p> 

<p>6. Deep Soil Zones, specifically (including coordination with CHROFI):</p> <p><i>Inconsistencies between the landscape plan and architecturals have been noted, for example (but not limited to) the '8 visitor bicycle parking' at the corner of Balmain Road and the central pedestrian link does not appear as plantings in the landscape plan. It is unclear how this can both be 'deep soil' and bicycle parking.</i></p>	<p>Bike parking has been relocated within the site and removed from the central deep soil zone. Locations have been coordinated with CHROFI and Architectural Plans</p> 
<p>6. Deep Soil Zones, specifically (including coordination with CHROFI):</p> <p><i>Landscaping details are to be provided for the Fred Street and Cecily Street corner deep soil area.</i></p>	<p>Amended sections provided along Fred Street and Cecily Street. All furniture has been removed and updated to include additional planting.</p> 

<p>8. Public Domain, specifically (including coordination with CHROFI):</p> <p><i>Concerns are raised in relation to the amenity and functionality of the public open space 'Alberto Lane' (between building A, B and C and building D, E and F) given the relocation of plant equipment from the roof top. Further details are to be provides demonstrating the purpose and performance of this public space.</i></p>	<p>Direct access to the terrace housing has now been provided along Alberto Lane further activating this space. Additional planting and furniture has been provided along with signage and artwork to create a vibrant space for residents and visitors. Coupled with communal open space at the western end to draw people into site.</p> 
<p>10. General matters, specifically:</p> <p><i>The landscape plan is to be updated to provide a minimum 300mm green roof growing medium.</i></p>	<p>Landscape details and sections have been amended to included min 300mm soil depth to green roofs and planters on podium.</p> 

Kind regards,
Place Design Group

Tim Field
Principal – AILA 9709