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| <b>LANDSCAPE REFERRAL</b> |
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**To:** Jonathan Goodwill  
**From:** Tempe Beaven  
**Re:** DA0021/11  
**Property:** 5A Memorial Avenue ST IVES NSW 2075  
**Proposal:** Demolition of existing dwellings and construction of 3 residential flat buildings comprising 124 units, landscaping works, car parking and associated site works

**Plans/Reports Sighted**

| Plan/document                                 | Designer                           | Drawing No.              | Date          |
|---|------------------------------------|--------------------------|---------------|
| Architectural                                 | Playoust Churcher                  |                          | 12/05/11      |
| Deep Soil Landscape Diagram                   | Paul Scrivener                     | Sheet 4 Issue D          | 6/05/11       |
| Survey  | Hammond Smeallie and Co            | 12056 Issue C            | 16/12/10      |
| Stormwater                                    | Acor Appleyard                     | SY100003/C1 – C5 Issue 6 | May 2011      |
| Landscape Master Plan                         | Paul Scrivener                     | Sheet 1 Issue D          | 6/05/11       |
| Existing Vegetation Plan and Arborist Summary | Paul Scrivener                     | Sheet 2 and 3 Issue D    | 6/05/11       |
| Plant Schedule/Details                        | Paul Scrivener                     | Sheet 5 Issue D          | 6/05/11       |
| Landscape Plan – Zone A - E                   | Paul Scrivener                     | Sheet 6-10 Issue D       | 6/05/11       |
| Indigenous/Low Water use Areas for Basix      | Paul Scrivener                     | Sheet 11 Issue D         | 6/05/11       |
| BASIX Building A                              | Certificate no.                    | 374033M                  | 13/05/11      |
| BASIX Building B                              | Certificate no.                    | 354644M                  | 13/05/11      |
| BASIX Building C                              | Certificate no.                    | 354650M                  | 13/05/11      |
| SOEE  | CB Richard Ellis                   |                          | January 2011  |
| Arborist's Report                             | Earthscape Horticultural Services  |                          | December 2010 |
| Arborist's addendum                           | Earthscape Horticultural Services  |                          | 12/05/11      |
| Ecological Assessment Report                  | Anderson Environmental Consultants |                          | December 2010 |
| Environmental                                 | Acor Appleyard                     | SY100003/E1 – E4         | December 2010 |

|                 |                |                             |               |
|-----------------|----------------|-----------------------------|---------------|
| Site Management |                | Issue 2                     |               |
| Truck Movements | Acor Appleyard | SY100003/D1 – D4<br>Issue 2 | December 2010 |
| Excavation Plan | Acor Appleyard | SY100003/F1 – F2<br>Issue 2 | December 2010 |

### **Recommendations**

Not supported in its current form for following reasons,

- Deep Soil Non-Compliance
- Tree Impacts
- Insufficient viable soft landscape and shared facilities to Communal Open Space (Part 3C.13, Town Centres DCP)
- Insufficient surveillance over communal open space located to the southwest of Building B.
- Poor communal and common open space amenity due to excessive private courtyards between Buildings A and B (Part 3C.4. KDCP(Town Centres)).
- Insufficient Information to enable assessment,

### **Site Characteristics**

The site (7462m<sup>2</sup>) fronts onto Mona Vale Road and includes two access handles to Memorial Avenue. Existing mature exotic trees provide landscape amenity. The site adjoins a Council carpark to the south.

### **Deep Soil**

Deep soil area calculation <50%

The following areas must be excluded from deep soil:

- Retaining walls to raised courtyards AG-01, AG-02 and BG-05 (driven by basement level)
- Footpaths more than 1m wide

### **Tree & Vegetation removal & impacts**

An Arboricultural Assessment prepared by Earthscape Horticultural Services and dated December 2010 has been submitted with the application. Tree numbers refer to this report. Two addendums have been submitted dated 12 May 2011.

### **Trees to be retained**

Tree 7/*Pinus patula* (Mexican Pine) 15H, 13S, 520DBH, TPZ 6.2m. The tree is located within the front setback on the south western boundary – the proposed demolition of

the existing masonry walls and driveway is within the structural root zone of the tree.

Tree 8/*Melaleuca quinquenervia* (Broad Leaved Paperbark) 12H,6S,180/230/200DBH, TPZ 4.3m. The tree is located within the front setback on the south western boundary – the proposed pedestrian path and stormwater line and pit is within the tree protection zone. Incursion is less than 10% of tree protection zone.

Tree 12/*Araucaria columnaris* (Cook's Pine) 15H,7S,440DBH, TPZ 5.3m. The tree is located within the front setback on the south western boundary – the proposed pedestrian path and stormwater line and pit is within the tree protection zone. Incursion is less than 10% of tree protection zone.

Tree 25/*Pinus patula* (Mexican Pine) 15H,14S, 550DBH, TPZ 6.6m. The tree is located within the front setback – the proposed building is offset 8.3m from the tree. Proposed temporary construction driveway is 3.8m to east of tree to be in accordance with Clause 4.5.3, AS4970-2009. No assessment by arborist of the proposed stormwater line located approximately 3.5m to northwest of tree. Canopy pruning required for building, scaffolding and for construction access, on northwest and southeast side of tree.

Tree 28/*Cedrus deodara* (Himalayan Cedar) 15H,16S,520DBH, TPZ 7.8m. The tree is located within the front setback. The tree is in good condition and is visually prominent on Mona Vale Road. The tree has been crown-lifted to 3m – the tree is 5.6m from the proposed basement (0.5m closer than plans originally assessed), 5.6m from building (0.5m closer than plans originally assessed), 5.8m from driveway.

The proposed encroachment of 11% of the tree protection zone has not been amended to show the increased encroachment of the basement and first four levels of the building. Section 1, Dwg 201/0, Playoust Churcher, 13/05/11, has been provided and shows the ground tapering from the paved area to the tree. This is inconsistent with levels shown on architectural plans. Arborist states that the ground level changes are 'of no more than 150mm of topsoil material' and that this is acceptable. Though the courtyard to AG05 has been reduced, the reconfiguration of Units AG03 and AG04 has resulted in an enlarged private open space to Units AG04 within the canopy of Tree 28 and in front of Unit AG05. The area provided of 26.5m<sup>2</sup> is incorrect for the area of private open space shown (measured as 37m<sup>2</sup>). The two courtyards provide poor amenity in regards to maintenance and solar access. The increased building encroachment will also result in increased pruning that will be required for building and scaffolding.

*Cedrus deodara* (Himalayan Cedar) Tree 29/15H,16S,550DBH, TPZ 8.3m. The tree is located within the front setback, crown lifted to 3m, good condition, visually prominent on Mona Vale Road. The tree has been crown-lifted to 3m – the

tree is 4.4m and 5.2m from basement, 4.2m and 4.6m setback from the proposed building.

The arborist has calculated that the proposed basement encroachment will be 17% within the TPZ however this does not include the 5% encroachment for the building as it is proposed to be elevated on piers. The architectural plans do not indicate elevated construction including pier locations and dimensions, to enable detailed arborist assessment to enable his conclusion as being 'not considered to represent an incursion to the root zone'. The proposed 22% encroachment is considered excessive and not a desired outcome for a tree proposed to be retained.

The proposed paved area for Unit AG-06 is approx 350mm above existing levels and is shown to taper to existing ground level on Section 12, Dwg 201/0, Playoust Churcher, 13/05/11. Arborist states that the ground level changes within the tree protection area are 'of no more than 150mm of topsoil material' and that this is acceptable.

The building has been setback further to the northwest and southeast of the tree. However it is the four storey portion that projects beyond the basement 4.2m from the tree which will have the greatest impact on the canopy of the tree. The pruning required for the building and scaffold clearance to the west of Tree 29 includes removal of at least three primary limbs as well as upper branches. To preserve the form and long term health of the tree and as the tree has most of its primary branches on the western side, the tree cannot afford to lose the number of branches proposed.

*Liquidambar styraciflua* (*Liquidambar*) Tree 33b/18H,16S,350DBH, TPZ 3.9m, The tree is located within the front setback, adjoining property, good condition, visually prominent, typical of streetscape character – temporary haul road within TPZ has been conditioned.

*Lophostemon confertus* (Brushbox) Tree 35/17H,10S,650DBH, TPZ 7.8m – The tree is located 5.0 m from the basement carpark and building to northwest, 6.5m from basement carpark to southeast. Arborist calculates basement encroachment to 7% of the tree protection zone. Amended building layout has reduced the building setback to Tree 35 and 36 and private courtyard layout has reduced the area within the TPZ within common area. Minor pruning on western side of tree required for building clearance and scaffolding. The proposed timber deck within the private open space of BG-04 is within canopy spread of tree.

*Lophostemon confertus* (Brushbox) Tree 36/18H,12S,1000DBH, TPZ 12m – The tree is located 5.8m from basement carpark to northwest, 5m from basement carpark to southeast and 4.9m to southwest. Total encroachment within tree protection zone is 27%. Minor pruning required for scaffolding. Proposed filling up to 400mm to courtyard of Unit AG-02 is not included in the arborist assessment.

*Archontophoenix cunninghamiana* (Bangalow Palm) Tree 64/9H, 4S, 220DBH – 2 proposed pits within TPZ. Top of grate levels are 400mm above spot level at the base of the tree. No filling within 2m of base of tree.

*Syzygium paniculatum* (Brush Cherry) Tree 66/13H, 14S, 300DBH. The tree is located on the northeastern boundary, on the adjoining property - proposed stormwater pit within TPZ.

*Franklinia axillaris* (Gordonia) Tree 66a/6H, 8S, 550/500DBH, TPZ 4.5, SRZ 2.1 - proposed 1.2m excavation for atlantis drainage cell under footpath 1.1m from tree within structural root zone. The arborist considers the impact acceptable subject to conditions.

*Syzygium paniculatum* (Brush Cherry) Tree 67/12H, 12S, 450DBH. The tree is located at the northwest corner of the site, within the adjoining property - adjacent to communal open space

*Lagerstroemia indica* (Crepe Myrtle) Tree 68/7H, 7S, 160 x 3DBH. The tree is located within northern communal open space

*Tibouchina granulosa* (Lasiandra) Tree 69/7H, 7S, 160 x 3DBH. The tree is located on the western boundary of the northern communal open space

*Jacaranda mimosifolia* (Jacaranda) Tree 70/14H, 8S, 450/180DBH. The tree is located on the western boundary of the northern communal open space

*Jacaranda mimosifolia* (Jacaranda) Tree 72/13H, 12S, 450/450DBH. The tree is located on the western boundary, adjoining property, north of entry access road

#### **North western access handle – entry from Memorial Road**

The proposed driveway is flush to the southern boundary of the access handle and setback approximately 600mm from the northern boundary.

*Celtis occidentalis* (Hackberry) Tree 73/12H, 9S, 350DBH. The tree is located on the north side, adjoining property of the access handle (entry from Memorial Road) – the proposed basement ramp excavation in excess of 300mm is approximately 1.0m from the tree. This conflicts with the basement setback of 2.3m used in the arborist report. The 7.5% encroachment of the ramp within tree protection area is incorrect.

*Celtis occidentalis* (Hackberry) Tree 74/11H, 10S, 300DBH. The tree is located on the adjoining property, 1.9m north of the proposed driveway (entry from Memorial Road) – Driveway levels shown on Section 3 (DA300/K, Playoust Churcher, 10/05/11) indicate the road is levels are flush to existing levels. The driveway section does not include the depth of the proposed road construction. This detail is required to enable assessment of encroachment within the tree protection area of this tree.

*Schinus areira* (Peppercorn Tree) Tree 75/8H, 7S, 350DBH. The tree is located on the adjoining property, 3.0m south of the proposed driveway (entry from Memorial Road) – proposed driveway construction will result in 10% encroachment within tree protection zone. The Stage 2 and 3 temporary haul road will be 2.9m north east of the tree. Conditions have been recommended.

*Stenocarpus sinuatus* (Firewheel Tree) Tree 76/11H, 10S, 300DBH. The tree is located on the western boundary, on the adjoining property – The Stage 2 and 3 temporary haul road will be 2m north east of the tree. Conditions have been recommended. A stormwater line and pit is located within the tree protection zone. Conditions will apply.

#### **Western access handle – exit to Memorial Road**

The proposed driveway and footpath is flush to the southern boundary of the access handle and setback approximately 400mm from the northern boundary. The access handle is currently concrete strips in grass.

*Liquidambar styraciflua* (Liquidambar) Tree 87/14H, 15S, 700DBH. The tree is located on the south side, adjoining property of the access handle (exit to Memorial Road) – the proposed basement ramp excavation in excess of 300mm is approximately 3.0m from the tree. An assessment of tree protection zone encroachment has not been provided due to the arborist's assumption that the existing boundary wall footings have acted as a barrier to the tree roots. To determine extent of impacts non invasive testing of driveway in area of tree protection zone of Tree 87 is required. Extent of pruning has not been discussed.

*Agonis flexuosa* (Willow Myrtle) Tree 87a/7H, 7S, 250/200DBH. The tree is located on the south side, adjoining property of the access handle (exit to Memorial Road) – The proposed driveway and footpath construction is 0.5m from the tree. To determine extent of impacts non invasive testing of driveway in area of tree protection zone of Tree 87a is required. Extent of pruning has not been discussed.

*Lagerstroemia indica* (Crepe Myrtle) Tree 87b/7H, 8S, 150x6DBH, adjoining property – no impact

*Melaleuca sp.* (Paperbark) Tree 87c/8H, 8S, 250x2DBH, adjoining property – no impact

#### **Street trees to be retained – Mona Vale Road**

*Ginkgo biloba* (Maiden-hair Tree) Tree 1/ 11H, 8S, 380DBH, TPZ 2m. The tree is located on the Mona Vale Road nature strip, good condition, streetscape amenity -

Tree 3/ *Eucalyptus microcorys* (Tallowood) 17H, 11S, 600DBH. The tree is located on the nature strip and is in good condition and provides effective streetscape amenity proposed excavation approximately 3.8m to south to driveway entry and 5.7m to

north to proposed driveway exit to Mona Vale Road. The front wall is proposed to be rebuilt approximately 2.6m from the tree. The proposed development will encroach within 27% of the TPZ. No details of the retaining wall or central island finished levels have been provided.

Trees proposed to be transplanted  
Tree 63

### **Tree Removal**

Proposed removal of the following 77 trees is supported:

- > 9 trees exempt from TPO: T18, T22, T33, T39, T53a, T56, T59, T61, T90
- > 7 trees in poor condition: T23: *Eucalyptus nicholii* (Small Leaved Peppermint), T35a, T37, T38, T47, T70: *Jacaranda mimosifolia* (Jacaranda) of 14 metres height, T81.
- > 61 trees in healthy condition: T9, T10: *Jacaranda mimosifolia* (Jacaranda) of 9 metres height, T11: *Cupressus macrocarpa* 'Brunniana' (Golden Cypress) of 12 metres height, T16, T17, T19, T20, T21, T24, T26, T27, T30: *Thuja sp.* (Arborvitae) of 11 metres height, T31: *Cupressus sempervirens* 'Stricta' (Slender Italian Cypress) of 14 metres height, T32: *Jacaranda mimosifolia* (Jacaranda) of 12 metres height, T33, T34, T40-6 *Cupressus torulosa* (Bhutan Cypress), T41, T42-10 *Cupressus torulosa* (Bhutan Cypress), T44, T45, T46, T53, T57, T58, T60, T62, T71: *Magnolia x soulangiana* (*Magnolia*) of 9 metres height, T78: *Cupressus torulosa* (Bhutan Cypress) of 11 metres height, T79, T80, T82, T83, T84 (Row of 7), T85, T86, T88, T89, T89a, T90a, T91.

T71: *Magnolia x soulangiana* (*Magnolia*) of 9 metres height proposed to be removed for construction access and haulage refer Construction Traffic Management Plan Sheet 2, Acor Appleyard, dwg SY100003/D3 Issue 2.

Street trees to be removed – Mona Vale Road

*Ginkgo biloba* (Maiden-hair Tree) Tree 2/7H – removed for driveway. Removal supported.

*Eucalyptus microcorys* (Tallowood) Tree 4/18H – removed for driveway. Removal supported.

### **Landscape Plan**

#### **Communal Open Space/Deep Soil Area**

Useable and well designed communal open space is a requirement under SEPP65 and the NSW Residential Flat Design Code. The development should have at least 10% (746m<sup>2</sup>) provided as communal open space with a minimum depth of 5m. At least 50% of communal open space for residents use must receive direct sunlight for at least 3 hours between 9am-3pm on 21<sup>st</sup> June (Part 3C.17.4 KDCP(Town Centres)). Solar access diagrams are at too small scale to enable assessment.

Three areas have been identified on the Site/Roof Plan as follows,  
Area to southwest of Building B– 246m<sup>2</sup> – a 7.0m x 13.0m wide level lawn area. No seating has been provided. No casual surveillance opportunities from at least two apartments has been provided (Part 3C.13.7 KDCP(Town Centres

Area between Building B and C– 186m<sup>2</sup>– a level lawn area with a BBQ area and a play structure on soft fall. No seating has been provided. No notation or details provided in regards to the play equipment specification. Soil depth over basement will reduce the viability of the proposed tree and shrub planting to this area. Accessible from central path linking Building B and C and linking to the southern access driveway to Memorial Avenue.

Areas to north of Building C– 513m<sup>2</sup>

Area of lawn and existing trees with 1 seat. Disabled access within this area has been provided (Part 3C.13.4 KDCP(Town Centres)). This area provides an opportunity for consolidated deep soil zone for the provision of landscape treatment that provides habitat for locally occurring plants and animals (Part 3C.4. KDCP(Town Centres)). This area receives adequate solar access. Play equipment should be located in this larger area rather than within metres of units.

### **Private Open Space**

The majority of the private courtyards are greater than the minimum dimension. The proposal is not supported in the current form in regards the private open space as follows,

- The majority of deep soil landscape between buildings should be provided in common area as a buffer between buildings (Part 3C.4. KDCP(Town Centres)). Between Buildings A and B – 12m separation, 5.5m common area, 6.5m private courtyard.
- Paved areas for private open space are not provided directly off living rooms, principle living rooms opening to grass presume to allow further paving and loss of deep soil landscape area – AG-02, AG-03, AG-05 (no direct access from adjoining bedroom), AG-07 (700mm change in level between paving and courtyard), AG-08, BG-08.
- Poor relationship between living rooms and private open space – AG-01, AG03 and AG-04.
- The area of private courtyards for single bed units are considered excessive - AG-03 (54m<sup>2</sup>), AG04(37m<sup>2</sup>), AG05(45.3m<sup>2</sup>) and AG-08(41.5m<sup>2</sup>).
- To preserve viability of existing significant trees, majority of tree canopy should be located within common open space- AG-05, AG-06 (Part 3C.4. KDCP(Town Centres)).
- Loss of landscape amenity within building setbacks at main site entries from Memorial Avenue (Part 3C.2. KDCP(Town Centres)).

### **Screen Planting**

Northeast boundary – *Syzigium paniculatum* 'Dwarf' 3m. *Murraya paniculata* 3m, *Elaeocarpus eumundii* (Quandong) 5m



Southwest boundary - *Elaeocarpus eumundii*(Quandong)5m, *Syzigium paniculatum* 'Dwarf' 3m.

### **Tree replenishment**

Minimum 25 trees are required for the site. Planting in excess of this number has been provided. 50% of tree species planted are to be locally occurring native species representative of Sydney Turpentine Ironbark Forest.

### **Basix**

Three Basix certificates have been lodged with the application, one for each building. The Basix Planting Information Staging Plan, dwg 11/D, Paul Scrivener, 6/05/11 is considered unsatisfactory for the following reasons,

- Area shown as common area garden and common area lawn for each area is incorrect as it should refer to the entire area of lawn/garden in common ownership within each area ie Block A, B or C.
- There are inconsistencies with the Landscape Plans between extent and layout of private open space.
- 'Common area calculation' should refer to all areas of 'common area garden and lawn' or common area indigenous/low water use species' not in private ownership rather than to areas nominated as communal open space. Refer definitions for 'common area' and 'communal open space' in Town Centre DCP.
- The tone for the indigenous/low water use species should be included in the legend.
- Below ground staging line is not required.
- Staging is not relevant to the Basix compliance diagram.
- Areas nominated for indigenous/low water use species include plants that are not 'one drop' as per the Sydney Water website.

### **Stormwater Plan**

The proposed water retention system is to be within atlantis cells located under the 1.2m wide pedestrian path. Grates over 900mm pits within paths are to be disabled access compliant.

### **Other matters**

Front Fence

Existing 600mm high stone front fence is to be rebuilt to match the existing along Mona Vale Road frontage.

### **CONCLUSION**

Not supported in the current form for the following reasons,

#### **1. Deep Soil Non-Compliance**

- Retaining walls to private open space – Unit BG-05, AG-01, CG-06, CG-07
- Areas of deep soil between structures less than 2 metres in width

## 2. Tree Impacts

Adverse impacts due to significant encroachments within Tree Protection Area of the following trees. In most cases the impacts are cumulative and require design modifications to relocate works and majority of private open space area outside of TPZ. Proposed encroachment of all works to be calculated in accordance with AS4970 – 2009 Protection of Trees on Development Sites.

Tree 25/*Pinus patula* (Mexican Pine) To preserve the health and condition of the tree, the private open space to AG-08 is to be reduced and stormwater lines relocated further from tree.

Tree 28/*Cedrus deodara* (Himalayan Cedar) To preserve the health and condition of the tree, the private open space to AG-04 and AG-04 are to be reduced.

Tree 29/*Cedrus deodara* (Himalayan Cedar) To preserve the health and condition of the tree, the area of building projecting beyond the basement should be deleted and the private open space to AG-05 and AG-06 are to be reduced.

Tree 35/*Lophostemon confertus* (Brushbox) To preserve the health and condition of the tree, setbacks to Building B are to be increased and the private open space to AG-02 and BG-04 are to be reduced.

Tree 36/*Lophostemon confertus* (Brushbox) To preserve the health and condition of the tree, setbacks to Building B are to be increased and the private open space to AG-02 and BG-04 are to be reduced.

Tree 73/*Celtis occidentalis* (Hackberry) To preserve the health and condition of the tree, the detail of the driveway section within the tree protection area of this tree is required to enable assessment of encroachment.

Tree 74/*Celtis occidentalis* (Hackberry) To preserve the health and condition of the tree, the detail of the driveway section within the tree protection area of this tree is required to enable assessment of encroachment.

Tree 87/*Liquidambar styraciflua* (Liquidambar) To determine extent of impacts non invasive testing of driveway in area of tree protection zone of Tree 87 is required. Extent of pruning has not been discussed.

Tree 87a/*Agonis flexuosa* (Willow Myrtle) To determine extent of impacts non invasive testing of driveway in area of tree protection zone of Tree 87a is required. Extent of pruning has not been discussed.

## 3. Insufficient viable soft landscape and shared facilities to Communal Open Space (Part 3C.13, Town Centres DCP)

Communal open space between Buildings B and C as identified on DA101/Q, Playoust Churcher, have insufficient soil depth for the provision of soft landscape treatment as shown on architectural sections (refer Section 1, DA201/K, Playoust Churcher). Podium

planting depths to be in accordance with Part 4.7 Town Centres DCP. Provision of seating to communal open space is considered insufficient. Opportunities for paved communal courtyard spaces with appropriate depth planters should be utilised where main pedestrian access routes intersect with basement podiums.

**4. Insufficient surveillance over communal open space located to the southwest of Building B.**

This area could be improved by reconfiguring balconies to units at the south eastern and south western corners of Building B. Shared facilities such as seating to be provided.

**5. Poor communal and common open space amenity due to excessive private courtyards between Buildings A and B (Part 3C.4. KDCP(Town Centres)).**

The majority of deep soil landscape between buildings should be provided in common area as a buffer between buildings (Part 3C.4. KDCP(Town Centres)). Between Buildings A and B – 12m separation, 5.5m common area, 6.5m private courtyard.

**6. Private courtyards are poorly integrated with the overall design of the development (Part 3C.12. KDCP (Town Centres)).**

The proposal is not supported in the current form in regards the private open space as follows,

- Paved areas for private open space are not provided directly off living rooms, principle living rooms opening to grass presume to allow further paving and loss of deep soil landscape area – AG-02, AG-03, AG-05 (no direct access from adjoining bedroom), AG-07 (700mm change in level between paving and courtyard), AG-08, BG-08.
- Poor relationship between living rooms and private open space – AG-01, AG03 and AG-04.
- The area of private courtyards for single bed units are considered excessive - AG-03 (54m<sup>2</sup>), AG04(37m<sup>2</sup>), AG05(45.3m<sup>2</sup>) and AG-08(41.5m<sup>2</sup>).
- To preserve viability of existing significant trees, majority of tree canopy should be located within common open space- AG-05, AG-06 (Part 3C.4. KDCP(Town Centres)).
- Loss of landscape amenity within building setbacks at main site entries from Memorial Avenue (Part 3C.2. KDCP(Town Centres)).

**7. Insufficient Information to enable assessment,**

**Arborist report**

Arborist to comment on sewer main construction proposed in Memorial Avenue and along the northern driveway (Refer Appendix 21, SOEE)

**Basix Landscape Compliance Diagram**

The Basix Planting Information Staging Plan, dwg 11/D, Paul Scrivener, 6/05/11 is considered unsatisfactory for the following reasons,

- Area shown as common area garden and common area lawn for each area is incorrect as it should refer to the entire area of lawn/garden in common ownership within each area ie Block A, B or C.
- There are inconsistencies with the Landscape Plans between extent and layout of private open space.
- 'Common area calculation' should refer to all areas of 'common area garden and lawn' or common area indigenous/low water use species' not in private ownership rather than to areas nominated as communal open space. Refer definitions for 'common area' and 'communal open space' in Town Centre DCP.
- The tone for the indigenous/low water use species should be included in the legend.
- Below ground staging line is not required.
- Staging is not relevant to the Basix compliance diagram.
- Areas nominated for indigenous/low water use species include plants that are not 'one drop' as per the Sydney Water website.

### **Site Sections**

All site sections are to be provided at 1:100. Additional sections to buildings to be provided at 1:100 to enable assessment including to southern end of Building A and B, north/south section through Building C and a section through the communal open space between Building A and B.

### **Environmental Site Management Plan**

Staged Environmental Site Management Plans indicate staged site access however they do not include storage areas and site sheds for each stage. In addition for each stage, to preserve health and condition of existing trees, proposed tree protection fencing and temporary ground protection should be shown in accordance with arborist recommendations. Current plans are inadequate.

### **Drawing inconsistencies**

- Landscape plan to show pedestrian path to access handle 'exit' entirely within the site boundary.
- Levels to Private open space to Unit AG-04 is inconsistent with architectural sections (Landscape Section 12)
- Section 2 – paving to the south of Block B is not shown on the architectural or landscape plans
- Landscape Section 10 is insufficient to show landscape treatment to the communal open space
- Section 3 basement is to be shown directly under the bedroom of CG-07 in accordance with architectural plans
- Fill to the remainder of private courtyard of AG002 as per the detail shown on Section 1 for AG-01
- Retaining wall (approx 500mm high) to the private open space between building A and B to be shown.
- West elevation Block A – doors to living room are shown as windows
- Area of private open space to BG-09 is inaccessible

Tempe Beaven  
**Landscape Development Office**

Ian Francis  
**Team Leader Landscape  
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