

JACKSON TEECE

2010102 A01_1 004 Ltr

19 September 2012

Brian Gibson – Senior Development Planner
Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre 2310

Dear Brian

ANGLICAN CARE, TORONTO RE-DEVELOPMENT – DA 1058/2012 ADDITIONAL/AMENDED DOCUMENTATION FOR DEVELOPMENT APPLICATION

Further to our meeting with the SEPP 65 Design Review Panel on 12 September 2012, we have prepared additional and amended documentation for Council's consideration as part of the above Development Application.

The enclosed documentation consists of the following (2 copies of each):

1. Additional detailed Arboricultural information as prepared by the consulting Arborist on the following trees:

- Tree 4 (Grey Gum)
- Tree 10 (Spotted Gum)
- Tree 48 (Spotted Gum)
- Tree 49 (Tallowwood)
- Tree 50 (Spotted Gum)
- Tree 57 (Broad Leaf White Mahogany)
- Tree 58 (Broad Leaf White Mahogany), and
- Tree 59 (Broad Leaf White Mahogany)

2. Additional Information as prepared by the consulting Landscape Architect on proposed street trees within the footpath zone along Brighton Avenue

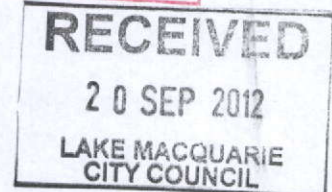
3. Additional Information as prepared by the consulting Landscape Architect on the proposed trees along the Cary Street frontage and their position in relation to the proposed retaining wall within Anglican Care's property.

4. New Drawing DA304 has been prepared to illustrate a revised northern elevation of the Apartments fronting Brighton Avenue. To assist in reducing building scale, which could be apparent from an observer along the Brighton Avenue footpath, we have lowered the leading edge of the planterbox wall between the outdoor terraces and the property boundary by 1000mm. The planterbox wall extension is

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Nominated Architect Ian Brodie (4275)



now replaced by a balustrade setback further into the site which is consistent balcony edge treatments above.

5. Plan Drawings DA101, DA102, DA103 and DA104 have been amended to show the 'switch-back' ramps at rear of Residential Aged Care Facility (RACF) deleted. As discussed at the meeting, the ramping system was simply provided to suit Anglican Care's operational needs, but after further consideration is now considered non-essential at this stage. The resultant egress pathways from this area of the RACF (Second and Third Floors) remain compliant with fire egress requirements specified in the Building Code of Australia. These drawings have also been amended to show the altered shape of the eastern retaining wall as it relates to the root zone of the proposed trees referred to at Item 3 above.

7. New Drawing DA303 has been prepared to clarify the position of the proposed retaining wall with respect to the existing ground line conditions along the western boundary. The drawing illustrates a partial plan and elevation showing retaining wall and fence heights and depicts how the boundary retaining wall will be partly retaining Anglican Care's property at the northern end and partly retaining the neighbour's property at the southern end. At the northern end, the retaining wall remains positioned clear of the Tree Protection Zone associated with the existing Norfolk Island Pine, as recommended by the Arborist.

8. It was recognised during the meeting that an error exists on Drawing DA301. We have now corrected this (Issue B enclosed) with the correct position of the existing dashed ground line adjusted accordingly. Please Note – the western elevation drawing shows an existing dashed ground at its northern end (this is the existing ground line with a portion of Anglican Care's property being retaining). That same existing ground line is shown as a solid continuous line as it extends south up into the site. The dashed linework below this existing ground line illustrates the proposed ground line condition inside Anglican Care's property.

We trust that the enclosed documentation as noted above provides sufficient detail for the assessment of the Development Application to be proceed. However, should any additional information be required or if any aspect of the enclosed documents requires clarification please do not hesitate to contact our office.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Peter Donn', with a long horizontal flourish extending to the right.

Peter Donn
Jackson Teece
NSW Registered Architect 8332

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PROJECT NO. / NAME: 2010102 / Anglican Care, Toronto.

ATTENTION: Brian Gibson

FROM: Peter Donn

RECIPIENT(S)	NO. OF COPIES
Anglican Care	1
Lake Macquarie City Council	1
Town Planning Consultant	
Quantity Surveyor	
Surveyor	
Civil Engineer	
Structural Engineer	
Electrical Engineer	
Mechanical Engineer	
Hydraulic Engineer	
Geotechnical Engineer	
BCA Consultant	
Landscape Architect	
Arborist	
Disability Access Consultant	
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ISSUE FORMAT: N = Negative, P = Print, E = Electronic, D = Disc	E E
REASON FOR ISSUE: SK = Sketch, CD = Concept Design, DD = Draft Design,	P DA
FD = Final Design, DA = Development Application, T = Tender,	
OTHER: % Complete	
Reduced/Enlarged copies also issued	

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Remove all superseded documents from circulation.

Day	05 19
Month	09 09
Year	12 12

DATE OF ISSUE

DOC. NO.	DOC. NO.	DOCUMENT TITLE	SIZE	SCALE	ISSUE / AMENDMENT STATUS
Development Application Drawings					
DA000	AC	Cover Sheet	B1	1:2000	
DA001	AC	Site Analysis	B1	1:500	
DA002	AC	Demolition Plan	B1	1:250	
DA003	AC	Site Plan (Overall)	B1	1:250	
DA100	AC	Basement Floor Plan	B1	1:200	
DA101	AC	Ground Floor Plan	B1	1:200	B
DA102	AC	First Floor Plan	B1	1:200	B
DA103	AC	Second Floor Plan	B1	1:200	B
DA104	AC	Third Floor Plan	B1	1:200	B
DA105	AC	Roof Plan	B1	1:200	
DA121	AC	Drawing for Sect J Calculations - Ground	B1	1:200	
DA122	AC	Drawing for Sect J Calculations - First	B1	1:200	
DA123	AC	Drawing for Sect J Calculations - Second	B1	1:200	
DA124	AC	Drawing for Sect J Calculations - Third	B1	1:200	
DA200	AC	RACF Resident Rm & Apartment Floor	B1	varies	
DA300	AC	Elevations	B1	1:200	
DA301	AC	Elevations	B1	1:200	B
DA302	AC	Elevations	B1	1:200	
DA303	AC	Ground Conditions Adjacent to Western	B1	1:100	A
DA304	AC	Northern Elev Amendment of Northern	B1	1:100	A
DA400	AC	Sections	B1	1:200	
DA401	AC	Sections	B1	1:200	
DA500	AC	Site Shadow Diagrams	B1	1:1000	
DA501	AC	RACF Courtyard Shadow Diagrams -	B1	varies	
DA502	AC	RACF Courtyard Shadow Diagrams -	B1	varies	
DA550	AC	Perspective Views - Photomontages	B1	NTS	
DA551	AC	Perspective Views - Sketch 1	B1	NTS	
DA552	AC	Perspective Views - Sketch 2	B1	NTS	



date: Wednesday, 19 September 2012
project no: 9135.5
to: Lake Macquarie City Council
attention: The General Manager
address: 126-138 Main Road, Speers Point, NSW, 2284

Anglican Care, Toronto

Response to SEPP 65 DRP Meeting

Arboricultural Issues – (DA No. 1058/2012)

Dear Sir,

Terras's client, Anglican Care, has requested that more information be supplied relating to tree retention matters arising from comments made at the recently held SEPP 65 Design Review Panel (12/09/2012). The purpose of the additional information is to assist Lake Macquarie City Council in understanding why Trees 4, 10, 48, 49, 50, 57, 58 and 59 are being proposed for removal as part of the DA application.

For the sake of clarity, each tree has been dealt with separately:

Tree 4. *Eucalyptus punctata* (Grey Gum) ULE rating 2D, Tree AZ rating A2

This tree has many structural problems. These include crossing branches, fused branches, rubbing branches and a large amount of dead wood. The tree does appear to be reasonably healthy and therefore the Useful Life Expectancy (ULE) rating is 15 – 40 years. However given the amount of crown maintenance required to make this tree safe and structurally acceptable, it is suggested that the form of the tree will be impacted upon which in turn may lead to a less than desirable form at least in the short to medium term. Tree 4 cannot be retained without a major redesign of the proposed building.

Tree 10. *Corymbia maculata* (Spotted Gum) ULE rating 1A Tree AZ rating A1

This tree is healthy and structurally sound and therefore has a long ULE rating of 40+ years. According to *AS 4970 Protection of Trees on Development Sites*, Tree 10 will not be retainable due to loss of Tree Protection Zone (TPZ) and impingement on the Structural Root Zone (SRZ). A major redesign would need to be undertaken to retain Tree 10. Tree 10 is not visually prominent in the landscape and could be replaced with an advanced specimen at 100 litre (approx. 3m tall) of the same species. *Corymbia maculata* are regarded as a fast growing tree and therefore could re-establish the lost canopy within a relatively short period of time.

Tree 48. *Corymbia maculata* (Spotted Gum) ULE rating 2A Tree AZ rating A2

This tree is healthy and appears structurally sound. However it is positioned in very close proximity to a large retaining wall. Its current ULE rating would be significantly

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lowered should damage occur to the wall or the wall be modified or replaced. Trees often rely on structures for support when they have grown in close proximity to them. This condition is termed as "contact stress response", (Costello, Jones 2003, p.33). As a consequence, removal or modification of structures or infrastructure may lead to tree failure once the supporting conditions have been altered.

Tree 49. *Eucalyptus microcorys* (Tallowwood) ULE rating 2A Tree AZ rating A2

As for tree 48 above



Tree 48 and retaining wall location.

Tree 50. *Corymbia maculata* (Spotted Gum) ULE rating 2D Tree AZ rating A2

This tree is healthy and appears structurally sound. The tree requires a moderate amount of crown maintenance to remove dead wood. Tree 50 is not visually prominent from surrounding streets and again could be replaced with advanced nursery stock at 100 litre (approx. 3m tall) to regain lost canopy in a relatively short time.

Tree 57. *Eucalyptus umbra* (Broad Leaved White Mahogany) ULE rating 3D Tree AZ rating A2

This tree is reasonably healthy, though signs of decline (canopy dieback) indicate a ULE rating of 5-15 years. Replacement planting is a feasible option to ensure longer term canopy cover.

Tree 58. *Eucalyptus umbra* (Broad Leaved White Mahogany) ULE rating 2A Tree AZ rating A2

Minor dead wood on what is otherwise a healthy tree. Tree 58 is not visually prominent from surrounding streets or of any landscape significance due to



surrounding buildings obscuring views to the tree. A major redesign of the proposal would be required to retain this tree.

Tree 59. *Eucalyptus umbra* (Broad Leaved White Mahogany) ULE rating 2A Tree AZ rating A2

Minor dead wood on what is otherwise a healthy tree. Tree 58 is not visually prominent from surrounding streets or of any landscape significance due to surrounding buildings obscuring views to the tree. A major redesign of the proposal would be required to retain this tree

It is suggested that the above trees can be replaced within the proposed landscape works ensuring that a viable, long term canopy cover is maintained on the site in locations that will contribute to the landscape character of the local area and not impede development of the site as an aged care facility.

Yours sincerely,
Terras Landscape Architects

Shaun King
Dip.Hort.(Landscape Design), Dip.Hort (Arboriculture) AQF Level 5,
Cert No. C0045006, Arboriculture Australia
Consulting Arborist

Reference

Costello, L.R. & Jones, K.S. *Reducing Infrastructure Damage by Tree Roots A Compendium of Strategies*, Western Chapter of the International Society of Arboriculture, 2003.

Date: Wednesday, 19 September 2012
 Project No: 9135.5
 To: Lake Macquarie City Council (LMCC)
 Attention: The General Manager
 Address: 126-138 Main Road, Speers Point, NSW, 2284

Anglican Care, Toronto

Response to SEPP 65 DRP Meeting Landscape Issues – (DA No. 1058/2012)

Dear Sir,

The following comments relating to landscape works for the proposed development as noted above, have been made in response to matters raised in a recently held SEPP 65 Design Review Panel (12/09/2012) and following suggestions from the Applicant, Anglican Care.

1. Proposed Street Trees along Brighton Avenue

It has been suggested that the proposed street trees be changed from *Lophostemon confertus* (Brush Box) to *Corymbia maculata* (Spotted Gum).

Comment: Spotted Gums are potentially large trees that would be regarded as being unsuitable as a street tree along Brighton Avenue having consideration for the available space and proximity to the road and services. The proposed trees, Brush Box, are a smaller tree, especially when grown in an open location, that will handle the conditions well without causing major damage to infrastructure. It is therefore recommended that the nominated trees be retained.

It should be noted that two Spotted Gums have been proposed for the traffic island near to the community centre and within the village green. This has been done in reference to the occurrence of this species on-site and adjoining areas.

2. Proposed Street Trees along Cary Street

The DRP has expressed concern about the proximity of the proposed Quondong trees adjacent to the proposed retaining walls inside the site's boundary and whether these would be high enough to provide appropriate screening to the RACF building.

Comment: It is estimated that the Quondongs will grow to between 8-10m in their proposed locations forming a dense crown and complementing the trees planted elsewhere along Cary Street. Further north (i.e. Queensland) with

warmer conditions and better soils, these trees will grow to 15m. It is considered that the proposed trees will provide a suitable softening to the building when viewed from Cary Street.

The proposed trees are currently planted in a 2m wide bed, however, their roots will spread out into the nature strip area of the road reserve. An asymmetric root ball is not ideal but on this occasion, should be adequate. The proposal to move the retaining wall closer to the RACF and affording the trees an extra metre is considered to be desirable but not essential. It is suggested that the retaining wall be stepped 2m (min) either side of trunk (i.e. 4m in total) as a suitable increase in soil volume if the intention is to step the retaining wall.

It has been nominated to plant 100 litre specimens. Such plants would be around 2m-2.5m high (subject to time of year and availability) when planted which should be suitable to provide some early indication of the type of screening that these trees will provide to this side of the building. It may be possible to obtain larger specimens although it is arguable whether there would be a significant benefit to the project if this option were taken.

3. Appropriateness of Quondongs to Cary Street Boundary

Concern has been raised that the proposed *Elaeocarpus eumundi* (Quandongs) on Cary street are not likely to thrive within the currently allowed setback and the local climatic conditions. It has been suggested that a hardier species be proposed for this location.

Comment: Terras is comfortable in the selection of *Elaeocarpus eumundi* (Quondong) having regard to its location near to overhead powerlines, access to additional soil reserves occurring within the adjoining nature strip and the planting allowances made on-site. Should the stepping of the retaining wall be provided, as noted above, then the conditions will be further improved.

Additionally, the trees LMCC has planted within the nearby Cary Street median are doing remarkably well in spite of being planted in inferior conditions especially when compared to the conditions being provided on the subject site. The photo on the following page (Figure 1) was taken in May this year. It has been noticed during recent site inspections that the trees have added to their growth since the onset of Spring.

The main reason for selecting Quondongs is to complement the trees already occurring within Cary Street with the aim of creating an entry to the main commercial zone of Toronto. If LMCC is insistent upon using another selection then Terras would be willing to oblige as it is considered that the issue of tree selection should not become an impediment to gaining approval for the development in this instance.



FIGURE 1: CARY STREET LOOKING ACROSS TO NORTH EASTERN CORNER OF THE SITE

(2012-05-12)

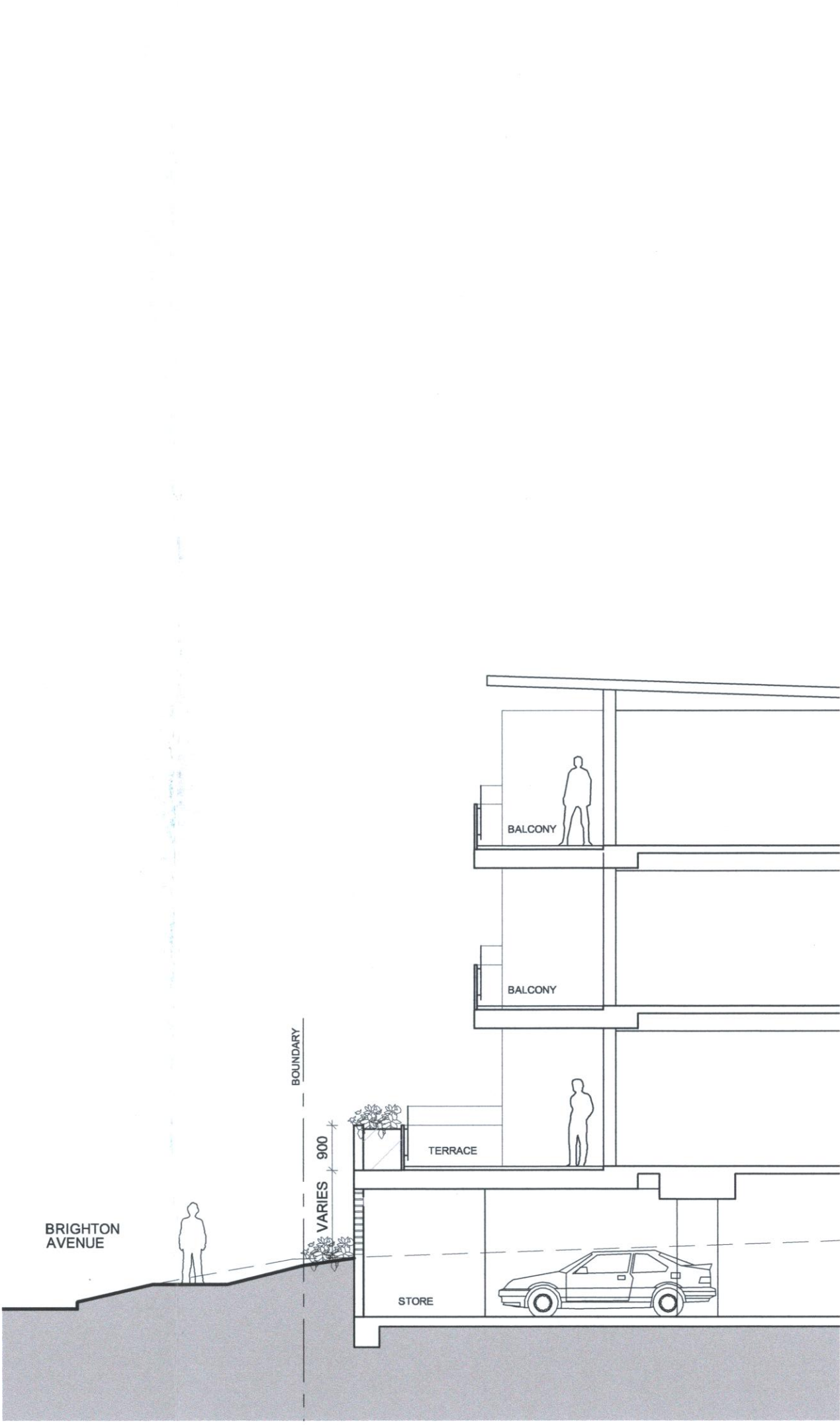
Please note that matters relating to specific trees will be dealt with by Terras's consulting arborist, Shaun King, under separate issue.

Yours sincerely,
Terras Landscape Architects

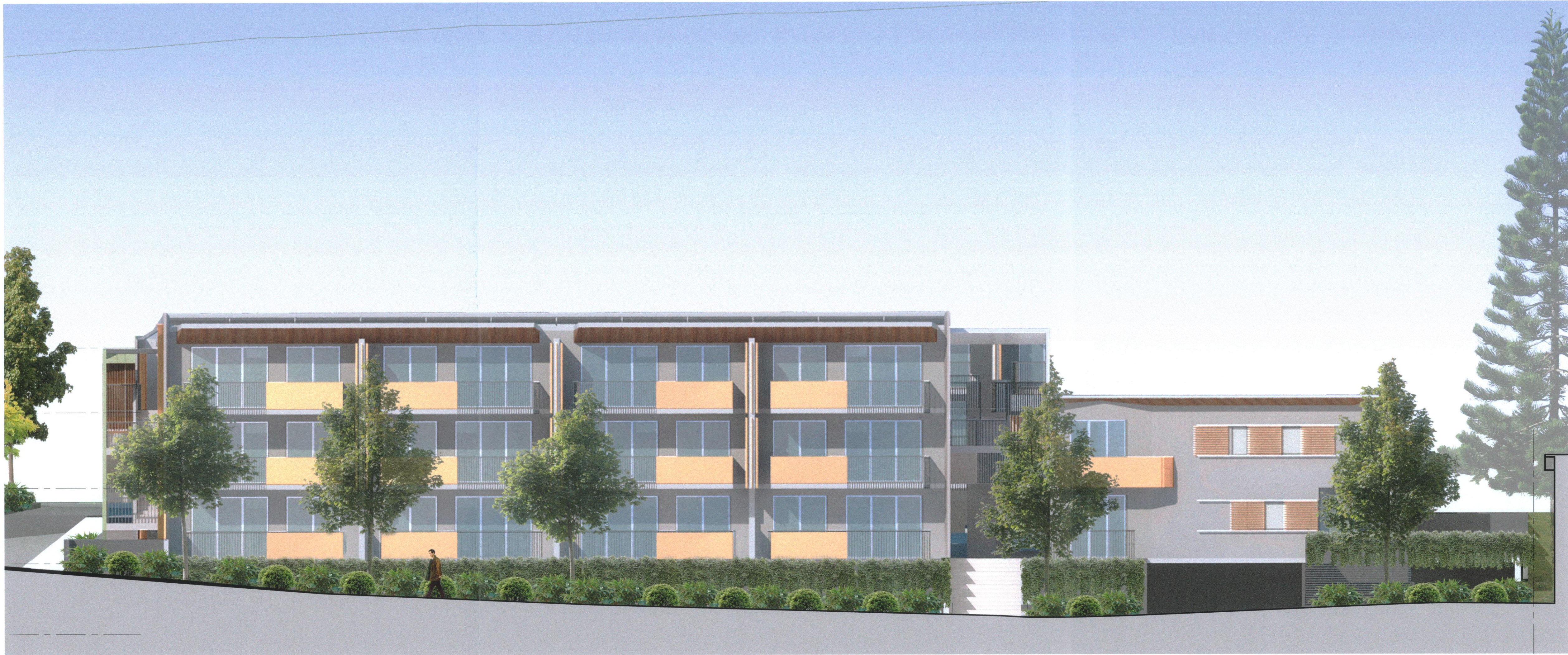
Phillip Williams
Director
B.Sc.(Arch), B.Land.Arch., Hort. Cert., Dip.Hort. (Arboriculture)
Registered Landscape Architect (No. 729)



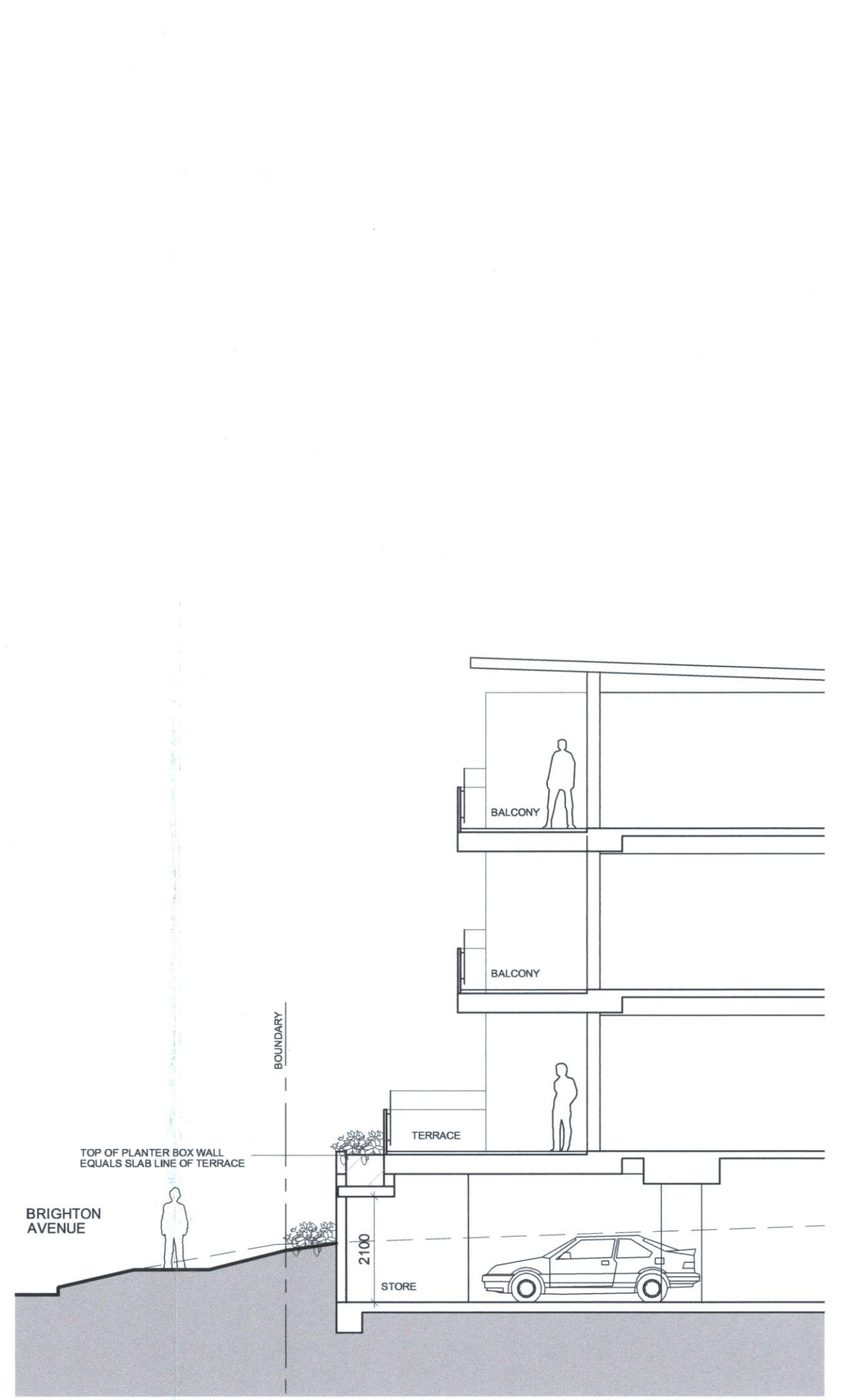
PART ELEVATION - NORTHERN BOUNDARY - EXISTING DA



PART SECTION - EXISTING DA



PART ELEVATION - NORTHERN BOUNDARY - AMENDED



PART SECTION - AMENDED

AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED TO LMCC	PD		19.09.2012

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES

 DIRECTOR

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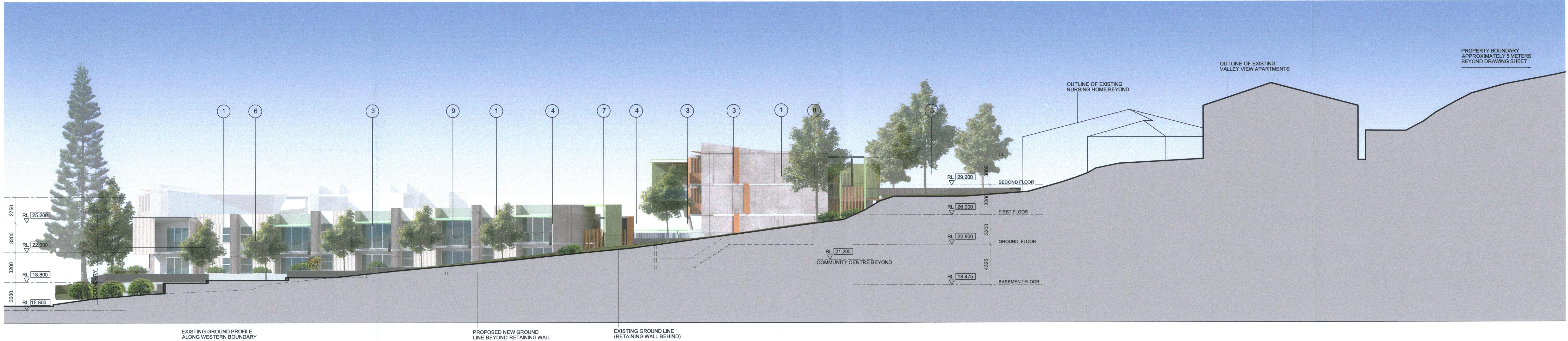


CLIENT ANGLICAN CARE 87 Toronto Road, Booragul NSW 2284		
NORTHERN ELEVATION AMENDMENT OF NORTHERN APARTMENTS		
DATE SEPTEMBER 2012	SCALE @ B1 1:100	DRAWN PD
PROJECT NUMBER 2010102	DRAWING No. DA304	ISSUE A

PROJECT
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JACKSON TEECE



ELEVATION 4 (WEST)



ELEVATION 5



ELEVATION 6

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
P1	DESIGN CO-ORDINATION	PD	11-07-2012
A	DEVELOPMENT APPLICATION	JG	02-08-2012
B	AMENDMENTS	PD	19-08-2012

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES

DIRECTOR PROJECT ARCHITECT

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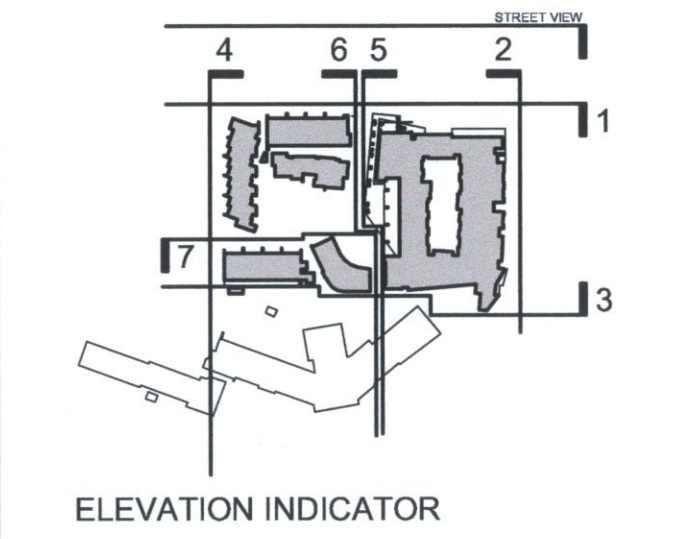
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NOTE
KEY TO MATERIALS SHOWN
ON DRAWING DA302



CLIENT
ANGELICAN CARE
87 Toronto Road, Booragul NSW 2284

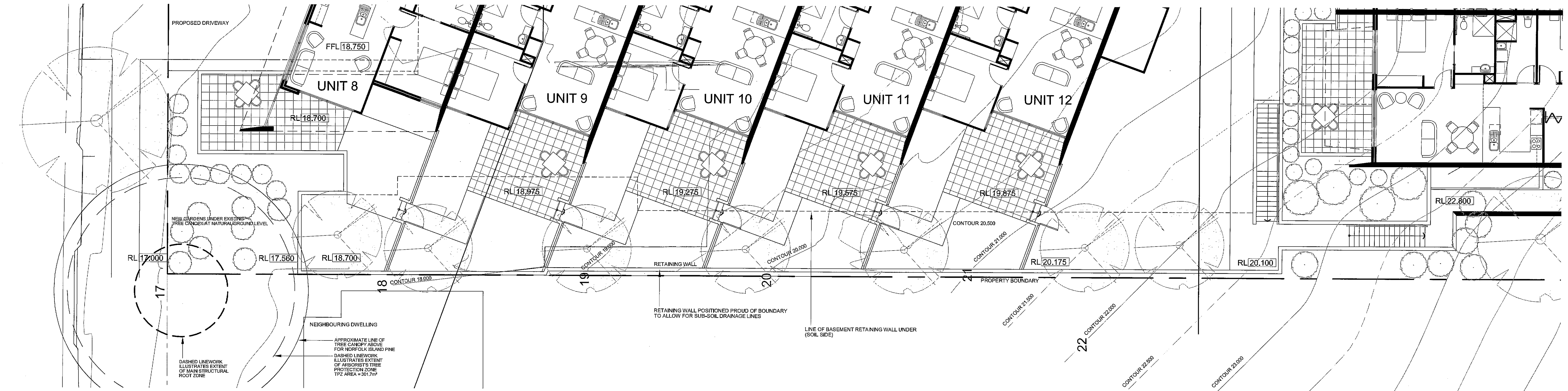
ELEVATIONS

DATE	SCALE @ B1	DRAWN
MARCH 2012	1:200	AMKS
PROJECT NUMBER	DRAWING No.	ISSUE
2010102	DA301	B

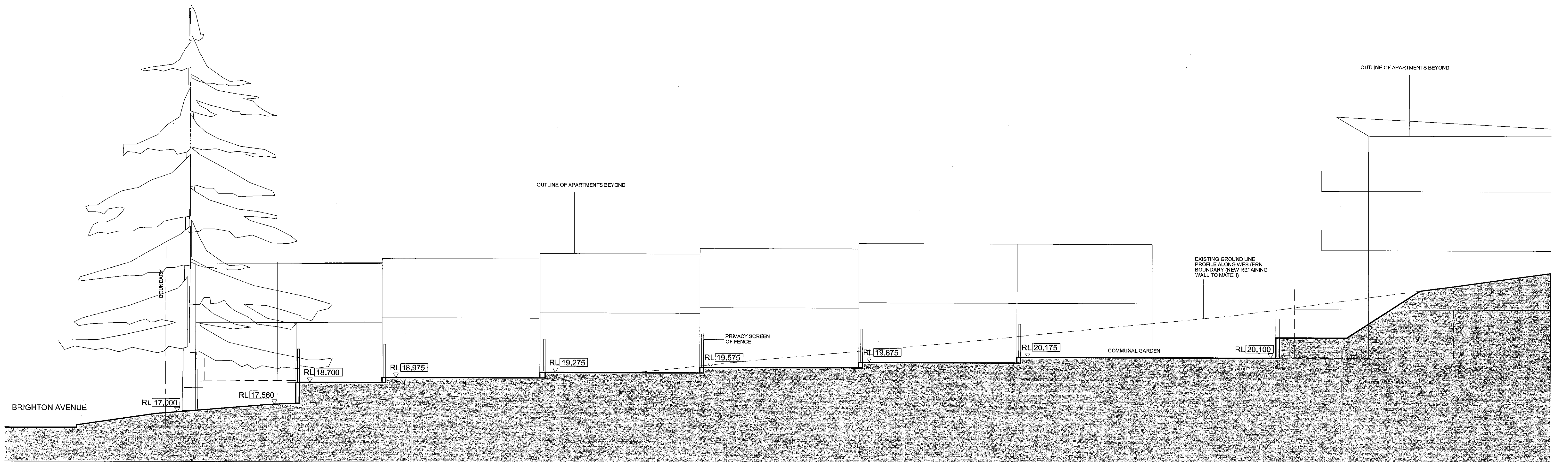
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PART SITE PLAN - WESTERN BOUNDARY



PART ELEVATION - JUST INSIDE WESTERN BOUNDARY

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED TO LMCC	PD		19.05.2012

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GROUND CONDITIONS ADJACENT TO WESTERN APARTMENTS

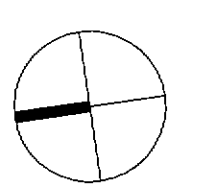
DATE SEPTEMBER 2012 **SCALE @ B1** 1:100 **DRAWN** PD
PROJECT NUMBER 2010102 **DRAWING No.** DA303 **ISSUE** A

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JACKSON TEECE

SCALE
0 1 0 10 metres



BRIGHTON AVENUE

CARY STREET

AMENDMENTS		
ISSUE	DESCRIPTION	APPROVED SIGNED DATE
P1	DESIGN CO-ORDINATION	PO 30-03-2012
A	DEVELOPMENT APPLICATION	PO 22-07-2012
B	VARIOUS WALL AMENDMENTS	JO 02-08-2012
		PO 15-08-2012

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DATE MARCH 2012 **SCALE @ B1** 1:200 **DRAWN** PD
PROJECT NUMBER 2010102 **DRAWING No.** DA104 **ISSUE** B

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BRIGHTON AVENUE

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AMENDMENTS		
ISSUE	DESCRIPTION	DATE
1	DESIGN COORDINATION	20-03-2012
2	DESIGN COORDINATION	20-07-2012
3	DESIGN COORDINATION	02-06-2012
4	DESIGN COORDINATION	19-09-2012

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SECOND FLOOR PLAN

DATE MARCH 2012 **SCALE @ B1** 1:200 **DRAWN** PD
PROJECT NUMBER 2010102 **DRAWING No.** DA103 **ISSUE** B

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CARY STREET

AMENDMENTS			ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
P1	DESIGN CO-ORDINATION	PO	PO				13-03-2012
P11	DESIGN CO-ORDINATION	PO	PO				20-07-2012
A	DEVELOPMENT APPLICATION	JO	JO				02-08-2012
B	EASTERN RETAINING WALL AMENDMENTS	JO	JO				19-08-2012

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FIRST FLOOR PLAN

DATE
MARCH 2012

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1:200

PROJECT NUMBER
2010102

DRAWING No.
DA102

DRAWN
PD

ISSUE
B

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AMENDMENTS		APPROVED	SIGNED	DATE
P1	DESIGN CO-ORDINATION	PD		30-03-2012
A	DEVELOPMENT APPLICATION	JG		20-07-2012
B	EASTERN RETAINING WALL AMENDMENTS	PD		02-08-2012
				19-09-2012

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GROUND FLOOR PLAN

DATE
MARCH 2012

PROJECT NUMBER
2010102

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1:200

DRAWING No.
DA101

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