

04.01.13

Ref. 13.530

Rachael Snape
Senior Town Planner – Development Assessment
Marrickville Council
2-14 Fisher Street
Petersham NSW 2049

**RE: Response to Marrickville Council Letter 19th December 2013 – DEVELOPMENT APPLICATION
NO:DA201300375 PROPERTY: 6 – 22 GROVE STREET, DULWHICH HILL (ARLINGTON GROVE) –**

Response to Solar Access/Overshadowing

The proposed Central Grove Courtyard provides an attractive space for both visual and environmental amenity. The sunken Courtyard is 150mm below the adjacent pathway. Bordered by a feature concrete step/edge, the grove responds to the geometry of the proposed architecture, providing a 'green' leafy environment that serves as a beautiful outlook for residents. The northern and eastern edges of the Grove are turfed, providing a visual break from the surrounding paved areas and local amenity for users.

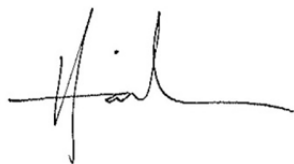
The planting in the Grove will be *Betula nigra* (tropical birch) which is a deciduous species that will not contribute to any additional overshadowing during mid-winter allowing available light into the space contributing to its usability.

Adjacent to the central grove is the landscape buffer which runs along the western boundary and interface with the greenway. This landscape area will have ample solar access and consist of native plantings, lawn and bench seating providing intimate spaces for users to enjoy. Informal porous pathways will meander through bio-filtration basins planted out with native grasses allowing for circulation and access whilst enhancing the biodiversity principles of the greenway.

Response to Environment and Sustainability

In regards to the removal of Tree 25 the from Arborist Report from Tree IQ 02/10/13 pg6 the tree can be retained which will require arborist recommendations on demolition and construction methods prior to the construction of the south lane road to ensure the tree is not effected by the construction works.

Yours faithfully,



Hamish Dounan
Senior Associate

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