

## INFORMATION REQUEST FOR DA/764/2014 – ALTS & ADDS TO EXISTING SHOPPING CENTRE

Council comments relating to Landscape with Sym.Studio response below.

### Landscape

The following issues are identified:

1. The Preliminary Arborist Report condemned all existing soil cell structure to existing car park shade trees. The arborist states that majority of existing trees central to the carpark ascertain girdling roots with many trees having a Useful Life Expectancy (ULE) of less than 5 years. The recent landscape plans nominate these trees for retention rather than replacement and as per Arborist advice an improved soil cell structure to ensure establishment and growth opportunities is required.

Sym response: The location of proposed trees prioritise the sleeving of proposed and existing building frontages to enhance pedestrian comfort and quality of outdoor experience. Table 1 below demonstrates that the proposed scheme will result in 71 additional trees within the 'Core Area'.

The intervention of additional trees has taken advantage of the road reconstruction wherever possible. Since there is no proposed change internal to the core parking areas - the disruption caused by these isolated (islands) of work would cause unnecessary disruption and impact to the temporary traffic management measures required for construction.

Furthermore the existing trees in carpark trees (identified by arborist) do not pose a safety concern – their potential upgrade will come under the ongoing maintenance regime as required.

# Tree numbers refer to core area only. Extent of core area shown in Figure 1 below.

No. of existing trees	265
No. of existing trees to be retained	58
No. of proposed trees	278
No. of new trees in hardscape area (tree vaults)	233

Table 1 – Existing and proposed Tree numbers

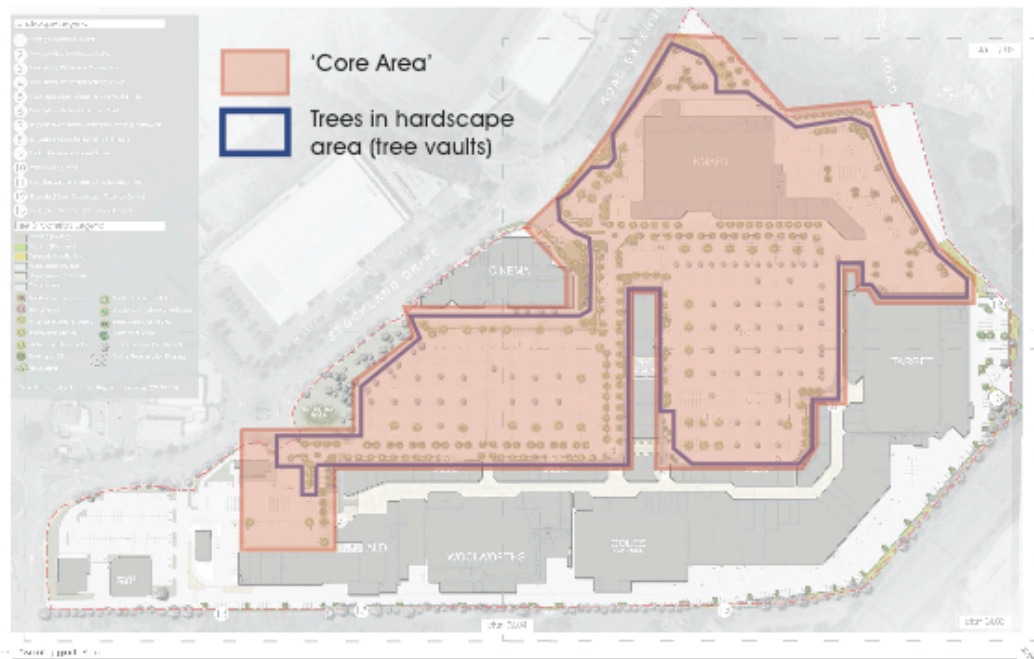


Figure 1 – Extents of 'Core Area'

2. Conflicts/Inconsistencies are evident between landscape plans and civil design plans.
- The landscape plans detail the retention of car park tree however the civil drawings show car park reconfiguration works that prevent the retention (noting the arborist report identified a number of trees as being unsuitable for retention, ie. 84-100).

**Sym response:** Noted. Sym.Studio to submit revised documents reflecting additional removal of existing trees and replacement with landscape planting. (Refer STK13-DA-L01 & STK13-DA-L02)

- Conflicting layouts for the car park area north-west of K-Mart

**Sym response:** Noted. Civil engineer to update and coordinate drawings.

- Central retaining wall to create 2.0-2.5% cross fall grades leading to max 600mm retaining wall between parking bay aisles. Landscape plan reflects tree retention within this alignment however appears unfeasible as well the retaining wall is not detailed on the landscape plan. Having regard to the retaining wall, the suitability of retaining wall is questioned in terms of pedestrian movement and safety, as well vehicle safety, ie. wheel stops.

**Sym response:** Civil drawings to be amended to avoid use of retaining wall and improve pedestrian movement.

3. Changes to the existing water detention area are noted with the proposed inclusion of retaining walls. Details of the proposed retaining wall for the existing detention basin are required in terms of finish and appearance (Council is concerned the wall if untreated from an aesthetics perspective it will detract from the existing soft landscaped appearance of the detention basin).

Concept details are to be submitted to Council for approval prior to determination.

**Sym response:** Sym.Studio and Northrop to include finer detail in relation to appearance and finished. Revised to match existing mass sandstone boulder retaining wall. Refer Civil.

4. The south and south-western interface is a concern particularly in understanding the overall impact of vegetation removal as a consequence of the proposed parking. The revised Arborist report dealing specifically with this interface identifies and confirms Council's initial concerns however, does not put forward a detailed report of the overall resultant impact from the proposed parking. The Arborist recommends that further investigation is required upon review of more detailed civil design plans. Based on the information provided by the arborist it appears the arborist report has been derived from basic information.

Furthermore, the recently submitted plans nominate a detailed civil RW design for the subject interface however it appears the arborist may not have had these plans at hand to put forward a detailed impact of the proposal in terms of identifying trees that will be directly impacted by works and identifying opportunities for replacement.

As a result, an on-site meeting should be held for Council to convey its concerns rather than relying on the CC stage to provide clarity on the impact where it is believed the impact at DA stage has not been adequately justified. The on-site meeting can discuss the interface concerns pertaining to a boundary vegetation buffer between adjoining residential land and proposed parking resulting in vegetation loss.

Note, reliance on landscaping of Council's drainage reserve is not accepted.

Sym response: Agreed to meet with council on-site with arborist to assess existing conditions in relation to the proposed retaining wall location and likely impacts. Pending on-site meeting as suggested by council we propose additional mitigation measures. Advanced tree stock (75L) to be used. Tree species selection to include low branching hedging varieties in addition to advanced (75L) canopy trees.

Additional screening trees shown along site boundary adjacent to residential.(STK13-DA-L01)  
Tree Removal & Replacement Strategy added. (Refer STK13-DA-L01)