

Suzie Jattan

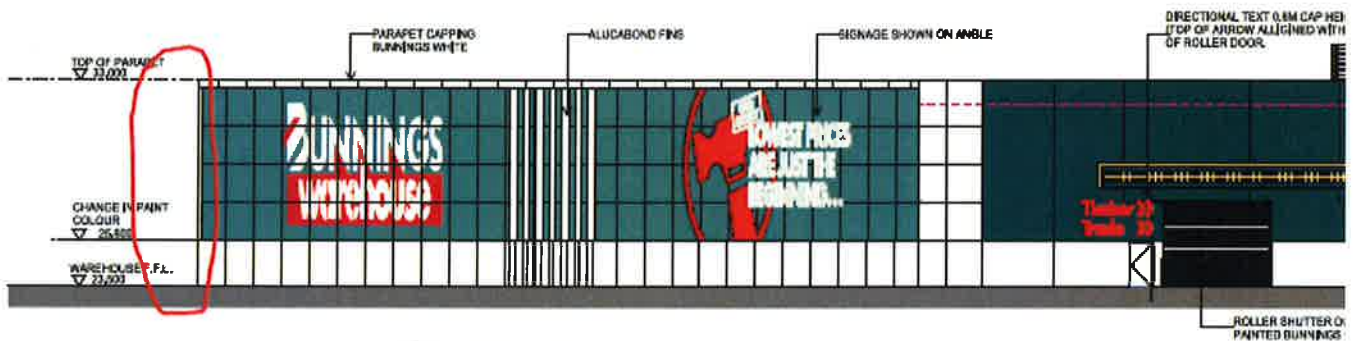
From: Alison Brown <abrown@urbis.com.au>
Sent: Thursday, 26 July 2018 11:32 AM
To: Brian Gibson
Cc: Matthew Skerrett; Travis Reid - BluePrint Australia; Brad Nash
Subject: HPRM: Bennetts Green - Update on Referrals - Response to Landscape Referral
Attachments: 0I5H1EGQ10W (1).doc

Hi Brian,

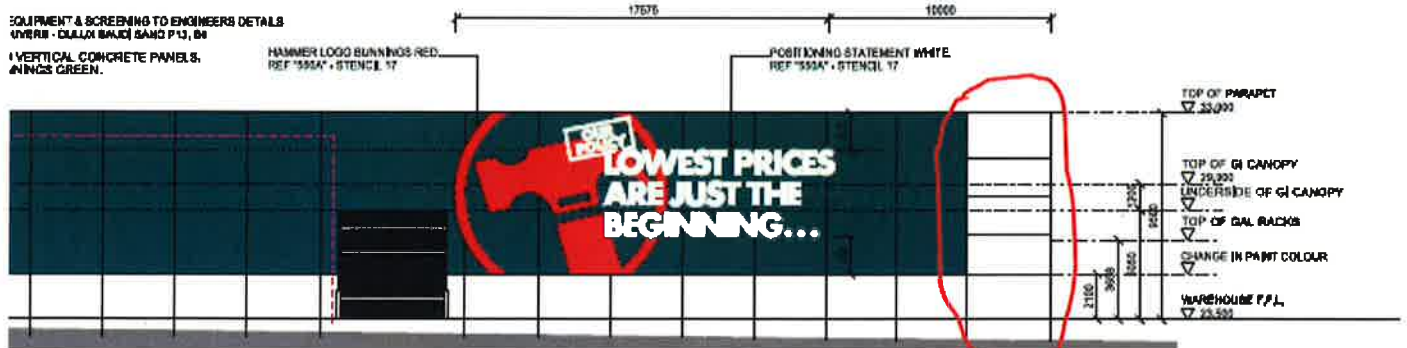
In response to the comments raised in the Landscape/Urban Streetscape referral (copy attached) we provide the following response:

- Details on Bunnings building – It is possible that there has been an interpretation issue with the elevations. The East Elevation and Perspective of the Bunnings building from the south correctly show white corner panels on the façade as previously agreed (extracts below). The North Elevation of the Bunnings building is easily misread because the south east corner of the building is splayed. This splay results in the final row of panels of the building, with the white corner panels, not being visible in the North Elevation (extract below). You can see the white corner panels in question are correctly shown and visible on the South Elevation (extract below). We trust this resolves this issue.





1 NORTH ELEVATION
1:200



2 SOUTH ELEVATION
1:200

- Fire Brigade Access Material** – The description of the surface material on the fire brigade access is not consistent on the architectural, landscape and engineering plans. It is proposed to be 'Reinforced Grass' which is the reference on the Landscape Plans and intended by the green colour on the Architectural Plans. Refer sample images below. The Engineering Plans can be amended to clarify this and be substituted (as an alternative to conditioning this item).



- Below Ground Stormwater Tanks conflict with Tree Pits – We propose to amend the Engineering Plans to modify Below Ground Stormwater Tanks to remove all conflicts with Tree Pits and substitute the plans (as an alternative to conditioning this item).
- Lake Street Footpath – We propose to amend the Engineering Plans to include construction of the footpath in the road verge linking to the Lake Street footpath as shown correctly on the Architectural and Landscape Plans. The plans will be substituted (as an alternative to conditioning this item).

Would you kindly confirm these responses are satisfactory? Note that we will provide amended Engineering Plans for substitution by Monday 30 July.

Kind regards,

ALISON BROWN
DIRECTOR

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(Tuesday-Friday)

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From: Edward Green

Sent: Monday, 23 July 2018 10:44 AM

To: Brian Gibson <BrianGibson@lakemac.nsw.gov.au>

Cc: Alison Brown <abrown@urbis.com.au>; Matthew Skerrett <matthew@blueprintaustralia.com.au>; Travis Reid - BluePrint Australia <travis@blueprintaustralia.com.au>

Subject: RE: Bennetts Green - Update on Referrals

Thank you Brian.

We are currently reviewing the landscape referral and will have something back to Council soon (which addresses the comments).

Kind regards,
Edward

From: Brian Gibson <BrianGibson@lakemac.nsw.gov.au>

Sent: Saturday, 21 July 2018 2:10 PM

To: Edward Green <egreen@urbis.com.au>

Cc: Alison Brown <abrown@urbis.com.au>; Matthew Skerrett <matthew@blueprintaustralia.com.au>; Travis Reid - BluePrint Australia <travis@blueprintaustralia.com.au>

Subject: Bennetts Green - Update on Referrals

Hi Edward

As discussed this week, I provide the following update on referrals.

All external and internal referrals have been issued. To date Council has received:

External

- Mine Subsidence – advice received for DA/251/2013/A with no change to conditions as previously advised. Responses sought on DA/1188/2017 & DA/1191/2017.
- RFS – acknowledgement of referral received.

Also, advice has been sought from RMS on expected timing for a response to the application.

Internal

- Landscaping – comment received with matters raised in terms of conflicts between the civil drawings and the landscape/architectural drawings, ie. fire brigade access adjoining the Highway, and stormwater tanks in conflict with tree pits. Additionally, the elevations submitted for the Bunnings façade to the Highway differ to that as previously agreed.
- Non-discriminatory Access received with no issues.
- Building received with no issues.

I will continue to update you as referrals are received.

Regards,



Brian Gibson

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Referral Response

DEV – Landscape/Urban Streetscape



Application Number: DA/251/2013/A

Date: 17.7.2018

Location: LOT 10 DP 1013486, LOT 11 DP 1013486, LOT 12 DP 1013486, LOT 13 DP 1013486, LOT 14 DP 1013486, LOT 1 DP 1214343 4B SOUTH STREET, WINDALE NSW 2306, 20 PACIFIC HIGHWAY, BENNETTS GREEN NSW 2290

Referral Officer: Robyn Pollock, Development Planner – Landscape Architecture

Note: The information provided with the below referral response is intended for Council's internal communication purposes only. After undertaking a thorough assessment, the assessing officer for the application may send out a further request for information (RFI), based on consideration of other matters including other referral responses. Only the items outlined within the RFI are required to be addressed.

I refer to the subject application and advise that I have reviewed the following documents.

- Landscape Plan prepared by Site Image, ver I D08960737
- Civil Engineering by Mott MacDonalds, P6 D08960739
- Revised architectural plan set, P07 D08960733 D08960732

and have assessed in accordance with LMCC DCP 2014 Part 5 – Development in Industrial, Business Park & Infrastructure Zones.

The architectural detailing to the corner of the Bunnings building when viewed from the Pacific Highway appear to differ from the agreed architectural design as outlined in Buchan Group BG-TBG-ZA-00-IM-ATP or D08887755. This design featured white corner panels wrapping both corners of the Pacific Highway elevation, fins the full height of the building roughly centred along Pacific Highway elevation and an extended roof that created a narrow shadow line. This render is the supported version.

Landscape Design

The landscape plans are supported dependent on amendments to the engineering plans. I have the following comments.

The engineering plans show the eastern end of the Bunnings building at the Pacific Highway with a concrete access, the landscape and architectural plans show turf with a note 'fire brigade access'. It was my understanding that this area was not hardstand but an emergency access that facilitated access by bushfire trucks. The engineering plans that will guide construction indicate proposed vehicle access or storage and this is not supported given the previous discussions and extent of hardstand proposed for the site and prominent location along the Pacific Highway.

Below ground stormwater tanks in the carpark impact tree pits in two locations resulting in loss of carpark tree planting which is not supported. These are:

- Within the carpark off the south western corner of Bunnings building

- South of the Fast Food building (south west of internal roundabout) impacting two bays of tree planting.

Given the extent of hardstand there is ample opportunity for engineering design to consider and avoid impacts to tree planting in the design. Recommendation: design underground tanking to avoid proposed tree planting pits.

The proposed pathway across the Pacific Highway frontage terminates at bushland at the north eastern end of the site. This pathway should either return back into the site or link to Lake Street to the north.

I have placed recommended conditions in Pathway.

Should you require any information please contact me on extension 1317.

Robyn Pollock
Landscape Architect
Development Assessment and Compliance