

03 February 2022

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Our ref: 2104-031
TSC ref: DA21/0637
LN85556

Dear Jessica,

LANDSCAPE ARCHITECTURE INFORMATION REQUEST RESPONSE - 5 GRAND PARADE, CASUARINA NSW 2487

I refer to landscape design queries raised by the Northern Regional Planning Panel (NRPP) related to the development proposal located at the above-described address. This response relates specifically to the following item:

Northern Regional Planning Panel (NRPP) Landscape Design Request for Information:

As per email received from Jessica Robson (Director | Town Planning Alliance) which included detail of a Request for Information from the Northern Regional Planning Panel (NRPP) related to the LAUDink project Landscape Concept Plans (LCPs) showing variations from the Apartment Design Guide (ADG) - Deep Soil Zone Dimensions.

LAUDink response to the above Northern Regional Planning Panel (NRPP) Landscape Design Request for Information:

LAUDink Landscape Concept Plans (LCPs) drawing reference: 2104-031-SK002, SK020 and SK021 (Revision: C – Dated: 04.03.2022), which now have additional dimensions added to illustrate the unobstructed deep soil zones for proposed trees and palms which provide vegetative softening to the entire perimeter of the development.

The combined proposed deep soil zones within private property and directly adjacent turfed verges range from approx. 6m to 14m in width. All proposed deep soil zones areas are in natural ground, not compromised by underground services infrastructure and open to the sky. As noted, all deep soil zones have minimum dimension of 3m within private property but are further supplemented by a further 3-9m to back of kerb.

As such, tree and palm plantings within these areas will be viable and when coupled with adjacent turfed verge areas align with figure 3E.2 of Apartment Design Guide Part-3E Deep Soil Zones.

The total area of Deep Soil Zones proposed in private property is 466.5m² or 11.4% of the total site area, which exceeds the minimum 7% Design Criteria # 1 referenced in ADG Part 3E (and with an additional 1574m² outside of the boundary to back of kerb which further contributes to the long-term viability of these tree and palm planting areas). The considerable Deep Soil Zone planting area provision will allow existing street trees and proposed trees to exceed the anticipated growth of 5m in height for tall shade trees (at 5 years maturity).

Further to the above, proposed podium tree planters within the communal areas of the building that are not located in natural ground are proposed to have minimum 1.5m in depths to support tree growth.

Please refer to attached LAUDink Landscape Concept Plan (LCP) drawing reference: 2104-031-SK022 (Revision: C – Dated: 04.03.2022). This depth is in line with typical local authority standard design guidelines and best practice landscape design for supporting tree planting in podium planter boxes.

These podium planting areas will incorporate irrigation and drainage connected to the developments stormwater network thus reducing site stormwater runoff and provide enhances amenity the communal areas.

Please refer to attached LAUDink Landscape Concept Plans (LCPs) drawing reference: 2104-031-SK020 and SK021 (Revision: C – Dated: 04.03.2022), which includes a landscape embellished cross sectional study of the proposed landscape design / planting arrangement intent and clearly demonstrates that the deep soil zones are unobstructed by the proposed building and existing services.

I trust the above information coupled with the updated LAUDink Landscape Concept Plans (LCPs) are sufficient to demonstrate that proposed landscape works for the project are viable in the long term and will be a significant contributor to site landscape and streetscape character and visual amenity.

Should you have any queries, please contact the undersigned.

Yours sincerely



Eleas Nicholaou

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Attachment: LAUDink Landscape Concept Plans (LCPs) - Revision: C – Dated: 04.03.2022