

27/09/2024

Re: RESPONSE TO CUMBERLAND CITY COUNCIL RFI'S & DEP COMMENTS

SUBJECT PREMISES: 2 Bachell Avenue Lidcombe, NSW 2141
DEVELOPMENT APPLICATION: DA2023/0775

Red = distinctive response.

Cumberland City Council RFI

- Following comments are from Cumberland City Council:
 - *An amended landscape plan will be required that addresses the items raised in the amended AIA report and issues highlighted in the comments above.*
 The AIA currently does not recommend any new changes. It is noted that the proposed Street Trees will be located beneath overhead wires North of the Rawson St roundabout. We understand that undergrounding of the overhead wires is not proposed, therefore the proposed Street Tree Species of *Tristaniopsis laurina* 'Luscious' has been suitably selected. This species is a slow grower and is frequently used as a small-medium street tree in Sydney.
 - *Street trees shall be planted at a rate of 1 tree per 10 lineal metres of street frontage, even in cases where a site has more than 1 street frontage, excluding frontage to laneways.*
 Street Trees along Bachell Ave have been proposed at 1 per 10 lineal metres along the street frontage. This has been addressed in the Landscape DA Plans Rev D.
 - *Conflict of Infrastructure and Tree Planting: The Fire hydrant booster and gas meter has been placed in the deep soil area on the southern corner of the site which will conflict with one of the trees proposed in this area. An alternative is to be assess for the location of these items.*
 The Hydrant Booster & Gas Meter have been relocated and the proposed tree is now located more central to the Landscape area. This has been revised and addressed in the Landscape DA Plans Rev D.

- *Trees to be retained and tree replacements – Street Trees that could be retained include those on the nature strip to the south of the intersection of Rawson Street.*

The x3 trees along the nature strip to the south of the intersection of Rawson Street are now proposed to be retained. This has been revised and addressed in the Landscape DA Plans Rev D.

- *Replacement of trees on site in accordance with the DCP has the following replacement ratio requirements.*
 - 1 for 1 for those trees greater than 4m and less than 9m
 - 2 for 1 trees for those trees taller than 10m

There is a total of 15 trees on site proposed for removal as per the AIA. Of these 15 trees 7 are less than 4m in height. As per the AIA by Horticultural Management Services none one of the trees proposed for removal are taller than 10m. There are 38 trees proposed for planting as per the Landscape DA Plans Rev D.

- *Trees located within the site will require adequate soil volume to ensure the vitality and long-term health.*

Nominated Soil Depths for raised planters with small trees is minimum +1000mm as per the ADG. This has been revised and addressed in the Landscape DA Plans Rev D.

DEP Comments dated 19/06/24

- Following comments from Design Excellence Panel addressed in revised set of plans.
 - *The rail corridor to the south of the site has the potential to provide borrowed Landscape amenity to the development. Consideration should be made for this opportunity in the developing design.*

Refer to Architects Response to this comment.

- *Proposed Deep Soil Zone not clear.*

This has been revised and addressed in the Landscape DA Plans Rev D.

Refer page 55-20.11

- *Proposed canopy cover not clear.*

This has been revised and addressed in the Landscape DA Plans Rev D.

Refer added page 55-20.12

- *General approach to Landscaping lacks consistency and reasoning (for example, why is the pavement criss-crossed? If assisting in wayfinding this makes sense but there is no correlation which is confusing)*

The paving design is proposed to create and enhance interest on the Ground plane for the pedestrian experience. The paving design intention was for the two main plaza areas on the Ground Floor and Level 4 to have a different character for the user experience. The paving design also creates interest for children and acts as an informal public art. The Indicative imagery for paving demonstrates the design intention. The Ground Floor paving design aims to assist with wayfinding directing visitors into the site and to the vertical elements as well as leading the user to lobbies and entry ways.

- *Minimum 3m wide green front setback recommended.*

Refer to Planners Response to this comment.

- *Various entry points to the development will make it difficult for people to find their way into and around safely and conveniently.*

Refer to Architects Response to this comment.

- *Access is generally convoluted – long, winding and indirect corridors may be unpleasant and unsafe. Pedestrian pathways/access along the northeast edge is not clear.*

Refer to Architects Response to this comment.

Full Name of Designer: Peter Galluzzo

Position: Senior Landscape Architect

Qualifications: BLArch (UNSW)

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Signature:

Yours faithfully,

