

13-19 CANBERRA AVENUE, ST LEONARDS

LANDSCAPE AND PUBLIC DOMAIN DA CONCEPT



PREPARED BY : SITE IMAGE

FOR: HYECORP

ARCHITECT: SJB

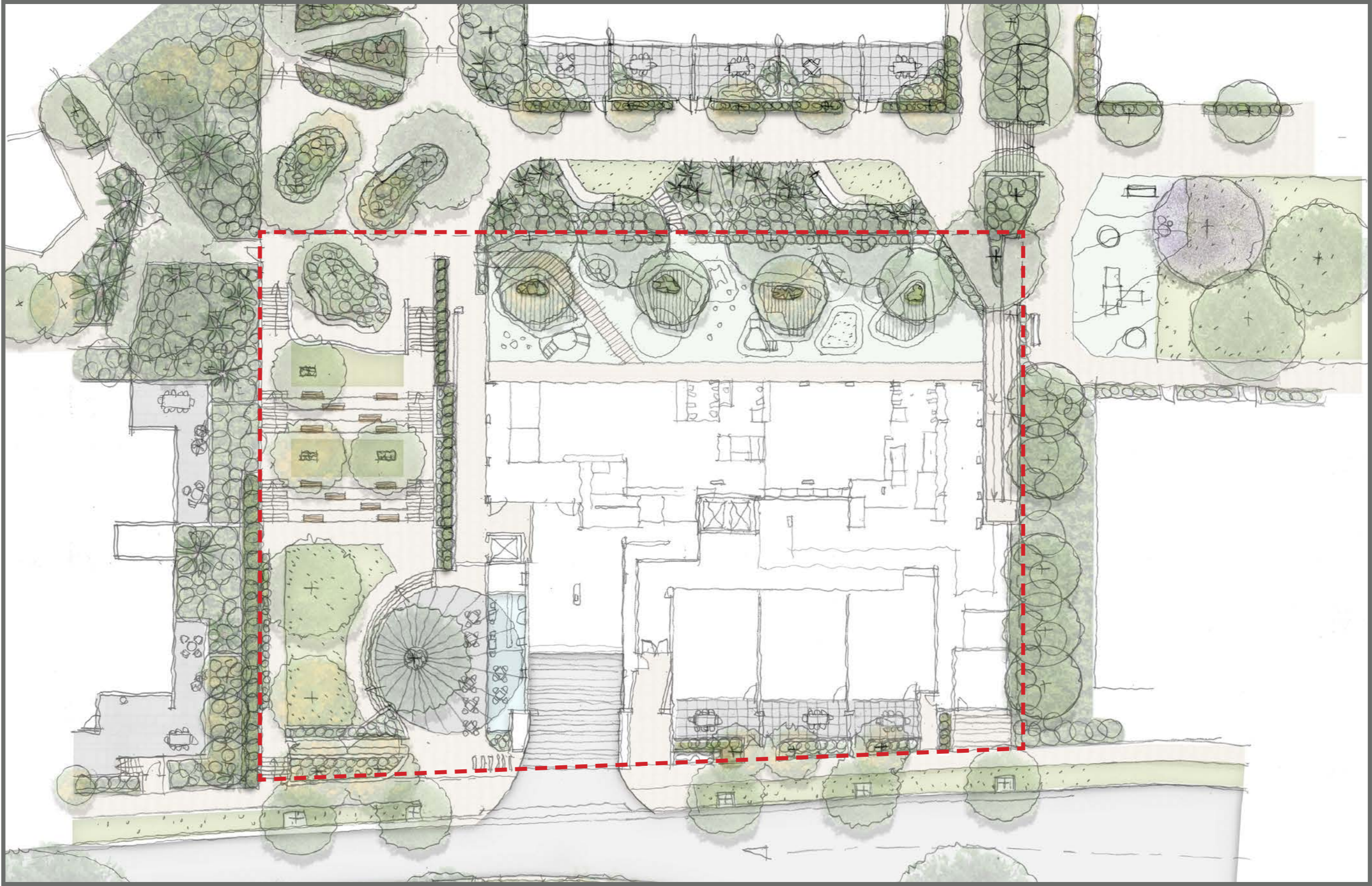
3RD MAY 2022

COUNCIL RFI RESPONSES / AGREED LANDSCAPE CHANGES

HYECORP



SITE IMAGE
Landscape Architects



Introduction & General Summary Landscape DD Responding to Council RFI's

Recent design development has been completed by Site Image to respond to Council discussion and input from their consultants and specialist staff. Key conclusions and changes made include:

Masterplan Conformance and Refinement :

East West Link:

- Move the 2 x amphitheatres east to increase oval planters above, and to align with Topspring entry path'
- Lawn to east end reduces as a result of A.1
- Topspring 'parallel' path egress removed / landscaped.

North South Link:

- Wider landscape edge to playground with lawns;
- 'Switchback' ramp now all on this site;
- Stair / play / lawn shown as per masterplan.

Deep Soil - exceeds required 15% of site:

- Canberra Ave frontage removed from calcs as agreed;
- Playground trees in permeable paving / deep soil;
- Lawn introduced to amphitheatre landings for trees.

Canopy Cover - achieves 25% as agreed as reasonable compromise given the specific constraints of this site:

- 25% includes larger canopy trees provided as requested

Landscape Area (excluding lawn as per DCP) - exceeds 35%

Child Care External Area

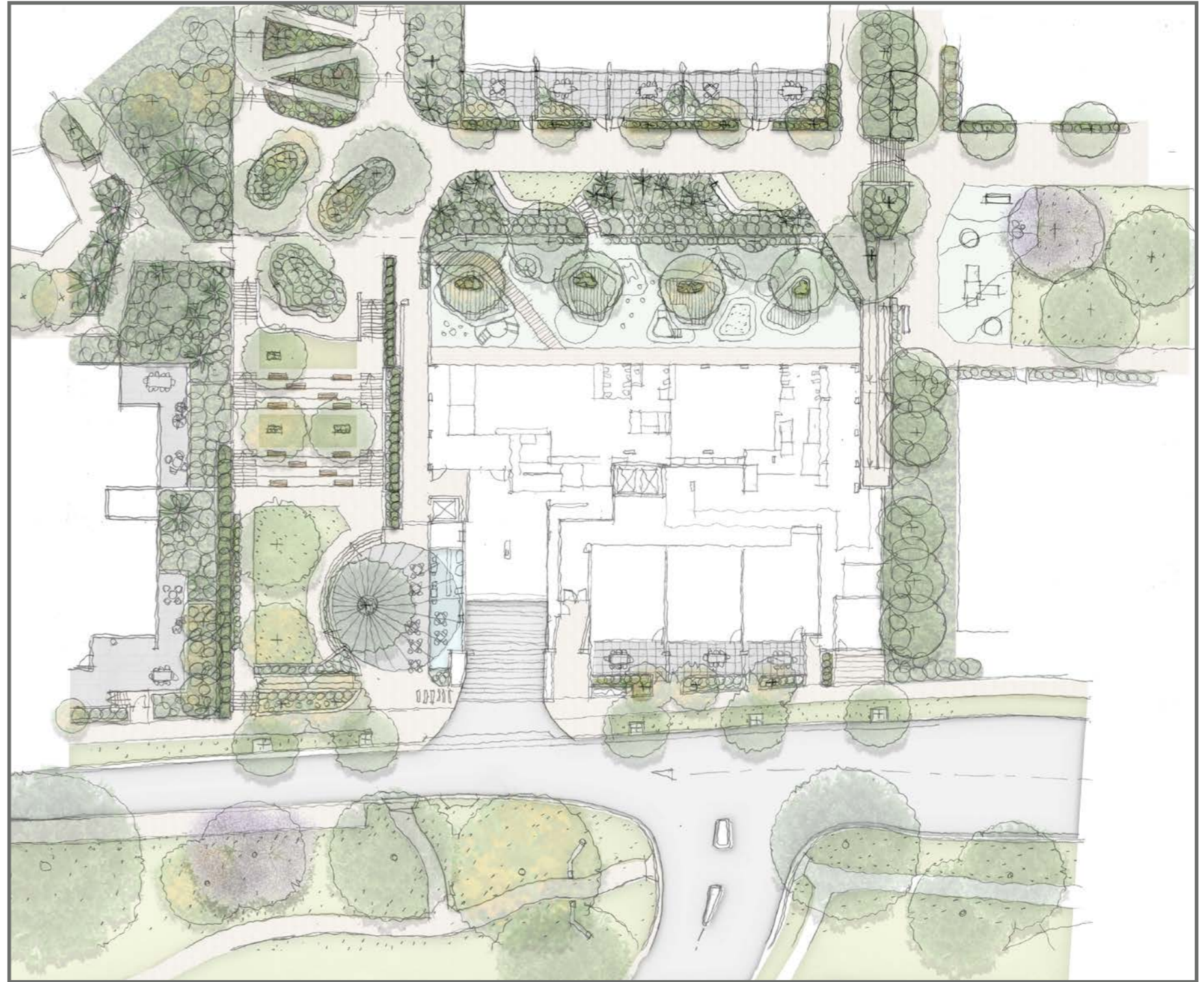
Note that the above changes reduce the external / play areas and this is understood to be as instructed / agreed.

DCP requirement of 462m2 is achieved.

Connecting to Country

To be achieved in detailed design of the Child Care & Public Art.

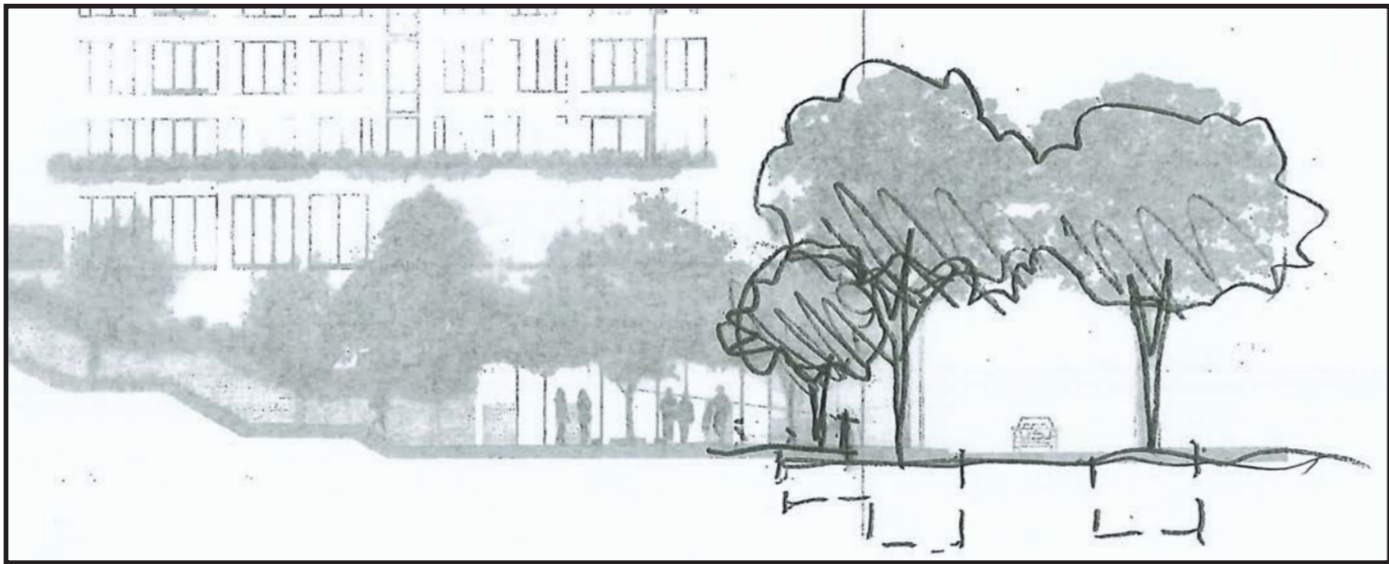
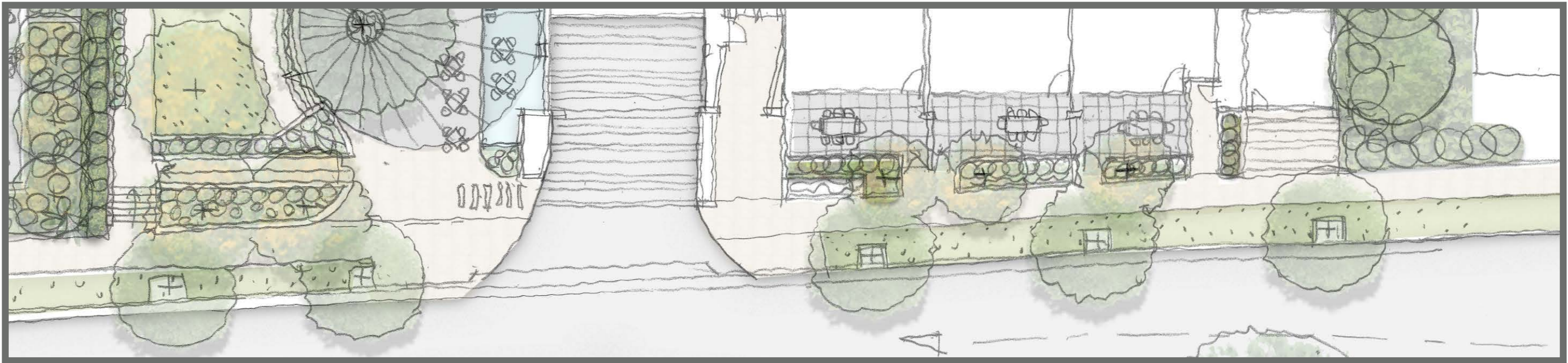
Further RFI responses provided in the following pages.



Council RFI 4B.i. Basement Setback - ie Canberra Avenue Frontage Agreed Limited Deep Soil Potential

- Council and requested consideration of min. 4m basement setback along Canberra Avenue, as an opportunity to increase Deep Soil on the site. Two factors were discussed:
1. That frontage elements restricted tree planting opportunities, reducing the actual opportunity for trees even if deep soil was provided, including the plaza junction with cafe; driveway; courtyard access paths / gates and paving; substation and access;
 2. That , as per the sketch section presented to Council (below), the scale of adjacent street trees, and the scale of the courtyards and facade rising above, that large trees would reasonably not be planted. Smaller trees in proportion to the courtyards were agreed as suitable.

Response: For the above reasons, Council agreed that Deep Soil (in it's minimum required dimensions) was not suitable for the Canberra Avenue frontage.

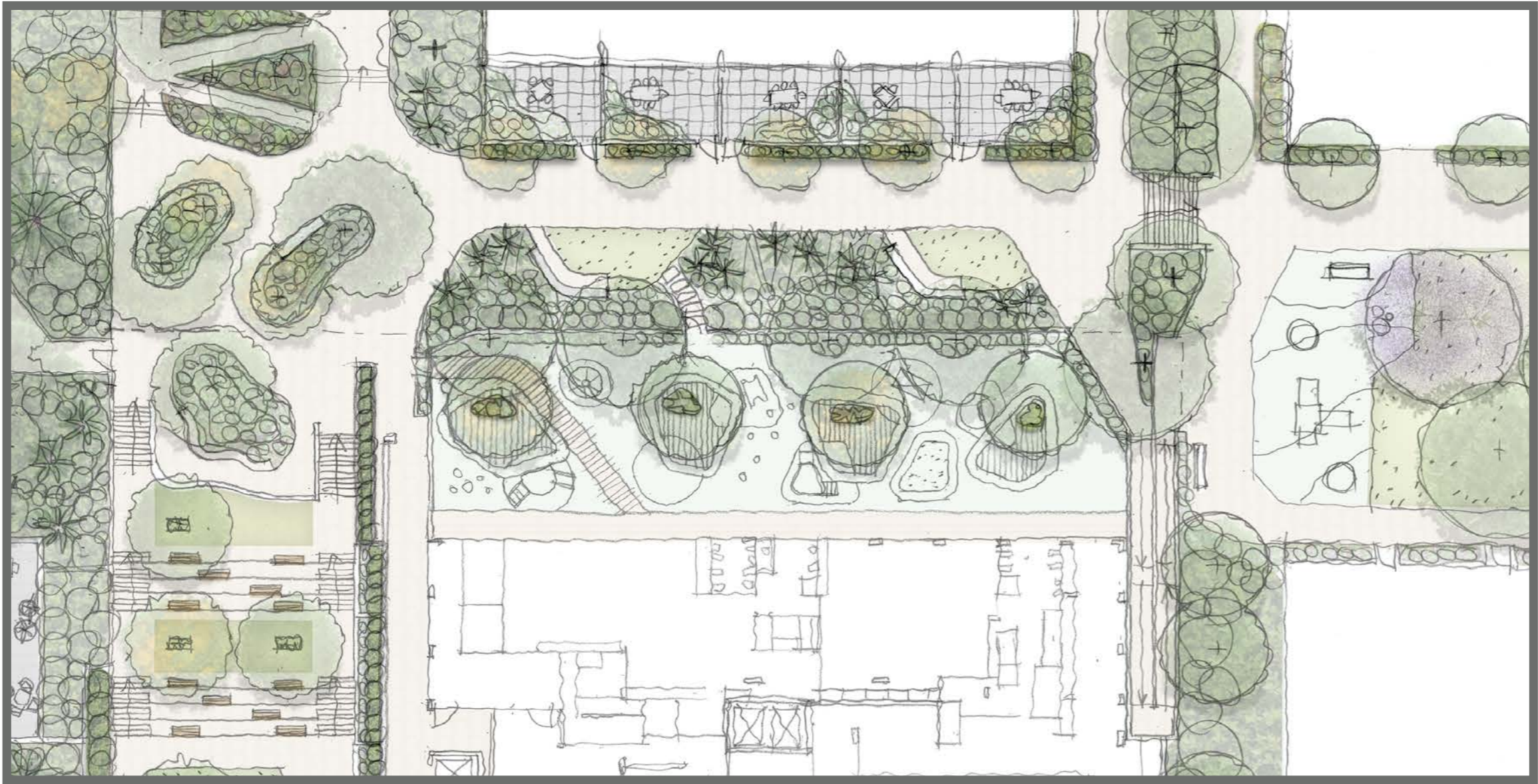


Council RFI 6. Landscape Masterplan (including ‘Northern Setback’ response)

6. Landscape Master Plan

The proposal has been assessed for consistency with the LMP by Council staff and Oculus and the following is requested:

- Pedestrian Link – Compliance with the key LMP transition levels provided in the pedestrian link. Response: Levels now resolved to Masterplan levels as required.
- Northern Setback – The provision of a zero basement setback to the north results in the non-provision of landscaping between buildings which detracts from the LMP intent. Response: As requested, the ‘switchback ramps’ to the boundary to achieve level change on the N/S link is as requested entirely on this site, and precludes planting as agreed.
- Accessible Connection – Provision of an accessible connection to Area 3; Response: As requested, the refined layouts now provide access to Area 3 to Council’s satisfaction.
- Other matters as described in the Oculus assessment provided as Attachment A Response: Refer to RFI Item 10 responses following.



Council RFI 10. Landscaping

A. Levels Plans

Detailed level information is to be provided on the General Arrangement Plans or on separate Levels Plans, including Reduced Levels (RL's), top of wall heights (TOW), bottom of wall heights Response: Levels information provided on accompanying updated Landscape Plans

B. Landscape Calculation Plan

The project Landscape Architect is required to submit a Landscape Calculation Plan, including

- Landscape Areas plan (excluding lawn as per DCP) Response: Accompanying plan shows
- Deep Soil areas showing included areas achieving required min. dimension, and the % overall calculation

Response: Refer to to accompanying updated Landscape DA drawings.

C. East-West Pedestrian Link

Substantially greater deep soil and tree planting is to be provided in the east-west link to offset the reduced ability to provide extensive canopy in the green spine.

Response: Refer to to accompanying updated Landscape DA drawings.

D. Child Care Centre Playground Area

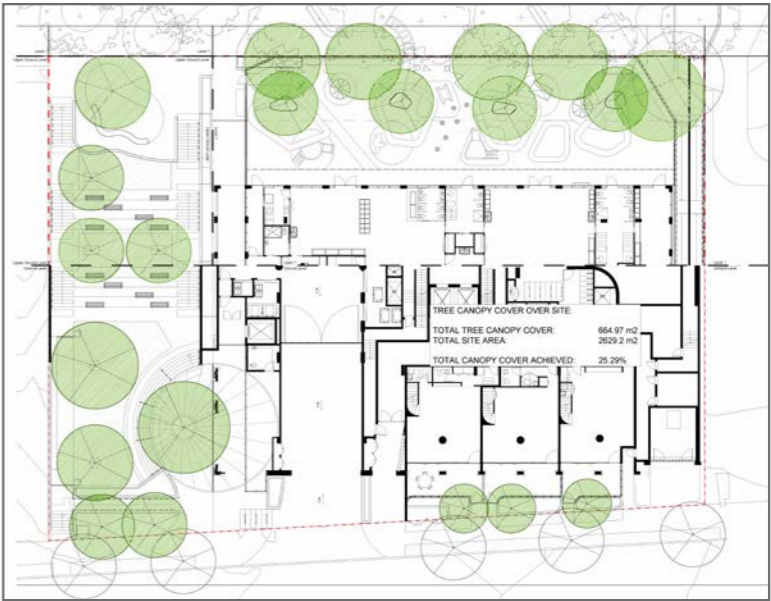
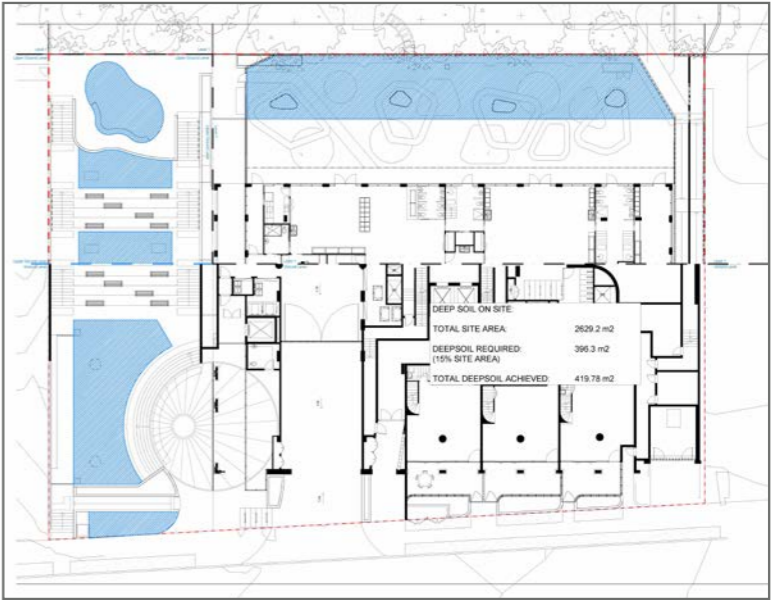
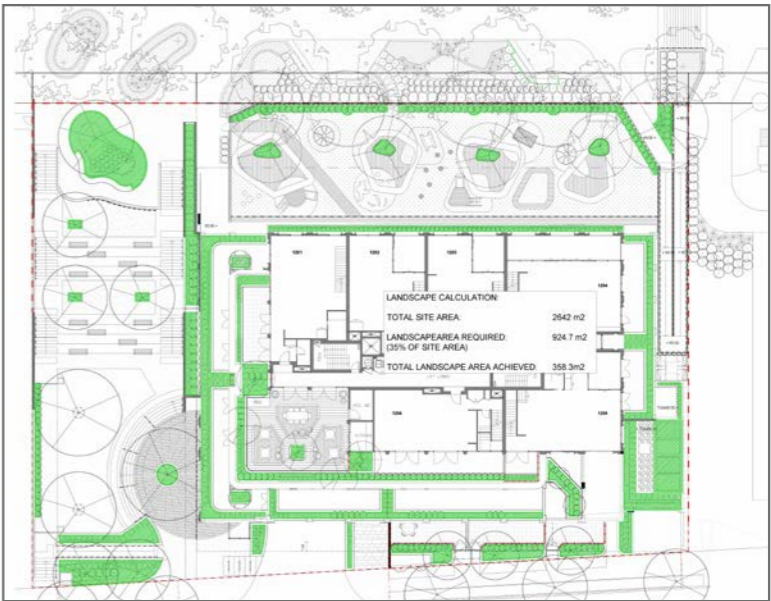
The project Landscape Architect will need to provide more information on the Childcare Centre Playground as well as detailed level information, with proposed 'Musical Play Equipment' removed / replaced. The Landscape Architect must demonstrate compliance with the required outdoor play space as required by the Landscape Master Plan and DCP:

Response: Refer to to accompanying updated Landscape DA drawings. Note that the Council required ramps to the North-South link (NW boundary) reduce the external / play areas and this is understood to be as instructed / agreed. DCP requirement of 462 m2 is achieved, but not more.

F. Tree Canopy Cover

The current tree canopy cover onsite is roughly around 30%. The current proposal outlined in 'Appendix C' Landscape Concept Report states that 17% canopy cover is proposed onsite. The DCP requires 50% canopy be achieved in the green spine. This canopy area should be provided overall in addition to the anticipated canopy in the link.

Response: Refer to to accompanying updated Landscape DA drawings. It ws agreed with Council that compared to other sites in the precinct, this site is significantly constrained by the specific requirements for Child Care and the east/west pedestrian link across this site, and other factors. As a result, a compromise Tree Canopy % cover of 25% was agreed as acceptable, and is achieved on the site.



Council RFI - Oculus Comments

Oculus comments have been reviewed and discussed with Council’s Landscape Architect. Significant changes to the landscape plans were made in response to the comments to Council’s satisfaction.

Responses to various items raised in the Oculus commentary include:
Conceptual Approach: Further explanation of approach, and Connecting to Country opportunities being embraced in the Public Art and Child Care playground.

Site Layout: Resolution of site boundaries and Child Care, and interface with sites to the north and south, and the cross site links, was achieved in refined concept and final cad drawings. This includes resolving the N-S open space level change, increased deep soil, and resolving a single path linkage for this portion of the walkway.

Northern Interface: As demonstrated in previous RFI responses, inclusion of the ramps has occurred, eliminating landscape opportunity to this NW frontage.

Southern Interface: The relationship of levels, access points, and open space landscaping at the intersection of the N-S and E-W open space links has been resolved to the satisfaction of Council.

Canberra Avenue Interface: At grade planting is provided to soften the appearance of walls and fencing as requested. Street Trees are agreed to be *Tristaniopsis laurina* (Water Gums). As noted by Oculus, DA proposals are to be reasonably adjusted to suit Council’s future public domain guidelines.

Existing Trees: Tree retention of tree T4 was requested, but photos were provided to Council of this tree having fallen in major storms and subsequently being removed.

Canopy Cover: RFI response provided in earlier responses.

Deep Soil: RFI response provided in earlier responses.

East-West Pedestrian Link: Significant revision to the design has been completed to Council’s satisfaction, addressing Oculus comments.

Child Care issues have been addressed to Council’s satisfaction. Landscape Materials information enhanced, and as noted public domain materiality subject to future public domain guidelines. Planting Palette to be adjusted to increase the proportion of exotic species in the plant species.

