

St Leonards South DA Review

Areas 18, 19, 20

O C U L U S

30 January 2023

Scope of review:

The following review is based on the following documents provided to OCULUS 09/06/2022:

- + TRIM_Arborist Report - Proposal at 22 Berry Road St Leonards - DA60 2022_1627885
- + TRIM_Architectural Design Report - Proposal at 22 Berry Road St Leonards - DA60 2022_1628747
- + TRIM_Architectural Plans - Proposal at 22 Berry Road St Leonards - DA60 2022_1628748
- + TRIM_Civil plans - Proposal at 22 Berry Road St Leonards - DA60 2022_1628742
- + TRIM_Landscape Design Report - Proposal at 22 Berry Road St Leonards - DA60 2022_1628743
- + TRIM_Landscape Plans - Proposal at 22 Berry Road St Leonards - DA60 2022_1627893

Recommended actions are noted in *italics*.

Conceptual Approach:

The landscape design has a well considered conceptual approach that combines a connection to the site and context with a range of proposed spaces for use by the residents and community. Generally, the landscape design can be seen as building on, challenging, and improving the reference design included within the Landscape Masterplan. Opportunities for connecting to Country should be further developed throughout the next design phases.

Develop the Connection to Country strategy within the next stages of design to ensure it is meaningfully incorporated into the built outcome, through thorough engagement with indigenous groups and/or consultants. Council should consider imposing a Condition of Consent in this regard.

Green Spine:

The design of the green spine is generally supported, including the level of amenity, planting and general layout, with the exception of the northern interface with the adjacent development. The intent of the green spine is to provide access and communal facilities across development parcels in accordance with the 'private property boundary and indicative entry points' diagram in the St Leonards South Landscape Master Plan. The following recommended actions should be addressed:

Provide for future private pedestrian access within the green spine to Areas 16 and 17. Ensure green spine levels and transitions are fully coordinated with Areas 16 and 17 where possible. Where this is not possible, the green spine should provide access within the development site to a level of RL 70 in accordance with the 'Levels' plan in the St Leonards South Landscape Master Plan.

Street interfaces:

There is significant retaining shown along the eastern, southern and western street interfaces, particularly in the southern half of the site where the existing topography drops away. While these interfaces are shown to be heavily planted, it is critical that the built reality of the planting along these interfaces balances out the visual mass of retaining walls.

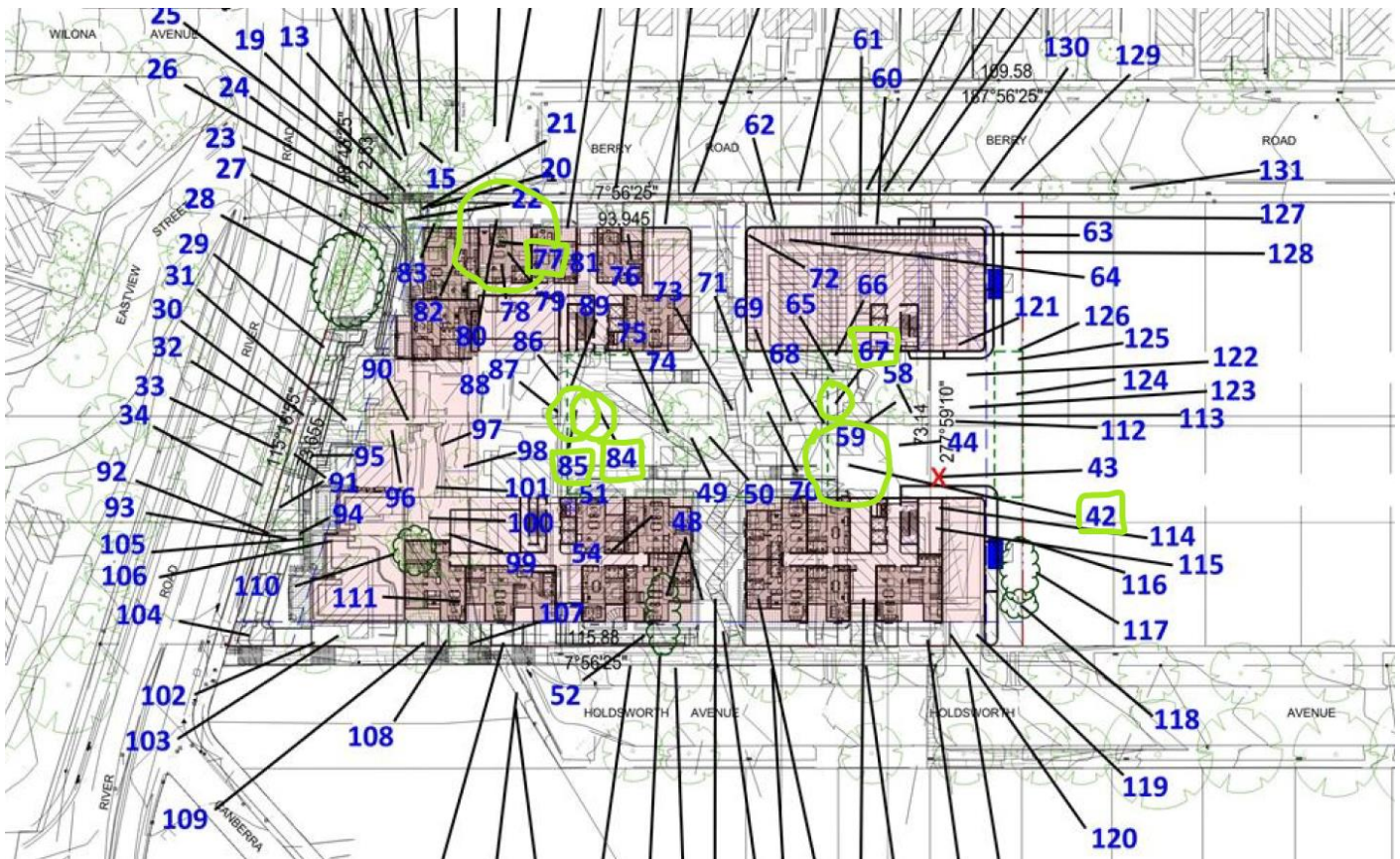
Ensure there is a minimum of 1m width planting at the boundary level at the same grade as the boundary to provide screen planting at the base of any retaining walls.

Confirm all retaining walls will have a sandstone finish as represented in the renders and elevations.

Ensure there is sufficient soil area and depth within the raised terraces to support the tree sizes nominated, as well as a layered planting approach. Demonstrate these principles through a section(s) between Building D and the Holdsworth Ave pocket park.

Existing trees:

It is noted that the arborist report and landscape plans indicate that only 2 trees are being retained within the site, located on the very edge of the western site boundary. Within the site and within the proposed building envelope, Tree 77 (*Quercus robar*) has a high landscape significance value. Within the site and within the proposed green spine, Trees 42 (*Syncarpia glomulifera*), 67 (*Syzygium leuhmannii*), 84 (*Araucaria columnaris*) and 85 (*Araucaria columnaris*) all have moderate landscape significance value. It is recommended that these trees, as indicated in the plan below, are reconsidered for retention. The plan in the arborist report (below) is difficult to read and understand where each numbered tree is located in relation to buildings and other structures.



Reconsider the retention of the five trees noted above, and provide additional information supporting decisions around the removal of existing trees.

Ensure the design adequately incorporates the measures required to retain the trees noted, including retaining existing levels and reducing impacts on the tree protection zones.

Provide a tree removal / retention plan as part of the landscape drawings and arborist report using the survey base which accurately and clearly shows all existing trees (numbered), buildings, structures and the proposed landscape design and identifies which trees are proposed for removal and retention.

Canopy cover:

The high level of tree canopy cover is supported.

Deep soil:

Provide strategy for providing effective and continuous soil zones for areas with paving and landscape structures within areas noted as 'Deep Soil'.

Plant Species:

The plant species are generally appropriate, providing a mix of native and exotic species suited to the location and conditions (noting the planting palette is a direct copy from the St Leonards South Landscape Master Plan).

Ensure the larger tree species (especially the large native trees) are located and integrated in a way that supports their healthy growth, including providing soil volumes in line with the ADG, and considering distances from the building and structures.