

St Leonards South DA Review

Areas 16, 17

OCULUS

12 April 2023

Scope of review:

The following review is based on the following documents provided to OCULUS 27/03/2023:

- + TRIM_Architectural Plans-12-20 Berry Road and 11-19 Holdsworth Avenue ST LEONARDS -DA115 2022_1690451
- + TRIM_Amended Landscape Plans - Proposal At 12-20 Berry Road 11-19 Holdsworth Avenue, St Leonards - DA115 2022_1688412
- + TRIM_Response to 1st RFI- 12 BERRY ROAD ST LEONARDS 2065 - DA2022 115_1688009.

Previous review commentary is shown in grey text.

This review commentary is shown in black text.

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.

It is recommended that Council should impose Conditions of Consent in this regard to ensure that CwC is meaningfully incorporated into (i) the final design and (ii) the built outcome.

Green Spine:

The design of the green spine is generally supported, including the level of amenity, planting and general layout, with a few minor exceptions. 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 (stair and equitable access) within the green spine to Areas 18 and 19. Ensure green spine levels and transitions are fully coordinated with Areas 18 and 19 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.

The Community breakout areas should be accessible via the green link rather than being for the exclusive use of areas 16 and 17.

The access from the Green Spine to areas 18 and 19 is to provide future flexibility. The issues of liability with full public access are understood and a degree of access control would be acceptable. It is still considered that providing or, at the very least, future proofing this access is important.

The level of this future access should be fully coordinated with Areas 18 and 19 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.

Through link:

The design of the through link is generally supported, including the level of amenity, planting and general layout. It is noted however that the boundary only includes the eastern half of the link.

Staging/coordination with the western half of the link needs to be considered in the design. The seating area in the centre should be reviewed based on this i.e. not having a path split along the boundary line or organising seating based on a split semicircle layout.

It is noted that this has been updated in the amended design.

Northern setback to the through link has extensive ramping to child care/community space which means minimal planting and changes in level/terracing. The adjacent through link does however provide greening / softening to this interface.

Planting to UG community space is in undercroft and will be deeply shaded potentially affecting plant performance.

Review the amount of light that the UG planters will receive and ensure suitable shade tolerant species are selected to ensure these planters are viable long-term.

The proposed plant species are considered acceptable.

Street interfaces:

The building level is typically lower than street level, with a 4m drop along Berry Road to the childcare at its most extreme.

The designs should provide a minimum of 1m width planting at the boundary level at the same grade as the boundary to provide screen planting. It is unclear whether the planting shown in front of the ground level apartments provides this.

It is also acknowledged that the child care is in a constrained position and may not be able to provide this planted buffer and as such the current layout is acceptable.

The response to RFI notes that:

- Due to built form requirements and subsequent spatial limitation, an additional 1m planting strip unfortunately cannot be provided along the Berry Rd boundary.

The provision of the 1m wide planting strip along the street frontage boundary at the same grade as the public domain footpath is important in mitigating the change in level between the public domain and the ground level of buildings and apartment terraces. Without this planting strip at the public domain streetscape/verge level, there is likely to be a poor outcome to the interface with the public domain where retaining walls and balustrades are exposed to the street. It is recommended that this requirement is maintained as not providing it will result in a poor outcome and would set a precedent for the entire precinct.

Existing trees:

There are no high value existing trees within site. Medium value trees 20, 21 within site could possibly have been retained but given issues with levels their removal is considered acceptable in order to achieve other outcomes including the useability and

accessibility of the Green Spine. Street trees have been retained apart from localised removal for the driveway entry which is acceptable.

Canopy cover:

63% has been claimed, however, the calculation has been based on number of trees and typical canopy area of each size.

Canopy Cover should be calculated more accurately based on actual assumed canopy cover in m2 over site area excluding any canopy which extends beyond site boundary, and any overlapping canopy. The public link area should be a separate calculation.

The revised canopy cover calculations are acceptable.

Deep soil / Soil volumes:

This complies with ADG and DCP including 52% of Green Spine. It is not clear how deep soil is actually able to be utilised in the public link and northern setback with paths, stairs, ramps etc occupying a considerable portion of these areas and likely impacting the ability of trees to access all deep soil areas claimed.

Prepare a strategy for providing effective and continuous soil zones for areas with paving and landscape structures within areas noted as 'Deep Soil'. This may include use of permeable paving or, pired or elevated construction.

The technical issues associated with providing deep soil in the southern part of the site are understood.

The approach to deep soil is considered acceptable.

The RFI response notes that:

- Ramps, footpaths and the like, through the east-west link will not unreasonably inhibit deep soil zones as such measures will either be elevated, with isolated footings or of an impervious nature such that they are navigable by roots or can be penetrated by rainfall.

We assume that the RFI response should have referred to “pervious” nature rather than impervious.

Level 4-6 and rooftop planters appear too small to support trees (min 9m3 soil volume required).

The design of the rooftop areas should be reviewed in order to provide planters of suitable size, ensuring adequate minimum soil volume for small trees (9m3).

The RFI response notes that:

- Soil volumes at levels 4 to 6 as well as the roof top were reviewed and considered suitable for the species proposed, climate and exposure.

Soil volumes for tree planting on structure should comply with ADG requirements, namely min 9m3 for small trees.

The design of the Level 4-6 rooftop planters should be amended to provide the minimum soil volumes required.

Plant Species:

The plant species are largely native and supported as a planting strategy.

Materiality:

The reuse of existing sandstone from site is supported.