



164-170 Croatia Ave, Edmondson Park SSWPP Review Panel RFI Landscape & Public Domain Responses

By: Site Image Landscape Architects

Date : 30 June 2021

Landscape Masterplan



SSWPP Review Panel Requests for Information (26 April 2021) -Landscape & Public Domain Responses

Following review and further presentation of proposals to the Council and Sydney South West Planning Panel (SSWPP) on 11 March 2021, written summary from the SSWPP was provided dated 26 April 2021. Relating to Landscape, there have been various changes to roads, and building setbacks that have affected the public domain, common open space, and rooftop landscape amenity areas. These include:

1. Planning Matters

a) Front Setbacks, and b) Building Separation

- clarification of building front setbacks and undercroft retail setbacks, and building changes to suit;

[Clarification provided on plans and in following pages](#)

b) Building Separation

[Adjustment between E and F, and resultant changes to landscape open space at ground level indicated on following pages](#)

8. Land Engineering Matters

b) indicate 2.5m off road Cycleways and 1.5m footpath to roads as per DCP

[2.5m Cycleway and 1.5m min footpaths indicated on plans](#)

c) indicate Pram crossings at all intersections as close to Kerb TP as possible and in the centre of the kerb return.

[Pram crossings indicated on plans - Civil to refine at CC stage](#)

12. Urban Design & Public Domain Matters

a) Context

12.1.2 To create linkages to other developments and riparian zones, enabling pedestrian access and connectivity through the site, including to clarify cycling routes;

[Reinforced pedestrian and cycle links shown on plan / indicated on following pages](#)

12.1.3 Clarify whether the pedestrian link to the train station is suitable for cyclists or is for pedestrians

[Shareway link to station shown on plan / indicated on following pages](#)

d) Sustainability

12.4.4 Consideration should be given... for promotion of stewardship over the precinct's public domain and shared spaces by inclusive design strategies that enhance safety, social engagement, and usage of these spaces.

[Public domain 'stewardship' initiatives indicated on following pages](#)

e) Landscape

12.5.1 The information provided does not clearly indicate how ground floor dwellings will engage with the street or adjoining common open space. These interactions can have a positive effect on pedestrian safety and security, as well as enhancing the quality of the public domain. Provide cross-sections of building interface with streets identifying the proposed treatments / details.

[Clarification provided on plans and with sections & illustration in following pages](#)

12.5.2 The information provided does not clearly indicate how commercial and retail tenancies will engage with the street. Consideration should be given to visibility and access to these spaces by the general public. Provide details of public domain / landscape treatments around access points and retail frontages within the drawings.

[Clarification provided on plans and with sections & illustration in following pages](#)

12.5.3 The landscape design proposes various shared functional, passive, and active spaces through the public domain elements, and common open spaces on roof tops. Much of the proposal is based around recreation and aesthetic drivers. Consideration could be given to inclusion of environmental engagement elements such as community gardens, adaptable spaces for larger organised events, and educational items. The latter will assist in aligning with Item 7, table 2 (part 2.2 Character Areas) of the Edmondson Park South DCP 2012.

[Clarification provided on plans and with sections & illustration in following pages](#)

12.5.4 The proposed landscape plans do not identify retention of any existing trees or fauna on the site. As a primary control of the ADG, retention of any applicable trees / vegetation should be addressed accordingly. Provide details / reasoning for all existing fauna being compromised as part of the development.

[Clarification provided on plans and with sections & illustration in following pages](#)

SSWPP RFI's -Landscape & Public Domain Responses



1. Planning Matters

a) Front Setbacks, and b) Building Separation

- clarification of building front setbacks and undercroft retail setbacks, and building changes to suit;

RESPONSE:

Architectural sections demonstrate setbacks in response to RFI. In support, landscape sections demonstrate streetscape and public domain relationship, including street trees, lawn edge, footpaths, and defined seating areas. Variety of detailing to define retail seating areas will provide identity to separate tenancies, and create diversity within a managed retail format that provides overall consistency of presentation, signage, weather-proofing panels, and common area edge condition.



Precinct Plan

Retail seating areas defined by paving material change, permanent and temporary ID barriers, level change, and landscape treatments

Road crossing marked by unit paving to distinguish pedestrian / shareway. Formal crossing subject to approval.

Street trees in structural soil trench behind kerbline, with lawn / groundcover / paving finishes to suit specific locations

Broad terrace with planter / landscape to footpath edge, with landscape flanking entry points to defined retail seating areas. Activation of streetscap the key outcome.

Walkway link to station



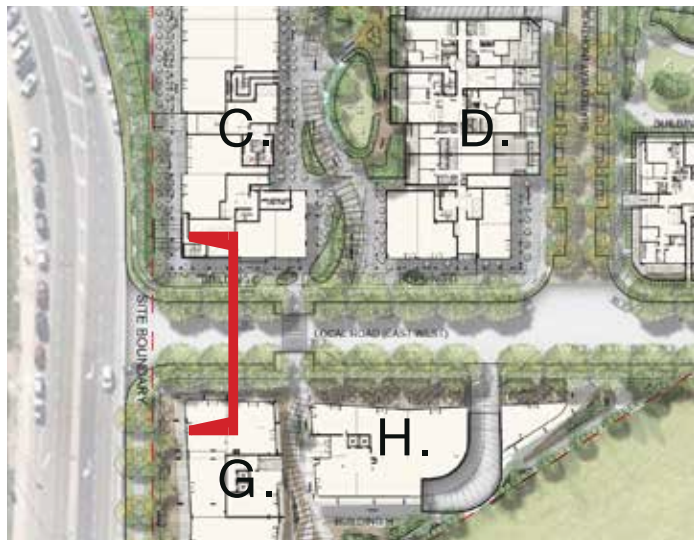
Green edges to terraces



Design Imagery



SSWPP RFI's -Landscape & Public Domain Responses



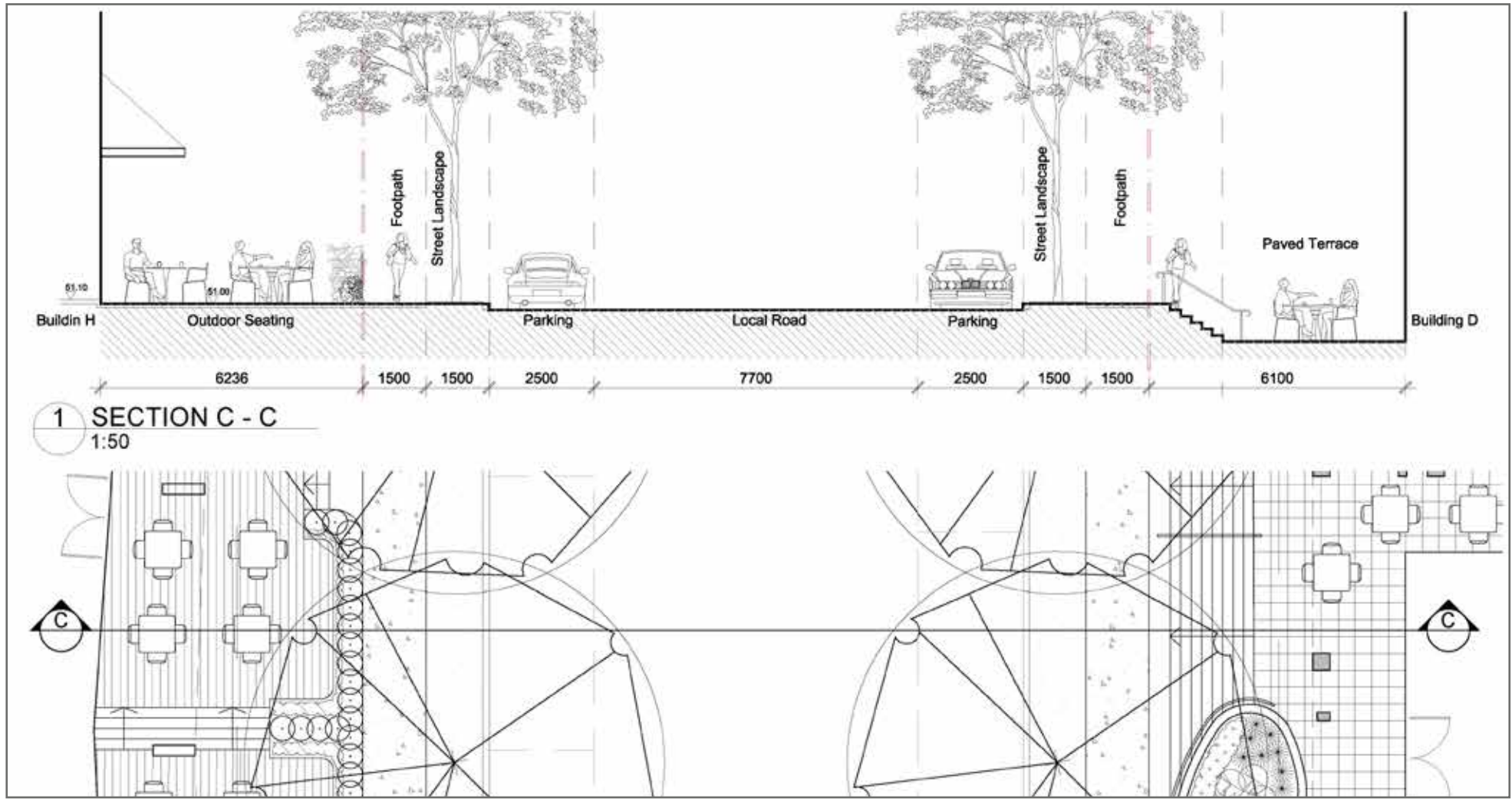
1. Planning Matters

a) Front Setbacks, and b) Building Separation

- clarification of building front setbacks and undercroft retail setbacks, and building changes to suit;

RESPONSE CONTINUED:

Transition of street levels along frontages result in some level changes managed with planters and also stairs and ramps where suitable, with slope of street allowing accessible entry point to one end of retail terraces.



Precinct Plan



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



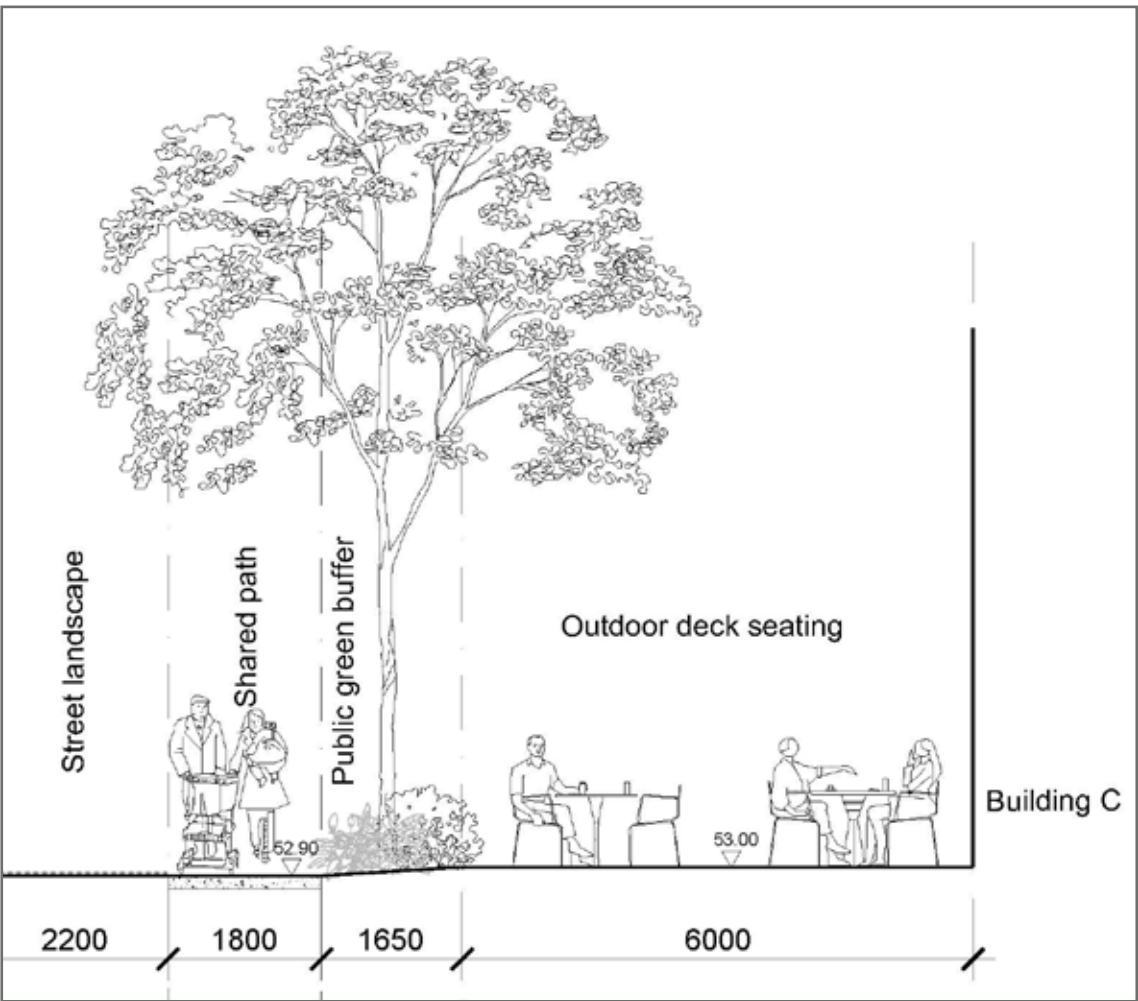
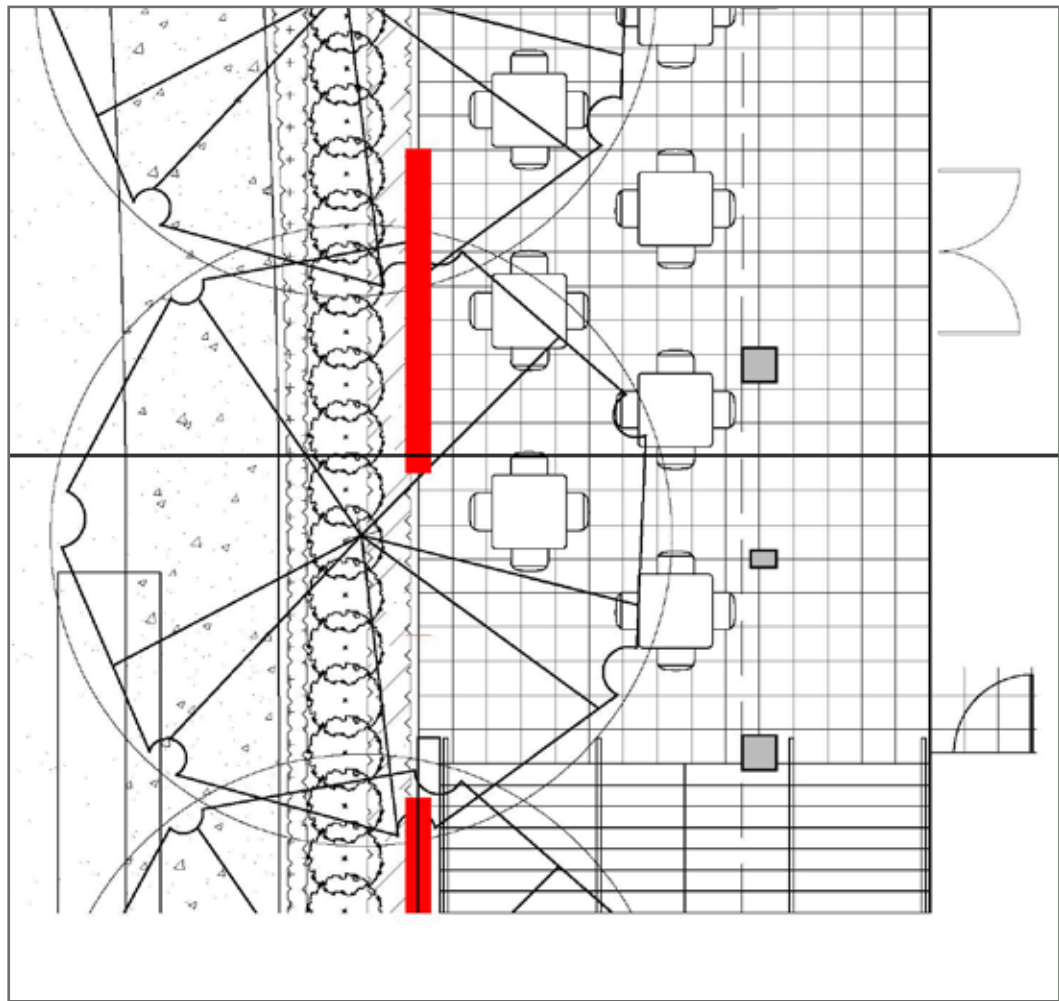
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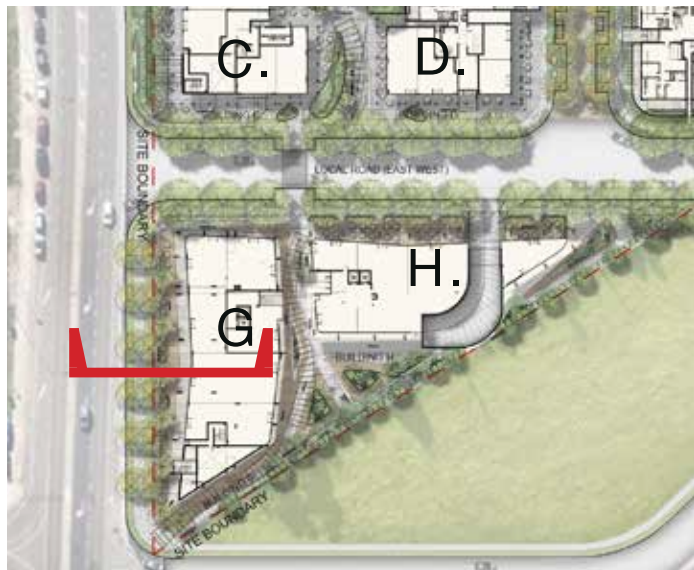
RESPONSE CONTINUED:

The Building C relationship with Soldiers Parade is generally level, again with the sloping street requiring some transition steps at each end, with retail access from the terrace where level with the street.



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



1. Planning Matters

a) Front Setbacks, and b) Building Separation

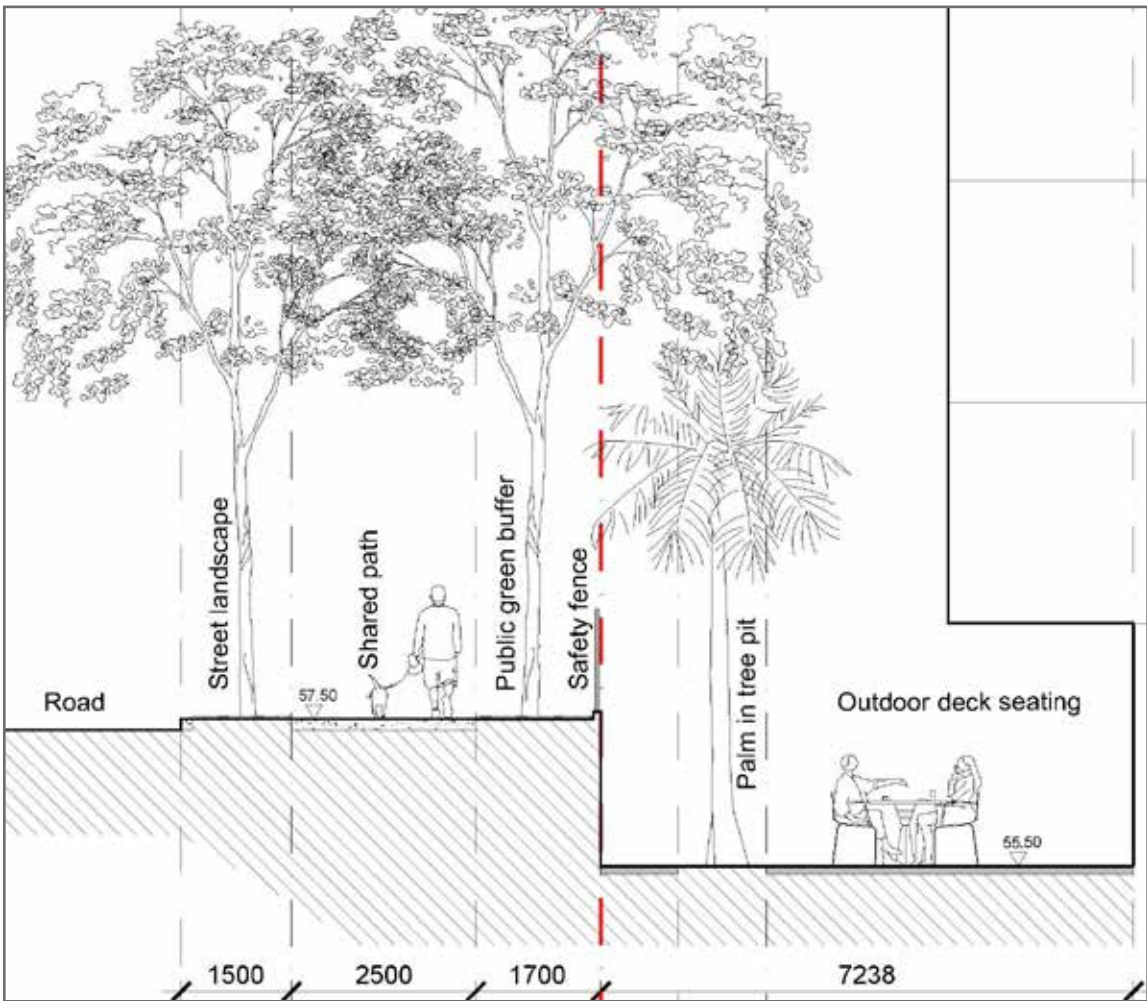
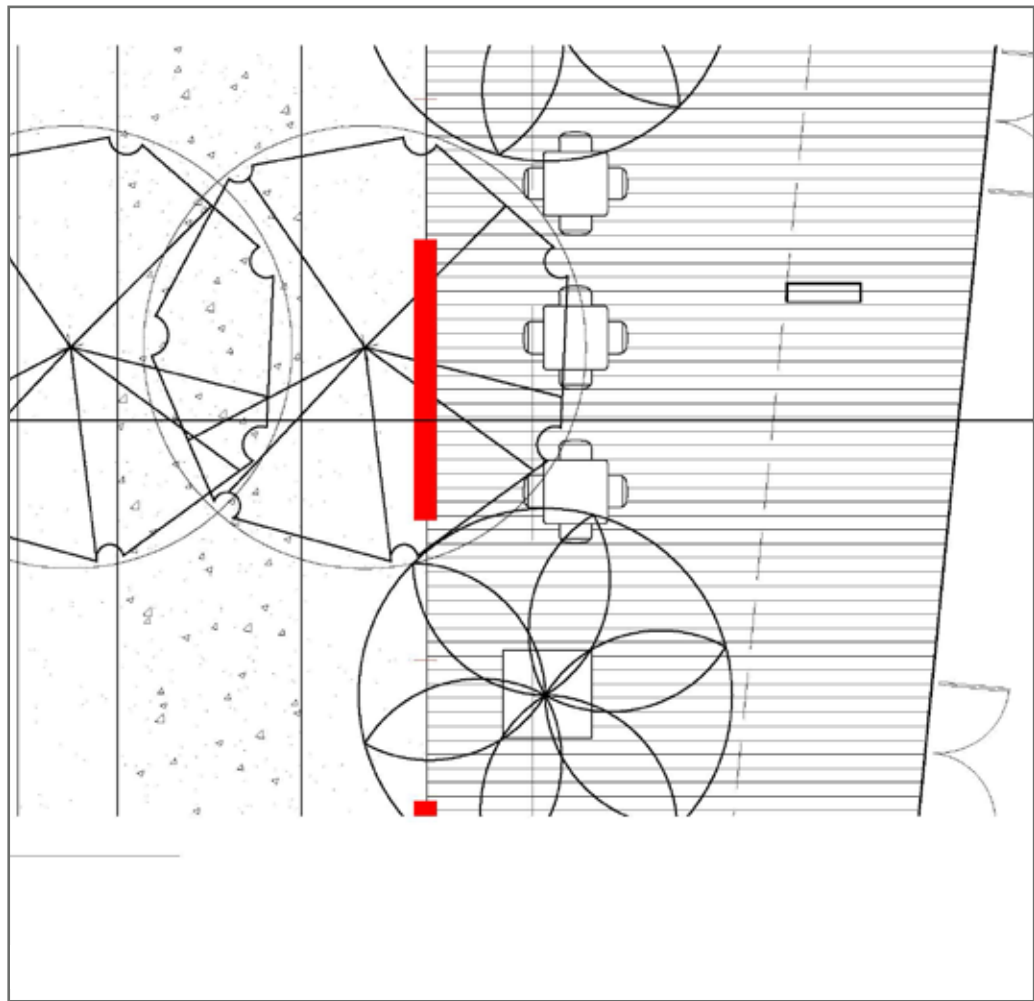
- clarification of building front setbacks and undercroft retail setbacks, and building changes to suit;

RESPONSE CONTINUED:

Further south along Soldiers Parade the steep gradients of the road require a level change from the terrace to the footpath. Suitable detailing of handrail, green edge, undercroft, and access from ends of terrace are addressed.



Design Imagery



SSWPP RFI's -Landscape & Public Domain Responses



1. Planning Matters

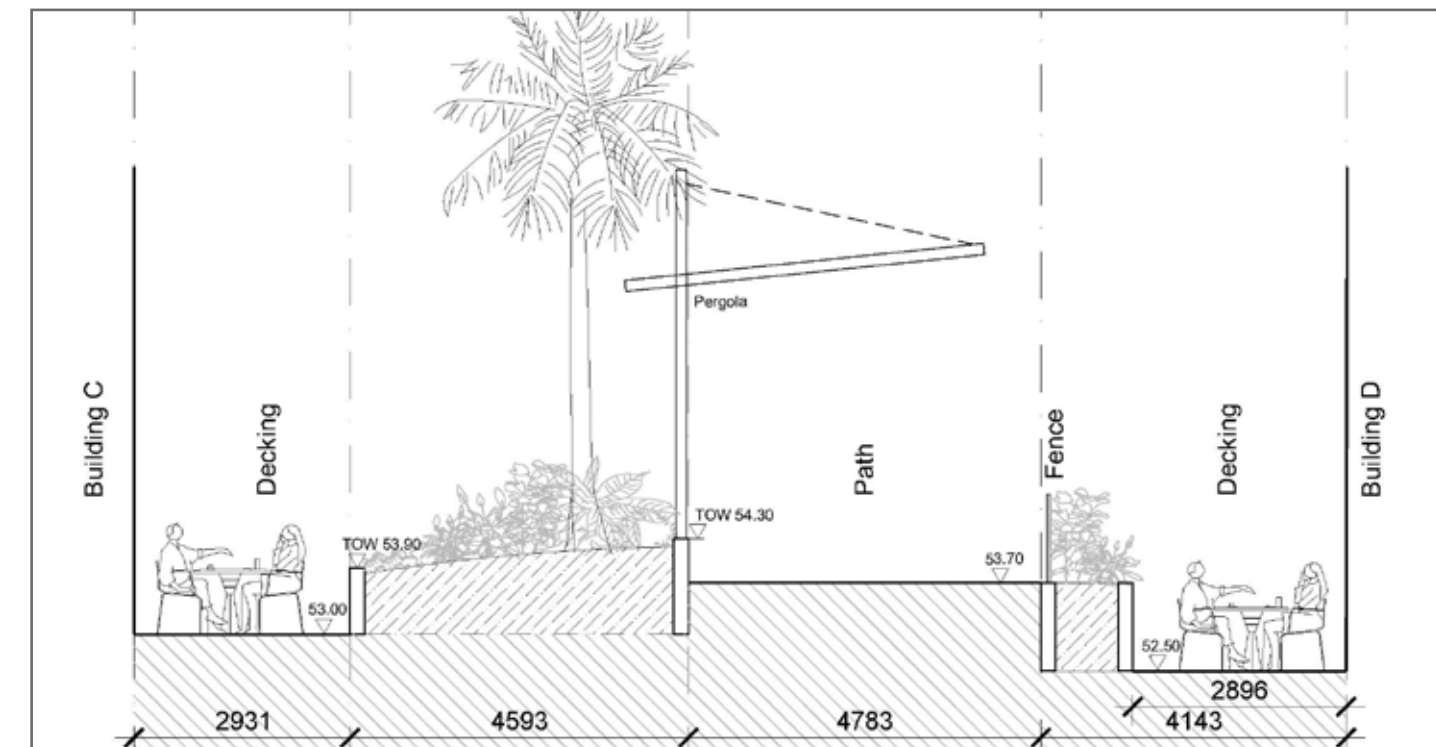
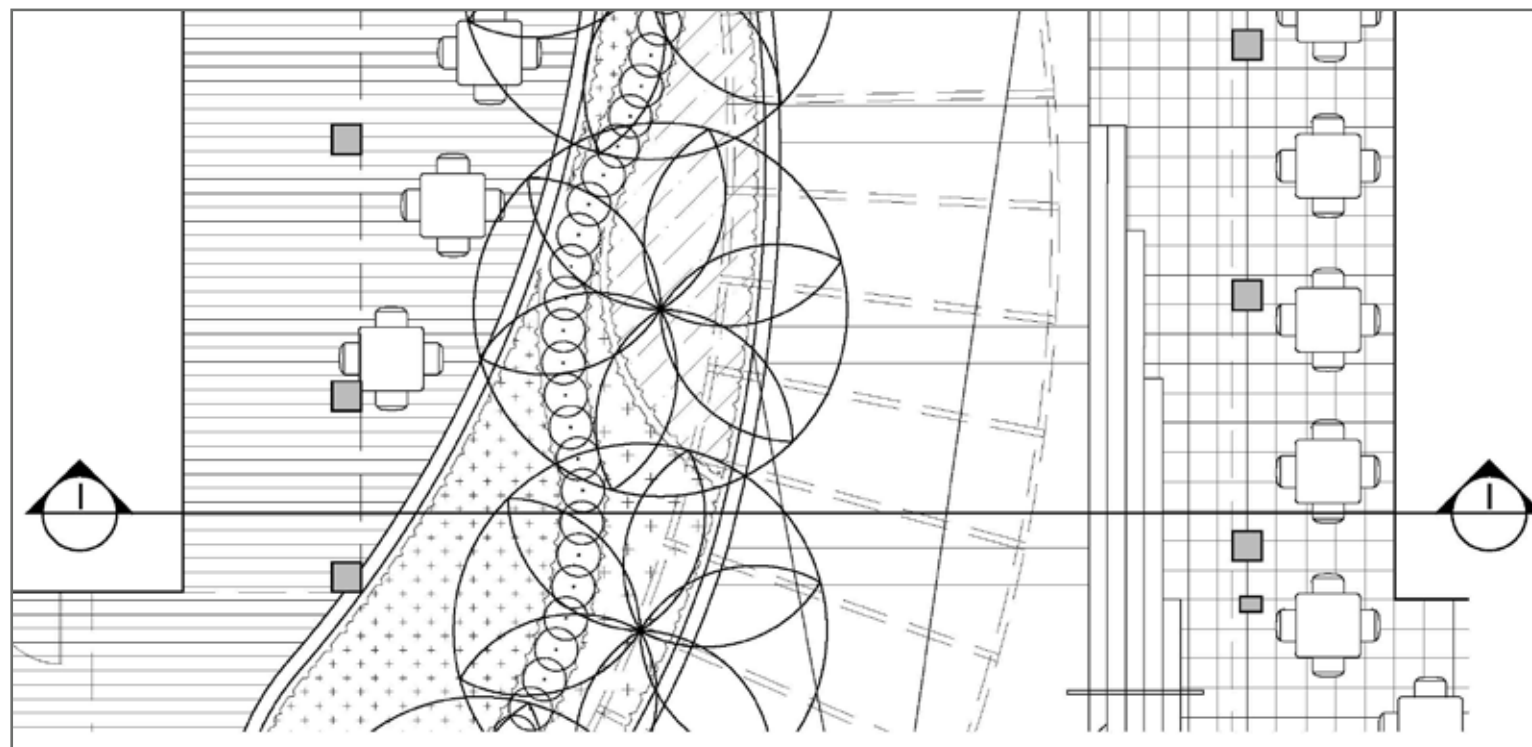
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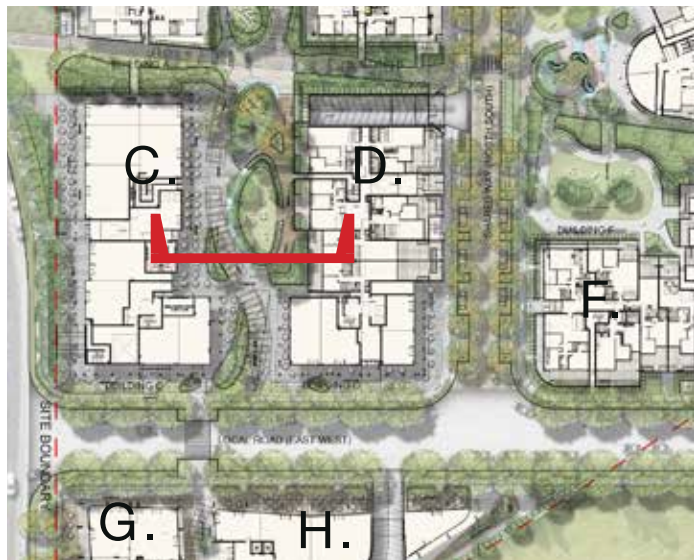
RESPONSE CONTINUED:

This gateway location for the main north-south link has emphasis on greening of edges, with flanking retail. The sloping path corresponds with the falling landform, and moving north the path is level with the strongly engaged retail to the west side.

The Cabbage Tree Palms (*Livistona australis*) and the climber covered canopy reinforce the north-west journey.



SSWPP RFI's -Landscape & Public Domain Responses



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RESPONSE CONTINUED:

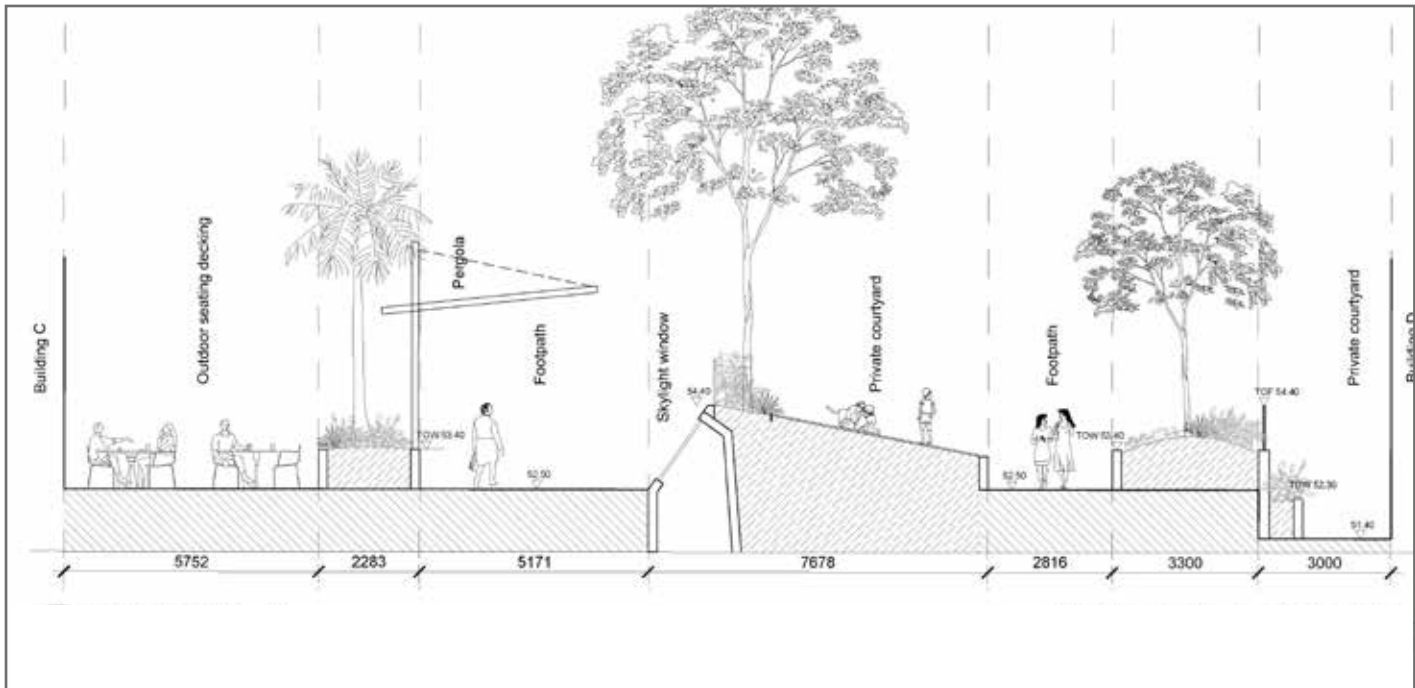
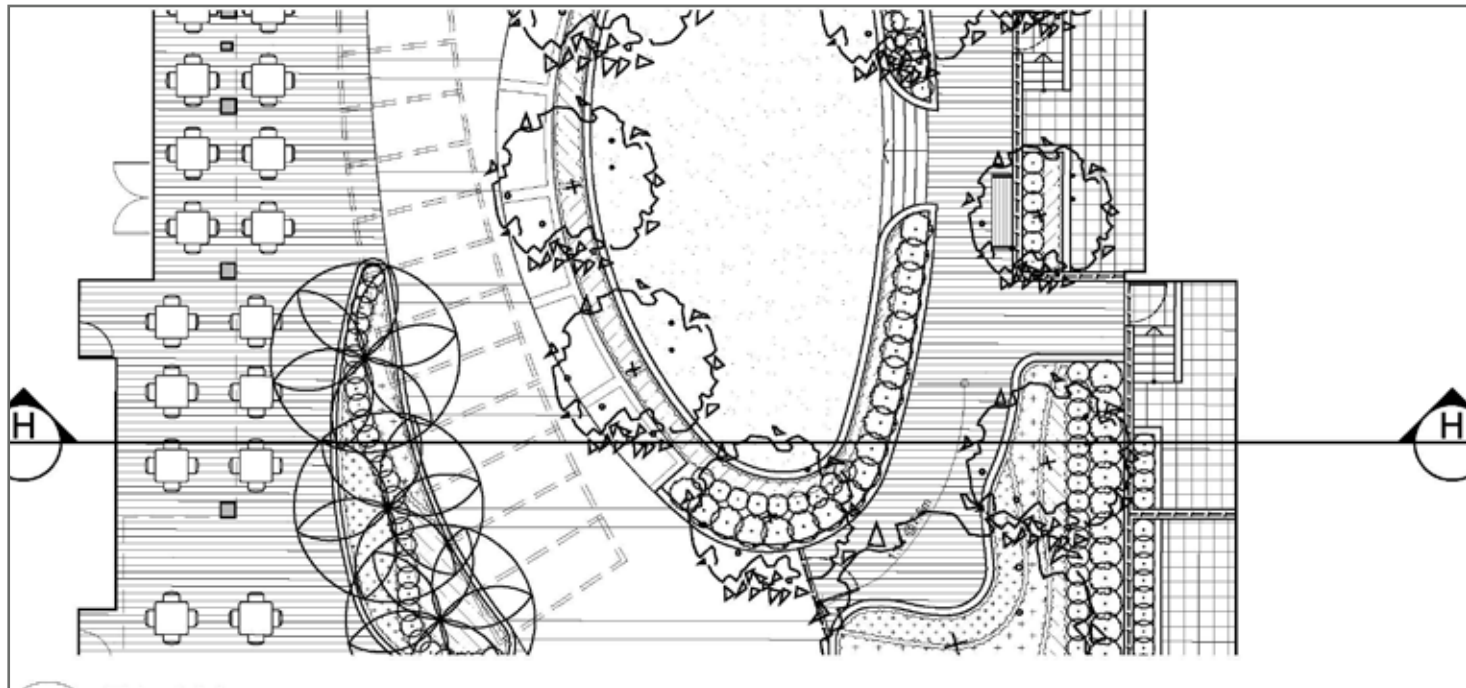
The north-south link progresses north to have broader retail seating terraces to the west.

The shareway link continues to be prominently marked by overhead canopy / pergola

The feature glazed upstand on the east edge of the walkway has skylight glazing / public art endemic plant imagery, providing natural light to the basement, and in the evening is backlit as a feature edge to the walkway.

Gated access to the COS to the east accesses the oval shaped sloping lawn, and private walkway with seating edges.

Private residential courtyards are provided privacy with planters greening the level change to create appealing private terraces.



SSWPP RFI's -Landscape & Public Domain Responses

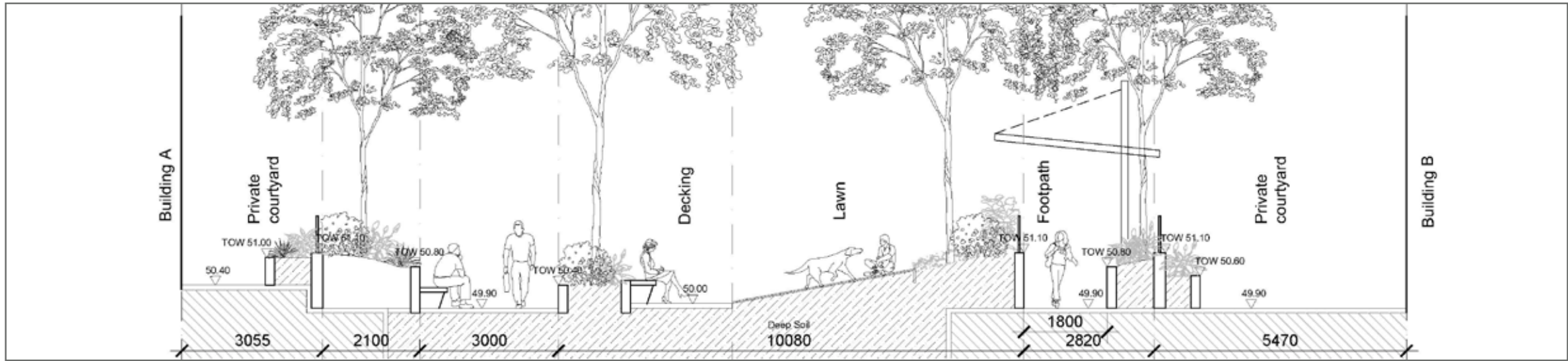


1. Planning Matters

a) Front Setbacks, and b) Building Separation

- clarification of building front setbacks and undercroft retail setbacks, and building changes to suit;

RESPONSE CONTINUED:



SSWPP RFI's -Landscape & Public Domain Responses



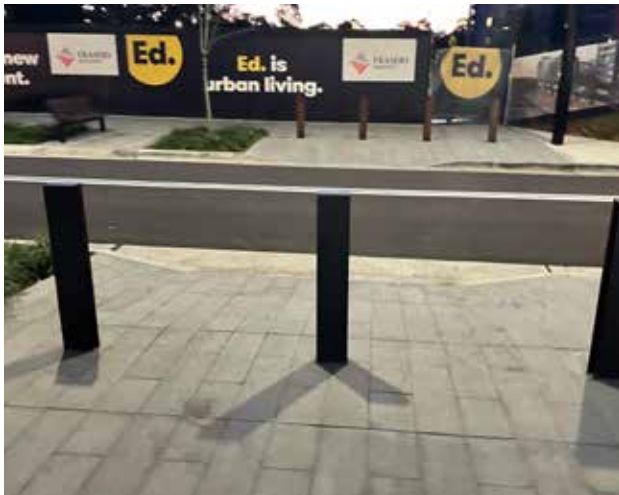
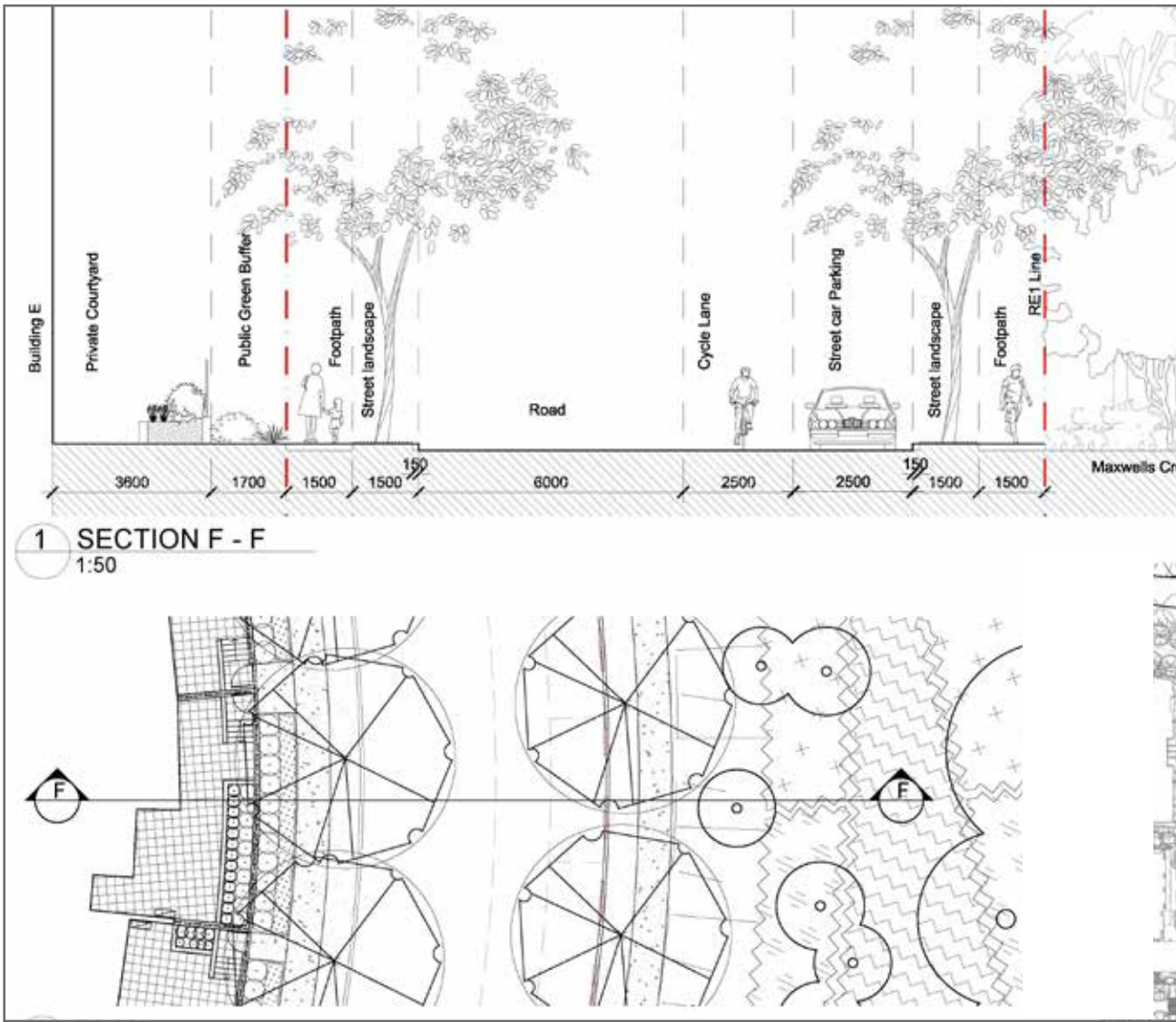
8. Land Engineering Matters

- b) indicate 2.5m off road Cycleways and 1.5m footpath to roads as per DCP
- c) indicate Pram crossings at all intersections as close to Kerb TP as possible and in the centre of the kerb return.

RESPONSE:

2.5m Cycleways are off-road for shareway cross site link. 2.5m cycleway is on-road for perimeter loop road due to requirement for 8m fire truck access dimension, which precluded swapping.

To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.



Ed Park retail crossing - simple paved



Ed Park Station - Marked Crossing, needs approval



Ed Park residential courtyard example



Ed Park Pram ramp laybacks

SSWPP RFI's -Landscape & Public Domain Responses



12. Urban Design & Public Domain Matters

a) Context

12.1.2 To create linkages to other developments and riparian zones, enabling pedestrian access and connectivity through the site, including to clarify cycling routes;

RESPONSE:

The north-south riparian link has been reinforced with full pedestrian crossing and raised threshold shown, but understand this is subject to approval. Fallback is to pave this portion of road and provide clear identification of presence of pedestrians with bollards, lights, signage and other treatments such as public art. A new undercroft pedestrian link to the NE has been introduced. The eastern cross site link termination is notionally a paved roadway portion to highlight pedestrians, along with bollards, lighting, laybacks. Further resolution at DD stage can be completed in response to an approval condition. To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.

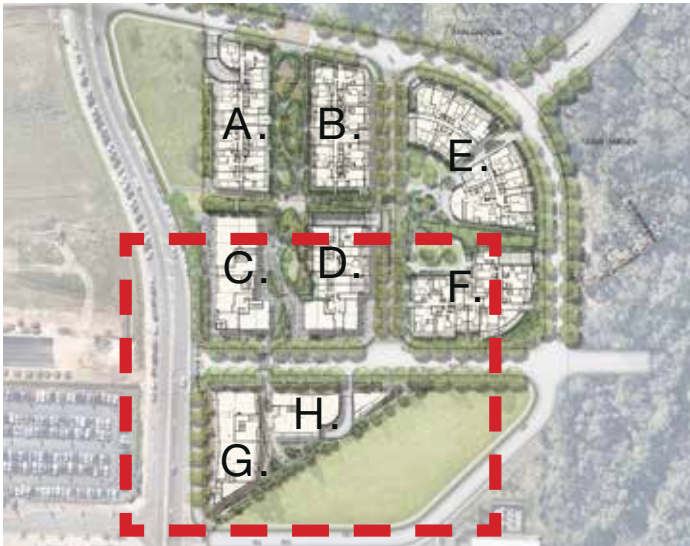


Red: Pedestrian link; Orange: Shareway; Yellow: Cycleway



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



12. Urban Design & Public Domain Matters

a) Context

12.1.3 A clear link to the train station is proposed as part of the development, and some details of the amenity provided along this link are indicated in the landscape package. However, it is unclear as to whether the proposed link to the station is suitable for cyclists or is a pedestrian-only connection. Provide details of bicycle routes / infrastructure within the detailed drawings.

RESPONSE CONTINUED:

Between Buildings G and H the north-south shareway link becomes a pedestrian only pathway (activated by retail). Cyclists are to be directed along the road and join the shareway alongside Soldiers Parade, and on to the station.

To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.



Red: Pedestrian link; Orange: Shareway; Yellow: Cycleway



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



12. Urban Design & Public Domain Matters

d) Sustainability

12.4.4 Sustainability initiatives, and.... consideration should be given for promotion of stewardship over the precinct's public domain and shared spaces by inclusive design strategies that enhance safety, social engagement, and usage of these spaces.

RESPONSE:

Sustainability related proposals are wide ranging and described in sustainability / architectural / civil and other documents, outlining materiality, WSUD treatments, solar and full range of proposals. Specific to this item, community engagement and educational aspects are part of a suite of treatments and proposals. An example below is the Child Care facility being changed to be community rooms, and the outdoor secure play area is being changed to integrate with the open space to the north and south to create a large open space frontage along the shareway road. A water play area with wetland educational detailing is proposed, with perimeter planting and family seating. The adjacent area has mounded lawns in deep soil with large scale canopy trees. Chess tables provide an active community node along side the new link walkway to the north-east towards the riparian area. Further community engagement / education opportunities will continue to be investigated and incorporated in DD.



- New cross-site link
- Mounded lawn deep soil area with large canopy trees
- Chess tables and chairs provide active meeting point for community
- Educational water play area referencing riparian area
- Shareway with regular roadside seating nodes encouraging social engagement and pedestrian priority over vehicles
- Cross site shareway link
- Permeable paving to shareway recharges groundwater
- Broad lawn with deep soil and tall canopy trees



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



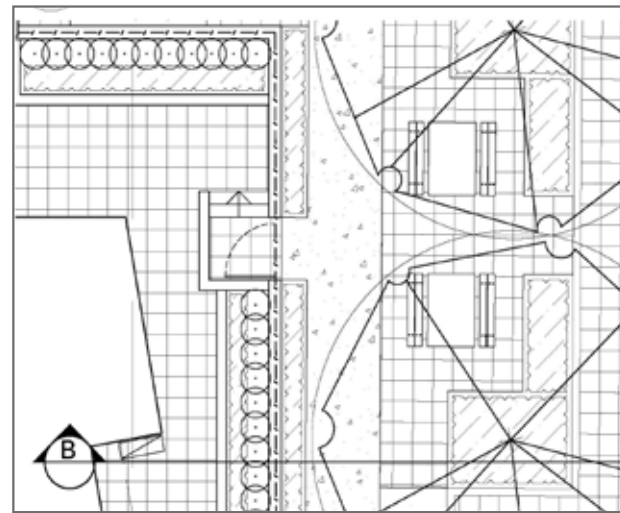
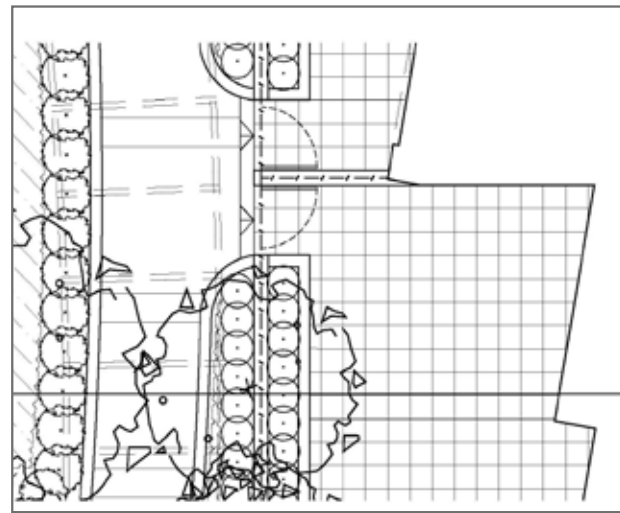
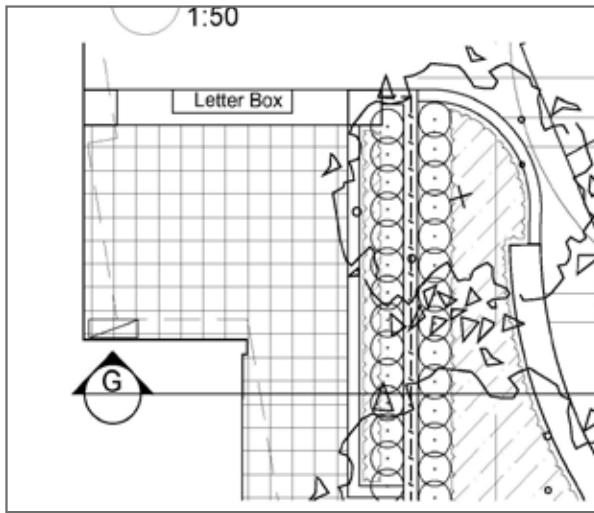
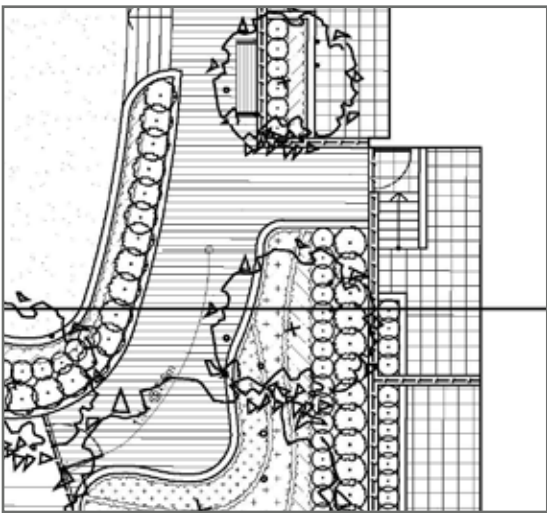
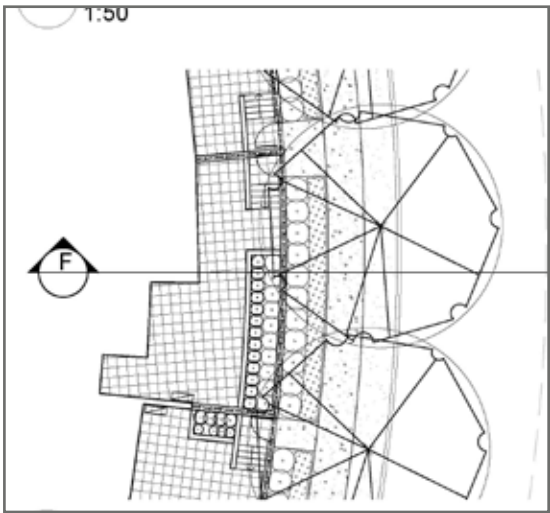
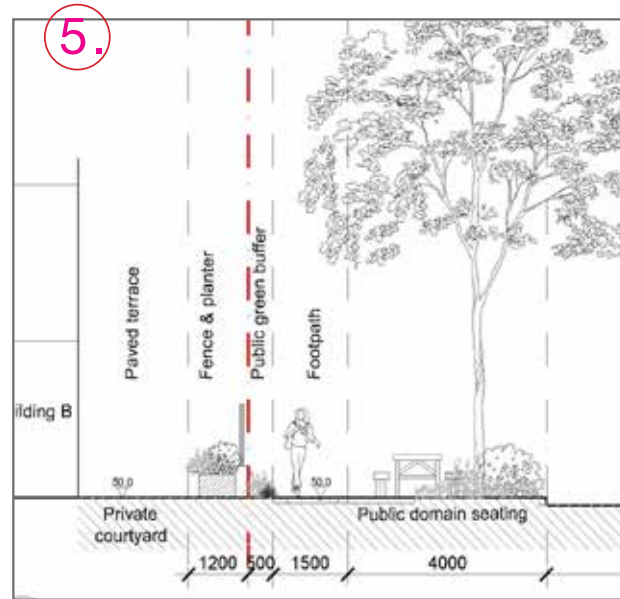
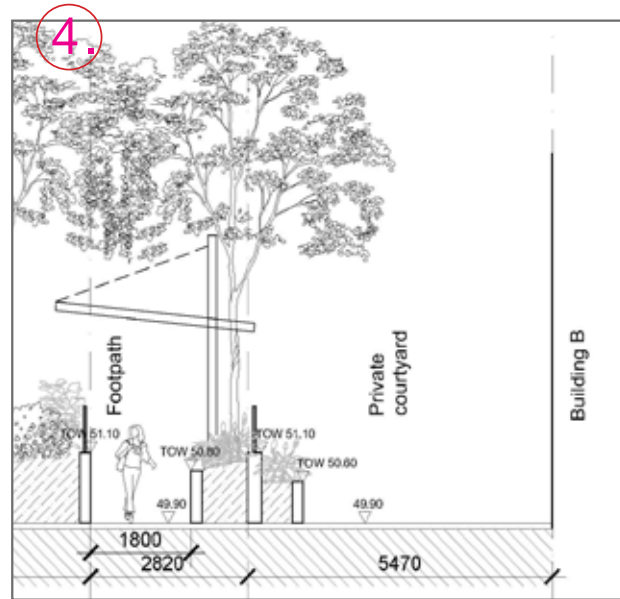
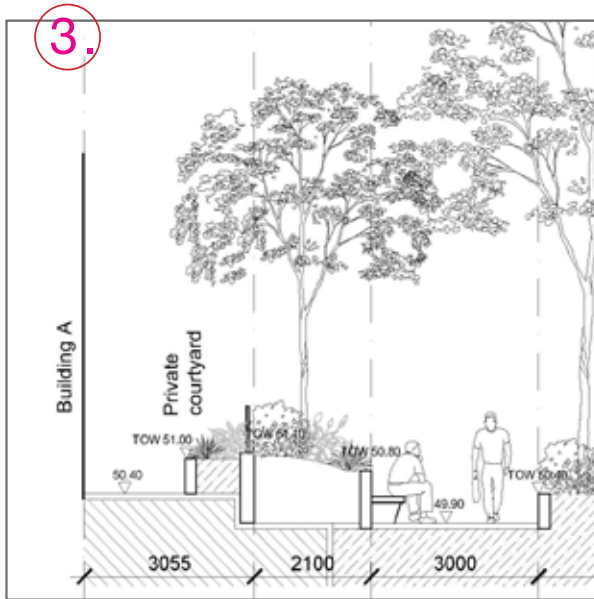
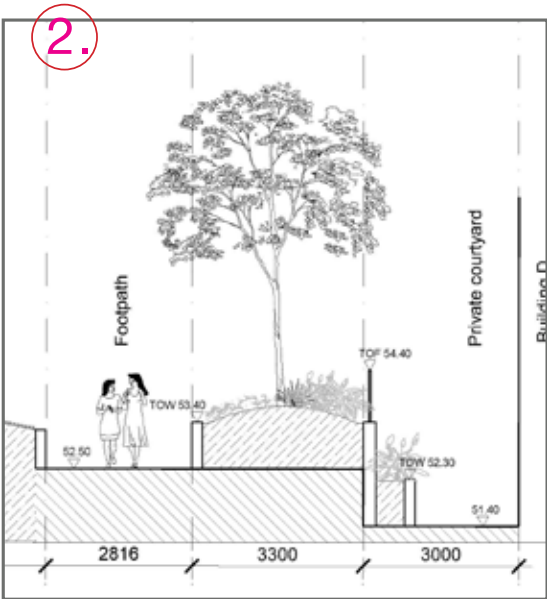
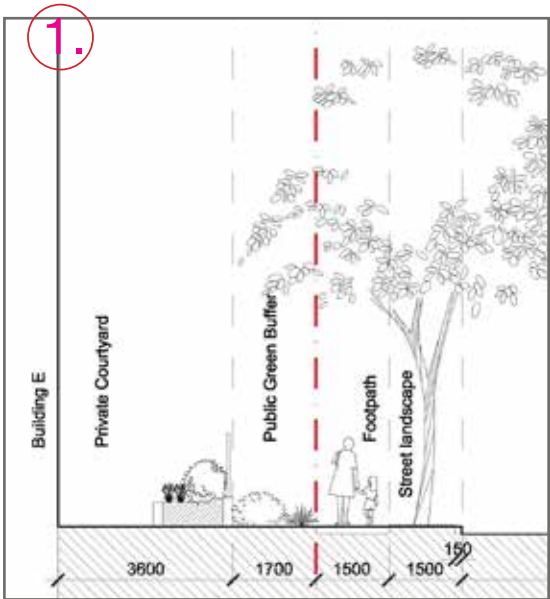
12. Urban Design & Public Domain Matters

e) Landscape

12.5.1 The information provided does not clearly indicate how ground floor dwellings will engage with the street or adjoining common open space. These interactions can have a positive effect on pedestrian safety and security, as well as enhancing the quality of the public domain. Provide cross sections of building interface with streets identifying the proposed treatments/details.

RESPONSE:

The plans and sections demonstrate the range of different design responses to create high amenity private open space. There are numerous different issues addressed including level change and proximity to adjacent streets, shareways, cross-site links and common open space areas. Consistent throughout these is the greening of both sides of securing fencing where possible, to create quality external presentation and outlook / living environment in courtyards. The activation of adjacent areas with gates and where suitable overlooking of streets and areas where privacy permits, is to provide surveillance and engagement with the streetscapes and adjoining spaces.



SSWPP RFI's -Landscape & Public Domain Responses



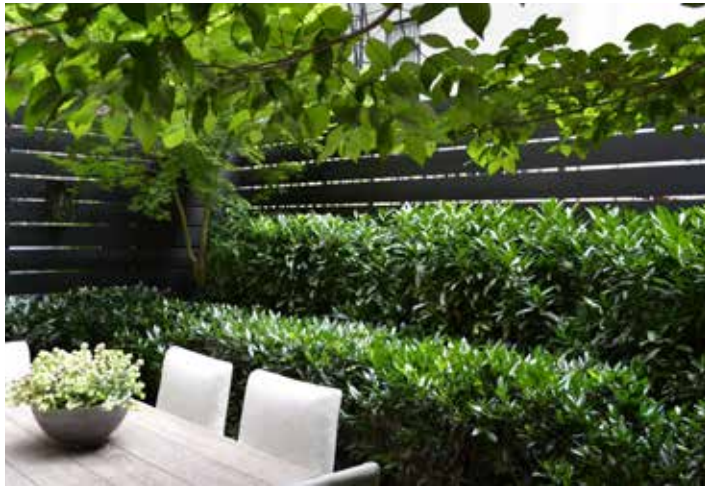
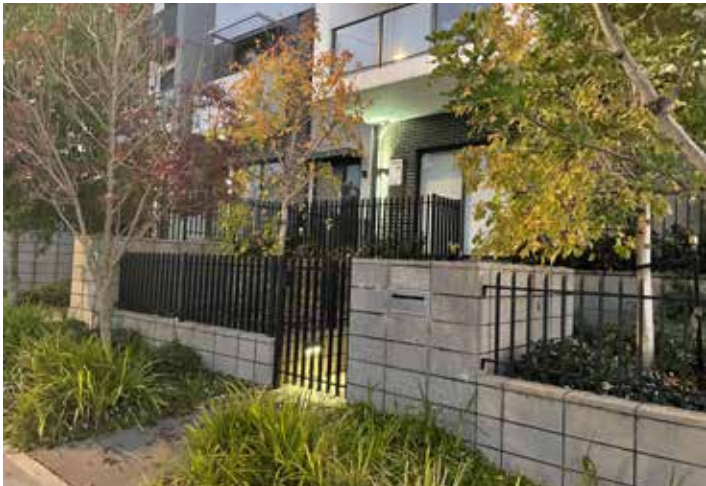
12. Urban Design & Public Domain Matters

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RESPONSE:

Further to the example plans and elevations, the following reference imagery demonstrates the general intent of providing a greening of both courtyards and streetscapes wherever possible. The range of specific materiality and detail is to be an extension of the architecture of each building, and to create cohesive streetscape frontages.



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



12. Urban Design & Public Domain Matters

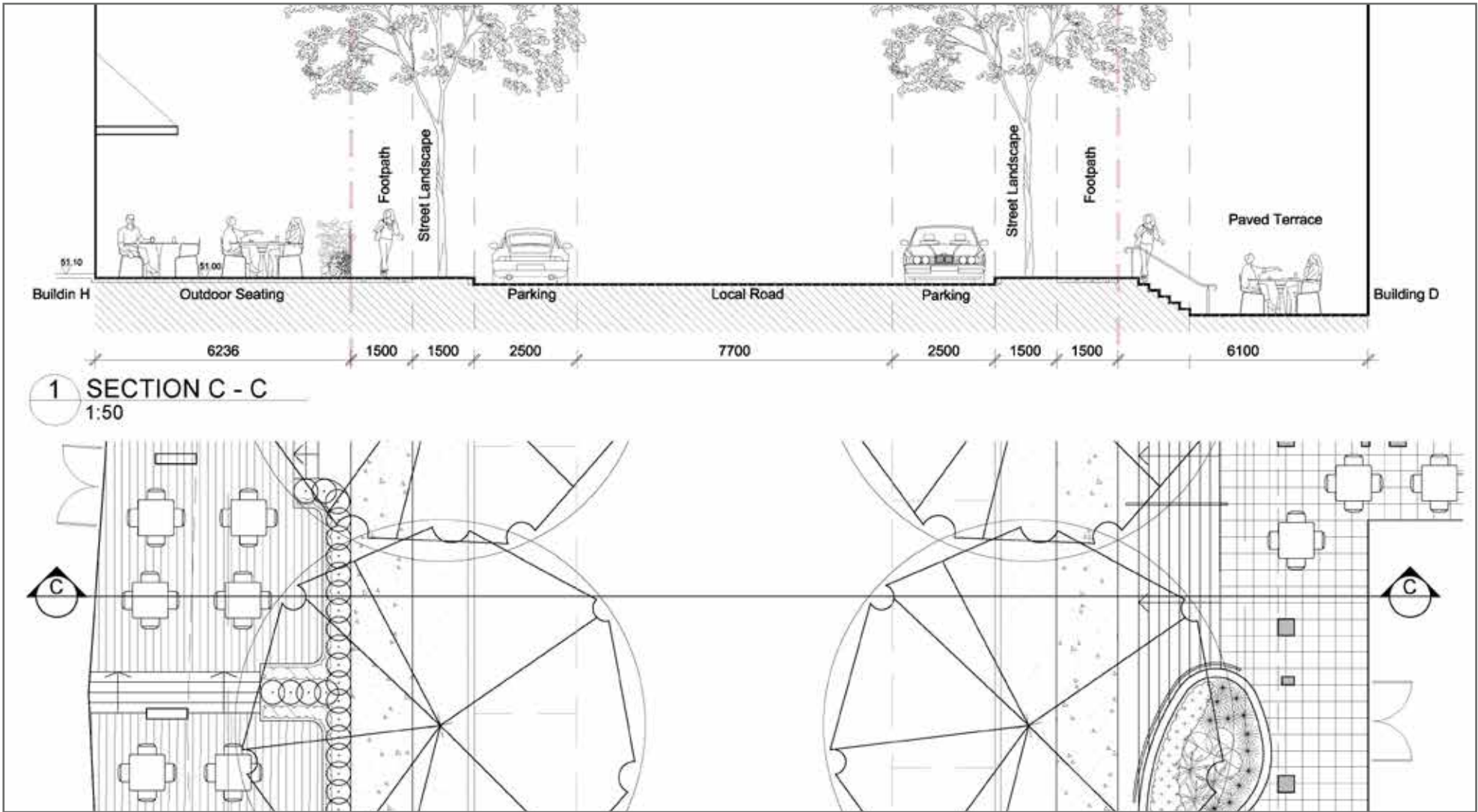
e) Landscape

12.5.2 The information provided does not clearly indicate how commercial and retail tenancies will engage with the street. Consideration should be given to visibility and access to these space by the general public. Provide details of public domain/ landscape treatments around the access points and retail frontages within the drawings.

RESPONSE:

Detailed plans, sections and supportive imagery provided in the responses to '1. Planning Matters' section earlier in this document.

These demonstrate that the proposals reference the existing Ed Square retail outcomes, and enhances these to specifically respond to the strong north-south pedestrian corridor, and to provide activation to street edges in locations as shown.



Precinct Plan



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses



12. Urban Design & Public Domain Matters

e) Landscape

12.5.3 The landscape design proposes various shared functional, passive, and active spaces through the public domain elements, and common open spaces on roof tops. Much of this proposal is based around recreation and aesthetic drivers. Consideration could be given to inclusion of environmental engagement elements, such as community gardens, adaptable spaces for larger organised events, and educational items. The latter will assist in aligning with Item 7, table 2 (part 2.2 Character Areas) of the Edmondson Park South DCP 2012.

RESPONSE:

A matrix of interpretive, placemaking, community engagement, and active landscape sustainability features such as community gardens are included across the site. Strong identity is provided to the east-west cross site link with the strong rhythm of pergolas along the route, and paving bands potential for interpretive text inlays. The detail of environmental engagement elements will continue to be enhanced through the design development of the project.



Design Imagery

SSWPP RFI's -Landscape & Public Domain Responses

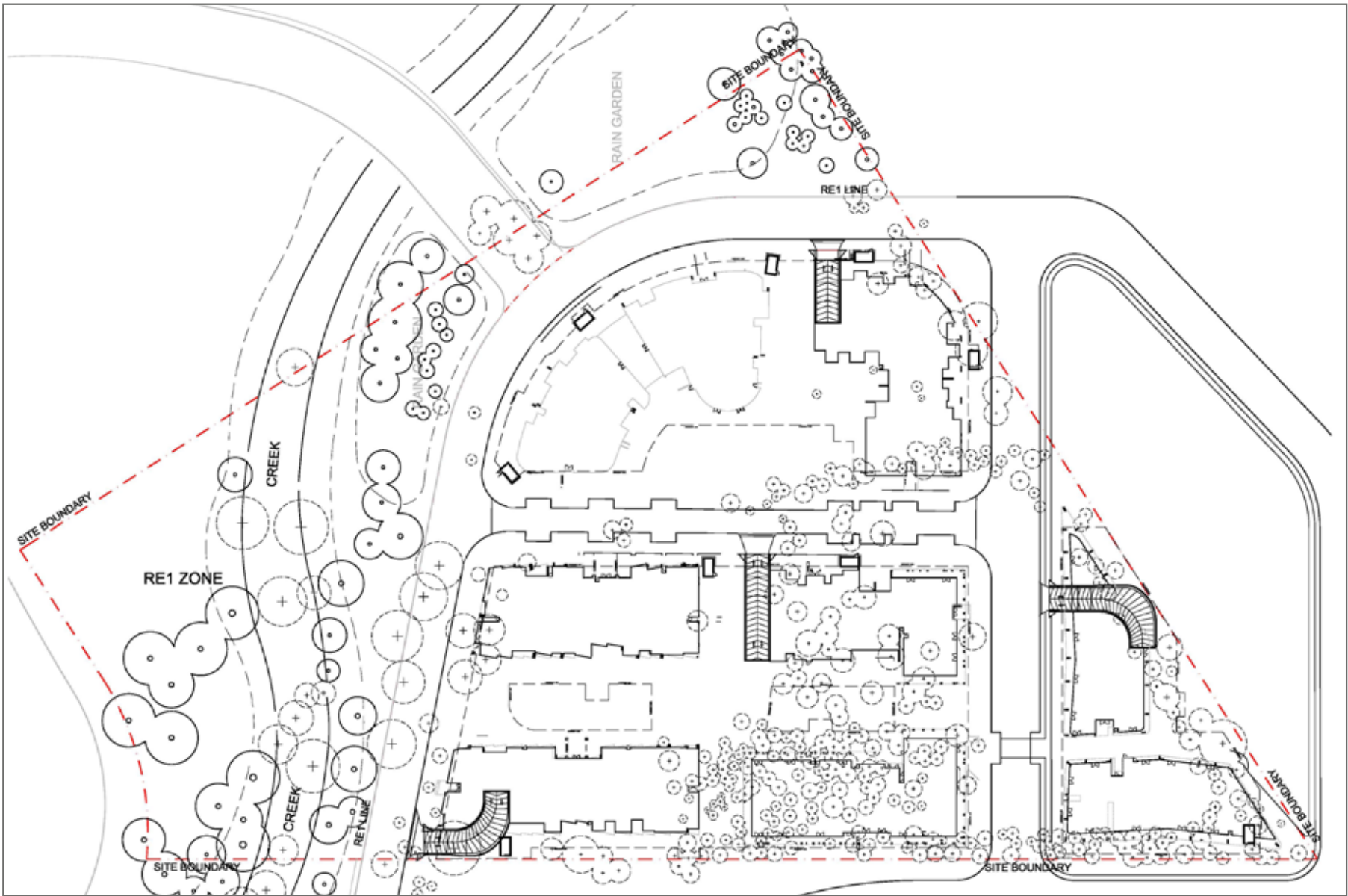
12. Urban Design & Public Domain Matters

e) Landscape

12.5.4 The proposed landscape plans do not identify retention of any existing trees or fauna on site. As a primary control of the ADG, retention of any applicable trees/vegetation should be addressed accordingly. Provide details/reasoning for all existing fauna being compromised as part of the development.

RESPONSE:

Nearmap aerial imagery provided the base for site vegetation mapping. Regrowth of sapplings is most prominent across the development site, indicating that the site has been ‘recently’ cleared. The most substantial impact on vegetation is due to earthworks and formation of new creekline through the riparian corridor, and formation of the adjacent ring road. Vegetation on the subject site is principally for prescribed infrastructure works, and tree removal on the development site is considered minor and trees would be isolated and offer little habitat /



Nearmap aerial imagery utilised for vegetation mapping.

SSWPP RFI's -Landscape & Public Domain Responses

12. Urban Design & Public Domain Matters

e) Landscape

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RESPONSE CONTINUED:

Including rooftop terrace trees approximately 50% canopy cover is achieved. For ground level tree planting only, approximately 47% canopy cover is achieved across the site. This same calculation for ONLY the development area (ie excluding the riparian area) the canopy cover is calculated as approximately 38%.



SSWPP RFI's -Landscape & Public Domain Responses

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RESPONSE CONTINUED:

Significant proposed tree planting creating an estimate of greater than 50% canopy cover across the site. This includes riparian / habitat trees, and amenity tree planting for greening and shade. Tree canopy dimensions are considered conservative, and the outcome exceeds the common urban precinct goals across Sydney of 30 and 40% tree cover.



SSWPP RFI’s -Landscape ADG and LLC Landscape Codes Conformance

Preparation of the landscape design has been completed to achieve a high level of conformance with Liverpool City Council DCP requirements and landscape and public domain codes, and ADG objectives and guidelines. The following summary is provided of key aspects of the application and consideration of these codes, but as a summary does not seek to catalogue compliance on all relevant controls. It does however outline the considerable effort taken to achieve all requirements, and to balance competing requirements where required.

The site planning of streetscapes, built form, and open space has sought to achieve suitable integration and contribution to the landscape character of the streetscape and neighbourhood (ADG Principle 5). The local character and context (ADG 1B, 2G and 3C) is central to the connectivity and improvements to the riparian open space on and extending from this site. In addition, the north south cross site pathway links to the railways station and retail CBD south of the site. Further, the east-west cross site pathway links the Lancom development precincts west of the site with the riparian and open space corridor east of the site. Locating of deep soil in these cross site links, and in the common open space areas to the street frontages reinforces the consistent tree planting across the site. The deep soil areas have plantings of taller canopy trees to provide shade and amenity; assisting reduction of heat-island effect; and providing a significant landscape setting for the buildings.

Assessment of existing vegetation on the site shows that the development areas is comprised of tree regrowth that lacks mature specimen or habitat / ecology trees. Larger trees occur in the riparian portion of the site, which is being dedicated as part of precinct open space and improved with watercourse, regeneration areas, and open space amenity by others.

Communal open space occurs on podium and roof levels (ADG 3D) provides a substantial amenity for residents, with strong diversity of passive, active and general landscape amenity provided. As a Town Centre site, the specific criteria guidelines for public domain, streetscape layouts and setbacks, and other detailed requirements have been incorporated. The quality and diversity, the open space is considered to provide a suitable high level of amenity for residents. Greater than 50% direct sunlight has been achieved to the principal areas of the communal open space between 9am and 3pm in mid winter has been demonstrated in the architectural documents. A broad range of active and passive recreation amenity (objective 3D-2) has been achieved in the various common open space areas.

Deep soil requirement (3E) is met on this site as is shown on Architectural drawings. Tall and medium height trees are located in the deep soil and streetscape areas. Greater than 50% tree cover has been shown to be reasonably achieved, being significantly more than requirement.

Residential courtyards have been designed with regard to activating adjoining open space, with integrated landscape and perimeter walls / fencing to achieve visual softening, and privacy (objective 3F and 4E). Pedestrian access and circulation, and clarity of building entries or wayfinding to entries has been carefully considered in proposals (objective 3G). Car parking in streetscapes is integrated with the public domain in accordance with Council’s public domain requirements, and instruction to create a north-south shareway with parking. Bicycle parking provision will be addressed in the detailed design as part of detail design of shareways, and dedicated cycle lane and connectivity provisions (3J).

Regarding ADG section 4P ‘Planting on Structures’, required soil depths for turf, groundcovers, shrubs, small and medium trees is demonstrated, and note large trees are principally in deep soil areas. Generally, ‘small’ and ‘medium’ trees are proposed in to private open space (residential courtyards), and to on-slab and rooftop common open space areas, with suitable soil volumes appropriate to the landscape outcomes as shown. Tree sizes as indicated on plan demonstrate the intended design outcomes, and soil depth provisions and planter widths are indicated on the plans and details, and based on ADG guidelines and precedent outcomes are suitable to achieve sizes as shown. Published ‘mature height’ tree data is relevant to deep soil areas, and experienced selection of trees for on-slab areas acknowledges canopy widths shown are often less than dimensions in optimal conditions. Selections and locations have taken account of available soil volumes, and restricted tree growth that still provides quality outcomes has been achieved from experience on previous projects.

Water management and conservation strategies (ADG 4V) are incorporated in the landscape design, including water collection and recycling / storage and dripper irrigation, along with selection of low-water use plant species (both native and proven exotic species were appropriate to landscape character). Suitable maintenance specification and scheduling of activities is provided for the on-going management of landscape to achieve design outcomes as described in the landscape documents.

More generally, the following notes outline landscape detailed design provisions to observe LCC landscape codes.

The proposed plant material will be substantially selected from Liverpool Council and relevant authorities approved plant species lists, and for hardiness, low water characteristics, ease of maintenance and proven ability to suit local conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and 800 general depth for small tree planting, and greater depth where wider horizontal dimension allows mounding. Soil volume is to be carefully considered to be appropriate for tree species and to create a suitable mature size for each design location and intended outcome. The detailing of the on-slab planters incorporate a free draining soil mix specially blended for planter box use; a washed sand drainage layer placed beneath the soil mix; a drainage cell product with filter fabric to establish a drainage void above the slab ; and falls in slabs to drainage outlets with inspection pipes over drainage outlets. All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground, anchor points and the like will be provided for safety harnesses. Definition of secure areas with suitable non-scalable edges and fencing is a key issue addressed in the design given the elevated podium garden areas. Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public footpaths and hardstand areas are to be paved to meet LCC paving standards, details and public domain manual. Street trees and public domain detailing will be developed to meet LCC and relevant Authority codes and requirements .

The use of an irrigation system will aid the successful establishment and long-term development of the landscape. Harvested and recycled water will be suitably utilised, and landscape designed to meet the principles of WSUD.

The installation of the residential landscape gardens and terraces shall be subject to a 52 weeks defects liability period, with a further manual for on-going contract maintenance with strong guidelines and design notes to ensure continuity of landscape design intent. The establishment maintenance landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape