

Venetin Aghostin
Senior Development Planner

25 March 2024

**RE: No's 400, 402, 402A and 404 Cabramatta Road West, Cabramatta; 2 Orange Grove Road, Cabramatta;
and 6 Links Avenue Cabramatta
DEVELOPMENT APPLICATION NO.: 260.1 / 2023 PAN NO: PAN-355763
Landscape response to your letter dated 21/12/23.**

Dear Sir

Please see below for our response to points as noted.

4. Inconsistencies with Site Specific DCP (SSDCP) Controls

d) The Landscape Plan does not appear to take into consideration the restrictions imposed to the site as a result of the proposed Stormwater Management systems proposed for the site and minimal depths/setbacks provided generally across the whole of the site, nor proper consideration given to the proximity of proposed trees to new buildings etc. and is considered to present an unviable scheme for the site.

All tree placement has been considered in relation to proposed stormwater lines. Stormwater lines shall be installed nominal 800mm below proposed ground surface levels allowing for adequate soil depths over (and around) for trees to grow and flourish and. Stormwater Plans are compatible with Landscape Planting Plans.

13. Landscape Design Issues

d) The use of the two species trees including Eucalyptus tereticornis and Brachychiton acerifolius in areas with restricted soil volume (adjacent to hardscapes such as parking/trafficable paved area) is not recommended. More suitable tree species should be proposed in these areas. Additional details should be provided for the tree plantings including the use of tree root liners, strata vaults/cells where additional tree soil volume is required.

We have viewed all proposed locations for Eucalyptus tereticornis and Brachychiton acerifolius placement and where applicable relocated trees where soil volume is restricted or we have replaced these species with Eleocarpus Reticulatus, Callistemon 'Kings Park Special' or Melaleuca Lineaefolia.

13. Landscape Design Issues

e) Documentation was not submitted to demonstrate that the playground complies with the relevant Australian Standards.

The Playground itself and all playground equipment shall comply with Childcare National Standards, including Children (Education and Care Services) Supplementary Provisions Regulation, The National Law and National Regulations from The Australian Children's Education and Care Quality Authority, City of Sydney Childcare DCP, Access DCP and the new SEPP Childcare Planning Guidelines plus all current and relevant Australian Standards for Playgrounds and Playground Equipment.

Please contact the undersigned with any questions.

Yours sincerely,

John Storch

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