

30 July 2026

Mr Chris Eldred
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Housing Delivery Assessments

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**RE: Supplementary Letter
Major Projects – Request for Advice – 156-166 Rickard Road, Leppington (SSD-84430209)**

Below is a supplementary letter which provides an extension on the advice previously issued in the Holding Submission letter dated 17 July 2026, which is to be read in conjunction with Camden Council's response to the request for advice:

Rickard Road

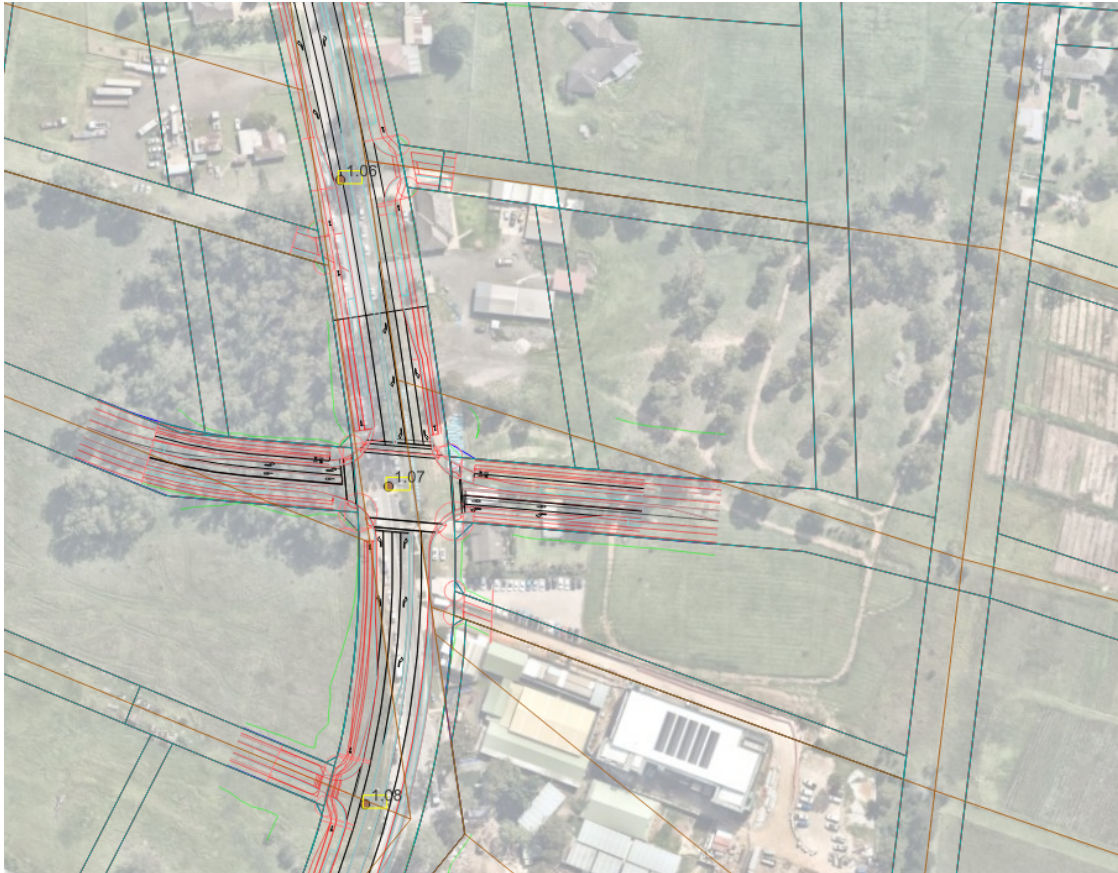
- The proposed development combined with the proposed SSD adjacent to the site at 173-183 Rickard Road and the primary and secondary school to the south will generate significantly high traffic trip generations. Council reiterates that Rickard Road must be built and upgraded prior to the development on this site being constructed, and Council objects to density as proposed under this proposal.
- The proposed road design: particularly intersection 1.07 does not match with AECOM's Road design of Rickard Road as shown below. The proposed road design does not provide the required safe road environment to support the proposed development of significant scale. AECOM is in the process of considering the latest Indicative Layout Plan (ILP) which applies to the site and is analysing the overall transport link in Leppington Town Centre to update the road design.

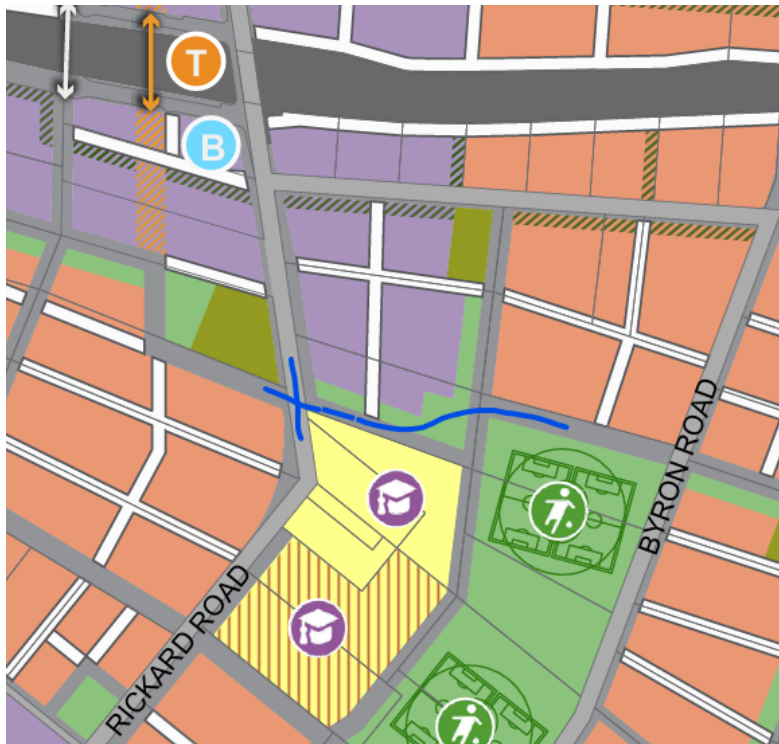
AECOM is in the process of preparing the road alignment as shown by the sketched blue line in the image provided below where the following is critical to be noted:

- Shift the major intersection 1.07 to the south so that robust transport connectivity is provided to the various types of land uses, particularly the school at the heart of Leppington Town Centre, including provision of east-west two-way town centre road connectivity.
- Provide road alignment connecting Rickard Road and Byron Road as shown by the sketched blue line so that 'dog-legged' intersection is removed.

In this regard, the intersection design of road 1 with Rickard Road is not supported and is required to be redesigned.

- The required land dedication for Rickard Road widening is to be determined once the road design is considered satisfactory by Council.
- The proposed subdivision plan is required to be amended once the road design is considered satisfactory by Council in accordance with the Rickard Road upgrade plan. This is to effectively delineate the required road widening required for the site.
- The land required for the Rickard Road widening is required to be dedicated to Council.





- The proposed site development is required to follow the grading plan for this site. The downstream/ northern end of the Town Centre Road is low by around 1.0m in level.
- The proposed northern road (Road 2) shall only have left-in and left-out traffic movement arrangements in the ultimate scenario.
- The proposed crest curve 'K' value on the Town Centre Road around chainage 150 is not in line with Austroads requirement and is required to be addressed.
- The proposed sag curve 'K' value on the Town Centre Road around chainage 190 is not in line with Austroads requirement and is required to be addressed.
- The proposed 9% longitudinal grade on the Town Centre is not pedestrian friendly and is required to be addressed.
- The applicant is required to demonstrate that the proposed trapped low point on the Town Centre Road can drain to the drainage area north of Road 2 in 1% AEP design storm.
- The applicant is required to provide the Town Centre Road stormwater design for both minor and major events for review.
- The applicant is to contact Council's Manager Growth and Infrastructure (CMGI) to obtain the latest Rickard Road design and submit engineering plans demonstrating the interface design of the proposed development is compatible with the interim and ultimate road designs to Council's satisfaction.
- The stormwater design is required to match AECOM's Rickard Road stormwater design.
- The applicant must demonstrate how the utility services along the frontage of Rickard Road will be coordinated between the interim and ultimate scenarios of the road works and the applicant must

also demonstrate how the future levels and locations of ultimate utility services/assets will be achieved in accordance with the ultimate design of Rickard Road up to the satisfaction of Camden Council.

- The applicant is to commence consultation with utility authorities ensuring future capacity can be catered for.

Public Domain

- Please refer to PDF attachment titled “A Public Domain Response”, prepared by the Camden Council Public Domain Design Team, dated 22 July 2026 which accompanies this response which contains a detailed assessment and key recommendations for this project to ensure the development is consistent with the envisaged future character of the Leppington Town Centre.

Landscape Design

- Review of the Arborist Report prepared by Arbor Express (Version 11, dated 8 May 2026) indicates that 90 trees are proposed for removal, and 27 trees are proposed for retention. The proposed tree removals appear necessary to facilitate the development, including bulk earthworks and the construction of new roadways.
- Most trees proposed for removal are assessed as having medium to high retention value. However, their retention would require significant and unreasonable modifications to the proposed development layout. As such, there is generally no objection to their removal, provided suitable replacement planting is undertaken as part of the works.
- The proposal seeks to retain and integrate existing trees within the public domain and public plazas. A suitably qualified Arborist should be engaged to undertake a tree risk assessment using an industry recognised methodology, having regard to the proposed occupancy and use of the site. The Arborist should also prepare a Tree Protection Plan and Tree Protection Specification to ensure the long term viability of retained trees throughout construction and upon completion of the development.
- The landscape strategy references planting typologies as a means of Designing with Country, drawing inspiration from the natural Cumberland Plain landscape and Dharug cultural connections. However, the proposed planting schedules do not adequately incorporate locally indigenous species. The planting palette should be revised to maximise the use of locally native and indigenous species wherever practicable.
- The proposal poorly defines the boundary and extent of the public and private interface providing poor wayfinding and delineation. More effective design controls using materiality should be considered.
- Trees proposed within plaza areas, including the ‘06 Bollard Planting’ zone, are unlikely to be provided with adequate soil volumes to achieve long term growth and canopy development. Appropriate soil volumes should be provided, including the use of structural soils where required, to ensure the planting can achieve the intended design outcomes.
- Landscape specifications should reference and incorporate Camden Council's standard landscape details, which should continue to be applied throughout the public domain works.

- The positioning of street trees along Road 3 should be reviewed to achieve a more even distribution of tree blisters and increase canopy cover throughout the public domain.
- Street trees located within tree blisters and other hardstand areas of the public domain should be supported by structural soil systems to enable healthy growth to maturity and provide sufficient long term canopy cover.

Property

- Clarification is sought regarding the future ownership and maintenance of the proposed public open space, linear parks, internal roads, landscaping and associated public domain areas. Further information regarding the ownership and maintenance of these assets is required to be provided to Council for further consideration.
- In addition to the above point, there should be confirmation as to whether any land, assets, easements, roads or recreation areas are proposed to be dedicated or transferred to Council as part of this development.

Contributions Planning

- The Camden Growth Areas Contributions Plan (Amendment 3) (CGACP) currently applies to the land and is subject to the Leppington North Precinct rates.
- Under the CGACP, there are no items of infrastructure identified.
- Amendment 4 to the CGACP which was previously placed on public exhibition and is subject to review; however, identifies several items of infrastructure being OS6, OS10, T6 and T21.
- From review, the open space proposed to be provided as part of the proposal is more than what the CGACP envisages.
- It is recommended that the Developer contact Council's Contributions Planning team to discuss the potential delivery of the proposed items as part of an agreement by way of a WIKA (if the revised CP is in force) or if over and above the CGACP provision then a Planning Agreement.

For your consideration, please give me a call (02) 4653 3716 should you require clarification on any of the above raised points.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "J. Mesiti".

Jessica Mesiti
TEAM LEADER DEVELOPMENT ASSESSMENT (MAJOR)

State Significant Development application (SSD-84430209)

SS/2025/6/1 - 156-166 Rickard Road
LEPPINGTON - Mixed-use residential
precinct

A PUBLIC DOMAIN RESPONSE

Executive Summary

The public Domain Design Team acknowledges that the State Significant Development application (SSD-84430209) for the 156-166 Rickard Road, Leppington is moving in a positive direction and that improvements have been made to arrangement of open spaces prepared by the Department of Planning, Housing and Infrastructure (DPHI). However, further refinement is required to ensure the site delivers a vibrant, walkable and civic-focused place.

The current proposal raises several public domain concerns, including fragmented and constrained open spaces, limited ground floor activation, blank or inward-facing frontages, overshadowing of key public spaces, unresolved pedestrian and cycling connections, and limited equitable access to Rickard Road.

The Public Domain Design Team recommends that the proponent undertake a more holistic review of the public domain, built form and movement network before the proposal is further progressed. This should include consolidating and improving the usability of open space, providing active frontages to parks and key streets, adopting slender towers set back from a podium to improve solar access and reduce perceived bulk, strengthening pedestrian and cycling connectivity, improving universal access to Rickard Road, maximising tree retention, and increasing the use of locally endemic planting.

The Public Domain Design Team is willing to work collaboratively with the proponent to refine the site layout and achieve a better balance between development capacity, public amenity and the long-term vision for Leppington as a connected, attractive and highly liveable town centre.

Key Recommendations

1. Reconsider the arrangement of parks, streets and built form to consolidate fragmented or constrained open space into larger, more usable and better-proportioned public spaces, while retaining key cycle/pedestrian movement corridors.
2. Provide active ground floor frontages to all parks, key streets and public spaces, including the Urban Bushland, Northern Park, Rickard Road, and other primary pedestrian routes.
3. Reduce blank, inactive and inward-facing frontages, particularly where residential interfaces, service areas, lobby-dominated edges or blank walls currently address streets, parks or public spaces.
4. Improve solar access to public open space, particularly the southern park, by reconsidering tower massing and adopting a built form approach based on slender towers setback above a podium.
5. Retain the podium and tower built form approach envisaged by the draft DCP, including zero or minimal street setbacks, a consistent street wall, active uses at ground level and taller elements set back above the podium.
6. Review the movement network holistically, including surrounding streets, intersections, pedestrian desire lines, cycling connections and future active transport links, rather than assessing the site as an isolated development parcel.
7. Improve equitable and intuitive access to and across Rickard Road, avoiding unnecessary level changes, or indirect paths that limit universal accessibility and pedestrian permeability.
8. Maximise tree retention and increase locally endemic planting, including Cumberland Plain and locally indigenous species, to strengthen canopy, biodiversity, landscape resilience and connection to Country.
9. Clarify the function, ownership and public accessibility of ambiguous spaces such as the Mews and Breezeway, internal streets, including whether any areas beneath structures are intended to be publicly accessible and whether they can function effectively for trees, planting, movement or recreation.

Key Considerations

General

Council's objective is to ensure the precinct evolves as a vibrant, active and attractive destination that supports a strong civic heart, high-quality public spaces and a positive pedestrian experience. While The Public Domain Design Team can see merit in the intent of the proposal, there remain opportunities to further improve the public domain outcome, particularly through the arrangement of parks, streets and building interfaces, to create more usable, and better activated public spaces.

The consideration of the State Significant Development application with a concurrent rezoning provides an opportunity to fully test and refine the most appropriate long-term outcome for the site. This process should be leveraged to ensure that the public domain outcomes are evident and that tangible improvements can be made from the plan issued by DPHI.

The Public Domain Design Team would welcome the opportunity to work collaboratively with the proponent to explore alternative public domain and street configurations, improved built form, and more active ground floor uses.

Open Space

'The Urban Bushland'

The proposed design presents extensive blank and inactive edges to the park, particularly along the interface that adjoins the development to the north. Good urban design would include active ground floor frontages, including multiple entrances, communal uses, shopfronts, windows, etc. The proposed arrangement, where there is one single private access point will create a residual space that functions primarily as an extension of the residential development rather than as a public park. In effect, the space becomes an oversized residential forecourt serving tower residents, rather than a destination that attracts a diverse range of users throughout the day and evening.

In addition, the park is significantly overshadowed. Refer more information below.

The exhibited draft DCP envisaged active street frontages with a zero-setback and a street separating the built form from the adjoining the park. This approach sought to establish strong connections between buildings and the public domain, reduce overshadowing, creating an animated edge that would support passive surveillance, social interaction and a high-quality park experience. The public Domain Design Team continues to support this strategic intent.

In addition, Council notes that the traffic circulation and movement network are also the subject of concern and may warrant a broader reconsideration of the southern portion of the site. In this context, Council would welcome the opportunity to work collaboratively with the proponent to explore alternative public domain and street configurations. This could include consolidating fragmented or less usable open space areas, rationalising the street network, and repositioning or reshaping the southern park to create a larger and more functional area of

public open space. Such an approach may deliver a park that is better proportioned, more flexible in its use, less dominated by movement functions, and capable of supporting stronger activation and social use over time.

Rather than seeking incremental improvements to a flawed plan prepared by DPHI, the Public Domain Design Team considers that a more comprehensive review of the location of the parks may provide an opportunity to achieve a substantially better public domain outcome.

‘The Northern Park’

At approximately 1,200m², the proposed northern park is at the lower end of the size for a meaningful neighbourhood open space. The current design compounds this through the introduction of a large blank frontage along the western edge, limiting visual interest and opportunities for activity adjacent to the park.

The lack of activation is particularly problematic given the park's small size, as there is insufficient space for the park itself to generate vitality through internal uses alone. It is unlikely the park will function as a destination. The exhibited draft DCP recognised this challenge by envisaging street frontage adjacent to most open spaces throughout the Leppington Town Centre. The public Domain Design Team continues to support this intent, as active frontages are critical to creating a sense of safety, encouraging casual surveillance, and ensuring that the park contributes positively to the public life of the precinct.

Overshadowing

The Public Domain Design Team has significant concerns regarding the extent of overshadowing generated by the proposed tower forms on the park located to the south of the site. The quality of sunlight reaching the space is critical to its long-term usability and success. The current bulky tower forms create extensive shadow impacts that diminish the comfort, attractiveness and functionality of the park.

The Public Domain Design Team believes that there may be opportunities to further improve solar access, public domain outcomes and overall site functionality through a reconsideration of the arrangement of open spaces, streets and built form across the site. The Public Domain Design Team considers that a built form comprising slender towers set back above a podium would achieve a significantly better balance between development yield and solar access.

Streets

The Public Domain Design Team has significant concerns regarding the proposed setbacks, ground floor treatment and the overall interface between the development and the public domain.

The Draft Leppington Town Centre DCP established buildings generally addressing the street with a zero setback, substantial ground floor activation and well-articulated podium forms. This approach was intended to create a comfortable pedestrian environment, establish a strong urban character and mitigate the visual impacts of the proposed towers. The DCP envisaged podiums generally between 4–6 storeys throughout the centre, creating a consistent street wall and human-scaled public domain while allowing taller elements to be set back above. The

Public Domain Design Team continues to support this approach as the preferred urban design outcome for the site.

The rationale for this built form framework is particularly important given the site's strategic location in the heart of the Leppington Town Centre. The public domain should provide a rich and varied experience, with active uses, visual interest and regular pedestrian activity contributing to a sense of place. The centre should function as a vibrant urban destination with a strong civic identity, rather than a collection of bulky residential towers separated from surrounding streets by setbacks, landscaping and inactive edges.

The retention of the MU1 Mixed Use zoning across most of the site reinforces the expectation that active ground floor uses will be incorporated as part of the development. Opportunities for retail, food and beverage premises, commercial uses, community uses, recreation uses and other publicly accessible activities should be maximised at ground level, particularly along key pedestrian routes and spaces of high public prominence. While residential lobbies and access points will inevitably form part of the ground floor environment, they should not dominate street frontages or replace opportunities for genuine activation.

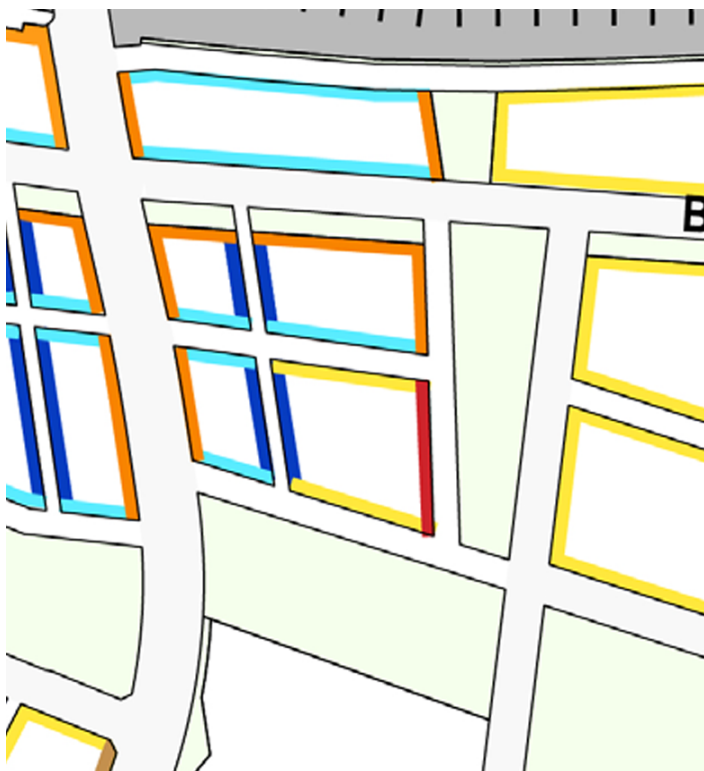
Several of the submitted sections and renderings indicate extensive lengths of frontage that are occupied by blank residential interfaces or inactive building edges. The Public Domain Design Team does not consider these outcomes consistent with either the intent of the Draft DCP or the aspirations for a vibrant metropolitan centre. In particular, the residential frontage along Rickard Road currently lacks the expected level of activation. The drawings suggest a predominance of blank residential facades to the south of the site, with limited opportunities for uses that would contribute activity throughout the day and evening.

Activated frontages should be provided along Rickard Road to create a more engaging pedestrian experience and support the role of the street as a key vibrant movement corridor within the centre.

Similarly, the interface adjacent to the proposed hotel on Rickard Road requires further refinement. The public domain in this location should be designed to integrate seamlessly with Rickard Road, ensuring that pedestrian movement is intuitive, direct and universally accessible. Council considers that the public domain should be maintained as close as practicable to the level of Rickard Road to strengthen connectivity, improve accessibility and reinforce the prominence of this frontage within the broader centre.

The activation of edges is particularly important adjacent to the proposed public open spaces, where active frontages, visible building entries, communal uses and fine-grain architectural articulation will be critical to creating safe, attractive and highly utilised public environments.

The Public Domain Design Team believes that additional work is required to achieve this outcome and encourages the proponent to further strengthen the ground floor activation strategy, reduce inactive frontages and reinforce the podium-based urban form envisaged by the Draft DCP



Setbacks Map

- Site Boundary**
- Civic Park setback**
- Zero setback - 6 storey street wall, 4m upper setback**
- Zero setback - 4 storey street wall, 4m upper setback**
- Zero setback - 2 storey street wall, 4m upper setback**
- Zero setback (to service lane)**
- Bringelly Road setback**
- Ingleburn Road setback**
- Industrial Use and Business development uses setback**
- Zero setback - 6 storey street wall, 4m upper setback**
(3m articulation zone for the first two storeys and 2m articulation zone above)
- Zero setback - 4 storey street wall, 4m upper setback**
(3m articulation zone for the first two storeys and 2m articulation zone above)

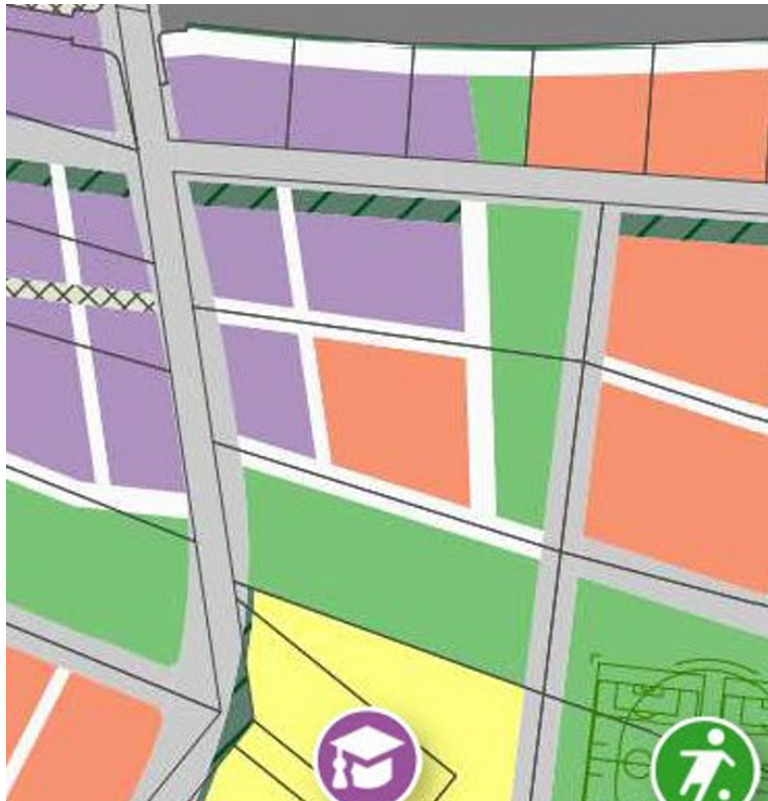
Fig. 1 – Draft Leppington Town Centre DCP active frontage plan, showing the intended active street edges around the majority of the site. This is appropriate for a dense urban environment adjacent to a train station, where the public domain should support a vibrant place with activity, visual interest and reasons to visit, rather than an inward-looking residential development.



Active Frontages

- Site Boundary**
- Active Commercial Frontage - Type A**
- Active Commercial Frontage - Type B**
- Active Commercial Frontage - Type C**
- Flexible Residential Frontage**
- Commercial frontage encouraged on key corner**

Fig. 2 – Indicative active commercial frontage outcome preferred by Council and reflected in the draft DCP, supporting ground floor activity, passive surveillance and an engaging pedestrian environment.



-  Commercial
-  Mixed Use
-  Business Development
-  Light Industrial
-  Linear Plaza
-  Medium Density Residential
-  High Density Residential
- 

Fig. 3 – MU1 Mixed Use zoning shown in the draft DCP, reinforcing the expectation for active ground floor uses across most of the site.

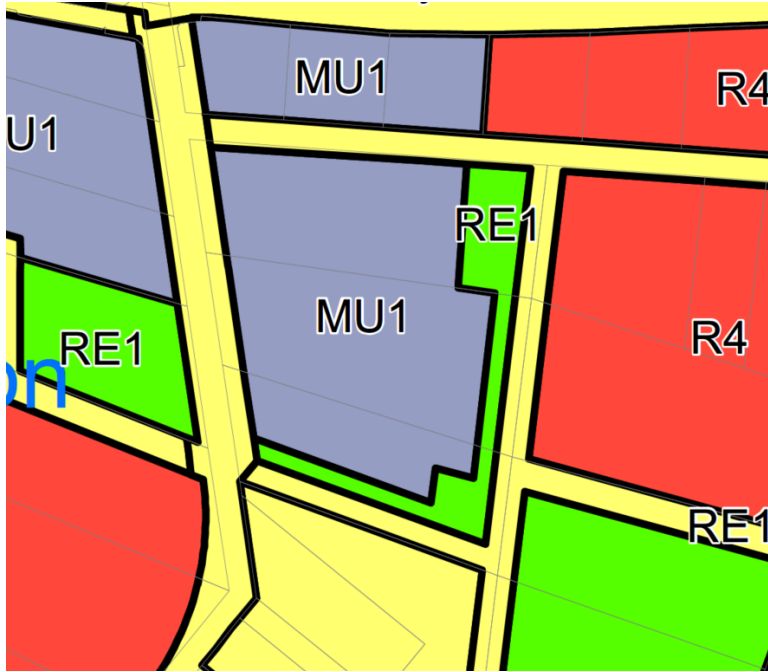


Fig. 4 – Retention of MU1 zoning across most of the site, supporting Council's position that active ground floor uses should be retained and strengthened within the town centre core.

Examples below:



01 - Rickard Road - Block 4 Section



Fig. 5 – Residential frontage to Rickard Road, indicating limited ground floor activation. This outcome does not align with the intended character of a dense, vibrant town centre environment and should be revised to provide active frontage to Rickard Road.



Fig. 6 – Interface in front of the proposed hotel, where the public domain should be maintained as close as practicable to the level of Rickard Road to support direct, intuitive and equitable pedestrian access.

Proposed Street Interface

Eastern Street

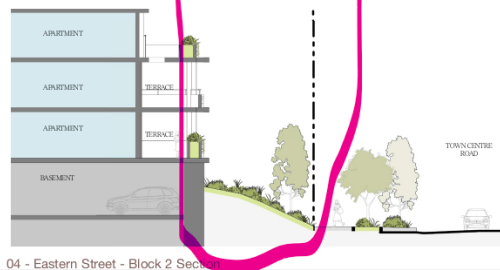
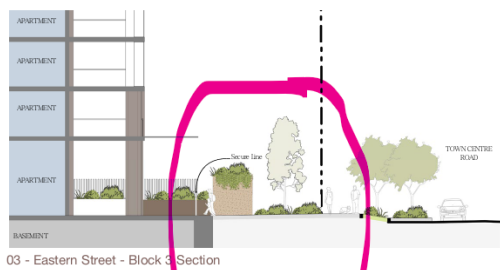
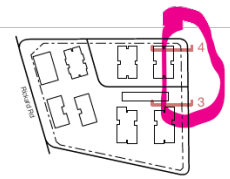


Fig. 7 – Section and rendering showing an inactive ground floor interface. The lack of ground floor activation is inconsistent with the intended outcomes for a dense and vibrant town centre.

Pedestrian/cycling movement

These concerns reinforce the comments raised by Council's Growth and Infrastructure team regarding the broader movement network and the need to plan for the precinct as an integrated whole rather than as a series of individual development sites. Given the scale and strategic significance of the proposal, the development must demonstrate how it contributes to and supports the wider pedestrian, cycling and public transport network that will underpin the future Leppington Town Centre.

Of particular concern is the lack of consideration given to the surrounding cycling network and how cyclists will travel safely and efficiently to, through and around the site. The vision for Leppington Town Centre is founded on the creation of a highly walkable, cycle-friendly, transit-

oriented centre where active transport is a primary means of movement. As a major destination immediately adjacent to the station, this site will play a critical role in achieving that outcome. The current proposal does not adequately demonstrate how future cycle routes will connect through the surrounding street network, how key pedestrian and cycle desire lines will be accommodated, or how the development interfaces with future infrastructure upgrades that may be delivered by Council or adjoining landowners.

Consideration should be given to the function, location and arrangement of intersections surrounding the site, including those that may ultimately be delivered by others, but whose operation will be directly influenced by this development. The development should therefore demonstrate that the surrounding street and intersection network has been designed to accommodate future pedestrian and cycle movements, protected cycling infrastructure, safe crossing opportunities and logical connections to the wider active transport network.

Without a comprehensive resolution of the surrounding street network, the Public Domain Design Team cannot be satisfied that the proposal will contribute positively to the long-term movement framework envisaged for the Town Centre. Council therefore expects future iterations of the proposal to include a holistic assessment of the surrounding streets, intersections, pedestrian routes and cycling infrastructure, demonstrating how the development contributes to the broader vision of a connected, accessible and highly walkable town centre.

Trees and planting

The Public Domain Design Team seeks assurance that all trees identified for retention within the submitted landscape documentation will be protected and retained throughout the detailed design and construction process. Given the scale of redevelopment proposed, retaining established canopy wherever practicable will assist in delivering a more mature and attractive public domain outcome from at project completion.

The Public Domain Design Team considers that the State Significant Development application with a concurrent rezoning provides a valuable opportunity to further explore how the site layout, open spaces, street network and built form can be refined to maximise tree retention outcomes. Just as there may be opportunities to improve public open space and movement networks through a reconsideration of the site arrangement, there may also be opportunities to retain additional trees through targeted adjustments to building footprints, road alignments, park interfaces and infrastructure corridors.

The Public Domain Design Team also considers that the proposed landscape palette should place greater emphasis on the use of locally endemic species to better reflect the ecological and cultural context of Leppington. While the proposed planting contributes to greening outcomes, relatively few endemic species appear to be incorporated throughout the public domain.

Increasing the representation of Cumberland Plain and locally indigenous species would strengthen biodiversity outcomes, improve habitat value, enhance landscape resilience and contribute to a stronger sense of place. A greater emphasis on endemic planting would help deepen the site's connection to Country by expressing the natural character of the landscape

and acknowledging the cultural heritage of the area through the public domain. The Public Domain Design Team encourages the proponent to review the planting strategy and increase the proportion of locally native and endemic species across streets, parks and open spaces as the design progresses.

Accessibility

The Public Domain Design Team has concerns regarding the limited equitable access and connectivity between the development and Rickard Road. As one of the principal streets within the Leppington Town Centre, Rickard Road is expected to accommodate significant pedestrian, cycling and public transport movements and should be directly accessible to all users regardless of age, mobility or mode of travel. The current arrangement, through the introduction of a significant staircase between Rickard Road and the internal street appears to create a disconnect, potentially limiting legibility, permeability and ease of movement through the site.

Access to Rickard Road should be convenient, intuitive and universally accessible from all parts of the site. The public domain should encourage people to move freely between key destinations, public spaces, active frontages and transport connections without unnecessary level changes, indirect routes or barriers. The Public Domain Design Team considers that the current access arrangements do not adequately demonstrate this outcome and should be reviewed.

This issue is particularly important given The Public Domain Design Teams broader concerns regarding pedestrian and cycle connectivity throughout the precinct. Rickard Road will be a key movement corridor and arrival point for residents, workers and visitors. As such, the development should strengthen connections to the surrounding street network. Council expects future iterations of the design to improve equitable access to, and across, Rickard Road and clearly demonstrate how all users, including people with disabilities, cyclists, families and older persons, can safely and conveniently access the street and associated public domain.

Built Form



Fig. 8 – Built form proposed showing mass towers with little tower setback, limited articulation, and bulk which will overshadow and diminish the public domain.

The Public Domain Design Team believes that a slender tower above a podium is a superior urban design outcome to a large bulk-massed tower extending directly from the ground. This will achieve a more balanced relationship between density, public domain amenity and human scale. The podium establishes a consistent street wall that frames the public realm, provides opportunities for active frontages, and creates a comfortable pedestrian environment.

The towers as shown, with a broad floorplate extending directly from the ground appear excessively bulky, will overwhelm adjoining public spaces and diminish the pedestrian experience through their scale and massing. The benefits of a podium and tower form are particularly important where development adjoins public open space, as slimmer tower floorplates allow greater sky exposure, improved visual openness and reduced overshadowing.

In the context of the proposed park to the south of the site, The Public Domain Design Team is concerned that the current bulky tower form contributes to significant overshadowing of an already constrained public space. Smaller public spaces, such as the spaces to the south of the site, are especially sensitive to overshadowing impacts because a relatively small increase in shadow can affect a substantial proportion of the usable area. A slender tower form above a podium would reduce the width of the shadow cast across the park, improve sky views, provide a greater sense of openness and create a more comfortable environment for park users.

The Public Domain Design Team therefore considers that a podium-and-slender-tower approach would better align with the vision of the Draft Leppington Town Centre DCP and achieve a more appropriate balance between development yield and public domain outcomes.

Such a form would support active and engaging streets, reduce perceived building bulk, improve the relationship between buildings and public spaces, and assist in protecting solar access to the proposed southern park.

The objective should be to ensure that the built form positively contributes to the long-term amenity, usability and vitality of the public spaces that will serve the future community. This aligns with Council's broader emphasis on creating public spaces that support accessibility, social interaction and long-term community value.

‘The Breezeway’



Fig. 10 – The Breezeway, requiring clarification of whether the space beneath the structure is publicly accessible, how it will function within the broader movement network, and whether adequate conditions can be provided for trees, planting and usable public domain outcomes.

Is this communal open space below this? Is the space below this structure publicly accessible?



Fig. 9 – Plan showing planting under ‘The Breezeway’

Confirm if planting is proposed under this structure. Trees and planting will not work under a structure.