

Brodie McHutchison, Director
CTPG
Suite 14.04, 88 Phillip Street, Sydney NSW 2000

Re: Marist Catholic College North Shore (SSD-10473)
Response to Submissions

Dear Sirs,

We refer to the response provided by DPIE to the State Significant Development Application for Marist Catholic Collage North Shore and specifically the comments on the landscape design and provide our response as follows.

Recommendation: 2. Built form and key views

Further consideration should be given to the potential to provide natural screening for the site in order to reduce the bulk and scale of the proposed building. This may require consideration of street tree planting, if there is not sufficient space within the site.

Response: Landscape setbacks have been provided along Miller and particularly Carlow Streets. Planting plans have been provided as part of this Response to Submissions to show the specific species to be provided in each area (refer drawings L07 & L08). As part of this Response to Submissions, additional tree planting has been proposed for the Carlow St setback in addition to the existing Tallowwood tree TQ97 which is being retained. The landscape setback to Carlow Street will be graded up towards the building (apart from around the existing tree) to reduce the extent of blank wall at the base of the building noting that the ground floor level is higher than the street. There are also planters proposed for along the elevated Carlow and Miller Street edges of the undercroft space. Refer to section B on L106 and A on L107.

Recommendation: 5. Landscape plans

A revised Landscape Plan that provides exact details of planting locations, species, quantities and pot size is to be submitted in the architectural drawing package.

Response: Planting plans have been provided as part of this Response to Submissions to show the specific species to be provided in each area (refer drawings L07 & L08).

Recommendation: 9. Student safety and amenity

Page 46 of the EIS states that "the piazza will be accessible 24 hours a day" for the school and the public. Further detail is required relating to how the use of this space by the school and the public would be scheduled in order to ensure the safety and amenity of students.

Response: Page 58 of the Landscape Design Report identifies which areas will be publicly accessible and which will be secured for school use only, as well as the secure line and gates provided between the two. Page 60 of the Landscape Design Report provides an indication of how the various public and private spaces might be used in different event modes.

In addition, a number of comments were made by North Sydney Council in relation to the Landscape Plans submitted as part of the SSDA.

The Landscape Drawings prepared by Oculus dated 01/02/21 are generally considered acceptable subject to the following amendments:

Recommendation: T8, T36 & TQ86, 3 x mature Phoenix canariensis shown for removal shall be transplanted on site.

Response: T36 has previously been removed as part of the Stage 1 works. T8 and TQ86 have been shown for transplanting to a new location within the piazza. Refer to L-005.

Recommendation: 2 x Platanus digitata (200l) shall be planted along the Miller Street frontage between TQ54 & TQ55.

Response: 2 new street trees have been provided as requested. Refer to L—05 and 008.

Recommendation: Amended Landscape Plan shall show pot sizes and numbers.

Response: Refer to planting plans L07 & L08 and plant schedule L-003.

Recommendation: All trees shall be minimum 75l pot size, with feature trees to be minimum 200l.

Response: This requirement has been met – refer to plant schedule L-003.

Recommendation: All services shall be located so as not to traverse through the SRZ of any protected tree, and to avoid traversing the TPZ of any protected tree. If it is not possible to avoid encroachment within the TPZ of a protected tree, sensitive techniques (e.g., boring) shall be used.

Response: This is noted and will be fully coordinated during detailed design. The recommendations in the Arboricultural Assessment Report prepared by TreelQ will be adopted for any works within TPZs.

Yours faithfully,



Keith Stead, Associate Director
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