

23 March 2022

BVN
Level 11/255 Pitt St
Sydney NSW 2000

Attention: BVN

RE: Response to Department of Planning, Industry and Environment

Lang Walker AO Medical Research Building, Macarthur

DPIE, Transport comments

B. Amended plans are to be submitted displaying the location of visitor bicycle storage racks in vicinity of both the Parkside Crescent entrance and village green entrance.

Response: The majority of cyclists will be arriving from Parkside Crescent as there are existing cycle paths through and away Marsden Park adjacent to Parkside Crescent. An additional three cycle parks have been added totaling six bike racks (12 parking spots). The hospital does not have an internal cycle network or a cycle path that leads to the main entry. Cycle parking is not recommended at the village green.

GA Letter comments

A & B. The EIS drawings have not responded to the advice to increase connection to the outdoors and appear open to the public (as explained in items 1 and 13). The proponent should explore ways to improve the physical connection between the outdoors and the interior to create a welcoming presence. Appendix F - Design Intent Report describes the proposal as a "porous envelope" and utilises "outside-in/inside-out" principles. Currently, this is not being achieved. The amount and size of the trees appear to have been reduced (refer to the landscape plan and the village green 3D comparison drawings). 40% canopy cover is recommended to reduce heat and provide shade. The current proposal achieves a 17.5% canopy cover. Response: Note, the existing tree canopy percentage on site is 0%. Turf therefore has increased the sites canopy coverage by 14.8%, refer to pg. 9 of Landscape SSDA.

The proponent should consider the following:

- i) **Additional trees could be introduced to the village green area while still considering sight lines for safety. Additional trees on the village green will also provide much-needed shade for the gathering and play areas.**
Response: Trees were removed from the grassed area of the village green as they fell outside the revised site boundary. Refer pg. 9 Canopy Coverage of Landscape SSDA for updated canopy percentage compliant with bush fire restrictions.
- ii) **Re-introduce the tree to the north of the MMRC building.**
Response: Refer pg. 29 Planting Plan of Landscape SSDA report for re-introduced tree.
- iii) **Locate a tree near the Parkside Crescent waiting area to provide shade.**
Response: Refer to BVN's response submissions (SSD-17491477) pg. 35 - Shadow Diagram. The street tree adjacent (Corymbia maculata) provides shade to the waiting area.

iv) Provide mature trees by gathering areas to adulate shade.

Response: Large trees have been located in the northern section of the village green to provide shade over this area. Trees around the yarning circle are native and have been selected based on their native significance to the region.

E. It is recommended bike racks be installed near the village green entrance, as this is the main entrance to future proof the redevelopment of a larger village green. Additional bike racks could also be added to the Parkside Entry as only three bike racks have been provided. Bike racks should be installed in multiple locations to make cycling convenient.

Response: The majority of cyclists will be arriving from Parkside Crescent as there are existing cycle paths through and away Marsden Park adjacent to Parkside Crescent. An additional three cycle parks have been added totaling six bike racks (12 parking spots). The hospital does not have an internal cycle network or a cycle path that leads to the main entry. Cycle parking is not recommended at the village green.

F. Aboriginal community consultation has not been conducted yet, most likely due to Covid-19 restrictions. Aboriginal community consultation and interpretation into the design should be requested as part of the RTS or be a condition of consent. The SEARs states under the Aboriginal Cultural Heritage to incorporate "consultation with Aboriginal people in accordance with Aboriginal Cultural Heritage Consultation Requirements for Proponents". Additionally, the SEARs state under Consultation, the EIS should include "local Aboriginal land councils and registered Aboriginal stakeholders".

Response: Consultation has occurred with the local Aboriginal community to discuss and develop the planting design, species (Dharawal six seasons), materiality & yarning circle ie. Introduction of a central fire pit.

G. The yarning circle should be developed with local Aboriginal community members.

Response: Consultation has occurred with the local Aboriginal community. Turf has developed the yarning circle ie. Introduction of a central fire pit which will be developed in the DD phase.

Turf to provide design response exploring the use of creepers on or above the gabion walls to develop the gully garden concept.

Response: Climbing species have been used on the retaining wall.

N. The tree shown during SDRP 03 within the northern landscaping has been removed. Ideally, this tree should be reintroduced to increase canopy cover.

Response: Refer pg. 29 Planting Plan of Landscape SSDA report for re-introduced tree.

O. I can see the tree coverage on the village green has been reduced, maybe for this reason. The tree reduction needs to be balanced, aiming for 40% canopy coverage. Also, selecting particular tree species could allow for good sightlines but still achieve additional canopy cover.

Response: Trees were removed from the grassed area of the village green as they fell outside the revised site boundary. Canopy coverage abides by the Rural Fire Service restrictions including the following: 'Planting does not provide continuous canopy to the building ie. Trees or shrubs are isolated or located in small clusters.'

P. Install bike racks where possible as cyclists always try to park as close as possible to their destination. Encourage cycling through introducing end of trip facilities.

Only three bike racks have been added. It would be great to increase the number of bike racks. As shown within the landscape comparison drawing mark-up, additional bike racks could be added by Parkside Crescent. If there is a possibility of bikes or scooters coming from the village green, a few bike racks should also be added within the village green area.

Response: The majority of cyclists will be arriving from Parkside Crescent as there are existing cycle paths through and away Marsden Park adjacent to Parkside Crescent. An additional three cycle parks have been added totaling six bike racks (12 parking spots). The hospital does not have an internal cycle network or a cycle path that leads to the main entry. Cycle parking is not recommended at the village green.

S, T & U. It is acknowledged that it has been challenging to engage with Aboriginal community members in person due to Covid-19 restrictions and lockdown. However, local Aboriginal community consultation is required to inform design development, including understanding the needs of indoor and outdoor gathering spaces.

"Community consultation and engagement will be undertaken as part of the detailed design development to inform both the landscape and the architectural expression of the building. The design is committed to embedding the principles and outcomes of the robust designing with Country framework described within this submission including the importance of continuing agency of the local Indigenous community".

Consultation should be a condition of consent as this has not been done yet. The SEARs state under the Aboriginal Cultural Heritage Consultation Requirements for Proponents". Additionally, the SEARs state under Consultation the EIS should include "local Aboriginal land councils and registered Aboriginal stakeholders".

The materials used for the yarning circle does not appear more tactile, as shown within the renders, but it has not been developed with consultation from the local Aboriginal community.

Response: Consultation has occurred with the local Aboriginal community to discuss and develop the planting design, species (Dharawal six seasons), materiality & yarning circle ie. Introduction of a central fire pit.

KK. The bike rack area could be extended by about 3 - 4 more racks potentially.

Response: An additional three bike racks totaling six bike racks (12 parking spots) have been added.

OO. The bike rack area could be extended by about 3-4 more racks potentially.

Response: An additional three bike racks totaling six bike racks (12 parking spots) have been added.

PP. Consider placement of a tree to shade the waiting area.

Response: Refer to BVN's response submissions (SSD-17491477) pg. 35 - Shadow Diagram. The street tree adjacent (Corymbia maculata) provides shade to the waiting area.

QQ. Potential for trees to be added here for increased canopy cover. This would also improve the outlook from the offices/labs etc.

Response: Trees were removed from the grassed area of the village green as they fell outside the revised site boundary.

RR. Increase tree shade coverage around gathering areas for shade. Change the tree species to something that will provide more shade.

Response: Large trees have been located in the northern section of the village green to provide shade over this area. Trees around the yarning circle are native and have been selected based on their native significance to the region.

SS. Ideally trees should be included again to provide shaded areas on the village green and increase the canopy coverage where possible. The tree choice and possible would have to be considered with environmental safety design in mind.

Response: Trees were removed from the grassed area of the village green as they fell outside the revised site boundary.

TT. Larger trees were depicted within the SDRP03 renders.

Response: Large trees were removed from the grassed area of the village green as they fell outside the revised site boundary. Large trees remain in the northern section of the village green to provide shade over this area.

UU. Change the tree species to something that will provide more shade to the gathering areas.

Large trees have been located in the northern section of the village green to provide shade over this area. Trees around the yarning circle are native and have been selected based on their native significance to the region.

XX. This area lacks shading from trees in comparison to SDRP 03.

Response: Refer to BVN's response submissions (SSD-17491477) pg. 35 - Shadow Diagram. The street tree adjacent (*Corymbia maculata*) provides shade to the waiting area.

RFS, Landscaping Assessment Conditions comments

E. Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- **A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;** Response: A 600mm setback had been agreed on the 14/10/21 by Blackash Bushfire Consultants. Increasing the setback will impact on planting quantities and overall planting design.
- **Planting is limited in the immediate vicinity of the building;** Response: A 600mm gravel setback ensures planting isn't located in the immediate vicinity of the building.
- **Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);** Response: Trees & shrubs have been strategically placed to avoid large clusters of continuous canopies.

- **Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees to not touch or overhang buildings;** Response: Trees and planting has been provided to meet IPA requirements. Ongoing management will ensure IPA is maintained to the life of the development.
- **Avoid species with rough fibrous bark, or which retail/shed bark in long strips or retain dead material in their canopies;** Response: Acacia binervia and Banksia ericifolia have been replaced with non-rough fibrous bark refer to landscape documentation.
- **Use smooth bark species of tree species which generally do not carry a fire up the bark into the crown;** Response: There is a selection of smooth barked tree species which have been used in our planting design ie. Angophora costata and Corymbia maculata.
- **Avoid planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter);** Response: All tree species selected are evergreen.
- **Avoid climbing species to walls and pergolas;** Response: Climbing species have been used only on the small retaining wall located approx. 2.5m away from the building.
- **Locate combustible materials such as woodchips/mulch flammable fuel stores away from the building;** Response: A 600mm gravel setback ensures combustible materials aren't located in the immediate vicinity of the building.
- **Locate combustible structures such as garden shed, pergolas and materials such as timber garden furniture away from the building and;** Response: Any combustible materials are no less than 600mm from the building.
- **Low flammability vegetation species are used;** Response: Vegetation species selected are suitable.

Signed for and on behalf of Turf Design Studio



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