

Eleisha Burton

From: Fei Chen [REDACTED]
Sent: Monday, 6 February 2023 3:37 PM
To: Kenji Fukuda; Dominic Sester; Eleisha Burton
Cc: Nathan Cairney; Ebrahim Nateghi
Subject: RE: 339-349 Horsley Road SSD comments - Applicant to discuss issues raised by Council

Hi Kenji, Dom and Eleisha,

Further to our meeting with Council earlier, please refer to the notes below for your reference/information.

Please let me know if I have missed out on any items.

I'll shortly send through an invite for us to review and confirm the responses to Council.

Council Meeting Minutes

Attendance

Council

- Cassandra Gibbons, James Ellinson, Hend Sameh, Cameron Crawford, Shereny Selim

Hale Capital

- Kenji Fukuda, Dominic Sester

Willowtree

- Andrew Cowan, Eleisha Burton

Tactical Group

- Nathan Cairney, Ebrahim Nateghi, Fei Chen

Costin Roe

- Daniel Soliman

Item 1 Traffic, Transport and Accessibility:

- Clarified with Council that their comments on the proposed routes are for construction vehicles. No B-Doubles will be used during construction.
- Council notes that swept paths needs to be demonstrated the largest vehicle to access the proposed development can make these turns without breaking any road rules or impacting on on-street parking.

Item 2 Waste:

- The referenced residential waste guidelines notes the commercial waste on pg. 95
- **Action:** Council to provide the waste clarification responses to Willowtree

Item 3 Biodiversity:

- Council's main concerns are unsure of how the project has demonstrated the efforts to avoid/minimise tree removal and evaluation of the tree's conditions under the BC Act.
- **The Project Response:**
Civil designs were provided following ongoing consultation with Canopy Consulting considering the volume of trees that would be affected under the proposed design.

The design solutions involved:

1. the construction of retaining walls where permissible to avoid level changes within the TPZ and/or SRZ whilst still maximising the primary site uses. These level changes would affect the soil structure due to an increased

soil permeability, compaction through machinery movement, and in the case of reduced levels, damage roots within the TPZ and/or SRZ.

2. Noting the SE Corner contains high value/sensitive trees, changing levels of the proposed infrastructure services in the SE corner to match the existing soil structure to retain a cluster of spotted gum trees.

3. re-grading levels of the proposed carpark in the eastern boundary to match the existing soil structure to retain a number of brushbox trees,

Given the current footprint of the built design and levels required to achieve engineering standards, the location of the retaining walls in certain areas did not mitigate level changes entirely, which would be required to ensure tree viability, or did not reduce cut or fill activities to an acceptable level that would permit tree retention.

In addition, the exact location of drainage was not determined but is likely to further encroach into the TPZ of the trees not directly in the built environment footprint. The alterations to levels beyond the TPZ, particularly along the eastern and western boundaries are required to avoid flooding and drainage issues. As such, it is anticipated this area is subject to periodic inundation. In the event a subset of these trees could be retained, the overall effect on soil hydrology and therefore root access to soil moisture is likely to be affected.

Alternative, the project proposed to increase deep soil landscape along the Western Boundary.

Item 4 Biodiversity:

- **ACTION:** Arborist Report, Landscape Plans and BDAR will be updated and consistent.

Item 5 Biodiversity:

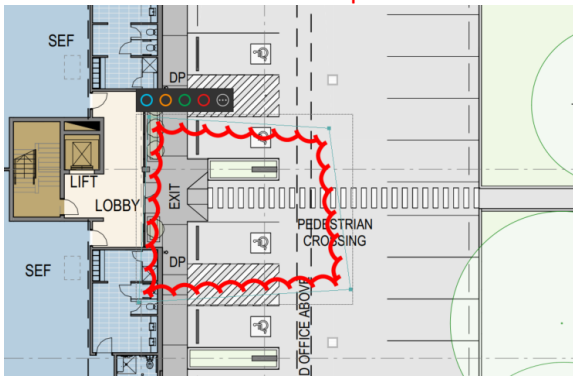
- **PCT1800** – no need to consider if the site levels are going to be raised.

Item 6 Biodiversity:

- **Canopy tree cover**
 - o Unclear if the proposal has increased canopy tree cover percentage.
 - o **ACTION:** Landscape Plans to be updated to reflect current canopy tree cover percentage.

Item 7

- **Planter box uneven**
 - o Location clarified: Horsley Rd entrance next to the DDA car park in the road crossing.
 - o **ACTION: SBA to review and update**



Item 8 Built Form and Urban Design:

- **3m setback in the rear**
 - o Council is concerned with the taper shape in the northern west boundary and its ability to plant tree, noting that the DCP request for parking every 5 car spaces.
 - o Council would like this proposal as a compensation for tree losses.

- **ACTION:** Deep soil to be increased in the northwest corner

Item 9 Built Form and Urban Design:

- **Façade**

- Council highlights that the colours of the rendered buildings and architectural drawings are not consistent and therefore cannot make a full assessment.
- **ACTION:** Higher quality renders are being prepared and will be updated for RtS.

Item 10 Built Form and Urban Design:

- **RL of neighbouring buildings**

- Design report to be updated to show the ridge levels of the adjoining developments.

- **Bulk of the development**

- Perceived bulk of the two warehouses and in particular the hardstand in between to emphasise the break between the building.
 - From a VIA perspective the breezeway is not visible from the street front perspective unless visualised from specific angle.
- Council suggested a different colour, or a lowered breezeway implemented as a treatment.
 - **ACTION:** Hale to consider the potential solutions proposed to breakdown the breezeway.

Item 11 Built Form and Urban Design:

- **Outdoor space area**

- Ground Floor has access to the shared outdoor space.
- Council to revisit their comment.

Item 12 Built Form and Urban Design:

- **Tank Size and Profile**

- Council concern was the looks around the tank size and profile and prefers the locations to be closer to the building.
- Noting through the site constraints relating to the vegetation removal, infrastructure services location requirements. Council did not object to the proposed location.

Item 13 Built Form and Urban Design:

- **Fire hydrant and booster location**

- As per Item 12

Item 14 Built Form and Urban Design:

- **Hardstand cover**

- As per Item 10.

Kind Regards,

Fei Chen

Assistant Project Manager



SYDNEY | BRISBANE | AUCKLAND

M
E
W



www.tacticalgroup.com.au

CLIENTCHOICE Awards 2023

Tactical Group have been nominated!
Click here to complete the Survey



 Before printing this document, please consider the environment.

-----Original Appointment-----

From: Casandra Gibbons [REDACTED]
Sent: Monday, 30 January 2023 11:59 AM
To: Casandra Gibbons; Dominic Sester; Ebrahim Nateghi; Fei Chen; Andrew Cowan; Nathan Cairney; Hend Sameh; Shereny Selim; Cameron Crawford; Narelle Bowly; Eleisha Burton
Cc: James Ellinson
Subject: FW: 339-349 Horsley Road SSD comments - Applicant to discuss issues raised by Council
When: Monday, 6 February 2023 2:00 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.
Where: Microsoft Teams Meeting

-----Original Appointment-----

From: Casandra Gibbons [REDACTED]
Sent: Monday, 30 January 2023 10:30 AM
To: Casandra Gibbons; Hend Sameh; Shereny Selim; Cameron Crawford; Narelle Bowly; Eleisha Burton
Cc: James Ellinson
Subject: 339-349 Horsley Road SSD comments - Applicant to discuss issues raised by Council
When: Monday, 6 February 2023 2:00 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.
Where: Microsoft Teams Meeting

Morning,

The applicant has requested a meeting with Council to talk us though how they plan to address/respond to our concerns raised.

Microsoft Teams meeting

Join on your computer, mobile app or room device
[Click here to join the meeting](#)