

RESPONSE TO SUBMISSION

LANDSCAPE
MELROSE PARK SOUTH

RESPONSE TO SUBMISSION

OPEN SPACES
MELROSE PARK SOUTH

City of Parramatta

Voluntary Planning Agreement

Item	VPA Core Elements
West Site	+ Roadways. + Easement of private land to allow for public access. + Embellishment of western park - including: + Site formation, cut/fill and walls + Amenities building + Footpaths and paving + Landscaping, including soft/hard landscaping and mature trees + Children’s playground (District Playground, including facilities for around 5-10 yr old children) + Furniture (signs, bins, benches, tables, BBQs and signage)
East Site	+ Roadways. + Cycleways. + Embellishment of western park - including: + Site formation, cut/fill and walls + Amenities building + Footpaths and paving + Landscaping, including soft/hard landscaping and mature trees + Furniture (signs, bins, benches, tables, BBQs and signage)

All works will be design in accordance with site specific DCP and Public Domain Manual. The proposed park will be designed in accordance with the NSW Government’s “Everyone can play document”, to ensure inclusive play.

Email received from Troy Holbrook (CoP) on 3rd February 2025

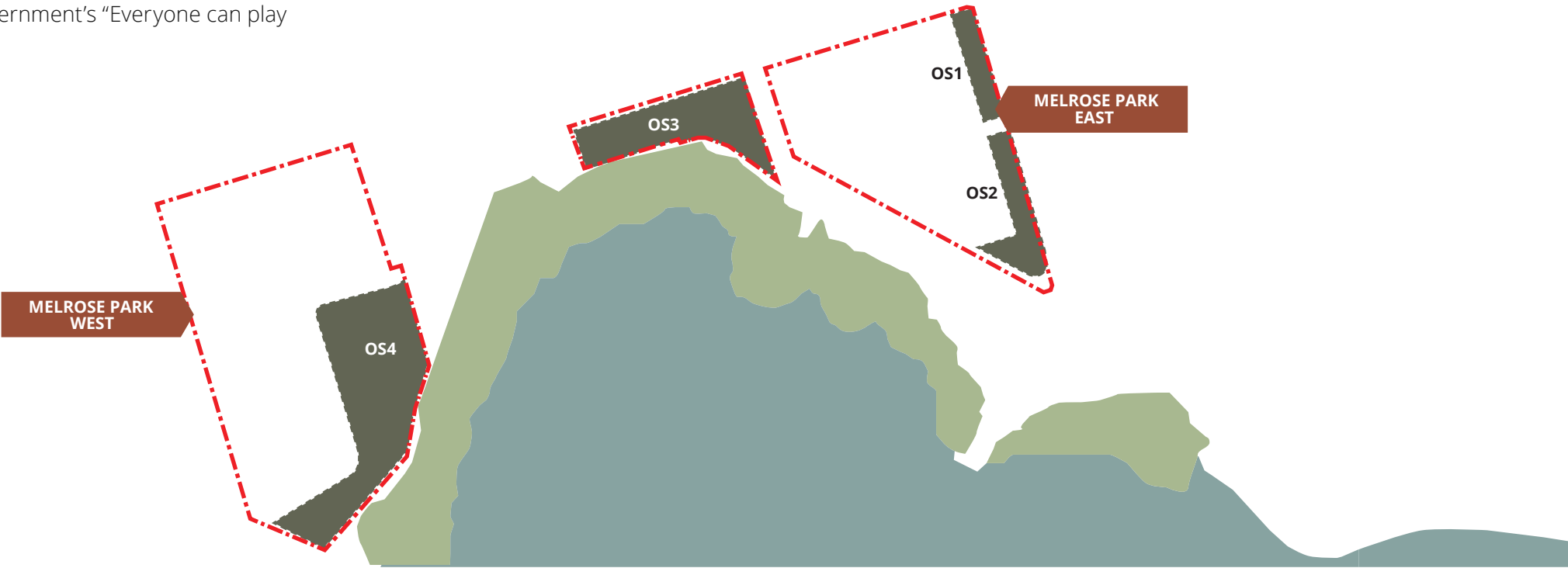
City of Parramatta Requirements for OS3

- + Fenced dog off-leash area (3000-5000m2)
- + Furniture (bins, seating)
- + Shade trees (40% canopy at maturity)
- + Pathways (Access, circulation)**

City of Parramatta Requirements for OS4

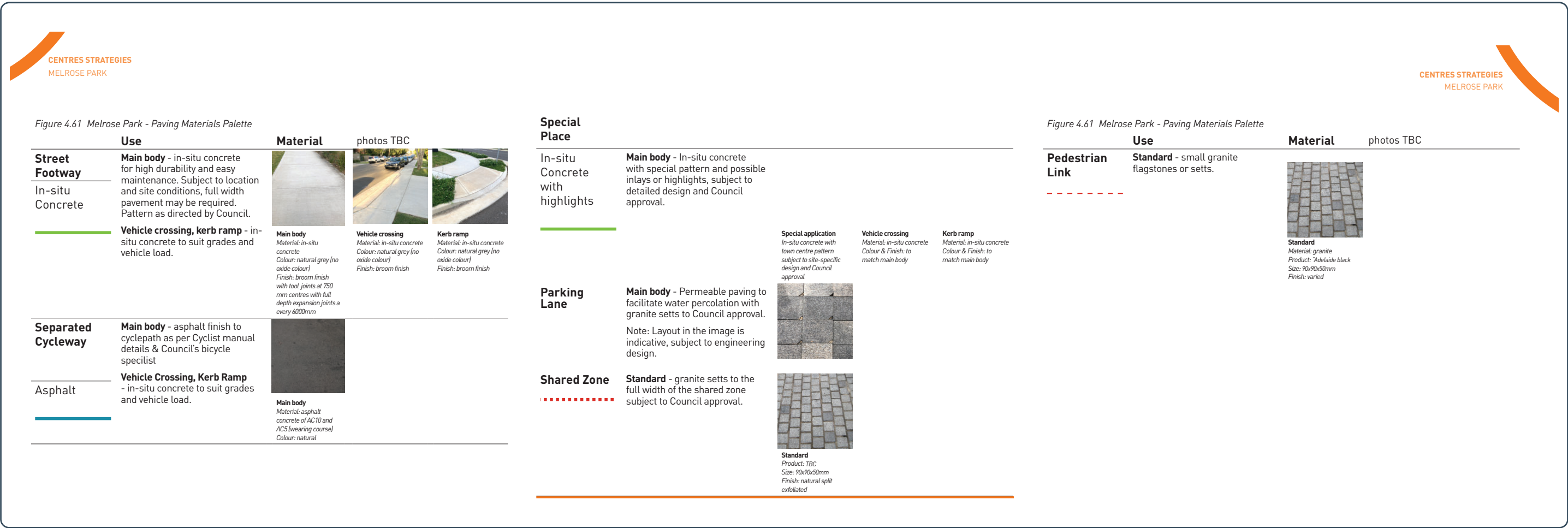
- + Local Playground (Ages 0 to 12) as per ‘Everyone Can Play’ best-practice guidelines
- + Public Toilets (Minimum 3 x ambulant + 1 accessible cubicles)*
- + Flexible lawn / kickabout area
- + BBQ and picnic facilities (tables, shelters)
- + Furniture (bins, seating)
- + Shade trees (40% canopy at maturity)
- + Pathways (Access, circulation)**

*Design to be consistent with Melrose Park Central Park
** No duplication of existing foreshore shared use pathway (connection only)



City of Parramatta

Melrose Park Public Domain Palette



RESPONSE TO SUBMISSION

OPEN SPACES - WEST SITE
MELROSE PARK SOUTH

Council Comment 10

Design of Proposed Park (OS4) – Design of the park contains insufficient details to satisfy Council as future asset owner. Undesirable tree species should be replaced. Park to be designed in accordance with Melrose Park Public Domain guidelines and show all approved bioretention basins. VPA requires consultation with Council on park design prior to submission of detailed DA/SSD.

Council Comment 11

Public Domain – Public Domain design must meet public domain guidelines and be consistent with other areas of Melrose Park.

Response

- + Arcadia confirms the open space has been designed in accordance with the Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback and VPA objectives.
- + Proposed open space tree species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia.
- + Detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.
- + Please refer to SSDA-MPS-OSW-L-400 and below for open space tree species:

SSDA Tree List

- | | |
|---------------------------|-----------------|
| + Eucalyptus amplifolia | Cabbage Gum |
| + Eucalyptus moluccana | Grey Box |
| + Eucalyptus paniculata | Grey Ironbark |
| + Eucalyptus pilularis | Blackbutt |
| + Eucalyptus punctata | Grey Gum |
| + Elaeocarpus reticulatus | Blueberry Ash |
| + Eucalyptus robusta | Swamp Mahogany |
| + Eucalyptus saligna | Sydney Blue Gum |
| + Eucalyptus tereticornis | Red Irongum |
| + Syncarpia glomulifera | Turpentine |

Revised Tree List (based on ecologist list)

- | | |
|----------------------------|------------------------|
| + Acacia implexa | Hickory Wattle |
| + Acmena smithii | Lilly Pilly |
| + Angophora costata | Smooth Barked Apple |
| + Banksia integrifolia | Coastal Banksia |
| + Casuarina glauca | Swamp Sheoak |
| + Ceratopetalum gummiferum | Christmas Bush |
| + Corymbia gummifera | Red Bloodwood |
| + Cupaniopsis anacardiodes | Tuckeroo |
| + Elaeocarpus reticulatus* | Blueberry Ash |
| + Eucalyptus haemastoma | Scribbly Gum |
| + Eucalyptus pilularis * | Blackbutt |
| + Eucalyptus punctata* | Grey Gum |
| + Eucalyptus robusta * | Swamp Mahogany |
| + Glochidion ferdinandi | Cheese Tree |
| + Livistona australis | Cabbage Tree Palm |
| + Melaleuca quinquenervia | Broad-Leaved Paperbark |
| + Pittosporum revolutum | Yellow Pittosporum |

*species remaining from SSDA scheme

Council Comment 16

Trees, Turf & Gardens

- + Council requests that Pennisetum sp. be replaced with Poa labillardieri and/or Poa poiformis as Pennisetum is an undesirable species in this location.
- + Maximum grades of 1:5 (Turf) and 1:3 (Garden beds) should be provided (and confirmed by showing levels on plans) to facilitate safe maintenance access. In addition, turf zones require minimum 2m clearances to pathway edges for mower access.
- + Riparian planting palette should comprise species from endemic ecological communities (Sydney Coastal Sandstone Foreshores Forest / Sydney Enriched Sandstone Moist Forest / River Mangrove Forest / Coastal Saltmarsh) to enhance ecological integrity.
- + All trees should accommodate adequate setbacks to pathways and other infrastructure to minimise potential rootzone / canopy conflicts.
- + No turf should be provided within vegetated riparian zone to protect ecological and hydrological integrity (conflicting plans i.e. 'Materiality' versus 'Programme').

Response

- + Proposed open space species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:
 - + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest (species used for riparian areas)
 - + PCT 3594: Sydney Coastal Sandstone Foreshores Forest (species used in drier inland areas)
- + Pennisetum and Poa have been removed from the revised plant list and substituted with other species from these PCTs.
- + Please refer to SSDA-MPS-OSW-L-400 for revised plant schedule.
- + Detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.
- + Grades of turf areas and garden bed do not exceed CoP's maximum grades. Additional levels on plans have been provided. Please refer to respective open space plans.
- + Proposed tree locations have been reviewed and adequate setbacks provided (minimum 2m offset from pathways). Please refer to open space plans in appendix.
- + Proposed turf areas have been removed from riparian corridor offset zones. Please refer to open space plans in appendix.

Melrose Park South - West
OS4

Council Comment 16 (continued)

Community Facilities (North-East Corner)

- + Council requests sections be provided at regular intervals through the park to clearly illustrate levels (e.g. turf area, embankment) and infrastructure (e.g. retaining walls).
- + All pathways should align with the street network and pedestrian linkages from adjacent communal open space to provide visual connections that minimise wayfinding signage requirements (i.e. northern entry to Hughes Avenue and western boardwalk to Block 3 communal open space).
- + Pathways should be used to define edge between turf area and riparian revegetation zone consistent with Open Space 3 to the east (i.e. connection from EWR-10 to boardwalk access path).
- + Council also requests that the proponent provide paved connections between park corner entry and playground Softfall zone for accessibility.
- + The BBQ area should be consolidated and relocated away from amenities building and include shelter(s) over the BBQ area (see figure below).

Playground

- + The proponent should demonstrate that the proposed playground is consistent with the 'Everyone Can Play' guidelines to ensure capacity for a diversity of ages and abilities. Play equipment should be reviewed to encourage group / social / imaginative play in addition to individual skill-based play.
- + All structural elements should comprise durable materials with a long asset life. The use of timber is not supported.

Response

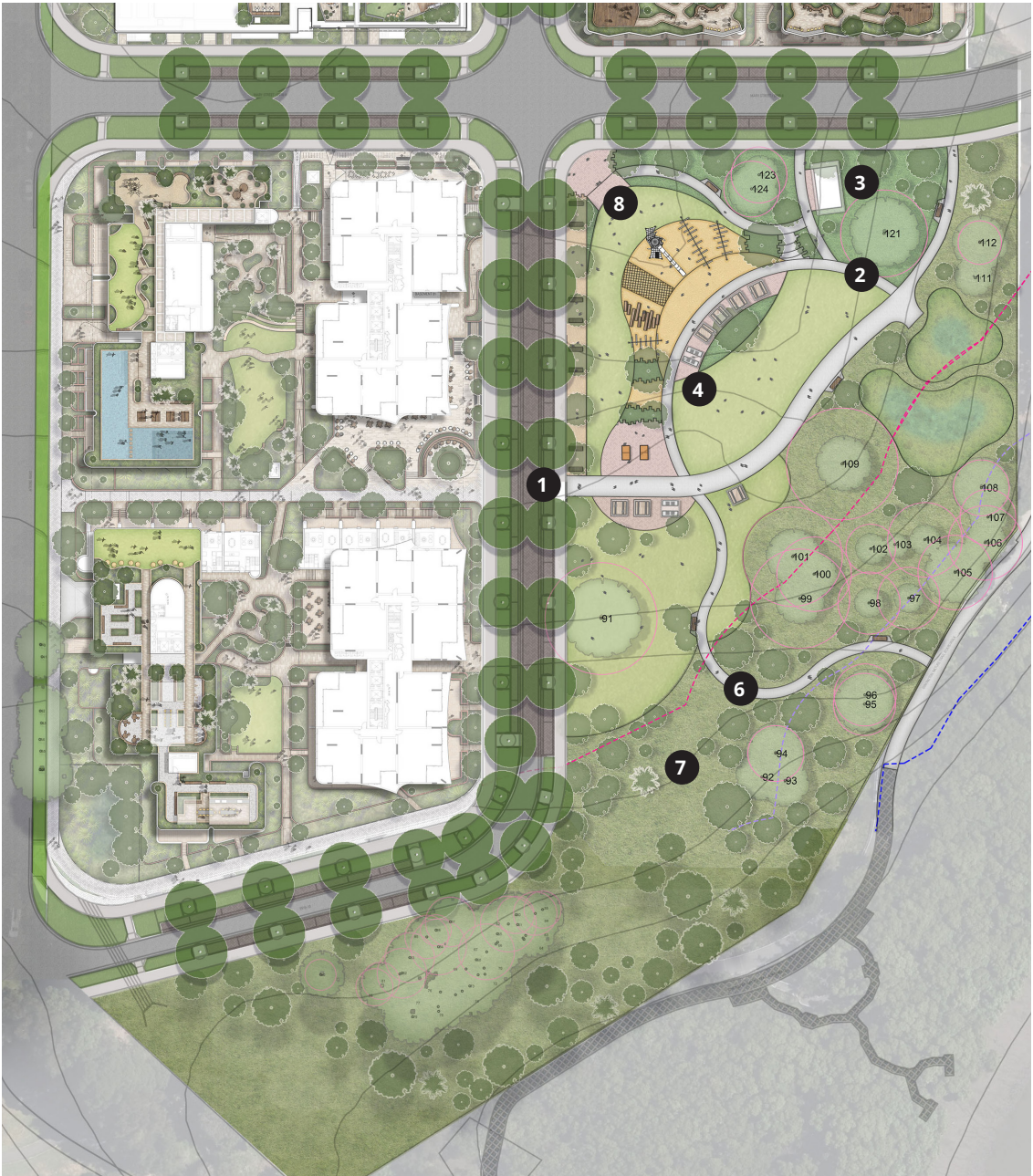
- + OS4 design has been reviewed, with additional information and design changes made. Summarised below and in side-by-side comparison on the following page:
 - + Additional landscape sections provided (please refer to appendix)
 - + Pathways realigned (where necessary) to align with the wider street network and other pedestrian linkages. Pathways re-routed to avoid existing tree TPZ zones.
 - + Provision of paved connection to play zone.
 - + BBQs moved and co-located with picnic shelters.
 - + Amenities block repositioned away from existing tree TPZ zones.
 - + Proposed trees reviewed and repositioned to align with amended design.
- + Please refer to detailed plans in appendix.
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives and the 'Everyone Can Play' guidelines.

Melrose Park South - West
OS4

Council Comment 16 - Response



April 2025 - SSDA Plan



January 2026 - RTS Plan

Summary of Design Development since April 2025

- 1 Pathways realigned to align with the wider street network.
- 2 Pathways re-routed to avoid existing tree TPZ zones.
- 3 Amenities block repositioned away from existing tree TPZ zones.
- 4 BBQs moved and co-located with picnic shelters.
- 5 Provision of paved connection to play zone.
- 6 Park pathway connection to Ermington Nature Trail via on-grade pathway (not elevated FRP boardwalk).
- 7 All proposed lawn areas deleted from riparian corridor offset zone.
- 8 Paved area provided between corner entry and playground.

Melrose Park South - West OS4

Council Comment 38

Existing Trees to be Retained

- + The landscape design has not considered the retention of the significant, high retention value trees within the park design layout. Removal of the significant high value trees is not supported by Council.
- + A path and steps are proposed to be constructed over trees 123 and 124 (2 x *Casuarina cunninghamiana*), which would require their removal. The path and steps are to be redesigned outside the TPZ.
- + Two paths are proposed to the north and east of 121 within the SRZ (*Corymbia maculata*), which would require its removal. The paths are to be relocated minimum 5m away from the tree to minimise the encroachment to an acceptable level.
- + The bioretention basins have been shown in a different location to the civil plans. The new southern swale impacts tree 109 (*Corymbia citriodora*), this must be modified to be outside the TPZ to ensure it can be adequately retained.
- + Proposed tree planting is shown in close proximity of the existing trees and are to be deleted to avoid canopy conflict.
- + Proposed shrubs are shown within the SRZ of some trees and must be deleted.
- + The trees are to be viewed and valued as mature, green assets. The design is to be amended to conserve the significant and medium to high value trees as part of the open space park design. On this basis, trees 99 to 109, 111, 112, 121, 123, 124 are to be retained and protected.
- + Tree numbers and TPZs and SRZ must be added to the landscape plans to ensure the trees will be retained and the design coordinated.

Response

- + OS4 design changes include the following:
 - + OS4 pathway off EWR-8 realigned to sit outside TPZ zones of existing trees 123 and 124
 - + Park pathway realigned to retain existing tree 121
 - + Civil changes to bioretention basins and swales revised to protect existing tree 109.
 - + Proposed tree planting reviewed and shifted outside of existing tree TPZs
 - + Tree numbers (as per AIA report) to be added to landscape design report.
- + Existing trees 99 to 109, 111, 112, 121, 123, 124 are retained and protected in proposed scheme. Limited works within existing riparian landscape to ensure retention of tree canopy and existing topography.
- + Please refer to detail plans in appendix.



January 2026 - RTS Plan

Council Comment 38 (continued)

Proposed Trees

- + The tree species diversity within the park is limited. There is a high proportion (99%) of trees from the MYRTACEAE family, and 82% of these are Eucalyptus only (one genus). A park with 99% Myrtaceae family trees runs the risk harmful pests and diseases devastating the tree population. To reduce this risk, it is recommended the tree species is revised to incorporate a greater diversity of species from other families to reduce the potential impact of any future devastating diseases that may impact a specific tree genus or family.
- + Additional tree species to consider that are native to this region include, but are not limited to:
 - + Alphitonia excelsa (Red Ash)
 - + Cupaniopsis anacardioides (Tuckeroo)
 - + Casuarina glauca (Swamp She-Oak)
 - + Casuarina cunninghamiana (river Oak)
 - + Livistona australis (Cabbage Tree Palm)
 - + Acacia parramattensis (Parramatta wattle)

Response

- + Proposed open space tree species have been reviewed against the plant list provided by the consulting ecologist, Ecological Australia, as well as CoP’s recommended list (above). Tree species list has been revised now sits at 47% from the Myrtaceae family and as follows:
 - + Myrtaceae - 47.1% (8 species)
 - + Fabaceae - 5.9% (1)
 - + Proteaceae - 5.9% (1)
 - + Casuarinaceae - 5.9% (1)
 - + Cunoniaceae - 5.9% (1)
 - + Sapindaceae - 5.9% (1)
 - + Elaeocarpaceae - 5.9% (1)
 - + Phyllanthaceae - 5.9% (1)
 - + Arecaceae - 5.9% (1)
 - + Pittosporaceae - 5.9% (1)
- + Please refer to SSDA-MPS-OSW-L-400 and below extract for open space tree species.

Melrose Park Open Spaces West (OS4) Plant Schedule						
Code	Botanical Name	Common Name	Mature Height and Spread (m)	Pot Size	Spacing	Quantity
TREES						
Aim	Acacia implexa	Lightwood, Hickory Wattle	8 x 7	200L	AS SHOWN	8
Asm	Acmena smithii	Lilly Pilly	5 x 3	45L	AS SHOWN	5
Aco	Angophora costata	Smooth Barked Apple	20 x 12	200L	AS SHOWN	6
Bin	Banksia integrifolia	Coastal Banksia	15 x 6	200L	AS SHOWN	4
Cgl	Casuarina glauca*	Swamp Sheoak	10 x 4	200L	AS SHOWN	12
Ceg	Ceratopetalum gummiferum	Christmas Bush	5 x 3	45L	AS SHOWN	4
Cgu	Corymbia gummifera	Red Bloodwood	20 x 8	200L	AS SHOWN	10
Can	Cupaniopsis anacardioides	Tuckeroo	7 x 6	200L	AS SHOWN	14
Ere	Elaeocarpus reticulatus	Blueberry Ash	7 x 3	200L	AS SHOWN	7
Eha	Eucalyptus haemastoma	Scribbly Gum	12 x 6	200L	AS SHOWN	6
Epi	Eucalyptus pilularis	Blackbutt	20 x 8	200L	AS SHOWN	9
Epu	Eucalyptus punctata	Grey Gum	20 x 8	200L	AS SHOWN	8
Ero	Eucalyptus robusta	Swamp Mahogany	20 x 8	200L	AS SHOWN	10
Gfe	Glochidion ferdinandi	Cheese Tree	15 x 7	200L	AS SHOWN	3
Lau	Livistona australis	Cabbage Tree Palm	20 x 6	Ex-Ground	AS SHOWN	5
Mqu	Melaleuca quinquenervia	Broad-Leaved Paperbark	20 x 10	200L	AS SHOWN	7
Pre	Pittosporum revolutum	Yellow Pittosporum	15 x 4	200L	AS SHOWN	3

Melrose Park South - West

Public Domain / Through-Site Link

Council Comment 39

Materials, Details and Street Furniture

- + Choice of materials and street furniture within the parks, through site links and the public domain should be consistent throughout the precinct, the details for which are provided in the Melrose Park Public Domain Guidelines. The intent is for the precinct to look and feel as a single entity with continuity of materials across the parks and public domain from Victoria Road to the River North-South, and Hughes Ave/ Atkins Road to Wharf Road East-West. To this effect, the landscape design in the northern part of Melrose Park (north of Hope Street), which is further developed, should also form a guide & reference while designing the parks and links in this half of the precinct.

Response

- + Arcadia and Holdmark are committed to delivering public open spaces that is consistent with public domain guidelines for Melrose Park (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives, and to ensure materiality development is consistent with the guidelines and Melrose Park (North).
- + Extract from CoP's PDG - Melrose Park (refer adjacent).



Figure 4.61 Melrose Park - Paving Materials Palette

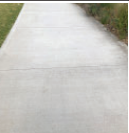
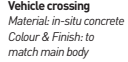
	Use	Material	photos TBC
Street Footway In-situ Concrete	Main body - in-situ concrete for high durability and easy maintenance. Subject to location and site conditions, full width pavement may be required. Pattern as directed by Council.	 Main body Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish with tool joints at 750 mm centres with full depth expansion joints at every 6000mm	 Vehicle crossing Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle crossing, kerb ramp - in-situ concrete to suit grades and vehicle load.		
Separated Cycleway Asphalt	Main body - asphalt finish to cyclepath as per Cyclist manual details & Council's bicycle specialist	 Main body Material: asphalt concrete of AC10 and ACS (wearing course) Colour: natural	 Kerb ramp Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle Crossing, Kerb Ramp - in-situ concrete to suit grades and vehicle load.		
Special Place In-situ Concrete with highlights	Main body - In-situ concrete with special pattern and possible inlays or highlights, subject to detailed design and Council approval.	 Special application In-situ concrete with town centre pattern subject to site-specific design and Council approval	 Vehicle crossing Material: in-situ concrete Colour & Finish: to match main body
Parking Lane	Main body - Permeable paving to facilitate water percolation with granite setts to Council approval. Note: Layout in the image is indicative, subject to engineering design.	 Standard Product: TBC Size: 90x90x50mm Finish: natural split exfoliated	 Kerb ramp Material: in-situ concrete Colour & Finish: to match main body
	Shared Zone - granite setts to the full width of the shared zone subject to Council approval.		

Figure 4.61 Melrose Park - Paving Materials Palette

	Use	Material	photos TBC
Pedestrian Link	Standard - small granite flagstones or setts.	 Standard Material: granite Product: Adelaide black Size: 90x90x50mm Finish: varied	

Melrose Park South - West

Public Domain / Through-Site Link

Council Comment 42

Through-Site Link (North of Block B1 and B2)

- + The area north of blocks B1 and B2, although privately owned, is a 24/7 publicly accessible through site link at the Melrose Park Masterplan level. This link is part of a network of through site links throughout the precinct that render the precinct permeable, and traverses through the precinct from Atkins Road all the way up to Wharf Road.
- + All these links are designed to have the same look and feel and are one of the identifying & unifying features of the precinct. Thus, the through-site link must match Council's design for through-site links provided via Council's Melrose Park public domain guidelines. The materials, street furniture and lighting for the through site link should match the design requirements provided within this document. The currently presented design within the SSDAs, does not conform to this approach. Council requests that the plans be redesigned to suit.
- + The link must have an equitable access for all users. Current pedestrian accesses from the link to the buildings do not seem to have ramped accessed. Please ensure that all major pedestrian entries are equitable.
- + Building B2 does not seem to have any pedestrian entries leading to the through site link. This is not equitable for all residents. Please provide appropriate entries to match block B1 entries to the link.

Response

- + Arcadia and Holdmark are committed to delivering public open spaces that is consistent with public domain guidelines for Melrose Park (CoP's PDG - Melrose Park).
- + Arcadia confirms that the "privately-owned, publicly-accessible" through-site links have been designed to complement the materiality and furniture detailed within the Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives, and to ensure materiality development is consistent with the guidelines and Melrose Park (North).
- + An accessible east-west connection has been achieved (street to street) and into B1.
- + A northern entry into Block B2 from the through-site link has not been included. This follows discussion with the design review panel, and noting various complexities, including, creating an accessible east-west connection across a 6.32m level change, and navigating existing tree TPZs.
- + A 157 metre boardwalk is proposed (with 1 in 23 ramps) to address public accessibility.



April 2026 - Blocks B1 and B2 Publicly-Accessible Landscape Plan



April 2026 - Block B1 Publicly-Accessible Landscape Plan



April 2026 - Block B2 Publicly-Accessible Landscape Plan

Melrose Park South - West OS4

Council Comment 43

- + The park entries seem designated as either major or minor, but it is unclear if they relate to any specific precinct-wide links or points of interest. An example of this is in both OS3 and OS4 where the top corners have significant paving to indicate a major threshold to the parks, but the paved area does not appear to lead anywhere. Greater consideration should be given to the location of entry points and whether additional connection points could be made.
- + OS4 should have the western entry align directly with the internal link of block 3 (currently it looks offset by a few meters), and the northern main entry should sit directly across from the pedestrian crossings to Hughes Avenue.
- + Pathways within the open space should focus on connecting to and aligning with the existing street network and pedestrian linkages that board the open space. It would be beneficial to plot the circulation routes through the open space to key points of interest in the precinct.
- + A greater consideration of the precinct-wide sight lines along the street network through to the water is also required within the current open space design. The following recommendations are made in this regard.
- + Park entry points should align with the street network or the through-site links.
- + Ensure visual connections are the primary way of navigating through the open space avoiding wayfinding signage as far as possible.
- + Reconsider placement of play equipment in OS4 to avoid blocking a sightline where topography has created vantage point to water.
- + Equally consider which items within the public domain would benefit from a more discreet location. This would include BBQ areas, bins and the amenities block.
- + The amenities block design should be consistent with the block approved Melrose Park Central Park in the north (DA/358/2024), as consistency in the public infrastructure for the precinct is required.
- + Multiple pedestrian / shared connections are required from the open space to the Ermington Nature trail boardwalk, which appear to be missing from the current design. The mangrove boardwalk is part of an important pedestrian and cycle route spanning across multiple LGA's and links in a series of recreation spaces along the bay. Both OS3 and OS4 have substantial borders with the mangrove boardwalk but there are limited access points between the two. Further access points should be integrated into the landscape plans of OS3 and OS4. The landscape design of OS4 has only been developed for the northern half of the Southern Parklands West (SPW) area. There is a greater area of the parkland that has not been given any design consideration. This remaining extent of the SPW has a significant interface with the mangrove boardwalk but no connection. A pathway link from the southern end of NSR-5A to the boardwalk would offer a more convenient connection than those currently proposed.
- + Levels and level changes are required to be shown accurately in the drawings. Accessible paths and equal access requirements should form the basis of all concept designs and levels considerations.
- + Consideration should also be given to the open space that continues between OS3 and OS4. These two spaces are not individual spaces and should not be designed in isolation. Thus, the design on the western part of OS3 and eastern part of OS4 should consider and allow for continuation of that open space. The design should be such that the open recreational space could potentially extend eastward from OS 4 and connect across up to OS 3. Trees should be located within the open space considering a continuous design. Connecting pathways and spaces to the full river foreshore should be incorporated into the design.

Response

- + Most recommendations within comment 43 have been addressed in the revised RTS plan, including:
 - + Rationalising the hierarchy of pathways in and around the park.
 - + OS4 Western entry pathway to Block B3 realigned to B3 planter edge.
- + Confirming the OS4 design includes considerations for:
 - + precinct-wide sightlines
 - + alignment with the street network and other through-site links.
 - + proposed play equipment and landscape levels does not block sightlines to the water.
 - + BBQ and amenities block repositioned away from existing tree TPZs.
 - + Amenities block has been designed to align with Melrose Park North (DA/358/2024) approved design.
 - + Limited proposed landscaping (no pathways, active space) is proposed within the riparian offset zone as per discussions with project ecologist and in line with the VMP.
- + Refer to OS4 plans in appendix for detailed design changes.

RESPONSE TO SUBMISSION

OPEN SPACES - EAST SITE
MELROSE PARK SOUTH

Melrose Park South - East

General

Council Comment 10

Design of Proposed Park (OS1, 2 & 3) – Design of the park contains insufficient details to satisfy Council as future asset owner. Park to be design in accordance with Melrose Park Public Domain guidelines and show all approved bioretention basins. VPA requires consultation with Council on park design prior to submission of detailed DA/SSD.

Council Comment 11

Public Domain – Public Domain design must meet public domain guidelines and be consistent with other areas of Melrose Park.

Response

- + Arcadia confirms the open space has been designed in accordance with the Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback and VPA objectives.
- + Proposed open space plant species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia.
- + Detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.

Melrose Park South - East
OS1, OS2 and OS3

Council Comment 21

Furniture and Materials

- + The furniture and materials palette should be consistent with the Melrose Park Public Domain Guidelines to provide a cohesive network of public open spaces throughout the precinct. Furniture and fixtures are to comprise durable materials with a long asset life (i.e. metal) and timber is to be avoided.
- + Pathway surfaces should reflect an identifiable hierarchy (e.g. primary, secondary). Where pathways double as maintenance vehicle pathways, these pathways should be capable of accommodating heavy vehicles consistent with Council's Standard Detail DS 6 (type 2).
- + Steel edging should be incorporated where garden beds directly interface with turf.

Response

- + Arcadia and Holdmark are committed to delivering public open spaces that is consistent with public domain guidelines for Melrose Park (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives, and to ensure materiality development is consistent with the guidelines and Melrose Park (North).
- + Extract from CoP's PDG - Melrose Park (refer adjacent).



Figure 4.61 Melrose Park - Paving Materials Palette

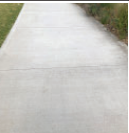
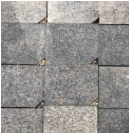
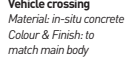
	Use	Material	photos TBC
Street Footway In-situ Concrete	Main body - in-situ concrete for high durability and easy maintenance. Subject to location and site conditions, full width pavement may be required. Pattern as directed by Council.	 Main body Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish with tool joints at 750 mm centres with full depth expansion joints at every 6000mm	 Vehicle crossing Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle crossing, kerb ramp - in-situ concrete to suit grades and vehicle load.		
Separated Cycleway Asphalt	Main body - asphalt finish to cyclepath as per Cyclist manual details & Council's bicycle specialist	 Main body Material: asphalt concrete of AC10 and ACS (wearing course) Colour: natural	 Kerb ramp Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle Crossing, Kerb Ramp - in-situ concrete to suit grades and vehicle load.		
Special Place In-situ Concrete with highlights	Main body - In-situ concrete with special pattern and possible inlays or highlights, subject to detailed design and Council approval.	 Special application In-situ concrete with town centre pattern subject to site-specific design and Council approval	 Vehicle crossing Material: in-situ concrete Colour & Finish: to match main body
Parking Lane	Main body - Permeable paving to facilitate water percolation with granite setts to Council approval. Note: Layout in the image is indicative, subject to engineering design.	 Standard Product: TBC Size: 90x90x50mm Finish: natural split exfoliated	 Kerb ramp Material: in-situ concrete Colour & Finish: to match main body
Shared Zone	Standard - granite setts to the full width of the shared zone subject to Council approval.	 Standard Material: granite Product: Adelaide black Size: 90x90x50mm Finish: varied	

Figure 4.61 Melrose Park - Paving Materials Palette

	Use	Material	photos TBC
Pedestrian Link	Standard - small granite flagstones or setts.	 Standard Material: granite Product: Adelaide black Size: 90x90x50mm Finish: varied	

Melrose Park South - East
OS1, OS2 and OS3

Council Comment 22

Trees, Turf & Gardens

- + Council requests that Pennisetum sp. be replaced with Poa labillardieri and/or Poa poiformis as Pennisetum is an undesirable species in this location.
- + Maximum grades of 1:5 (Turf) and 1:3 (Garden beds) should be provided (and confirmed by showing levels on plans) to facilitate safe maintenance access. In addition, turf zones require minimum 2m clearances to pathway edges for mower access.
- + Riparian planting palette should comprise species from endemic ecological communities (Sydney Coastal Sandstone Foreshores Forest / Sydney Enriched Sandstone Moist Forest / River Mangrove Forest / Coastal Saltmarsh) to enhance ecological integrity.
- + All trees should accommodate adequate setbacks to pathways and other infrastructure to minimise potential rootzone / canopy conflicts.

Response

- + Proposed open space species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:
 - + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest (species used for riparian areas)
 - + PCT 3594: Sydney Coastal Sandstone Foreshores Forest (species used in drier inland areas)
- + Pennisetum and Poa have been removed from the revised plant list and substituted with other species from these PCTs.
- + Please refer to SSDA-MPS-OSE-L-400 for revised plant schedule (and adjacent extract).
- + Detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.
- + Grades of turf areas and garden bed do not exceed CoP's maximum grades. Additional levels on plans have been provided. Please refer to respective open space plans.
- + Proposed tree locations have been reviewed and adequate setbacks provided (minimum 2m offset from pathways). Please refer to open space plans in appendix.
- + Proposed turf areas have been removed from riparian corridor offset zones. Please refer to open space plans in appendix.
- + Proposed trees accommodate aquequate setbacks (min. 2m from pathways).

Melrose Park Open Spaces East (OS1, 2 & 3) Plant Schedule						
Code	Botanical Name	Common Name	Mature Height and Spread (m)	Pot Size	Spacing	Quantity
TREES						
Aim	Acacia implexa	Lightwood, Hickory Wattle	8 x 7	200L	AS SHOWN	11
Asm	Acmena smithii	Lilly Pilly	5 x 3	45L	AS SHOWN	6
Aco	Angophora costata	Smooth Barked Apple	20 x 12	200L	AS SHOWN	14
Bin	Banksia integrifolia	Coastal Banksia	15 x 6	200L	AS SHOWN	5
Cgl	Casuarina glauca*	Swamp Sheoak	10 x 4	200L	AS SHOWN	7
Ceg	Ceratopetalum gummiferum	Christmas Bush	5 x 3	45L	AS SHOWN	7
Cgu	Corymbia gummifera	Red Bloodwood	20 x 8	200L	AS SHOWN	7
Can	Cupaniopsis anacardioides	Tuckeroo	7 x 6	200L	AS SHOWN	14
Ere	Elaeocarpus reticulatus	Blueberry Ash	7 x 3	200L	AS SHOWN	17
Eha	Eucalyptus haemastoma	Scribbly Gum	12 x 6	200L	AS SHOWN	12
Epi	Eucalyptus pilularis	Blackbutt	20 x 8	200L	AS SHOWN	13
Epu	Eucalyptus punctata	Grey Gum	20 x 8	200L	AS SHOWN	13
Ero	Eucalyptus robusta	Swamp Mahogany	20 x 8	200L	AS SHOWN	13
Gfe	Glochidion ferdinandi	Cheese Tree	15 x 7	200L	AS SHOWN	2
Lau	Livistona australis	Cabbage Tree Palm	20 x 6	Ex-Ground	AS SHOWN	5
Mqu	Melaleuca quinquenervia	Broad-Leaved Paperbark	20 x 10	200L	AS SHOWN	7
Pre	Pittosporum revolutum	Yellow Pittosporum	15 x 4	200L	AS SHOWN	6
RIPARIAN WET ZONE REGENERATION						Total Area: 2209m
SHRUBS						
Alo	Acacia longifolia	Sydney Golden Wattle	5 x 3	300mm	2/m2	
Dti	Dodonaea triquetra	Common Hop Bush	2 x 2	300mm	3/m2	
Gov	Goodenia ovata	Hop Goodenia	1 x 2	300mm	4/m2	
Lpo	Leptospermum polygalifolium	Tea Tree	3 x 3	300mm	3/m2	
Mer	Melaleuca ericifolia	Swamp Paperbark	6 x 3	300mm	2/m2	
Mli	Melaleuca linariifolia	Flax Leaved Paperbark	6 x 2	300mm	2/m2	
Odi	Ozothamnus diosmifolius	Rice Flower	1.5 x 1.5	300mm	4/m2	
GRASSES						
Cap	Carex appressa	Swamp Sedge	1 x 1	140mm	6/m2	
Dca	Dianella caerulea	Blue Flax Lily	1 x 2	140mm	6/m2	
Ema	Entolasia marginata	Bordered Panic	1 x 1	140mm	6/m2	
Jus	Juncus usitatus	Common Rush	1 x 1.5	140mm	6/m2	
Llo	Lomandra longifolia	Spiny-Head Mat-Rush	1 x 1.2	140mm	6/m2	
Mst	Microlaena stipoides	Weeping Grass	0.3 x 0.3	140mm	6/m2	
Mju	Machaerina juncea	Bare Twigrush	1 x 1	140mm	6/m2	
GROUNDCOVERS						
Ccy	Commelina cyanea	Scurvy Weed	1 x 1	140mm	6/m2	
Dre	Dichondra repens	Kidney Weed	0.2 x spreading	140mm	6/m2	
Llo	Leptinella longipes	Creeping Cotula	0.3 x 3	140mm	6/m2	
Lan	Lobelia anceps	Angled Lobelia	0.5 x 1.2	140mm	6/m2	
Sre	Samolus repens	Creeping Brookweed	0.3 x 0.5	140mm	6/m2	
Tte	Tetragonia tetragonioides	Warrigal Greens	0.3 x 0.3	140mm	6/m2	
Vba	Viola banksii	Native Violet	0.15 x spreading	140mm	6/m2	
Vhe	Viola hederacea	Native Violet	0.15 x spreading	140mm	6/m2	
RIPARIAN DRY ZONE REGENERATION						Total Area: 22037m
SHRUBS						
Ate	Acacia terminalis	Sunshine Wattle	6 x 1.5	300mm	2/m2	
Ber	Banksia ericifolia	Heath Banksia	7 x 2.5	300mm	2/m2	
Bob	Banksia oblongifolia	Fern Leaved Banksia	2 x 2.5	300mm	3/m2	
Cli	Callistemon linearis	Narrow-Leaved Bottlebrush	3 x 2	300mm	3/m2	
Cre	Correa reflexa	Native Fuschia	1.2 x 1	300mm	4/m2	
Csa	Crowea saligna	Willow Leaved Crowea	1 x 1	300mm	4/m2	
Gse	Grevillea sericea	Silky Grevillea	2 x 2	300mm	3/m2	
Kam	Kunzea ambigua	Tick Bush	5 x 3	300mm	2/m2	
Lfo	Lambertia formosa	Mountain Devil	2 x 2	300mm	3/m2	
Lpo	Leptospermum polygalifolium	Tea Tree	3 x 3	300mm	3/m2	
Lsi	Lomatia silaifolia	Crinkle Bush	1.5 x 1.5	300mm	3/m2	
Odi	Ozothamnus diosmifolius	Rice Flower	1.5 x 1.5	300mm	4/m2	
Ple	Persoonia levis	Broad-Leaf Geebung	5 x 2	300mm	2/m2	
Pli	Pimelea linifolia	Rice Flower	0.5 x 1	300mm	4/m2	
Pli	Platysace linearifolia	Carrot Tops	1 x 1	300mm	4/m2	
Psp	Podocarpus spinulosus	Dwarf Plum Pine	2 x 1.5	300mm	3/m2	
GRASSES						
Dca	Dianella caerulea	Blue Flax Lily	1 x 2	140mm	6/m2	
Dre	Dianella revoluta	Spreading Flax Lily	1 x 1.5	140mm	6/m2	
Dcr	Dichelachne crinita	Long Hair Plume Grass	1 x 0.5	140mm	6/m2	
Jco	Juncus continuus	Sand Rush	1 x 1	140mm	6/m2	
Lfi	Lomandra filiformis	Wattle Mat Rush	0.5 x 0.3	140mm	6/m2	
Llo	Lomandra longifolia	Spiny-Head Mat-Rush	1 x 1.2	140mm	6/m2	
Lmu	Lomandra multiflora var. multiflora	Many-Flowered Mat-Rush	0.6 x 0.6	140mm	6/m2	
Ttr	Themeda triandra	Kangaroo Grass	1.5 x 0.6	140mm	6/m2	
GROUNDCOVERS						
Ahe	Actinotus helianthi	Flannel Flower	1 x 0.5	140mm	6/m2	
Aae	Adiantum aethiopicum	Maidenhair Fern	0.8 x 0.9	140mm	6/m2	
Cgl	Clematis glycinoides	Headache Vine	Climber	140mm	3/m2	
Hvi	Hardenbergia violacea	Native Sarsaparilla	5 x 3	140mm	4/m2	
Hsc	Hibbertia scandens	Guinea Flower	Climber	140mm	6/m2	
Nco	Nephrolepis cordifolia	Fishbone Fern	0.3 x 0.3	140mm	6/m2	
Ppa	Pandorea pandorana subsp. pandorana	Wonga Wonga Vine	Climber	140mm	3/m2	
Pes	Pteridium esculentum	Austral Bracken	1 x 1	140mm	6/m2	

Melrose Park South - East

OS1 and OS2

Council Comment 23

OS1 & OS2

- + Planting palette to be consistent with the northern portion of Wharf Road Gardens to ensure cohesiveness
- + Retaining walls and boardwalk sections should be designed to minimise balustrading requirements. Request north-south sections to clearly illustrate levels (e.g. garden beds) and infrastructure (e.g. retaining walls)
- + No direct private building entrances are to be provided from the public park. Any connections within Wharf Road Gardens are to be to communal open space only to prevent potential privatisation.
- + Pathway finishes should not identify private entrances as this creates a lack of clarity between public and private domains.
- + Contiguous swale and predominance of garden beds result in minimal useable open space. Replace garden beds with turf between pathway and Wharf Road (unless topography is unsuitable for mower access) in partnership with sections of subsurface drainage to create useable spaces.
- + 'Public' courtyard will likely function as a private space associated with the nearby building entry and should be replaced with a turfed kickabout area and direct pedestrian connection between Andrew Street and Wharf Road require a clear edge that delineates public and private domains.

Response

- + Arcadia confirms the open space has been designed in accordance with the:
 - + Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park)
 - + in line with the approved (Wharf Road Gardens - North) design intent and materiality. This information has been provided to Arcadia by Sekisui House.
- + Detailed design of boardwalks, pathways and resolution of swale and retaining wall details will form part of DD phase, taking into account all comments in item 23.
- + Blocks B5 and B6 residential entry connections off OS1 and OS2 shared pathway have been retained as per discussions with block architects. These are not main lobby entries and form secondary entries into the blocks and communal open spaces.
- + Public domain pathway finishes is consistent with the Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park). Any residential entries will include finishes consistent with the development block design and reduced in scale to ensure heirarchy of public domain pathway.
- + Lawn has been introduced in OS2 along Wharf Road (along level areas) and is consistent with Wharf Road Gardens - North. No lawn has been introduced in OS1 due to proximity of swale, slopes and difficulty in maintaining small areas of turf.
- + The 'public courtyard' has been retained:
 - + to provide useable and accessible passive seating space for the public,
 - + convenient plaza space for its proximity to the future light rail stop and retail activation to the street, and
 - + accessible space to gather at the termination of the OS2 shared pathway.
- + Refer to plans in appendix and the following pages which summarises OS1 and OS2 changes.

Melrose Park South - East
OS1

Council Comment 23 - Response

OS1 design remains consistent with April 2025's SSDA submission.



April 2025 - SSDA Plan



January 2026 - RTS Plan

Melrose Park South - East
OS2

Council Comment 23 - Response

Summary of Design Development since April 2025

- 1 Introduction of turf to level areas along Wharf Road.
- 2 Edge to define turf and bioretention zone.
- 3 Proposed tree species and spacings revised.
- 4 Proposed understorey planting within TPZs removed.



April 2025 - SSDA Plan



January 2026 - RTS Plan

Melrose Park South - East
OS3

Council Comment 24

OS3

- + Request north-south sections to at regular intervals clearly illustrate levels (e.g. turf kickabout) and infrastructure (e.g. retaining walls)
- + Riparian planting palette to comprise species from endemic ecological communities (Sydney Coastal Sandstone Foreshores Forest / Sydney Enriched Sandstone Moist Forest / River Mangrove Forest / Coastal Saltmarsh) to enhance ecological integrity
- + Incorporate an additional access point from EWR-8 to Ermington Bay boardwalk.

Response

- + Additional sections have been prepared to illustrate level and amenity changes across OS3. Please refer to 23-937_Melrose Park South_Open Spaces_East_RTS in appendix.
- + Proposed open space species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:
 - + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest
 - + PCT 3594: Sydney Coastal Sandstone Foreshores Forest
- + Please refer to SSDA-MPS-OSE-L-400 for revised plant schedule.
- + Park pathway connection to Ermington Nature Trail via on-grade pathway (not elevated FRP boardwalk).

Summary of Design Development since April 2025

- 1 All lawn areas removed from riparian offset (VRZ) as directed with ecologist.
- 2 Accessible park pathway realigned.
- 3 Park plaza / seating node created to mark north-south pathway termination. Further detailed design necessary to integrate with existing Ermington Nature Trail.
- 4 Proposed tree species and spacings revised to address agency comments.
- 5 Amenities block realigned with revised park design.
- 6 Planting and park entries revised to align with wider street network.



January 2026 - RTS Plan

Melrose Park South - East

Trees and Landscaping

Council Comment 36

Changes required within the open spaces OS1, OS2, OS3 to be modified:

- + There are some trees shown too close to the adjacent infrastructure, such as Epi (Eucalyptus pilularis) Blackbutt 25m+ proposed on the pavement edge and too close to the BBQ amenities building.
- + Some tree symbols are incorrect or misleading for example the Em Eucalyptus molucanna (Grey Box) 25m+ normally a very large tree is shown as a small tree.
- + Some trees are shown too close together, which in time will cause maintenance issues. All trees are to be checked to ensure the following tree spacings are met:
 - + All small trees (5m-9m mature height) are to be separated minimum 3.5-4m+ apart to ensure they will have adequate space to grow.
 - + All medium trees (10-14m in height) are to be separated minimum 5-6m+ apart.
 - + All large trees (15m+ in height) are to be spaced minimum 8-12m+ apart.
- + Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space.
- + Trees are to be located a minimum 2m from any stormwater line of

Response

- + Proposed open space tree species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:
 - + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest (species used for riparian areas)
 - + PCT 3594: Sydney Coastal Sandstone Foreshores Forest (species used in drier inland areas)
- + Please refer to SSDA-MPS-OSE-L-400 for revised plant schedule.
- + Proposed tree locations have been reviewed and adequate intervals provided between each proposed tree. Please refer to open space plans SSDA-MPS-OS1-L-401 to SSDA-MPS-OS1-L-405 in appendix.
- + Detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.
- + Proposed trees accommodate adequate setbacks (min. 2m from easements and pathways).

Melrose Park South - East

Trees and Landscaping

Council Comment 36

Delete the proposed planting under the existing trees, specifically within the structural root zone (SRZ) to avoid severing the roots.

Paths shown within the tree protection zone (TPZ) are to be designed above the natural grade to avoid any excavation, fill or compaction occurring that will impact the trees as per AS4970-2025 protection of trees on development sites. Specific non-destructive construction details are to be designed in conjunction with the project arborist to ensure the trees will be adequately protected.

The tree species diversity within the parks is limited. There is a high proportion (99%) of trees from the MYRTACEAE family, and 82% of these are Eucalyptus only (one genus). A park with 99% Myrtaceae family trees runs the risk harmful pests and diseases devastating the tree population. To reduce this risk, it is recommended the tree species is revised to incorporate a greater diversity of species from other families to reduce the potential impact of any future devastating diseases that may impact a specific tree genus or family. Additional tree species are to be considered to replace some of the proposed Eucalyptus species to increase the species diversity. Recommended trees native to this region include, but are not limited to:

- + Alphitonia excelsa (Red Ash)
- + Cupaniopsis anacardioides (Tuckeroo)
- + Casuarina glauca (Swamp She-Oak)
- + Casuarina cunninghamiana (River Oak)
- + Livistona australis (Cabbage Tree Palm)
- + Acacia parramattensis (Parramatta wattle)

Response

- + Proposed open space plant species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:
 - + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest (species used for riparian areas)
 - + PCT 3594: Sydney Coastal Sandstone Foreshores Forest (species used in drier inland areas)
- + Proposed planting under existing trees and within TPZ zones is subject to further consultation with consulting arborist to determine the suitability of underplanting to existing trees in the subject site.
- + Additionally, detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.
- + Proposed open space tree species have been reviewed against the plant list provided by the consulting ecologist, Ecological Australia, as well as CoP's recommended list (above). Tree species list has been revised now sits at 47% from the Myrtaceae family and as follows:
 - + Myrtaceae - 47.1% (8 species)
 - + Fabaceae - 5.9% (1)
 - + Proteaceae - 5.9% (1)
 - + Casuarinaceae - 5.9% (1)
 - + Cunoniaceae - 5.9% (1)
 - + Sapindaceae - 5.9% (1)
 - + Elaeocarpaceae - 5.9% (1)
 - + Phyllanthaceae - 5.9% (1)
 - + Arecaceae - 5.9% (1)
 - + Pittosporaceae - 5.9% (1)
- + Please refer to SSDA-MPS-OSE-L-400 and adjacent for open space tree and plant species.

Code	Botanical Name	Common Name	Mature Height and Spread (m)	Pot Size	Spacing	Quantity
Trees						
Ea	Eucalyptus amplifolia	Cabbage Gum	20.0 x 8.0	100lt	AS-SHOWN	7
Em	Eucalyptus moluccana	Grey Box	20.0 x 8.0	100lt	AS-SHOWN	17
Epa	Eucalyptus paniculata	Grey Ironbark	20.0 x 8.0	100lt	AS-SHOWN	7
Epi	Eucalyptus pilularis	Blackbutt	25.0 x 10.0	100lt	AS-SHOWN	16
Epu	Eucalyptus punctata	Grey Gum	20.0 x 8.0	100lt	AS-SHOWN	9
Ere	Elaeocarpus reticulatus	Blueberry Ash	9.0 x 4.0	100lt	AS-SHOWN	16
Ero	Eucalyptus robusta	Swamp Mahogany	15.0 x 8.0	100lt	AS-SHOWN	3
Es	Eucalyptus saligna	Sydney Blue Gum	25.0 x 10.0	100lt	AS-SHOWN	9
Et	Eucalyptus tereticornis	Red Ironbark	25.0 x 10.0	100lt	AS-SHOWN	13
Sg	Syncaesia glomulifera	Turpentine	15.0 x 8.0	100lt	AS-SHOWN	6
Palms & Tree Ferns						
Cau	Cyathea australis	Rough-Tree Fern	6.0 x 3.0	1m trunk	AS-SHOWN	11
Coo	Cyathea cooperi	Australian Tree Fern	8.0 x 3.0	1m trunk	AS-SHOWN	19
Dan	Dicksonia antarctica	Soft Tree Fern	10.0 x 2.0	1m trunk	AS-SHOWN	18
Tall Shrubs / Small Trees						
Bm	Backhousia myrtifolia	Grey Myrtle	5.0 x 3.0	45lt	AS-SHOWN	18
Bs	Bursaria spinosa	Sweet Bursaria	3.0 x 2.0	300mm	AS-SHOWN	23
Cs	Callistemon citrinus	Crimson Bottlebrush	3.0 x 2.0	300mm	AS-SHOWN	11
Hh	Hibiscus heterophyllus	Native Hibiscus	3.0 x 2.0	200mm	AS-SHOWN	9
Ka	Kunzea ambigua	Tick Bush	3.0 x 2.0	200mm	AS-SHOWN	47
Md	Melaleuca decora	White Feather Honey Myrtle	7.0 x 5.0	45lt	AS-SHOWN	6
Pl	Persoonia levis	Broad-Leaved Gaebung	5.0 x 3.0	45lt	AS-SHOWN	11
Feature Plants						
De	Dorstenia excelsa	Gymea Lily	3.0 x 3.0	300mm	AS-SHOWN	25
SUN MIX 3						
SHRUB						Total Area = 385m2
Od	Ocotea diosmifolia	Rice Flower	1.5 x 1.5	200mm	3/m2	105
Ro	Rosmarinus officinalis	Rosemary	low mounding	140mm	4/m2	140
Wfu	Westringia fruticosa	Coastal Rosemary	2.0 x 2.0	200mm	4/m2	140
GROUND COVER						
Bm	Brachycome multifida	Cut Leaf Daisy	0.3 x 0.5	140mm	6/m2	210
Mo	Myoporum parvifolium	Creeping Boobialla	0.3 x 2	140mm	6/m2	210
Pp	Pandorea pandorana	Wonga Wonga Vine	scrambler climber	140mm	6/m2	210
Sc	Santolina chamaeoparissus	Cotton Lavender	0.5 x 1.0	140mm	6/m2	210
Sm	Senecio mandraliscae	Blue Chalk Sticks	0.3 x spreading	140mm	6/m2	210
GRASSES						
Dca	Dianella caerulea	Blue Flax Lily	0.6 x 0.4	140mm	6/m2	210
Ph	Pennisetum 'Nidra'	Swamp Foxtail	1 x 1	140mm	6/m2	210
Ta	Themeda australis	Kangaroo Grass	0.5 x 0.4	140mm	6/m2	210
PARTSUN SHADE MIX 2						
SHRUB						Total Area = 25m2
Ps	Philodendron selloum 'Lickety Split'	Outleaf Philodendron	0.6 x 0.6	140mm	4/m2	9
Px	Philodendron 'Xanadu'	Philodendron	1.0 x 1.0	140mm	4/m2	9
Ri	Rhipidolepis indica 'Oriental Pearl'	Oriental Pearl	0.8 x 0.8	140mm	4/m2	9
Zf	Zamia furfuracea	Cardboard Plant	1.5 x 1.5	140mm	3/m2	7
GROUND COVER						
Cae	Casuarina 'Cousin It'	Prostrate She-Oak	0.3 x spreading	140mm	6/m2	14
Dae	Dichondra argentea 'Silver Falls'	Silver Nickel Vine	0.1 x spreading	140mm	6/m2	14
Sm	Senecio mandraliscae	Blue Chalk Sticks	0.3 x spreading	140mm	6/m2	14
Vh	Viola hederacea	Native Violet	0.1 x spreading	140mm	6/m2	14
GRASSES						
Fge	Festuca glauca 'Bijah Blue'	Blue Fescue	0.2 x 0.2	140mm	6/m2	14
Lv	Lomandra 'Verday'	Mat Rush	0.6 x 0.6	140mm	6/m2	14
Ph	Pennisetum 'Nidra'	Swamp Foxtail	1 x 1	140mm	6/m2	14
PARTSUN SHADE MIX 3						
SHRUB						Total Area = 2697m2
Rt	Rottboellia tobira 'Miss Muffet'	Miss Muffet	1.0 x 1.5	200mm	4/m2	981
Ra	Redranthus argentatus 'Silver Shield'	Silver Spurtflower	1.0 x 1.5	200mm	4/m2	981
Vr	Veronica rakalensis	Rakal Hebe	0.9 x 0.9	200mm	4/m2	981
Wfu	Westringia fruticosa	Coastal Rosemary	2.0 x 2.0	200mm	4/m2	981
GROUND COVER						
Gh	Goodenia hederacea	Ivy Goodenia	ascending	140mm	6/m2	1471
Pp	Pandorea pandorana	Wonga Wonga Vine	scrambler climber	140mm	6/m2	1471
Ppu	Pratia purpurascens	White Rhot	0.1 x spreading	140mm	6/m2	1471
Tj	Trachelospermum jasminoides	Star Jasmine	0.3 x spreading	140mm	6/m2	1471
GRASSES						
Dp	Dianella pruriens	Native Flax	0.6 x 0.4	140mm	6/m2	1471
Pa	Poa affinis	Tussock grass	1.2 x 0.5	140mm	6/m2	1471
Tt	Themeda triandra	Kangaroo Grass	0.6 x 0.4	140mm	6/m2	1471
SWALE MIX						
SHRUB						Total Area = 573m2
Ca	Carex appressa	Knob Tall Sedge	0.6 x 0.4	140mm	6/m2	344
Dm	Dicheladone micrantha	Short-Hair Fume Grass	0.6 x 0.4	140mm	6/m2	344
Dr	Dianella revoluta	Blue Flax Lily	0.6 x 0.4	140mm	6/m2	344
Fh	Ficinia nodosa	Knobby Club-Rush	0.6 x 0.4	140mm	6/m2	344
Ga	Gahnia aspera	Rough Saw-Sedge	0.6 x 0.4	140mm	6/m2	344
Ju	Juncus usitatus	Common Rush	0.6 x 0.4	140mm	6/m2	344
U	Lomandra longifolia	Spiny-Headed Mat Rush	0.6 x 0.6	140mm	6/m2	344
Mj	Machaena juncea	Bare Twig-Rush	0.6 x 0.4	140mm	6/m2	344
Pl	Poa labillardierei	Common Tussock Grass	1.0 x 1.0	140mm	6/m2	344
Tt	Themeda triandra	Kangaroo Grass	0.6 x 0.4	140mm	6/m2	344

Melrose Park South - East

Public Domain

Council Comment 37

Materials, Details and Street Furniture

- + Choice of materials and street furniture within the parks, through site links and the public domain should be consistent throughout the precinct, the details for which are provided in the Melrose Park Public Domain Guidelines. The intent is for the precinct to look and feel as a single entity with continuity of materials across the parks and public domain from Victoria Road to the River North-South, and Hughes Ave/ Atkins Road to Wharf Road East-West. To this effect, the landscape design in the northern part of Melrose Park (north of Hope Street), which is further developed, should also form a guide & reference while designing the parks and links in this half of the precinct.

Response

- + Arcadia and Holdmark are committed to delivering public open spaces that is consistent with public domain guidelines for Melrose Park (CoP's PDG - Melrose Park).
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives, and to ensure materiality development is consistent with the guidelines and Melrose Park (North).
- + Extract from CoP's PDG - Melrose Park (refer adjacent).



Figure 4.61 Melrose Park - Paving Materials Palette

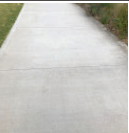
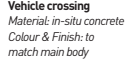
	Use	Material	photos TBC
Street Footway In-situ Concrete	Main body - in-situ concrete for high durability and easy maintenance. Subject to location and site conditions, full width pavement may be required. Pattern as directed by Council.	 Main body Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish with tool joints at 750 mm centres with full depth expansion joints at every 6000mm	 Vehicle crossing Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle crossing, kerb ramp - in-situ concrete to suit grades and vehicle load.		
Separated Cycleway Asphalt	Main body - asphalt finish to cyclepath as per Cyclist manual details & Council's bicycle specialist	 Main body Material: asphalt concrete of AC10 and ACS (wearing course) Colour: natural	 Kerb ramp Material: in-situ concrete Colour: natural grey (no oxide colour) Finish: broom finish
	Vehicle Crossing, Kerb Ramp - in-situ concrete to suit grades and vehicle load.		
Special Place In-situ Concrete with highlights	Main body - In-situ concrete with special pattern and possible inlays or highlights, subject to detailed design and Council approval.	 Special application In-situ concrete with town centre pattern subject to site-specific design and Council approval	 Vehicle crossing Material: in-situ concrete Colour & Finish: to match main body
Parking Lane	Main body - Permeable paving to facilitate water percolation with granite setts to Council approval. Note: Layout in the image is indicative, subject to engineering design.	 Standard Product: TBC Size: 90x90x50mm Finish: natural split exfoliated	 Kerb ramp Material: in-situ concrete Colour & Finish: to match main body
	Shared Zone - granite setts to the full width of the shared zone subject to Council approval.		

Figure 4.61 Melrose Park - Paving Materials Palette

	Use	Material	photos TBC
Pedestrian Link	Standard - small granite flagstones or setts.	 Standard Material: granite Product: Adelaide black Size: 90x90x50mm Finish: varied	

Melrose Park South - East

OS1 and OS2

Council Comment 41

Wharf Road Gardens South - OS1 and OS2

- + The parks design should use same detailing on this southern section of the Wharf Road Gardens as is used on the section north of Hope Street, as this linear park is expected to be a consistent precinct-wide element.
- + The landscape treatment of this park should provide a clear edge delineating public and private domains.
- + In the current design, the trail through OS1 and OS2 varies in material finish at the private entry points to the apartment blocks. The material change in these locations appears to be for the sole purpose of identifying the private entries. The trail is a public connection and the implementation of a specific treatment relating to a private entry within the connection could be seen as annexing public space. Any variation in materials of this shared path should only occur for creating points of interest or for accommodating tree protection zones of retained trees.
- + No private building entrances should be provided off the public park. Currently all pedestrian entries to eastern buildings of blocks B5 and B6 seem to be provided off the linear park. These should be deleted and entrances to these areas provided from a public road and footpath. Any connections from the Wharf Road Gardens should be to communal open space only.
- + The built form abutting the gardens on its western edge was allowed a zero-lot boundary based on the built form arrangement in Council's structure plan where the courtyards & the tree planting were contiguous with the larger open space. It was not proposed that the built form would form a wall along this open space. Consider providing a built form that conforms to that suggested in the structure plan or consider a setback to these gardens.
- + Replace garden beds with turf between pathway and Wharf Road unless unsuitable for mower access (<2m wide and/or steep topography) to maximise useability and permeability.
- + Maximum 1:5 (Turf) and 1:3 (Garden beds) to facilitate safe maintenance access across this park.
- + The swale/stream currently shown in the Wharf Road Gardens is excessive. Please ascertain if it is really required. The gardens should have usable spaces and turf areas, much like the northern part of the gardens (please refer to design resolution of the gardens north of Hope Street). This space should not be considered as a 'leftover' public space. Please suggest other means like subsoil drains or similar to take care of the stormwater requirements.
- + If any trees exist within the Wharf Road Gardens corridor (OS1 & OS2), all these should be retained. Please plot the tree protection zones (TPZ) for all trees. The pathway should be designed to respect these TPZs.
- + Include a sight line and path from Andrew Street to Waratah Street at the southern end of the parklands. This is to provide access to the light rail stop.

Park Courtyard on Southern Edge of Block B6

- + The park courtyard to the southern edge of block B6, deems it as a private plaza and entry for the block. This is not a good outcome for the public park.
- + Any connections from the Wharf Road Gardens should be to communal open space only, and any such plaza requirements must occur from within the private development boundary, with a gate to the park from this communal space.
- + Please replace this plaza with a shared public pathway connecting NSR-3B to Andrew Street, and a kick-about turf area.
- + The bio-retention basin in this area should not occupy the whole triangular area and render this space useless.

Response

- + Arcadia confirms the open space has been designed in accordance with the:
 - + Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park)
 - + in line with the approved (Wharf Road Gardens - North) design intent and materiality. This information has been provided to Arcadia by Sekisui House.
- + Detailed design of boardwalks, pathways and resolution of swale and retaining wall details will form part of DD phase, taking into account all comments in item 41.
- + Blocks B5 and B6 residential entry connections off OS1 and OS2 shared pathway have been retained as per discussions with block architects. These are not main lobby entries and form secondary entries into the blocks and communal open spaces.
- + Public domain pathway finishes is consistent with the Melrose Park Public Domain Guidelines (CoP's PDG - Melrose Park). Any residential entries will include finishes consistent with the development block design and reduced in scale to ensure heirarchy of public domain pathway.
- + Lawn has been introduced in OS2 along Wharf Road (along level areas) and is consistent with Wharf Road Gardens - North. No lawn has been introduced in OS1 due to proximity of swale, slopes and difficulty in maintaining small areas of turf.
- + The 'public courtyard' has been retained:
 - + to provide useable and accessible passive seating space for the public,
 - + convenient plaza space for its proximity to the future light rail stop and retail activation to the street, and
 - + accessible space to gather at the termination of the OS2 shared pathway.
- + Refer to plans in appendix and the following pages which summarises OS1 and OS2 changes.
- + Swales within OS1 and OS2 have been designed with the civil consultant and is subject to further design development in the DD phase of works.
- + Existing trees within OS1 and OS2 are marked to be retained as part of the current proposal. Trees marked to be removed sit outside the OS1 and OS2 boundary.
- + Inclusion of a public pathway from Andrew Street to Waratah Street is subject to further discussion with Council and separate application.

Melrose Park South - East

OS1 and OS2

Council Comment 42

Public Domain along Wharf Road

- + The public domain along Wharf Road that abuts the Holdmark sites needs to be shown as part of these drawings as well as be included and delivered as part of DA/75/2024.
- + This public domain should house a 3m shared path and a verge with trees. The existing trees along Wharf Road need to be retained, so if a 3m shared path is not possible to be provided along this road due to any reasons (presence of trees or levels issues), the path should move within the gardens. In such a scenario, a standard 1.8-2m public footpath needs to be provided along Wharf Road with an abutting verge with trees (refer northern part of the road) and a 2.5 m shared path to be provided within the Wharf Road Gardens. The design and detailing of the path should be such as to serve its purpose.
- + Drawing ref sheet 92 of the Landscape SSDA Design Report Project No 23.937 for Melrose Park South – East: Trees are shown in red, Why are trees along Wharf Road shown in red, meaning shown as removed? Is some road widening proposed for Wharf Road? Council is not aware of any such proposals. If the road is not being widened, the trees along Wharf Road should be retained.

Response

- + All public domain information provided to Arcadia is overlaid in plans.
- + OS1 and OS2 design includes:
 - + a 2.5m shared pathway and FRP boardwalks over sections of swales, and the inclusion of small seating nodes,
 - + FRP boardwalk over bioretention area (290 sqm),
 - + Public courtyard with seating and planters, to anchor shared pathway threshold at Waratah Street and provide a residential connection into Block B6,
 - + Low wall to mitigate level change,
 - + Retention of existing trees,
 - + Low, understorey planting along eastern edge of pathway,
 - + Proposed canopy trees along the eastern edge of parks, and
 - + Buffer planting along the Block B6 interface.
- + Existing tree information provided by the consulting arborist has been reviewed. Trees marked as “to be removed” along Wharf Road has already been removed. Revised plans wich forms part of this RTS submission does not include this tree information.
- + Please refer to plans SSDA-MPS-OS1-L-401 to SSDA-MPS-OS1-L-403 in appendix.

Melrose Park South - East
OS3

Council Comment 43

Sightlines through the Open Spaces & Interface to Development

- + The park entries seem designated as either major or minor, but it is unclear if they relate to any specific precinct-wide links or points of interest. An example of this is in both OS3 and OS4 where the top corners have significant paving to indicate a major threshold to the parks, but the paved area does not appear to lead anywhere.
- + Greater consideration should be given to the location of entry points and whether additional connection points could be made.
- + Pathways within the open space should focus on connecting to and aligning with the existing street network and pedestrian linkages that board the open space. It would be beneficial to plot the circulation routes through the open space to key points of interest in the precinct such as the schools, Town Centre and tram stops.
- + A greater consideration of the precinct-wide sight lines along the street network through to the water is also required within the current open space design. Please include the following recommendations within the designs to enable this.
- + Park entry points should align with the street network or the through-site links.

Importance of the Melrose Park Wide North/South Connection

- + The central north/south connection in Melrose Park, runs from the top of the northern precinct all the way through to OS3 where it terminates at an intersection with the mangrove boardwalk. It is the primary pedestrian connection through Melrose Park and links in Central Park, the Town Centre, the residential developments, other local parks, and the Waterfront.
- + Thus, greater consideration should be given to design of the portion of the north/south connection that runs through OS3 and how it joins with & terminates at the boardwalk. There is currently nothing that signifies the importance of this key precinct wide connection intersecting with the trail that spans Parramatta River from Inner West Sydney to Parramatta CBD.
- + Please ensure that this link connection within the OS3 should maintains a design treatment consistent with that of the greater connection. A reference drawing informing the arrangement of footpath, planting and, street furniture within the pedestrian link has been provided to the applicants already.
- + The amenities block design should be consistent with Melrose Park Central Park in the North, as we need consistency in the public infrastructure for the precinct.
- + Provide connections from picnic areas / amenities block to the through-site link, kickabout space / turf area and the other paths. The area seems to sit in seclusion to the rest of the park.
- + Planting palette should utilise species from endemic ecological communities to reflect ecologically sensitive riparian corridor proximity.
- + Multiple pedestrian / shared connections are required from the open space to the Ermington Nature trail boardwalk, which seem to be missing from the current design.
- + Levels - Please also ensure all levels and level changes are shown accurately in the drawings, and that accessible paths and equal access requirements form the basis of all concept designs and levels considerations.

Response

- + OS3 design has been reviewed, with additional information and design changes made. Summarised below and in detailed plans (SSDA-MPS-OS1-L-403 and SSDA-MPS-OS1-L-404) and sections in appendix:
 - + Pathways and park entries realigned (where necessary) with the wider street network and other pedestrian linkages.
 - + The creation of a small plaza area at the end of Melrose Park's North-South connection, offering a formal termination point where this connection meets the existing Ermington Nature Trail boardwalk. This is subject to further design development to resolve how this fits into the OS3 landscape and surrounding mangroves.
 - + Proposed turf areas have been removed from riparian corridor offset zones and as directed by project ecologist to align with VMP.
 - + Correct levels are reflected in revised plans.
- + The OS3 park design has considered:
 - + precinct-wide sightlines
 - + materiality consistent with public domain guidelines for Melrose Park (CoP's PDG - Melrose Park).
 - + alignment with the street network and other through-site links
 - + Amenities block has been designed to align with Melrose Park North (DA/358/2024) approved design.
 - + Accessible pathway provided in OS3.
- + Proposed open space plant species have been provided by the consulting ecologist, Ecological Australia. Additionally, detailed planting designs will follow the finalisation of the VMP (prepared by Ecological Australia) which specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.

Melrose Park South - East

OS3

Council Comment 43 (continued)

Maintenance Paths

- + The maintenance path network should be designed to Council's satisfaction and requirements, as the parks are going to be under Council ownership.
- + All maintenance paths should be able to take vehicular loads as specified by Council. Any pathways to be traversed by vehicles should be based on Council's Standard Detail DS 6 (type 2). The finishing of the path can vary as per proposed finish material.
- + Connections to the Ermington Bay Nature Trail Boardwalk - The mangrove boardwalk is part of an important pedestrian and cycle route spanning across multiple LGA's and links in a series of recreation spaces along the bay. Both OS3 and OS4 have substantial borders with the mangrove boardwalk but there are limited access points between the two. Further access points should be integrated into the landscape plans of OS3 and OS4.

Connecting Open Space between OS3 and OS4

- + Consideration should be given to the open space that continues between OS3 and OS4. These two spaces are not individual spaces and should not be designed in isolation. Thus, the design on the western part of OS3 and eastern part of OS4 should consider and allow for continuation of that open space. More like a staged approach. Thus –
 - + The design should be such that the kick-about space could potentially extend westward.
 - + Trees should be located within the open space considering a continuous design.
- + The landscape architects should imagine the full river foreshore and suggest spaces and connecting pathways accordingly.

Response

- + Arcadia and Holdmark are committed to delivering public open spaces that is consistent with Council's objectives and requirements, including, maintenance pathways which form part of the VPA dedication back to Council.
- + Ongoing design consultation with Council will occur during and after detailed design phase to ensure alignment with Council's feedback, VPA objectives, and to ensure materiality development and details are consistent with the guidelines and Melrose Park (North). Coordination with the civil engineer will also be required for all technical detail resolution.
- + Proposed OS3 pathway connections into the existing Ermington Nature Trail boardwalk has been considered and provided as on-grade connections (to minimise disturbance to historic mangroves). Please refer to detailed plans in appendix.
- + Revised OS3 and OS4 designs considers all existing survey and future precinct information provided to the design consultants. Information between OS3 and OS4 is currently lacking to provide a more holistic design response for this application.

RESPONSE TO SUBMISSION

BLOCKS - WEST SITE
MELROSE PARK SOUTH

RESPONSE TO SUBMISSION

B1

MELROSE PARK SOUTH

Melrose Park South - West B1

Council Comment 27

Urban Design - Block B1

Courtyard Design

- + Council recommends that the proposed landscaping be simplified within the courtyard focusing on functionality and convenience for residents. Reduce the berm height within the courtyard by dropping the relevant basement area. The private, through-courtyard pedestrian link should be redesigned to ensure it does not shift along its length and maintains an appropriate visual connection directly through the development. The fencing along the southwest corner of the courtyard should be redesigned or deleted.

Response

Design changes to the communal open spaces includes the following:

- + Berm height reduced from FFL in lieu of dropping the basement level, and to mitigate fall height risk. Planters proposed to frame play zone and separate main path of travel.
- + An outdoor lobby entry landscape opens up to the east-west pedestrian link to improve visual connectivity and wayfinding through this residential spine.
- + South-western gate and fence has been repositioned.

Refer to updated B1 plan and sections in appendix.



April 2025 - SSDA Plan



January 2026 - RTS Plan

Melrose Park South - West B1

Council Comment 29

Trees and Landscaping - Block B1

Trees to be Retained

- + The design has been shown with a 15m setback to the north to enable retention of existing trees 24, 25, 26, 29. An elevated walkway is shown through the TPZ of these trees which is supported by Council. However, further details are required on the elevated boardwalk. The design has also tried to retain trees to the western setback 30, 33, 34, 35, 36 by showing the existing levels and treatment to be the same as existing conditions
- + However, services are shown through trees 30, 33, 34, 35, and 36. In addition, additional fill is shown over the trees 33, 34, 35, 36 in section A.

Existing Trees to be Retained

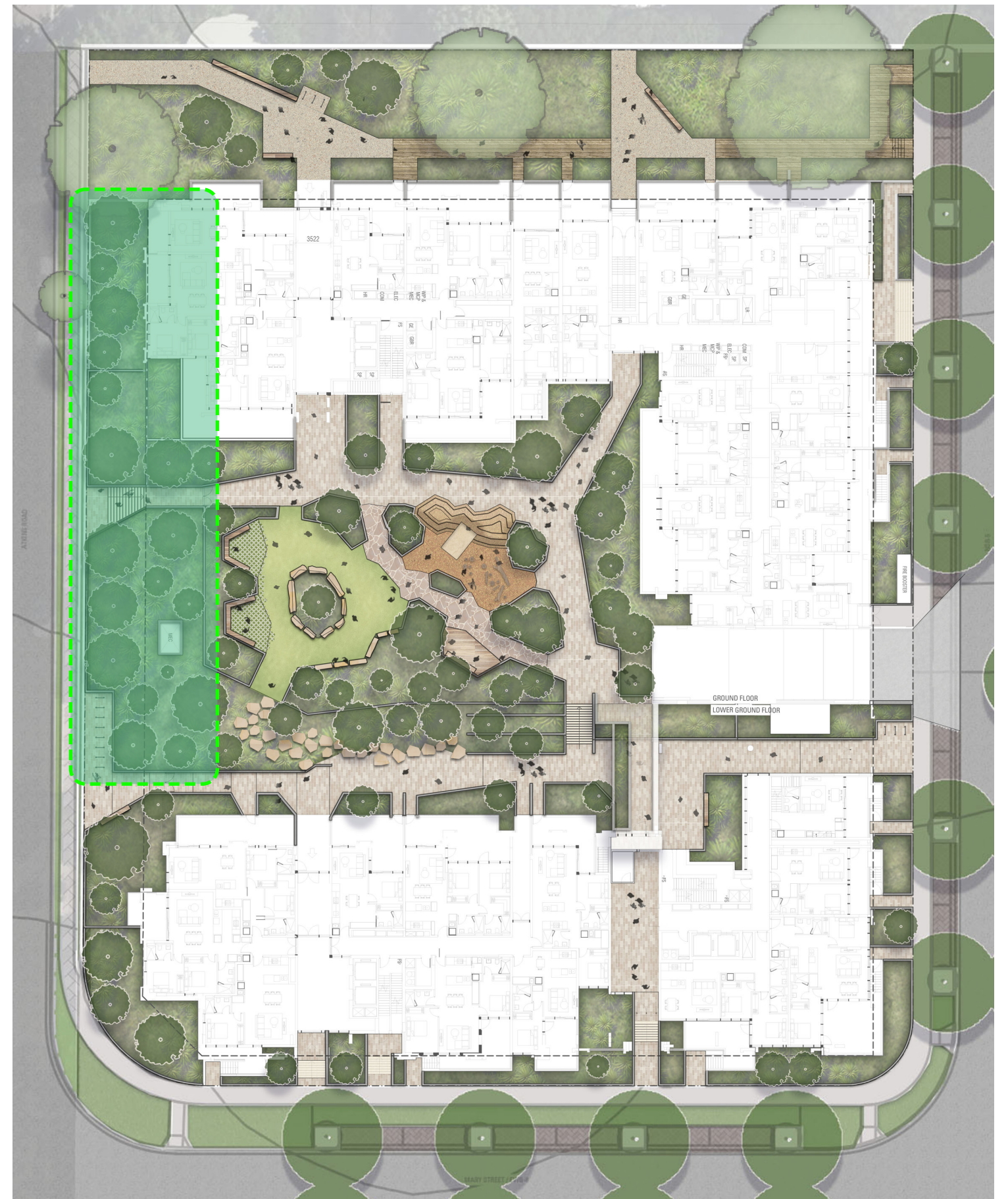
- + Council supports the removal of trees 30, 33, 34, 35, 36 due to the major encroachment within the TPZ's from the services, level changes and building alignment. Replacement trees are to be shown. Note this has not been discussed in the AIA.

Response

Elevated boardwalk detailed design to be resolved in DD phase with further consultation with consulting arborist and structural engineer, to ensure existing tree roots and tree health is maintained.

Due to extensive TPZ encroachment from services and building alignment, existing trees 30, 33, 34, 35 and 36 have been removed from this development proposal.

Refer to area dashed in adjacent plan and updated B1 plan in appendix.



January 2026 - RTS Plan

Council Comment 30

Trees and Landscaping - Block B1

Landscape Design

The communal open space design on the ground floor is supported and meets the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG). However, the design of the landscaped areas are not coordinated with the architectural plans, civil plans and arborist input. There are several areas of concern that are not currently supported by Council. The following points are recommended to be addressed in the amended plans:

- + The landscape and planting plans are unclear due to the split-level arrangement of the podium courtyard. There is a 'bridge' walkway with planting shown on the architectural plans but is missing from the landscape plans.
- + Some planting areas are missing such as the +15.15 'bridge' planting.
- + Steep terracing with 1:3 sloped soil profile is not supported. Soil gradients must not exceed 1:8.
- + The high raised planter with low shrubs along the northern setback for privacy to the POS is not supported.
- + Soil mounding within planters to achieve soil volumes is not supported (for example for the Brachychiton acerifolius (Ba) (Height 12m+) shown as a feature tree in a raised, mounded planter within the central lawn area, unless the total m3 soil volume available is sufficient and meets the ADG part 4P Soil on structure minimum requirements to support the mature growth of the proposed tree(s).
- + There is no soil depth shown for the central lawn area on structure (section C) yet a sloped lawn area with some depth is suggested in section A. Turf planting on structure must be 200-300mm soil depth.
- + Tree symbols are misleading for example the Pittosporum undulatum, normally a large shrub (typically 4-5m high), is shown larger than a Corymbia maculata (20m+) spotted gum.
- + Many of the planting hatches are not aligned with the planting areas, suggesting the quantities are incorrect.
- + In addition, the existing tree positions are shown in different locations to that of the survey plan and Arborist Report.
- + Existing tree should be shown as per the survey plans and numbered as per the Arborist report.
- + The landscape and planting plans should be split to reflect the lower ground and ground levels for legibility and consistency.
- + Non-destructive construction details for any proposed works within the TPZ of existing trees (elevated boardwalk, planting, services) are to be discussed and designed in conjunction with the project arborist, to demonstrate how the existing trees, shown to be retained, will be satisfactorily retained and protected as per AS4970-2025 Protection of trees on development sites.

- + The tree canopy plan is to be amended to realistically reflect the trees to be retained and proposed trees.
- + All proposed trees are to be checked to ensure the following tree spacings are met:
 - + All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigate (narrow form) trees, then they can be setback 1.5m from the building façade.
 - + Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space.
- + Trees are to be located a minimum 2m from any stormwater line of pit.
- + All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigate (narrow form) trees, then they can be setback 1.5m from the building façade.
- + Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space.
- + Trees are to be located a minimum 2m from any stormwater line of pit.
- + In relation to the landscape design of the rooftop levels, the following comments are provided.
 - + A medium tree Brachychiton acerifolius (Ba) (Height 12m+) is shown as a feature tree in a tiny pot (max. 1.5m3) which is below the 35m3 soil volume required under the ADG 4P. This must be revised of the tree deleted.
 - + There are a series of stepping stones through a planted area to a meditation garden. However, the proposed trees are too small to walk under (Corymbia 'Summer Beauty' - 5m) and therefore does not work. A larger tree species is to be planted here if the intention is to be able to walk below the tree canopy cover.
 - + Soil depths for the tree planting within the meditation garden are insufficient and do not meet the minimum soil depth on structure as per the ADG 4P requirements.
 - + Hatches are misaligned and confusing suggesting the plant quantities are incorrect.
 - + Some of the trees are shown too close to the edge of the planters, which would require the rootballs to be "cut to fit" which is not supported by Council.

Response on following page.

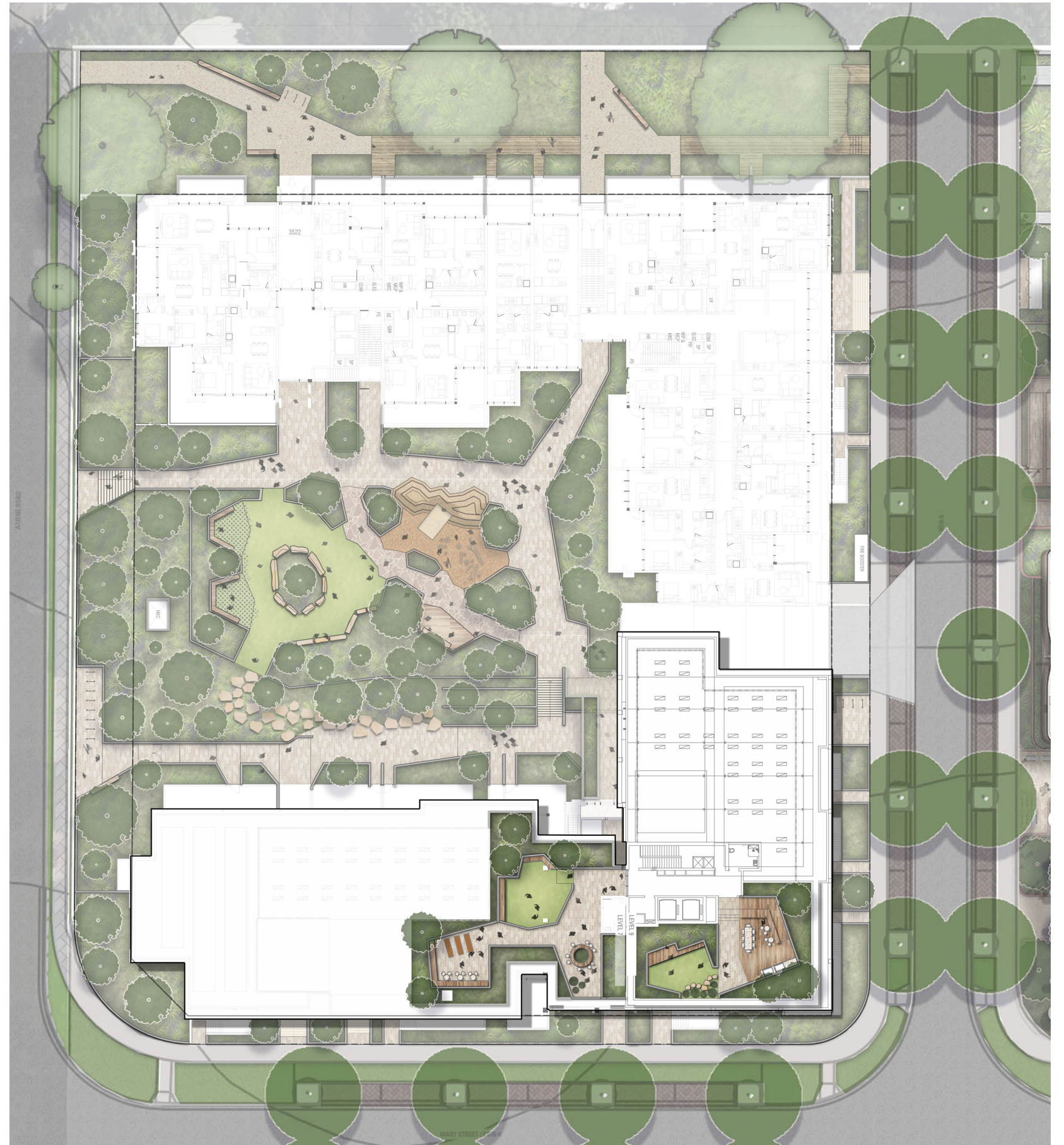
Melrose Park South - West B1

Council Comment 30 - Response

The communal open space design meets the design objectives identified in the Apartment Design Guide (ADG). Additionally, landscape design changes which forms this RTS includes the following:

- + Bridge walkway planting reflected in landscape plan,
- + Any soil mounding does not exceed 1 in 8.
- + Soil volume across Block B1 has been reviewed and suitable tree species proposed to meet ADG's soil on structure minimum requirements. Revised tree canopy and soil depth calculations provided in appendix.
- + Proposed turf areas over structure is consistent with the minimum soil depth requirements noted in the ADG.
- + Tree symbols reviewed and amended (where necessary) to convey correct canopy size.
- + Planting areas reviewed and updated accordingly to reflect RTS scheme.
- + Existing tree locations shown as per the survey provided to Arcadia and numbered as per the AIA report.
- + All proposed tree locations and meet the following requirements:
 - + minimum 3m setbacks from building façades, unless they are fastigiated (reduced to 1.5m setbacks),
 - + reasonable setbacks from planter walls (typically minimum 1m clearance from any edge)
 - + minimum 2m setback from any stormwater easement and pit.
- + Rooftop changes include:
 - + Full review of proposed tree species and locations, with revisions made across rooftop (where necessary) to align with ADG's soil on structure minimum requirements
 - + Meditation garden redesigned and tree planting revised in this location.

Refer to updated B1 plans, diagrams and sections in appendix.



January 2026 - RTS Plan

Melrose Park South - West
B1

Council Comment 31 and 32
Trees and Landscaping - Block B1

Planting Palette

The planting plan for Block B1 is not supported. There are tree species that are not appropriate for a high density, high-use area such as Casuarina cunninghamiana (She-oaks) and Melaleuca quinquenervia (Paperbarks) due to their messy habit. They should be replaced with alternative, native trees suited to this type of constrained, urban environment. In addition, it is noted that Corymbia ‘Summer Beauty’ has been incorrectly labelled as Eucalyptus ‘Summer Beauty’ and Pittosporum undulatum is shown as a large tree instead of a large shrub.

Response

Planting scheme has been reviewed across the development blocks and amendments made as per below:

- + Tree species over structure revised to include a diverse mix of small native trees,
- + Medium sized canopy trees used as features in the landscape, and only where ADG’s minimum soil volume requirements are met.

Refer to updated B1 softworks plan and MPS-B1-L-400 plant schedule in appendix.

Melrose Park Block 1 Plant Schedule											Qty/10m2	Total Area = 276m2
Code	Botanical Name	Common Name	Mature Height and Spread (m)	Pot Size	Spacing	Quantity						
Trees												
Aco	Angophora costata 'Boronia'	Dwarf Rusty Gum	8 x 8	100 lt	ASSHOWN	6						
Ab	Angophora hispida	Dwarf Apple Gum	7 x 4	100 lt	ASSHOWN	11						
Bc	Backhousia citricodora	Lemon Myrtle	8 x 6	200lt	ASSHOWN	8						
Bl	Banksia integrifolia 'Sentinel'	Coastal Banksia	4 x 1.5	200lt	ASSHOWN	1						
Ba	Brachychiton acerifolius	Illawarra Flame Tree	12 x 6	400 lt	ASSHOWN	2						
Bp	Brachychiton populneus	Kurrajong	10 x 8	400 lt	ASSHOWN	1						
Cs	Corymbia 'Summer Beauty'	Summer Beauty	5 x 4	200lt	ASSHOWN	4						
Cm	Corymbia maculata 'Lovanna'	Compact Spotted Gum	10 x 7	100 lt	ASSHOWN	4						
Ca	Cupaniopsis anacardioides	Tuckeroo	7 x 5	200lt	ASSHOWN	8						
El	Eucalyptus leucocylon 'Elky Dwarf'	Dwarf Yellow Gum Tree	7 x 4	100 lt	ASSHOWN	11						
Hi	Hakea laurina	Pincushion Hakea	6 x 4	400 lt	ASSHOWN	1						
Ml	Melaleuca viminalis	Weeping Bottlebrush	10 x 3	100 lt	ASSHOWN	3						
Tr	Tristanopsis laurina 'Luscious'	Luscious Kanooka Gum	8 x 4	400 lt	ASSHOWN	9						
Wl	Waterhousea floribunda 'Amaroo'	Weeping Lilly Pilly	8 x 4	200lt	ASSHOWN	16						
Palms & Tree Ferns												
Cco	Cyrtosia cooperi	Australian Tree Fern	8.0 x 3.0	1m trunk	ASSHOWN	18						
Dan	Dicksonia antarctica	Soft Tree Fern	10.0 x 2.0	1m trunk	ASSHOWN	19						
Tall Shrubs / Small Trees												
As	Acmena smithii 'minor'	Lilly Pilly	3.0 x 2.0	300 mm	ASSHOWN	49						
Bm	Backhousia myrtifolia	Grey Myrtle	5.0 x 3.0	45 lt	ASSHOWN	22						
Bs	Bursaria spinosa	Sweet Bursaria	3.0 x 2.0	300mm	ASSHOWN	11						
Ka	Kunzea ambigua	Tick Bush	3.0 x 2.0	200mm	ASSHOWN	29						
Md	Melaleuca decora	White Feather Honeymyrtle	7.0 x 5.0	45 lt	ASSHOWN	1						
Pl	Persoonia levis	Broad-Leaved Gledung	5.0 x 3.0	45lt	ASSHOWN	5						
Sc	Syzygium 'Cascade'	Cascading Lilly Pilly	3 x 2	300mm	ASSHOWN	104						
Feature Plants												
Aam	Agave americana	Century Plant	1.5 x 1.5	200mm	ASSHOWN	5						
Aat	Agave attenuata	Foxtail Agave	2.0 x 1.5	200mm	ASSHOWN	4						
Al	Acanthaceae imperialis	Imperial Bromeliad	1.5 x 1.5	200mm	ASSHOWN	3						
Am	Alocasia macrorrhizos	Giant Taro	3.0 x 3.0	300 mm	ASSHOWN	19						
Au	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	140mm	ASSHOWN	41						
De	Doryanthea excelsa	Gymea Lily	3.0 x 3.0	300 mm	ASSHOWN	13						
He	Heliconia rostrata	Hanging Lobster Claw	3.0 x 2.5	300 mm	ASSHOWN	5						
Sn	Strelitzia nicotia	Giant White Bird of Paradise	6.0 x 3.0	45lt	ASSHOWN	11						
Sr	Strelitzia reginae	Bird of Paradise	2.0 x 1.2	200mm	ASSHOWN	8						
SHADEMX1 SHRUB							Qty/10m2	Total Area = 135m2				
As	Aspidistra elatior	Cast Iron Plant	0.5 x 1.0	200mm	4	54						
Bal	Baccharium 'Silver Lady'	Silver Lady Fern	1.0 x 1.0	140mm	2	27						
Pr	Philodendron 'Rejo Congo'	Rejo Congo	1.2 x 1.5	300 mm	2	27						
GROUND COVER												
Cz	Calathea zebra	Zebra Plant	0.5 x 0.5	140mm	6	81						
Cm	Civiva miniata	Bush Lily	0.6 x 1.0	140mm	4	54						
Dr	Dichondra repens	Kidney Veed	0.1 x spreading	140mm	12	162						
Lm	Liriope muscari	Lily Turf	0.4 x 0.4	140mm	12	162						
SHADEMX2 SHRUB							Qty/10m2	Total Area = 224m2				
Ac	Alpinia caerulea	Native Ginger	3.0 x 2.0	300 mm	4	90						
Px	Philodendron 'Xanadu'	Philodendron	1.0 x 1.2	140mm	4	90						
GROUND COVER												
Dr	Dichondra repens	Kidney Veed	0.1 x spreading	140mm	12	269						
Vh	Viola hederacea	Native Violet	0.1 x spreading	140mm	18	403						
Da	Doodia aspera	Prickly Rasp Fern	0.5 x 0.6	140mm	12	269						
SHADEMX3 SHRUB							Qty/10m2	Total Area = 276m2				
Al	Alpinia formosana 'Pinstripe'	Pinstripe Ginger	2.0 x 1.5	200mm	2	55						
Bal	Baccharium 'Silver Lady'	Silver Lady Fern	1.0 x 1.0	140mm	4	110						
SHADEMX3 SHRUB												
Al	Alpinia formosana 'Pinstripe'	Pinstripe Ginger	2.0 x 1.5	200mm	2	55						
Bal	Baccharium 'Silver Lady'	Silver Lady Fern	1.0 x 1.0	140mm	4	110						
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SHADEMX3 SHRUB												

Melrose Park South - West
B1

Council Comment 33

Trees and Landscaping - Block B1

Soil Depth Plan

The submitted soil diagram is confusing and generally misleading. The deep soil zone within the 15m and 6m setbacks is shown with a 1m soil depth, suggesting there is a structure located below.

The deep soil zone should be separated from the planting on structure soil depths.

The ground and rooftop terraces have also been amalgamated on one plan. For legibility plan should be split into the different landscape levels.

The m3 calculations should also be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements.

Finally, the rainwater tank and fire tank are to be shown below the landscape areas and soil depth noted.

Response

Soil depth plans include the following amendments:

- + Deep soil zones separated from 1m soil depth areas
- + Separated soil depth plans for different building levels
- + Soil volume metrics included in addition to soil depth.

Refer to updated soil depth plan adjacent and in appendix.

Masterplan Analysis
Soil Depth Plan

Legend

GROUND & LOWER GROUND	LEVEL 7 & 9
300mm Soil Depth Total Area = 220.3m ² Total Volume = 66.1m ³	300mm Soil Depth Total Area = 74.4m ² Total Volume = 22.3m ³
600mm Soil Depth Total Area = 345.3m ² Total Volume = 207.2m ³	
1000mm Soil Depth Total Area = 811.8m ² Total Volume = 811.8m ³	1000mm Soil Depth Total Area = 184.7m ² Total Volume = 184.7m ³
Deep Soil Total Area = 1491.6m ²	

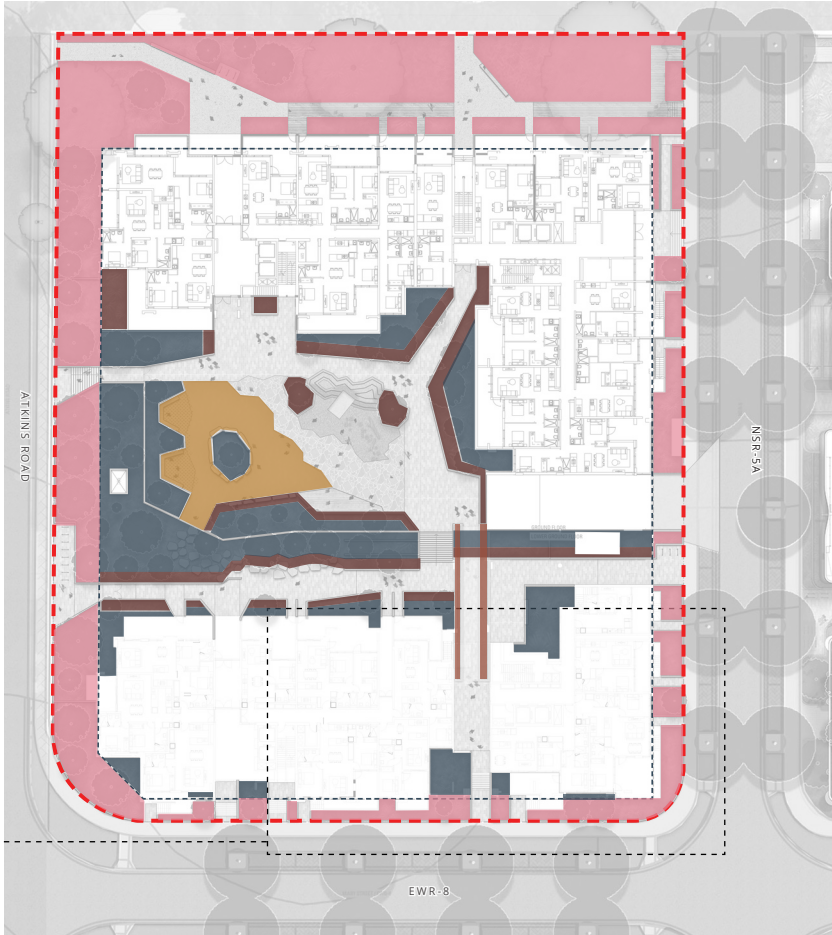
KEY PLAN



ROOFTOP



Melrose Park South - West | Landscape SSDA Design Report | Project No. 23.937



1:500 @ A3 0 2 5 10 15 20m ARCADIA

Council Comment 34

Trees and Landscaping - Block B1

Tree Pits

Tree stakes are to be removed from the typical tree planting detail. Underground guying system is to be used for trees on the podium and roof terraces to secure trees in place.

Response

Tree stakes removed from typical tree planting detail.

Underground guying system to rooftop and podium trees will be developed at DD phase and dependant on tree species and location of tree.

Refer to updated landscape detail in appendix.

RESPONSE TO SUBMISSION

B2 AND B3
MELROSE PARK SOUTH

Melrose Park South - West

B2 and B3

Council Comment 26

Urban Design - Blocks B2 and B3

Courtyard and Through Connection(s)

- + The lack of deep soil within the scheme is most critical around the tree associated with the retail spaces on Block B3. Council notes that the jury in their report had made specific reference to the inclusion of the tree that would be partly a marker for the proposed retail. This required a cut out of the basement area and whilst there is a small cut out shown in the basement plan it is not adequately corresponding to the tree's location. Measuring from the boundary line, the centre point of the tree is directly on top of the basement wall.
- + Council recommends that opportunity for additional pockets of deep soil be investigated and that the current cut out provision for the retail tree be expanded to be appropriate for its location.
- + In addition, the courtyards of both blocks are impacted by the shifting of building envelope. The building floorplates have protruded into what could have been a clear orthogonal courtyard. The courtyard proportions are also not aligned to Council's reference design for the competition, which has created a much narrower spaces than were necessary. Combined,
 - + the non-orthogonal slenderly proportioned courtyard have created limitations to the functionality of the communal open space.
 - + The landscape plan has provided planted buffer zones between the units that front the courtyard. Whilst this approach does make sense it has further reduced the area of courtyard that can be communally accessible. The areas that are accessible are then overly programmed potential in response to the constrained space available.
 - + The functionality of the courtyards can only significantly be improved with adjustments to the proposed massing and footprint. If these changes were to occur Council recommends a simple landscape plan with a reduced program of spaces, level changes and walkways.
 - + The jury report stated that 'The southern east/west through site link on block B2 has a significant level change to navigate the basement under. Look for opportunities to reduce the levels in the link to enhance physical and visual connection.' It is unclear why the courtyard for Block B2 needs to be 5 to 6m above the street in certain locations. This is especially the case for pedestrian connection levels which step up significantly from both sides of the development. The courtyard level appears to be in response to the parking.
- + It should be noted that Clause 9.4(b) of PLEP 2023 states that the Consenting Authority considers 'how the development addresses the integration of basement car parking into the landscape without detrimental impacts on the streetscape.' Council recommends that courtyard levels within Block B2 be adjusted to correspond closely to the levels of the surrounding street network. The Consenting Authority should consider the changes as an important response to both Jury comments and Clause 9.4(b) of PLEP 2023.

Response

Architectural changes across Blocks B2 and B3 is limited to changes addressing flooding issues. Subsequently, landscape amendments forming this RTS response is to street interfaces only.

Please refer to Blocks B2 and B3 plans and sections in appendix.

Council Comment 36

Trees and Landscaping - Block B2

Landscape Design

- + The design of the central plaza in general is supported and meets the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG), however, there are some concerns regarding the tree species, spacing and locations, soil volumes and the elevated boardwalk that need some attention and additional details provided before it can be supported by Council.
- + Many of the trees are located too close to the adjacent infrastructure and each other. This needs to be adjusted to allow the trees to grow and avoid unnecessary future maintenance of the trees being heavily (asymmetrically) pruned for building and pedestrian clearances or being removed due to the competition. For example, there are 3 x large trees (2 no. Eucalyptus baueriana 10m+ 1 no. Cupaniopsis anacardioides 10m) located 1.3m from building B and 1m from the fire hydrant booster which may already be a compliance issue under AS 2419.1 clearances. Some trees are in narrow, constrained planters such as along the through site link between building C & D and are not supported.
- + The section A through the central plaza is incorrect and in the wrong location. It is not showing the correct size of the proposed trees and is missing the water play element for example. In addition, many of the tree symbols are misleading in size and are not representative of their actual mature size. The elevated boardwalk levels and gradients are also inaccurate and several planting labels are missing or cut off.
- + Council recommends additional detailed sections to show the elevated boardwalk relationship in regards the existing NGL, actual tree canopies and the revised levels to ensure it is DDA compliant with sufficient clearances above and below ground. All trees are to be checked to ensure the following tree spacings are met:
 - + All small trees (5m-9m mature height) are to be separated minimum 3.5-4m+ apart to ensure they will have adequate space to grow.
 - + All medium trees (10-14m in height) are to be separated minimum 5-6m+ apart.
 - + All large trees (15m+ in height) are to be spaced minimum 8-12m+ apart.
- + All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigate (narrow form) trees, then they can be setback 1.5m from the building façade. Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space. The civil stormwater pits and pipes and the rainwater tanks must be indicated on the plans to ensure they are coordinated.
- + Existing tree numbers are to be added to all ground level plans. Tree 20 is to be removed due to the major encroachment into the TPZ (Note this tree has been approved for removal under DA/75/2024.) All planting areas and trees must be correctly labelled. Delete the proposed planting within the structural root zone (SRZ) of the existing trees.
- + In relation to the rooftop landscape design, Council notes that there are several planting labels missing on landscaped plans. There are also additional duplicate circles within the planting plan that should be removed to avoid confusion. Some of the planters with proposed trees are too small to support the mature growth of the trees for example there is Brachychiton acerifolius (Ba) (Height 12m+) within a 6.9m3 planter which is insufficient. This should be at least 35m3 as per ADG part 4P planting on structure requirements.

Response

Refer to updated B2 softworks plan and MPS-B2-L-400 plant schedule in appendix for amended species.

Amendments summarised below:

- + Trees reviewed (species, location) and amendments made to satisfy clearances from buildings and soil volume requirements for trees.
- + Existing Tree 20 removed.
- + Softwork plans amended where plant tags are missing.

Melrose Park South - West
B2

Council Comment 36 (continued)

Trees and Landscaping - Block B2

Planting on Structure Soil (depth)

- + The soil volumes indicated are insufficient and not supported by Council. They do not meet the minimum soil volume requirements outlined in the Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures Table 5.

Soil Depth Plan

- + The submitted soil diagram is confusing and generally misleading. The deep soil zone within the 15m and 6m setbacks is shown with a 1m soil depth, suggesting there is a structure located below.
- + The deep soil zone should be separated from the planting on structure soil depths.
- + The ground and rooftop terraces have also been amalgamated on one plan. For legibility plan should be split into the different landscape levels.
- + The m3 calculations should also be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements.
- + Finally, the rainwater tank and fire tank are to be shown below the landscape areas and soil depth noted.

Planting Palette

- + Council recommends the replacement of Rhipsalis baccifera with a native alternative such as Casuarina ‘Cousin It’ suited to this environment.

Coordination with Stormwater Plan, WSUD, bulk earthworks

- + Landscape, arborist and civil are not coordinated. The civil plans are showing a rainwater tank and fire tank within the northern setback outside the basement alignment. This has not been shown or considered in the landscape plans.
- + The landscape plans are not showing any stormwater pits. This must be shown to ensure the tree locations and landscape design is coordinated with the civil requirements.
- + The arborist report should discuss the impacts of the underground services in the report.

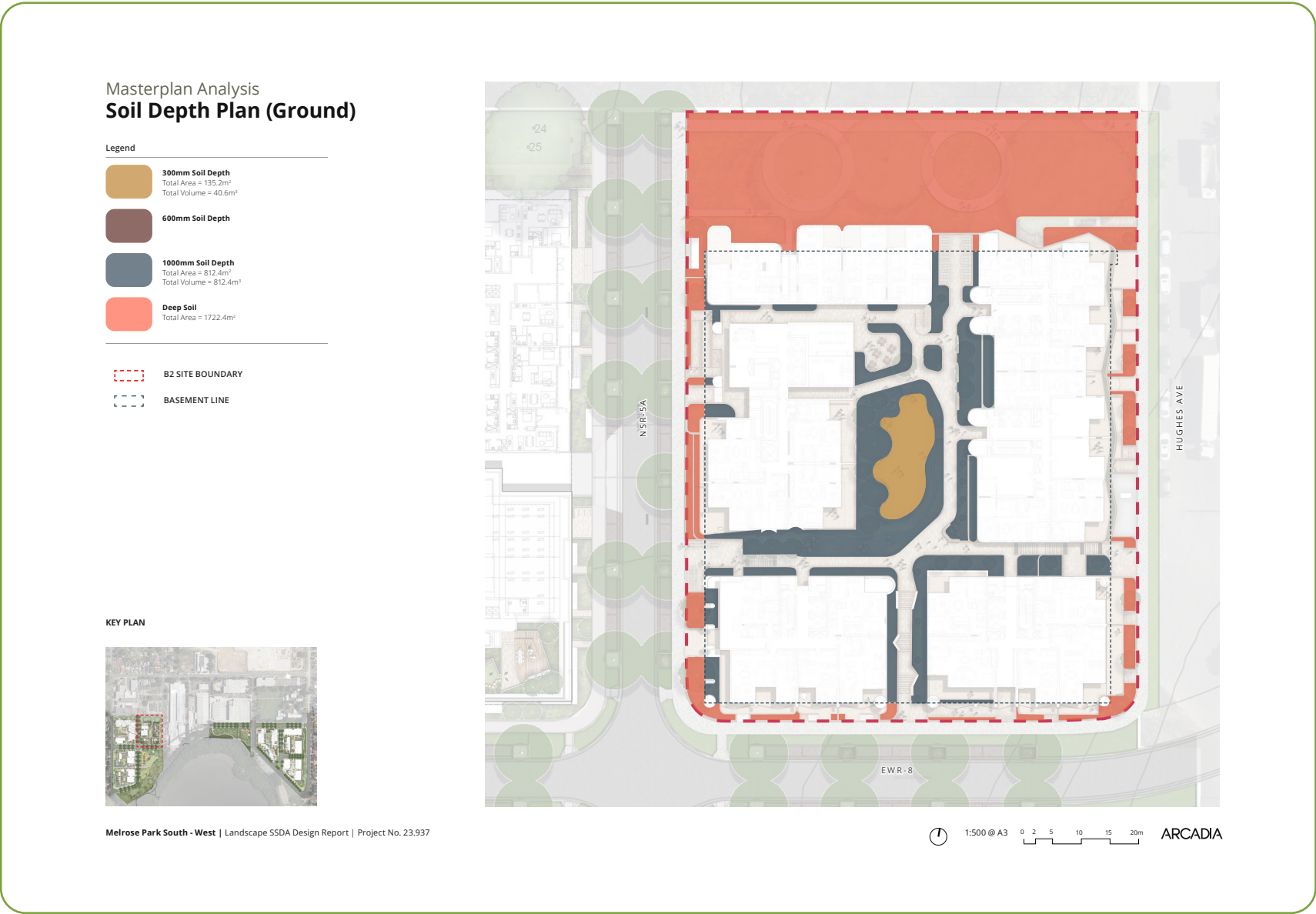
Response

Planters on structure meets ADG’s soil volume requirements. Soil depth plans include the following amendments:

- + Deep soil zones separated from 1m soil depth areas
- + Separated soil depth plans for different building levels
- + Soil volume metrics included in addition to soil depth.

Refer to updated soil depth plan below and in appendix.

Refer to updated B2 softworks plan and MPS-B2-L-400 plant schedule in appendix for amended species.



Council Comment 37

Trees and Landscaping - Block B3

Landscape Design

- + The design of the ground level central plaza is complex and broken up into four distinct levels. Additional details are required to explain some of the proposed level changes, and planting arrangements before it can be supported by Council.
- + Additional sections are required to show the soil profile, planting arrangement, any balustrading and the proposed retaining wall structures between:
 - + upper private ground level and middle private ground level (northern side) 2.3m level difference.
 - + middle private ground level (southern side) and the lower private ground level with a 2.43m level difference.
- + Many of the trees are located too close to the adjacent infrastructure and each other such within the through site link and is not supported. There are many tree ferns proposed under trees which will clash and is not supported. Many trees are in narrow, constrained planters such as around buildings A & B and are not supported.
- + Many of the tree symbols on the landscape plans are misleading in size and are not representative of their actual mature size. In addition, the continuation page number is obscuring the planting plan information.
- + In relation to the rooftop levels, planting plan for level 01 is missing from the landscape plans. There are also additional duplicate circles within the planting plan that should be removed to avoid confusion. Some planters on level 07 are too small and do not meet the ADG soil volume requirements and will not support the mature growth of the proposed trees. If the planter size cannot increase it is recommended the Cg Cerstopetalum gummifera (Christmas Bush) is replaced with a palm species such as Howea forsteriana (Kentia Palm) that tolerant of a smaller soil volume.

Response

Refer to updated B3 plans, diagrams, sections, softworks plan and MPS-B3-L-400 plant schedule in appendix for amended species.

Amendments summarised below:

- + Trees reviewed (species, location) and amendments made to satisfy clearances from buildings and soil volume requirements for trees.
- + Sections updated to provide clarity to proposed feature tree, soil depth, interfaces and planting arrangements.
- + Level 01 softworks plan added to the documentation set.
- + Tree symbols amended across all development blocks to represent mature canopy size of each proposed tree.

Melrose Park South - West
B3

Council Comment 37 (continued)

Trees and Landscaping - Block B3

Planting Palette

- + Overall, the planting plan is not supported at ground level. The planting and plant mixes have not properly considered the solar aspect and are showing shade species in full sun, and sun-loving species in the shade. This must be revised if the plants are to thrive.
- + There are tree species that are not appropriate for this type of high density, constrained environment such as Casuarina cunninghamiana (Cc She-oaks) and Melaleuca quinquenervia (Mq Paperbarks) due to their messy habit and invasive root systems. They are to be replaced with alternative, native trees suited to this type of constrained, urban environment.
- + Pittosporum undulatum, is shown as a large tree. This is a large shrub. It is to be replaced with an alternative, small tree species.

Soil Depth Plan

- + The soil diagram is confusing and misleading. The deepsoil zone is shown with a 1m soil depth, suggesting the northern setback has a structure located below. The deepsoil zone should be separated from the planting-onstructure soil depths. The ground and rooftop terraces have been amalgamated on one plan. For legibility the plan should be split into the different landscape levels. The m3 calculations should be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements.
- + In addition, Council notes landscape details for treepits have not been provided.

Coordination with Stormwater Plan, WSUD, Bulk Earthworks, and Grading

- + Council notes very few stormwater pits are shown within the landscaped areas. Coordination with bulk earthworks and grading is also not provided.

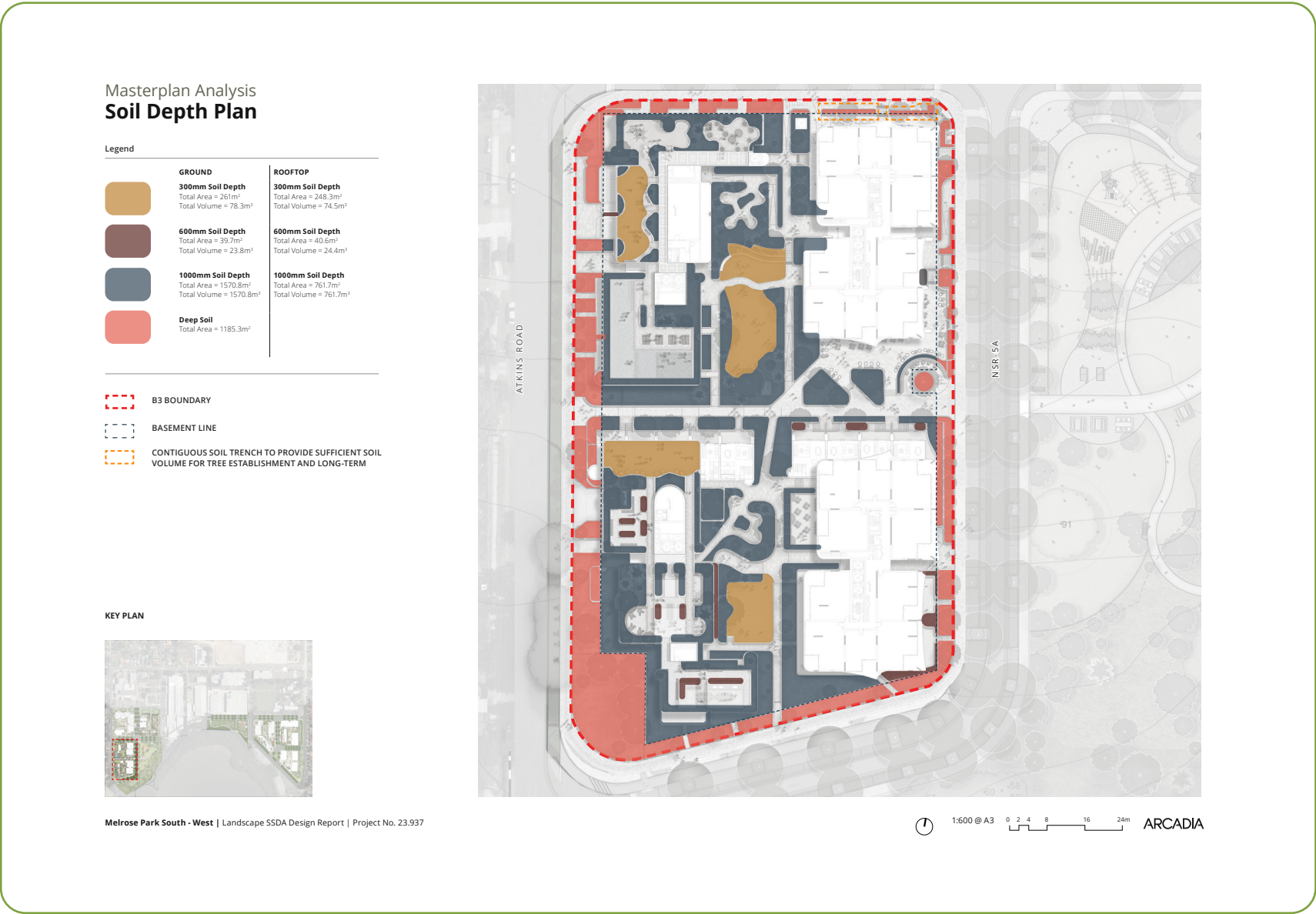
Response

Refer to updated B3 softworks plan and MPS-B2-L-400 plant schedule in appendix for amended species and matrices updated to responded to site conditions (i.e. sunny and shady positions).

Planters on structure meets ADG’s soil volume requirements. Soil depth plans include the following amendments:

- + Deep soil zones separated from 1m soil depth areas
- + Separated soil depth plans for different building levels
- + Soil volume metrics included in addition to soil depth.

Refer to updated soil depth plan below and in appendix.



RESPONSE TO SUBMISSION

BLOCKS - EAST SITE
MELROSE PARK SOUTH

RESPONSE TO SUBMISSION

B4, B5 AND B6
MELROSE PARK SOUTH

Melrose Park South - West

B4, B5 and B6

Council Comment 32

Trees and Landscaping

Overall, the landscape designs B4, B5, B6 central plazas are not supported.

The overall design of the podium communal open spaces, roof terraces and ground floor landscaped areas are not supported by Council due to a number of unresolved issues.

It is noted the sites are often difficult to traverse and access into the central plazas often challenging, however, the height of the finished basement levels above ground, has exacerbated the level issues, making the terrain more challenging for pedestrian access.

Direct and equal access has not been provided from common circulation areas and entries (3D-1 ADG). The central plazas for B5 and B6 are raised significantly above the road levels. Consequently, there is no level access from any entry points into the central plaza, only stairs or lift access.

Additional screening is required around some of the ground level POS balconies noted to have potential privacy issues. Planters adjacent to the POS should be a minimum 2.5m to ensure there is adequate privacy screening.

Response

The communal open spaces for Block B4, B5 and B6 largely remain the same. Finished basement levels and lobby RLs are determined by the architects, to which the communal landscape responds

Direct and equal access from lobbies to communal spaces have been coordinated with the architects. Should the schemes for whatever reason, be unable to achieve equal access, an alternative route is provided (through the building).

Please refer to Blocks B4, B5 and B6 packages for updated softworks plans and planting schedules. Updates include:

- + Tree species and proximity to building facades changed to reflect Council's clearance requirements.
- + Soil depth and volume plans
- + Understorey planting, including shrub planting arrangement updated to address privacy issues.

Melrose Park South - West
B4, B5 and B6

Council Comment 33

Trees and Landscaping

Soil Volume – on structure does not meet the ADG minimum requirements

- + The design of many planters within the central plazas and roof terraces of all buildings are generally proposing large specimen trees, or multiple medium-sized trees in planters with insufficient soil volumes to support the mature growth of the trees and does not meet the minimum ADG 4P Soil on structure requirements.
- + In addition, there are several isolated ‘island’ planters that appear to be disconnected from the surrounding landscaped areas with limited soil volume. The limited soil will affect the trees’ health and condition over time.
- + It is recommended the following points are addressed in the amended landscape plans:
 - + Ensure the soil volume across all podium areas, on all levels, is reviewed and any isolated planting areas, including tree pits and island planters, are connected below the paving level (contiguous) with the adjacent landscape areas to ensure each planting bed will meet the minimum prescribed soil volume as per the Soil on Structure Part 4P ADG requirements to support the mature growth of the trees and ensure they thrive and not just survive within all of the landscaped areas.
 - + Another recommendation to include ‘letterbox’ openings within the lower part of the planter retaining walls where the planters are located side-by-side, and with the terrace retaining walls, to enable the soil and root zones be connected (contiguous) between the adjacent landscape areas to help achieve the required soil volumes.
 - + Where the soil volume cannot be increased, it is recommended the tree numbers or species are to be reduced or changed to a smaller species suited to the available soil volume and constrained environment.
 - + To achieve adequate soil volumes in isolated or small planters either modular cells and/or structural soil are installed below the paving areas, and in any slab-set downs, where possible, and/or consolidate the planters to increase the available soil volume.
 - + A lot of the trees shown within the ground floor planters are too large for the available soil volume and need to be changed to small species, and/or the soil volume and planter size increased to support the mature growth of the trees. All proposed trees are to be checked to ensure the following tree spacings are met:
- + All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigate (narrow form) trees, then they can be setback 1.5m from the building façade.
- + Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being ‘cut to fit’ a space.

Response

The communal open space design meets the design objectives identified in the Apartment Design Guide (ADG). Additionally, landscape design changes which forms this RTS includes the following:

- + Any soil mounding does not exceed 1 in 8.
- + Proposed turf areas over structure is consistent with the minimum soil depth requirements noted in the ADG.
- + Tree symbols reviewed and amended (where necessary) to convey correct canopy size.

Refer to updated Blocks B4, B5 and B6 softwork plans, schedule and soil depth diagrams in appendix.

Melrose Park South - West
B4, B5 and B6

Council Comment 33 (continued)

Trees and Landscaping

- + Trees are to be located a minimum 2m from any stormwater line of pit.
- + All trees are to be checked to ensure the following tree spacings are met:
 - + All small trees (5m-9m mature height) are to be separated minimum 3.5-4m+ apart to ensure they will have adequate space to grow.
 - + All medium trees (10-14m in height) are to be separated minimum 5-6m+ apart.
 - + All large trees (15m+ in height) are to be spaced minimum 8-12m+ apart.
- + Underground guying is recommended to secure the new trees on the podium structure as opposed to the tree stakes. Trees are to be self-supporting from the nursery.
- + A tree pit detail is required for trees shown in paving, island planters or small planters. To ensure the soil volume is achieved under the paving areas to support the mature growth of the trees a structural pavement system is required such as a suspended concrete slab or structural soil or modular cells below the paving to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. The base of the tree pit shall incorporate a drainage layer and pipe that connects to nearest stormwater pit.

Response

All proposed tree locations and meet the following requirements:

- + minimum 3m setbacks from building façades, unless they are fastigated (reduced to 1.5m setbacks),
- + reasonable setbacks from planter walls (typically minimum 1m clearance from any edge).
- + minimum 2m setback from any stormwater easement and pit.

Tree details including underground guying for all trees on podium and rooftops will be accommodated for in DD phase. Should additional soil volume be required for trees adjacent to or in paved areas, structural soil and/or Stratavault systems will be detailed at DD phase.

Refer to updated Blocks B4, B5 and B6 softwork plans, schedule and soil depth diagrams in appendix.

Melrose Park South - West

B4, B5 and B6

Council Comment 34

Trees and Landscaping

Legibility to be improved - Planting plans.

- + Tree symbols are misleading suggesting the trees are larger or much smaller than the mature size. It would appear the planting labels were applied without considering the space available based on the circle size indicated.
- + Many of the planting hatches are not aligned with the planting areas suggesting the quantities are incorrect.
- + Some planting labels / areas are missing.
- + Duplicate circles have been added to many of the roof terraces.
- + The title block continuation text has obscured some of the planting plan details.
- + Labels and information are to be contained within the relevant titleblock sheet and not continue on to other pages, leading to duplication or missing information.
- + Some of the tree planting labels are hidden below the hatches and are hard to read.

Response

Amendments made across all planting plans and summarised below:

- + Tree symbols amended across all development blocks to represent mature canopy size of each proposed tree.
- + Trees reviewed (species, location) and amendments made to satisfy clearances from buildings and soil volume requirements for trees.
- + Planting hatches reviewed and updated accordingly.
- + Text obscuring planting information has been moved.

Refer to updated softwork plans and plant schedules in appendix.

Melrose Park South - West

B4, B5 and B6

Council Comment 35

Trees and Landscaping

Planting Palette B4, B5, B6

The planting palettes are supported, however, there are a issues which need to be addressed, for example:

- + Ap - Acacia parramattensis (Parramatta Green Wattle) – is a spindly, fragile, small, short-lived tree. It is recommended this is listed as a shrub and to be relocated in the planting areas accordingly. For example replace all the Ap used as a feature tree along the northern setback building B4 and replace it where it is proposed as the feature tree to the western entry under croft. Replace it with a suitable, hardy, long-lived, medium-sized tree species suited to this a constrained, urban environment.
- + Replace the Mq - Melaleuca quinquenervia (Paperbark) within the podium courtyards of due to its invasive root system. This should be planted in the open space parks. Replace it with an alternative, native species suited to the constrained, urban, high-density environment.
- + Replace the Cc - Casuarina cunninghamiana (She-oaks) within the podium courtyards and retail plazas as they are considered messy and shed their needle-like foliage and spiky, woody fruit throughout the year, which is not desirable in a paved, high-use, retail setting.
- + Replace Rb - Rhipsalis baccifera (Mistletoe Cactus) with a native alternative such as Casuarina ‘Cousin It’
- + Replace Ec – Euphorbia characias ‘Wulfenii’ (Euphorbia) proposed in B4, B5 with a non-toxic native species in the publicly accessible areas.
- + Replace Bd - Brachychiton discolor (Lacebark tree), proposed in B5, as it has irritant hairs on its seed pods which can cause skin irritation. Replace this species with an alternative, native flowering tree suited to a high-density, publicly accessible, open space.
- + Replace La – Lavandula angustifolia (English Lavender) proposed in B4, B5 with a hardy, long-lived alternative species.
- + Replace Bbw – Bergenia ‘Bressingham White’ (Bergenia) with a species suited to this sub-tropical climate such as Limonium perezii - Sea lavender
- + Change Es Eucalyptus ‘Summer Beauty’ spelling to the correct latin name Corymbia ‘Summer Beauty’.

Response

Refer to the following plant schedules in appendix:

- + MPS-B4-L-400
- + MPS-B5-L-400
- + MPS-B6-L-400

Plants noted in Council comment 35 have been replaced with alternative species.

RESPONSE TO SUBMISSION

RESPONSE TO DRP NO. 4 COMMENTS
MELROSE PARK SOUTH

Panel Comment

Statement of Design Excellence

Ongoing Investigations

- + The Panel also acknowledged ecological advice is pending on the open space design within the 40m riparian Zone. While the Panel felt they were not qualified to comment on this issue they accepted that this new matter in play will impact the resolution of the open space design across the precinct. If changes are called for from the ecological report, then the OS design will need to be redeveloped.

Response

Resolution of the open space design is subject to the finalisation of the VM. Following this, a thorough review will be undertaken with the preparation of detailed planting plans and updates (if required) to the landscape design to align with this plan.

Proposed open space plant species have been reviewed and cross-checked against the plant list provided by the consulting ecologist, Ecological Australia. The list includes species from two PCTs:

- + PCT 4028: Estuarine Swamp Oak Twig-Rush Forest (species used for riparian areas)
- + PCT 3594: Sydney Coastal Sandstone Foreshores Forest (species used in drier inland areas)

Proposed planting under existing trees and within TPZ zones is subject to further consultation with consulting arborist to determine the suitability of underplanting to existing trees in the subject site.

The VMP (prepared by Ecological Australia) specifies riparian corridor planting profiles, and areas within and adjacent to existing mangrove and saltmarsh communities managed under the VMP.

Melrose Park South
B1

Panel Comment

Landscape

The landscape plans do not clearly show how the 3.25m level change between the ‘ground’ level communal open space and through site link is designed to make a positive spatial and amenity contribution, particularly to the through site link. The scale of terracing and slopes are extensive and require further detailed resolution.

There is a very large central area in the ‘ground’ level communal open space with extensive paving zones, no trees or other shelter, while it does contain play. Re-consider the scale of the paved areas and general usability of this communal space. The space should remain simple, while maximising functionality.

The relationship of the roofs over the rooftop communal spaces and the landscape must be coordinated to maximise comfort and functionality. Specifically, it is noted that canopy trees are shown under the roof forms. Generally avoid planting under weather protected roofs.

The form and treatment of the public link along the north of Blocks B1 and B2 is quite different (one angular, one with circular paths). It is understood this should read clearly as part of the public domain of Melrose Park as a whole. It is assumed Council will desire a consistent character to these spaces.

Response

Design changes to the communal open space includes the following:

- + Planting areas increased to introduce more green space and reduce hardstand areas.
- + Berm height reduced from FFL in lieu of dropping the basement level, and to mitigate fall height risk. Planters proposed to frame play zone and separate main path of travel.
- + An outdoor lobby entry landscape opens up to the east-west pedestrian link to improve visual connectivity and wayfinding through this residential spine.
- + South-western gate and fence has been repositioned.

Sections have been updated to clarify landscape interventions to address level changes, specifically, between the through-site link and communal open space. Soil mounding does not exceed 1 in 8 within proposed planters.

Refer to updated B1 plans and sections in appendix. Extract of section adjacent, and comparison plans on following page.



April 2025 - SSDA Section



January 2026 - RTS Plan



April 2025 - SSDA Plan



January 2026 - RTS Plan

Melrose Park South
B5

Panel Comment

Access to entries

The SE entry lobby and its adjacent entry court are located more than a metre below street level – which is counter to the prevailing slope. The SE entry is further compromised by the location of the lifts, which require walking around the core via a narrow corridor, which is also below ground with no natural light.

The courtyard space adjacent to this entry requires further refinement and simplification to improve its relationship to the street level and avoid a sunken unsafe space.

The SE and NW lobbies still need further refinement, in particularly column placement and access to entry doors.

The NW lobby includes a double height void that is unresolved, as it currently straddles the ground level mail, parcel and plant rooms. Further review of this entry is required to resolve the form and character of this double height void.

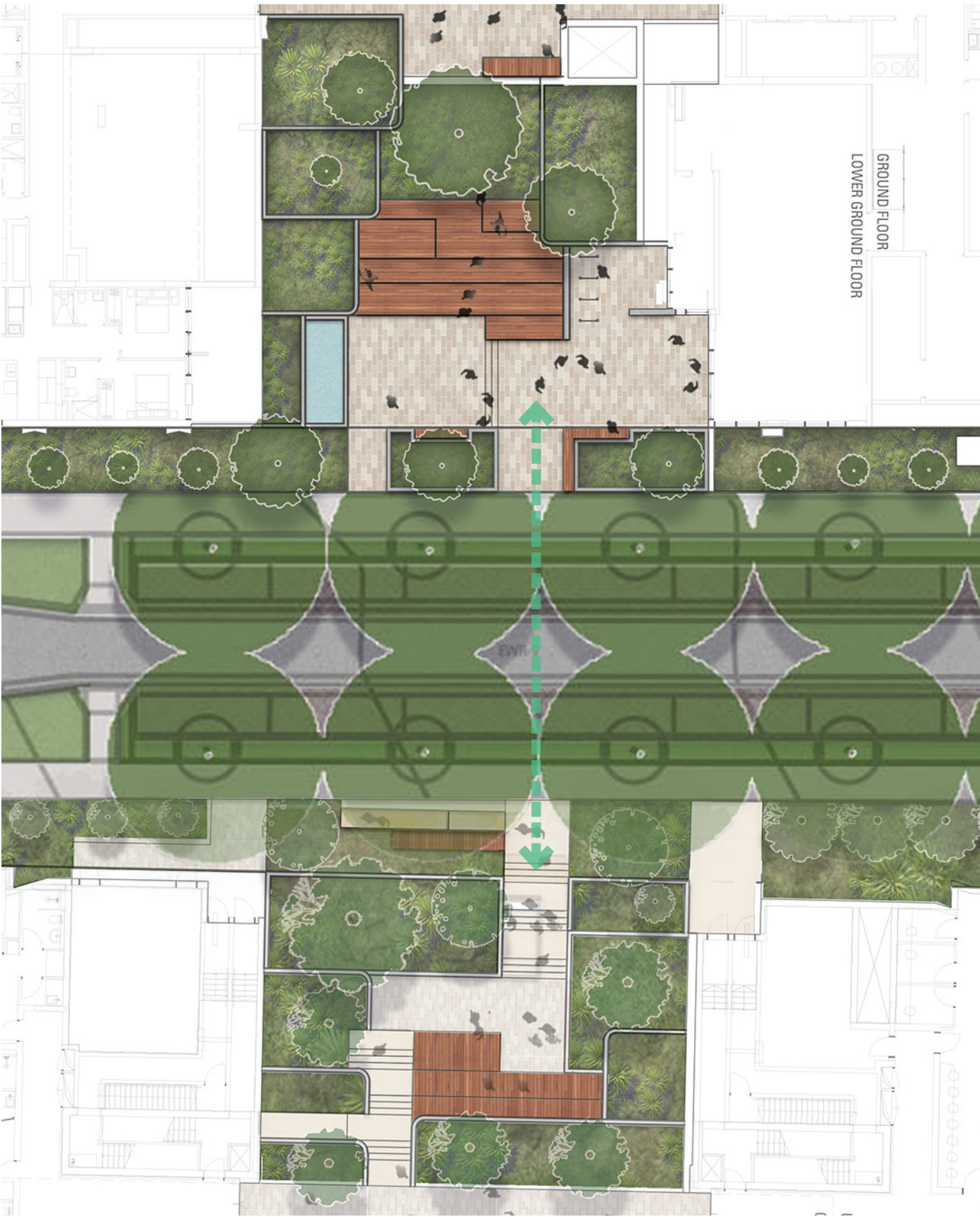
There does not appear to be a gate to the open steps leading to the courtyard adjacent to the NW lobby, which may raise CPTED issues.

Response

Refer adjacent plan showing Block B5 SE entry and Block B6 NW entry landscapes. Design changes includes the following:

- + Street access to each communal space aligned to strengthen visual connection.
- + SE street entry repositioned to address level change
- + Surrounding landscape refined to reflect new entry point.

Refer to new detail plan in appendix.



Melrose Park South
B5

Panel Comment

Rooftop shade structure

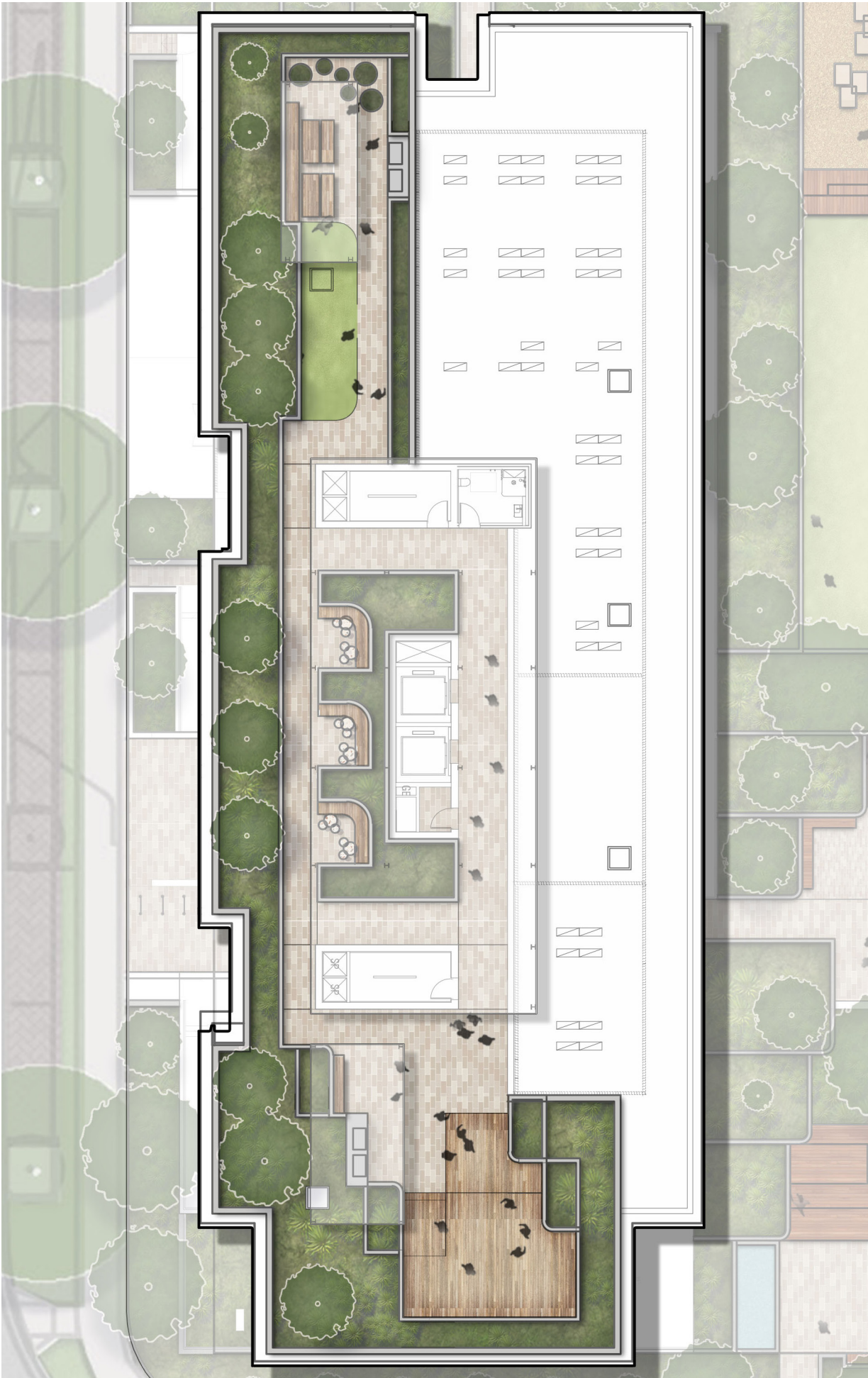
The roof feature is excessively large and does not specifically respond to the amenity requirements of the rooftop open space. It should be reduced in scale to a simple roof form spanning the service cores only, which will reduce its visual and physical bulk. The covered area should relate to the function of the spaces it protects and needs to demonstrate a relationship with the adjoining buildings. The Panel suggests decreasing its current size to increase the amenity of the space.

Response

Refer adjacent plan showing Block B5 rooftop plan. Amendments include:

- + Landscape amended to suit revised roof footprint
- + Tree species and locations updated.
- + BBQ amenity positioned under shelter.

Refer to revised plans in appendix.



January 2026 - RTS Plan

Melrose Park South
B5

Panel Comment

Landscape

The architectural drawings illustrate no general set down for landscape across the main 'ground' level communal open space. Planters in the architectural sections appear to be built up by approximately 1m to allow for planting and trees, landscape plans note TOW levels at 14.70 and 14.55 relying heavily on mounding within relatively small planter zone which appear not to be capable of provide sufficient soil depths or volumes for the trees shown given the FFL level of RL 14.10. Extensive high planters have a detrimental impact on the quality and character of on slab landscapes. Planters must be set down, stepped, or mounded within reason and integrated with seating and low walls. Depths and volumes must be provided in accordance with Council and ADG requirements to ensure the success of the future landscape. The preferred wall height at the interface with walkways and spaces is 600mm or less.

The circulation route(s) through the eastern portion of the main 'ground' level communal open space should be simplified to provide one though route and utilise the remainder as a usable open space, clearly not primarily a though walkway.

The rooftop communal open space needs to be coordinated with the proposed roof feature. At present the landscape and uses below are not coordinated with the roof above including significant planting under the roof and BBQ gathering area partially not covered by the roof. Planting under impervious roof should be avoided. Specifically, it is noted that canopy trees are shown under the roof form.

On the rooftop planter wall heights are not evident in the landscape or architectural drawings. Planter depths and volumes must be provided in accordance with Council and ADG requirements to ensure the success of the future landscape.

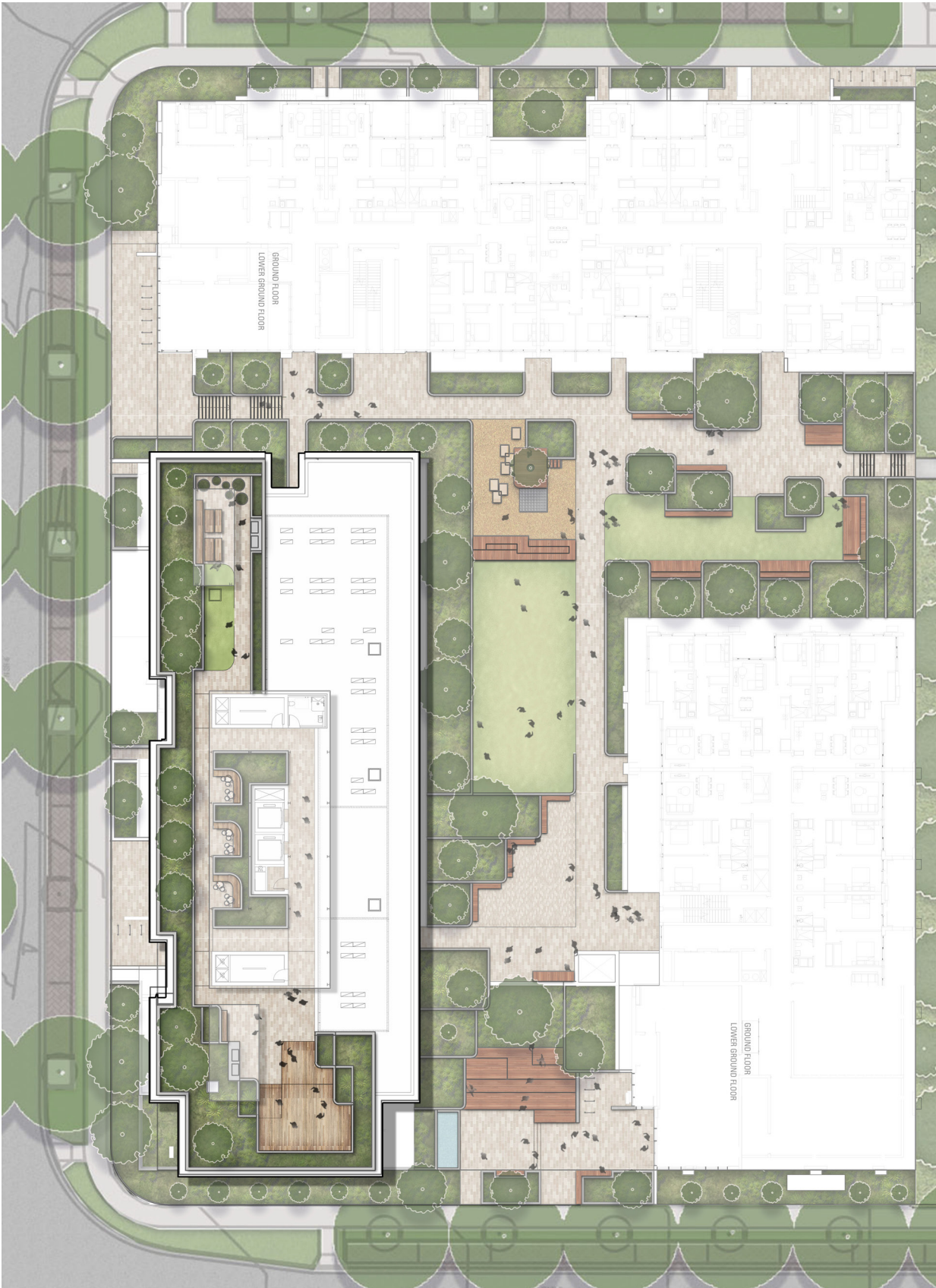
The two banks of bicycle parking along the western elevation appear to block the NW entry in the one case, and impact on the visual and physical amenity of the private open space of an adjacent street facing apartment in the other. Both of these bicycle parking locations appear not to be suitable and should be relocated.

Response

Refer adjacent plan showing Block B5 masterplan. Amendments include:

- + Planters reviewed and mounding confirmed not to exceed 1 in 8. Soil depth and volume requirements follow ADG guidelines and proposed trees reflected in planters capable of achieving minimum soil standards.
- + Heirarchy of pathways strengthened through the communal open space through the introduction of more green spaces and lawn.
- + Block B5 rooftop plan amendments include revised roof footprint, tree species, locations and BBQ amenity positioned under shelter.
- + Bicycle parking relocated.

Refer to revised plans in appendix which includes TOWs and soil depth diagrams in accordance to ADG requirements.



January 2026 - RTS Plan

Appendix

- 23-937_Melrose Park South_Landscape SSDA Design Report_B1 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_B2 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_B3 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_B4 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_B5 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_B6 Block
- 23-937_Melrose Park South_Landscape SSDA Design Report_Open Space East
- 23-937_Melrose Park South_Landscape SSDA Design Report_Open Space West
- 23-937_Melrose Park South_Landscape SSDA Documentation_East
- 23-937_Melrose Park South_Landscape SSDA Documentation_West