

Geoscapes Landscape Architects
Suite 303, 8 Help Street
Chatswood
NSW 2067

13th February 2025

Geoscapes Ref: 230301_SSD_LET_RTC01

Re. Project Marvel (DA-1201/2022) – Response to Comments

To whom it may concern,

In accordance with the Liverpool City Council's RTS comments dated 3 December 2025, this letter is provided to address the key issue and comment raised by the Council.

Liverpool City Council City Design and Public Domain (Urban Design Considerations)	<u>Tree Retention</u> - The removal of Trees 15 and 17 is of significant concern. - The applicant is urged to retain these trees, and incorporate measures to ensure they can be retained, such as making adjustments to the proposed RLs, reconfigure the car park, increase the building setback and utilise flexible paving surrounding Response: Existing Trees 15 and 17 are now proposed to be retained. The car parking layout and surrounding landscaping have been amended accordingly to accommodate and protect these existing trees. Refer to landscape drawing SSD-07 (Tree Retention Plan).
	<u>DCP Compliance</u> Landscape Area - Does Not Meet DCP Requirements (6% vs 10%). Permeable paving/car parking incorrectly included in landscape calculations. This is a significant issue. Response: We acknowledge that Liverpool City Council's DCP does not currently define permeable paving as landscaped area. However, we note that precedent exists within the LGA where permeable paving has been accepted as contributing to landscaped area calculations. In particular, the development at 12 Church Road, Moorebank was approved on the basis that permeable paving could be counted as 50% landscaped area. Furthermore, in Liverpool City Council's Response to Submission dated 7 March 2025, the use of permeable paving was encouraged due to its sustainability benefits and its positive contribution to reducing the Urban Heat Island effect. In addition, permeable paving supports improved on-site stormwater management by reducing run-off. Refer to landscape drawing SSD-06 (Landscape Calculations Plan) for landscape area calculation.



	• <i>Provide tree planting at 1 tree per 30m² landscape area, capable of 8m+ mature height</i> Response: The total landscape area provided on site is 2,572m². However, due to restrictions associated with the electrical easement and the Moorebank Zone Substation, where tree planting is not permitted, the effective landscape area available for tree planting is reduced to 1,713m². Based on the requirement of 1 tree per 30m², a total of 57 trees is required. The current landscape drawings propose 68 new trees, in addition to the retention of 9 existing trees, resulting in a total of 77 trees being provided on site. Refer to landscape drawing SSD-06 (Landscape Calculations Plan) for tree quantities and locations. All selected tree species are capable of attaining a mature height of 8 metres or more. Refer to the plant schedule on drawing SSD-11 (Plant Schedule & Imagery) for details.
	<u>Public Domain Works</u> <i>No public domain works included in SSDA Drawings – risk these won't be delivered. This is a significant issue.</i> Response: Public domain works to Kelso Crescent and Seton Road are now shown on the landscape drawings. Turf in the public domain is to be made good following construction. Footpaths in the public domain are to be upgraded at a future stage. Refer to landscape drawing SSD-01 (Landscape Plan).

Yours faithfully



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