

Monday, 31 May 2021

Area Planning Manager, Town Hall House
456 Kent Street, Sydney, NSW 2000 Australia

ATTN: Andrew Rees

RE: RESPONSE TO CITY OF SYDNEY COUNCIL REVISED COMMENTS ON 21ST MAY 2021

4. Tree management

4a - The City does not support the removal of the street trees nos. 2 and 3 (Chinese Pistachio Trees) to facilitate construction access. All plans and documentation must be amended to show retention and protection of these street trees.

Turf support the retention of the two existing Pistacia chinensis trees along Marian St and have reflected these changes in the updated landscape drawing set.

5. Landscaping

5a- The landscape plans must be amended to provide the required 15% canopy cover under the Sydney DCP 2012 controls.

The canopy coverage target of 15% is not feasible within the current design. Please refer to the planner's comments for details.

While it was not possible to provide for the establishment of canopy trees on the Level 2 terraces, the proposed landscape treatment maintains a biophilic connection through an array of raised planters for small trees, vines and potted plant specimens. Substantial vertical greening is provided through generous vine planting on all terraces, enhancing the richness of the landscape. Break out spaces are provided for residents to enjoy the outdoor landscape via small and large group seating and alfresco dining areas, in addition to exercise and movie watching spaces. Appropriate planting provides for visual privacy between the student rooms and the adjoining communal spaces on the eastern and western terraces. The updated drawing set prepared by Turf Design shows an amended tree canopy coverage plan and corresponding set of calculations in response to council's comments.

5b- Based on the low-growing species listed in each relevant planter mix (Screening the eastern and western facing dorm rooms) and the lack of detail on fenestration and screening in this location, this remains unconfirmed.

On the eastern terrace interface, mid-level screening will be provided by some species in the mix, in particular Cordyline stricta & Blechnum 'silver lady' (when mature). Supplementary screening has been provided by including Cordyline glauca in planting mix 5 also. On the western terrace interface, climbing species following vertical wires at 0.5m centres are proposed in addition to the low growing species mentioned. Additional mid-level shrub planting is proposed to supplement the currently proposed plants and increase screening. Cordyline stricta & glauca have been added to mix 2. These changes have been reflected in the updated drawing set.

Please refer to architect's response in relation to fenestration and physical screening details.

5c- The garden beds proposed on Level two are not large or deep enough to sustain trees and must be amended to provide adequate soil volumes for the planting of trees as laid out within the Sydney Landscape Code. The smaller

5e- The limited detail on the glass canopy over the communal open space means that the stated gaps, which are necessary to allow heat to escape, is not confirmed. This detail, and the subsequent viability of the planting, remains in question. Substantially, more detail is required to confirm the viability of the landscape proposal, however given the lack of clarification to this point, this should be done to the satisfaction of DPIE.

Following additional clarification from the architectural design, further input can be provided with regards to landscape as required.

The basic requirements of plants for healthy growth include water, air and light. The architectural awning above the plants in question will be designed to ensure airflow and natural irrigation is provided to the planted areas below to supplement the automatic subsurface drip irrigation system. The glass awning will also ensure adequate light to planting areas.

Kind regards,

A handwritten signature in black ink, appearing to read 'J Holman', followed by a period.

Jacob Holman

Associate, Turf Design Studio