

DESIGN STATEMENT BY THE CONSULTANT

PROJECT: Trinity Grammar School Renewal Project
Prospect Road, Summer Hill, NSW, 2130

LANDSCAPE ARCHITECTS: Arcadia Landscape Architecture Pty Ltd.

ABN: 83 148 994 870

To whom it may concern,

Arcadia is responding specifically to the RFI received from DPIE relating to proposed modifications to the Landscape SSDA package

Trinity Grammar School Redevelopment – Modification 2 (SSD-10371-Mod-2)

RFI Item 2. Landscape Modifications

2(a) The modification involves the planting of 72 trees, which is consistent with the number of trees approved in the Deferred Commencement Plans dated December 2021.

The revised information submitted on 25 March 2022 indicates in the WillowTree letter that 72 new trees are proposed on the site, however the Arcadia letter references both a “minimum of 67 new trees on site” and a “minimum of 72 proposed trees on site”. Additionally, several trees appear to be located on the southern adjoining property (Lot 7020 DP 93165).

In this regard, you are requested to confirm that the number of trees proposed on the subject school site still satisfies the deferred commencement condition A1.(2)(iii) i.e 72 trees are proposed to be planted within the site.

Additionally, a number of trees are shown in the landscape plan to be planted at Lot 7020 DP 93165. You are requested to provide further information to confirm if these trees have been included or excluded in the number of trees to satisfy A1.(2)(iii) and what level of consultation (if any) has occurred with Council, as per Condition F33-F34, in this regard.

Arcadia Response to item 2(a):

There is no reduction in the number of proposed new trees within the School site and Yeo Park as detailed and approved in the Deferred Commencement Plans dated December 2021. The latest design maintains a minimum of 67 new trees on site to comply with consent condition A1(2)(iii) ‘provide for the planting of 67 additional trees consistent with the commitments in the EIS’.

There are **68** proposed new trees to be planted within the site boundary which are numbered on the amended landscape drawings, revision G. As per the approved Deferred Commencement Plans, an additional 5 trees are proposed to be planted within Yeo Park, outside the School site boundary. These 5 trees do not count towards condition A1(2)(iii) as they sit outside the School site boundary. The 5 trees have been clearly marked on the amended landscape plans as being located beyond the site boundary and have been scheduled separately from the planting within the site in the latest amended landscape drawings, revision G.

The planting of 68 trees within the site boundary and 5 trees within Yeo Park is consistent with the approved Deferred Commencement Plans dated December 2021, with the exception of 1 additional tree to be planted within the site boundary. As per Appendix J of the Deferred Commencement Condition Report, submitted by Willow Tree Planning in response to Part A of the development consent, the species selection and spatial arrangement of the proposed Yeo Park Trees has been developed and endorsed in conjunction with Inner West Council (as per conditions F33 - F34).

2(b) The Landscape Master Plan (sheet 100) does not accurately detail the location of trees at Lot 7020 DP 93165, when compared to the Landscape Plan Sheet 200.

Arcadia Response to item 2(b):

The amended landscape masterplan sheet 100, revision G, provides better legibility of the site boundary and location of the trees within Lot 7020 DP93165 (Yeo Park), consistent with what is shown on landscape sheet 200. We have created a new sheet 101 Index Plan and removed the sheet extents from sheet 00 Landscape Master Plan so as not to obscure the tree planting to Lot 7020 DP93165 (Yeo Park).

2c Not all Landscape Plan sheets are proposing changes. Where no changes are proposed, such as plan sheets 202, 205 and 601, the existing deferred commencement approved plan sheet will be retained. This must be reflected in a revised plans table schedule. You are requested to amend the plan table schedule to reflect this.

Arcadia Response to item 2(c):

We note that in order to meet the direction provided in item 2(d) below, all landscape drawings (including sheets 202 and 205) have effectively been modified by the addition of tree ID numbers and therefore the full drawing package needs to be issued. We note that there are no changes to sheet 601. The revisions of each sheet are provided on the drawing list located on sheet 000 Cover Sheet, revision G.

2(d) All proposed trees on the landscape plans should be number identified. The proposed planting schedule table (sheet 100) should include the tree identification numbers

Arcadia Response to item 2(d):

The amended landscape plans and planting schedule, revision G, have provided number identification of the 68 new trees proposed within the site. This is to demonstrate compliance with consent condition A1(2)(iii) 'provide for the planting of 67 additional trees consistent with the commitments in the EIS'

2(e) All trees proposed to be relocated should be identified in a different colour or shading and in the plan Legend.

Arcadia Response to item 2(e):

There are no existing trees proposed to be relocated / transplanted. Existing trees are either retained with appropriate tree protection measures, or removed in accordance with the Arborist report. The spatial arrangement of some of the proposed trees has changed due to design development, and the revised spatial arrangement of the proposed trees is the subject of this modification.

2(f) The Department notes the proposed relocation of trees from the northern side of the Chapel Drive corridor to the southern side of the road pavement and within the "MP4" area and considers this to be a less desirable outcome. The linear tree planting provides shading in the corridor and softens the built form. Without any tree planting in this corridor, the Chapel Drive road will appear visually uninteresting and

dominated by hard surfaces and forms. The Department recommends that the landscape plan be amended to include linear tree planting off the northern edge of the road pavement.

Arcadia Response to item 2(f):

There are no existing trees proposed to be relocated / transplanted. The amended design intent is to leave the northern side of Chapel Drive in its existing condition, including retaining the existing trees located along here.

2(g) The proposed removal of the Syzygium Australe Brush Cherry tree at the Prospect Road frontage is questionable. The arborist report identifies that this tree is protected by Council, in fair health with good health and structural condition. The WillowTree letter dated 25 March 2022 advises that this tree is to be removed due to "poor health and/or design development" and is "considered a safety risk". The Department does not consider that this tree is necessary for removal. Revised landscape plans should be submitted that retain this tree.

Arcadia Response to item 2(g):

There are 2 existing trees located on the Prospect Road street interface which are proposed to be removed.

One of these trees, the Calondendrum capense, has been recommended for replacement by the consulting Arborist due to its poor health and safety concerns over its declining health.

The other tree, the Syzygium austral, is in good condition but is proposed to be removed to achieve the DDA design outcomes sought in the landscape design, and due to the desired symmetry of the landscape design proposed for the main entrance to the School from Prospect Rd. We are improving the public domain amenity by providing an accessible footpath wider than the current footpath for high demand in foot traffic. The widening of the footpath will impact on the existing tree root zone and adversely impact its viability, thus it is proposed to be removed and replaced with new tree planting. The new trees will be planted in suitable soil conditions and in locations which complement the symmetry of the landscape design.

2(h) The Landscape Plan (sheet 207) identifies that the four Japanese Box trees are proposed to be removed, under this modification application. This is conflicting with the approved deferred commencement plans, as these four trees were shown to be retained. The annotation on the plans submitted on 25 March 2022, being "out of scope of development", provides unclear justification as to why these trees are now sought to be removed. The Department considers that these trees should be retained. You are requested to amend the plans to reflect this. Additionally, the submitted arborist report, only comments on the possible removal of the two trees at the Prospect Road frontage. No commentary on the four Japanese Box trees has been made in the arborist report. The Arborist Report should also be amended accordingly.

Arcadia Response to item 2(h):

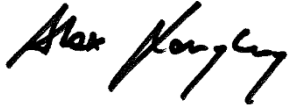
The amended landscape drawing sheet 207, revision G, demonstrates that the 4no. existing trees to the northern side of Chapel Drive will be retained as there are no longer any proposed landscape works to the northern side of Chapel Drive.

2(i) The proposal involves re-grading of Oval 3. The RLs provided on the landscape plan appear to be up to 600mm lower than the deferred commencement approval levels. This is considered to be excessive given the modification report identifies the regrading is due to re-turfing and increasing soil capacity for infiltration. Further clarification as to why the levels have been lowered and the proposed RLs for Oval 3 is needed.

Arcadia Response to item 2(i):

The amended landscape drawings, revision G, provide additional grading notations to clarify the proposed re-grading of Oval 3, in conjunction with the RFI responses provided by PMDL.

Yours Faithfully - For Arcadia Landscape Architecture Pty Ltd.

A handwritten signature in black ink, appearing to read 'Alex Longley', written in a cursive style.

Alex Longley
Principal

29th April 2022