



17th March 2016

ATTN: Amar Prashant
Development Manager
Apartments Residential Developments
Mirvac
Level 26, 60 Margaret Street
Sydney NSW 2000

**Site 53, 2 Fig Tree Drive, Sydney Olympic Park
Landscape Response to SOPA Review**

SSD 15_7033

Further to our Landscape DA drawings, we refer to SOPA's review and comments relating to landscape architectural components of the proposed development at Site 54, 2 Fig Tree Drive, and provide the following response.

2. PUBLIC DOMAIN INTERFACE

a. Fig Tree Forecourt

360 Degrees recognises the importance to create an active and connected forecourt to the retail precinct, and within the constraints of tree protection requirements has achieved this. A clear, legible and DDA compliant pedestrian entry has been designed to provide direct access to Australia Ave from the retail courtyard, this path is a minimum of 5m wide. An additional path provides direct access to Fig Tree Drive. These paths converge on a generous paved forecourt, the area of which is in excess of 110m², which provides integrated seating walls and spatial provision for future tenants to place tables and chairs. To increase visual and physical connection, we support SOPA's recommendation to remove the perimeter palisade fence.

We understand SOPA's recommendation to provide wider paths to connect the retail precinct, and acknowledge that the path up to Fig Tree Drive would provide greater connectivity if widened. However, there are extensive Tree Protection Zones associated with the protection and retention of 2 existing Fig Trees, as documented in the Arborist Report, prepared by Arboreport, which greatly limit the extent of excavation, hardstand and paths. (Refer to Appendix A. for extent of TPZs)

Following further review and consultation with the arborist, Arboreport has advised any increase of forecourt area, paths or addition of deck treatment within the TPZ will significantly compromise the survival of the trees and is not supported. There are significant buttress roots within the area SOPA has proposed decking, furthermore the structure and excavation required for deck footings will greatly impact the trees root system through excavation and compaction. For these reasons, we advise that SOPA's recommendations cannot be accommodated without compromise to the trees health.

We believe that within the constraints, the current design addresses and satisfies SOPA's ambition for the retail forecourt while adhering to strict Tree Protection Controls.



c. Electrical Substations

The landscape treatment along Fig Tree Drive integrates a generous planted buffer to the street improving pedestrian amenity and resident outlook. Reaching 6.5m in width, the garden gently mounds to account for the transition of levels from street to building and is comprised of a mix of native and exotic ground cover and shrub planting, complemented with canopy planting of *Elaeocarpus reticulatus*. Stair access to ground floor apartments have been articulated within this zone to provide direct street access, and generate a 'residential' design aesthetic incorporating blade walls, gates, and an active engagement with the street.

Discretely recessed within this planted zone, the Electrical Kiosks are positioned to minimise their visual presence, respond to the residential entry typology and recede into the wider landscape zone that surrounds it on 3 sides. The kiosk positioning and surrounding treatment has been carefully considered to respond to the pragmatic requirements of access and serviceability while also ensuring the best visual aesthetic by integrating the form and structure with that of the adjacent private residential entries.

d. Landscape Setbacks

All planted embankments within body corporate land adjoining public footpaths shall be no steeper than 1:3 grade. The details demonstrating this will be documented within the Construction Certificate Drawing.

d. Entry Steps from Linear Park

The secure line of the development is set back from the property boundary, and no restrictions or impediments have been designed to restrict public access or use of the Linear Park external of the property boundary.

The current design illustrates proposed public amenity improvements to the linear park which enables pedestrian access from development entry point to the existing public footpath while accounting for the extreme level differences of up to 3.0m external of the property boundary.

3. Communal Open Space

a. Rootable Soil Volumes

All plantings over structural deck/podium have been designed to comply with SEPP 65 recommended minimum standards. Tree species selection identifies that all tree planting over slab are considered 'medium trees' (8m canopy at maturity), and require a minimum soil depth of 1m. All gardens on podium that have tree planting are minimum 1m deep and are greater than 2m wide to ensure mature growth in compliance with SEPP 65.

Full Name of Designer: Daniel Baffsky

Qualifications: Registered Landscape Architect

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Name of Employer: 360 Degrees Landscape Architects

Executed by,

A handwritten signature in black ink, appearing to read 'Liam Bowes'.

Liam Bowes RLA

Studio Director

360°



APPENDIX A.
Tree Protection Zones (TPZ) Associated with Trees 1 & 3 at the retail forecourt.

LEGEND

*101.45

Existing levels

Proposed levels

+ TOW 101.55
Proposed Top Of Wall levels

Boundary

Fence

To be removed / demolished

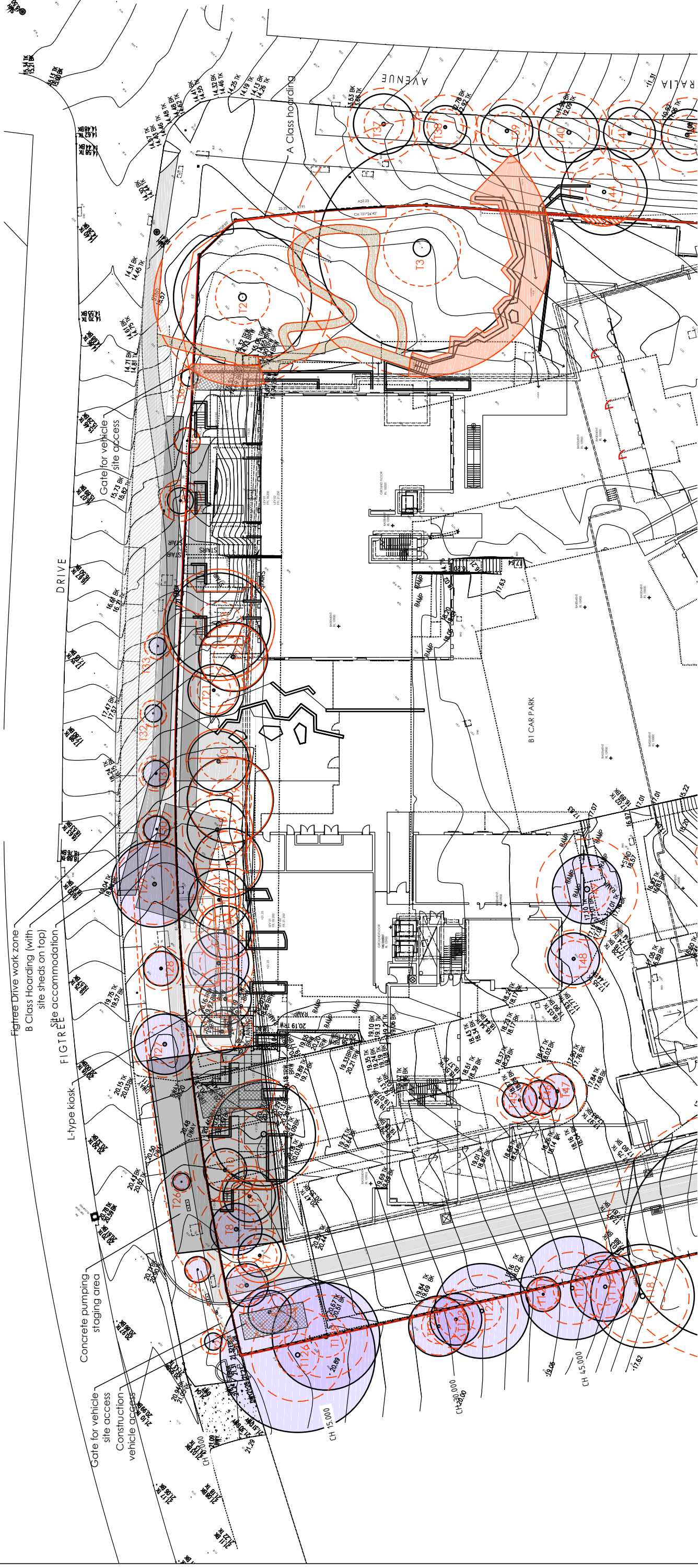
Existing tree

Tree Protection Zone

Structural Root Zone

Encroachment into Tree Protection Zone

Assessed tree within
development footprint



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	AM	AS	25-05-15
B	PRELIMINARY ADVICE	LS	AM	10-06-15
C	PRELIMINARY ADVICE - CONSULTANTS	LS	AM	07-07-15
D	PRELIMINARY ADVICE - CONSULTANTS	LS	AM	15-07-15
E	DEVELOPMENT APPLICATION	CG	AM	07-08-15

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Member of the Institute of Australian Consulting Arboriculturists (IACA)

ADDRESS	2 FIGTREE DRIVE, SYDNEY OLYMPIC PARK
CLIENT	MIRVAC

PROJECT	NEW RESIDENTIAL DEVELOPMENT			
	DRAWING			
	TREE LOCATION PLAN			
	SCALE	ISSUE	SHEET	
	NTS @ A3	DA	T - 02	
DRAWN	CG	CHECK	AM	DATE
				07-08-15
				REVISION
				E