

## Memo

**To:** Amy Hodgen

**Cc:**

**From:** Julia Mardjuki

**Date:** 31 January 2019

**Subject:** PLN170703 – 626 Heidelberg Road (Village) – Section 72

**Application – Open Space Referral**

Dear Amy

I have reviewed the plans provided for the amended application for the Village Precinct within the Amcor Development, provided on 4/1/2019. Please find my comments below on the permit conditions related to landscaping.

### Landscaping

17. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 20 February 2018, but modified to include (or show):

No.	Permit condition	Notes
(a)	Consistency with the architectural drawings pursuant to Condition 1	Provide latest architectural drawings on all landscape plans.
(b)	Greater detail of the vertical planting proposed to the Living Edge regarding plant species type, irrigation and maintenance details;	This condition has been addressed with the drawing from Bird de la Coeur architects and consultant advice note from Aspect dated 21/01/2019.
(c)	Greater detail of the steel inserts, including cross sections, demonstrating that they will not be a tripping or slipping hazard, or alternatively removal of this feature.	More information will need to be provided to assess this condition.
(d)	To Heidelberg Road:	
	(i) Minimum footpath width of 3m	Condition has been met.

	(ii) Remove continuous landscape strip	Condition has been met.
	(iii) Introduce bicycle hoops and seating between street trees;	Condition has been met, however final locations to be verified and coordinated with Urban Design and Sustainable Transport.
	(iv) Retaining wall relocated at the kerb side edge	Further levels across Heidelberg Road need to be provided to verify this condition.
	(v) Remove brick paving extending from the Outer Circle Mews	<p>Condition has been met.</p> <p>There is still a residual garden bed reflective of the outer circle mews style along Heidelberg Road. Our preference is to continue the tree planting along Heidelberg Road to create a strong boulevard of tree planting and remove the larger garden bed.</p> <p>Review the location of the bus stop and if it will impede access for emergency vehicles. Ensure final location is compliant with standards but meets access requirements.</p>
	(vi) Tree species to consider impact from future location of power lines and infrastructure.	There is acknowledgement of this in the notes, however further information is needed to clarify this condition.
	(vii) Ensure/demonstrate the tree within the splitter island adjacent to the vehicle entrance does not impact on sight lines.	Condition has been met.
(e)	To the outer circle mews:	
	(i) The cluster of four trees at each end of the Mews to be replaced with a single tree;	<p>The four trees at each end have not been removed, condition has not been met.</p> <p>Information around tree species will need to be provided in order to assess this point.</p>
	(ii) Avoid small 'left over; spaces between street furniture and garden beds;	Condition has been met.
	(iii) Small garden beds or vertical garden planting along the eastern edge	WSUD beds have been provided in this location. Please provide further information on the system and its broader connections.
	(iv) Greater detail of the windscreens e.g. materials, porosity	More information will need to be provided to assess this condition.
	(v) Provision of BMX coping/deterrents to street furniture	More information will need to be provided to assess this condition.
	(vi) colour variation applied to the brick plinths and pavements	More information will need to be provided around plinth details to assess this condition.
(f)	To the southern access lane:	
	(i) Further tree planting to the north/east edge (triangular space);	Condition has been met, however discussions at the meeting on 13/11/18 around the use and layout of this space have not been reflected in these plans.
	(ii) Minimum 1.5m planting width for street trees	Condition has been met.

	(iii) Doors to the back of house storage area to not open outward to the footpath	Condition has been met, however consideration will need to be made as to how sightlines to the lower ground level entry point are achieved.
(g)	To the Level 1 terrace:	
	(i) Provision of medium sized trees in larger planter boxes	Condition has been met.
	(ii) Inclusion of softer materials	Condition has been met.
	(iii) Seating to be provided in clusters	Review layout of seating and potential for gathering and congregation in this area.  Further detail on seating to be provided.
(h)	To the Residential Gardens/Paper Trail	
	(i) Further tree planting along the southern and eastern edge of the residential gardens	Condition has been met.
(i)	To the Village Square	
	(i) Redesign to avoid significant change in level between the square and Latrobe Avenue	Further information is required on levels and grading in order to assess the condition.
	(ii) Provision of large trees along the western side that will allow light to penetrate at ground level.	Condition was met, please provide supplementary tree planting as per condition liii below.
	(iii) Incorporate landscaping on the eastern edge of the square that will supplement the Main Street tree planting	More information will need to be provided to assess this condition.
	(iv) Replace corten seel with an alternative graffiti resistant material to the satisfaction of the Responsible Authority	This condition has not been met. More corten steel elements have been added as landscape features. We will need more information how these features sit within the Village Square, how they will be incidentally used and how they complement the space.
	(v) Additional entrance that aligns with the Latrobe Avenue crossing	More information will need to be provided on the plan in order to assess this condition.
	(vi) Deletion of ground water jets	Condition has been met.
	(vii) Consider custom seating that allows for groups to gather and interact	More information will need to be provided to assess this condition.
	(viii) Lawn area to be raised on two sides to deter cross traffic movements	Condition has been met, however ongoing maintenance access to the lawn area will need to be considered.
	(ix) Bicycle hoops, drinking fountains and bins to Council's Standards or otherwise to the satisfaction of the Responsible Authority;	Details to be provided.
	(x) Provision of clear wayfinding signage for access to Level 1	Indicate location of signage on landscape plans as per 'Wayfinding and Interpretation Strategy Report'.
	(xi) Double sided timber benches to include backs and armrests; and	More information will need to be provided on the plan in order to assess this condition.

	(xii) Clear demarcation between public and private areas; including location of assets	More information will need to be provided on the landscape plans in order to assess this condition.
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An Irrigation Management Plan will need to be provided to satisfy condition 18.

Conditions 19 and 20 can only be assessed once works are complete.

Include notes on maintenance and landscape specifications prior to works in future landscape drawings to supplement condition 20.

Please feel free to contact me if you would like me to clarify any of these points.

Sincerely

Julia Mardjuki

Open Space Planner