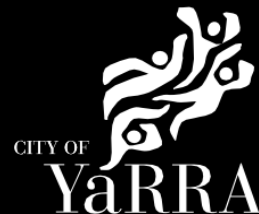


# Referral Response

## City Strategy – Open Space Design



### Application Information:

<b>Referral Officer:</b>	Greg Cater
<b>Officer:</b>	Nish Goonetilleke
<b>Council Reference:</b>	PPE23/0571
<b>Address:</b>	300/658 Church St, Cremorne VIC 3121
<b>Proposal:</b>	DEECA Referral
<b>Comments Sought:</b>	Click here to view referral memo:
<b>Disclaimer:</b>	Council's City Strategy - Open Space Plan & Design Unit – Open Space Planner, provides the following referral advice based on the information provided in the referral request memo referenced above.
<b>Prev. Responses:</b>	

We were requested to make comments on the following:

- Landscaping Plan (which shows landscaping proposed within the development's property boundary)
- Landscaping Plan and plant schedules
- Details for planter boxes and other furniture
- Irrigation and maintenance

### Comments and Recommendations:

The landscape plans by Teresa Moller Landscape Studio, dated November 2023, are confusing to read and lack basic details. They concentrate on the new landscape associate to be implemented in the existing car park. There is no plan showing any information on the internal courtyard spaces on the north side of the building. Refer Figure 1.

The general species proposed for the new landscape area of the car park are satisfactory.

The colour scheme for the surface materials is difficult to read and lacks differentiation. It is assumed that the existing asphalt car park is to have sections cut out for the planting. There is no information on any potential soil contamination from the car park and this should be investigated.

The proposed rain gardens lack any detail on their construction or functionality. This relates to the drainage of the site. Simple sections of the rain gardens and through the site would greatly assist. While the existing drainage is shown on L04, there is no understanding of how the drainage is to work, especially as they are proposing to fill the lower south-east corner of the car park.

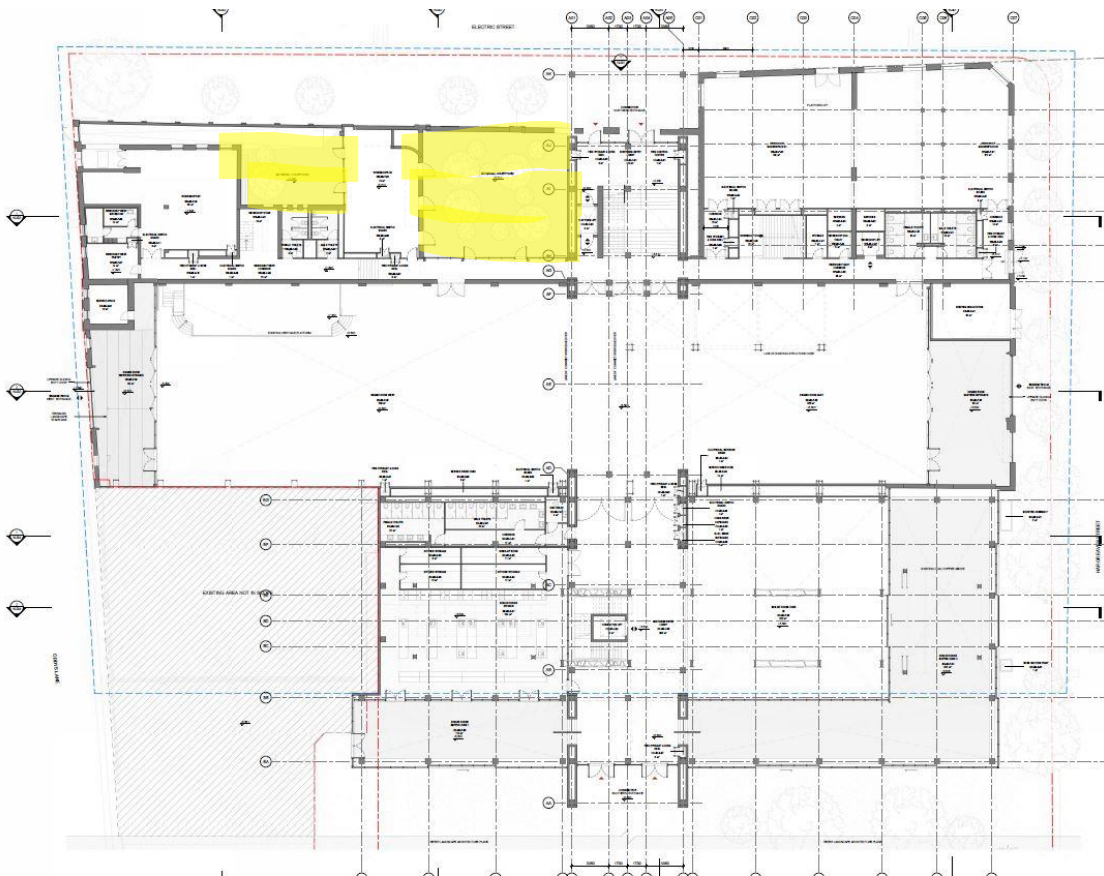


Figure 1

There needs to be more information on the proposed brick water walls. Again a simple elevation or 3D model would help explain their structure and functionality. The water wall in the south-east corner

Drawing L04 shows the existing services and utilities in the car park. These need to be checked for easements and clearance requirements for proposed new trees.

There are trees and ground cover plants proposed for the steps leading into the building. The cut outs for the trees don't align with the step treads and there is an understanding of how the ground cover plants are to be installed. Refer Figure 2.

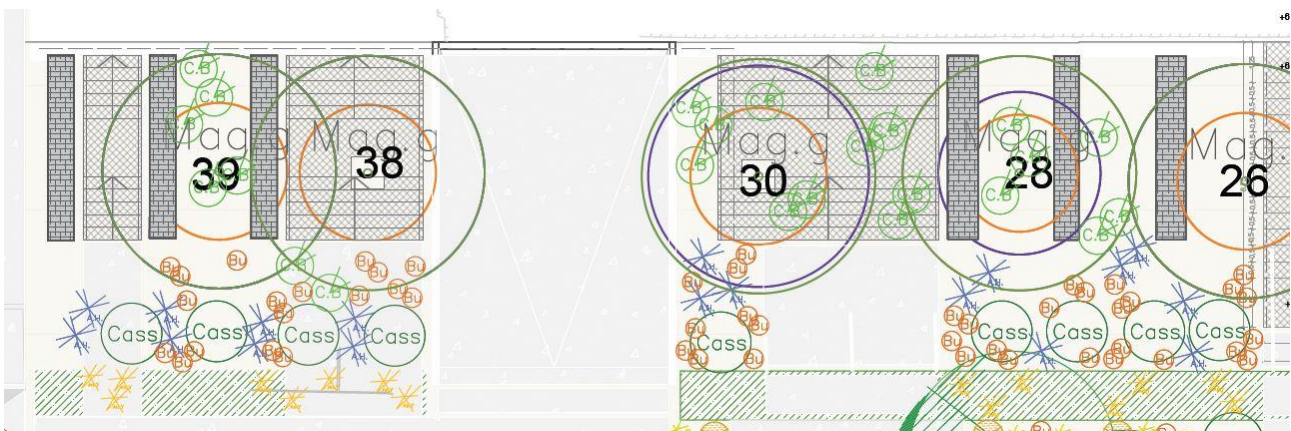


Figure 2

The ramp/steel stair structure needs more detail. Is it providing disabled access to the building? Difficult to understand how the ramp and stairs work. It needs a simple 3D model to show how it works. Question whether steel stairs are suitable given Australian summer

climate. These could potentially heat up and be a hazard for people sitting on them. It is also difficult to understand how the tree no. 24 will work with the structure.

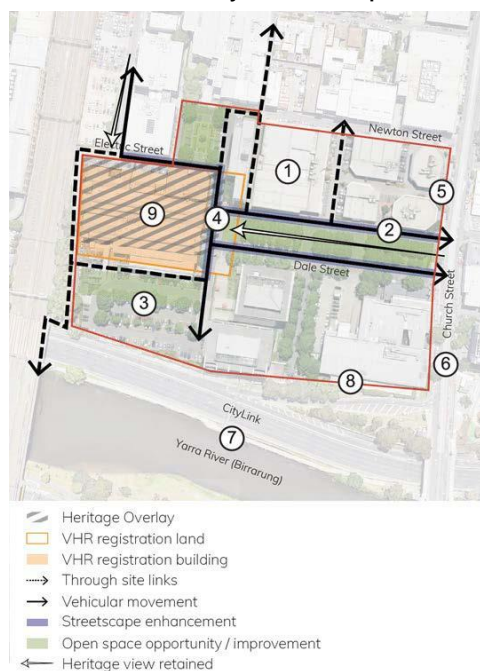


**Figure 3**

There should also be some consideration to lighting of the car park area. This needs to be designed to allow for future tree canopies.

There is no information provided on new surface materials, furniture throughout the landscape area, irrigation or maintenance.

It is noted that this car park has been identified in the Cremorne Draft Urban Design Framework study, this car park is cited as potential public open space. Refer Figure 4.



**Figure 4**

Note 3 in the diagram is – “New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.”