

# **Attachment G**

## **Selected Landscape Strategy Drawings**

### 3.0 Parcel Lot Masterplan



Total Deep Soil Provided Across Subject Site	
Site Area	21,440.4m <sup>2</sup>
Total deep soil provided Including park + parcels	4,227m <sup>2</sup>
Percentage of deep soil	19%
Area with minimum dimension greater than 6m	3,075m <sup>2</sup> (14%)

DCP Control for Deep Soil (5.9.3.5): minimum 10% site area, 10m minimum dimensions.

Landscape setbacks to contribute to deep soil ADG Target for Deep Soil: minimum 7% of total site area, 6m minimum dimensions.

Basement extent follows that shown in the Reference Scheme. Driveways and hardstand paths to lobbies follows the locations shown in the Reference Scheme. All paths to ground floor apartments, through the landscaped setback, are to be permeable paving.

Where there is a landscape setback equal to 2m or less, ground floor apartments require a 2m deep soil zone in addition to the landscape setback. (Refer Council correspondence sent 22nd October, 2020)

Combined Common Open Space Provision	
Sydney DCP 2012 4.2.3.8	
Site area	21,440.4m <sup>2</sup>
Required common open space 25% site area	5,360m <sup>2</sup>
Parcel 1	1,592m <sup>2</sup>
Parcel 2	1,198m <sup>2</sup>
Parcel 3	819m <sup>2</sup>
Parcel 4	413m <sup>2</sup>
Total Parcels	4,022m <sup>2</sup>
Future Park + Shared Ways	1,559m <sup>2</sup>
Pedestrian Link	1,172m <sup>2</sup>
<b>Total Parcels + Public Open Space</b>	<b>6,753m<sup>2</sup></b>

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- Green Roofs and Walls Policy
- Green Roofs and Walls: Waterproofing Guide
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15% canopy cover to site should be achieved by retaining as many large existing trees to the site's perimeter. Additionally, identified deep soil areas should be utilized to provide large evergreen canopy trees capable of reaching at least 12m. Suggested species for trees in deep soil can be found in part 4.1 Tree Species. Podium planters should provide adequate width and depth to support medium trees to ensure that canopy cover is adequately dispersed throughout the site.



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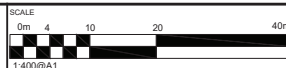
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REV	NO	DESCRIPTION	DATE	DRAWN	APPR.
D	DA AMENDMENT		2021-04-12	ZL	MD
C	DA AMENDMENT		2021-04-08	ZL	MD
B	DA AMENDMENT		2020-11-18	ZL	MD
A	DA AMENDMENT		2020-11-09	ZL	MD



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Annotated dimensions take precedence over scaled dimensions.  
Contractors are to verify all dimensions on site before commencing any work or producing shop drawings.

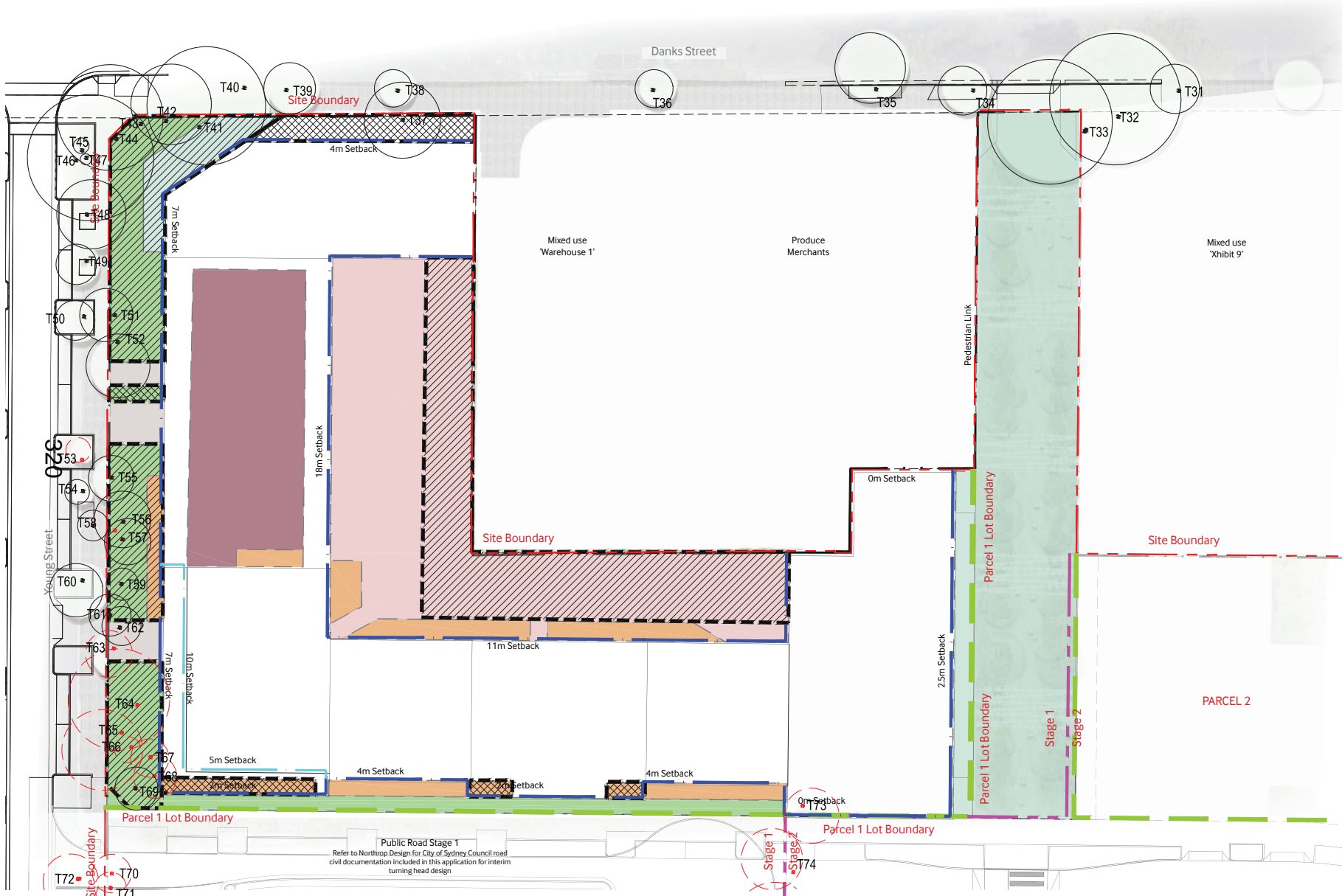
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PROJECT NAME  
881-893 BOURKE ST & 207-229 YOUNG ST  
  
PROJECT LOCATION  
WATERLOO  
  
DRAWN  
ZL  
  
APPROVED  
MD  
  
DATE  
2021-04-08

DRAWING TITLE  
PARCEL AND STAGING PLAN

PROJECT NUMBER 142680-1	DRAWING NUMBER PP1-001	REV D
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### 3.1 Parcel Lot 1



- Site boundary
- Stage boundary
- Parcel boundary
- Deep soil with minimum dimension less than 6m
- Deep soil with minimum dimension greater than 6m
- DCP building offset Ground plate
- DCP building offset Building bulk
- Hardstand required for driveways and lobby access
- Communal open space
- Communal open space on roof
- Private open space
- Public open space
- Landscape buffer
- Existing trees to be retained
- Existing trees to be removed

Parcel 1 - Deep Soil Area Analysis	
DCP Landscape setback	806m²
DCP Ground floor apartments	60m²
Deep soil within parcel	624m²
<b>Total Deep Soil Provided</b>	<b>1,490m²</b>
Area with minimum dimension greater than 6m	1170m² (18%)
Site area	6,354m²
Percentage of deep soil	23%
Parcel 1 - Common Open Space Provision	
Sydney DCP 2012 4.2.3.8	
Site area	6,358m²
Required common open space 25% site area	1,590m²
Minimum area of common open space to receive direct sun	530m²
Receives minimum 2 hours between 9am and 3pm on 21st June, refer to Reference Scheme solar analysis	
Common open space provided at ground level	1,062m²
<b>Total common open space provided</b>	<b>1,592m²</b>

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NORTH POINT

SCALE

1:250@A1

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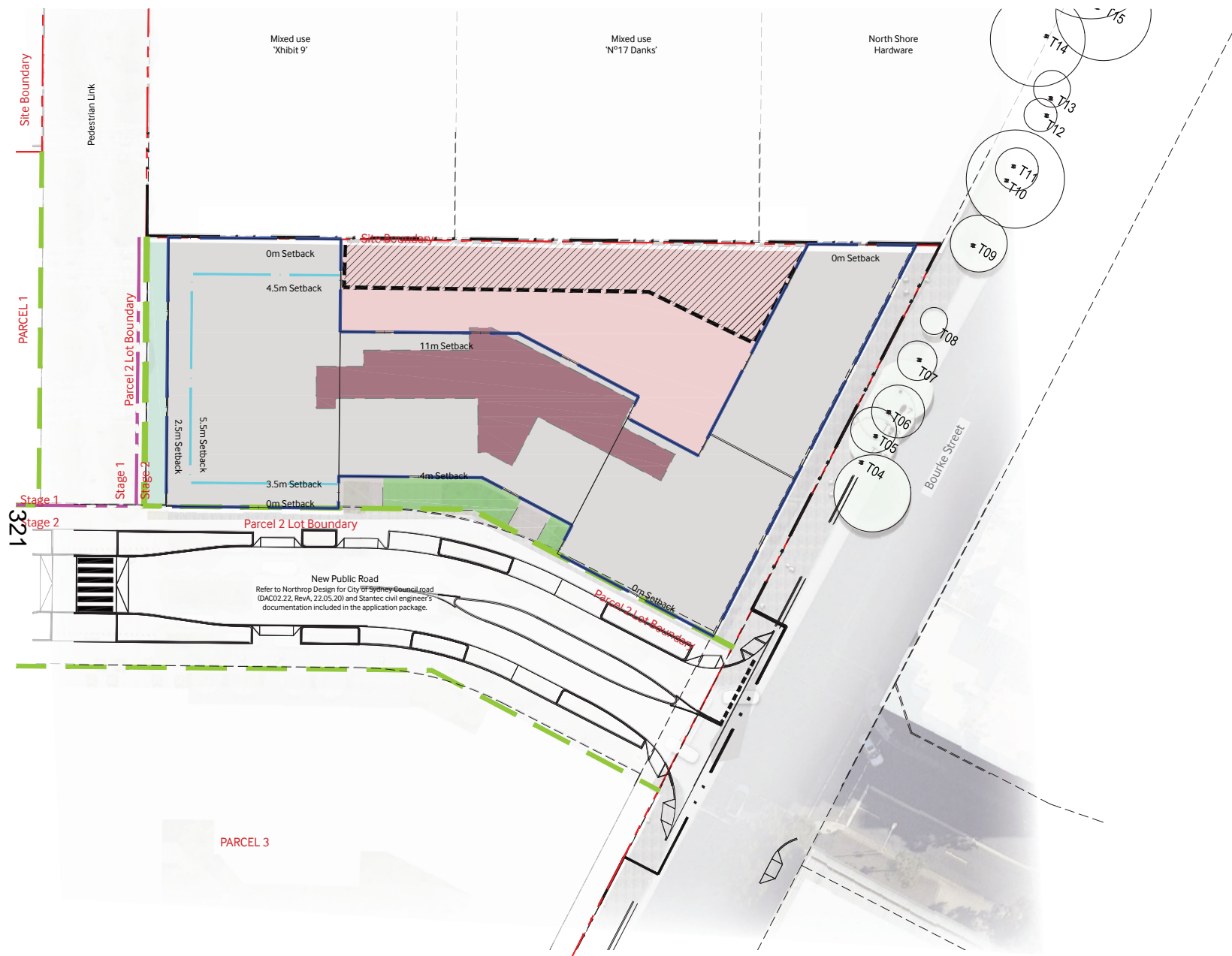
PROJECT LOCATION  
WATERLOO


















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DRAWING TITLE  
PARCEL 1 PLAN

PROJECT NUMBER 142880-1	DRAWING NUMBER PP1-003	REV E
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### 3.2 Parcel Lot 2



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-  Site boundary  
 Stage boundary  
 Parcel boundary  
 Deep soil with minimum dimension less than 6m  
 Deep soil with minimum dimension greater than 6m  
 DCP building offset  
 Ground plate  
 DCP building offset  
 Building bulk  
 Hardstand required for driveways and lobby access  
 Communal open space  
 Communal open space on roof  
 Private open space  
 Public open space  
 Landscape buffer  
 Existing trees to be retained  
 Existing trees to be removed

### Parcel 2 - Deep Soil Area Analysis

DCP Landscape Setback	79m <sup>2</sup>
DCP Ground Floor Apartments	0m <sup>2</sup>
Deep soil within parcel	385m <sup>2</sup>

<b>Total Deep Soil Provided</b>	<b>464m<sup>2</sup></b>
Area with minimum dimension greater than 6m	385m <sup>2</sup> (12%)
Site Area	3,209m <sup>2</sup>
Percentage of deep soil	14%

**Parcel 2 - Common Open Space Provision**  
Sydney DCP 2012 4.2.3.8

Site area	3,209m <sup>2</sup>
Required common open space 25% site area	802m <sup>2</sup>
Minimum area of common open space to receive direct sun Receives minimum 2 hours between 9am and 3pm on 21st June, refer to Reference Scheme solar analysis	241m <sup>2</sup>
Common open space provided at ground level	331m <sup>2</sup>
<b>Total common open space provided</b>	<b>1,198m<sup>2</sup></b>

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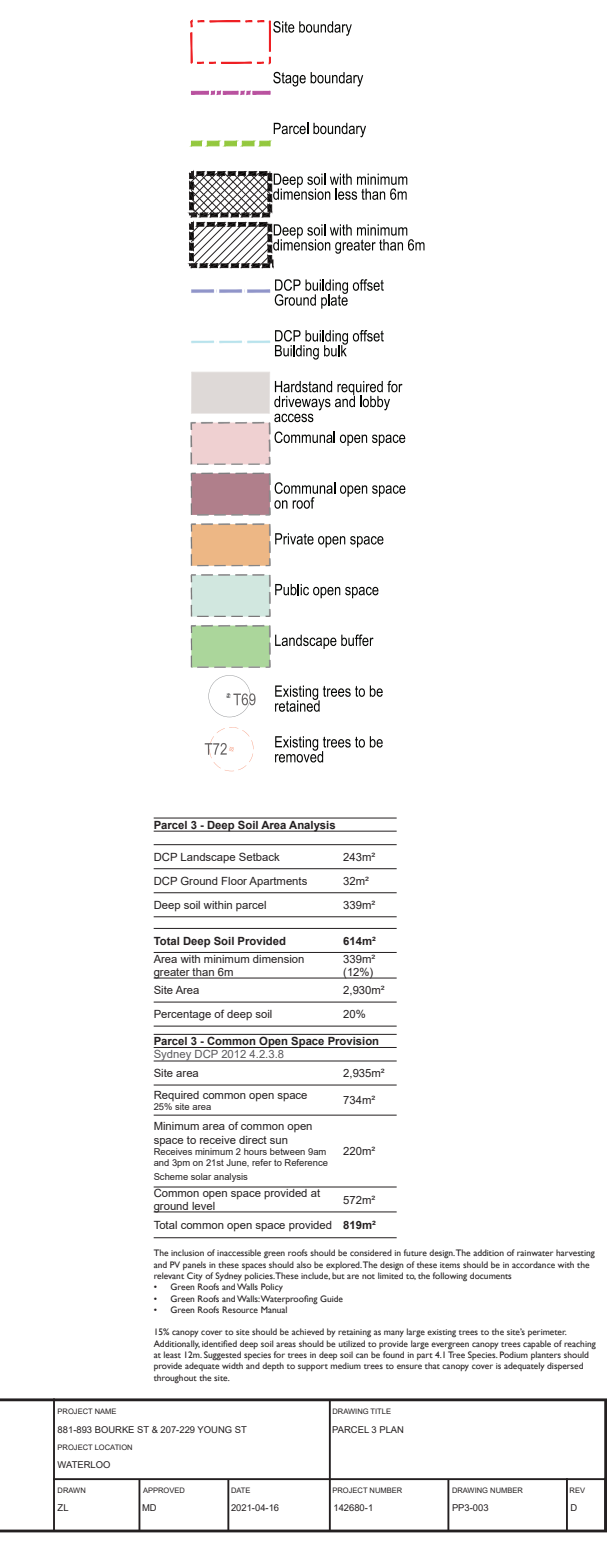
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3 streets and park-  
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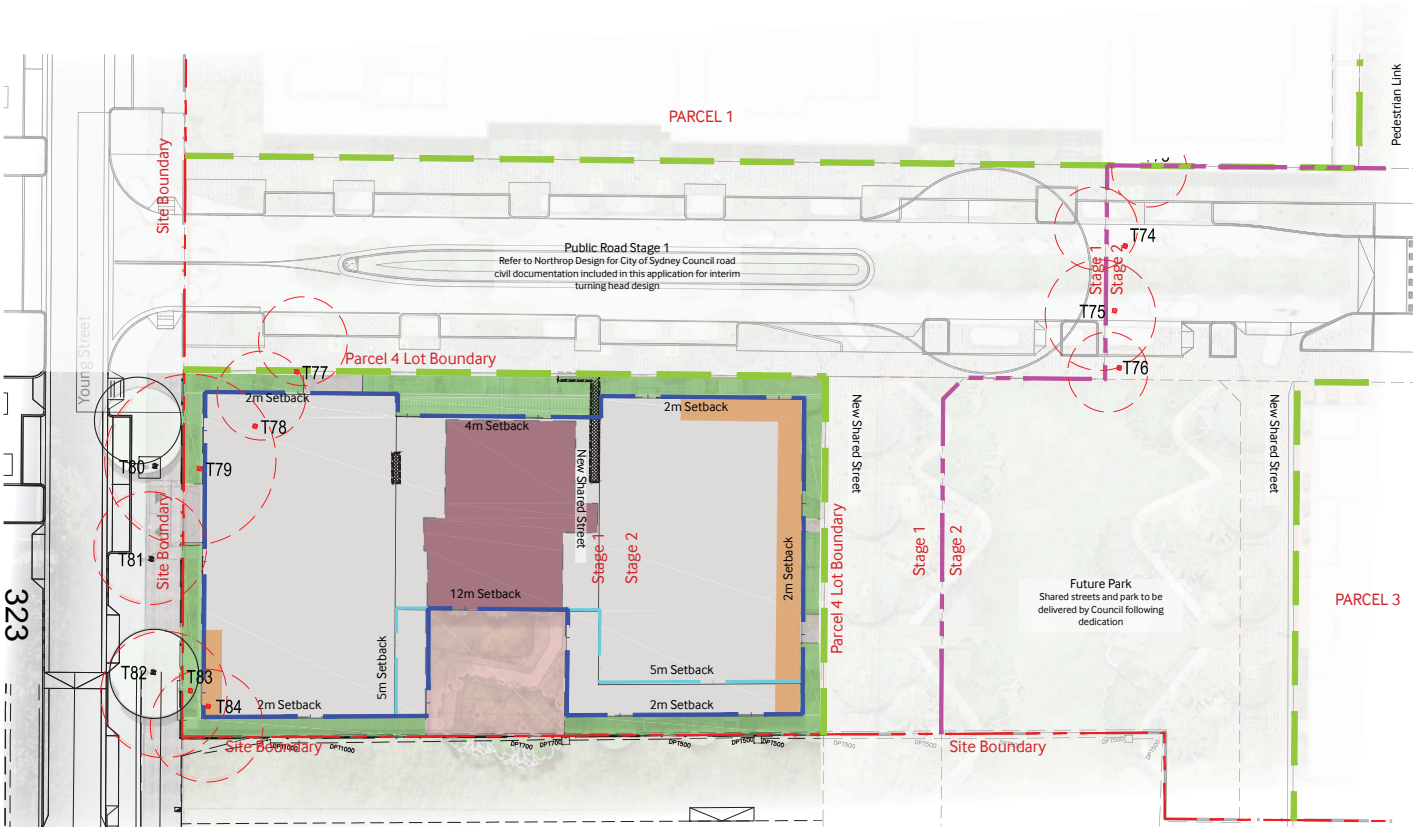


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3.4 Parcel Lot 4



- Site boundary
- Stage boundary
- Parcel boundary
- Deep soil with minimum dimension less than 6m
- Deep soil with minimum dimension greater than 6m
- DCP building offset Ground plate
- DCP building offset Building bulk
- Hardstand required for driveways and lobby access
- Communal open space
- Communal open space on roof
- Private open space
- Public open space
- Landscape buffer
- T69

Existing trees to be retained
- T72

Existing trees to be removed

Parcel 4 - Deep Soil Area Analysis

DCP Landscape Setback	367m <sup>2</sup>
DCP Ground Floor Apartments	9m <sup>2</sup>
Deep soil within parcel	12m <sup>2</sup>
<b>Total Deep Soil Provided</b>	<b>478m<sup>2</sup></b>
Area with minimum dimension greater than 6m	0m <sup>2</sup> (0%)
Site area	2,034m <sup>2</sup>
Percentage of deep soil	23%

Parcel 4 - Common Open Space Provision

Sydney DCP 2012 4.2.3.8	
Site area	2,037m <sup>2</sup>
Required common open space 25% site area	509m <sup>2</sup>
Minimum area of common open space to receive direct sun	
Receives minimum 2 hours between 9am and 3pm on 21st June, refer to Reference Scheme solar analysis	153m <sup>2</sup>
Rooftop common open space provided	223m <sup>2</sup>
Common open space provided at ground level	190m <sup>2</sup>
<b>Total common open space provided</b>	<b>413m<sup>2</sup></b>

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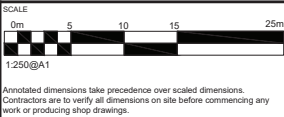
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