

## Relevant Information for Central Sydney Planning Committee

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**FILE:** D/2021/1245 **DATE:** 12 May 2022

**TO:** The Central Sydney Planning Committee

**FROM:** Graham Jahn AM, Director City Planning, Development and Transport

**SUBJECT:** Information Relevant To Item 4 – State Significant Development Application: 3 Joynton Avenue, Zetland – SSD-10381 – D/2021/1245

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### Alternative Recommendation

It is resolved that consent be granted to State Significant Development Application no. SSD-10381 (D/2021/1245), subject to the conditions set out in Attachment B to the report to the Central Sydney Planning Committee on 12 May 2022, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strike through~~):

#### Landscape Plans

- B9. The Landscape Report – Issue L prepared by Turf Studio dated April 2022 and supporting Landscape Plans must be updated to include:
- (a) Location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features;
  - (b) Details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;
  - (c) Location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;
  - (d) All new trees must be grown to Australian Standard 2303:2015 ‘Tree stock for landscape use’
  - (e) All new trees ***on the ground level*** must be planted in natural ground with adequate soil volumes to allow maturity to be achieved. Planter boxes will not be accepted for tree planting;

- (f) All new trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;
- (g) Details of planting procedure and maintenance;
- (h) Details of drainage, waterproofing and watering systems;
- (i) Details demonstrating use of a lighter colour for soft fall across areas of the rooftop that are exposed to the sun;
- (j) Location of proposed bicycle parking spaces.
- (k) ***Details of additional planters/green walls on the services wall on both the southern and eastern rooftops.***

The updated Landscape Report and supporting Landscape Plans must be submitted to and approved by the Council's ***Director City Planning, Development & Transport*** prior to certification being issued (pursuant to Section 6.28 of the Environmental Planning and Assessment Act 1979).

## Background

At the Central Sydney Planning Committee briefing on 5 May 2022, the Committee raised concerns regarding the level of greening proposed in the development and requested that the applicant explore further opportunities for greening on the site.

On 9 May 2022, a meeting was held between Council officers and the applicant, School Infrastructure. The concerns of the Committee were relayed to the applicant and Council officers advised that additional options for greening on the site, through additional tree canopy or other means, should be considered.

On 11 May 2022, the applicant provided a response to the Committee's concerns. The comments provided by School Infrastructure are below:

### ***Greening design decisions***

*The proposed landscape design has carefully considered the greening of the site via the design process with the CoS Urban Renewal and Placemaking team to align with the 'Green Square Community and Cultural precinct document'.*

*The landscape design has carefully considered both the greening of the site and the functional uses of the school, community facilities, through site link and the safety of all users. The DA plans and elevations possibly do not illustrate the full extent of greening across the project and we have attached three images that clearly show additional greening, notably:*

- *Climbing species along the 2 external stairwells which will grow up the mesh façade creating a green wall.*
- *Climbing species in planters around the multisports court to create a green trellis.*
- *Climbing species in planters around the perimeter of the mesh façade on level 1 & 2 creating a green wall on these levels.*

*Additional trees on ground level would be located close to the boundary of the Waranara Early Education Centre due to site constraints. The Waranara Early Education Centre have raised concerns of large branches falling into the Centres play space.*

*To add in 1 large canopy tree and comply with Council's Landscape Design Codes regarding tree on structure, each tree would require a 10 m x 10 m soil zone, totalling 150 m<sup>3</sup> of soil. This would significantly impact the structure of the building and would remove a significant area of play space for school. The current available play space for the school is under the preferred 10m/2 per child. The decision to add smaller trees that require significantly less soil provide canopy cover and a greater diversity of native species which will improve ecological values in landscape design.*

*SI has also raised concerns of tree limbs and branches falling from the rooftop to the ground below play space in strong wind and severe weather events.*

### **Opportunities to explore**

- *Planters/green walls could be located in front of the walling at the services to rooftop south*
- *Planters/green walls could be located in front of the walling at the services to rooftop east*

*If the CSPC is supportive to the above, we could amend condition B9 that requires the landscape plans to be updated.*

The three images referred to in School Infrastructure's comments above are provided at Attachment A.

The applicant has agreed to update Condition B9 – Landscape Plans, to require additional planters/green walls at the services wall to both the southern and eastern rooftops.

It is also noted that the applicant has separately requested an amendment to part (d) of condition B9 to specify new trees on the ground level.

In addition to the above, clarification was requested by the Committee as to whether the issue of greening/ tree canopy was discussed during the Competitive Design Process for the subject site. The following clarifications are provided in this regard:

- The Architectural Design Competition Brief prepared by Urbis, dated October 2019, included a number of landscape requirements in Section 5.9 of the brief. In particular, the brief stated that *"the landscape should provide both shaded and sunlit spaces, inclusive access, legible circulation, and space for both play and learning. It should facilitate access to nature through biodiverse and interesting planting, and include trees wherever possible to maximise canopy cover of the site. Consideration should be given to active and passive uses, as well as noisy and quiet spaces and how they interact."* (p. 49).
- The Brief also states that the provisions within a Development Control Plan do not technically apply to the proposal but would be used as a guide in the assessment of a future DA.

- In the Architectural Design Competition Report prepared by Urbis, dated 18 March 2020, the Jury noted that the winning BVN scheme should retain the generosity and clarity of the open space and coherent landscape strategy. See Attachment B for details of the landscape design proposed by BVN during the design competition.

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## **Attachments**

**Attachment A.** Proposed Photomontages

**Attachment B.** Winning Design Competition Scheme Landscape Design

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Approved



**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport