

Section 75W Submission based on modification of the existing Concept Plan

- Concept Plan Approval was granted on 19 March 2012 for:
"...use of the existing building for retail premises and business premises, and expand the Marrickville Metro Shopping Centre including a first floor addition to the existing building at 34 Victoria Road, a new 2 level retail building at 13-55 Edinburgh Road and two levels of rooftop parking above each building."
- The proposed modifications relate only to Stage 1 of the project involving the redevelopment of the existing industrial land south of Smidmore Street (13-55 Edinburgh Road) to create a two level free-standing retail addition to the shopping centre with roof top car parking.
- The proposed modifications seek to refine the approved design, enhancing its design quality both internally and externally and its relationship with the public domain.

1.0 Smidmore Street (Refer Concept Plan: Zone1)

- A central road crossing is proposed to link the Smidmore Street precinct development with that of Marrickville Metro Stage 2. Once this crossing point reaches the edge of the footpath it is proposed to treat the paving as an address to the Building and pedestrian access is to be by way of a slight incline to the building entry.
- There are a number of large, good specimen Lemon scented Gum trees (*Corymbia citrifolia*) on the southside of Smidmore Street which are proposed to be retained. Two smaller specimen Eucalypt trees are proposed for removal, based on their visually poor specimen status.

These large impressive existing trees to be retained compliment the scale of the building & the large scale architectural treatment of the frontage. The new building proposal is also set back at a greater distance from the street, to ensure that the tree canopies are not compromised.

In order to retain one of the Lemon Scented Gum trees at the Building entry it is proposed to suspend the paving over the existing tree level using a tree grille. The remaining Lemon Scented Gums will be accommodated in a bio- retention area at the lower street tree level and surrounded by a planting area of native grasses.

- There is a distinctive two level treatment to Smidmore street. The lower area is proposed as a functional footpath link, incorporating a seddown area. The upper level is proposed to be separated from the lower using a combination of a high level seating wall and a low level planter wall. The upper level is proposed as a combination of circulation space and activity area, with potentially outdoor dining or temporary market stalls. The low seating wall is proposed to add to the recreational amenity of the area, when these functions do not exist.

4.0 Level 2A: Roof Garden

- Provision has been made within the architectural design to accomodate a Roof Garden area which could potentially be a 'Community Garden'. Raised planters made of timber or metal are proposed.

Landscape Design Statement Notes for Section 75W Submission for Smidmore Street Precinct

- These notes are to outline the modifications that are proposed for the Section 75W submission with reference to the original Landscape Design Statement for the Part 3A submission.
- The notes seek to address the 3 street frontages with respect to the status of existing trees and the design concepts of these areas, with regard to the function of the area, design of the building frontage and any attention to changes in level.
- An associated Arborist Report will be submitted in conjunction with this application which will include an assessment of the existing trees affected by the new development to the Smidmore Street Precinct.

2.0 Edinburgh Road (Refer Concept Plan: Zone 2)

- There are a number of existing trees on Edinburgh Road (not previously assessed), however all are either immature, of poor specimen or inconsistent with the proposed treatment of the street.

9 no. new trees are proposed to be planted to the Edinburgh Road verge, using a type of Eucalyptus tree species to continue the planting theme of the previous Part 3A submission area. In addition a significant grove of trees is also proposed.

- The landscape design of Edinburgh Road is influenced to some extent by the differing functional aspects of the building & street.

The western end is proposed as a feature grove of trees (with a minimum of 9 trees) in a low level bio-retention area, that combines a formal layout of trees & either native grasses or low shrub planting amongst an inert ground surface treatment, such as gravel.

The next area continues the treatment of an inert ground surface, punctuated by feature plants, such as cycads.

As the building sweeps around Edinburgh Road with a translucent curved façade, the landscape treatment is a two tier arrangement of shrub planting and climbing plants that set off a proposed feature of espallier trees that are designed to follow this building façade using a series of horizontal wires. At the street verge, this curve is complimented by a sweep of maintained grass verge.

The eastern end of Edinburgh Road is mainly a function of the bus interchange area, with the landscape treatment largely limited to functional landscape elements.

General Landscape Concept / Materials

- The overall concept is based on simple, large scale design features, but with an attention to detail that will compliment the scale of the building and its associated attention to detail.
- Low level planted bio-retention areas are proposed on both Smidmore Street and Edinburgh Road.

Existing Trees & New Tree Planting

- There are a total of 10 existing trees on Smidmore Street, of which 8 are proposed for retention. The 2 trees proposed for removal are poor specimens which detract from the impressive 8 existing trees proposed for retention.
- There are also existing trees on Edinburgh Road which are proposed for removal but they have no visual significance either being immature in status; of poor specimen quality (including severely lopped); or of an inappropriate species. These 21 trees are proposed to be replaced by 9 large Eucalypt trees and a significant grove of trees (min 9 no.), together with a further 8 large ornamental trees on Murray Street, making a total of at least 26 new trees.

3.0 Murray Street (Refer Concept Plan: Zone 3)

- There are no existing trees on Murray Street and the existing buildings provide an imposing industrial feel. 8 no. new trees are proposed to be planted on this verge.
- The landscape design for Murray Street is proposed to punctuate the street with a delicate but large feature tree to provide visual interest throughout the year such as an Evergreen Ash (*Fraxinus griffithii*). The scale of the tree to match the scale of the building.
- To continue the industrial feeling of the street & its function primarily as a loading dock access is proposed to introduce a green element to the façade using a climber following vertical wires or chains, accommodated in recesses that are incorporated into the building design.
- This climber / ground cover plant is also proposed for use in the verge of Murray Street, to break up the industrial nature of the street using a robust, but visually attractive ground covering plant.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

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