

An aerial photograph of a coastline, showing white, foamy waves crashing against a dark, rocky shore. The water is a deep blue, and the sky is a lighter blue. The text is centered in the upper half of the image.

APPENDIX J.1

DEEP SOIL

J.1. DEEP SOIL

The proposal allows for deep soil planting to the northern boundary that is sufficient (min 2.0m) wide to provide a line of trees ('Syzygium australe') as per the landscape plan provided by King and Campbell in the appendices of the SEE.

Street trees are proposed in deep soil along the Ocean Parade boundary ('Cupaniopsis anacardioides') which grow to a height of 6 to 7 metres with a relatively dense crown.
Ref. Landscape plan provided by King and Campbell.

The edges of the podium are moderated by soft accent and ground cover planting contained in planters.

Large planted pots will also have a softening effect and may contain climbing and flowering species and or ornamental species.
In regard to SEPP65 and the "Residential Flat Design Code" the rule of thumb for the deep soil zones states.

"A minimum of 25 percent of the open space area of the site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water filtration. In these instances stormwater treatment measures must be integrated with the design of the residential flat building."

It should be noted that the code also states

"Deep soil Zones are related to the provisions of open space and may be constrained by the density or location of a proposed development"

This ties the deep soil requirement to the proposed use of the development and how the open space is designed within the site context.

As stated in the code the objectives for open space are

- **"To provide residents with positive and active recreational opportunities"**

Comment – All residents are provided with suitable private open space via decks and balconies. Motel users also have similar access to private open space even though motels do not form part of SEPP 65. All residents and occupants of the development will have access to the swimming pool and gymnasium as well as the cafes on the ground level podium.

All residents and occupants will also have easy walking access to the parks and beach areas located immediately along the eastern coastal strip.

- **"To provide an area outside that enables soft landscaping and deep soil landscaping"**

Comment – This has been provided – refer landscape plans prepared by King & Campbell in the SEE.

- **"To ensure communal open space is consolidated, configured and designed to be useable and attractive"**

The proposed pool and gym area consolidates private communal space while the 'alfresco' nature of the podium cafes creates a highly attractive and usable area for the public and occupants of the development alike.

"To provide a pleasant outlook."

The proposal concentrates its deep soil planting to the northern boundary in order to screen the adjoining property and create a pleasant outlook from surrounding areas.

The proposal also has a high profile street frontages to Ocean Parade and Park Beach Road and to this end a high degree of contact with the podium is desired in order to create activated street frontages. This has been done in an attractive way by balancing the level difference of the podium to the street frontage in a way that practically minimises site excavation while maintaining good visual connectivity that is enhanced with the planter landscape treatment.

Photographic examples of podium/ street level separation are include for indicative purposes.

The rules of thumb in the code state

- **"The area of communal open space should generally be at least between 25 & 30 percent of the site area. Larger sites and brown field sites may have potential for more than 30 percent."**

Comment - The communal open space provided in this proposal is. 864m² which represents 42% of the site area. (2037.2m) Note: Min open space requirement is 509.3m² (25%).
170m² of the site is available for deep soil planting which is 33.4% of the minimum open space requirement and 19.7% of the provided open space. i.e. deep soil minimum requirement complies.

A further 135m of the site is available for planters which is 26.5% of the minimum open space requirement.

Therefore the soft landscape area is 305m² in total or 59.9% of the minimum open space requirement and 35.3% of the actual open space proposed.

refer following diagrams for area calculations.

- **"Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space."**

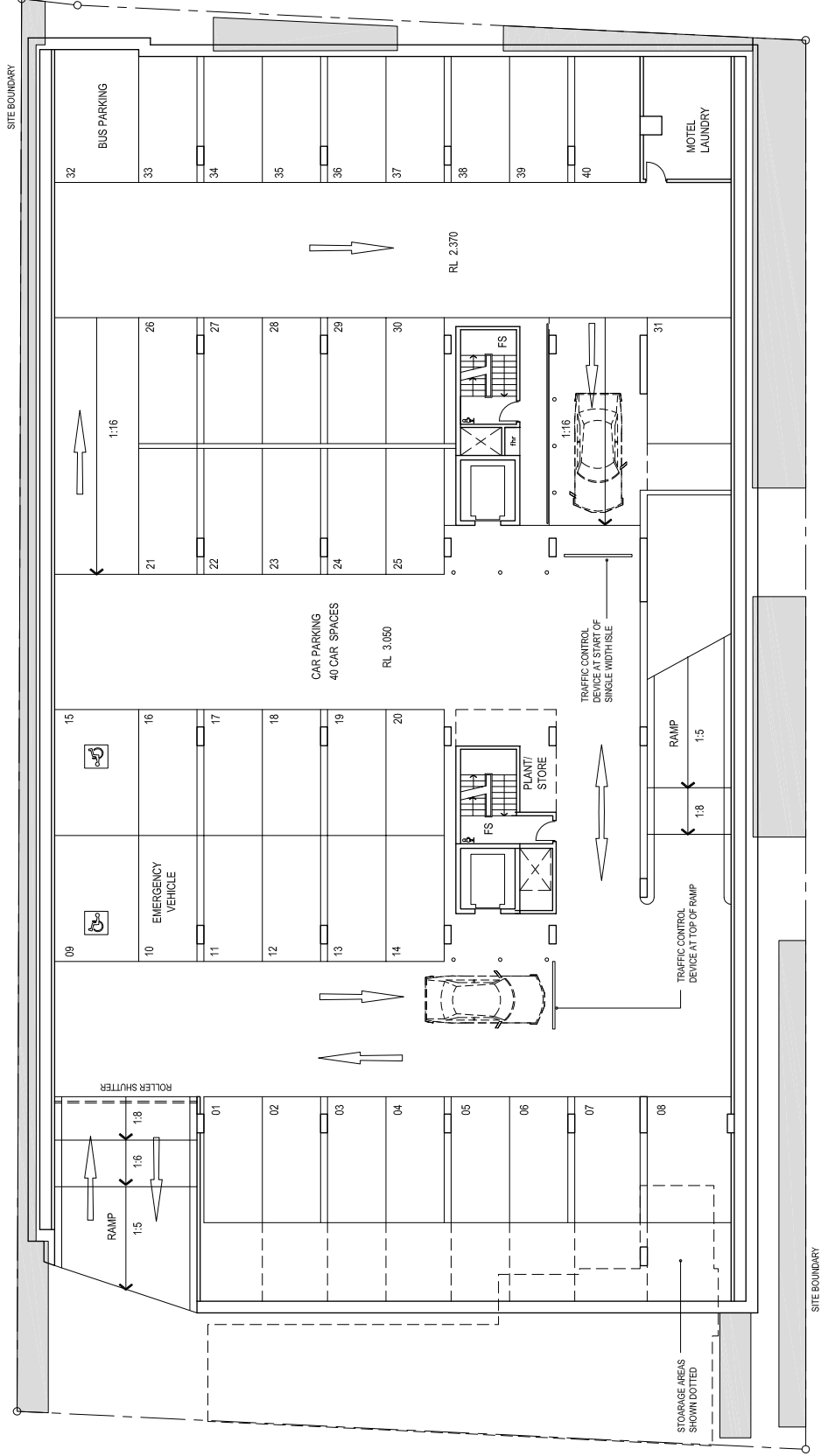
Comment - The proposal makes a significant contribution to activated open space to its street frontages while providing suitable private open space elsewhere.

- **"The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m², the minimum preferred dimension in one direction is 4 metres."**

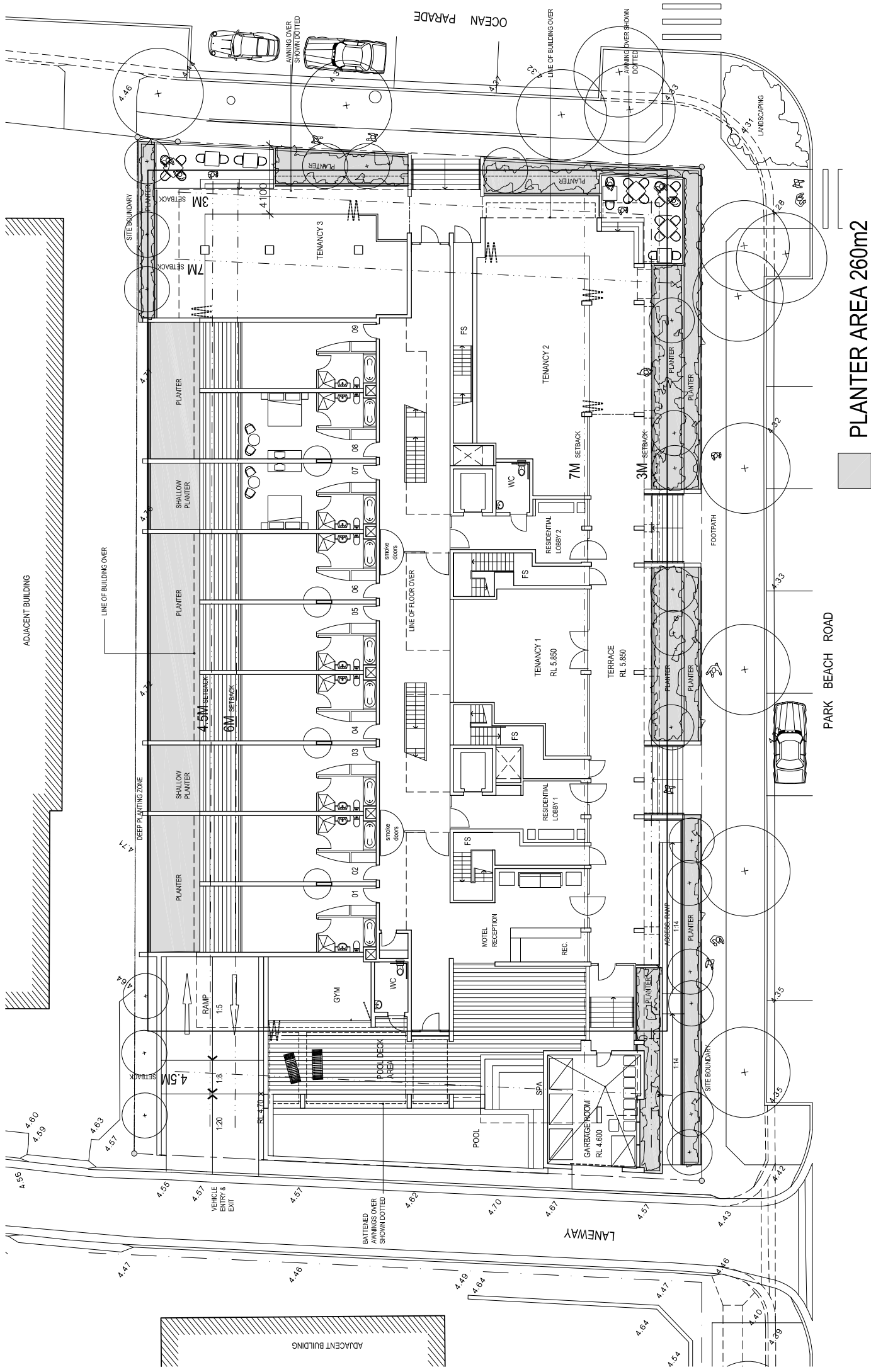
Comment - The ground floor relates to motel café uses which are not subject to this requirement however private open space is provided at the podium for communal and private use.

In Summary the issue of deep soil should be considered in the context of the whole landscape – site and street context – and the proposed use for the site which strongly promotes councils desire to regenerate the area with high quality tourist and permanent residential accommodation. The less desirable alternative is to provide more extensive deep soil zone by eliminating the tourist component of the proposal along with the café/ convenience store use and provide a purely residential use. This alternative is not considered an appropriate or desirable planning outcome.

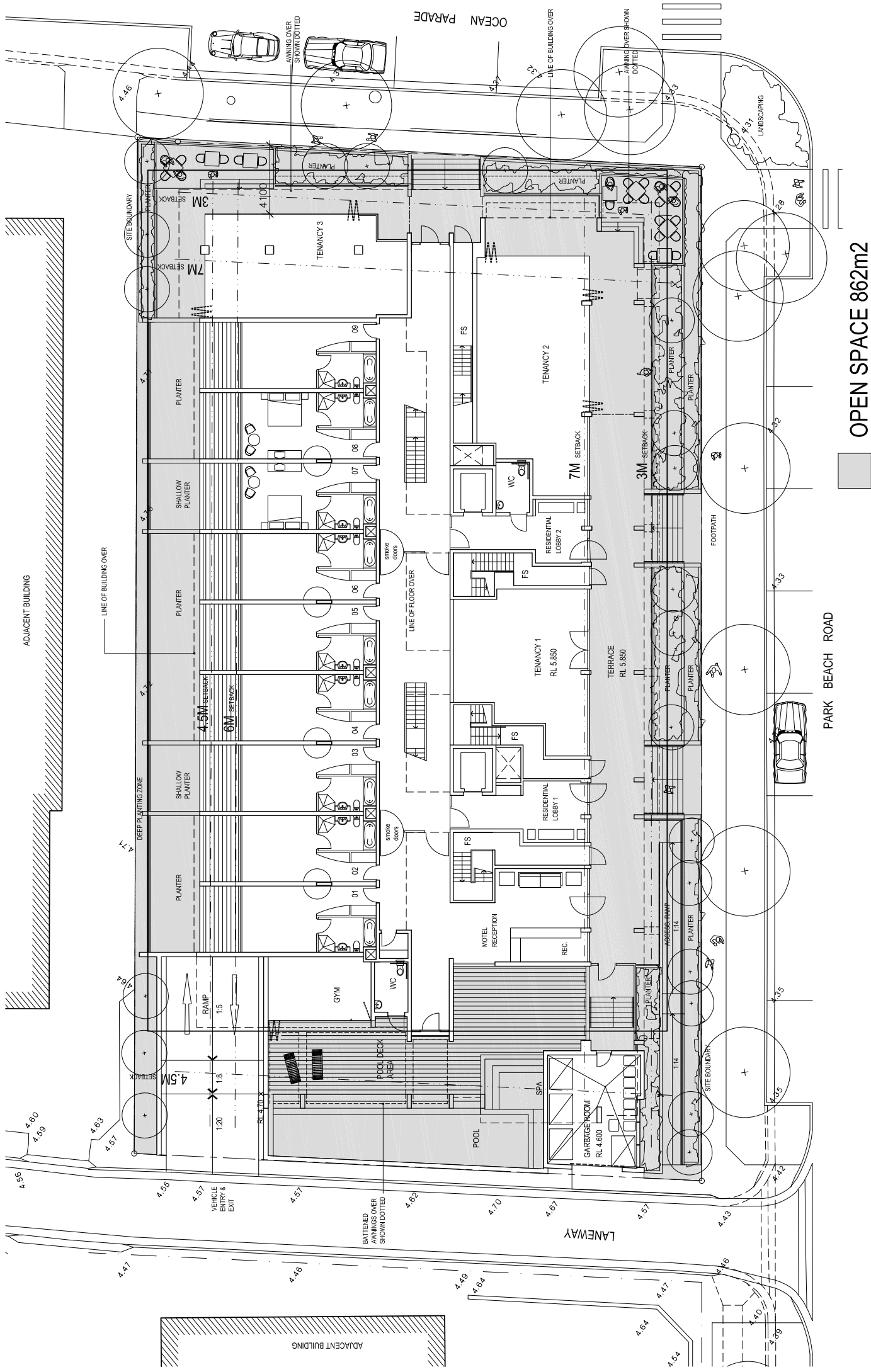
The proposed development therefore strikes good planning outcome balancing planning guidelines that lead to a desirable outcome as a whole.



DEEP SOIL AREA 165m2



PLANTER AREA 260m²



OPEN SPACE 862m²