

Delia Galao

From: Martina Novakova
Sent: Friday, 26 June 2026 11:25 AM
To: Delia Galao
Subject: RE: SSD-83789711 - Corrimal Coke Works - Stage 2A - Built Form

Hi Delia,

I have reviewed the SDRP advice, the RTS material and the Design Excellence provisions under Clause 7.18. While a number of matters have been addressed or partially addressed through the RTS, there are two issues that remain insufficiently resolved:

1. Heritage interface and relationship to the heritage item

The SDRP identified concerns regarding the relationship between Building 2.2 and the heritage item, including the appropriateness of the building's bulk, scale, setbacks and impact on the heritage setting and curtilage.

Based on the RTS material reviewed, I have not identified a substantive response to these concerns. In particular, there does not appear to be additional justification demonstrating that the increased height and bulk of Building 2.2 achieves an appropriate relationship with the heritage item or maintains an adequate heritage setting and curtilage. As such, it is not clear that this aspect of the SDRP advice has been satisfactorily addressed.

2. Overshadowing impacts on Southern Park

The second issue relates to the unresolved question of overshadowing impacts on Southern Park.

From the material reviewed, I have not identified any further justification that responds to the SDRP's concerns regarding the acceptability of overshadowing impacts on Southern Park. It remains unclear whether the proposal satisfies the Design Excellence requirement that public spaces maintain an appropriate level of amenity, particularly in relation to solar access.

These matters do not appear to have been substantively resolved through the RTS and may require further justification before Design Excellence can be satisfactorily demonstrated.

I will close out the request for RTS review in the portal; however, please do not hesitate to reach out if you would like to discuss these matters further.

Kind regards,

Dr Martina Nováková
A/Principal Design Advisor



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