

Hi Fiona,

## **General Issues**

The following issues require **additional / amended information** to be provided:

- the shadow diagrams should show the shadows cast by the approved design, in addition to those cast by the proposed modification.
- there is no information in the application to explain why a 500mm increase in new road levels generates building height increases of 1.2 to 1.4 metres. In addition, it is unclear why a street at 9m above sea level requires freeboard for the ground level units. A supporting stormwater / flood study would help to substantiate this.

## **Public Domain Issues**

- Turner Architect's modified cross sections cut through ground level apartments with frontage to 'New Road 4' indicate variable height/width and sloped planted treatments which interface onto public footpaths
  - ASSD-664 310-003 Rev F
  - ASSD-664 310-004 Rev E
  - ASSD-664 310-005 Rev E
  - ASSD-664 310-006 Rev E
- Heights of proposed planting beds are noted as varying between 150-700mm with variable widths of 1.45m-4.8m
- Steeper embankment slopes shown in the architectural cross sections would result in mulch and plant litter spilling onto footpaths creating an unacceptable slip risk for pedestrians and ongoing public domain management liability for SOPA. Dwarf retaining walls are recommended where mass planted slopes exceed 1:3
- Medium to large scale trees (ASSD-664 310-004 Rev E and ASSD-664 310-005 Rev E) are also shown growing in shallow depths over suspended slab which would not provide adequate 'rootable soil volume' to sustain trees of this size. Dwarf retaining walls also provide an opportunity to retain additional volumes of soil for supporting courtyard trees shown over slab slabs.
- To address these issues it is recommended the proponent's Landscape Architect prepare a 'Public Domain Plan' and relevant sections – scope in accordance with UEDM 2009 (Introduction p8-9).
- Public Domain Plan, relevant landscape sections, together with the civil and service design packages are also required for SOPA approval for New Road 20 as a developer delivered street.

## **Recommended condition(s):**

- The proponent shall submit a Public Domain Plan and relevant landscape sections in accordance with SOPA UEDM 2009 and to the satisfaction of SOPA's General Manager – Operations & Sustainability.
- The proponent shall submit the civil and service design packages for New Road 20 to the satisfaction of SOPA's General Manager – Operations & Sustainability.

Thanks  
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