

16th September 2010
Our ref SS10 2213



Landscape Architects

MAJOR PROJECT APPLICATION: MP 06_0205
Modification No 2

Response to Shoalhaven City Council Interim Submission

SHC Comment:

7.0 Landscaping

1) Buffer Planting along Naval College and The Wool Road:

It is considered imperative that the development has an effective screen/buffer planting adjacent to these 2 main roads.

i) *There is no screen planting shown adjacent to the 2nd stage car park. This is not acceptable on this prominent corner of the development. It is unclear if the existing buffer is to be removed or retained.*
Site Image Response: All existing bushland in this area is to be retained and protected where possible to accommodate the development works. This existing bushland forms part of this buffer with additional buffer planting being installed where appropriate to reinforce the buffer.

ii) *If overhead wires are present the mature height of any plantings should not exceed should not exceed 4 metres. If there are no overhead wires present the proposed Native Buffer Planting Tree Mix is acceptable.*

Site Image Response: The Buffer planting in this area and throughout the site will comply with Integral Energy Standards where necessary.

iii) *Overhead wires should be placed underground where possible to reduce the visual impact/dominance of this utility. The recently installed power lines at the Bayswood entrance detract from the development and have affected the natural amenity of Naval College Road.*

Site Image Response: No comment, refer cardno response

2) It is important to install Root Barrier adjacent to all paths and kerbs (ie medians) where trees are proposed. This is noted in condition 2.37.

Site Image Response: A root barrier has been specified to proposed trees adjacent to paths and kerbs where necessary.

3) Ecological Sustainable Development (ESD) principals should be considered in relation to the design and construction and choice of materials for the timber boardwalk. Council recommends that all timbers be either plantation timbers, timbers from a sustainable source or recycled timber/plastic products (such as 'Modwood' or similar).

Site Image Response: we confirm timbers used will be either plantation timbers, timbers from a sustainable source or recycled timber products'

There is no indication of what material the 'Bike Track' is constructed of.

Site Image Response: The bike path is Decomposed Granite minimum 2m wide and also as a Concrete path minimum 2m wide.

Council would prefer the path to be a 'Shared User Path' (minimum of 2m wide) to connect with the network of shared paths within the immediate surrounds of the development and to be constructed of concrete or similar low maintenance materials when located in part of the road reserve. The Shared User Path should comply with Austroads – Guide to Road Design part 6a: Pedestrian and Cyclist Paths 2009.

Site Image Response: The Shared user path shall conform to the standards where achievable.



10.2 Pedestrian amenity and street furniture

There will be provisions for bus and taxi drop off and pick-up locations in Moona Creek road. For the amenity of pedestrians, Council requests that covered shelters are located at these points, with architectural features that compliment the urban design principles stated in the EAR-Mod 2.

Site Image Response: These provisions will be accommodated for by a solution integrated in to the proposed building fabric along Moona Creek road as per the original DA approved scheme and described above.