

16 July 2015

Mr Matthew Lennartz
Director of Planning & Development
Karimbla Properties (No. 33) Pty Ltd
Level 11, 528 Kent St
SYDNEY NSW 2000

Dear Matthew,

Site 67 – State Significant Development (SSD) 6246 MOD 2 – SOPA Consent

I refer to the recent submission of the State Significant Development Application seeking SOPA's Consent prior to submission to the Department of Planning & Infrastructure.

It is noted that the application seeks to modify the height of the buildings in accordance with the levels of new roads 3 & 4. SOPA has reviewed the documents and notes the following matters are raised for your consideration. It should be noted that these matters may be raised when the consent authority seeks comment from SOPA regarding the proposal.

Turner Architect's modified cross sections cut through ground level apartments with frontage to 'New Road 4', and indicate variable height/width and sloped planted treatments which interface onto public footpaths. These are noted in the following plans:

- 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 a gradient of 1:3.

Medium to large scale trees (shown in plans 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 may also provide an opportunity to retain additional volumes of soil for supporting courtyard trees shown over slab slabs

We note Conditions B6 & B7 of the Consent will help address the matters raised above.

Notwithstanding the above SOPA has no objection to the proposal. Accordingly SOPA grants consent for the proposed Environmental Assessment Modification application to be lodged to the Department of Planning and Infrastructure for approval under State Significant Development of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

Please contact Ben Woods on 9714 7358, should you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Hubble', with a stylized, cursive script.

Nick Hubble
General Manager, Commercial & Corporate