



Memorandum

TO: John Sule, Planner

FROM: Peter Christos ,Urban Designer

DATE: 31-May-2016

SUBJECT 380 South Road SUB 2015-78

Hi Lianne,

The applicant has provided additional information regarding landscape treatments and locations of service areas. The planting plan is conceptual, based on a native palette and includes sacrificial layers of colonising trees and shrubs. The landscape plan appears to be based on mass planting to achieve a naturalistic screening and on site amenity. There is a focus along South Road and Barnes Drive while screening to the rail corridor and motor-way is less effective, especially for units 3 and 5 where decks adjoin the north boundary. Outdoor service areas are provided but are minimal (bin storage) .No outdoor storage is shown. It is likely that the north facing decks will be used as utility/storage areas (possibly visible from surrounding road reserves) given the lack of alternatives.

The proposal is reasonably consistent with the medium density character of the suburb however common features such as regular alignment, garages and private back yards do not apply to the proposed scheme. The proposed number of units (5) and vehicle access/ car parks design reduces opportunities for permeable surfaces and improved amenity space. The site is prominent and therefore sensitive with regards to effects on streetscape and amenity.

I agree with the applicant that the introduction of modern housing is beneficial for residents of Caversham and that the development could also contribute to the commercial viability of the centre. Effective screening is critical to control views into and from the site and effects of noise could have negative effects on residents.

The final landscape treatment is important and this is dependent on the willingness of residents/owners to maintain it into the future. I would suggest a comprehensive landscape plan is conditional to consent.

Based on provide additional information, I feel the development would have less than minor negative impacts on amenity and streetscape values.

Regards,
Peter Christos
CITY DEVELOPMENT