

From: [REDACTED]
To: [Tahlia Sexton](#)
Cc: [REDACTED]
Subject: HPE CM: Notice of Response to Submissions - SDC2021/0012 - 46 Fitzroy St, Carrington
Date: Tuesday, 12 October 2021 11:52:16 AM
Attachments: [image001.png](#)

Good Morning Tahlia

It has been brought to my attention that the following comments of our engineer were inadvertently omitted from our submission dated 2 August regarding the proposed development. They will be included in our submission regarding the Response to submissions report, however, in the meantime it would be appreciated if you could forward them onto the applicant in order to get some preliminary comments as to how they will be addressed.

4.1 Proposed Rain Garden Design

It is uncertain how the proposed rain gardens will interface with surrounding parking areas due to limited information provided for their design.

It is recommended that detailed cross-sections of the proposed bioretention rain gardens be provided to clarify:

- a. How runoff from adjacent hardstand areas will be collected to the rain garden (i.e. using castellated kerb); and
- b. How the proposed rain gardens will be protected from vehicle damage.

Typical cross-sections should also be provided for sections of rain garden crossing through any proposed tree vaults and tree plantings to clarify how these design elements will be implemented in the same space.

4.2 Overland Flow Path

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In the design of the east car park, it is noted that the 4th parking aisle (from the left) is graded falling westward to drain runoff to the adjacent bioretention garden. There is a concern this design may result in the formation of an unrelieved low point between the 3rd and 4th parking aisles causing in ponding over the car park during major storm events (assuming site controls fail).

It is recommended that an overland flow path be provided to alleviate or limit ponding over this low point.

4.3 Proposed Tree Planting

It is recommended that the proposed tree planting within the car park comply with requirements set out in Section 7.02 of the Newcastle DCP for landscaping within external car parks:

Generous shade trees are planted within the parking area at a rate of at least one shade tree per six parking spaces with an aim to achieve at least 50% shade cover of the area. Shade area is to be calculated from the estimated crown projections of a tree 15 years in age under suitable growing

conditions. Selected tree species are to develop a clean trunk height greater than 4.5m and a crown projection of at least 50m² to provide adequate shade and vehicle clearance. Landscape documentation is to detail the provision of sub-grade load bearing root vaults to provide suitable rooting volume for the required number of shade trees.

Where tree planting is proposed in landscaping strips within the car park, these landscaping strips should be at least 1.5m wide.'

I apologise for any inconvenience caused to the applicant and the Department by this oversight.

If you wish to discuss, please give me a call. If the applicant wishes to speak to our engineer [REDACTED] can be contacted on [REDACTED] or [REDACTED].


Regards

[REDACTED] | **Principal Planner**

City of Newcastle | Governance

Regulatory, Planning & Assessment | Development Assessment

[REDACTED] | [REDACTED] | [REDACTED]

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