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17th April 2025

Alan Chen
DPG Project 37 Pty Ltd c/o
Develotek Property Group Pty Ltd
Level 10/97-99 Bathurst St,
Sydney NSW 2000

Dear Alan,

RE: Planning Proposal (PP2025/0001)
79-81 Queens Rd & 2-8 Spencer St FIVE DOCK NSW 2046
ADG Deep Soil Design Compliance

I confirm the indicative DCP envelope that accompanies the Planning Proposal PP2025/0001 for the above mentioned property has capacity to meet the requirements for landscaped area and deep soil in accordance with the *Apartment Design Guide* as follows:

ADG 3E Deep Soil Zones

- Objective 3E-1, Design Guidance 1 requires a minimum deep soil area of 7% of the site area and minimum 6m width.
- The 6m thru-site link along the western boundary of the site achieves 200sqm (6.3%) deep soil area with minimum width of 6m. The thru-site link may include footpaths in addition to planting. Footpaths shall be located to ensure tree planting is still viable as per Figure 3E.2 of the ADG (refer below).

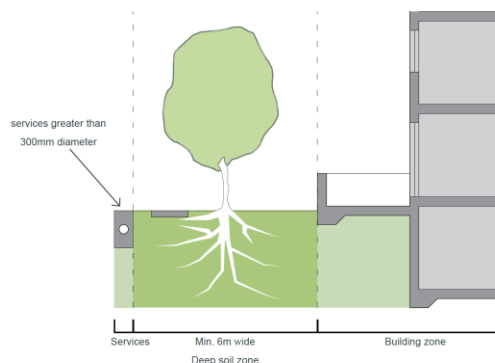
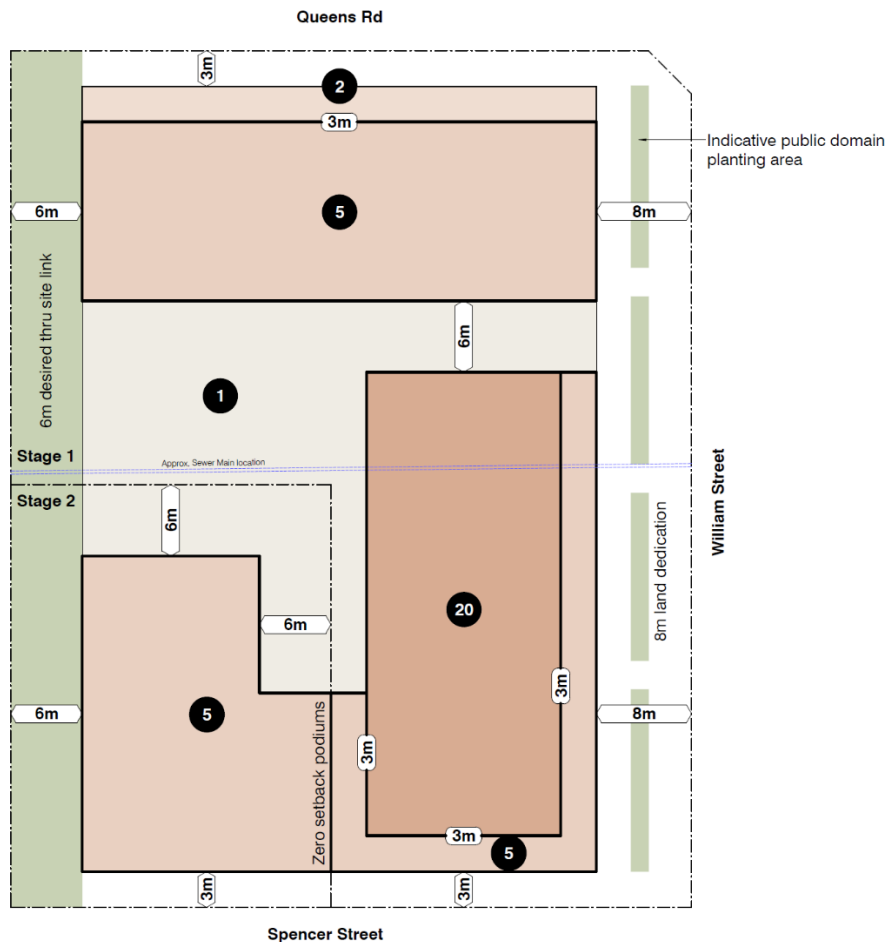


Figure 3E.2 Diagram showing the minimum dimension of deep soil zones for sites greater than 1,500m²

- Design Competition schemes shall demonstrate compliance with the ADG.
- Street tree planting 1.5m wide (88sqm or 2.7%) is to be provided within the William St land dedication subject to detailed public domain design with council. The total planting area at ground floor represents 9% of the site area. Refer to indicative site layout diagram below:



Legend

- 5 Maximum number of storeys
- 3m Setback distance from boundaries
- 3m Upper level setback distance from podium edge
- 3m Articulation zone

Screenshot: Indicative DCP Envelope marked up locations of deep soil.

ADG 40 Landscape Design

- Objective 40-1 Table 4 requires 1 large tree or 2 medium trees per 80sqm of deep soil zone.
- The landscape design shall include 3 large trees or 6 medium trees within the deep soil zone. This is readily achievable.
- Due to the urban nature of the site, communal open space is likely to occur on building or podium rooftops. Planter boxes shall be provided to meet the landscape planting and communal open space objectives of the ADG.

Alex Deacon

Alex Deacon
Director

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