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# RFI Item 6 - Open Space Plan



## RFI Item 6

### Public Open Space

6. While it is noted that the applicant has indicated that the proposed public open space provision would significantly exceed the minimum quantum required by the Planning Scheme, for this tile, concerns are maintained that areas to the south (adjacent to Station Road) and to the west of the site (areas which contain the existing hedge row) may not be usable public open space. The applicant is therefore requested to provide further information in relation to the usability of these spaces.

The ecological intent was to have a positive impact on biodiversity by creating habitats with native species. The design intent for the western hedgerow mitigation area was not to create more park space or 'usable' space. The overall application reaches the requirement for public open space so we do not need to make this area usable. Moreover, the buffer zones / filling out the hedgerow was advised by the project ecologist.

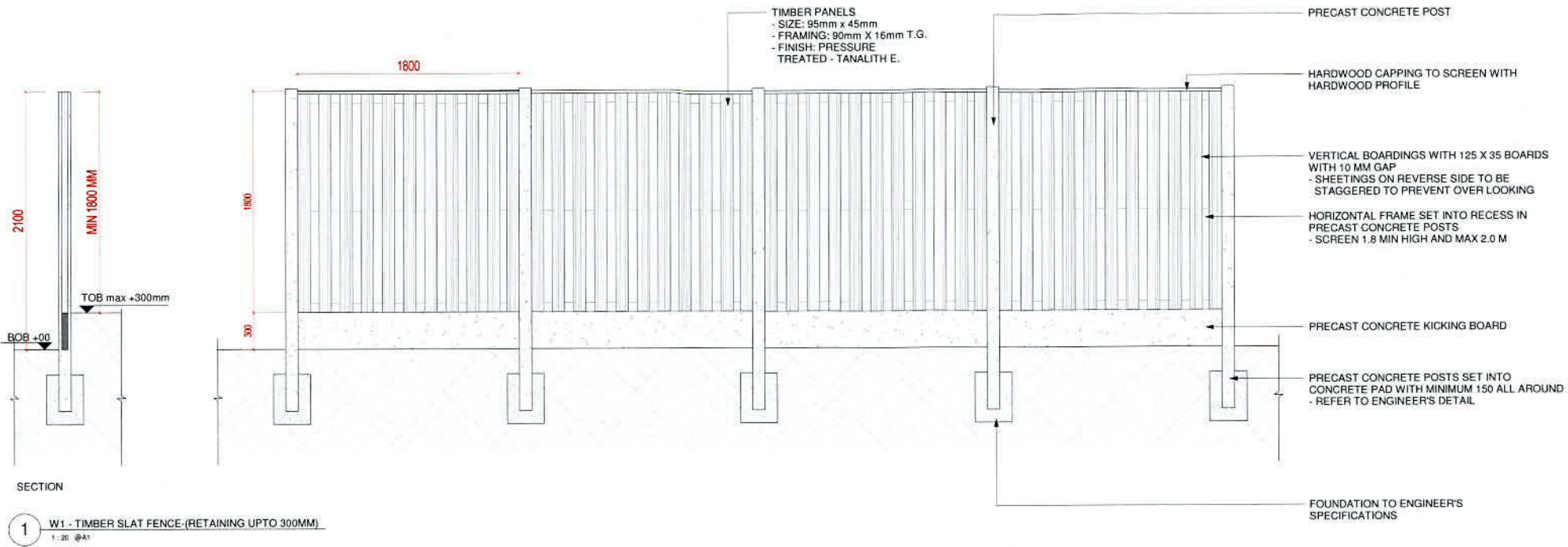
Please refer to drawing *L1-104 - Open Space Plan* for further breakdown of public open space and biodiversity enhancement areas.

The solution of the hedgerow mitigation as a biodiversity enhancement area has been discussed and agreed upon by South Dublin City Council.



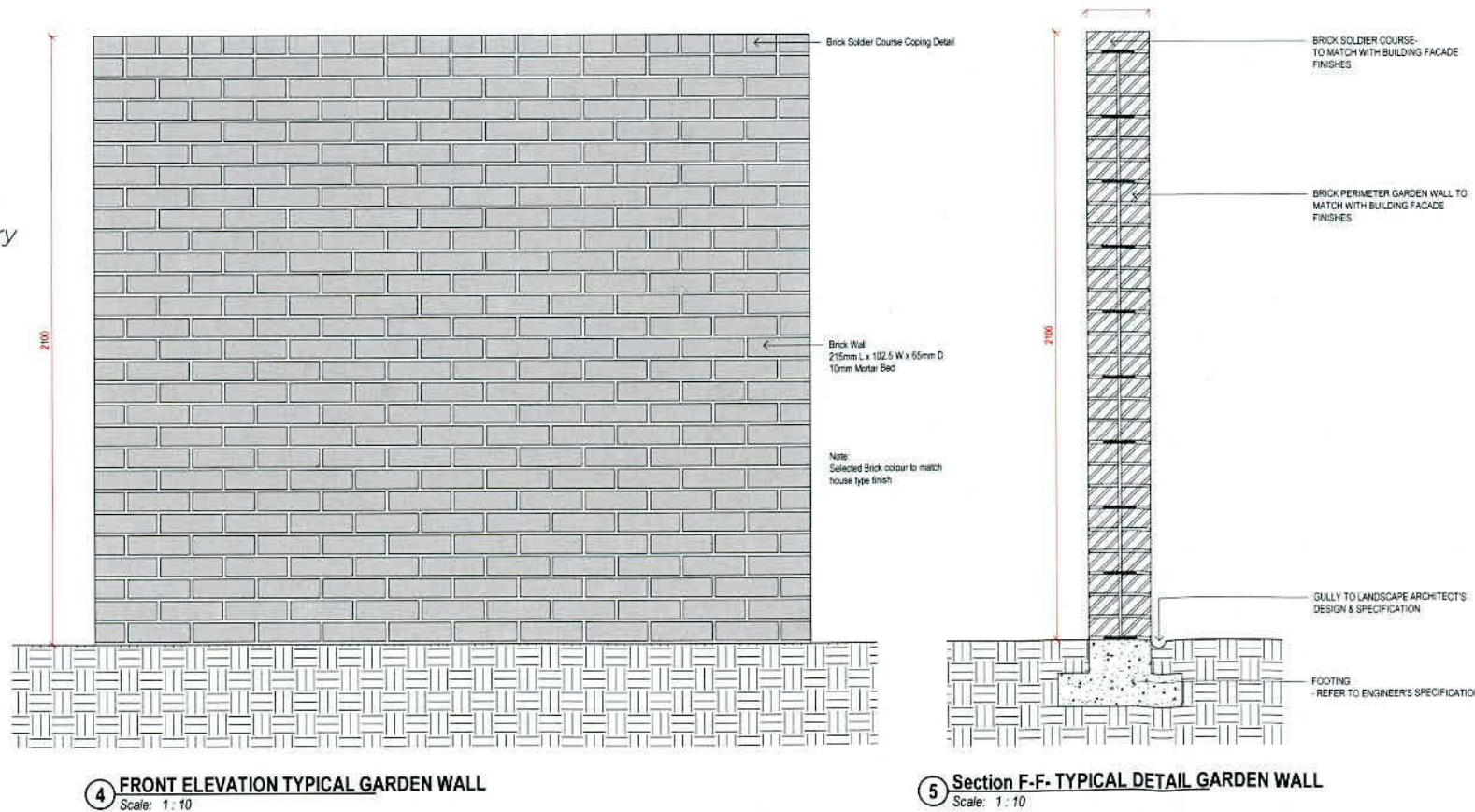
# RFI Item 2.e & 3.b - Permanent Boundary Treatment Plan

Timber Slat Fence-  
Foundation Suitable for  
Hedgerow Boundary



REFERENCE IMAGES

Block Garden Wall-  
Foundation Unsuitable  
for Hedgerow Boundary



# RFI Item 2.e & 3.b - Permanent Boundary Treatment Plan



**NOTES**  
 ALL DIMENSIONS TO BE OBTAINED FROM THE DRAWING.  
 THIS DRAWING IS THE FINAL PRODUCTION WITH NO FURTHER REVISIONS. ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT.  
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**CLIENT:**  
 ADAMSTOWN STATION AND BOULEVARD LTD.

**ARCHITECTS:**  
**MDO ARCHITECTS**

**LEGEND**

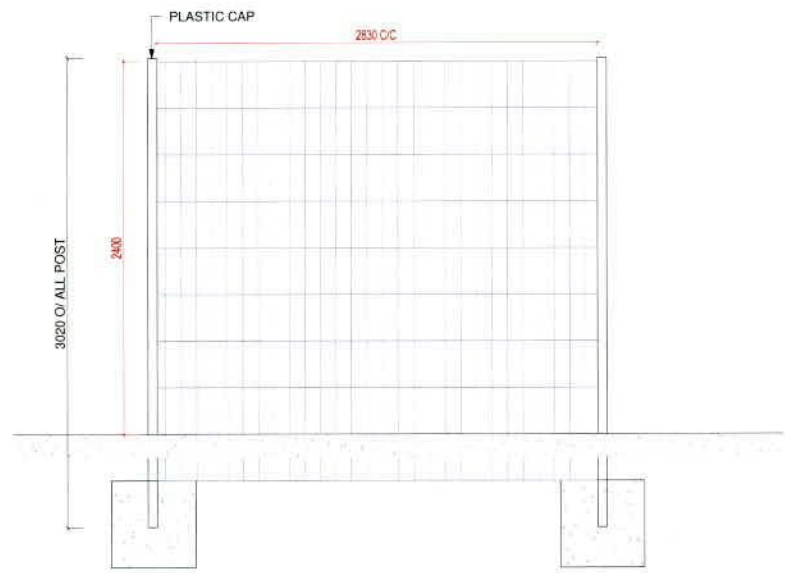
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- AREA BEYOND PERIMETER OUTLINE
- PERIMETER
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DATE	16.08.2022
REVISIONS	
Job No.	22ADA
Drawn By	KFR
Checked By	JM
Scale	1:750 @ A1 Date
Scale	AUS 2022
JOB DESCRIPTION	
Site	ADAMSTOWN BOULEVARD
Project	ADAMSTOWN BOULEVARD PHASE 1
Title	PERMANENT BOUNDARY CONDITION



# RFI Item 3.b - Temporary Boundary Treatment Plan

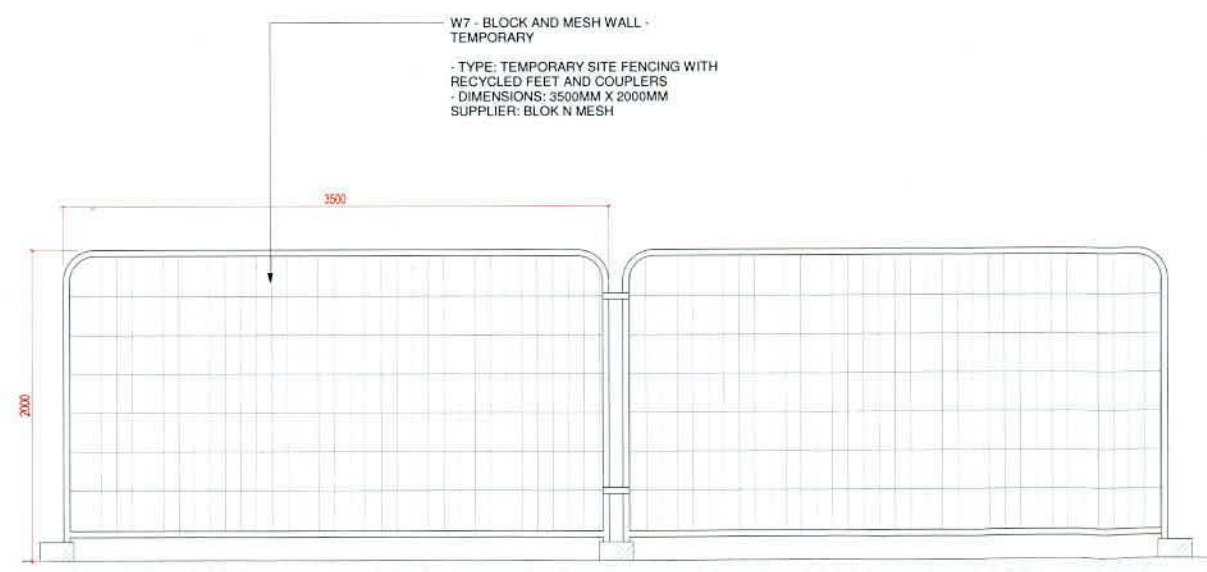
Existing Tree Protection



REFERENCE IMAGE

1 W6 - PALADIN FENCE 2.4M (TEMPORARY)  
1:20 @A1

Hedgerow Protection



W7 - BLOCK AND MESH WALL - TEMPORARY  
- TYPE: TEMPORARY SITE FENCING WITH RECYCLED FEET AND COUPLERS  
- DIMENSIONS: 3500MM X 2000MM  
- SUPPLIER: BLOK N MESH



REFERENCE IMAGE

2 W7 - BLOCK MESH FENCE - (TEMPORARY)  
1:20 @A1

NOTE  
ALL DIMENSIONS TO BE CHECKED ON SITE  
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FOR DRAWING INDEX, GENERAL NOTES REFER TO DWG L1001

CLIENT:  
ADAMSTOWN STATION AND BOULEVARD LTD.

ARCHITECTS:  
**MDO ARCHITECTS**

T1	FOR TENDER	10.08.2022
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REVISIONS			
Job No.	23A2A	Drawn By	KFR
Dwg No.	L1-902-4	Checked By	JM
Scale	1:20 @A1	Date	AUG 2022

JOB DESCRIPTION	
Site	ADAMSTOWN BOULEVARD
Project	ADAMSTOWN BOULEVARD - PHASE 1
Title	WALL DETAILS - SHEET 4 OF 4



# RFI Item 3.b - Temporary Boundary Treatment Plan



CLIENT:  
**ADAMSTOWN STATION AND BOULEVARD LTD.**

ARCHITECTS:  
**MDO ARCHITECTS**

- LEGEND**
- SITE BOUNDARY
  - PERIMETER OF ADAMSTOWN
  - MDO ARCHITECTS' WORK AREA
  - CONSTRUCTION BOUNDARY
  - EXISTING BOUNDARY
  - SERVICE TIE

NO.	DATE	DESCRIPTION
1	10.08.2022	FOR TENDER

REVISIONS

Job No: 22024  
 Drawn By: KFR  
 Dwg No: L1-102  
 Checked By: JM  
 Scale: 1:750 @ A1 Size  
 Date: AUG 2022

JOB DESCRIPTION  
 Site: ADAMSTOWN BOULEVARD  
 Project: ADAMSTOWN BOULEVARD PHASE 1  
 Title: TEMPORARY BOUNDARY CONDITIONS



# RFI Item 3.b

## Boundary Treatment at Hedgerow

**3.b The applicant is requested to provide revised boundary treatment details / landscaping details for the boundary of the properties close to the hedgerow to the west**

The treatment of the existing hedgerow has been developed through consultation with South Dublin City Council. The proposed boundary treatments have been coordinated and approved by SDCC and the project arborist.

Special consideration has been given to the existing hedgerow to ensure its protection and mitigation both during temporary construction operations and under the permanent conditions:

Refer to *L1-102 - Temporary Boundary Conditions* plan indicates that a block and mesh fence will align 1-2m from the edge of the root protection zone for the existing hedgerow to protect the biodiversity during the construction phase. The existing oak tree located at the pocket park will also be retained and protected with paladin fence. Refer to details L1-902-4

Refer to *L1-101- Permanent Boundary Conditions* plan. The permanent boundary treatment to the back garden of the terraces along the hedgerow are to be a hit & miss timber fence with precast concrete posts. This treatment was selected in lieu of a block wall to mitigate the impact of the foundation along the hedgerow. The pier foundations have a minimum affect on the root protection zone in comparison to the strip foundation due to the reduction of soil disturbance & minimizing area of the foundation. The pier foundations of the timber fence are to be spaced every 1.8 meters. The boundary will provide sufficient security & privacy for the residences while minimizing the footings along the root barrier.

### Temporary Boundary Treatments



*Paladin Fence*



*Block and Mesh Fence*

### Permanent Boundary Treatment



*Hit & Miss Timber Fence w/ Precast Posts*  
*- Suitable for use along hedgerow*



*Block Garden Wall*  
*- Not suitable for use along hedgerow*  
*- Colour of brick refer to architect's specification*



## RFI Item 2.e

### Traffic Noise Impact

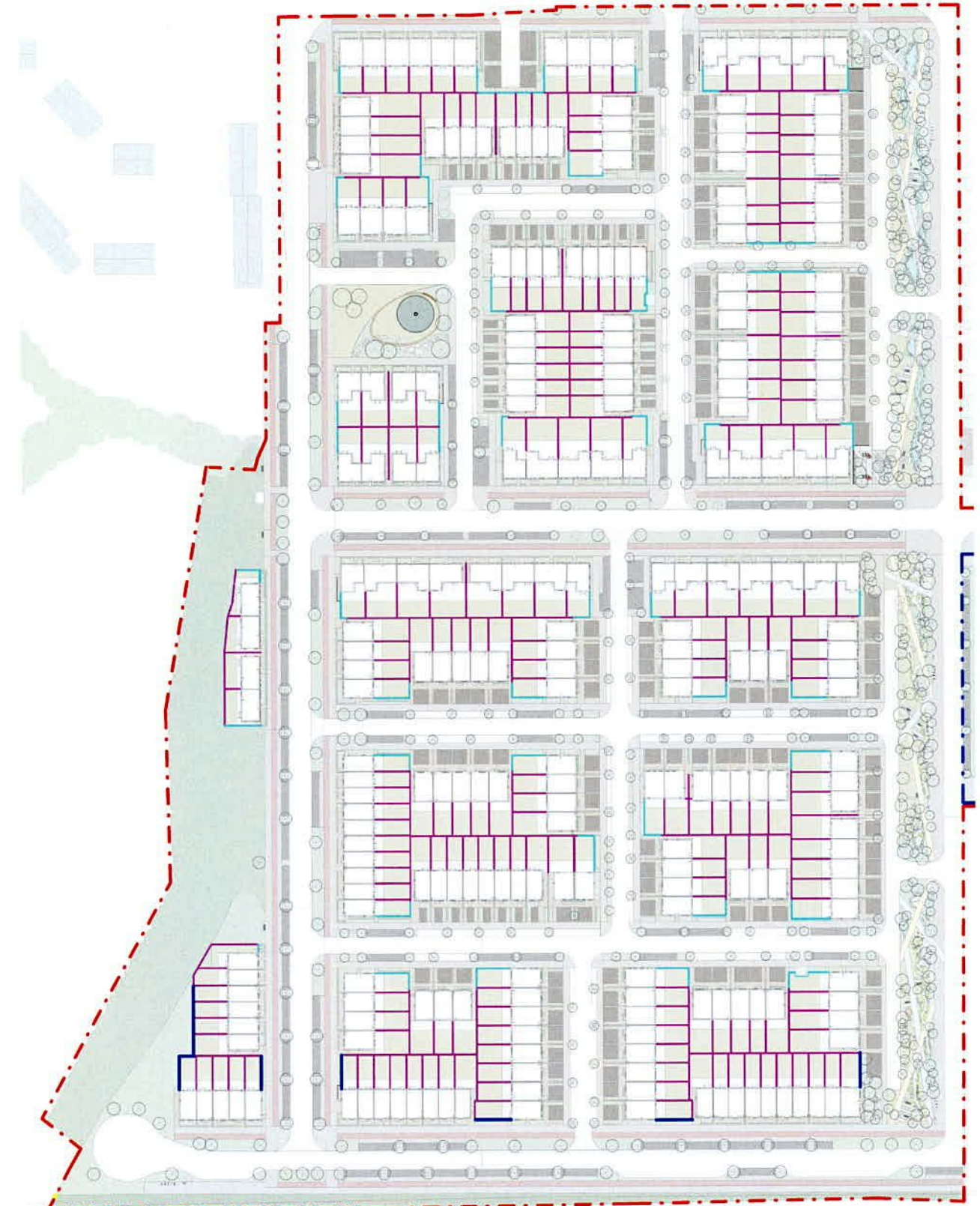
A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed houses and/or site to ensure the use will not create adverse noise impacts on the occupiers. This should include parameters for walls, glazing, doors and ventilation for the proposed development.

Per the acoustics report by iAcoustics, the primary noise sources impacting the development is caused by road traffic and rail noise from the railways line running East-West to the south of the site. In order to mitigate noise exposure in private gardens due to train passing, we recommend a 2.4m solid block wall to be added at critical locations. Increasing the garden walls from 1.8m standard to the 2.4 block wall creates a noise barrier to rear gardens near the railway line.

In reference to RFI item no. 3b, the acoustic wall measure needs to be balanced with the careful protection of the hedgerow root protection area. Please refer to drawing no. *L1-101 - Permanent Boundary Conditions* for the proposed location of the block garden walls (at 2.4m and 1.8m) and timber slat fence (1.8m). Details for the block garden wall, please refer to architectural drawing A-45011.

#### Legend

-  Hit & Miss Timber Fence (1.8m)
-  Block Garden Wall (1.8m)
-  Acoustic Block Garden Wall (2.4m)



# NMP | Landscape Architecture

Adamstown Boulevard - Phase I

RFI Response - SDZ22A/0007  
September 2022