

Feedback from the Community Consultation held 5 November:	DEXUS comments
The schematic distributed at the event only shows the impact of the building immediately adjacent to the existing properties; it does not take into consideration the significantly higher buildings behind. These will also impact the solar access.	Due to the angle of the sun, distance of the buildings from the boundary and height of those buildings, the shadow cast by them will not exceed shadows cast by buildings A3, B3, C3
On the schematic distributed at the event, the solar access to the outdoor living areas is unacceptably impacting the existing townhouses by building A3. This will result in negligible natural light reaching the indoor space.	The shadow impact from the revised planning proposal has substantially increased the solar access to the adjoining residential areas and is comparable to shadows cast by the approved carpark
The solar access is only depicted at the noon period for winter solstice. To provide informed comment the community needs to have clear information on the morning, noon and evening solar access, both for winter solstice and summer solstice.	The diagrams show the shadows for a 2 hour period, from 11.00 am to 1.00pm in winter. The shadows in the summer solstice do not impact on the buildings to the south.
Overshadowing of the park and playground area may cause degeneration of the current landscaping.	The shadow is no worse than the approved building, which was setback from the eastern and southern boundaries to avoid negative impacts on the landscaped areas.
As there will be more users of the park and more direct access, what measures will the Council and Developer take to protect the broader community space?	The access to the Park is not changed. Hard and soft landscaping can be used to minimize impacts on both the public and private spaces. The community infrastructure (Park and Pool) will benefit from the additional patronage by the new residents. More use equals higher activation, better passive security, community engagement through sports and recreation.
What additional embellishment will the developer contribute to the park facilities to cater for the increased patronage as a result of the development?	The developer will provide S94 contributions as part of the Development Consent.
To assess the impact of the landscaped area we need to see detailed plans so that CPTED principles can be assessed. There is a concern that the security to the townhouses from passers by will be compromised.	The DA will include principals of passive security through the detailed landscaped design, including lighting, open spaces, vegetation. Passive surveillance and security resulting from the residential uses is improved when compared to the existing carpark and warehouse functions.
We need details regarding the strategy to prevent overlooking of existing developments before rezoning can be endorsed by the community.	The two buildings that are of sufficient height to overlook the residential buildings to the south are A3 and B3, both are 3-4 storeys, where the southern side is 3 storeys and the Northern side is 4 storeys. Both buildings are designed to minimize the number of windows and balconies facing South. Council's DCP provisions with respect to window design, placement and orientation will be used to minimize impacts and create acceptable amenity for all residents.
Traffic on Botany road at peak periods will be significantly increased with a development of this proportion. The cumulative impact of increased density in the area of Botany Road needs to be properly evaluated and the augmentation of the	The Traffic assessment shows that the Lakes redevelopment will not impact the performance of the Botany / Lord Street intersection. Additional modelling was completed to assess the worst

road may be required or alternative access in and out of Botany be investigated. Current access to the suburb is not sufficient to support the increase in density the Council is being asked to consider.	case where the Northern Precinct was redeveloped together with the South, the result was a minor loss of service from B to C in the PM Peak. Road upgrades are not required.
What kind of developed contributions are being made to improved the community infrastructure resulting from the increased density.	The developer will provide S94 contributions as part of the Development Consent.
The accommodation mix should be to accommodate family as per the Botany Council's residential strategy, therefore the mix should be more on the side of larger bedroom accommodation and the complex should be designed for family enjoyment.	The apartment sizes and social mix are based on Council's DCP minimum areas and apartment types.
What strategies are in place to ensure that the local community will not suffer from transient residents? FIFO and short stay residents will not contribute to a family friendly residential area, as per the Council's objective.	Council's existing planning policy does not discriminate on the basis of employment profile or other socio economic demographics. Accordingly, the strategies in Council's existing policies are seen as appropriate.
Who will the development be marketed to? National and/or foreign investors, again this will impact the family friendly residential objective.	Planning policy does should not discriminate on the basis of employment profile or other socio economic demographics
How do we ensure that the design will be of a high quality and aesthetically suitable for the suburb? The development will need to blend in with the existing character which will be difficult when consider the density requested with this rezoning.	The detailed design will be provided as part of the DA Application. It will be subject to Councils and SEPP65 development controls.
As this is the first redevelopment and rezoning in Lord Street, Council will be setting a precedent for future redevelopment applications in this area. Therefore Council need to be 100% sure they reach the right decision regarding the controls and rezoning. Cumulative impact of future rezoning in the street needs to be considered before a decision is reached.	The medium density development complies with SEPP 65 controls for building footprints and setbacks. 6 - 8 Level residential developments have been previously approved in Botany LGA including in the general location of the site.
What sort of controls will there be in relation to clothes lines, rubbish bins, landscaping, planting, communal space.	The detailed design will be provided as part of the DA Application. It will be subject to Councils and SEPP65 development controls. Provision has been made for the location of waste storage areas within the building complex.
How will Council ensure that the proposed retail use is sustainable, empty premise create negative image and reduce the security of the area as a result of poor surveillance. There will be limited passing traffic, especially at the weekends.	Retail uses will be convenience based retail services for the local community and business park.
Has a retail study been conducted for the proposal to determine the market? If so please distribute the results to the community.	No, a retail study can be completed as part of the DA application.
Has there been a flora and fauna study conducted? I am aware of native fauna that reside in close proximity. Results need to be communicated.	No, a contamination assessment was completed. A flora and fauna study can be provided as part of the DA application.
Has the study considered the impact on the surrounding wetlands? If so please distribute the results.	No, a study on the wetlands can be completed as part of the DA application.
Has a flood and storm water study been done and can these results be distributed.	Yes, a Flood assessment report has been completed and is attached to the Planning Proposal. The results have been

	incorporated in the design concept of the planning proposal.
Has the impact on the Botany aquifer been assessed and what were the results?	No, an analysis on the aquifer can be completed as part of the DA application.