

RFI Response Table - PAN-28852

The following table has been prepared in response to Lane Cove Council's request for additional information dated 21 August 2020.

Council Request	Applicant Response
A review of the application has occurred, and you are advised that there are concerns with the variations to Building Height, the number of storeys involved and to the draft DCP in particular in relation to setbacks. It is recommended that you withdraw the application to either amend the proposal to comply and await adoption of the draft DCP. Please provide a setbacks plan and an FSR plan to show that the minimum commercial space has been provided to allow for the increased FSR on-site.	All required information has been submitted - refer to the Architectural Plans and GFA Plan included in DA documentation. Merit assessment of compliance with DCP controls is included in Compliance Tables submitted.
Further, the review has revealed that the proposal has not addressed the impact of the existing telecommunications tower on the development with no submission of an Electro Magnetic Radiation (ERM) report and the solar access requirements of the draft DCP.	This application does not seek consent for relocation of the telecommunications tower. As identified in the Statement of Environmental Effects , the applicant is currently in discussions with the telecommunications company in relation to the temporary relocation of the tower. As the telecommunications tower does not form part of this application, a ERM report is therefore not required.
The proposal has not addressed the stormwater headwall works occurring with Council owned land with no owners consent and where it has been conditioned that works are to occur in the bush E2 zone and would cause heavy erosion damaging the environment. A redesign is to occur so that the outlet is within the development site and for the stormwater to be dispersed via a dispersal trench over a long distance (width of the development) as to not cause a channelling effect which in turn causes erosion.	We have been advised that Council will issue owner's consent for the stormwater headwall and this action underway. Stormwater Plans have been submitted as part of the application. The design of the proposed stormwater system is a merit assessment. However, we note Council's comments and will investigate an alternative approach.
Also, from a bushland perspective: <ul style="list-style-type: none"> The 10m bushland buffer must be adhered to. 	Refer to Architectural Plans and DCP Compliance Table submitted. Compliance with the 10m bushland buffer is a merit assessment.
<ul style="list-style-type: none"> A light and sound assessment are to be carried out to determine if the artificial light and noise produced will have any detrimental effects to the wildlife inhabiting the bushland. This is to be assessed with the ecological report to determine best practice. 	Refer to Flora and Fauna Assessment submitted. Consideration of potential impacts is a merit assessment.

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<ul style="list-style-type: none"> Far too many native trees are proposed for removal. For the trees that absolutely need to be removed there is to be a replanting strategy that is agreed upon. A 3:1 ratio replacement strategy is required. Request for an Aboriginal heritage assessment report from the Aboriginal Heritage Office is required. 	<p>Refer to Arborist Report, Landscape Plan, Statement of Environmental Effects and DCP Compliance Table submitted.</p> <p>Consideration of tree removal/replenishment is a merit assessment.</p>
<p>From a health and environment perspective, the following is to be provided:</p> <ol style="list-style-type: none"> Construction Noise Management Plan Environmental Plan for the construction phase – dust, sediment, deep excavation water, run off Assessment of the impact of the telecommunications tower on residents/employees – Electro Magnetic Radiation (ERM) A Remediation Action Plan is to be submitted and reviewed by a NSW EPA Accredited Site Auditor (i.e. Site Audit Statement on the RAP is to be submitted) Acoustic report is to be amended to include impacts on fauna in the bushland area. Ecological assessment to be undertaken on the impact of light spillage/illumination on fauna in the bushland area. <p>You are advised that the 3D model is extremely difficult to open or use - please advise how to open.</p>	<p>Given the site is currently fully developed we query this requirement. We also note this requirement is not identified on the DA checklist.</p> <p>An Aboriginal Heritage Assessment Report can be supplied at later stage if the need is identified during assessment period.</p> <p>We note this requirement is not identified on the DA checklist.</p> <p>A Construction Noise Management Plan can be supplied at later stage if the need is identified during assessment.</p> <p>We note this requirement is not identified on the DA checklist.</p> <p>An Environmental Plan for the construction phase can be supplied at later stage if the need is identified during assessment.</p> <p>As identified in the Statement of Environmental Effects, the applicant is currently in discussions with the telecommunications company in relation to the temporary relocation of the tower, however this application does not seek consent for the relocation.</p> <p>A Remediation Action Plan prepared by EI Australia was submitted.</p> <p>As identified in the Statement of Environmental Effects, pursuant to SEPP 55 these works are category 2 remediation works, which can be carried out without the consent of Council. This has been confirmed in writing by McCabe Curwood Lawyers.</p> <p>Refer to comment above in response to light and sound assessment.</p> <p>Refer to comment above in response to light and sound assessment.</p> <p>Morrison Design Partnership Architecture have exported a high quality render which can be accessed via the following link:</p>

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	<p>https://api2.enscape3d.com/v1/view/162beecc-c55b-4abf-b4d6-51934c128890</p> <p>This link must be opened in Google Chrome or Firefox and does not open in Microsoft Edge or Internet Explorer.</p> <p>Once you open the link press (H) to view the navigation menu.</p>
<p>There is additional information required to address Council's landscaping requirements (see document attached).</p>	<p>The landscape checklist requirements are provided in the documentation submitted – refer to the Landscape Plan, Survey Plan, Arborist Report, Stormwater Plans and Architectural Plans. (Refer to annotated DA Checklist submitted with the application).</p> <p>The Apartment Design Guide (ADG) does not apply to the proposal, therefore the ADG requirements identified do not apply.</p> <p>Assessment of compliance with relevant DCP controls is included in Compliance Tables submitted.</p>
<p>The traffic report has been reviewed and you are advised that it has not addressed the basement delay/queue length waiting times from the proposed traffic signal system. Also, the traffic report has not addressed the future upgrade of the intersection.</p>	<p>Refer to Traffic and Parking Impact Assessment prepared by McLaren Traffic as submitted. The traffic report assesses three intersections, of which no infrastructure upgrades were concluded to be required for the proposal. Please note the operation of the signal control is restricted to staff which is tidal traffic flow. However, additional information can be provided for the staff queuing signal control if required by Council.</p> <p>Consideration of potential impacts is a merit assessment. Additional detail can be supplied at later stage if the need is identified during assessment.</p>