

WILLOWTREE PLANNING



27 June 2022

REF: WTJ20-487

Christopher Shortt
Lane Cove Council
48 Longueville Road
Lane Cove NSW 2066

RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - PROPOSED DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING DEVELOPMENT - DA187/2021

PROPERTY AT 3 HOLDSWORTH AVENUE, ST LEONARDS

Dear Chris,

Reference is made in relation to Development Application DA187/2021. Following the submission of amended plans and additional information to Council on 6 April 2022, significant consultation has been undertaken with Council, including an in-person meeting on 28 April 2022, in order to work collaboratively towards a positive outcome on the Site.

Of particular reference is Council's email on 21 May 2022 which outlined a number of required design changes in order to proceed to a favorable determination as discussed within this time period. **Table 1** below provides a response to the matters raised.

This letter is accompanied by the following supporting documentation:

- **Appendix 1 - Access Report**
- **Appendix 2 - Acoustic Report**
- **Appendix 3 - Arborticultural Impact Assessment**
- **Appendix 4 - Architectural Plans**
- **Appendix 5 - BASIX Certificate**
- **Appendix 6 - BCA Report**
- **Appendix 7 - Civil Plans**
- **Appendix 8 - Construction Methodology Plan**
- **Appendix 9 - Geotechnical Report**
- **Appendix 10 - Landscape Plans**
- **Appendix 11 - Lift Consultant Report**
- **Appendix 12 - OSD Checklist**
- **Appendix 13 - Public Art Strategy**
- **Appendix 14 - QS Report**
- **Appendix 15 - Qualitative Natural Ventilation Assessment**
- **Appendix 16 - Qualitative Wind Assessment**
- **Appendix 17 - SEPP 65 Design Statement**
- **Appendix 18 - Stormwater Drainage Statement**

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- **Appendix 19 – Stormwater Management Plans**
- **Appendix 20 – Traffic and Parking Assessment**
- **Appendix 21 – Waste Management Plan**
- **Appendix 22 – 3-D Digital Model**
- **Appendix 23 – Draft Voluntary Planning Agreement**
- **Appendix 24 – NatHERS Certificate**

It is considered that this information now provides Council with all the necessary facts and relevant particulars in relation to the concerns raised; therefore, enabling a positive determination of this Development Application to proceed.

We look forward to the Council's feedback on the information provided and look forward to progressing with the Development Application further.

Should you wish to discuss further, please contact Cameron Gray on 0477003429 or cgray@willowtp.com.au.

Yours Faithfully,



Chris Wilson
Managing Director
Willowtree Planning Pty Ltd
ACN 146 035 707



TABLE 1. SUMMARY OF, AND RESPONSE TO, COUNCIL COMMENTS

Comments	Response
The proposal will be amended to comply with the DCP setbacks to Holdsworth Avenue of 4m on levels 1 to 5, and 7m from levels 6 and above. (with no balconies projecting beyond these setbacks)	The amended design provides compliant setbacks to Holdsworth Avenue.
The 4m street wall height be only for the 1st 5 levels and step back to 7m on the 6th level.	The amended design provides a compliant wall height.
Compliance with the 12m setback to the green spine with no balcony/building articulation encroaching this zone.	The amended design provides a compliant setback to the green spine, with no balconies or building articulation within this setback.
No setback encroachments into Park LEP Height control line.	The amended design complies and remains fully compliant with all LEP standards.
Details be submitted on the southern facing units for Council to be satisfied that the southern elevations are legitimately non-habitable, all windows facing the southern elevation are to be high sill windows with a minimum bottom sill line of 1.7m above finished floor level, and all balconies facing the south include privacy screens along the full southern perimeter of the balcony to a minimum height of 1.7m above finished floor level. The screens are to be fixed and not sliding screens.	All south facing windows have been amended to be high level windows and the southern balconies provided with fixed privacy screens so as to not result in any unreasonable direct overlooking impacts to the adjoining property.
The proposal be reduced to a part 10 and part 12 storey building.	The amended design provides a compliant part 10, part 12 storey building envelope.
The 13th floor be deleted, with only lift over run and plant permitted above the 12th floor as per the indicative drawings submitted in your email dated 17/05/21.	The 13 th floor has been deleted with only the lift overrun and plant proposed above the 12 th floor.
The 11th and 12th floor setback approximately 22m from the southern boundary and approximately 16m from the southern edge of the 10th floor below; (Resulting in a in a 2-thirds 12 storey structure, and a 1-third 10 storey structure) as per the DCP requirements for roof garden and setbacks; and	The 11 th and 12 th floors have been setback 22m from the southern boundary and 16m from the southern edge of the 10 th floor below.
The roof of the setback 10th floor be dedicated as a communal roof garden area.	The roof of the 10 th floor has been dedicated entirely as a communal roof garden area.

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