

# HYECORP

## Appendix G: Response to Public Submissions

Issue	Response
Urban Design Excellence including bulk and scale	<p>The proposed building and landscape design has been developed by award winning SJB architects and Site Image Landscape Architects following an exhaustive urban design process with Council and the Design Review and Excellence Panel. This design evolution resulted in the Panel being satisfied with the overall design intent, height and form. In the final minutes the Design Excellence Panel commends the Applicant and Design Team on their well-considered design concept presentations and the high quality of their design drawings and reports.</p> <p>The proposed development achieves urban design excellence through its unique design and detailed response to the sites constraints and opportunities whilst achieving the overall objectives of the <i>Oculus St Leonards South Landscape Master Plan</i> and <i>Lane Cove Local Environmental Plan 2009</i>.</p>
Excessive Building Height	The proposed development (as amended) is compliant with the maximum building height of 44m as envisaged for the site and wider St Leonards South precinct.
Excessive density/ Overdevelopment	The proposal achieves a Floor Space Ratio of 3.32 which is well below the anticipated density envisaged for the site of 3.7.
Non-compliant building setbacks	<p>As discussed in the response to Council's RFI, the proposed building design including setbacks were established following an exhaustive urban design process with Council and the Design Review and Excellence Panel.</p> <p>The variation to setback controls is considered a suitable response to the sites constraints, required building separation, objectives of the St Leonards South Landscape Masterplan and envisaged housing target density. The proposed design achieves urban design excellence through its unique design and careful response to the above process.</p>
Overshadowing to Newlands Park and Adjoining properties at Duntroon Avenue, River Road	<p>The proposed development has been carefully designed to ensure overshadowing as a result of the proposal is consistent with that envisaged within the St Leonards South Landscape Masterplan.</p> <p>The proposal will not overshadow properties at Duntroon Avenue and River Road.</p>
View impacts	In developing the St Leonards South Master Plan, nominated maximum building heights were prescribed and therefore, a level of view impacts were expected with redevelopment of the precinct for high rise residential developments.

# HYECORP

	The proposal fully complies with the prescribed maximum 44m height limit and therefore the associated view impacts align with that expected for the site.
<b>Insufficient/Reduced solar access &amp; ventilation</b>	The proposal complies with the minimum required solar access and cross ventilation to apartments as required under SEPP 65 and the Apartment Design Guide.
<b>Adverse impacts to the existing streetscape character</b>	<p>The proposal will provide urban renewal to the existing streetscape consistent with the high rise built form envisaged for the St Leonards South precinct under the Landscape Masterplan and Local Environmental Plan.</p> <p>The proposed building form, materiality, design and connection to the east west pedestrian link have appropriately responded to the Canberra Avenue and Newlands Park streetscape character.</p>
<b>Lack of green space/communal open space</b>	<p>The proposal provides a significant amount of communal open space to future residents including:</p> <ul style="list-style-type: none"> <li>• Level 12 rooftop communal open space with uninterrupted city views;</li> <li>• Upper Ground indoor residential amenity spaces including cinema, gym, swimming pool and music room;</li> <li>• Childcare outdoor play area to be used after hours/weekend; and</li> <li>• Directly connection to open spaces including the east west pedestrian link, green spine and Newlands Park.</li> </ul>
<b>Traffic &amp; Parking</b>	<p>A detailed traffic and car parking impact assessment report is submitted with the DA. The assessed traffic impact is considered acceptable noting it is less than that envisaged for the site during the initial traffic modelling undertaken for the St Leonards South rezoning.</p> <p>The proposed car parking complies with the recommended minimum car parking rates prescribed by the <i>Lane Cove Development Control Plan 2009</i>.</p>
<b>Reduced Street Parking</b>	<p>The four existing crossovers along Canberra Avenue will be consolidated into a single access. The redundant driveways will be removed with kerb invert be reinstated to match the adjacent footpath and kerbing.</p> <p>To accommodate truck turning left from Canberra Avenue into the new driveway, it is proposed to convert the existing unrestricted kerbside parking (17m long) on the western side of Canberra Avenue to a No Stopping zone.</p>
<b>Bicycle link across the East West Pedestrian Link</b>	The updated Landscape plans include an indicative bicycle ramp along the northern stairways of the east west pedestrian link. The exact location and design are subject to future coordination with Council's future Public Domain Design Guide.

# HYECORP

<b>Closure of Canberra Ave</b>	The closure of Canberra Avenue is not proposed as part of this Development Application. The closure forms part of the adjoining approved DA99/2021 at 21-41 Canberra Avenue and was initiated as part of the St Leonards South Landscape Master Plan.
<b>Pedestrian Safety along Duntroon Avenue</b>	The proposal will result in some increased traffic along Duntroon Avenue. Pedestrian safety from additional traffic as a result of the St Leonards South precinct redevelopment is required to be considered by Council to ensure appropriate traffic safety measures are in place to mitigate such risks.
<b>Adverse impacts from the community facility and/or restaurant/café including litter</b>	The provision of a community facility and café will provide additional services to the local community. The future retail shop/café will have suitable management practices in place to mitigate potential adverse impacts including littering within the locality. A condition of consent can be recommended to ensure this.
<b>Noise impacts including from the child care centre</b>	A detailed noise impact assessment has been submitted with the application and has assessed that subject to appropriate operational management and installation of mitigation measures such as boundary fence and awning structures, the resultant noise impacts from the child care centre will be acceptable.
<b>Wind impacts</b>	The recommendations of the wind impacts report have been implemented in the design and are considered acceptable in mitigating associated wind impacts.
<b>Loss of privacy and amenity</b>	The proposal has been designed to comply with the objectives of the Apartment Design Guide with regards to privacy and amenity.
<b>Loss of property value</b>	This is not a valid planning consideration and there is no evidence to suggest that the proposal would have adverse impacts on nearby property values.
<b>Provision of EV charging points for the neighbourhood</b>	EV charging will be provided to one car space of each apartment allocated with car parking as per the requirements of Lane Cove Development Control Plan.
<b>Construction Impacts including Noise, traffic &amp; pollution</b>	A construction traffic management plan and construction noise and vibration plan have been submitted with the application. Accordingly, appropriate mitigation measures will be implemented during construction to minimise adverse impacts to neighbouring properties. Further, Hyecorp will establish a community reference group with neighbourhood representatives (consistent with all other Lane Cove projects) prior to construction commencing. Hyecorp will continue to meet with this group at agreed intervals to address any construction concerns and grievances. Standard conditions of consent will also assist with managing construction impacts.
<b>Loss of wildlife and their habitats</b>	Suitable measures will be implemented during removal of the trees to ensure any wildlife and their habitats are appropriately relocated.
<b>Removal of existing trees</b>	A detailed arborist report has assessed the potential to retain trees and recommends that they are all removed. Suitable replacement planting is provided as part of the proposal as detailed in the updated landscape plans.