

**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

**Subject:** 13-19 Canberra Ave, St Leonards  
**Record No:** DA21/162-01 - 22343/22  
**Division:** Environmental Services Division  
**Author(s):** Greg Samardzic

<b>Panel Reference</b>	PPSSNH-290
<b>DA Number</b>	162/2021
<b>LGA</b>	Lane Cove Council
<b>Proposed Development</b>	Demolition of existing structures and construction of a mixed-use development (12 storeys) comprising 81 apartments, childcare centre for 60 children, community facility, restaurant/café and basement parking for 116 vehicles, east-west public pedestrian link and stratum/strata subdivision
<b>Street Address</b>	Nos. 13 to 19 Canberra Avenue, St Leonards
<b>Applicant/Owner</b>	Applicant: HPG General P/L Owners: Cresco Piety CSL Pty Ltd (Nos. 13-15) H Hsieh (No. 17) M Hsieh (No. 19)
<b>Date of DA lodgement</b>	10 November 2021
<b>Total number of Submissions</b>	• 33
<b>Number of Unique Objections</b>	• 33
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021</b>	Development has a capital investment value of more than \$30 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• <b>relevant environmental planning instruments</b> <ul style="list-style-type: none"> <li>- SEPP 65 – Design Quality of Residential Apartment Development;</li> <li>- SEPP Transport and Infrastructure 2021;</li> <li>- SEPP Resilience and Hazards 2021;</li> <li>- SEPP Planning Systems 2021;</li> <li>- SEPP (Building Sustainability Index) 2004; and</li> <li>- Lane Cove Local Environmental Plan 2009.</li> </ul> </li> <li>• <b>proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority</b></li> <li>- N/A</li> <li>• <b>relevant development control plan</b></li> </ul>

	<ul style="list-style-type: none"><li>- Lane Cove Development Control Plan 2009</li><li>• relevant planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4</li><li>- Yes – draft planning agreement that a developer has offered to enter into under Section 7.4 (see Annexures 9 and 10)</li><li>• relevant regulations e.g. Regs 92, 93, 94, 94A, 288</li><li>- Clause 92(1)(b) – Demolition of Structures</li><li>• coastal zone management plan</li><li>- Nil</li></ul> <p><b>other relevant plans</b></p> <ul style="list-style-type: none"><li>- Apartment Design Guide (ADG)</li><li>- Childcare Planning Guideline (CPG)</li><li>- St Leonards South Landscape Masterplan</li><li>- St Leonards South Section 7.11 Contributions Plan</li><li>- Special Infrastructure Contribution Levy Direction</li></ul>																																																												
List all documents submitted with this report for the Panel’s consideration	<table><tr><th>Annex.</th><th>Document</th><th>Prepared By</th></tr><tr><td>1</td><td>Draft Conditions of Consent</td><td>Lane Cove Council</td></tr><tr><td>2</td><td>ADG Assessment</td><td>Lane Cove Council</td></tr><tr><td>3</td><td>CPG Assessment</td><td>Lane Cove Council</td></tr><tr><td>4</td><td>Development Control Plan Assessment</td><td>Lane Cove Council</td></tr><tr><td>5</td><td>Summary of Submissions</td><td>Lane Cove Council</td></tr><tr><td>6</td><td>NSROC DRP Minutes (Meeting 1)</td><td>NSROC Design Review Panel</td></tr><tr><td>7</td><td>NSROC DEP Minutes (Meeting 2)</td><td>NSROC Design Review Panel</td></tr><tr><td>8</td><td>NSROC DEP Minutes (Meeting 3)</td><td>NSROC Design Review Panel</td></tr><tr><td>9</td><td>Draft Voluntary Planning Agreement</td><td>-</td></tr><tr><td>10</td><td>Explanatory Note – Draft VPA</td><td>-</td></tr><tr><td>11</td><td>Neighbour Notification Map</td><td>Lane Cove Council</td></tr><tr><td>12</td><td>Architectural Plans</td><td>SJB</td></tr><tr><td>13</td><td>Landscape Concept Report</td><td>Site Image</td></tr><tr><td>14</td><td>Landscape Plans</td><td>Site Image</td></tr><tr><td>15</td><td>Statement of Environmental Effects</td><td>Mersonn</td></tr><tr><td>16</td><td>SEPP 65 Design Verification Statement and ADG Table of Compliance</td><td>SJB</td></tr><tr><td>17</td><td>Design Review and Excellence Panel Progress Statement</td><td>SJB</td></tr><tr><td>18</td><td>Hydraulic Plans</td><td>Acor Consultants</td></tr><tr><td>19</td><td>ESD Report</td><td>Efficient Living</td></tr></table>	Annex.	Document	Prepared By	1	Draft Conditions of Consent	Lane Cove Council	2	ADG Assessment	Lane Cove Council	3	CPG Assessment	Lane Cove Council	4	Development Control Plan Assessment	Lane Cove Council	5	Summary of Submissions	Lane Cove Council	6	NSROC DRP Minutes (Meeting 1)	NSROC Design Review Panel	7	NSROC DEP Minutes (Meeting 2)	NSROC Design Review Panel	8	NSROC DEP Minutes (Meeting 3)	NSROC Design Review Panel	9	Draft Voluntary Planning Agreement	-	10	Explanatory Note – Draft VPA	-	11	Neighbour Notification Map	Lane Cove Council	12	Architectural Plans	SJB	13	Landscape Concept Report	Site Image	14	Landscape Plans	Site Image	15	Statement of Environmental Effects	Mersonn	16	SEPP 65 Design Verification Statement and ADG Table of Compliance	SJB	17	Design Review and Excellence Panel Progress Statement	SJB	18	Hydraulic Plans	Acor Consultants	19	ESD Report	Efficient Living
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**Sydney North Planning Panel Meeting 22 June 2022**  
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	20	Access Report	Accessible Building Solutions
	21	Preliminary Site Investigation Report	Eiaustralia
	22	Hazardous Materials Survey	Eiaustralia
	23	Construction and Demolition Waste Management Plan	Elephants Foot Consulting
	24	Operational Waste Management Plan	Elephants Foot Consulting
	25	Traffic and Car Parking Report	TTPA
	26	Geotechnical Report	PTC
	27	Arborist Report	Margot Blues
	28	Public Art Strategy	UAP
	29	Pedestrian Wind Environment Statement	Windtech
	30	Construction Traffic Management Plan	SBMG Planning
	31	NCC Report	Credwell
	32	Noise Impact Assessment Report	PWNA
	33	Draft Stratum Plans	LTS
	34	NatHERS and BASIX Assessment	Efficient Living
	35	NSW Police Response	North Shore PAC
	36	WaterNSW GTA	WaterNSW
	37	Cover Letter by Applicant to Address Council's RFI	Hyecorp
	38	Response to Submissions	Hyecorp
	39	Ausgrid Comments	Ausgrid
<b>Clause 4.6 requests</b>	Not applicable.		
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Setbacks</li> <li>• Building Separation</li> <li>• Common Open Space</li> <li>• Landscaping</li> </ul>		
<b>Report prepared by</b>	<b>Greg Samardzic</b>		
<b>Report date</b>	22 June 2022		

**Summary of s4.15 matters**

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

**Legislative clauses requiring consent authority satisfaction**

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report? **Yes**  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

**Clause 4.6 Exceptions to development standards**

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not applicable**

**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Yes**  
*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**Conditions**

Have draft conditions been provided to the applicant for comment?

**Yes**

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

## **1. EXECUTIVE SUMMARY**

The Development Application is for the demolition of existing structures and construction of a mixed-use development comprising 81 apartments, childcare centre for 60 children, community facility, restaurant/café and basement parking for 116 vehicles, pedestrian link and stratum/strata subdivision on land known as Nos. 13-19 Canberra Avenue, St Leonards.

The Development Application is referred to the Sydney North Planning Panel for determination under SEPP Planning Systems 2021 as the Capital Investment Value exceeds \$30 million.

The Development Application follows from extensive design refinement through the Northern Sydney Region of Council's Design Review Panel and Design Excellence Panel prior to the lodgement of the Development Application. The subject Development Application provides a design which **does** exhibit *design excellence* as required for all development within the St Leonards South Precinct.

The proposal has been assessed against the relevant parts of Section 4.15 of the Environmental Planning and Assessment Act, 1979. A detailed assessment of the relevant environmental planning instruments is provided in Section 6 of this report.

A summary of the matters requiring consent authority satisfaction is provided in the table below.

<b>EPI Matters to be Satisfied</b>		
<b>EPI</b>	<b>Clause</b>	<b>Recommendation Summary</b>
SEPP 65 – Design Quality of Residential Apartment Development	28(2) – Advice of design review panel, the design quality principles and the ADG to be considered	Satisfied – see report below and <b>Annexure 2</b>
SEPP Resilience and Hazards 2021	4.6 – Contamination and remediation to be considered in determining an application.	Satisfied - PSI provided demonstrating site is suitable for continued residential use.
SEPP Transport and Infrastructure 2021	3.23 – Applicable provisions of the Child Care Planning Guideline for a centre-based childcare facility to be considered in determining an application	Satisfied – see <b>Annexure 3</b>
LCLEP 2009 – Design Excellence	6.1A – Earthworks to be considered in determining the application 7.1(4) – Provide required unit mix, green spine setbacks, site area, recreation areas, community facilities and pedestrian link.	Satisfied – Refer to report below and General Terms of Agreement obtained from WaterNSW (see <b>Annexure 37</b> )

The Development Application was notified, and 33 submissions were received.

The submissions relate to:

- Number of Storeys
- Newlands Park and Open Space
- View Sharing
- Height
- Building Length
- Totalling FSR across the site
- Property Value
- Privatisation of Green Spine

- Traffic
- Parking
- Visual Privacy
- Setbacks
- Solar Access
- Tree Removal and Landscaping
- Construction
- Infrastructure
- Character
- Objectives of DCP
- Design Excellence
- Safety
- Apartment Design Guide and Amenity
- Pedestrian Link
- Lack of Information

The Development Application is considered to achieve the required standard for development within the St Leonards South Precinct as it would provide for the much needed childcare centre and community facility along with the required east-west public pedestrian link.

The Development Application is reported to the Sydney North Planning Panel with a recommendation for **approval** subject to conditions.

## **2. STRATEGIC CONTEXT**

### **2.1 St Leonards South Precinct**

The subject development site is located within the St Leonards South Precinct.

The St Leonards South Precinct was brought into effect on **1 November 2020** through amendments to *Lane Cove Local Environmental Plan 2009* and *Lane Cove Development Control Plan 2009*.

The precinct planning was finalised concurrently with the *St Leonards Crows Nest 2036 Plan*. Further information on the history prior to finalisation is available on [Council's website](#) and the [Department's website](#).

### **2.2 Location**

The St Leonards South Precinct is bounded by Marshall Avenue to the north, Canberra Avenue to the east, Park Road to the west and River Road to the south as shown in **Figure 1** below.

Key features of the locality within which the precinct is situated include the Pacific Highway, rail/metro to the east, a commercial centre (St Leonards Plaza and St Leonards Square) and Newlands Park and Gore Hill Oval.





Figure 1: St Leonards South Precinct



Figure 2: St Leonards South Precinct – Concept Photomontage

## 2.3 Vision

The vision of the St Leonards South Precinct is described within *Lane Cove Development Control Plan 2009 Part C – Residential Localities – Locality 8* as follows:

*The desired future character of the St Leonards South Precinct is for a liveable, walkable, connected, safe, Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations and commercial centre.*

## 2.4 Planning Controls

The planning controls and mechanisms to achieve the vision of the Precinct are detailed and addressed in **Sections 6 and 7** of this report. The planning controls are principally contained within [Part 7 of Lane Cove Local Environmental Plan 2009](#) and supported by a precinct-specific part of *Lane Cove Development Control Plan 2009*, a Landscape Master Plan, a Section 7.11 Contributions Plan and designation as a Special Infrastructure Contribution area. The Precinct is divided into 'Areas' which are the envisaged amalgamated development sites (**Figure 3**).



**Figure 3: St Leonards South Precinct – Area Designation**

The key provisions of *Lane Cove Local Environmental Plan 2009* are summarised as follows:

### i. Zoning

The Precinct is zoned R4 High Density Residential (with exception of a park and new road).

### ii. Incentive Building Height and FSR



The planning scheme operates with an incentive building height and incentive floor space ratio control. The incentive maximum building height and floor space ratio are available only if the incentive provisions of Part 7.1(4) of *Lane Cove Local Environmental Plan 2009* are provided which are summarised as follows:

- **Unit Mix:** Minimum 20% of each 1, 2 and 3 bedroom dwellings (Part 7.1(4)(a)-(c);
- **Green Spine:** Setbacks to establish communal open space between buildings (Part 7.1(4)(d));
- **Minimum Site Area:** Site amalgamations (Part 7.1(4)(e) and Part 7.2);
- **Affordable Housing:** The provision of affordable housing (Part 7.1(4)(f) and Part 7.3);
- **Recreation Areas and Community Facilities:** The provision of recreation areas and community facilities (Part 7.1(4)(g) and Part 7.4); and
- **Pedestrian Links and Roads:** The provision of pedestrian links and roads (Part 7.1(4)(h) and Part 7.5).

**Note:** Unit mix, green spine and site area provisions apply to all sites. Affordable housing, recreation areas and community facilities, and pedestrian links and roads are allocated on a per site/area basis.

### iii. No Clause 4.6 Variation Requests

The planning scheme precludes the use of Clause 4.6 to vary the incentive building height, incentive floor space ratio, incentive provisions (with exception of the minimum site area provision to allow for site hold-out scenarios) and design excellence provisions.

### iv. Design Excellence

The planning scheme seeks to provide design excellence in relation to architectural, urban and landscape design. The criteria for achieve design excellence is listed in [Part 7.6 of Lane Cove Local Environmental Plan 2009](#). The consent authority cannot grant development consent unless it is satisfied that design excellence is achieved.

### v. NSROC Design Review Panel

The North Sydney Region of Council's Design Review Panel was established to coincide with the commencement of the St Leonards South Precinct planning scheme. The Panel will provide advice on SEPP 65 and design excellence (Part 7.6 of LCLEP 2009) for development within the St Leonards South Precinct. The Panel process occurs **prior to lodgement of the Development Application** aiming to resolve key issues and provide for higher quality lodgements. The NSROC Design Review Panel comments will assist Council and the Sydney North Planning Panel in determining SEPP 65 and design excellence.

A Precinct-specific Development Control Plan is contained within [Lane Cove Development Control Plan 2009 Part C – Residential Localities – Locality 8 – St Leonards South Precinct](#). The DCP guides infrastructure, access, built form (setbacks etc.), public domain, private domain, sustainability, and landscaping (including calling up the Landscape Master Plan). Key unique provisions of the DCP are discussed as follows:

### i. Green Spines - Shared Communal Open Space

Green spines are a key feature of the St Leonards South Precinct. The green spine is a 24m wide shared communal open space between residential flat buildings. Ordinarily a residential flat building development would provide communal open space for its own use only. The green spines will combine the communal open space of multiple residential flat buildings with each contributing to, and sharing in, a larger communal open space area. The shared communal open space will be grouped in accordance with **Figure 4** and characterised by shared facilities and significant landscaping (50% minimum deep soil).



**Figure 4: Green Spines (Shaded Green)**

## **ii. Part Storey Control**

The DCP includes a maximum number of storeys control. Importantly, the DCP includes the following in relation to calculating the number of storeys:

*Part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey.*

This is being applied where there is any part of a storey beneath the ground level (existing) resulting from (1) excavation of a steep slope **or** (2) including basement parking, the entire storey will not be counted as a storey.

## **Landscape Master Plan**

The private and public domain urban and landscape design are further detailed within the [St Leonards South Landscape Master Plan](#). The Landscape Master Plan provides design guidance to the **public domain** (materiality, lighting, street trees, road infrastructure etc.), **private domain** (green spine levels, green spine facilities and landscaping calculations) and **public/private domain interface** (such as ground floor apartment fencing/landscaping design). An overview of the Landscape Master Plan (LMP) design is provided in **Figure 5** below. It is noted that that the proposal complies with the LMP design where it has been assessed by Council's Landscaped Architect and no objections are raised.

## **St Leonards South Section 7.11 Plan**

The provision of infrastructure is proposed to be facilitated in part through the [St Leonards South Section 7.11 Contributions Plan](#) which is now in force.

### **Special Infrastructure Contribution**

The site is within the [St Leonards and Crows Nest Special Contributions Area](#) which requires the payment of a contribution to support the St Leonards and Crows Nest 2036 Plan.

### **2.5 Site in Future Envisaged Context**

The subject site is centrally located within the northern-eastern part of the St Leonards South Precinct and is known as **Area 5**. The site in the future envisaged context would include provision of a child-care centre and community facility in a future residential flat building development. Further, it is envisaged that there be an east-west public pedestrian link along the southern boundary and the western portion be shared green spine with Area 6.



Figure 5: Subject Site in Future Envisaged Context

## **3. SITE**

### **3.1 Subject Site**



**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

The subject site is known as Nos. 13 to 19 Canberra Avenue, St Leonards with a total site area of 2,629.2m<sup>2</sup> (**Figure 6**). The site is known as Area 5 within the St Leonards South Precinct planning scheme and located in the north-eastern part of the Precinct.



**Figure 6: Aerial Photograph - Subject Site Shaded Red**

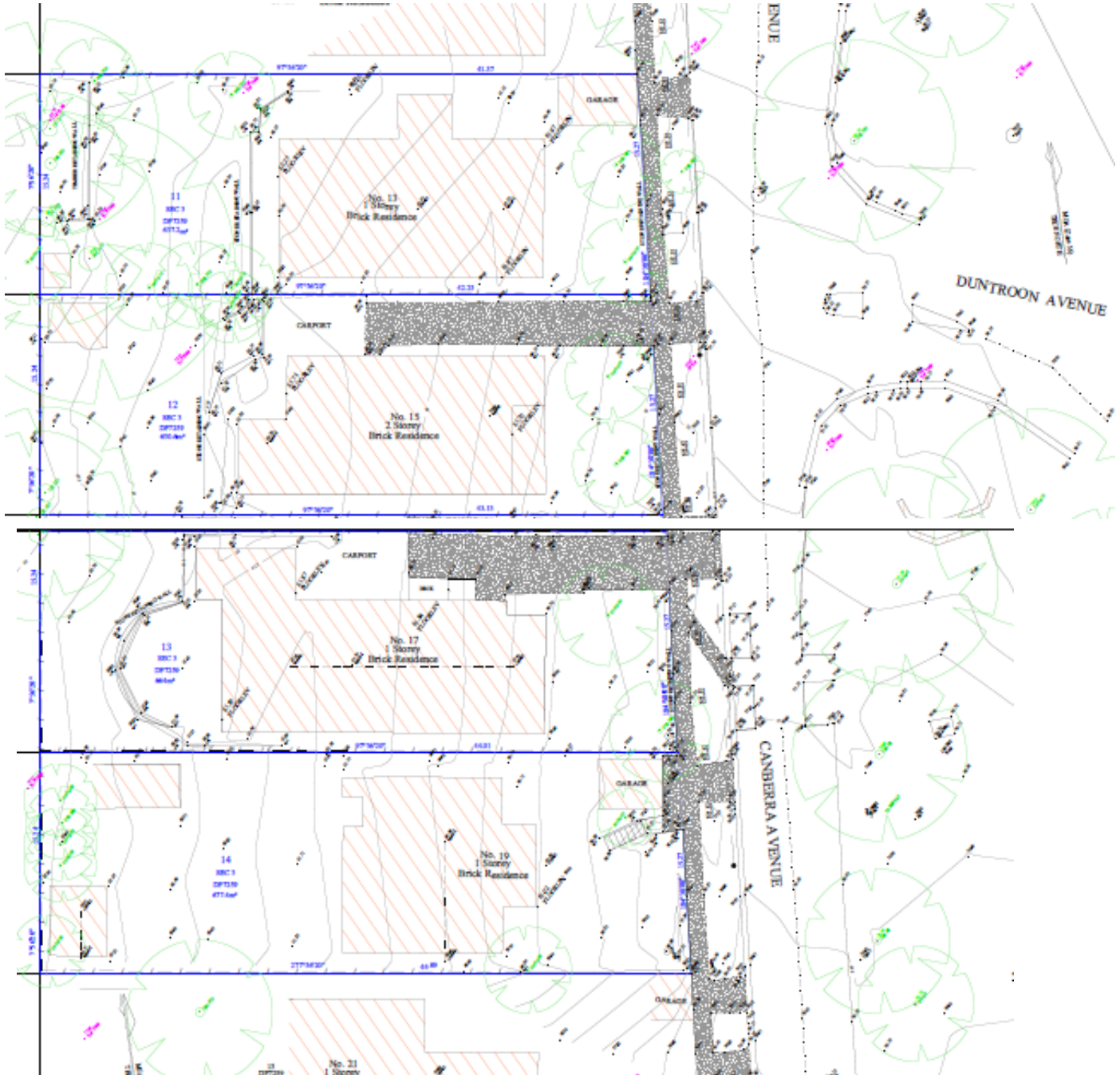
It is noted that Development Application No. 99/2021 (PPSSNH-243) was approved by the Sydney North Planning Panel for five residential flat buildings on Areas 7 to 11 being Nos. 21 to 41 Canberra Avenue and Nos. 18 to 32 Holdsworth Avenue, St Leonards ([Link to Panel website](#)). The approved site is highlighted green in **Figure 6** above and is the first application to be approved within the precinct.

The site is located on the western side of Canberra Avenue, south of its intersection with Marshall Avenue and west of Duntroon Avenue. Existing vegetation on the site includes large mature trees and shrubs on the street frontage and around the periphery of the site. The key site characteristics are summarised in below.

<b>Site Characteristics of Nos. 13-19 Canberra Avenue</b>	
<b>Site Characteristic</b>	<b>Subject Site</b>
<b>Title Particulars</b>	Nos. 13 to 19 Canberra Avenue - Lots 11-14 Sec 3 DP 7259
<b>Total Site Area</b>	2,629.2m <sup>2</sup>
<b>Site Frontage</b>	Approx. 61.08m to Canberra Avenue (east) Approx. 60.96m to the western common boundary Approx. 41.37m to the northern common boundary Approx. 44.89m to the southern common boundary
<b>Site width</b>	Approx. 61m
<b>Topography</b>	Approx. 6.83m from north to south (RL65.10 to RL58.27) – see Figures 7 and 8 below

**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

<b>Zoning</b>	R4 High Density Residential
<b>Existing Structures</b>	The site features four brick and tile roofed dwelling houses
<b>Existing Use</b>	The site is being used for residential purposes (single dwellings).
<b>Vehicular Access</b>	Vehicular access (existing) is provided through individual vehicle crossovers for each allotment to Canberra Avenue.



**Figure 7: Site Survey**



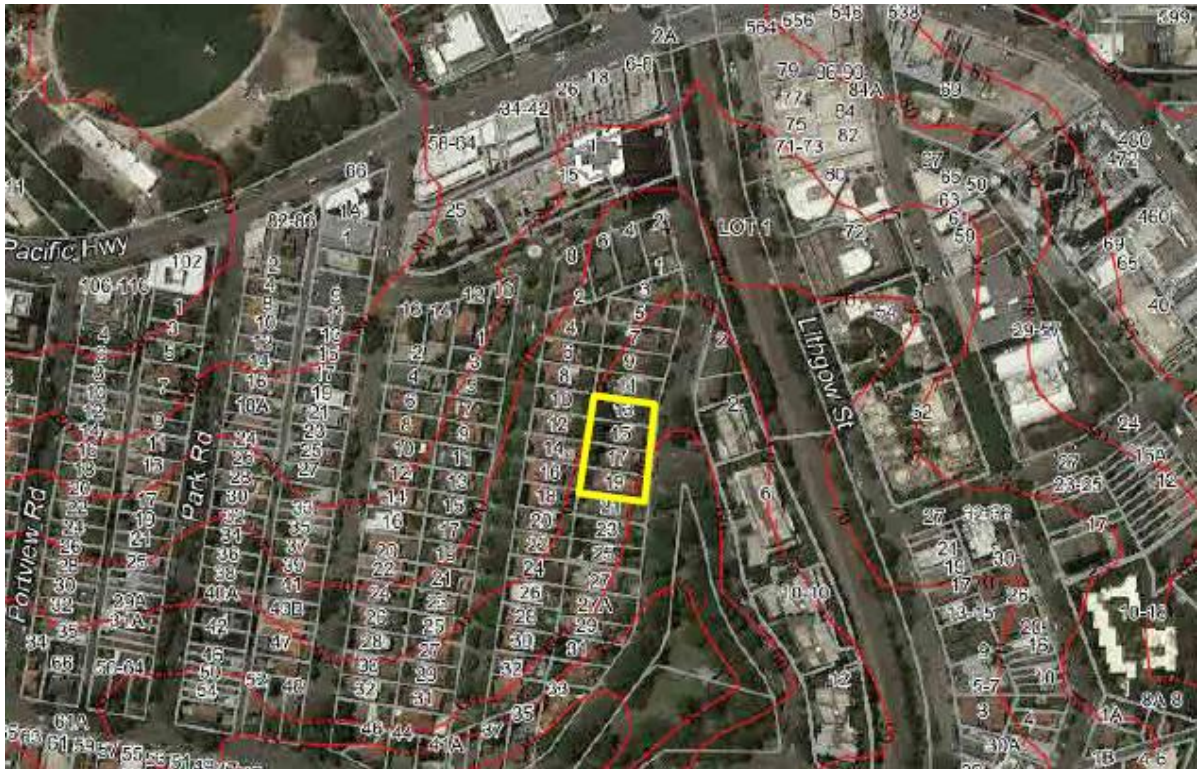


Figure 8: 5m Contour Overlay

### 3.2 Topography

See table and figures above for further details

### 3.3 Site Photographs



Figure 9: 13 Canberra Ave





Figure 10: 13 Canberra Ave



Figure 11: 15 Canberra Ave



Figure 12: 15 Canberra Ave

### 3.4 Adjoining Sites

The area is in transition towards a desired future character which is reflected in the planning instruments and recently constructed developments. Recently constructed residential flat buildings adjoin the site to the north, east and south-east. The dwellings adjoining the subject site to the south and west with frontage to Canberra Avenue and Holdsworth Avenue has been recently demolished.

These sites known as Nos. 21 – 41 Canberra Avenue and 18 – 32 Holdsworth Avenue, St Leonards (see Figure – area shaded in green) are also subject to a recent consent as discussed above in this report where it included demolition and site preparation works and the construction of five residential flat buildings (ranging in height from 6 to 10 storeys) comprising a total of 319 residential apartments and 10 terraces fronting Canberra Avenue. The application includes a 2,500m<sup>2</sup> communal garden (with tree removal and replacement planting and associated landscape works including the provision of a through-site link connecting Canberra Avenue and Holdsworth Avenue) and roof terraces.

The proposal includes a 4 storey split basement with a total of 372 car parks and vehicular access is provided from Canberra Avenue via a single egress/ingress point.



**Figure 13: Approval Located Adjacent to the Subject Site**

The surrounding development relates to the broader residential suburb of Lane Cove and typically comprises low scale detached residential dwellings with high rise residential flat buildings to the north and east. The development to the immediate north relates to two residential dwellings located at No. 11 Canberra Avenue and No. 8 Holdsworth Avenue. The dwelling at No. 11 Canberra Avenue is single storey and is orientated east- west away from the site. It is setback from the northern common boundary shared with the site. These dwellings fall within the bounds of the St Leonards South Precinct and will be redeveloped for medium to large scale residential flat buildings.



The dwelling at No. 8 Holdsworth Avenue is single storey and is orientated east-west away from the site. It is setback from the western common boundary shared with the site. These dwellings fall within the bounds of the St Leonards South Precinct and will be redeveloped for medium to large scale residential flat buildings.

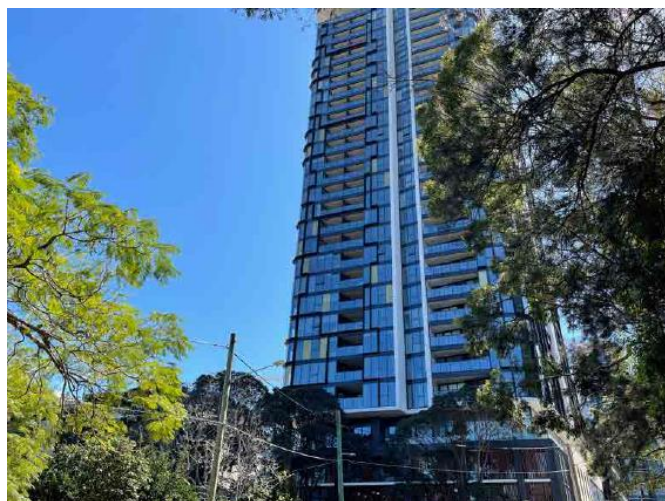
The development to the immediate west comprises four residential dwellings located at Nos. 10 - 16 Holdsworth Avenue. The dwellings are single storey and are orientated east-west and share a common boundary with the subject site. The dwellings are setback from the western common boundary shared with the site. These dwellings fall within the bounds of the St Leonards South Precinct and will be redeveloped for medium to large scale residential flat buildings.

The development to the south-east comprises Newlands Park. Newlands Park is an open space area that incorporates play equipment and pedestrian paths of travel that link to Duntroon Avenue and River Road. It features natural landscaping comprising predominantly canopy tree planting. Beyond Newlands Park, Duntroon Avenue supports a range of contemporary multi-storey residential flat buildings addressing the park.

### **3.5 Adjoining Site Photographs**



**Figure 14: 21 Canberra Avenue Adjoining to the South**



**Figure 15: 1 Marshall Avenue to the North of the Site**



**Figure 16: 1 Marshall Avenue Ground Plane**



**Figure 17: 2 Duntroon Avenue to the East of the Site**



**Figure 18: View North on Canberra Avenue**





Figure 19: 11 Canberra Avenue Adjoining to the North



Figure 20: 8 Holdsworth Avenue Adjoining to the North-West



Figure 21: 10-16 Holdsworth Avenue Adjoining to the West



**Figure 22: Newlands Park to the South-East**

## **4. PROPOSAL**

### **4.1 Overview**

The Development Application is for demolition of existing structures and construction of a mixed-use development (12 storeys + 2 part storeys) comprising 81 apartments, childcare centre for 60 children, community facility, restaurant/café and basement parking for 116 vehicles, east-west public pedestrian link and stratum/strata subdivision. The architectural plans are provided as **Annexure 12** to this report and a summary of the key development statistics are provided in the table below as follows:

### **4.2 Key Development Statistics**

<b>Proposed Development Statistics</b>	
<b>Component</b>	<b>Description</b>
<b>Number of Storeys</b>	12 Storeys
<b>Part Storeys</b>	2 Part Storeys
<b>Building Height</b>	Max. 43.5m
<b>Site Area</b>	2,629.2m <sup>2</sup>
<b>Gross Floor Area</b>	8726m <sup>2</sup>
<b>Floor Space Ratio</b>	3.32:1
<b>Total Apartments</b>	81
<b>Unit Mix</b>	1 x studio (1%) 26 x 1 bedroom (32%) 26 x 2 bedroom (32%) 28 x 3 bedroom (35%)
<b>Vehicular Access</b>	Singular vehicular access point from Canberra Avenue.
<b>Parking</b>	116 vehicles
<b>Pedestrian Link</b>	The provision of No. 19 Canberra Avenue for a pedestrian link along the southern boundary
<b>Childcare Centre</b>	The provision of a childcare centre within the development.
<b>Community Facility</b>	The provision of a community facility within the development.
<b>Deep Soil within Green Spine</b>	50% of Green Spine (rear 6m of green spine).

### **4.3 Development Statistics Perspectives**





Figure 23: Proposed Perspective from Canberra Avenue

#### 4.4 Development Landscaping

The proposal was accompanied by detailed landscape plans and landscape report provided as **Annexures 14 and 13** respectively to this report.

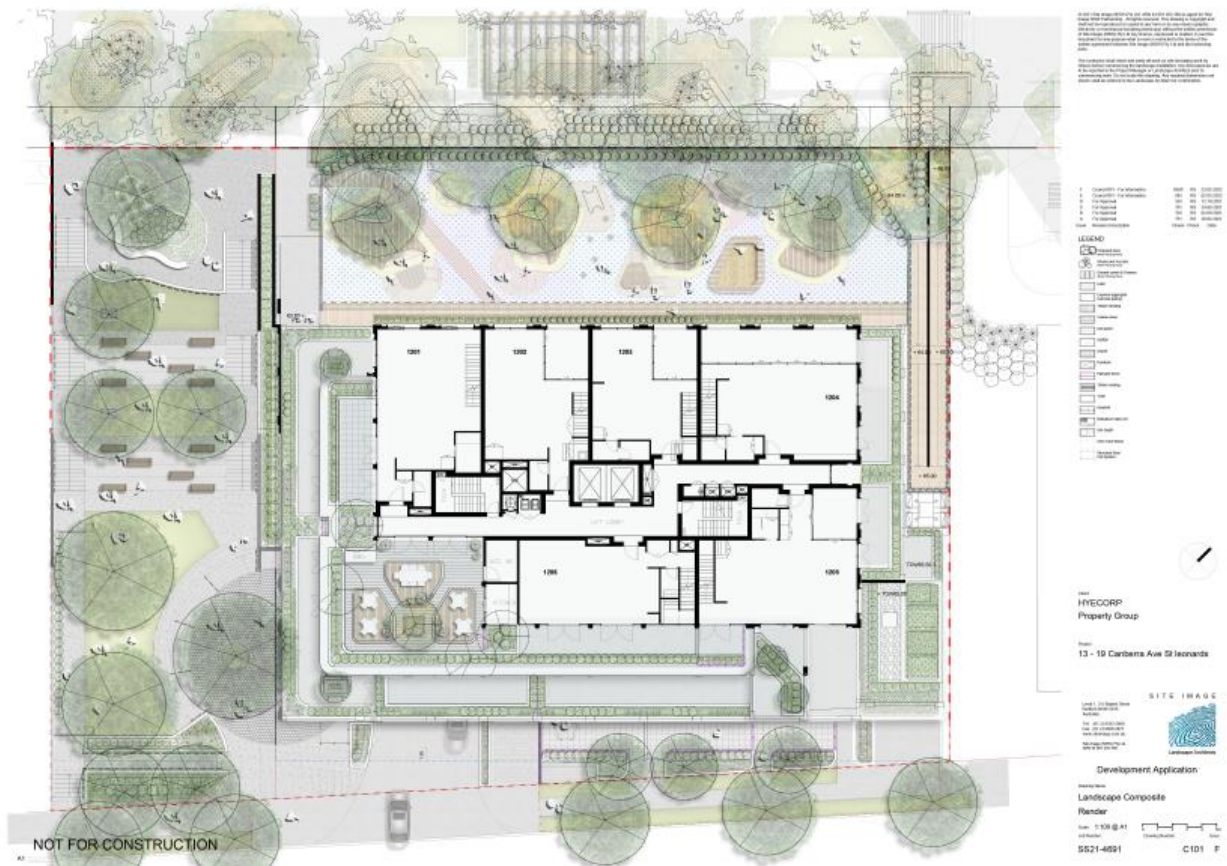


Figure 24: Landscape Plan

#### 4.5 Development Elevations



Figure 25: North Elevation



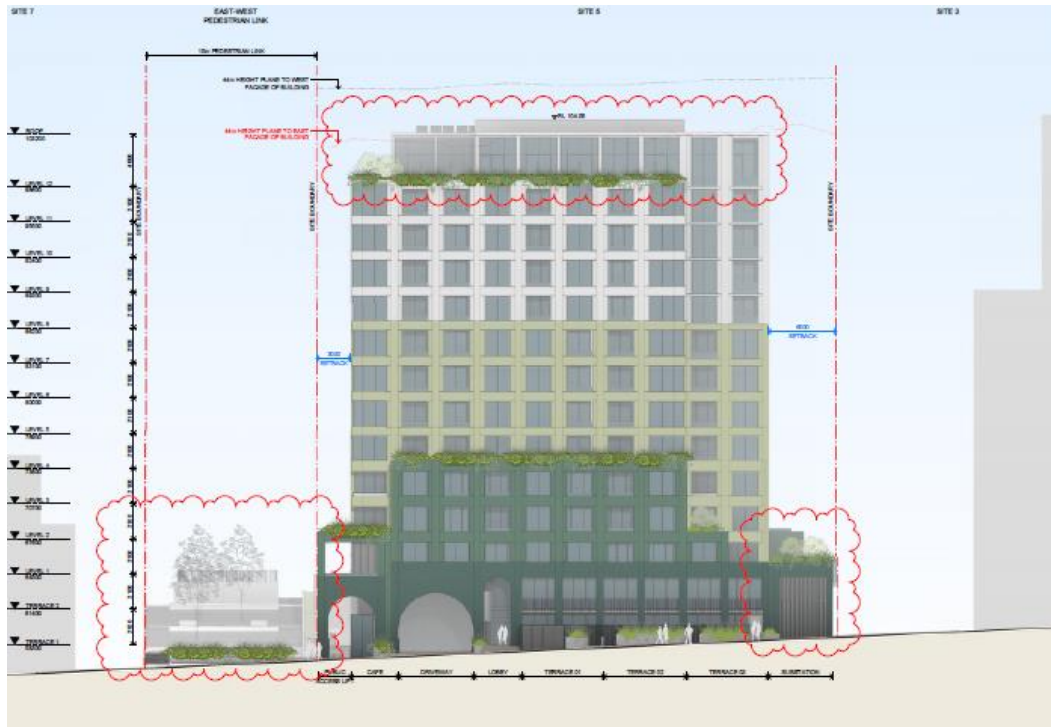


Figure 26: Canberra Avenue Elevation

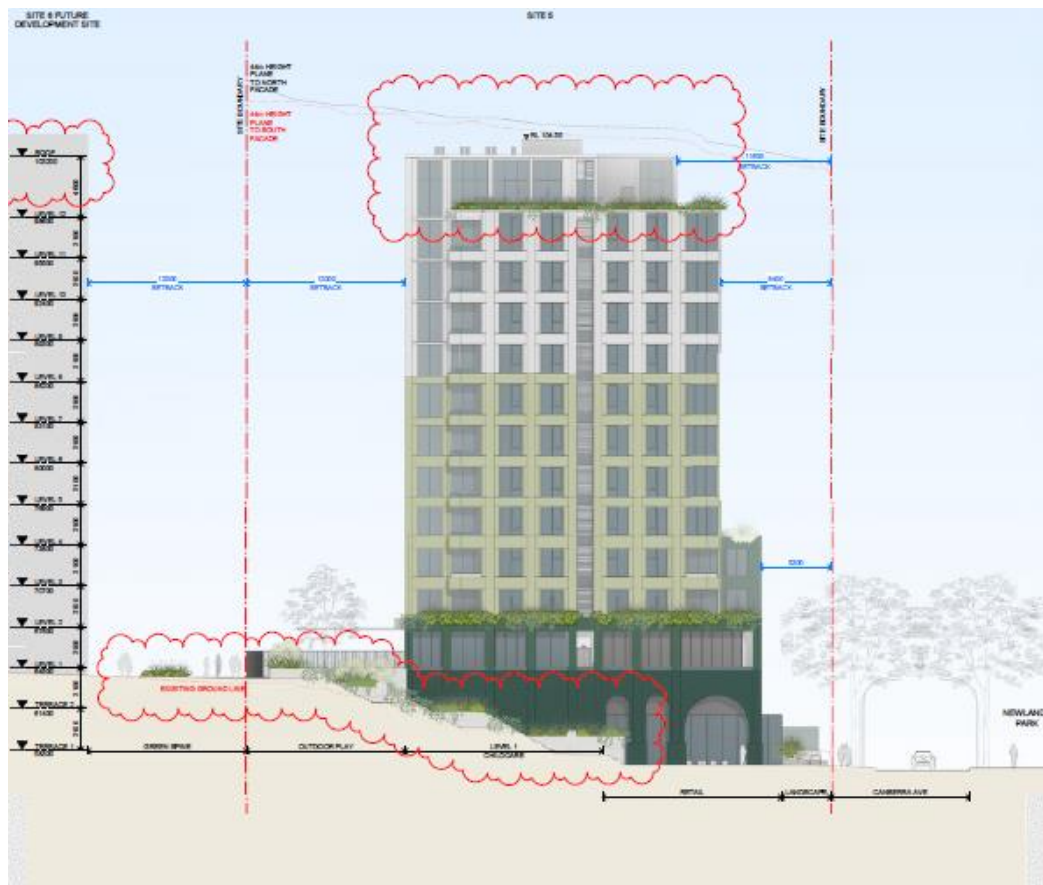


Figure 27: South Elevation





**Figure 28: West Elevation**

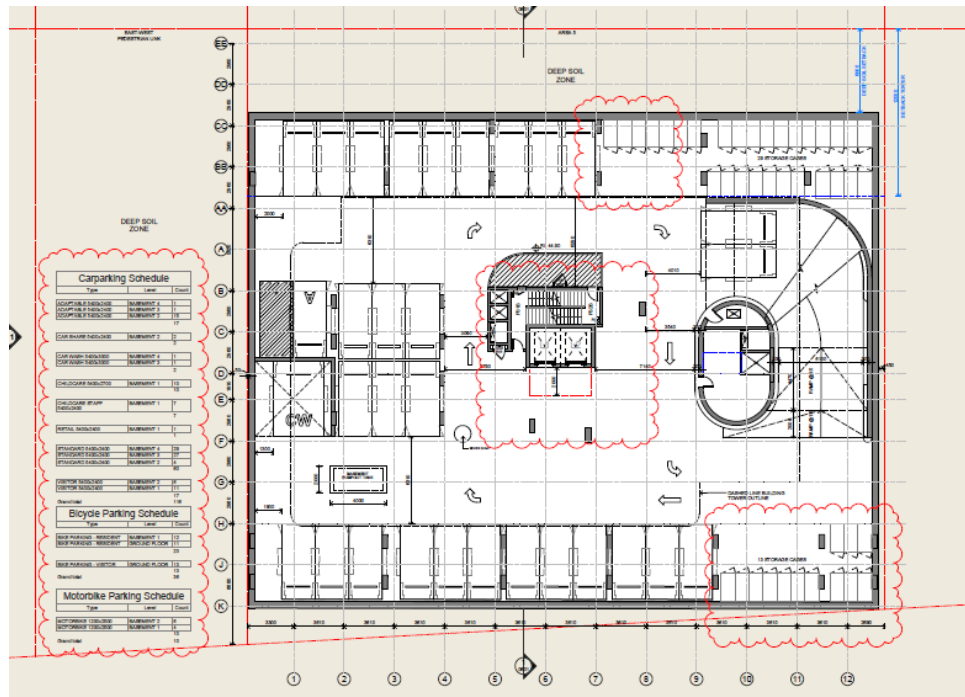
#### **4.6 Detail Development Description**

The proposal seeks approval for demolition of 4 existing dwellings and construction of a new public east west pedestrian link and mixed-use residential development at Nos. 13-19 Canberra Avenue, St Leonards comprising:

- 81 residential apartments (including 10 adaptable units) which has the following components:
  - 1 x studio
  - 26 x one-bedroom units (including 10 adaptable units)
  - 26 x two-bedroom units (including 4 adaptable units)
  - 28 x three-bedroom units (including 3 adaptable units)
- 4 levels of basement car parking including:
  - 17 x childcare car spaces (including 1 accessible space)
  - 2 x car share spaces and 2 x car wash spaces
  - 1 x restaurant/cafe car space (including 1 accessible space)
  - 17 x residential visitor car spaces (including 4 accessible spaces)
  - 77 x residential car spaces (including 17 accessible spaces)
  - 10 x motorcycle spaces
  - 36 x bicycle spaces
  - Vehicular access off Canberra Avenue
- Communal residential rooftop terrace space on Level 12
- Communal residential facilities
- Solar PV panels at the rooftop
- A 60 place Childcare centre (692sqm used for childcare purposes and 462sqm for outdoor play/recreational purposes) to be dedicated to Council
- Community facility (139sqm used for community purposes) to be dedicated to Council
- Ground floor restaurant/cafe space
- Tree removal
- Stratum and strata subdivision

Note: All basement levels have lifts, stairs and ramps to levels above and/or below.

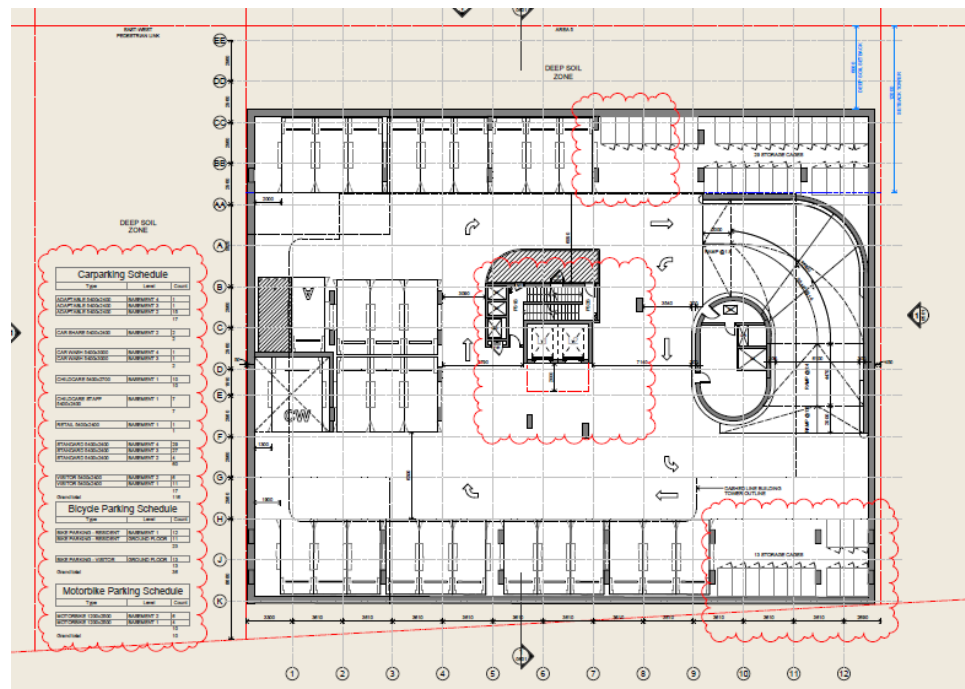
### Basement Level 4



**Figure 29: Basement Level 4 Plan**

- RL44.90
- Basement pump out tank
- Storage cages

### Basement Level 3



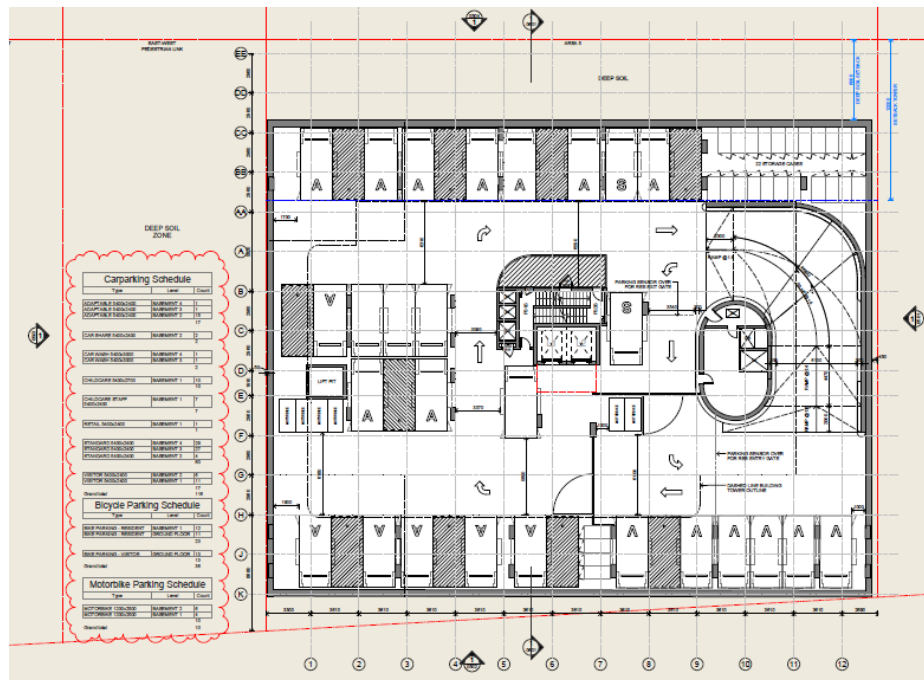
**Figure 30: Basement Level 3 Plan**

- RL47.90

**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

- Storage cages

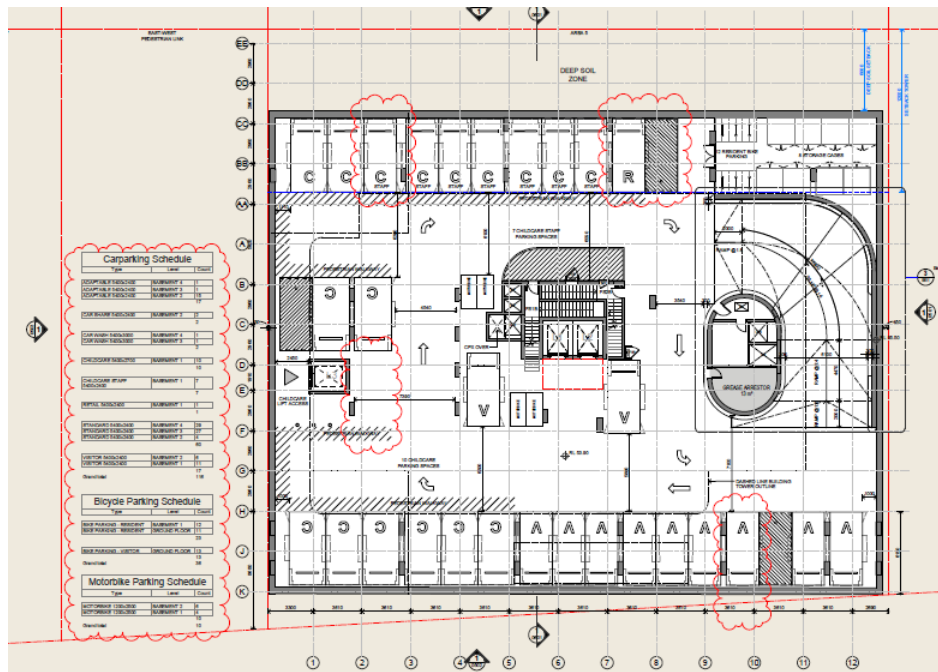
## Basement Level 2



**Figure 31: Basement Level 2 Plan**

- RL50.90
- Storage cages

### Basement Level 1



**Figure 32: Basement Level 1 Plan**

- RL53.90
- Storage cages

Note: All levels have lift lobby; lifts and stairs to levels above and below and all units have a living room; dining room; kitchen, bathroom, en-suite and laundry.

Ground Level

- RL56.90 – RL58.30
- East-west pedestrian link
- Restaurant/café: Restaurant/cafe bin room
- Childcare lift access: Childcare bin room
- Vehicular access
- Waste chute
- Bin holding room
- Bin wash zone
- MRV Loading space
- Bulky goods storage
- Sprinkler pump room
- Tank zone
- Service rooms
- Electrical switch room
- Substation
- Lower level of 3 two storey apartment

Upper Ground Level

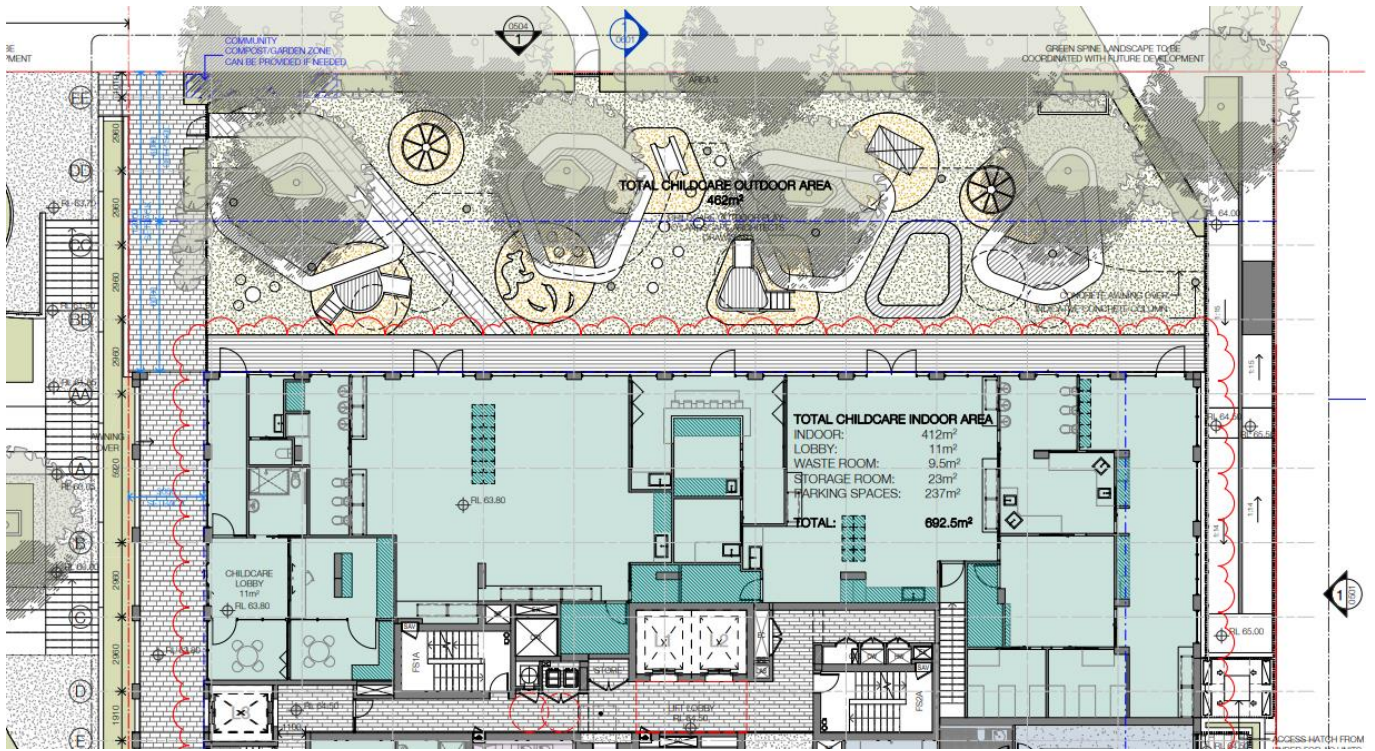
- RL60.10
- East-west pedestrian link
- Waste chute
- Childcare storage room
- Plant room
- Lap pool
- Spa
- Sauna
- Change rooms
- Music room
- Cinema room
- Wine storage
- Fitness studio
- Upper level of 3 two storey apartments

Level 1

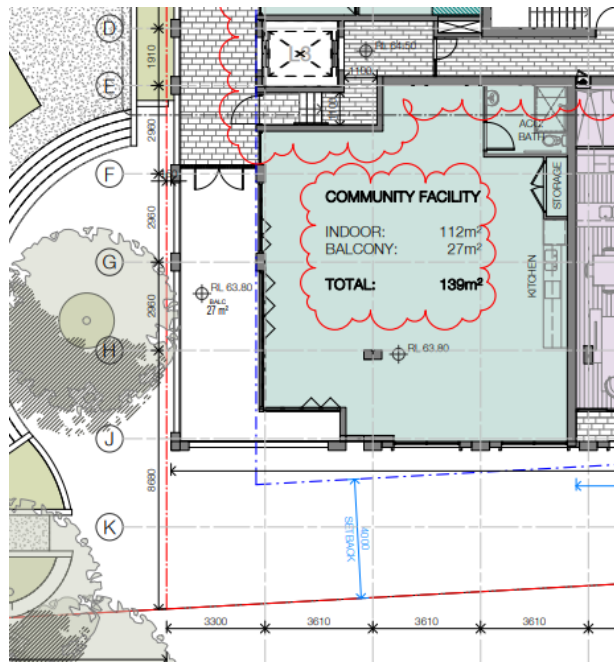
- RL63.80 - RL64.50
- East-west pedestrian link
- Childcare: Lobby; Lift from level below; Reception; Office; Staff amenities; Indoor play 1; Toilets; Indoor play 2; Toilets; Indoor play 3; Toilets; and Outdoor play area
- Community facility
- Exit to communal open space
- 3 apartments



**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**



**Figure 33: Childcare Centre and Outdoor Play Area**



**Figure 34: Community Facility**

**Level 2**

- RL67.60
- 8 apartments

**Level 3**

- RL70.70
- 8 apartments

**Level 4**



- RL73.80
- 7 apartments

Level 5

- RL76.90
- 7 apartments

Level 6

- RL80.00
- 7 apartments

Level 7

- RL83.10
- 7 apartments

Level 8

- L86.20
- 7 apartments

Level 9

- RL89.30
- 7 apartments

Level 10

- RL92.40
- 7 apartments

Level 11

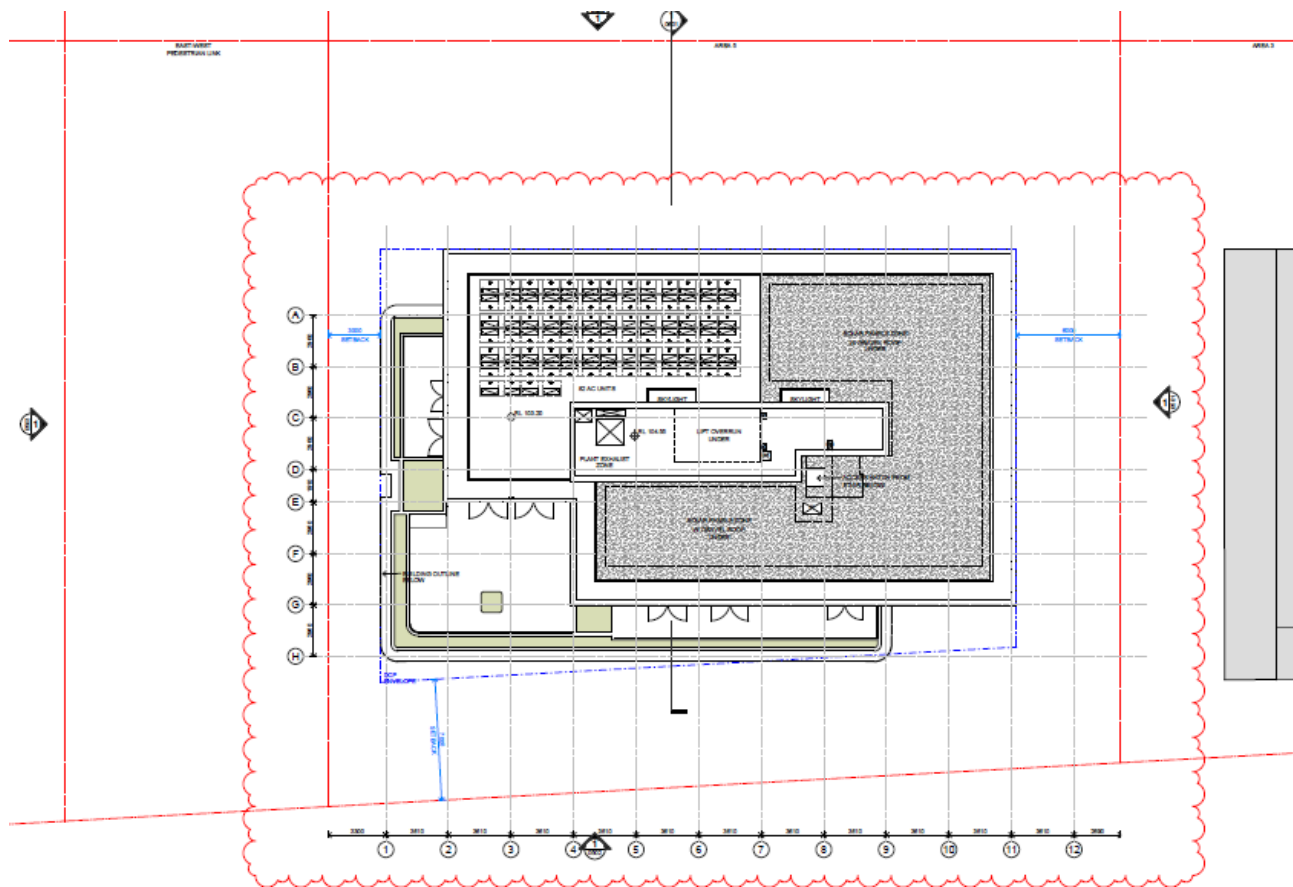
- RL95.50
- 7 apartments

Level 12

- RL98.60
- Communal open space: BBQ area; Kitchen; and Accessible WC
- 3 apartments

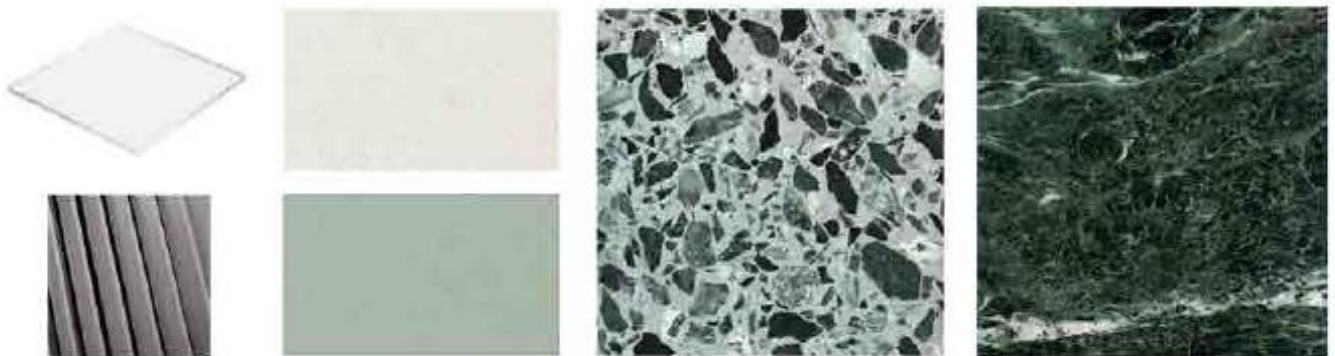
Roof Level

- RL103.20
- Lift overrun RL104.55
- AC units
- Solar panels
- Skylights
- Plant exhaust



### Figure 35: Roof Level

## 4.7 Materials and Finishes



<b>CONCRETE</b>	
C1	Concrete Finish - LIGHT WHITE STAIN
C2	Concrete Finish - LIGHT GREEN STAIN
<b>GLAZING</b>	
GL1	APARTMENT GLAZING - PERFORMANCE GLASS
<b>METALWORK</b>	
M1	ALUMINIUM
<b>PAINT</b>	
PT01	WHITE
PT02	DARK GREY
<b>BALUSTRADE</b>	
B1	GLASS BALUSTRADE
<b>STONE</b>	
ST01	GREEN MARBLE
ST02	GREEN TERRAZZO

**Figure 36: Proposed Materials and Finishes**

#### **4.8 Subdivision**

Stratum/strata subdivision is proposed as part of this Development Application and relevant plans has been submitted (see **Annexure 33**). Lot consolidation is required as a draft condition of consent (refer **Annexure 1**).

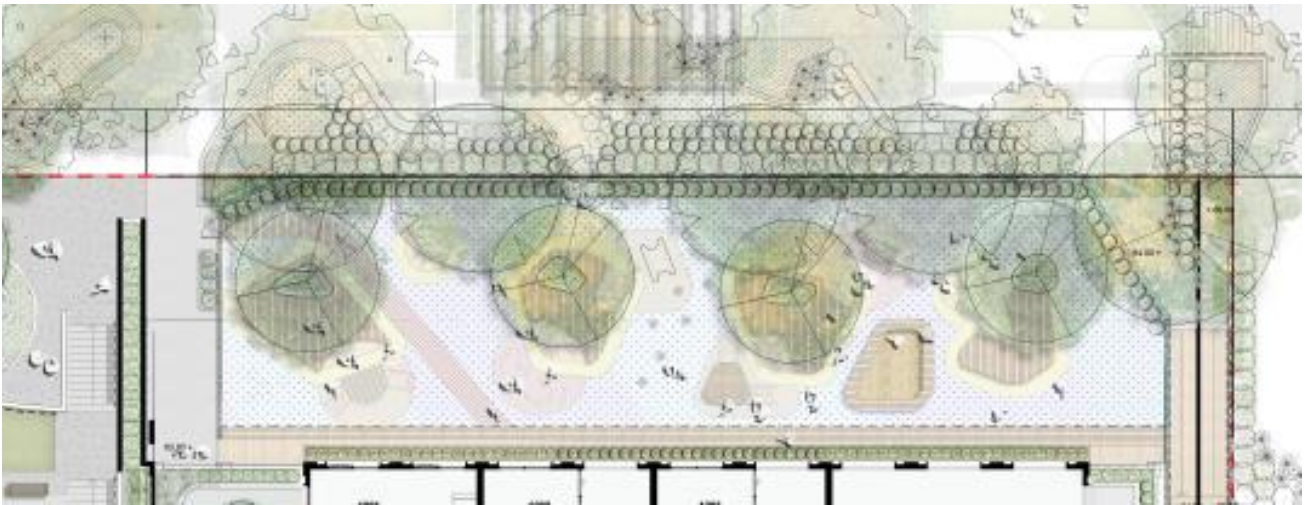
#### **4.9 Tree Preservation, Removal and Replacement**

A detailed list of trees proposed for removal and replacement is provided in draft conditions. All existing trees are proposed to be removed including one street tree (ST1 - Bottlebrush) (see **Annexure 27**). It is noted that one tree (T4) has fallen due to a recent storm event. Tree replacement is detailed in the submitted landscape document package. Public domain works would require additional street tree replacement due to undergrounding of services and road design adjustments.

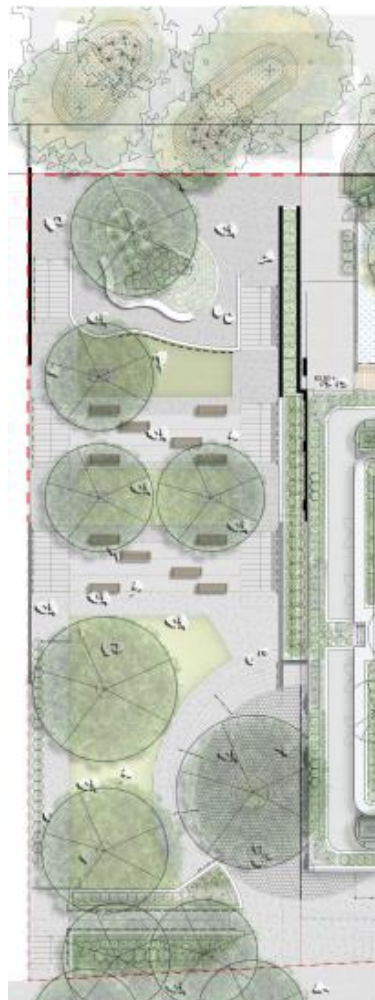
#### **4.10 Green Spine, East-West Link and Internal/Rooftop Communal Open Space**

The proposal provides for an outdoor play area for the proposed childcare centre which is proposed to be dedicated to Council under the applicant's VPA (see **Annexures 9 and 10**). It would be open to Council to keep this area open to the public or residents after hours for recreational purposes as part of the shared communal open space within the dedicated 'green spine' areas along with the proposed dedication of the public pedestrian east-west link to Council under the adopted VPA which could also be used for such purposes.



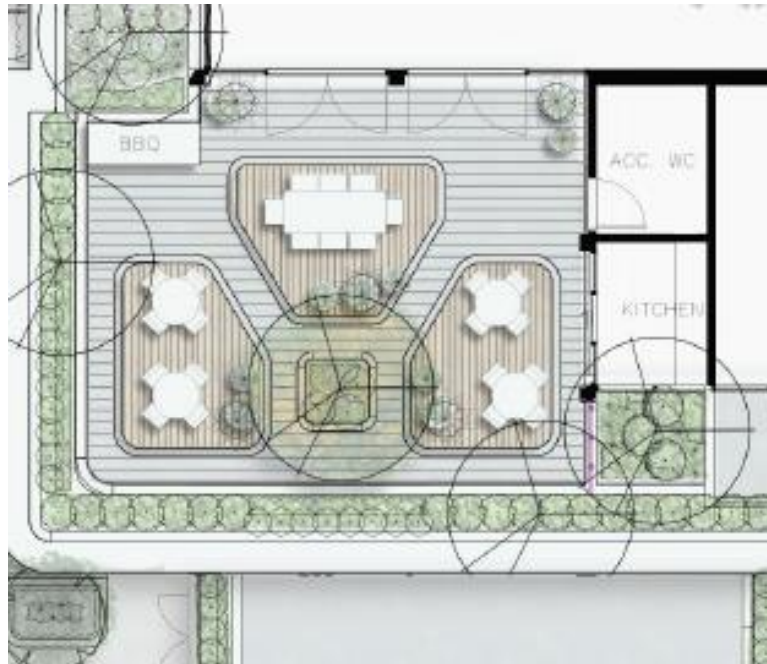


**Figure 37: Green Spine/Childcare Outdoor Play/Recreational Area**



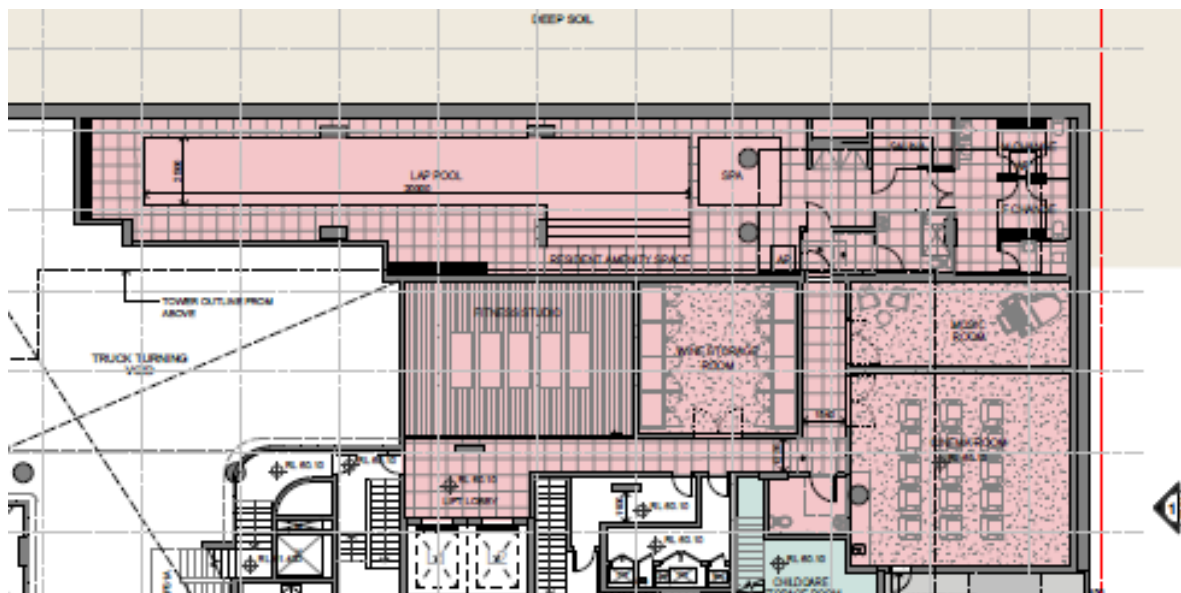
**Figure 38: East-West Pedestrian Link**

There is a common open space terrace area on Level 12 which provides three different seating / gathering areas, with group seating, cafe type tables, and casual seating furniture. The multiple tables in the latter two areas ensures 5-6 groups can use the space at once. The barbeque adds amenity. Pots can be used for herbs and gardening club activities. The perimeter planting provides a range of low and taller plants to green the area and allow view.



**Figure 39: Level 12 Common Open Space Area**

To compensate for the loss of outdoor common open space from the green spine and east-west link areas, the applicant has proposed internal common areas such as a lap pool, sauna, change rooms, fitness studio, cinema and music room to promote further recreational activities for residents.



**Figure 40: Internal Common Open Space Area**

#### **4.11 Public Domain Works**

The proposal includes the following required public domain works:

- **Pedestrian Link:** Provision of a 15m wide pedestrian link through Area 5 which would eventually connect to both Holdsworth Avenue and Canberra Avenue where it would be dedicated to Council.

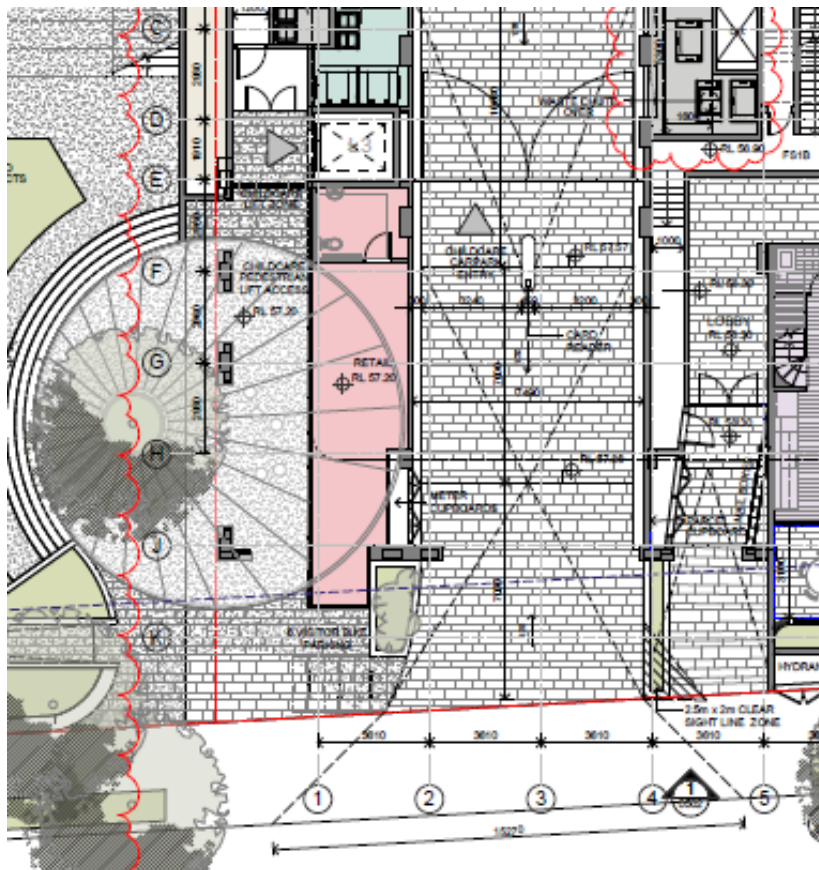
- **Undergrounding of Utility Services:** The undergrounding of utility services in the public domain adjacent to the site (e.g. any Canberra Avenue electricity poles and wires).
- **Pathways:** A shared user path to Canberra Avenue.
- **Road Adjustments:** Provision of tree planting blisters and kerb/gutter location to Council specifications in line with the amended road design.
- **Street Tree Planting and Structural Root Cell:** The provision of supplementary street tree planting and structural root cell to all street frontages.

A list of required public domain works is specified in draft condition of consent.

#### **4.12 Site Access (Vehicular and Pedestrian)**

##### **4.12.1 Vehicular Access**

A singular vehicular access is proposed from **Canberra Avenue** at the south eastern section of the site adjacent to the east-west link.



**Figure 41: Proposed Access off Canberra Avenue and Location of Cafe**

##### **4.12.2 Pedestrian Access**

Pedestrian access is provided through lobbies to each building accessible from the basement, street frontage, east-west link and green spine.

#### **4.13 Private Open Space**

The proposal provides private open space to each apartment in the form of balconies or ground level terraces.



#### **4.14 Waste Management**

Waste management is detailed in the submitted waste management plan (**Annexures 23 and 24**). Waste management is proposed to occur on-site through a central waste collection area in the basement. Waste is transported to the waste collection area through waste chutes.

#### **4.15 Stormwater Management**

Stormwater management is detailed in the submitted stormwater management plan (**Annexure 18**) which details appropriate stormwater measures to be put in place.

#### **4.16 Sustainability**

The proposal was accompanied by the following key documents in relation to sustainability:

- BASIX Certificate (**Annexure 34**)
- Green Travel Plan (**Annexure 25**)
- Ecologically Sustainable Design Report (**Annexure 19**)

The reports outline various measures to achieve sustainability including a NatHERS 6.2-star rating, electricity and water usage reduction.

#### **4.17 Public Art**

The proposal was accompanied by a preliminary public art strategy (**Annexure 28**) which selects an artist and outlines the process for the design and installation of public art on the site at a budget of 0.1% of the development works to be spent.

#### **4.18 Café/Restaurant, Community Facility and Childcare Centre**

The proposal includes a café/restaurant on the ground level and will be located between the proposed driveway and the east-west link. A community facility and a childcare centre on Level 1 to be dedicated to Council under the VPA. The community facility and childcare centre will be directly above which will have lift access down to the ground level and a ramp to the east-west link on Level 1.

### **5. ASSESSMENT HISTORY**

#### **5.1 Assessment Timeline**

The assessment timeline is provided in the table below.

<b>Proposal Timeline</b>	
<b>Date</b>	<b>Description</b>
11 May 2021	NSROC Design Review Panel Meeting and Council Pre-DA Meeting.
12 July 2021	NSROC Design Excellence Panel Meeting.
9 September 2021	2 <sup>nd</sup> Design Excellence Panel Electronic Meeting.
10 November 2021	Subject Development Application lodged.
16 November 2021	Public notification of Development Application and Draft VPA commenced for a period of 28 days.
21 March 2022	Letter sent to the applicant requesting additional information in relation to: <ul style="list-style-type: none"> <li>• Height</li> <li>• FSR</li> <li>• Storeys</li> </ul>

**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

	<ul style="list-style-type: none"> <li>• Building Setbacks</li> <li>• Building Separation</li> <li>• Landscaping</li> <li>• Electric Vehicle Infrastructure</li> <li>• Traffic and Parking</li> <li>• Environmental Health</li> <li>• SEPP 65 solar access requirements</li> <li>• WaterNSW requirements</li> <li>• Submission received</li> </ul>
6 April 2022	Briefing of the Sydney North Planning Panel.
23 May 2022	Applicant provided a response to additional information request with submission of amended plans.
6 June 2022	Minor adjustment to the Level 1 floor plan to provide separate residents access to the ramp adjacent to the public lift and pedestrian link (see Figure 34 above). The adjustment had resulted in the reduction in the size of the community facility from 151sqm to 139sqm and remains compliant with the minimum LEP community facility requirements.

## 5.2 Design Amendments

A summary of the architectural plan amendments made is provided in the table below.

Plan Amendments	
Revision	Description
Revision 1	<p>Submitted on 23 May 2022 as part of the response to request for additional information. The principal amendment includes (but not limited to) as follows:</p> <ul style="list-style-type: none"> <li>• <b>A Reduction in 1 Storey</b> to ensure full compliance with the maximum storey DCP control and the maximum Building Height LEP Development Standard.</li> <li>• <b>An Accessible Ramp</b> along the northern boundary to connect into Area 3 to the north from the green spine area of Area 6</li> </ul>

## 5.3 Additional Information

A summary of the principal additional information provided (but not limited) is provided in the table below.

Additional Information	
Report	Description
Response to Request for Further Information	Cover letter from Hyecorp ( <b>Annexure 39</b> ) addressing the request for further information.
Architectural Plans	Amended to address Councils concerns with respect to number of storeys, the design of the east/west link and the request for further information ( <b>Annexure 12</b> )
Traffic Impact Assessment	Amended to address but not limited to the provision of Electric Vehicle Infrastructure ( <b>Annexure 25</b> ).
Landscape Report and Plans	Amended to reflect the amended architectural design and to address the request for further information ( <b>Annexure 13 and 14</b> ).

## 6. SECTION 4.15 ASSESSMENT

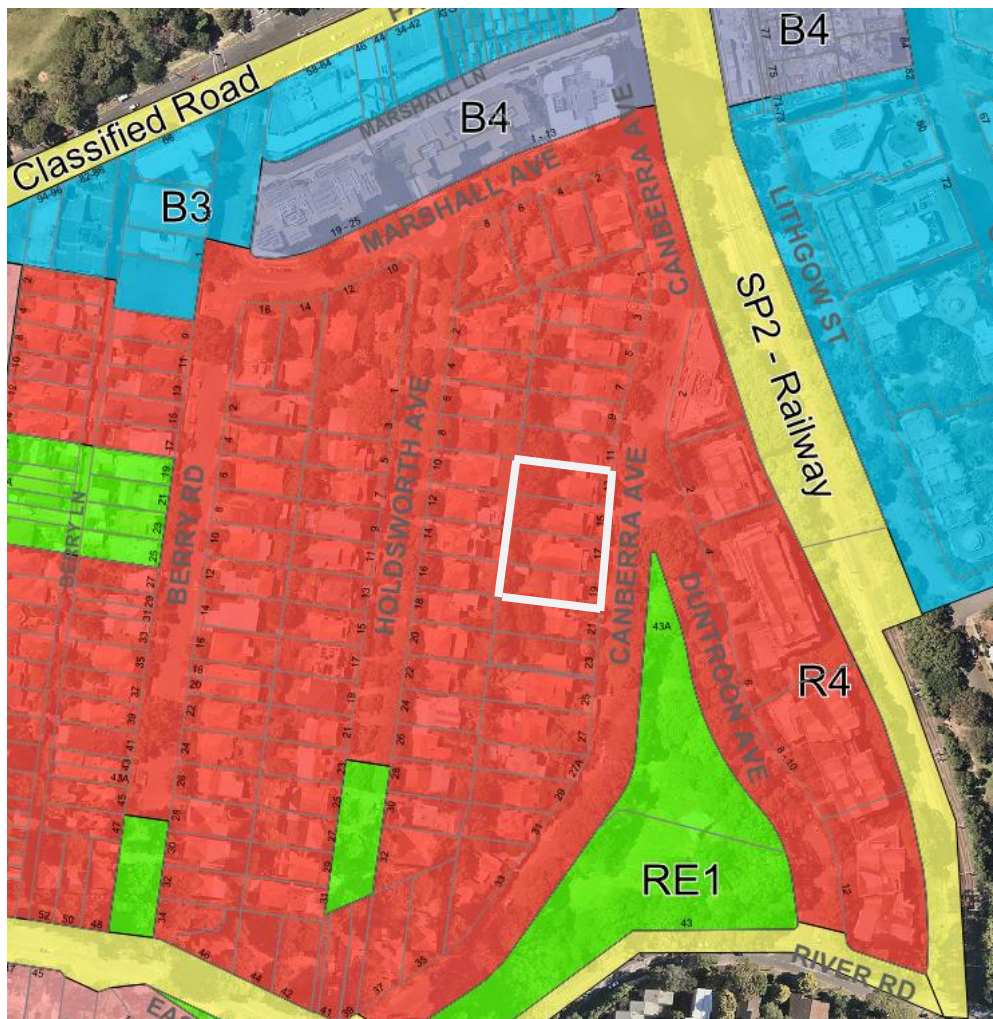
The following assessment is provided against the relevant provisions of Section 4.15 of the NSW Environmental Planning and Assessment Act, 1979:

## 6.1 Any environmental planning instrument:

### 6.1.1 Lane Cove Local Environmental Plan 2009

#### 6.1.1.2 Permissibility

The site is zoned R4 High Density Residential under LCLEP 2009. Residential flat buildings, restaurants or cafes, centre-based childcare facilities and community facilities are permissible with consent in the R4 High Density Residential zone. The proposed development is therefore permissible with consent.



**Figure 42: Zoning Map**

#### 6.1.1.3 Compliance with Incentive Provisions

An assessment against the relevant incentive activating provisions is provided in the table as follows:

<b>Applicable Incentive Provisions</b>			
<b>Category</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Unit Mix</b>	Minimum 20% of 1/2/3-bedroom units	1 x studio 26 x one-bedroom units (32%)	Yes



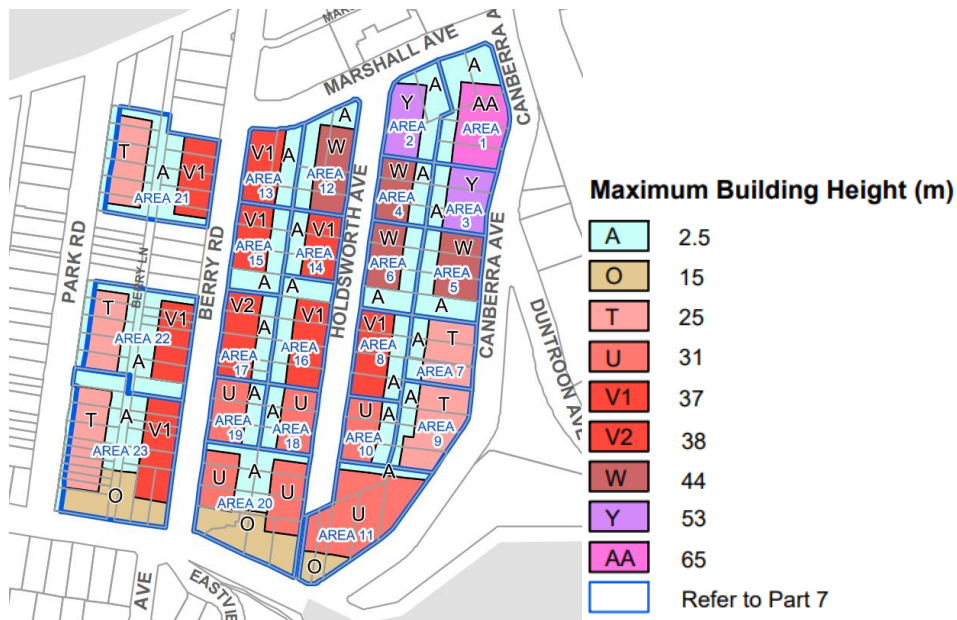
**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

		26 x two-bedroom units (32%) 28 x three-bedroom units (35%)	
<b>Green Spine Setbacks</b>	The provision of setbacks to establish communal open space and green spines between buildings.	Setbacks provided for the required and planned green spine widths.	Yes
<b>Pedestrian Link</b>	The provision of a 15m wide pedestrian link in Area 5.	Achieved	Yes
<b>Minimum Site Area</b>	The amalgamation of all sites within each development area.	Compliant	Yes
<b>Recreation Areas and Community Facilities</b>	450 square metres will be used for the purpose of a recreation area 600 square metres will be used for the purpose of a community facility The recreation area will be adjacent to the community facility.	Achieved	Yes

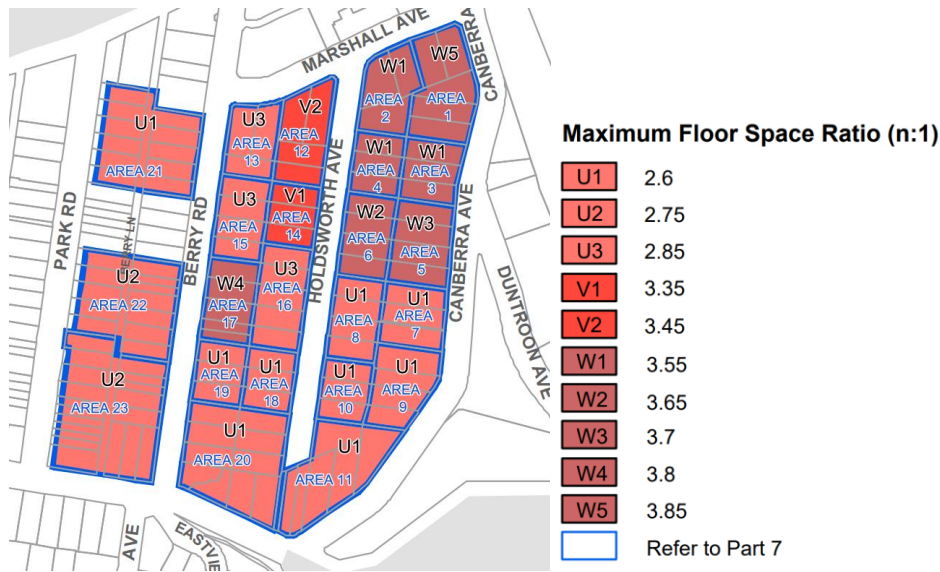
The proposal complies with the provisions of 7.1(4) of LCLEP 2009 and accordingly the proposal can seek to utilise the incentive height and floor space ratio provisions.

#### 6.1.1.4 Incentive Building Height and Floor Space Ratio Controls

The incentive building height (**Figure 43**) and incentive floor space ratio (**Figure 44**) apply to the development.



**Figure 43: Incentive Height of Building Map – W (Max. 44m)**



**Figure 44: Incentive Floor Space Ratio Map – W3 (Max. 3.7:1)**

#### 6.1.1.5 Compliance with Incentive Building Height and Floor Space Ratio Controls

##### i. Building Height

An assessment of the proposal against the incentive building height provisions is provided in the table below.

<b>Compliance with Incentive Building Height</b>			
<b>Category</b>	<b>Incentive Building Height (Max.)</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Area 5</b>	44m	Max. 43.5m	Yes

**Note:** The incentive building height map includes a 2.5m zone through the pedestrian link and green spine. The proposal complies with this provision as the proposed building is located completely outside of this zone. It is noted that there is a 3.6m high child care awning attached over the outdoor play to provide for appropriate weather protection and acoustic treatment in accordance with the requirements of State Environmental Planning Policy Transport and Infrastructure 2021 and the associated Child Care Planning Guidelines.

##### ii. Floor Space Ratio

An assessment of the proposal against the incentive floor space ratio provisions is provided in the table below.

<b>Compliance with Incentive Floor Space Ratio</b>			
<b>Category</b>	<b>Incentive FSR (Max.)</b>	<b>Total Proposed</b>	<b>Compliance</b>
<b>Area 5</b>	3.7:1	3.32:1	Yes

The proposal is considered satisfactory with respect to the maximum floor space ratio.

##### iii. Clause 4.6 Prohibition

The incentive provisions are excluded from the operation of Clause 4.6 of LCLEP 2009. The proposed development does not seek to vary the incentive floor space ratio or building height control and as such does not seek to rely on Clause 4.6 of LCLEP 2009.

#### 6.1.1.6 Design Excellence

Part 7.1.6 of LCLEP 2009 states that consent authority must not grant consent unless it considers the development exhibits design excellence. The criteria and associated assessment are provided in the table below as follows:

<b>Compliance with Design Excellence Provisions</b>			
<b>Clause</b>	<b>Provision</b>	<b>Comment</b>	<b>Compliance</b>
7.1.6(4)(a)	<i>whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</i>	The proposal exhibits high standards of architectural design, materiality and detailing.	Yes
7.1.6(4)(b)	<i>whether the form and external appearance of the development will improve the quality and amenity of the public domain,</i>	The form and external appearance integrate well with the public domain with further refinement provided through draft conditions of consent in relation to landscaping to the public domain.	Yes
7.1.6(4)(c)	<i>whether the development protects and enhances the natural topography and vegetation including trees or other significant natural features,</i>	The site has a significant slope. The proposal seeks to respond to the topography through the provision of activated part storeys, retention of significant natural features where possible and an undulating and cascading landscape design is proposed.	Yes
7.1.6(4)(d)	<i>whether the development detrimentally impacts on view corridors,</i>	The proposal would not detrimentally impact on view corridors.	Yes
7.1.6(4)(e)	<i>whether the development achieves transit-oriented design principles, including the need to ensure direct, efficient and safe pedestrian and cycle access to nearby transit nodes,</i>	The proposal would provide for a high-level of integration into pedestrian and cycle infrastructure including the provision of a shared user path on Canberra Avenue, a pedestrian link through Area 5 and the provision of highly accessible bicycle storage facilities from these connection points.	Yes
7.1.6(4)(f)	<i>the requirements of the Lane Cove Development Control Plan,</i>	The proposal has been assessed against the Lane Cove Development Control Plan and is considered satisfactory (see report below).	Yes
7.1.6(4)(g)	<i>how the development addresses the following matters—</i>  <i>(i) the suitability of the land for development,</i>  <i>(ii) existing and proposed uses and use mix,</i>	  (i) The land is suitable for the development  (ii) The proposed use mix is appropriate given the zoning. The development is not required to provide affordable	Yes



	<p><i>(iii) heritage issues and streetscape constraints,</i></p> <p><i>(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i></p> <p><i>(v) bulk, massing and modulation of buildings,</i></p> <p><i>(vi) street frontage heights,</i></p> <p><i>(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</i></p> <p><i>(viii) the achievement of the principles of ecologically sustainable development,</i></p> <p><i>(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,</i></p> <p><i>(x) the impact on, and any proposed improvements to, the public domain,</i></p>	<p>housing.</p> <p>(iii) The proposal does not include heritage items or a specific heritage interface, and the streetscape presentation is of a high quality.</p> <p>(iv) The separation, setbacks, amenity and urban design is satisfactory as the site is to be developed as a whole (Area 5) and the interrelationships have been carefully managed.</p> <p>(v) The proposal has been designed in line with the DCP in relation to street wall heights, articulation and the number of storeys.</p> <p>(vi) Street frontage heights comply with the DCP factoring in the allowance of part storeys on a significantly sloping site.</p> <p>(vii) The environmental impacts have been reduced through significant landscaping, sustainability initiatives (Nathers 6-star, EV charging) and minimising overshadowing where possible. A pedestrian wind report has been submitted as part of the Development Application.</p> <p>(viii) ESD is achieved as outlined in the submitted ESD Report and in achieving compliance with the DCP.</p> <p>(ix) The development provides for a high level of pedestrian connectivity within and in the adjacent public domain to the site. Vehicular and service access is of a high quality with a single driveway entry enhancing public park opportunities and reducing the number of vehicle crossings in the public domain.</p> <p>(x) The proposal would provide for substantial improvements to the public domain as outlined in the proposed plans</p>	
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**Sydney North Planning Panel Meeting 22 June 2022**  
**13-19 CANBERRA AVE, ST LEONARDS**

	(xi) the configuration and design of publicly accessible spaces and private spaces on the site.	and draft conditions of consent.  (xi) The draft concept pedestrian link plans are of a high quality and would be subject to further Council approval prior to construction. The provided east-west link, green spine (at ground level) and rooftop communal open space provide the anticipated level of amenity, facilities and depth and quality of landscaping.	
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#### 6.1.1.7 Other Provisions

The proposal has been assessed against the following additional provisions of LCLEP 2009 as detailed in the table below.

Additional LCLEP 2009 Provisions			
Clause	Provision	Comment	Compliance
6.1A - Earthworks	<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>The proposal would result in substantial excavation to accommodate the proposed basement.</p> <p>The proposal was accompanied by geotechnical, hydrological and construction/demolition waste management plans to that ensure proper fill disposal, detail soil stability conditions and considerations, and a referral has been sent to Water NSW in relation to groundwater impacts and their General Terms of Agreement have been received.</p> <p>All matters required to be addressed under Clause 6.1A are addressed by the applicant and inform draft conditions of consent.</p>	Yes

**The Development Application complies with Lane Cove Local Environmental Plan 2009.**

#### **6.1.2.1 SEPP 65 – Design Quality of Residential Development**

The proposal was accompanied by a Design Verification Statement satisfying Clause 50 of the Environmental Planning and Assessment Regulation 2000 (**Annexure 16**). Clause 28(2) of SEPP 65 states that in determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) –

- (a) the advice (if any) obtained from the design review panel (see report below), and
- (b) the design quality of the development when evaluated in accordance with the design quality principles (see report below and **Annexure 16**), and
- (c) the Apartment Design Guide (see **Annexures 2 and 16**).

#### **6.1.2.2 Design Review Panel**

The Development Application was referred to the Northern Sydney Regional of Council's Design Review Panel on 11 May 2021 and Design Excellence Panel on 12 July 2021 and 9 September 2021. The minutes of the meetings are provided as **Annexure 6, 7 and 8** to this report. Key Panel comments are incorporated into design quality principle assessment below. Note: A reference to the Design Review Panel hereinafter refers to both the Design Review Panel and Design Excellence Panel.

#### **6.1.2.3 Design Quality Principles**

The design quality of the development has been assessed in relation to the design quality principles contained within SEPP 65. The principles are quoted and then addressed in turn.

##### **PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER**

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

**Comment:** The proposal responds to its context and neighbourhood character. The Design Review Panel noted a design that responds well to the significant topography, the provision of significant deep soil within the green spine and generally the built form to Canberra Avenue including the site's responsive design elements would contribute to the existing future character while being sensitive to the interface with the established character. The proposed design satisfies Principle 1: Context and Neighbourhood Character.

##### **PRINCIPLE 2: BUILT FORM AND SCALE**

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.



**Comment:** The Design Review Panel supports the proposed built form and scale in particular the Canberra Avenue/Newlands Park interface and the building separation between buildings between the development site areas. The proposed building would allow for successful integration between public open space, community/recreational and private uses with the future precinct. The development complies with the maximum building height control and the number of storeys control. The proposed design satisfies Principle 2: Built Form and Scale.

#### **PRINCIPLE 3: DENSITY**

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

**Comment:** The proposed density of the development is consistent with the maximum incentive floor space ratio. It is noted that the proposed number of units would not be inconsistent with the envisaged dwelling yield for Area 5 as the proposed FSR is well below the maximum FSR permitted on the development site which also includes provision of a childcare centre and community facility. The proposed design satisfies Principle 3: Density.

#### **PRINCIPLE 4: SUSTAINABILITY**

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

**Comment:** The proposal provides for substantial deep soil zones in accordance with the Landscape Master Plan, high-quality ground level and Level 12 communal open space area, compliant natural ventilation, and compliant solar access (on a development wide basis). Other sustainability measures are provided for as required by BASIX and the recommended draft conditions of consent (EV charging and NatHERS 6-star rating). The proposed design satisfies Principle 4: Sustainability.

#### **PRINCIPLE 5: LANDSCAPE**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

**Comment:** The proposal provides for a high-quality landscape scheme to the street frontages, within the site and green spine, the east-west pedestrian link, to the Level 12 common open space area, response to the specific micro-climate conditions created across the site through building placement, topography and site orientation. The Design Review Panel supports the landscape scheme including deep soil, well-defined circulation and the amenity facilities provided. The proposed design satisfies Principle 5: Landscape.

**PRINCIPLE 6: AMENITY**

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

**Comment:** The design provides for high levels of external amenity within the green spine, to the east-west link and to the different uses being provided on the development site. The building on Level 12 provides a high-quality communal open space area. The Design Review Panel is generally satisfied with the proposed internal amenity in relation to room layouts, solar access and natural ventilation. The proposed design satisfies Principle 6: Amenity

**PRINCIPLE 7: SAFETY**

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

**Comment:** The proposal would provide for appropriate safety through the provision of active street frontages, passive surveillance of public and communal areas, and the incorporation of crime prevention through environmental design principles. The proposed design satisfies Principle 7: Safety.

**PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION**

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

**Comment:** The proposal provides for an appropriate apartment mix. The proposal provides for 20% adaptable apartments, 80% visitable apartments and well-connected communal open space areas including within the green spine. The proposal will provide for an east/west pedestrian link within Area 5 (non-accessible) however there will be a ramp access to a lift to gain access to the Canberra Avenue street level. The proposed design satisfies Principle 8: Housing Diversity and Social Interaction.

**PRINCIPLE 9: AESTHETICS**

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

**Comment:** The Design Review Panel generally supports the proposed materials palette. The streetscape presentation to Canberra Avenue is well-designed. The proposal provides for a highly

integrated aesthetic (built-form, landscape, public/private domain interfaces). The proposed design satisfies Principle 9: Aesthetics.

#### 6.1.2.3 Apartment Design Guide

A SEPP 65 assessment against the Apartment Design Guide is provided as **Annexures 2 and 16)** to this report.

#### 6.1.2.4 Clarifications

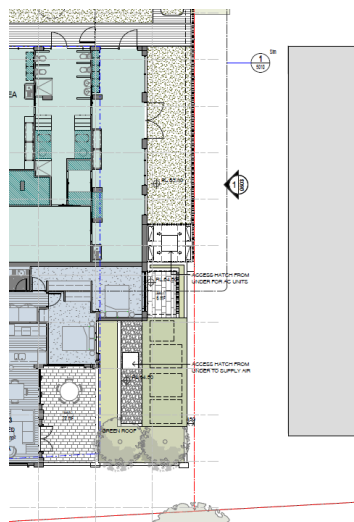
The Apartment Design Guide variations are identified and matters of clarification discussed as follows:

##### Building Separation

Part 3F – Visual Privacy of the ADG provides minimum building separation distances between buildings.

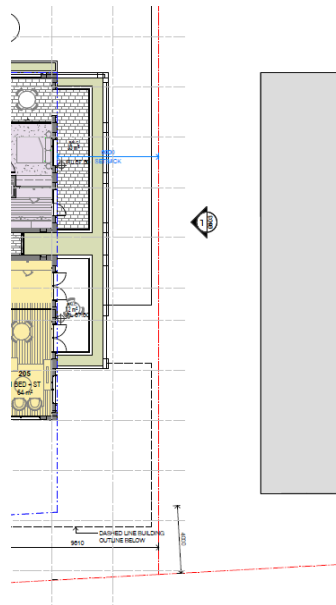
Building Height	Habitable Room and Balconies	Non Habitable
Up to 12 (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

There were concerns raised relating to building separation which are of relevance for SEPP 65. The proposed separation to adjoining future development areas to the north would not be technically met due to the proposed 2.9m building setback to this boundary on Level 1, 3.9m balcony setback on Level 2 and 6m to all remainder of the levels.

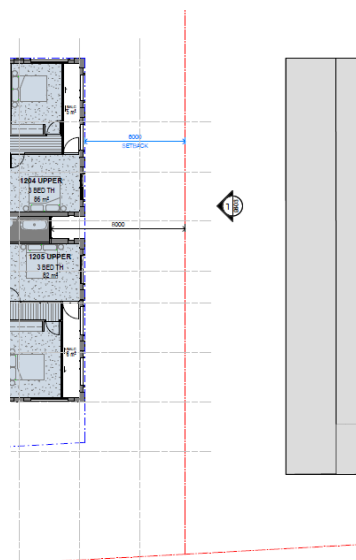


**Figure 45: 2.9m Side Northern Setback in Dark Blue and Balcony in White**





**Figure 46: 3.9m Side Northern balcony Setback on Level 2 in Grey/White**



**Figure 47: Typical 6m Side Northern Setback**

The relevant objective is:

*Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.*

It is noted that there is no development approved to the north at this stage. The applicant has indicated compliance as a 'defensive' design approach had been undertaken through the proposed design treatments such as highlight windows and privacy measures for instance. These measures would be reinforced through an appropriate condition of consent. The Design Review Panel reviewed in detail the building separation within the site and to adjoining development site and has agreed with this approach being undertaken.

The Panel was of the view that given the applicant could appropriately treat this interface as providing additional separation would have limited value and the plans submitted by the applicant

has confirmed that the 'defensive' design approach has been successfully adopted in the proposal where the primary orientation of these along the northern boundary are to the east or west.

### **Common Open Space**

The ADG requires that a minimum 25% of the development site be dedicated as outdoor common open space however due to the development site being restricted to dedicating the green spine area to the childcare centre outdoor play area during the day and with the required dedication of the east-west public pedestrian link, it would be difficult for the applicant to provide the minimum 25% elsewhere on the subject development site. The relevant objective is:

*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping*

The applicant has attempted to offset this with providing substantial internal common open space areas (approximately 407sqm – see **Figure 40** above) and a roof terrace area on Level 12 (approximately 71sqm - see **Figure 39** above) which would amount to a total of 18% of the site being dedicated to the sole use of residents as common open space. If the above areas were to be counted along with the green spine area (approximately 40sqm) and the east-west link (approximately 688sqm), the minimum 25% would be easily achieved.

It would remain open for residents to enjoy the public open space areas available within the east-west link, the other green spine areas available to all residents of the precinct including the potential for use of the childcare outdoor play area after hours, the use of the café and the close proximity of Newlands Park would provide substantial areas of recreational enjoyment available to the future residents of the development. The proposed landscaping scheme of the development is appropriate considering the unique nature of the development and it is generally in accordance with the intent of the Landscape Master Plan.

### **ADG Building Depth**

The proposed development does not comply with the requirements of Part 2E of the ADG that requires a maximum 12m–18m building depth to ensure that apartments receive adequate daylight and cross ventilation. A maximum building depth of 26.4m is proposed however all apartment units are below the maximum 18m depth. The Design Review Panel generally raised no concerns with the proposed depth of the building. It is considered that the internal amenity levels of the proposed units, balconies and associated lobby corridors have been assessed to be satisfactory in this instance. Varying building widths have been provided with reduced depths on the upper levels to ensure consistency with the envisaged built form of the precinct.

This results in appropriate recesses provided for in the built form to break up the bulk of the building and to modulate the facades. The applicant has provided a satisfactory built form, internal floor plan layout and location of windows to ensure units receive reasonable solar access and cross ventilation whilst maintaining appropriate privacy and building separation measures in place.

**The Development Application complies with SEPP 65.**

### 6.1.3 SEPP Resilience and Hazards 2021

The proposal is assessed against the relevant provisions of SEPP Resilience and Hazard as detailed in the table below.

<b>Clause 4.6 Compliance Table</b>	
<b>Provision</b>	<b>Compliance</b>
<p>(1) A consent authority must not consent to the carrying out of any development on land unless -</p> <p>(a) it has considered whether the land is contaminated</p> <p>(b) if the land is contaminated, it is satisfied the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p>	<p><b>Complies</b> - The proposal was accompanied by a Preliminary Site Investigation Report (<b>Annexure 21</b>) to assist Council in determining compliance with the SEPP which does not raise any issues of contamination.</p>
<p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p>	<p><b>Complies</b> – Preliminary Site Investigation Report submitted and found to be satisfactory.</p>
<p>(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</p>	<p><b>Complies</b> – The Preliminary Site Investigation Report does not give rise to the requirement for a Detailed Site Investigation Report.</p>
<p>(4) The land concerned is—</p> <p>(a) land that is within an investigation area,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p><b>Complies</b> - The site is not within an investigation area or listed in Table 1 to the guidelines. A preliminary site investigation was submitted to the SEPP's satisfaction.</p>



**The Development Application complies with SEPP Resilience and Hazards**

#### 6.1.4 SEPP BASIX 2004

A BASIX certificate accompanies the application and is provided as **Annexure 34** to this report. The BASIX Certificate demonstrates compliance with the provisions of the SEPP.

**The Development Application complies with SEPP BASIX 2004**

#### 6.1.5 SEPP Transport and Infrastructure 2021

The proposal has been assessed against the relevant provisions of SEPP (Infrastructure) 2007 and the following childcare centre requirements of the SEPP are addressed in the table below and the associated Child Care Planning Guidelines are contained within **Annexure 3**. Also, pursuant to Clause 2.48(1)(d), the application was referred to Ausgrid for comment and see their response under **Annexure 39**.

Part 3 Early education and care facilities—specific development controls			
Requirement		Proposed	Complies
Clause 3.22 Centre-based childcare – concurrence of Regulatory Authority required for certain development – N/A			
(1) This clause applies to development for the purpose of a centre-based childcare facility if:			
(a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the <i>Education and Care Services National Regulations</i> , or	Requires: 3.25m <sup>2</sup> /child 195m <sup>2</sup> required/60 children  <u>Minimum 245sqm Area Provided</u>	Yes	
(b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.	Requires: 7m <sup>2</sup> /child 420m <sup>2</sup> required/60 children  <u>Minimum 460sqm Area Provided:</u>	Yes	
3.23 Centre-based childcare facility—matters for consideration by consent authorities			
Before determining a development application for development for the purpose of a centre-based childcare facility, the consent authority must take into consideration any applicable provisions of the <i>Child Care Planning Guideline</i> , in relation to the proposed development.	Refer to assessment in <b>Annexure 3</b> .		
3.26 Centre-based child care facility—non-discretionary development standards			
(1) The object of this clause is to identify development standards for particular matters relating to a centre-based childcare facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.			
(2) The following are non-discretionary development standards for the purposes of Sections 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of centre-based child care:			
(a) <b>location</b> —the development	Appropriately located in	Yes	

### Part 3 Early education and care facilities—specific development controls

[illegible]

<b>Part 3 Early education and care facilities—specific development controls</b>		
<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
subclause (2), or (b) granting development consent even though any standard specified in subclause (2) is not complied with.		
<b>3.27 Centre-based childcare—development control plans</b>		
1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility:		
(a) operational or management plans or arrangements (including hours of operation),		Lane Cove Development Control Plan Part I – Child Care Centres contains provisions relating to the following clauses and an assessment has been carried out in <b>Annexure 4</b> (although cannot be used as reasons for refusal).
(b) demonstrated need or demand for childcare services,		
(c) proximity of facility to other early childhood education and care facilities,		
(d) any matter relating to development for the purpose of a centre-based childcare facility contained in:		
(i) the design principles set out in Part 2 of the <i>Child Care Planning Guideline</i> , or (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).		
(2) This clause applies regardless of when the development control plan was made.		

**The Development Application complies with SEPP Transport and Infrastructure**

### 6.1.6 SEPP Planning Systems 2021

The Development Application is referred to the Sydney North Planning Panel for determination as the Capital Investment Value is \$33,564,432.00 (exceeding \$30 million) satisfying the requirements of SEPP Planning Systems 2021.

**The Development Application complies with SEPP Planning Systems**

### 6.2 Any proposed instrument (Draft LEP, Planning Proposal)

N/A

### 6.3 Any development control plan

#### 6.3.1 Lane Cove Development Control Plan 2009

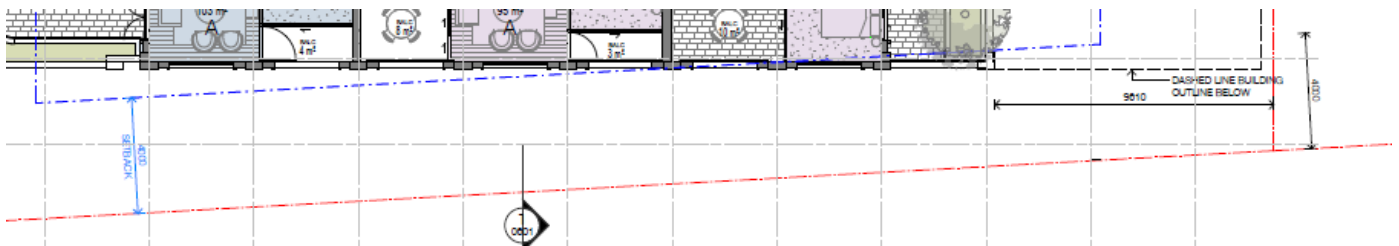


The Development Application has been assessed against the relevant provisions of Lane Cove Development Control Plan 2009 as detailed in **Annexure 4**.

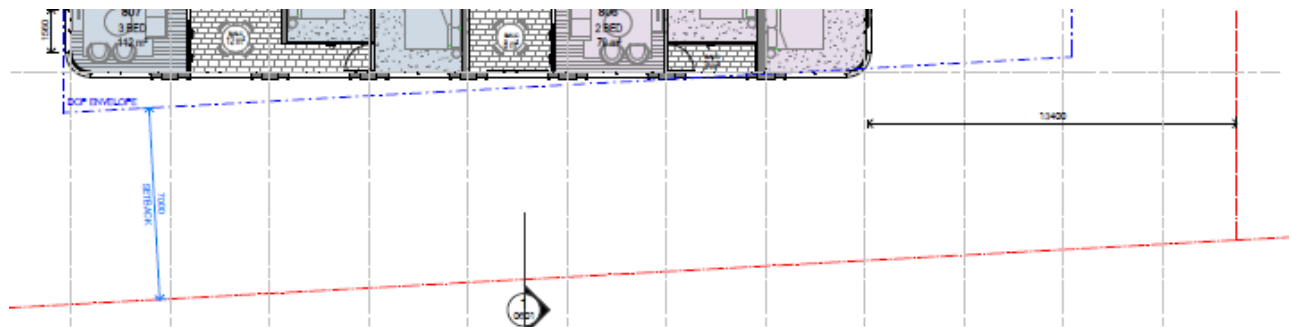
### 6.3.2 Clarifications

#### i. Front Setbacks

The DCP requires a 5-storey street wall with a minimum 4m setback and an additional 3m setback (7m in total) for any additional storey. The building front setbacks fully comply with LCDCP 2009 front setback requirements with exception of minor encroachments into the required 4m and 7m setback on Levels 5-11 primarily due to the angled front boundary of the development site. The proposal complies with the minimum front setbacks on an average basis across the entire frontage of the development site.

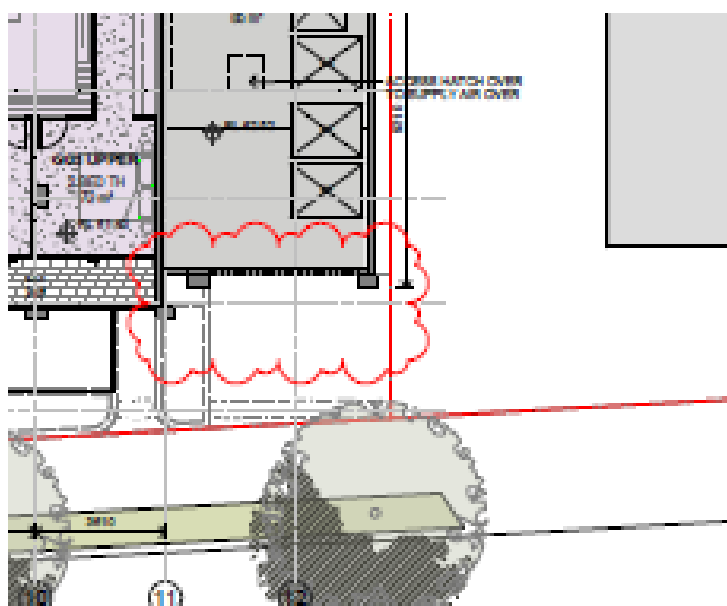


**Figure 48: Required 4m Setback Hatched in Blue**



**Figure 49: Required 7m Setback Hatched in Blue**

To assist, the applicant had increased the setback at the north east portion of the site which contains the proposed substation structure to fully comply so it would be better compatible with the future development that would occur to the northern adjoining development site.



**Figure 50: Substation on the Ground Level Redesigned to Comply with Front 4m Setback**

The variation to the remainder of the development is considered to achieve the intent of the DCP by providing on average equal to or greater than the DCP provision. The visual impact is minimised through the stepping of the built form both horizontally and vertically.

In addition, the Design Review Panel was supportive of the proposed building setback approach for the proposed building.

## ii. East-West Pedestrian Link Setbacks

The proposed scheme includes a setback variation to the pedestrian link setbacks as detailed in the table below.

Pedestrian Link Setbacks		
Storey	Required Setback	Proposed Setback
1-4	6m	Predominantly 0m - 3m
5+	9m	Predominantly 3m - 6m

The urban design implications of allowing reduced southern boundary setbacks requires consideration. A markup of the Canberra Avenue elevation to demonstrate the non-compliance is provided in **Figure 51** below.

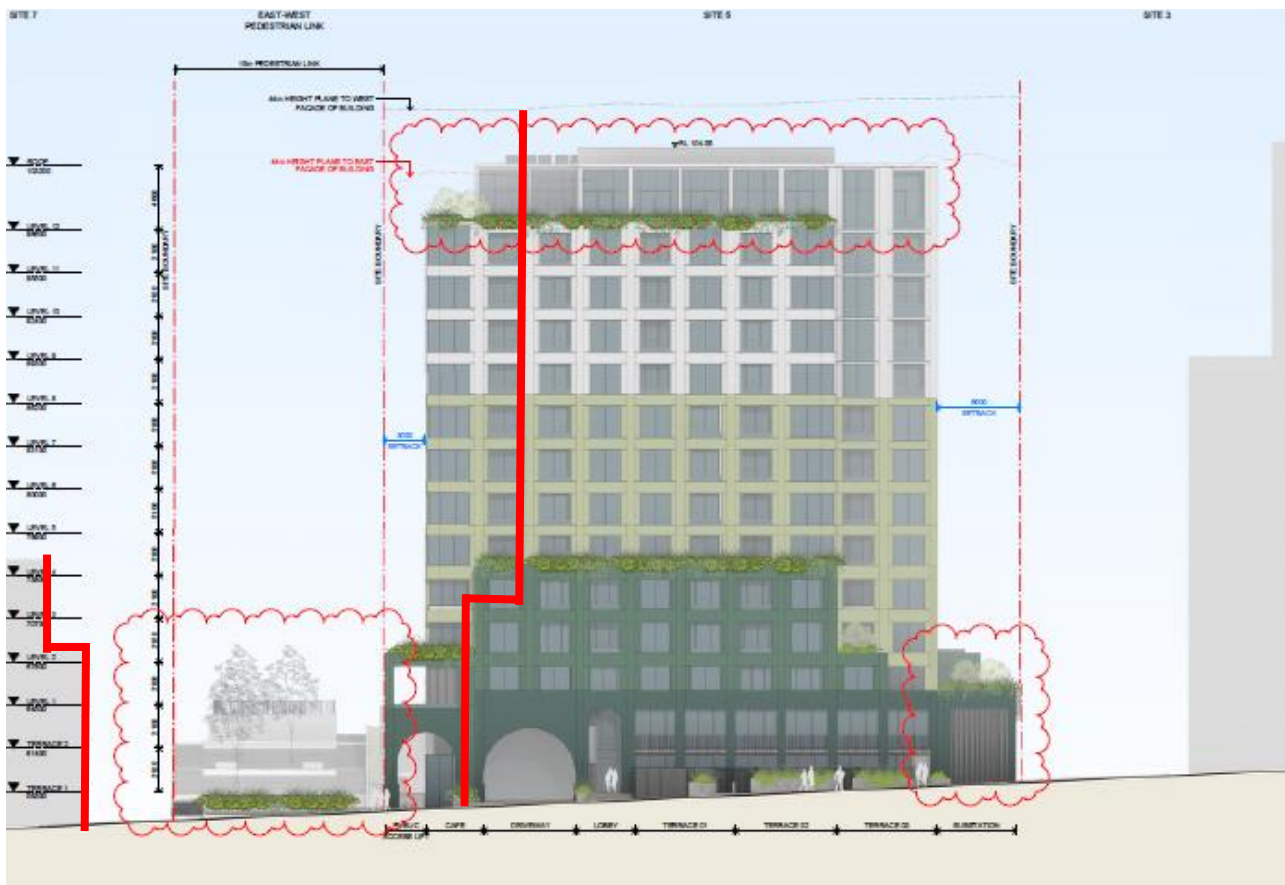
The intent of the setback control is to provide appropriate setbacks to the public domain pedestrian link which connects from a proposed park to the west within the precinct into Canberra Avenue (and then into Newlands Park) as shown in **Figure 52** below.

The variation is supported in this instance due to the restricted nature of the development site being a stand-alone site which is also required to provide community and recreational facilities adjacent to the east-west pedestrian link with provision of a ramp and a public lift to be provided entirely on the subject site.

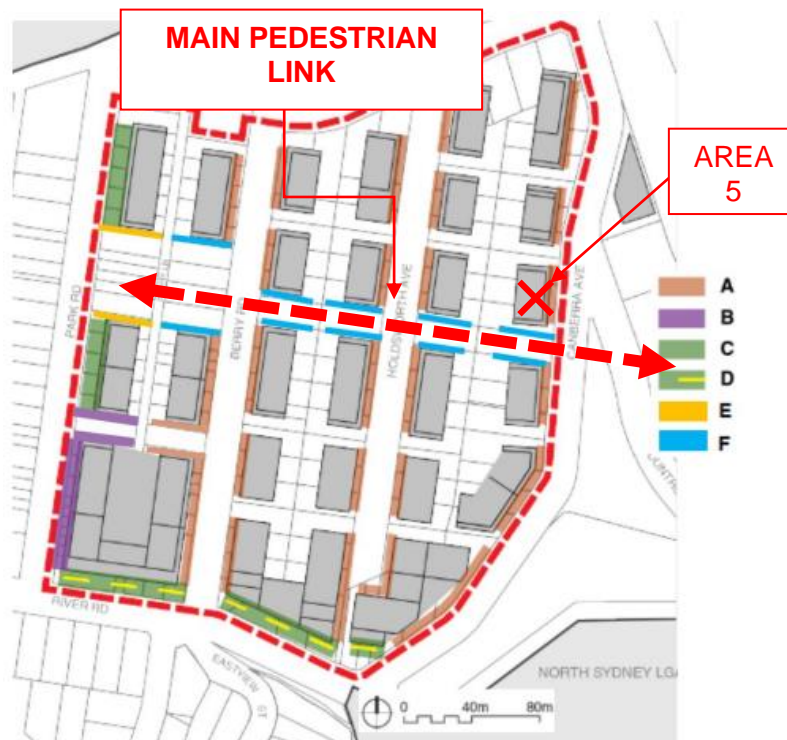
The proposed design overall would assist in providing for an appropriate activation along the link and with the corner of the site that a café adjacent to the amphitheatre designed entrance of the link to Canberra Avenue. The placement of these development features would require such reduced setbacks on the lower levels in this instance.

A compliant scheme would also present a very thin or a narrow 12-storey tall building which would not be visually appropriate.

The reduced setbacks of the development would appropriately connect into the pedestrian link where it would not contain significant adverse impacts including the use or amenity of the pedestrian link. The reduced setbacks would continue to provide for a complaint building separation between the subject building and the approved adjoining building immediately to the south.



**Figure 51: Required Setbacks**  
**(Compliant – Left – DA99/2021, Proposed – Right – DA162/2021)**

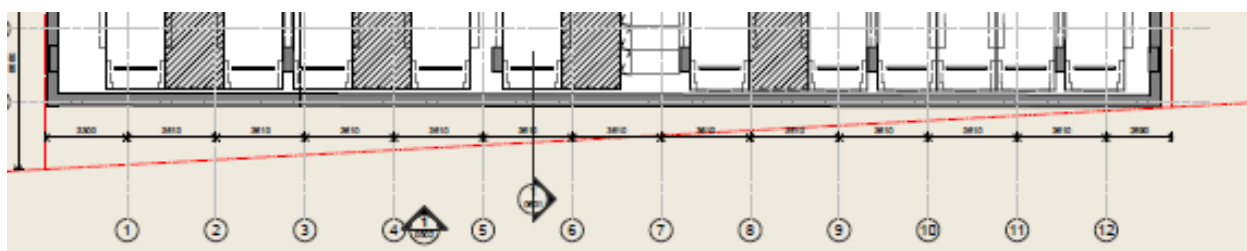


**Figure 52: Building Setback Diagram**

### iii. Basement Setbacks

The proposed scheme includes a variation to the 4m front setback/deep soil zone through incursion of the basement level as detailed in the table below.

<b>Basement Setbacks to Canberra Avenue</b>	
<b>Required Setback</b>	<b>Proposed Setback</b>
4m	0m-2.5m



**Figure 53: Basement Setback Diagram**

For the same reasons provided above, the variation is supported in this instance due to the restricted nature of the development site to provide for a 4 level basement as the required deep soil areas are provided within the green spine area and the east-west link. The provision of 15m wide east-west pedestrian link along the southern boundary and a green spine area would mean the provision of a well-designed basement car park without some encroachments would be very difficult on the subject development site. The purpose of these controls is to provide for decent deep soil areas where appropriate areas have been provided for where possible and has been designed to the satisfaction of Council's Landscaped Architect.

### iv. Building Length



The DCP specifies a maximum building depth of 35m unless strongly articulated. A maximum 39m building length is proposed mainly at the ground base level of the building which includes the childcare and community facility, the upper levels are at a maximum length of approximately 36m and the upper level would fully comply. It is considered that the proposed building will be appropriately articulated through a range of measures such as balconies, overhangs, blades, building indents and other architectural features. The architectural elements use contrasting colours to highlight the proposed articulation involved in the overall design of the building.

#### **6.4 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The impacts of the development have been considered and addressed where there are no significant adverse impacts either to the natural and built environments, social and economic or amenity of the locality as detailed within this report.

#### **6.5 The suitability of the site for the development**

The site suitability has been established at the strategic planning stage and is further confirmed in the submitted documentation and within this planning report.

#### **6.6 Any submissions made in accordance with this Act or the regulations**

The proposal was notified in accordance with Lane Cove Council's Notification Policy.

##### **i. Notification Extent**

The Development Application was notified to the extent shown in the Public Notification Map included as **Annexure 11** to this report.

##### **ii. Notification Period**

The notification period and the number of submissions received are summarised in the following table:

<b>Public Notification</b>			
<b>Plan Revision</b>	<b>Lodgement Date</b>	<b>Notification Period</b>	<b>Submissions Received</b>
<b>Revision 1</b>	10 November 2021	16/11/2021 – 14/12/2021	33
<b>Revision 2</b>	23 May 2021	N/A	N/A
<b>Total</b>			33

The Revision 2 plans were not renotified as allowed for under Council's notification policy:

#### **4.7 Renotification**

*Amended plans that address those concerns raised by objectors and that are considered not to be significantly different from the original proposal, **or amended plans that are considered to have a reduced impact**, no significant impact on the enjoyment of the adjoining land may not be renotified to neighbouring property owners or occupiers.*

Revision 2 plans is considered to have a reduced impact from the previously notified design with the proposed deletion of one storey. Accordingly, renotification was not required under Council's Notification Policy.

### **iii. Summary of Submissions**

The 33 submissions received are summarised and addressed in **Annexure 5** to this report.

## **6.7 Public Interest**

The proposal would not be contrary to the public interest as the development would meet the objectives of the R4 High Density Residential zone, is highly consistent with the supporting planning scheme and future desire character of the area and provides for dwellings within a high-density residential environment.

## **7. Contributions**

### **7.1 Voluntary Planning Agreement**

The provision of infrastructure is proposed to be facilitated in part through the [St Leonards South Section 7.11 Contributions Plan](#) however it was not in force when the subject Development Application was lodged. Instead the applicant had lodged a Voluntary Planning Agreement with Council as being proposed by the applicant as a mechanism to provide for infrastructure delivery and funding to support the development. The Draft VPA was notified concurrently with the Development Application and includes both the requirement to provide monetary contributions to Council for infrastructure works equivalent to the Section 7.11 Plan and works-in-kind offers, dedication of the childcare centre, community facility and the east-west link.

### **7.2 Special Infrastructure Contribution**

The site is within the [St Leonards and Crows Nest Special Contributions Area](#) which requires the payment of a contribution to support the St Leonards and Crows Nest 2036 Plan – refer to Annexure for the relevant condition imposed.

### **7.3 Conditions of Consent**

Refer to **Annexure 1**.

## **8. CONCLUSION**

The Development Application has been assessed in accordance with the Environmental Planning and Assessment Act, 1979 and is considered satisfactory. The proposed development responds to the site constraints, is consistent with the planning controls, would provide for the planned density and achieve design excellence on one of the more constrained sites within the St Leonards South Precinct. The Development Application is reported to the Sydney North Planning Panel with a recommendation for approval.

## **RECOMMENDATION**

That pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979 the Sydney North Planning Panel at its meeting of 22 June 2022 approve Development Application DA162/2021 for the demolition of existing structures and construction of a mixed-use development

(12 storeys) comprising 81 apartments, childcare centre for 60 children, community facility, restaurant/café and basement parking for 116 vehicles, east-west public pedestrian link and stratum/strata subdivision at Nos. 13-19 Canberra Avenue, St Leonards subject to conditions.

Mark Brisby  
**Executive Manager**  
**Environmental Services Division**

**ATTACHMENTS:**

There are no supporting documents for this report.