

CONCERNS RAISED IN SUBMISSIONS	RESPONSE
Overshadowing to Newlands Park and Adjoining properties at Duntroon Avenue and River Road - Overshadowing will be excessive	The proposed development has been carefully designed to ensure overshadowing to ensure the proposal is consistent with that envisaged within the St Leonards South Landscape Masterplan. The proposal will not overshadow properties at Duntroon Avenue and River Road.
Newlands Park and Open Space - High usage for off-leash dog amenity. - Will reduce winter usability - Insufficient open space.	Pocket parks are to be delivered within the precinct and the potential to expand Newlands Park as part of the monies collected under the relevant contributions plan and relevant VPA adopted.
View Sharing - Loss of views	<p>In developing the St Leonards South Master Plan, nominated maximum building heights were prescribed and therefore, a level of view impacts was expected with redevelopment of the precinct for high rise residential developments.</p> <p>The proposal fully complies with the prescribed maximum 44m height limit and therefore the associated view impacts align with that expected for the site.</p>
Height - In excess of DCP controls. - Clarification required between basement protrusion (Edge treatment)	The proposed development has been amended to comply with the maximum building height of 44m and the maximum storey limit as envisaged for the site and wider St Leonards South precinct.
Building Length - Articulation not significant enough	The proposed building length has been appropriately articulated
FSR - The calculation ought to be correct	The proposal achieves a FSR of 3.32:1 which is well below the anticipated density envisaged for the site of 3.7:1.
Property Value - Loss in value	There is no evidence that there will be a loss in property prices.
Green Spine - Gating the green spine is not appropriate. - Insufficient open green space or communal open space.	<p>The proposal provides a significant amount of communal open space to future residents including:</p> <ul style="list-style-type: none"> •Level 12 rooftop communal open space with uninterrupted city views •Indoor residential amenity spaces including cinema, gym, swimming pool and music room •Childcare outdoor play area to be used after hours/weekend •Direct connection to open spaces including the east west pedestrian link, green spine and Newlands Park
Traffic - Does not address traffic volume impact - Amount of traffic movement is unacceptable. - Traffic study assumptions flawed.	A detailed traffic and car parking impact assessment report is submitted with the DA. The assessed traffic impact is considered acceptable.
Parking - The proposal provides too many parking spaces. - Reduced street parking	<p>The proposed car parking complies with the recommended minimum car parking rates prescribed by the Lane Cove Development Control Plan 2009. All parking generated by this development will be accommodated on site.</p> <p>The four existing crossovers along Canberra Avenue will be consolidated into a single access. The redundant driveways will be removed with</p>

	kerb invert be reinstated to match the adjacent footpath and kerbing.
Closure of Canberra Avenue	The closure of Canberra Avenue is not relevant to this Development Application.
Pedestrian Safety Along Duntroon Avenue	The proposal has been assessed to be satisfactory by Council's Traffic Engineer in relation to pedestrian safety
Provision of EV Charging Points	EV charging will be provided to one car space of each apartment allocated with car parking as per the requirements of Lane Cove Development Control Plan.
Construction Impacts including Noise, Traffic and Pollution	<p>A construction traffic management plan and construction noise and vibration plan have been submitted with the application. Accordingly, appropriate mitigation measures will be implemented during construction to minimise adverse impacts to neighbouring properties.</p> <p>Further, the developer will establish a community reference group with neighbourhood representatives (consistent with all other Lane Cove projects they have been involved with) prior to construction commencing.</p> <p>The developer will continue to meet with this group at agreed intervals to address any construction concerns and grievances. Standard conditions of consent will also assist with managing construction impacts.</p>
Setbacks and Building Separation <ul style="list-style-type: none"> - Development ought to comply with DCP setback requirements - Non-compliance with building separation provisions of the ADG to the northern boundary 	<p>The proposed building design includes setbacks which were established following an extensive urban design process with Council and the Design Review and Excellence Panel.</p> <p>The variation to the east-west pedestrian link setback controls is considered a suitable response to the site's constraints and the number of different uses proposed to provide for effective activation along the southern boundary.</p> <p>Overall, the proposal achieves the objectives of the building separation requirements under the ADG and the objectives of the St Leonards South planning precinct controls including the envisaged housing target density.</p> <p>The proposed design achieves urban design excellence through its unique design and careful response to the above process.</p>
Loss of Privacy and Amenity	The proposal has been designed to comply with the objectives of the Apartment Design Guide with regards to privacy and amenity
Solar Access and Ventilation <ul style="list-style-type: none"> - The solar access ought to comply with the minimum 70% and 60% ADG solar access and cross ventilation requirements 	The proposal complies with the minimum required solar access and cross ventilation to apartments as required under SEPP 65 and the Apartment Design Guide.
Tree Removal and Landscaping <ul style="list-style-type: none"> - Tree retention ought to be ensured 	A detailed arborist report has assessed the potential to retain trees and recommends that they are all removed. Suitable replacement planting is provided as part of the proposal as

	detailed in the updated landscape plans to the satisfaction to both Council's Landscape Architect and Tree Officer.
Loss of Wildlife and their Habitats	There will be no loss of endangered or threatened species with the proposed removal of trees.
DCP & LEP Requirements - Does not meet DCP objectives. - Does not meet DCP building length (articulation), basement protrusion, encroachments into the green spine and no bicycle connection within the east-west pedestrian link required under the LEP for it to be publicly accessible -The public lift is located within the development site and ought to be within the pedestrian link area. - The requirements of recreational/community facilities under the LEP are not met as a child-care centre is not either a recreational area (as it would not be normally open to the public) or a community facility.	The DCP objectives are achieved where the proposal predominantly meets or are appropriately clarified/justified for site specific reasons and how an equal or a better planning outcome has been achieved in this instance. The proposal meets the relevant DCP controls as clarified in the main report or the DCP compliance table. The pedestrian link and the lift has been appropriately designed for in accordance with the DCP and would remain publicly accessible. The St Leonards South planning precinct planning documentation had envisaged that Area 5 would contain a Council run child-care centre and a community facility as proposed which are both open to the public.
Design Excellence - Does not meet design excellence, some submissions raising general issue with each clause.	<p>The proposed building and landscape design have been developed by SJB architects and Site Image Landscape Architects following an urban design process with Council and the Design Review and Excellence Panel.</p> <p>This design evolution resulted in the Panel being generally satisfied with the overall design intent, building height and form.</p> <p>The proposed development achieves urban design excellence through its unique design and detailed response to the sites constraints and opportunities whilst achieving the overall objectives of St Leonards South precinct planning controls</p>
Adverse impacts to the existing streetscape character	<p>The proposal will provide urban renewal to the existing streetscape consistent with the high-rise built form envisaged for the St Leonards South precinct.</p> <p>The proposed building form, materiality, design and connection to the east west pedestrian link have appropriately responded to the Canberra Avenue and Newlands Park streetscape character.</p>
Adverse Impacts from the Community Facility and/or Restaurant/Café including Litter	The provision of a community facility and café will provide additional services to the local community. The future retail shop/café would have suitable management practices in place to mitigate potential adverse impacts including littering within the locality.
Noise Impacts including from the Child Care Centre	A detailed noise impact assessment has been submitted with the application and has assessed that subject to appropriate operational management and installation of mitigation measures such as acoustic fencing etc, the

	resultant noise impacts from the childcare centre will be acceptable
Wind impacts	The recommendations of the wind impacts report have been implemented in the design and are considered acceptable in mitigating associated wind impacts.