

20 December 2022

Mr Greg Samardzic  
Senior Town Planner  
Lane Cove Council  
48 Longueville Road  
LANE COVE NSW 2066

Dear Greg,

**ST LEONARDS SOUTH GREATON EAST QUARTER DA D/60/2022 – SUBMISSION OF FINAL  
AMENDED ARCHITECTURAL PLANS**

Further to our recent discussions and email correspondence, please see attached final amended plans prepared by Koichi Takada Architects for the subject development application. The plans address the final two outstanding issues identified by Council with the amended plans submitted by email on 23 November 2022: (1) encroachments to the green spine and (2) number of part storeys.

The amended proposal provides for a further reduction in apartments to a total of 230 apartments with a total GFA of 22,770m<sup>2</sup> equating to an FSR of 2.6:1. Key statistics of the amended proposal are as follows:

SPECIFICATION	DA AS LODGED	AMENDED DA
Site area	8,758m <sup>2</sup>	8,758m <sup>2</sup>
GFA	22,770m <sup>2</sup>	22,770m <sup>2</sup>
FSR	2.60:1	2.60:1
Apartment Total	245	230
1 bdrm	82 (33%)	74 (32%)
2 bdrm	114 (47%)	110 (48%)
3 bdrm	49 (20%)	46 (20%)
Green spine width	24m	24m
Deep soil	1984m <sup>2</sup>	1986m <sup>2</sup> (23%)
Communal open space	2411m <sup>2</sup> (23%)	2411m <sup>2</sup> (28%)
No. of Storeys	Max 9	Max 8
Car parking	418 spaces	411 spaces

Following consideration of the matters raised by Council, the following further amendments have been made to the proposed scheme:

- Ground floors of Buildings A, C and D and Level 1 of Building B have been amended with some units facing in to the green spine removed and further non-habitable amenity areas provided in their place including drying rooms, workshop /studio, pet wash room, amenities, bicycle storage, communal recycling rooms, parcel lockers, storage areas etc. Note: these changes ensure that the ground floor of Buildings A, C and D and Level 1 of Building B comprise a part storey (as per Council's interpretation of the DCP definition) with less than 50% of the floor plate being habitable space (refer Plans A0498 and A0499)
- Removal of all projections (including buildings slabs, screens and architectural articulation elements) from with the 24m side green spine area
- Associated changes to the building façades addressing the green spine to reflect internal uses and to provide for the removal of protections whilst maintaining design quality and a high level building presentation (consistent with the street facing facades), privacy and ensuring a high level of sustainability and environmental performance, and
- Associated access and landscaping changes to reflect the amended layout.

The additional amenity areas will deliver significant additional benefits to residents as outlined below: :

- **Drying Rooms** - the addition of Drying Rooms in each building is in keeping with the project's ESD commitments. The Drying Rooms are communal rooms where residents can dry washing, particularly larger items, without the need to use tumble dryers or hang washing on balconies where it can be seen from the public domain. The rooms are naturally ventilated via windows to the green spine, and can also be mechanically ventilated using low-energy fans

subject to weather. This will reduce reliance on tumble dryers, thus reducing energy use and carbon emissions for the buildings.

- **Communal Recycling Room** - the Communal Recycling Room is a dedicated area where residents can recycle waste that cannot be adequately dealt with by disposal in the traditional bins. This includes organic wastes for composting, soft plastics, batteries/e-waste, and household items/clothing. The recycling room further underpins the project's ESD commitments by allowing residents to minimise their environmental footprint consistent with Lane Cove Council's RecycleSmart initiative.
- **Workshop** - the communal Workshop is a room for residents to store gardening equipment for use in the communal garden and any hardware/maintenance tools that they will use for bike, car or other maintenance. It will also double as a studio / makers space for larger projects.
- **Pet Wash Room** - a dedicated room for pet washing and grooming. There is a growing trend of pet ownership in apartments with residents requiring a dedicated space to wash and groom pets, particularly dogs.
- **Parcel Locker Rooms** - Parcel Locker Rooms are provided on both the Holdsworth Ave and Berry Rd frontages. The rooms provide residents with a secure location to which couriers and Australia Post can deliver goods such as groceries, take-away and online shopping. The room can be accessed externally by couriers who can store the goods within a secure parcel locker for collection by residents. The parcel locker electronically notifies the resident that their goods have arrived allowing for timely collection.
- **Amenity / Change Rooms** - Male and Female changerooms have been provided adjacent to the outdoor swimming pool and wellness/fitness pavilion. The change rooms provide accessible toilets and change facilities.
- **Communal Outdoor Area** - a covered Communal Outdoor Area has been provided that includes BBQ's, tables and lounge seating. The area provides a weatherproof outdoor area for residents with southern district views.

**Bicycle parking** will also now be provided at the ground level connected to the public domain in a secure, clean and dry above ground storage area. These types of facilities are highly valued by residents many of whom own very expensive bicycles for which such a facility is required as an alternative to in-unit accommodation.

The proposed new amenity areas will provide in demand shared spaces whilst concurrently making the best use of internal facing ground floor areas within close proximity of the communal pool area to minimise potential aural privacy impacts and overlooking.

In terms of architectural detailing the following adjustments have been implemented:

- The glazing design has been adjusted to include colourback glazed panels to increased privacy and enhanced horizontal articulation
- Operable glazed louvres have been replaced with awning windows to improve acoustic and thermal performance
- The slab edge detail has been tapered around corners to provide a flat profile design to maintain the architectural detail and to ensure consistency with the design aesthetic around all sides of each building
- The northern balustrades have had colourback glazing applied to maintain the 'look' of the horizontal banding whilst providing privacy between buildings. Note: where balconies have views clear glass is maintained
- Ground floor facades have been amended to suit internal uses, i.e. louvres to service areas and sandstone base to create consistent design language, and
- The core design has been amended to enhance verticality with a simple textured concrete finish and small planters to restore green amenity to the internal facades.

It is also confirmed that the architectural articulation elements proposed on the street frontages are limited to less than 500mm as required by clause 3.5.3 of Part 3 of Lane Cove DCP 2010.

Landscape design amendments are currently being implemented in light of the above architectural changes and in response to comments provided by Council's Landscape Architect and consultant (Oculus). An amended architectural design report, CGIs and landscape plans will be forwarded as soon as available for your consideration.

We trust that the amended development proposal satisfied Council and can now be supported for approval by the Sydney North Planning Panel.

We look forward to your positive consideration.

Yours faithfully,



Helena Miller  
Director, MG Planning

# Attachment 1

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Amended Plans

