

Design Excellence Panel – Reporting Template

To be completed by applicant at least two weeks before scheduled Panel meeting. This is only required for developments in the St Leonards South area.

Design Excellence Test

Proposed development	Proposed addition of two storeys to the approved mixed use development for mixed-use development comprising 80 apartments, a childcare centre, community facility, retail space (restaurant-café) and basement parking, east-west public pedestrian link and stratum/strata subdivision.
Street address	13 – 19 Canberra Ave. St Leonards
Applicant/owner	Hyecorp
Report by	SJB Architects
Relevant Legislation	Lane Cove Local Environmental Plan 2009

Assessment Summary

Design Excellence Assessment

In the spaces below please explain how your development achieves each of the Design Excellence requirements, in accordance with LEP Section 7.6

LEP clause	Proposed	Assessment
<i>(4)(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(4)(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(4)(c) whether the development protects and enhances the natural topography and vegetation including trees or other significant natural features</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(4)(d) whether the development detrimentally impacts on view corridors</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(4)(e) whether the development achieves transit-oriented design principles, including the need to ensure</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	

<i>direct, efficient and safe pedestrian and cycle access to nearby transit nodes</i>		
<i>(4)(f) the requirements of the Lane Cove Development Control Plan (includes all relevant DCP sections)</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
LEP clause	Proposed	Assessment
<i>(4)(g) how the development addresses –</i>		
<i>(i) the suitability of the land for development</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(ii) existing and proposed uses and use mix</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(iii) heritage issues and streetscape constraints</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<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>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(v) bulk, massing and modulation of buildings</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(vi) street frontage heights</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(viii) the achievement of the principles of ecologically sustainable development</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(ix) pedestrian, cycle, vehicular and service access, circulation and requirements</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
<i>(x) the impact on, and any proposed improvements to, the public domain</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	

<i>(xi) the configuration and design of publicly accessible spaces and private spaces on the site</i>	See Urban Design Report, Statement of Environmental Effects, and drawings	
Key issues	[Summary / dot points]	
Recommendation	[Insert recommendation]	Recommendation