

Design Review Panel – Reporting Templates

To be completed by applicant and submitted to Council at least two weeks before scheduled Panel meeting.

Development Assessment Overview

Approved development	Approved mixed use development for 2 part storeys + 12-storey 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 Property Group
Report by	SJB Architects
The proposal	Proposed addition of two storeys to the approved mixed use development
Background	See Urban Design Report prepared by SJB Architects included in submission

Assessment Summary

Council's key development standards		
	Proposed	Assessment
Floor space ratio	3.58:1 (+0.26)	
Height	44.7m (+3.46)	
Front setback	As approved	
Side setbacks	As approved	
Rear setback	As approved	
Other (e.g. building depths or envelopes)	As Approved	
SEPP 65 key standards		
	Proposed	Assessment
3F Visual privacy	See Urban Design Report, Statement of Environmental Effects, and drawings	
3J Bicycle and car parking	See Urban Design Report, Statement of Environmental Effects, and drawings	
4A Solar and daylight access	See Urban Design Report, Statement of Environmental Effects, and drawings	

4F Common circulation and spaces	See Urban Design Report, Statement of Environmental Effects, and drawings	
4D Apartment size and layout	See Urban Design Report, Statement of Environmental Effects, and drawings	
4C Ceiling heights	See Urban Design Report, Statement of Environmental Effects, and drawings	
4E Private open space and balconies	See Urban Design Report, Statement of Environmental Effects, and drawings	
4B Natural ventilation	See Urban Design Report, Statement of Environmental Effects, and drawings	
4G Storage	See Urban Design Report, Statement of Environmental Effects, and drawings	
Key issues	See Urban Design Report, Statement of Environmental Effects, and drawings	

Design Quality Test

Design Quality Principles	Apartment Design Guide
	<i>This section must discuss all the relevant aspects of the Apartment Design Guide. Where design criteria is included, this must be discussed</i>
Principle 1 - Context and Neighbourhood Character	
	See Urban Design Report, Statement of Environmental Effects, and drawings
Principle 2 - Built Form and Scale	
	See Urban Design Report, Statement of Environmental Effects, and drawings
Principle 3 - Density	
	See Urban Design Report, Statement of Environmental Effects, and drawings
Principle 4 - Sustainability	
	See Urban Design Report, Statement of Environmental Effects, and drawings
Principle 5 - Landscape	

	See Urban Design Report, Statement of Environmental Effects, and drawings
<i>Principle 6 - Amenity</i>	
	See Urban Design Report, Statement of Environmental Effects, and drawings
<i>Principle 7 - Safety</i>	
	See Urban Design Report , Statement of Environmental Effects, and drawings
<i>Principle 8 - Housing Diversity and Social Interaction</i>	
	See Urban Design Report , Statement of Environmental Effects, and drawings
<i>Principle 9 - Aesthetics</i>	
	See Urban Design Report , Statement of Environmental Effects, and drawings
Amendments	[Identify any recommended amendments necessary to achieve design quality and the related design quality principle]
Recommendation	[Insert recommendation]