

HYECORP

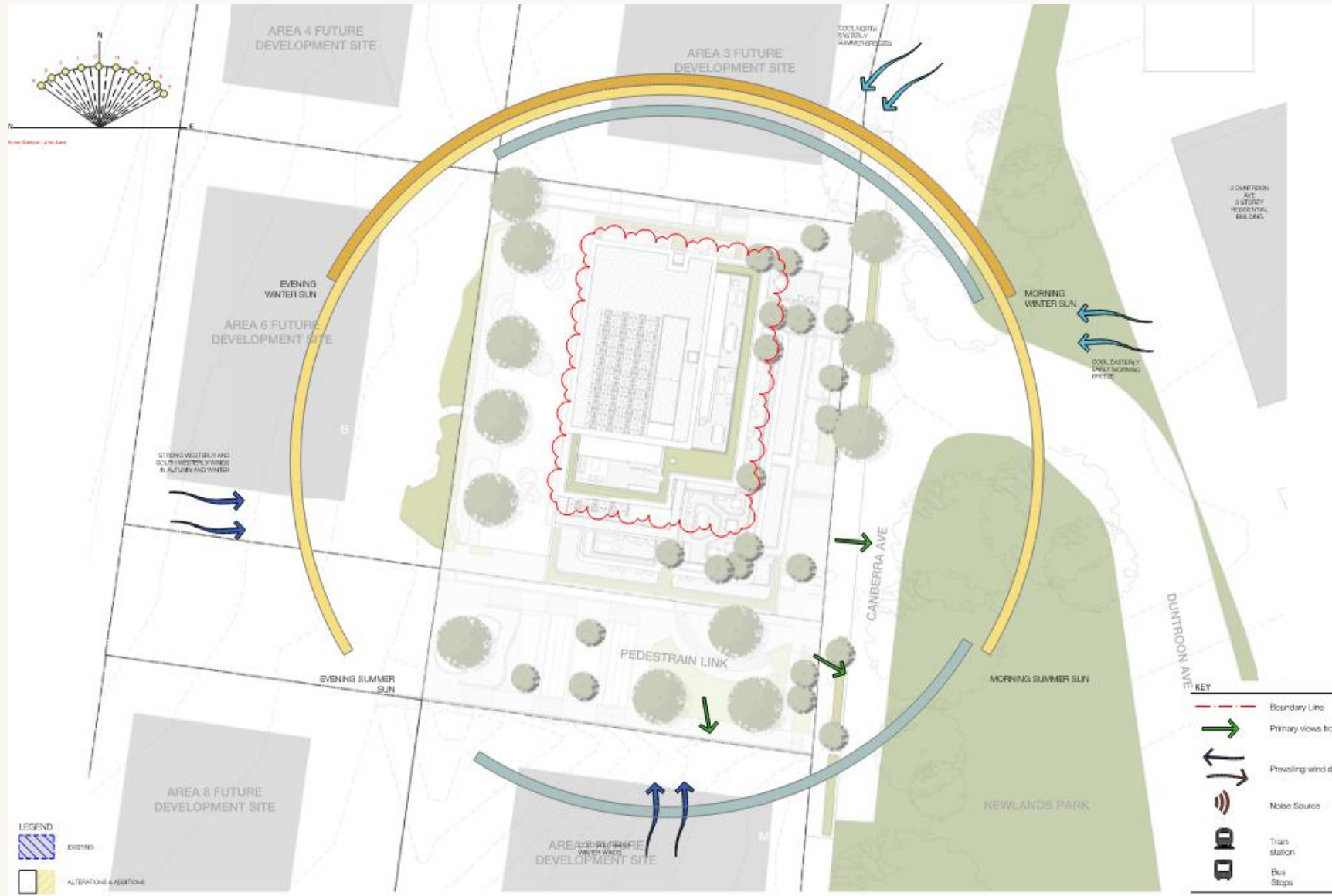
Applicant: Hyecorp

Developer: Hyecorp

Proposal: Section 4.55(2) for the addition of two storeys providing an additional four (4) residential apartments; Alterations to Level 12 to reduce the floor to ceiling height to 3.1m; and Amended basement car parking to provide an additional seven (7) spaces;

MAY 2023

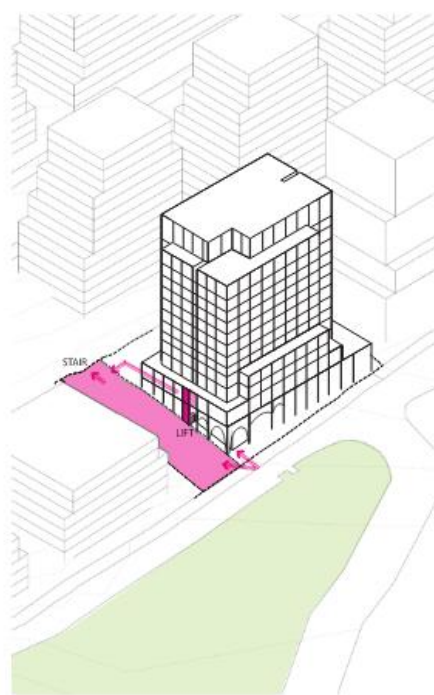
Site: 13-19 Canberra Ave, St Leonards



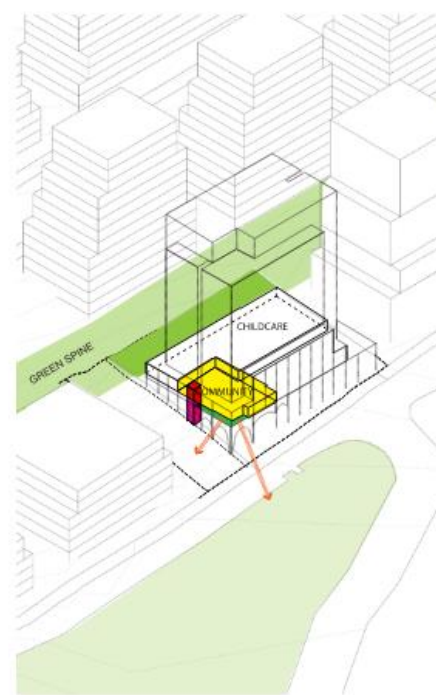
Approved Development including Public Benefits



RETAIL ACTIVATION



PEDESTRIAN VERTICAL CIRCULATION



COMMUNITY SPACES



CHILD CARE FACILITIES



Retail Corner on Canberra Avenue



Green Spine and Childcare Facilities

Approved DA and Proposal

Approved DA

PROPOSED GFA
8,726m²

TOTAL APTS.
81

SOLAR
70 %

FSR
3.32:1

APT. MIX
33/32/35

CROSS VENT
62 %

STOREYS
12 + 2

PARKING
116

DEEP SOIL
16 %

Current application

PROPOSED GFA
9,401m²

TOTAL APTS.
84

SOLAR
71 %

FSR
3.58:1

APT. MIX
32/30/38

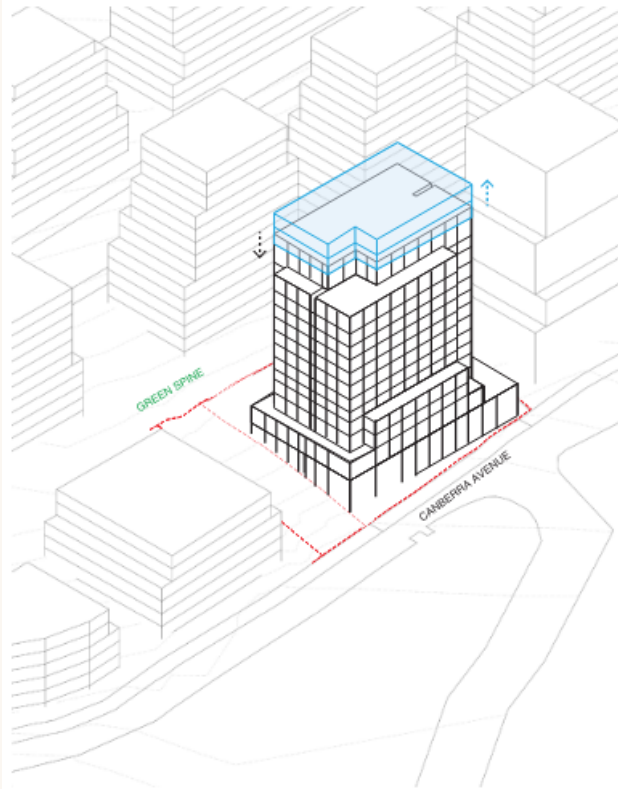
CROSS VENT
62 %

STOREYS
14 + 2

PARKING
124

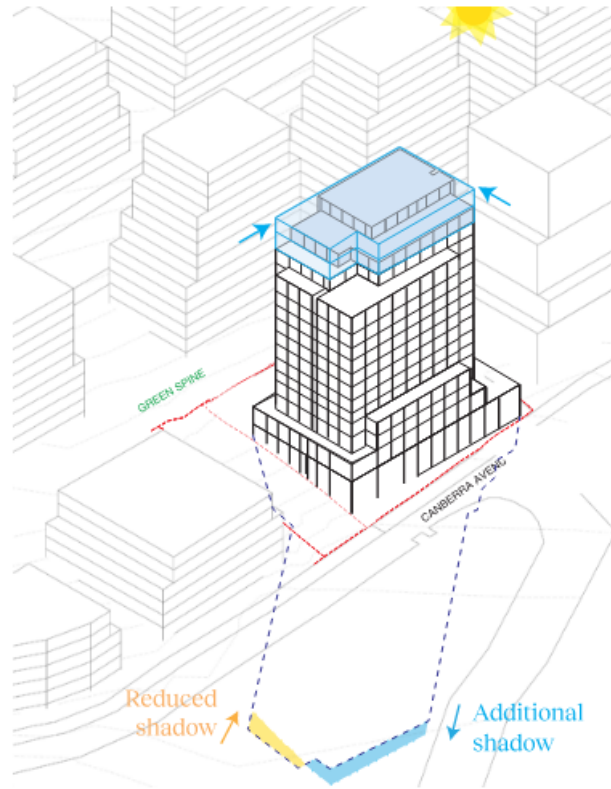
DEEP SOIL
16 %

Building Form



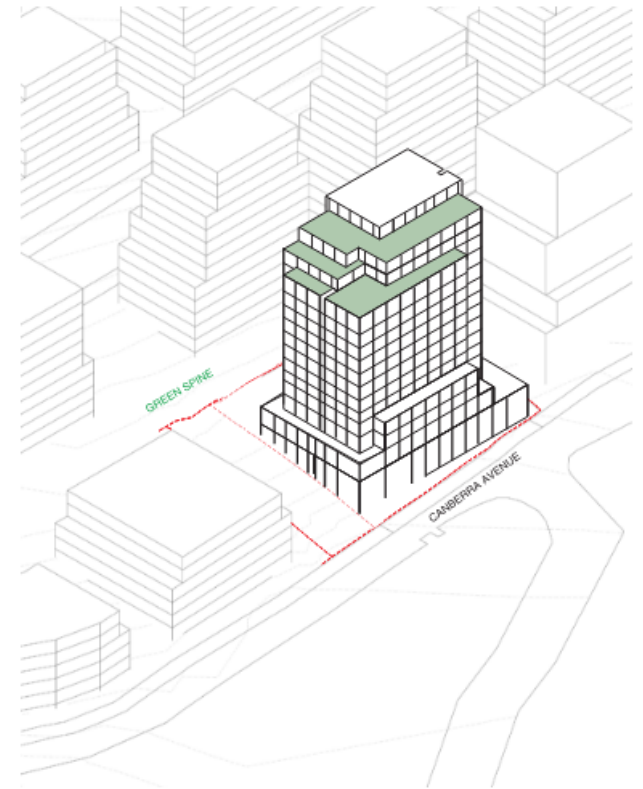
ADDITIONAL LEVELS TO MEET HOUSING TARGET

The top level in the approved DA scheme is reduced from 4.6m to 3.1m, to lessen the height impact of the additional massing.



CARVE OUT TO MINIMIZE SHADOW

The additional massing is then carved to reduce the shadow impact to Newlands park. The additional massing is also pushed back from its South East corner so it cannot be visible from the streetscape on Canberra avenue, especially the public domain of the East west link and retail corner.



TERRACED ROOF

The carved out spaces provides opportunities for more outdoor amenity spaces, more edge planting to improve the overall building amenity.

Proposed Eastern Elevation



Canberra Avenue – Street View

APPROVED DA



CANBERRA AVENUE – DA

CURRENT APPLICATION



CANBERRA AVENUE – CURRENT – NO VISIBLE CHANGE



Testing on GF



Only starting to be visible from 6 storey height

Neighbour Overshadowing

9am

10am

11am

12pm

1pm

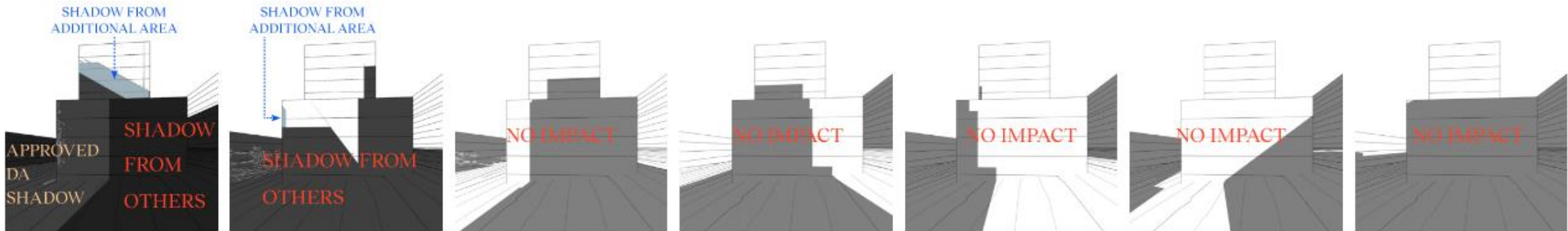
2pm

3pm

Area 7



Area 8



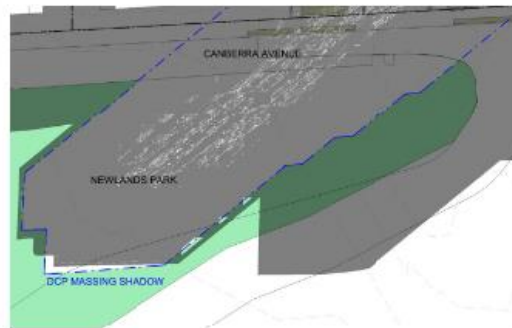
Newlands Park Overshadowing

APPROVED DA



Winter Solstice 1pm current

Winter Solstice 2pm current

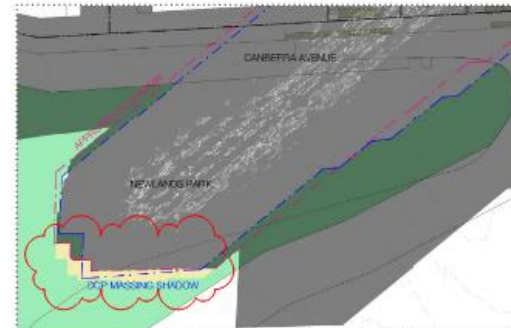


CURRENT APPLICATION



Winter Solstice 1pm - current

Winter Solstice 2pm - current



View Analysis

APPROVED DA

CURRENT APPLICATION

MAX FSR 3.7:1



APPROVED DA

CURRENT APPLICATION

MAX FSR 3.7:1



APPROVED DA

CURRENT APPLICATION

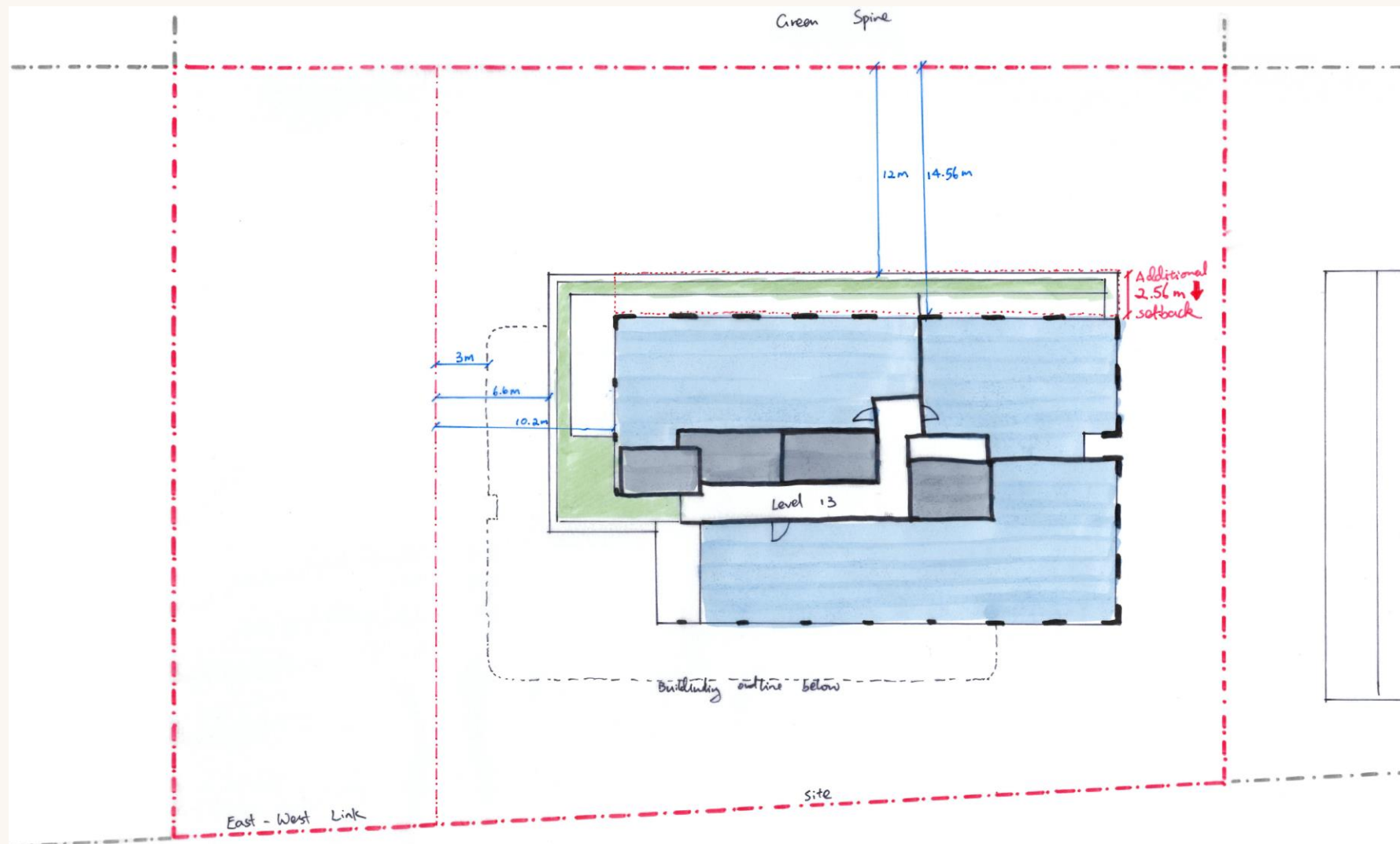
MAX FSR 3.7:1



Design Review Panel – 2.5m Western Setback

“A minimum of 2.5m setback would be recommended, as a zone for balconies, sun-shading and articulation” DRP Tue 4th April 2023

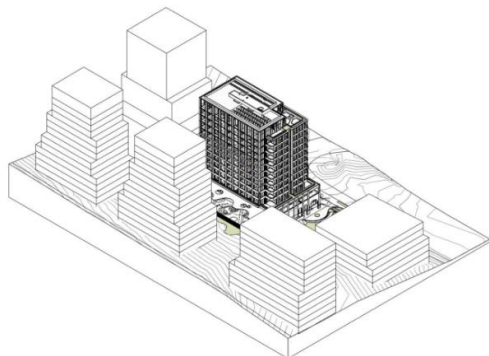
Following the Design Review Panels comments, we have prepared a sketch of the recommended 2.5m setbacks for the top two storeys



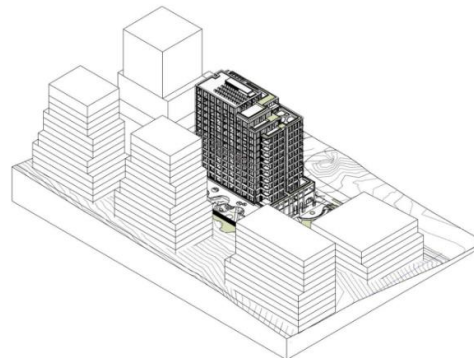
Design Review Panel – 2.5m Western Setback – West



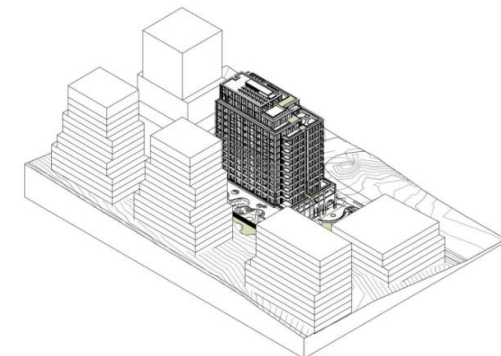
DA



Alt & Adds
S4.55



RESPONSE TO DRP



Nexus of incentive FSR and Public Benefits

The ability to achieve the FSR fundamentally underpins the entire LEP and DCP

10 Infrastructure Funding

Objective

The objective for infrastructure funding is to provide new and improved built infrastructure (roads, drainage, pathways/E-W links, community facilities, public domain improvements, parks and public art) that is required within the Precinct to support population growth and to create an attractive, vibrant, liveable environment, as a sustainable TOD.

Explanation

The specific Infrastructure items have been identified in the LEP under Part 7 and also in detail in this DCP.

Funding for the infrastructure will be achieved through:

- Development contributions under S7.11 of the Environmental Planning and Assessment Act;
- The development process as conditions of development; and
- The provision of planning incentives (Height and FSR) in return for items identified in LEP Part 7.

The principles of the planning incentives scheme are:

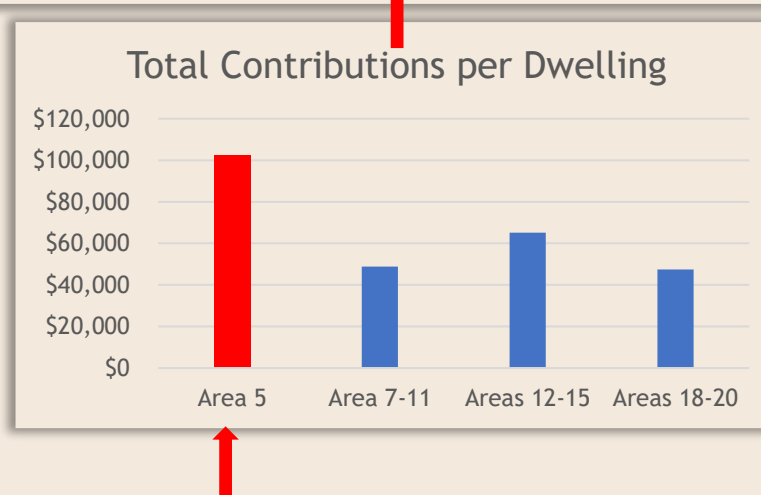
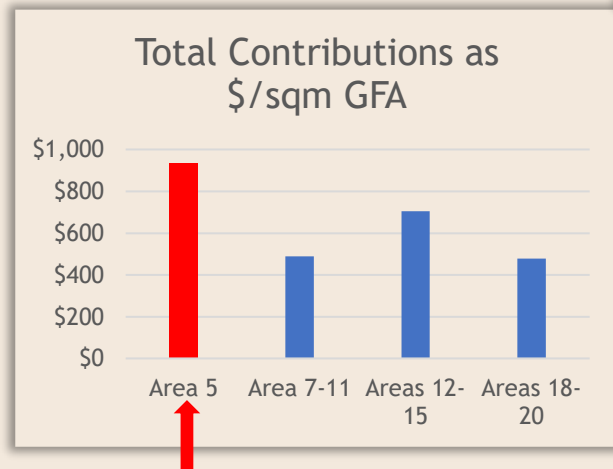
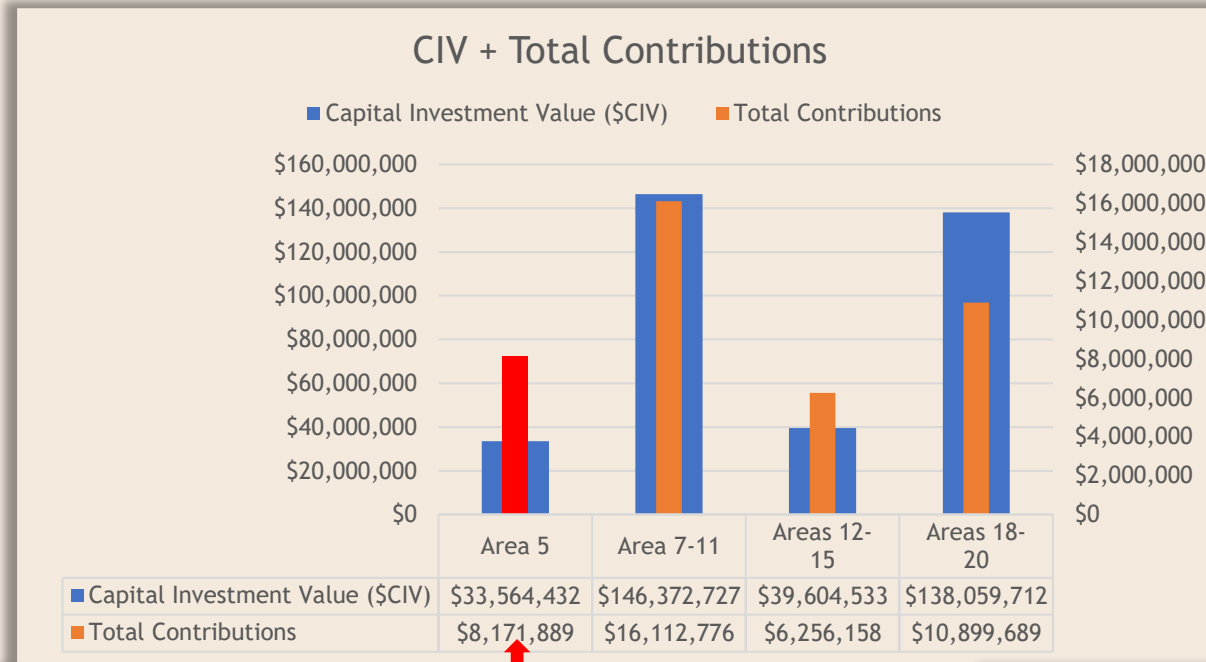
- **Nexus:** That some of the benefit afforded to sites within the St Leonards South Precinct (through an uplift in FSR) is captured by Council to provide essential infrastructure required as a result of increased densities in the area
- **Transparency:** this includes a clear understanding of what infrastructure is to be funded and how contribution rates and community benefit are calculated and applied to individual sites
- **Equity:** A framework that treats landowners fairly and where both infrastructure and incentives for development are based on equity and fairness
- **Practical:** The implementation of the mechanism must be practical and occur in a timely fashion to avoid delays and provide certainty for commercial dealings
- **Feasibility:** The contributions must be reasonable and provide infrastructure without burdening land such that development is not feasible at each stage

Public Benefits Area 5 vs other Areas in SLS



Contribution Item	Area 5	Area 7-11	Areas 12-15	Areas 18-20
<i>Childcare Centre</i>	\$1,366,500			
<i>Childcare Centre Landscape</i>	\$485,100			
<i>Community Centre</i>	\$336,000			
<i>Childcare Car Parking</i>	\$1,275,000			
<i>New Roads, Openspace or Links</i>	\$1,278,700	\$706,800	\$760,000	\$834,100
<i>Affordable Housing Units</i>			\$1,000,000	
Total Community Infrastructure	\$4,741,300	\$706,800	\$1,760,000	\$834,100
Total Financial Contributions	\$3,430,589	\$15,405,976	\$4,496,158	\$10,065,589
Total Contributions	\$8,171,889	\$16,112,776	\$6,256,158	\$10,899,689
Approved Gross Floor Area (sqm)	\$8,726	32,898	8,877	22,770
Total Contributions as \$/sqm GFA	\$936	\$490	\$705	\$479
Capital Investment Value (\$CIV)	\$33,564,432	\$146,372,727	\$39,604,533	\$138,059,712
Contributions as % of CIV	24.3%	11.0%	15.8%	7.9%
Dwellings	80	330	96	230
Contributions \$/Dwelling	\$102,149	\$48,827	\$65,168	\$47,390
Lost GFA to Dedications (sqm)	567	0	150	0
Lost GFA as % of Overall GFA	6.5%	0.0%	1.7%	0.0%

Public Benefits compared to other Areas





THANK YOU