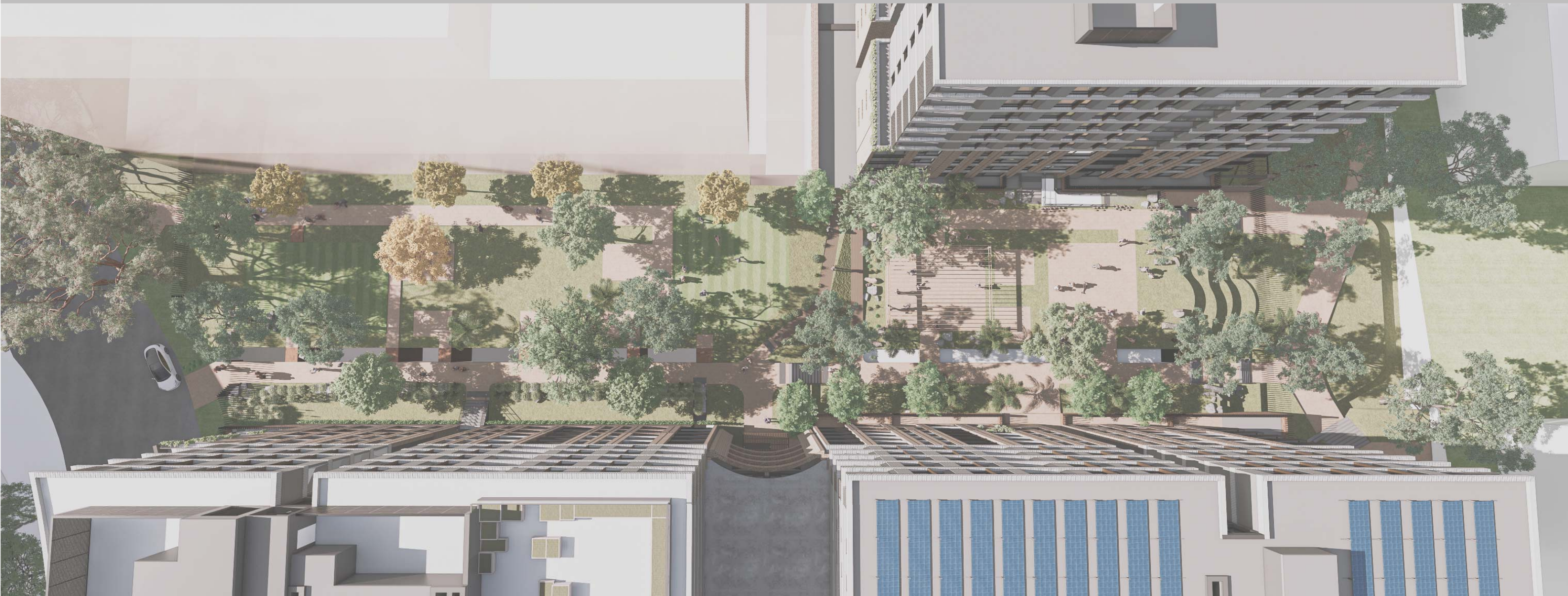


DESIGN REVIEW & EXCELLENCE PANEL RESPONSE REPORT

14-16 MARSHALL AVE, 2-10 BERRY RD & 5-9 HOLDSWORTH AVE, ST LEONARDS



DEVELOPMENT APPLICATION

PREPARED FOR MODERN CONSTRUCTION & DEVELOPMENT PTY LTD

May 2023

REV.04

PTW

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Report Register

The following report register documents the development and issue of this report by PTW Architects.

Version Control

ISSUED	REVISION	DESCRIPTION	ISSUED BY
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1. INTRODUCTION

This design review & excellence panel response report has been prepared by PTW Architects on behalf of Modern Constructions (Proponent) and in support of a development application submitted to Lane Cove Council (Council) for construction of a residential development comprising of 10 allotments with a total site area of 5,874sqm. The site is known as Areas 13,14 and 15 within the St Leonards South Precinct, and is bound by Marshall Avenue to the north, Holdsworth Avenue to the east and Berry Street to the west.

This development proposal seeks consent for the demolition of all existing buildings and structures on site and the construction of three separate 10 to 11 storeys residential flat buildings development, in accordance with the broader development within the St Leonards South Precinct.

More specifically, the proposed works are described as follows:

- Construction of three residential buildings comprising:
 - A consolidated basement car park comprising four levels and one part basement level;
 - Vehicular access via Holdsworth Avenue (from Area 14).
- Significant landscaping integrated throughout the site with a focus on the central North-South Green Spine.

A key component of the development is to incorporate the desired future character of the St Leonards South Precinct and emphasis on the unique context of the locality through architectural expression and landscaping.

The proposed development is aligned with Council's vision for the St Leonards South Precinct and will create a landmark development within this corner site to celebrate the gateway entrance to the St Leonards South Precinct.

2. PRE-LODGE MENT DISCUSSIONS

The proposal for the development of Area's 13, 14 & 15 has led to multiple preliminary discussions with Lane Cove Council. The Proponent has been consulting extensively with Lane Cove Council throughout the Planning Proposal phase, and in addition met with senior planning staff in November 2020 to seek clarity on a range of matters while the design review structure was being finalised.

Post gazettal of the LEP and as part of the pre-DA process, the applicant met with Council and the Design Excellence Panel (DEP) on multiple occasions. Preliminary design schemes were presented at these meetings.

On 19 August 2022, Lane Cove Council issued a Letter to the Applicant providing detailed comments on the proposal. The correspondence generally accepted the design responses with one amendment pertaining to the southern setback controls for Levels 5-10 of buildings in Areas 14 & 15.

Previous RFI response packages were included to demonstrate the proposed design evolved and developed through four respective submissions, which each addressed to the concerns from Council and Design Excellence Panel at the time.



01

RESPONSE TO COUNCIL
LETTER [19/08/2022]

• PRE-LODGEEMENT DISCUSSIONS

The proposal for the development of Area's 13, 14 & 15 has led to multiple preliminary discussions with Lane Cove Council. The Proponent has been consulting extensively with Lane Cove Council throughout the Planning Proposal phase, and in addition met with senior planning staff in November 2020 to seek clarity on a range of matters while the design review structure was being finalised.

Post gazettal of the LEP and as part of the pre-DA process, the applicant met with Council and the Design Excellence Panel (DEP) on multiple occasions. Preliminary design schemes were presented at these meetings.

On 19 August 2022, Lane Cove Council issued a Letter to the Applicant providing detailed comments on the proposal. The correspondence generally accepted the design responses with one amendment pertaining to the southern setback controls for Levels 5-10 of buildings in Areas 14 & 15.



URBS
C/ Ms Anna Wang
Level 8, Angel Place
Sydney NSW 2000

19 August 2022

St Leonards South: Areas 13, 14 and 15.

This correspondence follows the submission of additional information to Council on 25/07/2022.

1. Height in Storeys:

The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Height in Storeys - Lane Cove DCP 2010

The latest design has deleted the upper-most level of buildings 13, 14 and 15.

The amended design complies with the height in storeys controls of the *Lane Cove DCP 2010*.

- Building 13 is 10 storeys;
- Building 14 is 10 storeys + two-part storeys; and
- Building 15 is 10 storeys + one-part storey.

Comment: All three areas comply with the 10-storey building height control. The part-storeys are considered acceptable for lodgment.

2. Building Setbacks:

The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Building Setbacks - Lane Cove DCP 2010.

Berry and Holdsworth
Building Setbacks A: - From Berry Road and Holdsworth Avenue requires:
• 4m at street level up to level 5
• 7m at level 6 and above.

Podium levels amended to 5 storeys from the natural ground level.

Comment: The first 5 storeys (podium) are setback 4m from the street boundary, and the upper levels is setback 7m in compliance with the DCP controls.

East/West Link
Buildings Setbacks F: - from east/west pedestrian link requires:
• 6m setback at park level to level 4
• 9m setback at and above level 5.

The application proposed a 6m setback at all levels from the east/west link. Although the proposal complies on ground floor to level 4, the controls require an additional 3m from level 5 and above.

Levels 5 – 10 do not comply with the 9m setback control.

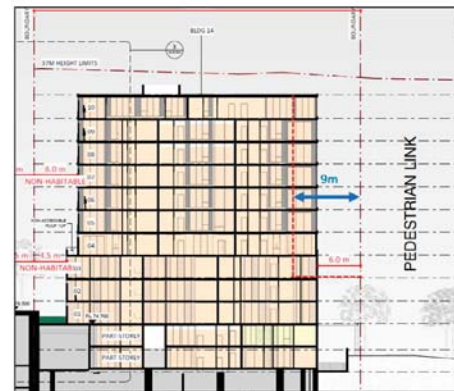


Figure 1: Non-complaint setbacks for Bldg 14.

Comment: Prior to DA lodgement, (Areas 14 and 15) should be amended to comply with the 9m setback. Please be advised that both Council and the community have a strong expectation that the proposal fully complies with the DCP setback controls.

3. Green Spine Levels:

LMP Green Spine Levels Requirement:

- Between Areas 13 and 12 RL77.00
- Between Areas 14 and 14 RL75.00

Comment: The southern portion of the Green Spine level (between Areas 14 and 15) has been revised from RL71.6 to RL 74.5. The northern portion of Green spine has been provided at RL 76.00. The northern RL is similar to connected green spine section at Area 12 which is proposed to be approximately RL 76.50. The revised RL levels are generally consistent with the LMP and considered acceptable for lodgement.

4. Separation between Area 14 and Area 12:

The revised design of Area 14 includes the following setbacks from the neighbouring site at Area 12.

- Levels 1 – 3 are setback 4.5m from the northern boundary.
- Levels 4 – 10 are setback 6m from the northern boundary

The northern elevation of Area 14 includes a 'defensive' design with highlight windows. The revised design ensures that corner balconies on the northern elevation are orientated to east/west with screening on the northern perimeters of these balconies. The 'defensive' design approach is similar to the opposing southern elevation of Area 12 and ensures a high level of privacy being achieved between the 2 buildings.

Comment: The revised design is considered to meet the criteria of the ADG for non-habitable building separation as it is predominantly blank walls with no opportunities for sightlines between habitable rooms. The building treatments and separation are considered acceptable for lodgement.

5. Encroachments into Green Spine.

Proposed building articulation that would encroach into the Green Spine has been deleted in the latest version of the design. This ensure compliance with the 2.5m height controls and is considered acceptable for lodgement.

6. Solar Access.

Additional information has been submitted demonstrating that 61% of units in Area 14 would receive solar access between 9.00am and 11.15am at winter solstice. This is primarily due to the fact that Area 14 is located at the lowest topography of the site and is impacted by shadows from Areas 12, 13 and 15.

Comment: Council acknowledged that area specific constraints to achieving 70% solar compliance to Area 14. The combined solar access over all three sites is 71.6% and complies with the ADG.

7. Communal Open Space.

The revised proposal includes a communal roof-top garden space which provides an additional elevated outdoor communal open space which would achieve high levels of sun access. Council supports this addition to the design.

8. Deep Soil.

Structured Deep Soil: As part of the submitted DA design, there should be minimum depth of 1.5m for structured soil (soil above basement carparks) within the green spine to accommodate the planting of mature canopy trees.

Unencumbered Deep Soil: Measures should be undertaken to reduce non-permeable areas within deep soil zones including but not limited to.

- Permeable paving;
- Suspended slabs/paving including aeration pipes for large/wider areas to promote aerobic conditions even where the surface is impermeable;
- Structural soil cell systems such as StrataVault supporting paving; and
- Suspended decks with localised footings.

The use of such would allow paths and other structures to co-exist with deep soil areas. Areas of lawn also provide useable space whilst not compromising deep soil. Good planning and design can also assist with achieving all outcomes e.g. planting areas on top of basement can still contribute to canopy cover or areas on basement structure can be prioritised for paved areas and/or structures (such as BBQ areas) leaving deep soil areas free of such.

9. VPA.

The Voluntary Planning Agreement (VPA) is to be finalised before lodgement, so that the DA and VPA can be publicly advertised simultaneously. Please discuss with David Stevens (Manager Commercial Operations) on 9911 3664 or dstevens@lanecove.nsw.gov.au.

Moving forward: As stated in section 2 above, prior to DA lodgement levels 5 – 10 of buildings in Areas 14 and 15 should be amended to comply with the 9m setback from the east/west link.

Sincere regards

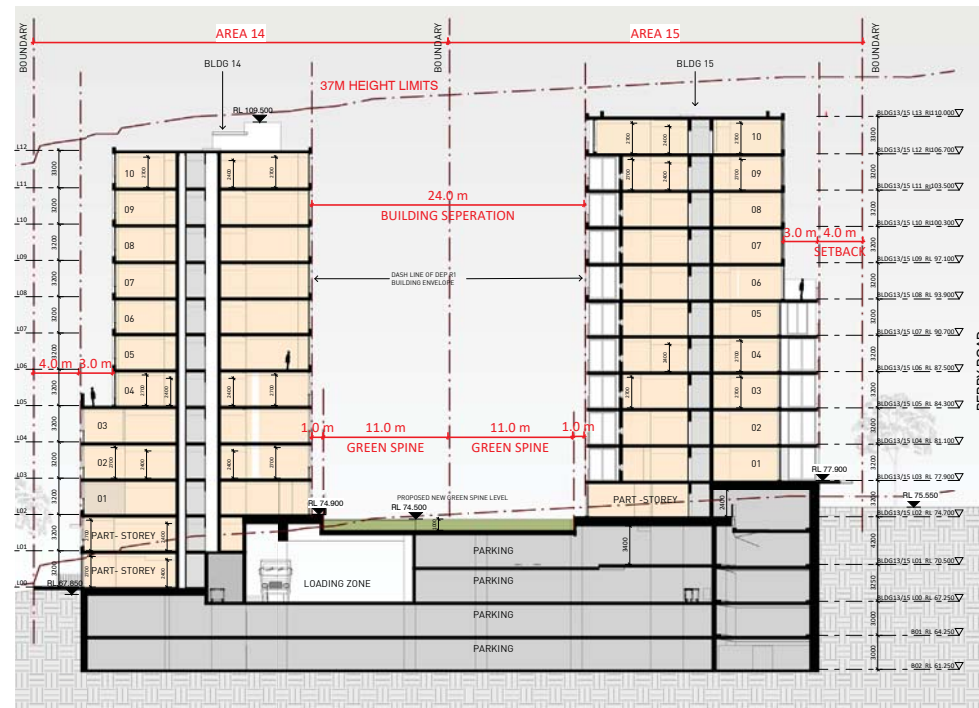
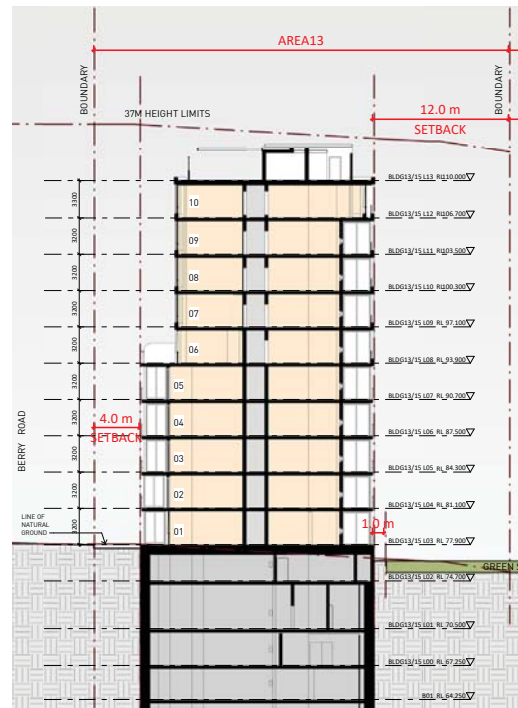
Chris Shortt

Chris Shortt - Senior Town Planner

RESPONSE TO COUNCIL LETTER [19/08/2022]

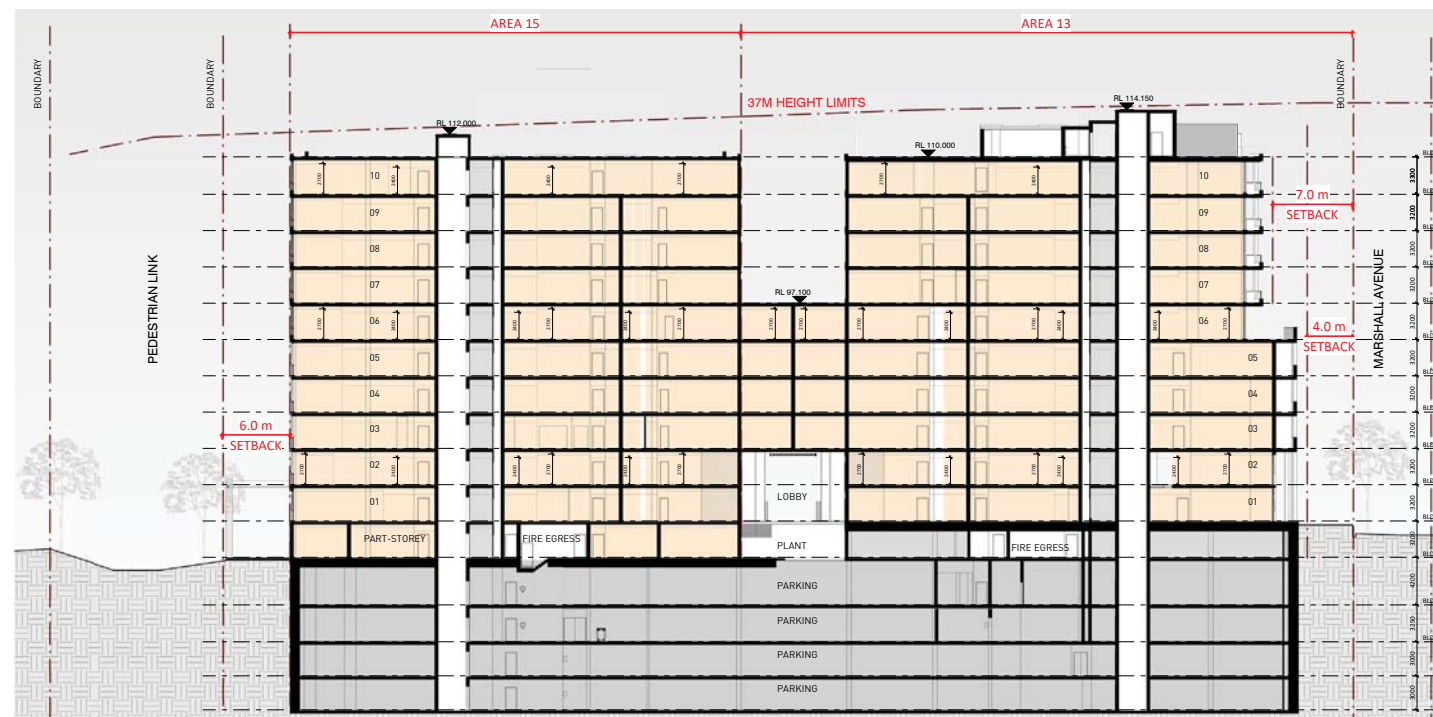
1. HEIGHT IN STOREYS 2. BUILDING SETBACKS_ BERRY AND HOLDSWORTH

03

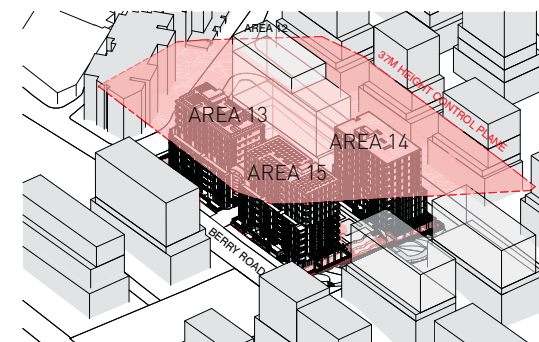


- AREA 12 & AREA 14 SECTION

- AREA 14 & AREA 15 SECTION



- AREA 12 & AREA 14 SECTION



- BUILDING HEIGHT ENVELOPE DIAGRAM

1. Height in Storeys:

The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Height in Storeys - Lane Cove DCP 2010

The latest design has deleted the upper-most level of buildings 13, 14 and 15.

The amended design complies with the height in storeys controls of the Lane Cove DCP 2010.

- Building 13 is 10 storeys;
- Building 14 is 10 storeys + two-part storeys; and
- Building 15 is 10 storeys + one-part storey.

Comment: All three areas comply with the 10-storey building height control. The part-storeys are considered acceptable for lodgement.

2. Building Setbacks:

The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Building Setbacks - Lane Cove DCP 2010.

2.1 Berry and Holdsworth

Building Setbacks A: - From Berry Road and Holdsworth Avenue requires:

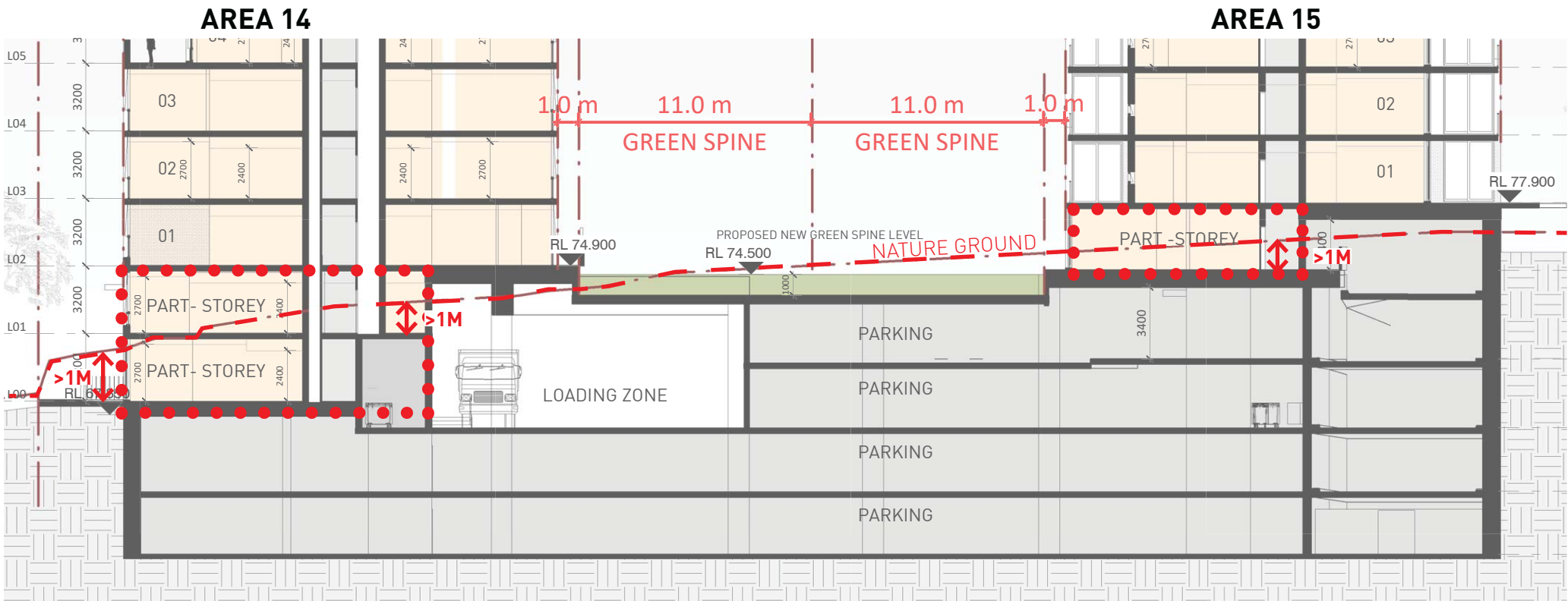
- 4m at street level up to level 5
- 7m at level 6 and above.

Podium levels amended to 5 storeys from the natural ground level.

Comment: The first 5 storeys (podium) are setback 4m from the street boundary, and the upper levels is setback 7m in compliance with the DCP controls.

COMPLY

- Comply with the 10-storey height controls
- Podium as 5 storeys from the natural ground level
- Fully compliant internal setbacks to North-South Green Spine.
- Fully comply with 4M & 7M street setbacks including articulation zone



SECTION

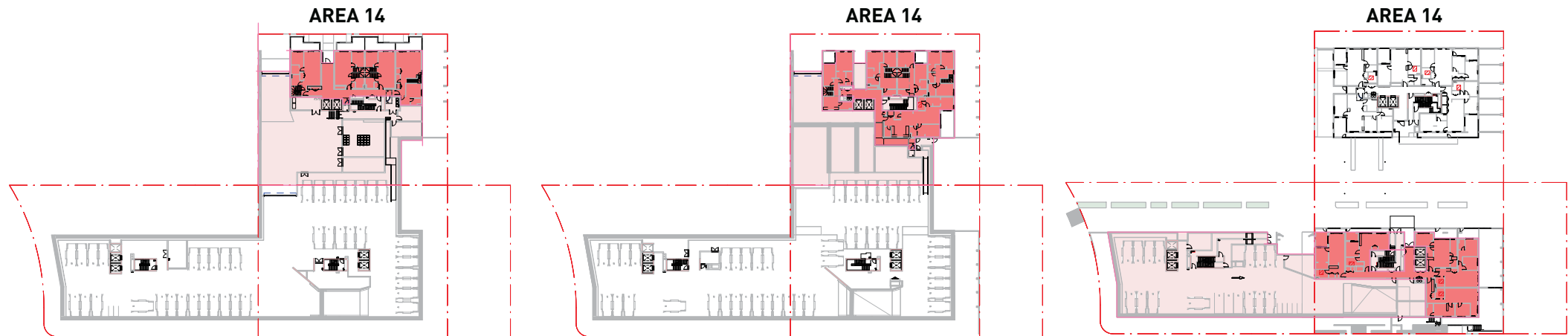
Part storey means a storey where the floor level is partly more than 1 metre below ground level (existing) and where 50% or more of the space within the storey is used as non-habitable space (such as for car parking, vehicular access, plant rooms, mechanical services, loading areas, waste storage or the like) that is ancillary to the main purpose for which the building is used.

Resource: Lane Cove Development Control Plan 2022_ Attachment-Dictionary Page 7

COMPLY

1 part storey at area 15 and 2 part storey at area 14 are provided in the proposed development.

This has been supported by Council in response letter dated 19 August 2022. Which stated the follow: *All three areas comply with the 10-storey building height control. The part-storeys are considered acceptable for lodgement.*



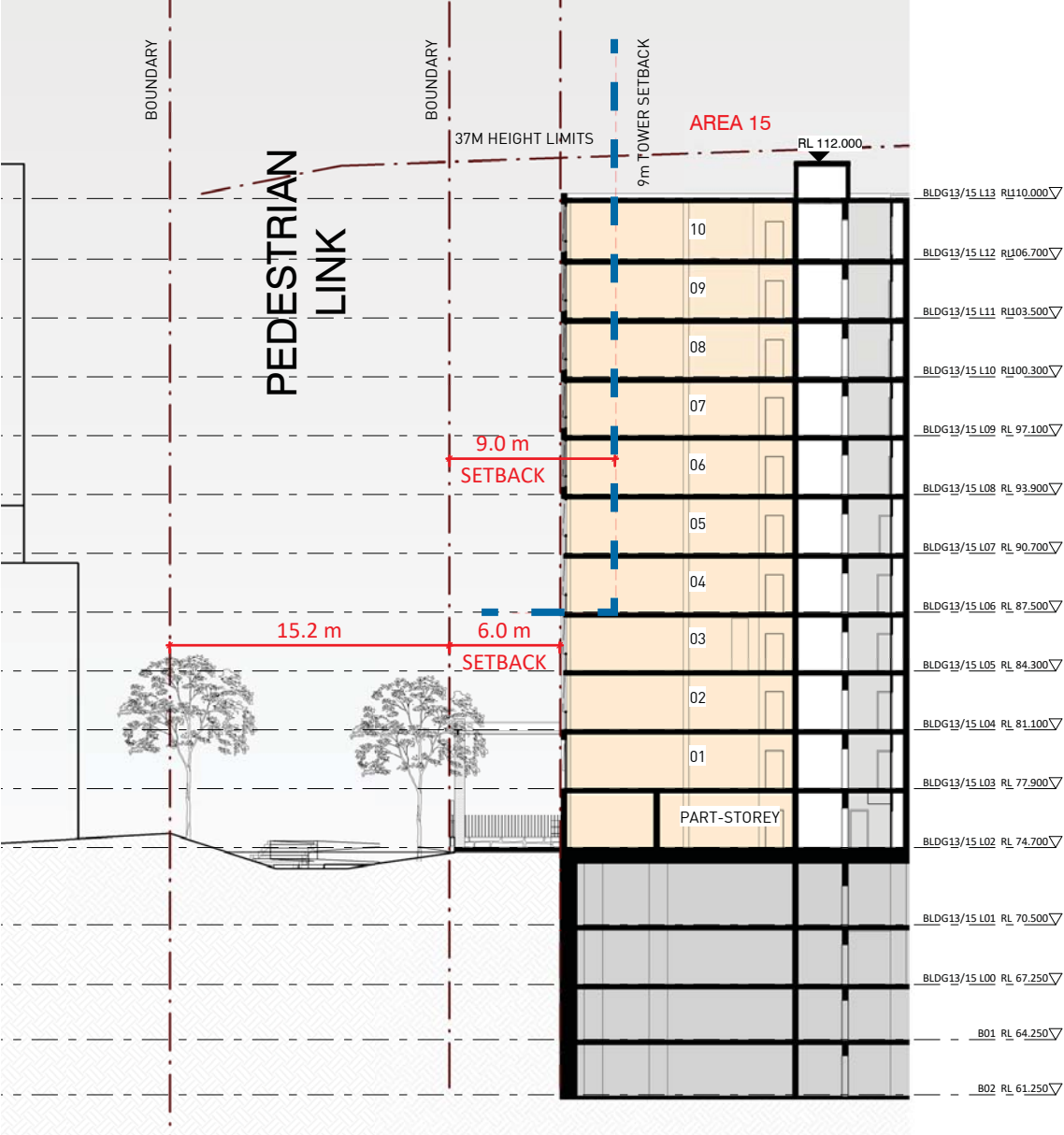
LEVEL GROUND

LEVEL 01

LEVEL 02

- Non-habitable space
- Part storey

Area Schedule (PART STOREY)				
BUILDING	LEVEL	Area	AreaType_PTW	PERCENTAGE
AREA 13&15	LEVEL 02	1268.6 m ²	Non-habitable space	73%
AREA 13&15	LEVEL 02	469.5 m ²	Part storey	27%
		1738.1 m ²		100%
AREA 14	LEVEL 00	827 m ²	Non-habitable space	69%
AREA 14	LEVEL 00	364.4 m ²	Part storey	31%
		1191.4 m ²		100%
AREA 14	LEVEL 01	662.4 m ²	Non-habitable space	58%
AREA 14	LEVEL 01	478.2 m ²	Part storey	42%
		1140.6 m ²		100%



2.2 East/West Link

Buildings Setbacks F: - from east/west pedestrian link requires:

- 6m setback at park level to level 4
- 9m setback at and above level 5.

The application proposed a 6m setback at all levels from the east/west link. Although the proposal complies on ground floor to level 4, the controls require an additional 3m from level 5 and above.

Levels 5 – 10 do not comply with the 9m setback control.

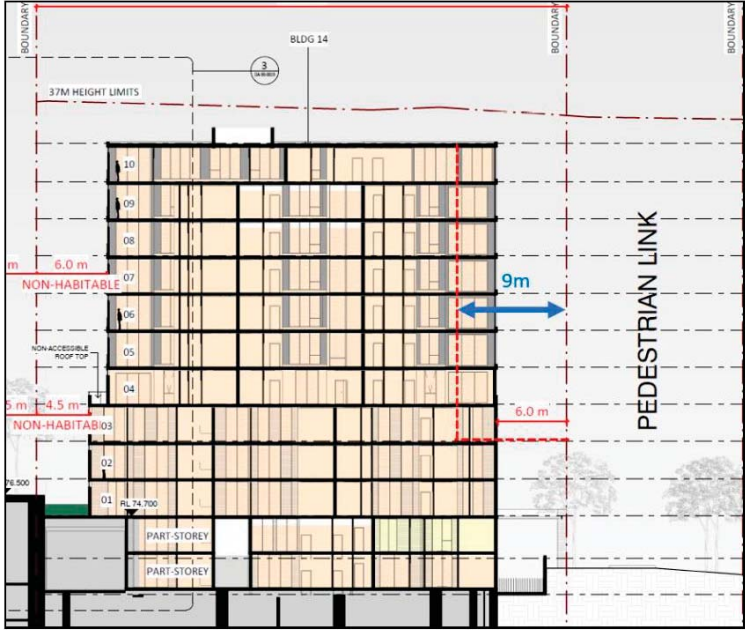


Figure 1: Non-complaint setbacks for Bldg 14.

Comment: Prior to DA lodgement, (Areas 14 and 15) should be amended to comply with the 9m setback. Please be advised that both Council and the community have a strong expectation that the proposal fully complies with the DCP setback controls.

RECOMMENDED ACCEPTABLE IN MERIT

A 6m continues setback is provided to the pedestrian link, therefore the proposal does not comply from level 5 and above. justification is provided on the following page and supported by urban design statement and legal advice.

- PROPOSED SETBACK DIAGRAM BLDG 14 TO PEDESTRIAN LINK
- PROPOSED SETBACK DIAGRAM BLDG 15 TO PEDESTRIAN LINK



RESPONSE:

This urban design analysis of the proposed southern setbacks of the proposed development finds that, due to the unique circumstances of the site, considering the generous 15-metre- wide pedestrian link reserve, the proposed 6-metre southern setback of the proposed development is sufficient to provide an overall building separation that exceed the separation distances required by Parts 2F and 3F of the Apartment Design Guide under SEPP 65.

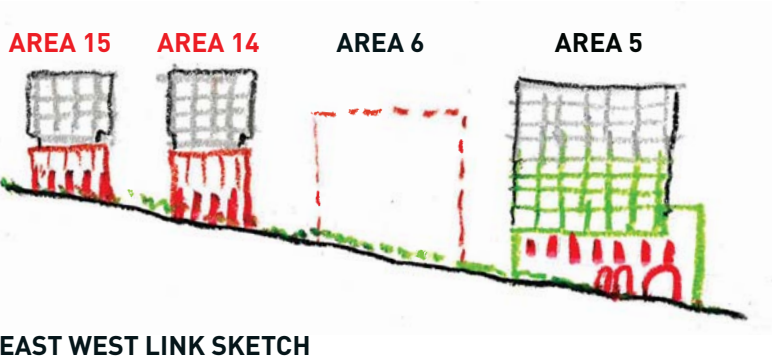
It is noted that much more significant departures have been approved for the development on Area 5 and supported by the Council’s design panel on Areas 16 and 17. The proposed development for Areas 13,14 and 15 is a better planning outcome and public amenity outcome than the developments for Areas 5, 16 and 17. The proposed 6-metre setback produces a legible relationship between built form and the landscaped open space of the pedestrian link without compromising amenity.

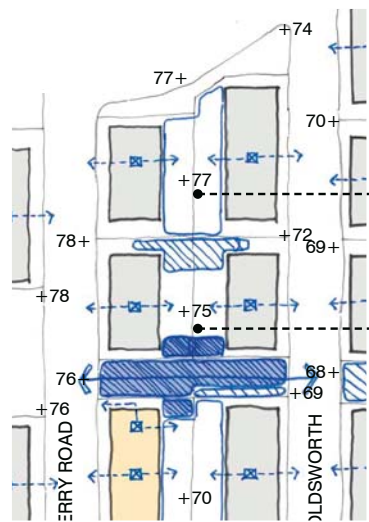
As area 5 was approved was a much less separation distance, a varied separation distance to the pedestrian link has already occurred, and if the proposal setback 3-metres above level 5, it would be perceived as marginally different from the pedestrian link and from the future development on areas 16 and 17. Furthermore, the upper level setback non-compliance will not compromise the pedestrian experience within the pedestrian link, as the pedestrian link will still remain at human scale with the lower levels of the development complying with the 6m setback.

Given the significant non-compliances supported on Area 5 and areas 16 and 17, it is unreasonable and unnecessary to strictly impose the setbacks of the St Leonards South Development Control Plan on the subject development proposal.

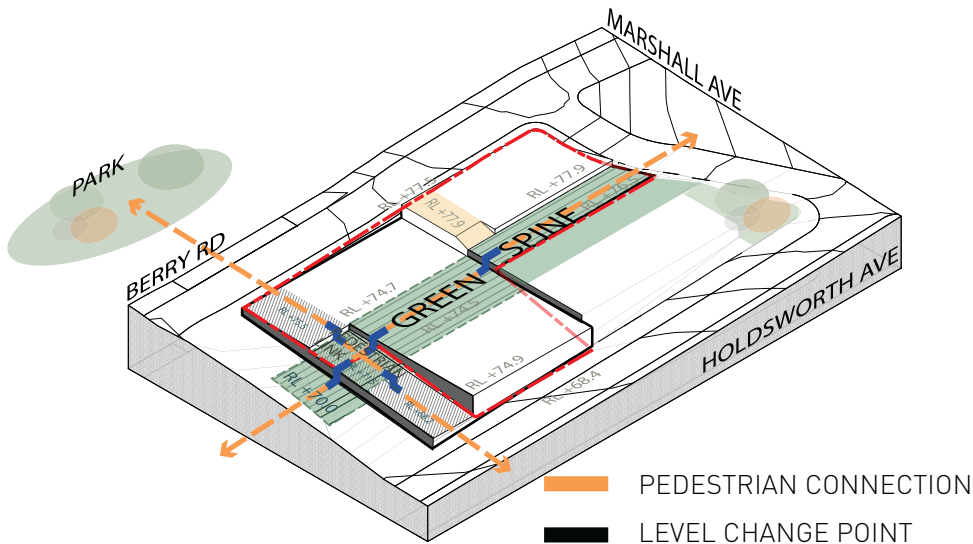
[Resource: Urban Design Report Rev 5, April 2023, by dfp planning consultants]

Refer to Urban Design Report (Rev 5, April 2023) for further detail.





EXISTING CONTOUR



PROPOSED CONTOUR

3. North-South Green Spine Levels:

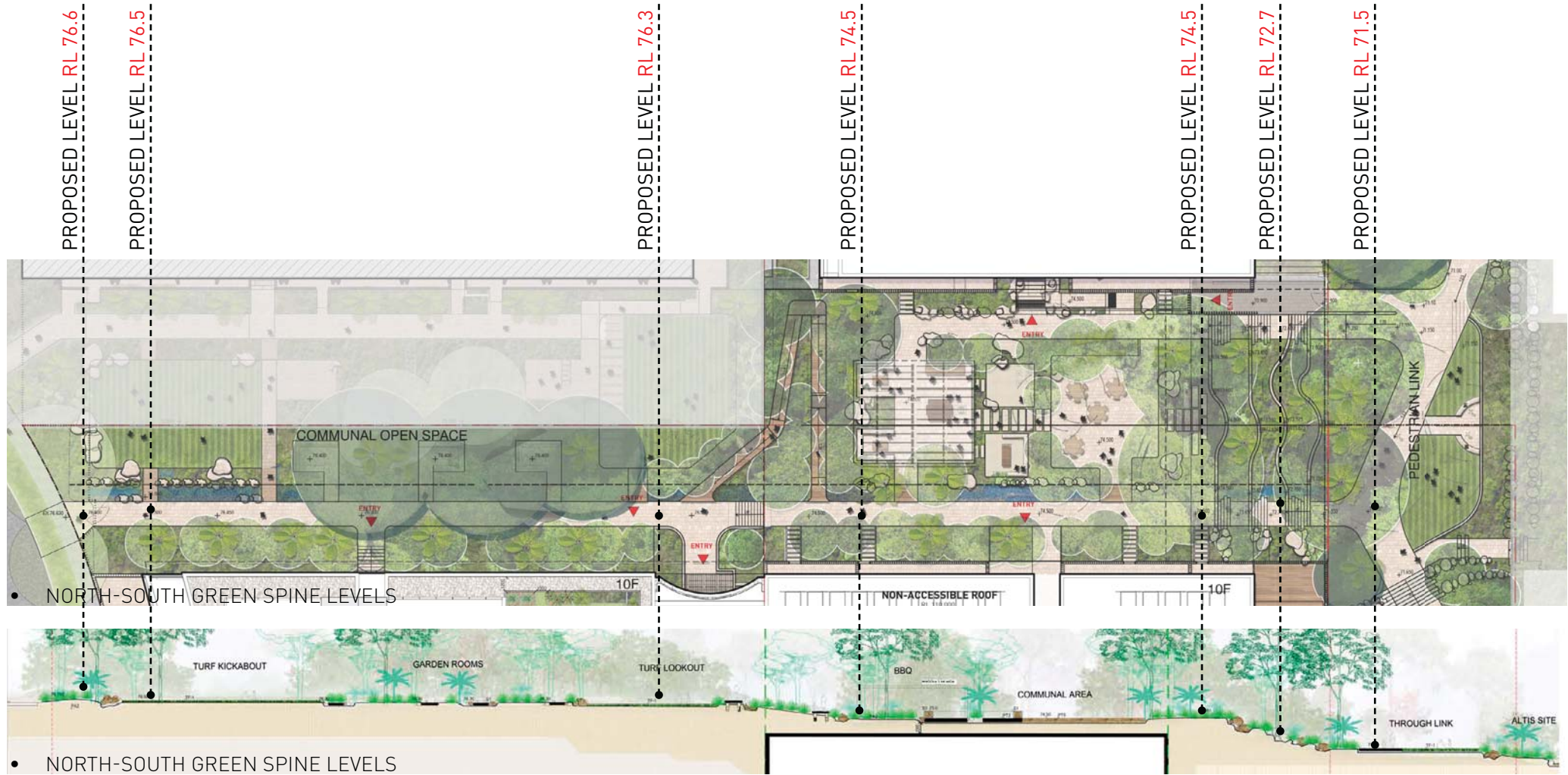
LMP North-South Green Spine Levels Requirement:

- Between Areas 13 and 12 RL77.00
- Between Areas 14 and 14 RL75.00

Comment: The southern portion of the North-South Green Spine level (between Areas 14 and 15) has been revised from RL71.6 to RL 74.5 The northern portion of North-South Green Spine has been provided at RL 76.00. The northern RL is similar to connected North-South Green Spine section at Area 12 which is proposed to be approximately RL 76.50. The revised RL levels are generally consistent with the LMP and considered acceptable for lodgement.

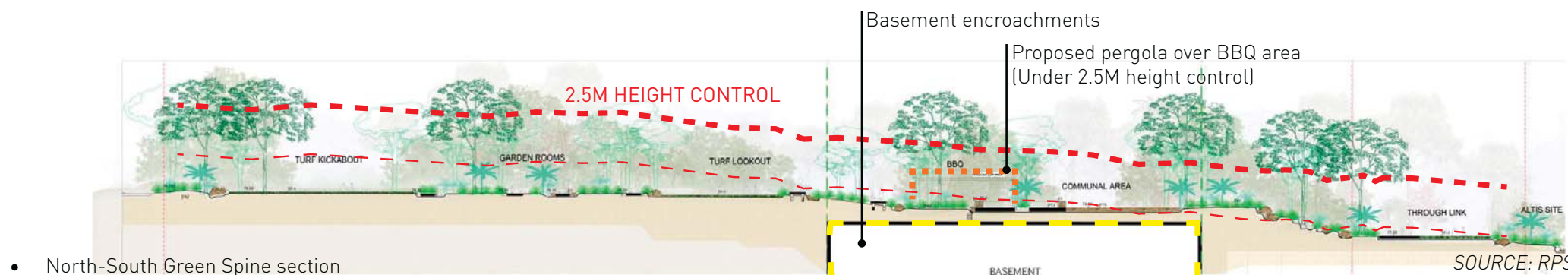
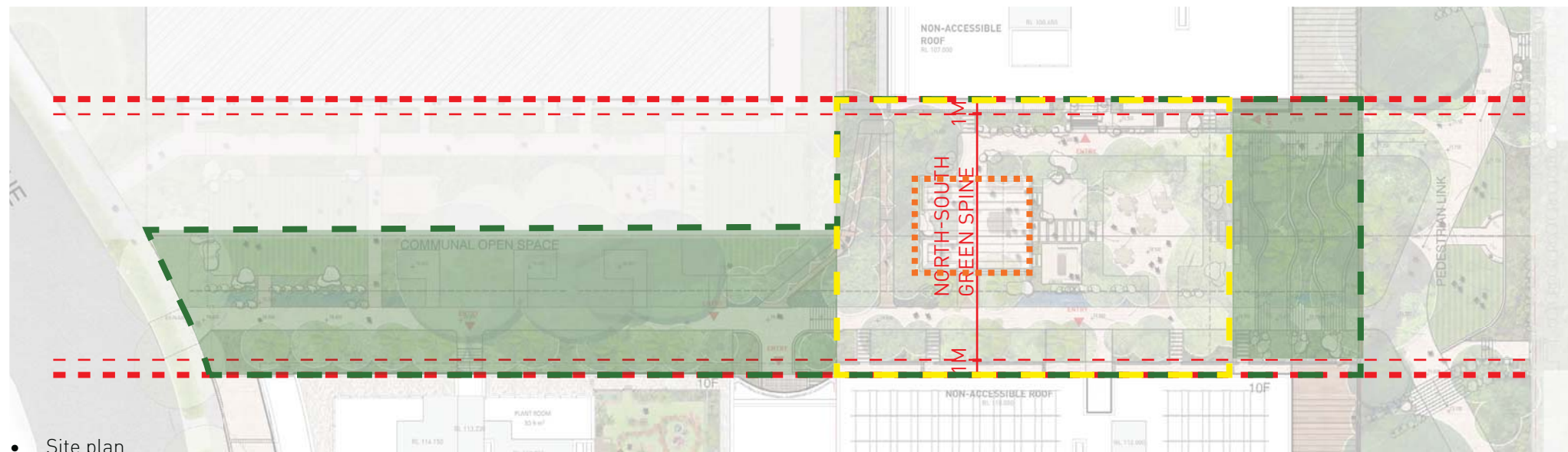
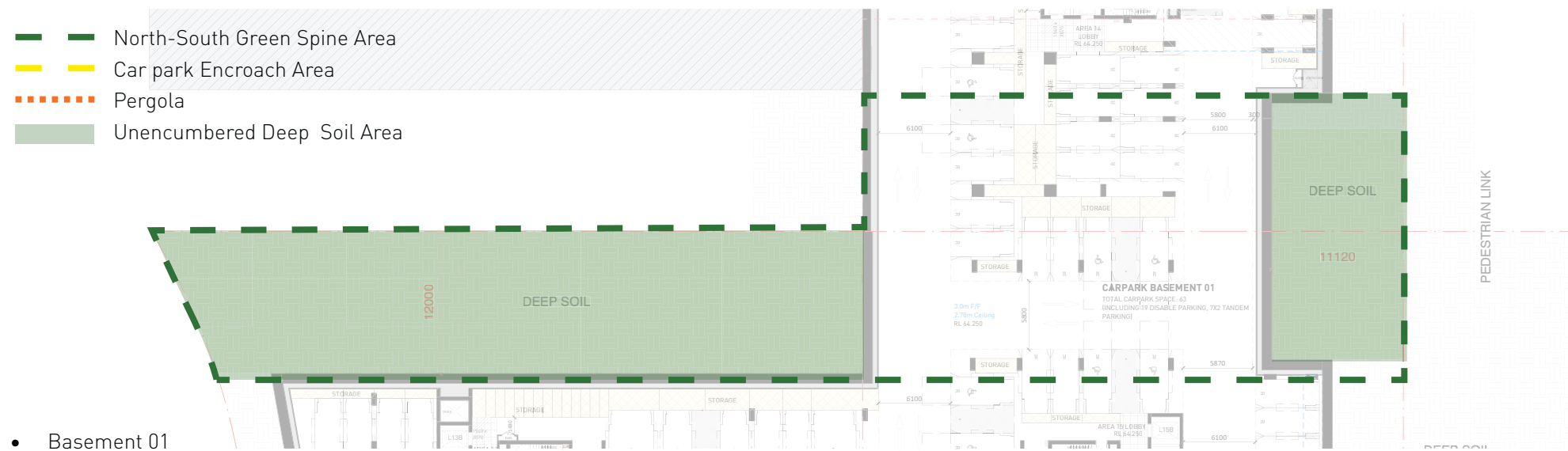
COMPLY

- The proposed North-South Green Spine level is consistent with Council's landscape master plan



NORTH-SOUTH GREEN SPINE LEVELS

NORTH-SOUTH GREEN SPINE LEVELS



5. Encroachments into North-South Green Spine.

Proposed building articulation that would encroach into the North-South Green Spine has been deleted in the latest version of the design. This ensure compliance with the 2.5m height controls and is considered acceptable for lodgement.

8. Deep Soil.

Structured Deep Soil: As part of the submitted DA design, there should be minimum depth of 1.5m for structured soil (soil above basement carparks) within the North-South Green Spine to accommodate the planting of mature canopy trees.

Unencumbered Deep Soil: Measures should be undertaken to reduce non-permeable areas within deep soil zones including but not limited to.

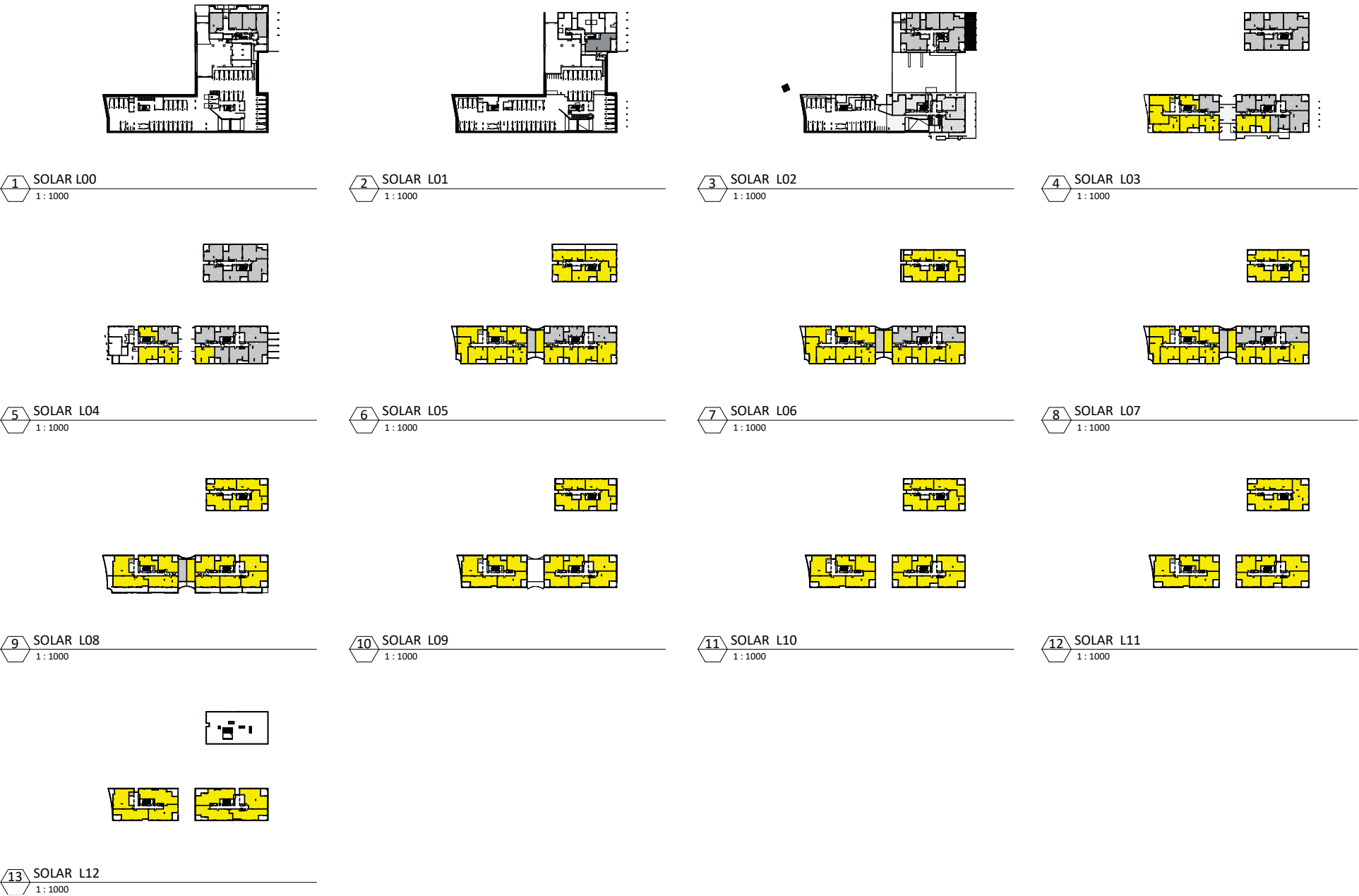
- Permeable paving;
- Suspended slabs/paving including aeration pipes for large/wider areas to promote aerobic conditions even where the surface is impermeable;
- Structural soil cell systems such as StrataVault supporting paving; and
- Suspended decks with localised footings.

The use of such would allow paths and other structures to co-exist with deep soil areas. Areas of lawn also provide useable space whilst not compromising deep soil.

Good planning and design can also assist with achieving all outcomes e.g. planting areas on top of basement can still contribute to canopy cover or areas on basement structure can be prioritised for paved areas and/or structures (such as BBQ areas) leaving deep soil areas free of such.

COMPLY

- Maintain no exceeding over the 2.5M height control in the North-South Green Spine area
- Proposed landscape pergola over BBQ area which is under 2.5m height control
- Min. 1M depth for structured soil (over carparks) within North-South Green Spine to accommodate the planting of mature canopy trees, also total of 894.8m² (50% of North-South Green Spine area) deep soil at North-South Green Spine are provided



6. Solar Access.

Additional information has been submitted demonstrating that 61% of units in Area 14 would receive solar access between 9.00am and 11.15am at winter solstice. This is primarily due to the fact that Area 14 is located at the lowest topography of the site and is impacted by shadows from Areas 12, 13 and 15.

Comment: Council acknowledged that area specific constraints to achieving 70% solar compliance to Area 14. The combined solar access over all three sites is 71.6% and complies with the ADG.

COMPLY

The proposed solar percentage as:

- AREA 13&15: 77%
- AREA 14: 60%
- TOTAL: 72%

SOLAR ACCESS_AREA 13&15		
Solar AccessCompliance	Count	Percentage
0HRS	2	2%
<2HRS	29	22%
>2HRS	101	77%
Grand total: 132		

SOLAR ACCESS_AREA 14		
Solar AccessCompliance	Count	Percentage
0HRS	1	2%
<2HRS	21	38%
>2HRS	33	60%
Grand total: 55		

SOLAR ACCESS TOTAL		
Solar AccessCompliance	Count	Percentage
0HRS	3	2%
<2HRS	50	27%
>2HRS	134	72%
Grand total: 187		



7. Communal Open Space.

The revised proposal includes a communal roof-top garden space which provides an additional elevated outdoor communal open space which would achieve high levels of sun access. Council supports this addition to the design.

COMPLY

COMMUNAL OPEN SPACE DIAGRAM		
AreaType	Area	% (Site area 5874 m²)
COS	2215.7 m²	38%

9. VPA.

The Voluntary Planning Agreement (VPA) is to be finalised before lodgement, so that the DA and VPA can be publicly advertised simultaneously. Please discuss with David Stevens (Manager Commercial Operations) on 9911 3664 or dstevens@lanecove.nsw.gov.au

COMPLY

Refer to Urbis SEE report for further details.

An architectural rendering of a modern multi-story building. The building features a mix of light-colored concrete or stucco and dark brickwork. It has numerous balconies with glass railings and some with small plants. The ground floor appears to have larger windows and entrances. The sky is a clear, pale blue. The overall style is contemporary and urban.

02

**RESPONSE TO COUNCIL & DEP
NOTES [17/03/2022]**

1 Height in storeys

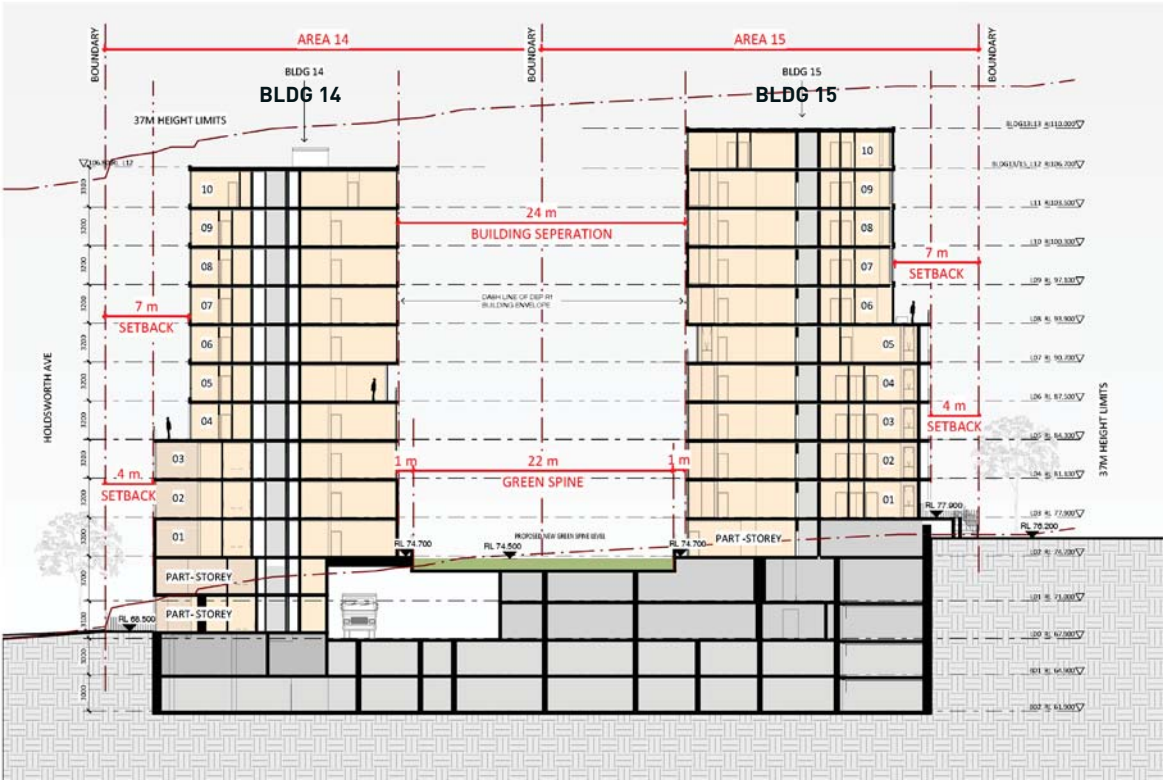
The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Height in Storeys - Lane Cove DCP 2010

As discussed in the PRE-DA notes following the 2nd DEP/PRP meeting the design does not comply with the height in storeys controls of the Lane Cove DCP 2010. The controls for Areas 13, 14 and 15 are subject to 10-storey height controls.

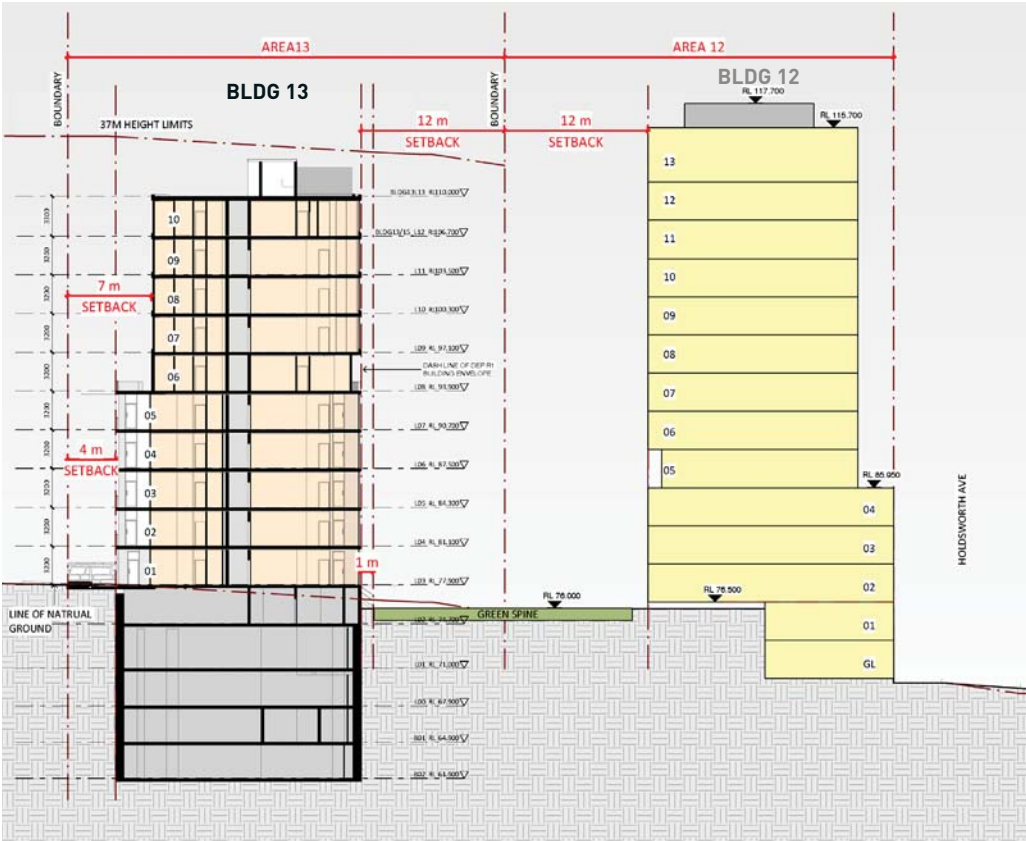
- Building 13 appears 11 storeys from Berry/ Marshall
- Building 14 appears 12 storeys from Holdsworth; appears 12 storeys from Spine.
- Building 15 appears 13 storeys from Spine/Link.

Response:

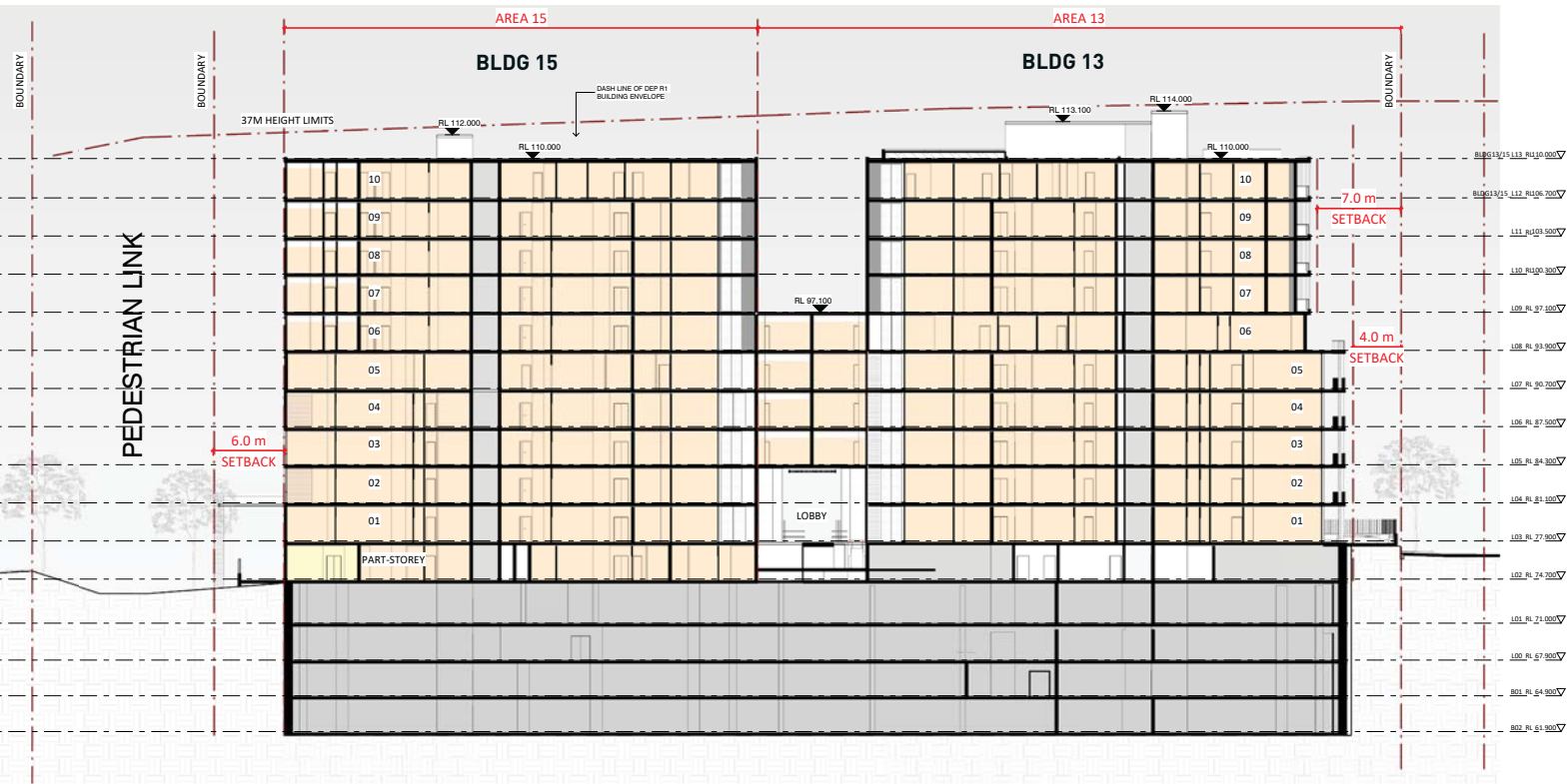
- Removed top level from the buildings 13, 14 and 15 to satisfy the 10-storey height controls
- Podium amended to 5 storeys from the natural ground level
- Fully compliant internal setbacks to green spine.
- Fully compliant with 4M & 7M DCP street setbacks including articulation zone



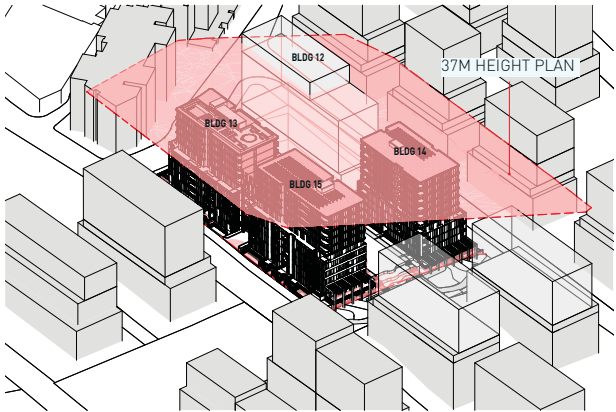
SECTION BETWEEN BLDG 14/15



SECTION BETWEEN BLDG 13/12



SECTION BETWEEN BLDG 13/15



BUILDING HEIGHT ENVELOPE DIAGRAM

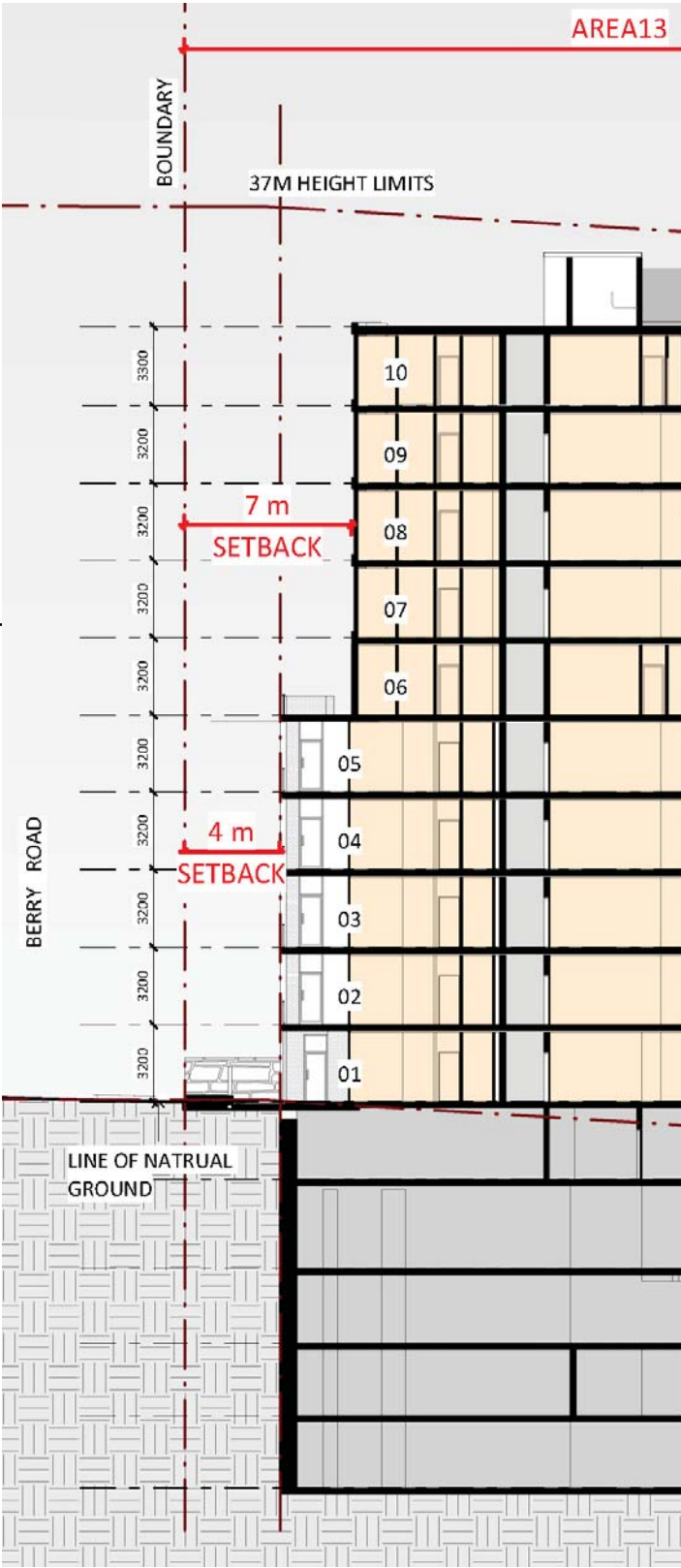
2 Principle 2 _Building setback

The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form – Building Setbacks - Lane Cove DCP 2010.

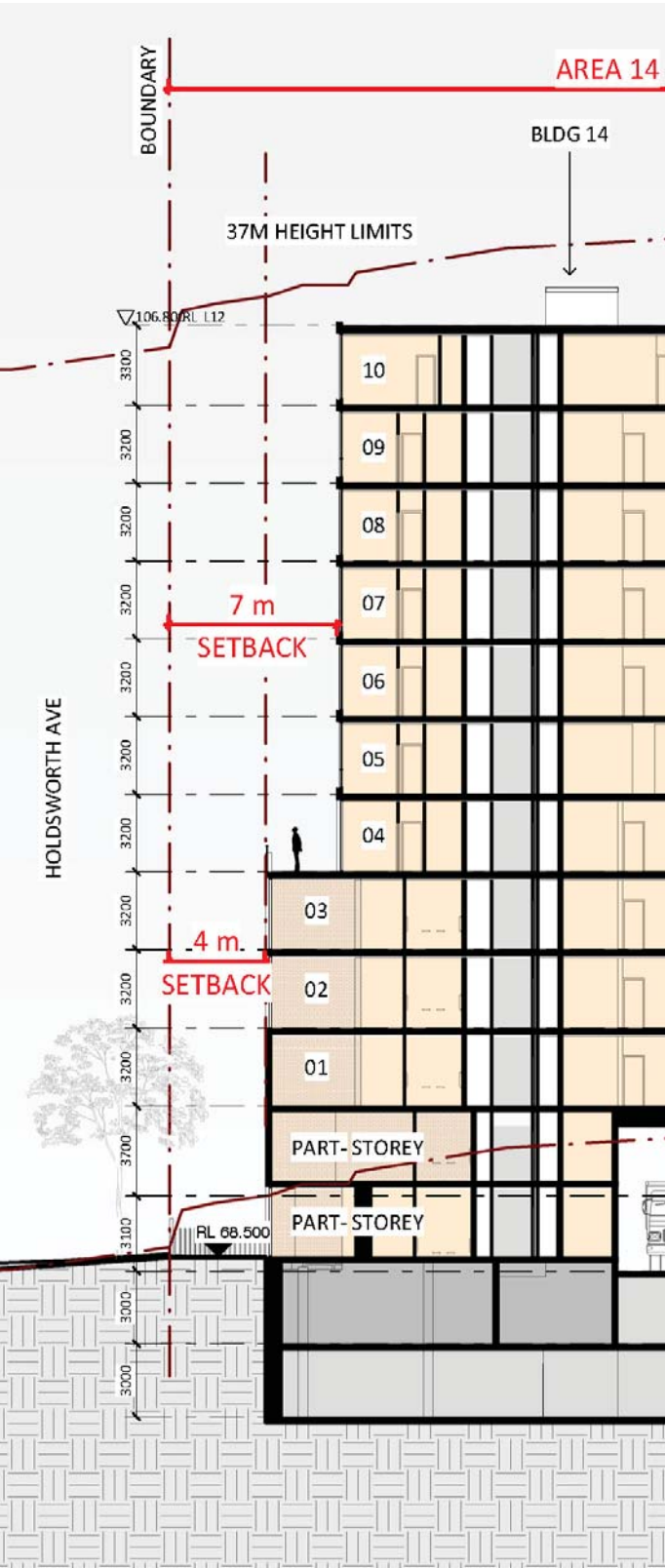
The non-compliance with DCP height in storeys control has resulted in the proposed setbacks to Holdsworth Avenue also not complying. Level 5 occurs 1 floor lower down the building therefore needs to increase setback

Response:

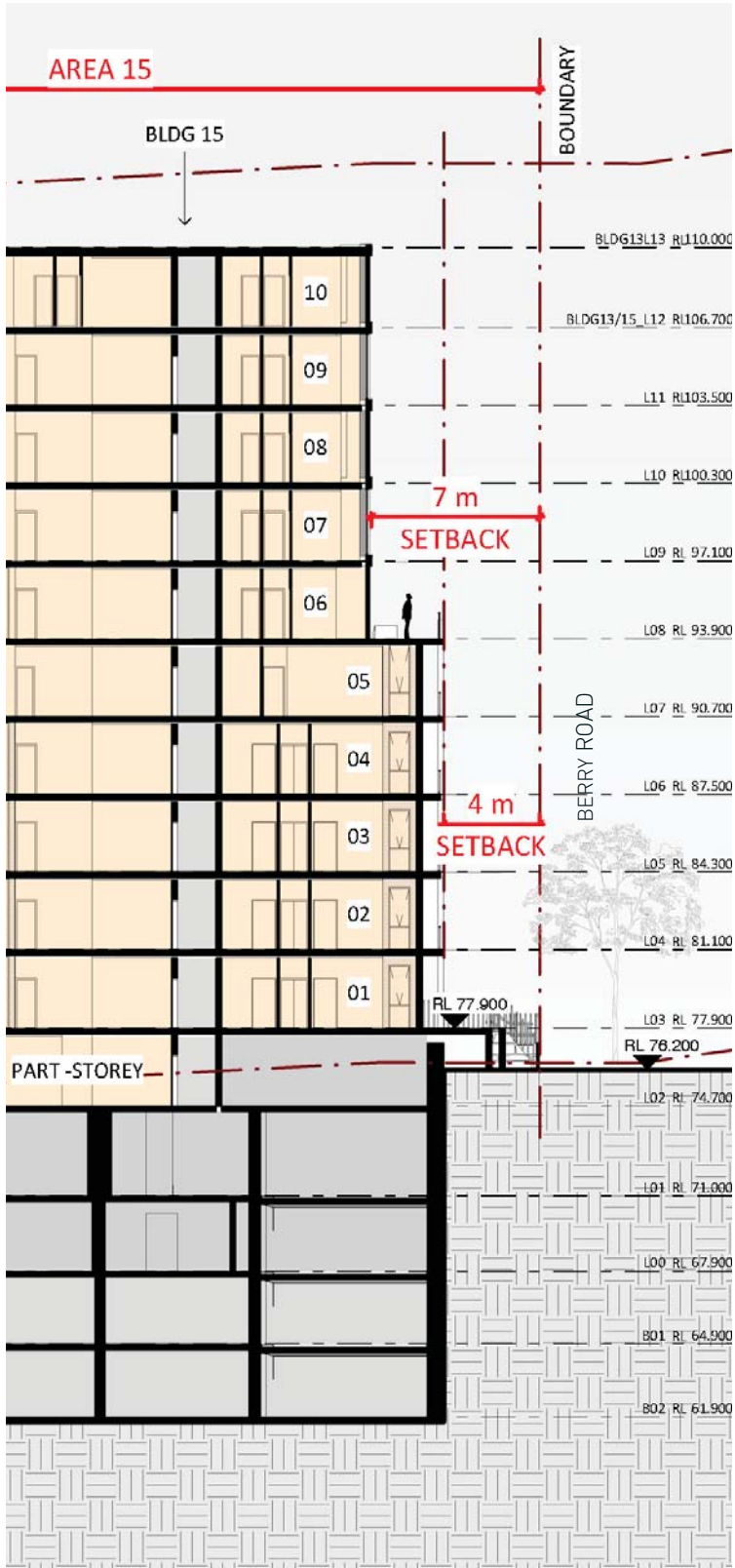
- Removed top level from building 14 to satisfy DCP height in storeys control
- Podium levels amended to 5 storeys from the natural ground level
- Fully compliant with 4M & 7M DCP street setbacks including articulation zone
- The first 5 storeys (podium) are setback 4m from the street boundary, and the upper levels is setback 7m in compliance with the DCP controls



SETBACK DIAGRAM BLDG 13



SETBACK DIAGRAM BLDG 14



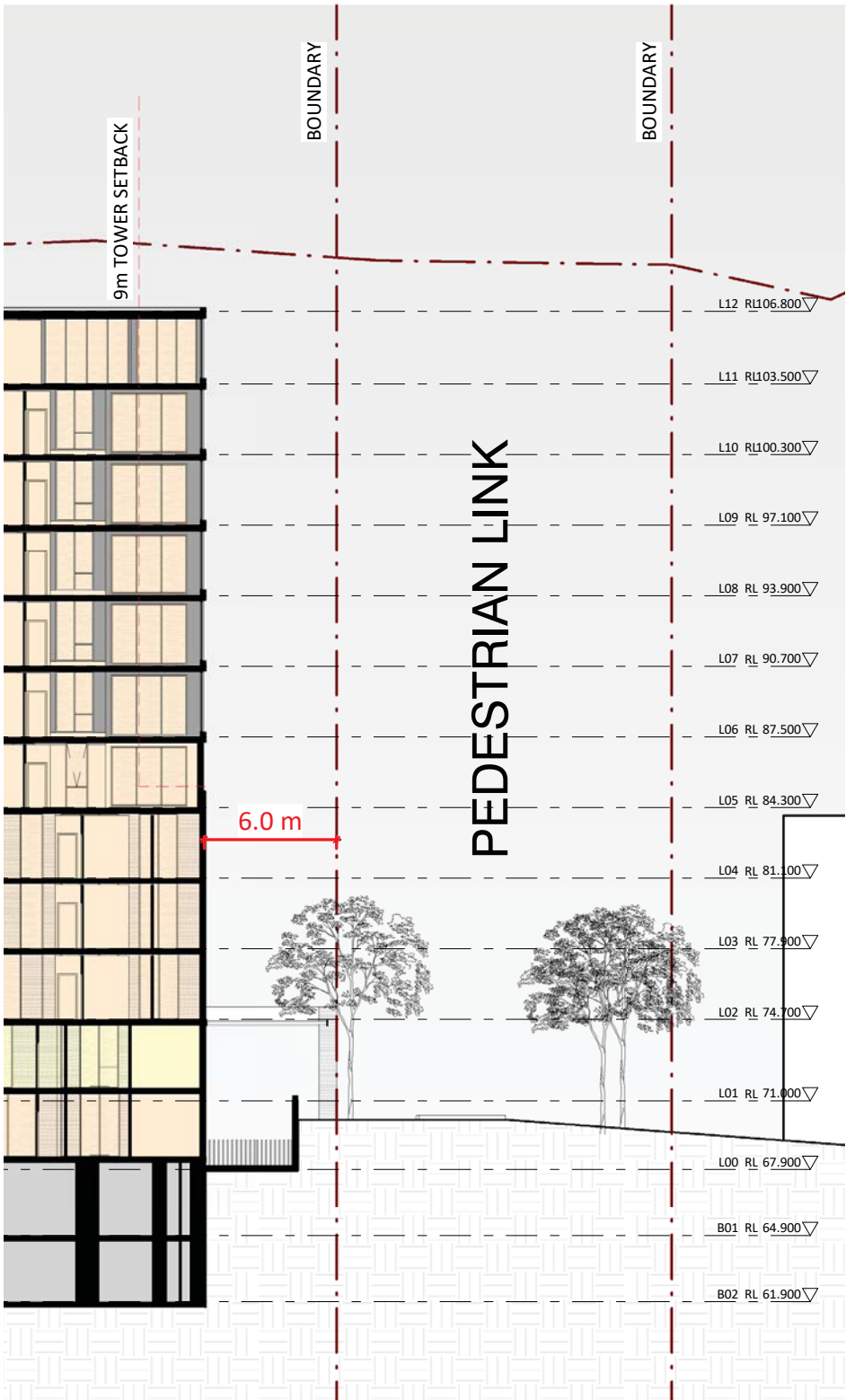
SETBACK DIAGRAM BLDG 15

Ground plane

The neighbour to the east has introduced an arched colonnade which successfully mediates between the scale off the main building and that of the east west landscaped corridor - space designed as a landscaped pedestrian environment. We propose a similar scaled brick colonnade which continues the same rhythm as that of the neighbouring building. This element will have a light framed roof structure which will not diminish the potential solar access to the adjacent homes nor overwhelm the adjacent public space. This element will continue across the whole of our southern boundary and provide a cohesive and consistent rhythm and expression to this side of the linear park.

Building massing

The neighbour to the east has improved the scale relationship to the east west link through the introduction of the ground level colonnade and reduced the setbacks to the southern boundary. We see significant benefits in taking a similar approach in our design. Although we will maintain a minimum of 6 metre set back to the South as opposed to 3 metres applied to a neighbouring property. Our design reduces the set back of the upper portion of the building to 6 metres from the southern boundary, spatial reallocation allows the bridging element between buildings 13 and 15 to be reduced by two stories increasing the articulation between those two buildings and improving the relationship with the street. The adjustment to the southern set back results in a building-to-building separation of approximately 27 metres within metres of the width of Sydney's Martin place



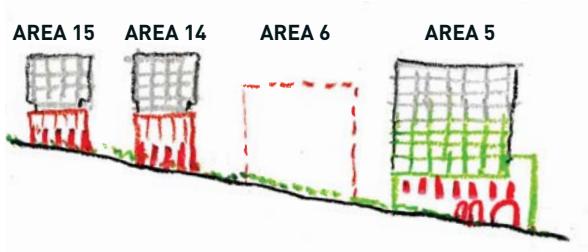
SETBACK DIAGRAM BLDG 14 TO PEDESTRIAN LINK



SETBACK DIAGRAM BLDG 15 TO PEDESTRIAN LINK



VIEW FROM EAST WEST LINK



EAST WEST LINK SKETCH

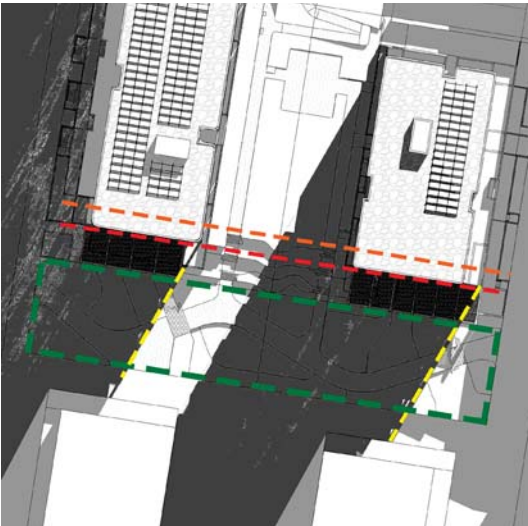
Shadow Study to Pedestrian Link

The shadow study demonstrates no adverse impact to the East-West through site link.

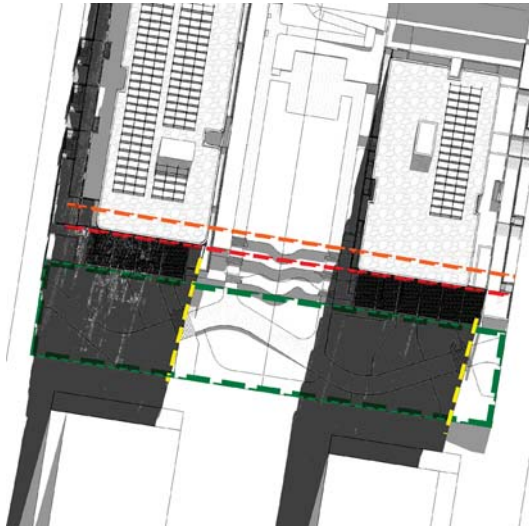
The minor variation to the tower southern setback to the East-West through site link will not create additional overshadowing.



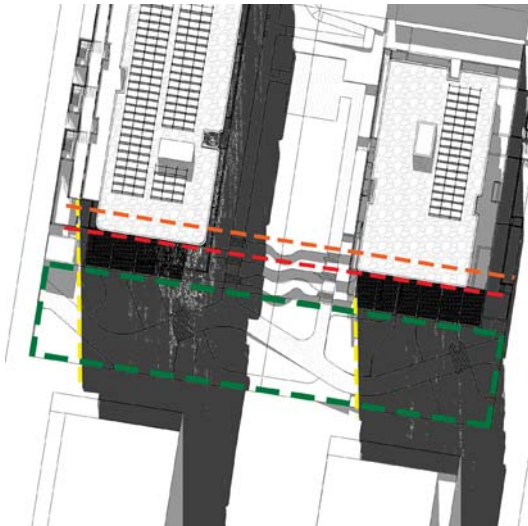
1 JUNE - 0900



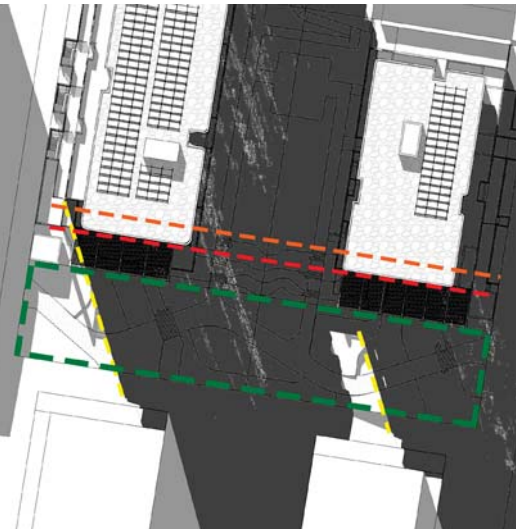
21 JUNE - 1000



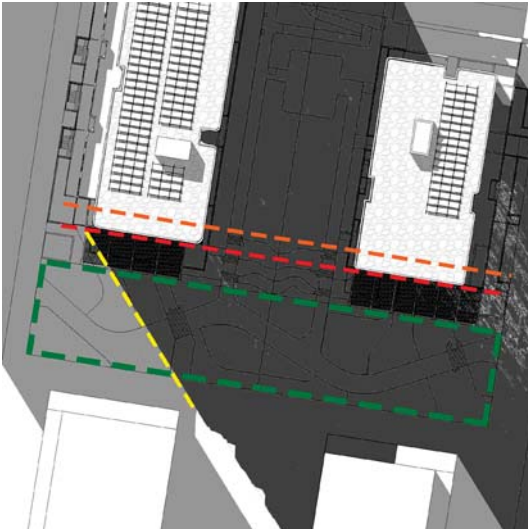
21 JUNE - 1100



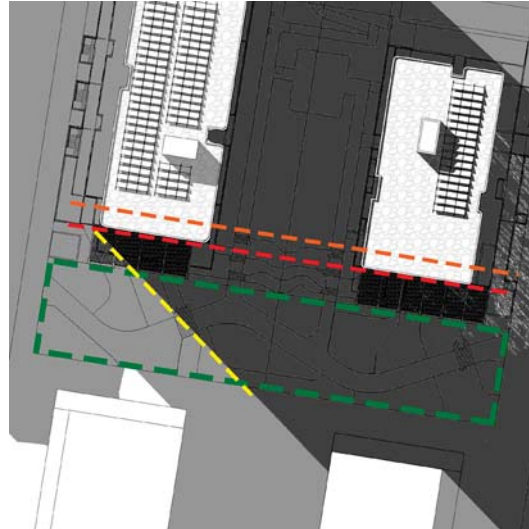
21 JUNE - 1200



1 JUNE - 1300



21 JUNE - 1400



21 JUNE - 1500

- 9m TOWER SETBACK TO SOUTH BOUNDARY
- 6m TOWER SETBACK TO SOUTH BOUNDARY
- EAST - WEST THROUGH SITE LINK
- 9m TOWER SETBACK SHADOW OVER THROUGH SITE LINK
- PROPOSED BUILDING SHADOW

3 Principle 3_ Green Spine Levels

The proposed levels of the green spine continue to be inconsistent with the LMP and DCP levels.

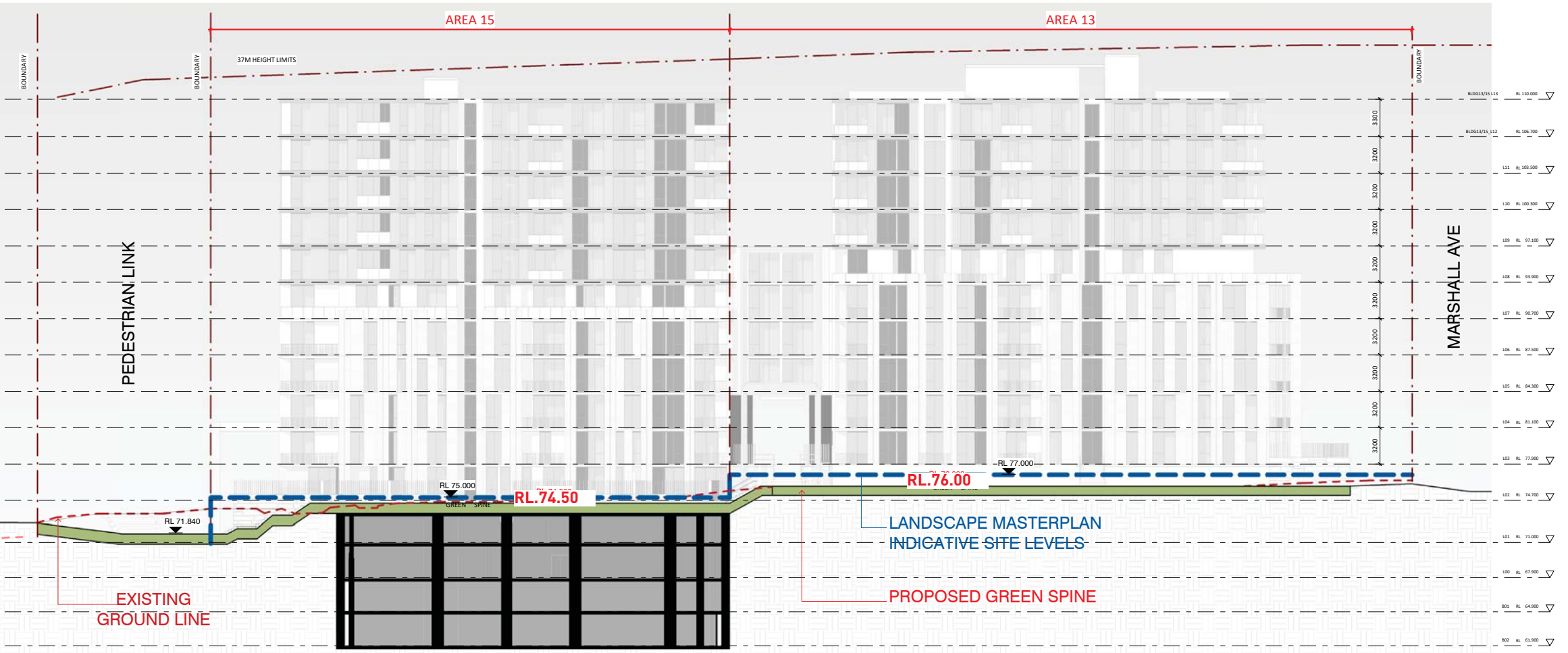
Although the amended design reduces the severity of excavation below, the levels are still contrary to the intent and controls of the LMP. The amended design includes a series of steps 5m down from north platform to south platform.

- Top platform has an RL of 76 – 74.9
- Bottom platform drops to RL 71.6 (required to be RL75)

There is no requirement to drop the RL 3.4m - 5m to match the level of the E/W link to the south. The 2-3m of cut has been undertaken to permit an additional half floor on the eastern side of the buildings.

Response:

- The Southern part of Green Spine level has been revised from RL71.6 to RL 74.5
- To minimize level difference between northern and southern green spine, RL76.00 for northern green spine has been provided.
- The proposed green spine level is consistent with Council’s landscape master plan



SECTION THROUGH GREEN SPINE



GREEN SPINE PLAN

4. Principle 4_ Separation between Area 14 and Area 12

All levels of the proposed northern elevation of Area 14 do not achieve compliant building separation with Area 12.

The ADG requires:

- minimum setbacks of 6m from the boundary for the first four (4) storeys for habitable rooms/balconies.
- minimum setbacks of 9m from the boundary for storeys 5 – 8 for habitable rooms/balconies.
- minimum setbacks of 12m from the boundary for storeys 9 + for habitable rooms/balconies.

The proposal has included inclusion of full height screens on the northern end of balconies and high sill windows on northern elevation of bedrooms to reduce amenity impacts. However, the northern elevation is considered to habitable and therefore does not comply with the minimum setbacks. It is noted that the initial proposal for Area 12 complies with the ADG separation requirements.

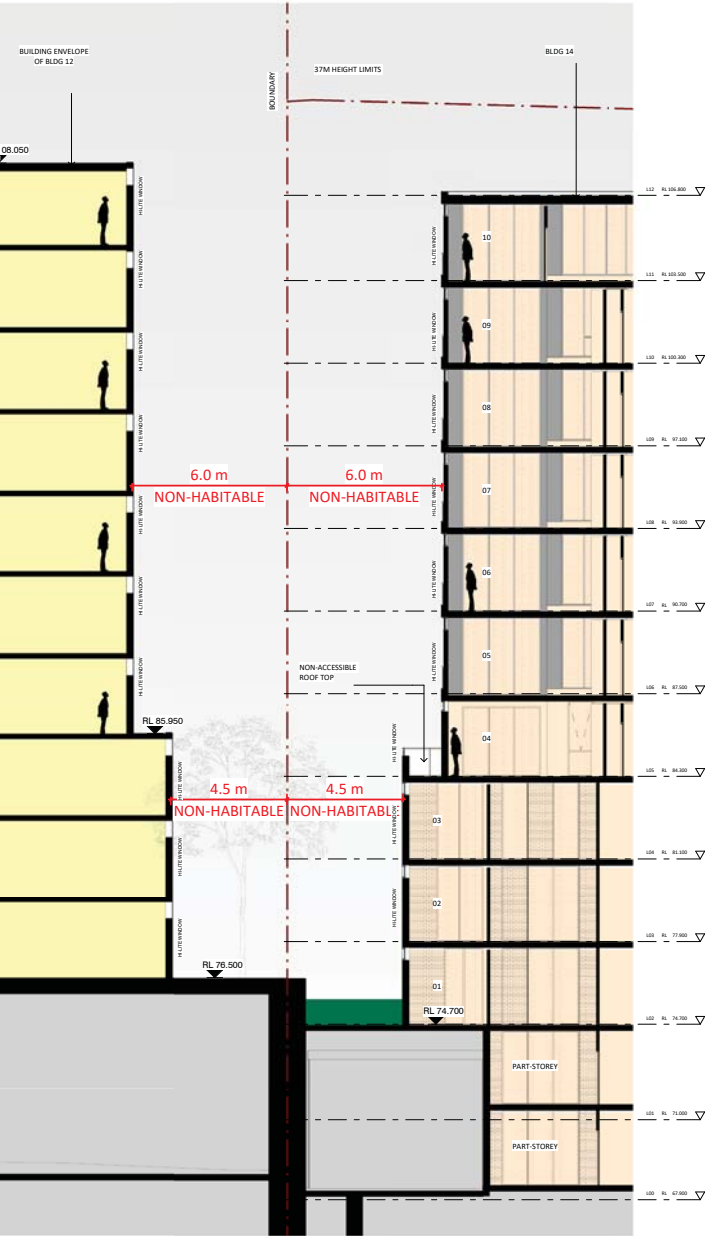
Response:

ADG requires 3m separation distance for non-habitable to non-habitable room up to 4 storeys, the proposal provides an increased separation distance of 4.5m to enhance privacy.

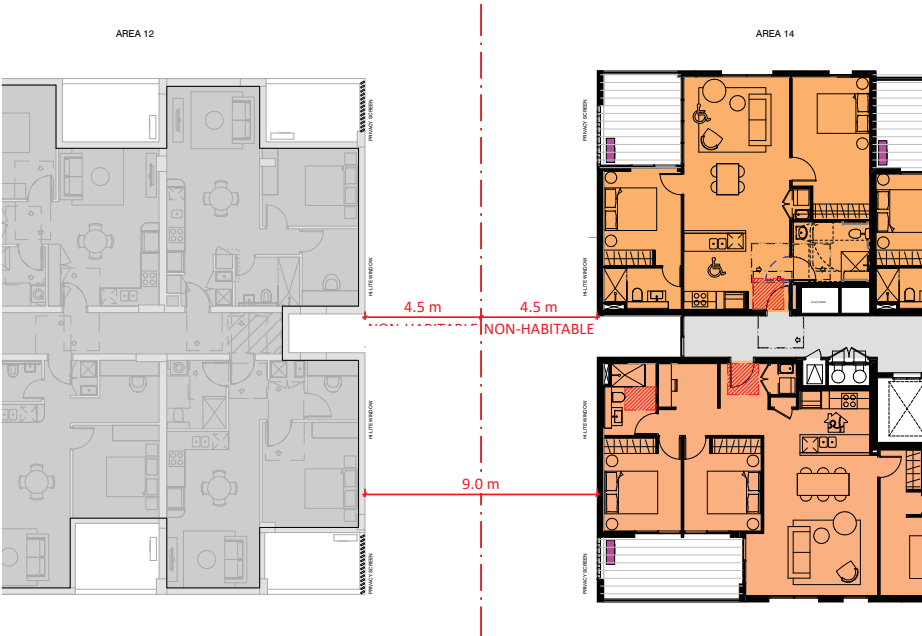
ADG requires 4.5m separation distance for the upper-level apartments (5-8 storeys), the proposal provides an increased separation distance of 6m to enhance privacy.

The adjacent development at area 12 has a blank facade with high level windows. the proposed facade at area 14 is also a blank facade with high bay windows. Therefore, the ADG non-habitable room to non-habitable room separation criteria applies

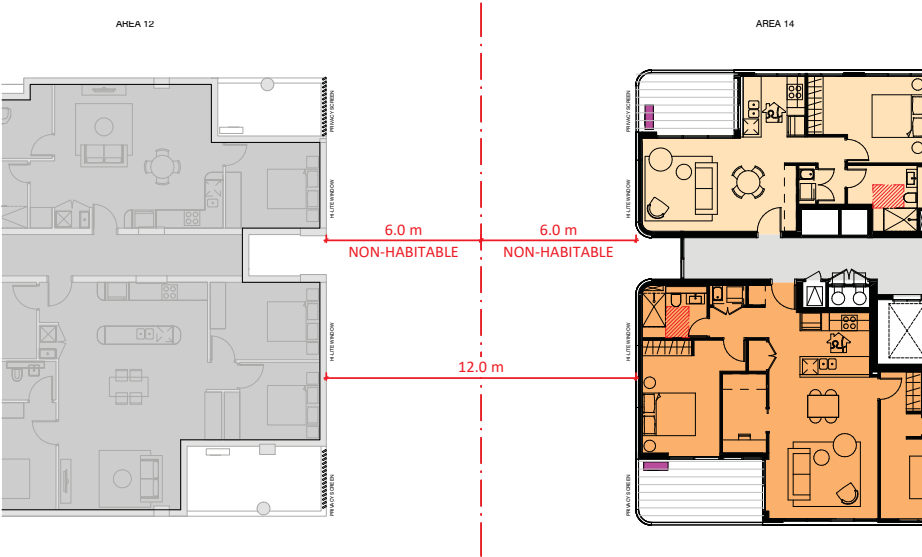
A landscaped roof above the car parking entry will further provide sound attenuation thereby increasing acoustic privacy across this section of the site.



BUILDING SEPARATION DIAGRAM _BLDG 12/13



BLDG 14 GL-L3



BLDG 14 L4-L10

Considerations in setting building separation controls
Design and test building separation controls in plan and section
Test building separation controls for sunlight and daylight access to buildings and open spaces
Minimum separation distances for buildings are: Up to four storeys (approximately 12m): <ul style="list-style-type: none">• 12m between habitable rooms/balconies• 9m between habitable and non-habitable rooms• 6m between non-habitable rooms Five to eight storeys (approximately 25m): <ul style="list-style-type: none">• 18m between habitable rooms/balconies• 12m between habitable and non-habitable rooms• 9m between non-habitable rooms Nine storeys and above (over 25m): <ul style="list-style-type: none">• 24m between habitable rooms/balconies• 18m between habitable and non-habitable rooms• 12m between non-habitable rooms Building separation may need to be increased to achieve adequate sunlight access and enough open space on the site, for example on slopes

4.3 North-west street corner

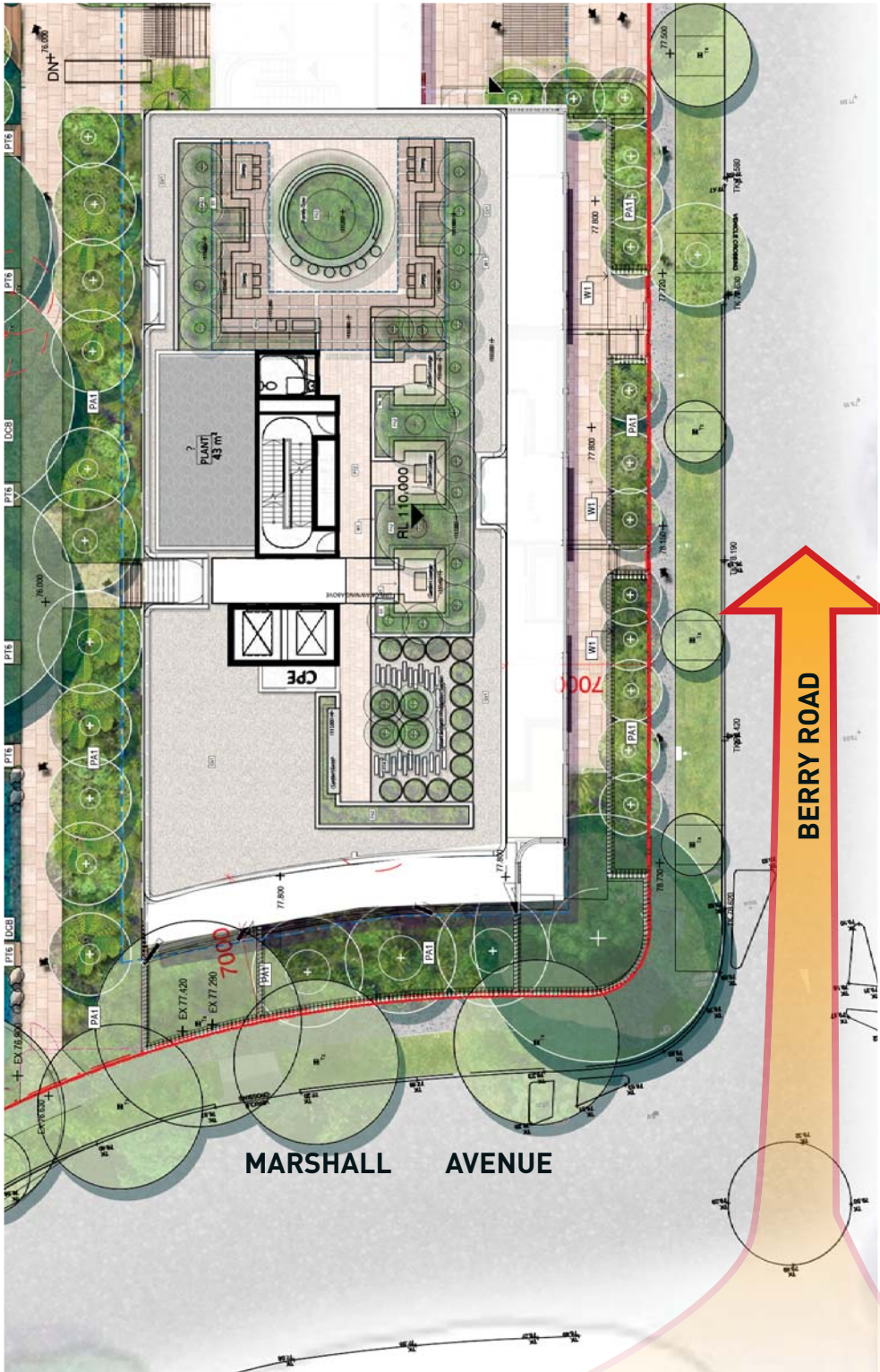
The introduction of transparent glass balustrade at Level 1 and vertical white components assist in providing an improved scale to the street and strengthening the corner. However this corner does still not achieve the strength of identity required to address the busy roundabout, nor the gateway significance of this corner to the South St Leonards Precinct.

Response:

The Northern Face of the building block of Area 13, has been modified to allow for a clear & cohesive definition to the gateway styled intersection of Marshall Avenue & Berry Road.

The Northern elevation of this project has been developed to continue the same abstracted brickwork patterned forms typical of the east and west elevations, in addition to this, the form of the upper tower has been revised to better define this important corner.

A visually permeable ground plane with private open spaces fronting the streets allows the street edge to provide a softly landscaped interface to the NW corner, which in effect forms the dominant character for the development.



4.4 Loading docks

The Panel is not convinced that the loading and associated spaces are adequate for a complex of this size. The Applicant should provide design evidence that this loading allowance is adequate for deliveries (commercial and private), waste collection, service vehicles and maintenance operations. Provide detailed management plans that allow for all contingencies including but not limited to multiple arrivals, over stays, unintended turnarounds and the ability to function adequately whilst servicing 3 buildings.

Response:

Loading area functionality -

The loading area has been relocated from Basement 1 to ground floor allowing for improved truck entry to improve the future daily servicing.

The loading area design has been updated with clear circulation zones allocated for the handling of garbage and storage of bins. A dedicated security rolling shutter provides direct unhindered access from the bin storage room to a clear well defined 2m wide loading zone located towards the rear of the loading bays.

A separately defined 1.8m wide double swing security door provides access for removalists from the loading dock onto individual floors via the lift lobby.

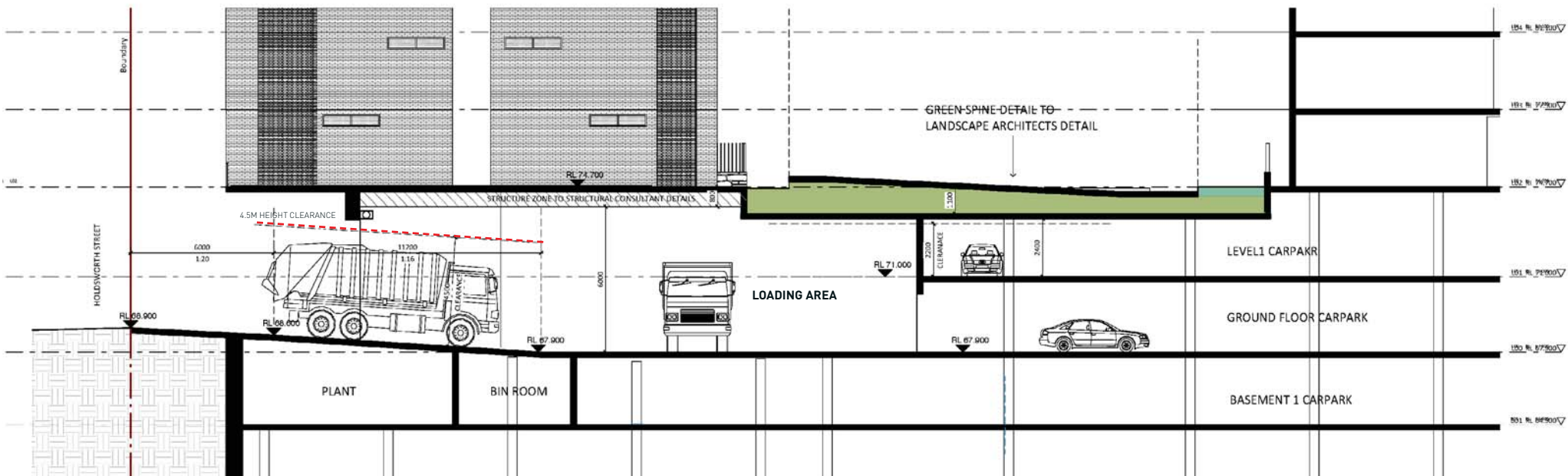
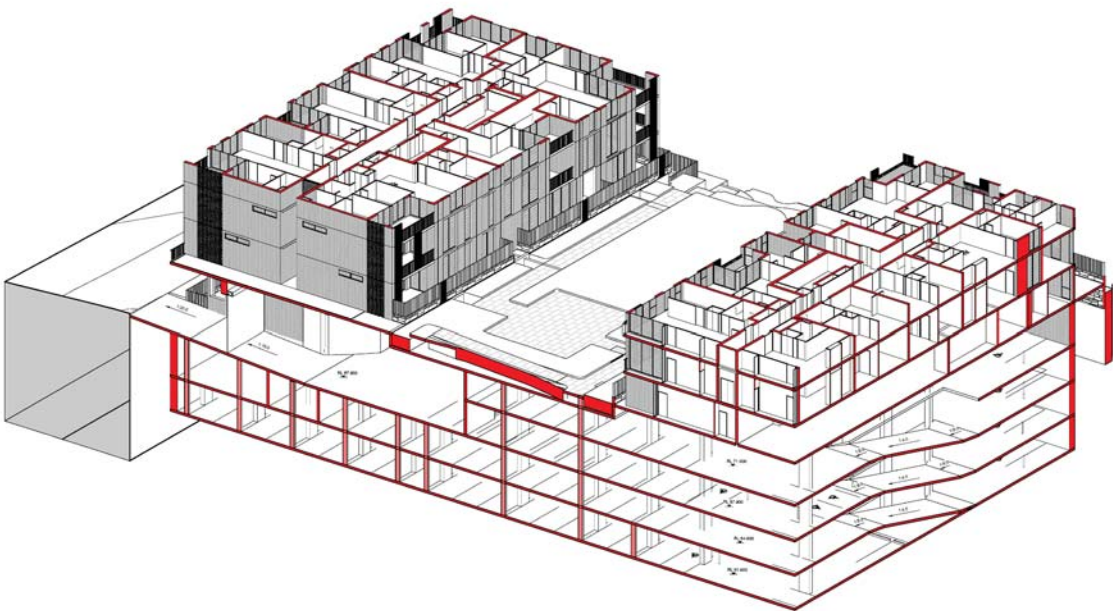
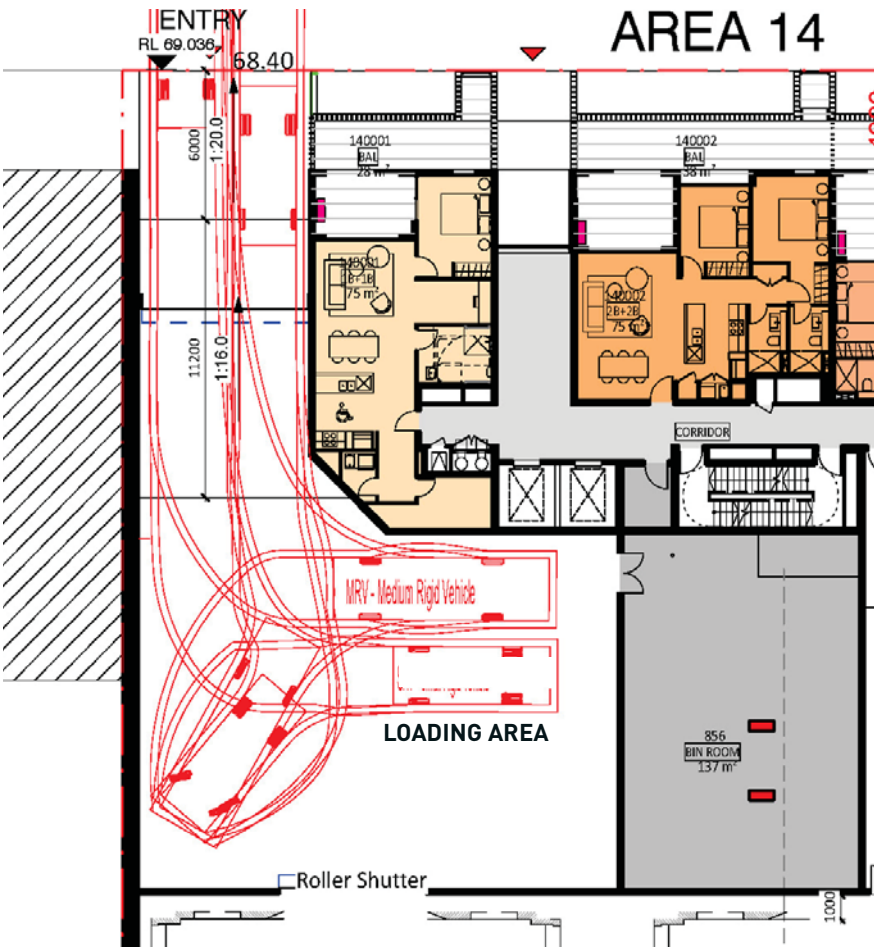
A dedicated loading area management plan has been proposed to help optimize the loading dock functionality and help manage operations during peak hours.

In addition, all loading area truck movements including any secondary deliveries will be managed by the building manager to manage any potential peak hour blockage.

Loading area detail information:

- Truck Type : MRV
- Clearance height : Min 4.5m

Please refer to the traffic consultant's report for more detailed information.



4.6 Building 14 height compliance

Whilst the LMR sits within the maximum height limit this matter is superseded by the non-compliance in the number of storeys. Council are of the view that the buildings appear as between 11 and 13 storeys, despite the DCP limiting buildings to 10 storeys.

Response:

- Removed previous top level from building 14 to satisfy DCP height controls.
- Podium levels has been amended to 5 storeys from the natural ground level

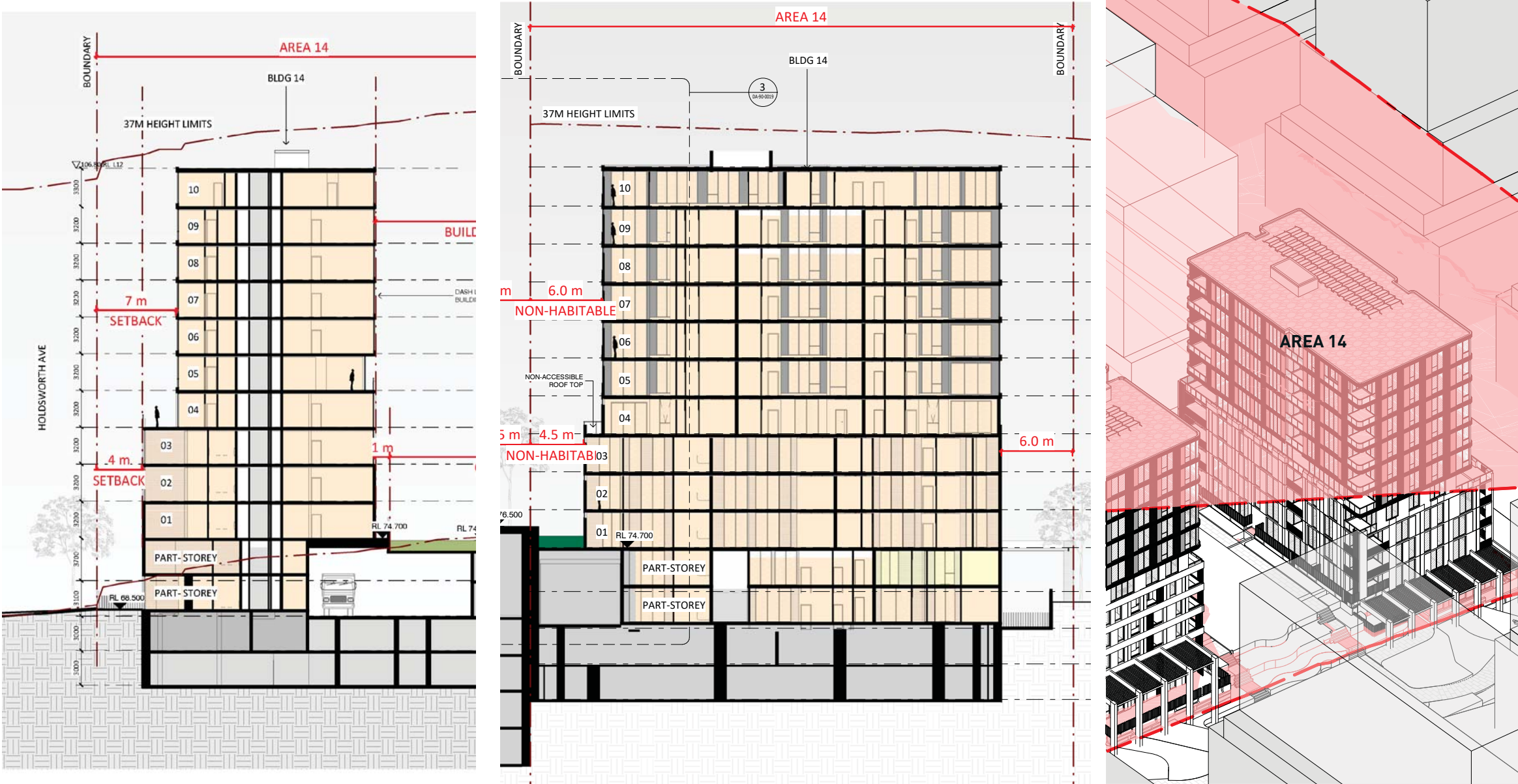
The DCP includes the following in relation to calculating the number of storeys:

Part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey.

Where there is any part of a storey beneath the ground level (existing) resulting from (1) excavation of a steep slope or (2) including basement parking, the entire storey will not be counted as a storey.

The proposed part storey can be defined in accordance with the above, as they are the result from excavation of steep slopes and comprise semi-basement parking. Therefore, are not counted as a storey.

This is consistent with Council’s assessment of DA99/2021 for area 7-11.



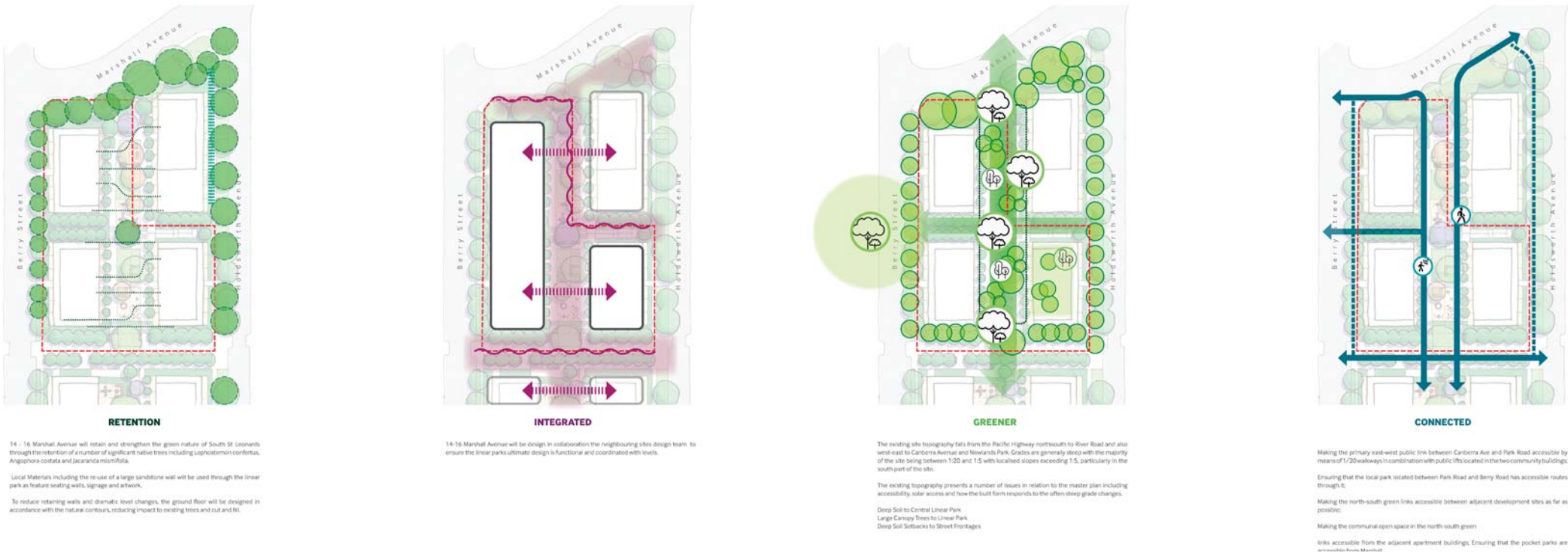
4.7 Landscape design

The Panel is of the view that the landscape narrative requires immediate resolution as it does not respond to the specifics of the broader context of the Berry Creek bushland corridor. The design has not developed the opportunity for the site to be utilised as a wildlife corridor link from Newlands Park/Holloway Reserve/Smoothey Park/Gore Cove Reserve/Berry Island up and over the ridge through to Gore Hill Cemetery and Oval.

The Panel recommends that the landscape design be developed as a series of cross sectional typologies that would allow for zones of mid storey where sightlines are not of concern. This would allow for greater flexibility in the design approach and ensure a balance of habitat creation, mitigation of CPTED issues and variation in landscape experience.

The plant schedule should be revised at the development application stage to provide greater biodiversity as well as aesthetic interest. The planting is at risk of having a municipal park appearance.

2.2 DESIGN PRINCIPLES



Response:

ResponseLandscape design updated with mid storey zones and greater biodiversity of planting species.
Please refer Landscape package for details.

2.3 DESIGN CHARACTER

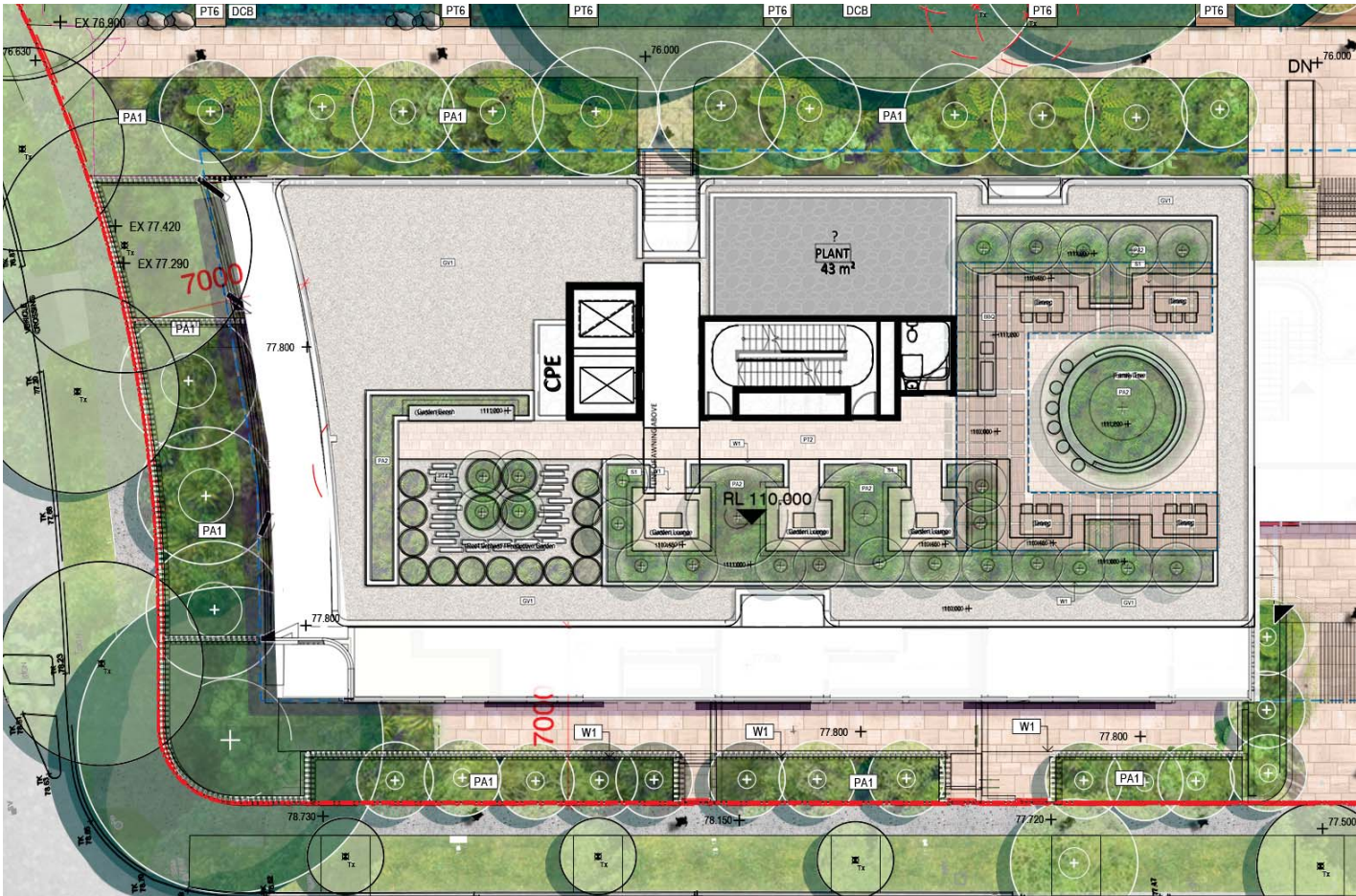


4.8 Amenity issues to ground level apartments

Light and amenity issues are improved with the additional space provided around the level transitions in the communal open space. Consider additional light ingress through hit and miss brickwork (or similar) to the North walls of the lower units as the units are compromised in daylight ingress to the bedrooms.

Visual privacy to the private open space and living rooms is compromised adjacent to the staircases. Consider forms of adjustable screening to allow for privacy control to these apartments.

- Response:**
- Higher privacy fence wall for ground floor unit has been added
 - Removed the communal room at ground floor and relocated all the public amenities to the roof top of Building 13



4.12 .01 Landscape design and Connection with Country

The Panel acknowledge the additional information provided by the Applicant in relation to the 'Connection to Country' approach however note that the main concerns of the Panel have not been addressed. Whilst the landscape narrative is logical the Applicant has further highlighted the importance of Indigenous engagement early on in the process of design with the preliminary Connecting with Country principles developed without involvement from an Indigenous consultant and lacking depth. The Panel strongly advises that the Applicant engage an Indigenous consultant to work collaboratively with the design team to develop the overall approach and design outcome prior to any further detail design being undertaken. The Applicant should also contact the Aboriginal Heritage Office to obtain advice on how to further develop the design with Connection to Country, for the siting of buildings, architectural design, landscape design and stormwater management.

Response:

Preliminary Connecting with Country principles has been incorporated in the overall design. RPS have been working with Uncle Dennis to learn from Country and further explore opportunities to embed meaning into the design.

RPS acknowledges that it is situated on Cammeraygal land and that the Cammeraygal people are the Traditional and Spiritual Custodians of this land. The Lane Cove area has been home to Aboriginal peoples since time immemorial. Prior to the arrival of the First Fleet, the area in which Lane Cove is situated was inhabited by the Cammeraygal Group of the Ku-ring-gai Aboriginal Tribe. The group, which inhabited the north shore of Port Jackson, was one of the largest in the Sydney area.

The Cammeraygal people lived primarily along the foreshores of the extensive river systems and the harbour, they fished and hunted in the waters and hinterlands of the area and harvested food from the surrounding bush whilst moving through their country in accordance with the seasons. Connection to the land was lived through a complex ritual life – language, customs, spirituality and lore.

The valley provided a wide range of food for severa; Aboriginal communities. Midden heaps along the Lane Cove River indicate that Aboriginal peoples occupied the area for thousands of years. The estuaries provided foods such as oysters, fish, crabs and waterfowl, while the forests would have provided possum, kangaroos, bandicoots and other animals and there are still sites in the Lane Cove area containing rock carvings.

The initial landscape design looks to celebrate the Indigenous culture of the Cammeraygal people and the Cammeraygal land.



4.12 .02 WSUD and landscape connections

The Panel requests that the water strategy be further developed in conjunction with the broader landscape design, Connection to Country and sustainability approach in the development application stage of the project. Critical to the success of this will be coordination with adjacent sites to ensure that design features such as the creek bed and rain garden are carried through.

An ecological consultant should be engaged in future stages of the project to manage displaced wildlife on the existing site when construction commences.

■ Response:

The Lane Cove municipality has approximately 90 hectares of bushland under the care, control and management of Council. The municipality consists of a series of ridges and gullies bounded by the Lane Cove River to the south. Lane Cove’s bushland is generally located along the creeks and the river foreshores in long, narrow reserves which also thread through and separate various suburbs along the bushland lines. Lane Cove bushland offers a diverse array of flora and fauna. There are around 625 species of indigenous plants among them several vegetation types such as wet and dry sclerophyll forest, heath land, mangroves and tidal flats.

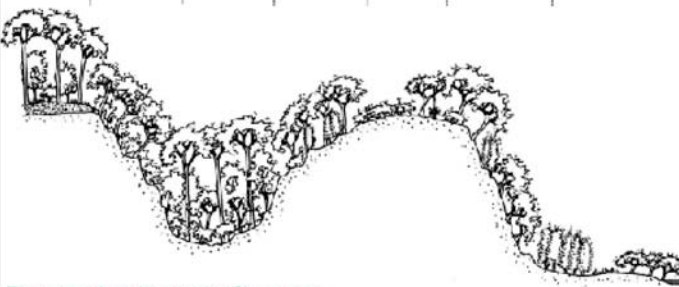
The bushland of Gore Creek Reserve which is located to the south of Berry and Holdsworth covers an area of 5.8 Hectares. From Bushland Park in the north, the creek enters Gore Creek Reserve and tumbles over Lilly Pilly Falls and then on through the valley and into the bay

The landscape design of Berry and Holdsworth will reflect Gore Creeks Vegetation Communities including the Littoral Rainforest, Sandstone Moist Forest and Sandstone Sheltered Forests which are home to a number of key species such as: *Acmena Smithii* - Lilly pilly, *Ceratopetalum apetalum* - Coachwood, *Glochidion ferdnandi* - Cheese Tree and *Angophora costata* - Sydney Redgum.

The extension of these vegetation communities into Berry and Holdsworth will help promote urban biodiversity and create a stronger fauna and flora corridor through to Gore Creek.

Lane Cove Vegetation Communities

Wet Sclerophyll Forest	Dry Sclerophyll Forest	Wet Sclerophyll Forest	Dry Sclerophyll Forest	Tall Heath	Dry Sclerophyll Forest	Wetlands
Sydney Blue Gum Blackbutt Terpentine	Sydney Red Gum Sydney Peppermint Red Bloodwood	Terpentine Blackbutt Red Mahogany Coachwood	Sydney Red Gum Sydney Peppermint Red Bloodwood	Tick Bush (Kunzea) Heath leaved Banksia	Sydney Red Gum Sydney Peppermint Scribbly Gum	Swamp Oak Saltmarsh Mangroves (originally only in some places)
Grassy understorey, now parkland	Flowering shrub understorey	'Rainforest' understorey	Flowering shrub understorey		Dry flowering shrub understorey	



The natural environment of lane cove



4.12 03 Environmental footprint

The Panel requests that the sustainability strategy be developed prior to the development application stage to a greater level of detail in the future stages of the project to ensure that it is robust and truly integrated into the design. This should include focus on roof heat absorption / emission where roof gardens could be considered to minimise radiant heat. An environmental consultant may be engaged to facilitate this process.

Response:

The roof tops of the building blocks will house PV solar panels planned for the development. While this is dominantly an ESD initiative, the panels themselves, especially on the rooftop of Area 15, will end up covering most of the roof surface area, thereby providing a layer of shading for the roofs reducing the ingress of ambient heat, which in turn would allow some reduction in the radiant heat generated by the buildings themselves

Carefully assigned landscape planting all along the green spine, at podium / private open spaces and around the proposed developed will act like heat sinks, providing for a layer of absorption of the heat radiated by the buildings. Trees, planted along deep soil zones will aid & abet this process.

Thermal insulation will be enhanced through the usage of compliant building envelopes including high performance glazing systems and high reflectance light coloured facade materials, all of which will work together to control the ingress of ambient heat (reduced heat gain) into the building interiors, thereby providing for better thermal comfort for residents and in turn reducing the overall radiant heat emitted by the buildings themselves. The facade articulation proposed further optimises the use of daylight,

Rainwater is deemed to be harvested and used for landscaping and flushing systems. Dedicated 3 car sharing spaces and 4 EV charging points will enhance the development’s sustainability quotient, making it an immensely amenable place to live at. In its entirety, the proposed development is being designed wards achieving a 6-Star NATHERS Rating standard.



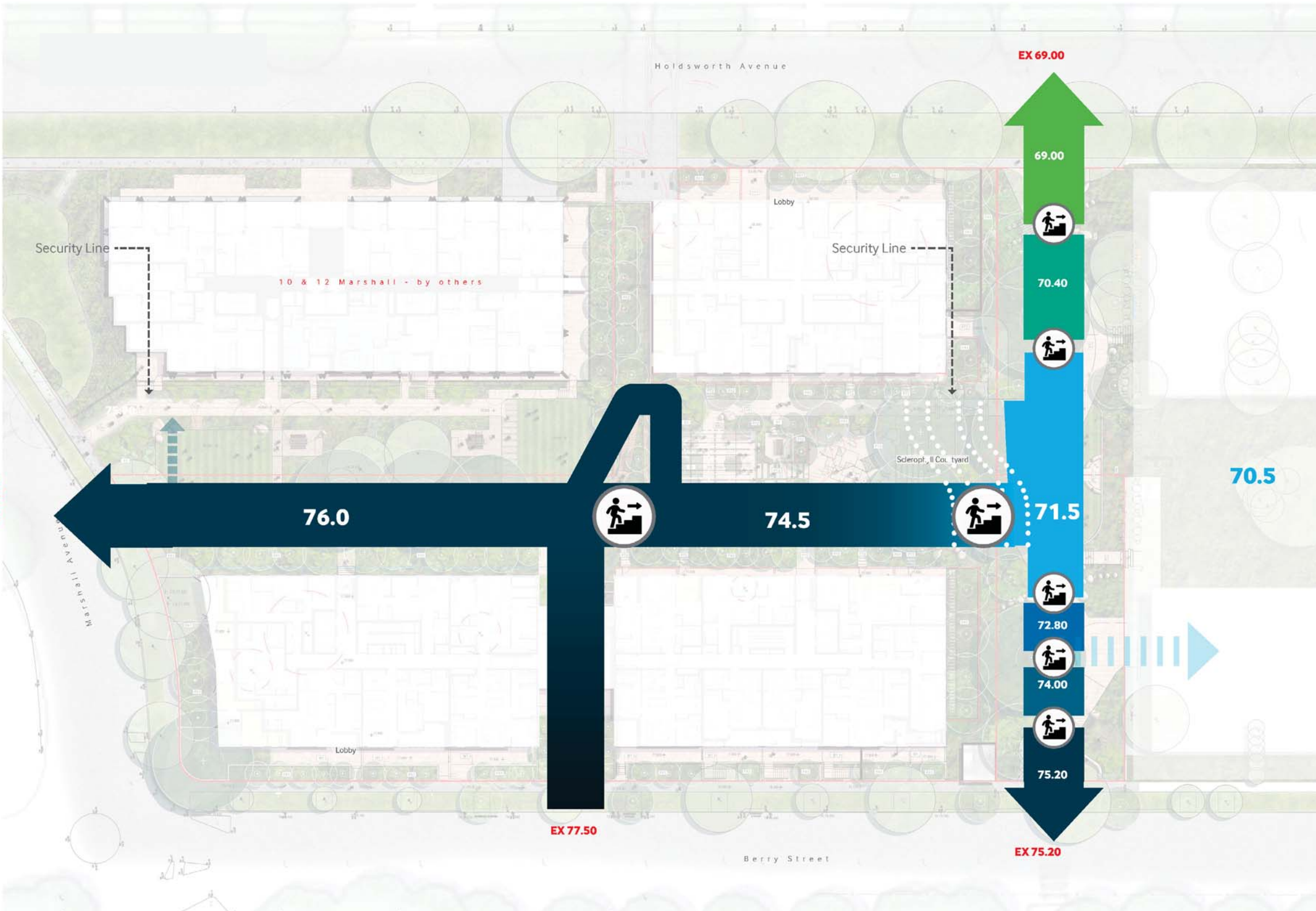
4.12 .04 Communal open space and levels

The integration of the Area 12 landscape is supported.

The landscape design should be developed to balance the variety of recreational spaces within the Green Spine with the landscape bush character being proposed. A wider range of demographics such as teenagers should be accommodated in the design after the landscape narrative for Connection to Country is resolved.

Response:

Please refer to the landscape architect’s drawings package for communal open space and levels detail.



4.12 .06 Existing trees

The trees that have been identified by the arborist as being worthy of retention should inform the siting of buildings as the loss of existing tree cover will have a negative impact on wildlife and also increase radiant heat.

The landscape strategy is negatively impacted by the excessive number of storeys provided particularly to Block 14, where the opportunity exists to situate the outdoor area at a higher/existing level. Trees 9, 15,16 and 19 could be retained if the lower ground plane alters to provide a compliant number of storeys to Building 14. In addition Tree 9, a palm, could be salvaged and re-located.

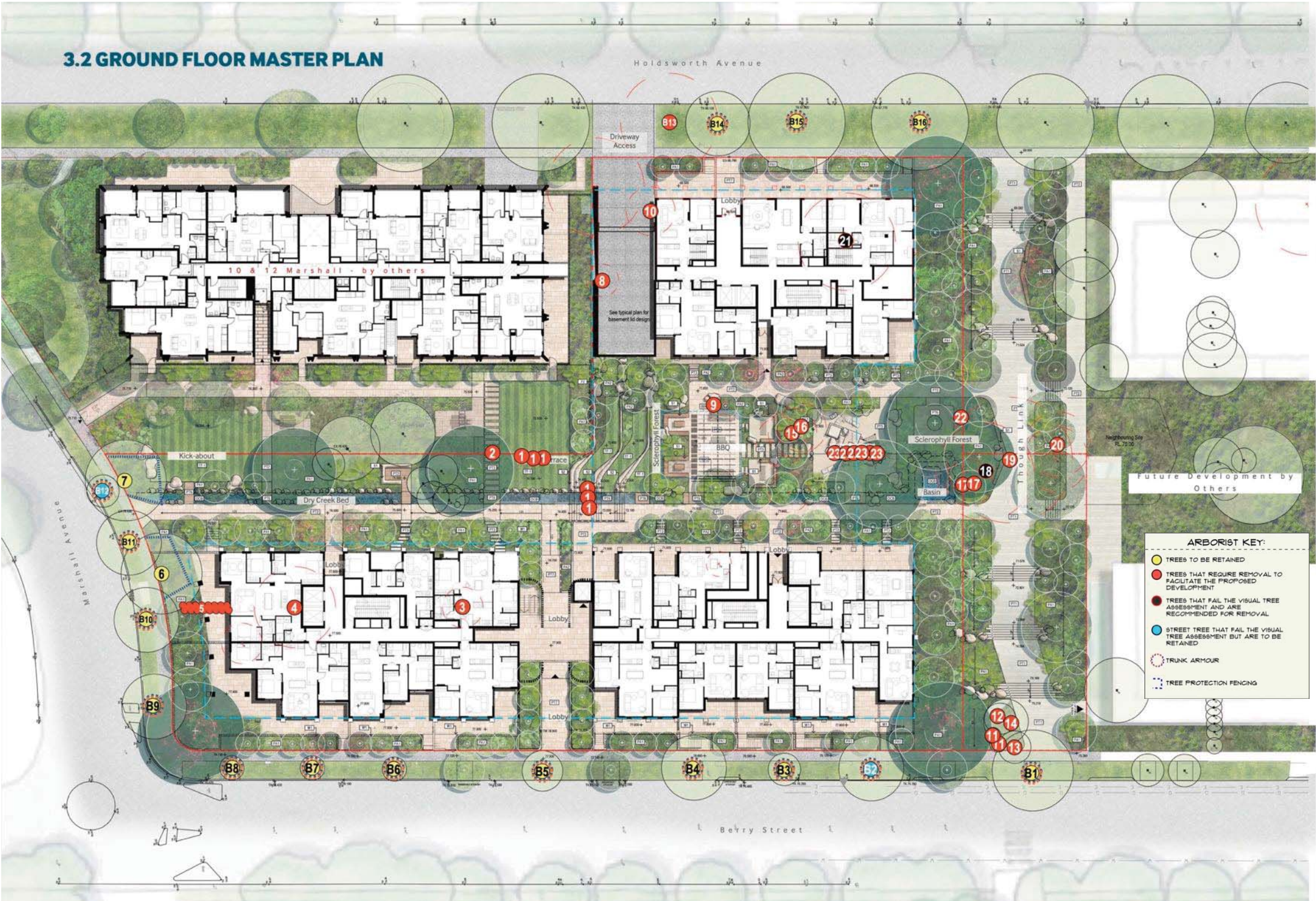
Response:
Summary of Arborist’s Report -
An Arborist’s study conducted on the proposed development site, provides detailed observations on the contextual specificity, current condition, etc of the existing trees and makes the following recommendations -
Summary of Tree Schedule
Trees that pass the VTA (onsite) & ARE to be retained: 6 & 7.
Trees that fail the VTA & ARE recommended to be removed: 18 & 21.
Trees that require removal to facilitate the proposed development plans: 1, 2, 3, 4, 5, 8, 9, 10 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23 & B13.
Street trees: B1, B3, B4, B5, B6, B7, B8, B9, B10, B11, B13, B14, B15, B16 & B17.
Street trees that fail the visual tree assessment: B2 & B12.

Key Considerations -

- The proposed development will have an acceptable impact on all the street trees with the exception of Tree B13 which will require removal to facilitate the proposed driveway access on Holdsworth Avenue.
- All Stormwater and Sewage plans will not impact any retained trees and this site will be subject to a landscape plan in which there will be many replacement trees included in the design.
- The retention of the majority of the street trees and the two significant trees on Marshal Avenue will ensure the streetscape amenity will not be altered in any way.
- When the landscape plan is completed, the areas’ long-term amenity will be greatly enhanced.

A Detailed Tree Protection Plan is included within the Arborist’s Report alongside the afore-stated key considerations -
The detailed Arborist’s report is part of this submission.

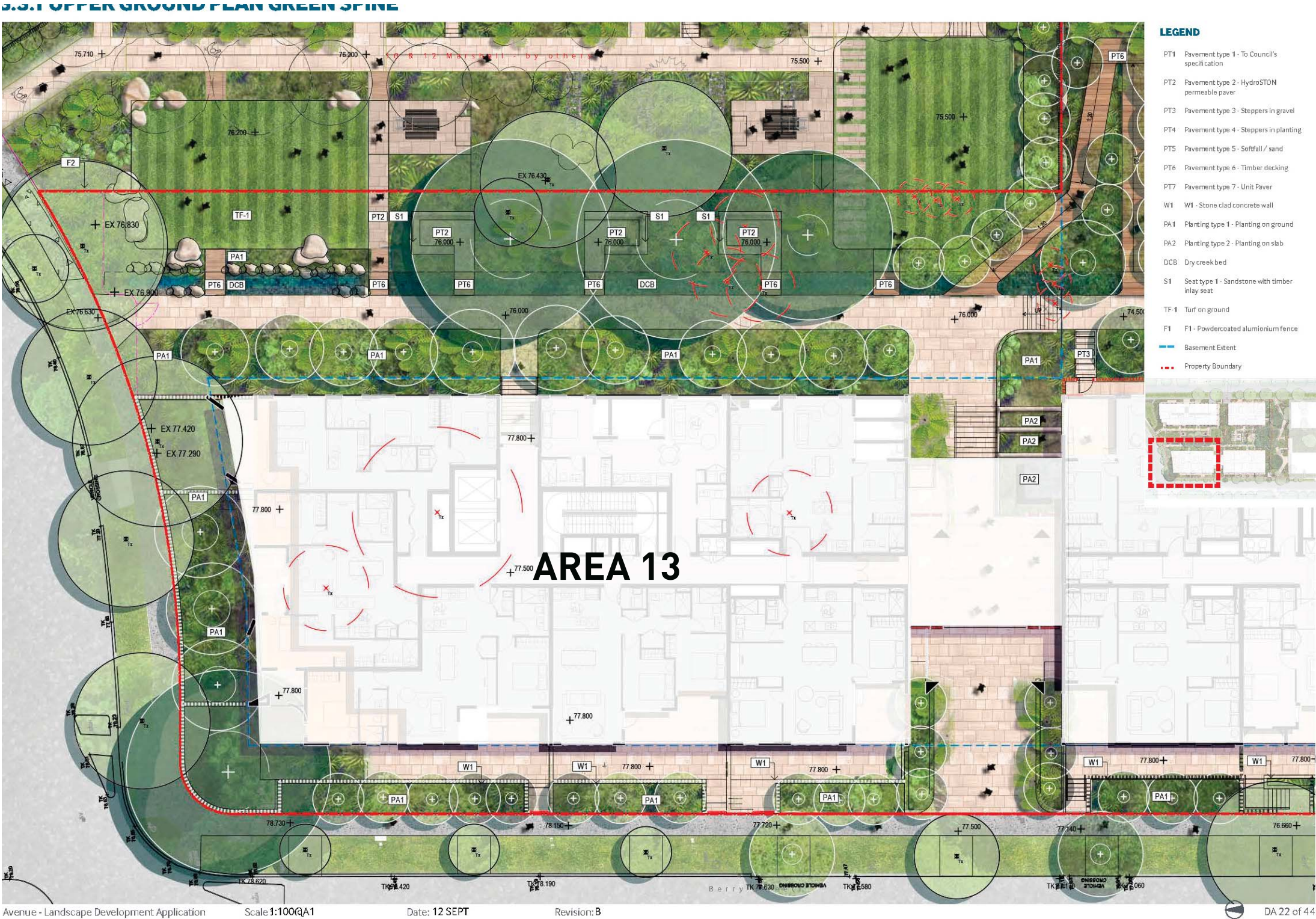
- SITE SURVEY WITH TREES AND PROPOSED DEVELOPMENT



4.12 .06 Existing trees

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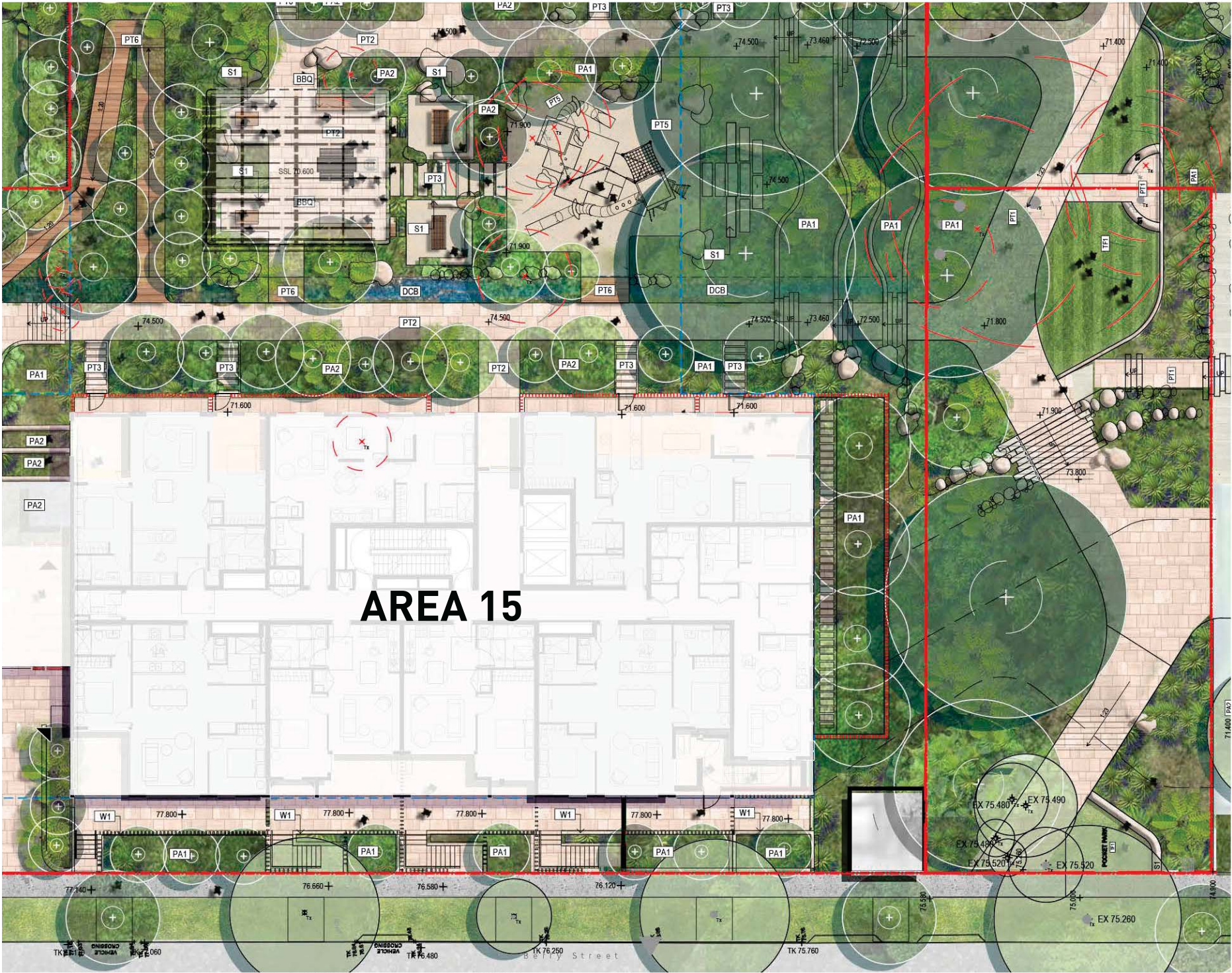
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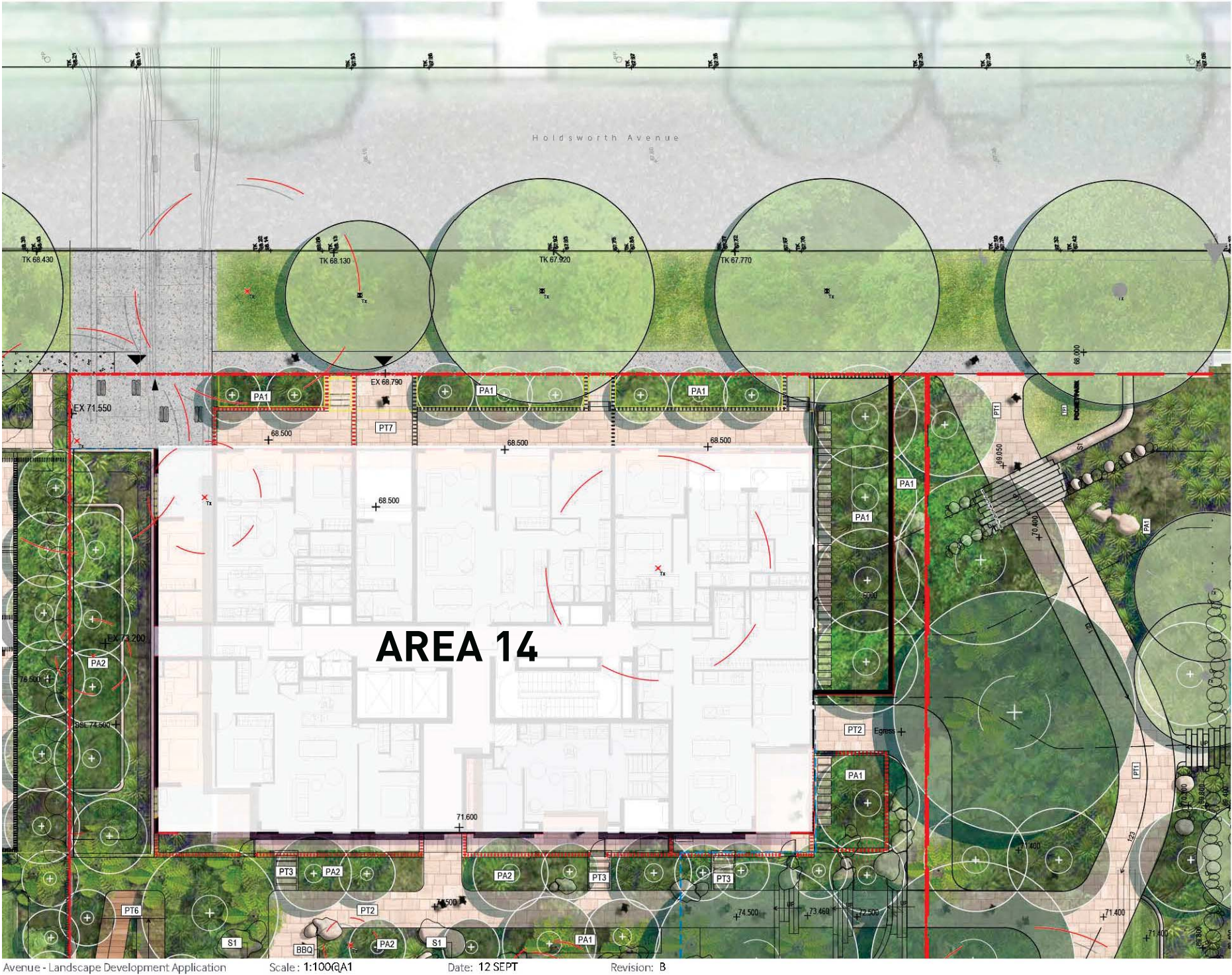


Avenue - Landscape Development Application Scale: 1:100QA1 Date: 12 SEPT Revision: B

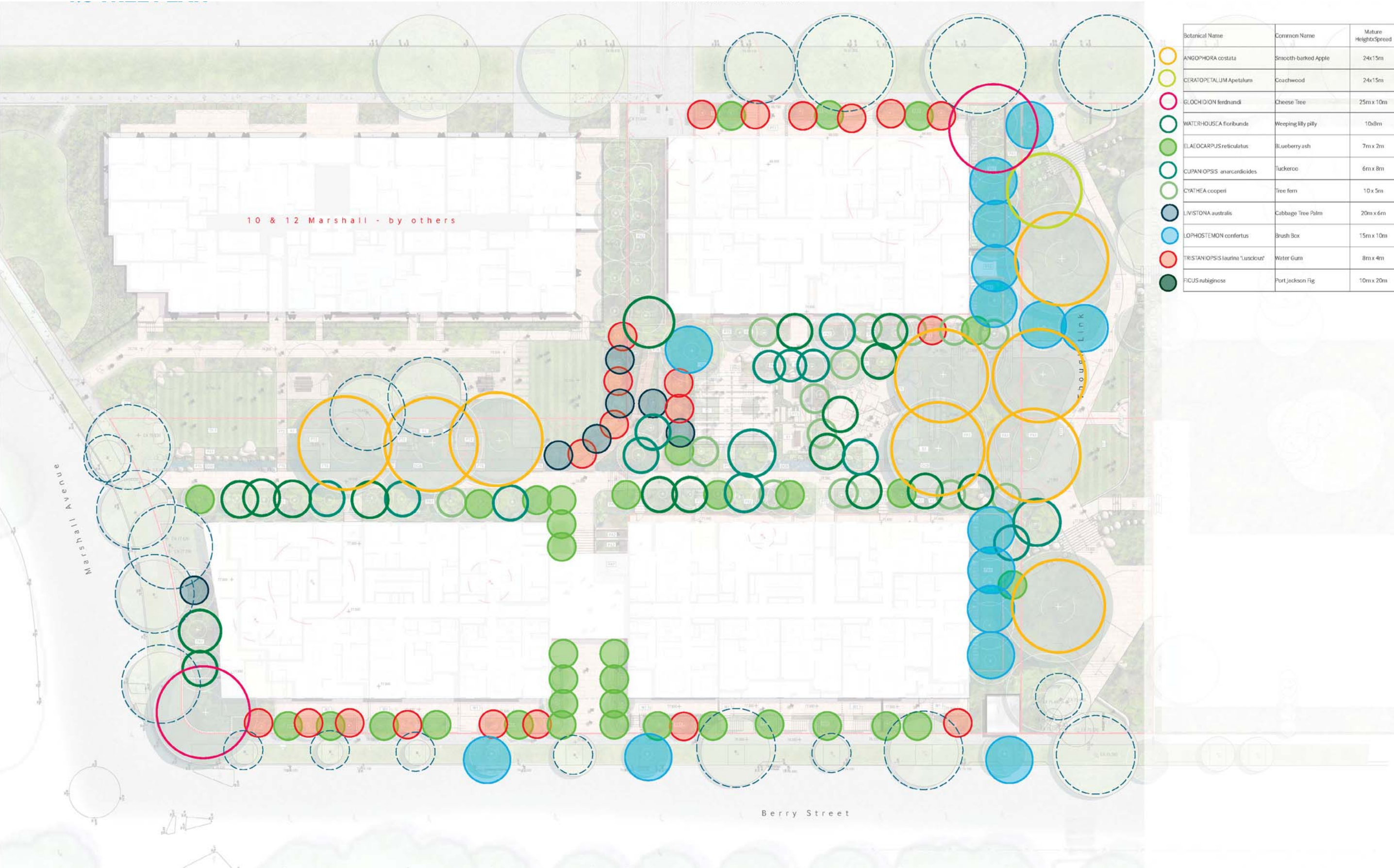
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EXISTING TREE



4.12 .07 Solar access

The sun views provided demonstrate the availability of solar access to the façades however this does not necessarily correspond to the availability of sunlight inside living room and to balconies. Detailed analysis of the sun access to living spaces needs to be provided to all buildings including Block 14 which is well under the requirement. This should consider the effects of self-shading by the articulated façade design.

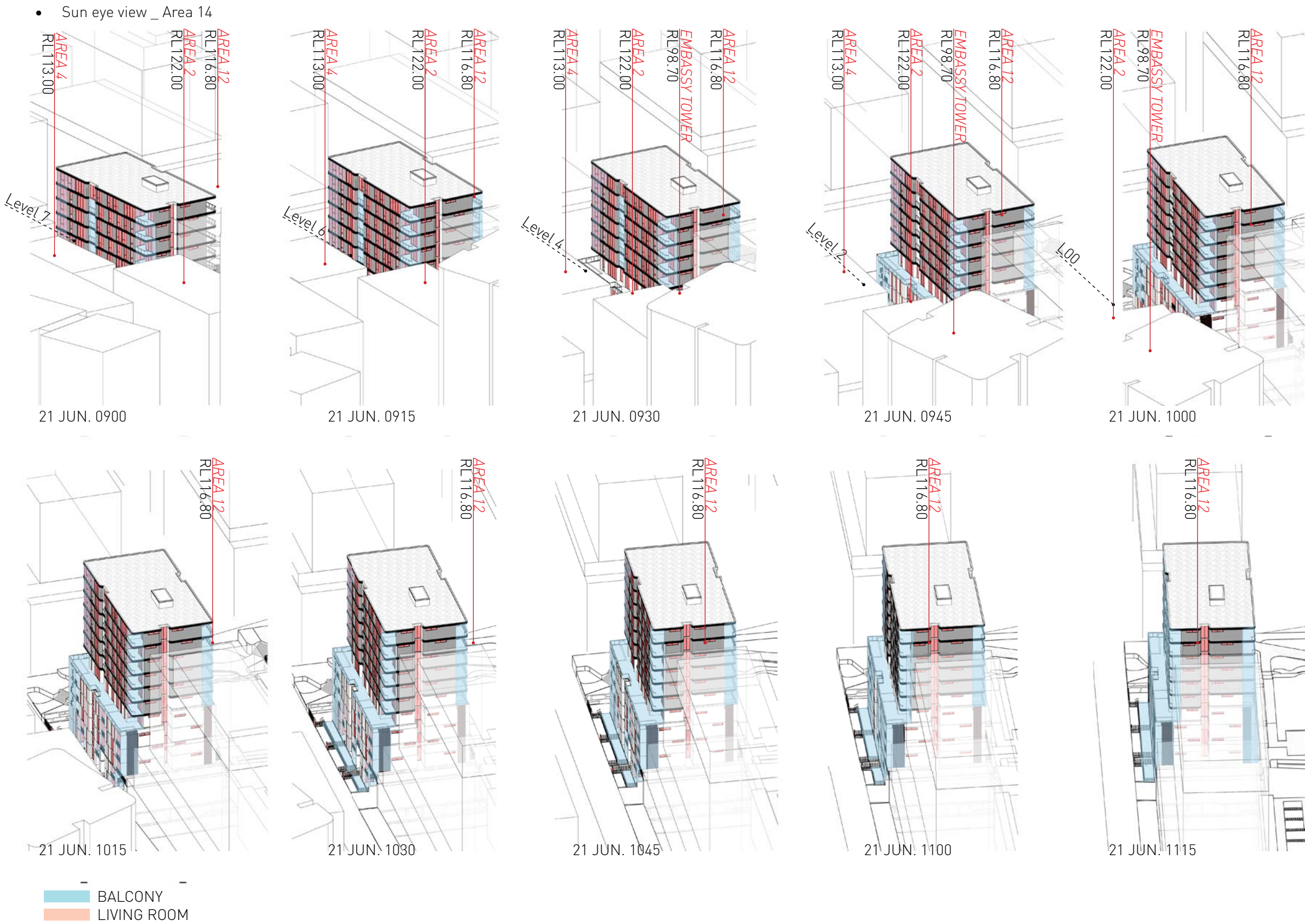
- AREA 14 solar analysis

Response:

Area 14 Solar Analysis
Solar Access to all East Facing Apartments -
Block 14 is located on a constraint portion of the site, where it is located on the lowest topography of the land, and it is naturally overshadowed by built forms located in area 13 and 15 to the west.
Despite that, careful apartment planning & optimal master plan orientation allows more than 61% of the units to have more than 2 hrs of solar access each day. The diagrams illustrate the availability of solar access to the eastern face of the building block on Area 14 from 9am up until 11:15am on the day of the Winter Solstice, beyond which the development located towards the Area 14's northern end starts to block its access to sunlight. The development overall can achieve solar access to 71.6% of the apartments.

SOLAR ACCESS COMPLIANCE _ AREA 14		
	COUNT	YIELD
<2HRS	24	38.1%
>2HRS	39	61.9%
TOTAL NUMBER	63	

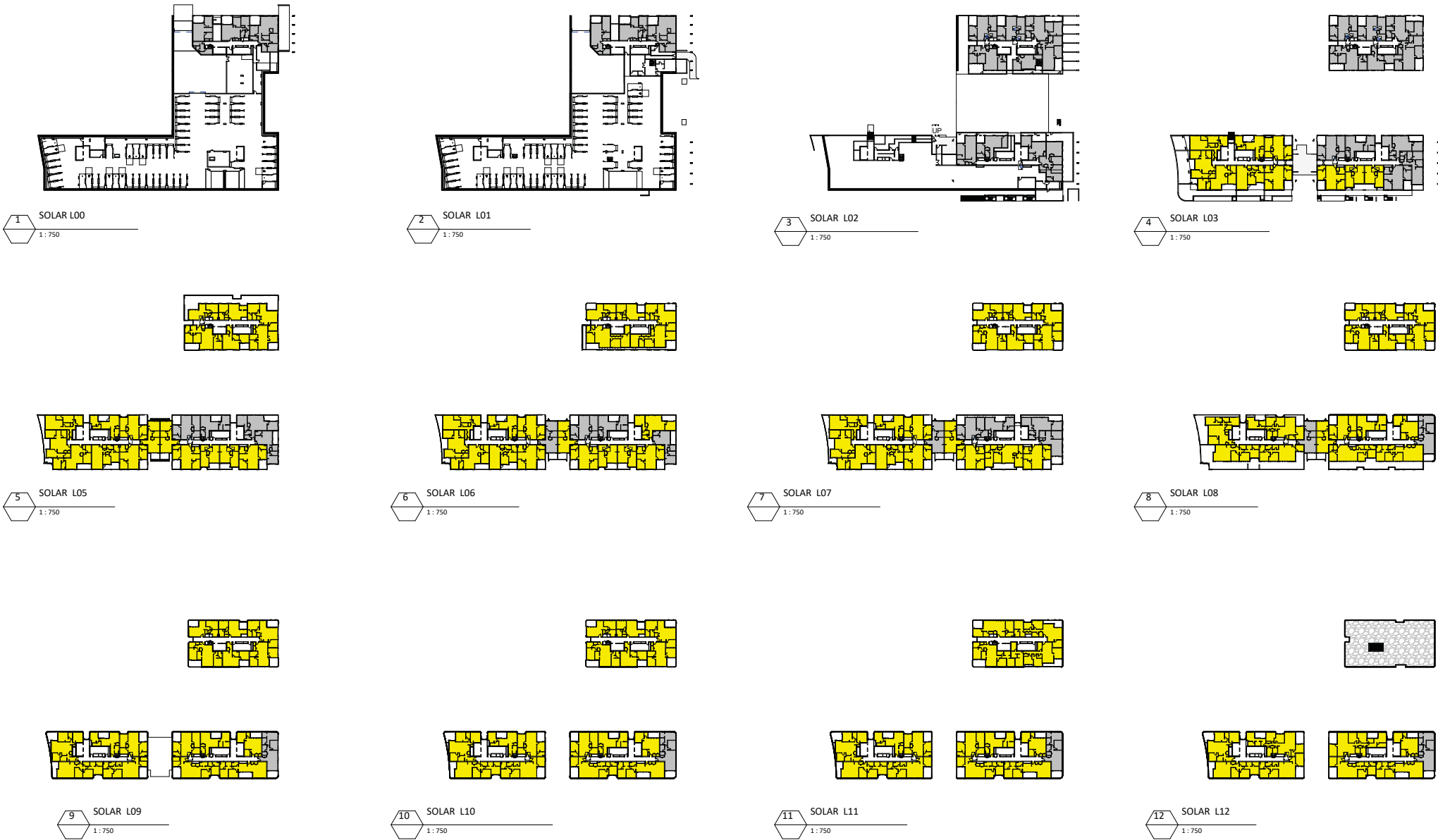
SOLAR ACCESS COMPLIANCE _ TOTAL		
	COUNT	YIELD
<2HRS	57	28.4%
>2HRS	144	71.6%
TOTAL NUMBER	201	



4.12 .07 Solar access

Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.

- Solar access compliance diagrams



SOLAR ACCESS COMPLIANCE _ AREA 14		
	COUNT	YIELD
<2HRS	24	38.1%
>2HRS	39	61.9%
TOTAL NUMBER	63	

SOLAR ACCESS COMPLIANCE _ AREA 13 & 15		
	COUNT	YIELD
<2HRS	33	23.9%
>2HRS	105	76.1%
TOTAL NUMBER	138	

SOLAR ACCESS COMPLIANCE _ TOTAL		
	COUNT	YIELD
<2HRS	57	28.4%
>2HRS	144	71.6%
TOTAL NUMBER	201	

Solar Access Compliance

<2HRS

>2HRS

SCALE: NTS

4.12 08 Sun-Shading

Provide sun-shading devices to west facing windows consistent with Part 4A of the ADG.



■ Response:

The proposed facades have been designed with high levels of articulation that incorporate a series of measures specifically targeted towards ensuring all western facades receive optimal shading and permit reduced heat gain from the exteriors.

Vertical fins coupled with expressed glazing mullions, set within protruding facade forms on upper levels will allow for necessary shading.

Recesses within the overall envelope articulation enable an enhanced level of shading for all western faces. Additionally, carefully positioned landscape planting, along both podiums and individual private open spaces allow for an extra degree of shading to internal spaces.

The design approach to shading does not compromise solar access to private open space and living spaces on the western facade.



4.12 09 Cross ventilation

Cross ventilation as graphically depicted does not comply with the ADG requirements for effectiveness as for example illustrated in Figure 4B.8.

The Panel recommends that additional windows to bedrooms and kitchens be considered to achieve cross ventilation.

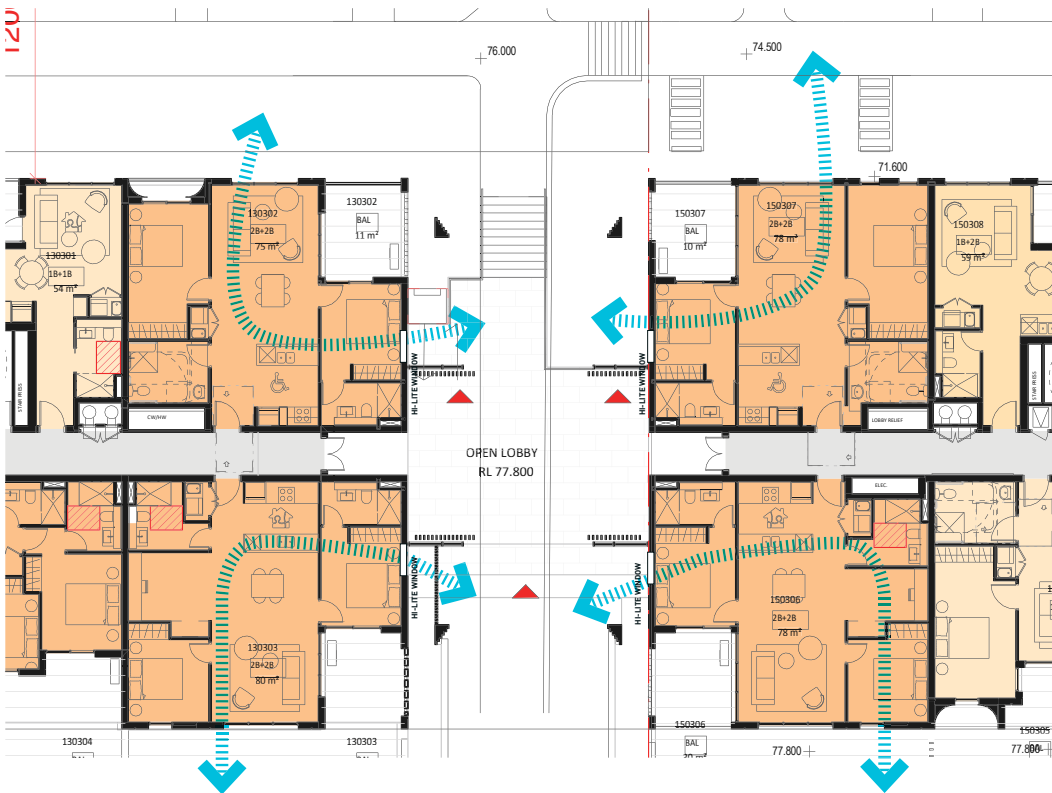
Response:

All apartments within the proposed development have been designed with careful consideration for natural cross ventilation, resulting in an over 60% compliance level for the development as a whole. However, the efficacy of cross ventilation depends on a host of factors, including specifics such as location of unit within proposed envelope, adjacencies, topography & orientation. With reference to the specific apartment units located within the highlighted zone between Areas 13 & 15, the revised design & placement of openings, alongside detailed studies of natural pressure systems that affect wind flow have now been undertaken resulting in optimal cross ventilation arrangements

The balconies can be used as the second aspect for three out of the four apartments. It is recognised that north-easterly winds are the main driving force behind natural ventilation for all eastern apartments.

CrossVentilation_Yield 13+15		
CROSS VENTILATION Compliance	Count	Yield
NO	47	40%
YES	71	60%
Grand total	118	

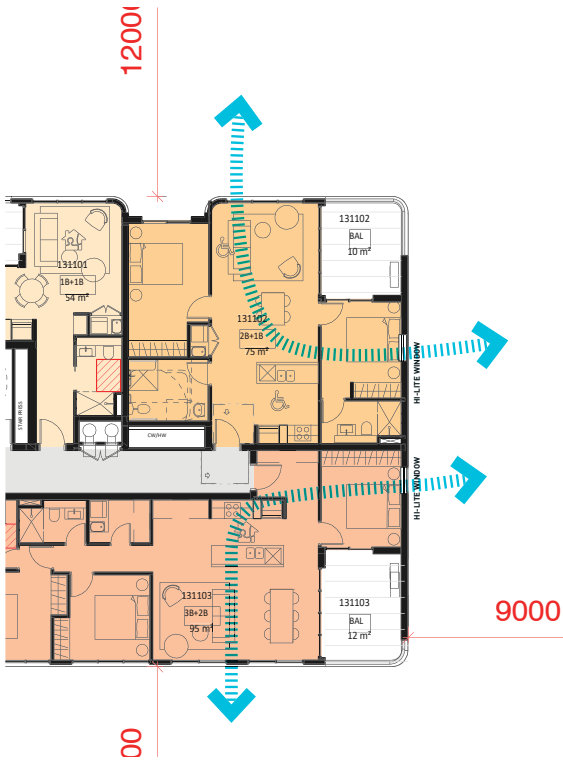
CrossVentilation_Yield 14		
CROSS VENTILATION Compliance	Count	Yield
NO	15	31.91%
YES	32	68.09%
Grand total	47	



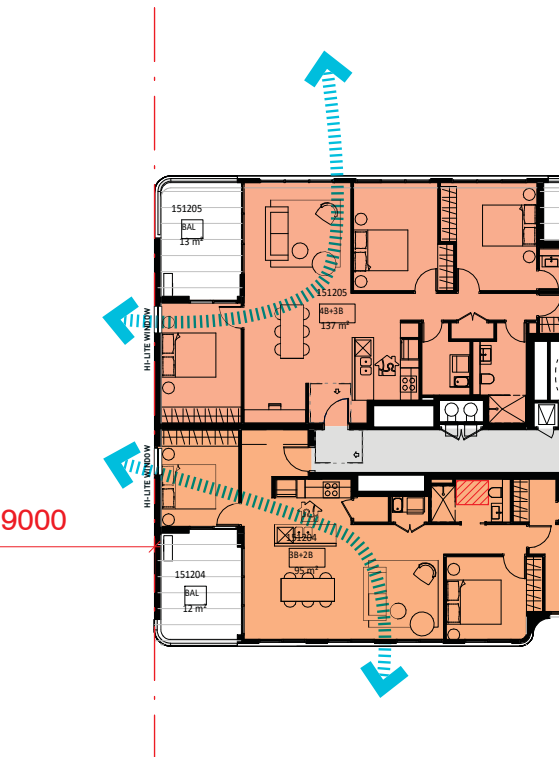
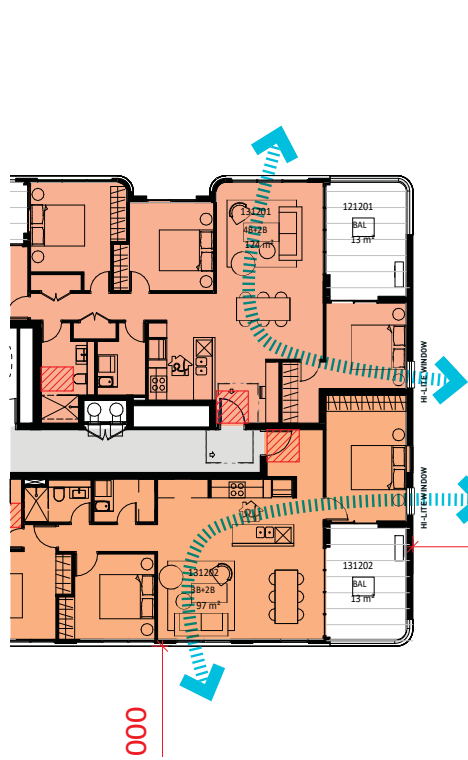
LEVEL 03



LEVEL 04



LEVEL 11



LEVEL 12

4.12 10 Communal open space and neighbouring properties

The co-ordination of communal open space with adjacent sites has been improved with Area 12 to the east. The addition of the turf terraces with seating walls and edges is considered a positive outcome and better mitigates the level change within the centre of the Green Spine. Further resolution is required with Areas 16 and 17 in conjunction with development of the water strategy and the design principles established to achieve Connection to Country.

Design features such as the open creek bed should carry through to sites to the south of the

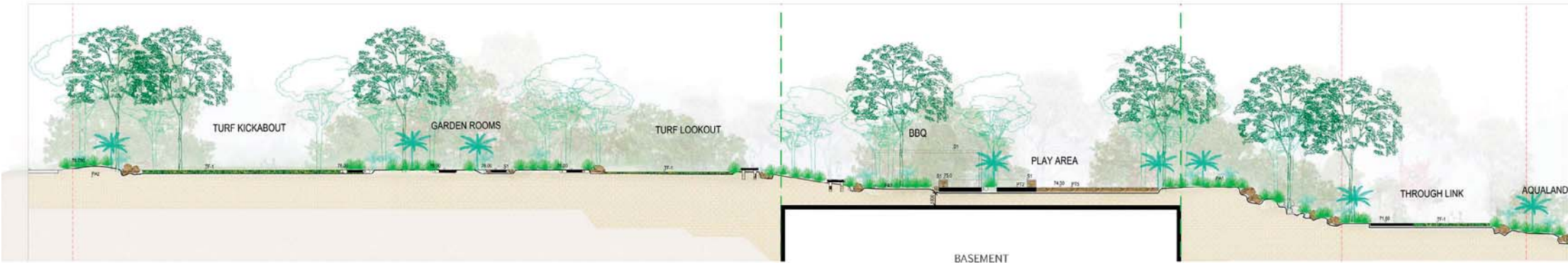


Response:

The levels have now been integrated with the neighbouring site area 12 (10&12 Marshall Ave) to ensure for a more contiguous design. The change in level now allows for a useable amphitheatre lawn space which links into the neighbouring site to create a large open turf space and allow for great views to the south down the green spine.

The overall change in level across the north of 10&12 Marshall Ave and the subject site is reduced to 3.1m, with terraced level change of approx. 100mm stepping across the landscaped area. There is also a very subtle change in level of 300mm between 10&12 Marshall Ave and the subject site.

Please refer to the landscape architect’s documents for more detailed information.



71.600

4.12 12 Street activation

The general approach to increasing street activation is acceptable. However the garden entrances on Marshall Avenue require further development including demonstration of gates and fences etc.

The visual relationship between the northern end of the green spine and Marshall Avenue requires further detail design to improve the community's perception of a detailed and well- vegetated space.

Response:

In keeping with the DEP recommendations and in accordance with the overall public domain strategies for the development, the revised design looks at the creation of Green spine fence with garden gateway on Marshall Ave, and an entrance landscaped fore court along Berry Rd. between buildings 13 and 15.

Defined by a large overhead canopy complemented by landscape lighting and articulated planting, this forecourt will serve as a 'street interface' to strengthen the proposed development's 'siting' whilst providing greater clarity on its development's 'address'.



AREA 13

AREA 15

4.12 12 Street activation

The general approach to increasing street activation is acceptable. However the garden entrances on Marshall Avenue require further development including demonstration of gates and fences etc.

The visual relationship between the northern end of the green spine and Marshall Avenue requires further detail design to improve the community's perception of a detailed and well- vegetated space.

Response:

Through a combination of appropriate setbacks, clear pedestrian paths, ground level private open spaces with direct access from the streets and articulated landscape definitions, the peripheral edges of the building blocks allow for permeable, visually interconnected spatial constructs that enhance street level activation and provide for a vibrant & safe public domain interface.



4.12 12 Street activation

The general approach to increasing street activation is acceptable. However the garden entrances on Marshall Avenue require further development including demonstration of gates and fences etc.

The visual relationship between the northern end of the green spine and Marshall Avenue requires further detail design to improve the community's perception of a detailed and well- vegetated space.

■ Response:

Street activation can be achieved through appropriate setback, building and landscape articulation elements, street access to ground floor courtyard and public pedestrian link.



4.12 12 Street activation

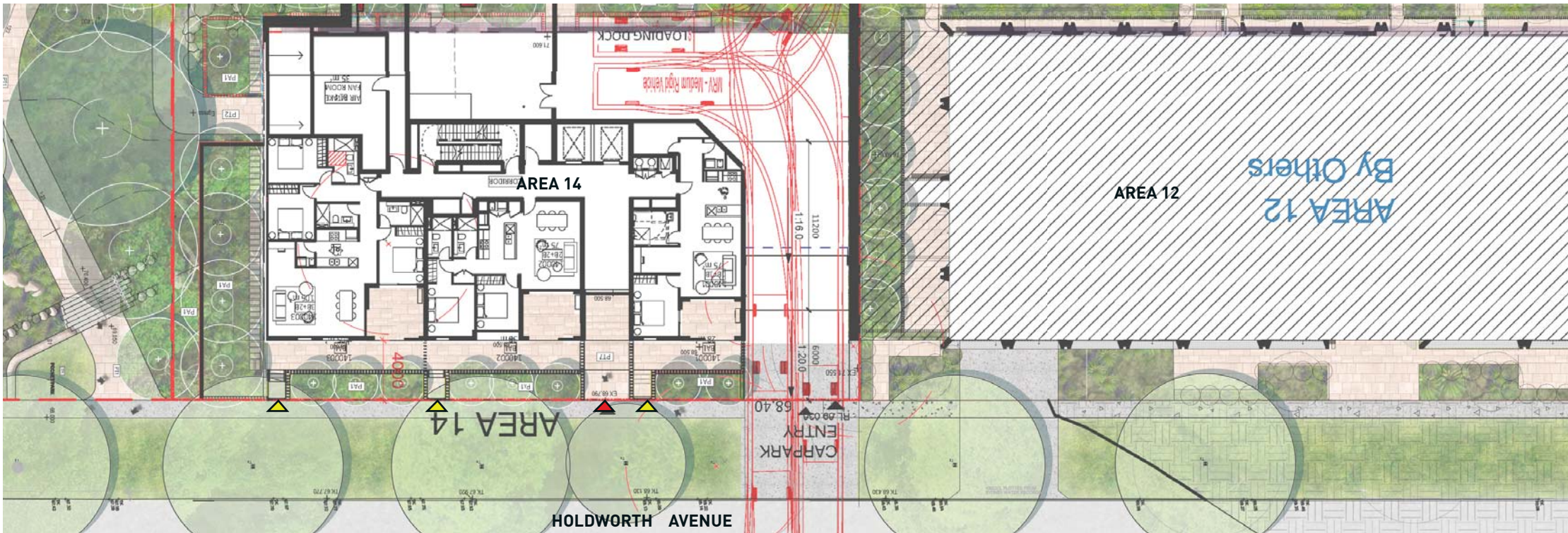
The general approach to increasing street activation is acceptable. However the garden entrances on Marshall Avenue require further development including demonstration of gates and fences etc.

The visual relationship between the northern end of the green spine and Marshall Avenue requires further detail design to improve the community's perception of a detailed and well- vegetated space.

Response:

As a continuation of the overall street level articulation, the streetscape along Holdsworth Avenue allows optimal street activation through direct access gates to ground level private open spaces, landscaped forecourts & pedestrian access points into residential lobbies.

Eventually connecting with the East-West oriented through site link along the southern edge of the site, the peripheral edges of the proposed development are designed to be visually connected safe precincts.



4.12 12 Street activation

The general approach to increasing street activation is acceptable. However the garden entrances on Marshall Avenue require further development including demonstration of gates and fences etc.

The visual relationship between the northern end of the green spine and Marshall Avenue requires further detail design to improve the community's perception of a detailed and well- vegetated space.

Response:

The streetscape along Holdworth Ave allows optimal street activation.



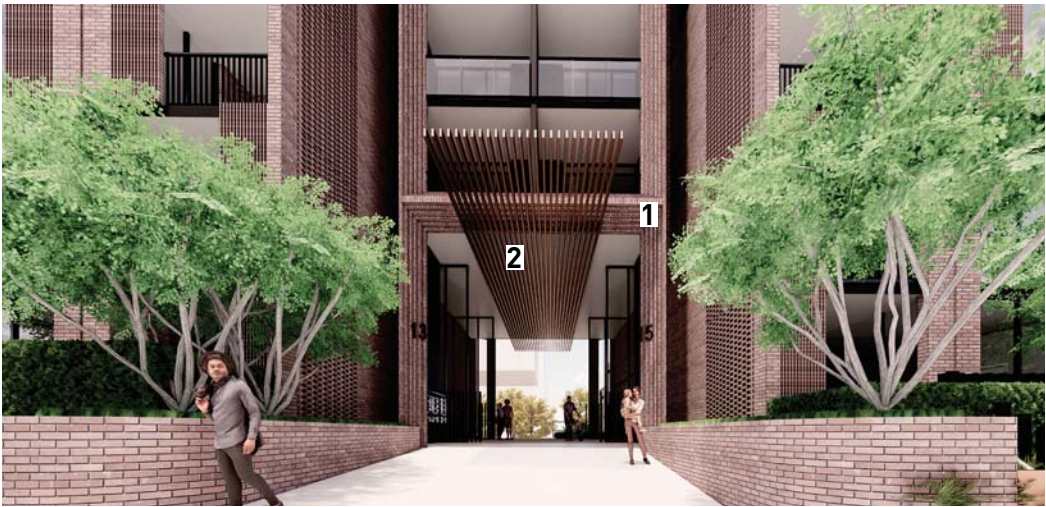
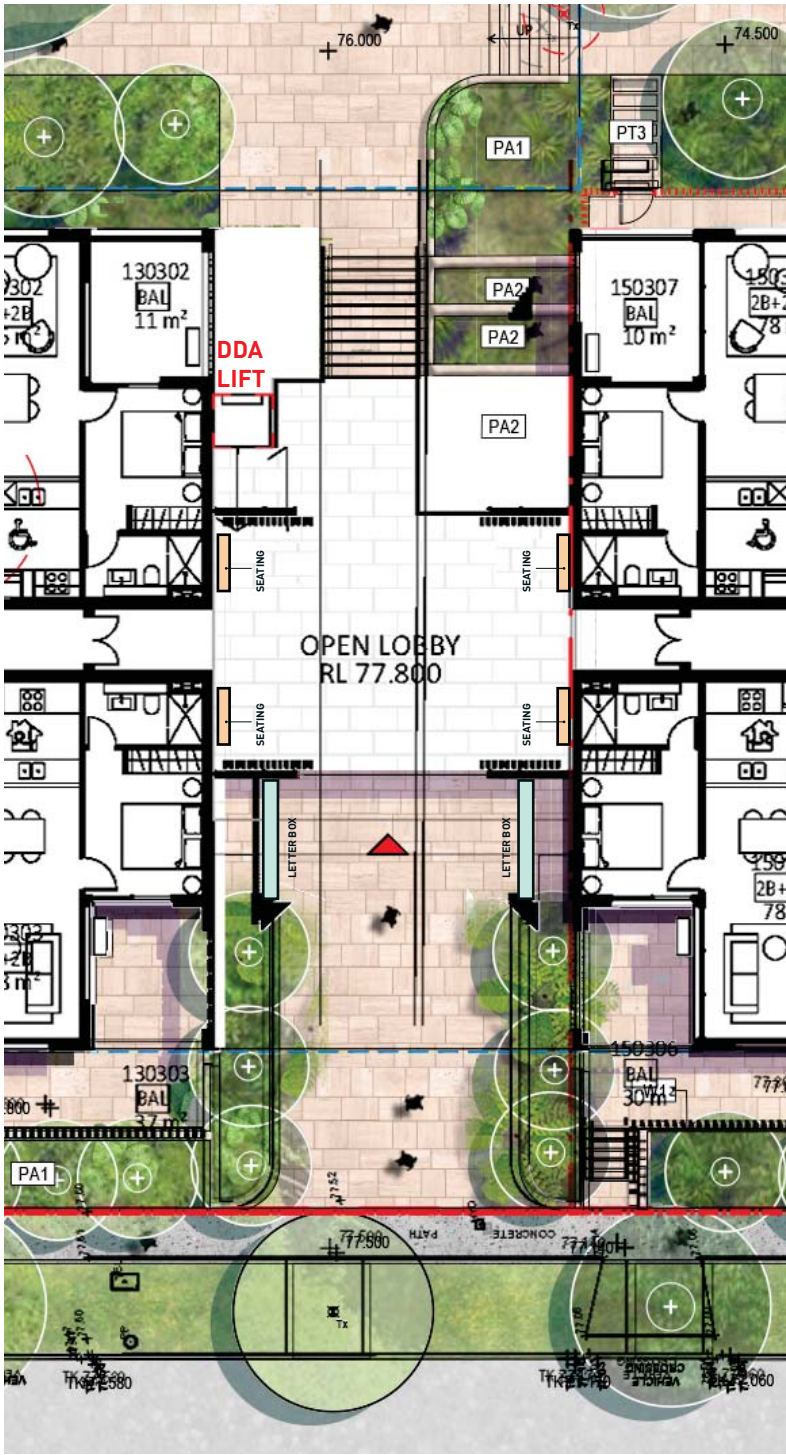
4.12 .13 Street legibility Building 13/15

The proposed entry portal design and materials are foreign to the architecture established throughout this development. Further design development is suggested including clarification of whether the structure is roofed or open.

■ Response:

In accordance with the overall public domain strategies for the development, the revised design looks at the creation of an landscaped fore court entrance along Berry Road between buildings 13 and 15.

Defined by a large overhead entrance portal complemented by landscaping, lighting, appropriate signage and articulated planting, this fore court will serve as the 'street interface' to strengthen the proposed development's 'siting' whilst providing greater definition to the development's 'address'.



- 1. FEATURE BRICK TILE
- 2. POWDERCOATED ALUMINIUM FEATURE BATTERN- LIGHT BROWN
- 3. FRAMED FULL FULL-HIGH CLEAR GLASS SCREEN

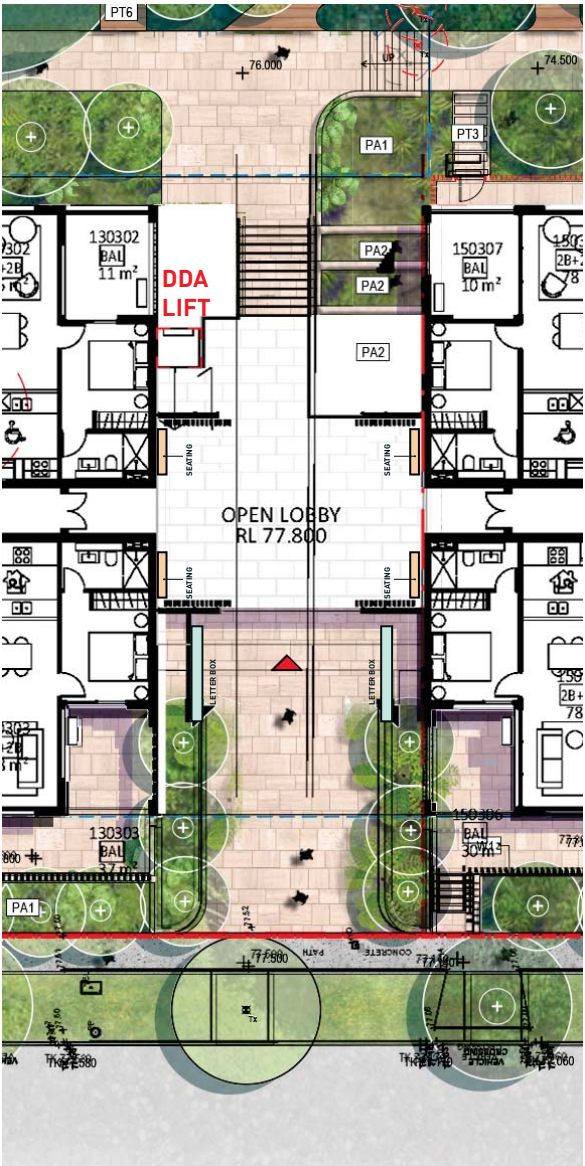


4.12 .14 Indoor communal space and roof gardens

The indoor communal space is not considered adequate for a development of this size. The proposed location is provided with poor internal access and external visibility. The Applicant could consider the potential uses of this space as high value positive amenity for residents of all 3 buildings (eg parties, meetings, clubs, indoor exercise etc.) It is noted that other equal sized developments on the St Leonards South Precinct are providing considerably larger community space for their residents.

Response:

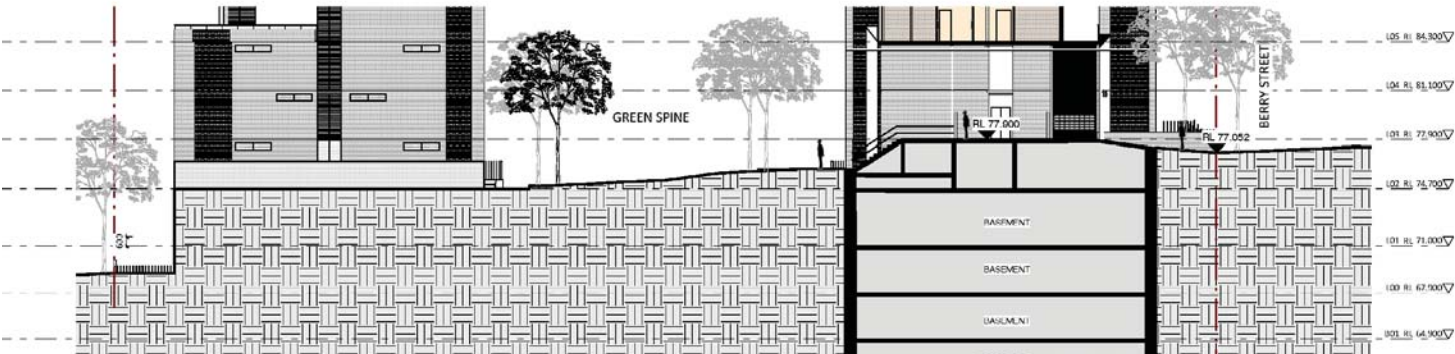
The indoor communal space was a result of utilising 'left over' space from the previous scheme. The scheme is now redeveloped and does not contain any apartment below the street level, so the indoor communal space has been removed. Instead, a rooftop terrace is proposed on area 13.



VIEW FROM GREEN SPINE TO COMMUNAL SPACE



VIEW FROM BERRY ROAD TO COMMUNAL SPACE



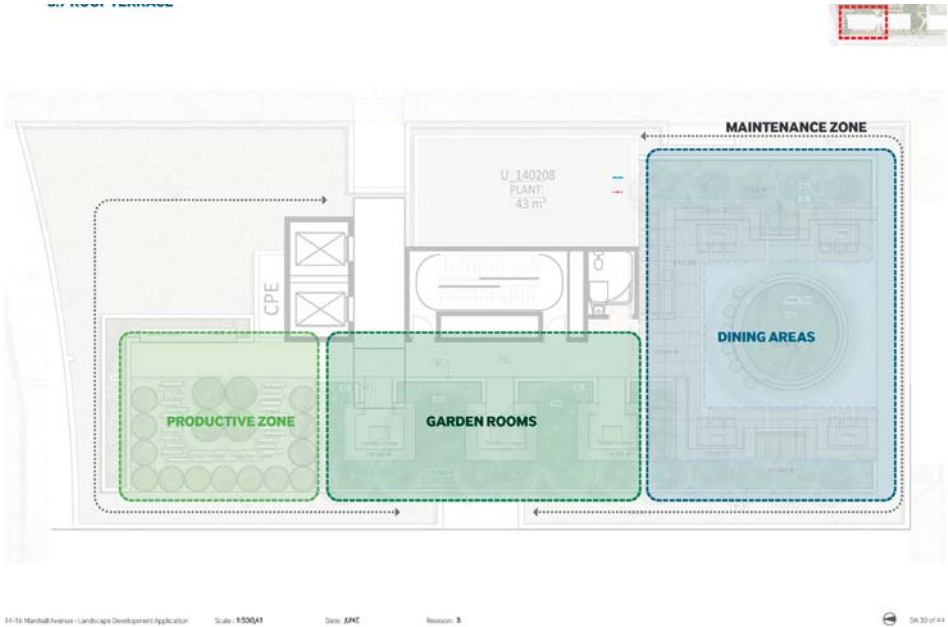
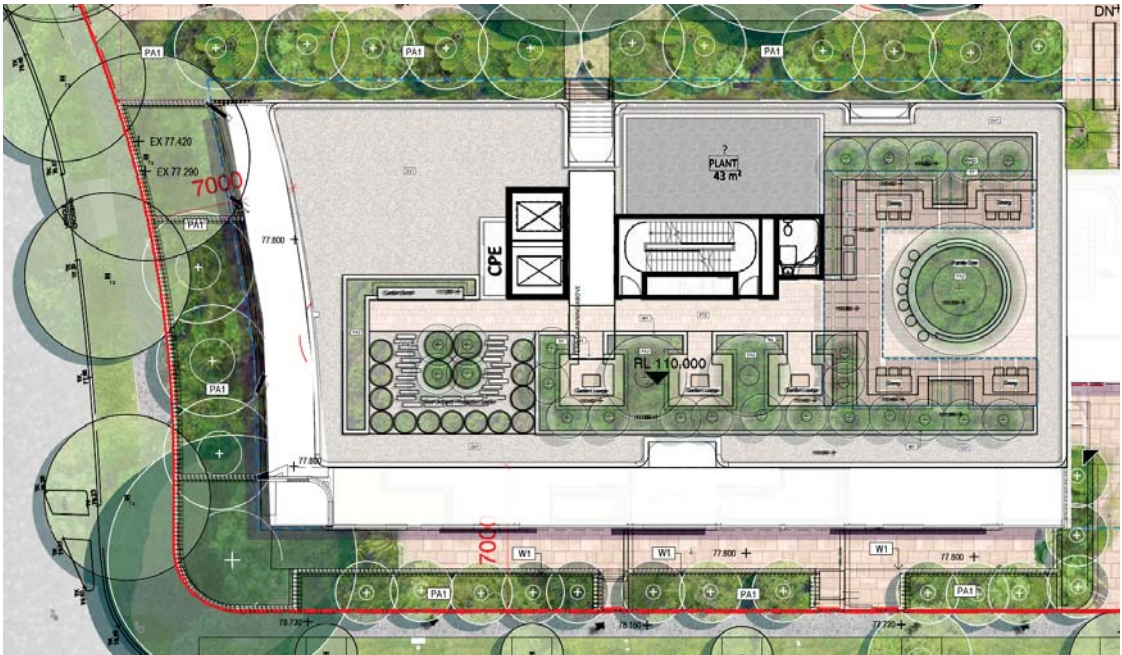
SECTION THOUGH COMMUNAL SPACE TO GREEN SPINE

4.12 .14 Indoor communal space and roof gardens

The indoor communal space is not considered adequate for a development of this size. The proposed location is provided with poor internal access and external visibility. The Applicant could consider the potential uses of this space as high value positive amenity for residents of all 3 buildings (eg parties, meetings, clubs, indoor exercise etc.) It is noted that other equal sized developments on the St Leonards South Precinct are providing considerably larger community space for their residents.

Response:

In keeping with the DEP recommendations and LEP Height control plan, Roof Garden is proposed to be provide on the Area 13 roof top.



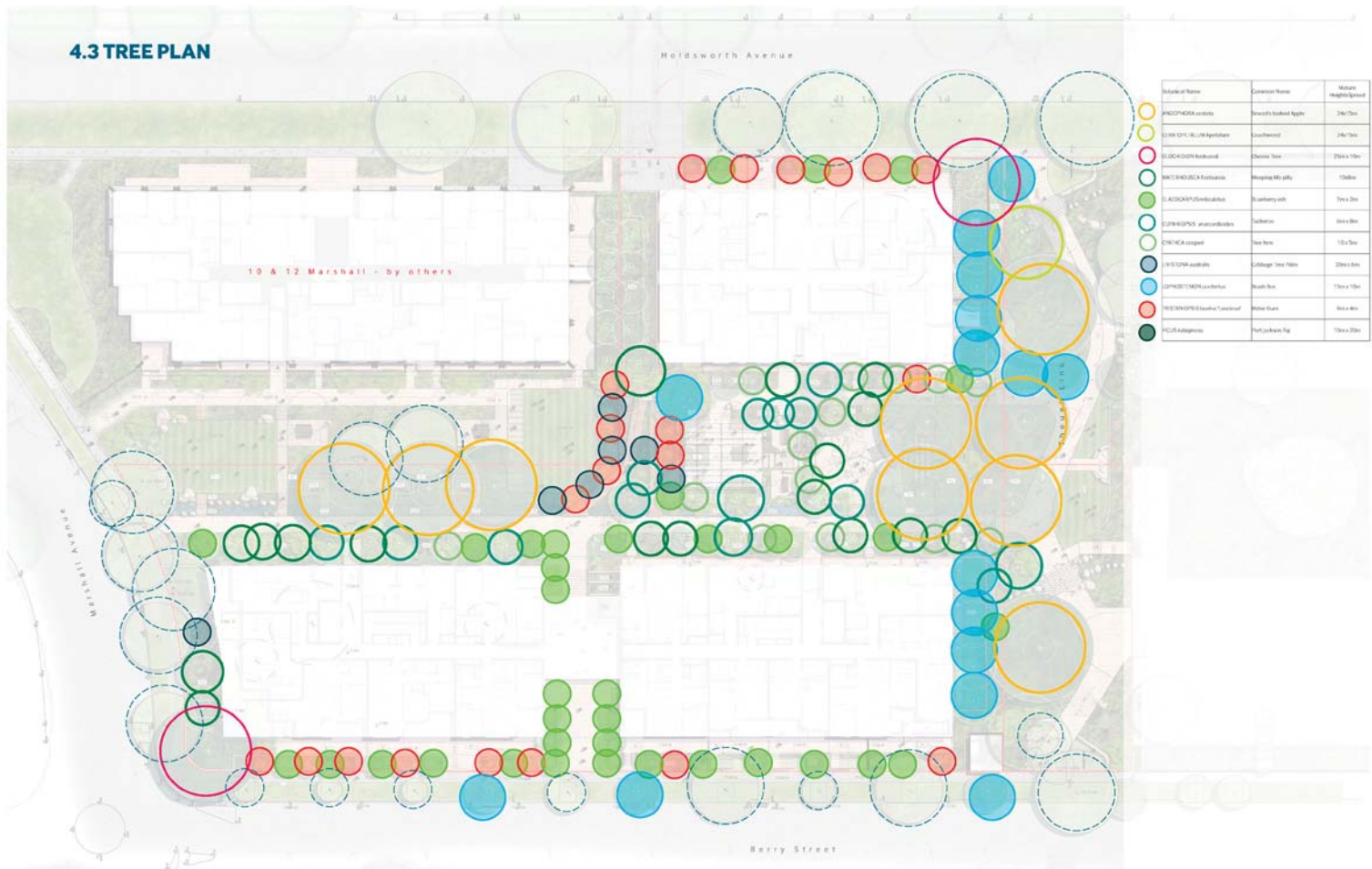
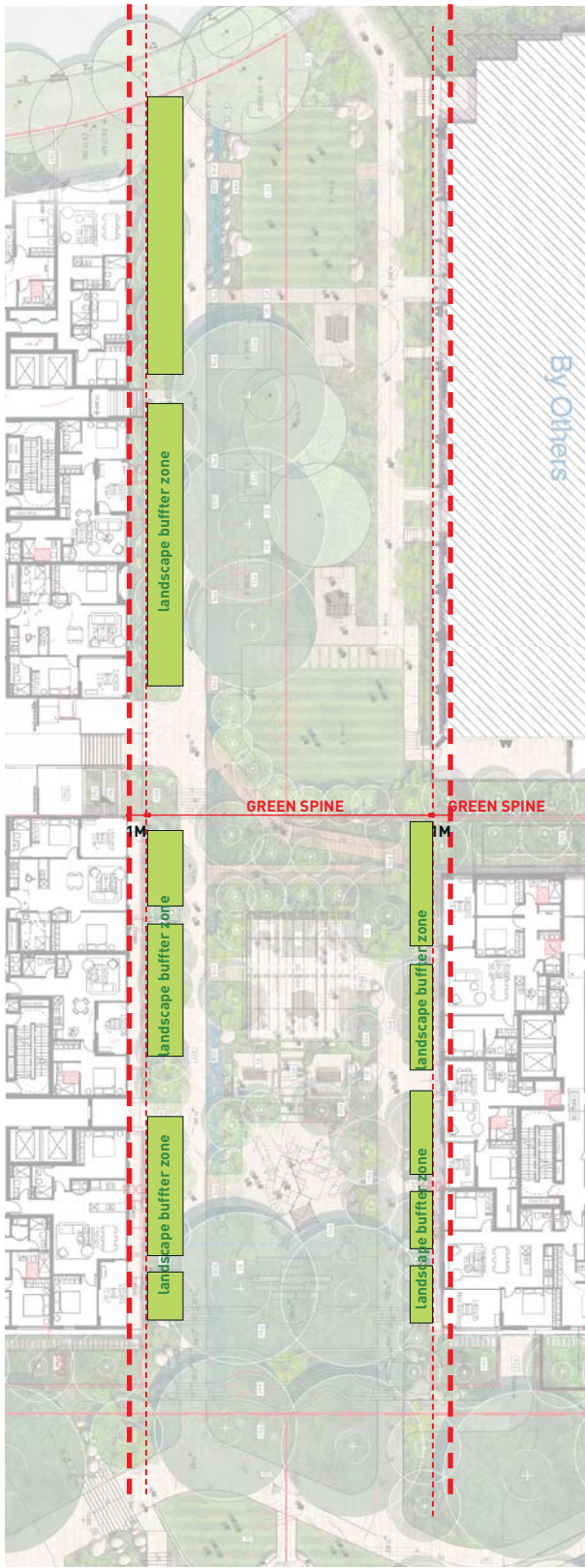
4.12 . 15 Private open space

The expansion of private courtyards into the green spine by 1 m is acceptable, however, more detail design should be provided to indicate how planting is resolved to provide privacy to residents whilst retaining passive surveillance.

■ Response:

Provide landscape buffer zone between the expansion of private courtyard and green spine to improve the units' privacy condition.

Please refer to the landscape architect's drawing package for more detailed information.



4.12 16 Corridor privacy

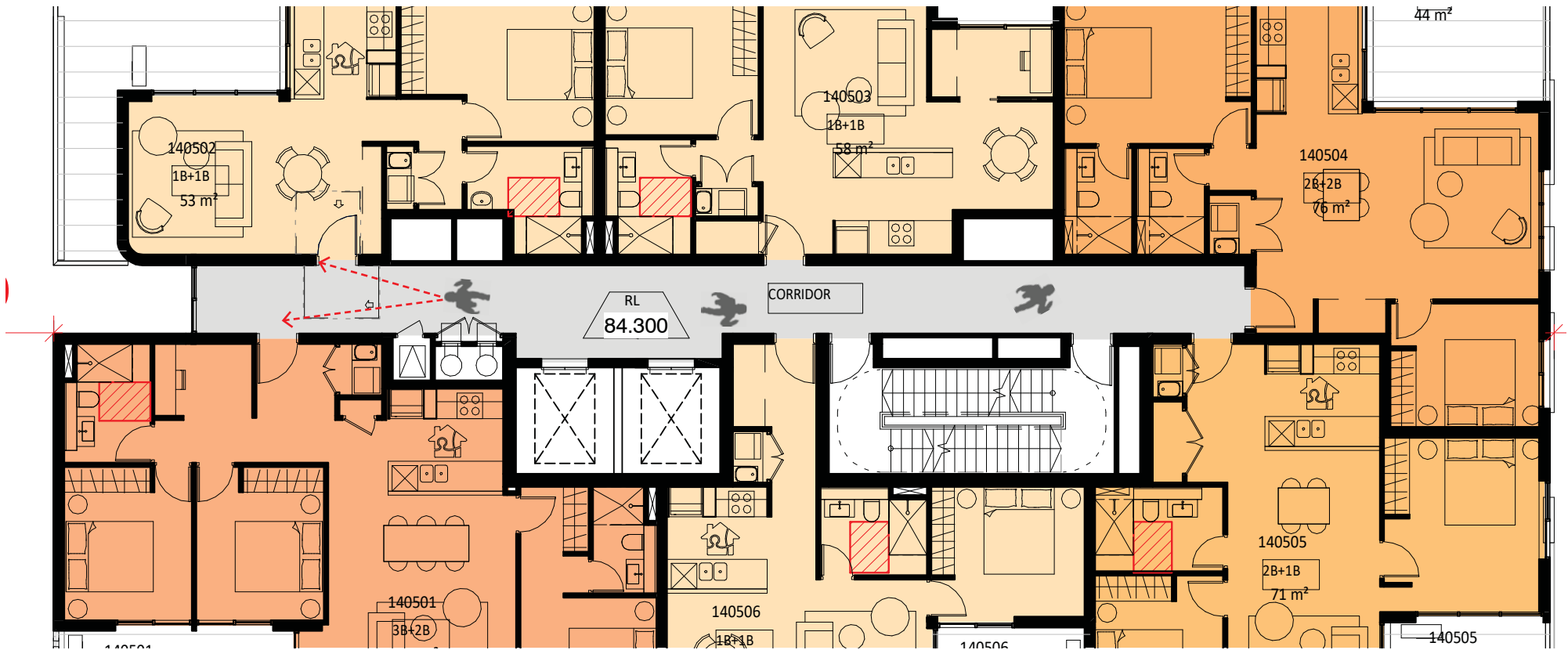
Issues remain with cross-looking and acoustics into apartments, for example between living rooms in apartments 140501 and 140502. The adjacency of entry doors between apartments such as 140504 and 140505 should also be reviewed.

■ Response:

The apartment layouts have been reviewed and revised to reduce cross-looking and undesirable noise into other apartments.

Particular detail is considered to apartments 140501 and 140502 to avoid cross-looking into each living space by revising the internal layout and offsetting the entry doors.

The entry door to apartment 140504 has been provided with a joinery cupboard to provide some screening from the main entry.





03

RESPONSE TO DEP NOTES
[26/10/2021]

RESPONSE TO DEP NOTES [26/10/2021] I 02

FOREWORD

The proposed development is being planned in alignment with Council’s vision for the South St. Leonard’s precinct and on completion, is slated to form a significant component of its redevelopment into a high-density residential precinct, located as it is at the gateway styled intersection of Berry and Marshall’s Avenue. The development in its proposed form is being designed to the highest standards of high-density residential living, with critical emphasis on the dual developmental notions of community and context. With a key component of the overall design strategy for the development being its integration with the contextual fabric of its location, the proposed development has the makings of a great destination as a place to live.

In its planned articulation, the proposal has been submitted to council and the DEP and in accordance with the latest DEP comments recorded on the 26th Oct. 2021, it is now being resubmitted with all advice addressed / incorporated within this revised proposal. The minutes of meeting of the recorded advice has been reproduced here for reference. Care has been taken to ensure each of the DEP’s observations have been addressed and incorporated as feasible.

MINUTES OF NSROC DESIGN EXCELLENCE PANEL MEETING LANE COVE COUNCIL Thursday 26th October 2021		
DEP PANEL MEMBERS		
Peter St Clair	Chairperson	Architect
Jason Cuffe	Panel Member	Landscape Architect
Lucinda Varley	Panel Member	Landscape Architect
Aldo Raadik	Panel Member	Architect
APPLICANT REPRESENTATIVES		
Tony Pizzolato	Applicant	Modern
Andrew Lu	Applicant	Modern
Stephen White	Planner	Urban
Anna Wang	Planner	Urban
Simon Parsons	Architect	PTW
Lilian Gu	Architect	PTW
Matthew Durning	Landscape Architect	RPS
COUNCIL STAFF		
Mark Briaby	Executive Manager, Environmental Services	
Rajiv Shankar	Manager Development Assessment	
Chris Shortt	Senior Town Planner	
Terry Tredrea	Strategic Planner	
Christopher Pelcz	Strategic Planner	
Angela Panich	Panel Secretary	
COUNCIL OBSERVERS		
None		
APOLOGIES		
None		
ITEM DETAILS		
Property Address: 14-16 Marshall Avenue, 2-10 Berry Rd and 5-9 Holdsworth Av St Leonards NSW 2065 (Areas 13, 14 and 15). Council's Planning Officer: Chris Shortt Owner: Holdsworth Land Pty Ltd Applicant: Holdsworth Land Pty Ltd Proposal: Demolition of existing buildings, construction of 3 x 11-13 storey residential flat buildings comprising a total of approximately 195 apartments, basement car parking, provision of east-west pedestrian link and associated stairways, landscaping and green spine/communal open space on ground level to 3 lots and other associated landscaping.		
1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING		
RS and PSC welcomed the Applicants and Design Team. All Panel members, Council staff and Applicant's representatives introduced themselves and described their respective project roles. PSC provided an acknowledgement of country.		
The response to the National Climate Emergency is not adequate with little detail. A holistic approach is required to meet design excellence. The approach to the rooftop design must be further developed to consider not only solar panels but water harvesting and low level planting that promotes diversity and ecology.		
4.7 Principle 6 Landscape		
Overall the landscape design lacks a clear conceptual narrative with a compartmentalised approach to programme that compromises the Masterplan gesture of the green spine. Whilst the landscape architect confirms collaboration with sites further south, the co-ordination with Area 12 is lacking and has resulted in a green spine that is not a singular gesture. The Panel strongly recommends that the green spine be reviewed with the proponent of Area 12 to develop a more cohesive approach to the communal open space.		
The Panel recommends that the Applicant and Council ensure that the WSUD and landscape design elements that support the creation of natural habitat features and ground water re-charge, are carried through to Aqualand's site to the south and then onto the Berry Creek wildlife corridor.		
The Panel questions whether the removal of the eastern most north-south pedestrian link is a positive outcome. The relocation of the external lift to within Building 15 is supported however greater consideration should be given in relation to access to and from the green spine.		
The reduced level change along the north-south pedestrian link within the green spine is supported however it is the Panels view that the landscape terraces do not appropriately deal with the 5 m level change in the centre of the green spine. The Panel strongly recommends that the landscape terraces be extended north-south to create a smoother level transition and provide greater opportunity for activation. One option would be to incorporate several of the terraces within the green spine located in Area 12.		
The flaring of the east-west link at Berry Road is understood to be a result of existing tree locations. The final arrangement and location of elements must be coordinated with Lane Cove Council and relate to the broader St Leonards South Master Plan, specifically the pedestrian crossing location across Berry Road.		
The Panel recommends that the arborist report be submitted. The trees that have been identified by the arborist as being 'worthy of retention' do not appear to have informed finished levels and should be retained to minimise the site's radiant heat output and for the benefit of providing wildlife habitat.		
The Panel also recommends:		
<ul style="list-style-type: none">An increase to deep soil planting areas to achieve the DCP requirement of 25% as it is currently 4% below this and will result in the planting of only 9 large trees (large trees being defined in Section 3E of the ADG as having a mature height of 13-18m). This is particularly important as 26 existing trees are proposed for removal.That roof tops be used for positive environmental outcomes. The proposed solar panels should be sufficient to reduce the carbon footprint of not only common areas but also the apartments, or to feed energy back to the grid for Body Corporate income. Areas not used for solar energy production should be covered with soft landscaping to minimise radiant heat output.The plant species selection, particularly trees and tree ferns should utilise locally indigenous species where possible. The high level of tree canopy coverage proposed is supported.Additional dense middle-storey plantings be provided for small birds where sight lines are not required for passive surveillance.The western facades of all buildings incorporate landscape design solutions, which together with sun-shading should reduce radiant heat gain.A car share scheme be provided to reduce the carbon footprint of residents.Soil depths above structure be a minimum of 1 m where trees are proposed.		

2.0 DECLARATIONS OF INTEREST

Panel members had separately indicated that there were no conflicts of interest.

3.0 PRESENTATION

The Applicant and Design Team were invited to present the modified pre-DA proposal for the subject sites at 14-16 Marshall Avenue, 2-10 Berry Rd and 5-9 Holdsworth Av St Leonards South, also known as Areas 13, 14 and 15. SP presented the architectural proposal contained in PTV's DRP Response Package dated October 2021. MD presented the pre-DA Landscape Report issue C.

4.1 Introduction

This design review forms part of the St Leonards South pre-DA process. The Panel is engaged by Council to provide independent and impartial advice on the design of development proposals and applications to lift the design quality of projects. The Panel's comments and recommendations are intended to assist Council in their design consideration of an application against SEPP 65 principles and where relevant the requirements of the St Leonards South Landscape Masterplan (the Masterplan) dated October 2020, Lane Cove LEP 2009 and Lane Cove DCP Locality 8 (Parts A & B), dated 22nd October 2020. The absence of a comment under a particular heading does not imply that particular matter to be satisfactorily addressed, more likely the changes are suggested under other principles to generate a desirable change.

Your attention is drawn to the following:

- SEPP 65, including the 9 Design Quality Principles and the requirements for a Qualified Designer (a Registered Architect) to provide Design Verification Statements throughout the design, documentation and construction phases of the project.
- The Apartment Design Guide, as published by Planning NSW (July 2015), which provides guidance on all the issues addressed below.

Both documents are available from the NSW Department of Planning.

- To address the Panel's comments, the applicant may need to submit amended plans. Prior to preparing any amended plans or attending additional Panel presentations, the applicant must discuss the Panel's comments and any other matter that may require amendment with Council's assessing Planning Officer.

- When addressing the Panel's comments by way of amendments, if the applicant does not propose to address all or the bulk of the Panel's comments and wishes to make minor amendments only, then it should be taken that the Panel considers the proposal does not meet the SEPP 65 requirements. In these instances it is unlikely the scheme will be referred back to the Panel for further review.

4.2 Panel comments and recommendations

The Panel makes the following comments and recommendations in relation to the project. A number of issues raised at the previous DRP meeting have not been fully addressed by the Applicant. While these items have not generally been repeated in this report they remain current and so this report should be read in conjunction with the DRP #1 Minutes.

All these matters must be addressed in order for the Panel to consider that the development exhibits design excellence.

4.8 Principle 6 Amenity

For a complex of this size (3 buildings) the Panel would expect a level of indoor social amenity provision for the residents. The Panel considers that the deletion of the indoor community space and roof top garden on Building 14 is a loss of amenity and recommends that roof gardens be provided on all three buildings.

Outdoor and indoor common spaces should respond to the diverse residential community and be inclusive of teenagers, possibly through the provision of a swimming pool, basketball hoops and meeting spaces.

The Panel continues to be of the view that the ADG requirements for natural ventilation and solar access cannot be averaged across all three sites as this would not promote an acceptable design quality. Building 14 should satisfy these requirements as an independent building.

The Panel requests additional graphical data to demonstrate 2 hours of solar access is achieved to all the east facing apartments shown as compliant, given the sun eye views show the sun-path as almost parallel to the east facade at 11.00am.

The Panel notes the central apartments of Buildings 13 and 15 at Levels 3-5 and 9-11 are noted as naturally cross ventilated, for example units 130502, 130503, 150506 and 150507. Window and door openings are however only provided to the west and east facing facades and to balconies. Without additional openings to the north and south facades the apartment plans do not correspond with the ADG illustrations such as Figure 4B.8 that demonstrate acceptable air movement paths as extending right through the apartment.

The Panel also requests further development of :

- The apartment entry layouts in all buildings to avoid cross viewing from corridors to living spaces.
- Privacy / light and amenity issues to the lowest apartments in Building 15 (150104) adjacent to the DDA lift.
- West facing facades to incorporate a sun screening strategy to reduce reliance on air conditioning.
- The DDA garden lift and undercover approach spaces.

4.9 Principle 7 Safety

No additional comments.

4.10 Principle 8 Housing Diversity and Social Interaction

No additional comments.

4.11 Principle 9 Aesthetics

The Applicant confirmed that all brickwork would be a dry pressed clay type and not precast brick panels. The Panel requests further details of the bricks types and details and that all renderings and sample images be representative of the selected brick type such as those on page 55 of the DRP Response.

4.3 Principle 1 Context and Neighbourhood Character

The design narrative should include investigation of Connection to Country with the opportunity for references within the overall design. The current design does not adequately respond to Country with no evident Designing with Country process having been undertaken. The Panel strongly recommends that an indigenous consultant be engaged by the design team to inform the design outcome.

The north-western corner of Building 13 has not yet been satisfactorily resolved as a gateway entry to the St Leonards South precinct. The landscape design should complement the architectural design to address the gateway at footpath level with a positive contribution to the streetscape and less emphasis on high fencing.

The pedestrian entrance between Buildings 13 and 15 from Berry St should provide a highly aesthetic visual link from the public domain to the landscape within the north-south spine. It currently presents as a view to decking, a retaining wall and a small grassed space.

The Panel recommends that the Applicant liaise with Council's Tree Officer and Stormwater Engineer to ensure that the maximum number of Brush Box street trees are retained as these provide an established streetscape character. Although individual specimens may not be of high quality, collectively, they provide an existing character and wildlife habitat.

4.4 Principle 2 Built Form and Scale

The built form of the podium and upper levels are of a high quality with a clear articulation between these components providing a varied character and high degree of legibility from surrounding streets and more distant vantage points.

The building setbacks to the north-south spine require further consideration to enhance private open space to the Ground Level apartments and to provide more building articulation to avoid a canyon-like space.

Further details should also be provided of:

- The functional planning of the loading docks capacity and use, including detailed strategies to attend truckloads by additional trucks.
- The screening of services planned for the lid of the car park ramp, as this open plant area is visible from buildings in Areas 12-14
- The height compliance for the Building 14 lift motor rooms, noting a minimal over-run is shown on the drawings

4.5 Principle 3 Density

No additional comments.

4.6 Principle 4 Sustainability

The sustainability report provided does not adequately address the site's unique position relative to the broader landscape context, with proposed sustainable approaches not developed to a high enough standard for a development of this scale.

A clear sustainability narrative is not yet evident in the current precinct or landscape architectural approach with the sustainability approach compartmentalised. The Panel strongly encourages the design team to think about sustainability as an opportunity to drive a bigger site wide narrative beyond a standard approach.

5.0 OUTCOME

5.1 Direction to Applicant

The Panel has determined the outcome of the DEP review and provides final direction to the Applicant as follows:

- The Panel does not support the proposed development in its current form. An amended proposal should be prepared, satisfactorily addressing the identified issues, as recommended below.

4.12 Summary of key recommendations to achieve design excellence

- Develop the landscape and Connection to Country narrative and design and update the Landscape Report.
- Enhance the connection of the WSUD and landscape design elements that support the creation of wildlife habitat and ground water re-charge.
- Improve environmental footprint by increasing solar energy production, providing for a car share scheme and by minimising the heat that will radiate from the buildings.
- Develop the communal open space design to provide additional variation in landscape characters and amenities, a smoother level transition and to enhance the street address to Marshall Av, consistent with the St Leonards South Landscape Masterplan Private Open Space Typologies - Communal Open Space.
- Provide compliant deep soil at 25% of the site area, in accordance with Part J of the Lane Cove DCP. This may require a reduction to the basement intrusion into the green spine consistent with Part C of the Lane Cove DCP page 63.
- Provide a copy of the arborists report and retain additional existing trees.
- Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.
- Provide sun-shading devices to west facing windows consistent with Part 4A of the ADG.
- Enhance natural cross ventilation airflow to Levels 3, 4, 5 and 9 apartments adjacent to the Building 13/15 recess, with strategies such as additional openings and revised internal planning, to achieve airflow consistent with Figure 4B.8 of the ADG.
- Coordinate communal open space with neighbouring properties to achieve more contiguous design with Areas 12, 15 and 16 as per St Leonards South Landscape Masterplan Private Open Space Typologies - Communal Open Space.
- Demonstrate visual and acoustic privacy will be achieved between Sites 14 and 12 in accordance with the ADG Parts 3F and 4H of the ADG.
- Provide additional street legibility to the Building 13/15 entrance through strategies such as a landscaped forecourt, canopy, lighting and signage consistent with Part 4M of the ADG and St Leonards South DCP 7.4.6.
- Reinstate the indoor communal facilities and roof terrace to Building 14 included in the pre-DA design proposal presented in May 2021, consistent with the St Leonards South Landscape Masterplan Sustainability Design Principles and Private Open Space Typologies - Roof Gardens and St Leonards South DCP 7.4 Private Domain and 8.3 Green Roofs.
- Expand ground floor private open spaces into the communal open space to further activate the space and enhance apartment solar access as per St Leonards South Landscape Masterplan Private Open Space Typologies - Private Courtyards and Terraces.
- Develop apartment planning to maintain internal visual privacy from corridors and develop loading dock functionality.

4.3 Principle 1 Context and Neighbourhood Character

The north-western corner of Building 13 has not yet been satisfactorily resolved as a gateway entry to the St Leonards South precinct. The landscape design should complement the architectural design to address the gateway at footpath level with a positive contribution to the streetscape and less emphasis on high fencing.

■ Response:

The Northern Face of the building block of Area 13, has been modified to allow for a clear & cohesive definition to the gateway styled intersection of Marshall's Avenue & Berry Road. Here, the building is highly articulated with has an articulated form that connects the tower & podium into a cohesive interface with the ground plane, interlaced with landscape. A visually permeable ground plane with private open spaces fronting the streets allows the street edge to provide a softly landscaped interface to the NW corner, which in effect forms the dominant character for the development.

- Principle 1 Context and Neighbourhood



- North-western corner of building 13



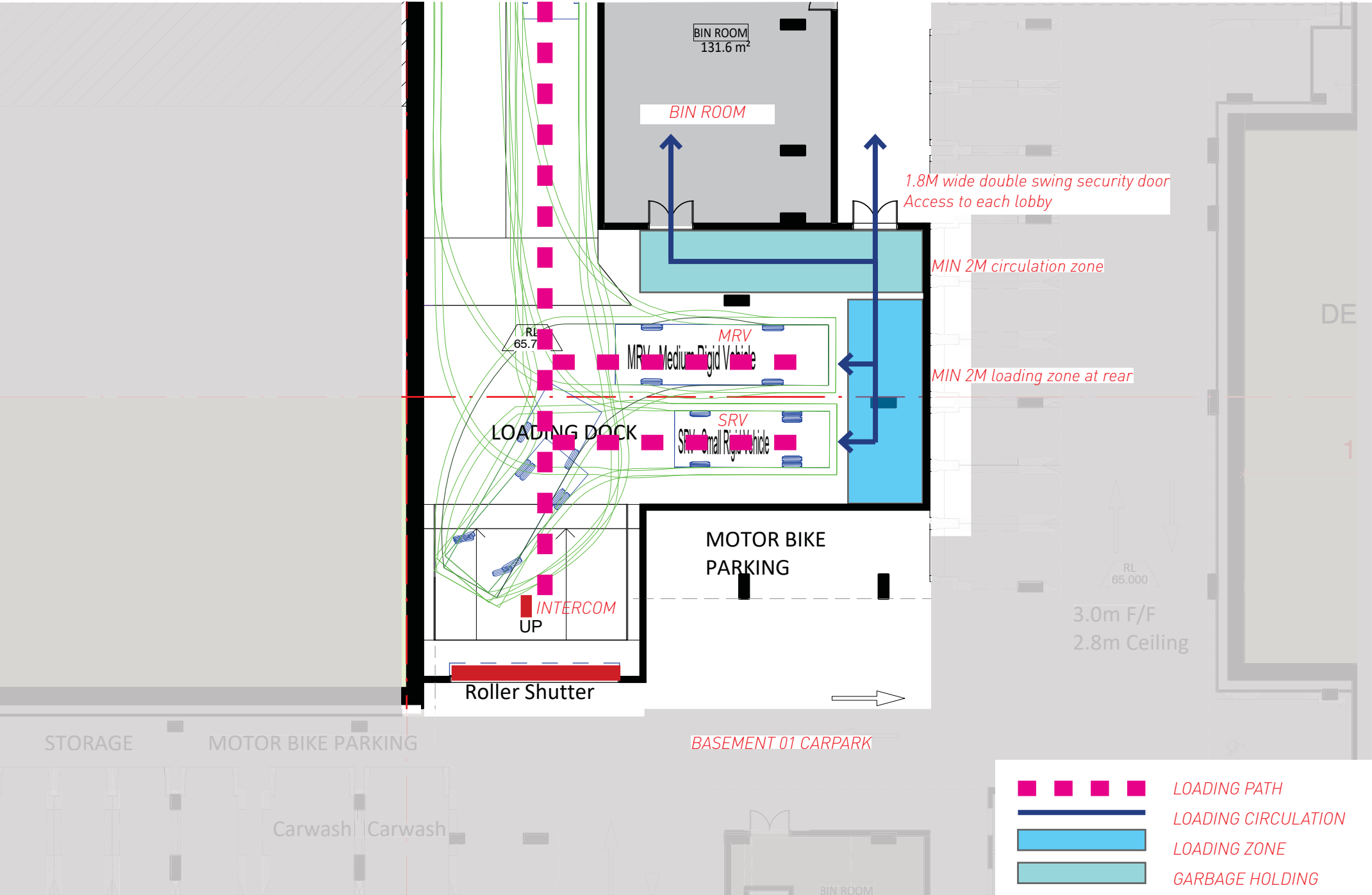
4.4 Principle 2 Built Form and Scale

The functional planning of the loading docks capacity and use, including detailed strategies to avoid peak blockages by additional trucks to avoid peak blockages by additional trucks.

- Loading Dock

■ Response:

Loading Dock functionality -
The loading dock design has been updated with clear circulation & zones allocated for the handling of garbage bins. A dedicated security rolling shutter provides direct unhindered access from the bin storage room to a clear well defined 2m wide loading zone located towards the rear of the loading bays.
A separately defined 1.8m wide double swing security door provides access to removalists from the loading dock, onto individual floors via the lift lobby.
A dedicated loading dock management plan has been proposed to help optimize the loading dock functionality and help manage operations during peak hours.
In addition, all loading dock truck movements including any secondary deliveries will be managed by the building manager to manage any potential peak hour blockage.



4.4 Principle 2 Built Form and Scale

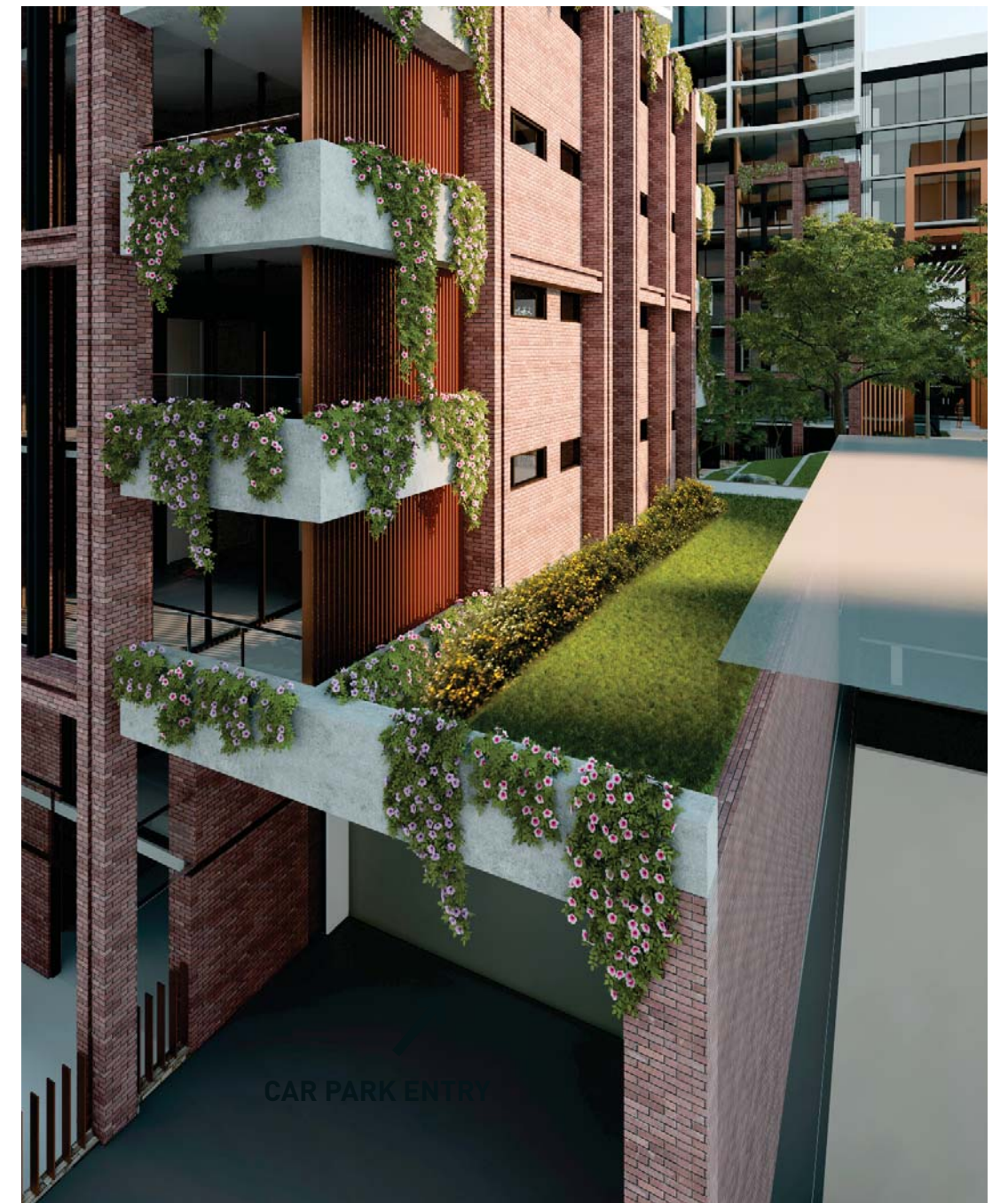
_Screen services above car park entry lid

- Car park entry lid

■ Response:

As part of the overall design intent, the service units (outdoor units for AC's) are deemed to be located within the respective individual balconies. The car park entry roof will therefore not have any service units located on it. No facade screening is thereby required for this space. In turn, this will allow a landscaped roof at this location, which will effectively define not only the car park entry on the street but also form an effective interface between the built forms on Area 14 & 12.

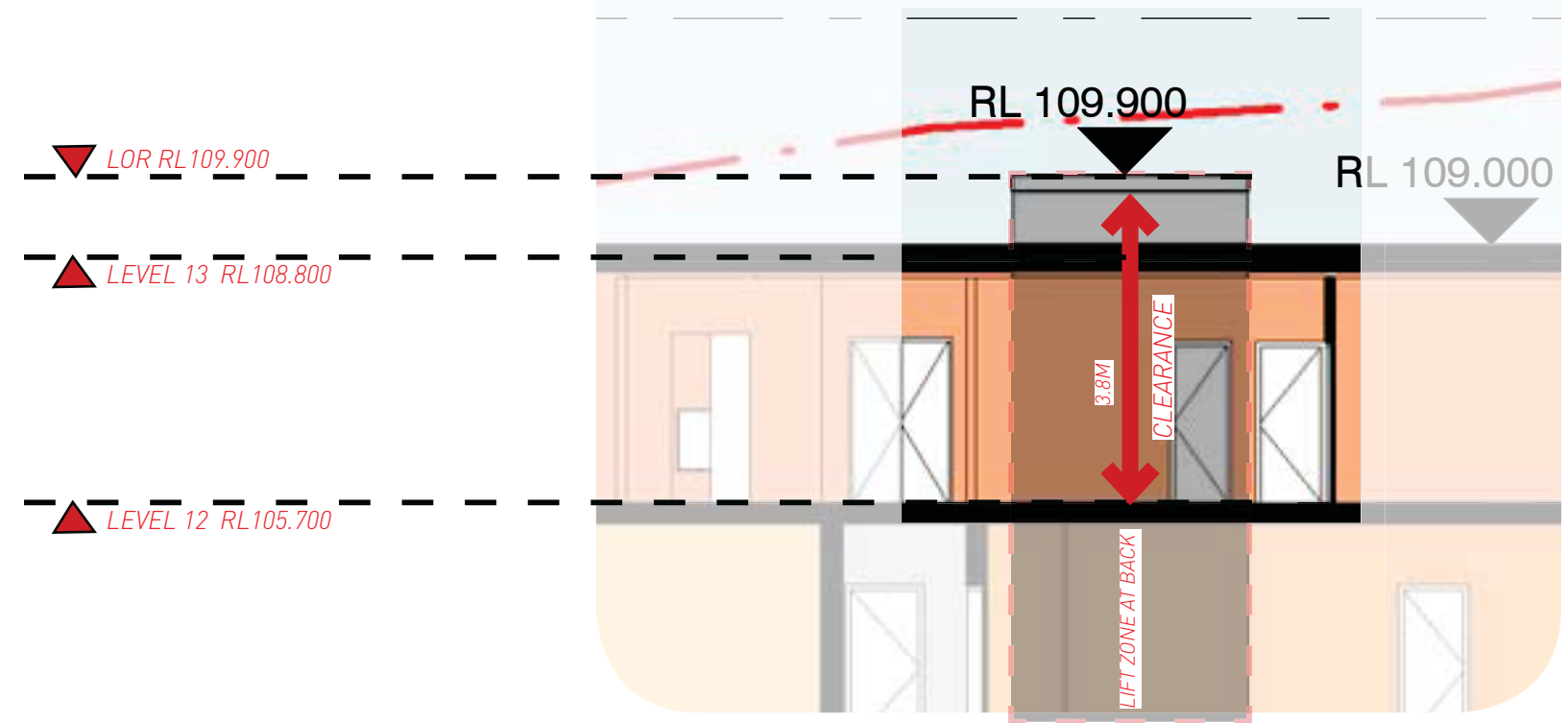
This will also act as a visually amenable extension to the overall landscape fabric of the site at large, contributing to reducing overall ambient heat gains into building envelopes across the proposed development.



4.4 Principle 2 Built Form and Scale

The height compliance for the Building 14 lift motor rooms, noting a minimal over-run is shown on the drawings

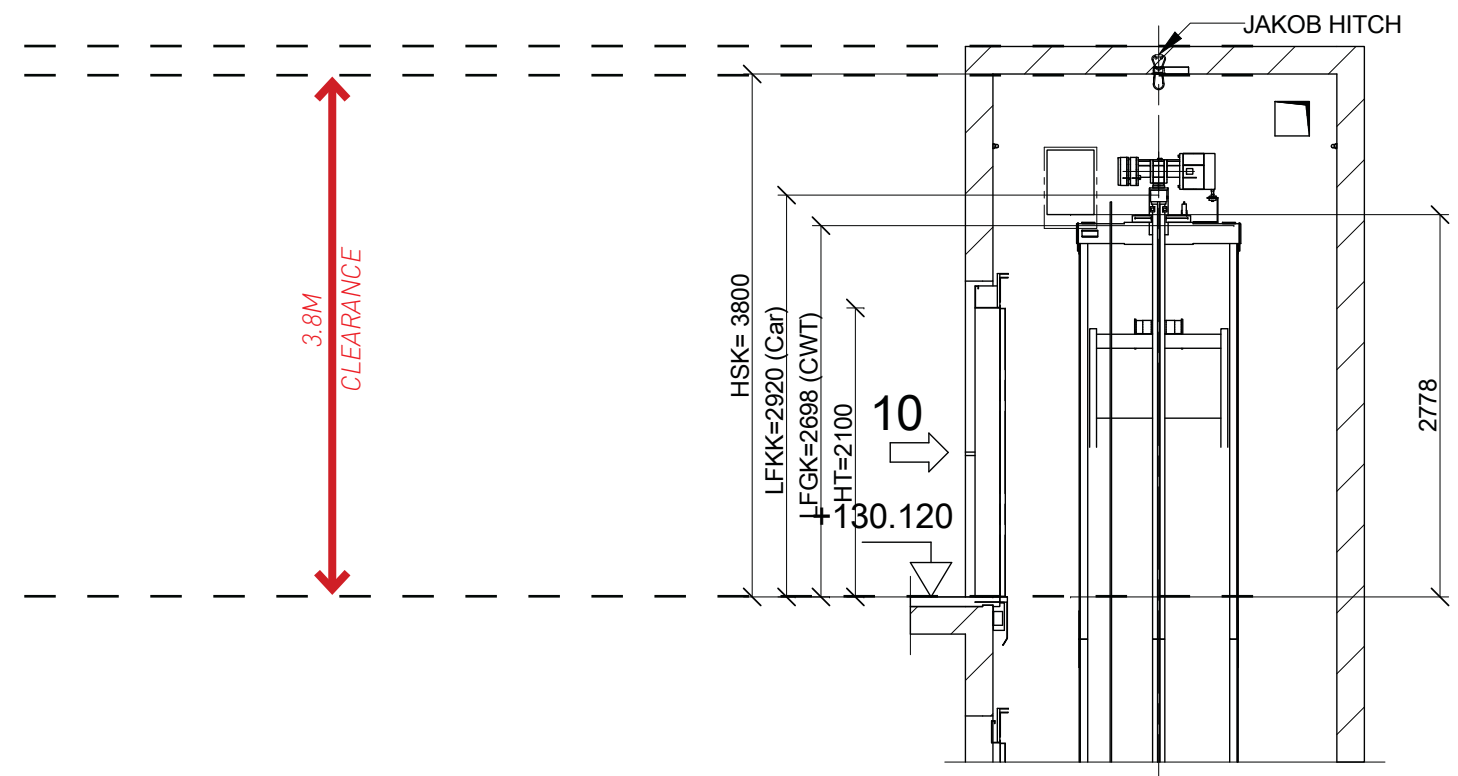
- AREA 14 _ EAST-WEST SECTION



Response:

The built form corresponds to current solutions available in the lifts market for lower lift over runs and the proposed design intent is therefore compliant to industry standards of operability. And the lift overrun is below the height limit.

- DETAIL EXAMPLE
[Schindler Lift Australia Pty Ltd]



4.7 Principle 5 Landscape

Additional dense middle-storey plantings be provided for small birds where sight lines area.

- Western facade of all buildings incorporate landscape design solutions, which together with Sun-shading (refer item 8)
- Car share within basement car park (Min.2, refer item 3)
- Min. 1M soil depth above structure under green spine

Response:

-The midstorey through the green spine has been kept relatively clear to reduce cpted issues and also increase views through the site. Mid storey planting has been provided in areas where screening is needed such as around residential terraces and front setbacks. These species are all native and bird / insect attracting species such as *Bank-sia integrifolia* -coastal banksia, *pittosporum-revolutum* yellow-pittsorum, *syzygium smithi* LILLY pilly and *Macro-zamia communis* Burrawang, Cycad to name a few.

-a minimum of 1M soil depth has been provided ontop of the basement carpark.



- LEGEND
- PT2 Pavement type 2 - Full depth coloured concrete - Exposed finish
 - PA1 Planting type 1 - Planting on ground
 - PA2 Planting type 2 - Planting on slab
 - DCB Dry creek bed



The Flnery Waterloo - On Slab - 1200mm depth planting



MACROZAMIA communis
Burrawang, Cycad



SYZYGIUM smithi
LILLY pilly



PITTOSPORUM-revolutum
yellow-pittsorum



BANKSIA integrifolia -
coastal banksia



AJUGA repens -
Bugleherb



BLECHNUM cartilagineum -
Dwarf Tree Fern



ASPLENIUM australasicum -
Birds Nest Fern



CTENANTHE setosa -
Never Never Plant



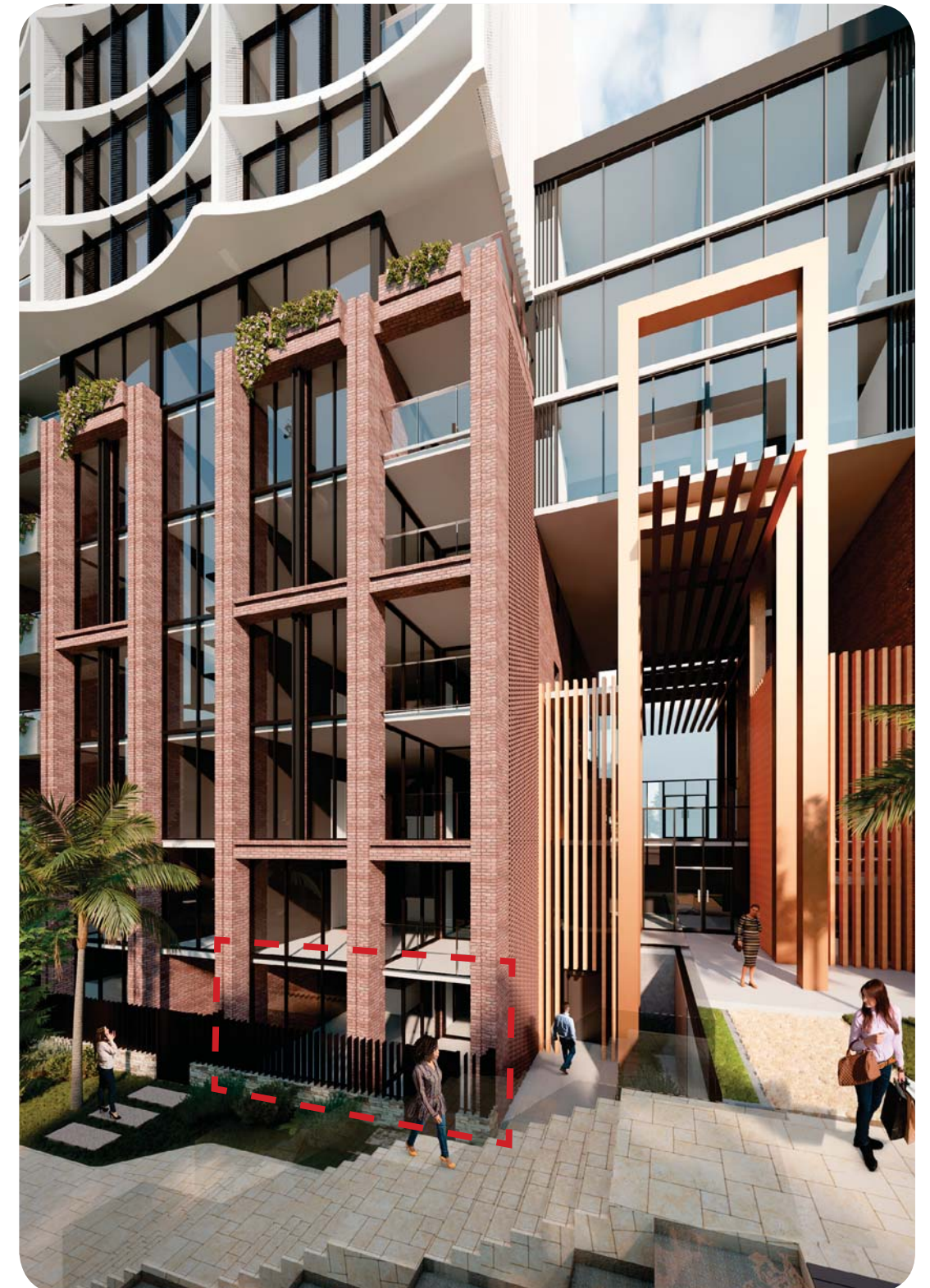
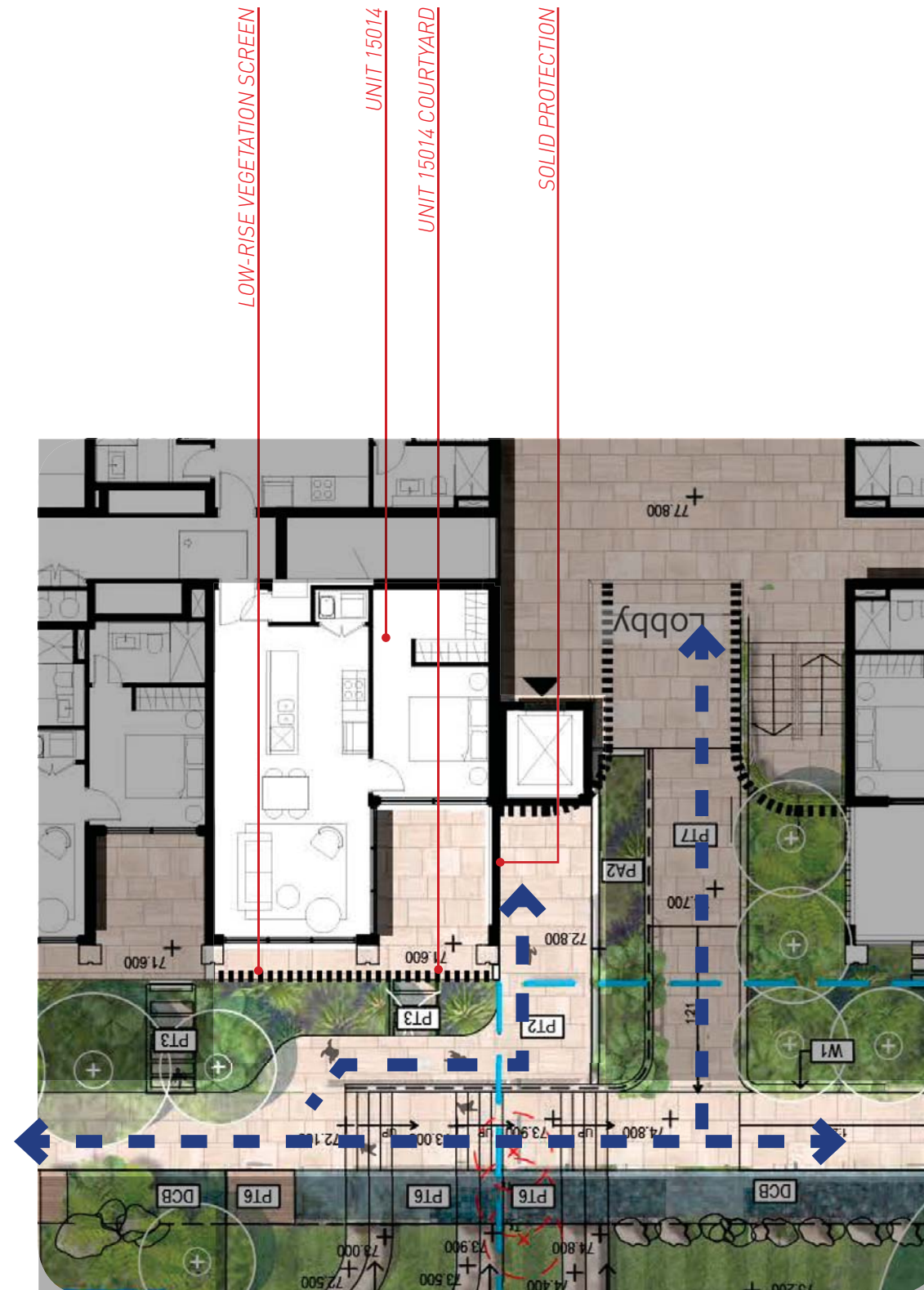
ALOCASIA macrorrhiza -

4.8 Principle 6 Amenity

Privacy / light and amenity issues to the lowest apartments in Building 15 (150104) adjacent to the DDA lift.

Response:

The overall design intent incorporates landscape definitions along the street frontage of the ground floor apartment, where carefully articulated / positioned planting provides for essential privacy screening required for individual apartment living areas, whilst maintaining optimal solar / daylighting ingress to the apartments. Concurrently, the planning of individual apartments allow for the bedrooms to be further recessed from the outer edges of the private open spaces, thereby allowing for enhanced privacy to the bedrooms themselves. Clear, segregated access is provided from and to the lift provided within the built envelope of Area 15, for access to the central community oriented green spine. Visual privacy of the ground floor unit is protected via the provision of planting and a solid wall separating the pathway to the lift and the apartment.



4.11 Principle 9 Aesthetics

The Applicant confirmed that all brickwork would be a dry pressed clay type and not precast brick panels. The Panel requests further details of the brickwork types and details and that all renderings and sample images be representative of the selected brick type such as those on page 55 of the DRP Response.

■ Response:

The built form & design character of the proposed development takes reference from the contextual fabric of the neighbourhood and is designed with brick lined podiums that forms the base to the upper more slender tower forms.

The design intent is to use locally sourced dry pressed bricks of standardised sizes for podium surfaces.

The resultant material articulation across the podium faces allows a scaling down of its overall mass, to the scale of the adjoining residential neighbourhood units and in effect provides for a 'scaled reference' to the proposed development's immediate context.



4.12 ITEM 01

Develop the landscape and Connection to Country narrative and design and update the Landscape Report.

The Lane Cove municipality has approximately 90 hectares of bushland under the care, control and management of Council. The municipality consists of a series of ridges and gullies bounded by the Lane Cove River to the south. Lane Cove’s bushland is generally located along the creeks and the river foreshores in long, narrow reserves which also thread through and separate various suburbs along the bushland lines. Lane Cove bushland offers a diverse array of flora and fauna. There are around 625 species of indigenous plants among them a number of vegetation types such as wet and dry sclerophyll forest, heath land, mangroves and tidal flats.

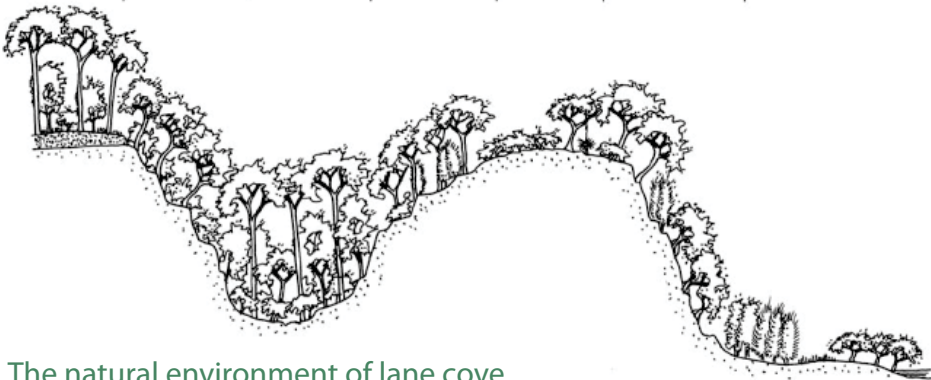
The bushland of Gore Creek Reserve which is located to the south of Berry and Holdsworth covers an area of 5.8 Hectares. From Bushland Park in the north, the creek enters Gore Creek Reserve and tumbles over Lilly Pilly Falls and then on through the valley and into the bay

The landscape design of Berry and Holdsworth will reflect Gore Creeks Vegetation Communities including the Littoral Rainforest, Sandstone Moist Forestand Sandstone Sheltered Forests which are home to a number of key species such as: *Acmena Smithii* - Lilly pilly, *Ceratopetalum apetalum* - Coachwood, *Glochidion ferdnandi* - Cheese Tree and *Angophora costata* - Sydney Redgum.

The extension of these vegetation communities into Berry and Holdsworth will help promote urban biodiversity and create a stronger fauna and flora corridor through to Gore Creek.

Lane Cove Vegetation Communities

Wet Sclerophyll Forest	Dry Sclerophyll Forest	Wet Sclerophyll Forest	Dry Sclerophyll Forest	Tall Heath	Dry Sclerophyll Forest	Wetlands
Sydney Blue Gum Blackbutt Turpentine	Sydney Red Gum Sydney Peppermint Red Bloodwood	Turpentine Blackbutt Red Mahogany Coachwood	Sydney Red Gum Sydney Peppermint Red Bloodwood	Tick Bush (Kunzea) Heath-leaved Banksia	Sydney Red Gum Sydney Peppermint Scribbly Gum	Swamp Oak Saltmarsh Mangroves (originally only in some places)
Grassy understory, now parkland	Flowering shrub understory	'Rainforest' understory	Flowering shrub understory		Dry flowering shrub understory	



The natural environment of lane cove

UNDERSTANDING & CELEBRATING THE LOCAL ENVIRONMENT



4.12 ITEM 01

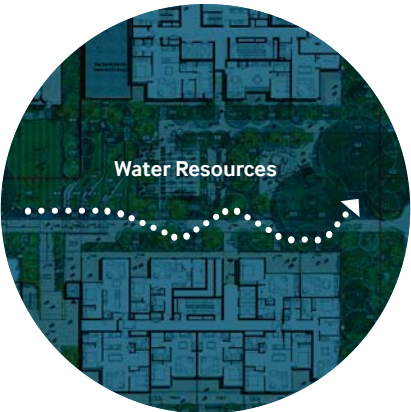
Develop the landscape and Connection to Country narrative and design and update the Landscape Report.

Preliminary Connecting with Country principles have been incorporated in the overall design. An Aboriginal consultant will be engaged and work with the project architect/landscape architect to help integrate a meaningful design response to country. RPS acknowledges that it is situated on Cameraygal land and that the Cameraygal people are the Traditional and Spiritual Custodians of this land. The Lane Cove area has been home to Aboriginal peoples since time immemorial. Prior to the arrival of the First Fleet, the area in which Lane Cove is situated was inhabited by the Cameraygal Group of the Ku-ring-gai Aboriginal Tribe. The group, which inhabited the north shore of Port Jackson, was one of the largest in the Sydney area.

The Cameraygal people lived primarily along the foreshores of the extensive river systems and the harbour, they fished and hunted in the waters and hinterlands of the area and harvested food from the surrounding bush whilst moving through their country in accordance with the seasons. Connection to the land was lived through a complex ritual life – language, customs, spirituality and lore.

The valley provided a wide range of food for a number of Aboriginal communities. Midden heaps along the Lane Cove River indicate that Aboriginal peoples occupied the area for thousands of years. The estuaries provided foods such as oysters, fish, crabs and waterfowl, while the forests would have provided possum, kangaroos, bandicoots and other animals and there are still sites in the Lane Cove area containing rock carvings.

The intial landscape design looks to celebrate the Indeginous culture of the Cameraygal people and the Cameraygal land.



DESIGNING WITH COUNTRY

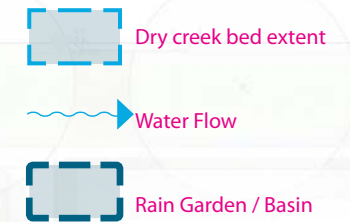


4.12 ITEM 02

Enhance the connection of the WSUD and landscape design elements that support the creation of wildlife habitat and ground water re-charge.

Response:

The WSUD system is to be a multi functional element that not only captures and filters rainwater runoff, but also provides an element of nature play and provides environments for local amphibians and reptiles such as frogs and lizards.



4.12 ITEM 03

Improve environmental footprint by increasing solar energy production, providing for a car share scheme and by minimising the heat that will radiate from the buildings.

■ Response:

The roof tops of the building blocks will house PV solar panels planned for the development. While this is dominantly an ESD initiative, the panels themselves, esp on the rooftop of Area 13, will end up covering most of the roof surface area, thereby providing a layer of shading for the roofs reducing the ingress of ambient heat, which in turn would allow some reduction in the radiant heat generated by the buildings themselves.

Carefully assigned landscape planting all along the green spine, at podium / private open spaces and around the proposed developed will act like heat sinks, providing for a layer of absorption of the heat radiated by the buildings. Trees, planted along deep soil zones will aid & abet this process.

Thermal insulation will be enhanced through the usage of compliant building envelopes including high performance glazing systems and high reflectance light colored facade materials, all of which will work together to control the ingress of ambient heat (reduced heat gain) into the building interiors, thereby providing for better thermal comfort for residents and in turn reducing the overall radiant heat emitted by the buildings themselves. The facade articulation proposed further optimises the use of daylight,

Rainwater is deemed to be harvested and used for landscaping and flushing systems. Dedicated 3 car sharing spaces and 4 EV charging points will enhance the development's sustainability quotient, making it an immensely amenable place to live at. In its entirety, the proposed development is being designed wards achieving a 6-Star NATHERS Rating standard.

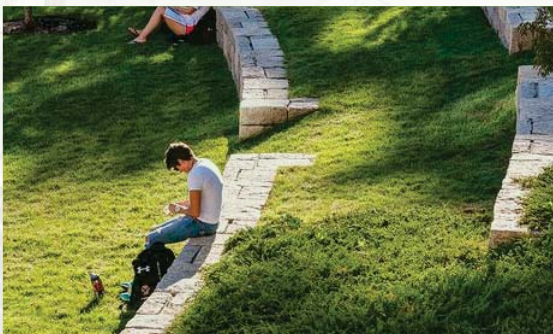
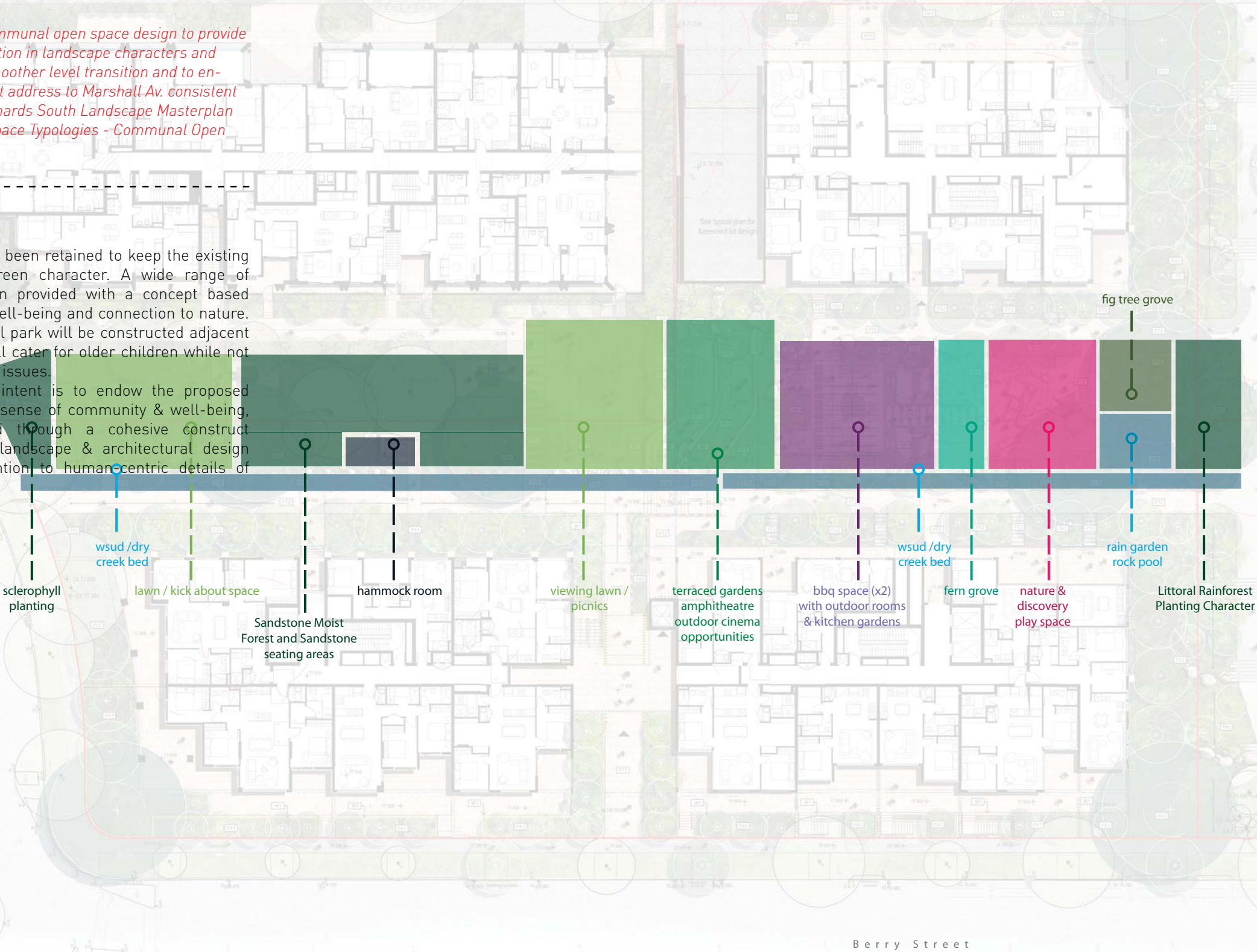


4.12 ITEM 04

Develop the communal open space design to provide additional variation in landscape characters and amenities, a smoother level transition and to enhance the street address to Marshall Av. consistent with the St Leonards South Landscape Masterplan Private Open Space Typologies - Communal Open Space.

Response:

Marshall levels have been retained to keep the existing street trees and green character. A wide range of amenities have been provided with a concept based around health and well-being and connection to nature. A new Council's local park will be constructed adjacent to the site, which will cater for older children while not causing any acoustic issues. The overall design intent is to endow the proposed development with a sense of community & well-being, carefully articulated through a cohesive construct of context specific landscape & architectural design attributes and attention to human-centric details of usage.



4.12 ITEM 05

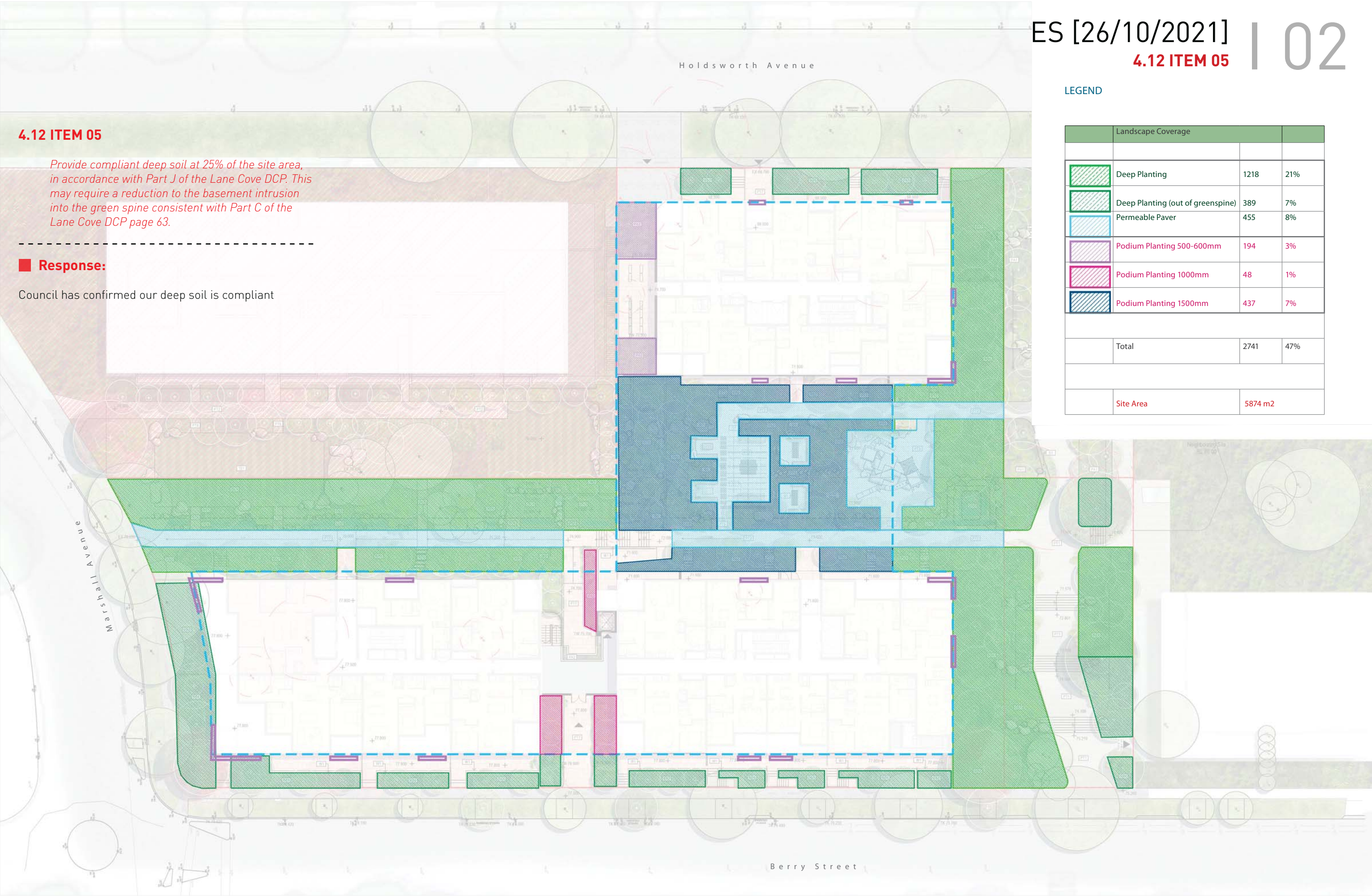
Provide compliant deep soil at 25% of the site area, in accordance with Part J of the Lane Cove DCP. This may require a reduction to the basement intrusion into the green spine consistent with Part C of the Lane Cove DCP page 63.

Response:

Council has confirmed our deep soil is compliant

LEGEND

Landscape Coverage			
	Deep Planting	1218	21%
	Deep Planting (out of greenspine)	389	7%
	Permeable Paver	455	8%
	Podium Planting 500-600mm	194	3%
	Podium Planting 1000mm	48	1%
	Podium Planting 1500mm	437	7%
	Total	2741	47%
	Site Area	5874 m2	



4.12 ITEM 06

Provide a copy of the arborists report and retain additional existing trees.

Response:

Summary of Arborist’s Report -

An Arborist’s study conducted on the proposed development site, provides detailed observations on the contextual specificity, current condition, etc of the existing trees and makes the following recommendations -

Summary of Tree Schedule

Trees that pass the VTA (onsite) & ARE to be retained: 6 & 7.
Trees that fail the VTA & ARE recommended to be removed: 18 & 21.
Trees that require removal to facilitate the proposed development plans: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23 & B13.
Street trees: B1, B3, B4, B5, B6, B7, B8, B9, B10, B11, B13, B14, B15, B16 & B17.
Street trees that fail the visual tree assessment: B2 & B12.

Key Considerations -

- The proposed development will have an acceptable impact on all of the street trees with the exception of Tree B13 which will require removal to facilitate the proposed driveway access on Holdsworth Avenue.
 - All Stormwater and Sewage plans will not impact any retained trees and this site will be subject to a landscape plan in which there will be many replacement trees included in the design.
 - The retention of the majority of the street trees and the two significant trees on Marshal Avenue will ensure the streetscape amenity will not be altered in any way.
 - When the landscape plan is completed the areas, long-term amenity will be greatly enhanced.
- A Detailed Tree Protection Plan is included within the Arborist’s Report alongside the afore-stated key considerations -
The detailed Arborist’s report is part of this submission.

- SITE SURVEY WITH TREES AND PROPOSED DEVELOPMENT



Resource: Arboricultural impact assessment report

4.12 ITEM 07

Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.

- AREA 14 solar analysis

Response:

Area 14 Solar Analysis

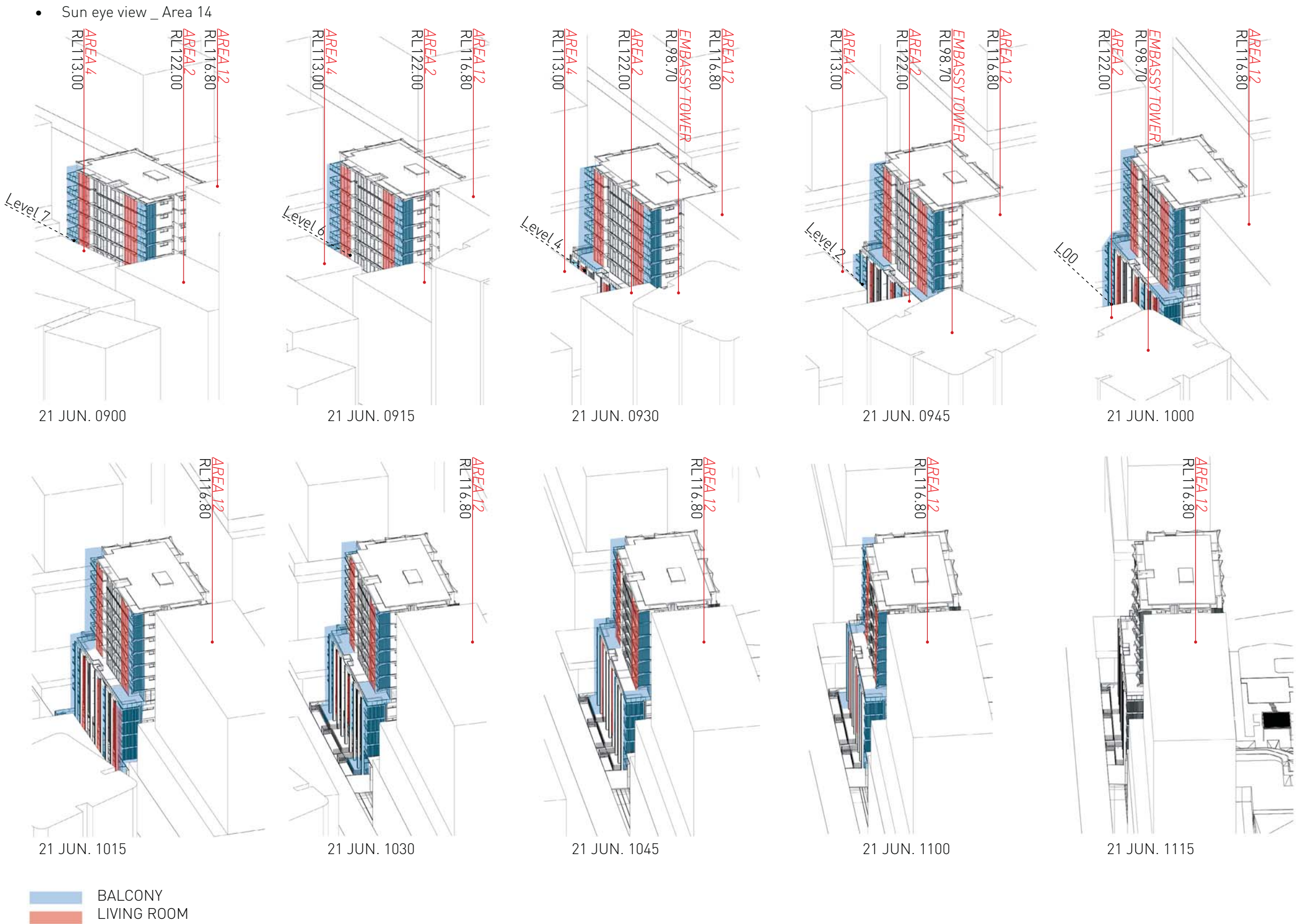
Solar Access to all East Facing Apartments -

Block 14 is located on a constraint portion of the site, where it is located on the lowest topography of the land and it is naturally overshadowed by built forms located in area 13 and 15 to the west.

Despite that, careful apartment planning & optimal master plan orientation allows more than 55% of the units to have more than 2 hrs of solar access each day. The diagrams illustrate the availability of solar access to the eastern face of the building block on Area 14 from 9am up until 11:15am on the day of the Winter Solistice, beyond which the development located towards the Area 14's northern end starts to block its access to sunlight.

SOLAR ACCESS COMPLIANCE _ AREA 14		
	COUNT	YIELD
<2HRS	26	42.6%
>2HRS	35	57.4%
TOTAL NUMBER	61	

SOLAR ACCESS COMPLIANCE _ TOTAL		
	COUNT	YIELD
<2HRS	57	29.7%
>2HRS	135	70.3%
TOTAL NUMBER	192	

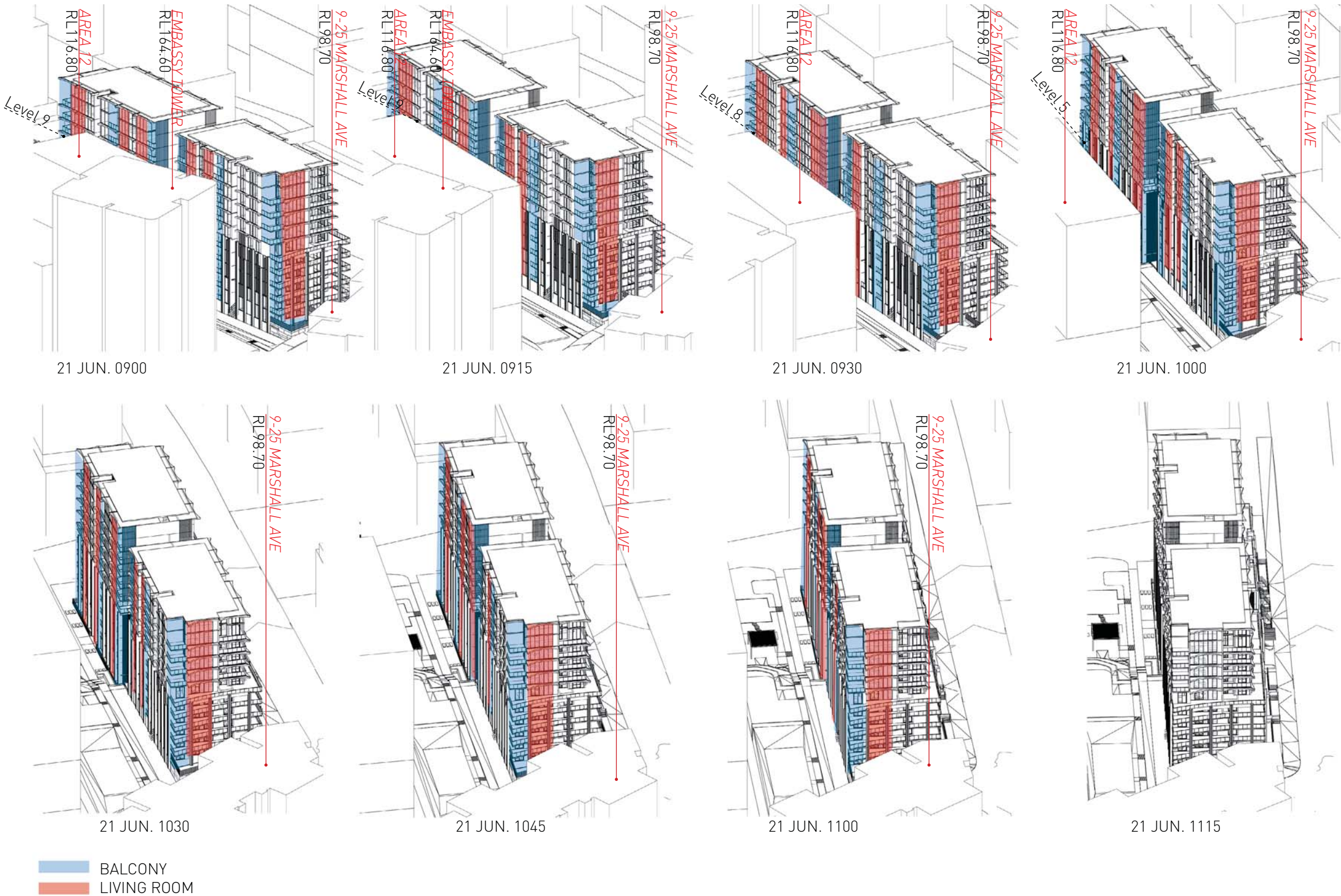


4.12 ITEM 07

Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.

- AREA 13&15 solar analysis

- Sun eye view _ Area 13 & 15



Response:

Area 13&15 Solar Analysis

Ares 13 & 15 achieve more than 2 hrs of solar access for greater than 70% of the units in the corresponding blocks.

This positive outcome has been achieved through optimal master plan orientation, apartment planning and facade / envelope articulation. In alignment with DEP observations, these two buildings block are designed to read as a single contiguous block in terms of solar compliance assessment.

SOLAR ACCESS COMPLIANCE _ AREA 13 & 15		
	COUNT	YIELD
<2HRS	31	23.7%
>2HRS	100	76.3%
TOTAL NUMBER	131	

SOLAR ACCESS COMPLIANCE _ TOTAL		
	COUNT	YIELD
<2HRS	57	29.7%
>2HRS	135	70.3%
TOTAL NUMBER	192	

4.12 ITEM 07

Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.

Response:

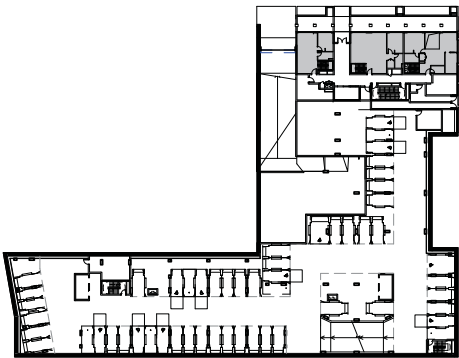
As the adjoining diagrams illustrate, more than 55% of apartment units within Area 14 achieve the solar compliance standards, with more than 70% units achieving it in Areas 13 & 15.

SOLAR ACCESS COMPLIANCE _ AREA 14		
	COUNT	YIELD
<2HRS	26	42.6%
>2HRS	35	57.4%
TOTAL NUMBER	61	

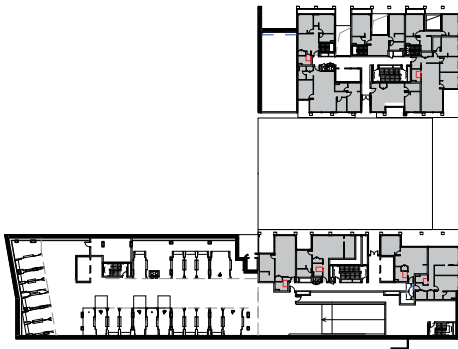
SOLAR ACCESS COMPLIANCE _ AREA 13 & 15		
	COUNT	YIELD
<2HRS	31	23.7%
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SOLAR ACCESS COMPLIANCE _ TOTAL		
	COUNT	YIELD
<2HRS	57	29.7%
>2HRS	135	70.3%
TOTAL NUMBER	192	

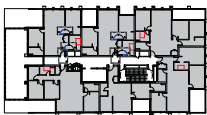
- Solar access compliance diagrams



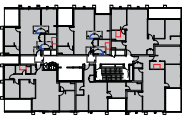
SOLA_L00



SOLA_L01



SOLA_L02



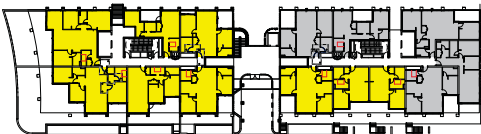
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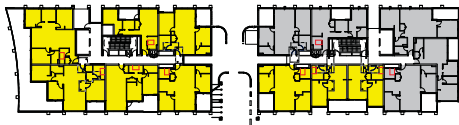
SOLA_L04



SOLA_L05



SOLA_L06



SOLA_L07

Solar Access Compliance

- <2HRS
- >2HRS

SCALE: NTS

4.12 ITEM 07

Review solar access to all east facing apartments and graphically demonstrate that 2 hours of sunlight is achieved to living spaces and private open spaces in accordance with Part 4A of the ADG.

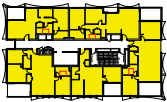
- Solar access compliance diagrams



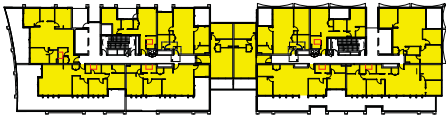
SOLA_L08



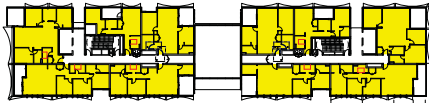
SOLA_L09



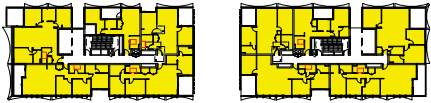
SOLA_L10



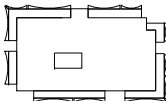
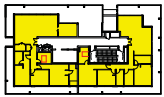
SOLA_L11



SOLA_L12



SOLA_L13



SOLAR ACCESS COMPLIANCE _ AREA 14		
	COUNT	YIELD
<2HRS	26	42.6%
>2HRS	35	57.4%
TOTAL NUMBER	61	

SOLAR ACCESS COMPLIANCE _ AREA 13 & 15		
	COUNT	YIELD
<2HRS	31	23.7%
>2HRS	100	76.3%
TOTAL NUMBER	131	

SOLAR ACCESS COMPLIANCE _ TOTAL		
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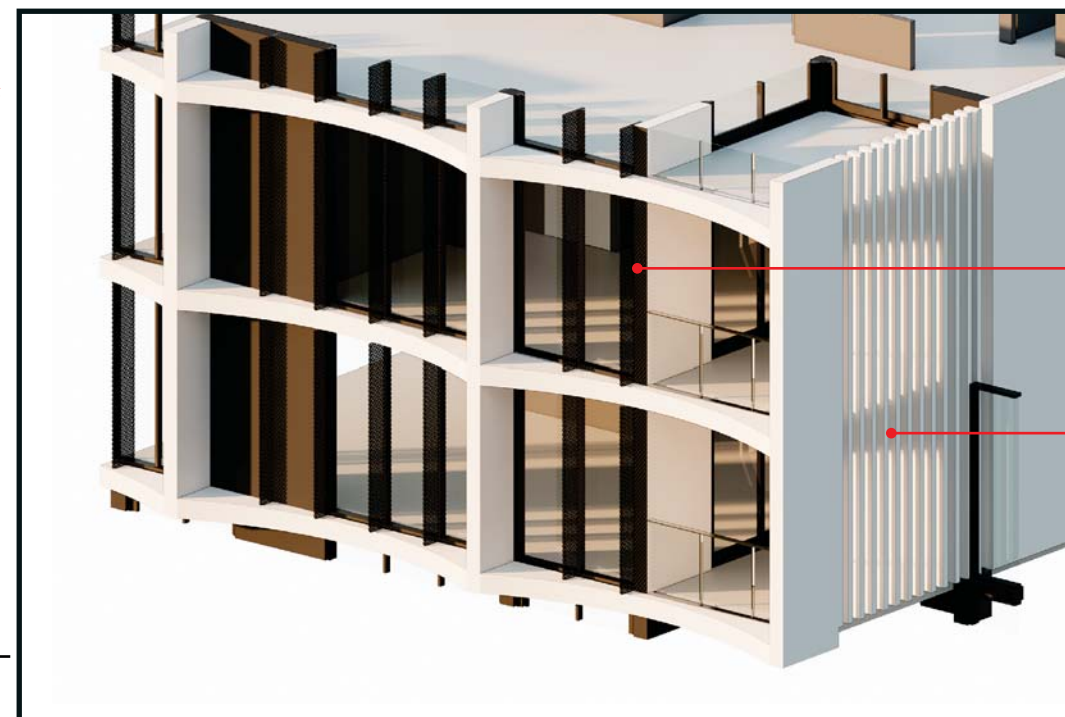
Solar Access Compliance

- <2HRS
- >2HRS

⊗ SCALE: NTS

4.12 ITEM 08

Provide sun-shading devices to west facing windows consistent with Part 4A of the ADG.



PERFORATED VERTICAL METAL SUN-SHADING

PERFORATED VERTICAL SLATS

■ Response:

The proposed facades have been designed with high levels of articulation that incorporate a series of measures specifically targeted towards ensuring all western facades receive optimal shading and thereby permitting reduced heat gain from the exteriors. Deep vertical fins coupled with expressed glazing mullions, set within protruding facade forms on upper levels will allow for necessary shading. Deep recesses within the overall envelope articulation enable an enhanced level of shading for all western faces. Additionally, carefully positioned landscape planting, along both podiums and individual private open spaces allow for an extra degree of shading to internal spaces.

The design approach to shading does not comprise solar access to private open space and living spaces on the western facade.

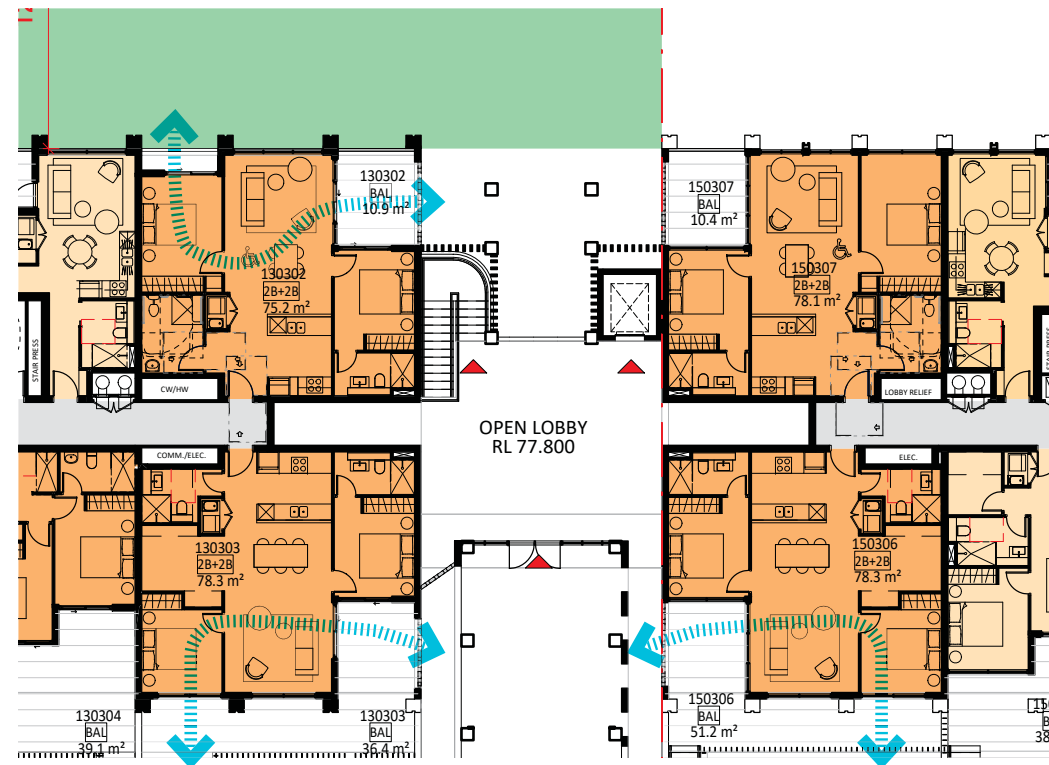


4.12 ITEM 09

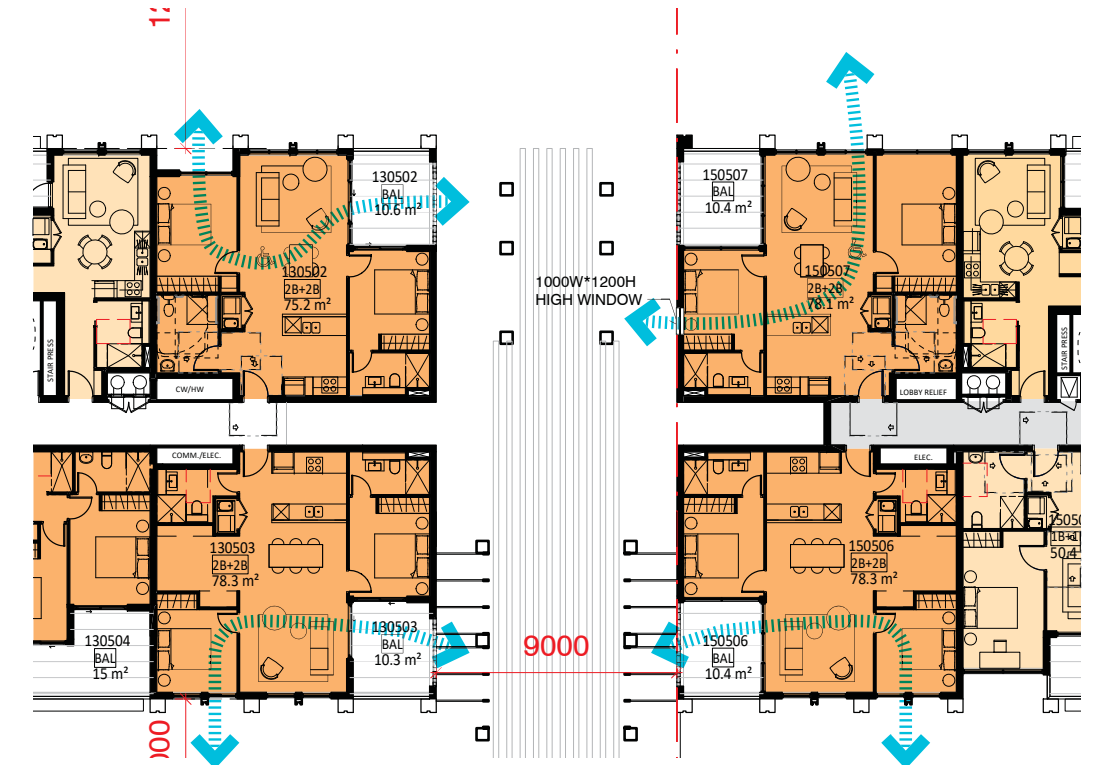
Enhance natural cross ventilation airflow to Levels 3, 4, 5 and 9 apartments adjacent to the Building 13/15 recess, with strategies such as additional openings and revised internal planning, to achieve airflow consistent with Figure 4B.8 of the ADG.

Response:

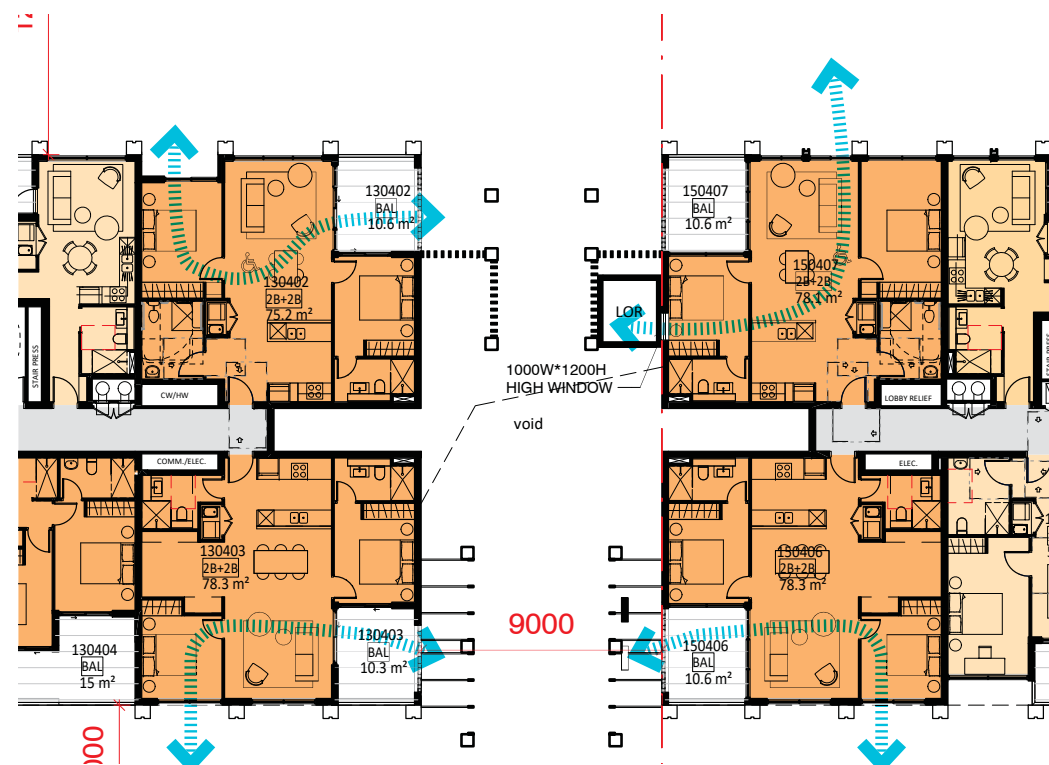
All apartments within the proposed development have been designed with careful considerations for natural cross ventilation, resulting in an over 60% compliance level for the development as a whole. However, the efficacy of cross ventilation depends on a host of factors, including specifics such as location of unit within proposed envelope, adjacencies, topography & orientation. With reference to the specific apartment units located within the highlighted zone between Areas 13 & 15, the revised design & placement of openings, alongside detailed studies of natural pressure systems that affect wind flow have now been undertaken resulting in optimal cross ventilation arrangements. The balconies can be used as the second aspect for three out of the four apartments indicated alongside. It is recognised that north-easterly winds are the main driving force behind natural ventilation for all eastern apartments.



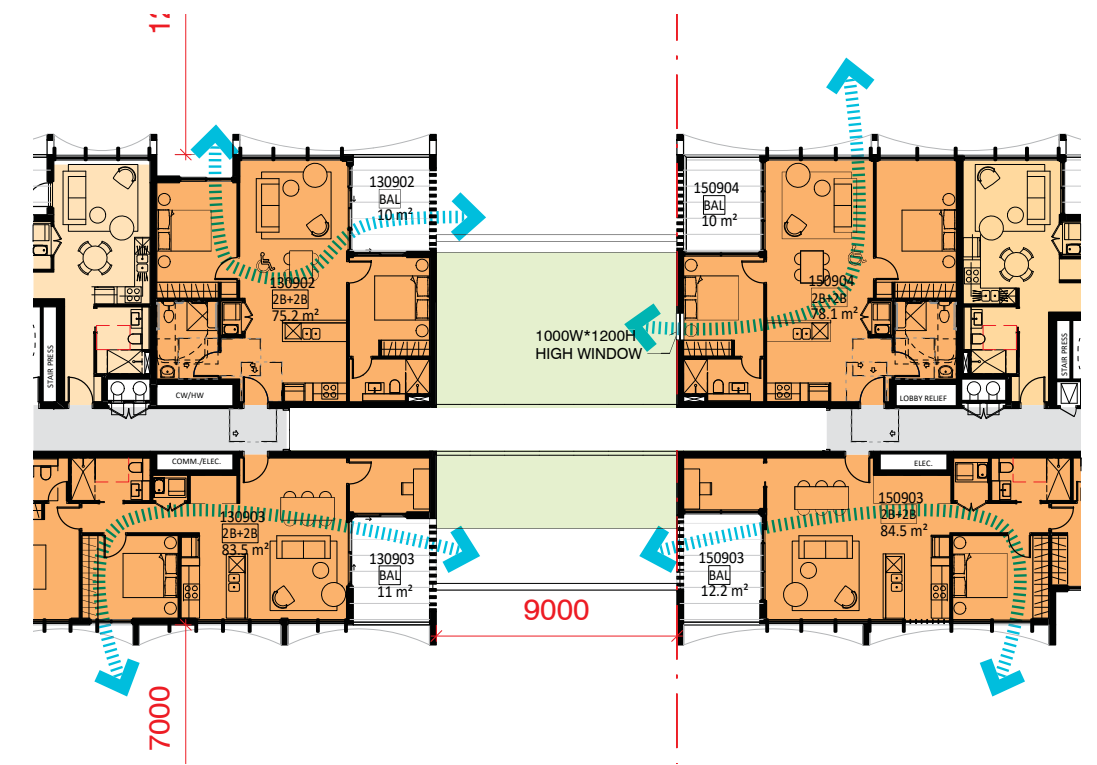
LEVEL 03



LEVEL 05



LEVEL 04



LEVEL 09

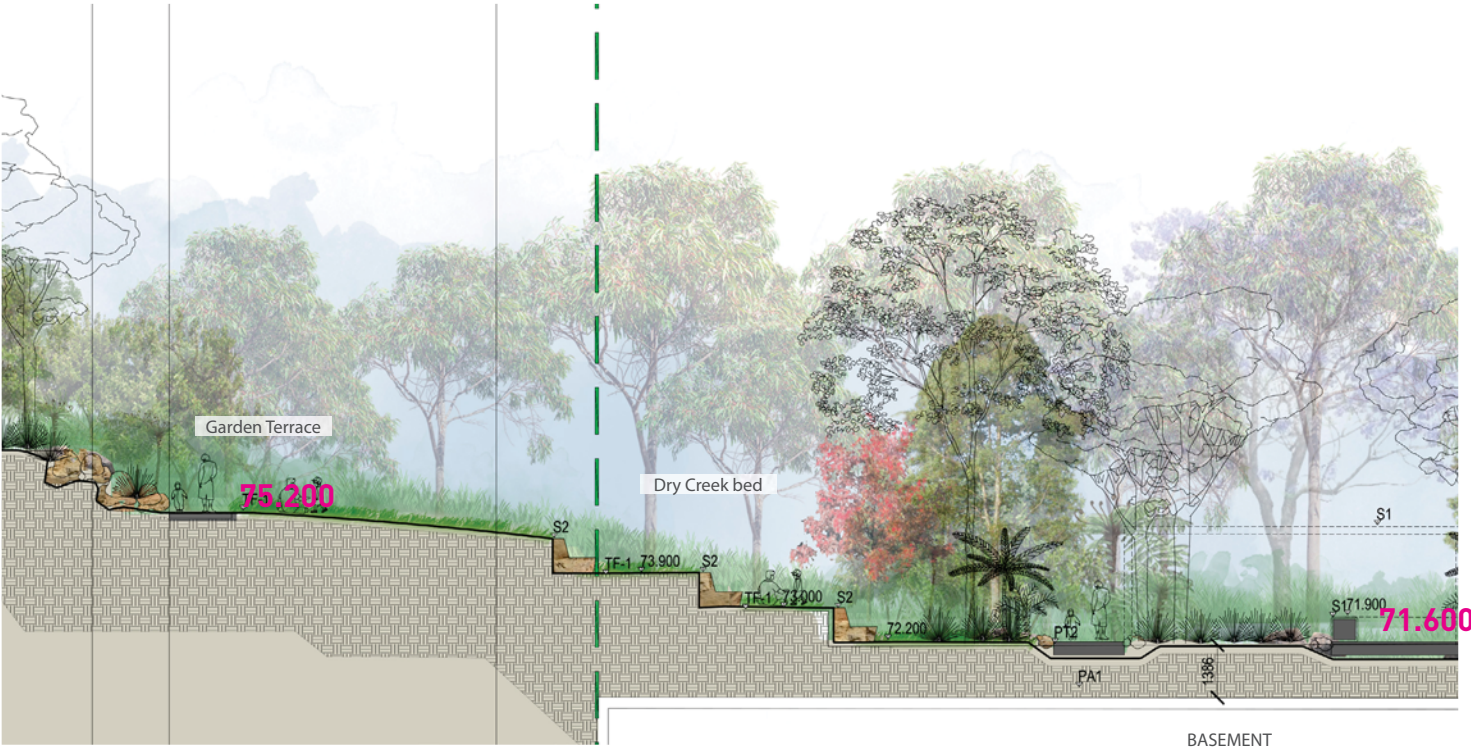
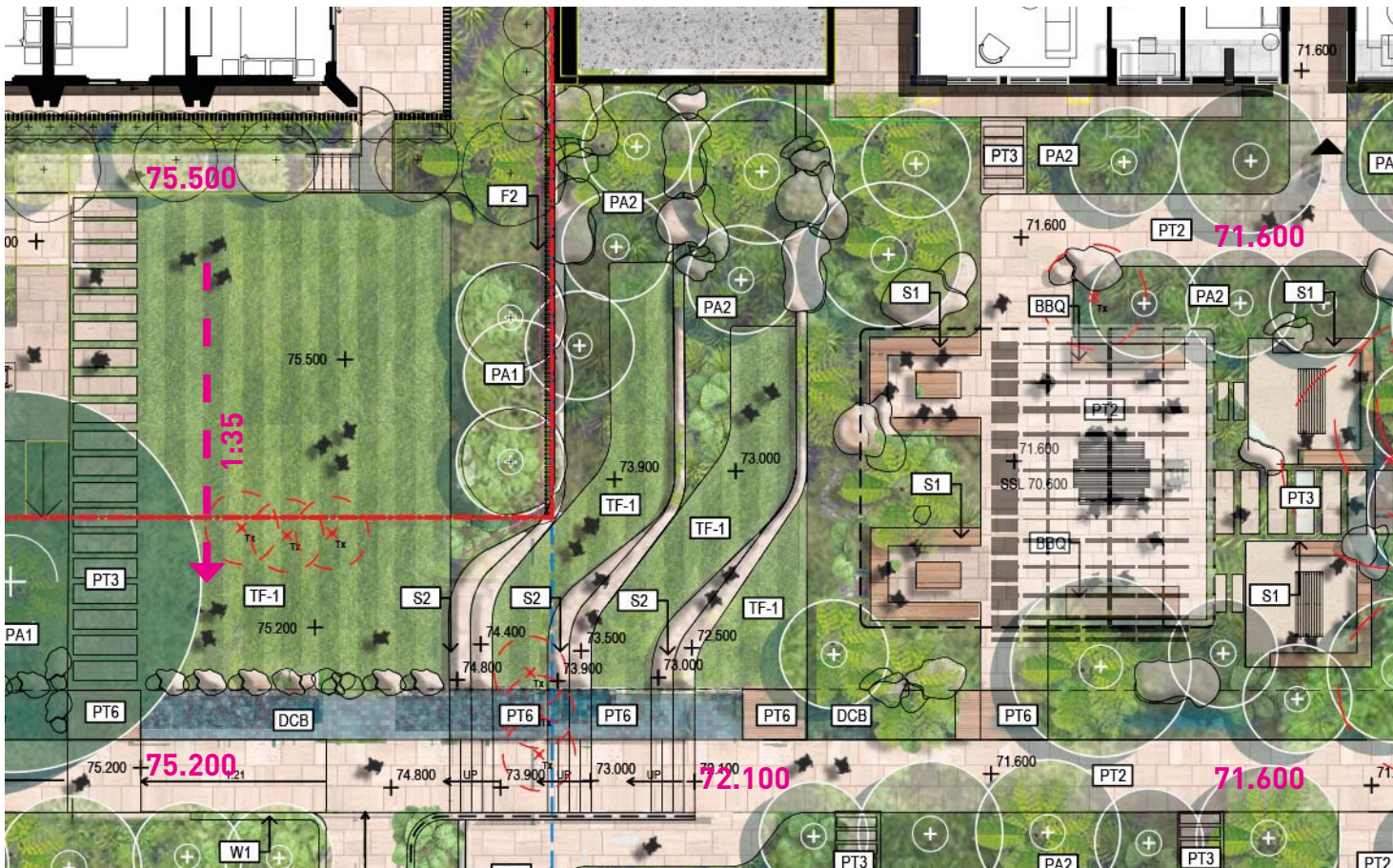
4.12 ITEM 10

Coordinate communal open space with neighbouring properties to achieve more contiguous design with Areas 12, 15 and 16 as per St Leonards South Landscape Masterplan Private Open Space Typologies - Communal Open Space.

Response:

The levels have now been integrated with the neighbouring site (10&12) to ensure for a more contiguous design. The change in level now allows for a usable amphitheatre lawn space which links into the neighbouring site to create a large open turf space and allow for great views to the south down the green spine.

The overall change in level between across the north of 10&12 Marshall Ave and the subject site is reduced to 3.1m, with terraced level change of approx. 100mm stepping across the landscaped area. There is also a very subtle change in level of 300mm and a very subtle change in level of 300mm between 10&12 Marshall Ave and the subject site.



4.12 ITEM 11

Demonstrate visual and acoustic privacy will be achieved between Sites 14 and 12 in accordance with the ADG Parts 3F and 4H of the ADG.

■ Response:

ADG requires 3m separate distance for the podium level apartment, the proposal provides an increased separation distance of 4.5m to enhance privacy.

ADG requires 4.5m separation distance for the upper level apartments, the proposal provides an increased separation distance of 6m to enhance privacy.

In addition high level windows are provided on the northern facade to provide visual privacy.

A Min of 10m at the podium levels going upto 15m of distance above, separates the northern edge of Area 14 from the southern edge of Area 12.

High level clerestory windows on the northern face of Area 14 provide visual privacy to the adjoining apts in Area 12 and vice versa. This is further augmented by expressed slab overhangs that project out and allow visual lines to be cut across floor levels. The design approach also looks at the usage of opacified glass for these windows to allow for an enhanced level of visual privacy.

Adequate wall insulation in accordance with prescribed standards will provide much needed acoustical privacy across this space. This will be enhanced by the use of double glazed units for all windows along this face of the building.

A landscaped roof above the car parking entry will further provide sound attenuation thereby increasing acoustic privacy across this section of the site.



4.12 ITEM 12

Provide additional street activation in the form of ground level apartment gates, letterboxes, seating and planting consistent with Part 4L of the ADG and demonstrate this in a detailed street elevation. [Refer to Item 13]

Response:

In keeping with the DEP recommendations and in accordance with the overall public domain strategies for the development, the revised design looks at the creation of an entrance landscaped fore court along Berry Rd. between buildings 13 and 15. Defined by a large overhead canopy complemented by landscape lighting and articulated planting, this forecourt will serve as a 'street interface' to strengthen the proposed development's 'siting' whilst providing greater clarity on its development's 'address'.



AREA 13

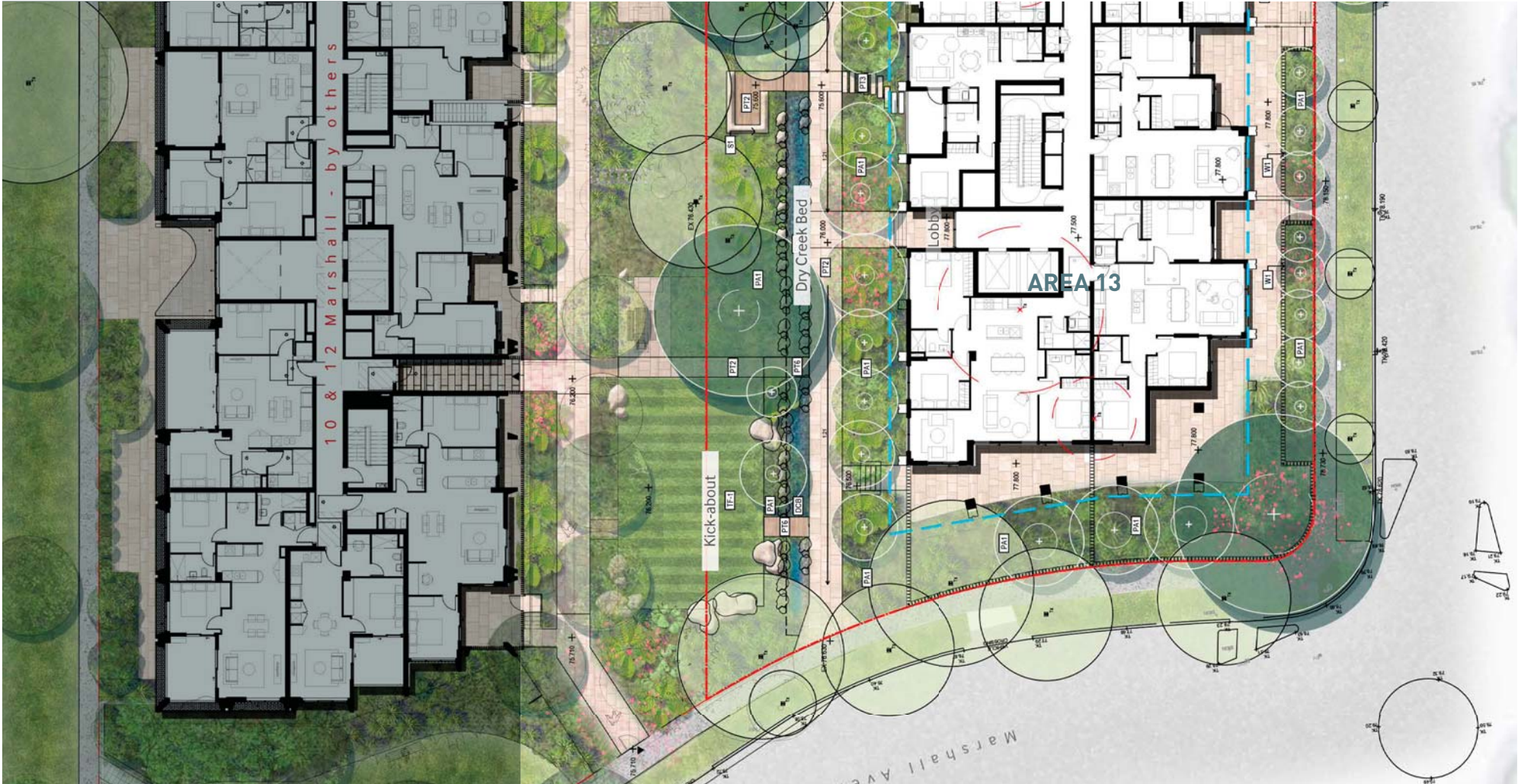
AREA 15

4.12 ITEM 12

Provide additional street activation in the form of ground level apartment gates, letterboxes, seating and planting consistent with Part 4L of the ADG and demonstrate this in a detailed street elevation. [Refer to Item 13]

■ Response:

Through a combination of appropriate setbacks, clear pedestrian paths, ground level private open spaces with direct access from the streets and articulated landscape definitions, the peripheral edges of the building blocks allow for permeable, visually interconnected spatial constructs that enhance street level activation and provide for a vibrant & safe public domain interface.



AREA 13

4.12 ITEM 12

Provide additional street activation in the form of ground level apartment gates, letterboxes, seating and planting consistent with Part 4L of the ADG and demonstrate this in a detailed street elevation. [Refer to Item 13]

■ Response:

As a continuation of the overall street level articulation, the streetscape along Holdsworth avenue allows optimal street activation through direct access gates to ground level private open spaces, landscaped forecourts & pedestrian access points into residential lobbies. Eventually connecting with the East-West oriented through site link along the southern edge of the site, the peripheral edges of the proposed development are designed to be visually connected safe precincts.



AREA 14

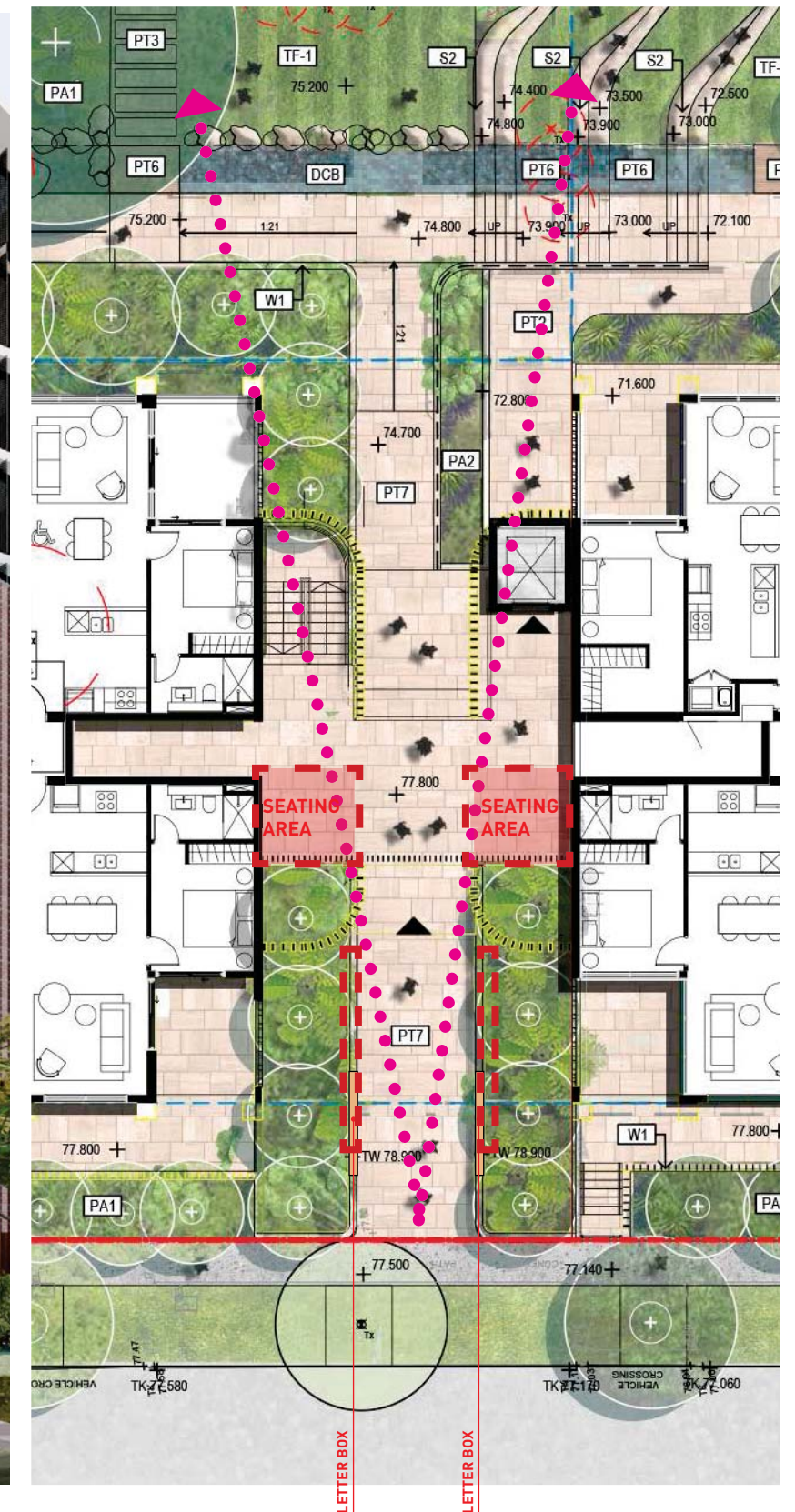
AREA 12

4.12 ITEM 13

Provide additional street legibility to the Building 13/15 entrance through strategies such as a landscaped forecourt, canopy, lighting and signage consistent with Part 4M of the ADG and St Leonards South DCP 7.4.6.

■ Response:

In keeping with the DEP recommendations and in accordance with the overall public domain strategies for the development, the revised design looks at the creation of an entrance landscaped fore court along Berry Rd. between buildings 13 and 15. Defined by a large overhead entrance portal complemented by landscape lighting, appropriate signage and articulated planting, this fore court will serve as the 'street interface' to strengthen the proposed development's 'siting' whilst providing greater definition to the development's 'address'.



4.12 ITEM 14

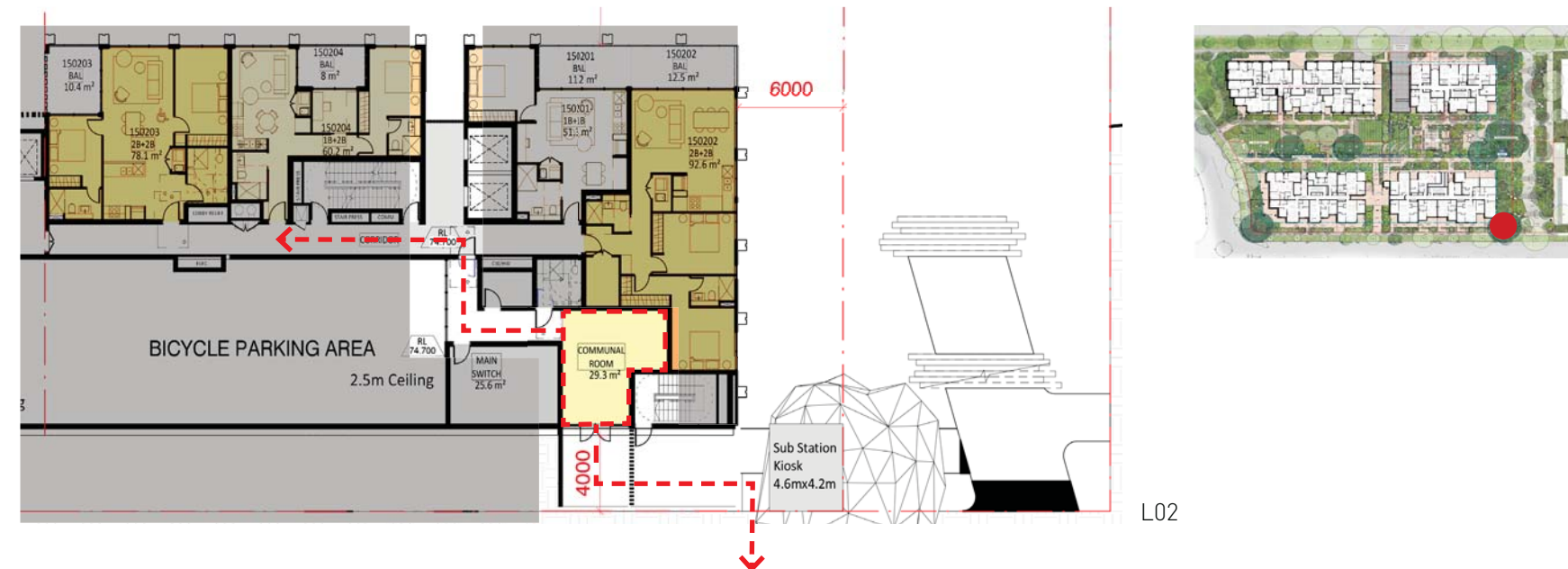
Reinstate the indoor communal facilities and roof terrace to Building 14 included in the pre- DA design proposal presented in May 2021, consistent with the St Leonards South Landscape Masterplan Sustainability Design Principles and Private Open Space Typologies - Roof Gardens and St Leonards South DCP 7.4 Private Domain and 8.3 Green Roofs.

Response:

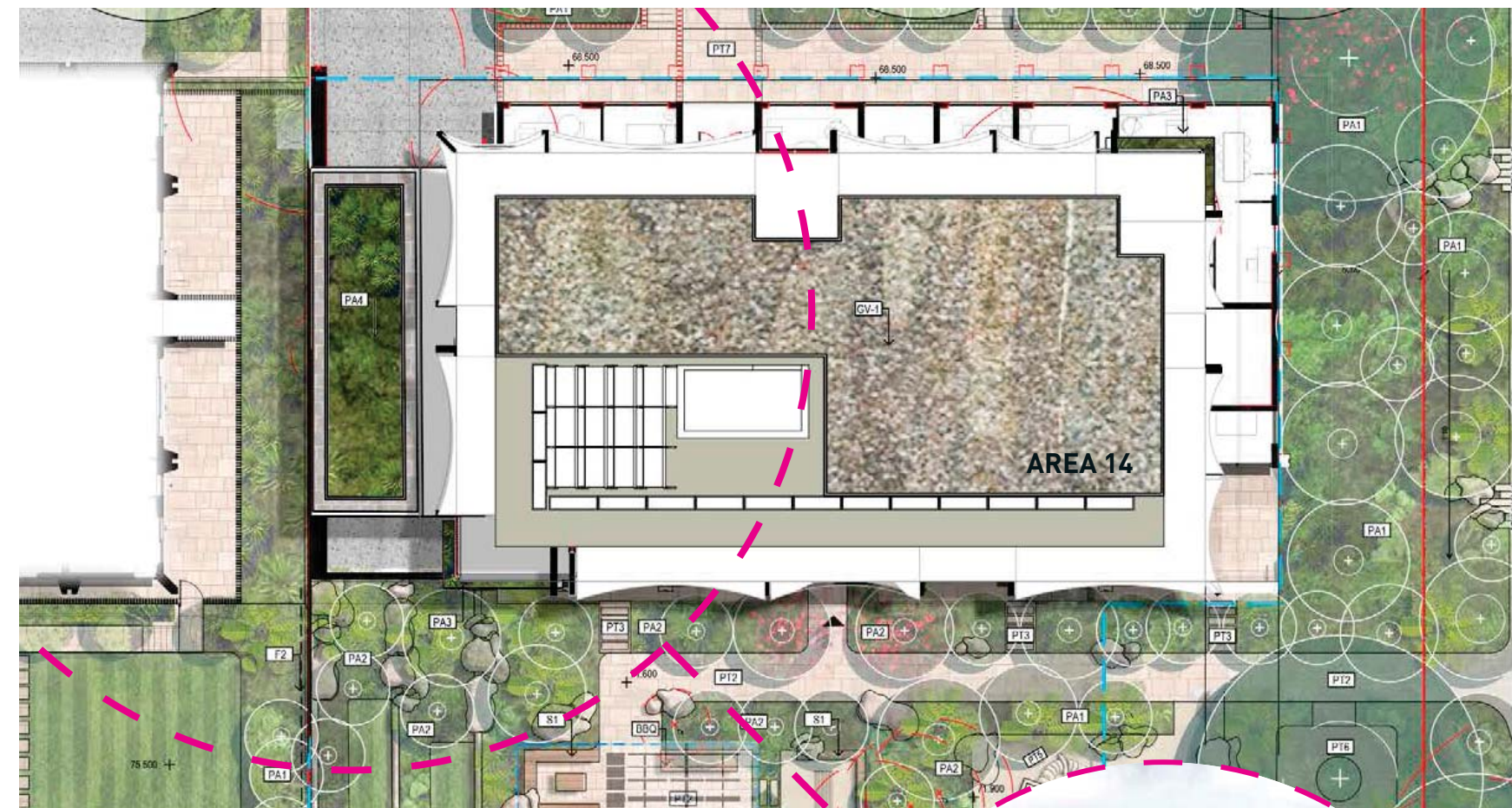
In keeping with the DEP recommendations, solar panels have been incorporated on the roof, and the gravelled rooftop will reduce heat. And green roof has been provided on the car par lid and on the podium level to enhance landscape setting.

A community lounge has been included on Level 2 of Area 15, in keeping with the proposed development's emphasis on community & well-being. This dedicated space, in addition to providing options for indoor activities, and can be conveniently accessed from the central green spine community area.

1. INDOOR COMMUNAL FACILITIES



2. ROOF GARDEN

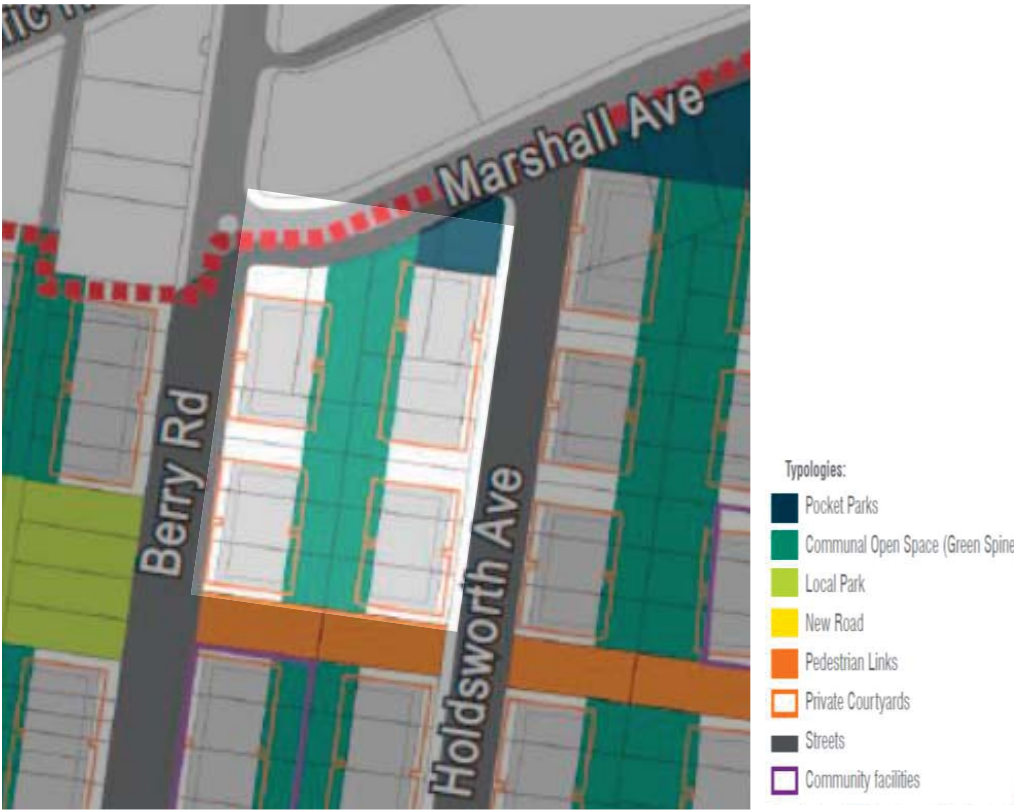
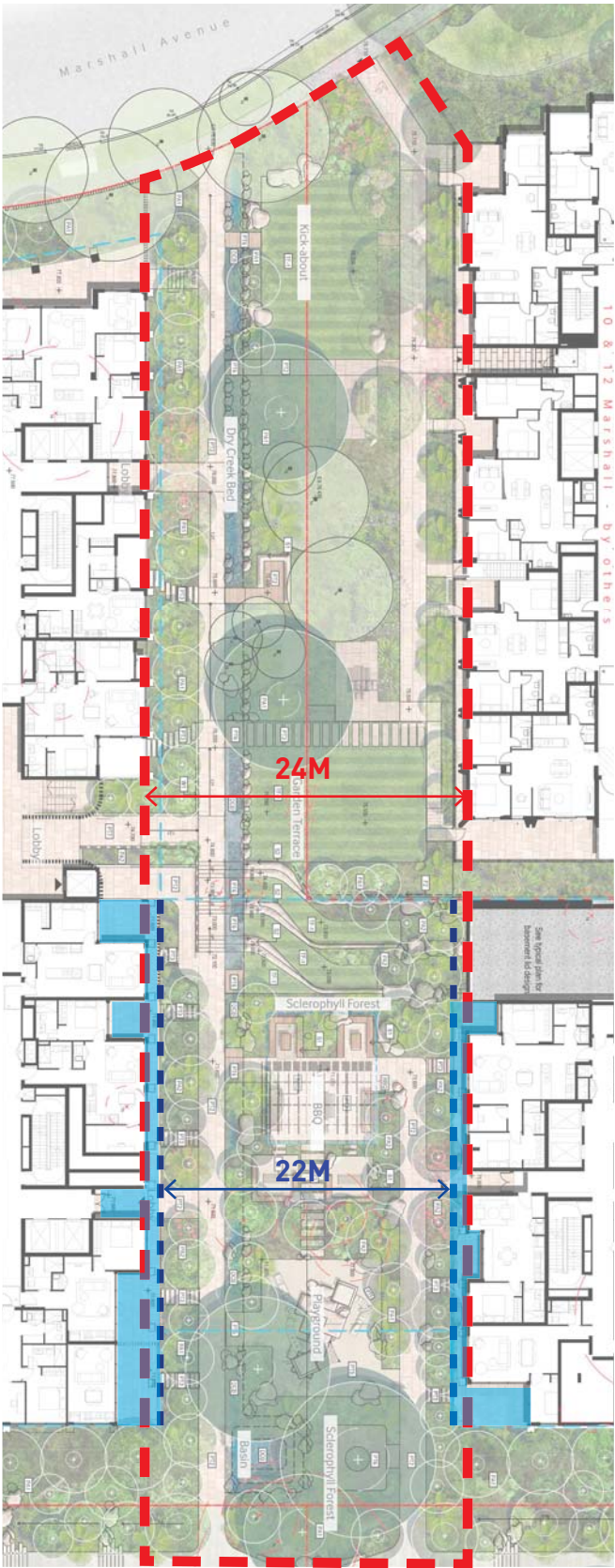


4.12 ITEM 15

Expand ground floor private open spaces into the communal open space to further activate the space and enhance apartment solar access as per St Leonards South Landscape Masterplan Private Open Space Typologies - Private Courtyards and Terraces.

Response:

The overall design intent seeks to allow for a permeable well integrated communal open space interface for all units facing the central green spine. In alignment with the St. Leonard’s South DCP provision on private courtyards at ground level, the current design enables all private open spaces to extend into the central green space by a distance of 1m. In doing so, the design intent is to allow for an active central green spine, that in turn would provide for a socially vibrant community of living. Simultaneously, this design measure allows all ground level private open spaces enhanced solar access, thereby improving the overall amenity of the units.



Resource: St Leonards South DCP - Part C - Residential Localities_Page 60

Private Domain		
CONTROL	PROVISION	NOTES/LOCATION
Private Courtyards at ground level	• Private courts to be located as indicated on Figure 23.	
	• Private courts may extend a maximum of 1 metre into Green Spines.	
	• Direct access shall be provided from private courts to Public Domain and/or Green Spine.	

Resource: St Leonards South DCP - Part C - Residential Localities_Page 67

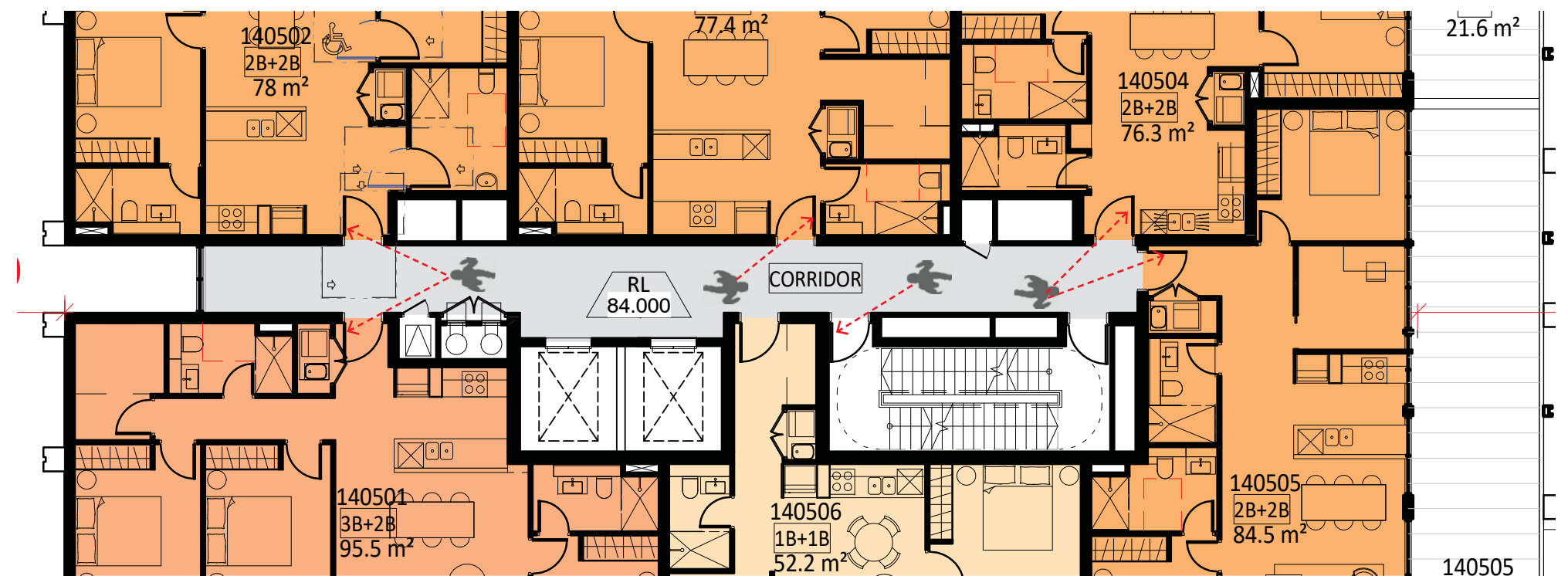
--- GREEN SPINE
POS

4.12 ITEM 16

Develop apartment planning to maintain internal visual privacy from corridors and develop loading dock functionality.

■ Response:

All apartment floors have been designed keeping in mind the need for internal visual privacy for individual units from common corridors. Direct visual lines into units from lift lobbies are avoided by optimal positioning of individual unit doors and in certain instances, by changing the door opening side to cut out any direct visual lines into the living areas of the units from common areas such as garbage handling, lift lobbies, etc





04

RESPONSE TO PRE-DA
MEETING NOTES [16/06/2021]

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

SUMMARY

ST LEONARDS SOUTH MEETING 1 – 16 June 2021 PRE-DA Meeting Notes



Applicant:	Urbis – Anna Wang												
Contact:	awang@urbis.com.au												
Property:	5-9 Holdsworth Avenue, 14-16 Marshall Avenue, 2-10 Berry Road												
Owner:	Holdsworth Land Pty Ltd												
SLS Area:	AREA 13, 14, 15 (excluding 14-16 Marshall, and 2, and 8-10 Berry Road not under ownership of applicant)												
SLS Area Map:													
Site Area:	Area 13: 1973 sqm. Area 14: 1672 sqm. Area 15: 2229 sqm.												
Zoning:	R4 High Density Residential												
Description of Proposal:	Construction of two (3) RFB buildings (10-11 storeys), with 195 apartments with 3 basement parking levels, green spine, delivery of part of east/west road link.												
Plans/ Documents Submitted:	<table><tr><th>Description</th><th>Author</th><th>Date</th></tr><tr><td>Design Review panel -Reporting Template</td><td>PTW Architects</td><td>03/03/21</td></tr><tr><td>PRE- Report + Architectural Plans</td><td>PTW Architects</td><td>May 2021</td></tr><tr><td>Pre DA Landscape Report -Issue A</td><td>RPS Australia East</td><td>27/04/21</td></tr></table>	Description	Author	Date	Design Review panel -Reporting Template	PTW Architects	03/03/21	PRE- Report + Architectural Plans	PTW Architects	May 2021	Pre DA Landscape Report -Issue A	RPS Australia East	27/04/21
Description	Author	Date											
Design Review panel -Reporting Template	PTW Architects	03/03/21											
PRE- Report + Architectural Plans	PTW Architects	May 2021											
Pre DA Landscape Report -Issue A	RPS Australia East	27/04/21											
Relevant Environmental Planning Instruments:	SEPP (State and Regional Development) 2011 SEPP 65 – Design Quality of Residential Apartment Development - Apartment Design Guide (ADG)												

Clause	Requirement	Proposal	Compliance
7.1 – Development on Land in the St Leonards South Area			
7.1(1) – Objectives	Noted.	Required to be addressed	Yes
7.1(2) – Application of Clause	Applies to 1 or more new RFBs.	Applies.	Yes
7.1(3) – Incentive Height and FSR	See Table 2	See Table 2	No – Developer/ applicant needs to acquire land ownership or obtain owners consent to construct on 14 and 16 Marshall Avenue, and 2, 8 and 10 Berry Road to comply with FSR. No - lift in green spine would breach 2.5m height control. (it is approx. 8m in height)
7.1(4) – Incentive Provisions	See Table 3	See Table 3	No – not achieved with minimum size of areas – Cl. 7.4(e) Dedication and ownership details are required to be addressed to ensure Area 13 and 15 meets minimum size of area requirements.
7.1(6) – Clause interpretation	Noted	N/A	N/A
7.2 – Minimum Site Area Requirements			
-	Area 13: 1600sqm	Without 14 and 16 Marshall Avenue and 2 Berry Road the total area is 0 sqm	No. Pending - Dedication and ownership details are required to ensure Area 13 and Area 15 meets minimum
-	Area 14: 1600sqm	Yes	

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Clause	Requirement	Proposal	Compliance
7.3 – Minimum Affordable Housing Requirements			
-	Area 13: Requires 1 (one) x Affordable Housing dwelling (2 bedroom). Area 14: Requires 2 (two) x affordable housing dwellings (2 bedroom).	2 Affordable apartments provided.	No. 3 affordable housing dwellings required.
7.4 – Minimum recreation area and community facility requirements			
-	N/A	N/A	N/A
7.5 – Requirements for pedestrian links and roads			
-	Area 15: A 15m wide pedestrian and bicycle link connecting Berry Road and Holdsworth Avenue embellished in accordance with the Specifications for Public Open Space in St Leonards South Precinct and dedicated to Council in perpetuity.	The proposal provides a 12m wide east-west connection. However, the section of the site where the road link is required (10 Berry Road) is not under ownership by the developer.	No – dedication and ownership details are required to be addressed to ensure 10 Berry Road is incorporated into Area 15.
7.6 – Design excellence – St Leonards South Area			
-	Compliance with design excellence requirements.	Design Excellence Panel to review proposal in Stage 2 Pre-DA Process.	Refer to DRP comments.

The proposals compliance with the Incentive Height of Building and Floor Space Ratio map is indicated in Table 2 as follows:

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Clause	Area	Requirement	Proposal	Compliance
Incentive FSR	13	2.85:1	2.55:1 (on the condition that 14, 16 Marshall Avenue and 2 Berry Road are acquired by applicant)	No Pending - further information is required to demonstrate that 14/16 Marshall Avenue and 2 Berry Road included as part of Area 13.
Incentive FSR	14	3.35:1	3.25:1	Yes
Incentive FSR	15	2.85:1	2.82:1 (on the condition that 8 and 10 Berry Road are acquired by the applicant)	No Pending - further information is required to demonstrate that 8 and 10 Berry Road included as part of Area 15.
Height - metres	13-14-15	Green Spine and east-west road link: 2.5m RFB fronting Holdsworth Road: 37m RFB fronting Berry Road: 37m		Yes
Incentive Height - storeys	23	10 storey maximum height	RFB fronting Holdsworth Avenue Road: 11 storeys (10 + mezzanine) RFBs fronting Berry Road: 10 storeys.	Yes (a mezzanine within a storey is not counted as an additional storey)

The proposals compliance with the provisions required to be met in order to receive incentive FSR and HOB is indicated in Table 3 as follows:

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Clause	Requirement	Proposal	Compliance
7.1(4)(a)-(c) - Apartment Mix	Min. 20% studio or 1 bedroom dwellings. Min 20% 2 bedroom dwellings. Min 20% 3 or more bedroom dwellings.	Mix provided/achieved	Yes
7.1(4)(d) – Communal Open Space	Provide appropriate building setbacks to facilitate communal open space between buildings.	24m separation depth of green spine between	Yes
7.1(4)(e) – Site Area	Comply with the requirements of clause 7.2 in relation to the minimum site area of the development.	Provides for non-compliant site areas for Areas 13 and 15.	Pending - further information: is required to demonstrate that 2, 8 and 10 Berry and 14 and 16 Holdsworth are acquired by the applicant.
7.1(4)(f) – Affordable Housing	If applicable, comply with the requirements of clause 7.3 in relation to the minimum number of dwellings that will be used for the purposes of affordable housing.	2 Affordable apartments provided.	No. 3 affordable housing dwellings required.
7.1(4)(g) – Recreation Area and Community Facilities	If applicable, comply with the requirements of clause 7.4 in relation to the minimum area that will be used for the purposes of recreation areas and community facilities.	N/A	N/A
7.1(4)(h) – Pedestrian Links and Roads	If applicable, comply with the requirements of clause 7.5 in relation to the provision of pedestrian links and roads.	As above.	Pending

C. PART 7 – KEY CONSIDERATIONS

The key considerations in relation to Part 7 are as follows:

Building Height and Floor Space Ratio Incentives: –

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Height: The documentation indicates the buildings comply with the incentive controls. Page 17 of the Pre-Statement by PTW shows sections indicate maximum height RFB's would be under the 37m height control.

However, the proposed lift building in the Green Spine would (located over boundary of Area 13 and Area 12) exceeds the 2.5m height control. The height cannot be supported. The Design Review Panel suggested the lift be incorp the buildings which are subject to the 37m height control.

FSR: As stated above the applicant must acquire ownership or owners consent all sites within Areas 13,14 and 15 to comply with the FSR controls.

The proposed development is to fully comply with maximum height at development standards. Variations to Building Height and FSR are prohibited.

Confirmation of the above will be required to be confirmed in writing prior to lod

9. LANE COVE DEVELOPMENT CONTROL PLAN 2010

A preliminary assessment of the proposal against Lane Cove Development Plan (DCP) 2010 – Residential Localities – Part C8 – St Leonards South is pro Appendix D. The key matters arising from this assessment are as follows:-

A. Building Setbacks

The next evolution of the scheme is to provide significantly more detail to con building envelope complies with the relevant setbacks from Holdsworth/Marsh and the east/west pedestrian link.

B. Building Length

Strong articulation is to be provided to buildings that exceed the maximum pi building length of 35m. The DCP guidance on 'strong articulation' is a minim. The proposed 'bridge' between the buildings in Area 13 and Area 15 results being classified as a single building. Therefore, the proposed maximum building is approximately 81m which significantly exceeds the 35m control. However design provides breaks divide into sections which are less than 35m in length discussed by the DRP there is some opportunity for greater articulation of the elevations facing the green spine (e.g balconies upper levels).

C. Building Depth

The proposed scheme includes building depths of up to 17.645m where it stipulates a maximum building depth of 18m-22m.

D. Pedestrian Link

As stated earlier in this report, it is necessary that the developer take part in swap/acquire the site at 10 Berry Road which is part of Area 15 and is required dedicated as a publicly accessible east/west pedestrian link. The developer continues to communicate with SJD at Area 16 to ensure interface/levels/finishes/materials/plantings are consistent across the entire new road.

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The submitted proposal includes insufficient detail about the required east/west pedestrian link. Careful consideration is to be made to ensure the road complies with the LMP.

E. Green Spine Levels

Design of the Green Spine should be consistent with the Landscape Master Plan (LMP) detailed plan under 'Private Open Space Typologies – Communal open space (Green Spines). This Plan indicates the landscape elements for KEY SITE AREAS 12-15. And particular notice is drawn to the 5m level change between the north and south portions of the Green spine. The intention of the levels in the LMP is to step down gradually from north to south. 5m is considered inconsistent with this intention. Nor is there a preference for the southern (private) open space area to be at the same level as the East-West (public) pedestrian link – the rationale given for the 5m level change. Also, the lift solution presents as an 8m built structure in the Green spine where the LEP only permits a height of 2.5m.

F. Electric Vehicle Infrastructure

The proposal is to be provided with electric vehicle charging infrastructure (e.g. the provision of suitable power capacity/facilities for all vehicle spaces in accordance with the DCP. Detail is required in the Traffic Report to outline how this will be delivered.

G. Green Spine and Private Open Space Interface

The maximum 1m encroachment into the Green Spine is only allowed for ground level private open spaces and they are not applicable to upper level balconies. Recessed terraces should be provided to allow for the additional 2m required by the ADG.

H. Construction Scheduling

A construction methodology plan is to be provided indicating how the relevant works (private and public domain) will be delivered.

I. Undergrounding of Services and Infrastructure Integration

Provisional engagement with service providers on the undergrounding of services and the screening of street-facing infrastructure are to be provided.

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PRELIMINARY REFERRAL ASSESSMENT

The proposed development is not supported in its current form and requires modifications to its design.

Due to several non-compliances with the relevant Environmental Planning Instruments and documentation (i.e. Lane Cove LEP 2009 – Part 7, Development Control Plan - Part C, Locality 8; and St Leonards South Landscape Master Plan.

KEY ISSUES

The proposal is inconsistent with parts 7.1 Development on land in St Leonards South Area and 7.2 Minimum site area requirements of the LCLEP2009, as the development:

'will comply with the requirements of clause 7.2 in relation to the minimum site area of the development'.

Council would not support a clause 4.6 variation to reduce the minimum site area. The applicant should pursue further negotiations with both Marshall Land Pty Ltd and SJD St Leonards Pty Ltd (owners to the north of the site for Area 16,17).

The proposal is inconsistent with part 7.1(3)(b) – Incentive FSR of the Lane Cove LEP 2009.

As a result of the above non-compliance with minimum site area, the proposal would exceed the permitted FSR for areas 13 and 15. Council will not support any breach in the FSR control. The applicant should pursue further negotiations with Marshall Land Pty Ltd and SJD.

At the PRE-DA meeting, the developer (Modern Constructions) confirmed that they would be looking to resolve ownership of all sites within Areas 13, 14 and 15. The applicant has indicated that they will likely be acquiring ownership, undertake a land swap, or would obtain consent from the current owners to deliver the new road infrastructure on the site.

Confirmation of the above will be required to be confirmed in writing prior to lodgement.

The proposal is inconsistent with part 7.1(3)(a) – Incentive Height of the Lane Cove LEP 2009.

The proposed lift in the green spine would breach the 2.5m height control and is not supported. The applicant should explore if the lift can be relocated and incorporated into the building floor plate.

Amenity and built form

Solar Access: As discussed in the Pre-D meeting, the bridge between Areas 13 and 15 allows them to be assessed as a single building.

According to the Apartment schedule in page 40 of the Pre-Da Report by PTW dated May 2021. The mean solar access of Area 13 (88.7%) and Area 15 (72.9%) is 80.8% and complies.

The building in Area 14 achieves only 55.6% and is significantly below the ADG standard of 70%. The apartment layout and design should be amended to comply with the ADG.

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Cross Ventilation: The mean solar access achieved by Area 13 and 15 when treated as a single building is: 88.16%. This does not comply with minimum ADG standard of 60%. The apartment layout and design should be amended to comply with the ADG.

Green Spine

- The proposed extent intrusion of basement carparking into the green spine cannot be supported as it would not achieve at least 50% of the total green spine area being unencumbered deep soil.
- Any proposed basement carparking should be predominantly be confined to below the buildings above and significant encroachments are prohibited from compromising the Green Spine Area.
- The documentation indicates the total area of the green spine for Areas 13,14 and 15 is 1762 sqm. To achieve a minimum of 50% the design must accommodate a minimum of 891 sqm of unencumbered deep soil.
- Basement must go down two levels (underneath building footprint) before intruding into Green Spine, not one: 'Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.' Intrusions after two levels are to be minor. Refer to landscaping comments for further details.

Sustainability

- Further details regarding environmental sustainability are to be submitted. The applicant should explore green roofs (trafficable or non-trafficable), green hanging walls. The development should also incorporate solar panels, low energy lighting, water minimisation, combined air-conditioning among other sustainability measures. Sustainable design is a requirement is a Design Excellence consideration under LEP Clause 7.6 and must be addressed at Pre-DA stage.

Does not achieve Part 7.6 Design excellence – St Leonards South

Given the direct inconsistencies with the LEP and DCP, the application therefore does not exhibit a number of design excellence criteria and should not progress to the design excellence stage.

Storm Water Engineering

The proposed development is for the sites areas No: 13, 14 and 15 as per submitted documents, fronting to Marshall Ave, Berry Rd and Holdsworth Ave St Leonards. The proposed development includes the following:

- 10 and 11 storey towers residential buildings
- 3 consolidated basement car parks
- Green spine

There is a stormwater drainage system around the site. The condition of this pipe system is poor and cannot meet future demands. Since the entire area between Park Rd, Marshall Ave, Canberra Ave and River Rd are coming under new development (Area 1 to 23), Council decided to do design and construction of new drainage network for this area.

All developers will be advised the amount of contribution in DA stage for this drainage construction works.

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PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER

- PROPOSAL MAINTAINS AND ENHANCES THE EXISTING GREEN CHARACTER OF THE PRECINCT IN PUBLIC AND PRIVATE OPEN SPACE

PRINCIPLE 2 BUILT FORM AND SCALE

- DEMONSTRATE PROPOSED BUILDING HEIGHT IS NOT EXCEEDING THE 37M HEIGHT CONTROL
- MAINTAIN NO EXCEEDANCE OVER THE 2.5M HEIGHT CONTROL IN THE GREEN SPINE
- PROVIDE SUFFICIENT BUILDING SEPARATION AT THE INTERFACE BETWEEN AREA 14 AND AREA 12 TO THE NORTH WITHOUT CAUSING ADDITIONAL VISUAL PRIVACY IMPACTS
- MORE DETAILS TO CONFIRM THE SETBACKS FROM STREET AND THE EAST/WEST PEDESTRIAN LINK TO THE SOUTH
- GREATER ARTICULATION OF THE INTERNAL ELEVATIONS FACING THE GREEN SPINE TO REDUCE ELONGATED SINGLE BUILDING APPEARANCE AFTER JOINING THE BUILDINGS IN AREA 13 AND AREA 15
- ENCOURAGE A STEPPED-BACK BUILDING FORM TO REDUCE BUILDING BULK AND SCALE TO THE STREET

PRINCIPLE 3 DENSITY

- CONSISTENT WITH LEP AND DCP
- A TOTAL OF 3 AFFORDABLE HOUSING (2BEDROOM UNIT) TO BE PROVIDED (1 FROM AREA 13 AND 2 FROM AREA 14)

PRINCIPLE 4 SUSTAINABILITY

- PROVIDE SUSTAINABILITY STRATEGY



PRINCIPLE 5 LANDSCAPE

- ARBORISTS REPORT NEEDED FOR DA SUBMISSION
- REDUCE PROPOSED 5M LEVEL CHANGE IN THE GREEN SPINE
- MINIMIZE THE BASEMENT EXTENT INTRUSION INTO THE GREEN SPINE NO MORE THAN 50% OF TOTAL GREEN SPINE AREA
- KEEP BASEMENT INTRUSION TO THE GREEN SPINE TO THE MINIMUM AND ONLY PERMITTED FROM THE THIRD LEVEL UNDER
- COLLABORATE GREEN SPINE DESIGN WITH NEIGHBOURING PROPERTY
- MAXIMIZE DEEP SOIL ZONE WITHIN THE GREEN SPINE TO IMPROVE TREE HEALTH

PRINCIPLE 6 AMENITY

- IMPROVE SOLAR PERCENTAGE TO THE BUILDING IN AREA 14 TO ADG COMPLIANT
- ENSURE THE MEAN CROSS VENTILATION PERCENTAGE TO COMBINED BUILDINGS IN AREA 13 AND 15 TO COMPLY WITH ADG
- TERRACE DEPTH OF GROUND LEVEL APARTMENT TO MEET ADG MINIMUM REQUIREMENT
- APPROPRIATE AMENITIES IN COMMUNAL OPEN SPACE
- TO PROVIDE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE - [SUBMITTED TRAFFIC STATEMENT](#)
- REVISE LOADING DOCK TO ACCOMMODATE A LARGE WASTE VEHICLE (MRV OR HRV)
- MORE DETAIL ABOUT THE EAST/ WEST PEDESTRIAN LINK TO ALIGN WITH THE LMP

PRINCIPLE 7 SAFETY

- THE PUBLIC AND PRIVATE SPACES TO BE CLEARLY DEFINED AND FIT FOR INTENDED PURPOSE

PRINCIPLE 8 HOUSING DIVERSITY AND SOCIAL INTERACTION

- MEETS THE MINIMUM APARTMENT MIX AND SIZES

PRINCIPLE 9 AESTHETICS

- PROVIDE ADDITIONAL CONTEXT AND MATERIAL ANALYSIS
- FURTHER DEVELOP THE FACADE DESIGN INCLUDING MATERIAL SELECTIONS AND SUN-SHADING
- PRESENT ADDITIONAL BUILDING DETAILS

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER

- PROPOSAL MAINTAINS AND ENHANCES THE EXISTING GREEN CHARACTER OF THE PRECINCT IN PUBLIC AND PRIVATE OPEN SPACE



BERRY ROAD STREET VIEW LOOKING SOUTH



BERRY ROAD STREET VIEW LOOKING NORTH

■ CONTEXT

The project envisions the creation of a residential community of almost 200 dwellings, within the South St. Leonard's precinct, offering a diverse dwelling mix within a cohesive communal & Social Fabric, that in its resolution allows for the reinforcement & reinvigoration of the environmental attributes of the 'place' within the larger urban vision for the precinct & the region. The focus of this proposal is as much the imagination of its open space envelope as much as its built structure. The central North-South oriented open space – an open space of substantial volume that allows visual & community connects, imparting the space with vibrancy, safety and natural variance as it gradually terraces down towards the southern edge, defined by the well-articulated built outlines along its eastern and western edges, eventually connecting it with an East-West oriented through-site pedestrian, link along the southern edge of the development. Drawing from existing and planned fine-grained and intimate regeneration within the neighbourhood, efficiently designed block forms articulated through materiality and varying spatial definitions, allow the landscape and built structures to be woven together into a cohesive & visually permeable spatial construct, forming an effective residential community system centred around the creation of an environmentally friendly lifestyle, within a well-integrated & sustainable built and open space framework of design.

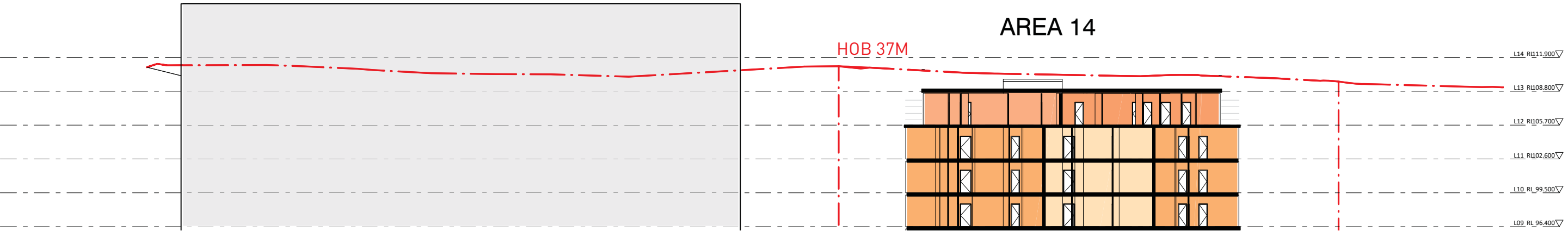
RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 2 BUILT FORM AND SCALE

I 01

- DEMONSTRATE PROPOSED BUILDING HEIGHT IS NOT EXCEEDING THE 37M HEIGHT CONTROL

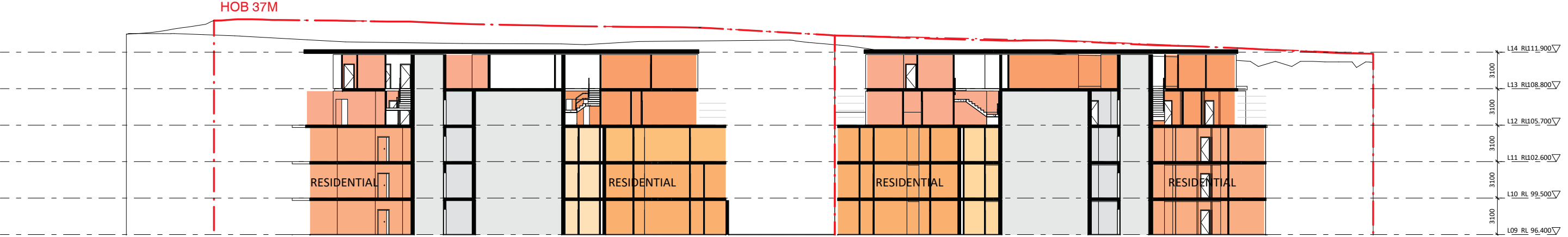
AREA 12 (BY OTHERS)



SECTION - AREA 12& AREA 14

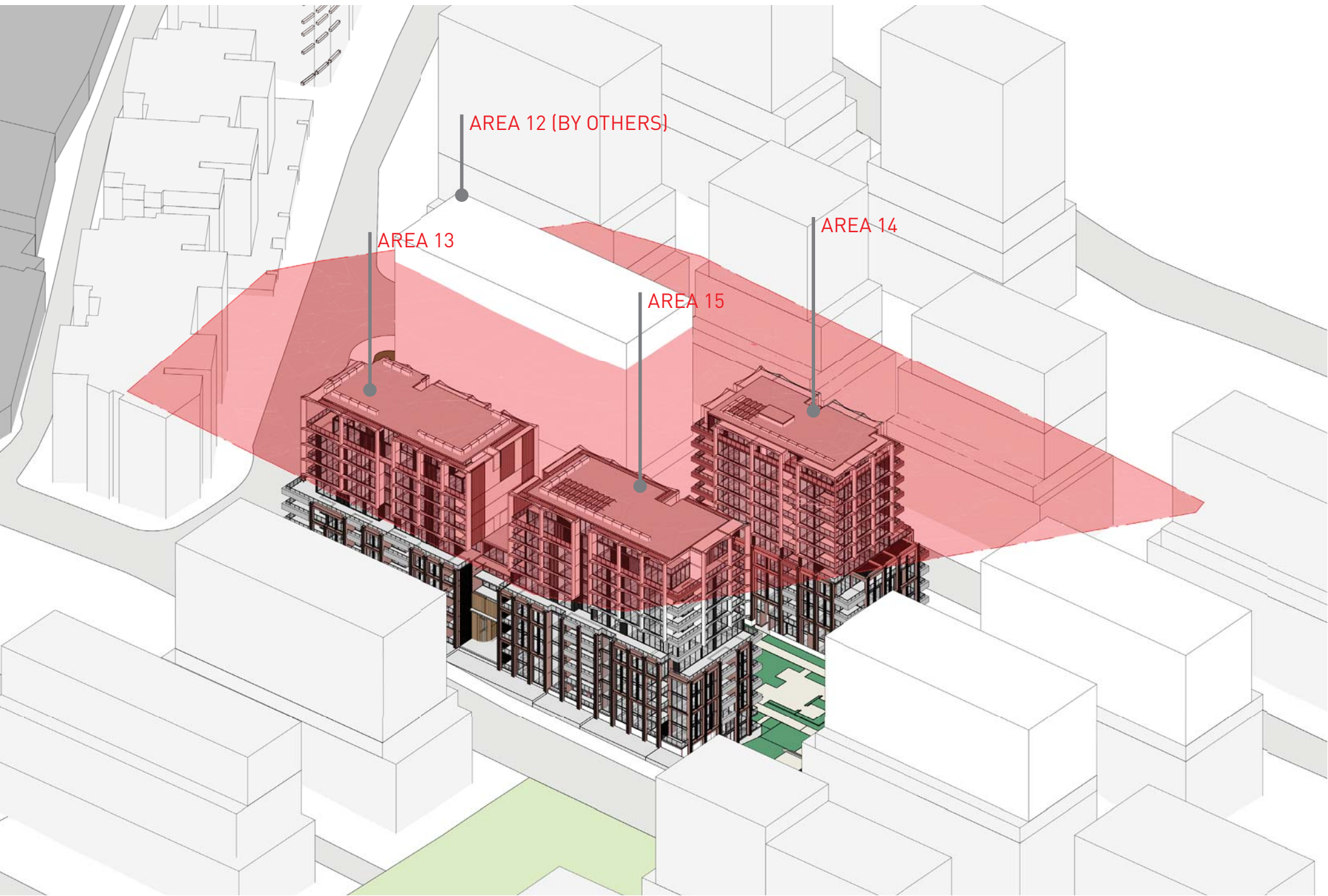
AREA 13

AREA 15



SECTION - AREA 13& AREA 15

- DEMONSTRATE PROPOSED BUILDING HEIGHT IS NOT EXCEEDING THE 37M HEIGHT CONTROL



■ 37M HEIGHT CONTROL

Development on this site, comprising of Area 13,14 and 15 are subject to a max. 37m Height blanket control under the Lane Cove Council Local Environmental Plan (LCLEP) 2009 and LCLEP 2009 Amendment No. 9 and as such, the designed building envelope comply with height requirement. The connected block on Areas 13 and 15, comprise of a total of 11 storeys with the block on Area 14 forming a 12-storey built envelope, under this prescribed height control.

ISOMETRIC VIEW

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

- MAINTAIN NO EXCEEDANCE OVER THE 2.5M HEIGHT CONTROL IN THE GREEN SPINE



In keeping with the Lane Cove Council Local Environmental Plan (LCLEP) 2009 and LCLEP 2009 Amendment No. 9 & council advice on the 2.5m Height control applicable within the Green Spine area, the previously provided lift within the green spine has now been relocated, and the current design incorporates the lift within the built envelope of Area 13 & 15. The lift is provided to enable equitable access across the length of the green spine as indicated on pg. 43 of this report. The overall design of the green spine now provides for greater articulation of landscape design & a gradual transition of level between the northern and southern sections of the space, and has no other architectural built structure placed within it. Therefore, comply with the height development standards under the LEP.



SOURCE: RPS



RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

- MAINTAIN NO EXCEEDANCE OVER THE 2.5M HEIGHT CONTROL IN THE GREEN SPINE



AERIAL VIEW OF GREEN SPINE



UPPER GROUND - GREEN SPINE LOOKING SOUTH



LOWER GROUND - GREEN SPINE LOOKING NORTH

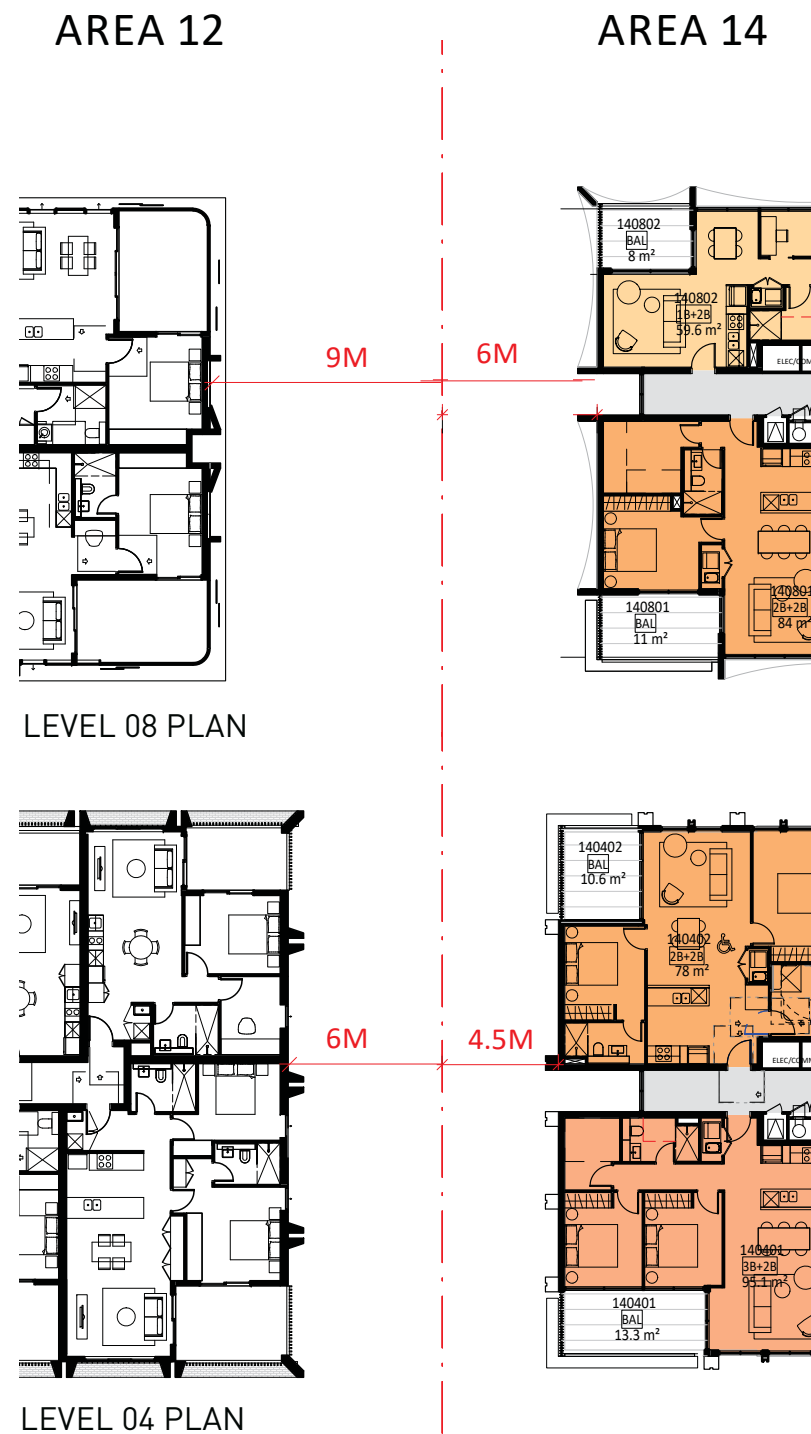
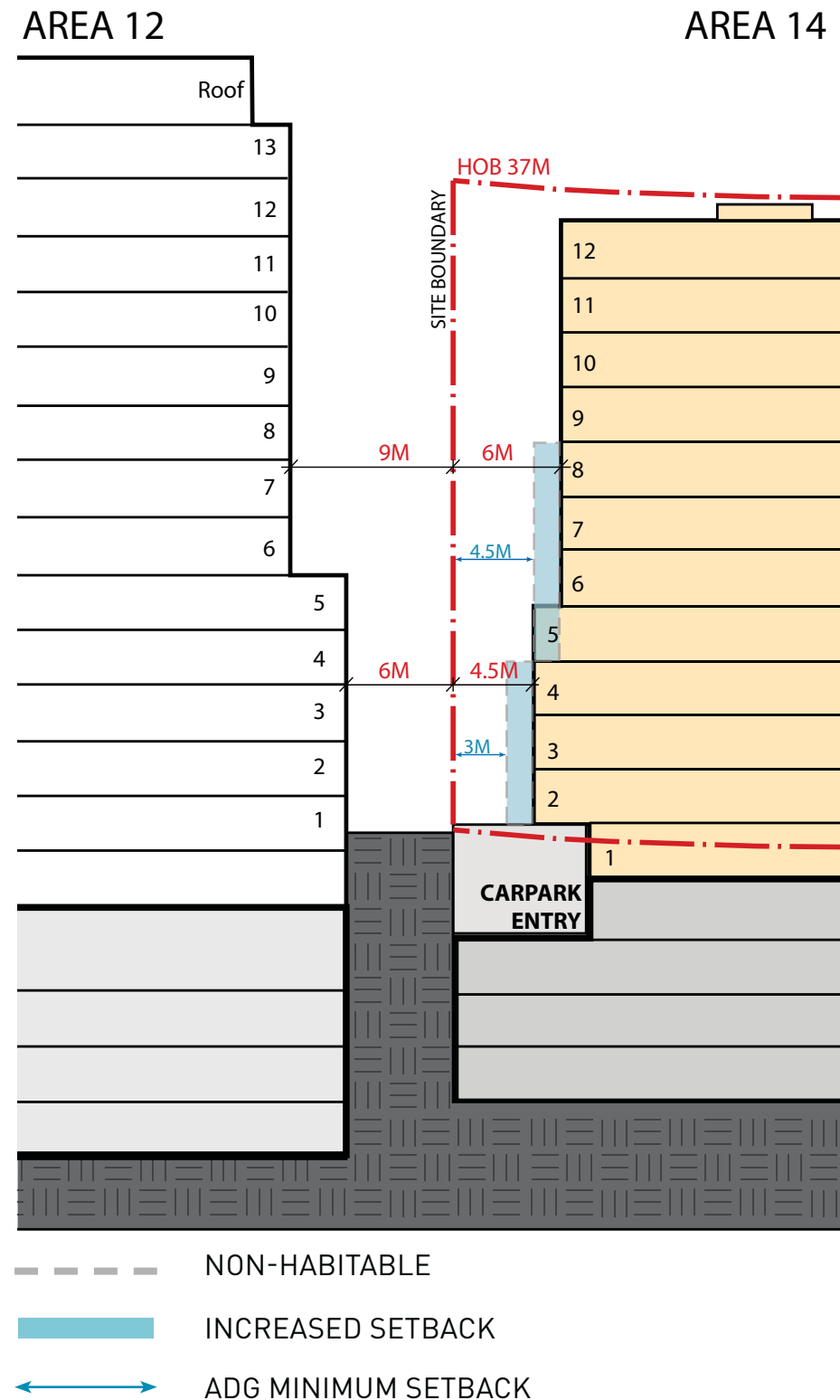


LEVEL CHANGE - GREEN SPINE

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

- PROVIDE SUFFICIENT BUILDING SEPARATION AT THE INTERFACE BETWEEN AREA 14 AND AREA 12 TO THE NORTH WITHOUT CAUSING ADDITIONAL VISUAL PRIVACY IMPACTS



SEPARATION DISTANCE

In keeping with ADG standards regarding separation distances between adjoining building blocks, separation distances of 10.5m and 15m respectively are maintained between non habitable room the northern edge of the block on Area 14 and the proposed block edges of Area 12. Additionally, the current design looks at the careful placement of windows / balconies ensuring visual privacy on either side. The Northern façade of the block on Area 14 is well articulated to provide this essential design attribute between adjoining properties and is compliant to ADG separation distance.



RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

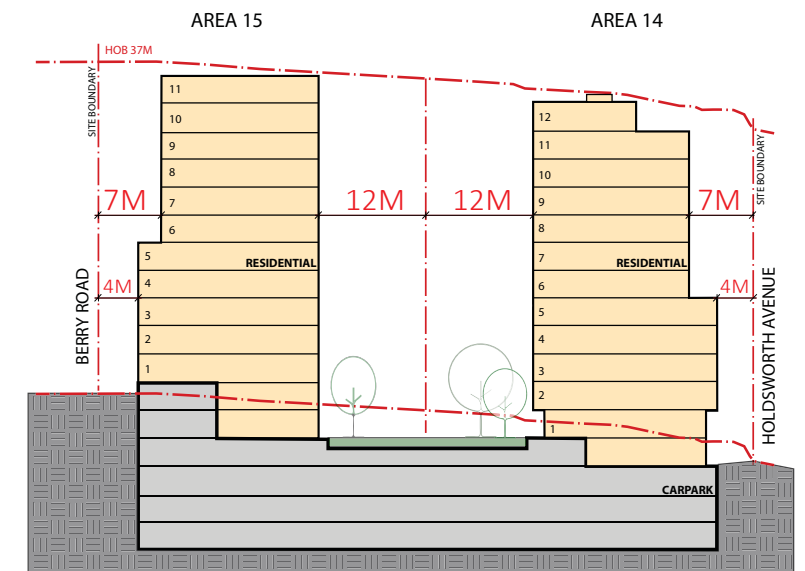
PRINCIPLE 2 BUILT FORM AND SCALE

01

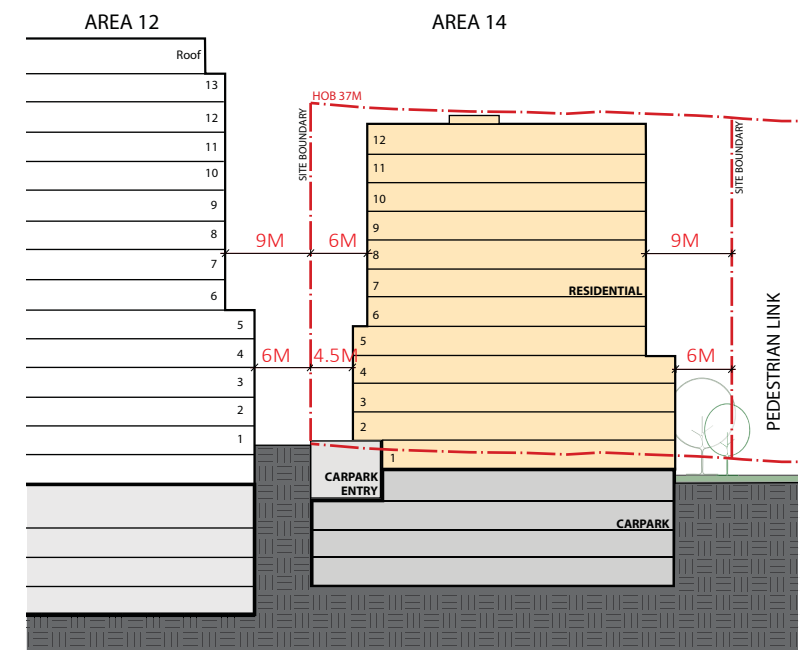
- MORE DETAILS TO CONFIRM THE SETBACKS FROM STREET AND THE EAST/WEST PEDESTRIAN LINK TO THE SOUTH



LEVEL 03 PLAN



AREA 14 & AREA 15 SECTION



AREA 12 & AREA 14 SECTION

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

- GREATER ARTICULATION OF THE INTERNAL ELEVATIONS FACING THE GREEN SPINE TO REDUCE ELONGATED SINGLE BUILDING APPEARANCE AFTER JOINING THE BUILDINGS IN AREA 13 AND AREA 15



■ FACADE ARTICULATION

The current design of the facades along the Green Spine, incorporate greater built form articulation, along the horizontal length and vertical sections of all facades, and also along the blocks on Area 13 & 15, in keeping with council advice. Greater façade articulation has been provided in the form of rhythmic recesses and modulations of form across the vertical and horizontal sections of the façade, all along the Green Spine allow for a cohesive, scaled open space & built mass articulation. Variation in materiality between the podium (brick) and the tower form above allow for a strong visual reference to be made to the surrounding architectural character and allow optimal streetscape scales along Berry Rd. and Holdsworth Avenue and within the green spine zone. The connecting built space between the blocks 13 and 15 is now well recessed from the edges of the blocks, to allow for a clear distinctive built element that allows for a coherent built interface but also identifies the two connected building blocks as distinctively defined forms, both along the green spine as well as the Berry Rd Streetscape.

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

- GREATER ARTICULATION OF THE INTERNAL ELEVATIONS FACING THE GREEN SPINE TO REDUCE ELONGATED SINGLE BUILDING APPEARANCE AFTER JOINING THE BUILDINGS IN AREA 13 AND AREA 15



■ FACADE ARTICULATION

The green spine space and the facades are also provided with a series of landscape elements creating visual interest, as well as fine design articulation on the upper levels of the proposed development. A series of landscape planter boxes at the roof level provide for a complete landscape envelope along the building façade sections and work effectively to soften the built form articulation.







The bridge link between the blocks on Areas 13 and 15 provides for a clear visual link between Berry Rd. and the green spine and does so through a highly articulated design approach that allows the space to be seen as a permeable connection – one that is porous, yet distinctively & elegantly formed as a spatial volume. In effect, this allows the public realm to remain a visually connected domain across the site.

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 2 BUILT FORM AND SCALE

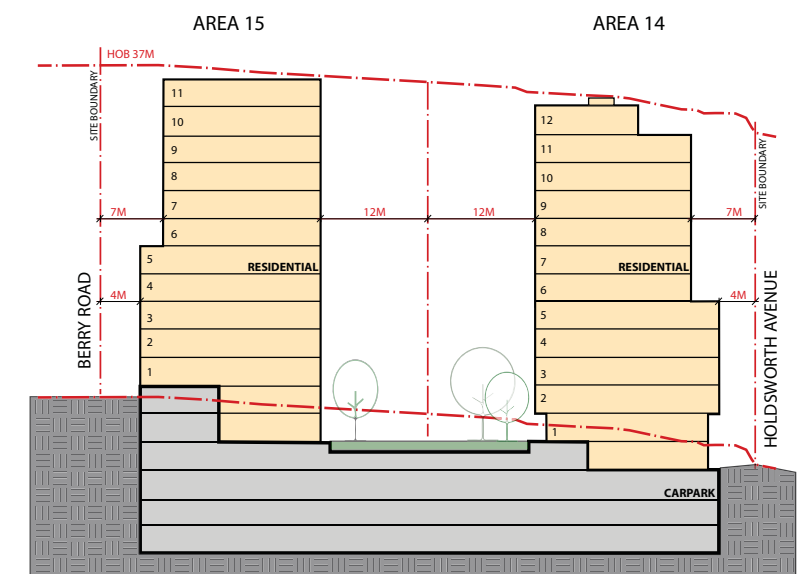
- ENCOURAGE A STEPPED-BACK BUILDING FORM TO REDUCE BUILDING BULK AND SCALE TO THE STREET



VIEW FROM BERRY ROAD

■ STEPPED BACK BUILDING FORM

The buildings block along Area 13 & 15 are articulated as 5-level podium and a 6-level tower structures, setback by prescribed distances from the podium edges and site boundaries; in effect allowing for stepped built forms along the road edges. The East-West sectional variation across the development, responds to the topographical natural variation in land levels, with higher natural ground levels along Berry Rd. to lower ground levels along Holdsworth Avenue. This natural variation of land also allows for a 12 storeyed building block on Area 14 along Holdsworth avenue, that is also well articulated as a stepped built form along its vertical section, in compliance with all prescribed setback distances along the street, whilst maintaining an effective 24m separation distance between the eastern and western building blocks of the development.

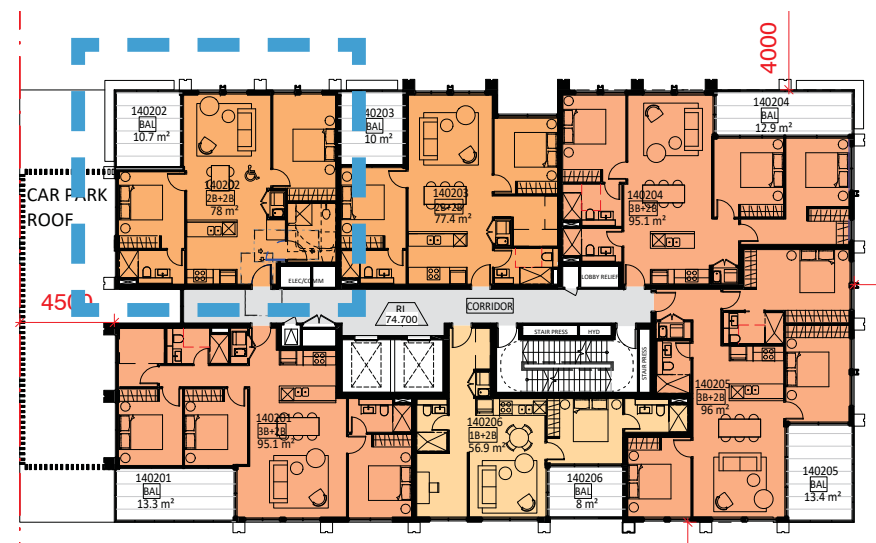


SECTION DIAGRAM

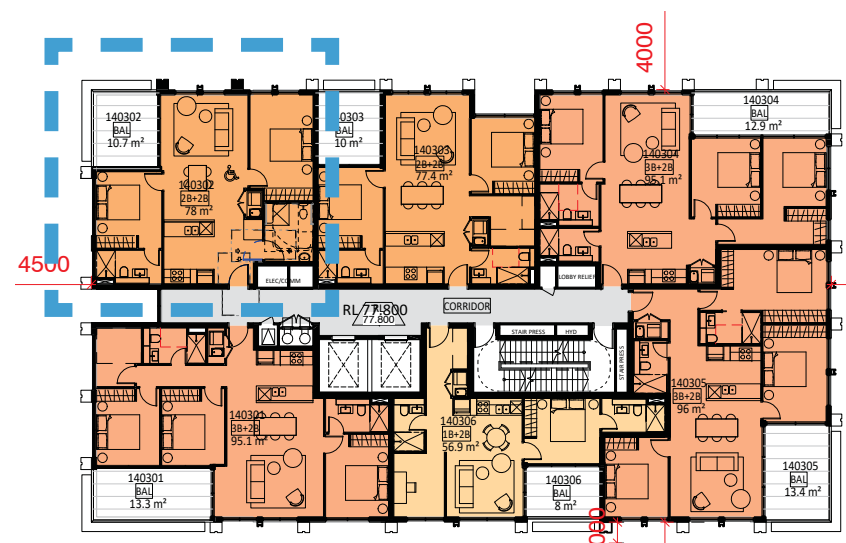
RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 3 DENSITY

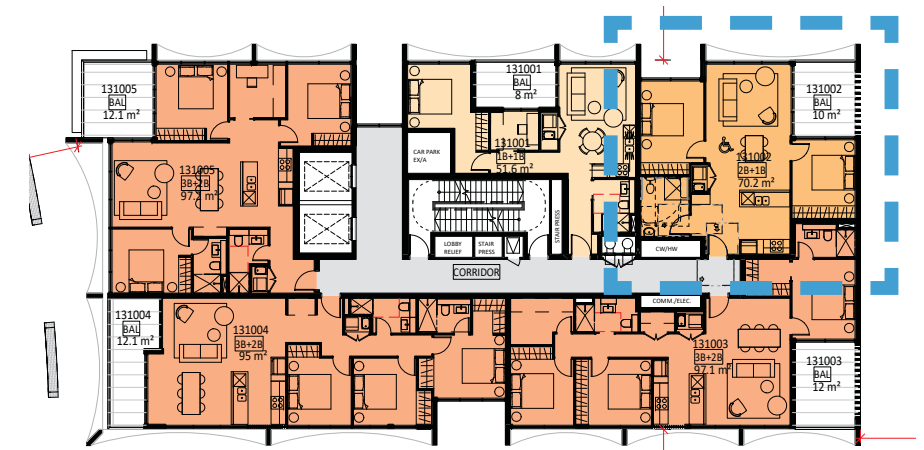
- CONSISTENT WITH LEP AND DCP
- A TOTAL OF 3 AFFORDABLE HOUSING (2 BEDROOM UNIT) TO BE PROVIDED (1 FROM AREA 13 AND 2 FROM AREA 14)



LEVEL 02 - AREA 14



LEVEL 03 - AREA 14



LEVEL 10 - AREA 13

INDICATIVE APARTMENTS ONLY.

- PROVIDE SUSTAINABILITY STRATEGY



■ SUSTAINABILITY

The proposed development is being designed, in keeping with the Lane Cove Council's requirements on the principles of ESD - Ecologically Sustainable Design as an integrated design approach, throughout the design development of the project at 14-16 Marshal Ave, 2-10 Berry Rd, 5-9 Holdsworth Ave St Leonards NSW. The development is being targeted for a host of sustainability targets. The key to this approach is to adopt an integrated process that incorporates a host of 'passive' and 'active' building design measures; cohesively structured into a staged process. The baseline intent will be to optimise the use of all renewable / available resources and effective consumption of key elements – water, energy and materials.

A host of design criteria including but not limited to the following are being targeted. Foremost amongst these is ensuring the provision of enhanced indoor environmental quality through the incorporation of not just appropriate levels of thermal & acoustic controls, but also the optimal use of natural light and cross ventilation across the building envelopes. Emphasis will also be laid on use of low VOC materials within the dwelling units. The optimal use of sustainable and energy efficient materials, mechanical systems and passive design principles will be key considerations and so will be the emphasis on the usage of renewable energy systems such as rainwater harvesting and the incorporation of solar PV panels on the roofs of buildings.

Building roofs with minimal surface area available as a consequence, will be supplemented with series of green planters. The incorporation of greenery / site appropriate landscape into the facades at podium and balcony levels will enhance the 'liveability' quotient of the project, not just as a principled environmental design asset but also increase the effective sustainability outcomes for the project.

As site specific measures, effective stormwater management strategies will be incorporated not only as a manner of managing stormwater across the terraced terrain of the site, but also as a means of optimising the use of water as a critical resource. Another key consideration will be the provisioning of adequate electric vehicle (EV) infrastructure across the development, in keeping with council recommendations and the principles of optimal renewable energy usage. Design attention will be paid to the enhancement and reinforcement of the innate ecological strengths of the site, keeping a clear perspective on the larger environmental context and sustainable design perspectives.

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 4 SUSTAINABILITY

01

Holdsworth Avenue
CANOPY PLAN

10 & 12 Marshall - by others

- SMALL TREE**
- Height 6-8m
 - Canopy 4m
 - Soil Volume 9m³ or 3.5m x 3.5m
 - Soil Depth 800mm

- MEDIUM TREE**
- Height 8-12m
 - Canopy 8m
 - Soil Volume 35m³ or 3.6m x 6m
 - Soil Depth 1000mm

- LARGE TREE**
- Height 12-18m
 - Canopy 16m
 - Soil Volume 150m³ or 10m x 10m
 - Soil Depth 1200mm

EXISTING TREE

The NSW Government has set a target to increase tree canopy cover across Greater Sydney to 40 per cent

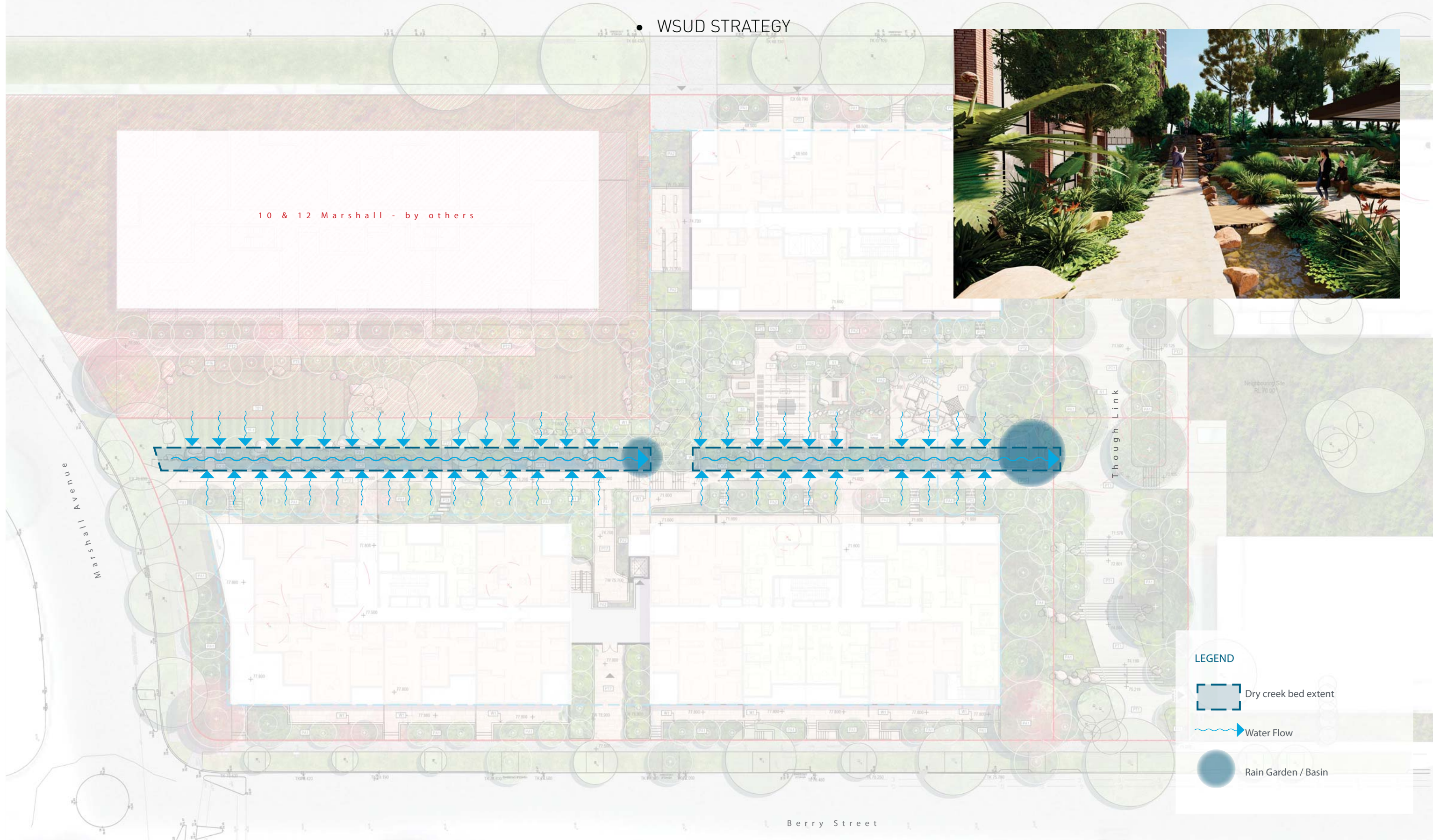
Our site will have **38%** of new canopy cover see breakdown below

New Canopy				
	No.	Canopy	Canopy	Total
Large tree	4	10	78	312
Medium tree	62	5	19	1217
Site Area	5874 m ²			
Canopy % of Site	46%			

Holdsworth Avenue

• WSUD STRATEGY

10 & 12 Marshall - by others



LEGEND

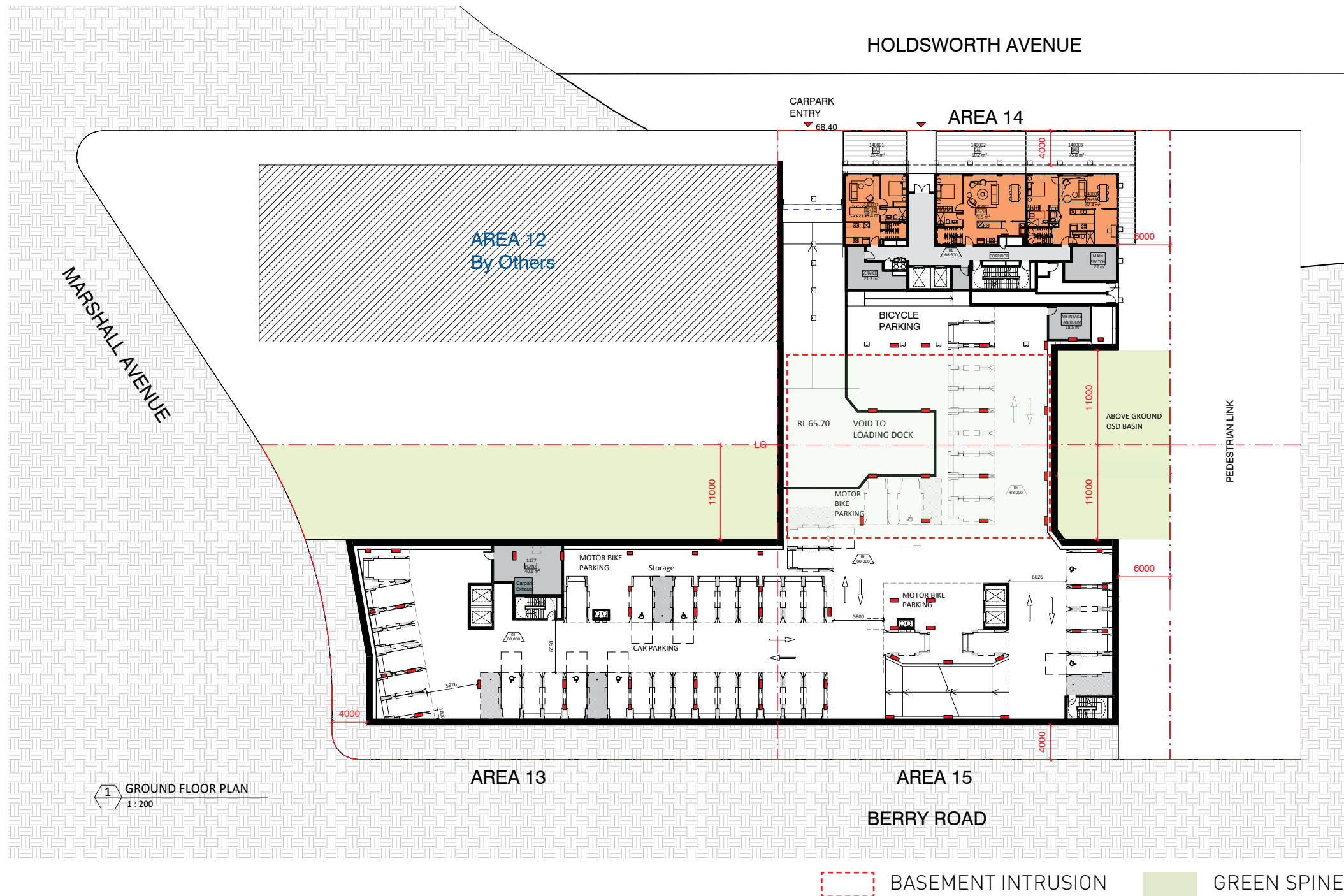
- Dry creek bed extent
- Water Flow
- Rain Garden / Basin

Berry Street

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 5 LANDSCAPE

- MINIMIZE THE BASEMENT EXTENT INTRUSION INTO THE GREEN SPINE NO MORE THAN 50% OF TOTAL GREEN SPINE AREA



BASEMENT INTRUSION

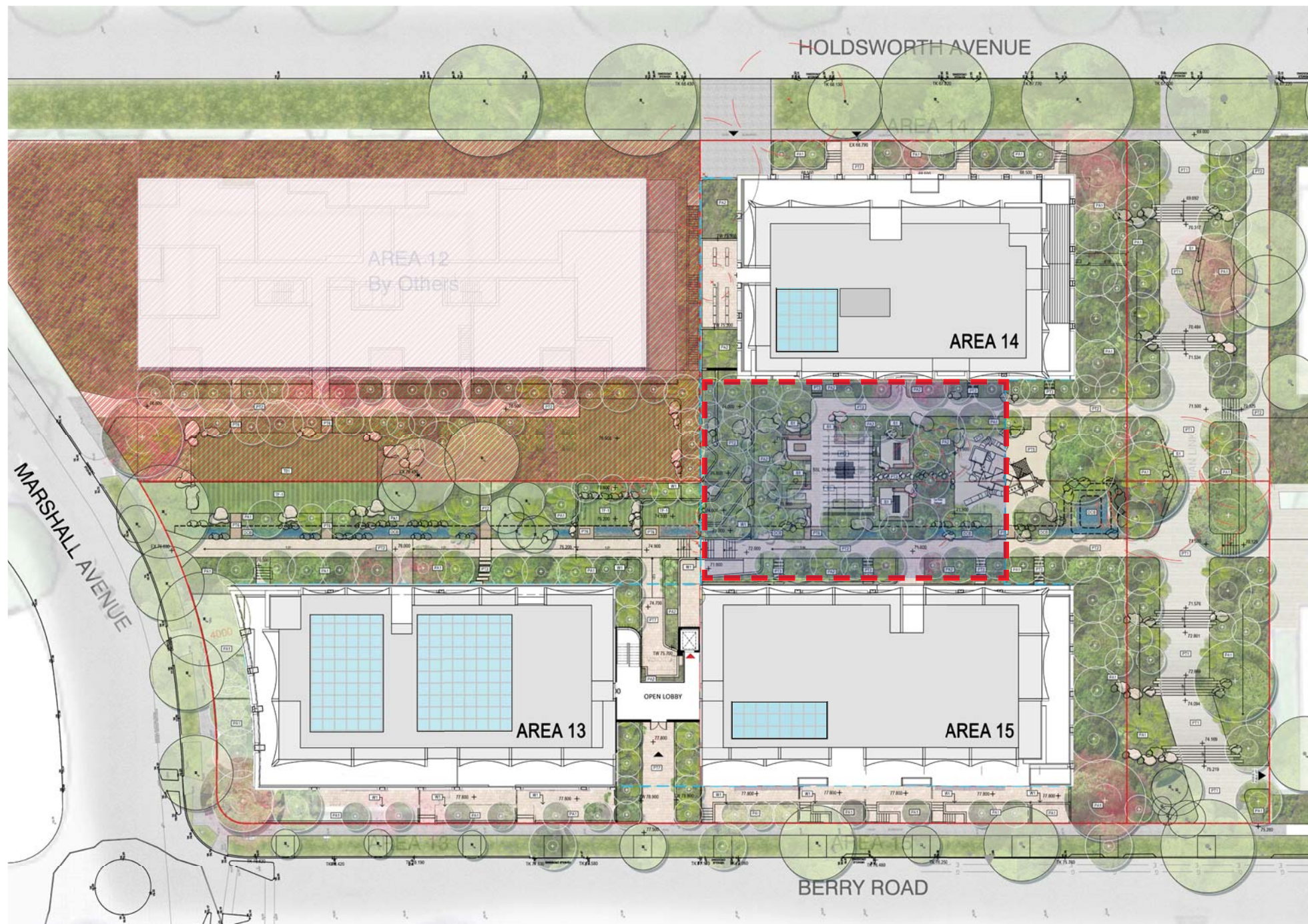
As per council advice, the current design keeps the extent of the basement intrusion into the central Green Spine zone to less than 50% of the total area defined under the Green Spine Zone. The design also incorporates a 1m soil depth provision above the basement roof area within this zone, allowing for the entire surface area of the Green Spine to be designed as an extensively landscaped space. In addition, the clear allocation of 'deep soil' zones within the Green Spine area, will allow the propagation of mature trees and a variable ecological context specific landscape. This approach to the design of the 'green spine' zone will effectively allow for an integrated sustainable design outcome for the project and indeed for the precinct at large.

GREEN SPINE AREA:
1,784m²
DEEP SOIL ZONE:
929M² (52% OF GREEN SPINE AREA)

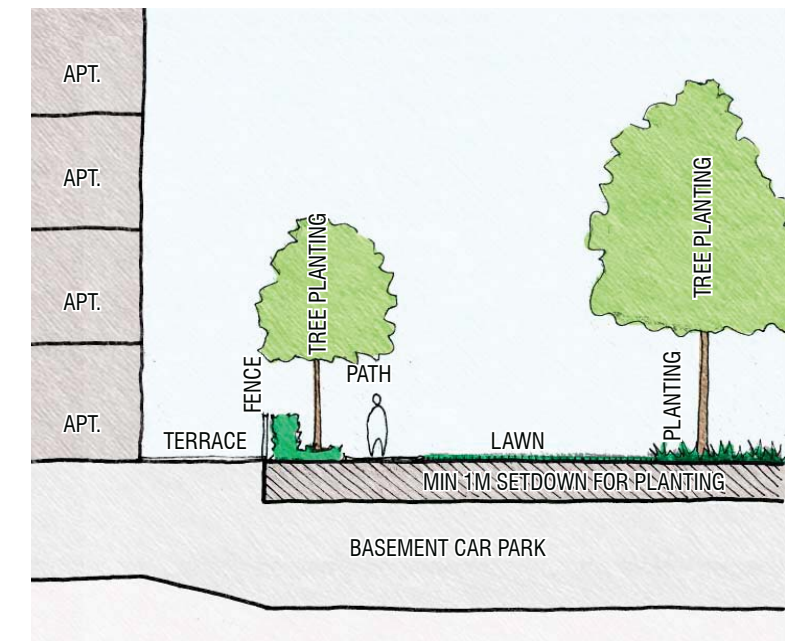
RESPONSE TO PRE-DA MEETING NOTES [16/06/2021] | 01

PRINCIPLE 5 LANDSCAPE

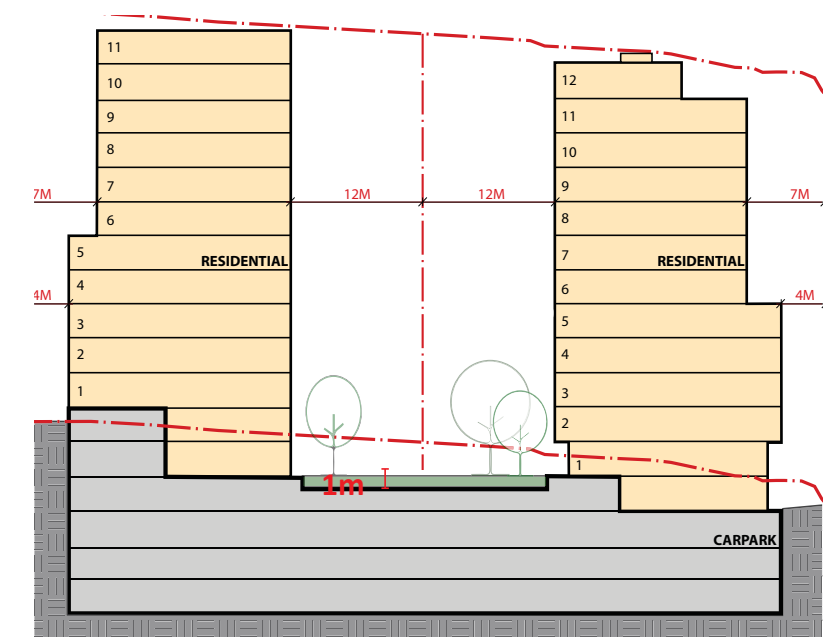
- KEEP BASEMENT INTRUSION TO THE GREEN SPINE TO THE MINIMUM AND ONLY PERMITTED FROM THE THIRD LEVEL UNDER



BASEMENT INTRUSION



SOURCE: ST LEONARDS SOUTH LANDSCAPE MASTER PLAN 2020



PROPOSED SECTION

01

- KEEP BASEMENT INTRUSION TO THE GREEN SPINE TO THE MINIMUM AND ONLY PERMITTED FROM THE THIRD LEVEL UNDER



PT2 Pavement type 2 - Full depth coloured concrete - Exposed finish

PA1 Planting type 1 - Planting on ground

PA2 Planting type 2 - Planting on slab

DCB Dry creek bed



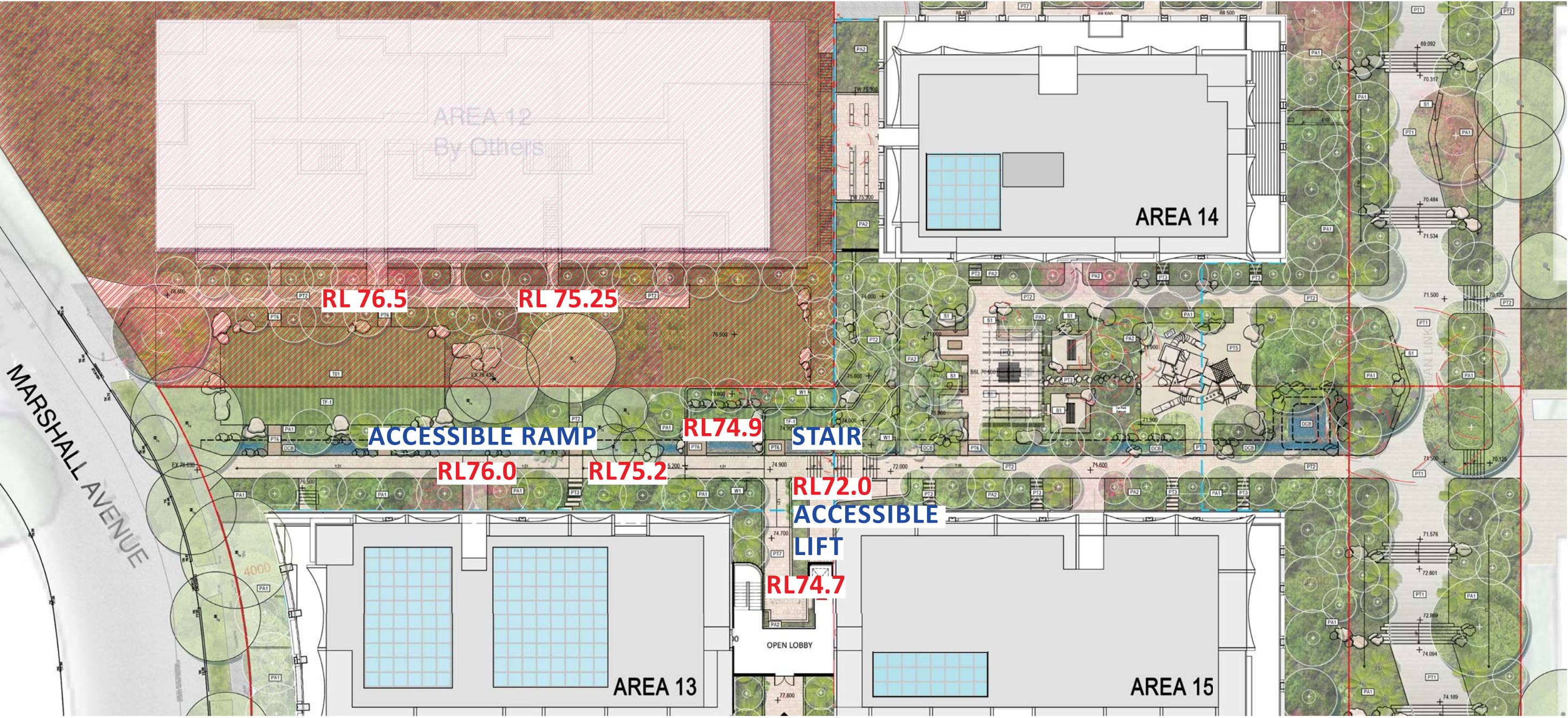
The Finery Waterloo - On Slab -
1200mm depth planting

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 5 LANDSCAPE

01

- COLLOBRATE GREEN SPINE DESIGN WITH NEIGHBOURING PROPERTY



MASTER PLAN

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 5 LANDSCAPE

01

Holdsworth Avenue

- COLLOBRATE GREEN SPINE DESIGN WITH NEIGHBOURING PROPERTY

Security Line

10 & 12 Marshall - by others

Lobby

Security Line

EX 69.00

69.00



70.40



Neighbouring Site
RL 70.00

70.125

71.600



75.10

1:20

74.70

77.800

EX 77.50

Berry Street



72.80



74.00

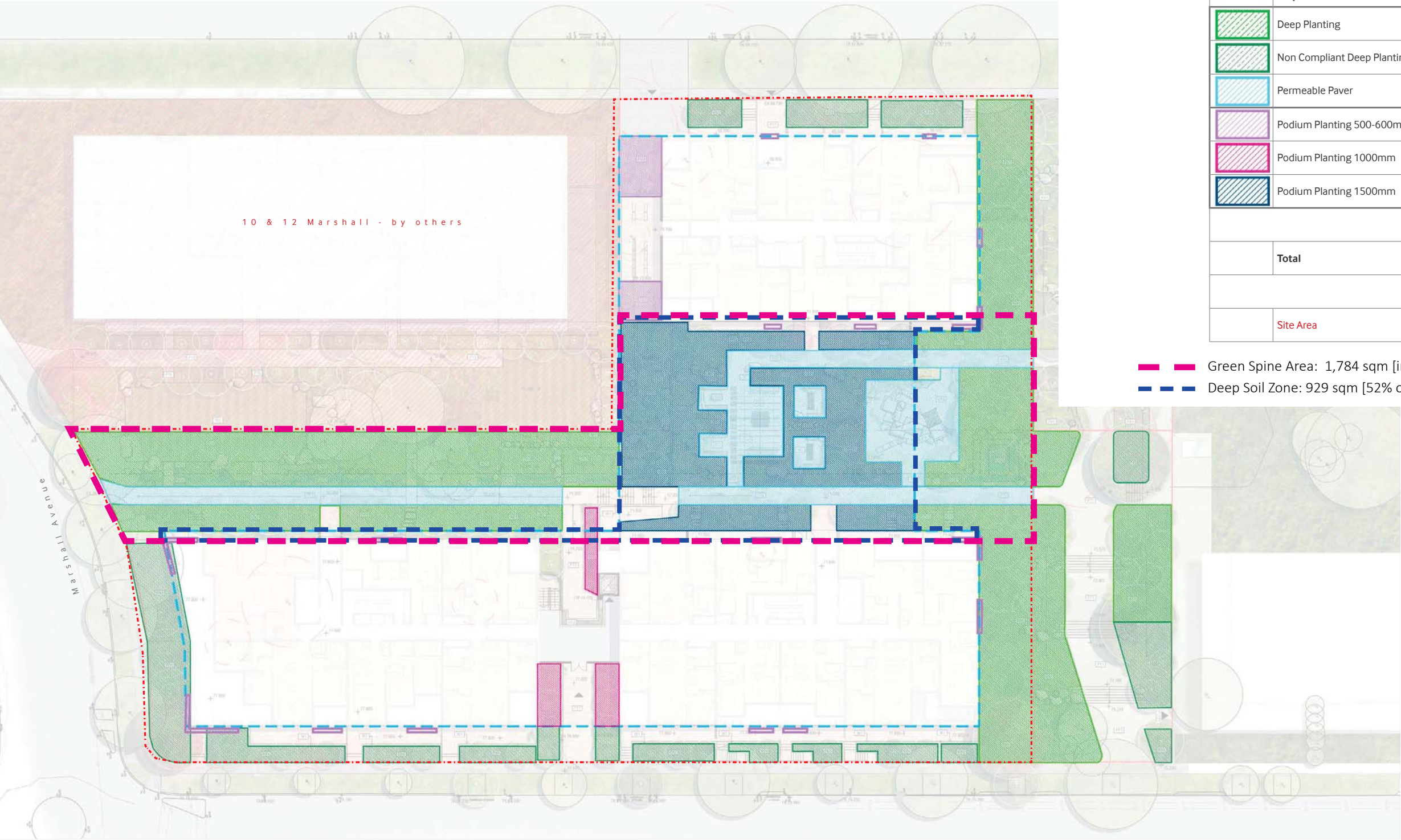


75.20

EX 75.20

111

- MAXIMIZE DEEP SOIL ZONE WITHIN THE GREEN SPINE TO IMPROVE TREE HEALTH



LEGEND			
Landscape Coverage			
	Depth	SqM	% of Site
	Deep Planting	1218	21%
	Non Compliant Deep Planting	389	7%
	Permeable Paver	455	8%
	Podium Planting 500-600mm	194	3%
	Podium Planting 1000mm	48	1%
	Podium Planting 1500mm	437	7%
Total		2741	47%
Site Area		5874 m2	

Green Spine Area: 1,784 sqm [includig GF 1m Terrace]
Deep Soil Zone: 929 sqm [52% of Green Spine Area]

SOURCE: RPS

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 5 LANDSCAPE

01

Holdsworth Avenue

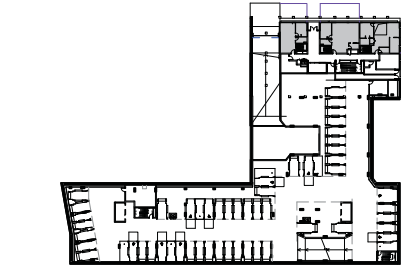
- MAXIMIZE DEEP SOIL ZONE WITHIN THE GREEN SPINE TO IMPROVE TREE HEALTH

10 & 12 Marshall - by others

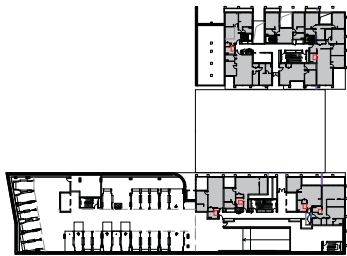
Botanical Name	Common Name	Mature Height x Spread
ANGOPHORA costata	Smooth-barked Apple	24x15m
HARPULLIA pendula	Tulipwood	24x15m
BRACHYCHITON acerifolius	Flame tree	15m x 10m
WATERHOUSEA floribunda	Weeping lilly pilli	10x8m
ELAEOCARPUS eumundi	Smooth Leafed Quandong	7m x 2m
CUPANIOPSIS anacardioides	Tuckeroo	6m x 8m
CYATHEA cooperi	Tree fern	10 x 5m
LIVISTONA australis	Cabbage Tree Palm	20m x 6m
LOPHOSTEMON confertus	Brush Box	15m x 10m
TRISTANIOPSIS laurina 'Luscious'	Water Gum	8m x 4m

113

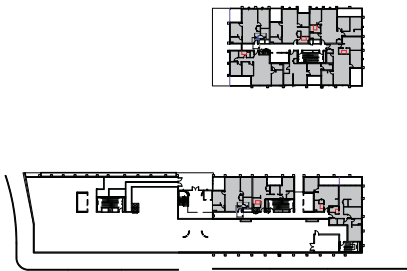
- IMPROVE SOLAR PERCENTAGE TO THE BUILDING IN AREA 14 TO ADG COMPLIANT



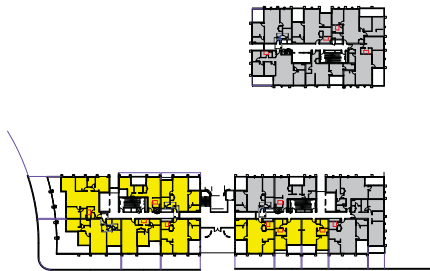
SOLA_L00



SOLA_L01



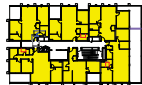
SOLA_L02 SOLA_L02



SOLA_L03



SOLA_L04



SOLA_L05 SOLA_L05



SOLA_L06



SOLA_L07 SOLA_L07



SOLA_L08



SOLA_L09



SOLA_L10



SOLA_L11



SOLA_L12



SOLA_L13 SOLA_L13

Solar Access Compliance

- <2HRS
- >2HRS

SOLAR ACCESS

The existing topography of the land on which the proposed development is sited, falls from North to South and also West to East towards Newlands park, with fairly steep grades at specific locations. This inherent topographical element places Northern and Western building blocks at a higher elevation as compared to their southern and eastern counterparts, and as such this presents some challenges with respect to uniform solar access, amongst a few other site-specific issues.

The current design responds to the underlying topography and achieves more than 2hrs of solar access for more than 60% of the total nos of apartments in Area 14 and more than 76% of the apartments in Areas 13 & 15 respectively. If count all buildings together, 72% overall percentage can beachieved.

SolarAccess Area14		
Solar AccessCompliance	Count	Yield
<2HRS	24	39%
>2HRS	38	61%
Grand total: 62		

SolarAccess Area13&15		
Solar AccessCompliance	Count	Yield
<2HRS	31	24%
>2HRS	100	76%
Grand total: 131		

SolarAccess Total		
Solar AccessCompliance	Count	Yield
<2HRS	55	28%
>2HRS	138	72%
Grand total: 193		

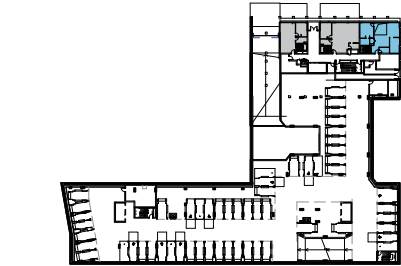
- ENSURE THE MEAN CROSS VENTILATION PERCENTAGE TO COMBINED BUILDINGS IN AREA 13 AND 15 TO COMPLY WITH ADG

CROSS VENTILATION

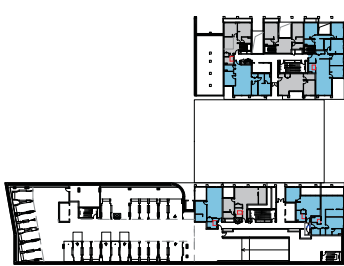
The current design responds to the ADG prescribed Mean Cross-Ventilation percentages across the proposed development and achieves compliance in more than 68% of the total nos. of apartments in Area 14 and more than 66% of the apartments in Areas 13 & 15 respectively, effectively ensuring an optimal level of indoor natural ventilation standard across the development, and providing a high level of adherence to optimal residential living standards.

CrossVentilation AREA 14		
CROSS VENTILATION Compliance	Count	Yield
NO	14	31.11%
YES	31	68.89%
Grand total	45	

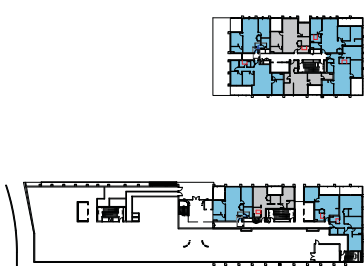
CrossVentilation AREA 13&15		
CROSS VENTILATION Compliance	Count	Yield
NO	35	33.98%
YES	68	66.02%
Grand total	103	



CRVT_L00



CRVT_L01



CRVT_L02



CRVT_L03



CRVT_L04



CRVT_L05



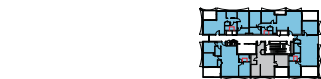
CRVT_L06



CRVT_L07



CRVT_L08



CRVT_L09

Cross Ventilation Compliance

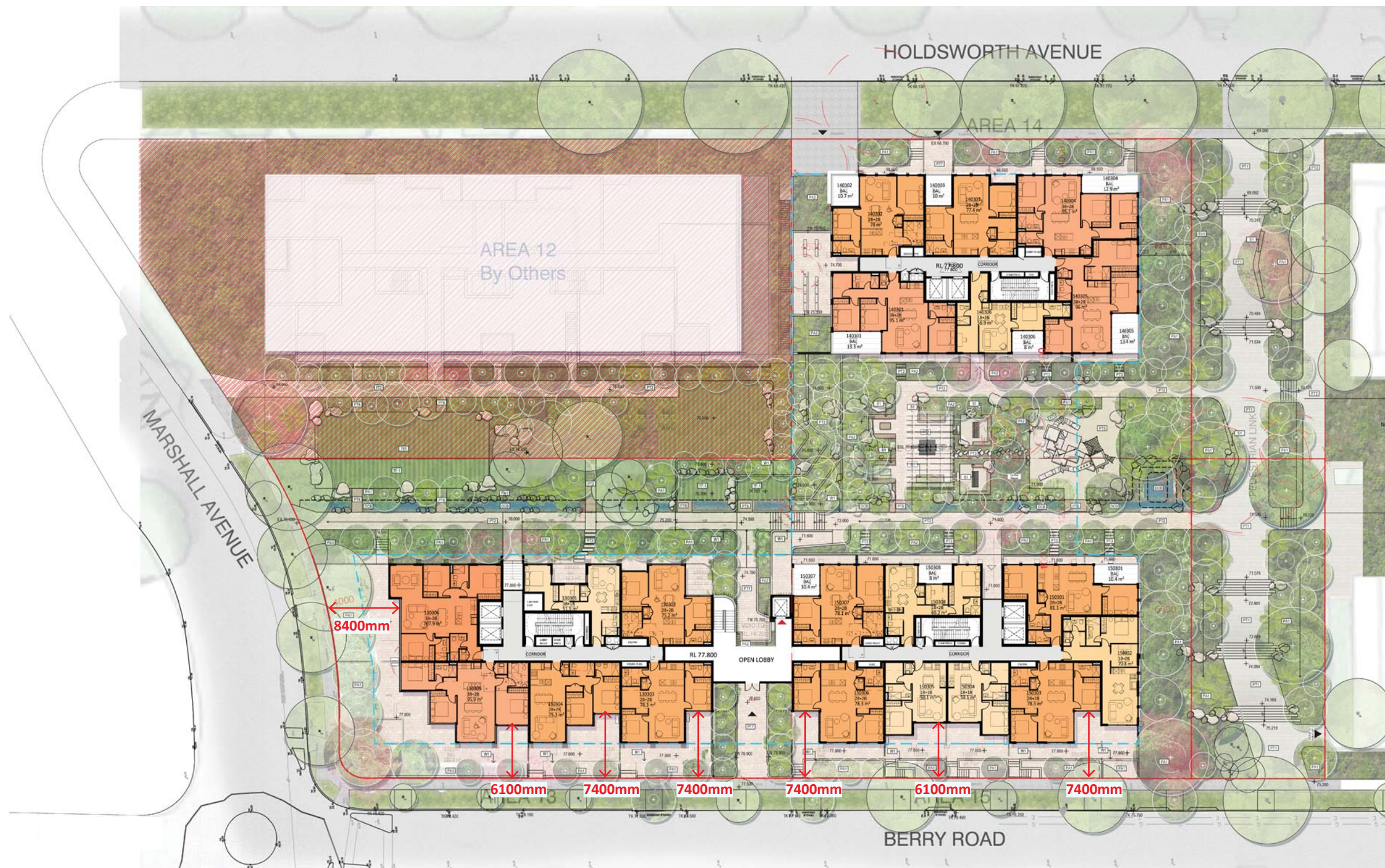
- NO
- YES

- TERRACE DEPTH OF GROUND LEVEL APARTMENT TO MEET ADG MINIMUM REQUIREMENT



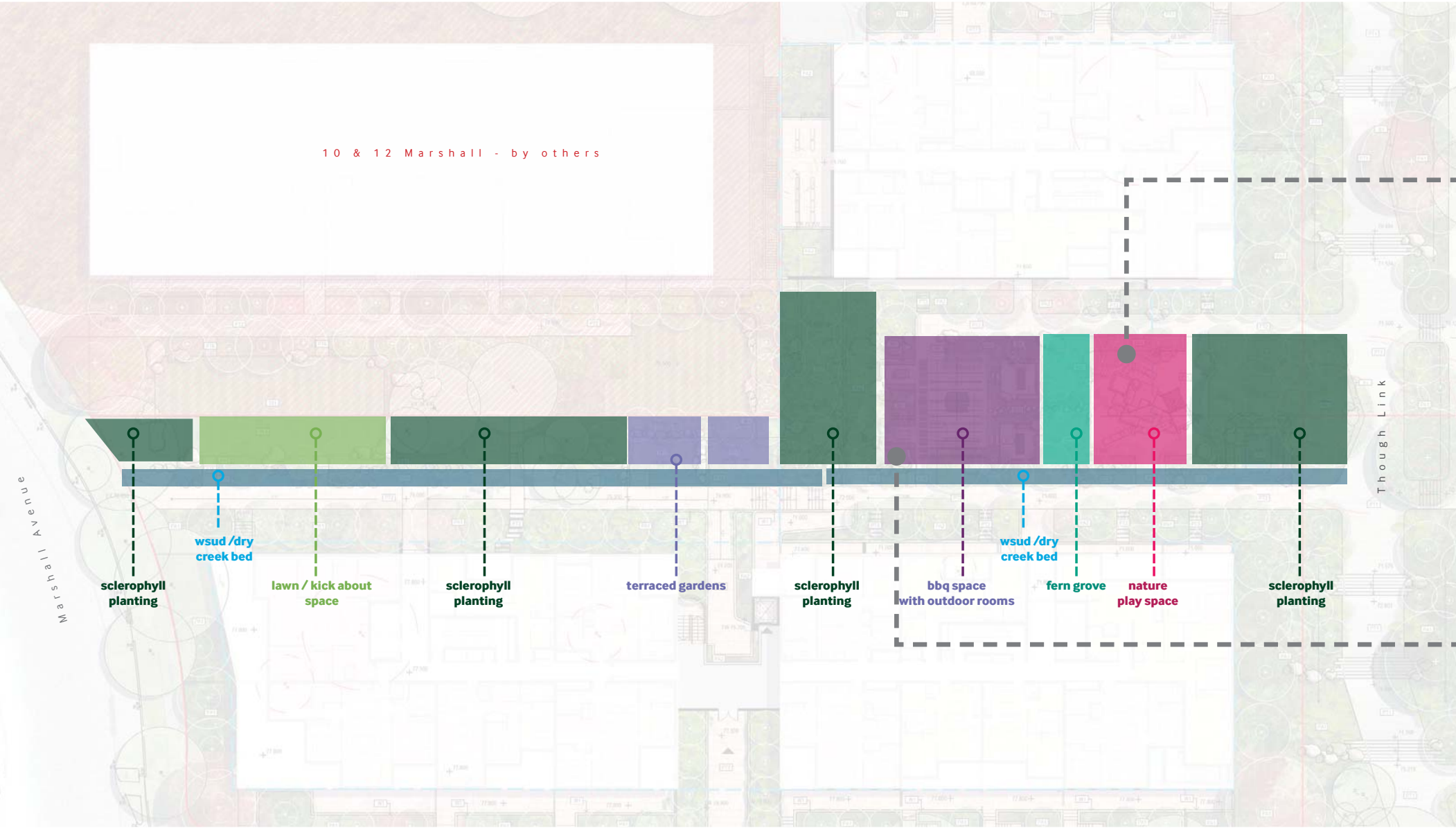
LEVEL 01 FLOOR PLAN

- TERRACE DEPTH OF GROUND LEVEL APARTMENT TO MEET ADG MINIMUM REQUIREMENT



LEVEL 03 FLOOR PLAN

- APPROPRIATE AMENITIES IN COMMUANL OPEN SPACE



PROGRAMMING PLAN

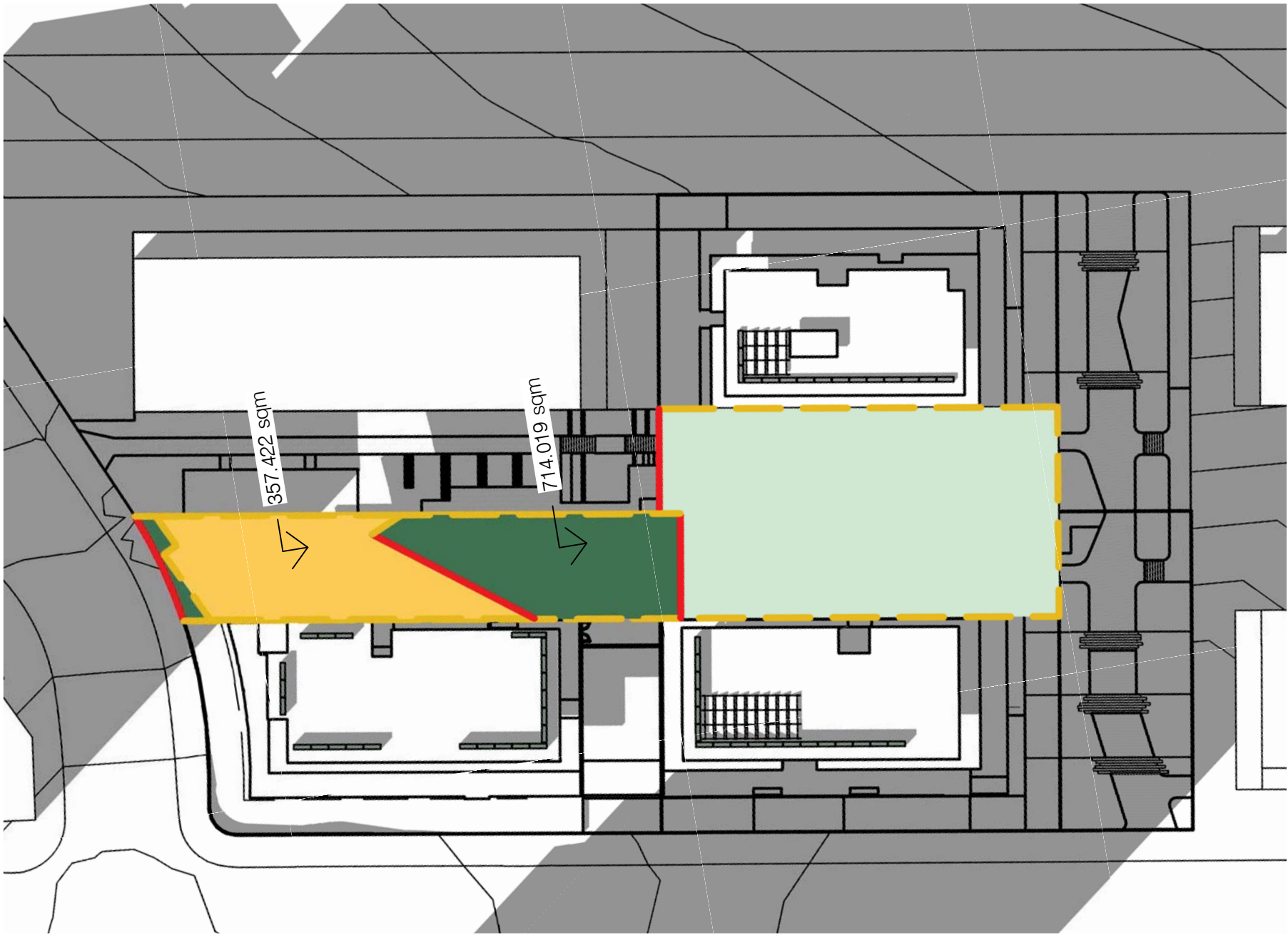


NATURE PLAY SPACE



BBQ SPACE WITH OUT DOOR ROOMS

- APPROPRIATE AMENITIES IN COMMUNAL OPEN SPACE

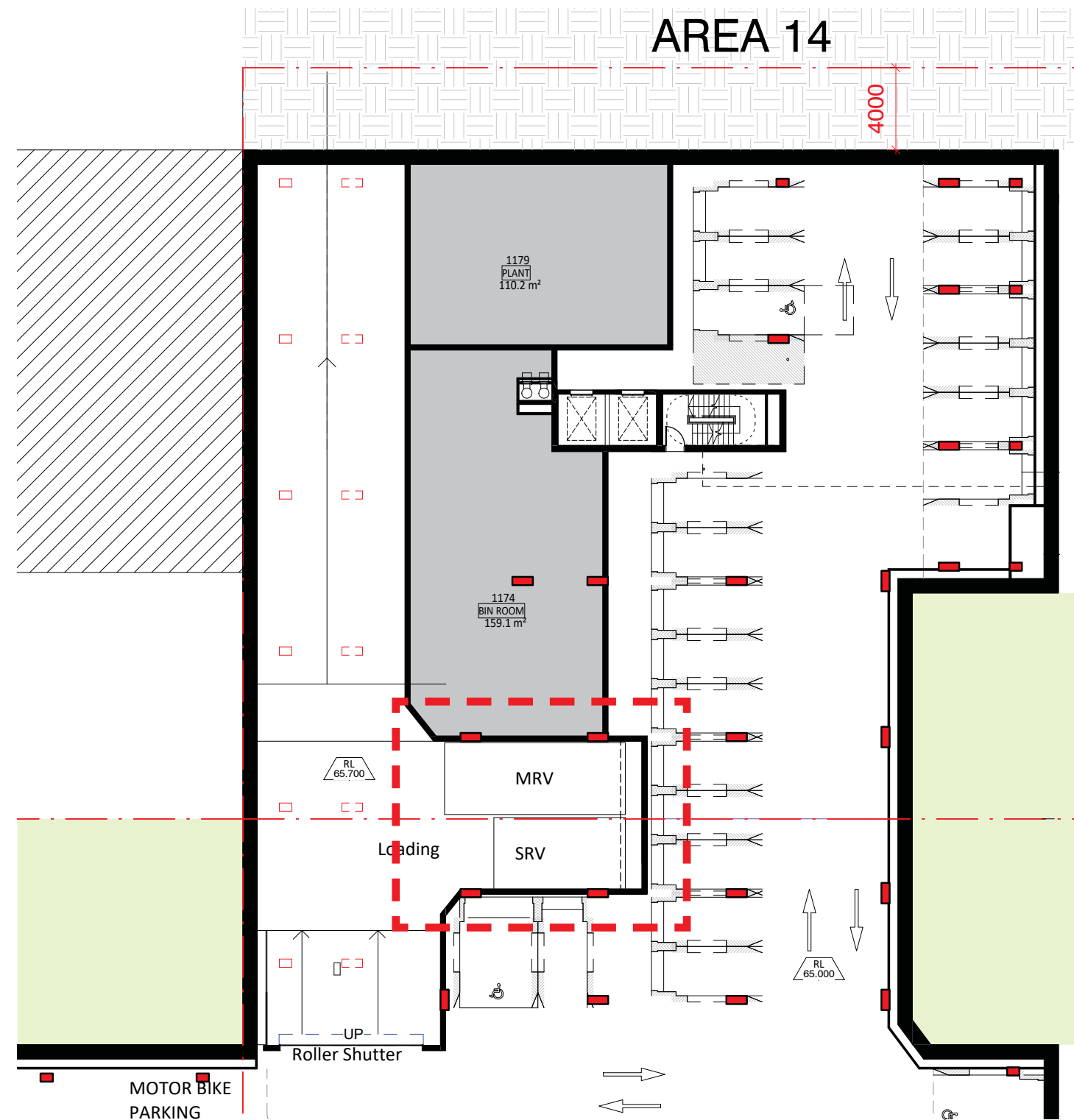


- RECEIVING 2H SOLAR
(357.42 SQM), 50%
- PRINCIPLE COMMUNAL
OPEN SPACE
(714.019 SQM)

101

PRINCIPLE 6 AMENITY

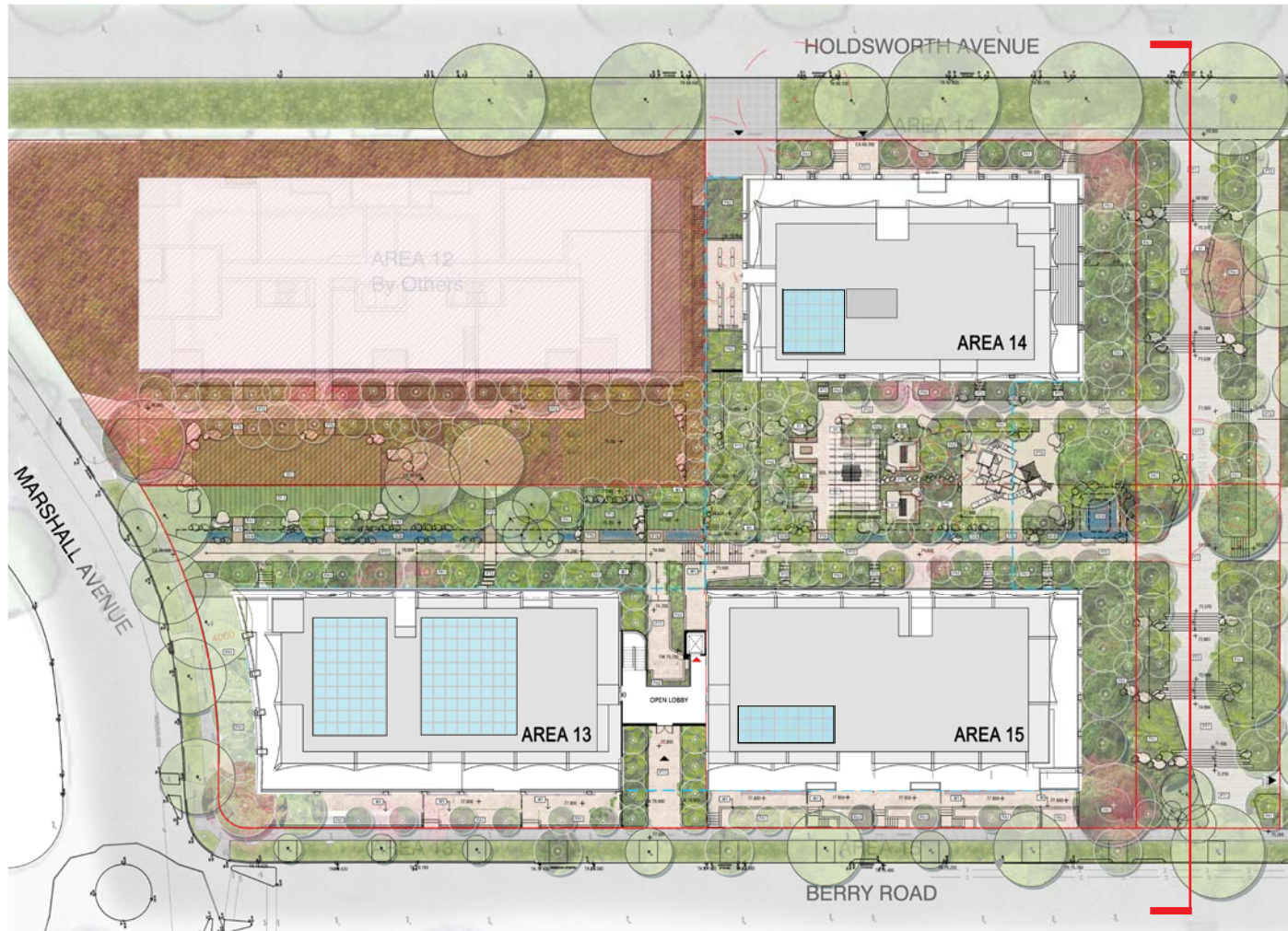
- REVISE LOADING DOCK TO ACCOMMODATE A LARGE WASTE VEHICLE (MRV OR HRV)



■ **LOADING DOCK**

The proposal provides two truck bays including one MRV and one SRV.

- MORE DETAIL ABOUT THE EAST/ WEST PEDESTRIAN LINK TO ALIGN WITH THE LMP



MASTER PLAN



PEDESTRIAN LINK LOOKING NORTH



PEDESTRIAN LINK LOOKING WEST

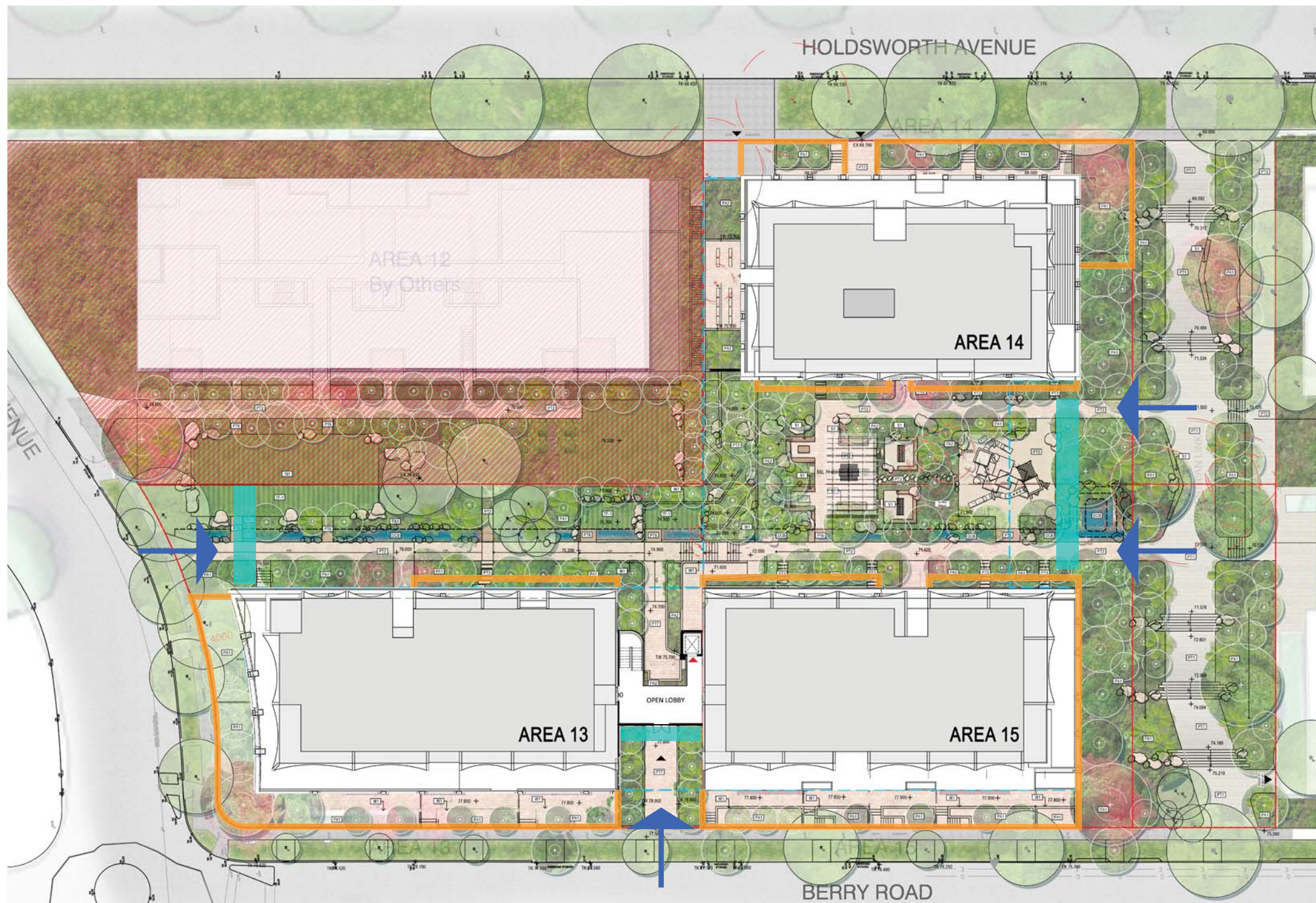
■ DETAILS ON THE PEDESTRIAN LINK

The East-West pedestrian link at the southern end of the project is being designed as a series of terraced levels to step down from West – East gradually in reference to the building positions on Areas 14 and 15, to allow a wide central section of the link, to be aligned to the southern edge levels of the green spine and in effect allowing the two distinctively defined spaces to be visually permeable & connected open space systems. The pedestrian link forms a vital through site pedestrian connection for the precinct.



SECTION THROUGH PEDESTRIAN LINK

- THE PUBLIC AND PRIVATE SPACES TO BE CLEARLY DEFINED AND FIT FOR INTENDED PURPOSE



PUBLIC AND PRIVATE SPACES

The proposed development is being designed in response to the terrain, the quality & mix of residential dwellings envisaged and also the diverse community oriented and social needs of diverse community groups that will call this place home. The central Green Spine is a key constituent of this integrated approach towards creating a residential environment with high amenity. As part of this approach, the site itself is articulated into private and communally accessible spaces. A series of private open spaces (in keeping with ADG norms for individual apartments) in the form of recessed terraces and balconies, would form the ground level built edges of the building blocks all along the perimeters of the Green Spine and the street side edges. These would be visually oriented along a gradually terraced landscape, designed with a host of amenities along the length of the green spine from North – South, with the spine eventually connecting to the East-West pedestrian through-site link along the southern edge of the development. While the southern edge East-West link is intended to be a publicly accessible pedestrian link East-West across the precinct, the area of the green spine immediately within the confines defined by the building edges, would be adequately defined as an open space system for use by the residents of the development, eventually connecting into the northern and southern edges of the development.

— PRIVATE FENCE — POTENTIAL GATE ← ACCESS

RESPONSE TO PRE-DA MEETING NOTES [16/06/2021]

PRINCIPLE 8 HOUSING DIVERSITY AND SOCIAL INTERACTION

I 01

- MEETS THE MINIMUM APARTMENT MIX AND SIZES

Zone	1B	1B YIELD	2B	2B YIELD	3B	3B YIELD	4B+	4B YIELD	Total
Area14	17	27.42%	29	46.77%	16	25.81%	0	0.00%	62
Area13 & 15	44	33.59%	46	35.11%	38	29.01%	3	2.29%	131
Total	61	31.61%	75	38.86%	54	27.98%	3	1.55%	193

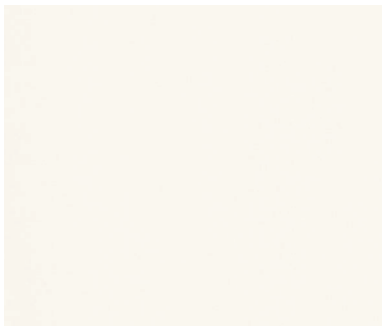
■ LEP DWELLING MIX REQUIREMENTS

The development complies with dwelling mix requirements set out by 7.1 (4) of the LLEP 2009, providing at least 20% of the total number of dwellings of each unit type.

AREA RANGE	MIN.	MAX.
1B	50.1	71
2B	75.3	87.8
3B	95.1	185.8
4B	138.5	165.4



- PROVIDE ADDITIONAL CONTEXT AND MATERIAL ANALYSIS



RENDERED AND PAINTED WALL/WHITE



SANDSTONE



FACED BRICK



RENDERED AND PAINTED WALL/DARK GREY



SOLID METAL CLADDING



POWDERCOAT FINISH
DULUX WOOD FINISH
BLACKBUTT OR SIMILAR



FROST GLASS



PLANTER BOX



CLEAR GLASS WITH
ALUMINIUM WINDOW FRAME

- FURTHER DEVELOP THE FACADE DESIGN INCLUDING MATERIAL SELECTIONS AND SUN-SHADING



■ FACADE DESIGN

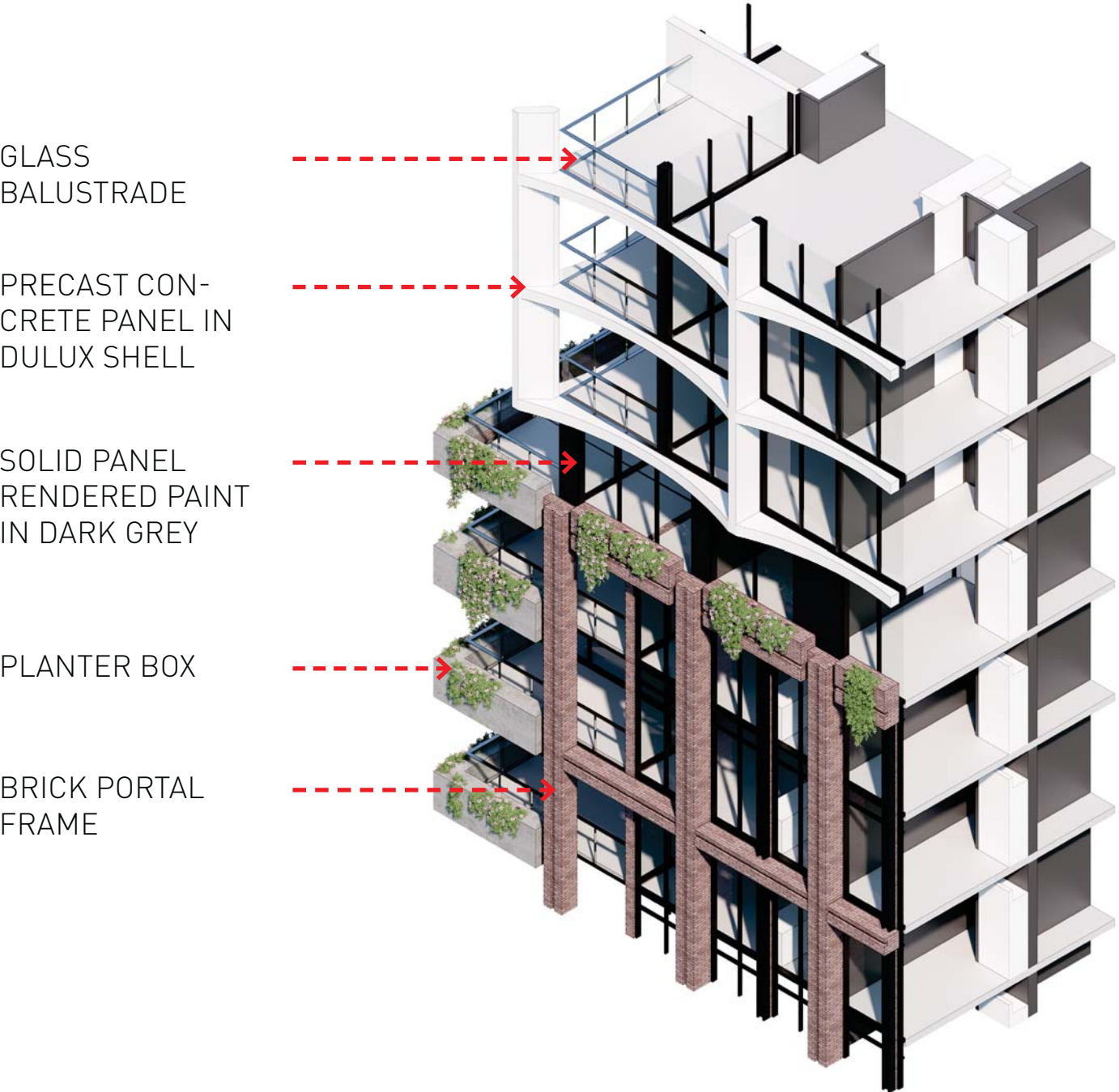
The design provides for three distinctively designed apartment blocks – a single block, oriented North-South along Holdsworth Avenue and two on Areas 13 & 15 along Berry Rd. Connected along their length at a central point, by a recessed built form that allows the two blocks to be perceived as two distinct apartment blocks and also allows a visual link across into the central green spine immediately east. The built form of these blocks follows the composition of a 5-6 storeyed podium with a similar height setback tower form above.

The podium is articulated as a series of vertical framed compositions that break the linear scale of the blocks down to the scale and materiality of the low scale residential houses around. Rhythmic brick lined vertically oriented frames, juxtaposed with varying depths of façade in the form of balconies and vertical recesses on the facades that additionally provide shading, form the principle compositional element of the podium interspersed with a combination of planters and floor to ceiling glazed systems; the latter allowing for greater transparency & light penetration from the outdoors.

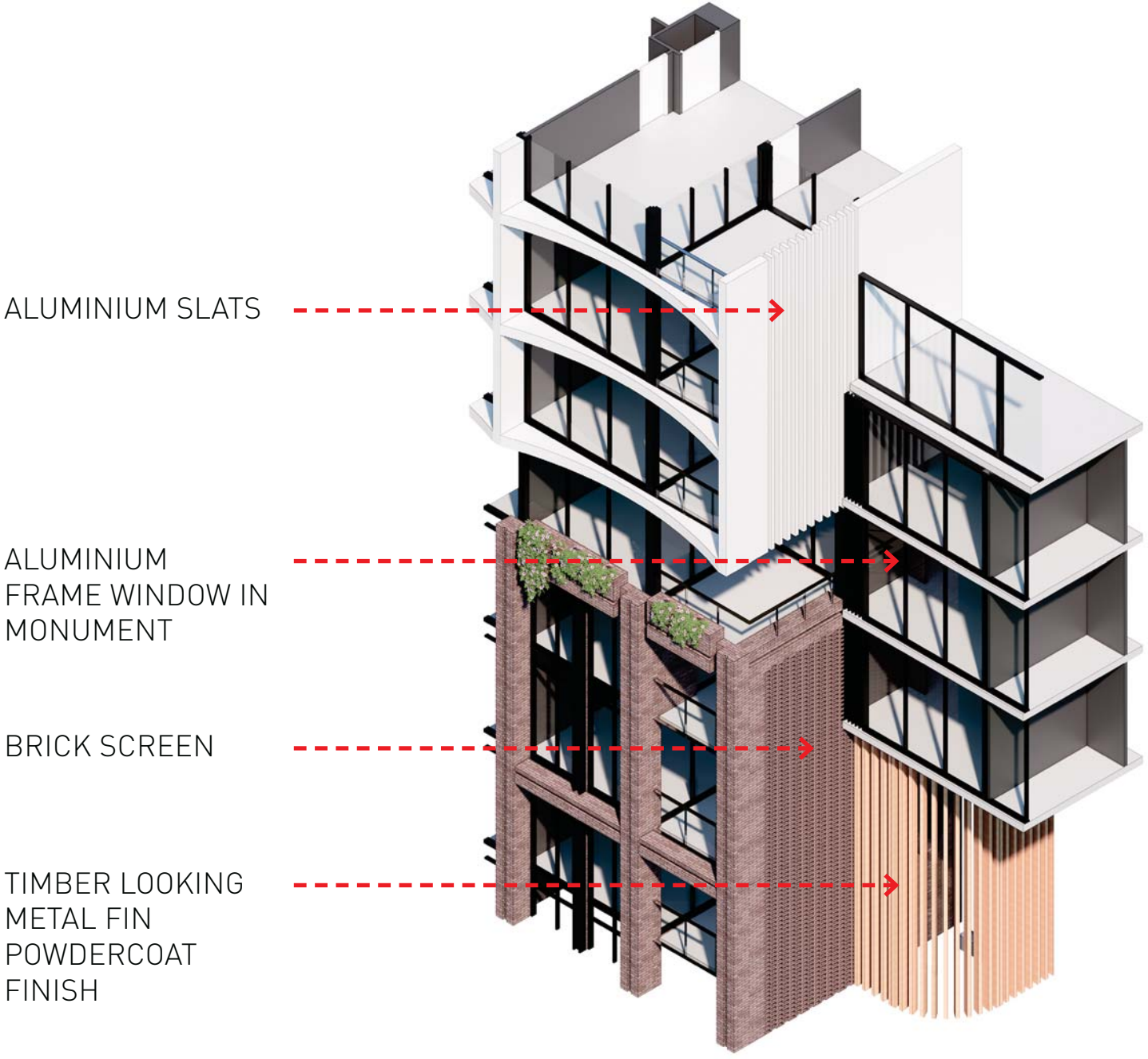
Landscape in the form of carefully positioned planters allows the brick podium to be seen as an extension of the neighbourhood character and of the innate environmental context. Slender framed compositions- fluid in expression that follow the rhythm and vertical orientation of the podium yet form a strikingly impressive contrast to it, form the 5-6 storeyed apartment floors above the podium, with articulated curved rooflines that allow a almost sinuous & non-imposing-built form to evolve along the streetscape and along the internal green spine space.

In effect the built forms look to forming façade envelopes, that through a combination of curved lines juxtaposed on slender solid vertically oriented surfaces combined with optimal transparent glazed areas & privacy louvres in one evocative weave of functional aesthetics, allow a distinctive architectural vocabulary to emerge that references and reinforces the contextual neighbourhood character and scale, through both materiality & tone.

- PRESENT ADDITIONAL BUILDING DETAILS



FACADE DETAILS



FACADE DETAILS

- PRESENT ADDITIONAL BUILDING DETAILS

■ DESIGN BRIEF

A lifestyle of grace, an environment of calm, an urban address that reinforces its environmental context, and great architectural design that epitomises high standards in apartment living, exemplify the overall strategy & conceptual approach to this proposed development. As one turns into the South St. Leonard’s precinct at the ‘gateway’ styled intersection of Berry Rd. & Marshall’s Avenue, an almost dramatic realisation of carefully articulated architecture forms the arrival into this proposed development, in the form of 11-12 storeyed apartment blocks – measured in their response to the streetscape and character of the neighbourhood, yet aspirational in design & amenity ideation. Stepped brick lined podiums that hold up the slender articulated frames that seemingly ‘drape’ contemporary architectural facades above, form the street level interface to the proposed development.

Coherent in conception, is the designed streetscape along Holdsworth Avenue to the east, as the building blocks navigate & accentuate the underlying terraced topography and form strong street edges permeated by visuals of the open space systems within- the central North-South aligned ‘Green Spine’, that in realisation will provide for a cohesive and intimate regenerative space for community well-being. Connecting other proposed developments to its north east and to a pedestrian through-site East-West link along its southern edge, this central green spine, sculpted as it is by well-articulated building edge lines, will form a vibrant ‘arrival’ address for the new revitalised South St.Leonard’s Precinct, as it transitions from a quiet low scale residential neighbourhood to a vibrant high density residential precinct, in tune with the new urban experiences envisaged for the larger St.Leonard’s Area and indeed the North Shore region.



- PRESENT ADDITIONAL BUILDING DETAILS



