



Request For Information Response for DA35/2024

1 GATACRE & 5 ALLISON AVENUES, LANE
COVE

ON BEHALF OF

GATACRE LC PTY LTD

AUGUST 2024



Project

1 Gatacre & 5 Allison Avenues, Lane Cove

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1 Introduction

This Request for Information Response (RFI Response) has been prepared for Lane Cove Council (Council) on behalf of Gatacre LC Pty Ltd in response to Council's Request for additional information letters (RFIs) issued on 04 June 2024 and 19 July 2024 received following the exhibition of Development Application DA35/2024 (the project).

The project as amended seeks development consent for the following:

- Demolition of all existing buildings on site and lot consolidation.
- Removal of identified existing trees and site preparation works.
- Construction of 43 apartments across two (2) attached residential flat buildings ranging from 4-6 storeys with a dual frontage to Gatacre Avenue and Allison Avenue that step with the slope of the site.
 - Building A faces Gatacre Avenue and ranges between 4 – 6 storeys in height.
 - Building B faces Allison Avenue and steps from 4 – 5 storeys.
- Construction of two (2) basement levels comprising car parking spaces, and associated loading and wash bays.
- Vehicular access off Allison Avenue.
- Landscaping throughout the site with a focus on the southern 'gully walk', rooftop communal terrace, and private terraces.

1.1 Structure

This RFI Response is structured as follows:

- **Chapter 1** – Introduction (this chapter): Provides an overview of the project;
- **Chapter 2** – Proposed Design Amendments: Outlines the proposed amendments to the project;
- **Chapter 3** – Response to Council's 04 June 2024 RFI Letter: Provides a detailed summary of the response to the issues raised in the Council's RFI Letter dated 04 June 2024;
- **Chapter 4** – Response to Council's 19 July 2024 RFI Letter: Provides a detailed summary of the response to the issues raised in the Council's RFI Letter dated 19 July 2024;
- **Chapter 5** – Response to Community Submissions: Provides a summary of the response to the issues raised in community submissions; and
- **Chapter 6** – Conclusion: Provides a summary of the amended project as a whole.

1.2 Supporting Documentation

The RFI Response should be read in conjunction with the following information:

- **Appendix 1** – Response to Design Review Panel Meeting Minutes
- **Appendix 2** – Amended Architectural Plans
- **Appendix 3** – Amended Landscape Report
- **Appendix 4** – Amended Landscape Plans
- **Appendix 5** – Amended Stormwater Design
- **Appendix 6** – Amended Civil Plans
- **Appendix 7** – Updated Visual Assessment

- **Appendix 8** – Ausgrid Advice
- **Appendix 9** – Updated BCA Advice
- **Appendix 10** – Updated Fire Advice
- **Appendix 11** – Lodgement RFI Response
- **Appendix 12** – Updated Solar Expert Opinion
- **Appendix 13** – Updated Traffic Advice

2 Proposed Design Amendments

Since public notification of the proposal, careful and considered amendments have been made to the proposed development. The changes include those made in response to some of the issues and comments raised by the Design Review Panel, Council, and the general public, along with adjustments made to enhance the design of the proposal.

The proposed changes are shown on the revised Architectural Drawings prepared by PBD Architects at **Appendix 2** and the relevant specialist reports.

The following section presents a brief updated description (where relevant) of the modified development for which approval is sought. As illustrated in the description of refinements at Section 2.1, the overall changes, however they will assist in delivering an improved architectural design outcome.

The proposed development will retain a high level of compliance with the objectives and provisions of the Housing SEPP 2021, the Apartment Design Guide (ADG), the development standards within the *Lane Cove Local Environmental Plan 2009* and the development controls within the Lane Cove Development Control Plan 2009.

The proposed development, as amended results in an improved built form outcome that maximises internal amenity whilst further reducing the impacts to neighbouring properties.

It is considered that the proposed design amendments will result in an improved scheme that will make a positive contribution to the local area.

2.1 Overview of Changes

The following amendments are sought to the proposal as notified.

- Reduction in the number of proposed dwellings from 44 to 43.
- 66sqm increase in proposed GFA to 5,020sqm as a result of design changes and internal floor plate amendments.
- Revised design of the Level 3 'Zen Garden' to provide equitable access from both building cores.
- Floorplate reconfiguration of Levels 3 and 4 to reduce overshadowing at mid-winter of 7 Allison Avenue.
- Floorplate reconfiguration including revised dwelling sizes and layouts to maximise the views captured and reduce the extent of communal circulation areas.
- Amalgamation of apartments G01 and G02 to provide one oversized 151sqm three bedroom garden apartment that resolves subterranean concerns.
- Revised fire egress stairs to Gatacre Avenue.
- Relocation of proposed air-conditioning condensers.
- Revised Building B Lobby area and entrance.
- Revised stormwater drainage system through a connection to the kerb inlet pit on Haldane Crescent.
- Introduction of additional glazing to the southern facing wall of Building A to maximise views captured and further articulate the façade.
- Introduction of oblique, diagonal facing windows to the southern blank wall of Building B to increase articulation and internal amenity, whilst still avoiding direct overlooking of neighbouring site.

- Revision of previously proposed chamfered windows to the north of Building A in favour of oblique, diagonal facing windows.
- Façade refinements, including revising the proposed materiality of the northern and southern facades to visually break up the lateral length.
- Increased mature landscaping in the central portion of the site to further soften the perceived lateral length of the development.
- Introduction of additional privacy screens and fins in various locations.
- Introduction of additional green roof planting options underneath the existing proposed photo-voltaic panels on the roof of Building B.
- Introduction of additional passive programming into ground floor communal open space 'Gully Walk'.
- Reduction in proposed car parking from 90 car parks (including 1 car wash bay) to 85 car parks (including 1 car wash bay) by removing five (5) tandem car parking spaces.

3 Response to Council's 04 June 2024 RFI

3.1 Design Review Panel

In the request for additional information (RFI) received from Council issued on 04 June 2024, the following commentary was provided:

Council referred the application to the Design Review Panel (DRP) for comment and consideration of Design Excellence in the proposal. The DRP meeting was held with the applicant and Council on 21 May 2024. The minutes of the meeting are attached at the end of this letter in Annexure 'A'.

Council requests you review the comments by the DRP and investigate incorporating changes into the design where possible.

PROPONENT RESPONSE

A comprehensive response to the Design Review Panel's meeting minutes has been provided as **Appendix 1** of this report. Where the design has been amended, this is supported by updated architectural plans and technical inputs.

3.2 Engineering

In the request for additional information (RFI) received from Council issued on 04 June 2024, the following commentary was provided:

The stormwater management plan has a basement pump out system which would exacerbate seepage water and additional runoff from the driveway ramp. As a result, the pump would be required to work constantly to syphon water into the OSD tank.

The design shows that the OSD is directly connected to kerb line in Alison Avenue. This is not permitted as per section 5.4 of Council's stormwater DCP. The applicant must connect stormwater to the nearest inlet pit on Haldane Crescent by installing a new drainage system up to the site. Please see attached sketch at the end of this letter for proposed drainage extension in Attachment 'B'.

PROPONENT RESPONSE

The proposed stormwater drainage system has been revised in line with Council's sketch (**Appendix 5**).

As shown in Figure 1, the system will connect in to the existing kerb inlet pit on Haldane Crescent via four (4) new kerb inlet pits that will be connected by 375mm stormwater pipes to the existing kerb inlet pit on Haldane Crescent.

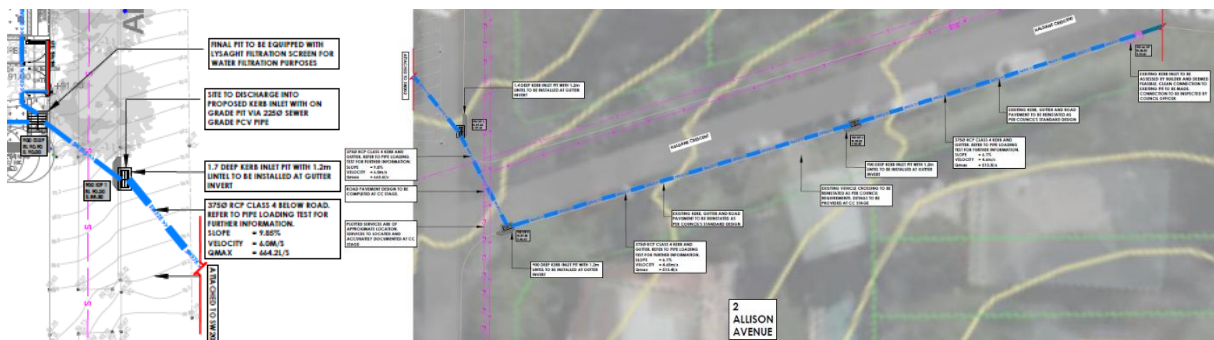


Figure 1: Extracts of revised stormwater drainage system to connect into Haldane Crescent
Source: CSEG Group

3.3 Openings on South Elevation Towards 7 Allison

In the request for additional information (RFI) received from Council issued on 04 June 2024, the following commentary was provided:

The southern elevation plan (DA200) appears to show openings on the front balconies on upper ground, level 1 and level 2 facing 7 Allison Avenue. See red outline notation on elevation below, and Level 1 plan which has no associated openings on the south facing wall. Given that the building setbacks from this boundary are at 6m, this wall should be non-habitable and feature no windows/openings.

PROPONENT RESPONSE

The openings identified are to the balcony walls of apartments UG09, 109 and 209 and are on the northern edge of the building adjacent to the driveway. There are no balcony openings to the south facing wall, as shown in Figure 2.

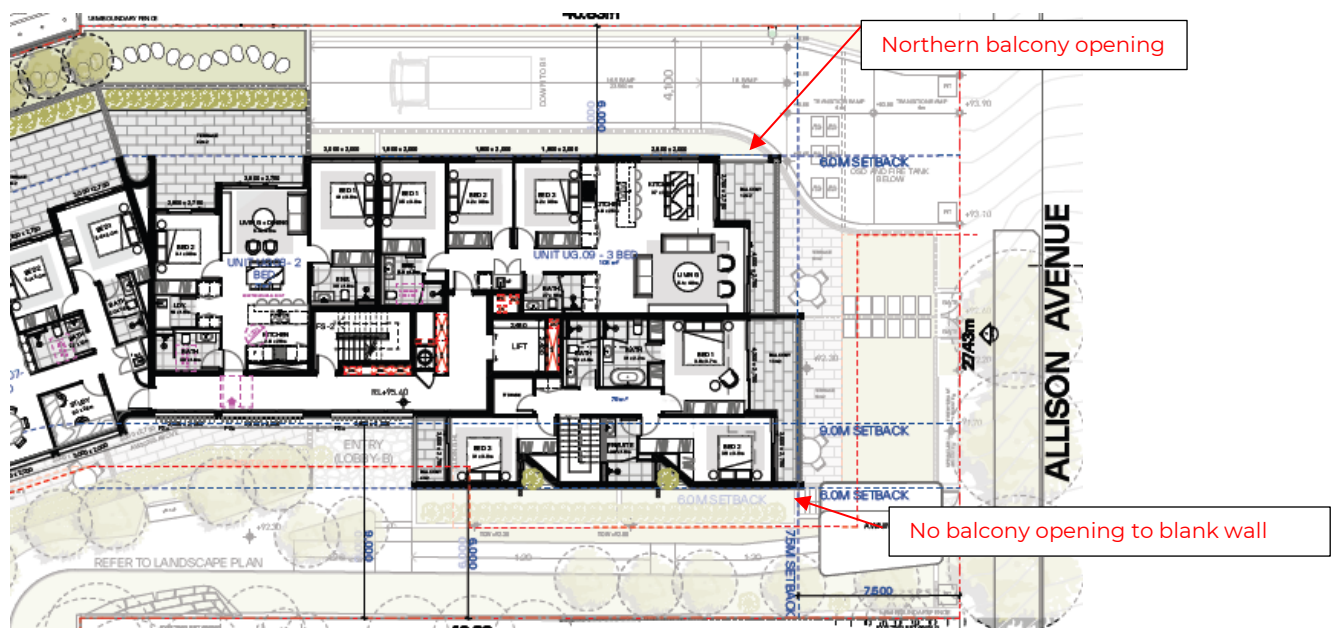


Figure 2: Extracts of Upper Ground Floor Plan showing wall openings to eastern apartments and blank wall to south

Source: PBD Architects annotated by Patch Planning

3.4 Submissions

In the request for additional information (RFI) received from Council issued on 04 June 2024, the following commentary was provided:

The formal notification period has now finished.

You are required to review and address the submissions lodged with a view to provide for opportunities to positively respond to the issues raised considered. You should pay regard to all issues raised.

PROPONENT RESPONSE

A comprehensive response to the submissions received to date has been provided as Section 5 of this report.

Given the volume of submissions, and the consistency of themes identified, the response has been structured thematically. Where the design has been amended, this is supported by updated technical inputs.

3.5 Outstanding Referrals

In the request for additional information (RFI) received from Council issued on 04 June 2024, the following commentary was provided:

You are advised that Planning are still awaiting internal/external referrals from the following departments:

- Trees;
- Landscaping;
- Traffic;
- Waste;
- Access;
- AUSGRID; and
- NSW Police

Please provide the further information within 21 days. If you have any questions regarding this correspondence you can contact me on 9911 3522 or cshortt@lanecove.nsw.gov.au

Given the complexity of issues involved, and outstanding referrals there may be further requests for additional information and minor changes following further assessment.

PROPONENT RESPONSE

NSW Police

It is noted that since this RFI was issued, Council have received comments back from NSW Police (RMS Reference: D/2024/543589) which provide standard CPTED recommendations. Many of these have already been implemented in the design or committed to.

No objection is raised to the imposition of a condition of consent in line with NSW Police's recommended treatment options.

Traffic

It is noted that since this RFI was issued, Council have issued a second RFI dated 19 July 2024 which addresses comments from the traffic engineers and Environmental Health Engineers, which is addressed in Section 4 of this response.

Ausgrid

Confirmation from Ausgrid (**Appendix 8**) has been obtained that the project is capable of receiving a 400A supply from the existing substation (S64047) located on Mafeking Avenue. Whilst there will be ASP3 design works required to facilitate this, no new substation is required.

Waste

It is noted that since this RFI was issued, Council have confirmed via email dated 29 July 2024 that any waste matters can be suitably conditioned within the consent.

To the best of our knowledge, all other referrals remain outstanding.

4 Response to Council's 19 July 2024 RFI

Table 1 provides a response to the matters raised in Council's RFI dated 19 July 2024.

Table 1. Response Table to Council RFI issued on 19 July 2024	
Council RFI Item	Patch Comment
1. Traffic Engineer	
<p>(i) Under section 2.10 of Part R of the Lane Cove DCP, Council does not support the use of tandem parking in new developments. The application has proposed 24 tandem parking spaces or 27% of the proposed total 89 spaces.</p> <p>In certain instances, if provisions (a) and (b) of 2.10 can be addressed, Council can consider a maximum of 10% tandem spaces. (see Figure 1 below).</p> <p>It is acknowledged that the site is subject to constraints of an irregular shape and that the basement has been designed to allow for larger setbacks to accommodate compliant deep soil for mature tree growth.</p> <p>One point to consider is that the proposal has provided 89 spaces (excluding the car wash bay). The DCP requires only 84 spaces for a development this size. If five of the proposed tandem spaces were removed, this would bring the proposal closer to compliance with section 2.10(c).</p>	<p>As outlined in the Updated Traffic Impact Assessment (TIA) provided at Appendix 13 and detailed in the Amended Architectural Plans provided as Appendix 2 the number of tandem car parks has been reduced from 24 tandem parking spaces to 14 tandem parking spaces which equates to 16.5% of the proposed total 85 spaces.</p> <p>The extent of the proposed basements is heavily constrained by a number of factors including being an irregular shape, minimising the amount of excavation required, larger setback to Gatacre Avenue to protect street trees and an increased deep soil setback along the southern boundary to better buffer the interface with the R2 zone.</p> <p>It is not feasible for the proposal to deliver the required quantum of parking whilst still achieving the above goals without relying on a portion of tandem car parking.</p> <p>Each pair of tandem car parks will be dedicated to a single apartment which will avoid user conflicts.</p> <p>This is considered to be a reasonable outcome in this instance given the highly unique site constraints and objectives.</p>
<p>(ii) The access driveway and ramp appear to be longer than 30m with only one passing opportunity at the driveway entrance. A passing bay should be provided every 30m. You are required to provide a second passing bay for vehicle safety. Following part (i) mentioned above, the removal of particular tandem spaces could open up area for an additional passing bay.</p>	<p>As outlined in the Updated TIA provided at Appendix 13, it is proposed to provide a 4.1m wide vehicle access ramp for the basement car park. This one lane/2-way ramp extends greater than 30m without a passing bay and will therefore be controlled by a traffic signals/sign system which will operate as follows:</p> <ul style="list-style-type: none"> • auto revert and dwell on "green" for ingressing cars (red to "egress") • cars waiting to egress will be detected and the signal for ingress would change to "red" and after a short clearance time, a "green" will be displayed for egress • after a pre-set clearance time, the egress signal would change to "red" and "green" displayed for ingress <p>The proposed vehicle access and internal circulation arrangements will be suitable and comply with AS2890.1</p>

Table 1. Response Table to Council RFI issued on 19 July 2024

Council RFI Item	Patch Comment
<i>(iii) The applicant has proposed to use Council's refuse vehicles to service the site. However, the swept path diagrams have not used Councils required waste vehicle minimum dimensions from Part Q of the DCP. The applicant shall resubmit vehicle tracking and swept path diagrams showing compliant 6.64m length x 2.37m width design vehicle (see Figures 3 and 4 below).</i>	Updated swept path diagrams have been provided within the Updated TIA provided at Appendix 13 which demonstrate that Council's waste SRV is capable of servicing the development.
<i>(iv) The documentation has not shown vertical clearance height of basement levels. Noting that the height of the Council refuse vehicle is 2.6m. AS 2890.2:2018 requires a minimum clearance height for SRV to be 3.5m. Please provide longitudinal sections of ramps to confirm they meet AS requirements.</i>	Updated sections of the basement levels and ramps have been within the Updated TIA provided at Appendix 13 and Updated Civil Plans Appendix 6 which demonstrate that they have been designed in accordance with AS 2890.2
<i>(v) The doors in the basement 1 floor "BULKY WASTE ROOM" and "WASTE ROOM" open outwards towards the path of travelling vehicles. This may lead to potential conflicts. The doors should be redesigned to open inwards or be sliding doors.</i>	The doors in the Basement 1 floor "Bulky Waste Room" and "Waste Room" have been revised to open inwards.
<i>(vi) The architectural plan shows traffic signals at the ground floor vehicle entrance. (See figure 5 below) There is no information in the TTPA report if traffic signal is for pedestrians or vehicles. Please provide further information given that the driveway width is 7.5m for pedestrians to cross.</i>	The ground floor traffic signals are primarily for vehicles, however they will serve a secondary function of informing pedestrians of any vehicle in the process of egressing the site via the ramp. This is considered to be an acceptable outcome.
2. Environmental Health	
<i>Please submit a revised Environmental Management Plan (EMP) – addressing dust management, excavation water management and disposal (during the construction phase). The submitted EMP references an incorrect standard and does not provide specific details as to how excavation water will be treated and controlled before disposal into the stormwater system.</i>	A revised Environmental Management Plan has been prepared and is provided at Appendix 6 within the Updated Civil Plans.

5 Response to Community Submissions

A total of forty-five (45) community submissions have been received in relation to the application to date. On review, it appears that the majority (29/45) of the current objectors also objected to the previous DA lodged for the site.

The most consistent concerns across the community objections relate to:

- Height
- Visual impacts
- Inconsistency with the R2 zone
- Bulk and scale generally including desire for two built forms and concern over blank wall
- Non-compliances with ADG, DCP, LEP and LEC judgement
- Southern setback
- Overshadowing and solar access
- Traffic impacts
- Desire for dual access
- Neighbouring amenity generally

Table 2 provides a summary of the submissions received and responds to the key concerns raised by the community.

Table 2. Response to Community Submissions	
Issue / Concern	Proponent Response
Inconsistent with local context	<p>The surrounding locality is an area undergoing transition characterised by a mixture of commercial and residential land uses. The surrounding residential developments range from low to high density, reflective of the sites interface between R2 and R4 zoning.</p> <p>The locality consists of an emerging higher density residential character along the Pacific Highway and Longueville Road, with an established low density residential area to the west and south of the subject site as shown in Figure 13.</p> <p>It is important to note that whilst the site is adjacent to R2 zoned land, the site itself is zoned R4 High Density Residential, which is designated for higher density land uses reflective of the zoning objectives in LCLEP 2009. In addition, it is also noted that the proposal is fully compliant with the relevant height, floor space, and building setback controls which apply.</p> <p>The proposed density (which is well below what is provided for under the controls) can be housed on the site in a high quality, contextually sensitive and decorous manner.</p> <p>In relation to the proposal, it has been carefully sited to ensure that the zoning transition between the site and adjoining neighbours is carefully managed and contextually responsive. This has been demonstrated within the original application submitted and in the additional information submitted as a part of this RFI process.</p>

Table 2. Response to Community Submissions


Issue / Concern	Proponent Response
	 <p>Figure 3: Local Context Plan Source: Patch Planning</p>
<p>Compliance with ADG, DCP, LEP and LEC judgement</p>	<p>The proposed development has comprehensively addressed and resolves the concerns identified by the Honourable Justice Moore's (Moore J) judgement (<i>Gatacre LC Pty Ltd v Lane Cove Council</i> [2023] NSWLEC 35).</p> <p>The proposed development (both as lodged and the proposed amended scheme) demonstrates a high level of compliance with the applicable State and local planning controls including:</p> <ul style="list-style-type: none"> • The objectives and provisions of the Housing SEPP 2021 and the Apartment Design Guide (ADG). • The development standards within the <i>Lane Cove Local Environmental Plan 2009</i>. • The development controls within the <i>Lane Cove Development Control Plan 2009</i>. <p>Where variations are proposed, the report demonstrates that the objectives and intent of the numeric provisions have been met and compliance is therefore achieved.</p>
<p>Height non-compliance</p>	<p>As outlined in the amended architectural plans (Appendix 2), the proposal is fully compliant with the 15m height of building development standard. No element of the proposed development exceeds the 15m height of building development standard which applies. The proposal has been stepped to respond to the sloping topography of the site and to focus the massing of the built form away from the R2 zoning boundary.</p> <p>Compliance with the height limited is depicted in Figure 4 below.</p>




Table 2. Response to Community Submissions	
Issue / Concern	Proponent Response
	 <p>Figure 4: Height Plane Diagram Source: PBD Architects</p>
Bulk and scale	<p>When compared to the previous scheme, the proposal has reduced the lateral length of the development through increasing the setbacks to both Gatacre and Allison Avenues to 7.5m, as shown in Figure 5. The perception of the lateral length has been further reduced through the introduction of a central landscaped break between the two building elements. The location of the central break has been carefully tested to maximise the perception of building separation and the amount of solar access to neighbouring properties.</p> <p>The materiality of the southern façade has been refined and revised to further visually break up the lateral length of the proposal. This will be further softened by additional mature landscaping in the central portion of the site, which at maturity will serve to obscure the central connection as demonstrated in Figure 6.</p>  <p>Figure 5: Revised Scheme Southern Elevation Source: PBD Architects</p>  <p>Figure 6: Revised Photomontage of proposed Southern Elevation showing bulk of approved boarding house and landscaping at maturity Source: PBD Architects</p>

Table 2. Response to Community Submissions

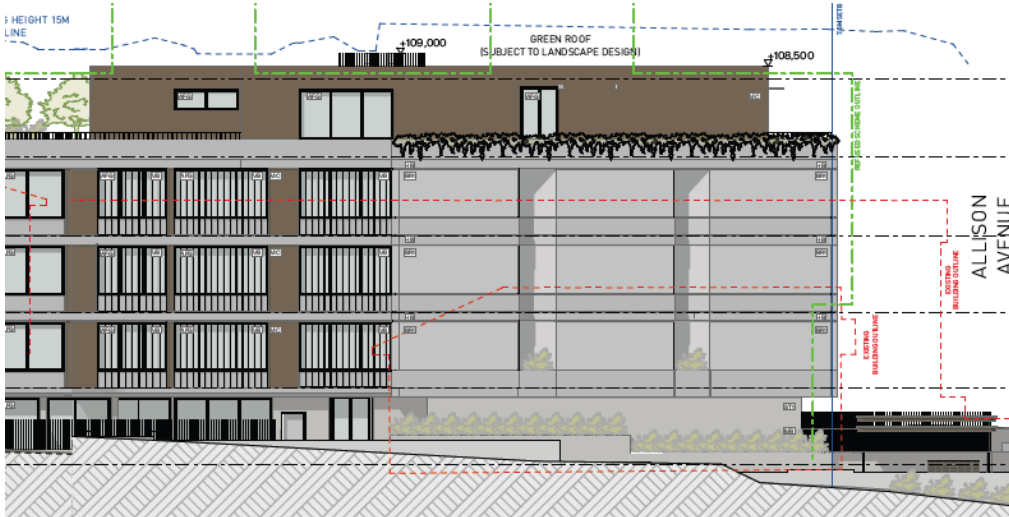
Issue / Concern	Proponent Response
Setbacks to south and relationship between R4 and R2 Zones	<p>The previous scheme proposed a 6m setback to the boundary facing 2A Gatacre Avenue and 7 Allison Avenue. The proposed development proposes a 9m boundary setback to 2A Gatacre, and a 6m blank wall (with introduced oblique windows to articulate it) boundary setback to 7 Allison. The setback proposed will be sensitively landscaped (deep soil) to screen the neighbouring developments whilst maintaining appropriate solar access.</p> <p>The proposal has been designed to achieve full compliance with the southern boundary setback requirements of the DCP and ADG.</p>
Southern blank wall articulation	<p>The design of the Building B southern blank wall has been amended through the introduction of oblique, diagonal facing windows to increase articulation and internal amenity, whilst still avoiding direct overlooking of neighbouring site, as shown in Figure 7.</p>  <p>Figure 7: Revised Scheme Southern Elevation of Building B Source: PBD Architects</p>
Northern setbacks	<p>By focusing the mass of the building closer to the northern boundary it has enabled greater setbacks to the R2 zone to south which is considered to be the more sensitive interface and boundary. It is noted however that the proposal will still provide a minimum 6m habitable setback to the north, which is seen as appropriate and will not result in undue negative amenity impacts.</p>
Street setbacks	<p>The proposal has a 7.5m setback to both Allison and Gatacre Avenues which is compliant with the LCDCP. This setback area will comprise terraces and gardens to the ground floor dwellings, deep soil zones, driveways and pathways as required by the LCDCP.</p>
Visual impacts	<p>The built form has been further visually broken up through a revised material usage and increased height of mature planting in the central break. This will further break up the form of the proposal.</p> <p>As detailed within the Updated Visual Assessment provided at Appendix 9, the amended DA includes greater articulation, incorporated into the south elevation (DA 200 P8) of the Gatacre building. The articulation is represented by a central inset and vertically stacked deep inset balconies, where both features extend from ground level to level 3, before a setback to level 4 units.</p> <p>The vertical and horizontal recessed voids provide visual relief, in this south (western) elevation as viewed from Gatacre Avenue. The deep recessed spaces, provide an</p>

Table 2. Response to Community Submissions	
Issue / Concern	Proponent Response
	<p>opportunity for the interplay of light and shade. As such the recesses help the elevation to appear as a series of smaller more discreet areas of built form, reducing the perception of horizontal scale.</p> <p>The central break in the built forms upper levels will provide the perception of two separate built forms. This has been reinforced through increased height at maturity landscaping selections and a revised façade materiality on the upper levels and central spine to be further visually recessive. The central break has also been revised to allow access from both building cores which has resulted in solar access improvements to the neighbouring property at 7 Allison Avenue.</p>
Solar access & overshadowing	<p>The proposed built form has been carefully broken into two forms on the upper levels. This void has been proposed to ensure the neighbouring buildings still receive sufficient solar access to their properties and principal areas of private open space.</p> <p>Updated expert advice has been prepared by Walsh Analysis and is provided as Appendix 7 of this report. The expert opinion provides an analysis and verification of the proposal's projected solar access and overshadowing compliance and confirms that the proposal achieves full compliance with the requirements of the ADG.</p> <p>In addition, it is noted that the amended proposal has resulted in improvements to solar access at mid-winter for the neighbouring property at 7 Allison Avenue, as demonstrated in Figure 8 and Figure 9.</p> <p>Figure 8: Revised Shadow Diagrams at mid-winter Source: PBD Architects</p>

Table 2. Response to Community Submissions

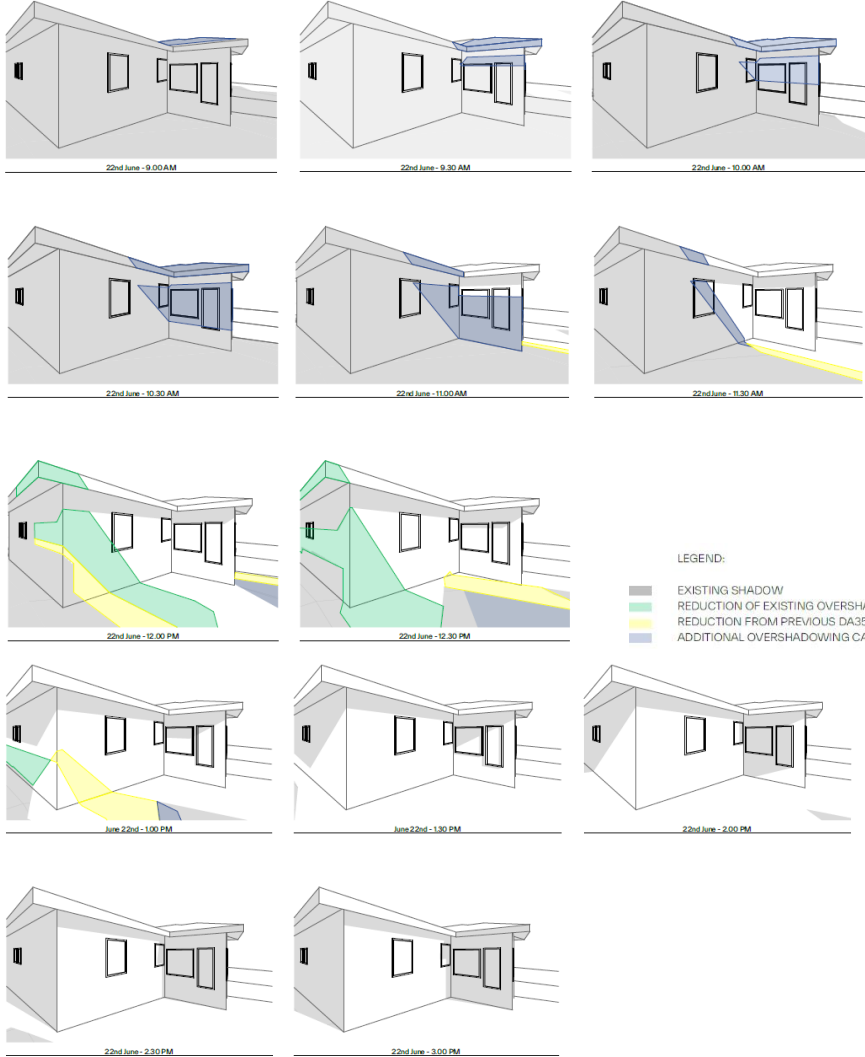
Issue / Concern	Proponent Response
	 <p>Figure 9: Revised Shadow Study for 7 Allison Ave Source: PBD Architects</p>
Traffic impacts	<p>The amended proposal has removed one (1) apartment and reduced the amount of car parks proposed to 85 spaces. As outlined in the Updated Traffic Impact Assessment (TIA) provided at Appendix 13, the proposed development will generate very minor traffic movements. There will not be any adverse traffic implications.</p>
Dual driveway access	<p>The location of the basement entrance is considered appropriate for the site as validated by the traffic impact assessment provided as Appendix 13 of this report.</p>
Privacy	<p>The proposal will not result in unreasonable privacy impacts to surrounding properties. This has been achieved through the proposal being sited in a way which ensures the design protects the amenity of the immediate neighbours to the south. The setbacks proposed will also be sensitively landscaped (deep soil) to further screen the neighbouring developments whilst maintaining appropriate solar access.</p> <p>It is also noted that the previous scheme proposed a 6m habitable setback to the boundary facing 2A Gatacre Avenue and 7 Allison Avenue. The proposed development proposes a 9m boundary setback to 2A Gatacre, and a 6m blank wall (with introduced oblique windows to articulate it) boundary setback to 7 Allison.</p>

Table 2. Response to Community Submissions

Issue / Concern	Proponent Response
Stormwater / OSD	<p>Stormwater on the site will be managed in accordance with the documentation prepared by Civil Stormwater Engineering Group. The proposed stormwater system includes:</p> <ul style="list-style-type: none"> • The proposed stormwater drainage system has been revised and will connect in to the existing kerb inlet pit on Haldane Crescent via four (4) new kerb inlet pits that will be connected by 375mm stormwater pipes to the existing kerb inlet pit on Haldane Crescent. • One (1) kerb outlet connection to Gatacre Avenue with a total discharge rate of 32.2l/s which is acceptable. • A silt arrestor pit has been proposed for all connections to kerb and gutter as a final point of collection before discharge. Silt arrestor's to be equipped with a filtration mesh screen for the collection of pollutants. • The proposed development includes a below ground OSD tank is proposed below the driveway. The OSD tank has a proposed volume of 61.2m³ in excess of the required 55.72m³. • Two (2) 12.5kl rainwater tanks are proposed which will collect the entire roof catchment of the project and will be connected for non-potable water usage purposes. • A pump out system has been proposed for the basement to collect any driveway surface water runoff and water seepage. • Southern boundary 'gully walk' swale. <p>There will not be any adverse stormwater implications, rather the proposed development will improve stormwater management at the site.</p>

6 Conclusion

This report has been prepared in response to Council's Requests for additional information (RFI) issued on 04 June 2024 and 19 July 2024. This letter provides the additional information requested by Council.


The DA as amended seeks approval for demolition of existing development at the site and construction of 43 apartments across two connected buildings, with basement car parking and associated landscaping. The proposed development warrants support for the following reasons:

- **The proposal will offer a high standard of amenity** – The proposed development will provide future residents with a high standard of residential amenity. The proposal achieves consistency with the objectives and provisions of the Housing SEPP and the Apartment Design Guide (ADG). The apartment configuration maximises amenity and will provide for a variety of housing typologies to meet different lifestyle needs. Solar access and natural ventilation, as key design criteria, are also satisfied. The future residents are also provided with a generously sized apartments, balconies, and communal open space areas.
- **The proposal as amended will improve solar access to 7 Allison Avenue** – The proposal as amended will improve solar access to 7 Allison Avenue through the revision of the Level 3 building break and by pulling back the Level 4 floor plate to reduce overshadowing.
- **The proposal is a sympathetic built form in the streetscape** – The proposal reinforces the desired neighbourhood character of the Pacific Highway spine in Lane Cove. The proposal presents a modern architectural expression with building articulations presenting a visually appealing development along Gatacre Avenue and Allison Avenue.
- **The proposal is sympathetic to the southern boundary interface with the R2 zone** – The proposed development will provide an appropriate transition between high density developments along the spine and low-density residential development to the south. The proposed development has been designed with an emphasis on providing a considered transition along the southern boundary through built form siting, articulation and deep soil planting.
- **The proposal represents a refined and improved built form outcome on the site** – The proposal is the result of a significant redesign of the proposal from the previous scheme, that has taken into account the concerns of neighbours, Council and the Courts. The proposal will deliver a compliant scheme that represents a positive development outcome for the site.
- **The proposal is consistent with State and subregional strategic planning objectives** – The proposal contributes to State strategic planning requirements to facilitate new dwellings in proximity to existing public transport infrastructure. It is also consistent with Council's strategic visions to redevelop the site to deliver a high quality residential development.
- **The proposal is largely consistent with the applicable State and local planning controls** – The proposal has been determined to achieve a high level of compliance with the applicable planning controls. Where variations are proposed, the report demonstrates that the objectives and intent of the numeric provisions have been met and compliance is therefore achieved.

- **The proposal is in the public interest** – The proposal will lead to the construction of 43 additional dwellings within Lane Cove. This will expand housing choice, provide additional adaptable units, and generate temporary construction jobs during the construction and occupation phase of works. The development provides a high level of residential amenity in an accessible location close to transport, services, and employment opportunities.

Having considered all relevant matters, we are of the opinion that the proposed development is appropriate for the site and in the public interest. We therefore request that Council proceed with its assessment of the application based on the information submitted and provide a recommendation of approval to the SNPP.

Appendix 1 – Response to Design Review Panel Meeting Minutes

Table 3. Response Table to Design Review Panel Comments and Recommendations	
DRP Meeting Minute	Patch Comment
4.2.1 Principle 1 Context and Neighbourhood Character	
<p><i>While some analysis of the local context and character was presented, the level of detailed site analysis was considered insufficient. Additional analysis should be provided with more focus on existing and likely future built form, lot patterns and the existing landscape quality of adjacent rear gardens, which given its low density zoning, are unlikely to change.</i></p> <p><i>This analysis should include a variety of cross-sections through the side boundaries and proposed and existing buildings, showing existing trees, topography and other site features to each side of the site as well as a clear description of the scale transition between the proposal and its context. It is also crucial that the site analysis acknowledges both the topography and the elongated rectangular shape of the site, especially as the land slopes sharply from the Pacific Highway. A more complete site analysis may better support a design outcome.</i></p>	<p>Additional local context and character analysis has been provided within the Amended Architectural Plans provided as Appendix 2 in response to commentary received from the Panel.</p> <p>As demonstrated in the further analysis undertaken the surrounding locality is an area undergoing transition characterised by a mixture of commercial and residential land uses. The surrounding residential developments range from low to high density, reflective of the sites interface between R2 and R4 zoning.</p> <p>The locality consists of an emerging higher density residential character along the Pacific Highway and Longueville Road, with an established low density residential area to the west and south of the subject site as shown in Figure 10. It is noted that a 6-storey boarding house development has been approved along the northwest boundary of the site. Furthermore, it is expected that in time, the R4 zoned areas proximate to the site will be redeveloped with expected heights commensurate to the proposal, or greater, as demonstrated in Figure 11.</p>  <p>Figure 10: Local Context Plan Source: Patch Planning</p>

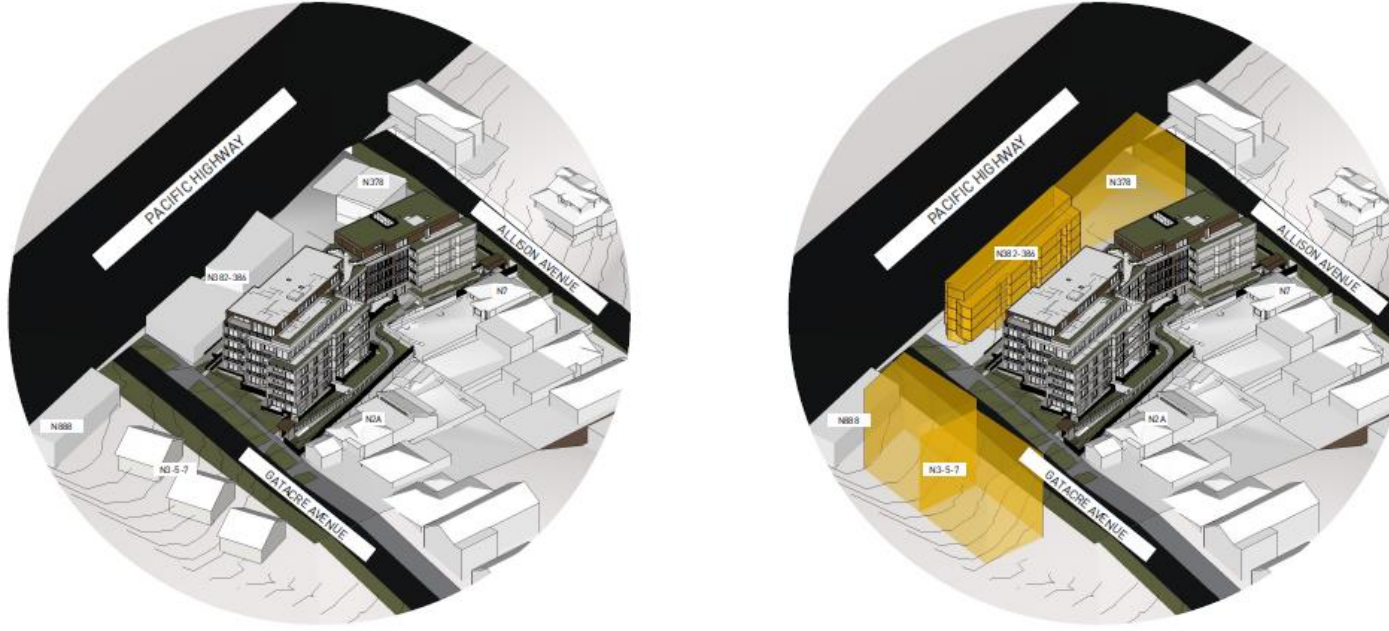
DRP Meeting Minute	Patch Comment
	<div data-bbox="703 293 2087 992"> <div data-bbox="889 304 1240 323">EXISTING SURROUNDING CONTEXT</div> <div data-bbox="1610 304 1951 323">FUTURE SURROUNDING CONTEXT</div>  </div> <div data-bbox="694 1008 2098 1193"> <p>Figure 11: Existing and Future Surrounding Context Source: PBD Architects</p> <p>The massing of the proposal has been designed in such a way that the tallest parts of generally concentrated towards the north boundary and separated from R2 zoning interface as demonstrated in Figure 12. This approach assists with reducing the perceived height and scale of the proposal from lower viewing locations to the south and south-west. Furthermore, it supports a more gradual transition in development between zones.</p> </div>

Table 3. Response Table to Design Review Panel Comments and Recommendations

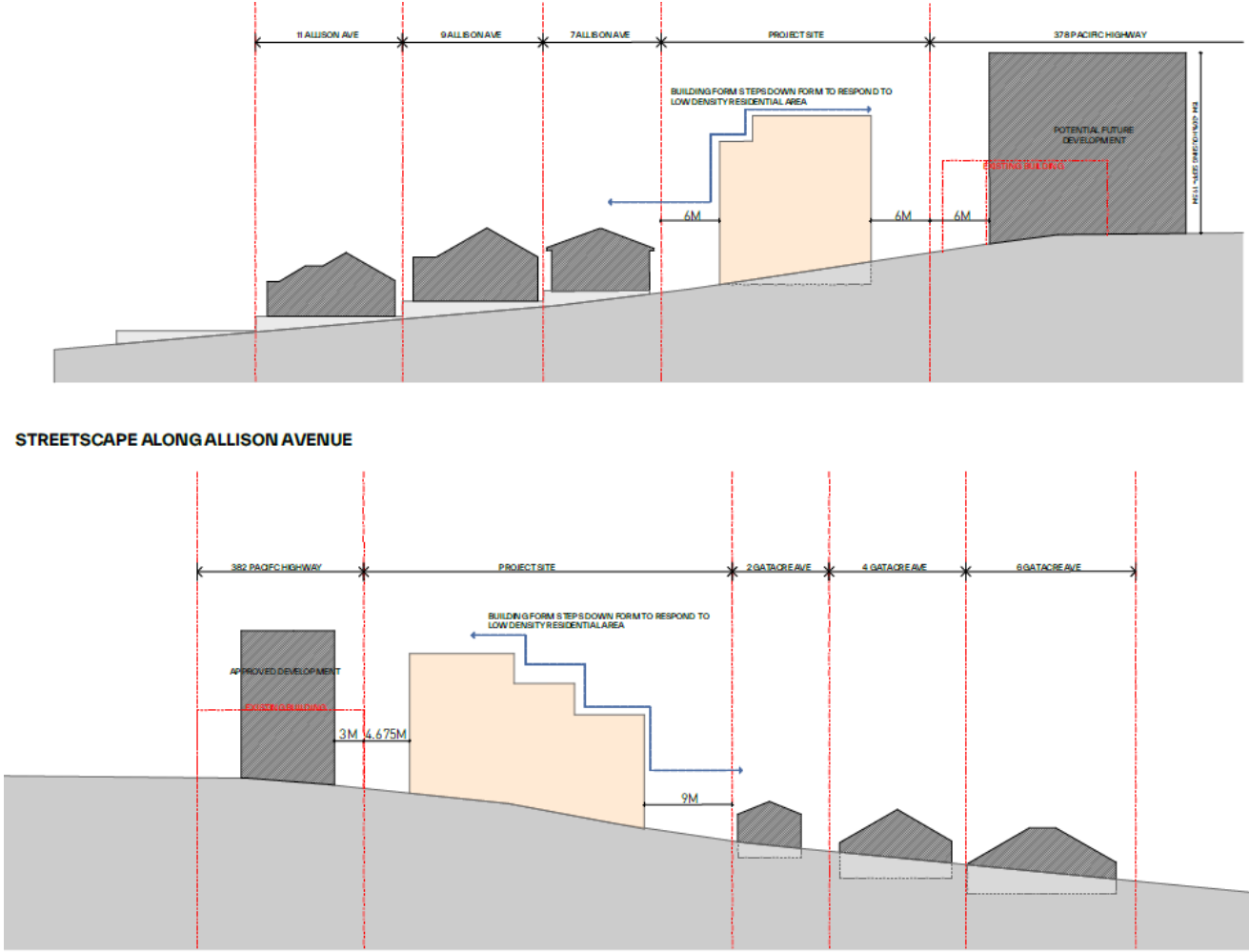
DRP Meeting Minute	Patch Comment
	 <p>STREETSCAPE ALONG ALLISON AVENUE</p> <p>STREETSCAPE ALONG GATACRE AVENUE</p> <p>Figure 12: Streetscape Built Form Transitions Source: PBD Architects</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

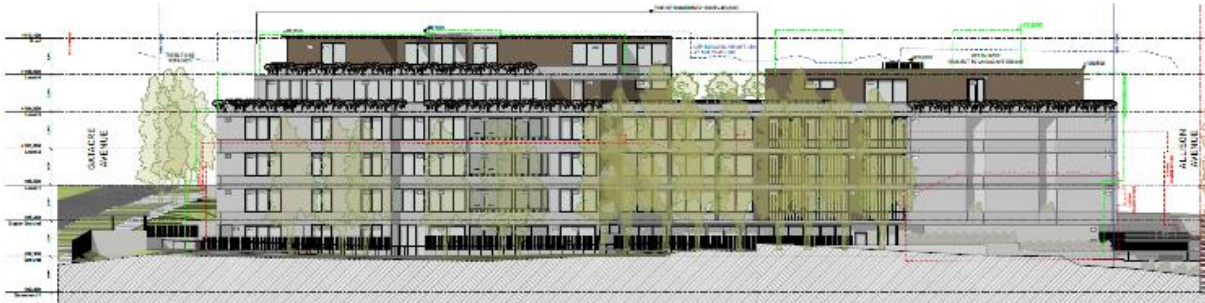
DRP Meeting Minute	Patch Comment
<i>It was not clear what level of First Nations engagement and/or research had been completed. This should be further developed.</i>	As a part of the landscape design process, the Indigenous history of the site was investigated by Arcadia in order to inform a Country-appropriate response, as detailed within the Landscape Report at Appendix 3 .
4.2.2 Principle 2 Built Form and Scale	
<u>Built Form</u>	
<p><i>The thin nature of the proposed built form provides some benefits to apartment amenity, such as cross ventilation. However, the overall length of the building at between 60 and 70 m is excessive. While the proposed step in the building form is an improvement on earlier proposals, this relatively minor articulation along such a large building is not sufficient to reduce the proposal's overwhelming scale. This results in an unsuitable neighbourhood character and units with poor privacy and outlook (such as those looking north-east towards the side boundary and future building). In addition, the sheer length of the built form exacerbates building scale, increases over-shadowing and results in overbearing of the whole precinct to the south-west. This is an unacceptable outcome, especially given the precinct's steep topography, which increases apparent physical and visual bulk for lower scale dwellings below.</i></p>	<p>The proposal provides for a built form which appropriately responds to the linear shape of the site. The proposal includes fully compliant setbacks to all boundaries and wholly complies with the 15m LEP height control.</p> <p>When compared to the previous scheme, the proposal has reduced the lateral length of the development through increasing the setbacks to both Gatacre and Allison Avenues to 7.5m. The perception of the lateral length has been further reduced through the introduction of a central landscaped break between the two building elements. The location of the central break has been carefully tested to maximise the perception of building separation and the amount of solar access to neighbouring properties.</p> <p>The central break in the built forms upper levels will provide the perception of two separate built forms, as shown in Figure 13. This perception of two built forms will be reinforced through increased height at maturity landscaping selections and a revised façade materiality which will clad the upper levels and central spine in a 'marron brown' metal cladding, which will assist in further breaking down the scale and help to reinforce the visually recessive nature of these elements. The central break has also been revised to allow access from both building cores which has also resulted in additional solar being provided to 7 Allison Avenue, Lane Cove. This is demonstrated in the Solar Studies within the Amended Architectural Plans provided as Appendix 2. This dwelling and its Private Open space receive more than 3 hours of solar access during mid winter.</p> 

Figure 13: Southern Elevation showing bulk of approved boarding house and landscaping at maturity

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
	<p><i>Source: PBD Architects</i></p> <p>As detailed within the Updated Visual Assessment provided at Appendix 7, the amended DA includes greater articulation, incorporated into the south elevation (DA 200 P8) of the Gatacre building. The articulation is represented by a central inset and vertically stacked deep inset balconies, where both features extend from ground level to level 3, before a setback to level 4 units.</p> <p>The vertical and horizontal recessed voids provide visual relief, in this south (western) elevation as viewed from Gatacre Avenue. The deep recessed spaces, provide an opportunity for the interplay of light and shade. As such the recesses help the elevation to appear as a series of smaller more discreet areas of built form, reducing the perception of horizontal scale. In addition, the voids will positively affect the perception of colour and materials and in these upper sections of the building, creating additional visual interest and variety.</p>
<p><i>The proposal appears to be generally compliant with the DCP and ADG setback requirements, and the LEP height control. However, the site's steep topography and adjacency of a lower density residential zoning downhill from the site, results in an unsuitable built form. In addition, the long thin built form creates an inefficient distribution of units, resulting in single sided circulation, long corridors and excessive length (as noted above). If apartments were to be redesigned to face the street or the central courtyard, more compact layouts could be achieved, with smaller lobbies and no side facing units – thereby reducing privacy impacts, overlooking and poor outlook on side boundaries (especially uphill to the north-east).</i></p>	<p>In relation to the DRP commentary provided regarding the provision of a centralised courtyard at ground level, the solar diagrams prepared clearly demonstrate that this would result in a poor outcome due to overshadowing which would result from the adjoining boarding house development. As demonstrated in the Solar Studies within the Amended Architectural Plan provided as Appendix 2, as a result of the boarding house, any central courtyard proposed on the site would be overshadowed for most of mid-winter.</p> <p>Furthermore, the provision of two separate buildings as requested by the DRP would not provide significant additional visual relief. This is due to the bulk and scale of the approved boarding house, which will be visible beyond the development as shown in Figure 14.</p> <p>The amended proposal will instead provide the perception of two separate built forms through the provision of a landscaped upper level central break. The perception of two separate built forms has been further reinforced through revised façade materiality which will clad the upper levels and central spine in a 'marron brown' metal cladding, which will assist in further breaking down the scale and help to reinforce the visually recessive nature of these elements. The proposed landscaping scheme at the ground plane has been revised to introduce tree plantings with an increased height at maturity landscaping selections to further provide a sense of visual separation, as demonstrated in Figure 15.</p> <p>In relation to the DRP comments received in relation to layouts, some internal changes have been made in relation to the commentary received. This has included changes to allow living spaces to face the south-west side boundary and the introduction of additional glazed elements to apartments facing the south-west side boundary.</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
	<div data-bbox="712 304 1267 632"> <p>OVERSHADOWING REDUCTION AND SOLAR STUDY</p> </div> <div data-bbox="1464 304 2007 632"> <p>BUILDING VISUAL PERCEPTION</p> </div> <div data-bbox="696 707 1411 762"> <p>Figure 14: Impact of Approved Boarding House Bulk on Site Source: PBD Architects</p> </div> <div data-bbox="696 778 2069 1126"> </div> <div data-bbox="696 1129 1910 1182"> <p>Figure 15: Southern Elevation showing bulk of approved boarding house and landscaping at maturity Source: PBD Architects</p> </div>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<p><i>A substantial portion of the façade is exposed along the south-western boundary, resulting in a stretched building form that is overly dominant and out of character. Additionally the interface with No. 7 Allison Avenue, featuring a 4-5 storey blank wall, further amplifies its visual dominance on a low-density residential street as a result of the topography.</i></p>	<p>The Alison Avenue R2 interface has been reconsidered and includes greater articulation at its south-western corner, where vertical recesses have been included. The deep insets provide visual relief and the opportunity for light and shade to increase the perception of breaks in built form. The physical and visual breaks created by the more articulated form provide greater visual interest, and help to reduce the perception of bulk and scale of the proposal from lower relative view places, compared to the submitted DA.</p>
<p><i>View sharing principles must also be considered for the existing and approved boarding house accommodation, which is located just 3 metres from the north-eastern boundary.</i></p>	<p>As part of their Updated Visual Assessment provided at Appendix 7, Urbis have undertaken an analysis of the potential view loss from the approved boarding house in accordance with the planning principle established in <i>Tenacity Consulting v Warringah Council</i> [2004] NSWLEC 140. Urbis determined the following:</p> <ul style="list-style-type: none"> • <i>Potential views from the upper floors of the approved boarding house may include vernacular district views, predominantly characterised by a foreground of residential development, mid-ground of vegetation and development across parts of Lane Cove and distant views which may include sections of land-water interface. Potential views to the south towards the City of Sydney skyline cannot be confirmed.</i> • <i>The predominant character and scenic quality of the views available to the south-west and west are unlikely to be scenic and highly valued in Tenacity terms.</i> • <i>All potential future views from the upper two storeys of the boarding house are unlikely to be affected by the proposed development given their comparative relative levels.</i> • <i>All view loss in potential future views would be caused by lower and fully complying parts of the amended DA, which sits wholly below the LEP height control and within required setbacks. In this regard all view loss is contemplated by the controls and as such is reasonable and acceptable.</i> • <i>I anticipate that the view impacts for each whole unit if assessed against the planning principle in detail, would be negligible and supportable.</i> <p>The potential view impacts to the future boarding house would be caused by lower and fully complying parts of the amended DA, which sits wholly below the LEP height control and within required setbacks, and are considered to be acceptable.</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<p><i>To address the issues raised above, the Panel recommends that the proposal be redesigned to achieve two distinct built forms above a connected podium. The separation between the two built forms would then be able to better align with the landscape character created by the rear gardens to the south-west. A redesign of the built should therefore be considered along these lines:</i></p> <ul style="list-style-type: none"> • <i>Respond more directly to the site analysis and character of the site, including its dual address to 2 streets, lot and built form patterns to the south-west and established rear gardens and large trees</i> • <i>Reduce the building massing and increasing site permeability from north to south</i> • <i>Allow a central courtyard and communal open space at ground level with improved pedestrian circulation and a more connected landscape</i> • <i>Allowing the orientation of all units either towards the street or inwards towards a “controllable” courtyard, thereby minimizing outlooks towards the north-east side boundary</i> 	<p>The proposed design is considered to provide an appropriate design outcome for the site as discussed in detail above. As demonstrated in the further analysis which has been undertaken:</p> <ul style="list-style-type: none"> • The proposed built form is the result of careful site analysis and will result in a built form outcome that is appropriate for the site's location at the interface of a high density residential zone with lower density residential development; • The massing of the proposal has been designed in such a way that the tallest parts of generally concentrated towards the north boundary, which assists with reducing the ability to perceive the height and scale of the proposal from lower viewing locations to the south and south-west. Furthermore, it supports a more gradual transition in development between zones; • The proposed development will result in a positive architectural expression of the built form at the Gatacre Avenue and Allison Avenue frontages; • In response to the Panel's comments the design of the central break has been revised to allow access from both building cores which has resulted in additional light getting through the site to 7 Allison Avenue, Lane Cove. This is seen to be a positive solution for the proposal; • In response to the Panel's comments the design has been revised to take advantage of the high-quality south and south-western outlooks, from living spaces towards Sydney Harbour. This has included revising some internal apartment layouts to allow living spaces to face the south-west side boundary and the introduction of additional glazed elements to apartments facing the south-west side boundary. This is seen to be a positive solution for the proposal; • The majority of apartments do not have a single orientation to the north-east side boundary. Only 12% of the apartments will have this single aspect which is considered to be an appropriate and reasonable outcome given the unique site constraints and irregular and extended site shape; • In response to the Panel's comments the design has been revised to introduce oblique, diagonal facing windows to the southern blank wall of Building B to increase articulation and internal amenity, whilst still avoiding direct overlooking of neighbouring site; and • In response to the Panel's comments the design has been revised to improve the building area efficiency by reducing the extent of long corridors.

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<ul style="list-style-type: none"> • <i>Reduce the number of units that are currently orientated east towards the future boarding house. The Panel notes that the current arrangement provides a very low level of amenity for future residents of these units due to poor outlook, visual and acoustic privacy issues and restricted solar access</i> • <i>The Panel notes that a more creative and visually appealing approach to the western façade could be delivered to improve internal views out whilst still achieving visual privacy to adjacent blocks.</i> • <i>Improve the building area efficiency by reducing single sided circulation and the extent of long corridors</i> 	<p>As a result of the approved boarding house, any central courtyard proposed on the site would be overshadowed for most of mid-winter and would result in a dank, cold communal area overlooked by shaded apartments that experience reduced internal amenity compared to the current scheme. The amended proposal will instead provide the perception of two built forms through a landscaped upper level central break which has been reinforced through increased height at maturity landscaping selections and a revised façade materiality on the upper levels and central spine to be further visually recessive. This is considered to the superior built form outcome in this instance.</p>
<p><i>A basement entry at the lower side of Allison Avenue – with pedestrian entry to the north - could unlock greater opportunities for site integration and reduce potential ramping. A robust site analysis would provide further clarity regarding this option's feasibility.</i></p>	<p>The location of the basement entrance was carefully chosen to avoid creating amenity issues for downstream neighbours and is reflective of Council's desired basement entrance position. This has been discussed in depth during pre-DA discussions and is well justified.</p>
<p><u>Below ground apartments</u></p>	

Table 3. Response Table to Design Review Panel Comments and Recommendations


DRP Meeting Minute	Patch Comment
<p><i>The ground level apartments to Gatacre Avenue appear to be significantly below the adjacent public reserve and footpath. It is noted too that a lack of finished ground level notations to the boundary and street, make it difficult to assess the relationship between the public domain, adjacent landscape and internal habitable spaces. This could result in poor amenity to the apartments, including overlooking from the public footpath and reduced daylighting. Floor levels greater than 1 m below adjacent boundaries are generally not supported by this Panel. The Panel does not support unit UG.02 noting that 75% of the frontage sits significantly below street level.</i></p>	<p>In order to resolve concerns around subterranean apartments facing Gatacre Avenue, two apartments have been amalgamated to form a single oversized garden apartment, as demonstrated in Figure 16.</p> <p>As demonstrated in the elevations and additional sections provided within the Amended Architectural Plans provided at Appendix 2 this is considered to have suitably resolved any concern about subterranean apartments and reduced levels of amenity.</p>  <p>Figure 16: Extract From Revised Ground Floor Plan Source: PBD Architects</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<i>It would appear that subterranean apartments are the result of level set outs being extended from one side of the site to the other; on such a complex site this is liable to result in compromised units, such as above. It is therefore recommended that levels on both sides of the proposal be reviewed and more flexibility introduced to allow each frontage to be directly addressed. In addition, further cross-sections must be provided to Gatacre Avenue and all ground floor apartments to demonstrate how they relate to adjacent levels.</i>	Additional cross sections have been provided within the Amended Architectural Plans provided at Appendix 2 . The additional cross sections demonstrate that the proposal will not result in compromised units and will better serve to bridge the transition in the topography with floor levels correlating to future ground levels.
<i>While the architectural expression of the built form at the Gatacre Avenue and Allison Avenue frontages is positive, side elevations are not sufficiently modelled to contain privacy impacts while optimising outlook.</i>	Additional modelling of the side elevations has been undertaken to maximise amenity and optimise outlook whilst simultaneous considering privacy impacts. As detailed in Drawing DA808, the majority of apartments (51% (22/43)) within the amended design will enjoy city views. This is considered to be an improved outcome that should be supported. This has been fully detailed and resolved within the Amended Architectural Plans provided at Appendix 2 .
4.2.3 Principle 3 Density	
<i>While the proposed density and FSR is generally compliant, it is not yet demonstrated that it can be housed on the site in a high quality, contextually sensitive and decorous manner.</i>	Amended Architectural Plans provided at Appendix 2 , and the updated package more broadly have suitably demonstrated that the proposed density (which is well below what is provided for under the planning controls) can be catered for on the site in a high quality, contextually sensitive and decorous manner.
4.2.4 Principle 4 Sustainability	
<u>Sustainability strategy</u>	

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<i>The Panel recommends a clear sustainability strategy be developed, that demonstrates compliance with the sustainability objectives of the recently revised and adopted Lane Cove DCP and of the Sustainable Buildings SEPP. Full site electrification without gas cooking, should be explored, in order to support a Net Zero (zero carbon emissions) outcome to mitigate climate change and enable the future community to access clean and affordable renewable energy whilst enjoying pollution-free indoor environments.</i>	<p>As identified in the response to the Lodgement RFI dated 13 May 2024 (attached as Appendix 11) the proposal has previously committed and shown:</p> <ul style="list-style-type: none"> • All apartments will rely solely on electricity for all energy requirements associated with normal operations; • No gas connections will be provided to apartments or balconies; • The communal barbeque at the Level 3 Zen Garden will be supplied by bottled gas; and • The proposed development will provide 100% of the car parks and bicycle parks with EV charging points.
<i>The Panel encourages the respondent further investigate green roof opportunities in, under and around the solar panels. The Panel notes that solar panels with green roof systems can be considered more efficient with heat loads and reflectivity from surrounding surfaces reduced.</i>	<p>The roof of Building B has been amended to introduce a green roof element and planting under the proposed solar panels in locations that will be readily accessible for maintenance and that can support the required minimum soil depths of at least 300mm. This is fully documented in the updated Landscape Package provided as Appendix 3 and Appendix 4.</p>
<u>Electric Vehicles</u>	

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<p><i>Consideration should also be given to the future electrical load of the development should the project become fully electrified, inclusive of 100% electric vehicle charging per recent changes to Section J of the BCA. The design proposal clusters many EV parking spaces in one basement location. This may have implications by presenting an increased fire hazard. The applicant may wish to seek advice from a fire engineer regarding potential physical/fire separation of this zone, fire ratings of columns and additional sprinkler and drainage capacity etc.</i></p>	<p>The proposal (as lodged) is supported by both a Building Code of Australia (BCA) Report prepared by Steve Watson & Partners and a Fire Engineering Statement (FES) prepared by Voss Grace + Partners. The BCA Report confirms that <i>“the design is capable of complying with the requirements of the BCA, subject to resolution of the identified areas of non-compliance with the recommendations provided within the report.”</i></p> <p>The FES confirms that <i>“where the proposed development contains departures from the BCA DtS Provisions with respect to fire safety, these departures are capable of achieving compliance with the BCA.”</i></p> <p>Updated advice from Steve Watson & Partners (Appendix 9) and Voss Grace + Partners (Appendix 10) have been received that confirm that the proposed design changes will result in a development that is capable of complying with the requirements of the BCA.</p>
<p><i>The Proponent must also confirm that the substation size currently proposed is adequate to support a development of this size in the future.</i></p>	<p>Confirmation from Ausgrid (Appendix 8) has been obtained that the project is capable of receiving a 400A supply from the existing substation (S64047) located on Mafeking Avenue. Whilst there will be ASP3 design works required to facilitate this, no new substation is required.</p>
4.2.5 Principle 5 Landscape	
<u>Roof Garden</u>	

Table 3. Response Table to Design Review Panel Comments and Recommendations

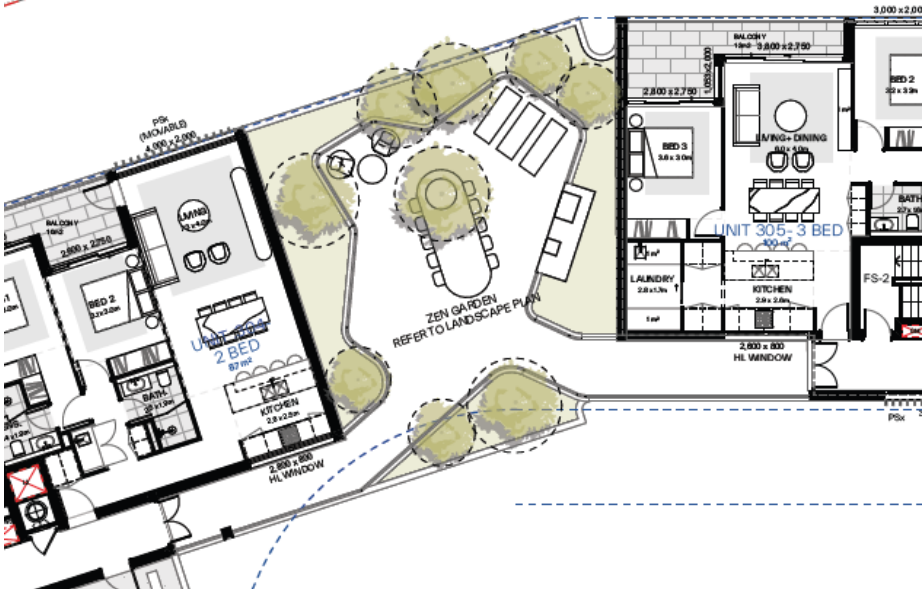
DRP Meeting Minute	Patch Comment
<p>The Zen roof garden at Level 3 provides positive communal open space with good levels of solar access and outlook towards the south-west. However, access to this space is limited to the residents of the eastern building. Even if access cards were provided, this important communal space appears to belong to the eastern building only and is therefore inequitable. Therefore, dual access to the centrally located garden (amended as per above) should be provided.</p>	<p>In response to the Panel's comments the design has been revised to introduce equitable access to the Level 3 'Zen Garden' communal open space from both cores, as demonstrated in Figure 17. This is seen to be a positive solution for the proposal.</p>  <p>Figure 17: Revised Level 3 Communal Open Space Access Source: PBD Architects</p>
<p>Whilst the inclusion of the roof garden is supported, the Panel notes that it is very small with limited opportunities for multiple residents to meaningfully utilize the space at the same time. Noting that the ground level communal open space is mainly planting with limited program, the Panel recommends that the roof garden be increased in scale.</p>	<p>The revised Level 3 'Zen Garden' is 127sqm of carefully designed, high-amenity communal space. More than 63.5sqm (50%) of the required principal usable part of the communal open space will receive direct sunlight for a period in excess of 2 hours between 9 am and 3pm on 21 June (mid-winter).</p> <p>The communal spaces have been carefully programmed for different uses to ensure that future residents are provided with a variety of different shared spaces to meet their needs.</p> <p>As demonstrated in Figure 18, the proposed development also includes 91sqm of communal internal spaces at the Ground Floor of Building A, in the form of:</p> <ul style="list-style-type: none"> • 59sqm entertainment area that is intended to be fitted out as a private cinema; and

Table 3. Response Table to Design Review Panel Comments and Recommendations

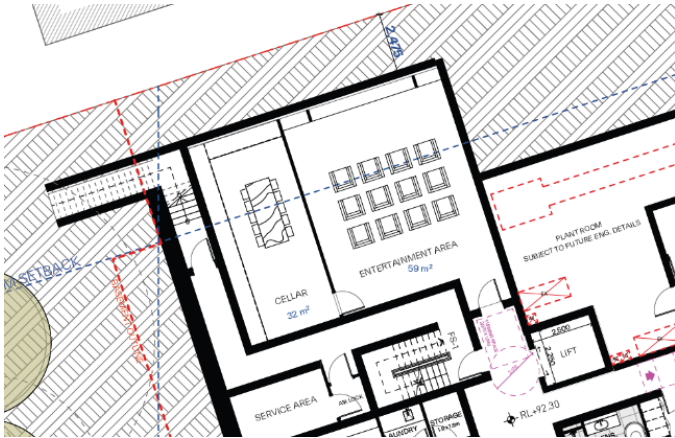
DRP Meeting Minute	Patch Comment
	<ul style="list-style-type: none"> • 32sqm wine cellar with seating. <p>Overall the proposed development will include 847sqm (level 3, ground plane and internal) of high-amenity and considered communal areas that can be enjoyed by all future residents.</p> <p>The ground floor communal open space has been carefully programmed as a passive ‘Gully Walk’ in order to protect the amenity of neighbouring dwellings to the south. This has been a deliberate decision that respects the sensitivity of this interface.</p>  <p>Figure 18: Revised Ground Level Internal Communal Spaces Source: PBD Architects</p>
<p><i>The Panel notes that soil depths and volumes were ambiguous in the material presented. The Proponent should provide additional information to Council to demonstrate that soil depths and volumes are adequate for the planting currently proposed.</i></p>	<p>The updated Landscape Package provided as Appendix 3 and Appendix 4 provide additional detail to demonstrate that soil depths and volumes are adequate for the planting currently proposed.</p>
<p><u>Communal Open Space</u></p>	

Table 3. Response Table to Design Review Panel Comments and Recommendations


DRP Meeting Minute	Patch Comment
<p><i>The ground level communal open space is largely limited to the south-west boundary and does not appear to have a clear program of use. Much of this space is shaded in winter, throughout the morning and well into the afternoon. Considering two buildings instead of one long building, may provide further benefits to the overall landscape qualities and allow solar access, views, breezes and some connected soil zones through the site, in a north-south direction.</i></p> <p><i>Noting the above, the Panel commends the landscape architect for a sensitive approach to pathway networks that allow for connected soil systems under. The deep shadow, wet natured planting palette is supported.</i></p>	<p>The revised proposal has introduced additional passive programming within the ground floor communal open space in the form of seating as demonstrated in Figure 19. The ground floor communal open space has been carefully programmed as a passive 'Gully Walk' in order to protect the amenity of neighbouring dwellings to the south. This has been a deliberate decision that respects the sensitivity of this interface.</p> <p>This is fully documented in the updated Landscape Package provided as Appendix 3 and Appendix 4.</p>  <p>Figure 19: Revised Landscape Masterplan Source: Arcadia</p>
4.2.6 Principle 6 Amenity	
<u>Solar access and cross ventilation</u>	
<p><i>The compliance diagrams provided indicate good levels of cross ventilation and solar access to apartments, consistent with ADG objectives.</i></p>	<p>Since inception of the current scheme, the project team has prioritised obtaining a high level of natural cross ventilation and solar access to apartments in order to maximise internal amenity.</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
	<p>As a result of the proposed design changes to address other Panel comments, the scheme's solar access and natural cross ventilation compliance levels have been affected. However, the proposed development will provide future residents with a high standard of residential amenity. The proposal achieves consistency with the objectives and provisions of the Housing SEPP and the Apartment Design Guide (ADG), specifically Solar access and natural ventilation. Specifically the proposed development will achieve:</p> <ul style="list-style-type: none"> • 30/43 (70%) of living rooms and private open spaces are projected to achieve 2 hours or more sunlight between 9am - 3pm on June 21. This represents full compliance with design criterion 1 of the ADG Objective 4A-1 • 6/43 (14%) of the apartments are projected to achieve no sun 9am - 3pm June 21. This represents full compliance with design criterion 3 of the ADG Objective 4A-1 • 29/43 (67%) of the apartments will be naturally cross-ventilated. This represents full compliance with design criterion 1 of the ADG Objective 4B. <p>This is supported by Updated Solar Expert Opinion provided as Appendix 12.</p>
<u>Side boundaries and building separation</u>	
<i>A significant number of apartments face north-east towards the side boundary, which in the future will be occupied by a boarding house. This is indicated as being only 3m from the shared boundary, leading to a future building separation of only 7.65m - 9m, whereas the ADG would typically require 12 m separation. This will result in reduced solar access to the subject property and compromised visual and acoustic privacy.</i>	The majority of apartments do not have a single orientation to the north-east side boundary. Only 12% of the apartments will have this single aspect which is considered to be an appropriate and reasonable outcome given the unique site constraints and irregular and extended site shape.
<i>Additional privacy screening should be considered such as sliding shutters to balconies and adjustable internal screens to living rooms, to allow residents to exercise a level of control over privacy and solar access.</i>	Additional privacy screening has been provided to apartments facing the northern side boundary.

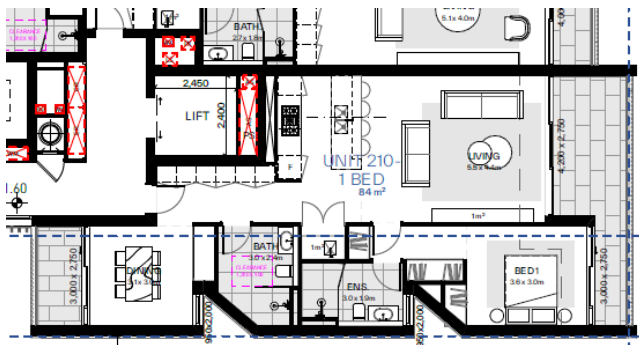
DRP Meeting Minute	Patch Comment
<u>Apartment views</u>	
<p><i>The Panel notes that a relatively small number of apartments take advantage of the high-quality south and south-western outlooks, from living spaces towards Sydney Harbour. Alternative site planning arrangements (such as recommended above) and the mirroring of some internal apartment planning to allow living spaces to face the south-west side boundary, may increase apartment amenity while also providing an improved commercial outcome.</i></p>	<p>In response to the Panel's comments the design has been revised to take advantage of the high-quality south and south-western outlooks, from living spaces towards Sydney Harbour. This has included: revising some internal apartment layouts to allow living spaces to face the south-west side boundary and the introduction of additional glazed elements to apartments facing the south-west side boundary. This is seen to be a positive solution for the proposal.</p>
<p><i>A number of units in the southern corner feature large blank external walls. To optimize harbour and local views, the use of oblique, diagonal facing windows and/or windows with fixed privacy screens is recommended. e.g. UG190, U110, U210 and U306.</i></p>	<p>In response to the Panel's comments the design has been revised to introduce oblique, diagonal facing windows to the southern blank wall to increase articulation and internal amenity, whilst still avoiding direct overlooking of neighbouring site, as shown in Figure 20.</p>  <p>Figure 20: Extract of Revised Level 2 Floor Plan Source: PBD Architects</p>

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<i>Some apartments such as U302 incorporate outdoor condenser units and non-trafficable roofs, within areas that could otherwise provide high-quality views towards the south-west. This could be reconsidered.</i>	Outdoor condenser units have been relocated where possible to increase the capture of views towards the south-west.
<u>Solar Shading</u>	
<i>A significant number of north-east facing apartments are provided with un-shaded glazing to living rooms and bedrooms. Horizontal shading should be considered consistent with Part 4a of the ADC, or alternatively vertical shading may be considered, that provides both shading and privacy control.</i>	Additional horizontal screening has been provided to apartments facing the northern side boundary.
4.2.7 Principle 7 Safety	
<i>The through site landscaped pathway, is provided with passive surveillance from some apartments. An increase to the number of south-west facing apartments, may further benefit these safety provisions.</i>	By reorienting some apartments to face the south-west there will be increased passive surveillance to the through site landscaped pathway.
4.2.8 Principle 8 Housing Diversity and Social Interaction	
<i>The proposal provides a good mixture of dwelling typologies, including 2 storey townhouses, 1, 2 and 3 bedroom apartments.</i>	The amended design has retained an appropriate mix of dwelling typologies.

Table 3. Response Table to Design Review Panel Comments and Recommendations

DRP Meeting Minute	Patch Comment
<i>See notes above regarding the insufficiently sized and inequitable communal open terrace.</i>	As discussed earlier, the communal open terrace is considered to be appropriately sized.
4.2.9 Principle 9 Aesthetics	
<u>Material palette</u>	
<i>The Panel commends the aesthetic treatment, including the restrained material palette of stone, face brickwork, fluted-concrete panels and timber soffits.</i>	The material palette has been retained, however the built form has been further visually broken up through a revised material usage by bringing the darker visually recessive elements down the central spine of the building and increased height of mature planting in the central break. This is considered to be a positive outcome.
<u>North and south elevations</u>	
<i>Further opportunities may exist to vary window wall ratios, allowing different treatments to the north and south elevations. For example, larger south facing windows to capitalize on high quality views and smaller, shaded north-facing windows.</i>	Larger south facing windows to capitalize on high quality views have been introduced within the amended design.
<i>A two building option for the development (as recommended above), may introduce some further opportunities to differentiate the two buildings.</i>	The built form has been further visually broken up through a revised material usage and increased height of mature planting in the central break. This is considered to be a positive outcome.



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