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URBIS

1 GATACRE AND 5 ALLISON AVENUE, LANE COVE

Engagement Outcomes Report

Prepared for
WINIM PTY LTD
12 April 2024

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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Appendix A Community newsletter

1. INTRODUCTION

This Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) to support WINIM Pty Ltd (WINIM) in preparing a residential Development Application (DA), on behalf of Gatacre LC Pty Ltd, at 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove (the site).

WINIM engaged Urbis to undertake targeted engagement with key community stakeholders who submitted objections for WINIM's previous DA for the same site in 2021.

Urbis led engagement with these stakeholders to provide information about the revised proposal, including updates in consideration of objections previously received. The engagement program also provided these stakeholders an opportunity to share feedback on the updated proposal prior to lodgement of the DA with Lane Cove Council (Council).

The engagement program included:

- A door knock, including:
 - An introduction to the Urbis team
 - Provision of the project update newsletter and discussion of project updates
 - Offer of an individual briefing.
- Provision of draft revised proposal via email (prior to lodgement)
- Individual briefings
- Ongoing enquiry management.

This report provides an overview of community engagement undertaken from February to April 2024, as well as key themes of feedback provided by the stakeholders, and WINIM's responses to feedback received. During this period, WINIM continued to engage with Council.

1.1. SITE DESCRIPTION

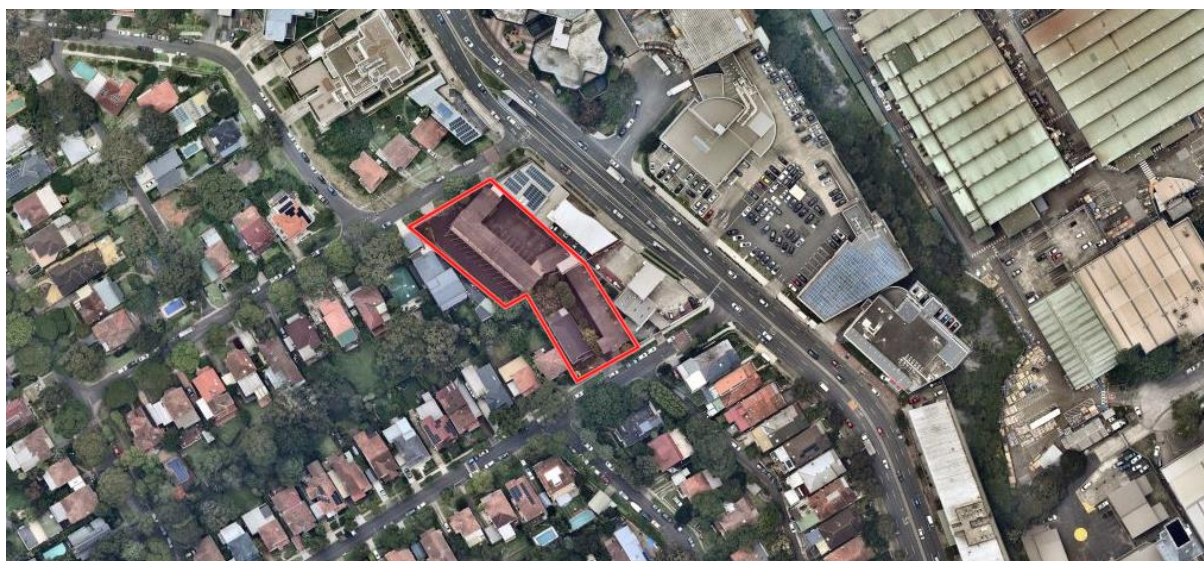
The site is located at 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove, and sits within the Lane Cove Local Government Area (LGA). It is legally described as Lot A in Deposited Plan 415448 and Lots 45 and 46 in Deposited Plan 11416. It is bounded by Gatacre Avenue to the north and Allison Avenue to the south. The site currently contains a mixture of commercial and residential land uses.

The site is zoned R4 High Density Residential, however, the adjoining properties to the south are zoned R2 Low Density Residential. The surrounding locality is characterised by a mixture of commercial and residential land uses.

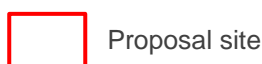
There is a significant downward slope in the southwest direction from the Pacific Highway, which means the site sits above the residential neighbours on Gatacre and Allison Avenues.

An aerial image of the site is shown in Figure 1 below.

Figure 1 The site



Source: Nearmap



Proposal site

1.2. ABOUT THE PROPOSAL

WINIM is preparing a revised proposal for a residential development incorporating open and communal space. The proposal seeks approval for:

- Earthworks, excavation and retaining walls
- Construction of two residential buildings, Building A and Building B, both with a maximum height of 15m:
 - Building A: 4-6 storeys
 - Building B: Part 4 – part 5 storeys
- 44 residential dwellings, including:
 - 4 x 1-bedroom apartments
 - 24 x 2-bedroom apartments
 - 14 x 3-bedroom apartments
 - 2 x town houses
- 90 vehicle parking spaces (78 resident, 11 visitor, and one car wash)
- Indoor communal facilities, including a wine cellar and entertainment room
- Sustainable rooftop design including zen garden and solar panels
- Vehicle access from Allison Avenue.

1.3. ENGAGEMENT CONTEXT

WINIM previously submitted a DA for the site, which was refused by Lane Cove Council and the Land and Environment Court of NSW (LEC). Objections were presented at the LEC by seven residential neighbours with further written submissions also received prior to the LEC process.

Key issues raised by residential neighbours included:

- Bulk and scale, visual amenity and solar access impacts

- Landscaping and management of trees
- Privacy and noise impacts
- Traffic, parking and access concerns
- Flooding management.

WINIM has prepared a revised proposal which aims to address these issues.

Urbis designed an engagement program to consult with the seven residential neighbours who presented objections at the LEC, prior to WINIM's lodgement of their revised DA.

2. ENGAGEMENT APPROACH

This section outlines the engagement activities delivered between February and April 2024 to provide information on the revised proposal and invite opportunities for feedback from the target stakeholders.

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 2) describes goals for engagement and the corresponding promise to the public.

For this engagement program, the engagement objective aligns to the goal of consulting with the target stakeholders. This means the engagement objective is to obtain feedback on the revised proposal from the target stakeholders.

Figure 2 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

2.1. PURPOSE OF ENGAGEMENT

The engagement program aimed to:

- Provide accurate information about the revised proposal
- Deliver an independent, transparent and accountable engagement program and provide a range of ways for residents to provide feedback
- Document key feedback to inform ongoing design and planning.

2.2. TARGET STAKEHOLDERS

The target stakeholders engaged were from the following neighbouring residences:

- 7 Allison Avenue
- 27 Allison Avenue
- 2/2A Gatacre Avenue
- 17 Haldane Crescent
- 10 Allison Avenue
- 11 Allison Avenue
- 19 Allison Avenue

2.3 ENGAGEMENT ACTIVITIES

The engagement program included a door knock and project update newsletter, email correspondence, individual briefings, and ongoing enquiry management. These activities are summarised below.

Table 1 Summary of engagement activities

Engagement activity	Description	Reach
Door knock and newsletter	<p>Urbis conducted a door knock on 19 February 2024. This included:</p> <ul style="list-style-type: none"> An introduction to the Urbis team Provision of the project update newsletter and discussion of project updates Offer of an individual briefing. <p>The newsletter included:</p> <ul style="list-style-type: none"> Details of the changes made to the proposal design Details of reduced impacts to residents Information on how to give feedback. <p>In the one case where a resident was not home, the newsletter was left in the resident's letterbox.</p> <p>A copy of the project update newsletter is provided in Appendix A.</p>	All target stakeholders
Draft revised proposal	<p>Urbis emailed WINIM's draft revised proposal to the target stakeholders on 6 March 2024.</p> <p>In this email, Urbis provided contact details for stakeholders to ask questions or provide feedback about the revised draft proposal.</p>	All target stakeholders
Individual stakeholder briefings	<p>Urbis offered individual, face-to-face briefings to all target stakeholders following the door knock. Two of the seven target stakeholders accepted the invitation for an individual briefing.</p> <p>Building upon conversations during the door knock, the briefings enabled direct engagement with the project team where residents were provided the opportunity to ask questions and provide feedback on the revised proposal.</p> <p>Urbis coordinated and facilitated the briefings on 14 March 2024. The briefings were also attended by WINIM's planning and architect consultants. Council's planner also attended as a representative of the residents of 7 Allison Avenue.</p>	<ul style="list-style-type: none"> 7 Allison Avenue 2/2A Gatacre Avenue
Ongoing enquiry management	<p>A 1800 number and email address were available throughout the engagement program for questions and feedback.</p> <p>To date, two emails have been received and no calls through the 1800 number.</p>	All target stakeholders

3. ISSUES RAISED

The following table outlines the issues raised by the target stakeholders, as well as the project's responses to this feedback.

Table 2 Issues raised

Feedback received	Project response
<p>Setbacks</p> <p>Concern was raised that Building B of the development, labelled non-habitable in the setback controls diagram, is 6m from the southern boundary rather than the minimum setback of 9m required in the Lane Cove Development Control Plan (DCP).</p>	<ul style="list-style-type: none"> ▪ Building B complies with the setbacks outlined in the DCP. ▪ As per the DCP, a minimum setback of 9m is required along the boundary shared with R2 and R3 zones only if habitable rooms or balconies are oriented towards this side. The windows in this façade have been removed and the boundary is considered a blank wall. Blank walls are considered “non-habitable” in the DCP, with a minimum setback of 6m. Building B complies with this minimum setback.
<p>Visual bulk, overshadowing and loss of solar access</p> <p>Concern was raised regarding impacts of the visual bulk of the development, including overshadowing impacts and loss of solar access.</p>	<ul style="list-style-type: none"> ▪ The proposal does not exceed the maximum height of 15m and is compliant with the Lane Cove Local Environmental Plan (LEP). The design responds to the topography of the site and considers solar access for neighbouring properties. ▪ The proposal introduces a break between Building A and Building B (8.5m at the south end of the break, and 12m on the north side of the break). This will break up the visual bulk, reduce potential overshadowing impacts, and increase solar access compared to the previous proposal. ▪ The proposal includes increased setbacks to help further reduce potential overshadowing and privacy impacts: <ul style="list-style-type: none"> – 7.5m on the Gatacre Avenue front of the site (up from 4.5m) – 7.5m on the Allison Avenue front of the site (up from 3m) – 9m on the southern side of the site with a 6m blank wall component (up from 6m).

Feedback received	Project response
<p>Privacy</p> <p>Residents emphasised the importance of maintaining visual and acoustic privacy.</p>	<ul style="list-style-type: none"> ▪ The proposal also includes a stepped vegetated buffer, designed to reduce potential overshadowing impacts whilst maximising privacy. <ul style="list-style-type: none"> ▪ The proposal includes increased deep soil planting, increased setbacks, and privacy screens to create a privacy buffer zone between the proposal site and its neighbours. ▪ WINIM has replaced the previously proposed rooftop pool with solar panels and a green roof design at levels 3 and 4 along the southern edge of the buildings and at the central break. ▪ The majority of communal facilities have been relocated indoors. ▪ The proposal design includes strategic placement of the plant room and waste collection area (within the buildings) and parking entry (north-eastern side of the site) to minimise acoustic impacts to neighbours. ▪ Air-conditioning condensers on roof spaces will be acoustically and visually screened with considered landscaping to reduce potential acoustic and visual impacts. ▪ A blank, non-habitable wall is now proposed on the southern wall of Building B, reducing visual and acoustic privacy impacts to neighbours.
<p>Traffic, parking, and access</p> <p>Residents suggested the proposed location of the driveway on Allison Avenue is too dangerous and suggested relocating the driveway to Gatacre Avenue.</p> <p>Concerns were also raised regarding potential increased road congestion on Allison Avenue.</p>	<ul style="list-style-type: none"> ▪ Vehicle access on Allison Avenue has been maintained as it is considered the most suitable location to ensure compliant setbacks, whilst maximising tree retention and deep soil. ▪ The revised proposal utilises safety measures to increase safety of vehicle movement in and out of the site, including: <ul style="list-style-type: none"> – An on-site traffic light system – Waiting bays

Feedback received	Project response
	<ul style="list-style-type: none"> – Widened entry and exit. ▪ Fewer residential dwellings in the revised proposal will decrease potential traffic impacts: <ul style="list-style-type: none"> – Expected car movements in the morning peak period have been reduced from 10 to 9 additional movements. – Expected car movements in the evening peak period have been reduced from 8 to 7 additional movements.
<p>Construction impacts</p> <p>Concern was raised regarding the risk of building damage to the existing dwelling on 7 Allison Avenue due to deep excavation associated with construction works.</p> <p>Concerns were raised regarding the impact of construction on essential services contained within the joint easement between the proposal site and 2/2A Gatacre Avenue.</p>	<ul style="list-style-type: none"> ▪ The proposal has been assessed by a structural engineer and excavation is not expected to structurally impact any adjacent properties. ▪ Excavation will maintain the necessary distance from neighbouring retaining walls and properties. ▪ A dilapidation survey will be undertaken on both 7 Allison Avenue and 2/2A Gatacre Avenue prior to any works commencing on site to document the existing condition of these properties before construction work commences. ▪ The survey will inform precautions that will be implemented during excavation works to minimise potential damage risks, and to aid with any necessary site restoration after the work has been completed. ▪ Essential services will be maintained for 2/2A Gatacre Avenue and all other residences throughout construction. ▪ In the unlikely event that essential services are impacted by construction, WINIM will temporarily relocate the services at no cost to the relevant landowner.

Feedback received	Project response
<p>Location of fire tank</p> <p>Concern was raised regarding a lack of a deep soil zone and landscaping on the southern boundary adjacent to the existing dwelling at 7 Allison Avenue, due to the proposed location of the fire tank.</p>	<ul style="list-style-type: none"> ▪ The fire tank has been moved to create more room for deep soil and extensive planting at this interface. ▪ In place of the fire tank, this setback will instead be extensively landscaped.
<p>Deep soil zone and vegetation</p> <p>Concern was raised regarding a lack of a deep soil zone and landscaping on the southern boundary adjacent to the existing dwelling at 7 Allison Avenue.</p>	<ul style="list-style-type: none"> ▪ The revised proposal includes increased deep soil landscaping (from 16% to 27%). ▪ The relocation of the current fire tank will create space for additional deep soil landscaping and enable extensive planting. ▪ The proposal also includes an additional 81 trees.
<p>Drainage</p> <p>Concerns were raised regarding water run-off into private residences.</p>	<p>The revised proposal includes:</p> <ul style="list-style-type: none"> ▪ Increased area of deep soil landscaping (from 16% to 27%) to better support rainwater filtration and reduce storm water. ▪ Two 12.5Kl rainwater tanks to capture rainwater from roofs that can then be reuse on site as a non-potable water supply. ▪ Controlled release of stormwater runoff through on-site detention systems which will temporarily store water on-site and reduce the pressure on the street stormwater drainage. ▪ Dry creek bed landscaping designed to naturally capture and disperse water runoff.
<p>Basement encroachments</p> <p>Concern was raised that the basement setbacks on the southern boundary of the proposal are non-compliant with the DCP.</p>	<ul style="list-style-type: none"> ▪ Basement setbacks to the south are compliant with the DCP.

4. DISCLAIMER

This report is dated 12 April 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of WINIM Pty Ltd (**Instructing Party**) for the purpose of outline and analyse outcomes of community and stakeholder (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A COMMUNITY NEWSLETTER



Our commitment to genuine consultation

WINIM is committed to genuine consultation to ensure that the revised DA addresses your feedback wherever possible, as well as the recommendations made by Lane Cove Council and the Land and Environment Court.

WINIM

Meet with the project team to discuss the revised DA

WINIM is offering you an individual meeting with the project team to discuss your thoughts on the revised DA and raise any concerns or questions you may have.

WINIM values your inputs and perspectives and understands how important the outcome of this proposal is to you and your local community.

Next steps

Following this next round of engagement with you on the revised DA, Urbis will prepare an Engagement Outcomes Report. This report will detail feedback gathered in any individual meetings and outline the proposal's response to this feedback.

The Engagement Outcomes Report, along with other technical consultants' reports, will be lodged as part of the revised DA submission.

You can also reach the Urbis team on:



engagement@urbis.com.au



1800 244 863

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Project Update February 2024

1 Gatacre Avenue & 5 Allison Avenue, Lane Cove Development Application

WINIM intends to progress a revised Development Application (DA) for their site at 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove. The vision for the site is to provide high-quality residential apartments that incorporate open and communal spaces for current and future Lane Cove residents.

WINIM appreciates the time you have taken to provide feedback for the proposal to date. The project team has carefully considered all feedback provided in revising the DA.

Urbis has been engaged to share information about the revised DA and gather your feedback on the updates to the proposal. This newsletter provides an overview of WINIM's updates to their proposal in response to community feedback and provides information about next steps and opportunities to share your thoughts.

WINIM

What we heard



BULK AND SCALE, VISUAL AMENITY AND SOLAR ACCESS

Concern that:

- The proposal is out of character with the existing area and will contribute to negative solar access, reduced blue sky, and overshadowing impacts, particularly for neighbours further downslope.
- The design was non-compliant with the Lane Cove Development Control Plan 2009 (DCP) requirements regarding solar access to neighbours.
- The proposed setbacks are non-compliant, exacerbating these impacts.



LANDSCAPING AND MANAGEMENT OF TREES

Concern that:

- There may be negative impacts on trees to be retained on site due to inadequate deep soil landscaping.
- Well-established vegetation at the rear of 7 Allison Avenue and 5 Allison Avenue, which currently provide privacy shields, are at risk from construction works.
- The proposal included less than the required landscaped area under the Apartment Design Guide (ADG) and DCP requirements.

There was also a suggestion that increased setbacks could reduce the number of trees to be removed.

WINIM's response

THE REVISED DA SEEKS APPROVAL FOR:

- Maximum height of 15m (down from 19m), ensuring the design responds to the sloping topography of the site and maximises solar access for neighbouring properties.
- 44 residential dwellings (down from 52).
- Increased setbacks: 7.5m on the Gatacre Avenue front of the site (up from 4.5m); 7.5m on the Allison Avenue front of the site (up from 7m); and 6m on the northern side of the site (up from 3m); 9m on the southern side of the site (up from 6m).
- Introduction of a break between Building A and Building B: 8.5m at the south end of the break, and 12m on the north side of the break. This will break up the visual bulk and reduce potential overshadowing impacts.
- Improvements to the retaining wall's structural integrity and treatment, and positioning on the proposal's land.
- Vegetated buffer to ease visual impacts and reduce overshadowing impacts.

THE REVISED DA SEEKS APPROVAL FOR:

- Increased area of deep soil landscaping: 29% (up from 18%), which will considerably lessen impacts on trees that will be retained.

The revised DA also includes:

- A landscape management plan.
- An Arboricultural Development Impact Assessment Report identifying individual trees to be retained and removed.
- Retention of the Cooks Pine tree.
- New tree planting to compensate for 12 trees identified as requiring removal.
- Provision of a minimum of 40% landscaped area across the site, as per DCP requirements.
- Landscaping at southern boundary upper levels to provide visual break.

What we heard



PRIVACY AND NOISE

Concerns regarding:

- Reduced privacy for neighbouring residences, resulting from communal facilities such as a rooftop gym and swimming pool.
- Operational noise impacts from the rooftop gym, swimming pool and communal deck, vehicle movements in and out of the site, the mechanical plant, and balconies adjacent to residences, with non-compliant setbacks.
- Proposed noise mitigation being inadequate.



TRAFFIC, PARKING AND ACCESS

Concern that:

- The proposed car park location on Allison Avenue may impact pedestrian safety, congestion, parking availability on surrounding streets, and heavy vehicles' access to the site.

Suggestions included:

- Dual access on Gatacre Avenue and Allison Avenue, as per the nearby Comfort Inn Motel.
- Car park entry and exit via Gatacre Avenue.



FLOODING MANAGEMENT

Concerns regarding flood impacts, including damage to surrounding residences and the retaining wall due to:

- Inadequate deep soil landscaping.
- Inadequate stormwater drainage on Gatacre Avenue.

More detail was requested regarding potential impacts of construction on the existing vegetation, landscaping, water seepage and flooding.

WINIM's response

THE REVISED DA SEEKS APPROVAL FOR:

- The use of deep soil planting, increased setbacks and privacy screens to create a privacy buffer zone between the buildings and neighbours.
- Replacement of rooftop pool with solar panels and green roof design.
- Indoor communal facilities (relocated from rooftop).
- Strategic placement of the plant room and waste collection area (within the building) and parking entry (north-eastern side of the building) to minimise noise impacts.

THE REVISED DA SEEKS APPROVAL FOR:

- Fewer residential dwellings, which will decrease predicted traffic impact: an additional 9 car movements are expected in the morning peak period, and 7 in the evening peak period, down from 10 and 8 respectively under the previous proposal.
- Vehicle access remains from Allison Avenue. This is considered the best location to ensure compliant setbacks, tree retention and deep soil area.
- Updates to car park, including widened entry and increased distance between entry and 7 Allison Avenue.

THE REVISED DA INCLUDES:

- Increased area of deep soil landscaping: 28% (up from 16%), which will better support rainwater filtration and reduce stormwater runoff.
- Controlled release of stormwater runoff through on-site detention systems which temporarily store water on-site and reduce pressure on street stormwater drainage.
- Dry creek bed landscaping to assist water runoff.
- New tree planting to compensate for trees identified as requiring removal.

