



22nd April 2024

The General Manager
Lane Cove Council,
48 Longueville Rd,
Lane Cove,
NSW 2066

Dear Sir/Madam,

1 Gatacre Avenue & 1-5 Allison Avenue, Lane Cove

AE Design Partnership have been engaged by WINIM Developments to provide urban design advice with regard to the development application for 1 Gatacre Avenue & 1-5 Allison Avenue, Lane Cove.),

The relevant matters for consideration are:

- Lane Cove Local Environmental Plan 2009 Standards and its Objectives
- Housing SEPP Chapter 4 Apartment Design Guide Part 3 and 4

Lane Cove Local Environmental Plan 2009

Land Use Zoning

R4 High Density Residential states this clause as:

- The proposal is for Residential Flat building that is of 5-6 Storeys and provides housing units mixes of 1 Bed (6), 2 Bed (18) and 3 Bed (20).
- The Proposal is easily accessible to Transport, services, and facilities from Allison Avenue.
- The existing amenity for the adjoining properties is maintained through sufficient separation distance and minimal overshadowing.
- The proposed amalgamation of the development does not result in isolation of sites,
- The proposal numerical meets the Communal open spaces-25%, and Deep soil zones-27% meeting the ADG design Criteria of minimum 25% of site area as Communal open Space and minimum 7% as Deep soil zones.

Height of Building

The proposed residential development adheres to the height limit of **15m**. (Refer to DA520 Height Limit Diagram)

- The proposal maintains reasonable solar access to its neighbouring properties as illustrated in Drawings
- Privacy and visual impacts of development on neighbouring properties is maintained and is reasonable as illustrated in drawings DA 600,602 & 603.
- The proposal follows the steep topography of the site and avoids subterranean conditions for units (Refer DA 200 and 201)

FSR

The proposal has an FSR of 1.67:1 where the permissible FSR is of 2.4:1

Consequently, the bulk and scale of the proposed development is compatible with the desired future character of the locality, R4 High-Density Residential Zone. Recent developments of similar bulk and scale, situated close to the Pacific Highway and neighbouring property at 382 Pacific Highway (Approved development), further illustrate this compatibility.

Housing SEPP Chapter 4

One of the key changes for pending development applications is that there is a new provision in the Housing SEPP that expressly states that a consent authority is **not** obliged to require compliance with design criteria specified in the *Apartment Design Guide* refer to section 147(3).

Compliance with the *Apartment Design Guide* is achieved by complying with the broadly phrased qualitative objectives of the *Guide*. The design criteria, including many numerical provisions, are not 'requirements'. They are merely one way of achieving the relevant objectives of the *Apartment Design Guide*.

Section 148 of Chapter 4 in the Housing SEPP 2021 outlines the Non-Discretionary Standards, specifying that the following provisions must meet or exceed the minimum standards established in the ADG:

- Car parking provisions (Satisfies the Objectives of Part 3J)
- Internal area of apartments (Satisfies the apartment mix areas in Part 4D- 1 Bed -50m², 2 Bed – 70 m² and 3Bed -90 m²)
- Ceiling heights (Satisfies that minimum ceiling heights Part 4C in habitable rooms is 2.7m and minimum ceiling heights in non-habitable rooms is 2.4m)

Section 149 of Chapter 4 within the Housing SEPP 2021, the following provisions from the Apartment Design Guide take prevalence over the DCP as mandatory requirements, standards, or controls:

- Visual privacy
The proposal has over of 9m separation distance from its habitable rooms to habitable rooms of neighbouring property and 4.5m separation distance from its non-habitable rooms to the non-habitable rooms of the neighbouring property and thus is consistent with the ADG requirements from 3F-1
- Solar and daylight access
The proposal has over 70% of its units receiving solar access for 2hrs from 9am to 3pm on Mid-winter thus satisfying 4A-1.

- Common circulation and spaces

The proposal satisfies the objectives from 4F as it has maximum 6 units (maximum 8 as per ADG) off a circulation core and the windows in the circulation areas are adjacent to the lift and is well lit

- Apartment size and layout

The proposal satisfies 4D-1 for the minimum internal area for Apartment types:

- 1 Bed- 65m² (ADG requirement min area- 50 m²)
- 2 Bed- 77 m² (ADG requirement min area- 70 m²)
- 3 Bed- 105 m² (ADG requirement min area- 90 m²)

- Ceiling heights

The Proposal satisfies the minimum ceiling heights Part 4C in habitable rooms is 2.7m and minimum ceiling heights in non-habitable rooms is 2.4m)

- Private open spaces and balconies

- The minimum depth provided for 1 Bed apartment is 2m and has min area of 11 m² (ADG requirement 2m depth and area 8 m²)
- The minimum depth provided for 2 Bed apartment is 2m and min area of 10 m² (ADG requirement of 2m depth and area 10 m²)
- The minimum depth provided for 3 Bed apartment is 2.4m and min area of 12 m² (ADG requirement of 2.4m depth and area 12 m²)

- Natural ventilation

Cross ventilation is provided for 70.4% of the units (Minimum requirement ADG 60%)

- Storage

- 1 Bed- 10 m³ (ADG requirement min area- 6 m³)
- 2 Bed- 10.6 m² (ADG requirement min area- 8 m³)
- 3 Bed- 11.3 m² (ADG requirement min area 10 m³)

The ADG compliance table comprises of the Part 3 and 4 comprising of the mentioned provisions. (Please see attached the annexure – SEPP 65 ADG Compliance Table)

From our review of the documents to be lodged for DA, the proposed development satisfies the applicable LEP Development standards for Zoning, Height of Building, and Floor Space Ratio, along. Furthermore, it satisfies the SEPP 65 ADG Objectives (Part 3 & 4) and the key Design Criteria.

Sincerely,

ae design partnership pty ltd



Rohan Dickson

Director



ATTACHMENTS

1. Attachment 1 SEPP 65 ADG Compliance Table



22nd April 2024

SEPP No. 65 ADG COMPLIANCE TABLE

1 Gatacre Avenue & 1-5 Allison Avenue

Part 3 Siting the Development

3A SITE ANALYSIS

3A-1 Objectives:	Comment	Compliance
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A site analysis plan has been prepared addressing the site conditions the relationship to the surrounding context.	✓

3B ORIENTATION

3B-1 Objectives:	Comment	Compliance
Building types and layouts respond to the streetscape and site while optimising solar access within the development	The Proposal faces the Street and incorporates direct access from the streets along Gatacre Avenue and Allison Avenue. It optimises Solar access within the development as it receives 70% Solar access for 2hrs on Mid-winter from 9 am to 3pm.	✓
3B-2 Objectives:	Comment	Compliance
Overshadowing of neighbouring properties is minimised during mid-winter	Additional Overshadowing from the Proposed development to the affected properties (7 Allison Avenue and 2 & 2A Gatacre Avenue) only for 1 hr from 9-3 pm on mid-winter.	✓

3C PUBLIC DOMAIN INTERFACE

3C-1 Objectives	Comment	Compliance
Transition between private and public domain is achieved without compromising safety and security	Transition from Public Domain and private spaces achieved through front setback and rear setbacks.	✓
3C-2 Objectives	Comment	Compliance
Amenity of the public domain is retained and enhanced	Retention of existing street trees on Gatacre Avenue. Visual prominence of underground parking is minimised and is located at a low level.	✓

3D COMMUNAL AND PUBLIC OPEN SPACE

3D-1 Objectives	Comment	Compliance
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An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	The Communal Open Space is provided on the Ground level and on Level 3. It has provided 25% of the Site area for open Space to enhance residential amenity and provides opportunity for landscaping.	✓
3D-2 Objectives	Comment	Compliance
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Communal open space provided on Ground floor and third floor zen garden allow for healthy outdoor activities and the introduction of green roof area promotes reduced heat loading.	✓
3D-3 Objectives	Comment	Compliance
Communal open space is designed to maximise safety	Communal open space on the Ground floor is directly visible from the habitable rooms and private open spaces while it maintains visual privacy through ample setbacks.	✓

3E DEEP SOIL ZONES

3E-1 Objectives	Comment	Compliance
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are provided on the Eastern portion of the site that covers over 25% of the site area.	✓

3F VISUAL PRIVACY

3F-1 Objectives	Comment	Compliance
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distance provided as per the requirements in the ADG for 5-8 Storeys.	✓
3F-2 Objectives	Comment	Compliance
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Sufficient setbacks provided from communal open space to ensure privacy. Privacy between units is achieved using blade structures creating privacy pockets on each balcony.	✓

3G PEDESTRIAN ACCESS AND ENTRIES

3G-1	Objectives	Comment	Compliance
	Building entries and pedestrian access connects to and addresses the public domain	Building entries are easily identifiable and communal entries is clearly distinguishable from private entries and addresses the public domain.	✓
3G-2	Objectives	Comment	Compliance
	Access, entries and pathways are accessible and easy to identify	Access, entries, and pathways accessible and easy to identify through the landscape elements provided.	✓

3H VEHICLE ACCESS

3H-1	Objectives:	Comment	Compliance
	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicular access is provided on Allison Avenue with sufficient distance from pedestrian access points using landscape buffers thus minimising conflicts between pedestrians and vehicles.	✓

3J BICYCLE AND CAR PARKING

3J-1	Objectives	Comment	Compliance
	Car parking is provided based on proximity to public transport. in metropolitan Sydney and centres in regional areas	The Car parking is provided in proximity to local bus stop on Pacific Highway which is within 100 m from the Car parking entrance and is assessed by the Traffic Planner.	✓
3J-2	Objectives	Comment	Compliance
	Parking and facilities are provided for other modes of transport	Secured and easily accessible Bike parking (11), motorcycle parking (6) provided	✓
3J-3	Objectives	Comment	Compliance
	Car park design and access is safe and secure	Two level of Basement parking provided that is safe and secure with 95 parking	✓
3J-4	Objectives	Comment	Compliance
	Visual and environmental impacts of underground car parking are minimised	Visual impacts of the underground car parking are minimum.	✓

Part 4 Designing the Building

4A SOLAR AND DAYLIGHT ACCESS

4A-1 Objectives	Comment	Compliance
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows, and private open space	The Proposal optimises solar access to its habitable rooms in the units achieving 70% solar access for 2hrs to its habitable rooms, primary windows, and private open space for 2hrs on mid-winter from 9 am to 3 pm.	✓
4A-2 Objectives	Comment	Compliance
Daylight access is maximised where sunlight is limited	Full length glazed sliding doors and windows provided to maximise sunlight into the habitable rooms	✓
4A-3 Objectives	Comment	Compliance
Design incorporates shading and glare control, particularly for warmer months	Appropriate shading and glare control provided	✓

4B NATURAL VENTILATION

4B-1 Objectives	Comment	Compliance
All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated.	✓
4B-2 Objectives	Comment	Compliance
The layout and design of single aspect apartments maximises natural ventilation	Full length glazed sliding doors and windows provided to maximise ventilation in these units.	✓
4B-3 Objectives	Comment	Compliance
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	70% (31 units) of the apartment units receive cross ventilation.	✓

4C CEILING HEIGHTS

4C-1 Objectives	Comment	Compliance
Ceiling height achieves sufficient natural ventilation and daylight access	Minimum 2.7m ceiling heights for habitable rooms and for non-habitable rooms.	✓
4C-2 Objectives	Comment	Compliance
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Well-proportioned rooms provided to increase sense of space.	✓

4C-3 Objectives	Comment	Compliance
Ceiling heights contribute to the flexibility of building use over the life of the building		

4D APARTMENT SIZE AND LAYOUT

4D-1 Objectives	Comment	Compliance
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Minimum areas of Apartment types (1 Bed, 2 Bed and 3 Bed) meet or exceed the minimum requirements of the ADG.	✓
4D-2 Objectives	Comment	Compliance
Environmental performance of the apartment is maximised	The maximum habitable room depth is within 8m from the window.	✓
4D-3 Objectives	Comment	Compliance
Apartment layouts are designed to accommodate a variety of household activities and needs	Living/Dining, Master Bedroom and Bedrooms meet or exceed the minimum requirements of the ADG.	✓

4E PRIVATE OPN SPACE AND BALCONIES

4E-1 Objectives	Comment	Compliance
Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Minimum areas and depths of balconies and private open space meet or exceed the minimum requirements of the ADG.	✓
4E-2 Objectives	Comment	Compliance:
Primary private open space and balconies are appropriately located to enhance liveability for residents	Primary balconies open directly from living spaces.	✓
4E-3 Objectives	Comment	Compliance
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Private open space and balcony design well integrated to the building form.	✓
4E-4 Objectives	Comment	Compliance
Private open space and balcony design maximises safety	Private open space and balcony designed with standard heights for railing and have design elements that maximise safety.	✓

4F COMMON CIRCULATION AND SPACES

4F-1 Objectives	Comment	Compliance
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Common circulation spaces achieve good amenity and properly service the number of apartments	The proposal has a maximum of 6 units off a circulation core thus it satisfies this objective.	✓
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4F-2 Objectives	Comment	Compliance
Common circulation spaces promote safety and provide for social interaction between residents	Circulation spaces are well lit and tight corners are avoided.	✓

4G STORAGE

4G-1 Objectives	Comment	Compliance
Adequate, well-designed storage is provided in each apartment	Minimum areas of storage meet or exceed the minimum requirements of the ADG.	✓
4G-2 Objectives	Comment	Compliance
Additional storage is conveniently located, accessible and nominated for individual apartments	Storage for units also provided in parking area.	✓

4K APARTMENT MIX

4K-1 Objectives	Comment	Compliance
A range of apartment types and sizes is provided to cater for different household types now and into the future	The Apartment type mix is of 1 Bed (6), 2 Bed (18), 3 Bed (20).	✓
4K-2 Objectives	Comment	Compliance
The apartment mix is distributed to suitable locations within the building	Mix of Apartment types is seen on each floor.	✓

4L GROUND FLOOR APARTMENTS

4L-1 Objectives	Comment	Compliance
Street frontage activity is maximised where ground floor apartments are located	Front garden and terraces are provided on Ground floor apartments to enhance street frontage activity.	✓
4L-2 Objectives	Comment	Compliance
Design of ground floor apartments delivers amenity and safety for residents	Design of Ground floor apartments provides adequate amenity and safety	✓

4M FACADES

4M-1 Objectives	Comment	Compliance
Building facades provide visual interest along the street while respecting the character of the local area	The façade has been carefully designed to provide visual interest and respects the character of the local area.	✓



4M-2 Objectives	Comment	Compliance
Building functions are expressed by the facade	Building entries are well defined, apartment layouts are expressed externally through floor slabs and party walls.	✓