

Nos. 1 –16 DUNTROON AVENUE ST LEONARDS

DEVELOPMENT APPLICATION INFORMATION PACK

This information pack provides a brief summary of the proposal (which was lodged on Friday 17 February 2006) and includes the following information:

- Summary of Proposal
- Comparison of current DA with previous DA
- Copy of Landscape Plan
- Copy of proposed elevations for all four buildings
- Copy of Artist's Perspective Drawings
- Copy of SEPP 53 Comparison Diagram

Comparison of Current DA Proposal with Previous DA

| Control | Previous DA Scheme | Undertakings to the Community | New DA |
|-----------------------------|--------------------|-------------------------------|--|
| FSR | 2.33:1 | Around 2:1 | 1.73:1 Decreased |
| Height | Max 5 - 7 storeys | Max 5 - 7 storeys | Max 5 - 7 storeys Maintained |
| Building Footprint | 51.1% | No more than 51.1% | 47.7% Decreased |
| Landscaped Area | 48.8% | At least 48.8% | 52.3% Increased |
| Number of Apartments | 234 | Less than 200 | 186 Decreased |
| Car Parking | 280 | Less than 280 | 214 Decreased |

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Comparison of Current DA Proposal with Previous DA

| Description | Previous DA | Proposed DA |
|--|---|---|
| Setbacks and 'Building To Line' Duntroon Avenue | 6m | Greater setbacks ranging from 6m to 16.2m |
| Setback to River Road | 6m | 8.1m |
| Overshadowing | In accordance with that envisaged by Reference Plan | Less overshadowing of the park than envisaged by Reference Plan |
| Car park entry | 2 carpark entries | Reduced to 1 carpark entry |
| Excavation | 3 basement levels | Reduced to 2 levels |
| Mix | More investment stock: 1 bedroom - 51.0% 2 bedroom – 30.0% 3 bedroom – 19.0% | More owner occupier stock: 1 bedroom - 33.3% 2 bedroom – 56.5% 3 bedroom – 10.2% |
| Building Form | Monolithic | Highly modulated and fenestrated with use of multiple materials and colours to break up massing |
| Scale | 5 storey buildings at the front elevation stepping back only 2.5m to 7 storey building elements | Introduction of some low rise 2 and 3 storey elements at the front of the site stepping back to 5 and 7 storey elements |
| Newlands Park | Nil | Provision of technical advisor on possible Newlands Park improvements |
| Infrastructure | Relocation of stormwater line | Retention of existing stormwater infrastructure crossing the site |

SUMMARY OF PROPOSAL

The development application includes:

- demolition of the existing dwellings and removal of vegetation;
- excavation and construction of 4 residential apartment buildings containing a total of 186 apartments, containing:
 - 62 one bedroom apartments,
 - 105 two bedroom apartments,
 - 19 three bedroom apartments,
 - (of which 18 are adaptable apartments);
- a total of 214 car parking spaces over two levels;
- stratum and strata subdivision;
- landscaping and stormwater drainage works; and
- public domain works.

The development application moves outside the footprint controls specified in the Duntroon Avenue Reference Plan to achieve a better planning outcome. This design approach was followed in accordance with agreement from the Community at the last Community Information Day and further to discussions with Council on providing a better planning outcome. It was agreed in principle to this alternative design approach as being preferable to any proposal that complied with the Reference Plan envelopes.

The proposal is a more highly modulated and articulated residential development that responds positively to the character of the area and its various contexts.

The proposal addresses the issues raised by Council, the Community and the Land & Environment Court and in summary achieves the following:

- FSR has been reduced from the permitted FSR of 2.33:1 to 1.73:1;
- The total number of apartments has been reduced from 234 (previous scheme) to 186 apartments;
- The amount of landscape area envisaged by the Reference Plan has been maintained;
- The location of deep soil landscaping has shifted predominantly from the rear of the site to the front of the site to improve the development's relationship with the public domain, surrounding residences and to reinforce the landscape character of the area;
- The number of car parking spaces has been reduced from 280 (previous scheme) to 214 in line with the reduced number of apartments;
- The proposal complies with the maximum height in storeys of 5 and 7 storeys as per the requirements of the Reference Plan and at the request of the Community; and
- The amount of overshadowing to Newlands Park has been reduced to less than that envisaged by the Reference Plan controls. Newlands Park will not experience any overshadowing from the development after 11am mid winter.