

29 September 2005

Dear Participant,

Duntroon Avenue Project Second Community Information Day

We are pleased to forward to you the final Record of Comments and Concerns raised during the two briefing sessions held on the day, together with a list of participants and the undertakings given by Australand at the briefing sessions.

We have amended the Record of Comments and incorporated the comments we received. The amendments will be evident to you as they are highlighted by italic text.

In accordance with the Australand Privacy Statement the Record of Comments identifies the names of participants only where we were authorised to do so by the participant, otherwise no name is recorded adjacent to a comment or question.

The amended Record of Comments will now become the final record of the Community Information Day and will be placed on the Duntroon Avenue website.

On behalf of Urban Concepts, Australand and the consultancy team I would like to thank you for your participation.

Yours faithfully,
Urban Concepts

Belinda Barnett

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FINAL
Record of Comments and Concerns
Raised at the
Duntroon Avenue Project
Community Information Day No.2 Briefing
Sessions
Held on
Saturday 27 August, 2005

Prepared for
Information Day Participants

Prepared by
Urban Concepts
In conjunction with Australand

Issued 29 September 2005



Disclaimer

Urban Concepts has taken every care to ensure that the comments and ideas raised by the community have been faithfully represented and recorded. If there are ideas or concerns that have not been recorded or recorded incorrectly we apologise for any misrepresentation and advise that it has not been deliberate.



LIST OF PARTICIPANTS - 9 am SESSION

Name	Attended
BARNETT, Mr and Mrs Ian	2
BARTON, Marie	1
BLAKEMAN, Elizabeth	1
BLOOMFIELD, David	1
DALY, Joshua	1
DAVID, Bronwyn	1
DEWAR, Marion and BOOTH, John	2
EDMONDSON, Mr & Mrs	1
FAI, Jeff	1
FIELD, Michelle	1
FREEDMAN, Kay	1
GRANT, A	1
GRANT, John	1
HARMER, Mrs D and Mr T	2
HARTNETT, John	1
HICKEY, Gwenda	1
KARBIC, Suzana and WARREN, Peter	2
LONGBOTTOM, Ian (Mayor)	1
MAGSON, Mr and Mrs	2
MILES, Ray and Angela	2
MORRIS, Bruce	1
MUNN, Kellie	1
PALMER, Pam	1
PETERSEN, Edwina	1
PHILLIPS, Kerry	1
POKRZYWA, Sue and Bernie	2
POWELL, Robina	1
REYNOLDS, J	1
RICKABY, Mr and Mrs	2
RICHARDS, Warren	1
RODILOSSO, Julie	1
SCURR, Lavina and Doug	2
STAMP, Wendy	1
TREVOR-JONES, Wendy	1
WILLIS, Albert	1
WRIGHT, Tony	1
TOTAL	45

RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

COMMENTS AND QUESTIONS ARISING FROM THE QUESTION AND ANSWER TIME

COMMUNITY COMMENTS

MARION

- No street parking River Road – parking occurs in Duntroon Avenue.
- Trades people pull up on grass.
- Turning from Duntroon Avenue into River Road is difficult.
- Traffic major concern.

WENDY STAMP

- Appreciate consultation process and acknowledge that Australand have been listening to concerns raised by the community.
- The Association only ever sought a sustainable development.
- We love living here and want to protect area.
- Footprint size – don't want increased.
- Decreasing number of units – good but like fewer still.
- Increase in car spaces is positive.
- Good if we can decrease impact of shadowing on Newlands Park.
- Increase in planting is good.
- Increased setbacks to Duntroon Avenue very positive and reflection of Duntroon Avenue, line very good.
- Would like to see a view analysis from the Western side. We need to see that.
- Critical we start on a masterplan of Newlands Park. We need to start planting trees now and think of impacts.
- Work with Council and Australand on Masterplan and start process very soon.
- Far less bulk and more modulation is positive.
- We have acted only in interests of all residents.

PETER WARREN

- Indicated that he had accident turning from Christie Street onto River Road.
- I want facts on traffic management and what will actually happen.
- Duntroon Avenue is not two way/ very tight with 2 cars.
- Do not remove parking in Duntroon Avenue – Do not agree with this.
- In respect to the seagull intersection design are we talking about something that may or may not happen. Or is it definite?
- Duntroon Avenue not wide enough!
- Building models are representing Duntroon Avenue as flat but it is not flat. Would like to see more about the impact on Newlands Park.
- What about impact of noise from apartments.
- My family treasures Newlands Park.
- We don't want a repeat of the gymnasium parking problem in Christie Street – gym patrons park everywhere and disregard rules.
- Duntroon Avenue requires planning based on latest and accurate traffic data.

RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

DAVID

- Very concerned about traffic and turning from Duntroon Avenue into River Road. Used to be a silent policeman – it went – accident potential is very high.
- Want lines painted in Duntroon Avenue.

WARREN RICHARDS

- Pleased moving forward but still have concerns.
- Not enough modulation – not getting sweep along Duntroon Avenue in higher parts – still very boxy.
- The view corridor is non-existent from the western side as the three storey sections that extend into the view corridor diminish the corridor. These sections are too boxy / not enough setback – ending up with box.
- Overshadowing. Newlands Park gets overshadowed by both Canberra Avenue and the site.
- Park will see very little sun in winter.
- Setback reduces overshadowing.
- Traffic. I have a problem with 15 cars additional traffic in peak.
- Queues going on every morning – can't turn left from Duntroon Avenue everyday.
- Traffic situation is not how your presentation showed.
- Moving forward but Reg Smith can do better.
- Leave the view corridor this will open the site up.
- If this is a 2 stage development – will it go on for 10 years?
- What about construction traffic?
- What about overshadowing?

MAYOR Ian LONGBOTTOM

- Every project has a construction management plan – that is a given.
- Council engineers will look at everything as part of development application assessment.

TRACEY – Northmark

- I currently have no one opposite my apartment.
- We purchased it because we didn't want overlooking or privacy issues.
- Don't like reduction in setbacks towards Lithgow Street
- Acoustic impacts – trains between 2 buildings and fan noise from air conditioning units.
- Will there be Landscaping at rear?

WARREN RICHARDS

- ~~Will you recommit that there will be no lift over run?~~
 - *Will you recommit that there will be no lift overrun or mechanical ventilation equipment on the roof?*
- Amendment received from Warren Richards 25 September 2005.

RAY MILES

- Long struggle and making headway.
- Staging/ we need to think – will you demolish all now? Empty houses not good to look at.
- Will you come back to us on this issue?
- Park – whole area will benefit from masterplan of park and surrounds.
- Will there be another Community Consultation event prior to lodging?



RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

WENDY TREVOR-JONES

- Live in Boronia Street.
- Not convinced about parking provision – our street is parked out every night.
- There will be overflow parking in our street.

TONY WRIGHT

- Congratulations to design improvements but entirely support Warren Richards on Duntroon Avenue view corridor and street modulation concerns.
- Good to have 4 separate buildings.
- Setbacks are good.
- The Association has supported community consultation and it has shown to be a good process.
- Need clean roof design.
- Association wants involvement in Design of a Masterplan for Newlands Park.
- Congratulations on River Road intersection and proposal to consult with Council in relation to possible landscape works outside our site on the corner of Duntroon Avenue and River Road.
- Do not go to 2 stage construction.

WENDY EDMONDSON

- We like setbacks.
- My issue is with dust given that there has been no rain.
- Side of our building (units at No 2 Canberra Avenue) will you cover it to stop dust during construction.
- We have shift workers in building.
- Have you had discussions with Rail regarding proximity of development to rail line?

WENDY STAMP

- I would support another session just prior to lodging – these sessions enable us to speak to you directly.

IAN

- Landscaping between rail line and rear of site?



RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

RESPONSES FROM THE AUSTRALAND TEAM TO ISSUES RAISED AT THE 9AM SESSION

PIERRE ABRAHAMSE– Australand

Water Recycling	We are looking at the possibility of harvesting stormwater to irrigate the park as part of Section 94 Contributions. This would require storage tanks to be placed within the park. We will discuss this option with Council shortly.
	Roofwater from the development will be re-used on-site to meet BASIX requirements.
Traffic	Will send 'seagull' plan out with the record of today's comments. Plan is attached.
Construction Traffic	We will prepare a traffic management plan. This will include the management of construction vehicles and trucks. Not into that detail just yet.
Staged Development	Market is depressed. The current plan is to build the development in two stages.
Privacy	Bedrooms will be placed at the back of the development to address privacy.
Plant	Plant equipment will be discrete.
	Plant will need to meet ambient noise controls.
Roof Treatment	Roof will have gravel on top. We will provide details of the roof treatment with the development application.
Process	We will consider the comments raised at the Community Information sessions as part of the detailed design process.
	It will take 3-4 months to review and prepare a Development Application. We would like to lodge a development application before Christmas.
Parking	If we have fewer apartments then we will have less car spaces.
	To change the parking rates a variation to the SEPP 53 controls would be required.
	We will discuss the parking issues further with Council.
Dust	We will actively manage dust generation during construction.
Discussions with State Rail	When Australand prepared the original Development Application, an application was lodged with State Rail Authority and the Rail Infrastructure Corporation. The comments provided by these organisations did not raise any concerns in relation to proximity of the development to the rail line.

REG SMITH – Allen Jack + Cottier

Architectural Design	It is early days and it is a hard going process. Request for further modulation acknowledged. We will work on this.
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RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

Lifts	No lift overrun will be visible above roof level.
Overshadowing	The design significantly improves the overshadowing situation created by the SEPP 53 Reference Plan in relation to Newlands Park.

ROSS NETTLE – Transport and Traffic Planning Associates

Traffic	Proposed seagull solution for Duntroon Avenue and River Road will comply with engineering specifications.
	The majority of traffic from River Road will be right turn into Duntroon Avenue and left out of Duntroon Avenue.
	16 existing residences have driveways, which provide passing opportunities. These could be reworked as passing bays in the proposal.
	Widening Duntroon Avenue will increase traffic speed, which is not desirable adjoining a Park.
	Agreed to incorporate a Median Strip at River Road end of Duntroon Avenue.
	Lane Cove tunnel ramps on Warringah Freeway will reduce pressure on Falcon Street intersection.
	Traffic Management plans are very detailed.
Introduce changes on Duntroon Avenue and River Road before construction to assist in traffic management.	

KARA KRASON – Australand

Newlands Park	<p>In response to possible other works within the park as part of Section 94 Contributions, the Community has been invited to pass on any ideas for the park to Australand/Council.</p> <p>It was suggested that ideas for Newlands Park should be directed in the first instance to: Kara Krason at Australand who would pass them onto Council for consideration.</p> <p>Comments can be sent to Kara either by post or email as follows: Post: C/- Duntroon Avenue Project PO Box 780 North Sydney NSW 2059 Email: kkrason@australand.com.au</p>
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RECORD OF COMMENTS FROM 9 am BRIEFING SESSION

<p>View Analysis/ Perspectives</p>	<p>View analysis diagrams were prepared for the balconies/terraces of sixteen residences who contacted us in response to the invitation made at the first Community Information Day. This included 2 residences in Holdsworth Street, 1 residence in Hume Street, 2 residences in Oxley Street, 7 residences in Lithgow Street and 4 residences in Christie Street.</p> <p>Australand proposes to update and submit the existing view analysis diagrams as part of the Development Application submission. If any additional residents have concerns over potential loss of views, we suggest that you make a submission to Council during the exhibition period of the development application for Council to assess. If Council conducts a view inspection from a residence and feels they do not have adequate information to assess potential loss of view, we would be happy to undertake a view analysis diagram for that residence at Council's request.</p> <p>The purpose of the wire frame models prepared as view analysis diagrams is to identify any loss of view.</p> <p>When dealing with issues of visual impact, a different process is undertaken to provide sufficient details for assessment in that regard. As part of the development application process we will be preparing a number of perspective drawings for the site, which demonstrate the detail of the building forms. These are typically prepared from public places such as parks and streets but with the permission of property owners we may look at taking some from the front yards of some residences. This will address the request made by a few residents of Canberra Avenue for more detail about the built form from the western side.</p>
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LIST OF PARTICIPANTS - 12 pm SESSION

Name	Attended
ARRIIZUMI, Hiroko	1
BASSET, Lorna	1
BENSON, Mrs G	1
BLOOMFIELD, Mrs	1
BUCHBACH, Vicki and ILES, Doug	2
CAMPBELL, D	1
COSGROVE, Helen	1
CRICHTON, Mr D	1
DAVIES, Audrey	1
DEMPSTER, Quentin	1
DOAK, Rob	1
ENGLAND, Charmaine	2
GAZAL, Carmel	1
GOTTLIEB, Julie	1
JOHNSON, Grant	1
KNIGHT, Valda	1
KLUG, Dr Peter	1
KOO-YING, Mah	1
KWAN, Keat	1
MULLANE, Denis	1
NEVERLOVA, Kristina	1
O'BRIEN, E	1
PECHA, M	1
PROBER, Rosemary	1
ROBSON, Paul	1
SPECK, Mr	1
WILSON, Mark	1
TOTAL	29

RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION**COMMUNITY COMMENTS****MRS BENSON/LORNA – Boronia Street**

- Have residents been taken into account in your traffic studies?
- Turning right from Boronia Street onto River Road is impossible.
- Going to become worse in Boronia Street.
- 15% is not a big reduction in apartments – only an extra 15 cars per hour generated?
- River Road is already grid locked.
- How many cars per apartment?
- An extra 15 per hour in peak time will only add to traffic problems. Shirley/Gillies etc.

Boronia Street Resident.

- What are traffic peaks in River Road?

2 Canberra Avenue Resident.

- Are you proposing two buildings or 1?
- Very concerned at 4 metre setback from northern boundary.
- Is not enough distance from our fence.
- Too close.
- Concerned at noise from demolition – what will Australand offer neighbours to protect against impacts of demolition?

JULIE G

- River Road at standstill – new residents in the Duntroon Development will go up Marshall Avenue and Berry Street.
- Could there be an overpass into Lithgow Avenue to share traffic load?

DEREK CRICHTON

- When will construction start?
- Heavy vehicle access – where will they go?
- Won't they go down Canberra Avenue?

DIANE CAMPBELL

- We have moved in right direction – agree to change footprint.
- Look at further modulation of design along Duntroon Avenue – 5 storeys still too high at northern and southern ends.
- Agree with one driveway.
- Shift building to South more.
- Changes to road arrangements are good – don't widen Duntroon Avenue.
- Where will air conditioning plant go?
- Roof treatment – what will it look like?

QUENTIN DEMPSTER

- Closed the underpass to train station – contradicts policy of getting people out of using their cars and encouraging use of public transport.
- DIPNR not fair dinkum about pedestrian access.
- Can you re-institute the underpass from Canberra Avenue to St Leonards Station via Forum development?

RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION

- With more residents we need to look at this.

COUNCILLOR TUDGE

- Already asked John Watkins about this.
- What about River Road overpass for pedestrians?

DENNIS MALONE

- Better building shape but more potential to mould to Duntroon Avenue.
- Where is ground level?
- What about casual parking in development?
- What is the level of excavation to provide for the carpark.

MRS BENSON

- How many storeys above true ground level at River Road?
- On other side of River Road are 3 storey buildings opposite 4-5. Can you look at amending this?
- Trees on site – the trees being retained are close to building zones and require better protection.
- I give those trees 1 year to live.
- More setbacks and cut density.

MRS BLOOMFIELD

- Why do the cars get benefit of Oxley view corridor?
- If you got rid of it, then height could come down further.
- Support reducing Oxley Road view corridor – would increase set back to northern boundary.
- How close will carpark excavation come to No. 2 Canberra?

DIANNE CAMPBELL

- What about lower level buildings through the view corridor?

~~NORTHMARK RESIDENT~~ DOUG ILES

- I don't want to see any infill in Oxley Street view corridor.
- Amendment received from Vicki Buchbach 12 September 2005

~~NORTHMARK RESIDENT~~ UNIDENTIFIED RESIDENT

- We need a footbridge through the view corridor to go over the rail line.
- Amendment received from Vicki Buchbach 12 September 2005

COUNCILLOR TUDGE

- Can you say you won't use a private certifier?
- Community are not satisfied with private certifiers.

DIANNE CAMPBELL

- We would feel better if you had a Council certifier.

COUNCILLOR TUDGE

- S94 contributions - could be a trade off for pedestrian footbridges.
- Right of way over Australand site for pedestrian bridge could come under S94.

**RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION****ADDITIONAL COMMENTS RECEIVED FROM GRANT JOHNSON VIA EMAIL DUE TO EARLY DEPARTURE FROM SESSION**

- Need to further reduce the levels at the River Road end of the project.
- Concerned about view and privacy impacts
- Support reduction of Oxley Street view corridor to reduce building levels at River Road end.
- Concerned about winter overshadowing on Newlands Park.
- Concerned about impacts of moving buildings closer to rear of site, landscaping, tree loss, additional train noise.

RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION

RESPONSES FROM THE AUSTRALAND TEAM TO ISSUES RAISED AT THE 12PM SESSION

PIERRE ABRAHAMSE – Australand

Setbacks	A 4 metre setback is provided from the northern boundary of the site to a three storey component of the building. The setback increases to approximately 10 metres to the five storey component.
	The setbacks of the carpark are dependant on detailed design.
Timing	We would like to lodge a Development Application by the end of this year.
Trucks	We will prepare a detailed traffic plan for heavy trucks. This will document the routes they will take.
Roof	We will have flat roof – treat it with gravel and pattern to make it a pleasant roof scape.
	We will contain plant equipment within the roof line.
	Most air conditioning plant etc will be placed in carparks/lift wells. Might see some minor elements such as toilet vents on the roof.
	Lift overruns will be contained within building envelope with top floor apartments being two storeys to accommodate lift overrun within building envelope. Double storey units will be within the maximum RL specified in the Duntroon Avenue Reference Plan.
Access	Moved driveway south to lesson impact and will landscape Canberra Avenue/Duntroon intersection.
Pedestrian underpass	Not aware of the underpass but will raise with Willoughby Council. We will investigate this issue.
Ground level	The ground level of the buildings will be at RL 60.
Carpark	Secure access will be provided to the carpark.
	Basement parking is proposed to be reduced from 3 to 2 levels. This will mean less excavation.
View Corridor	View corridor set down in Duntroon Avenue Reference Plan. Australand could consider a variation in conjunction with Council and Community concurrence.
Construction Certificate	I cannot commit to not using a private certifier today.
Pedestrian Works	Works outside our site are a Council responsibility. Australand is willing to assist by working in conjunction with Council.

RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION

REG SMITH – Allen Jack + Cottier

Architectural Design	The south east corner of Building D (at the River Road end) is only about three storeys above the level of the River Road kerb at railway overpass.
Trees	We will take all effort to protect existing trees. Will engage an arborist.

ROSS NETTLE – Transport and Traffic Planning Associates

Traffic	<p>No intention to change Boronia Street arrangement.</p> <p>Assessment based on RTA data and Northmark/Shoremark survey.</p> <p>The traffic peaks in River Road are approximately 2,000 vehicles per hour two way.</p> <p>The road system can take the anticipated volumes generated by the Duntroon Avenue project. The Lane Cove Tunnel may also further improve situation.</p>
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TIM BEATTIE – Australand

Construction	<p>A construction management plan will be formulated – this establishes maximum noise levels plus construction times. Council will control this process.</p> <p>The construction management plan will address noise issues relating to excavation and construction and will be within the required limits.</p> <p>There will be hoardings around the site and dust monitoring.</p>
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KARA KRASON – Australand

Traffic	We are reducing the FSR and total number of apartments, which will reduce the number of cars. The proximity of the site to public transport and services is consistent with the State Government’s urban consolidation policies.
Building in View Corridor	We will investigate the effects of extending buildings within part of the view corridor.
Newlands Park	<p>The first session raised the Masterplan of Newlands Park. We asked residents to provide us with ideas and thoughts.</p> <p>Comments can be sent to Kara either by post or email as follows:</p> <p>Post: C/- Duntroon Avenue Project PO Box 780 North Sydney NSW 2059</p> <p>Email: kkrason@australand.com.au</p>

**RECORD OF COMMENTS FROM 12 pm BRIEFING SESSION****ATTACHMENT:**

- Diagram of a Seagull Intersection proposed to be used for Duntroon Avenue/River Road Intersection.