



13-19 Canberra Ave, St Leonards

Community Information Session
November 30th 2021

urbantalk.com.au



The Project

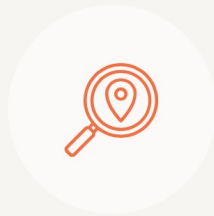
Proposed development of 13-19 Canberra Avenue, St Leonards for a mixed-use residential development, comprising:

- 84 residential apartments
- Cafe
- 60 place childcare centre with expansive indoor and outdoor play areas
- Multi-purpose community facility
- Basement car parking.
- 15 metre wide landscaped east-west pedestrian thoroughfare with public lift connecting Canberra Avenue to Holdsworth Avenue



Project Status

- Development Application (DA) lodged with Lane Cove Council 19 Oct 2021.
- Council notified local residents about the DA.
- DA is on public exhibition for 28 Days (concludes 20 December 2021)
- Residents can make a submission to the Council about the project during this time.



Site Analysis

✓ Completed



Design

✓ Completed



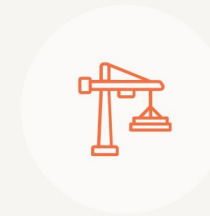
Development
Application

✓ Lodged



Development
Application

Under assessment



Construction

Not yet started



Completion

Not yet completed

Agenda

PART 1

Introduction (5 minutes)

- Belinda Barnett - Director, UrbanTalk

Project Overview (40 minutes)

- Stephen Abolakian - Co-Managing Director, Hyecorp
- Simon Truong - Assistant Development Manager, Hyecorp
 - The Role of Hyecorp
 - The development Proposal
 - Community Benefits
 - Construction Management

PART 2

Question & Answer Time (40 Minutes)



Purpose of the Session



- Community attitudes are important to Hyecorp and they actively consult on all of their projects.
- To introduce Hyecorp.
- To explain the Development Application while it is on Public Exhibition.
- To understand and address neighbour concerns about the proposal.
- To build a positive dialogue with the neighbours and the local community going forward.

Webinar Hosting Guidelines

- The session will be of 1.5 hours duration.
- No questions please during the presentation- we will mute participants at this time.
- Every idea is valid – respect the views of others even if you may not always agree.
- Questions unable to be answered will be taken on notice.
- To ask a question use the ‘raise your hand’ symbol, or the Q & A function at the bottom of your screen.
- We will answer questions live, however if we run out of time questions can be submitted to me up to 24 hours after the event and I will coordinate responses.
- The Webinar is being recorded and we will upload the recording to the UrbanTalk project listing portal.



Stephen Abolakian

Co-Managing Director
Hyecorp Property Group



UrbanTalk[®]

HYECORP

W H O I S H Y E C O R P

- Hyecorp is a multi award winning medium-sized family-owned property developer and builder.
- Specialise in medium and high-rise residential apartments.
- We have been operating for over 25 years and manage all stages of the process in-house from concept to completion, including design, construction, sales and marketing.
- We have a proven track record in the Lane Cove LGA.
- We are actively involved in and support the communities where we build.



HYECORP - OUR ACHIEVEMENTS

- Winner of Urban Development Institute of Australia Awards for Excellence 2017 for Affordable Housing for Sienna, Willoughby.
- Winner of Urban Taskforce Development Excellence Awards 2017 for Affordable Housing for Sienna, Willoughby.
- Winner of Urban Taskforce Development Excellence Awards 2016 for Medium Rise Metro Apartments for Sevana and Ariana.



OUR LANE COVE PROJECTS



SUPPORTING THE COMMUNITY

Major sponsors of

- Northbridge Pro Am
- Willoughby Roos
- Lane Cove Cameraygal Festival
- Lane Cove Municipal Art Award
- City of Ryde Mayor's Charity Golf Tournament
- Ryde Business Forum
- Much more...



Community Grants Programme-Willoughby

- Willoughby Badminton Association
- North Sydney Bears Junior Baseball Club

Community Grants Programme-Lane Cove

- Theatre Club
- Swim Club
- Greenwich Sailing Club
- St Andrews Uniting Church Longueville
- Youth Orchestra
- Much more...

BOTH DEVELOPER AND BUILDER

- We build what is approved- we do not substitute lower quality material and finishes.
- Our builds run on time.
- We have a tried and proven community relations process that ensures our neighbours are kept informed across all of our builds.
- Our Construction Team from the traffic controller through to the crane operator are experienced having worked on multiple Hyecorp projects. They know the high standard we expect and are sensitive to community grievances.



THE DEVELOPMENT PROPOSAL
13-19 CANBERRA AVENUE



LAND USE CONTEXT

- The site is located in the St Leonards South Precinct.
- A new urban renewal area.
- The Precinct is in a state of change as it evolves into a high density residential area.
- Change will occur over a 5-10 year horizon.



ARTISTS IMPRESSION OF THE FUTURE ST LEONARD'S
SOUTH PRECINCT



The Site

PLANNING CONTROLS

- In 2020, Lane Cove Council adopted the St Leonard's South Development Control Plan (DCP) and Landscape Master Plan.

The new planning controls:

- Zoned the site R4 for high density residential development.
- Introduced 44-metre height limit and 3.7:1 density control.
- Identified requirements for new pedestrian thoroughfares, local parks, and recreational spaces.
- Identified requirements for Community Facilities to be provided with new development.
- Grouped existing residential properties into future development sites.



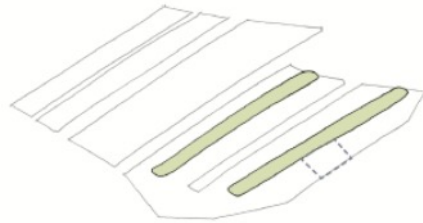
THE SITE – A RECOGNISED DEVELOPMENT SITE



The Site

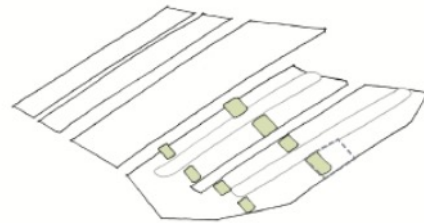
- The site at 13-19 Canberra Avenue, is a future development site and is referred to as Area 5.
- It is adjoined to the south (Area 7 Top Spring Development), north (Area 3) and west (Area 6) by future development

THE SITE - KEY FEATURES



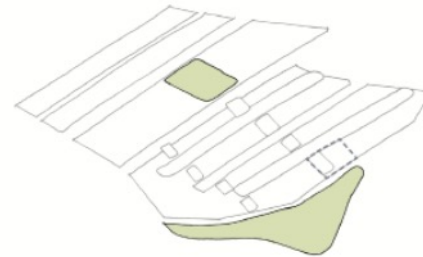
Green spines

The creation of nine continuous north-south communal open spaces (green spines) located to the rear of the current residential lots (on private land and for residents use only).



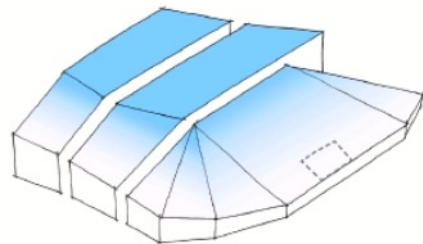
Pedestrian links

The creation of a continuous east-west publicly accessible pedestrian route from Canberra Ave to Park Road (through the proposed local park) with a secondary publicly accessible east-west link between Canberra Ave and Berry Road.



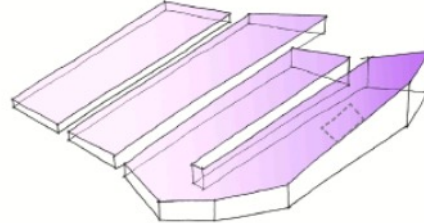
Open space network

Upgrade the existing open space area of Newlands Park to provide improved or additional recreational facilities for the precinct.



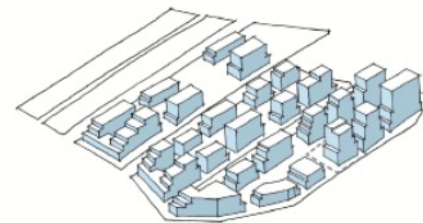
Topography and levels

Work with the levels proposed in the Landscape Masterplan to minimise earthworks and difficult interfaces or level transitions and avoid changes in level between apartments and adjacent open space or streets.



Building heights

To step the heights from tallest adjacent to the Railway Station, reducing with distance to the south and west (River Road and Park Road)



Built form

To encourage a stepped-back building form in order to reduce building bulk and scale to the street. To facilitate street and front setback (deep soil) tree planting to further reduce apparent bulk and scale.

- Adjacent to Newlands Park.
- 6 metre (2 storeys) change in level.
- In walking distance to:
 - Public transport.
 - St Leonards Commercial centre.
 - RNSH Medical Precinct.

THE PROPOSAL - DESIGN INFLUENCES

- Interface with Newlands Park presented the opportunity to create a parkside community hub - pedestrian thoroughfare, multi purpose community facility, childcare centre and cafe.
- We wanted to provide apartments for families = more 3 bedroom apartments.
- Lane Cove Council Design Excellence Review Process.
- Apartment Design Guide.
- Aspirational ESD targets, solar power and electric vehicles.



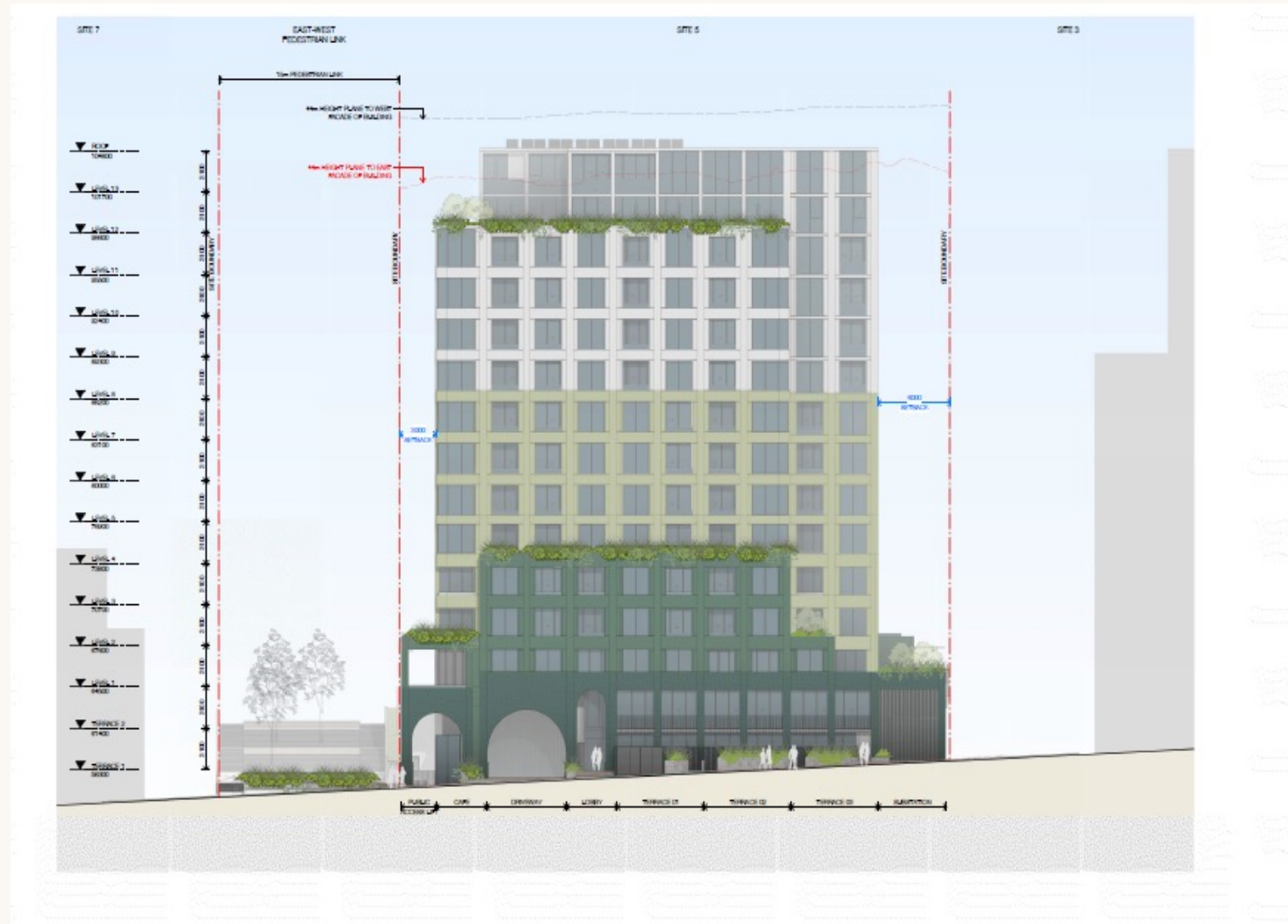
THE PROPOSAL – WHAT IS BEING BUILT

- 84 Residential Apartments:
 - 1x studio
 - 26 x one-bedroom
 - 28 x two-bedroom
 - 29 x three-bedroom
- Resident amenities-pool, gym, music room, cinema & wine room
- Ground Floor Cafe
- 4 basement levels with parking

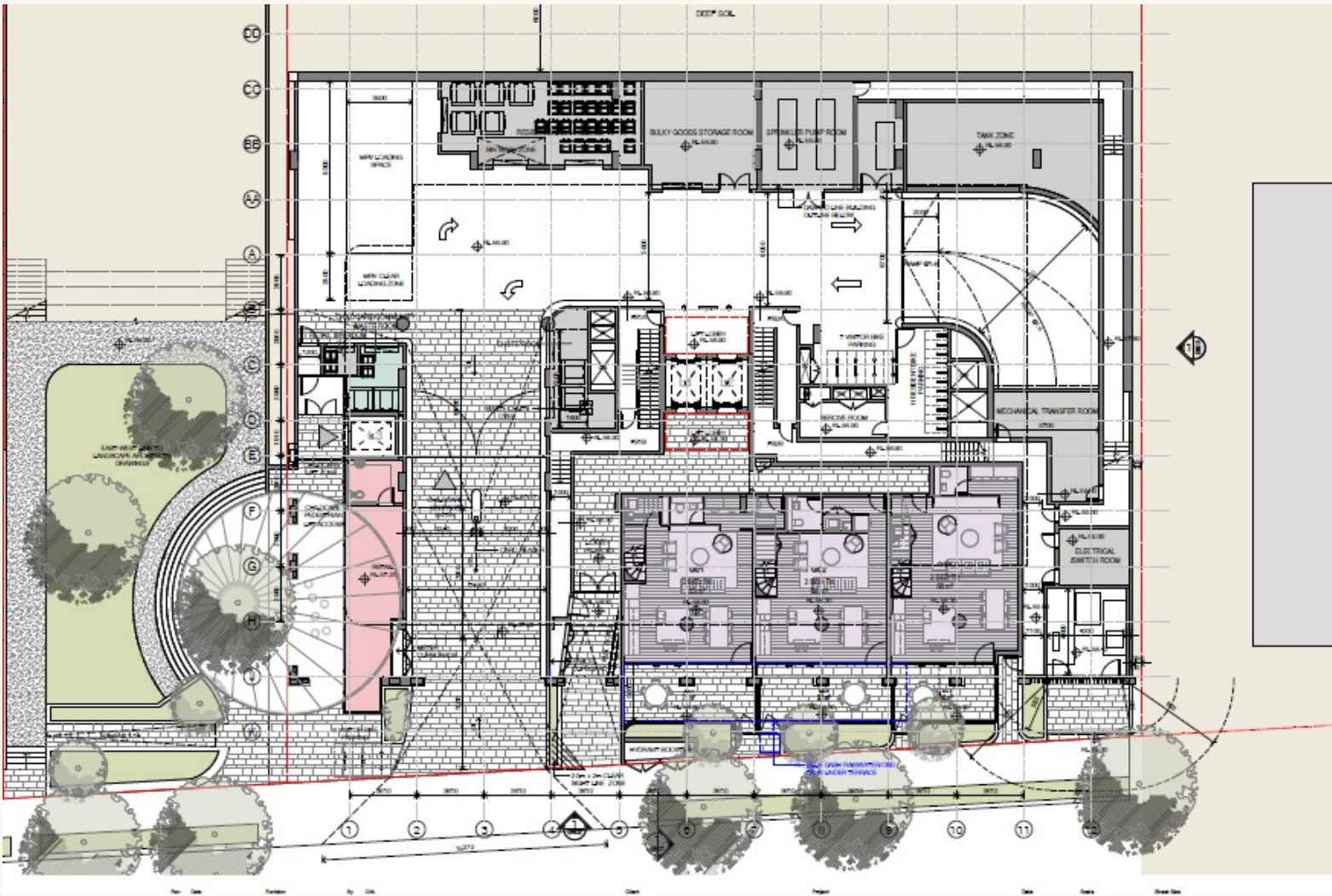
Community Facilities dedicated to Lane Cove Council:

- Landscaped east-west pedestrian thoroughfare with amphitheatre and civic square
- Multi-purpose community facility with kitchen & bathroom
- 60 place childcare centre with 530 sqm outdoor play area

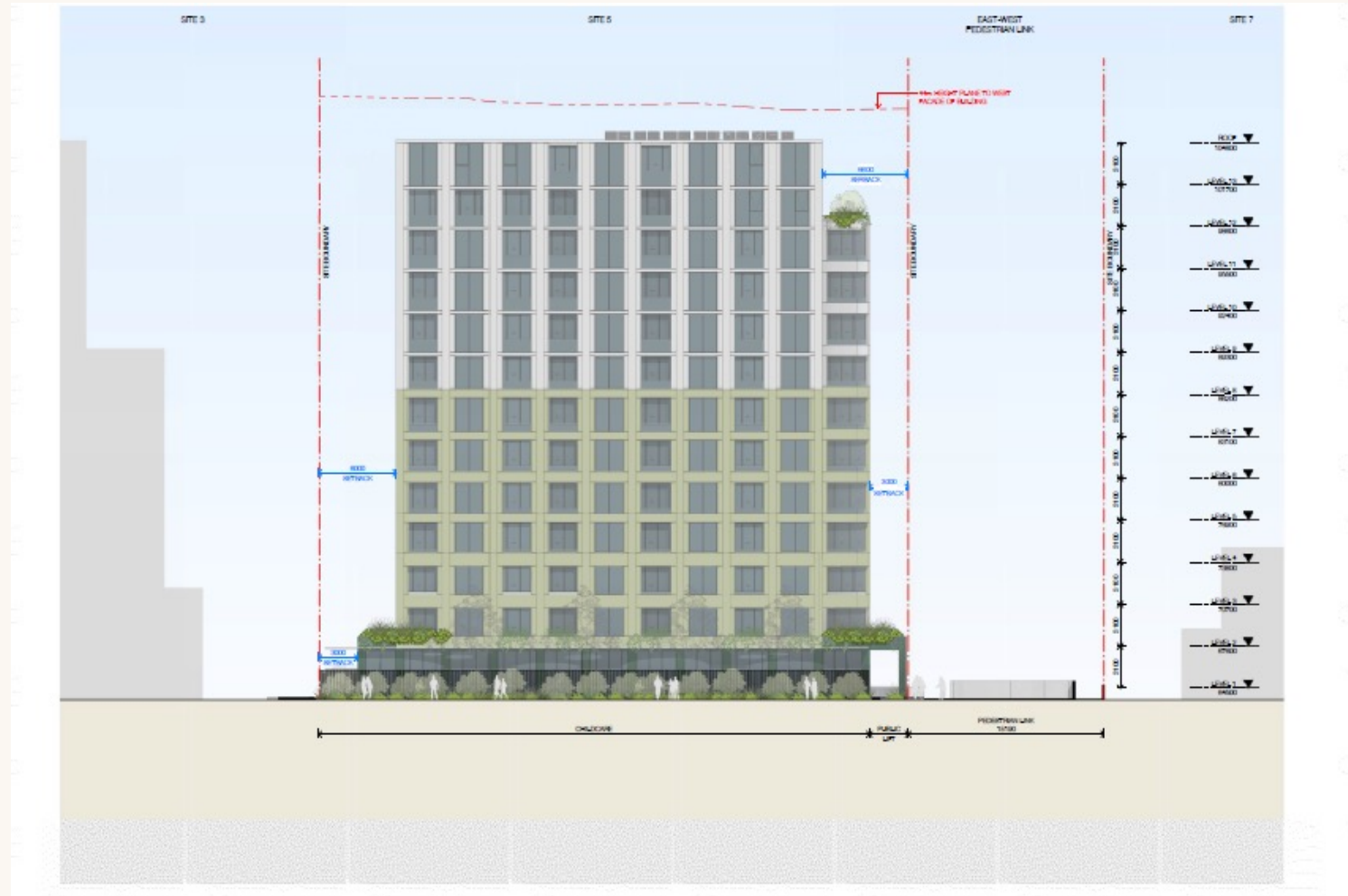
THE PROPOSAL - CANBERRA AVENUE ELEVATION



THE PROPOSAL - CANBERRA AVENUE GROUND LEVEL
PLAN (HALF STOREY)



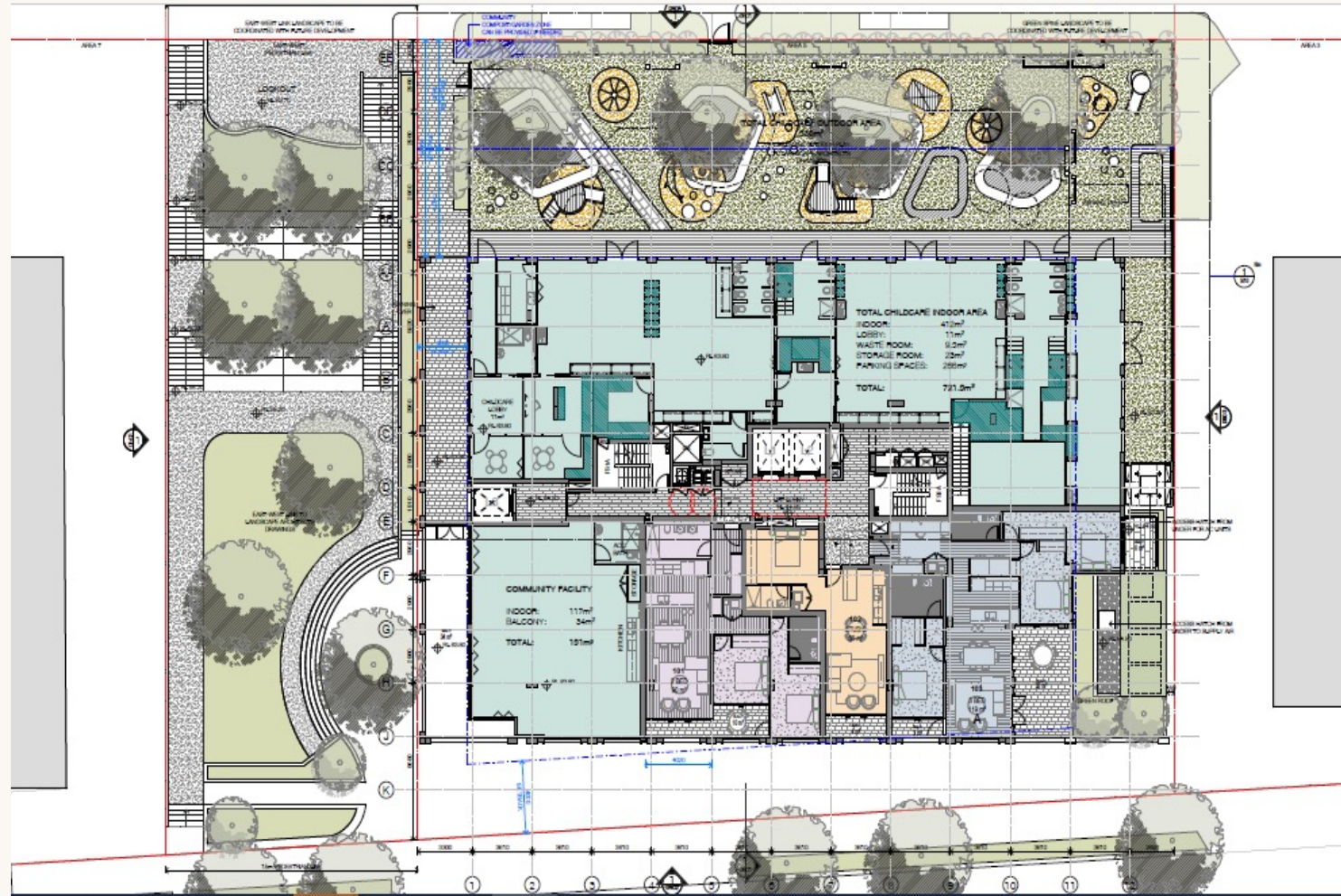
THE PROPOSAL - WESTERN ELEVATION



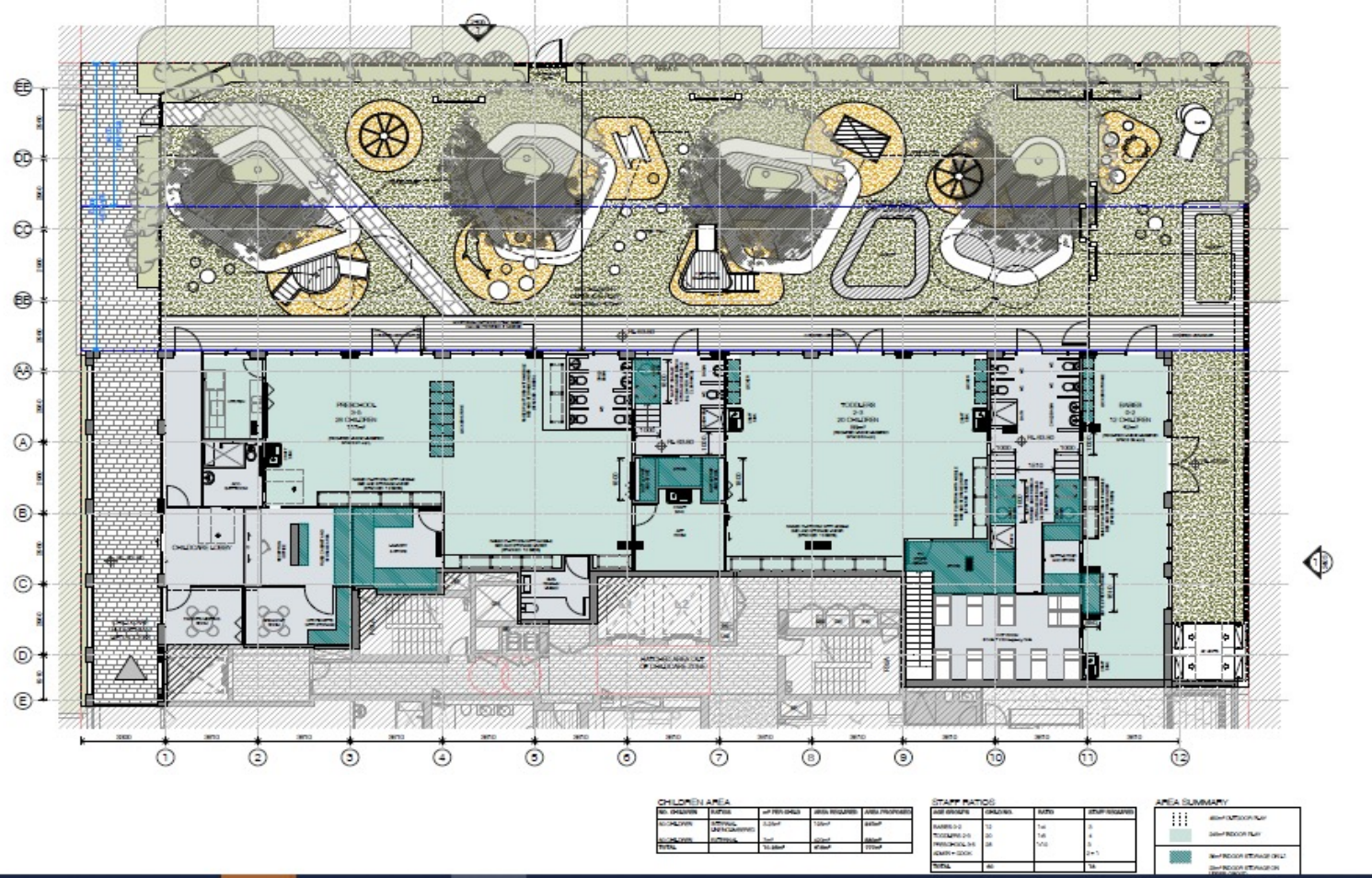
THE PROPOSAL - SECTION



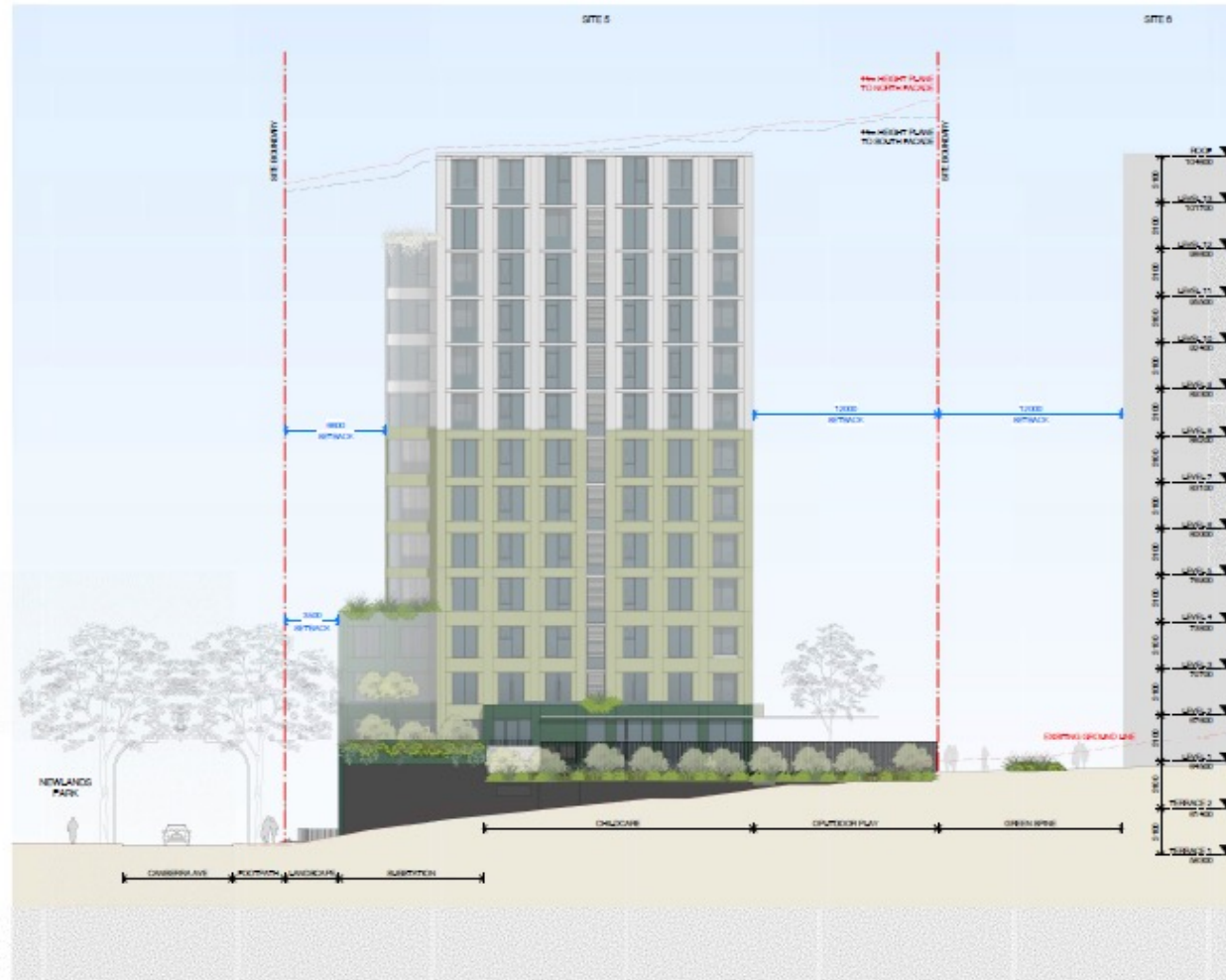
THE PROPOSAL-LEVEL 1 IN PLAN



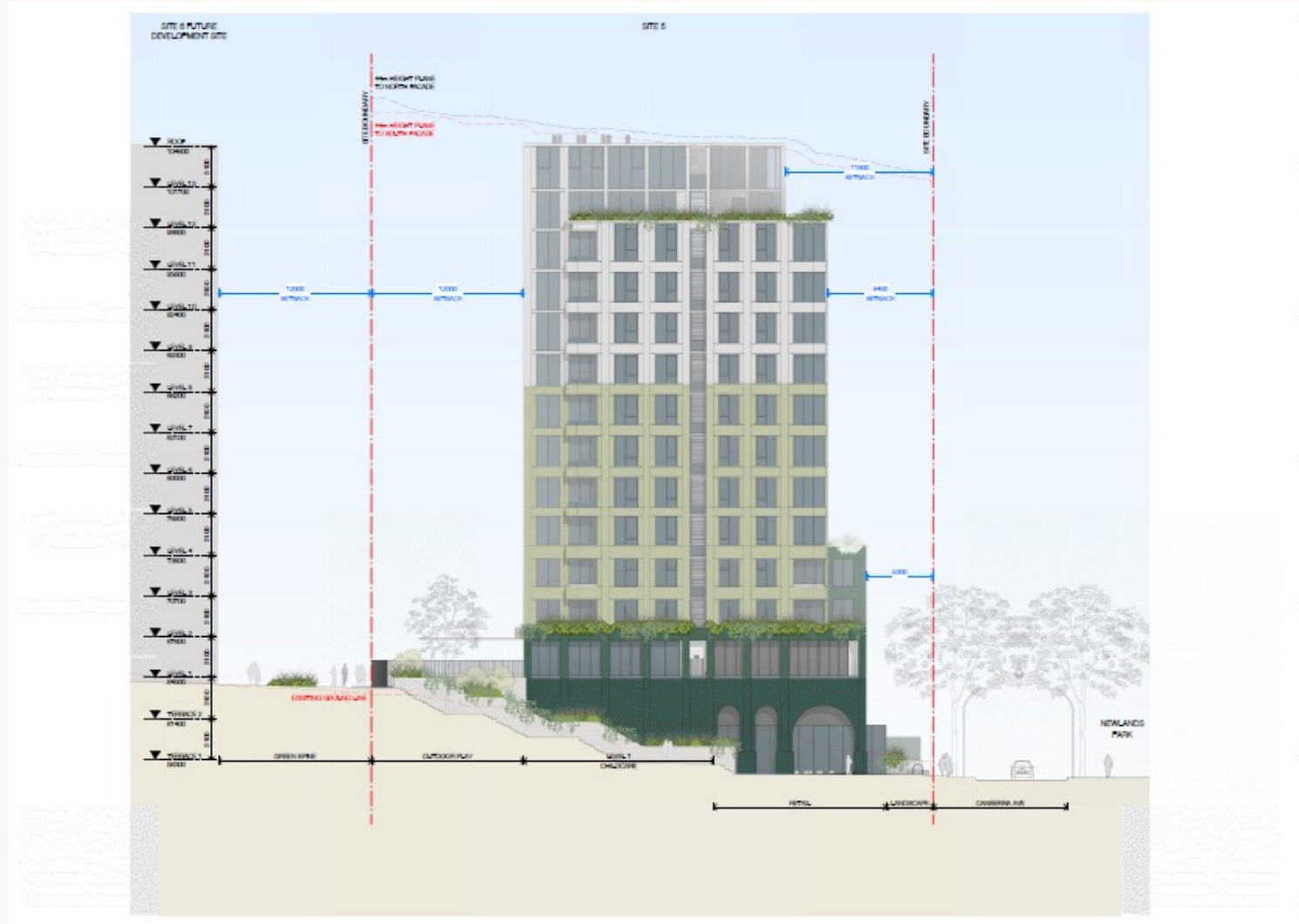
THE PROPOSAL-CHILDCARE CENTRE DETAIL



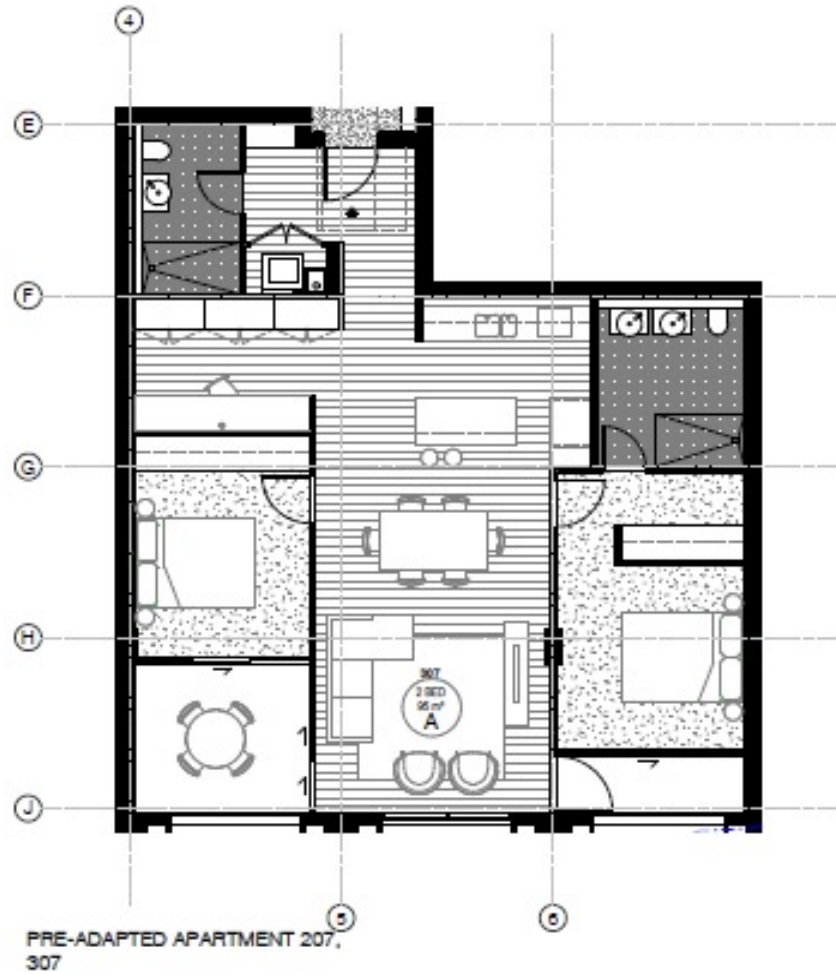
THE PROPOSAL-NORTHERN ELEVATION



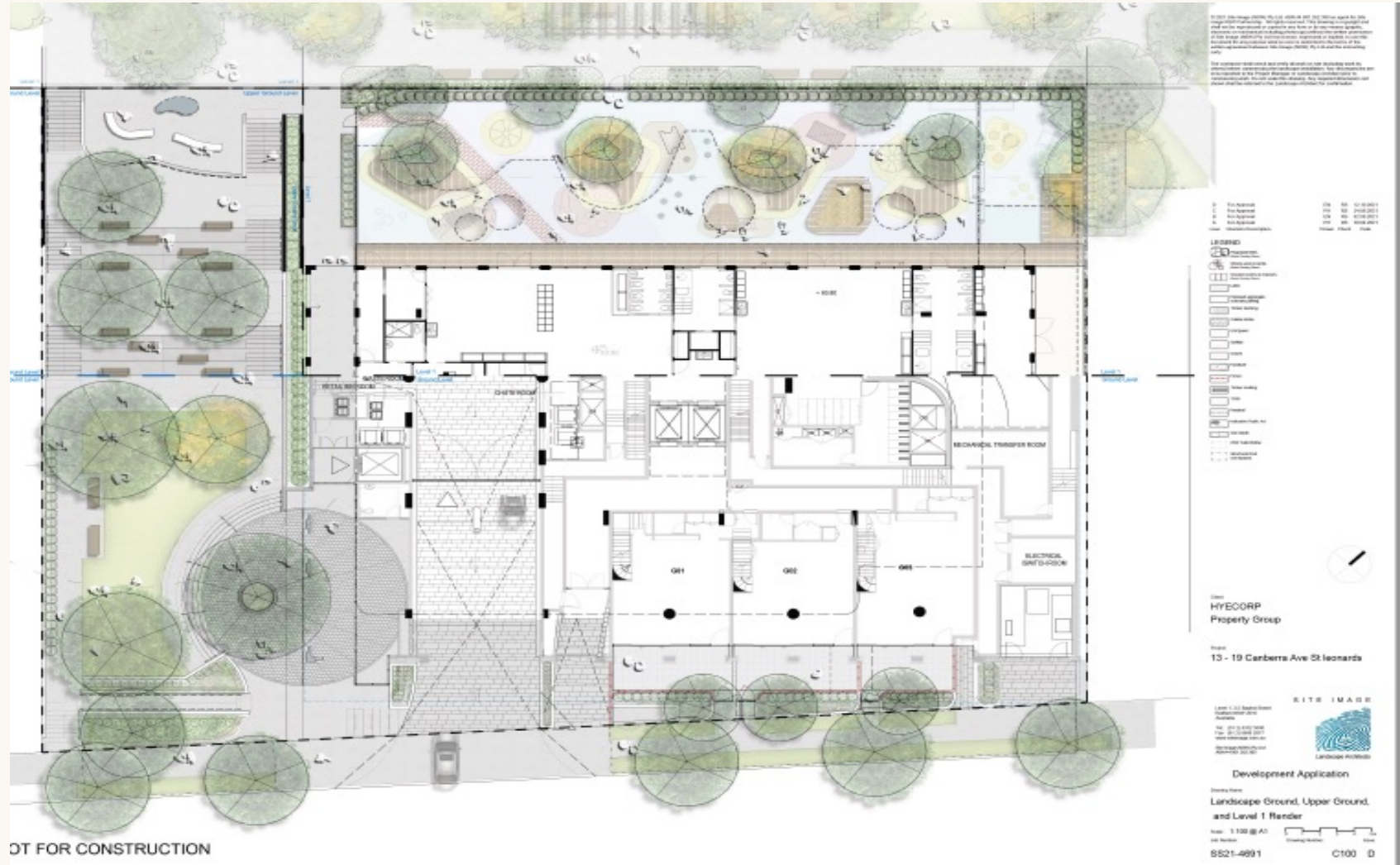
THE PROPOSAL-SOUTHERN ELEVATION



THE PROPOSAL-TYPICAL APARTMENT LAYOUTS



LANDSCAPE CONCEPT



COMMUNAL ROOF GARDEN

Level 12 Common Open Space / Amenity Terrace



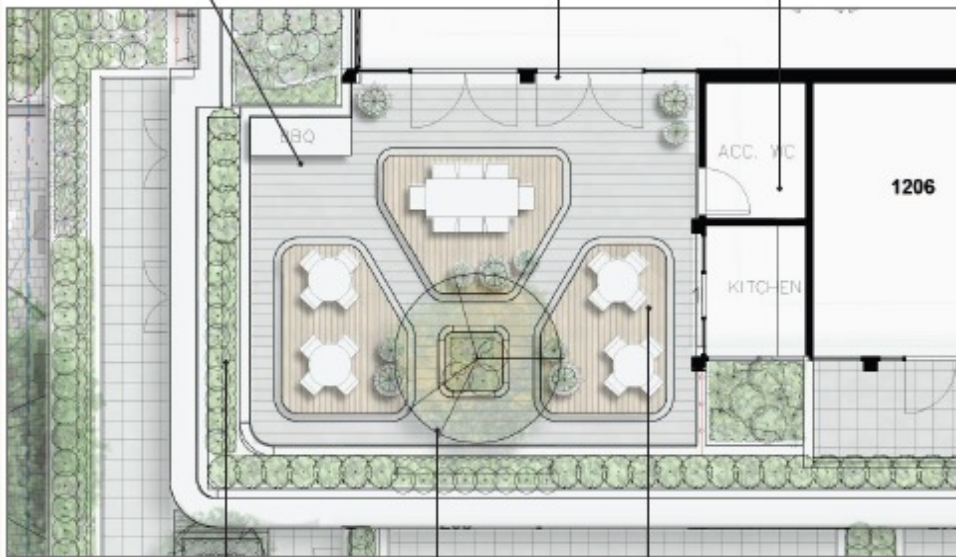
The area provides three different seating / gathering areas, with group seating, cafe type tables, and casual seating furniture. The multiple tables in the latter two areas ensures 5-6 groups can use the space at once. The barbeque adds amenity.

Pots can be used for herbs and gardening club activities. The perimeter planting provides a range of low and taller plants to green the area and allow view.

Barbeque and tabletop

Opening double doors create strong indoor / outdoor aspect to the terrace

Toilet and kitchen rooms below



Perimeter planter allowing views

Raised tree planter as central focus, providing shade / interest

Retractable canopies for shade

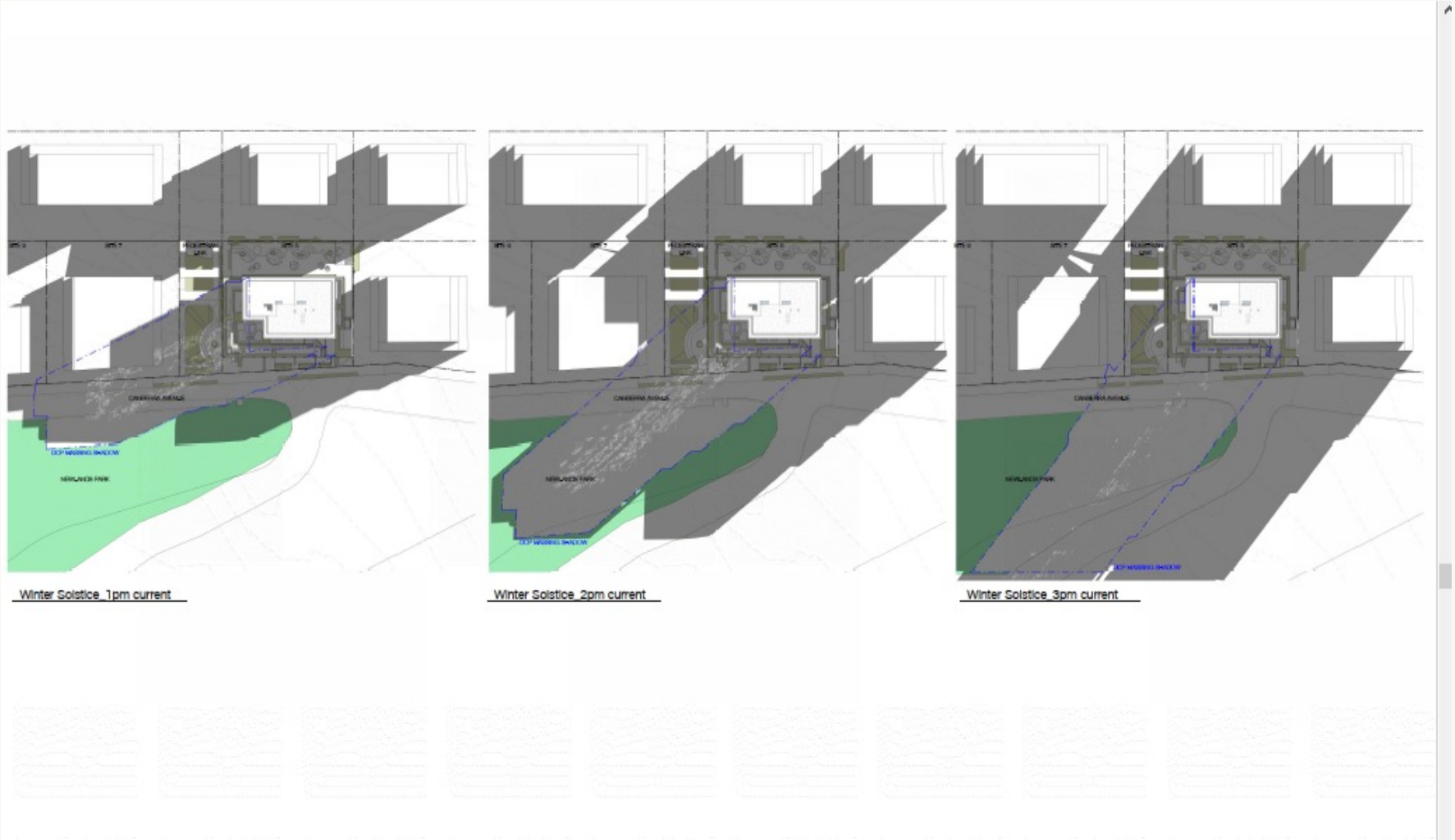


Design Imagery

PARKING & TRAFFIC

- All parking is provided as basement parking accessed off Canberra Avenue.
- A total of 136 car parking, in addition to 10 motorcycle and 36 bicycle spaces, is proposed within the 4-level basement carpark in the following breakdown:
 - 95 x resident spaces
 - 17 x visitor spaces
 - 7 x childcare staff spaces
 - 12 x childcare visitor spaces
 - 1 x retail space
 - 2 x car share spaces
 - 2 x car wash spaces
- Exceeds Council requirements which require 120 car spaces be provided.
- The proposed development will provide 6 charging points for electric vehicles.
- A loading dock is provided. All waste, removal and service vehicles can be accommodated within the site.

SOLAR ACCESS TO NEWLANDS PARK



SOLAR ACCESS TO NEWLANDS PARK

- Lane Cove Council in developing the Landscape Master Plan determined maximum building height, envelope and density controls for the Precinct.
- The proposed development by Hyecorp is generally compliant with these envelope controls and is well below the prescribed maximum FSR.
- SJB carefully refined the design to ensure the level of overshadowing from the proposal is consistent with that of a compliant design.
- The resultant level of solar access from the proposed building is therefore generally consistent with that envisaged for Newlands Park.

VIEW IMPACT



MARKETING AND SALES



- The proposed development has been named 'Audrey'.
- The marketing and sales of the project will be undertaken in house by Hyecorp.
- Registration of Interest (ROI) has commenced, expecting many owner occupiers and families.
- Given in-house model, we can start ROI and sales a lot earlier.

CONSTRUCTION IMPACT

- Trees are only proposed for removal where they conflict with the building envelope and will be offset by replacement planting. All trees are reviewed by an arborist prior to construction and for those that are to remain appropriate protection is installed.
- Pending DA approval, construction would commence in the 3rd quarter of 2022.
- We estimate construction will take 18-24 months.
- The development consent will specify conditions that will inform how we undertake construction. This will include the days and hours when construction can occur and the routes that construction traffic must use.
- We are experienced builders, and we understand the stress of construction for local residents.
- We will set up a community reference group at the outset of construction and will meet with this group at agreed intervals to address concerns and grievances.



Question and Answer Session

Questions will be answered in the order they are asked.

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Thank you!

If you have further questions please email
info@urbantalk.com.au

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UrbanTalk acknowledges the Aboriginal and Torres Strait Islander peoples as the first inhabitants of this nation and the traditional custodians of the lands where we live, learn and work.