

Kay Freudenstein-Hayes and Roger A Hayes
6/6 Eddy Road
Chatswood NSW 2067

Phone – 0413 013895
Email – kandr88@me.com

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Ms Amy Watson

To consider rezoning and to ensure a successful mixed-use build for future residents and the local and broader community, the resident/community needs to be at the centre of the design.

This is an opportunity to ensure the best architects review this parcel of land with a holistic lens/ ensure it is in keeping with the St Leonards Strategic plan, is considerate of neighbouring built environments, and using world best planning principles to benefit the communities now and into the future. We are at a fork in the road, a rare opportunity to include renewable energy and building design.

The vision and guiding principles for this build/infrastructure and site should include but not limited to:

1. World best practice planning principles for the built environment, environmental standards, the landscape / modern and sensitive public amenities
2. Resident and community access to Green space (deep soil based gardens, community gardens/ landscapes and walkways). Links to Green space networks
3. Promote and encourage stronger local communities
4. Access to local parks, sporting facilities, pools
5. Close to schools
6. Promote Social infrastructure and social engagement

Key factors to be incorporated in the full design and landscape:

- Ensuring the design for the site are in keeping, compliment the future deign of the precinct, aligned to the holistic plan and landscape for the whole area.
- Significant setbacks must be included in this site around the whole parameter of the planned physical environment. This includes rear, frontage, side boundaries. The existing building (Exchange) is right up to the footpaths/boundaries. The new planned mixed-use build is for residents in mind, we need to reduce the risk to noise pollution and adverse air quality effecting the safety and well-being of our future community and residents, let alone privacy.
- Focus on Street scape and verge area for the full perimeter of this site. The opportunity to ensure the Streetscape and verge is critical, inclusion of deep soil zones for significant tree planting in ensuring improved tree canopy, green space and walk-ways, accessibility for pedestrians, dogs, bikes and the like.

- Shop top housing/retail is rarely successful and often is a long-term burden to the Strata bodies into the long term. Detailed research and review of the St Leonards strategic plan may assist ensure amenities are beneficial to all.
- How will the site design include considerations to remediate Urban Heating – reducing the risk to our communities and citizens. The site/ final design needs to be a healthy and safe refuge for the residents and community. Ensuring Deep soil zones and meaningful landscaping/gardens are critical in addressing the Urban Heat risks.
- Renewal / EV charging stations within the building accessible to all.
- Ensure 1 garage per lot should be minimum, the belief that residents do not need a vehicle is not backed up with any data. These may be smaller vehicles but certainly a vehicle allocation per lot.

Developer reporting – outcomes measures

What are the agreed community and resident outcomes measures, which form part of this DA process and are a prerequisite of the approvals to build. Future monitoring and reporting against these measures will help inform future developments and provide evidence to then challenge those with vested interest and potentially bring the community back as a formal stakeholder, with an valued voice.

Summary

I hope the above provide some insights of my concerns which can be turned to the positive with good holistic planning for the common good.

Please again look at the community at the centre of the design and look to the future and modern world. These physical structures will be with us for 100 years potentially....let's leave a legacy to be remembered.

Please reach out with any questions and if I can assist, potentially join a forum of apartment residents to listen to the challenges and help inform the future for this site, it would be a privilege.

Kind regards Kay

Kay Freudenstein-Hayes and Roger Anthony Hayes

kandr88@me.com

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