

1 December 2020

2200245

Mr Craig Wrightson
General Manager
Lane Cove Council
48 Longueville Road
Lane Cove NSW 2066

Dear Craig,

PLANNING PROPOSAL (46 NICHOLSON STREET, ST LEONARDS) ADDENDUM INFORMATION

We write on behalf of Jemalong Property Group regarding the above Planning Proposal to amend *Lane Cove Local Environmental Plan 2009* (Lane Cove LEP) relating to land at 46 Nicholson Street, St Leonards (the site).

Woods Bagot has modelled Council's preferred building envelope changes as discussed. A 3D massing comparison of the indicative concept (as lodged) and Council's preferred concept is provided at **Appendix A**, and is shown below at **Figure 1** and **Figure 2**.

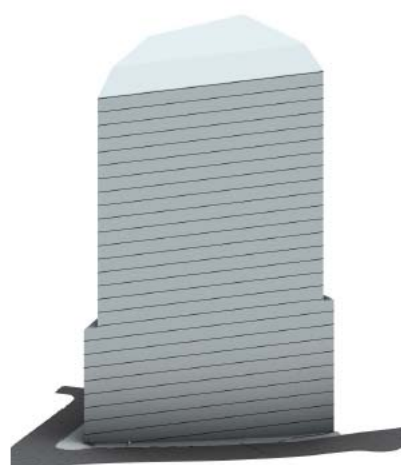


Original PP submission

Building Height:	32 storeys (Incl. Plant)
FSR:	16.45:1
Street wall Height:	5 storeys
Setbacks:	3m setback from boundary and corner articulation on prominent urban visual axis

Figure 1 Indicative Concept (as lodged)

Source: Woods Bagot



Architectus Massing

Building Height:	26 storeys (Incl. Plant)
FSR:	15:1
Street wall Height:	8 storeys
Setbacks:	3m to Nicholson st at podium, and 3m to Nicholson st and south boundary for tower

Figure 2 Council's preferred Concept

Source: Woods Bagot (interpretation of Architectus scheme)

The amended design results in:

- A loss of 6 storeys;
- A loss of 4,003m² NLA; and
- A loss of 2,578m² GFA.

The amended scheme results in a reduction in FSR to 15:1, which Jemalong are open to accept in the interests of expeditiously allowing the Planning Proposal to proceed further, as soon as possible.

Whilst Jemalong understand the pressure Council feels it is under from surrounding developers for residential view loss we note that the recently released 2036 plan has a height limit of 30 storeys, not the 26 provided by Architectus. This results in a shorter, squatter, brutish outcome that specifically:

- Does not pay due regard to current desirable urban design outcomes;
- Increases view loss from Nicholson Place, views which Council staff have highlighted as important;
- Provides an 8 storey wall on Christie street, which will be more imposing and detrimental to human interaction with the ground plane and create a feeling of exclusion, imperviousness and remoteness from the building, the direct opposite of the objectives set by Council staff to ensure the public has access to the site and that it offer community amenity; and
- Makes the site and the district less appealing to tenants. As recently discussed with Council staff, major corporates are willing to move away from the CBD to regional markets but only if the new office is the best in the market and offers amenity, sustainability and an appeal in keeping with their brand.

Notwithstanding, Jemalong's primary goal with the Planning Proposal is to proceed to market as soon as possible, to take advantage of the window of opportunity for non-CBD commercial buildings, as per the market conditions described in our Planning Proposal documents lodged in July 2020.

We understand that Council staff are recommending the approval of the Architectus design which we feel is a substandard outcome for all including the Council and its objectives, the community and possible future residents and workers in the community. For the avoidance of doubt we confirm that Jemalong is not seeking a FSR greater than that outlined in the 2036 plan of 15:1, however we are seeking the approval of the design with the flexibility to add 10% to the height for use with demonstrable urban design benefit, which is not uncommon practice where superior designs and ESD benefits demonstrate design excellence.

If you have any questions, please feel free to contact the undersigned on 0409 811 433 or Chris McGillick on 0411047748, cmcgillick@ethosurban.com.

Regards



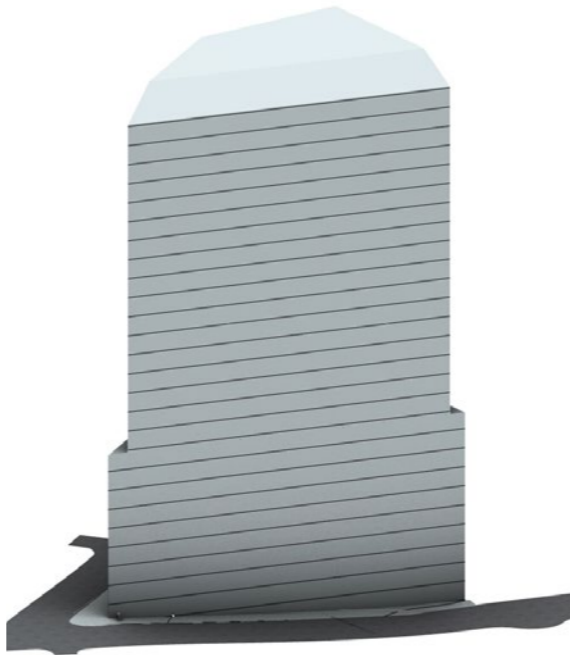
Clare Swan
Director

Massing Options



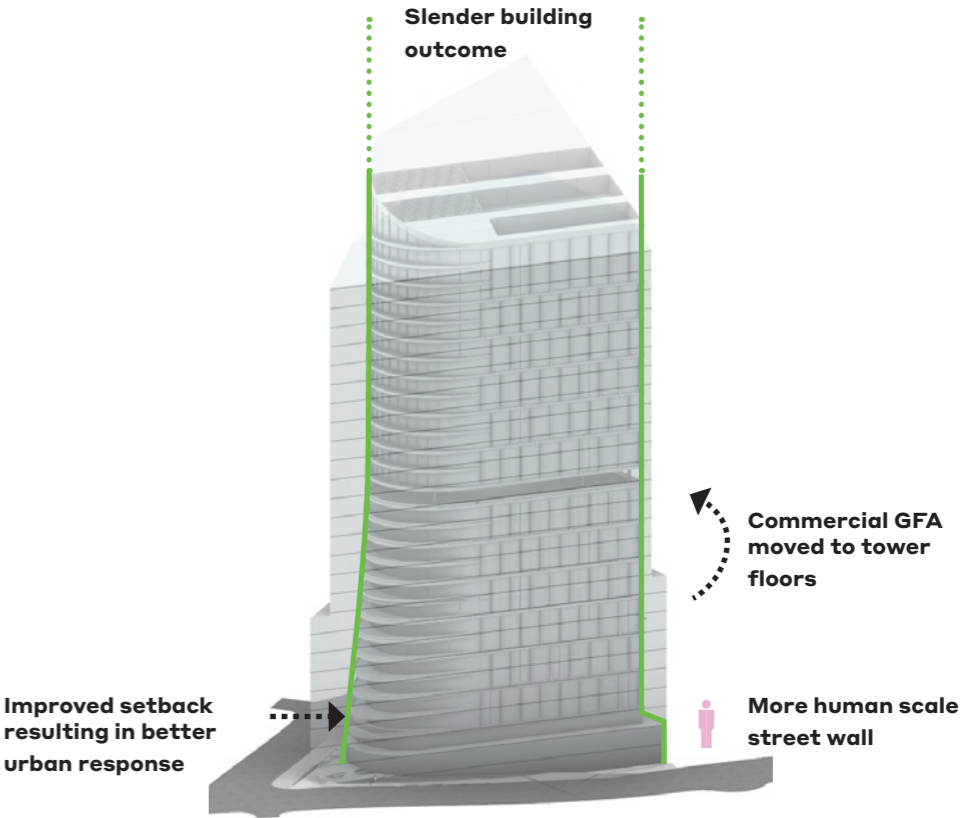
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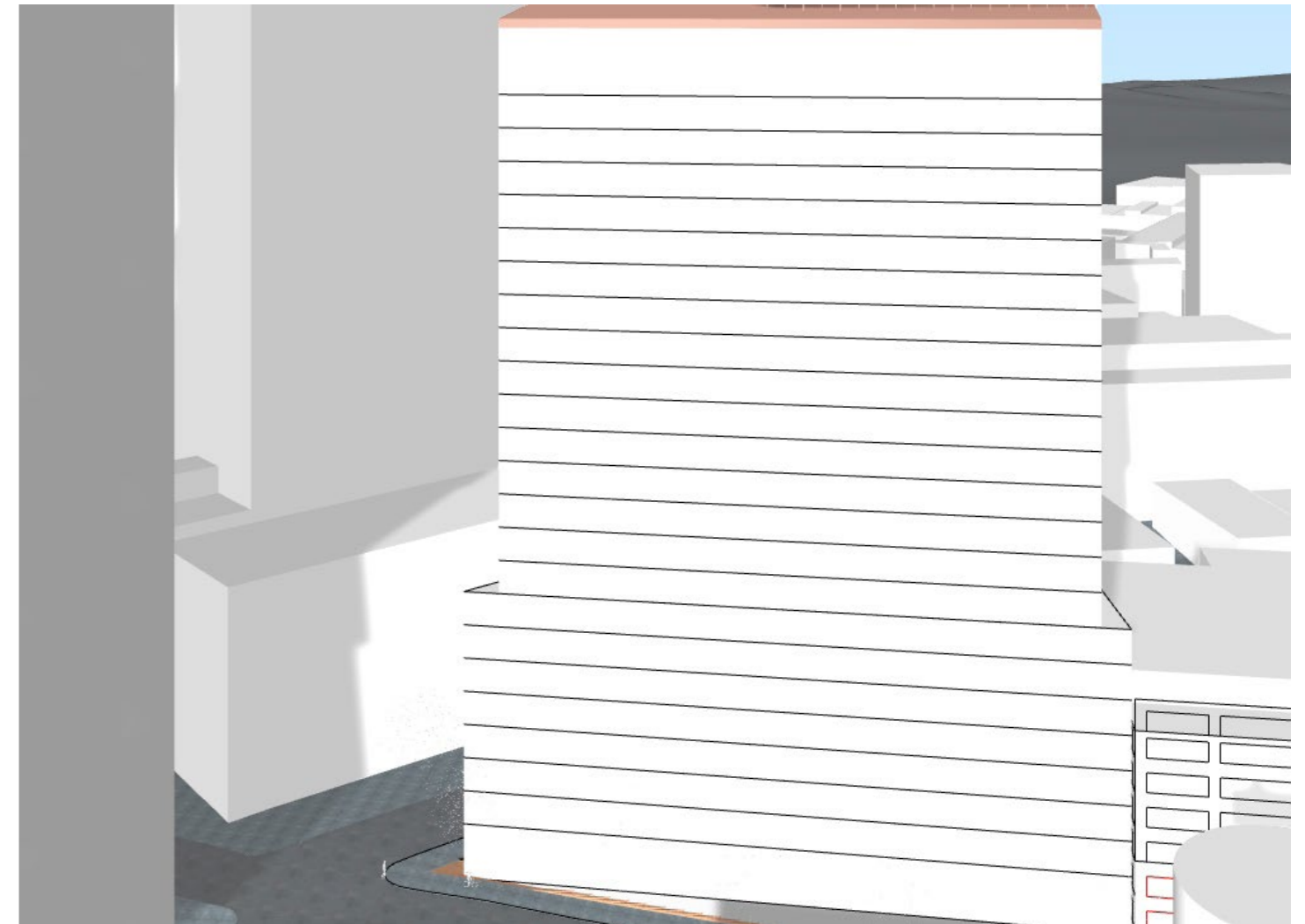
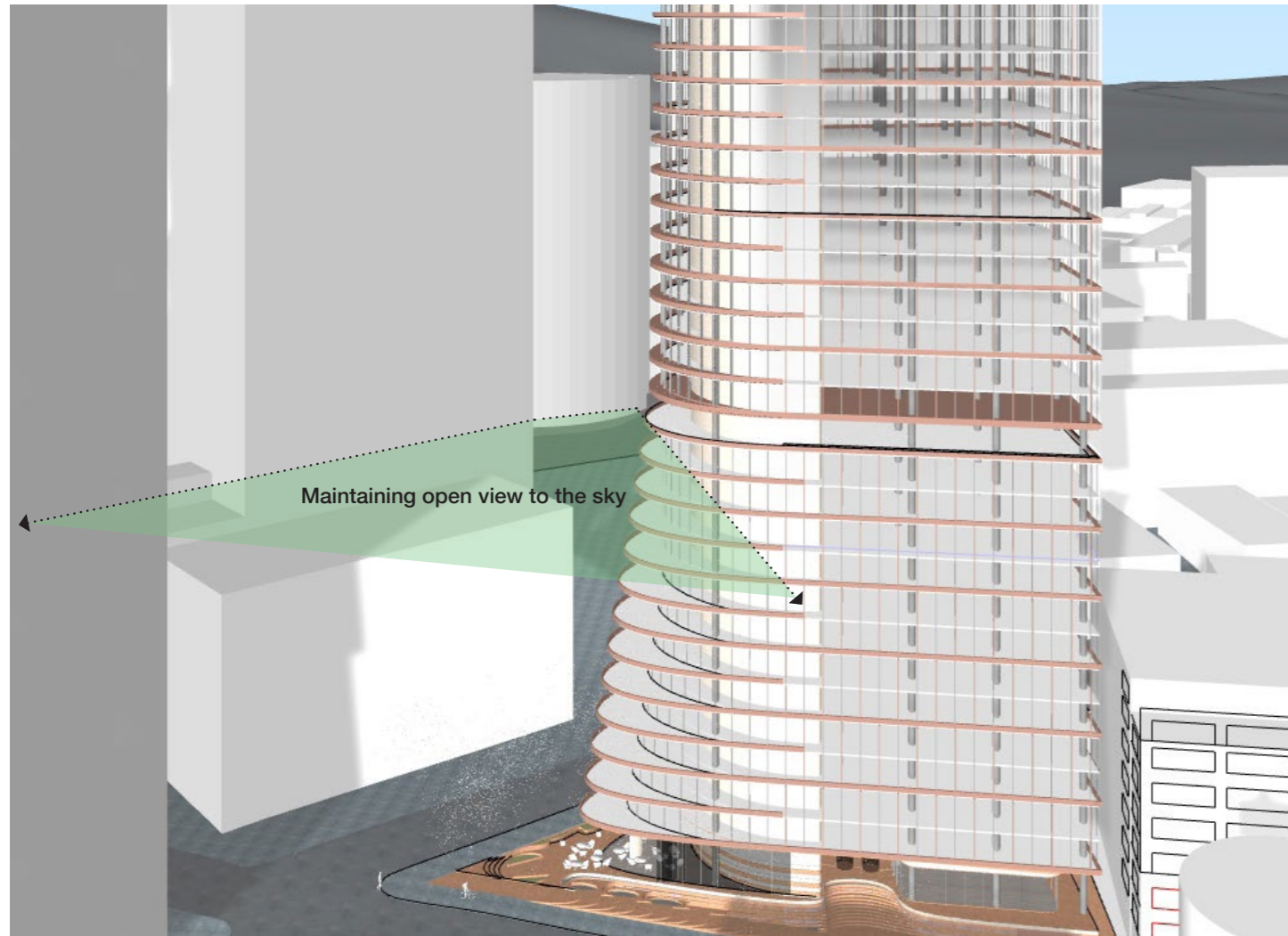


Improvements made with proposed PP massing

Building Height: + 6 storey higher building
FSR: Higher FSR (7% increase)
Street wall Height: Lower street wall
Setbacks: Improved street setback

Variation	GBA (M2)	Storey	GFA (m2)
Podium		-3	- 6,852
Tower		+9	+ 9,432
Sum increase			+ 2,578
Building Height Increase (m)		+23.4m	
NLA Increase (m2)			+ 4,000
GFA Increase (m2)			+ 2,578
Site area (m2)			2,301
FSR			Increased by 7%

View Impact



Original PP submission

Prescribed open sky views and shared harbour vistas maintained

Architectus Massing