



Lane Cove Council

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23 December 2013

Our Ref: 67168/13

Mr Tim Archer
Acting Director – Sydney Region East,
NSW Department of Planning and Infrastructure
Level 3
4-6 Bligh Street
SYDNEY NSW 2000

Attention: Ms Sandy Shewell

Dear Mr Archer

**RE: PLANNING PROPOSAL 18/2013 – 472-520 PACIFIC HIGHWAY & 95
NICHOLSON STREET, ST LEONARDS**

At the Council meeting of 16 December 2013, Council resolved to submit a planning proposal for a site in St Leonards Specialised Centre to the Department requesting Gateway approval to proceed to exhibition.

The planning proposal was prepared by Urbis planning consultancy on behalf of Leighton Properties, owner of 472 and 486 Pacific Highway, and Charter Hall, owner of 504-520 Pacific Highway.

Please find attached a DVD with the:-

- Planning Proposal and supporting appendices; and
- Council report and Minutes of 16 December 2013.

A contents list of the DVD is attached to this letter.

The Council report provides a summary of the proposal. The purpose is to:

- Rezone land from B3 Commercial Core to B4 Mixed Use to allow the development of residential towers above commercial/retail development (at 472-486 & 504 Pacific Highway, and 95 Nicholson Street St Leonards); and
- Increase the height substantially for three properties (472, 486 and 504-520 Pacific Highway).

Key issues in the discussions between Council and the developer related to the introduction of residential development via the mixed use zoning into the St Leonards specialised centre, retention of commercial floor space on the sites, urban design and traffic & parking. The Council resolution stated:-

RESOLVED on the motion of Councillors Hutchens and Gold that:-

1. Council approve the Planning Proposal for submission to the NSW LEP Gateway seeking exhibition, subject to the following amendments:-
 - (i) 504 - 520 Pacific Highway and 95 Nicholson Street built form controls be amended as follows:-
 - a. Building Height of 138m and a four-level retail/commercial podium.
 - ii) 486 Pacific Highway (Tower 1 at rear) built form controls be amended as follows:-
 - a. Building Height of 115m and a one-level retail/commercial podium
 - iii) 472 Pacific Highway (Tower 2 fronting highway) built form controls be amended as follows:-
 - a. Building Height of 91m and a six-level retail/commercial podium.
2. Council request that the Gateway approval be conditional upon a draft Voluntary Planning Agreement, as outlined in the report, and a site-specific Development Control Plan, which incorporates a podium into all buildings, being prepared to Council's satisfaction for 472, 486 and 504-520 Pacific Highway/ 95 Nicholson Street and exhibited concurrently with the draft LEP amendments.
3. A Councillor workshop be held on the draft DCP and VPA prior to exhibition.

For the Motion were Councillors Brent, Palmer, Cheong, Gold, Hutchens, Karpin, Strassberg and Bennison (Total 8).

Against the Motion was Nil (Total 0).

Council requests that if Gateway approval is given, it include the following conditions:-

- a) a draft Voluntary Planning Agreement and a site-specific Development Control Plan, which incorporates a podium into all buildings, being prepared to Council's satisfaction for 472, 486 and 504-520 Pacific Highway/ 95 Nicholson Street; and
- b) Documents outlined in a) above be exhibited concurrently with the draft LEP amendments.

I request that the LEP panel recommend Gateway determination for LEP 2009 – Planning Proposal No. 18/2013 to proceed to public exhibition, subject to the above conditions.

Please feel welcome to contact Vivienne Albin, Acting Strategic Planning Manager, on 9911 3580 or at valbin@lanecove.nsw.gov.au to discuss any matters relating to the submission.

Yours sincerely



Michael Mason

Executive Manager – Environmental Services

CONTENTS OF DVD:

1. Covering letter (23 December 2013) to Department of Planning & Infrastructure from Lane Cove Council.
2. Council Report 16 December 2013
3. Minutes of Council Meeting of 16 December 2013
4. Planning Proposal, Urbis
5. Economic Assessment, Urbis
6. Addendum to Planning Proposal 27 November 2013
7. Economic Analysis Review, Hill PDA
8. Urban Design Report, Sissons
9. Traffic Report and Supplementary Information
10. Preliminary Site Investigation, Aargus
11. Urbis email requesting additional storey (6 December 2013)
12. Architectural Data with additional storey (6 December 2013)
13. Addendum to Planning Proposal tabled before Council meeting Dec 2013
14. Draft LEP Maps – Zoning Amendment
15. Draft LEP Maps – Height of Buildings
16. Department of Planning and Infrastructure - Information Checklist
17. Project Timeline