

Subject: Addendum St Leonards South Update – Design Charrette Response
Record No: SU5943 – 25411/20
Division: Environmental Services Division
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Executive Summary

The purpose of this report is to revise the building heights of Council's preferred Option 4 for Areas 11 and 23, which are proposed to be adjusted to accommodate a 6 storey edge to Canberra Ave and Park Rd respectively. A miscalculation in the heights is proposed to be addressed by restoring the heights to the original Planning Proposal height controls. This miscalculation does not change any other recommendation, nor does it increase the floor space ratio for either site.

It is recommended that Council adopt the changes to the height controls in the precinct as shown in this report

Background

After publishing the report on 4 May 2020, Council received submissions that the building heights for Areas 11 and 23, shown in Figure 13 did not provide for the FSR to be accommodated within the building envelope (height controls).

Council's consultants were asked to review the calculated height controls.

Discussion

Council's consultants reviewed the calculation and discovered a miscalculation for Areas 11 and 23 only, had occurred. It is therefore necessary to make minor changes to the height controls, which restore the exhibited Planning Proposal height controls.

Area 11

The exhibited Planning Proposal controls proposed 8 storeys to Canberra Avenue and Holdsworth Ave, with a step down to 4 storeys fronting River Rd. To achieve a built form of 6 storeys along Canberra Avenue (fronting Newlands Park) and accommodate the FSR for the site, Council's consultants have recalculated the required height and determined 8 storeys are required along Holdsworth Avenue to offset the Canberra Ave height reduction. Council's original Planning Proposal as exhibited provided for 8 storeys in this location. A step up from 4 to 6 storey is provided along River Rd.

Area 23

The exhibited Planning Proposal controls proposed 8 storeys to Park Road, 8-10 on Berry Rd and a step up of 4 to 6 storeys fronting River Rd. To achieve a built form of 6 storeys along Park Road and accommodate the FSR for the site, Council's consultants have recalculated the required height and determined 8-10 storeys are required along Berry Road to offset the Park Rd height reduction. Council's original Planning Proposal as exhibited provided for 8 -10 storeys in this location. The 4 - 6 storey element to River Rd remains unaltered.



Revised Figure 13: Revised Option 4 – redistribution of floor space, 5% FSR reduction and revised dwelling mix

Conclusion

After receiving submissions, a miscalculation for Areas 11 and 23 was discovered. All other areas have been re-checked and confirmed. This miscalculation does not change Council's other recommendations, nor does it increase the floor space ratio for either site.

The proposed changes to building heights under Option 4, are shown in revised Figure 13 above. It is recommended that Council included the revised height control map in its resolution on the main report.

RECOMMENDATION

That Council amend its original recommendation A.2. to read:

- Adopt the changes to the height controls in the precinct as shown in Revised Figure 13 included in the Addendum Report.

Michael Mason
Executive Manager
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ATTACHMENTS:

There are no supporting documents for this report.