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Mr Michael Mason
Executive Manager
Environmental Services
Lane Cove Council
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By email: lccouncil@lanecove.nsw.gov.au; cpelcz@lanecove.nsw.gov.au

Dear Mr Mason

Planning Proposal for the St Leonards South Residential Precinct

I refer to your letter dated 11 January 2018 referring the abovementioned planning proposal for comment from the Heritage Division.

It is understood that the planning proposal seeks to amend *Lane Cove Local Environmental Plan* (LCLEP) 2009 which would implement new site-specific planning controls (including zoning, building heights, floor space ratios, lot sizes and land reservation acquisition) to control development in the St Leonards South Precinct. It is understood that the proposed amendment would increase the residential density of much of the St Leonards South Precinct site through the zoning amendment and increments in the permissible building height and floor space ratios.

A review of records indicate that the subject site does not contain any heritage items listed on the State Heritage Register or Schedule 5 Environmental heritage LCLEP 2009. The site is also not within a heritage conservation area. However, there are three heritage items of local significance listed within the 'Schedule 5 Environmental heritage' of LCLEP 2009 directly across the road from the subject site to the west located at 3, 5 and 7 Park Road. It is noted that as the items are of local significance and that Lane Cove Council is the consent authority for the planning proposal.

Based upon the information provided in the Heritage Impact Study, we believe that the proposed density of development has the potential to impact on the character of the streetscape and the setting of local heritage items. The heritage study by Dawbin Architects recommends that Council review the location, height and massing of proposed development

along the western boundary of the study area. This recommendation is supported.

If you have any questions regarding the above matter please contact Vibha Upadhyay, Heritage Programs Officer, Statewide Programs at the Heritage Division, Office of the Environment and Heritage by telephone on 02 98738587 or email at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rochelle Johnston'.

Rochelle Johnston
Manager Statewide Programs
Heritage Division
Office of Environment & Heritage

6 February 2018