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RECEIVED

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Re: PLANNING PROPOSAL TO REZONE 75-79 LITHGOW ST & 84-90 CHRISTIE ST, ST LEONARDS

Dear Sir,

We write to you on behalf of Winten Property Group with regards the final resolution of planning Proposal 20 for the abovementioned project held at Ordinary Council Meeting 20th April 2015.

Amendment Item 1 contained within Council Minutes states that:

1. Council approve Planning Proposal 20 for 75-79 Lithgow and 84-90 Christie Streets, St Leonards for submission to the NSW Department of Planning & Environment seeking Gateway approval for exhibition to rezone the subject lands from B3 Commercial Core to B4 Mixed Use with associated height and FSR controls, as defined in the Draft Planning Proposal subject to a Voluntary Planning Agreement for the site, a maximum FSR being 17.6:1 and a lowering of the building height of the proposed higher tower proportionally to the proposed FSR;

As the architects for the project, we seek to inform council that the proposed reduction in FSR from 18.6:1 to 17.6:1 will have negligible impact on the height of the proposed higher tower.

The proposed 1:1 FSR bonus (3197 sqm GFA) proposed by Winten in exchange for pursuit of a design excellence process and rejected by Council at the above meeting was dependant on Council granting of a 4 metre deep (186 square metre) zone of air rights above Council land along the eastern Plaza edge from level 02 to 29 for use as an extended facade articulation zone, increasing maximum plaza building depth from 15.5 metres to 19.5 metres.

This zone, identified in correspondence and area schedules provided to Council on 24th March 2015, consisted of 68 sqm GFA per floor, or 1847sqm GFA in total, and was necessary to achieve both a high level of facade articulation to the Western plaza interface through projecting balconies and habitable spaces, in addition to being envelope necessary to achieve the maximum proposed FSR of 18.6:1.

Removal of the design excellence bonus and associated facade articulation zone from the permissible envelope therefore results in an 1847sqm (0.58:1 FSR) reduction in GFA able to be achieved within the current proposed height of RL of 224.0.

Removal of an additional 1340 sqm GFA to achieve a 1:1 reduction (17.6:1 total) would result in a reduction of tower height of a maximum of 1 storey (3.05 metres).

The proposed height limit, at RL 224.00, is equal in height to the adjacent proposed development at 504 Pacific Highway. Reduction in height of the proposed Winten tower by 3.05 metres will have negligible impact to overall bulk and scale of the proposed development.

We kindly request that consideration be given as to the intended urban design outcome of such a minor reduction in height given the bulk of GFA attributed to this bonus was to be located in deeper plaza buildings with cantilevered elements over council land, envelope which is no longer available.

In doing so we also wish to advise Council on behalf of Winten that engineering resolution of the proposed development is at a very preliminary stage. It is highly likely through future design development that minor adjustments in floor to floor heights (currently 3050mm), or the inclusion of a mid rise plant floor, may be required. We wish to advise that with a 3.05 metre height reduction, either engineering requirement may place Winten at increased risk of being unable to deliver the allowable 17.6:1 FSR within the proposed envelope.

The net effect of the elimination of the 1:1 Design Excellence bonus is to reduce the articulation of the plaza buildings, eliminate the requirement to achieve design excellence, and will result in minimal if any reduction in height.

Yours sincerely



Mathieu Le Sueur
Associate Director
Bates Smart Pty Ltd