



15/10443

Mr Craig Wrightson
General Manager
Lane Cove Municipal Council
PO Box 20
Lane Cove NSW 1595

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Dear Mr Wrightson

I refer to Council's submission of a planning proposal to amend the zoning, height of buildings, and floor space ratio at 75-79 Lithgow Street and 84-90 Christie Street, St Leonards.

The planning proposal was considered by the Local Environmental Plan Review Panel at its meeting of 2 July 2015. To enable an informed recommendation to the Gateway, the Panel has requested the following matters be addressed:

Quantum of commercial floor space

Council is requested to provide the maximum amount of commercial floor space proposed by the planning proposal for both the base scheme and the public benefit incentive scheme. Note that the Department needs to be able to clearly differentiate between the amount of commercial floor space and the non-residential floor space, which could include retail uses etc.

Proposed building form

Council is requested to clarify the maximum building heights and floor space proposed.

Council is required to address the design implications of these controls, including amenity impacts, such as overshadowing, on the broader residential areas surrounding the proposed development and the potential St Leonards Rail Plaza. This information should include the cumulative effects of the proposals currently being considered in this area, such as the planning proposal at 1-13A Marshall Avenue, St Leonards.

Consultation with Transport for NSW

The Panel requires confirmation of Transport for NSW's position on the proposed St Leonards Rail Plaza. The Department also seeks Transport for NSW's views on the cumulative impact of the three mixed use planning proposals supporting the proposed plaza (472-504 Pacific Highway, 1-13A Marshall Avenue and the subject planning proposal), particularly the capacity of the road system to cater for the mix and intensity of uses proposed.

Draft Economic Impact Assessment

The findings of the draft Economic Impact Assessment (submitted by Winten Property Group on 30 June 2015) are noted. The Panel requests the document be finalised and submitted to the Department in support of the planning proposal.

Other matters

It is also suggested that Council consider its application of B3 Commercial Core and B4 Mixed Use zones in this area to avoid site isolation and future ad hoc / site specific amendments to the planning controls in St Leonards. Council should also consider how the transition between commercial and low density residential uses will be managed.

Once the above information is received, the Panel can fully assess the proposal for consideration of a Gateway determination.

The Department is available to work with Council and provide further clarification on the above matters if necessary. If you need further information, please contact James Matthews on (02) 9228 6126.

Yours sincerely


21.7.15.

Simon Manoski
Chair - LEP Review Panel