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3rd September 2015

**Architecture
Interior Design
Urban Design
Strategy**

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BATESMART™

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

Dear Sir,

We write on behalf of Winten Property Group in response to your email dated 3rd September 2015 requesting clarification of the proposed building heights for the above project.

A summary of the proposed building heights is provided in the below table:

Building	RL	Storeys	Notes
Western (Plaza) Tower:	166.80	27	Same RL as 1 Marshall Avenue, however 2 storeys less as the Winten ground floor is set slightly uphill and commercial uses are proposed at lower levels of the Winten scheme.
Eastern (Christie St) Tower:	224.00	46	Same RL as 504 Pacific Highway, but 2 storeys more as the ground floor level of the Winten development is set downhill.

Please don't hesitate to contact us if you require further information.

Yours sincerely



Mathieu Le Sueur
Associate Director
Bates Smart Pty Ltd

