



KT/MR
14032
6 August 2015

Craig Wrightson
General Manager
Lane Cove Council
48 Longueville Road
LANE COVE NSW 2066

Dear Craig

ADDITIONAL INFORMATION REQUEST FROM THE DEPARTMENT OF PLANNING AND ENVIRONMENT REGARDING WINTEN ST LEONARDS PLANNING PROPOSAL

This letter provides additional information to assist Council with its response to the Department of Planning and Environment's Local Environmental Plan Review Panel request for additional information in relation to its consideration of the Winten St Leonards Planning Proposal dated 21 July 2015.

1.0 QUANTUM OF COMMERCIAL FLOOR SPACE

A schedule outlining the maximum commercial floor space, including clear differentiation of the uses under each of the potential iterations of the base / incentive schemes is included at **Attachment A**.

2.0 PROPOSED BUILDING FORM

The maximum building heights are as presented in the Table below. As noted above, the maximum potential floor space is outlined in **Attachment A**.

Building	RL (AHD)	Metres
Plaza Building	116.8	95
Tower	224	149

In order to provide flexibility for the future design, the proposed maximum heights do not change regardless of the final floor space ratio achieved on the site.

The maximum proposed heights were assessed as part of the Planning Proposal documentation and are considered an acceptable built form outcome. If less GFA is ultimately proposed it provides the opportunity for a reduction in the size of the tower floorplates which will result in a development that has equal or reduced impacts to those assessed as part of the Planning Proposal.

In relation to consideration of the design implications of the proposed heights and FSR. The built form and scale, internal residential amenity, view sharing and overshadowing of the 'maximum' scheme was considered in the JBA Planning Proposal Report dated December 2015. The analysis provided as part of that assessment specifically considered the proposed height within the context of the future plaza, Leighton Charter Hall and Marshall Avenue sites, and broader residential areas. The relevant sections of that assessment have been included at **Attachment B** so that Council can direct the Department's attention to the response on those issues.

Traditional shadow diagrams, including the cumulative shadow impact of the Leighton Charter Hall and Marshall Avenue sites has been included at **Attachment C** to enable additional assessment.

It is also important to note the following implications of the Planning Proposal:

- The provision of the Plaza, which is being funded in part by the Planning Proposal, in conjunction with the retail activation that forms part of the future development, will provide the critical core amenity required to improve the attractiveness of St Leonards as a commercial centre; improving the occupancy rates of existing commercial stock and generating demand for new commercial floor space. Until the kind of significant public domain and retail amenities as proposed are provided in St Leonards, it will not be able to achieve Council and the Department's aspirations for it as a strategic commercial centre.
- The Plaza and retail will provide significant place making / core amenity to the existing high density residential uses in St Leonards as well as the lower density residential areas to the south in the short term, and eventually provide the amenity necessary to support Council's strategic vision for St Leonards South.

3.0 DRAFT ECONOMIC IMPACT ASSESSMENT

The Economic Impact Assessment has now been finalised and is included at **Attachment D**.

Should you require any additional information please do not hesitate to contact me on 9956 6962 or mrowe@jbaurban.com.au.

Yours faithfully



Michael Rowe
Associate