

ATTACHMENT B – EXTRACT OF PLANNING PROPOSAL ASSESSMENT

Built Form and Scale

The proposed built form and massing was informed by a detailed urban design analysis undertaken by Bates Smart (see Appendix A of the Planning Proposal).

Building height is a key aspect in the design of clear and legible cities. Figure 1 illustrates the current St Leonards skyline which is defined by the Forum tower above the Station.

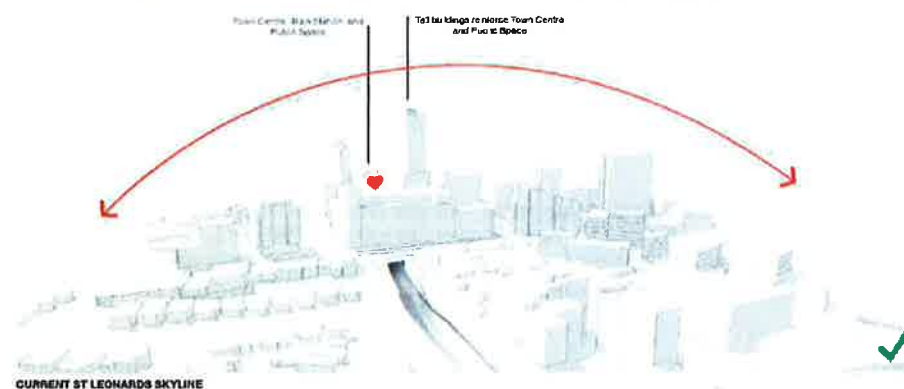


Figure 1 – The existing St Leonards Skyline
Source: Bates Smart

Council's decision to support the increase in heights in the Leighton / Charter Hall Planning Proposal redefined the tallest point in the centre. The increased height on those sites risks diluting the existing legibility of the centre and redefining its town centre to a location further to the east away from the Station and primary public open space areas (see Figure 2).

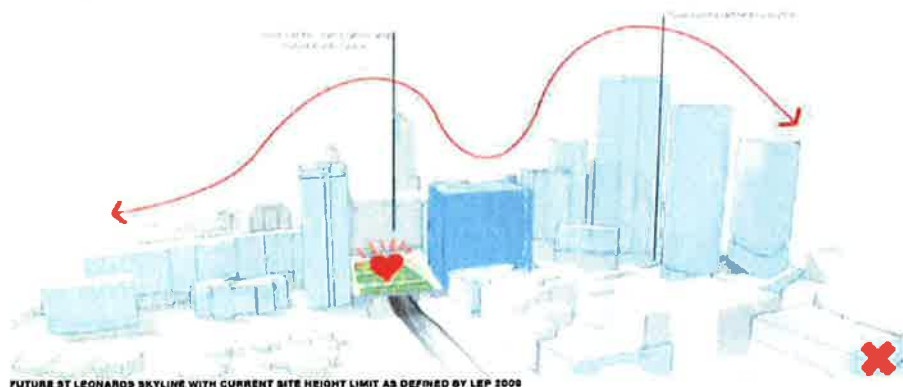


Figure 2 – St Leonards skyline with current LEP site height limit in the context of adjacent proposed and approved developments

Source: Bates Smart

The skyline studies determined a maximum height of the tower of 149m, consistent with the approved Charter Hall height limit (based on matching RL 244) to the east, is appropriate and assists to clearly and legibly define the current and future St Leonards town centre and public Plaza (refer to Figure 3).

The plaza building has a maximum height of 95m. This reduced height for the plaza building will provide a gradual transition to the public Plaza, and is in keeping with the scale of the adjacent buildings fronting the Plaza whilst also providing a transition between the taller element and existing and proposed buildings. The stepping in height from the tower to the plaza building minimises the impacts of the bulk and scale on the future Plaza as well as the overshadowing on the Plaza and the residential areas to the south-west (see Section 6.1.4)

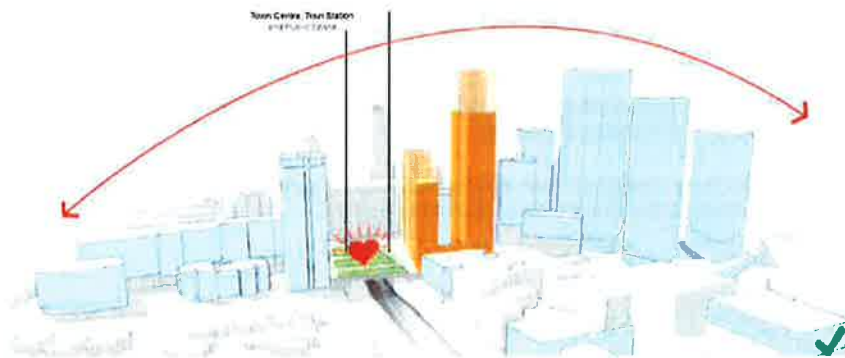


Figure 3 – Proposed future skyline of St Leonards
Source: Bates Smart

The Planning Proposal seeks to incorporate site specific incentive provisions which would enable additional FSR of up to 4.6:1 (a maximum 33% increase over the existing FSR of 14:1) but increases the height by up to 79m (122%). The substantial increase in height but relatively small increase in FSR results in a far more slender form than would otherwise be created by a complying envelope (see Figures 2 and 3).

The indicative design concept in the Concept Design Report prepared by Bates Smart illustrates that the height limit ensures that the GFA generated by the maximum FSR can be appropriately distributed across the site and will not have any adverse bulk or scale impacts. Figures 4 - 5 provides a number of views taken from within different parts of the St Leonards centre that demonstrate that the maximum proposed height and maximum FSR achieves a high quality built form outcome.

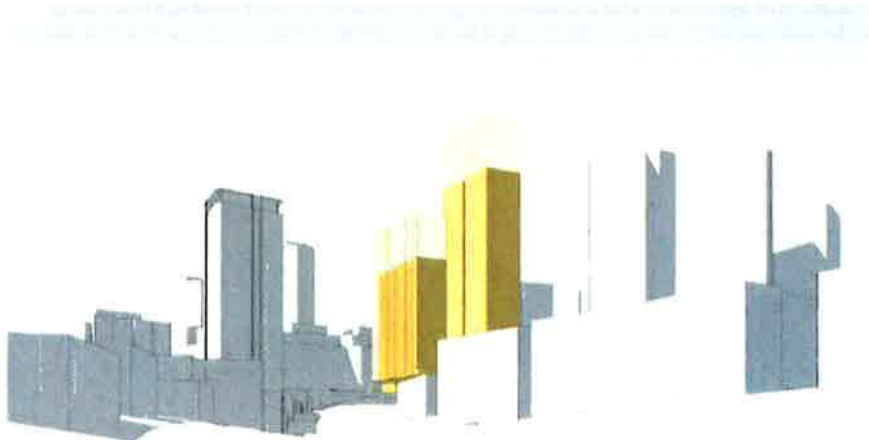


Figure 4 – View from Canberra Avenue looking north east
Source: Bates Smart

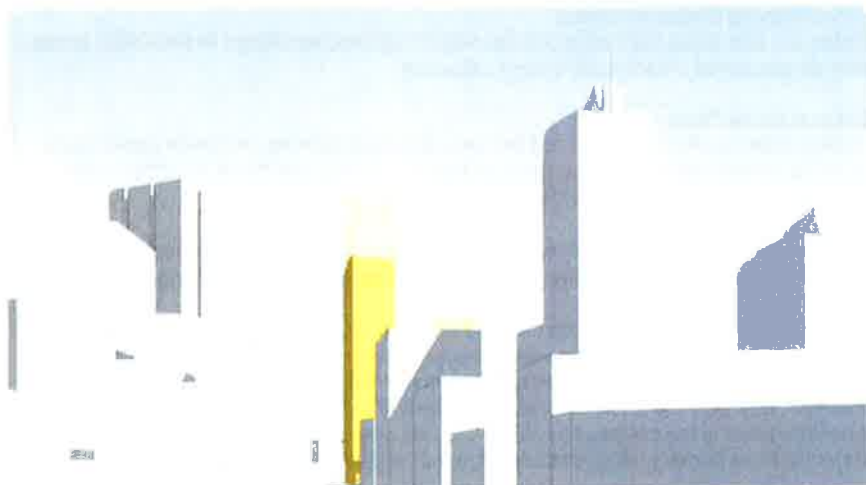


Figure 5 – View from Christie Street looking south
Source: Bates Smart

As considered in detail below, the 'design concept' created by the proposed height and FSR provide for a built form that maximises the internal residential amenity of the future apartments whilst limiting environmental impacts. Further the future built form will also allow for:

- improved view sharing between buildings compared to the existing LEP; and
- relatively fast moving shadows to minimise any prolonged overshadowing impacts.

Contextually the maximum FSR permissible on the site is only 1.6:1 above the maximum FSR of 17:1 on the Charter Hall site to the north east. Whilst the FSR is calculated on the development site alone, it should be considered in the context of the adjacent Plaza, which it is integrally linked to both physically and financially. If the proposed maximum FSR, and therefore density, was considered in terms of the site area of half the Plaza (approximately 2,500m², noting that the Loftex development also relates to the Plaza) the resultant FSR would be only 10.45:1. Further it is noted that because of the Plaza interface, a large quantum of the future GFA (approximately 3,150m² / 1:1) is subterranean and therefore does not contribute to the bulk and scale of the development.

Similarly, if Sites A and B were developed concurrently, which is needed to achieve the bonus FSR, the combined GFA would result in a hypothetical FSR of approximately 15.1:1 across both sites. This is 1.9:1 less than that approved on the Charter Hall site, and further demonstrates that the maximum FSR is appropriate for the site and its context.

Internal Residential Amenity

Bates Smart has undertaken a preliminary analysis of the key provisions of *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65). The study indicates that the indicative residential towers are capable of achieving a high level of internal residential amenity, as discussed below.

Cross Ventilation

The floor plates of the proposed residential towers are able to be planned to ensure that a minimum of 60% of apartments are capable of achieving natural cross flow in accordance with the Design Criteria in the Apartment Design Guideline (ADG).

Solar Access

The proposed tower configuration achieves adequate levels of solar access to both buildings.

Indicative solar access studies demonstrate that during mid-winter on the 22 June, more than 70% of apartments will receive a minimum of 2 hours of direct sunlight to living rooms and private open spaces between 9am and 3pm, and so will meet the Design Criteria in the ADG.

Natural Light and Ventilation to Circulation Areas

The narrow floorplates are able to be planned to provide natural light and ventilation to circulation areas, delivering high levels of residential amenity and energy efficiency.

Building Separation and Visual Privacy

A consistent separation distance of 22m is provided between the plaza building and tower component. The proposed separation represents a greater separation than required under the ADG at the lower levels and a minor variation of 1.5m at the upper levels (Levels 9-24).

The proposed minor reduction between levels 9 to 24 is made on the basis that floorplates have been carefully configured to achieve a high level of inherent privacy separation between buildings.

The plaza building has been designed with the cores located on the eastern face of the building, facing the central courtyard and tower opposite. Apartments in the plaza building are laid out in a single loaded configuration to ensure no living areas face the courtyard or residential tower opposite. As a result the eastern outlook from the plaza building is limited to approximately four bedrooms per floor only, two from dual aspect apartments located in the centre of the floorplate and one each from the northern and southernmost units which have primary living areas facing north and south respectively.

This condition creates a far higher inherent level of privacy and separation compared to the condition anticipated by the ADG which prescribes minimum separation distances in instances where living areas and balconies face directly onto each other.

The proposed separation distance is also consistent with what has been supported between the towers on the Leighton / Charter Hall site.

The development also achieves adequate separation to the Telstra Site, with a minimum separation distance of 24m. This will ensure adequate separation should the Telstra site be redeveloped in the future.

The buildings will have distant views to the residential development in the surrounding area, such as the Forum, however the considerable separation will ensure there is no adverse privacy impacts on those dwellings.

Separation to the north and south of the development site will be provided by the existing Christie Lane to the north, and the future Christie Lane to the south. As the future development to the north of Christie Lane will be commercial, the separation provided will achieve the minimum separation under the ADG.

View Sharing

View sharing and preservation of key view corridors is a fundamental aspect of achieving a good urban design outcome. The north-south orientation of the proposed residential towers, together with the 4m setback to the eastern boundary, ensures the most slender possible form is presented to existing apartments in The Forum to the north. The separation of 22m between the two residential elements seeks to maintain a key view corridor from The Forum buildings towards the Sydney CBD.

The view studies undertaken from The Forum East demonstrate the impact of the approved proposed mixed-use envelope compared with the approved commercial envelope.

From Level 16, the proposed development offers an improvement in views of the city skyline compared to the single, more bulky tower form already approved on the site. The analysis demonstrates that the slender and clearly separated residential forms will minimise bulk and scale, whilst preserving key view corridors across the site towards the CBD skyline. The proposal will not impact Harbour views to the south-west. Refer to Figures 6 and 7.



Figure 6 – Approved commercial development as viewed from Level 16 of Forum East
Source: Bates Smart



Figure 7 – Proposed development as viewed from Level 16 of Forum East
Source: Bates Smart

As shown at Figures 8 and 9, a small section of the city skyline becomes obscured above Level 23 of The Forum East when compared with the approved commercial scheme. Whilst some city skyline views will be obscured, a view corridor to the city is provided to all levels and therefore it is considered that the principles of view sharing are better achieved by the proposed mixed-use scheme when consideration is given to the provision of view to the city at all levels and improvement in city skyline views achieved below Level 23. Consistent with the lower levels, the proposal will not impact Harbour views to the south-west.



Figure 8 – Approved commercial development as viewed from Level 23 of Forum East
Source: Bates Smart



Figure 9 – Proposed development as viewed from Level 23 of Forum East
Source: Bates Smart

Overshadowing

Bates Smart has undertaken a Shadow Analysis which shows solar access to the indicative envelopes, and overshadowing of resulting from the proposal.

Winter Solstice

The solar access and shadow analysis studies undertaken on the winter solstice demonstrate that high levels of solar access are achieved by the proposed development irrespective of the proposed future developments located on adjacent sites.

With respect to overshadowing of adjoining uses, the studies show that between 9am and 11am, the proposed development casts some additional shadow on the existing low density residential precinct to the south-west of the site, however the slender nature of the tower results in this effect being fast moving, and passes by 11am. The shadows cast by the building will not impact the ability of these surrounding dwellings to achieve a minimum of 3 hours of direct solar access. Further, this precinct is the subject of the St Leonards South Strategy and Council is currently considering growth scenarios to increase height and density in the area.

Between 11am and 12:30pm, the majority of shadows cast will fall into the railway line. In the afternoon period the shadows predominantly fall on the commercial buildings in the precinct. It is noted that there will be some minor additional shadows cast on the Christie Street South Park for a short period between 1pm and 2pm. The additional shadow on the park was also generated by the approved DA on the site and was considered by the Department as part of its assessment of the Concept Plan and determined to be acceptable.

Further the provision of the future St Leonards Plaza will provide a significantly larger and higher quality public open space for workers and residents to use within the centre. The proposed envelope ensures that the future Plaza receives high levels of direct solar access in mid-winter from 10am onwards.

Equinox

During the equinox months (September and March) which are generally representative of the average annual solar condition, overshadowing of the residential precinct to the south-west is minimal, and affects only a small number of dwellings. The effect passes by 11am and does not impact the ability of these dwellings to achieve a minimum of 3 hours of direct solar access.

Solar access to the future Plaza is achieved at a high level from 10am onwards.