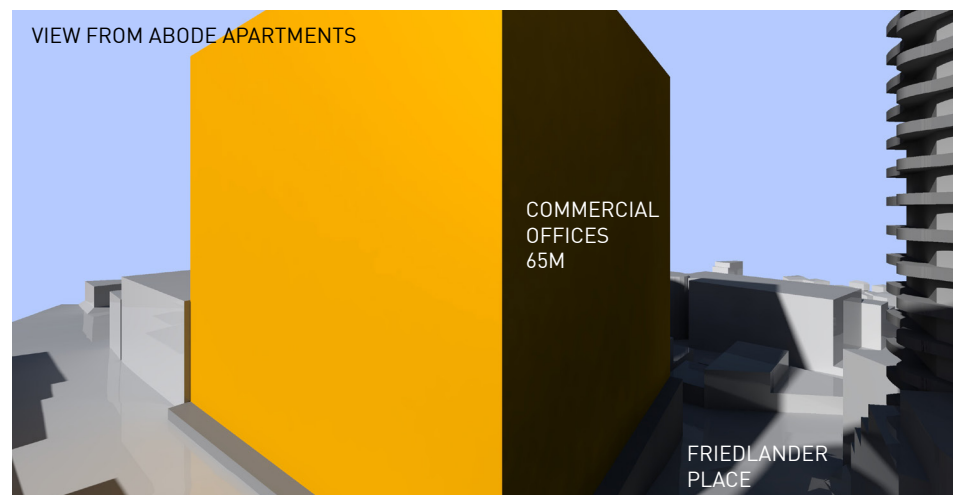
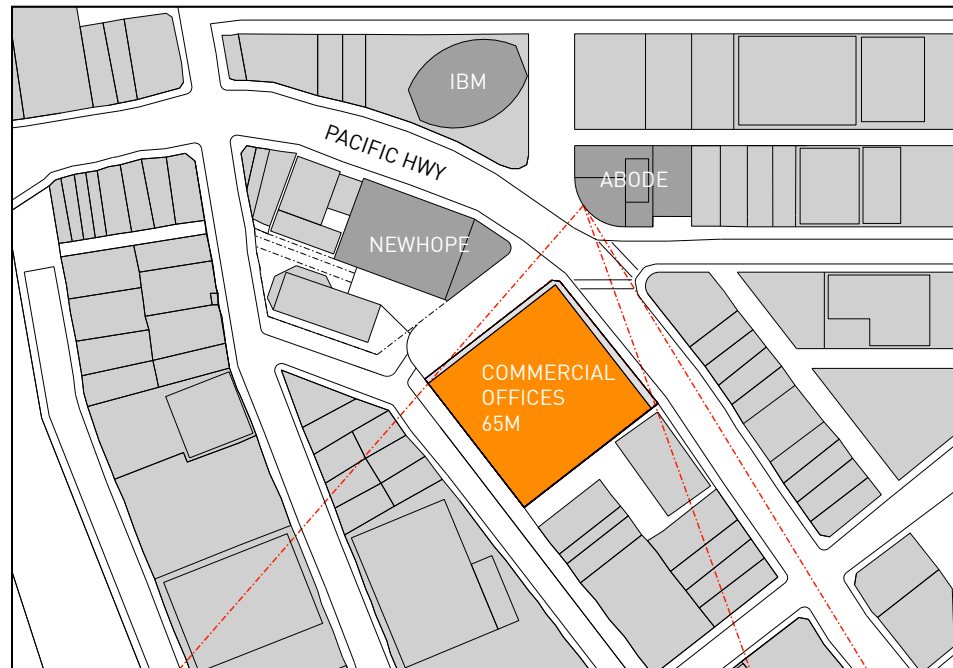
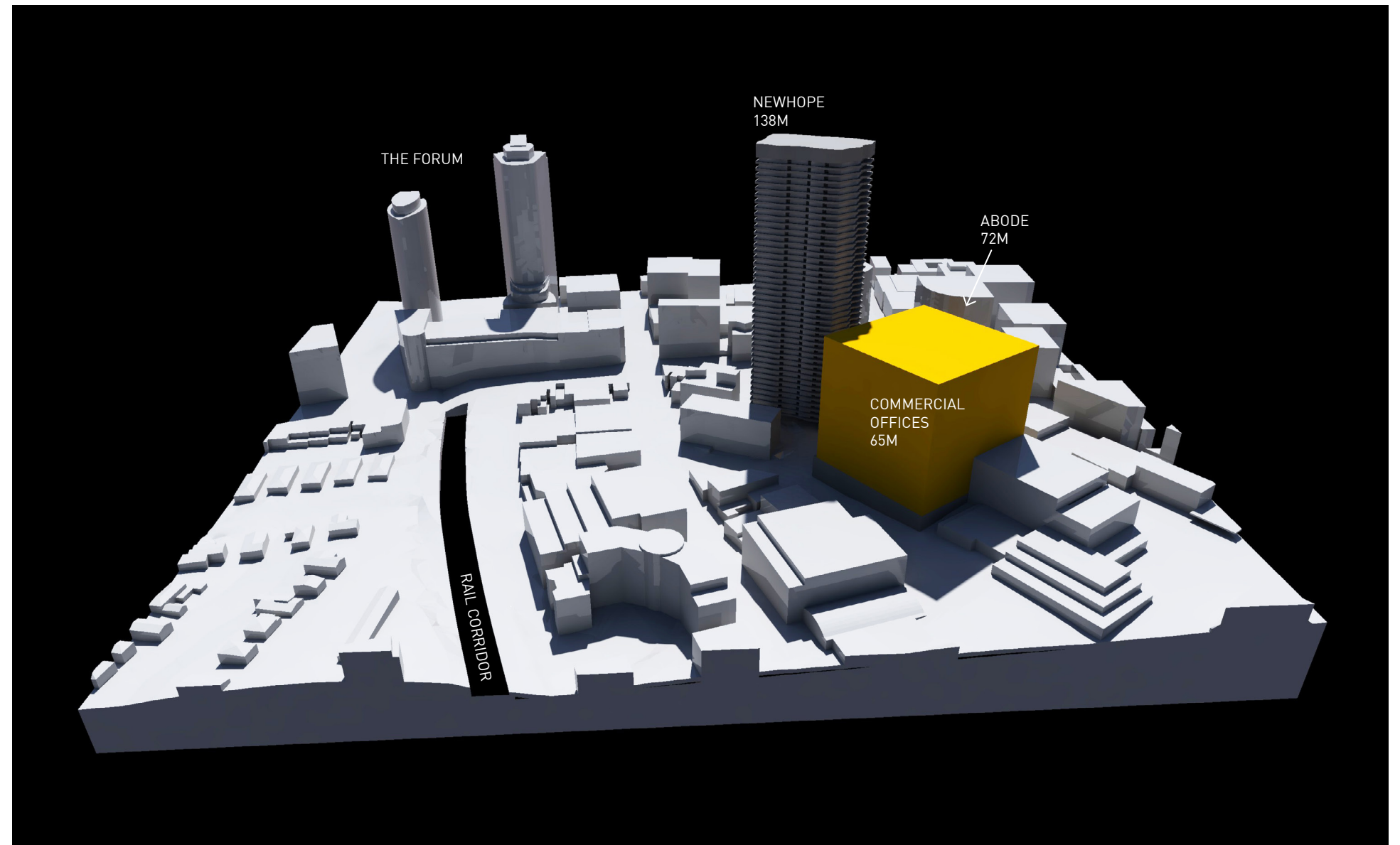


REFERENCE DESIGN

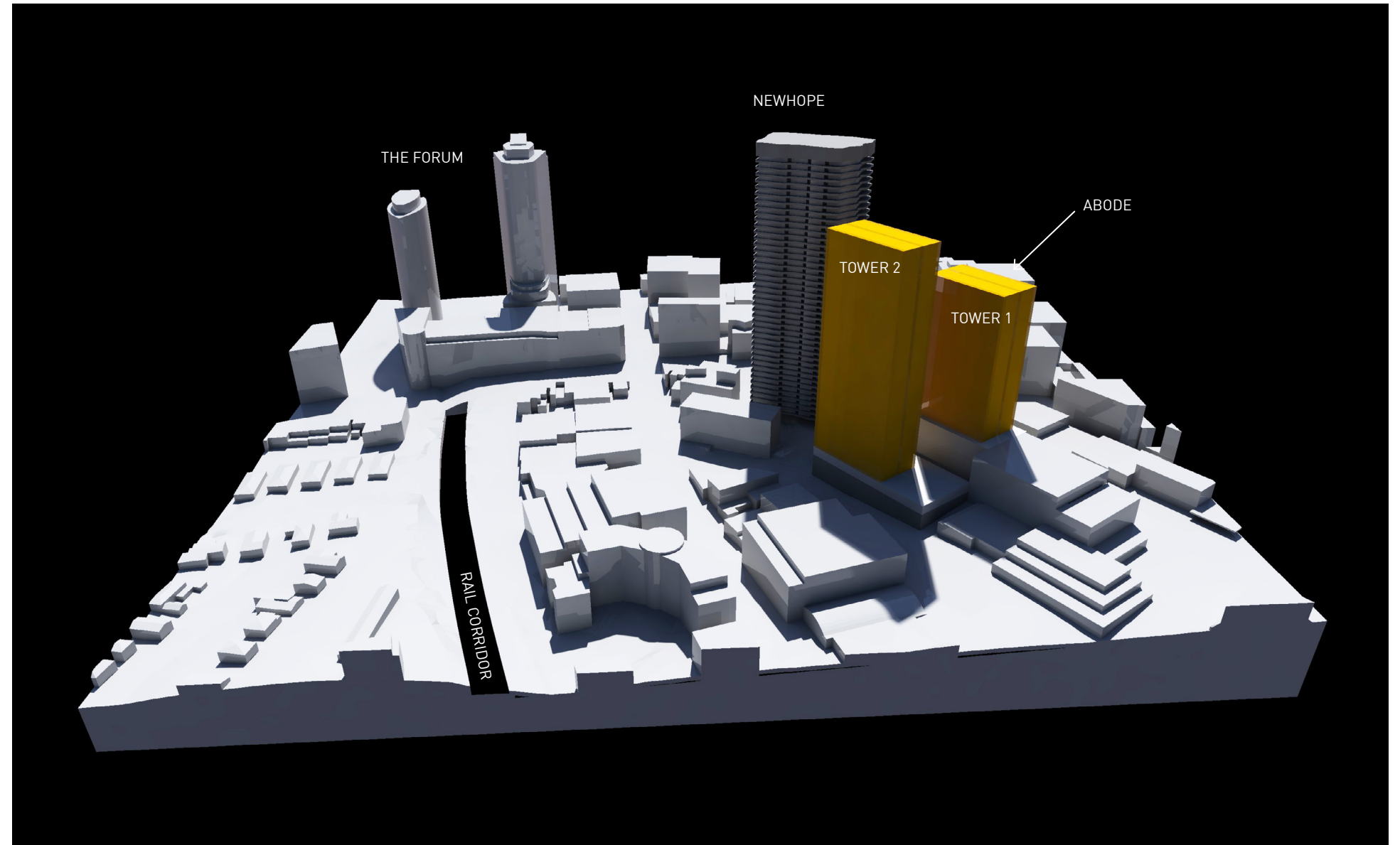
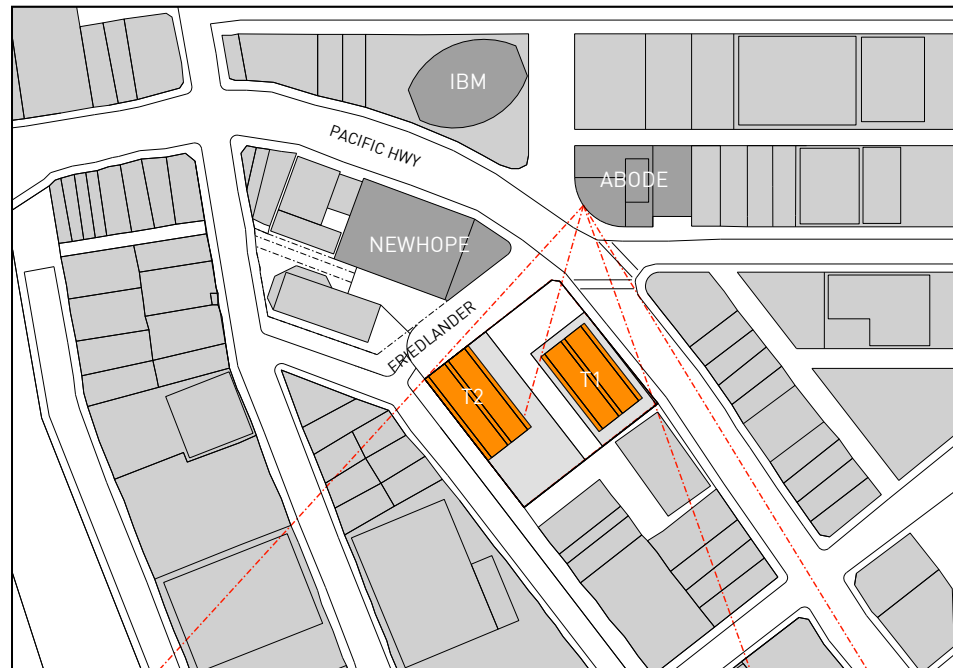
LEP 2009 - COMMERCIAL SCHEME



The Lane Cove 2009 LEP permitted commercial use up to an FSR of 12:1. Planning controls allowed for zero setbacks to all boundaries, resulting in a large and bulky building form up to a maximum height of 65m.



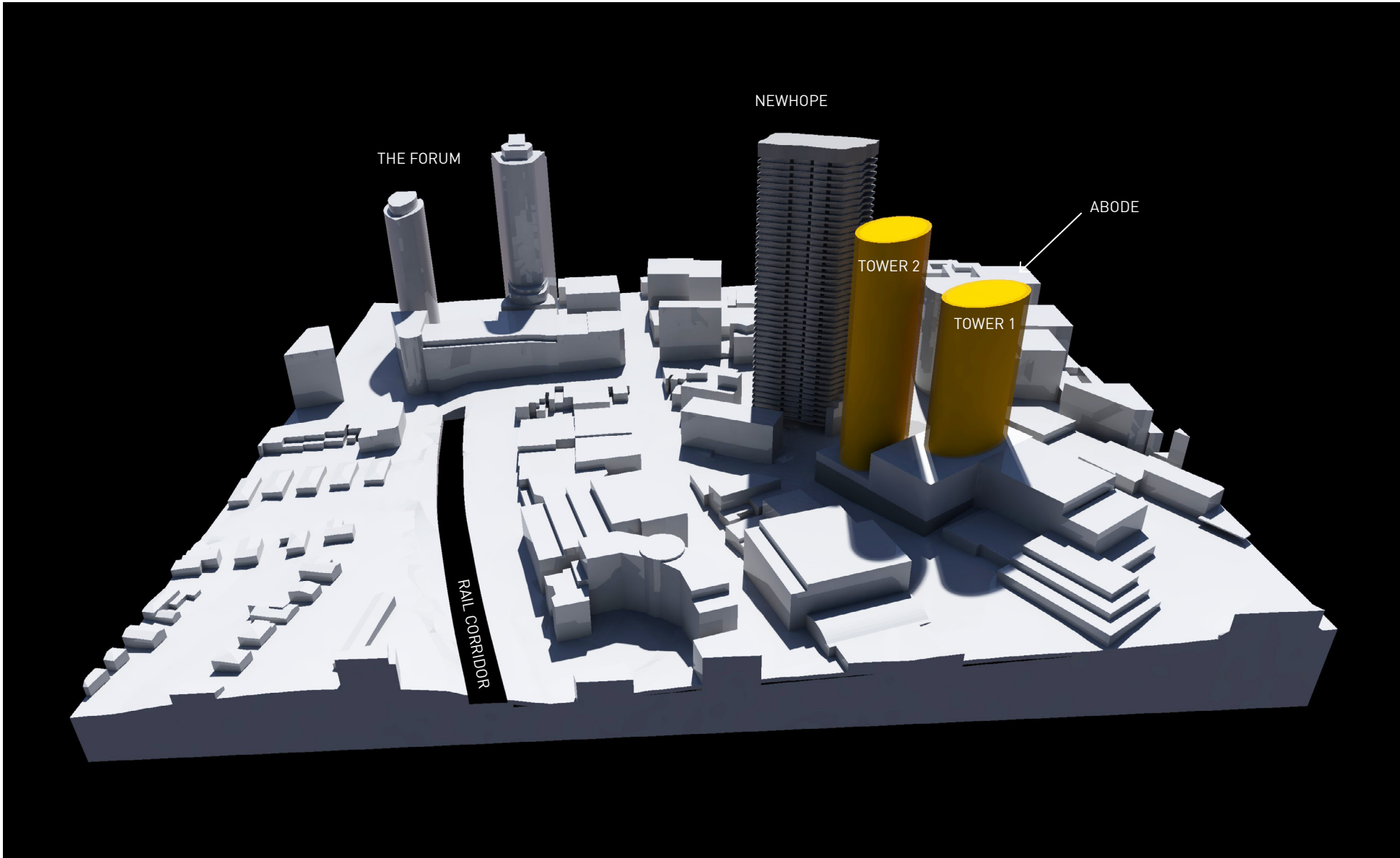
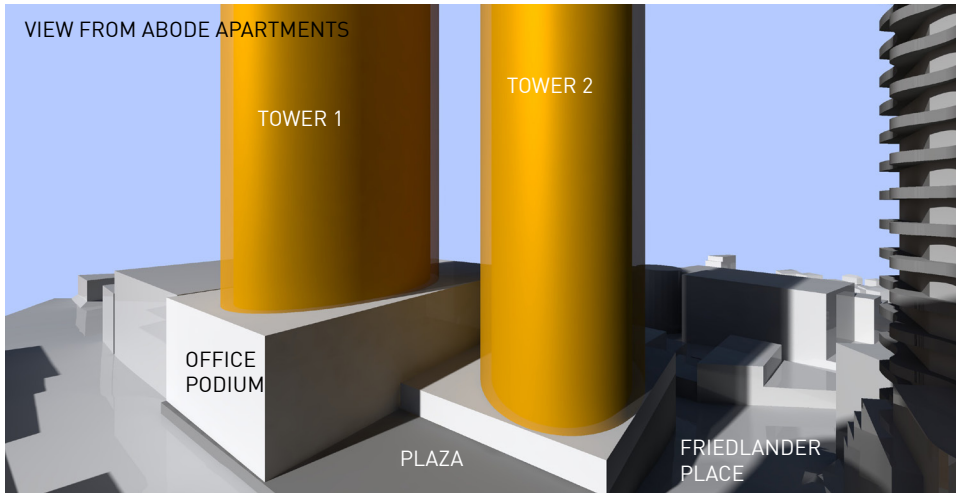
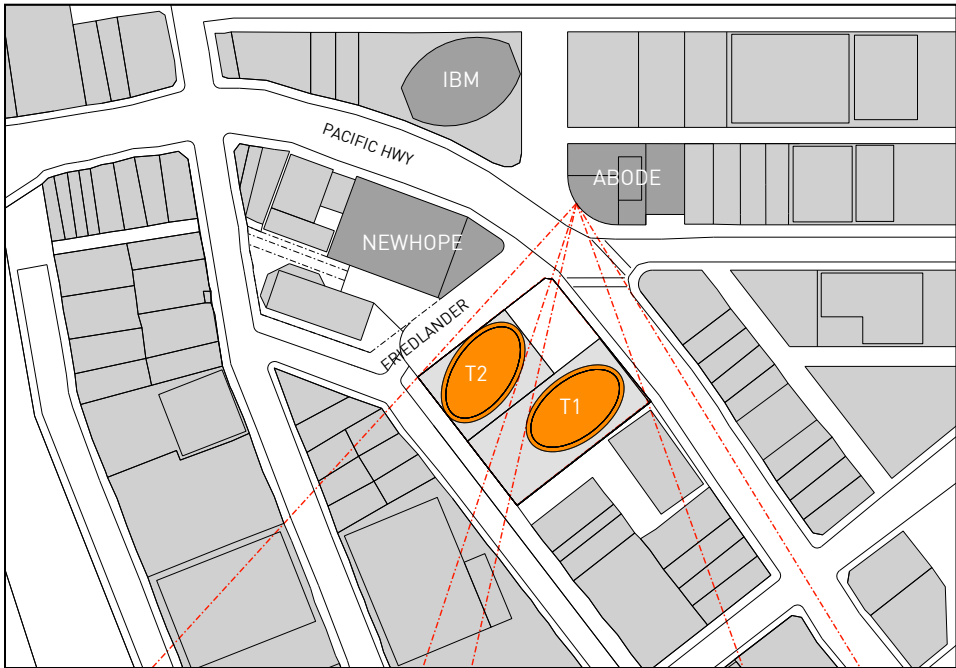
OPTION 1 PLANNING PROPOSAL SCHEME



December 2013

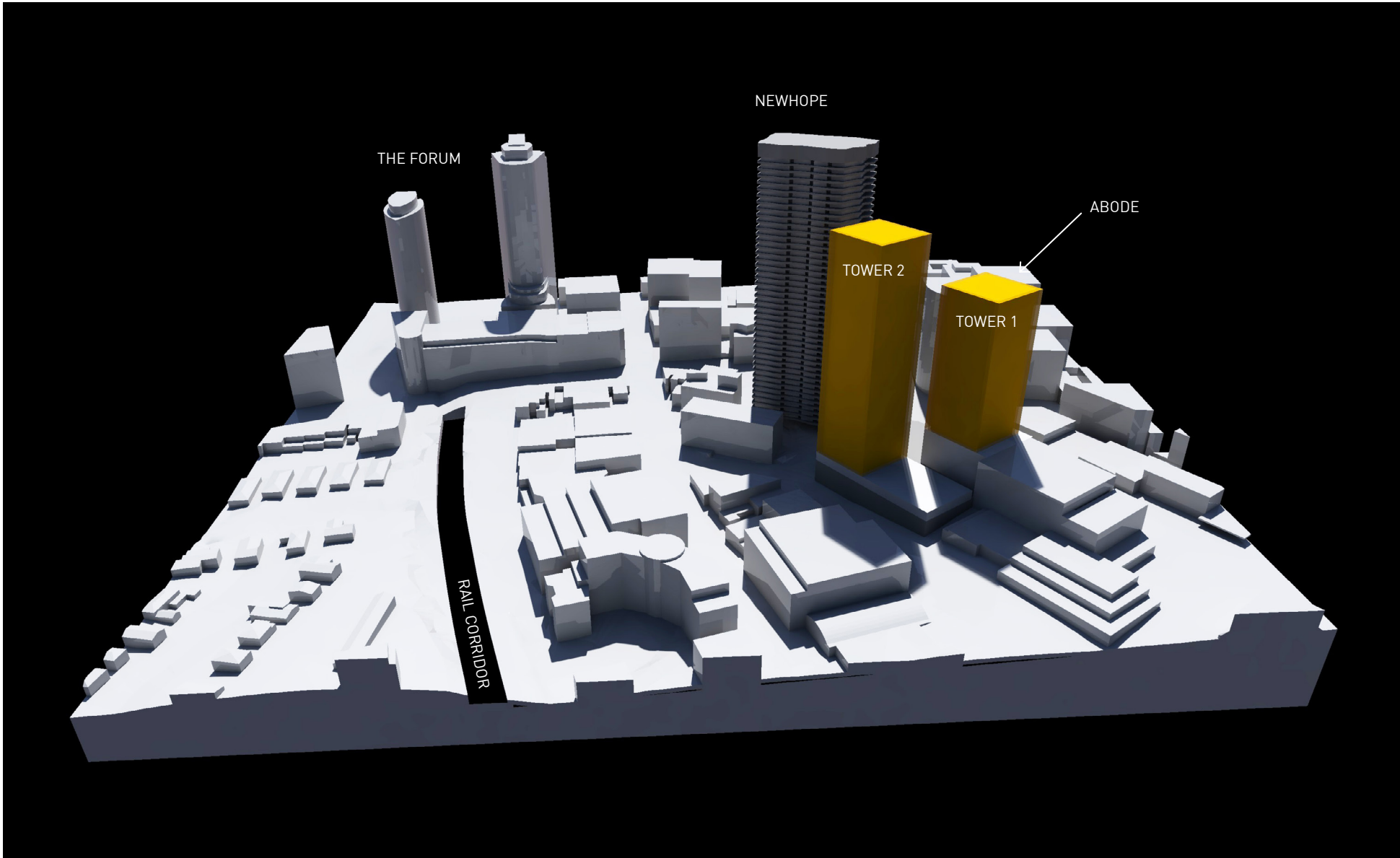
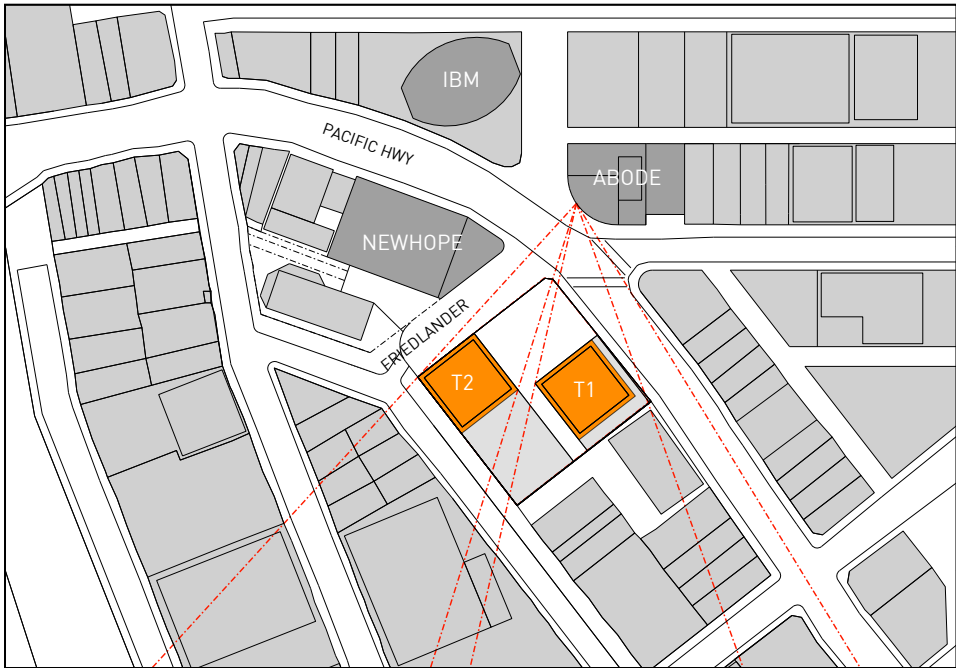
This scheme was prepared for the Planning Proposal to the NSW Department of Planning. It established the twin tower arrangement as a response to its context and the desire to have taller thinner building forms. The Planning Proposal was to remain at 12:1 FSR.

OPTION 2



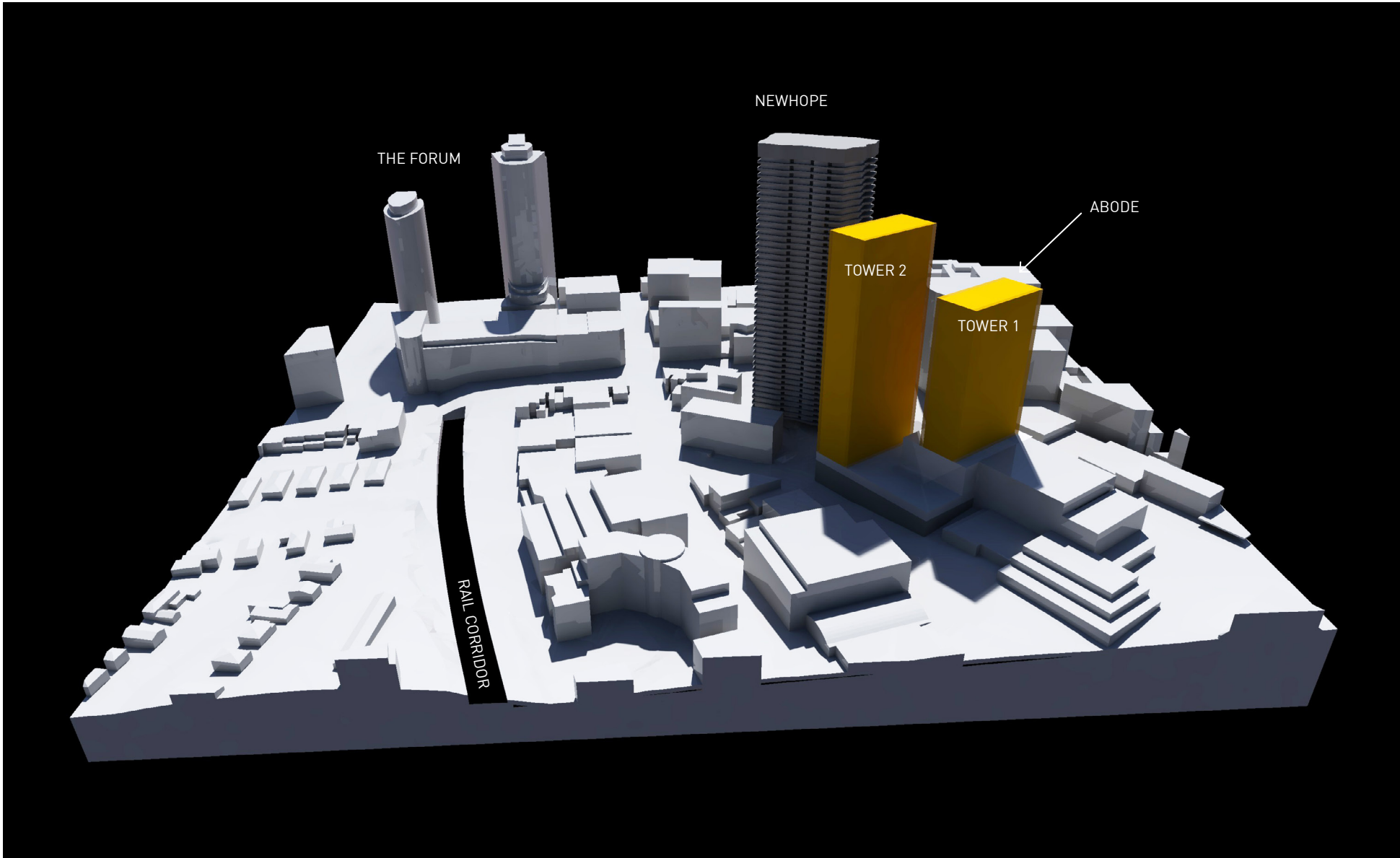
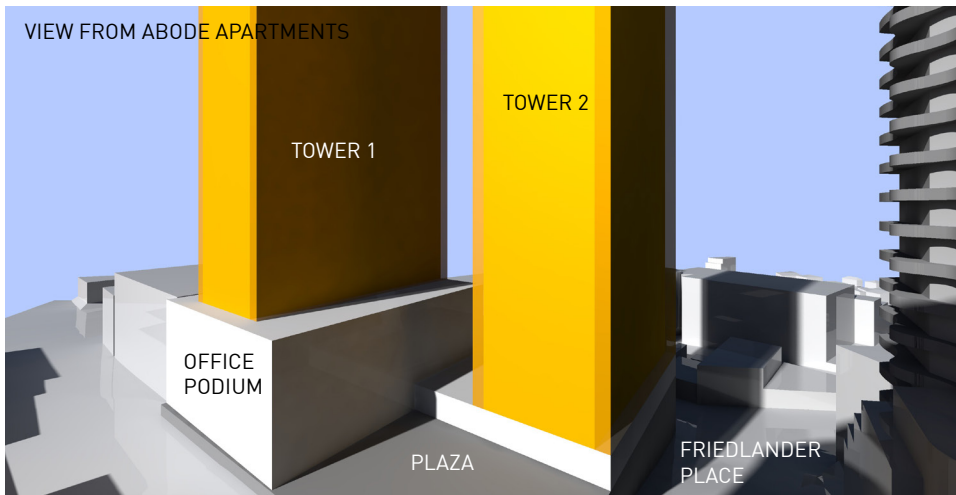
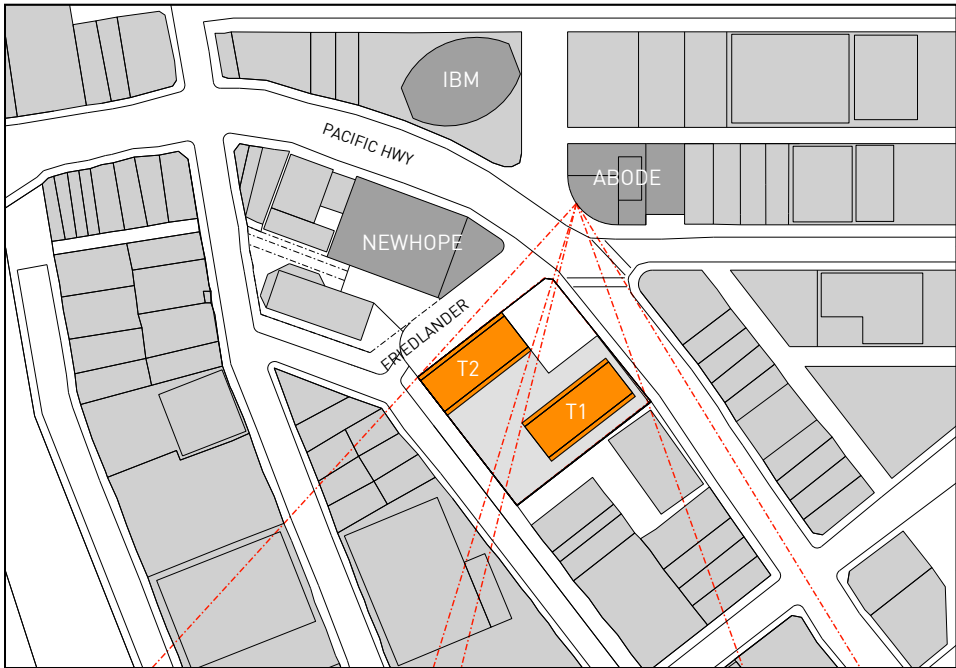
January 2014
Oval schemes were explored to explore the impact of softer building forms. The oval shapes become deeper and longer to achieve a suitable floor area. These shapes proved difficult to achieve SEPP 65 performance outcomes due to their close proximity to one another and the broad elevations facing south.

OPTION 3



February 2014
A pair of square towers was assessed in response to the creation of an open plazqa space on the northernmost corner of the site. Whilst view out of each building could run past one another, the gap between the towers was considered to be too close, creating a narrow view corridor from the public domain.

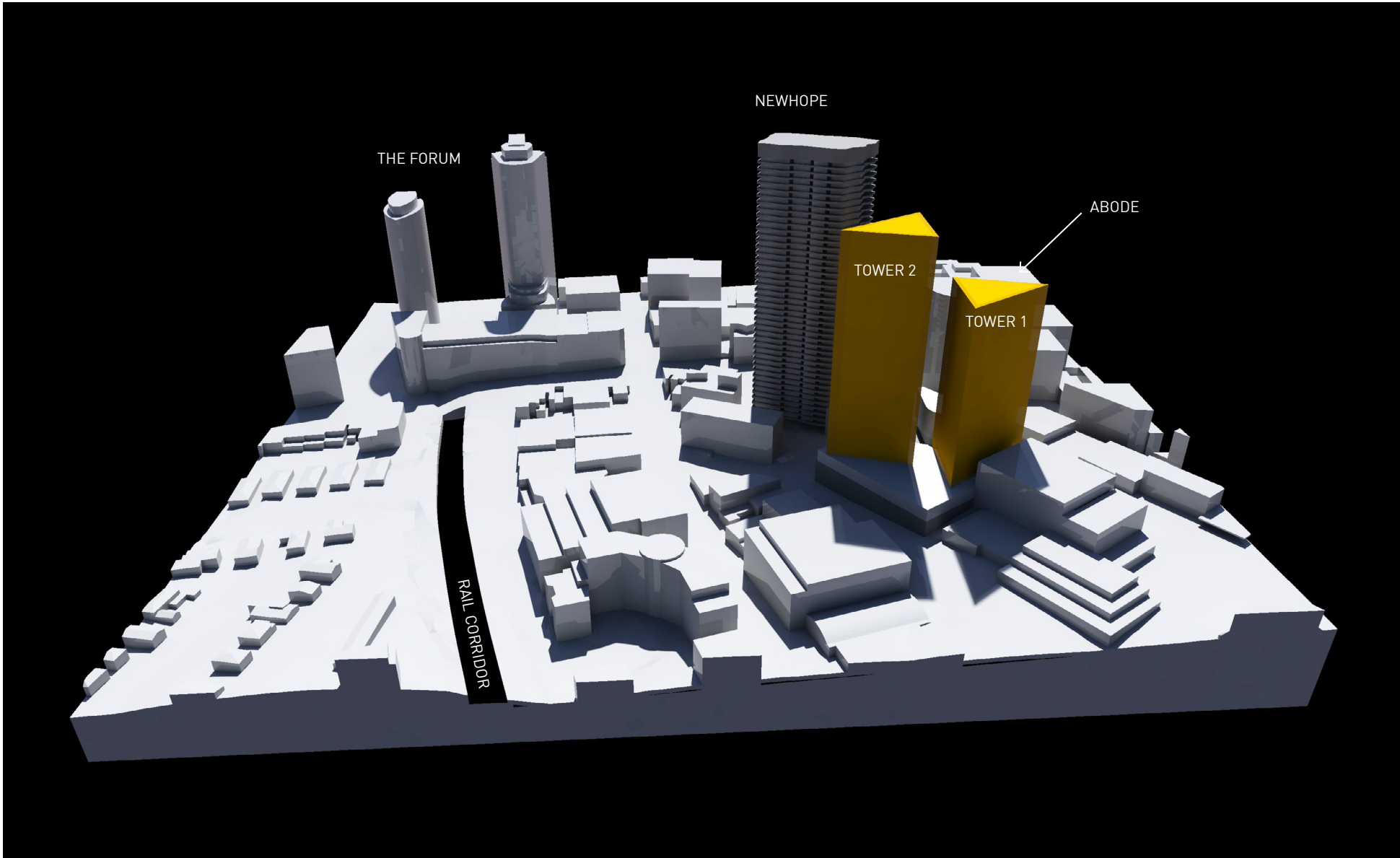
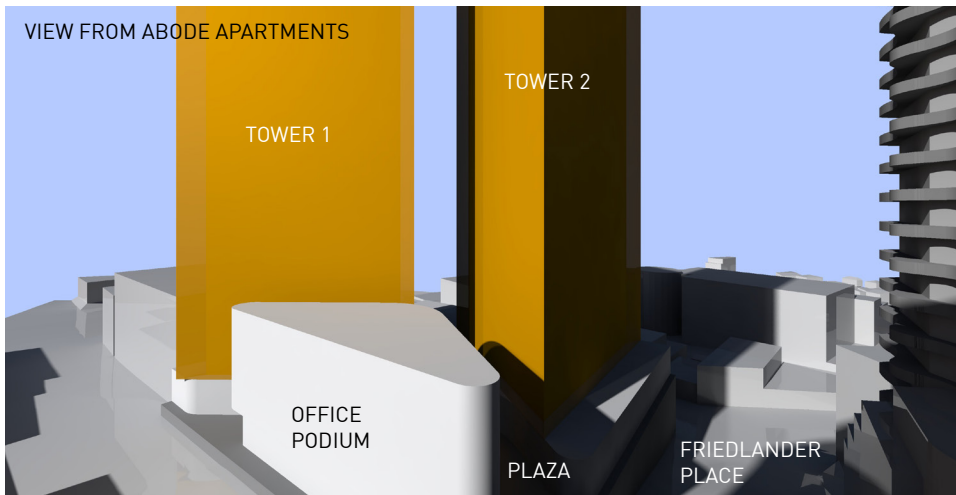
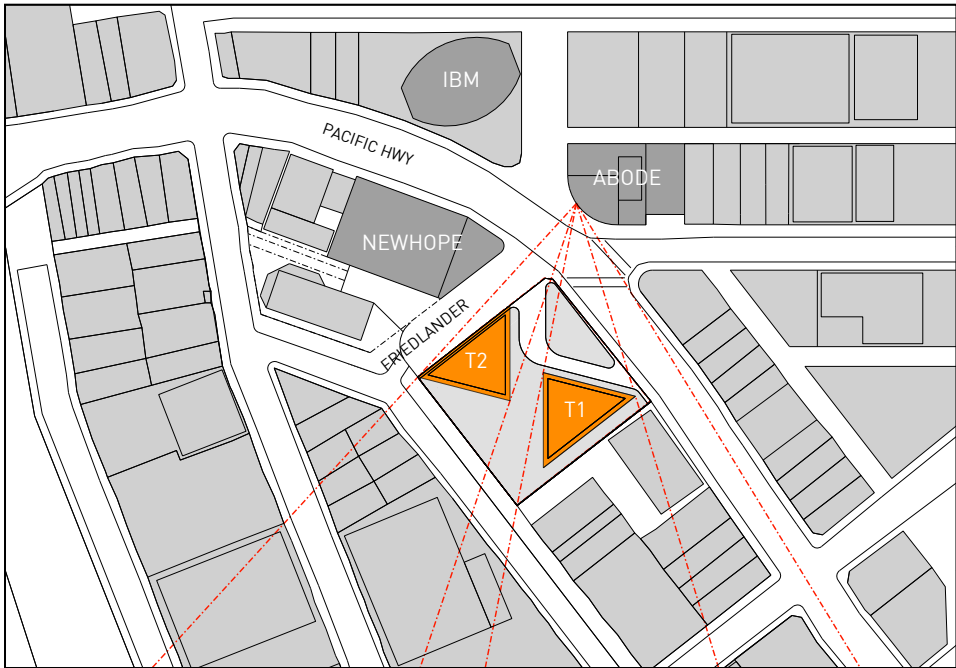
OPTION 4



March 2014

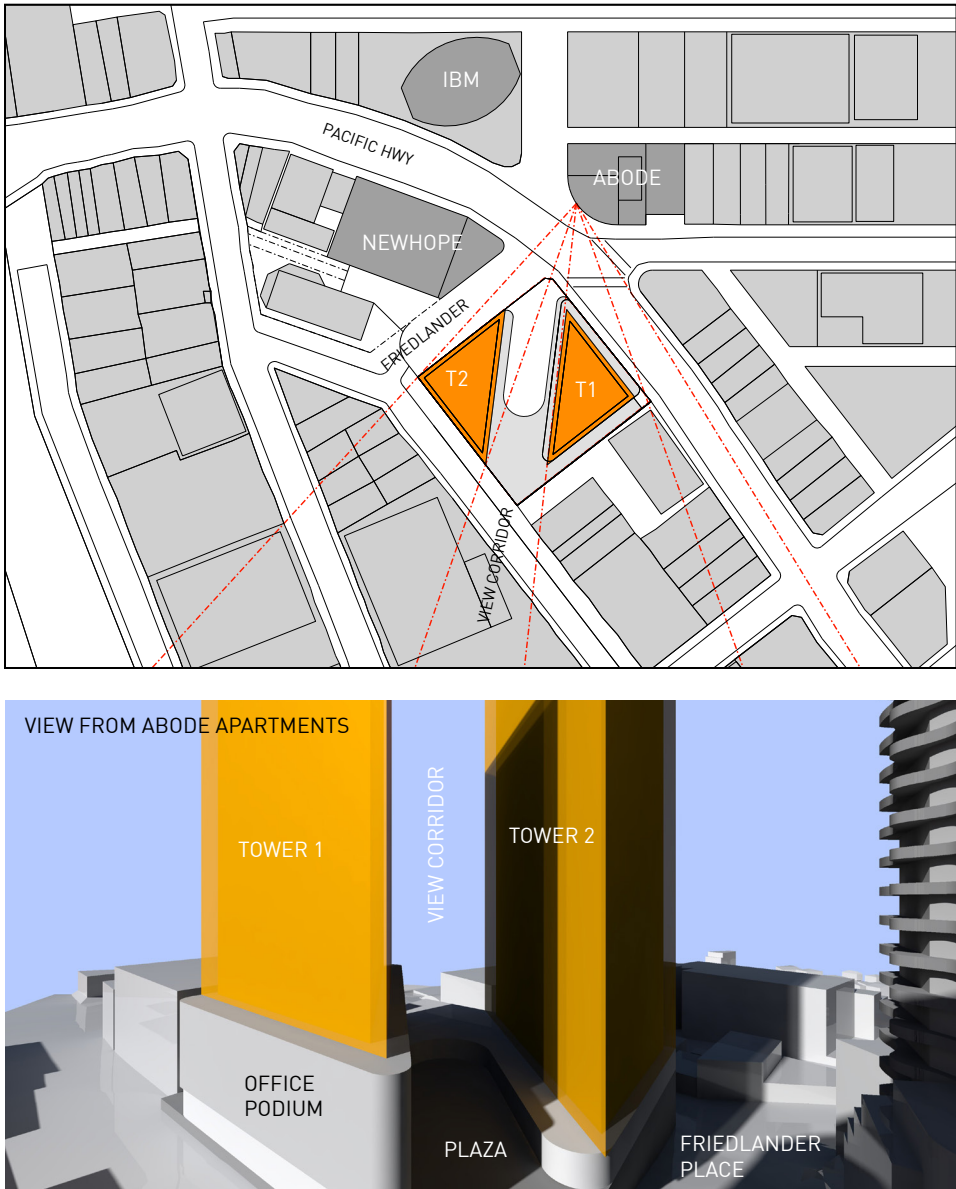
A pair of rectangular towers were arranged perpendicular to the Highway to present a more narrow elevation to the primary street frontage. Each tower had to be slightly overlapped with one another to provide the necessary floor areas. This created issues related to overlooking and privacy. Additionally, the narrow view corridor between the towers was not considered to be a strong urban design response.

OPTION 5

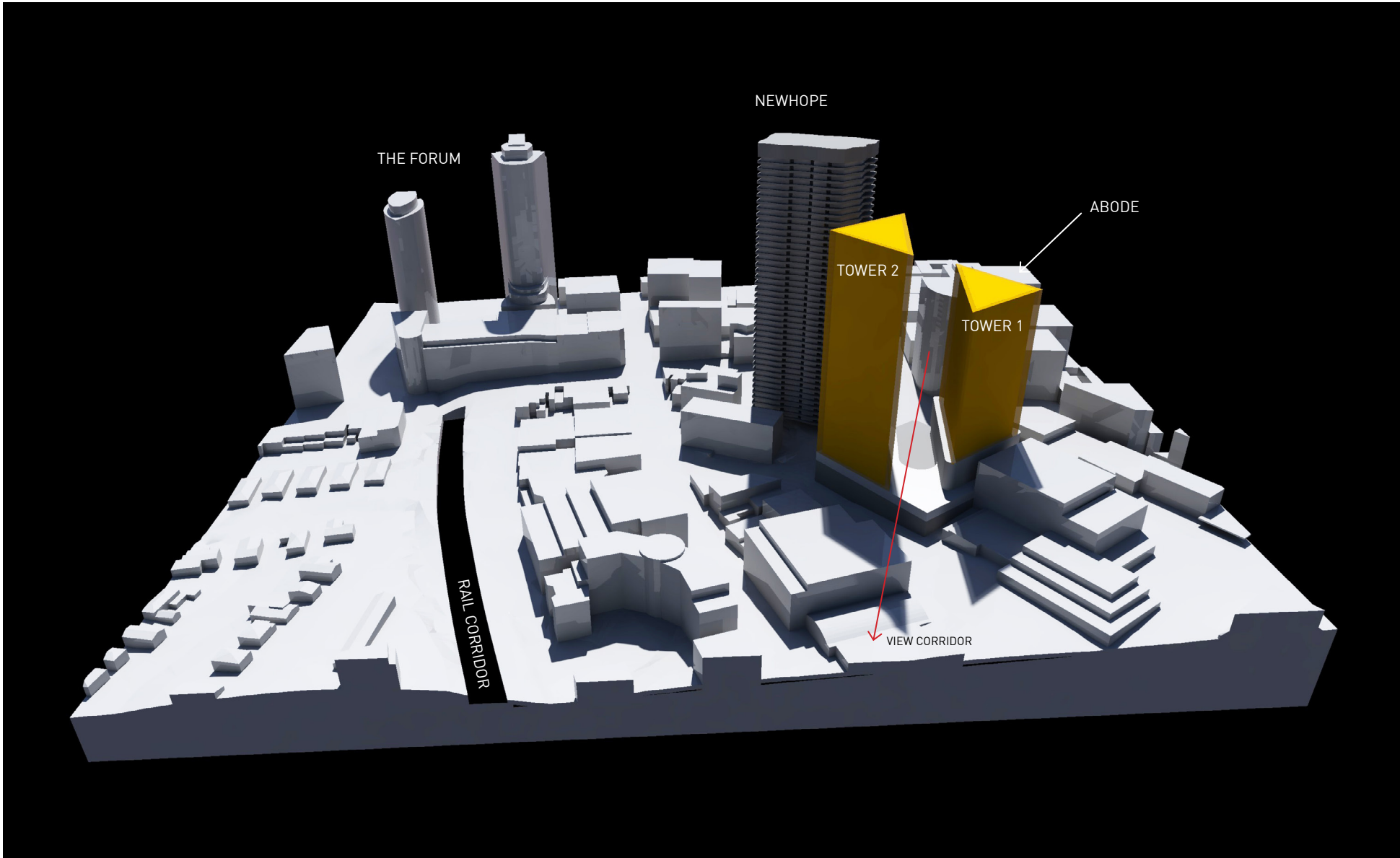


April 2014
Triangular building forms were able to respond better to the angled view through the site in line with due north plus the Mitchell Street axis. Whilst the urban design response was improved, there remained concerns with tower separation and access to natural light into living spaces.

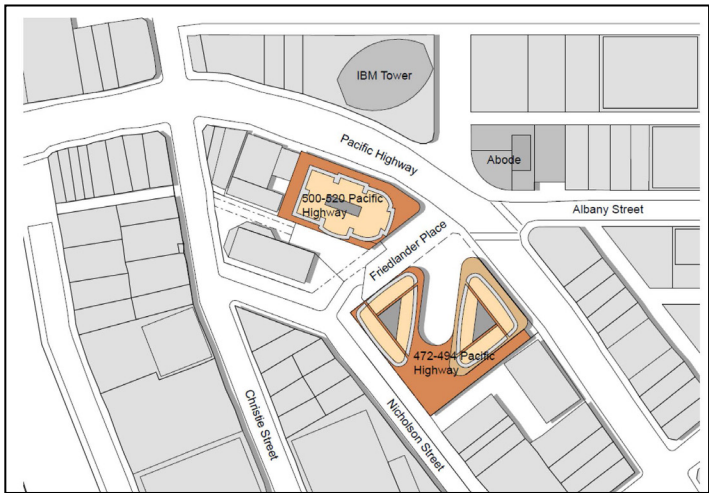
OPTION 6 GAZETTED PLANNING PROPOSAL SCHEME



May - August 2014
This scheme was developed in collaboration with Lane Cove Council, Architectus, Hassell and Sissons Architects. It was agreed by all parties that this approach created the best balance of urban design, view sharing and resident amenity. This concept set the rezoning and gazetted LEP controls and was adopted by Council as the template for the site specific DCP. Its selection was due to its increased height and narrower towers



resulting in better design outcomes compared with redevelopment entirely for commercial purposes under the 2009 planning controls. View sharing will be enhanced compared with a commercial scheme and overshadowing impacts will not adversely impact residential properties to the south. This scheme retains the 12:1 FSR limit.



Site Specific DCP