Christopher Fenton
EG Funds Management
Governor Phillip Tower
Level 21, 1 Farrer Place
SYDNEY NSW 2000

Dear Mr. Fenton

Pre-Gateway Consultation for Planning Proposal – 524-542 Pacific Highway, St Leonards

Thank you for your email dated 18 July 2019 inviting Transport for NSW (TfNSW) to review and comment on the subject matter. Roads and Maritime Services has jointly reviewed the subject matter and this letter is offered as a collectively response.

It is noted that the following documents are provided in the aforesaid email:

- The planning proposal completed by Ethos Urban
- The architectural scheme completed by PTW
- The traffic study completed by GTA

It is understood that the proposal has been lodged with Council and is currently at pre-Gateway stage. Therefore, a preliminary review of the proposal is provided.

It is noted that the proposed changes to the planning controls at the subject site are largely consistent with the controls recommended in the draft SLCN plan except for a lower non-residential FSR. On this note, it is recommended that the proposal should consider the relevant effects if it needs to comply with the recommended planning controls in the draft SLCN plan.

It is also noted that the documents indicate some concepts in relation to a vehicular egress to the Pacific Highway and waiting bays for the use of car lifts. A more detailed review on these matters would be required at the later development stage. As you may appreciate, this pre-Gateway consultation should not be viewed as an approval to the proposal and TfNSW would offer further review once the proposal is formerly referred by Council during the public exhibition process.

Thank you again for early consultation of your proposal and we appreciate the opportunity of reviewing it. For future correspondence regarding development proposal, please send it to development@transport.nsw.gov.au.

Yours sincerely

13/8/2019
Mark Ozinga
Principal Manager, Land Use Planning and Development
Customer Strategy & Technology

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