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Benjamin Craig  
JBA Pty Ltd  
PO Box 159  
North Sydney NSW 2059  
[BCraig@jbaurban.com.au](mailto:BCraig@jbaurban.com.au)

Dear Benjamin

### **PLANNING PROPOSAL – 2-32 JUNCTION STREET, FOREST LODGE**

I refer to your submission of a planning proposal request to amend the maximum height and floor space ratio controls under Sydney LEP 2012 for 2-32 Junction Street, Forest Lodge.

The planning proposal request seeks to increase the maximum height from 12 metres to 22 metres, with a 12 metre height fronting Junction Street, and increase the maximum FSR from 1:1 to 1.75:1.

The City's previous correspondence from 28 November 2013 and 16 October 2014 stated that a maximum floor space ratio of 1.5:1 would be appropriate for the site. The correspondence also identified the need to comply with SEPP 65, the residential flat design code and the Sydney DCP 2012. Particular concerns raised included building separation and setback, overshadowing of surrounding development, retention of the former warehouse and envelope efficiency assumptions.

The City has reviewed your submission. The planning proposal has responded positively to a number of the issues including retention of the retention of the warehouse, the general scale of building fronting Junction Street and the provision of through site links.

The City requires the following information to be submitted to fully assess the planning proposal:

- Identification of any trees identified under section 3.5.3 of the DCP that are proposed to be removed;
- Shadow diagrams identifying level of compliance with the overshadowing controls of the DCP, particularly on 1-3 Larkin Street;
- Options to secure the proposed commercial use, such as through a differential floor space ratio;
- Clarification of how the car parking is calculated in the total gross floor area;
- Details on how the 13 metre separation of the eastern and western buildings can be satisfied with facing habitable to non-habitable rooms;
- Details on securing the public nature of the through site links;
- A draft site specific DCP addressing building envelopes, height in storeys, setbacks, pedestrian and vehicular access and heritage; and

- Any public benefit offer, such as dedication or access to land, contribution to flood mitigation works, and improved sustainability targets.

The following impacts need to be addressed:

- Using an 84 per cent building envelope efficiency is unlikely to be achieved and will result in an undesirable built form. Any proposed increase in the FSR is to be based on 75 per cent building envelope efficiency;
- The planning proposal request is to comply with the communal open space and deep soil rules of thumb of the Residential Flat Design Code;
- Setbacks including investigation of 1.5-2 metre footpath widening along Junction Street and a 1.5-2 metre landscaped buffer along the south western site boundary fronting the park;
- Deletion of the southern corner of the five storey building to improve visual and physical access from the park to the north; and
- Whether Larkin Street, north of Sparkes Lane could meet the traffic warrants for conversion to a shared zone.

It is recommended you contact the City's planners to determine the next steps after considering the issues raised and information required. It is noted that the City's review of additional information may identify new issues to be addressed.

Nothing in this advice implies endorsement of your request to progress this planning proposal or precludes the Council from requesting additional information or changes as part of any assessment of the request or associated development control plan.

If you would like to speak with a council officer about the above or to arrange a meeting please contact Ben Pechey, Manager Planning Policy on 9265 9570 or at [bpechey@cityofsydney.nsw.gov.au](mailto:bpechey@cityofsydney.nsw.gov.au)

Yours sincerely



**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport