

14253
9th December 2014

Mr Graham Jahn
City of Sydney Council
GPO Box 1591
SYDNEY NSW 2000

Attention: Jonathan Carle

Dear Graham

**DRAFT Planning Agreement Offer
2-32 Junction Street, forest lodge**

On 24 December 2013, a Planning Proposal was lodged by JBA on behalf of Fitzpatrick Investments Pty Ltd seeking to amend the height and floor space ratio (FSR) controls as they relate to the site under the Sydney Local Environmental Plan 2012. Specifically the Planning Proposal is seeking the following:

- The floor space ratio that applies to the site is proposed to be increased from 1:1 to 1.75:1.
- The maximum building height that applies to the site is proposed to be increased from 12m to 22m, with a 12m maximum building height strip retained fronting Junction Street with a depth of 7m from the boundary.

The Planning Proposal was accompanied by an Indicative Master Plan (**Figure 1**) prepared by Bates Smart Architects that illustrated how the site could be redeveloped in accordance with the proposed controls.

Scenario 1 – Dedication of 471m² of land to increase the size of Larkin Street Park from 1,055m² to 1,526m². Under this scenario the two metre wide landscape strip is to be provided within the enlarged park area, with the future building on the subject site to be built to site boundary along this edge.

Scenario 2 – Dedication of 393m² of land to increase the size of Larkin Street Park from 1,055m² to 1,448m². Under this scenario the two metre wide landscape strip is to be provided within the site area resulting in a slightly smaller park and the future building being setback from the south half of the western boundary.

Importantly it is noted that under both scenarios the western building façade facing Larkin Street Park will also be architectural designed to minimise a visual impacts of the above ground car park level and in this regard will provide a high quality design outcome for the site and the park interface. Such a requirement can be written into any site specific DCP.

2. **Southern Pedestrian Link** – Dedication of 144m² of land to create a new 6m wide publicly accessible link along the site's southern boundary, allowing pedestrian access from St Johns Road through to Larkin Street Park.
3. **Central Pedestrian Link** – Creation of a new east-west pedestrian connection through the centre of the site connecting Junction Street with Larkin Street. This connection is to be achieved via the creation of a public access easement as part of the future development application. The area of this through site link is approximately 232sqm.
4. **Realignment of north-west boundary** – The site's north-west boundary is to be realigned to create a more logical property boundary and road reserve. This realignment will be facilitated under a future development application for the site and if located 6m from the proposed building alignment will result in a net benefit of 53m² of land being dedicated to the public.

The proposed dedication public benefits outlined above will require a Voluntary Planning Agreement to secure the terms of this dedication. It is intended that should the LEP Amendment be gazetted, this offer will be consolidated and crystallised into a Voluntary Planning Agreement with the Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act and Regulations*, and will contain mechanisms and timing of the proposed dedications. We trust the above is satisfactory, however should you have any queries about this matter then please do not hesitate to contact me on 9956 6962.

Yours faithfully
Fitzpatrick Investments Pty Ltd



Jamie Stewart
Development Director