



# Lane Cove Council

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12 November 2010  
Our ref: 48793/10  
Your ref: MP090\_0187

Mr Michael Woodland,  
Director, Metropolitan Projects,  
NSW Department of Planning,  
23-33 Bridge Street,  
SYDNEY NSW 2000  
Attention: Ms Amy Watson

Dear Mr Woodland,

**Re: PART 3A PROPOSAL: 6-16 ATCHISON ST, ST LEONARDS**

Thank you for the opportunity to comment on the proposal by Bancor Developments Pty Ltd for a mixed use development at 6-16 Atchison Street, St Leonards.

Council commends the aim for public circulation flow at the ground level, contributing to the future pedestrian network within the St Leonards centre.

We also request that the developer note the heights permissible on the southern (Lane Cove) side of Pacific Highway. These aim to provide compatible scale with the buildings on North Sydney's side, such as the Abode and IBM buildings. Although these are significantly lower than the proposal's height, the developer should be aware of the potential for future buildings there to affect some views from the 6-16 Atchison site.

The proposal's height appears excessive relative to its context, and should preferably be reduced to a transitional scale between that of the Forum development (a stand-alone site due to its relationship with the rail corridor's history) and the heights on both sides of the Highway around 18 storeys only).

Council requests this both in terms of the centre's visual character and in order for the design to take into account the minimisation of overshadowing of residential properties within the surrounding neighbourhoods.

Yours sincerely,

per

Michael Mason,  
Executive Manager – Environmental Services