



## Planning

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Ms Sue Francis  
City Plan Services Pty Ltd  
Level 1, 364 Kent Street  
SYDNEY NSW 2000

Our ref.: MP09\_0187

Dear Ms Francis

**Subject: Exhibition of Proposed Mixed Use Building - 6-16 Atchison Street (MP09\_0187)**

The exhibition of the Environmental Assessment for the above project ended on 29 October 2010. All submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3592](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3592)

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires the proponent to respond to the issues raised in these submissions.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues with the proposal relating to height and built form, streetscape and podium, and traffic. These issues are outlined in **Schedule 1**. Additional information required to address these issues is outlined in **Schedule 2**.

It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal. A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

Your contact officer for this proposal, Amy Watson, can be contacted on (02) 9228 6379 or via email at amy.watson@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Michael Woodland  
Director  
Metropolitan Projects

7/12/2010

## **SCHEDULE 1 – KEY ISSUES**

### **1. Height and Built form**

The Department acknowledges that it may be possible to achieve building heights in excess of North Sydney Council's existing and draft planning controls for the St Leonards centre. However, building heights should be formulated in the context of existing buildings and future direction for the centre. The proposed height of 109 metres should be reduced to ensure that it adequately responds to the existing and proposed built form within the centre. The proposed building height should reflect the site's location and provide a transition in height from the Forum to other surrounding buildings within the centre. Consideration should also be given to the articulation of the upper levels of the building to reduce bulk.

### **2. Streetscape and Podium**

Consideration should be given to extending the podium form over the western portion of the site and to the south to Atchison Street. Podium heights should match the podium height of the adjacent "Linea" building to the west.

This analysis should include a consideration of the partial enclosure of the ground floor frontage to Atchison Street to activate the streetscape and relocation of the fire stairs and service utilities to a less prominent part of the Atchison Street frontage. Options for increasing the setback of the podium to the eastern (side) boundary should also be provided.

### **3. Traffic**

A detailed assessment of traffic implications of the proposed development on the intersections of Atchison Lane/Christie Street and Atchison Lane/Mitchell Street should be provided.

## **SCHEDULE 2 – ADDITIONAL INFORMATION REQUIRED / COMMENTS**

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the issues raised in **Schedule 1**, the following information is also required:

- A shadowing analysis detailing the shadow cast by the proposed building on the Abode building (in elevation format).
- Modelling of potential envelopes demonstrating development outcomes on adjacent sites to the east and the north indicating how future mixed use envelopes could achieve an equitable development outcome consistent with the Residential Flat Design Code (including solar access).
- Swept path analysis of the largest vehicle that can physically enter and exit Atchison Lane and the access driveway should be provided in accordance with the RTA's comments on the proposal.