



Lane Cove Council

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12 November 2010

48739/10

Mr Anthony Otto,
Winten Property Group,
Level 10,
61 Lavender St,
MILSONS POINT NSW 2021
via A Otto@winten.com.au

Dear Anthony,

RE: 88 CHRISTIE STREET CONCEPT PLAN OPTIONS

Thank you for meeting with Council last Tuesday 2nd November to discuss a range of issues regarding this proposal.

It was agreed that Council would provide feedback on a number of issues as follows:-

1. Preferred options

Council appreciates your having produced a series of potential design options to enable staff and Councillors to address some of the broad urban design issues.

Council's preferred option is Option 7, in its modified form received today, due to its increased setbacks reducing bulk and related impacts, subject to any variations in the south-eastern corner complying with appropriate requirements in building separation from future redevelopments adjacent. We appreciate that this involves a reduction in floor area for the proposal.

In relation to the height, Council reaffirms its view that the building should be limited to the LEP's 65 metres maximum, other than that minor variations only may be justified.

2. Voluntary Planning Agreement

Council is, as you know, to undertake public domain and traffic studies, supplementing those done to date, in particular in relation to public domain and parking rates. In relation to Lithgow Street, the meeting discussed a potential open space area extending along your western frontage with vehicle access underneath. This area (approximately 1,000m²) need not be dependant upon inclusion of the space over the rail corridor, over which additional an open area could be added at a later date, although preferably it would be incorporated in a unified development at this stage.

We request that you investigate this concept while finalising the lower levels of the design, in liaison with Council and the relevant NSW authorities, and prior to a voluntary planning agreement being prepared. We will talk to the Department of Planning about the timeframe involved in the proposal's progress under Part 3A and would welcome

your comments on this. Without Council wishing to unnecessarily inhibit the project's progress, there is the potential for such an open space area with separation of pedestrians and vehicles to significantly add to the amenity of the centre and of your development.

3. Other urban design matters

Among the other range of relevant issues, we reiterate the importance of minimizing overshadowing of residential properties to the south-west and view loss from the north, and consideration of other amenity issues including solar access and wind impact for the public domain.

Please feel welcome to contact Michael Mason on 9911 3690 or at mmason@lanecove.nsw.gov.au, or Wayne Rylands on 9911 3560 or wrylands@lanecove.nsw.gov.au , if you would like to discuss these or any other issues relating to the proposal.

Yours sincerely,

Peter Brown,
General Manager