

09485
19 January 2011

Andrew Smith
Team Leader
Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Andrew

FURTHER VISUAL ASSESSMENT FOR MP 09_0210 – WINTEN ST LEONARDS COMMERCE CENTRE

As requested in your email dated 23 December 2010, we have provided the following additional information / clarification for the St Leonard's Commerce Centre project.

1.0 VISUAL ANALYSIS FOR THE FORUM AND FORUM WEST BUILDING.

As requested, we contacted the owners of affected units to get permission to undertake a photographic visual assessment of the proposed envelope/DCP compliant envelope, in the same manner submitted for the PPR.

We were able to get access to, and undertake the photographic visual assessment from, Unit 1620 and Unit 2308 in The Forum tower, and Unit 1908 in the Forum West tower. The further studies provide a range of the units affected by the proposal to allow the Department to complete its assessment. The results of the further visual assessment are shown in **Figures 1-3** below. The images are also appended at a higher resolution in the Attachments package.

It is noted that the additional assessment demonstrates that strict compliance with the DCP setback on Lithgow Street will not achieve 'view sharing' as raised in some of the submissions. We would also like to take this opportunity to draw the Department's attention to Objective 14 of the recently released Metropolitan Plan 2036, which states that 'LEPs deliver the intent and yield anticipated under the Metropolitan Plan'. The proposed envelope complies with the new Lane Cove LEP's GFA development standard and will produce a yield consistent with the Metropolitan Plan and thus the State's strategic direction for the St Leonards Centre. If the proposal was required to comply with the DCP, it would not only fail to significantly improve the view loss from the small number of affected dwellings but would also greatly hamper achievement of the yield anticipated under the LEP and therefore be contrary to the objectives of the Metropolitan Plan.

2.0 CLARIFICATION OF WHICH UNITS IN THE FORUM WEST AND FORUM ARE AFFECTED

(a) Forum

The Department has requested that we clarify the anomaly in our report as to whether or not apartments on Level 24 of The Forum would experience view loss. The higher resolution version of Figure 8 from the submitted PPR (see attached) illustrates that apartments 2401 and 2408 on Level 24 will only partially be affected by the proposed envelope, but will still retain the majority

of significant views to the Harbour Bridge and City from a standing position within the apartments. This higher resolution of Figures 8 and 9 from the PPR are included as attachments to this letter.



Figure 1: Potential view loss from Level 19 of The Forum West Residential Tower



Figure 2: Potential view loss from Level 23 of The Forum Residential Tower

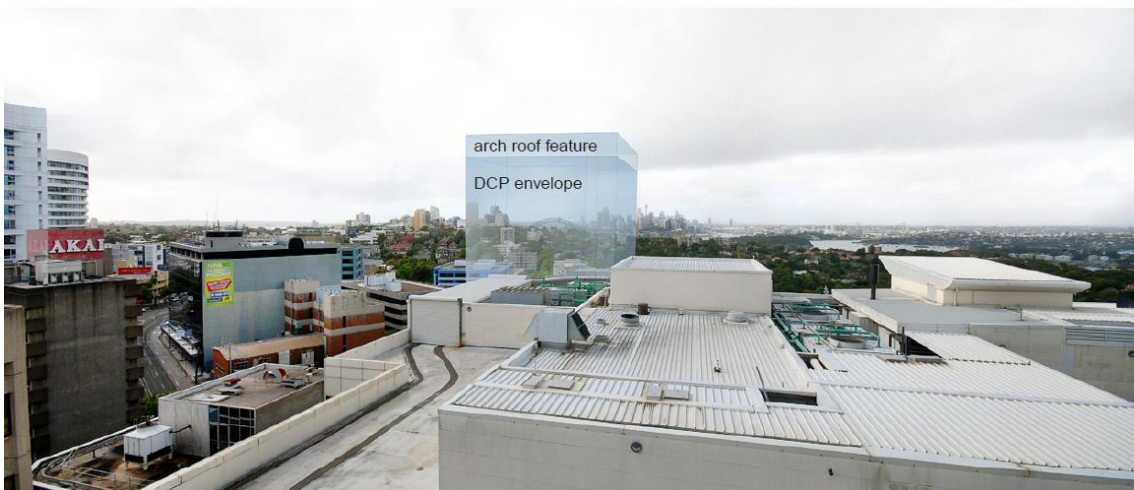
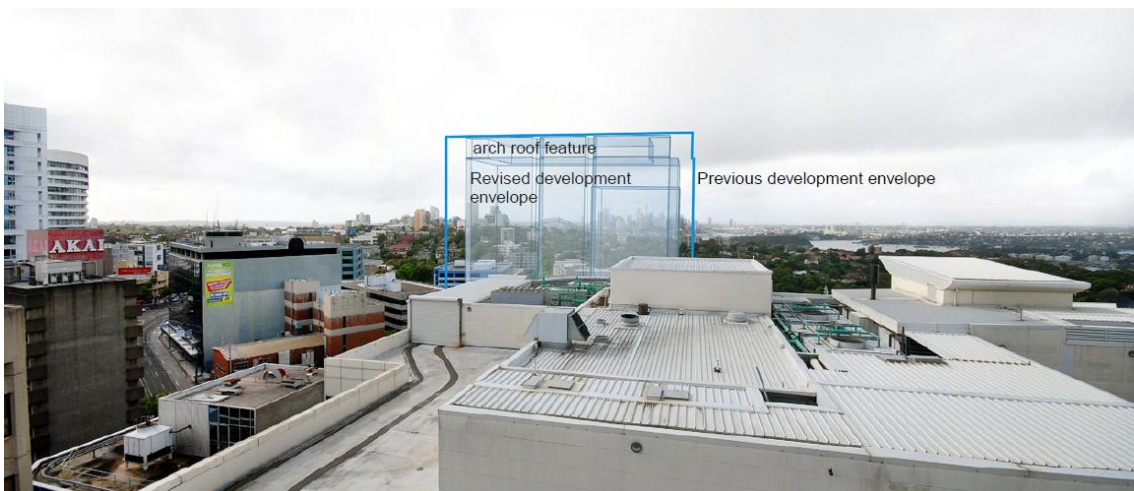


Figure 3: Potential view loss from Level 16 of The Forum Residential Tower

(b) Forum West

The Department requested that a photographic assessment be undertaken from a unit which is affected between Level 17 and 23 of the Forum West tower. We were able to get access to an effected apartment on Level 19. The results of this photographic assessment are shown at Figure 3 above. It is noted that the proposed envelope / building would frame and maintain the existing CBD view to the east.

(c) Figure 8 and 9

The Department requested that a more detailed and higher resolution of Figures 8 and 9 of the PPR be provided. The higher resolution images, with the affected levels labelled, are attached.

If you have any further questions please don't hesitate to contact me on 99566962.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O Klein', is centered on a white rectangular background.

Oliver Klein
Associate

Attachments:

- View analysis from Levels 16 and 23 of The Forum tower and from Level 19 of Forum West tower; and
- Revised view loss plan and elevation from The Forum tower and Forum West tower (Figures 8 and 9 from PPR document).