

## EXTRACT: COUNCIL "ORIGINAL REQUEST FOR GATEWAY"

- Open space:

The Landscape Master Plan's acceptance is of critical importance for the achievement of the St Leonards South's model for urban density with liveability and amenity, as it provides pedestrian permeability, view corridors and recreation spaces. The LEP's FSR bonus scheme underpins that plan. Key components are:-

\*  
THIS  
VISUAL  
CORRIDOR  
IS A  
FABRICATION  
— SEE  
SIGHT LINE  
TO NEWLANDS  
PARK DRAWN  
ON OCULUS'S  
E-W  
ACCESSIBLE  
SECTION

- An open space network from a new park of 3,500m<sup>2</sup> at the western end is connected by a visual corridor of East-West open space links to Newlands Park in the east. The community facilities and child care centres are situated within this network.
- Green spines of common open space with reciprocal rights of way across north-south recreational areas, approximately 24 x 200 metres in area, between all apartment blocks. The aim is to provide a diversity of quiet and active spaces promoting social interaction.
- Conversion of the culs de sac in Berry Road and Holdsworth Avenue to pocket parks.

- Community infrastructure is planned to comprise:

- Two community facilities and two childcare centres
- Open space and East-West links as above
- The centre closest to Newlands Park is to provide an accessible lift as a component of the pedestrian network.

- Key worker housing:

This is to be provided on a site-by-site basis to ensure that the building envelopes have regard to solar access. This approach is a more nuanced response to topographical factors rather than applying a blanket requirement (e.g. 4% of all units). It also enables slightly higher building envelopes to contain more key worker housing.

- Solar access:

To facilitate these outcomes, the solar access standard is moderated in the DCP to 1.5 hours midwinter, consistent with SEPP 65 Apartment Design Guide's flexibility permitted for south-facing slopes and the anticipated orientation of units to capture views to the south. The standard of over 2 hours will apply for eleven months of the year.

- Road:

A new link will be provided from Park Road to Berry Road, to enable access to the traffic lights at Pacific Highway, by site acquisition.

- Acquisitions:

Sites identified for the new road and park are significant for the amenity and functioning of the precinct. The location of a park between the high and low density areas provides transition and pedestrian access between Berry and Park Roads. It is important to note that property owners would be compensated in accordance with the Land Acquisition (Just Terms Compensation) Act 1991. These intended acquisitions are to be made transparent by their locations' inclusion in the Land Reservation Acquisition Map.