

11 September 2017

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Ms Ann-Maree Carruthers
CC: Mr M Mason, Lane Cove Council

To Anne-Maree,

RE: St Leonards and Crows Nest Station Interim Statement

This submission has been prepared on behalf of Mirvac, the owners of 472-494 Pacific Highway, St Leonards (Lot 1 DP628513 & Lot 1 DP1070447 – 'St Leonards Square'), with respect to the exhibition of the 'St Leonards and Crows Nest Station Precinct – Interim Statement and Draft Structure Plan'.

Mirvac welcomes the precinct planning process undertaken for 'St Leonards and Crows Nest Station Precinct' but would like to request that the Department consider a number of matters relevant to 'St Leonards Square' as they finalise a Land Use & Infrastructure ('LU&I') Plan.

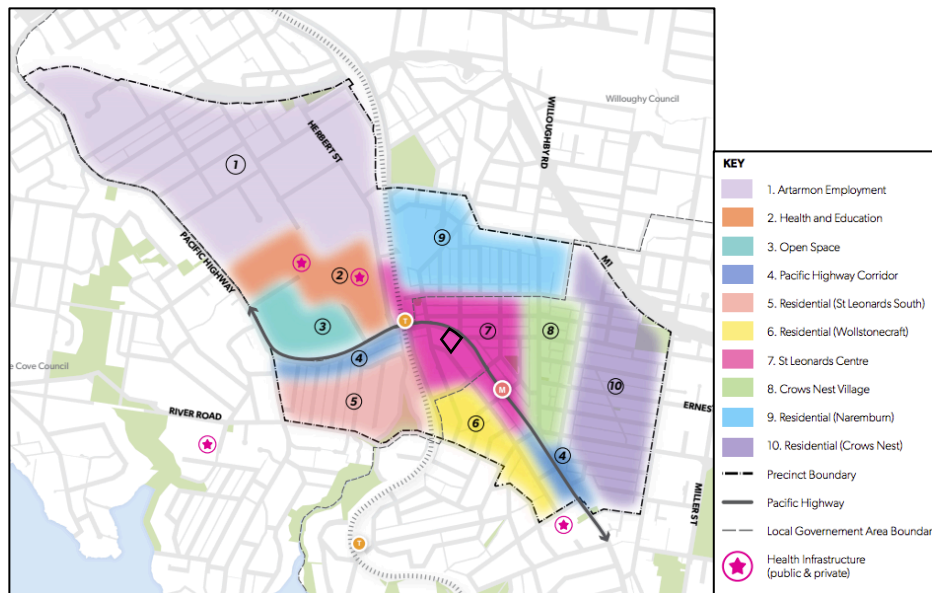


Figure 1: The site and surrounding local context (site outlined in black)

Source: SJB Architects, modified by Mecone

A Development Application (DA) for a mixed-use development, comprising two towers of 27 and 35 storeys in height, including 526 residential units and a three-storey non-residential podium containing commercial offices and retail uses was approved for the site by JRPP on 26 May 2016 (see Figure 2). Demolition commenced in 2016 with completion forecast for mid to late 2019.



Figure 2: Approved development concept for site

Source: Mirvac

The approved redevelopment on the site aims to revitalise the southern side of Pacific Highway by providing a high-quality mixed-use development, incorporating public amenities, open space, and an enhanced pedestrian network. In particular, we consider that St Leonards Square strongly aligns with the aims and objectives of *St Leonards and Crows Nest Station Precinct* by:

- Strengthening the role of St Leonards Centre;
- Facilitating appropriate uplift (height and density) close to public transport;
- Creating a vibrant hub offering live, work and play opportunities;
- Encouraging public transport as a preferred mode of transport;
- Improving pedestrian connections; and
- Enhancing public domain and open space.

We understand the Interim Statement proposes to deliver a "*true high-density centre*" for St Leonards, which will align with the identified vision, objectives and guiding principles for the precinct.

Mirvac supports this principle but, given its proximity to the St Leonards Centre, requests that the Department considers the potential solar, view and amenity impacts to the subject site early in the preparation of a 'LU&I' Plan. If not appropriately considered and managed, the future built form and massing could result in negative and irreversible amenity impacts to the site's open space, future residents, workers and visitors.

Key built form matters that we request the Department consider include:

- Overshadowing from future development to the north of the site;
- Protection of important and iconic views from the site, in accordance with the Land and Environment Court 'Tenacity' Planning Principle; and
- Adequate 'building separation' with respect to outlook and privacy.

Land Use Mix and Contributions

In addition, Mirvac would like to make the following comments regarding matters that are being considered in the 'Crows Nest to St Leonards' Priority Precinct, but are also relevant to the broader Sydney level strategic planning, including the District Plans.

- **Contributions:** There is a significant level of uncertainty around development contributions and how these will be levied into the future. Currently, there is the potential for four levels of contributions including S94, Affordable Housing, VPAs and SIC levies. Mirvac has no objection to development contributions, under the conditions that they still ensure feasible developments and that developers are provided with the certainty they need to incorporate contributions into their development feasibility.
- **Land Use Mix:** The Crows Nest and St Leonards Interim Statement, and the draft District Plans both state that it is likely minimum non-residential land use proportions will occur to protect existing employment lands. Mirvac appreciates the importance of good-quality and accessible non-residential land uses; however, they feel that these uses should be enabled through a flexible approach or mechanism.

We thank you for the opportunity to provide a submission to the St Leonards and Crows Nest Station Precinct and would welcome the opportunity to discuss this further with the Department.

If you would like to discuss the matters raised in this submission, please contact me via email kbartlett@mecone.com.au or on 8667 8668.

Yours sincerely



Kate Bartlett