

14 September 2017

Department of Planning & Environment ('Department')
320 Pitt Street
Sydney NSW 2000

**Re: Submission to St Leonards and Crows Nest Interim Statement
27 – 57 Falcon Street, Crows Nest ('Site')**

We are writing in our capacity as development delivery partner for a key landowner in the Crows Nest precinct, and to provide a response to the St Leonards and Crows Nest Interim Statement ('Interim Statement'). The Interim Statement is considered to be a positive step forward for the precinct, and the Department and NSW Government should be congratulated for their work to date in developing the Interim Statement and the coordinated delivery of transport and planning outcomes.

The Site, located at 27 – 57 Falcon Street, Crows Nest represents a rare development opportunity within the Crows Nest town centre. The Site represents the consolidation of a number of individual properties to form a significant site for the area at 4,326sqm. Currently the site is partly vacant, and has been for over 15 years. The balance of the site comprises underutilised, aged commercial buildings.

Located within the Crows Nest town centre, the Site provides an opportunity to enhance the existing centre, and to deliver on the Department's vision for a considered development to provide a transition between new development and the existing character of the Crows Nest area around the new Metro station. The size of the Site also provides opportunities for providing public benefit in the area.

Toga has commissioned Architectus to provide a submission to the Interim Statement, which provides further details for consideration by the Department. The attached submission also includes an urban design study completed by Architectus which investigates a range of building massing options that outline the development potential of the site.

We would also like to notify the Department that we are currently exploring options with the landowner of the adjacent site at 17 – 21 Falcon Street regarding an opportunity to deliver a consolidated development.

We would like to thank the Department for the opportunity to provide a submission on the Interim Statement, and look forward to working with the Department and NSW Government to deliver the vision for the St Leonards and Crows Nest area.

We would also welcome the opportunity to meet with the Department to further discuss the development opportunity for the site. This can be arranged by contacting the undersigned on either (02) 9356 1000 or at fperilli@toga.com.au

Yours sincerely,

Toga Group of Companies



Fabrizio Perilli

Chief Executive Officer, Development + Construction