

14 September 2017

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

**Re: Submission to St Leonards and Crows Nest Interim Statement
29 – 57 Christie Street, St Leonards ('Site')**

We are writing in our capacity as development delivery partner for a key landowner in the St Leonards 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 29 – 57 Christie Street, St Leonards is a large, 7,636sqm site and is ideally positioned to contribute to the delivery of a new mixed use precinct within the immediate vicinity of the new Crows Nest Metro station.

Toga has commissioned Mecone to provide a planning submission to the Interim Statement, which is supported by an urban design study prepared by Architectus. This references a Planning Proposal that was lodged for the Site with Lane Cove Council in late 2016, which supports the guiding principles and objectives outlined in the Interim Statement. Given the synergies between the Interim Statement and the Planning Proposal, it is intended that the Planning Proposal will be lodged immediately following this submission.

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