

15th September 2017

Department of Planning and Environment
Submission online

Re: St Leonards & Crows Nest Station Precinct – Interim Statement

Greaton owns a large parcel of land (approximately 15,000sqm) in Character Area 5 *Residential (St Leonards South)* of the subject Precinct, and congratulates the DPE for the quality of the extensive Stage 1 strategic review, and appreciates the opportunity to comment on the Interim Statement released for public consultation.

Greaton is working in collaboration with an adjoining landowner, where the combined land holding is approximately 20,000sqm.

The strategic review identified 10 character areas which are recorded in the Interim Statement together with outlining the opportunities and key considerations for future development in each character area.

Greaton supports the logic of considering the Precinct in the 10 Areas and also the early consideration of the interface with each other and the structure of the Precinct generally. Early development planning by Greaton has identified development generally consistent with the concepts of the strategic review. Greaton is willing to actively participate with the DPE to ensure a positive contribution of the Greaton proposal as it evolves to the broader Precinct planning and the interface / interrelationship of land uses, not just focused on Area 5, but also the broader Precinct.

Greaton also identified in early work, the key issues in Area 5 to be; traffic, access / connections, open space amenity, schools and in particular, to minimise shadowing impacts of any new development. To focus on the practicalities of these issues, Greaton would welcome the opportunity to compare investigations and assessed Urban Design, against the Preliminary Urban Design Analysis by SJB.

The methodology noted in the Interim Statement proposes a 3 stage process in establishing a new planning framework for the Precinct.

In summary;

- Stage 1 Strategic Review, culminating in the release of the Interim Statement
- Stage 2 Land Use & Infrastructure Implementation Plan, together with a Special Infrastructure Contribution Plan (SIC)
- Stage 3 Delivery (TBC); Priority Precinct (State Government led rezoning) and / or Planning Proposals (Comprehensive LEP amendments and / or Site specific proposals)

Greaton considers there are advantages / disadvantages to the alternates approaches for a future planning framework to implement the outcome(s) of this strategic planning exercise.

Possibly the DPE could work up an “options paper” which most likely would identify alternate planning framework mechanisms for the different circumstances in the Precinct.

In conclusion, Greaton would welcome the opportunity to workshop with the DPE’s team to compare notes and contribute towards achieving the highest quality urban redevelopment that also meets the initiatives and objectives of the NSWG, which initiated the strategic planning investigation announced in July 2016.

Greaton considers the key issues to be initially addressed are;

1. Urban design, density, scale, land use mix, etc
2. Implementation options for planning framework outcomes

We look forward to receiving an opportunity to meet at the DPE's convenience.

Yours faithfully



William Lam
Development Director