

4 December 2018

The Director  
Sydney Central Urban Renewal  
Department of Planning and Environment  
GPO Box 39 Sydney, NSW 2001

Dear Sir/Madam,

**St Leonards and Crows Nest 2036 – St Leonards South Independent Review**

We write as major landowners in the area subject to the St Leonards South Planning Proposal (PP\_2016\_LANEC\_001\_00) in response to the exhibition of the draft planning package for St Leonards and Crows Nest, which was recently extended until 8 February 2019.

As you are aware, the St Leonards South Planning Proposal has the potential to deliver a wide range of benefits to the St Leonards-Crows Nest precinct and the broader metropolitan area, including significant new housing supply and choice and the delivery of substantial new open space and other infrastructure in a highly accessible location.

As major landowners in the St Leonards South Precinct, we have collectively undertaken significant investment in acquiring land in the precinct, undertaking relevant specialist studies and closely liaising with Lane Cove Council on the St Leonards South Planning Proposal (the Planning Proposal), with a view to facilitating the timely delivery of these benefits. To date, the collective amount invested to date in acquiring land parcels exceeds \$575,000,000 (CoreLogic, December 2018), excluding those parcels currently under option.

Lane Cove Council has prepared a well-considered Master Plan and in general the major land owners believe the Planning Proposal should generally proceed in its current form.

We note that the key action of the draft planning package in relation to the Planning Proposal is a review by an independent panel. However, there is very little detail provided in the draft planning package around the scope, timeframes and responsibilities for the review.

We understand that the Department has recently requested the Independent Planning Commission (IPC) to undertake this review. Whilst the IPC is yet to publish any relevant information, including the scope and timeframes for this review, on its website, we further understand that this will occur shortly.

As you are aware, Lane Cove Council initially commenced the Community Consultation process in May 2013, with the Draft Planning Proposal being prepared in 2014. This has been an extraordinarily protracted process. The Gateway Determination was issued on 2 September 2016 and the Planning Proposal formally exhibited by Council from 30 October to 22 December 2017 (and subsequently extended until 5 January 2018.)

The Gateway Determination was further altered on 23 April 2018 to enable a 12 month extension to the timeframe for Council's completion of the Planning Proposal. We note that the Department's letter to Council at the time stated that the further 12 months "is considered to be sufficient time for Council to consider and finalise the planning proposal

*following the exhibition of the Land Use and Infrastructure Implementation Plan for the St Leonards and Crows Nest Planning Precinct.”*

We are also aware that on 19 November 2018, Lane Cove Council resolved to request that the IPC review be commenced after the exhibition of the St Leonards and Crows Nest 2036 Plan is finalised.

In this context, we are concerned that the independent review may result in further unnecessary delays and continuing uncertainty over the process to finalise the Planning Proposal and deliver the housing and infrastructure benefits it envisages.

For this reason, we believe that the review should be undertaken as a matter of priority and completed prior to the finalisation of the exhibition period of the draft 2036 Plan. The outcomes of the review can then inform the finalisation of the 2036 Plan.

It is also important that relevant stakeholders, including landowners, are given appropriate opportunities to participate in the review.

Please note that each of the signatories to this letter will be making further separate submissions to highlight their respective issues in relation to certain provisions within the draft planning package for St Leonards and Crows Nest.

Yours sincerely

Danny Masri  
Director  
**Piety THP**

Dr Guotao Hu  
Director  
**Country Garden Australia**

Alex Zhao  
Director & Deputy General  
Manager  
**SJD**