

ETHOS URBAN

30 January 2019

16591

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

[Att: Eva Klaic]

Submission – draft planning package for St Leonards and Crows Nest 2036

We are writing to you on behalf of SJD Property, the land owner of properties at 8-22 Berry Road and 13-21 Holdsworth Avenue, St Leonards South.

We have reviewed the draft planning package for St Leonards and Crows Nest 2036 (draft planning package), which is on public exhibition for public comment until 8 February 2019. We are supportive of the draft planning package however we request that the St Leonards South Residential Planning Proposal (Planning Proposal) is subject to the independent review by the Independent Planning Commission (IPC) as soon as possible during the exhibition of the draft planning package.

The Site and Background

The St Leonards South Draft Masterplan (Draft Master Plan) has been the subject of a rigorous process in accordance with the relevant statutory requirements with community engagement from the 19 December 2014 to the 1 May 2015. The subsequent Draft Master Plan was endorsed by Council on 8 December 2014 for public exhibition. Followed by Council adopting the Draft Master Plan on the 13 July 2015 and Council receiving and noting the report on the 15 February 2016.

The Draft Development Control Plan, Draft Landscape Master Plan and Draft Section 94 Plan and Draft Local Environmental Plan amendment for St Leonards South were on public exhibition 30 October 2017 to 22 December 2017 and was subsequently extended to 5 January 2018. On the 19 March 2018 Council resolved that the Mayor write to the Minister of Planning, the Chief Commissioner of the Greater Sydney Commission regarding consideration of draft planning package and satisfying Council's housing supply targets to 2026.

In May 2018 Council resolved to seek an extension of time of 12 months for Council to complete the St Leonards South Planning Proposal to allow for the public release and consideration of the draft planning package. On 23 April 2018 the Gateway Determination was modified to allow an extension of 12 months to enable Council to finalise the planning proposal following the public exhibition of the draft planning package.

Queries and Comments

The public exhibition period for the draft planning package was proposed to conclude on the 3 December 2018 and has been further extended to the 8 February 2019. The draft planning package provides limited detail outlining the process, scope and timeframes of the IPC Review. Our understanding is that the Department of Planning and Environment (Department) has already requested for the IPC to review the Planning Proposal. In light of the Department's timeframe requirements stipulated in the Gateway, this additional procedure step consisting of the review by the IPC is counter to the Premier's direction to reduce the timeframe of the development process to deliver housing. To date limited information has been published by the IPC in regard to timeframes and status of the review.

Whilst our client is extremely concerned at the length of time that the whole process is taking, they are further alarmed at the minimal detail provided about the timeline and status of the review by IPC. 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. For this reason, to avoid further delays we seek clarification of the time frame for review by the IPC.

The completion of the review prior to the conclusion of the notification period is critical to informing the finalisation of the draft planning package.

Conclusion

We respectfully seek that the Department consider clarifying the next steps and the time frame to achieve the same desired outcome for high density residential and community infrastructure in the St Leonards South Precinct in a timely manner. It should be recognised that all landowners were working to the Council process, with statutory timeframes identified in the Gateway issued for the Precinct. This has been delayed extensively by the DPE process, to no change.

As detailed, this process has been an inclusive and extensive one; well consulted with the community on a number of occasions and endorsed by the local Council. It has been through a far more rigorous process than a usual rezoning process. This needs to be recognised by the Department.

We welcome the opportunity to work with the Department and Council in delivering this precinct and ask for some level of certainty of outcome.

We trust the above is acceptable to you and of assistance in the development of 8-22 Berry Road and 13-21 Holdsworth Avenue, St Leonard South in the St Leonards South Residential Precinct. If you have any queries, please feel free to contact me on tgoode@ethosurban.com or 0406 428 465.

Yours sincerely,



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