

04 February 2019

Director Sydney Central Urban Renewal
Department of Planning and Environment
GPO Box 39
sydney nsw 2001

Dear Director,

ST LEONARDS AND CROWS NEST 2036

On behalf of Aqualand St Leonards Development Pty Ltd, we lodge this submission in response to the public notification of the draft plan for St Leonards and Crows Nest 2036.

1. Subject site

Aqualand St Leonards Development Pty Ltd (Aqualand) own the landholding referred to as 31-37 Herbert Street, St Leonards. The site has a total area of 5,934m², and is situated within 500 metres of the St Leonards railway station. The subject site is one the largest landholdings in single ownership in this area.



The site is currently zoned IN2 Light Industrial by the Willoughby LEP 2012. The major part of the site (being 31-35 Herbert Street) contains a commercial building providing 6,000m² of leasable commercial floor area. This commercial building is ‘non-conforming’ in the IN2 zone and relies upon existing use rights. The balance of the site (37 Herbert Street) contains a small showroom used for the display and sale of plumbing supplies. The overall site contains around 8,500m² GFA representing a site FSR of 1.4:1.

The subject site is surrounded by a range of differing land uses, illustrated below:



2. Aqualand

Sydney-based Aqualand Australia established in 2014 and has since generated a large portfolio of sites with a collective gross development value of c.\$5 billion. Aqualand distinguishes itself as a developer of both prime foreshore residences and a Strategic Urban Regenerator in areas benefitting from proximity to key transport nodes, retail hubs and education facilities.

It has a long-term aim of generating and fostering new communities, creating legacies for future generations. To this end, Aqualand consciously undertakes long-term projects, which range up to 10 years in development.

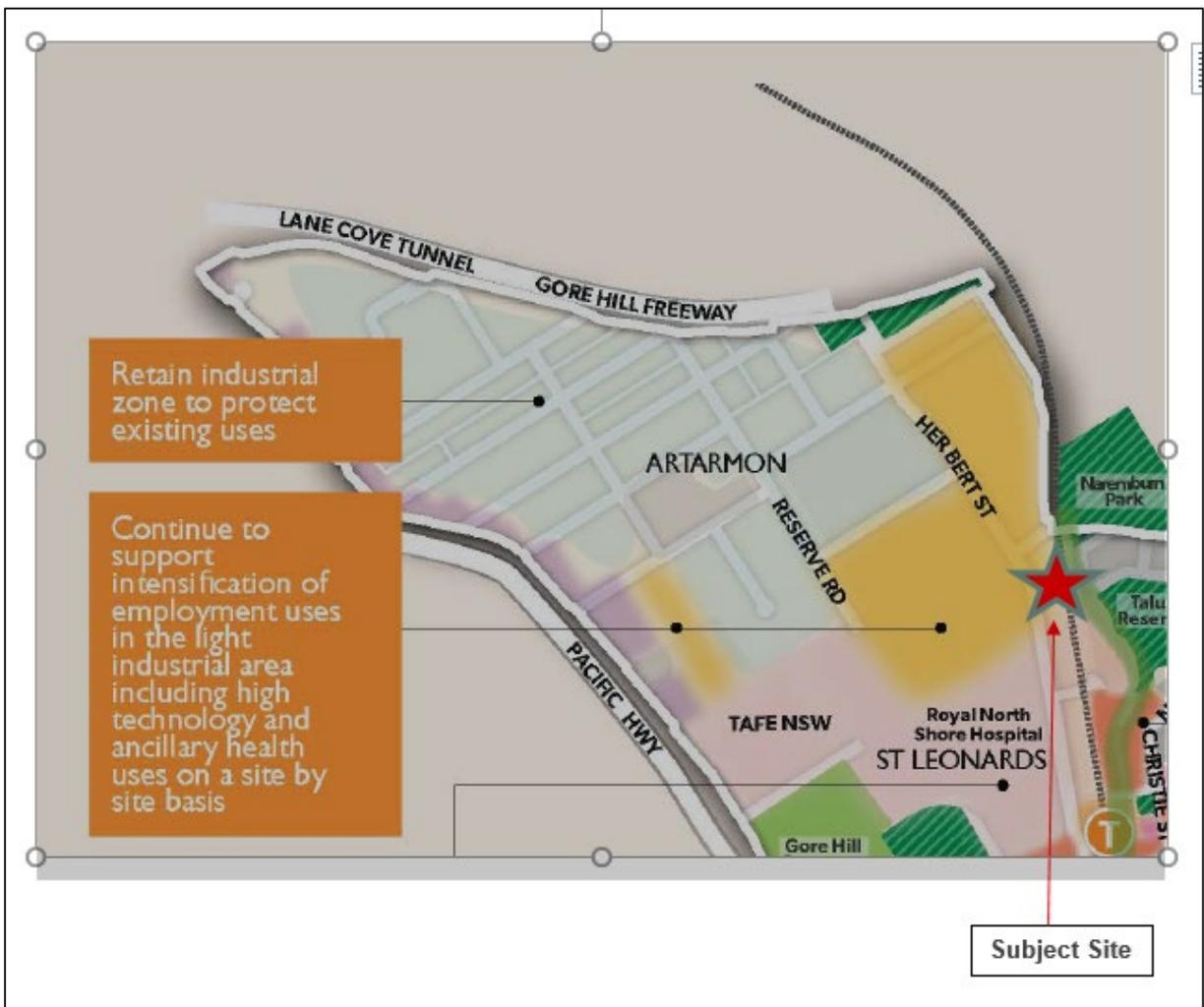
Aqualand is a vested corporate citizen, sponsoring sporting and cultural initiatives such as the Australian Ballet, Sydney Film Festival, The Art Gallery of New South Wales, Sculptures by the Sea

(Bondi), the West Sydney Wanderers, South Sydney Rabbitohs and the Jane Flemming backed, Live Life Get Active programme.

Aqualand has a vision of developing this site in a manner reflecting its strategic location close to the heart of the St Leonards centre, comprising predominantly employment generating land uses in a high-density form complementing the character of surrounding development. Aqualand is actively pursuing potential partners for future development attracted to this location.

3. Submission

Aqualand supports the strategic direction of the draft St Leonards and Crows Nest 2036 plan and inclusion of the subject site in an area identified for, *'intensification of employment uses including high technology and ancillary health uses on a site by site basis'*.





The appropriateness of the Aqualand site for higher intensity, employment generating development is reinforced by the following:

- The subject site has a strong physical and functional connection to St Leonards centre and Royal North Shore Hospital, necessitating planning and development as part of the future of the centre as opposed to restricting the site to development permissible in the current IN2 Light Industrial zoning.
- Existing site use is committed already predominantly to commercial office purposes. The major part of the site (31- 35 Herbert Street) contains a three-level office building that is currently occupied by AMP and several other small and mid-sized businesses. The commercial buildings currently located at the site are generally dated and attract tenants requiring only basic office functions. A review of planning controls presents an opportunity to create modern business premises attractive to tenants from a larger pool of businesses.
- The subject site is one of the largest single landholdings in this area, providing opportunity for higher density development completing the character of the area with minimal environmental impacts on surrounding lands.

Aqualand requests the opportunity to work proactively with the Department to present further information regarding the attributes of the site its suitability for high density, employment generating development.

Please contact me if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Wynne".

JOHN WYNNE
GROUP DIRECTOR