

7th February 2019

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

Attn: Eva Klaic

Dear Eva,

SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN

Pacific Highway 'Commercial Strip' Subject Lands, St Leonards

This letter is provided by the Owners Corporation of SP8676 as support for the Ethos Urban submission with regards to the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owners of 5-9 Greenwich Rd, Greenwich (corner of Pacific Hwy) and, together with other owners of the Subject Lands, we represent an area of approximately 2478m².

The 'commercial strip' along Pacific Highway which our property adjoins is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

Regards,

Alan Bell
Strata Secretary
Owners Corporation SP8676

Balmoral Australia

100 Pacific Highway
St Leonards NSW 2065
T: 61 2 9433 3200
F: 61 2 9433 3299

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

att: Eva Klaic

4 February 2019

Dear Eva

SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN Pacific Highway 'Commercial Strip' Subject Lands, St Leonards

This letter is provided by 100 Pacific Highway St Leonards Pty Ltd (ABN 15 008 508 067), a wholly owned subsidiary of Balmoral Pastoral Investments Pty Ltd (ABN 81 002 238 995).

This letter is in support of the Ethos Urban submission regarding the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owner of 100 Pacific Highway, St Leonards, NSW 2065, and together with other owners of the Subject Lands, we represent an area of approximately 9,340m².

The 'commercial strip' along Pacific Highway is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

Regards,

Nick Dowling
Director

m: +61 412 318 626

e: nwdowling@balmoralaustralia.com

Balmoral Australia Pty Ltd

ABN: 13 095 987 367

PO Box 220, Artarmon NSW 1570

6 February 2019

Director, Sydney Central Urban Renewal
Department of Planning and Environment
GPO Box 39 Sydney, NSW 2001
Attention: Eva Klaic

Dear Eva

**SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN
Pacific Highway 'Commercial Strip' Subject Lands, St Leonards**

This letter is provided by Axicom Pty Ltd as support for the Ethos Urban submission in regards to the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owner of 110 Pacific Highway and, together with other owners of the Subject Lands, we represent an area of approximately 9,340m².

The 'commercial strip' along Pacific Highway is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

Regards,



Stefan Kennedy
General Counsel
Axicom Pty Ltd

February 7, 2019

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

att: Eva Klaic

Dear Eva

**SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN
Pacific Highway 'Commercial Strip' Subject Lands, St Leonards**

This letter is provided by W&W Property Pty Ltd as support for the Ethos Urban submission in regards to the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owner of 118-120 Pacific Highway and, together with other owners of the Subject Lands, we represent an area of approximately 5,572m².

The 'commercial strip' along Pacific Highway is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

Regards,

Yuan YAO
General Manager
11C, 22 King St
Wollstonecraft, NSW 2065
AUS M +61416702697
China M +8613958185168



A handwritten signature consisting of a stylized 'Y' followed by a horizontal line, and the date '2019. 2.7.' written in cursive.

February 7, 2019

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

att: Eva Klaic

Dear Eva

SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN

Pacific Highway 'Commercial Strip' Subject Lands, St Leonards

This letter is provided by Dong Yi Investment Pty Ltd as support for the Ethos Urban submission in regards to the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owner of 126 Pacific Highway and, together with other owners of the Subject Lands, we represent an area of approximately 2,124m².

The 'commercial strip' along Pacific Highway is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

Regards,

Xiaoping Xue
Director
Dong Yi Investment Pty Ltd
keliwang@outlook.com





7 February 2019

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

att: Eva Klaic

Dear Eva

**SUBMISSION TO ST LEONARDS AND CROWS NEST 2036 DRAFT PLAN
Pacific Highway 'Commercial Strip' Subject Lands, St Leonards**

This letter is provided by NSW Farmers Association as support for the Ethos Urban submission in regards to the Pacific Highway corridor west of the St Leonards South Masterplan Precinct, along the Pacific Highway 'commercial strip'. We are the owner of 154 Pacific Highway, St Leonards and, together with other owners of the Subject Lands, we represent an area of approximately 3,080m².

The 'commercial strip' along Pacific Highway is significant for many reasons outlined in the Ethos Urban Submission. Accordingly, we submit that the Subject Lands should be properly and appropriately regarded for mixed-use redevelopment with commensurate height and density within the final Plan.

We look forward to the Department's proper consideration of this and would like the opportunity to meet to discuss this submission.

A handwritten signature in black ink, appearing to read 'Luke Messer'.

Regards,
Luke Messer
GM Corporate Finance
NSW Farmers Association

NSW Farmers' Association

ABN 31 000 004 651 PO Box 459 St Leonards NSW 1590 Level 4 154 Pacific Highway, St Leonards NSW 2065
Member Service Centre 1300 794 000 T 02 9478 1000 F 02 8282 4500 www.nswfarmers.org.au