

Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

8 February 2018

Dear Ms McNally,

MG Planning makes this submission on behalf of our client Greaton Development Pty Ltd (Greaton). Greaton own land that covers 22% of the St Leonards South redevelopment area which is covered by the Draft 2036 Plan and is proposing to develop the land for high density residential consistent with Council's Planning Proposal 25 for the area. The St Leonards South area has been slated for high density development since 2012 and since that time developers have, in good faith, been amalgamating sites to deliver Council's plan. However to date the land has not been rezoned and continuing delays have lead to excessive holdings costs. Accordingly Greaton has today lodged a proponent initiated planning proposal for its lands with Lane Cove Council.

Having regard to the above our most appropriate submission on the Draft 2036 Plan is to provide a copy of our Planning Proposal (see attached). The PP covers two sites owned by Greaton that are wholly within, and consistent with, Council's PP for St Leonards South.

The exhibited Draft 2036 Plan includes documents from Council's Planning Proposal for St Leonards South without criticising or rejecting those documents, and rather refers the area to the IPC for review. Accordingly, the Greaton PP enclosed (which is also supported by Concept DAs for each site) represents detailed testing of the controls proposed by Council. The plans demonstrate that the zoning, height and FSR controls proposed by Council are appropriate and that further delays are unwarranted. St Leonards South should be rezoned as proposed by Council without any further delay and certainly should not be held in abeyance until such time at the Draft 2036 Plan is finalised as suggested by Lane Cove Council.

Should you require any further information, or wish to discuss any matter raised above, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'H. Miller', written in a cursive style.

Helena Miller, Director

Director

*Note: We have attached the PP report and Design Report and Concept Plans to this submission. If any of the remaining appendices are required please contact us and we will forward for your information.*