



**Anthony Roberts MP**

Minister for Planning, Minister for Housing, Special Minister of State

IRF18/6688

Ms Mary O'Kane  
Chair  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
SYDNEY NSW 2000

**COPY**

Dear Ms O'Kane 

I write with a new and updated request to the Independent Planning Commission to provide advice and consider conducting a public meeting as part of consultation for the St Leonards South Residential Precinct planning proposal. This letter replaces my original letter of 15 November 2018 and is substantially the same but it provides greater detail about the scope of advice sought. It also requests that the review commence following exhibition of the draft St Leonards and Crows Nest 2036 Plan (draft 2036 Plan).

Advice is sought from the Commission regarding the planning proposal's consistency with the vision and design principles of the St Leonards and Crows Nest draft 2036 Plan having regard to matters raised in public submissions as well as the need for the proposal to meet Council's housing targets.

The planning proposal prepared by Lane Cove Council seeks to make amendments to the *Lane Cove Local Environment Plan 2009* and Lane Cove Development Control Plan 2010 to allow increased residential development density and deliver public benefits including new open space, child care and pedestrian connections. Council has proposed the increased residential development to ensure it meets its housing targets under the North District Plan released by the Greater Sydney Commission.

The planning proposal is located within the St Leonards and Crows Nest Planned Precinct area. The Department of Planning and Environment has been undertaking strategic planning investigations for this wider area since 2016 and a draft planning package was recently released for community feedback.

The exhibition package includes a draft local character statement, 20 year strategic plan for future land use and infrastructure (draft 2036 Plan), draft green plan, draft special infrastructure contributions framework and draft rezoning proposal for the Crows Nest Sydney Metro Site.

When the Department issued a conditional Gateway determination for the planning proposal in September 2016, the Department remained the local plan-making authority. One of the conditions was that the proposal be amended to be consistent with available findings of strategic planning investigations for the wider St Leonards and Crows Nest area.

Council exhibited the planning proposal from 30 October 2017 to 5 January 2018 and received approximately 340 submissions. Community consultation undertaken by the Department for the wider St Leonards and Crows Nest area in March 2018 revealed differing views within the community about the appropriateness of the St Leonards South planning proposal, ranging from requests for the matter to not proceed, to requests to see the area affected by the proposal expanded. Council deferred a decision to progress the planning proposal at its meeting in March 2018 and resolved to hold two community consultation sessions for the proposal during exhibition of the Department's draft planning package for the wider area, now on exhibition.

The Commission's advice on the planning proposal is sought prior to finalisation of the draft 2036 Plan. I ask that the Commission provide advice on the proposal's consistency with the overall vision (at page 4), guiding design principles (at pages 10 and 11) and the specific design principles relevant to the planning proposal (at page 63) in the draft 2036 Plan.

Consideration of specific aspects of the draft 2036 Plan listed above, as well as the supporting technical studies and submissions received during exhibition will ensure the Commission's advice contributes to strategic planning investigations for the St Leonards and Crows Nest area and community feedback.

Furthermore, the Commission may also wish to inquire with Lane Cove Council about the outcomes of a community workshop in relation to the draft 2036 Plan held on 12 December 2018, if this is not captured in Council's submission.

The Commission is also requested to consider the scale of residential development contained in the proposal and whether the whole site needs to be rezoned to meet housing targets identified by the Greater Sydney Commission. The Commission's advice on whether some staging of the proposal is appropriate would be appreciated.

Finally, I request that the Commission consider holding a public meeting given the public interest in the planning proposal. The public meeting would allow the community an opportunity to present their views on both the proposal and specific aspects the draft 2036 Plan to the Commission for consideration.

I request that this meeting be held after the close of exhibition of the draft 2036 Plan. This will allow the Commission to consider submissions received by the Department in relation to the draft 2036 Plan in the preparation of its advice. Holding a public meeting at this time would also enable the planning proposal and draft 2036 Plan to be reviewed in light of the findings of the Commission's advice before being finalised.

The Department has consulted with Lane Cove Council regarding referral of the planning proposal to the Commission. Council is supportive, and I have notified Council of both the original request and this new updated request. In correspondence to Council I requested it consider providing submissions to exhibition of the planning proposal to the Commission for its consideration. The Commission is encouraged to meet with the Council, the Department and any other relevant agency to discuss background matters and clarify any issues before finalising its review.

The following information and documents have been provided to assist the Commission in its review:

- St Leonards South Residential Precinct Planning Proposal and supporting studies, as exhibited;
- A copy of all agency submissions to the St Leonards South Residential planning proposal;
- Gateway determination, Gateway assessment report and subsequent Gateway alterations; and
- St Leonards and Crows Nest draft 2036 Plan and supporting studies.
- Letters between Council and Greater Sydney Commission regarding the proposal's contribution to local government area housing targets.

I have asked my Department to make itself available to brief the Commission if required.

Should the Commission have any further enquires, I have arranged for Mr Malcolm McDonald, Acting Executive Director Urban Renewal of the Department to assist you. Mr McDonald can be contacted on 9274 6267 or at [Malcolm.McDonald@planning.nsw.gov.au](mailto:Malcolm.McDonald@planning.nsw.gov.au).

Yours sincerely



20 DEC 2018

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