



Anthony Roberts MP

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

IRF18/2366

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

COPY

Dear Ms. O'Kane 

I write to request the Independent Planning Commission provide advice and consider conducting a public meeting as part of consultation for the St Leonards South Residential Precinct planning proposal.

Advice is sought regarding the planning proposal's consistency with design principles of the St Leonards and Crows Nest draft 2036 Plan having regard to matters raised in submissions to Council 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 has recently been 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 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 is requested to have regard to the following principles outlined in the draft 2036 Plan when reviewing the proposal:

- Consider accessibility to St Leonards and Crows Nest stations;
- Minimise overshadowing of public open space and streets with a significant public domain function;
- Minimise overshadowing of heritage conservation areas and residential areas outside of the Plan boundary;
- Locate new open spaces so that they improve connections to other open spaces;
- Plan for improved active transport connections;
- Consider cumulative traffic impacts; and
- Ensure appropriate transitions to lower scale buildings.

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 while the draft 2036 Plan is on exhibition 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 principles from the draft 2036 Plan to the Commission for consideration. A public meeting 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.

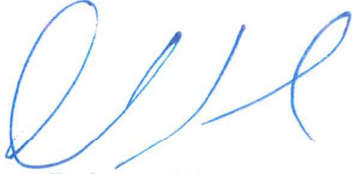
The Department has consulted with Lane Cove Council regarding referral of the planning proposal to the Commission. Council is supportive, and I have notified Council of this request. In my notification I have requested Council to consider providing submissions to exhibition of the planning proposal to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

The following information and documents will be 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.

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.

Yours sincerely



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15 NOV 2018