



Lane Cove Council

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25 September 2015

Our ref: 57308/15

Your ref: 15/10443

Mr Simon Manoski
Chair – LEP Review Panel
NSW Department of Planning
& Environment
GPO Box 39
SYDNEY NSW 2000

Dear Mr Manoski

PLANNING PROPOSAL 20: LITHGOW/ CHRISTIE PRECINCT (WINTEN) – REQUEST TO PROCEED TO EXHIBITION

I am writing to advise that Council wishes to proceed as a priority to exhibition of Planning Proposal 20 - 75-79 Lithgow St/ 84-90 Christie St, St Leonards.

Information requested by the Department has been provided

The Department wrote to Council on 21 July 2015 requesting information on commercial floor space, building form, Transport for NSW, economic assessment and the relationship between zonings.

Council has provided the range of information requested, in its letter of 26 August 2015.

Transport for NSW's support for growth in St Leonards

A submission from Transport for NSW of 16 April 2015 on Council's St Leonards South Master Plan stated that it supported the plan for approximately 2,000 new dwellings (finalised on 13 July 2015), having regard to the Metropolitan Strategy's projected dwelling growth, and recognising that St Leonards is identified as a Strategic Centre within the Global Corridor and is proposed as an area of intense mixed economic and social activity.

The TfNSW submission advised that the Master Plan "will increase housing density and activate St Leonards to fulfil its role as a Strategic Centre and provide a mixture of uses to support the Transport Network".

This proposal is not dependent on the Rail Plaza's progress

Council has had a long- standing intention to develop a public plaza along Lithgow Street, regardless of the rail plaza process, with dimensions of approximately 1,500m² (20 x 75 metres). The Part 3A approval by the Planning Assessment Commission in 2011 for 88

Christie St demonstrates this, as the development under that current approval is to contribute to the Lithgow St plaza in design and development contributions, if the rail plaza did not proceed in integration with the Winten development.

Although the preference remains to develop the rail plaza of 5,000m² and integrate the Winten design along its interface, as this would produce a larger public benefit including the bus interchange, that is not essential to redevelopment of the Winten site. TfNSW's view on the rail plaza are a separate consideration which should not hold up the exhibition of Planning Proposal 20.

Economic development

This site is a lynch-pin in the economic development of St Leonards. Having regard to the Department's investigations of barriers to employment floor space development, the Department has the opportunity to progress the centre's future.

Much more hinges on this site than only its own development. The targeting of this and two other specified sites for mixed use is, paradoxically, a trade-off designed to redress the issue of commercial under-development, by providing the workforce amenity required to support commercial sites elsewhere throughout the B3 Commercial Core, as the underlying purpose of Council's policy is to stimulate the Strategic Centre's long-term employment growth.

Facilitating the process

It is understood that the Department aims to respond to proposals promptly so as to streamline the planning proposal process. To facilitate that aim, it is requested that the Department not delay this critical proposal and permit Council to proceed to exhibition and to continue to consult with Transport for NSW during that stage (i.e. under section 56(2)(d) of the Act).

This request has regard to the fact that the submission to the Department was made eighteen weeks ago, on 8 May 2015. If permission to exhibition is received by Tuesday 6 October at the latest, that would enable advertisement, exhibition and a report back to Council to be completed by the December meeting, and the proposal submitted to the Department this year. Otherwise, the timeline would be delayed by a further two months of "empty time" as the next Council meeting would be in February. Council, like the Department and the State Government are conscious of critical developments being delivered late or not at all because of a lack of administrative efficiency. Timing on this project is quickly becoming an obstacle to a good and effective review process.

Conclusion

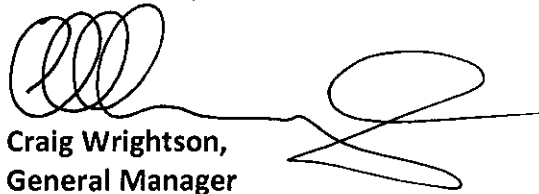
This planning proposal is to rezone a private property and a portion of a Council road.

We reiterate that Planning Proposal 20 should not be held up by considerations of the rail plaza on a separate area of land.

The Department is not asked to determine a proposal for the rail plaza – it is not the subject of the proposal. This planning proposal is not dependent on the process or timeframe of the rail plaza's program. The Winten proposal would, however, provide a valuable contribution to that public transport infrastructure's future development, and Council's plan is to maximise public benefit, yet without involving State funding. Planning Proposal 20 provides the flexibility for Council to develop a plaza under one or other scenario.

The proposal's strategic purpose, to permit mixed use on this and two other targeted sites with associated public benefit to stimulate commercial growth in the centre, is critically important. In view of the four and a half months that have elapsed since the planning proposal was submitted to the Department, Council requests that you now permit it to proceed to exhibition, with a requirement for further consultation with Transport for NSW to be undertaken at that stage.

Yours sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above the printed name and title.

**Craig Wrightson,
General Manager**