

From: [Leon Taylor](#)
To: [Matthew Lennartz](#)
Cc: [Chris Smith](#)
Subject: RE: Anzac Parade, Little Bay
Date: Wednesday, 31 July 2019 4:41:02 PM
Attachments: [image002.png](#)
[image003.png](#)

Matthew,

Thank you for your enquiry. Corrective Services has reviewed the plans provided for the Meriton proposal south of the Long Bay Correctional Centre. Our preliminary assessment of the information provided is that the proposal is unlikely to have an adverse operational impact on the Long Bay Correctional Centre.

As part of the planning process including any rezoning application the Department would undertake more detailed consideration and provide a formal response. For this you should engage with Chris Smith A/Executive Director of Infrastructure and Assets [chris.smith@justice.nsw.gov.au].

I trust this meets your current needs. Feel free to contact me to further discuss.

Regards,

Leon Taylor

Executive Director

CSNSW Infrastructure

Corrective Services NSW

Department of Communities and Justice

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Communities
& Justice

From: Matthew Lennartz [mailto:matthewl@meriton.com.au]
Sent: Thursday, 18 July 2019 12:11 PM
To: Leon Taylor
Subject: Anzac Parade, Little Bay
Importance: High

Hi Leon

Thanks for getting in touch.

Please find attached our Planning Proposal report and proposed masterplan to increase the residential density and height on the site (**CONFIDENTIAL**) which is approximately 250m-300m from the prison walls of Long Bay Correctional Facility.

As discussed, our proposal aligns with a substantial change in strategic planning circumstances

that didn't exist 10 years ago when the current masterplan was conceived and approved. Under the existing approval all of the subdivision works (roads, open space, landscaping etc) has been undertaken and 2 buildings have been constructed towards the western end of the site. Meriton has acquired all of the remaining development land that still remains vacant including the parks and roads which will become public in the future.

The substantial change in strategic planning circumstances that underpin the proposal include:

- the adoption of the Greater Sydney Region Plan (GSRP) and City East District Plan which requires a further 157,500 dwellings over the next 20 years to be delivered in the district;
- the site being located within 30 minutes of over 900,000 jobs which aligns with GSRP's 30-minute city concept;
- the NSW Future Transport Strategy 2056 indicates the potential extension of the Sydney Metro City and Southwest via a southern transport corridor to Malabar (Jail);
- the implementation of the Communities Plus program which may apply to the adjoining site owned by Land and Housing in the future;
- the well-publicised search for additional correctional facilities/capacity within NSW to facilitate the future close of the long Bay facility;
- the identification of our site and the broader area in the Anzac Parade Priority Precinct (see attached);

As mentioned, we would like to meet and present our scheme to the appropriate representatives.

As we have already lodged the application, we are hoping we could schedule something as soon as possible and it would be good if the Department was willing to write a letter confirming its review and support/no objection to the proposal proceeding (subject to your review of course).

Please feel free to give me a call if you would like to discuss further or to arrange a suitable time.

Regards

Matthew Lennartz

Executive Manager – Planning and Government



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