



Lane Cove Council

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Date: 24 April 2019

Doc Ref: 19497/19

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

Attention: Mr Matthew Todd Jones, Planning Officer

Dear Ms O'Kane,

Re: Commission advice for St Leonards South Residential Precinct Planning Proposal

Council's Planning Proposal was referred to the Commission for advice as part of the findings of the State Government's St Leonards and Crows Nest Draft 2036 Plans. While Council supports this, we've become aware that a developer within this Precinct has submitted a Planning Proposal and Concept Development Applications – requesting that it be considered by the Commission as part of its advice.

Council believes this is inappropriate and requests that it should not be considered.

Background

Council's Planning Proposal for St Leonards South was approved by the State Government's 'Gateway' process in September 2016, subject to a number of conditions being satisfied. These were completed, and NSW Department of Planning and Environment authorised the public exhibition of Council's Proposal in October 2017.

Public consultation in relation to its Planning Proposal and other supporting documents for the St Leonards South Residential Precinct occurred from 30 October 2017 to 5 January 2018.

NSW Department of Planning and Environment released draft plans and supporting documents for the St Leonards and Crows Nest Draft 2036 Plans for community consultation from October 2018 to 8 February 2019. One of the findings of the draft plan was that:

The draft Plan recommends referral of the proposal to an independent panel for review to ensure consistency with conditions of the Gateway Determination and this draft Plan. (p 63)

Scope of advice

The NSW Minister for Planning referred this to the Commission, by letters which outlined the scope of the advice sought:

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.

Consideration was also to be given to the accompanying technical studies, submissions received during public exhibition periods, feedback from Council's community workshop (in December 2018) and Council's submission to the Draft 2036 Plans.

Given that Council's Planning proposal was referred to the IPC under the above-mentioned terms, none of Minister's referral letters nor any of the recommendations from the 2036 Plan make mention of consideration of any other Planning Proposals for land within the St Leonards South Planning Proposal subject site.

The Greaton Lands Planning Proposal and Concept DA is completely separate to Council's Planning Proposal and should not be considered as 'public comments'. Such Planning Proposals and Concept Development Applications are also not submissions made to the Draft 2036 Plan.

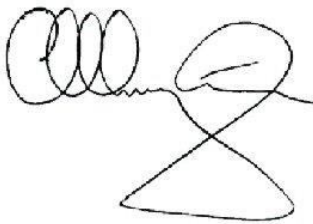
Further, neither the Local Planning Panel nor Council has considered the Planning Proposal at this time. While Council's Proposal has received a Gateway Determination, and has been publicly exhibited and is a 'proposed instrument', the developer-led planning proposal has no legal status.

Council therefore requests that the developer-led Planning Proposal and Concept DAs not be reviewed as part of the review process for the St Leonards South Planning Proposal.

Incidentally, we note that the Draft Landscape Master Plan for St Leonards South is not yet posted on the Commission's website. We would be happy to forward a copy if requested.

Should you have any further questions, kindly contact Council's Coordinator Strategic Planning Christopher Pelcz on [REDACTED]

Yours sincerely

A handwritten signature in black ink, consisting of a series of loops and a large 'X' shape at the bottom.

Craig Wrightson
General Manager