

SE PrimeSpace
HD **Greenland to rejig plans**
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CHINESE development giant Greenland is preparing new plans for its **site** in Sydney's inner western suburb of Leichhardt after the planning authorities rejected its initial proposal.

Greenland Australia managing director Sherwood Luo said the **group** would aim to lodge a new development application by Christmas.

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"We are looking forward to working with the council to submit a fully compliant DA," Mr Luo said.

The state-owned **group** bought the former Kolotex **site**, at 22 George Street, last year for about \$47 million and planned to begin **apartment** sales at the \$200m project this month.

Its first development application submitted in June showed plans to build 288 apartments over five buildings of four to nine storeys. It also planned two **commercial** buildings, an underground car **park** and garden areas.

But while the NSW government supported Greenland's project, Leichhardt Council opposed it on the back of community concerns about development in the area. The planning authority, the Joint Regional Planning Panel, sided with the council on Friday. Among its concerns, the panel cited that the apartments may not receive adequate sunshine in midwinter and that the buildings did not fit in with the surrounding area.

It was also concerned about contamination on the **site**.

Mr Luo told The Australian yesterday that the **group** had been in talks with Leichhardt Council about its amended plans and that the council had indicated it supported them.

"We expect a positive outcome," he said.

Earlier this week Greenland submitted its bid for the multi-billion-dollar mixed-use project at Brisbane's Queens Wharf, with its joint venture partner James Packer's Crown Resorts.

As part of the bid, Greenland is pitching to build the **hotel**, **apartment** and **commercial** component, while Crown will manage the casino.

Mr Luo said the **group** was scouring for more development sites in Melbourne, Sydney and Brisbane. "Greenland is always in hunting mode. Whenever a **site** passes our feasibility test then we will **buy** it," he said.

He rejected claims made to The Australian last week by prominent Brisbane developer Kevin Miller, who said there were too many apartments planned in the city.

"There is a strong growth in demand for apartments in Brisbane, which is why we are confident about it," Mr Luo said.

"It is currently undervalued in terms of median house price and there is room for it to catch up.

"We believe this market is trending up."He added that the **group** expected more interstate migration to the city as its economy improved.

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