

Christina Renner

Partner



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Sydney

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Overview

Christina is a partner in the Planning, Environment and Government group.

She is a Law Society of NSW accredited specialist in planning and environment law, is consistently recognised by her peers as a Best Lawyer in her field, and is actively engaged in the policy and advocacy side of the development industry, as a member of both the UDIA's Planning Committee and its Social and Affordable Housing Taskforce.

Long term major development projects are her passion, and Christina works closely with clients from site acquisition and rezoning of land, right through to securing and defending approvals in court. She has acted for developers on a number of major residential green field land releases and urban renewal areas and is currently acting on some of the largest residential developments in the pipeline in NSW.

She has particular expertise in the negotiation of voluntary planning agreements, and in licensed premises (including liquor licensing).

She advises many of Australia's major developers, including Winten Property Group, PAYCE, Billbergia, Crown, Bridgehill, CSR, and AMP.

In the highly politicised and frequently shifting regulatory framework that impacts development in NSW, clients trust Christina's experience and rely on her to identify problematic aspects of changes in environmental and planning law and to advocate for, and achieve, sensible reforms.

In 2019, Christina secured the first ever court ordered collective sale under the controversial and highly complex strata renewal provisions of the *Strata Schemes Development Act 2015*. To date, this remains the sole court approved collective sale.

Christina also has significant experience in environmental law, both in its regulatory aspects under planning and pollution legislation as well as the private law actions associated with pollution including nuisance and negligence cases brought by neighbouring land owners, and misleading and deceptive conduct cases associated with the sale of contaminated land.

Christina has a particular interest in the hospitality sector and has a deep understanding of the business of operating licensed premises, with over a decade of experience operating in the dual regulatory systems of both liquor licensing

and planning law, making her uniquely placed to properly advise and service clients in the licensed premises industry. In addition, she often assists the Australian Hotels Association (NSW) at a policy level in relation to the impact of planning laws on the operation of licensed premises throughout NSW. Her licensed premises experience includes planning and liquor licensing advice and applications for Diageo, Metcash, and the Australian Hotels Association (NSW).

Experience

Projects

- **Greenfield land releases:** Acting for Winten in relation to the first residential growth centre precinct to be rezoned under the Precinct Acceleration Protocol (Marsden Park) including the negotiation of a number of complex planning agreements with the Department of Planning, and ongoing advice in relation to the development of the precinct. Acting for CSR in relation to the precinct acceleration of West Schofields (part precinct).
- **Urban renewal projects:** Acting for Billbergia in relation to the rezoning and development of Rhodes Central. Acting for PAYCE in relation to the proposed rezoning of Melrose Park and acting for a number of clients in relation to rezonings and developments in Green Square Town Centre.

Litigation

- **Confidential clients:** Acting in appeals against orders issued by local councils: defending prosecution proceedings for breaches of the Environmental Planning and Assessment Act and Liquor Act; and acting in Local Court (criminal) proceedings disputing penalty infringement notices issued by council and the police for breach of development consent conditions and breach of Liquor Act requirements.
- **Confidential clients:** Advising clients in relation to the propriety of certain actions taken by, and potential legal remedies against, public authorities such as local councils and the Environment Protection Authority (EPA), including advising in relation to cases of potential misfeasance in public office, breaches of natural justice, conflicts of interest and actual and/or apprehended bias.
- **Confidential clients:** Judicial review proceedings relating to challenges to development consents and major project approvals in both the Land and Environment Court and the Court of Appeal.
- **Confidential clients:** Representing applicants and objectors in Land and Environment Court merit appeals relating to development applications for controversial developments, such as residential flat buildings, mixed-use, commercial/retail and licensed premises uses. Also assisting clients to negotiate approvals through local councils, the Joint Regional Planning Panel (JRPP) and the Department of Planning.

Hospitality sector / licensed premises

- **Confidential clients:** Advising landlords and financiers in relation to ownership of gaming machine entitlements.
- **Confidential clients:** Advising major liquor wholesalers relating to issues relating to wholesale and retail licences, promotions and Internet sales in both New South Wales (NSW) and Queensland.
- **Confidential clients:** Licensing applications for variations of hours, redefinition of boundaries, licence transfers etc, including contested applications before the former Licensing Court of NSW.
- **Confidential clients:** Representing a number of hotelier clients in a Supreme Court administrative law challenge to delegated legislation that exceeded the regulation making power and was inconsistent with the principal act, in relation to the first "violent premises" restrictions.

Environmental law

- **Confidential clients:** Acting on both sides and advising in relation to nuisance/negligence, contractual, and misleading and deceptive conduct proceedings relating to the noise and dust pollution, and the contamination of land by various contaminants (hydrocarbons, PCBs, asbestos, radioactive substances) including claims for injunctions, loss of profit and consequential damages for personal injury and diminution in value of land.
- **Confidential clients:** Defending EPA prosecutions under the Protection of the Environment Operations Act, and advising clients in relation to EPA investigations and compliance with various orders issued by the EPA.
- **Confidential clients:** Providing advice to landowners, banks and receivers in relation to potential liability under the Contaminated Land Management Act and common law for occupiers, innocent owners, mortgagees, receivers, trustees in bankruptcy, etc. Also advising in relation to issues such as the duty to report under the Protection of the Environment Operations Act and the Contaminated Land Management Act.
- **Confidential clients:** Working closely with clients to investigate the environmental status of land before decisions on whether to take possession of the land.

Insights

- "Owner's consent requirements - changes and issues," Dentons client alert, 4 November 2020
- "Koala SEPP finalised - what were the changes?" Dentons client alert, 30 October 2020
- "The promise of Build to Rent, and changes to boarding houses and student accommodation - everything you need to know about the proposed Housing Diversity SEPP," Dentons client alert, 15 October 2020
- "Support for pubs, bars, and live music: exempt development trial for outdoor dining and 24 hour economy reforms to Liquor Act," Dentons client alert, 9 October 2020
- "Koala controversy - what does the new Koala SEPP actually do?" Dentons client alert, 30 September 2020
- "Boarding houses and the new Housing Diversity SEPP" Dentons client alert, 3 September 2020
- "Development on flood prone land - when is it compatible?", Dentons client alert, 6 August 2020
- "Affordable Housing SEPP and Growth Centres SEPP - when two SEPPs clash on lot size does one prevail?" Dentons client alert, 9 July 2020
- "Lapsing periods - a summary of the COVID-19 Environmental Planning and Assessments Act amendments," Dentons client alert, 7 July 2020
- "No right of appeal from development application rejection," Dentons client alert, 6 July 2020
- "COVID-19 emergency legislation – what planners, councils and developers need to know," Dentons client alert, 30 March 2020
- "Strata Collective Sale: August 2019 Update," Dentons client alert, 12 August 2019

Activities and Affiliations

Memberships

- Law Society of New South Wales
- Environment and Planning Law Association

Areas of focus

Practices

- Development Zoning and Planning
- Environment and Natural Resources
- Litigation and Dispute Resolution
- Real Estate

Education

- University of New South Wales, Bachelor of Commerce
- University of New South Wales, Bachelor of Laws

Admissions and qualifications

- New South Wales, Australia, 2005