

**Christopher Pelcz**

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**From:** Cedric Halforty [chalfort@ausgrid.com.au]  
**Sent:** Friday, 8 September 2017 11:41 AM  
**Subject:** TRIM: St Leonards South Precinct  
**Attachments:** St Leonards South - Overview for utilities.pdf

**Follow Up Flag:** Follow up  
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**Categories:** Red Category

Hi Terry,

I refer to your email below.

The provision of electricity supply for this type of development will follow Ausgrid's standard contestable process. Information on this process is available on Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au). You are also welcome to give me a call to talk you through the process.

Due to the scale of this development it is advisable to develop a master plan for provision of electrical infrastructure at an early stage and to consult with Ausgrid regarding the plan

Regards

Cedric  
9585.5663

Dear Sir/Madam,

Lane Cove Council is close to exhibiting a planning proposal to up-zone approx. 6ha of land at St Leonards South from low density residential (R2) to high density residential (R4). This involves replacement of about 180 single residences with approx. 2,400 apartments. It involves undergrounding of electricity supply.

We would like to liaise with Ausgrid to ascertain any concerns and/or responses you might have to meeting this changing demand on power. To introduce the precinct, attached is an overview of what is proposed, with a focus on the infrastructure and the planning structure.

We are in the process of producing a Section 94 Plan to cost the infrastructure works required.

Could someone kindly contact me regarding the potential impact of this upzoning on Ausgrid infrastructure.

Regards,

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Terry Tredrea | *Strategic Town Planner*

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**ST LEONARDS SOUTH PRECINCT  
OVERVIEW of UPZONING  
(for utilities)**

28 August 2017



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## 1 Planning Background

The St Leonards South Precinct (**Precinct**) is approximately 5.5 hectares in area and bounded by Canberra Avenue, River Road, Marshall Avenue and Park Road within easy walking distance of St Leonards and Wollstonecraft train stations.

The precinct is currently zoned R2 Low Density Residential and is surrounded by a mix of B3 Commercial Core and B4 Mixed Use to the north along Pacific Highway, RE1 Public Recreation to the east and R2 Low Density Residential to the west (across Park Road).

The initial planning framework for St Leonards was first undertaken in 2012 with the preparation of the St Leonards Strategy. The Strategy was prepared in response to priorities that had been established for the area as outlined in *A Plan for Growing Sydney* – in particular, locating growth within walking distance of St Leonards train station and the future Metro station at Crows Nest.

On 13 July 2015, the St Leonards South Masterplan was adopted by Council together with a resolution to prepare a planning proposal **to amend the zoning of the Precinct from R2 Low Density Residential to R4 High Density Residential**, together with changes to the FSR and height controls as a means of formally implementing the Master Plan's recommendations. **It is calculated that approximately 180 single dwellings will be replaced by approximately 2,400 apartment units.**

On 19 May 2016, Council formally requested a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979 (the Act)*.

On 2nd September 2016, Council received the Gateway determination to proceed subject to satisfying certain matters, prior to public exhibition. Once these matters have been addressed, the amended Planning Proposal (draft LEP) must be submitted back to NSW Planning and Environment for review and comments.

It is intended that the following documents will be publicly exhibited with the draft LEP:

1. Draft Development Control Plan;
2. Draft Landscape Master Plan; and
3. Draft Section 94 Contributions Plan.

## 2 Study Area

The Precinct is located immediately south-west of the St Leonards Strategic Centre as identified in *A Plan for Growing Sydney*, six kilometres from Sydney CBD and is positioned on a major rail-bus transport network. Refer to Figure 1 & 2. This represents a possible Stage 1 of a potential Stage 2 similar development from Park Road west further west. There are no plans for a two-Stage at present.



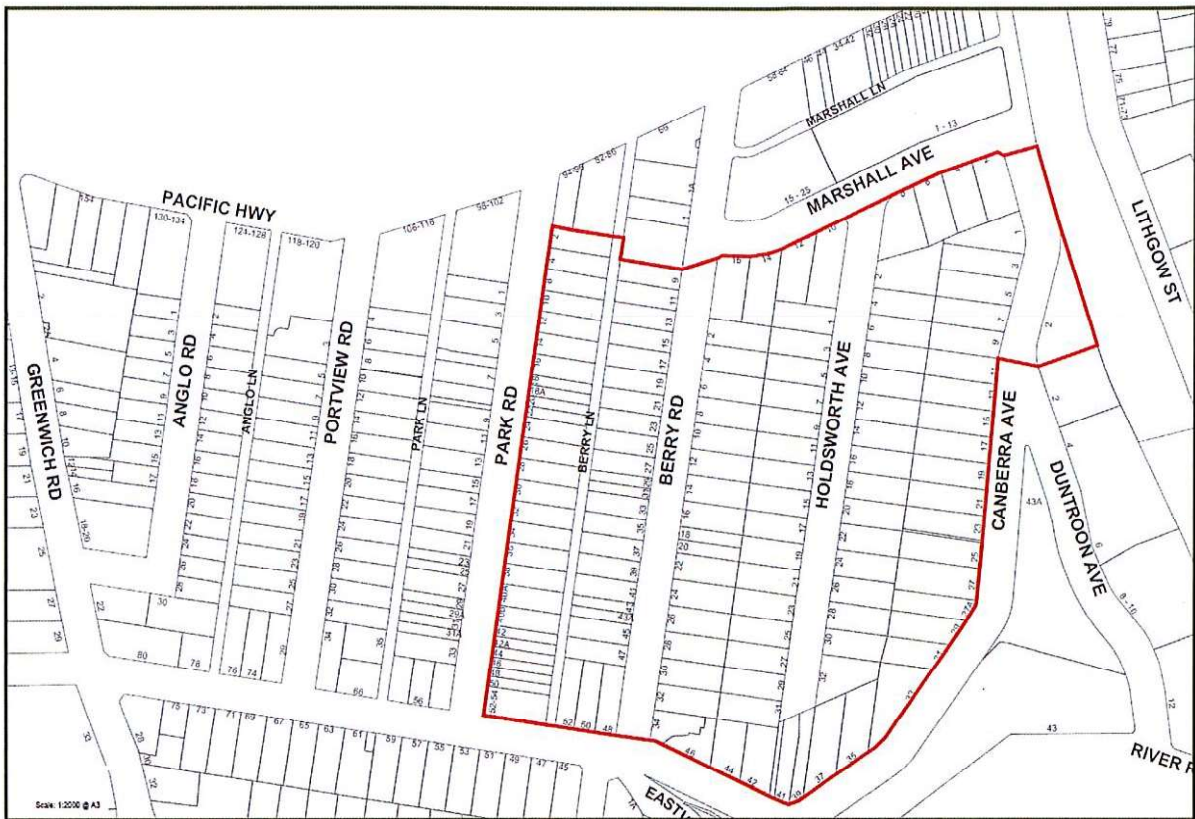


Figure 1: St Leonards South Precinct Boundaries



Figure 2: Aerial view of St Leonards South & Crows Nest Station Precincts



### 3 Key features of the proposal



**Indicative plan showing:**

- final heights of buildings in storeys (where public benefits are provided)
- major park on western edge of precinct
- north-south private green spines
- east-west pedestrian walkways
- Two community centres/childcare (600m2) at base of buildings (2 stars)

**Proposed facilities and services**

Table 1 details a list of services and facilities that have been identified as being required for the new residential population of St Leonards South.

As noted, some of the proposed facilities will be provided by land developers as works-in-kind in return for bonus height and floor space. The relationship between the cost of public benefits required by Council and the value of the bonuses given for additional height and density are based

on advice received from land economists *Hill PDA*. Other services and facilities will be provided under the new St Leonards South Section 94 Contributions Plan.

**Table 1: Proposed public facilities and services**

Provided by Section 94 Contributions (public facilities and services)	Provided by a Bonuses from Benefits Scheme (other public benefits)
Provision of one (1) new central park between Berry Road and Park Road (purchase and landscaping of 10 allotments)	Provision of two (2) multi-purpose community facilities & two (2) child care centres (Areas 5 and 17)
One (1) new public roadway between Berry Road and Park Road (purchase) to alleviate traffic pressures on the Berry Road traffic lights at the Pacific Highway intersection	Provision, embellishment and possible maintenance of east-west pathways (Canberra Ave to Berry Road)
<u>Fit-out</u> of two (2) multi-purpose community facilities and two (2) child care centres (Refer Areas 5 and 17)	Provision of key worker housing in select buildings located in close proximity to St Leonards train station
<p>Transport and Pedestrian Circulation upgrades namely:</p> <ul style="list-style-type: none"> <li>a) Roundabout at the intersection of Berry Road and Marshall Avenue is required to become a give-way intersection (to avoid Pacific Highway queues congesting the roundabout and denying Berry Road vehicles access).</li> <li>b) Public roadway from Berry Road to Park Road will require sealing and some verge work.</li> <li>c) The extension and embellishment of road closures at the southern ends of Holdsworth Avenue and Berry Road.</li> <li>d) Existing road upgrade for four north-south roads.</li> </ul>	Provision, embellishment and possible maintenance of triangular parks along Marshall Avenue between Canberra Avenue and mid-way between Holdsworth Ave and Berry Road
Drainage upgrades - TBC	

### Undergrounding of Utility Services

- All utility services within a public road reserve are to be placed underground for the total frontage of each site
- All utility services within each site are to be placed underground or encapsulated within the building
- Design and construction of these works is to be at the cost of the developer



- Light poles are to be designed and provided as specified by Council
- These works are to be to the satisfaction of Council's Manager of Assets and comply with relevant Australian Standards

## Verges

Proposed verge work is to focus on a typical *Strataflow* WSUD pit and raingarden system, incorporating reticulated services.

## 4 Planned Benefits-for-Bonuses

From a planning perspective, key features of the planning proposal include:

### 1. A Public benefits bonus scheme

The scheme offers various floor space ratio and building height bonuses for specific developments subject to adequate provision made for community infrastructure, open space, key worker housing and connectivity within the St Leonards South Precinct. This is in addition to the S94 developer contribution scheme.

The base FSR across the Precinct is 2:1.

Subject to achieving the desired lot amalgamation pattern, all consolidated properties can achieve a FSR of at least 2.75:1.

Additional bonuses above the 2.75:1 up to 4:1 are also available, on certain sites, by providing additional public benefits as outlined in draft Clause 6.8 in the planning proposal.

### 2. Open space network

The Precinct will include:

- a new 3,483m<sup>2</sup> central park and two (2) pocket parks to be located between Park Road and Berry Road;
- East-West open space links to the existing park east of the Precinct;
- a number of proposed communal open space 'green spines' to run north-south between apartment buildings; and
- Potential street closures, in Berry Road and Holdsworth Avenue, to facilitate more open space.

### 3. Community infrastructure

The Precinct will include:

- One (1) new 150m<sup>2</sup> community facility and one (1) 450m<sup>2</sup> child care centre plus play area to be located on the eastern edge of the Precinct fronting Canberra Ave; and
- One (1) new 150m<sup>2</sup> community facility and one (1) 450m<sup>2</sup> child care centre plus play area to be located in the middle of the Precinct fronting Berry Road.

### 4. Key worker housing



## St Leonards South Overview



The scheme will include a provision of key worker housing in select buildings located in close proximity to St Leonards train station.