

Factual comparison of the objectives of Lane Cove Council's planning proposal for St Leonards South with the Draft 2036 Plan for St Leonards and Crows Nest

Planning Proposal Objectives pages 5 and 6	Draft 2036 Plan	Consistency
<p>Objective 1 Density: To increase the residential density from R2 Low Density Residential to R4 High Density Residential</p>	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> Ensure new development contributes to a range of dwelling types in the area to cater for all life cycles. 	<p>For the Commission's Consideration</p>
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> No relevant criteria 	<p>NA</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> No relevant principles 	<p>NA</p>
<p>Objective 2 Heights: To increase the building height limits from 9.5 metres to various building heights. The outcome is to:</p> <ul style="list-style-type: none"> Provide a transitional range of residential heights capable of reflecting higher densities generally closer to the St Leonards Station Prevent development in areas identified for public parks, communal open space, walkways and roads Encourage provision of land for community benefits in return for extra height 	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> Consider cumulative impacts of new development on existing areas, including overshadowing, wind impacts and view loss. In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces. 	<p>For the Commission's Consideration</p>
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> Acknowledge key views and vistas such as key long-distance vistas which offer sky views, and vistas where a building may terminate the view. Transition heights from high rise areas down towards existing lower scale areas, including areas not proposed for height changes, and Willoughby Road. Avoid monolithic street wall effects through the distribution of higher buildings. Meet solar height planes in this plan (identify in figure 11 on page 26). 	<p>For the Commission's Consideration</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> Consider accessibility to St Leonards and Crows Nest Stations 	<p>Yes</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> Transition buildings appropriately to lower scale buildings. Minimise overshadowing of public open space and streets with a significant public domain function within and outside of the Plan boundary Minimise overshadowing of Heritage Conservation areas and residential areas outside of the Plan boundary. 	<p>For the Commission's Consideration</p>

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<p>Objective 3 FSR: To amend the maximum permissible floor space ratio (FSR) from 0.5/0.6:1 to various floor space ratios. The outcome of these various FSRs is to:</p> <ul style="list-style-type: none"> • Provide a range of residential densities capable of reflecting higher densities generally closer to the St Leonards railway station • Encourage provision of land for community benefits in return for extra FSR 	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> • In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces. • New building design should provide high on-site amenity and consider street width and character by providing ground and upper level setbacks and awnings to achieve a human scale at street level. 	<p>For the Commission's Consideration</p>
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> • Avoid a monolithic street wall effect through the distribution of higher buildings • Consideration of quality streetscape aspects such as setbacks, street wall height and heritage buildings. 	<p>For the Commission's Consideration</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> • Consider accessibility to St Leonards and Crows Nest Stations 	<p>Yes</p>
	<p>St Leonards South Design Criteria</p> <ul style="list-style-type: none"> • Transition buildings appropriately to lower scale buildings. 	<p>For the Commission's Consideration</p>
<p>Objective 4 – Open Space: To support the provision of public open space throughout the precinct commensurate with the planned intensity of development in St Leonards South. The outcome of this is to provide:</p> <ul style="list-style-type: none"> • A new large park between Berry and Park Roads for the use of new and existing residents; this would be achieved by land acquisition and be located opposite heritage properties as part of their curtilage • Pocket parks of varying sizes; • Two small parks resulting from road closures at the southern ends of Berry Road and Holdsworth Avenue; and <p>North-south 'green spines' in the form of unfenced community open space between the rears of apartment buildings.</p>	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> • No relevant principles 	<p>NA</p>
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> • No relevant criteria 	<p>NA</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> • Ensure new open spaces improve connections to existing surrounding open spaces. 	<p>Yes</p>

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<p>Objective 5: Community facilities – To support the provision of these throughout the precinct commensurate with the planned intensity of development in St Leonards South. The outcome of this is to provide:</p> <ul style="list-style-type: none"> Community facilities appropriate to neighbourhood centres; Childcare facilities, including associated fenced outdoor play area. 	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> No relevant principles 	NA
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> No relevant criteria 	NA
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> No relevant principles 	NA
<p>Objective 6: Landscaping – to ensure a standards of landscape design within both the public and private domain that is of uniformly high standard. The outcome is to provide:</p> <ul style="list-style-type: none"> A precinct-wide St Leonards South Landscape Master Plan; and Adherence on that Plan through an LEP reference to the DCP controls. 	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> Incorporate new street trees to improve the overall tree coverage in the area. New development adjoining the green link should contribute to its landscape character. For example, planter boxes, lighting, green walls, deep planting, landscape setbacks and forecourts 	For the Commission's Consideration
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> No relevant criteria 	NA
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> Ensure new open spaces improve connections to existing surrounding open spaces. 	Yes
<p>Objective 7: To support ease of pedestrian/ cycle circulation throughout the precinct, the outcome is:</p> <ul style="list-style-type: none"> Several east-west public paths, approximately half way down the long north south blocks, linking Berry Road, Holdsworth Avenue and Canberra Avenue. Creating a “pedestrian boulevard” between Newlands Park and a new park on Park and Berry Roads, as in Objective 4. Shared pathways and pedestrian refuges throughout the precinct. <p>Recommendations for new pedestrian crossings/under paths of Pacific Highway and River Road.</p>	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> New development should contribute to the improvement of walking and cycling network in the area as well as help to connect to wider regional areas. Identify opportunities to improve safety along existing pedestrian and cycling routes. 	Yes
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> No relevant criteria 	NA
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> Improve active transport connections 	Yes

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<p>Objective 8: To support the provision of efficient traffic routes in St Leonards South. The outcome is:</p> <ul style="list-style-type: none"> A new minor road between Berry Road and Park Road for access to lights at the Pacific Highway/Berry Road intersection. This road would be achieved by land acquisition. 	<p>Area Wide Design Principles</p> <ul style="list-style-type: none"> New development should encourage the use of public transport and reduce the need to use a private car. Innovative solutions such as car sharing are encouraged. 	<p>For the Commission's Consideration</p>
	<p>Area Wide Design Criteria</p> <ul style="list-style-type: none"> No relevant criteria 	<p>NA</p>
	<p>St Leonards South Design principles</p> <ul style="list-style-type: none"> Consider cumulative traffic impacts 	<p>For the Commission's Consideration</p>