



○ ***St Leonards Crows Nest Draft
2036 Plan & St Leonards South
Planning Proposal***

*Presentation to the Independent
Planning Commission*

○ ***Brett Whitworth
10 May 2019***

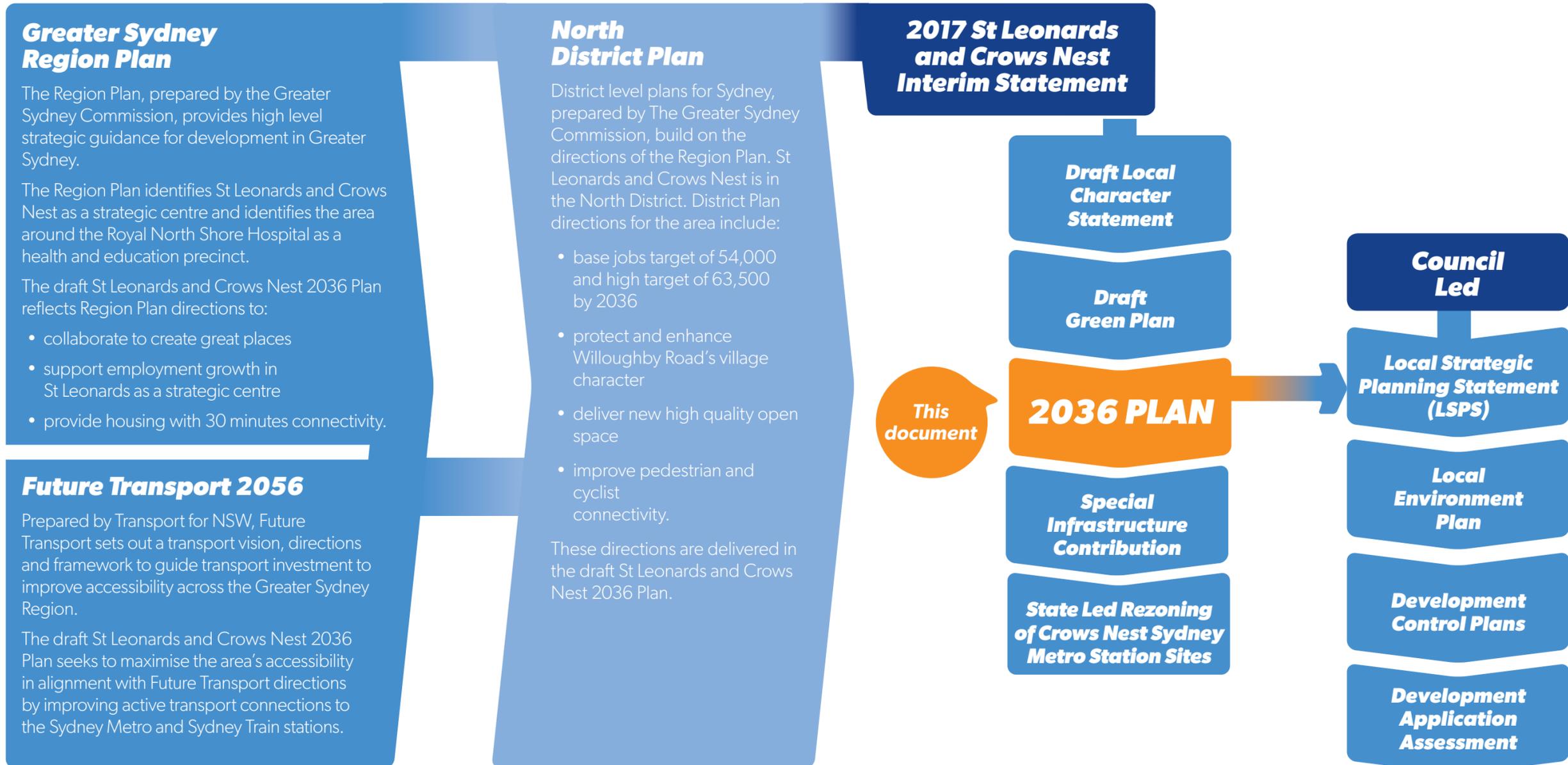
○ **Contents**

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- ③ St Leonards South Residential Precinct Planning Proposal
- ④ Lane Cove LGA Housing Targets
- ⑤ Feedback from submissions on draft 2036 Plan – St Leonards Sth Planning Proposal
- ⑥ General feedback to DPE exhibition of the Draft St Leonards and Crows Nest 2036 Plan

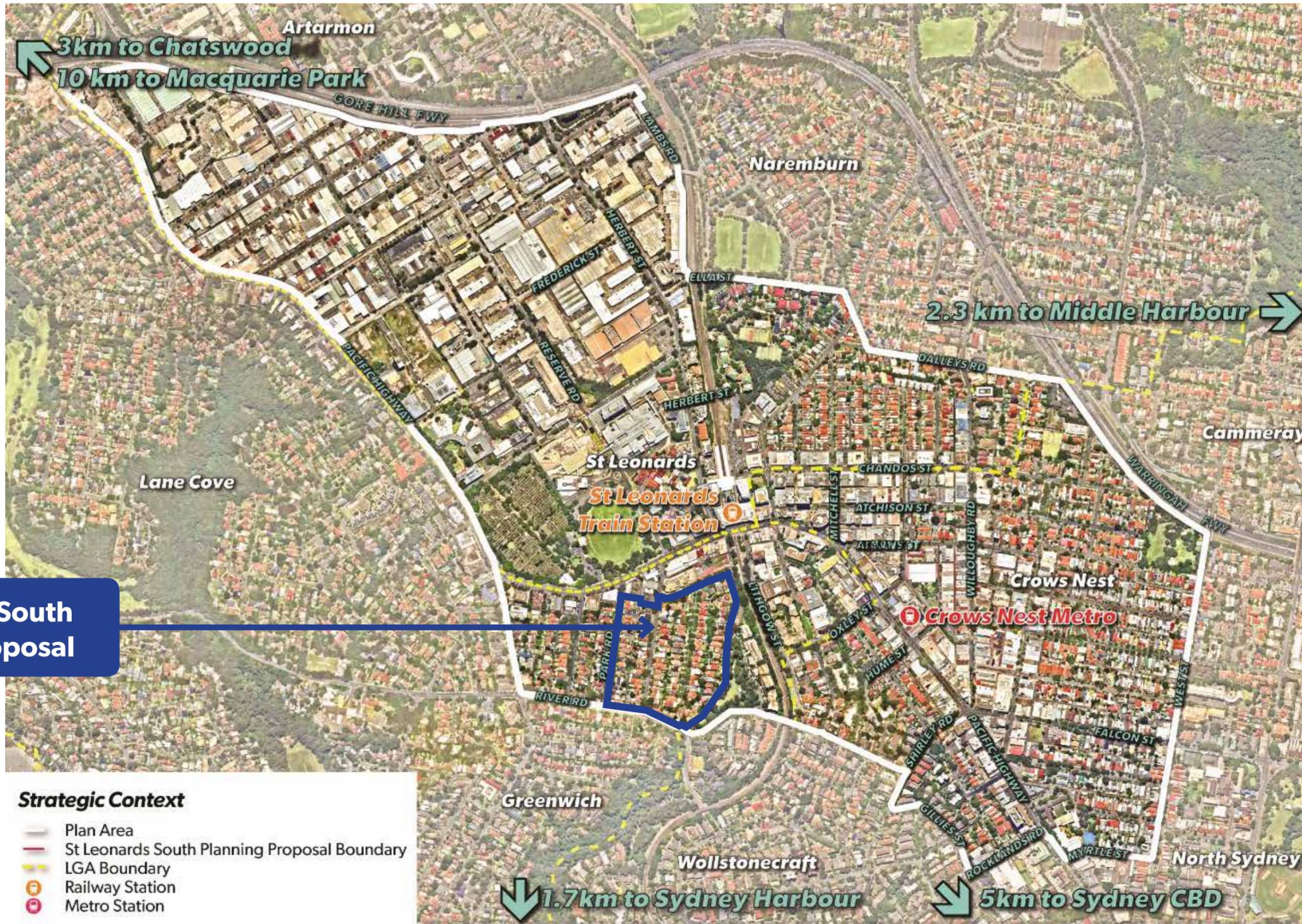
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○ ***Strategic planning context***

Strategic planning context



St Leonards Crows Nest investigation area



Location of St Leonards South



St Leonards South
Planning Proposal
boundary

The relationship between *St Leonards South Planning Proposal* and the *Draft 2036 Plan*

1

Gateway Condition

Condition of Gateway Determination for St Leonards Sth Planning Proposal requires its consistency with the St Leonards and Crows Nest Precinct strategic investigations:

(8) Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of a draft or final strategic planning review for the St Leonards and Crows Nest Station Precinct.

2

Community feedback

DPE early engagement during the preparation of the Draft 2036 Plan & Local Character Statement found the planning proposal is contentious amongst the community. Significant community interest both supporting and objecting to the proposal.

3

Council support

In April 2018, Lane Cove Council identified the need for an independent review of the planning proposal and supported its referral to IPC. In July 2018, Council also held its own internal design review of the proposal.

St Leonards South Planning Proposal and Draft 2036 Plan



The Draft 2036 Plan incorporates the proposed dwelling growth sought by the planning proposal in recognition the proposal had been exhibited by Council and to plan for the area's infrastructure needs.



The Draft 2036 Plan also includes design principles for the planning proposal to be considered against the IPC review.



Draft 2036 Plan recommended the planning proposal be referred for independent review for advice regarding its consistency with the vision and design principles of the Draft 2036 Plan.



Terms of the advice to the IPC:

1. Consistency of the proposal with the overall vision, guiding design principles and the specific design principles in the Draft 2036 Plan.
2. Advice on the scale of residential development in the planning proposal and whether the whole site needs to be rezoned to meet housing targets identified by the Greater Sydney Commission.
3. Recommendation that a public meeting be held after close of exhibition of draft 2036 Plan.

2

Draft St Leonards and Crows Nest Planning Package

Key documents



2017 Interim Statement (Complete)

Released in Aug 2017 for community feedback on the draft vision and guiding principles of the investigation area, and findings from preliminary studies.

Interim Statement superseded with release of the Draft 2036 Plan in Oct 2018.



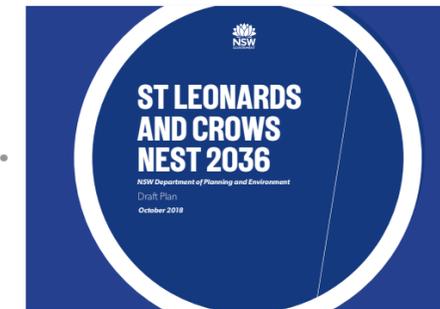
Draft Local Character Statement

Outlines the community's vision for the future character of the area.



Draft Green Plan

Guides the planning and design of open space and tree canopy in a coordinated manner across the area.



Draft St Leonards and Crows Nest 2036 Plan

Establishes 20 year framework for growth, consistent with community feedback, strategic planning directions & technical studies.



Draft Special Infrastructure Contributions

Proposal to introduce a development levy to contribute towards the state and regional infrastructure upgrades required to support the area's sustainable growth.

Draft Local Character Statement



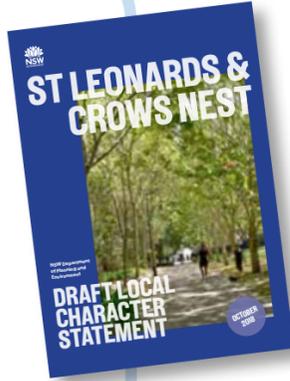
Longer wheels on the spokes represent the elements that are most valued by the community.

3x  WALKING TOURS

2x  FOCUS GROUP MEETINGS

1,900  TARGETED SURVEY RESPONSES

Community feedback identified mixed views about St Leonards South Planning Proposal



Draft SIC



SIC Rate

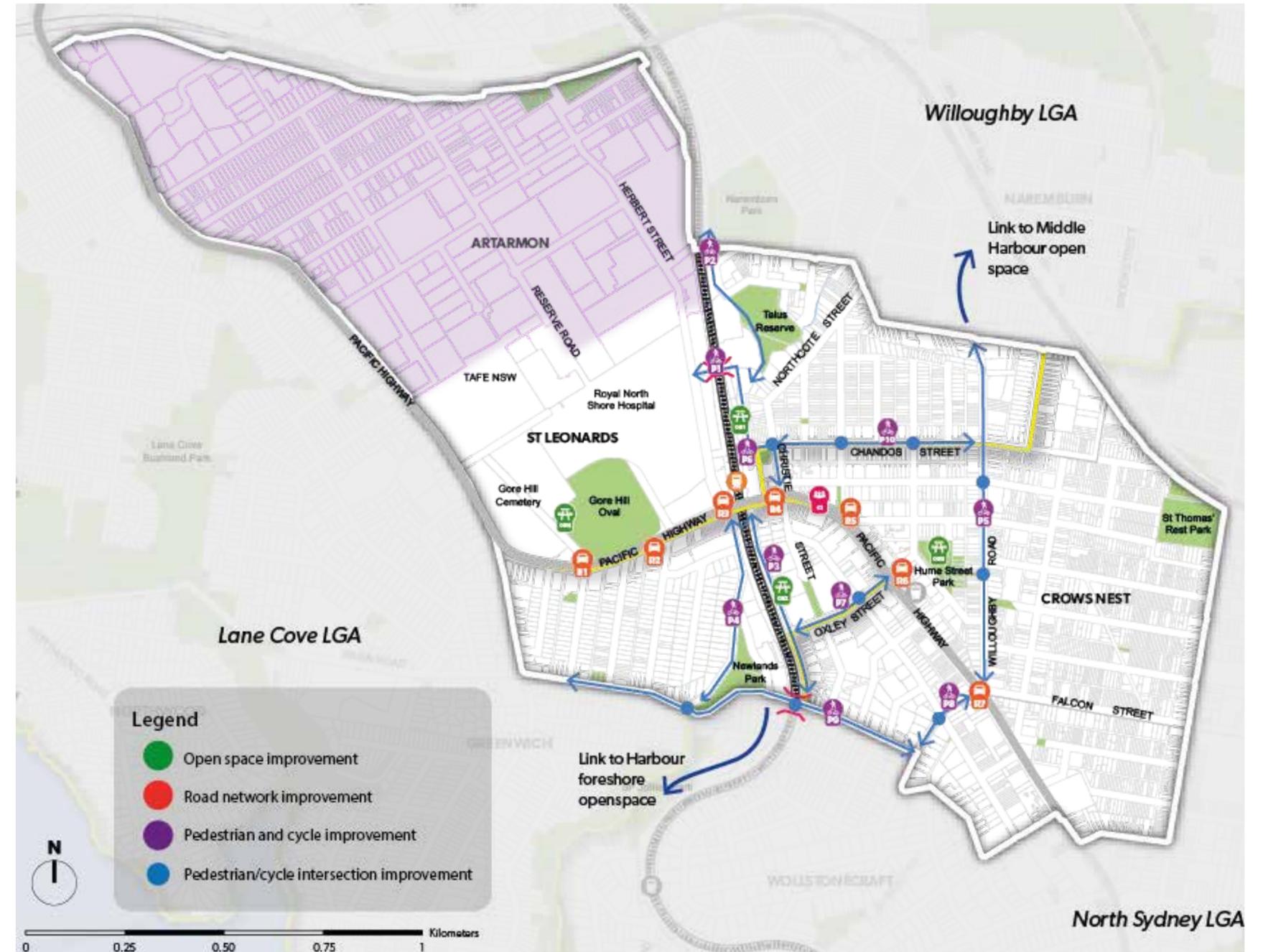
\$15,100

PER
DWELLING

\$113m

ACROSS
INVESTIGATION AREA

- Will apply to development within St Leonards South Planning Proposal
- Will apply to new dwellings, regardless of when rezoned
- Additional \$9 million Precinct Support Scheme across 3 LGAs



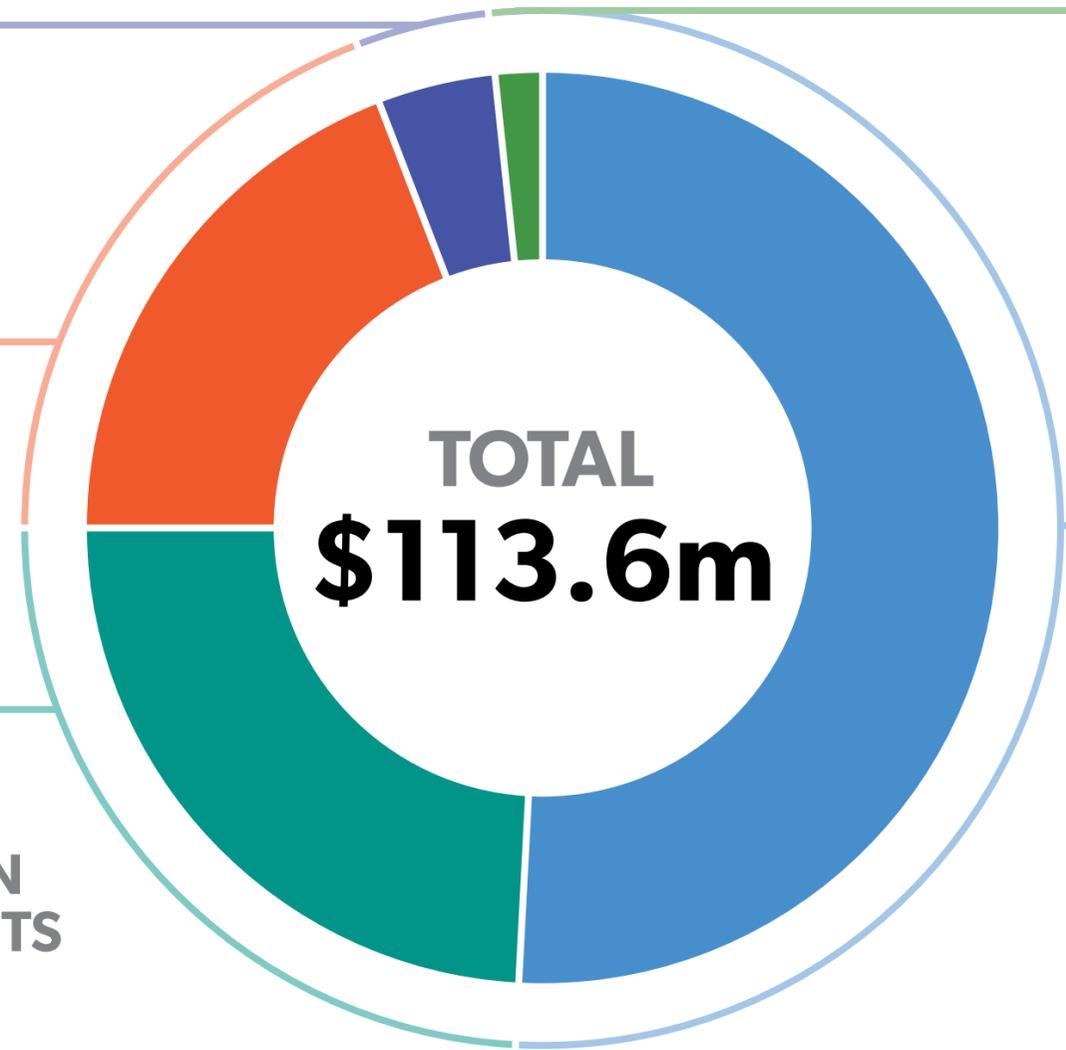
Draft SIC



\$4.7m
ROADS

\$21.9m
EDUCATION

\$27.6m
REGIONAL PEDESTRIAN
AND CYCLE MOVEMENTS



\$1.7m
PLANNING
AND DELIVERY

\$57.7m
REGIONAL
OPEN SPACE

Draft SIC: Lane Cove St Leonards South Planning Proposal



Pacific Highway, near Portview Road

Signalised pedestrian crossing



Intersection of Pacific Highway and Reserve Road

Signalised pedestrian crossing



Intersection of Pacific Highway and Herbert Street

Signalised pedestrian crossing



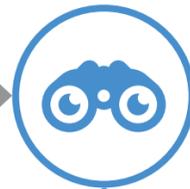
Canberra Avenue between the Pacific Highway and River Road

Provide shared path on Canberra Avenue to link to River Road and provide pedestrian and cycle improvements.

Vision and Design Principles



**Draft
2036 Plan**



Vision

Overarching vision statement and objectives for the area, based on Region and District Plan directions, feedback to consultation and technical study recommendations.

See
Draft 2036 Plan

PAGE
4



**Area wide
Design Principles**

Principles translate aspirations in the draft Local Character Statement into planning measures.

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**Area wide
Design Criteria**

Design criteria to be considered for future development in the area. Criteria reference solar height planes, setbacks and street wall heights. Importance of key views and vistas is noted.

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**St Leonards South
Planning Proposal**

Specific design principles to be considered when reviewing the proposal.

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St Leonards South Planning Proposal – Design Principles



The following principles are included in the Draft 2036 Plan and should be considered by the Independent Planning Commission in its review of the St Leonards South Planning Proposal (in addition to area wide principles and criteria):

- consider accessibility to St Leonards and Crows Nest stations
- 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
- ensure new open spaces improve connections to existing surrounding open spaces
- improve active transport connections
- consider cumulative traffic impacts
- transition buildings appropriately to lower scale buildings.

3

St Leonards South Residential Precinct Planning Proposal

Council's Master Plan

2015 Masterplan boundary



Council adopted Planning Proposal boundary



Gateway condition

A Gateway for the proposal was issued on 2 September 2016 and included the following condition:

Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of a draft or final strategic planning review for the St Leonards and Crows Nest Station Precinct.



Existing zoning

 Lane Cove Local Government Area

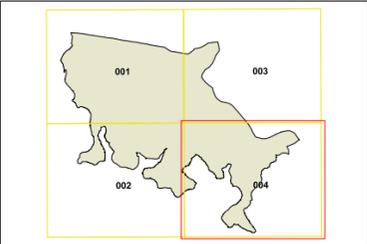
St Leonards South - Current Zoning

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- E2 Environmental Conservation
- E4 Environmental Living
- IN2 Light Industrial
- IN4 Working Waterfront
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- UL Unzoned Land

Cadastral

- Cadastral 22/12/99 © Land & Property Information (LPI) Addendum 18/02/16 © Lane Cove Council



Map Identification number:
St Leonards South - Current Zoning (dated 18 February 2016)



Proposed zoning



Lane Cove Local Government Area

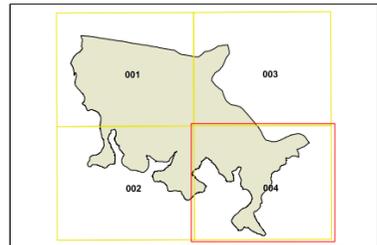
St Leonards South - DRAFT Zoning

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- E2 Environmental Conservation
- E4 Environmental Living
- IN2 Light Industrial
- IN4 Working Waterfront
- R2 Low Density Residential
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- RE1 Public Recreation
- SP2 Infrastructure
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Cadastral

Cadastral 22/12/99 © Land & Property Information (LPI)
Addendum 19/05/16 © Lane Cove Council



Scale: 1:2,500 @ A3
0 50 100 Metres

Projection: GDA 1994
MGA Zone 56
Map identification number:
St Leonards South - DRAFT Zoning (dated 19 May 2016)



Lane Cove Council 3D model



Council's exhibited planning proposal

- **Rezone much of the site** from R2 Low Density Residential to R4 High Density Residential for 2,400 new dwellings
- **Support the provision of public open space** throughout the precinct commensurate with the planned intensity of development in St Leonards South
- **Support the provision of community facilities** throughout the precinct commensurate with the planned intensity of development in St Leonards South
- **Ensure landscape design** within both the public and private domain is of a uniformly high standard
- **Support ease of pedestrian/cycle circulation** throughout the precinct
- **Support the provision of efficient traffic routes** in St Leonards South

↓
Existing

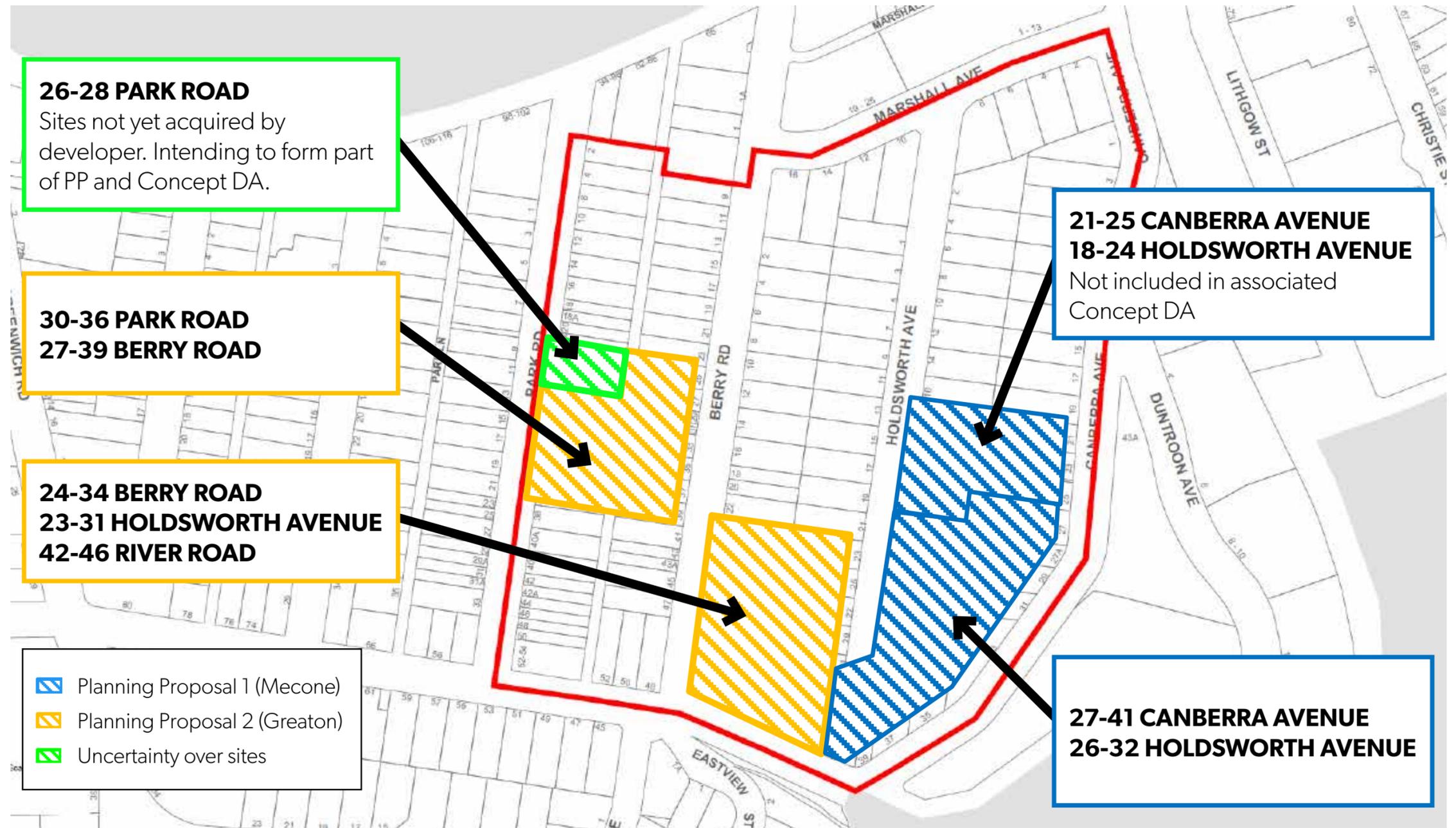
→ Proposed

	Existing	Proposed
Heights	9.5m	Between 15m and 65m with incentives
Maximum FSR	0.5 or 0.6:1	Between 2.75:1 and 4.0:1 with incentives

Recent landowner planning proposals

Feb 2019, Council received two planning proposals within St Leonards Sth planning proposal area

Proposals are yet to be considered by Council and have not been provided to DPE



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○ **Lane Cove LGA housing targets**

Housing targets performance



GSC 5 year housing target LGA (2017-2021)



Performance against target based on SydneyWater & DPE data (2017-2021)



Performance tracking

Lane Cove

1,900

2,623

138%

North Sydney

3,000

2,968

99%

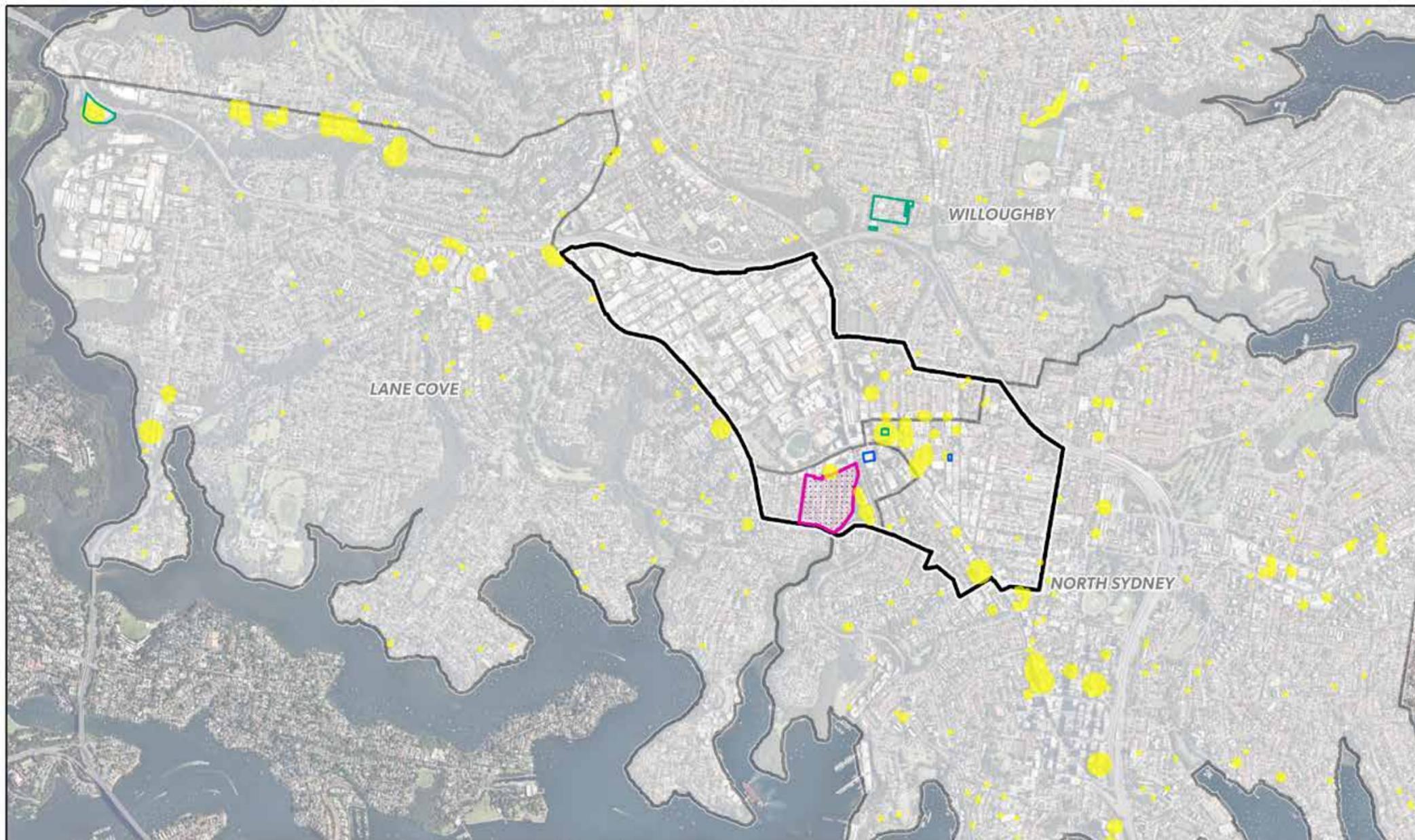
Willoughby

1,250

1,409

113%

Dwelling completions



LANE COVE, NORTH SYDNEY, WILLOUGHBY
FY2008-09 to FY2017-18 Net Completions

0 1 2 Kilometres

Disclaimer: The Department of Planning and Environment makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information.

Legend

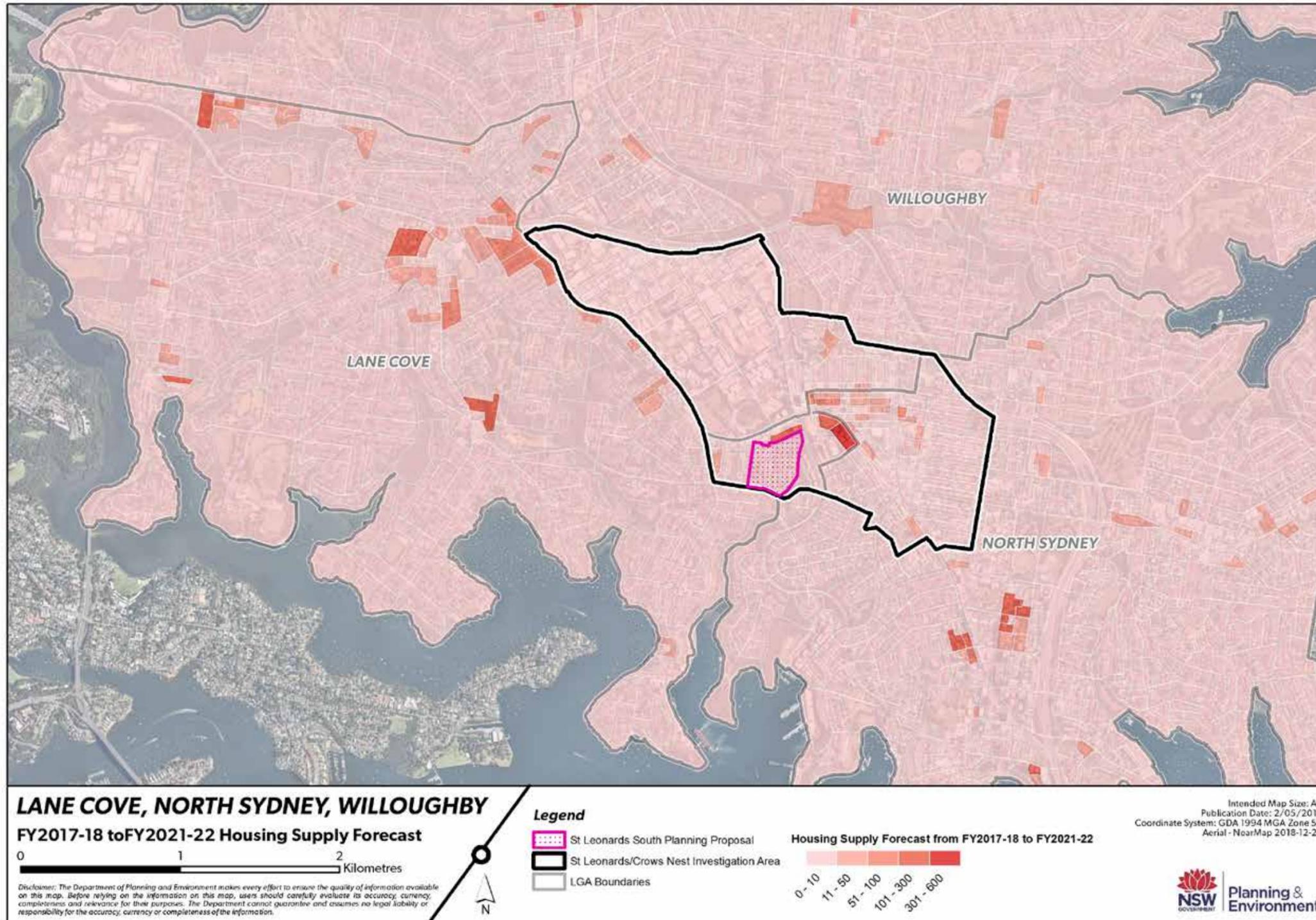
- Part 3A Projects
- Major Planning Proposals
- St Leonards South Planning Proposal
- St Leonards/Crows Nest Investigation Area
- LGA Boundaries

Net Completions from FY2008-09 to FY2017-18



Intended Map Size: A4
 Publication Date: 2/05/2019
 Coordinate System: GDA 1994 MGA Zone 56
 Aerial - NearMap 2017-12-27
 Sydney Water Corporation

Housing supply forecast summary (mesh block)

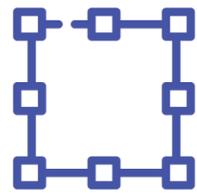


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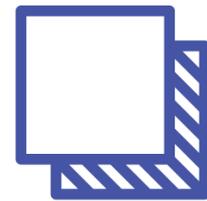
***Feedback to DPE exhibition of
Draft St Leonards and Crows Nest 2036 Plan
that raised matters related to
St Leonards South Planning Proposal***

What we heard from community submissions on St Leonards South Planning Proposal

There are mixed views from the community about the proposal, summarised as follows:



The boundary should be expanded or reduced



The overshadowing impacts are unacceptable and are exacerbated by the topography



The proposal does not meet the design principles in the Draft 2036 Plan



There is not enough open space to serve the new population



The area will not cope with the additional traffic and demand for parking



There will be an oversupply of housing



Some people feel they have not been well informed on what is happening



10 site specific submissions generally support the proposal and are concerned the Commission's review would cause a delay

What we heard from community groups on St Leonards South Planning Proposal

Greenwich St Leonards Action Group

height and transition is considered to be inappropriate for the area and increase in population will have negative impact on essential services and infrastructure.

Greenwich Community Association

housing targets are unclear and increase in population will have a negative impact on infrastructure and road network.

Park Road West and Portview Road Action Group

would like extension of the proposal to include properties up to Greenwich Road.

Naremburn Progress Association

the proposal fails to meet the design principles in the Draft 2036 Plan.

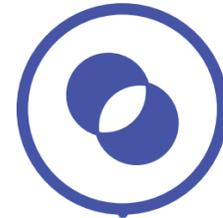
Wollstonecraft Precinct

the identification of infrastructure to be funded through the Special Infrastructure Contribution has been neglected in the Draft 2036 Plan.

What we heard from Lane Cove Council on St Leonards South Planning Proposal



Council supports the draft Plan as it includes St Leonards South and does not propose any changes to the controls for land use, built form, open space and infrastructure provision.



Council would like St Leonards South Residential Planning Proposal area to be excluded from the Special Infrastructure Contribution as the proposal pre-dates it's announcement.

6

**General feedback to DPE exhibition
of the Draft St Leonards and Crows Nest
2036 Plan**

Feedback from exhibition activities

How we communicated



12,798

Letters posted



27,000

Postcards



1

Notice of exhibition published in the North Shore Times



1,426

Number of email notifications sent with registered updates



23,873

Website visits



6

Drop-in-Sessions, attendance over 500

Feedback we received



1,200

Submissions received



286

Online surveys completed



12

Comments on Social Pinpoint map

General feedback: Guiding Principles



The guiding principles based on the Local Character Statement were generally supported, however it was felt that these **principles were not reflected throughout the Draft 2036 Plan.**



Submissions reinforced the following aspects of guiding principles: protecting access to sunlight, minimising wind impacts, creation of more public open space, limiting tall buildings east of Oxley Street, maintaining areas of low-rise, and the importance of traffic management.

General feedback: Impacts of tall buildings



Many were concerned about the impacts of tall buildings including the potential for an **undesirable change to the character of the local area.**



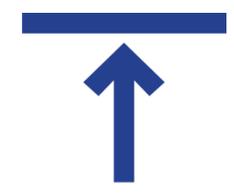
There were concerns that additional tall buildings along Pacific Highway would result in **creation of a wind tunnel and significant overshadowing.**



Much importance was placed on the need for **gradual transitions** from high density to low density areas.



There was concern that **key open spaces and places would be overshadowed** by tall buildings. These concerns generally related to Hume Street Park, Ernest Place, and Willoughby Road.



Many were uncomfortable with **lack of certainty about heights** on significant sites.

General feedback: Employment and housing



There was a strong sentiment that more could be done to support St Leonards as an employment hub including **planning for more stand-alone commercial development**. Flexibility to support a healthy mix of commercial premises ranging in size and type was highlighted as an opportunity.



Many felt there was **no need for additional housing** as housing targets for the local government areas are being met. Some submissions reflected on recent development and concluded the mix of housing types they would like to see in the area had not been realised.

General feedback: Infrastructure to support growth



There was a strong sentiment that planning for infrastructure, in particular **schools, should be a priority**. Additional open space, healthcare and traffic management were also frequently raised as infrastructure priorities.



The importance of the **timing of the delivery** of new infrastructure (preferably before further development and population increase occurs) was highlighted.



Many felt that **road network is getting increasingly congested** and expressed concern that further increases to the population density would result in additional congestion and overflow of parking.



Many felt strongly that there is a **lack of open space** in the area and wanted to see plans for greater improvements to total useable open space in the area.



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