

St Leonards and Crows Nest Planning Package

Background Information

November 2018



LOCAL CHARACTER

The draft Local Character Statement has been informed by a range of consultation activities, including a review of feedback received to consultation undertaken by Councils, a survey with more than 1,900 responses, targeted community workshops, walking workshops with community group representatives and close consultation with North Sydney, Lane Cove and Willoughby Councils.

The major aspirations identified by the community through this engagement are:

- Preserving the character of Crows Nest and surrounding residential areas;
- Providing more schools;
- Providing more leafy streets and green open spaces to match growth;
- Encouraging new development around the Crows Nest Metro Station to activate areas around the Pacific Highway and between St Leonard and Crows Nest, bringing the features that people love about Willoughby Road closer to St Leonards centre;
- Infrastructure improvements to make the area more attractive and easy walk and cycle to and through;
- A greater mix of homes for the diverse range of people living in the area; and
- Retaining and celebrating heritage buildings as an important connection to the past.

TRANSLATING THE LOCAL CHARACTER STATEMENT INTO THE DRAFT 2036 PLAN

Five themes identified in the draft Local Character Statement of Place, Land Use, Movement, Landscape and Built Form have been translated into tangible implementation measures in the draft 2036 Plan. The first page of each theme in the draft 2036 Plan identifies how what the community said has been reflected in the draft 2036 Plan.

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DELIVERING ON ACTIONS IN GREATER SYDNEY COMMISSION'S NORTH DISTRICT PLAN

The Greater Sydney Commission's Greater Sydney Region Plan and North District Plans identify St Leonards as a 'strategic centre' and a 'health and education precinct'. The North District Plan includes a high jobs target for St Leonards of 16,500 additional jobs by 2036.

The draft 2036 Plan proposes the following to meet this jobs target:

- Retain large commercial opportunity sites in the existing B3 Commercial Core zone;
- Introduce new and higher minimum non-residential floor space ratio controls for B4 Mixed Use sites;
- Retain the existing industrial zoning in Artarmon; and
- Improve the public realm between St Leonards station and the new Crows Nest metro station to increase the amenity of the area.

The Department will also continue to work collaboratively with NSW Health, TAFE and the Department of Education to improve connectivity to health and education jobs in the precinct.

WORKING WITH COUNCILS STRATEGIES

The draft 2036 Plan also supports a range of existing council projects and initiatives, including:

- The expansion of Hume Street Park (North Sydney Council);
- Landscaped setbacks along Oxley and Mitchell Streets (North Sydney Council);
- New open spaces in St Leonards South (Lane Cove Council);
- New over rail plaza near the Pacific Highway (Lane Cove Council);
- Delivery of Friedlander Place and Mitchell Street Plaza (North Sydney Council & Lane Cove Council); and
- Cycle upgrades along Chandos Street and Herbert Street (North Sydney Council and Willoughby Council).

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...WORKING WITH COUNCILS STRATEGIES continued.

The draft 2036 Plan is consistent with North Sydney Council's local strategic planning studies for Crows Nest, including identifying Atchison Street as the future retail high street of St Leonards and encouraging avenue tree planting along Pacific Highway.

The draft 2036 Plan also recommends referring Lane Cove Council's St Leonards South Planning Proposal for independent review to resolve divergent community views about the proposal and to ensure consistency with the general principles in the draft 2036 Plan. It is proposed that the review be undertaken by the Independent Planning Commission. The Commission will also be asked to consider the proposal in the context of the Greater Sydney Commission housing targets.

ADVICE FROM THE OFFICE OF THE GOVERNMENT ARCHITECT OF NEW SOUTH WALES

Government Architect NSW (GANSW) has provided urban design advice on Built Form attributes within defined areas of the draft 2036 Plan.

The draft 2036 Plan has addressed GANSW's advice by identifying several significant sites where further density and building heights may be appropriate. The draft 2036 Plan includes key matters for consideration that would need to be addressed to inform the preparation and assessment of any future rezoning proposals on those sites, including urban design, design excellence and additional community benefits. The draft 2036 Plan notes that any rezoning proposal on significant sites would be progressed by the relevant council.

The approach to identification of significant sites in the draft 2036 Plan are consistent with North Sydney Council's St Leonards Crows Nest Planning Study Precincts 2 & 3 adopted in May 2015, which identifies 'taller building sites' where additional density may be considered. The draft 2036 Plan adopts three significant sites identified by Council as 'taller building sites' and three additional sites identified through the 2036 Plan investigations.

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PLANNING FOR OPEN SPACE AND TREES

The draft Green Plan audits the existing open space and tree canopy in the area and identifies opportunities for improvements to meet community needs. The draft Green Plan has assessed the existing tree canopy provision against draft 2036 Plan built form and land use recommendations and identified optimum future tree canopy. Future tree canopy targets assume additional tree planting in parks and along streets, in combination with existing private tree canopy.

PLANNING FOR INFRASTRUCTURE

The Special Infrastructure Contribution is a funding mechanism whereby a contribution is charged for net additional dwellings in the draft 2036 Plan area, to provide for state and regional infrastructure needs. This allows the State Government to help fund infrastructure and provide clarity to the community that infrastructure will be funded and delivered to support development. The Special Infrastructure Contribution rate has been calculated based on feasibility analysis that considers:

- the variability of development potential across the area;
- development costs, margin, risk and sensitivity testing of local developer contributions; and
- applicable affordable housing.

The Special Infrastructure Contribution is coordinated with the draft planning package and has been prepared to ensure that:

- the costs of the infrastructure are reasonable and informed by development feasibility;
- the contribution is reasonable considering the cost of the infrastructure; and
- that there is reasonable apportionment of costs between existing and future demand.

Precinct Support Scheme funding is also available to assist Councils with the costs of upgrades to local infrastructure such as existing open spaces, local streets or community facilities.

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TRANSIT ORIENTED DEVELOPMENT AT CROWS NEST SYDNEY METRO STATION

The Integrated Station Development for Crows Nest Sydney Metro station is being assessed under the State Significant Development (SSD) assessment process. This process commenced on 29 August 2018 when the Sydney Metro Authority lodged a request for Secretary's Environmental Assessment Requirements (SEARs) (SSD 18_9579) to the Department. The Department issued SEARs on 26 September 2018.

Exhibition and determination of a rezoning proposal to amend the North Sydney Local Environment Plan for the Crows Nest metro site is required before the State Significant Development Application can be determined. This rezoning proposal is on exhibition and Department is seeking feedback prior to preparing a finalisation report.