

# ST LEONARDS AND CROWS NEST 2036

As Greater Sydney grows, we must ensure that our city grows in a strategic and coordinated way with infrastructure and land use to be delivered in parallel.

The Department has developed this draft Plan (St Leonards and Crows Nest 2036 Plan) to identify opportunities for renewal, whilst recognising the things that matter to the local community.

The draft Plan is based on a vision for growth and improvement in the area to 2036, informed by community aspirations identified in the draft Local Character Statement.

The draft Plan is also informed by a draft Green Plan and technical studies that recommend new and upgraded infrastructure.

A draft Special Infrastructure Contribution Scheme has been developed alongside the draft Plan to assist with funding of State and regional infrastructure to support the area's sustainable growth.

Together these four documents provide a framework for positive change. Feedback on all of these draft documents is welcome.



## The four key documents on public exhibition are:

### **DRAFT LOCAL CHARACTER STATEMENT**

The draft Local Character Statement outlines the community's vision for the future character of the area. This will directly guide future plans in the area.

### **DRAFT GREEN PLAN**

The draft Green Plan has been prepared to guide planning and design of open space and tree canopy in a coordinated manner across the area.

### **DRAFT ST LEONARDS AND CROWS NEST 2036 PLAN**

This draft Plan brings together community consultation outcomes and specialist technical studies to detail how the community's vision for the area can be achieved with planning control changes and supporting infrastructure. The five themes in the draft Local Character Statement have been translated into this draft Plan, Place, Landscape, Built Form, Land Use and Movement.

### **DRAFT SPECIAL INFRASTRUCTURE CONTRIBUTION SCHEME**

The Department proposes to implement a Special Infrastructure Contribution (SIC) scheme for St Leonards and Crows Nest. Application of the SIC in urban renewal areas across Sydney recognises that new development should contribute to the state and regional infrastructure upgrades required to support sustainable growth.

**Have your say**

**Feedback on all draft documents is encouraged**



# VISION FOR THE FUTURE

**The St Leonards and Crows Nest area will be a major centre for workers, residents, students and visitors, offering a variety of homes, jobs and activities for the diverse local population. The area will continue to be a place that people are proud to work in, visit and call home.**

Continued growth in the health and technology sectors will deliver around 16,500 new jobs across existing, emerging and evolving industries over the next 20 years. People will benefit from a thriving economy with an abundance of work opportunities in the industrial area of Artarmon, Crows Nest village, the Royal North Shore Hospital and the commercial centre of St Leonards.

As a vibrant community that caters for the needs of people of all ages, the St Leonards and Crows Nest area will have a diverse range of homes supported by open spaces, community services, cafes, restaurants and unique local retail experiences.

The village atmosphere of Crows Nest will be retained, with Willoughby Road continuing to be a

vibrant high street that is valued by the community and an escape from the hustle and bustle of modern life. A connection to the past will be maintained by protecting heritage conservation areas in Naremburn and Holtermann Estate, celebrating the historic character of the area.

St Leonards Core will be revitalised through a balance of commercial and residential development, providing lively and active streets, safe and interesting laneways for people, and sunny tree-lined public spaces. The best bits of the surrounding leafy neighbourhoods that locals love will be brought into the heart of St Leonards for residents, workers and visitors to enjoy.



## In 2036, St Leonards and Crows Nest will be...

**a vibrant community** – New development around the Crows Nest Sydney Metro station will provide energy and life along the Pacific Highway and St Leonards. The existing vibrancy and liveliness of the Crows Nest Village and Willoughby Road will provide a foundation for the revitalisation of the St Leonards Core.



**a well-designed place** – New buildings that model the highest quality design, respecting and enhancing the existing local character of the area.



**a place that protects its past** – Heritage Conservation Areas and buildings are to be retained and celebrated as an important connection to the past.

**an employment hub** – Providing 16,500 additional jobs to support a growing and evolving economy, with opportunities for employment in the industrial, professional, creative, retail, health and education sectors.



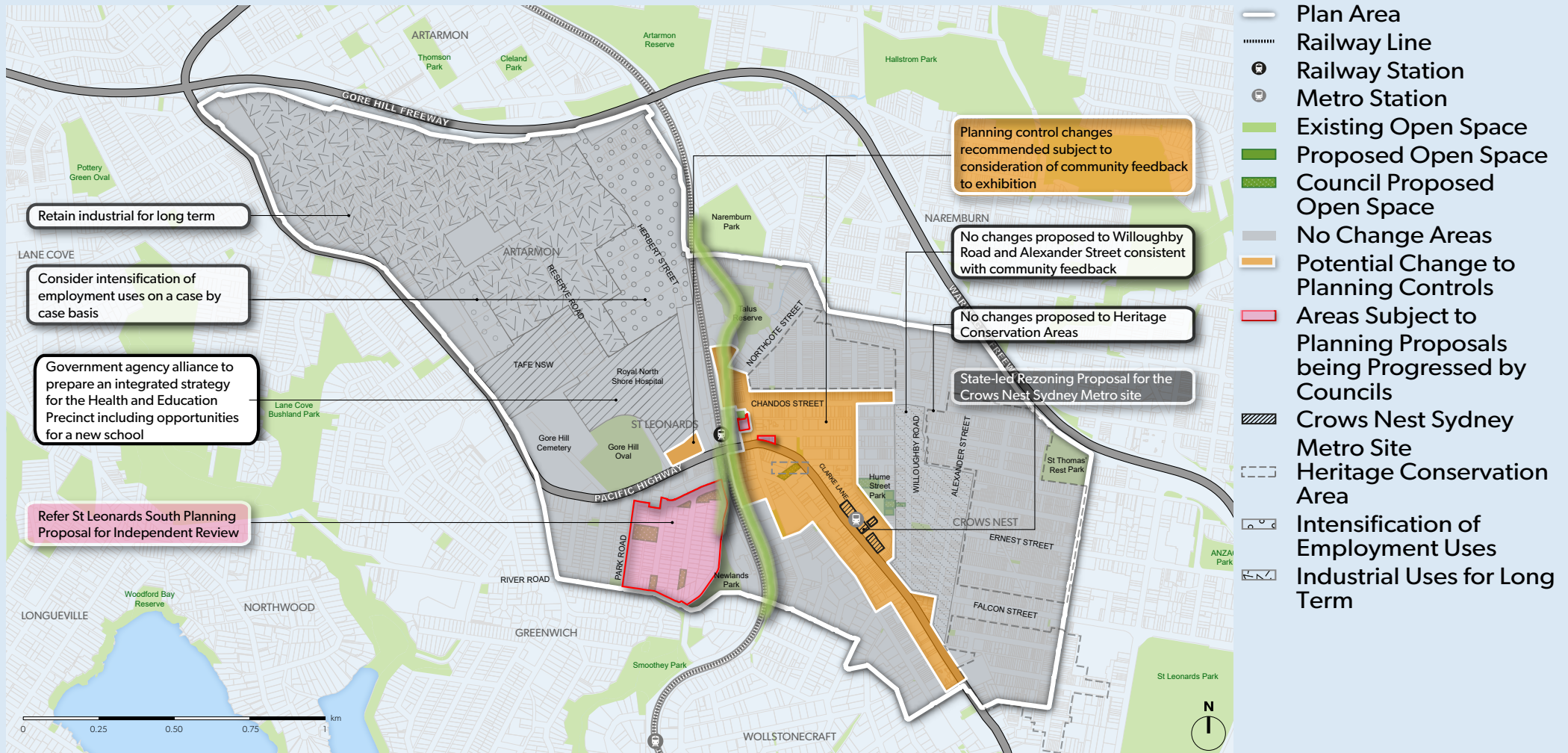
**a greener place** – Parks and public green spaces will provide areas for locals to be active, creative, and enjoy green leafy spaces throughout the area, away from built up areas in St Leonards.



**a home for people of all ages** – A greater mix of homes will be available to the diverse range of people that live in the area.

**an accessible place** – An attractive and easy place to walk, cycle, and move through, with improved local and regional connections.





# WHAT'S PROPOSED TO CHANGE?

The map on this page shows areas proposed for changes to existing planning controls. The identified changes are draft only and it is proposed that final planning controls would be identified as part of any future rezoning process.

It is noted that changes are not proposed to existing planning controls for much of the plan area.

It will be the responsibility of each relevant Council to implement the recommendations of the final 2036 Plan as part of each Council's new Local Environmental Plan, with the exception of Crows Nest Sydney Metro Station, which will be progressed by the Department.

Details of proposed changes are provided in the planning package. Please see the back of this brochure for more information about where to view the full planning package.

# NEXT STEPS

EXHIBITION

FINALISING  
THE PLAN

COUNCIL LED  
REZONING

DELIVERY

WE ARE  
HERE

## HAVE YOUR SAY

We want your feedback on the draft planning package. Your input will ensure the final planning package reflects the communities values and aspirations for the future.

**There are multiple ways you can have your say:**

**Visit our website** – [www.planning.nsw.gov.au/stleonardscrowsnest](http://www.planning.nsw.gov.au/stleonardscrowsnest)

- View the draft planning package
- Watch the video
- Complete the online survey
- Make a formal submission

### More information

**Vist:** [www.planning.nsw.gov.au/stleonardscrowsnest](http://www.planning.nsw.gov.au/stleonardscrowsnest)

**Call:** 1300 305 695

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