



Lane Cove Council

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Doc Ref: Our Ref: 29596/16

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment
23-33 Bridge St
SYDNEY NSW 2000

Dear Ms McNally,

**RE: PLANNING PROPOSAL 25: ST LEONARDS SOUTH
Submission to LEP Gateway requesting exhibition - updated**

Council advises that it is submitting the updated Planning Proposal 25 for the St Leonards South Precinct and requests that it be forwarded to the Department's Gateway, for approval to proceed to public exhibition.

The documentation is to be forwarded electronically with this covering letter and comprises:-

- Planning Proposal 25
- Zoning Map
- Height Map
- FSR Map
- Special Provisions Area Map
- Land Reservation Acquisition Map
- Clause 4.6 exemption text and
- Clause 6.8 public benefits bonus scheme text.

Background: February to May

I refer to Council's letter to the Department of 12 February 2016 (our ref: 9056/16) and submission of Planning Proposal 25 for St Leonards South.

Council sought the Department's Gateway approval to exhibit the planning proposal, subject however to the Department deferring posting the plans on its LEP tracking website until Council had received final legal advice.

That legal advice on planning mechanisms has now been received. Further economic feasibility advice has also been obtained and urban design testing undertaken, in response to the Department's inquiries regarding potential opportunities for affordable housing. The plans have been finalised accordingly.

I wish firstly to express Council's appreciation for the cooperation the Department has shown during this process.

Strategic Purpose of the Planning Proposal

Council wishes to emphasise the values embodied in the draft LEP's strategic vision. The St Leonards South Master Plan on which the planning proposal is based was developed in extensive consultation with the public. It is based on Transit-Oriented Development (TOD) Principles appropriate to a high density residential precinct close to the St Leonards Strategic Centre and its current and future rail stations and bus network.

The principles reflect the concerns and values expressed by the local community, and comprise: (i) density / zoning / boundaries/ lot size, (ii) financial viability, (iii) infrastructure, (iv) Traffic / parking, (v) walkability / cycling / access, (vi) amenity/ built form, streetscape; (vii) public domain, (viii) open space/ community facilities, (ix) housing choice and (x) the overarching principle of liveability.

These liveability principles are considered fundamental and necessary to support the Department's policies for high density growth under the Metropolitan Strategy for Sydney. To achieve this vision, the planning proposal consists of an interrelated suite of planning and legal mechanisms to maximise public benefits. These have been developed following extensive urban design testing of building envelopes, solar access and visual impacts, and include:-

- A Public Benefits bonus scheme:

A range of community infrastructure, open space, pedestrian links and affordable housing, as described below, will be provided by specified developments in return for height and FSR bonuses. The building massing will be controlled by the LEP Height and Special Provisions Maps, covenants and DCP setbacks. All these developments will have relevant height allowances so that their application of FSR is not constrained by providing the public benefits and they share in the intended uplift.

- Heights:

Heights transition downhill from Marshall Avenue in the north to River Road in the south and Park Road in the west, with a DCP to control building envelopes. Height ranges include 19-15-12-10-8-4-2 storeys. The aims are:-

- In the northern section - to relate to the towers in the St Leonards urban centre close to the rail station
- In the central section – to provide customised scale related to a range of developments providing community facilities, affordable housing, open space and/or pedestrian links
- In the sections further from the station – to control a transitional scale of 2-4 storeys at the interfaces with the low density areas to south and west of the precinct, and to be compatible with the adjacent medium density areas (in Duntroon Avenue and North Sydney's area south of River Road) and Newlands Park's visual character. (Please refer to the Height Map for details.)

- Floor space ratios are as follows:-

- A base figure of 2:1 applies across the precinct. All properties have the opportunity to raise this to 2.75:1 subject to agreement to comply with the DCP's Landscape Master Plan (and other standard DA considerations).
- A bonus scheme in clause 6.8 applies to specific sites identified for the provision of public benefits – community facilities, East-West links, open space and/or key worker housing.

- Open space:

The Landscape Master Plan's acceptance is of critical importance for the achievement of the St Leonards South's model for urban density with liveability and amenity, as it provides pedestrian permeability, view corridors and recreation spaces. The LEP's FSR bonus scheme underpins that plan. Key components are:-

- An open space network from a new park of 3,500m² at the western end is connected by a visual corridor of East-West open space links to Newlands Park in the east. The community facilities and child care centres are situated within this network.
 - Green spines of common open space with reciprocal rights of way across north-south recreational areas, approximately 24 x 200 metres in area, between all apartment blocks. The aim is to provide a diversity of quiet and active spaces promoting social interaction.
 - Conversion of the culs de sac in Berry Road and Holdsworth Avenue to pocket parks.
- Community infrastructure is planned to comprise:
 - Two community facilities and two childcare centres
 - Open space and East-West links as above
 - The centre closest to Newlands Park is to provide an accessible lift as a component of the pedestrian network.

- Key worker housing:

This is to be provided on a site-by-site basis to ensure that the building envelopes have regard to solar access. This approach is a more nuanced response to topographical factors rather than applying a blanket requirement (e.g. 4% of all units). It also enables slightly higher building envelopes to contain more key worker housing.

- Solar access:

To facilitate these outcomes, the solar access standard is moderated in the DCP to 1.5 hours midwinter, consistent with SEPP 65 Apartment Design Guide's flexibility permitted for south-facing slopes and the anticipated orientation of units to capture views to the south. The standard of over 2 hours will apply for eleven months of the year.

- Road:

A new link will be provided from Park Road to Berry Road, to enable access to the traffic lights at Pacific Highway, by site acquisition.

- Acquisitions:

Sites identified for the new road and park are significant for the amenity and functioning of the precinct. The location of a park between the high and low density areas provides transition and pedestrian access between Berry and Park Roads. It is important to note that property owners would be compensated in accordance with the Land Acquisition (Just Terms Compensation) Act 1991. These intended acquisitions are to be made transparent by their locations' inclusion in the Land Reservation Acquisition Map.

- Legal mechanisms:
 - The LEP's Section 6.8 and related Special Provisions Area Map stipulate the site-specific development bonuses to achieve the public benefits.
 - A Clause 4.6 exemption is required under the LEP to ensure adherence to those site-specific planning controls.
 - Section 88E covenants/ rights of way provide for the green spines.

A DCP and development contributions (Section 94) plan are to be exhibited with the LEP.

Gateway submission

Given the unique and detailed nature of this plan, Council requests that staff address the Gateway Panel during its assessment of the planning proposal (as we did on another occasion for a former plan). This would be valuable in order to explain the interrelationship of legal and urban planning mechanisms in this model for a liveable high density precinct in a significant location adjacent to the St Leonards Strategic Centre.

Council would very much welcome the opportunity to address the Department at the earliest opportunity. The Department's interest in this project, since its staff attended the early workshops and throughout the process to date, is acknowledged and Council again expresses its appreciation to the Department for its assistance.

Please contact Stephanie Bashford, Manager - Strategic Planning, on 9911 3612 or at sbashford@lanecove.nsw.gov.au to discuss any matters relating to the submission.

Yours sincerely



Michael Mason
Executive Manager – Environmental Services