

St Leonards & Crows Nest Planning Package

The St Leonards and Crows Nest planning package was finalised on 29 August 2020.

The package lays the groundwork for the future development of St Leonards and Crows Nest, including the final St Leonards Crows Nest 2036 Plan and the Crows Nest Metro Station site rezonings. More information on the full package can be found at www.planning.nsw.gov.au/stleonardscrowsnest



St Leonards & Crows Nest 2036 Plan

What we've heard and how we've responded

The final St Leonards and Crows Nest 2036 Plan supports the St Leonards and Crows Nest community with new infrastructure, open spaces, upgraded cycle lanes and plans for future health and education needs.

We received a lot of feedback on the draft St Leonards and Crows Nest 2036 Plan exhibited in 2018 and we've been working closely with the community and other stakeholders to ensure this has been reflected in the final plan.

We've heard and responded to concerns about height and open space and we've given detailed consideration to other issues raised in submissions.

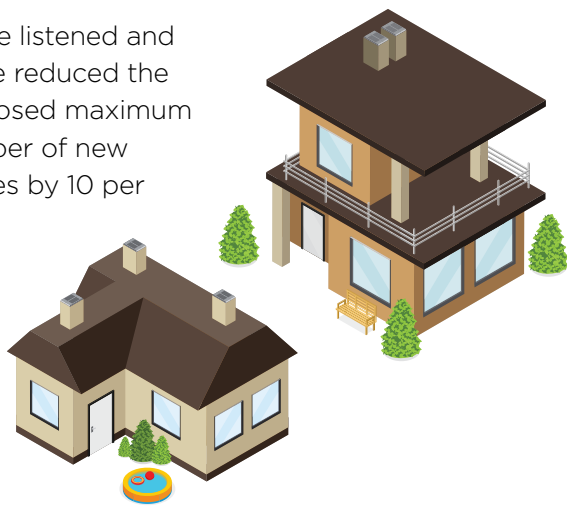
This document outlines key features from the draft, the feedback you gave us on these and how we've listened to you and incorporated your feedback into the final Plan.



Homes

What we heard: The community felt there were too many new homes planned and the number should be reduced.

We've listened and we've reduced the proposed maximum number of new homes by 10 per cent.

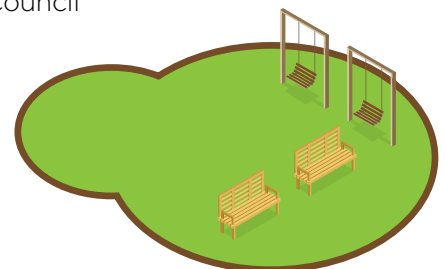


Open Space

What we heard: The community told us they wanted more focus on open space to ensure current and future residents have the amenity they need.

The final Special Infrastructure Contribution (SIC) allocates more than \$78m for open space - an increase of more than \$20m.

This includes a significant addition to new open space, not previously identified in the draft Plan, for a new park in the heart of Crows Nest at Holtermann Street, gained by working with North Sydney Council to move the carpark underground.



Height Limits

What we heard: *The draft plan didn't include maximum heights for significant sites and the community was concerned about uncertain future building heights.*

The final Plan has introduced height limits more stringent than for existing approved buildings. The tallest building in the precinct will be the 50 storey building already approved by North Sydney Council. The tallest new building allowed in the final Plan will be 42 storeys high in the St Leonards employment hub core.

Jobs

What we heard: *The community wanted more employment floorspace to support up to 16,500 new jobs by 2036.*

We've more than doubled the amount of extra employment floorspace, from 48,335sqm to 119,979sqm in St Leonards and along the Pacific Highway, all with new height and density controls, and we'll work closely with local councils to attract more investment and jobs.



Number of Trees

What we heard: *The community supported greener streets and better canopy cover.*

That's why we're committing to 2,038 new trees:

- 16% tree canopy in public and private areas in the industrial area.
- 25.7% tree canopy in public and private areas in the urban area.
- 32.7% tree canopy in public and private areas in the heritage residential area.



Significant Sites

What we heard: *The community said they were worried about uncertain development outcomes on these sites – with concerns about building heights, density and overshadowing.*

We've responded by significantly reducing proposed heights, locking in new height controls and giving the community certainty about the types of development allowed. This means:

- 20-22 Aitchison St – will be 35 storeys mixed use instead of 48 storeys mixed use sought by the landowner.
- 601 Pacific Highway – 42 storeys commercial use instead of 61 storeys mixed use sought by the landowner.
- 524-542 Pacific Highway and 69 Christie Street – site A will be 35 storeys mixed use instead of 58 storeys mixed use and site B will remain as proposed 24 storeys commercial use sought by the landowner.
- 448-460 Pacific Highway – 30 storeys mixed used instead of 46 storeys mixed use sought by the landowner.
- Triangle Site at the corner of Falcon St and Pacific Highway – will be 16 storeys mixed use instead of 36 storeys mixed use sought by the landowner.

Road Upgrades

What we heard: *The community told us they were concerned the local road network wouldn't cope with the additional pressure of new development.*

We've included five road network improvements in the final Plan. The new Crows Nest Metro Station will also provide better transport connections for local residents, workers and visitors. It will also unlock funding for a new pedestrian crossing and traffic lights at the Pacific Highway/Oxley Street intersection, pedestrian crossings on Clarke and Hume Streets and a cycle path on Clarke Street.

Education Facilities

What we heard: *The community wanted to see a site more clearly identified for a new school.*

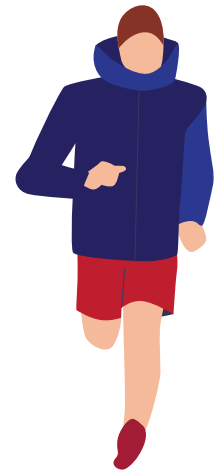
The Special Infrastructure Contribution provides more than \$20 million contribution to new education facilities in the St Leonards Precinct, and the final Plan indicates the Department of Education is actively investigating new early childhood, schools and tertiary education facilities.



Pedestrian & Cycling Upgrades

What we heard: *The community wanted more active transport links in addition to work to investigate footpath and cycleway improvements.*

The final Special Infrastructure Contribution puts \$13.8 million towards pedestrian and cycling upgrades and cycle links, and pedestrian crossings will also connect the Metro to surrounding streets and important places such as the Hospital, Willoughby Road and Chatswood.



Heritage & Local Character

What we heard: *The community agreed with our proposed protections for heritage areas including Willoughby Road, Crows Nest Village, the Heritage Conservation Area, Naremburn Conservation Area and 'Five Ways'.*

The final Plan builds on our earlier commitment and provides additional solar protections and no additional overshadowing of Heritage Conservation Areas, public parks, existing residential areas, and key local streets such as Willoughby Road.

Sydney Metro will continue to consult the community on its plans for the Sydney Metro Station at Crows Nest following the release of the St Leonards Crows Nest Plan. For more detail on the Crows Nest Metro Station, please visit: sydneymetro.info

For further information and to view the final St Leonards and Crows Nest 2036 plan, please visit: www.planning.nsw.gov.au/stleonardscrowsnest

www.dpie.nsw.gov.au