

St Leonards and Crows Nest Station Precinct

Project Update

December 2017

Background to the Planning Investigations

- In July 2016, the then Minister for Planning announced the strategic planning investigation of the St Leonards and Crows Nest Station Precinct ('the Precinct'). The Precinct straddles the three local government areas of Lane Cove, North Sydney, and Willoughby.
- St Leonards is identified as a strategic centre and a health and education precinct in the draft North District Plan prepared by the Greater Sydney Commission (GSC).
- The Precinct is located five kilometres north-west of Sydney CBD and includes the established suburbs of St Leonards, Greenwich, Naremburn, Wollstonecraft, Crows Nest, and Artarmon. Strategic planning for the area will build upon a number of key assets and characteristics of the Precinct including heavy rail and future metro public transport services, a highly skilled workforce with a diverse range of industries, Royal North Shore Hospital, existing amenity and character, and proximity to major centres and education facilities.
- Planning investigations for the area are being undertaken in a number of stages with the first stage, a Strategic Review, now complete. The first stage analysed the existing employment floorspace to understand future employment demands, mapped opportunities and constraints and developed a vision, objectives, and guiding principles for the Precinct.

What's happened since the Interim Statement was released?

- The Sydney Metro represents a once in a generation opportunity for Government to work collaboratively with the GSC, Lane Cove, North Sydney and Willoughby Councils and the community to provide a diversity of new homes, employment opportunities, improved public spaces, new parks and schools in proximity to public transport.
- The Interim Statement for St Leonards Crows Nest, outlining a 20-year vision and guiding principles for the area, was released between 4 August – 17 September 2017. The Interim Statement was provided to inform and update the community about the Strategic Planning that is underway.
- Formal submissions were not sought from the community on the Interim Statement, as there will be opportunity for the community to comment on a more detailed strategy, with draft plans and supporting technical documents, in early 2018.
- However the Interim Statement did provide opportunity for the community to comment and DPE welcomed over 100 responses from local residents, business owners, and land owners on a range of issues including community consultation, traffic, infrastructure (including community facilities, schools and open space), heritage, conservation, and local character.

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What happens next?

- The planning investigation for St Leonards Crows Nest is being undertaken in three stages. The draft vision, objectives and guiding planning principles contained in the Interim Statement, which were developed in collaboration with the councils, comprised the first stage. The findings of Stage 1, and the matters raised in submissions, are informing the second stage, which is currently underway.
- Stage Two is the preparation of a Land Use and Infrastructure Implementation Plan (LUIIP), which will provide a planning framework for the Precinct and indicate the infrastructure upgrades needed to support the area's sustainable growth over the next 20 years. The draft LUIIP is scheduled for public exhibition in early 2018 and extensive community consultation will be undertaken when at this stage.
- The draft LUIIP will also identify pathways for rezonings and actions to be implemented over the next 1-2 years.
- While the LUIIP will make recommendations in relation to suitable heights and densities throughout the precinct it will not rezone any land. It will set the strategic land use and infrastructure framework to guide future development. Changes to planning controls would occur via separate rezoning proposals implemented by the Department, Councils or landowners. This would require further investigation and community consultation.
- We will continue our consultation with key stakeholder groups and meetings with Councils on the project.

How will the LUIIP provide for Infrastructure needs?

- A key part of our investigations involve identifying all of the infrastructure upgrades needed to support the area's sustainable growth.
- Several submissions to the Interim Statement identify the need for additional infrastructure in the precinct. This included community facilities, open space and schools. These matters are key considerations in the preparation of our draft LUIIP.
- As part of our Stage 2 work, a Special Infrastructure Contribution (SIC) is being investigated which will identify and provide a mechanism to assist with the funding required for regional infrastructure such as schools, district level open space, walking and cycling paths, and road upgrades. Potential infrastructure requirements are being considered in conjunction with each Council.
- The Department of Planning is working closely with the Department of Education to plan for schools in the area. Importantly, this considers both existing demand and projected future growth.

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The Greater Sydney Commission (GSC) Draft Plans

- In October 2017, the Greater Sydney Commission released the Draft Greater Sydney Region Plan – ‘A metropolis of three cities’ and the revised Draft North District Plan. The draft Plans seek to transform Greater Sydney into a metropolis of three cities, built on a vision where the people of Sydney live within 30 minutes of their jobs; education and health facilities; services; and great places.
- The draft North District Plan identifies the Precinct as both a ‘Strategic Centre’ and a ‘Health and Education Precinct’ due to its high level of support for knowledge, health and education jobs. The draft North District Plan also establishes employment targets for the precinct and provides five year housing forecast for each of the Council areas in the District.
- The GSC have also identified the Precinct as a ‘Collaboration Area’. These are centres across Greater Sydney where the GSC and DPE establish governance arrangements and support the coordination of activities across government and between agencies to deliver productivity, sustainability and liability outcomes. In this case, the Department and the GSC are collaborating with the three Councils and relevant government agencies including NSW Health, NSW Department of Education, Transport for NSW and NSW Roads and Maritime Services.

The draft Greater Sydney Regional Plan can be found at: www.greater.sydney/draft-greater-sydney-region-plan The draft North District Plan can be found at: www.greater.sydney/draft-north-district-plan

- The area has also been identified as a Planned Precinct, with a focus on providing priority infrastructure, including the necessary schools, transport, open spaces and road upgrades.

How can the St Leonards and Crows Nest community be involved?

- Community and stakeholder feedback is important at every stage of this process. The need for additional community consultation was strongly reflected in the submissions to the interim statement.
- Further community consultation with key stakeholder groups will continue in early 2018 and during the public exhibition of the draft LUIIP.
- We will provide regular project updates including details of upcoming community consultations. Please encourage your neighbours to register their details at www.planning.nsw.gov.au/stleonardscrowsnest.

Where can I find out more ?

- Call 1300 305 695.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695

