St Leonards and Crows Nest Station Precinct

Project Update Briefing to Community Groups

Ann-Maree Carruthers
A/Executive Director – Housing and Urban Renewal
12 December 2017
Contents

- **What has happened to date?**
  - Project overview, timeline and governance
  - Greater Sydney Commission draft plans
  - Recent Council approvals and planning proposals

- **Interim Statement submissions and next steps**
  - Interim Statement summary
  - Preparation of draft Land Use and Infrastructure Implementation Plan

- **Open Space Workshop Exercise**
- **What Next?**
- **How can you stay involved?**
- **Questions?**
What has happened to date?
The Precinct
**Timeline and Framework**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 2016</td>
<td>New metro station at Crows Nest confirmed</td>
</tr>
<tr>
<td>1 June 2017</td>
<td>Priority Precinct announced</td>
</tr>
<tr>
<td>4 August 2017</td>
<td>Interim Statement Released</td>
</tr>
<tr>
<td>Early 2018</td>
<td>Public exhibition of draft Land Use and Infrastructure Implementation Plan (LUIIP) and community consultation phase</td>
</tr>
<tr>
<td>2018</td>
<td>Rezoning for Sydney Metro</td>
</tr>
</tbody>
</table>

### Strategic Planning
- Draft vision, objectives and guiding planning principles developed in conjunction with North Sydney, Willoughby and Lane Cove Councils

### Project Establishment
- DPE, Councils state agencies work in collaboration to carry out additional planning studies

### Precinct Planning
- DPE evaluates reports and prepares exhibition material for the precinct

### Exhibition
- The precinct plan is exhibited and the community is encouraged to have its say on the plan

### Finalisation
- The final report is prepared and a recommendation is made to the Minister for Planning based on community feedback

### Determination
- Rezoning determination is made by the Minister
Governance Framework

**Project Control Group** – Greater Sydney Commission, DPE Executives, Senior Council Staff and other agencies

**Project Working Group** – Council Staff, DPE staff and other agencies (Transport for NSW, RMS etc)

**Councillor Briefings**

**Advisory Panel Meetings**
Greater Sydney Commission

Draft Region Plan and Draft North District Plan

- Vision of people living within 30 minutes of their jobs; education and health facilities; services; and great places.

- Need to provide infrastructure to support growth including Transport, Schools, Open Space and Health Services

- St Leonards is a ‘Health and Education Precinct’ and ‘Strategic Centre’

- North District Plan sets ‘high’ target of 63,500 jobs

- Leverage off Royal North Shore and the Mater to grow jobs in health and education.

- Need to preserve Artarmon employment lands and plan for evolution of job types
Hierarchy of Plans

- Greater Sydney Region Plan
  - NSW Government

- District Plans
  - Greater Sydney Commission

- Land Use & Infrastructure Implementation Plans + Priority Precinct Rezonings
  - Department of Planning & Environment

- Local Environmental Plans
  - Local Councils
Recent or Current Planning Proposals

Existing population – 15,800
Existing dwellings – 7,600
Planning Proposals or Recent Approvals

<table>
<thead>
<tr>
<th>Address</th>
<th>LGA</th>
<th>Dwellings (approx.)</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>472-498 Pacific Hwy</td>
<td>Lane Cove</td>
<td>535</td>
<td>LEP Gazetted 2015</td>
</tr>
<tr>
<td>500-504 Pacific Hwy</td>
<td>Lane Cove</td>
<td>450 to 628</td>
<td>LEP Gazetted 2015</td>
</tr>
<tr>
<td>1-13A Marshall Avenue</td>
<td>Lane Cove</td>
<td>269</td>
<td>LEP Gazetted 2016</td>
</tr>
<tr>
<td>75-79 Lithgow St</td>
<td>Lane Cove</td>
<td>450</td>
<td>LEP Gazetted 2017</td>
</tr>
<tr>
<td>South St Leonards Masterplan</td>
<td>Lane Cove</td>
<td>2,400</td>
<td>On exhibition</td>
</tr>
<tr>
<td>2 Greenwich Road</td>
<td>Lane Cove</td>
<td>70</td>
<td>Request for rezoning review referred to Sydney Region Planning Panel. Proceeding to gateway.</td>
</tr>
<tr>
<td>617 – 621 Pacific Hwy</td>
<td>North Sydney</td>
<td>195</td>
<td>Gateway issued in October 2017</td>
</tr>
<tr>
<td>100 Christie St</td>
<td>North Sydney</td>
<td>239</td>
<td>Planning proposal resubmitted to Council</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>4,608 dwellings</strong></td>
</tr>
</tbody>
</table>
Interim Statement Submissions and Next Steps
Interim Statement Summary

• Interim Statement released between 4 August 2017 and 17 September 2017.
• Over 100 submissions received.
• Key issues raised generally:
  ▪ Open Space;
  ▪ Social Infrastructure (community facilities and schools);
  ▪ Impact on Heritage Conservation Areas;
  ▪ Solar Access/Overshadowing;
  ▪ Height of Buildings Generally (some supporting density near transport);
  ▪ Height of Metro Over Station Development; and
  ▪ Traffic/Roads and Parking.
Preparation of Draft Land Use and Infrastructure Implementation Plan (LUIIP)

- Stage 2 of the planning investigations is a Land Use and Infrastructure Implementation Plan (LUIIP).
- This draft Plan is to be exhibited in early 2018. The supporting consultant reports will also be released.
- This plan will outline the infrastructure required to support growth in the precinct and provide a framework for future planning controls
- Retaining the character of existing areas such as Willoughby Road and the Heritage Conservation Areas has been a key consideration.
- Plan is responding to key issues raised in submissions relating to provision of open space, schools and social infrastructure.
Open space
Workshop Exercise - Locations of Open Space

• Opportunities are being investigated for additional open space and/or recreation facilities in the precinct.

• From your knowledge of the area, what do you think are most important facilities, and why?

• Where would you locate them?
What next in the planning process?
Jobs and Employment Floor Space

- **Existing Jobs** – 47,000
- **GSC High (Aspirational) Target** – 63,500
- Need to provide 16,500 new jobs in the precinct to meet GSC target.
- This requires approximately 150,000m² of additional employment floor space.
- Minimum employment floor space requirements will be imposed on developments throughout the precinct. Sites closer to the stations will be required to provide more.
Special Infrastructure Contribution (SIC) and Affordable Housing

• A SIC will be developed and exhibited for the Precinct to fund state infrastructure (prioritised on a needs basis) such as:
  o schools
  o district open space
  o district pedestrian and cycle connections
  o district upgrades of pedestrian crossings and intersections.

• GSC has established a target of 5-10% affordable housing for the North District.

• A focus for the precinct on delivering Key Worker Housing.

• Each Council in the precinct has a separate approach to Affordable Housing.

• Preference for there to be a consistent approach to Affordable Housing in the precinct.
How can you stay involved?
Further Community Consultation

• Clear feedback in Interim Statement submissions that the community wants to be consulted further.
• A community consultation process during the exhibition of the draft LUIIP.
• Council briefings will be held at appropriate times.
• You are welcome to contact the department for an update at any stage.
Any questions?