4.1 The draft Plan for St Leonards and Crows Nest

St Leonards and Crows Nest is made up of a number of adjoining activity areas, each with unique characteristics.

The primary concept is to establish a series of focal points that are connected by an expanded green network of open spaces, active frontages and vibrant environments.

The draft Plan for St Leonards and Crows Nest Land Use is based upon 9 key priorities and actions for the area:

1. Increase the amount of open space and plazas.
2. Improve pedestrian and cycle connectivity.
3. Respect the valued character of Willoughby Road.
4. Improve activity offering within the core including a mix of retail, restaurants and services, anchored at the two major intersections along the ‘activity spine’.
5. Expand mixed-use development along Pacific Highway around and between St Leonards Station and Metro.
6. Encourage expansion of PNSH sub-precinct with preparation of an integrated strategy and provide for some expansion of health/medical uses into the fringe of the Artarmon Industrial Precinct.
7. Consolidate commercial development between St Leonards and Crows Nest Station.
8. Retain Artarmon industrial sub-precinct (per the North District Plan (NSD)). Encourage industrial, urban services, advanced technology uses and innovation industries in the Herbert and Frederick Street area.
9. Protect the heritage character of Narrabeen Conservation Area and Holtermann Estate Conservation Area and individual items throughout the precinct.
4.2 Potential Built Form Massing

The Concept masterplan proposed the following:

1. Height predominately concentrated in the Central Precinct.
2. Tall buildings located along Pacific Highway between St Leonards Station and Crows Nest Station.
3. Accommodate medium-high density in St Leonards south. Height and density transition down to surrounding residential area and open space.
4. Transition to heritage conservation area to the north. Height of 3-13 stories for developments west of Northcote Street and 5 stories north of Chalmers.
5. Transition height from the Central Precinct to Willoughby Road and Conservation Area with Oatley Street as the eastern boundary of the study area.
6. Willoughby Road to retain existing character and height controls.
7. Limit height around the Crows Nest Five Ways to reinforce the existing buildings that define the intersection.
8. Encourage commercial development along the Pacific Highway to the East of the Mater Hospital, whilst preserving the character of the area.
9. Retain existing height control for residential zones within the Conservation Area and located south of the Central Precinct towards Willoughby.
10. Height for Artarmon Industrial Area and Health and Education sub-precinct subject to further planning and investigation.

Total Commercial Floor Space

776,335m² - existing and proposed commercial floor space in proximity to existing St Leonards and Crows Nest, through the upgrading of employment FSR on key sites.

Existing Dwellings*

10,200 - within the study area, including developments that are approved and under construction.

Total Dwellings*

17,600 - includes existing dwellings as well as total dwellings proposed across the study area.

*Total dwellings include existing residential units to be change and sites with proposed development value. The existing dwellings number includes pipelines development such as sites under construction and approved DAs. A 5% variance has been added to the number to account for any changes that may occur during the development process.
4.3 Central Precinct

The following diagram summarises the priorities for the Central Precinct.

Specifically, this plan relates to a number of public domain, movement and open space improvements that should be investigated for implementation.
4.4 Hume Street Park - View from Clarke Street towards the connection to Willoughby Road