

# **St Leonards & Crows Nest Station Precinct Preliminary Urban Design Analysis**

**Department of Planning & Environment  
Stage 01**

SJB Architects



**Project**

St Leonards & Crows Nest Station Precinct Preliminary Urban Design  
Analysis Stage 01  
Department of Planning & Environment

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# Introduction

Introduction to the Precinct and surrounds.

# Introduction

## 1.1 Introduction

The Precinct is located 5 km north-west of the Sydney Central Business District (CBD) and straddles three local government areas; Lane Cove Council, North Sydney Council and Willoughby Council.

It has been almost a decade since a coordinated study across these Councils has been undertaken for the area. In 2006, the Councils jointly commissioned the ‘2006 St Leonards Strategy’ which has informed each Council’s current LEP controls for the St Leonards suburb area.

Councils have undertaken more detailed studies since 2006 that have shaped new built form and planning controls, however this work has only focused on their respective LGAs, and not the Precinct in its entirety.

The Precinct features a mixture of low to high density residential and commercial developments, retail, childcare centres, medical facilities, sporting facilities, Royal North Shore Hospital (outside of Precinct), Mater Hospital, close to industrial land and the vibrant retail and eat streets of Crows Nest.

The aim of this study is to gain a holistic and up to date understanding of what is happening in the Precinct today, ignoring the LGA boundaries to reveal opportunities and challenges for the area moving forward.

The Urban Design report provides:

1. Review and comparison of the approaches taken by the three Council’s in relation to the Precinct;
2. Comprehensive analysis of the current, approved and proposed developments;
3. Design principles and structure plans for the area (blind to the Council boundaries) addressing open space, activity, movement and built form; and
4. Appreciation of the consolidated impact future development will have on the quality, character and form of the area.

Legend

Precinct Boundary

T

Train Station



Figure 1.1.1 Study Area: St Leonards and Crows Nest Precinct

# Introduction

## 1.3 Site Context Photos

The size of the Precinct naturally allows for a number of character areas or sub-precincts. These have been grouped together as illustrated into the following areas.

### Commercial areas around the St Leonards Train Station and the area on the southern side of the Pacific Highway.

These areas have the most dense built form, however tend to lack street activity and amenity. These areas are more overshadowed and feature less human-scale architectures.

### Crows Nest retail and residential precinct with Willoughby Road east street.

This area is very pedestrian friendly with a safe, active and inviting public domain, predominantly two-storey retail and food and beverage offerings.

### Residential precincts with leafy streets and low density housing.

These areas have wide sleepy streets, with little activity, and predominantly free standing, single storey dwellings, many of which are original bungalows and workers cottages and fall within heritage conservation areas.

### Large institutions of Northern Sydney Institute (TAFE), Bradfield College and Royal North Shore Hospital campuses.

The large, modern and institutional-style architecture of these campuses allows these areas to read as an area unto itself. The public domain differentiates from the surrounding areas, and the area is very much an enclave to itself.

### Artarmon Industrial Area

This area is characterised by predominantly low-rise bulky good and large item retail warehouses. The streets are wide and do have ample street trees to provide some amenity to the area.

### The Pacific Highway Corridor.

The highway corridor varies greatly from the large, low rise warehouses, to the 6-8 storey institution buildings, through the very overshadowed stretch along St Leonards, and then to a lower scale, two storey product again through Crows Nest. The views are often cut short due to the undulations in the landscape and the turns of the road itself.



Introduction

1.4 Strategic Context

A Plan for Growing Sydney

St Leonards is a Strategic Centre within ‘Global Sydney’, as identified by the Plan for Growing Sydney 2014. St Leonards providing a specialised precinct that supports an office-based employment hub, health and education industries at Royal North Shore Hospital and Royal North Shore Private Hospital as well as Northern Sydney TAFE and high technology industries.

The Precinct is also:

- Located on an ‘Urban Renewal Corridor’ alongside a train line and new Metro line;
- Part of the ‘Global Economic Corridor’; and
- St Leonards is one of ten major office markets.

Priorities For St Leonards

The actions identified in A Plan for Growing Sydney include:

- Work with council to retain a commercial core in St Leonards for long-term employment growth;
- Work with council to provide capacity for additional mixed-use development in St Leonards including offices, health, retail, services and housing;
- Support health-related land uses and infrastructure around Royal North Shore Hospital; and
- Work with council to investigate potential future employment and housing opportunities associated with a Sydney Metro train station at St Leonards/ Crows Nest.

District Plans

In November 2016, the Greater Sydney Commission (GSC) released the draft District Plans for six districts in the Sydney metropolitan area. The plans set the direction for the longer term regional planning in Sydney and identifies the best locations for new homes with easy access to transport, jobs, open space health and education facilities with supporting infrastructure.

The Precinct is located within the North District and has been identified as a ‘health and education super precinct’. The Plan also identifies a number of policy directions for the Precinct focusing on leveraging off a new metro station at Crows Nest to deliver additional employment and homes, improving connectivity and the public domain, protecting employment land and providing synergies between many of the health related uses.

The actions identified in the Draft North District Plan include:

- Leverage off the new Sydney Metro station at Crows Nest to deliver additional employment and residential capacity
- Identify actions to grow jobs in the centre;
- Reduce the impact of vehicle movements on pedestrian and cyclist accessibility;
- Protect and enhance Willoughby Road’s village character and retail/restaurant strip while recognising increased growth opportunities due to significant NSW Government infrastructure investment;
- Deliver new high quality open space, upgrade public areas, and establish collaborative place-making initiatives;
- Promote synergies between the Royal North Shore Hospital and other health and education-related activities, in partnership with NSW Health; and
- Define the northern perimeter of St Leonards to protect the adjoining industrial zoned land for a range of urban services.

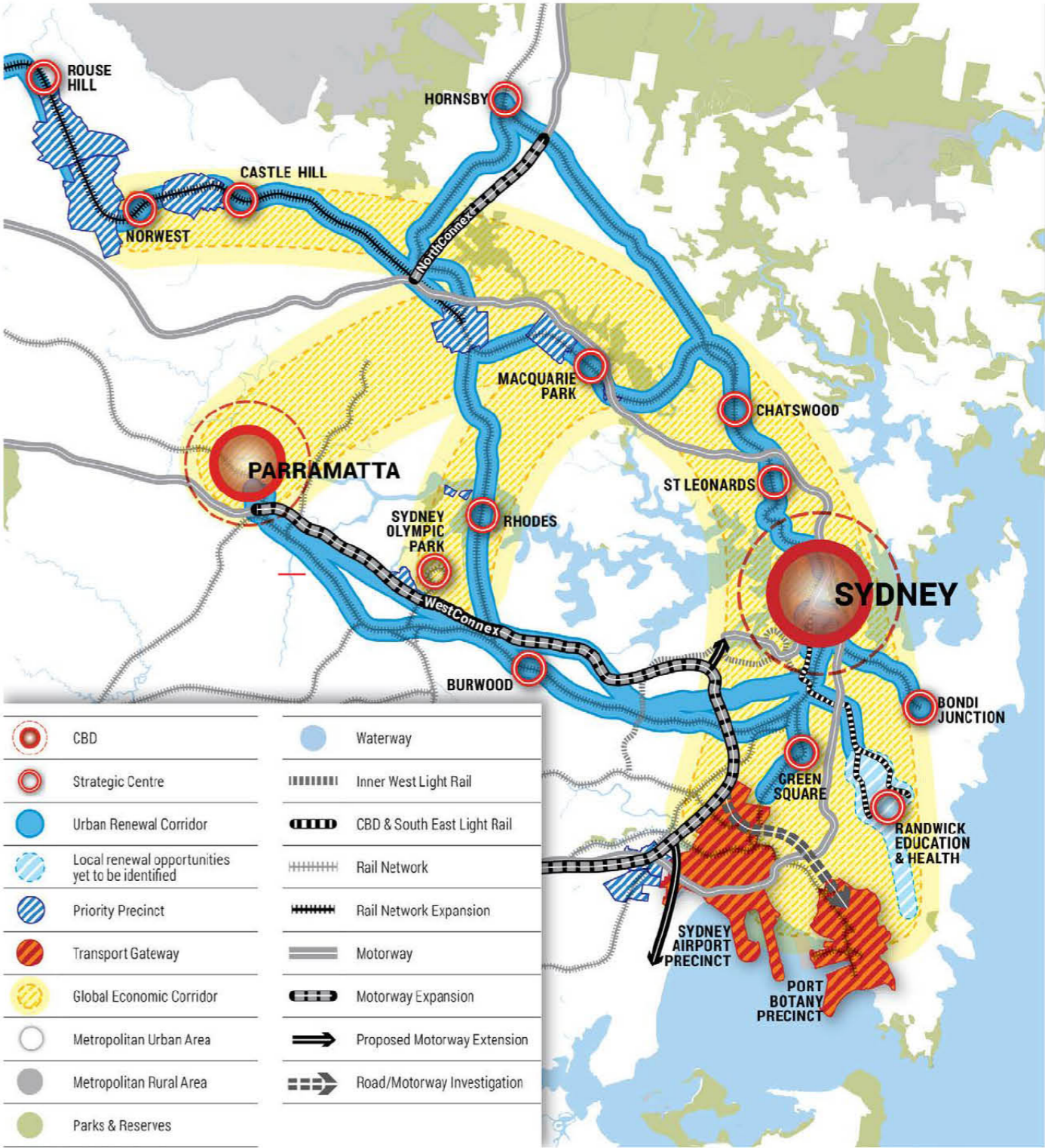


Figure 1.4.1 Central and Northern Sydney: Growing Homes Closer to Jobs, p75 of the Plan for Growing Sydney

Introduction

1.5 Strategic Context

The Precinct is ideally located within easy access to the range of services and amenities that Sydney has to offer.

World class natural beauty such as Manly and Balmoral beaches, Lane Cove National Park, and Sydney Harbour are a short trip away.

Access to education is abundant with a number of high achieving schools, Macquarie University and St Leonards TAFE nearby, and easy access to the other TAFE and University Campuses in the CBD and other centres such as Macquarie Park.

Employment hubs such as St Leonards, Chatswood, Macquarie Park, North Sydney, the CBD and Barangaroo are all within 20 minutes of the area by public transport. and will be even closer with the new Metro line.

Retail facilities are also abundant with two high streets within the Precinct, Willoughby Road and Atchison Street, and larger regional retail centres at Chatswood, Pitt Street (CBD), and Macquarie shopping centres.

Royal North Shore Public and Private Hospitals are within the area, and co-located are a number of health related industries. Other hospitals such as Mater Hospital and Greenwich are close to the Precinct boundary.



Figure 1.5.1 Metropolitan Context showing regional interest points

- Legend
- Precinct Boundary
  - Centre
  - LGA Boundary
  - Arterial Road
  - Collector Road
  - Heavy Rail Line
  - Metro Line
  - Station

Introduction

1.6 Sydney Metro

Sydney Metro (Northwest and City & Southwest)

Sydney Metro is Australia’s largest transport project – a new standalone railway delivering 31 metro stations and 66 kilometres of new metro rail, revolutionising the way Australia’s biggest city travels. It will have the ultimate capacity to operate 30 trains an hour through the CBD in each direction – a train every two minutes each way.

Stage 1 includes 36km from Rouse Hill to Chatswood and is currently under construction. Stage 2 extends metro rail from the end of Sydney Metro Northwest at Chatswood under Sydney Harbour, through new CBD stations and south west to Bankstown. It opens in 2024.

In November 2015, Crows Nest was announced as a metro station, with entrances at the corner of Clarke Street and Hume Street, and the corner of the Pacific Highway and Oxley Street.

The first tunnelling machine for Stage 2 will be in the ground by the end of 2018.

This study responds to the desire to facilitate development potential in the surrounding area.

The trip from Crows Nest to Victoria Cross Station in North Sydney is expected to take just 2 minutes, the new Pitt Street Station in 9 minutes, Chatswood in 4 minutes, and Macquarie Park in 13 minutes.

This will bring not only jobs closer to residents, but also open up the range of locations at which residents will be able to look for work.

Crows Nest and St Leonards will also mutually benefit from having new opportunities for office and health based commercial uses with an increased population available to the area.

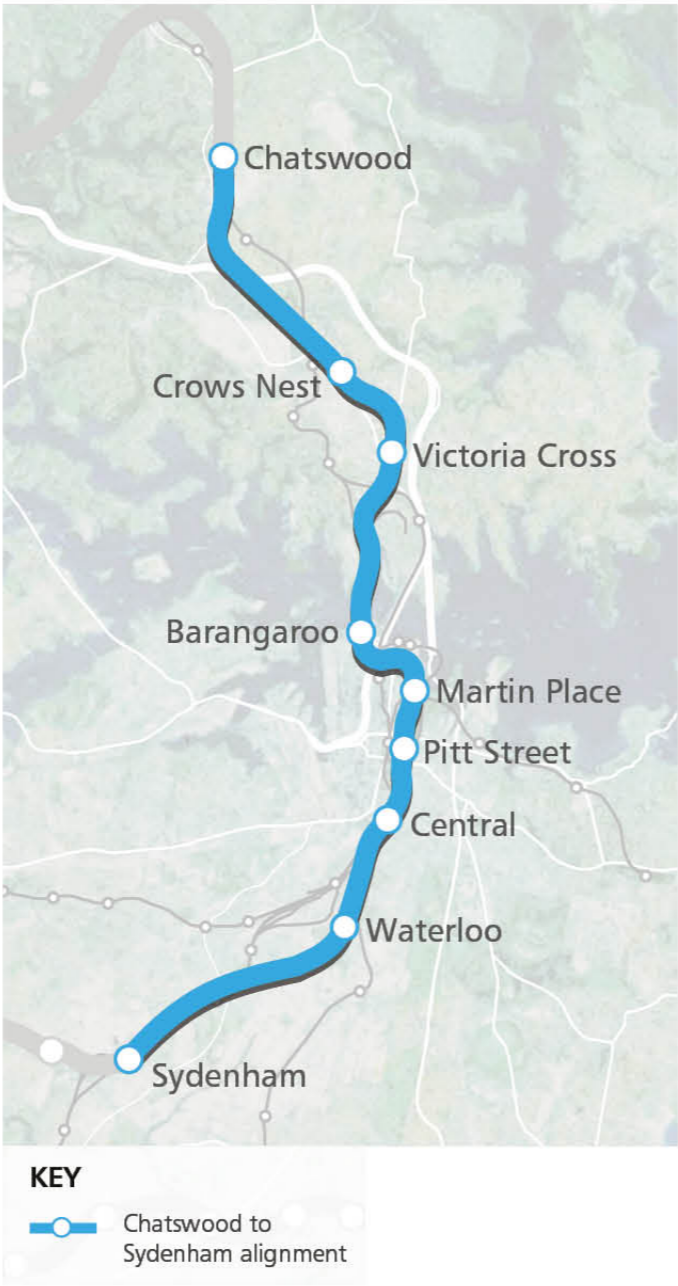


Figure 1.6.1 Proposed Sydney Metro Line. Source NSW Government.

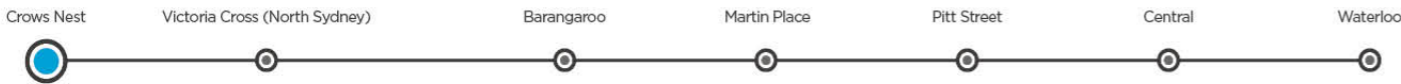


Figure 1.6.2 Artist's Impression of the Crows Nest Metro Station. Source NSW Government

Introduction

1.7 New Public Transport Catchment

The new Sydney Metro station at Crows Nest will significantly benefit patrons to the east of Oxley Street as the walk to a major station will be reduced to 5 or 10 minutes. These areas are shown in red in Figure 1.7.1.

This opportunity also extends to the area on the south-western side of the Pacific Highway. A small section of the study area also falls within the 800m catchment area for the Victoria Cross Metro station at North Sydney.

The new metro stations will further fuel development interest in this area, creating favourable opportunities to champion Transport Orientated Developments (TOD). It also supports an argument for increased intensity and height further east of the Forum than previously considered as a new Metro station was not considered as part of previous planning studies.

Given the increased accessibility in this area, further investigations into increased commercial and residential densities have formed a large component of this study.

As Figure 1.9.2 illustrates, the majority of the Precinct is within 800m or approximately 10 minutes walk of a train station. This area is located near the St Leonards TAFE campus, and the Artarmon Employment Area. This area is well serviced by buses along the Pacific Highway to the city and elsewhere to the North Shore and Manly.

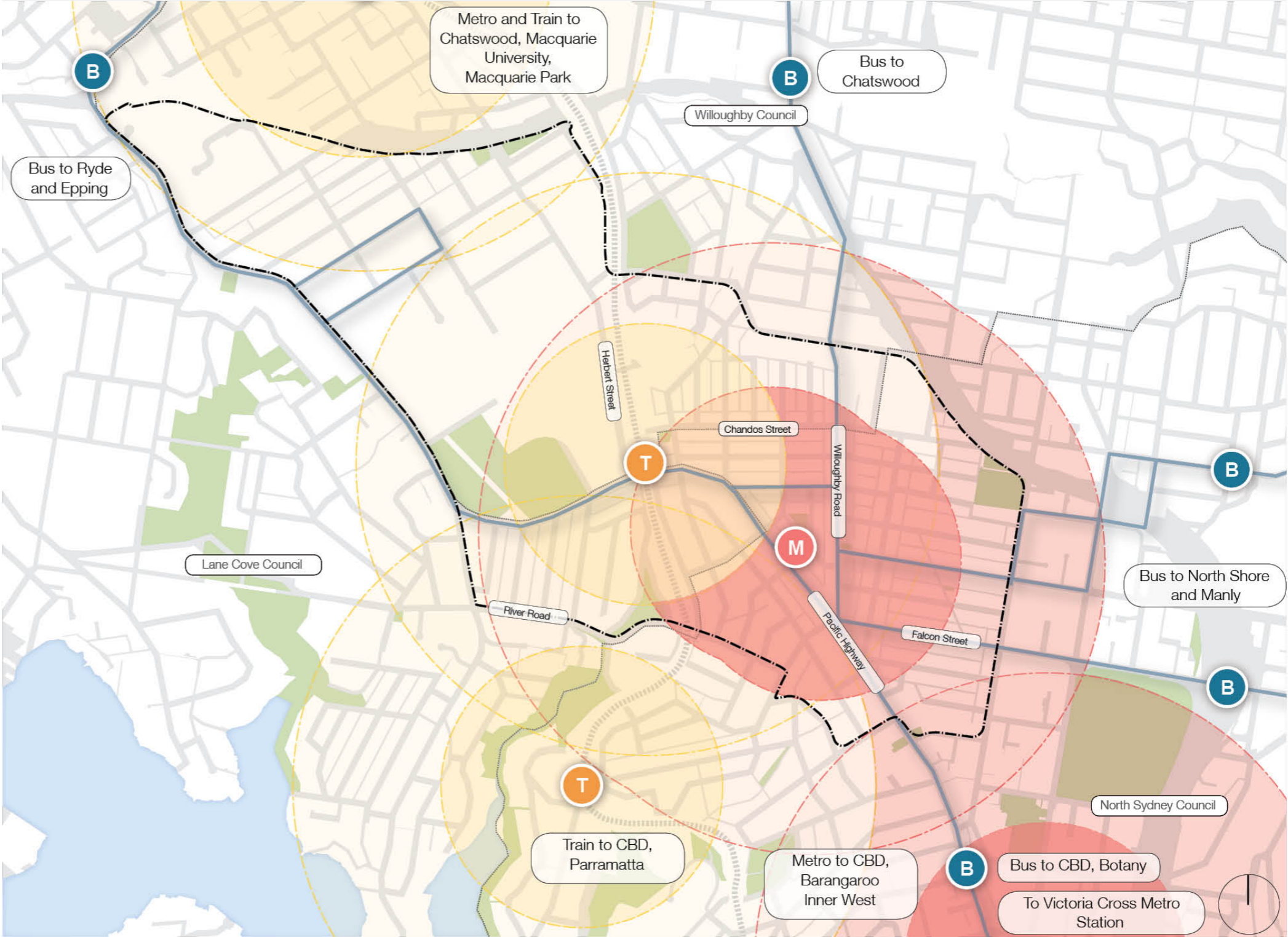


Figure 1.7.1 Public Transport Catchment Area



# **Baseline Review**

Review of the existing information, planning controls and strategies.

Baseline Review

2.1 What is shaping St Leonards & Crows Nest?

In addition to the LEP planning controls, a number of non-statutory strategies, civic projects and proposed development are shaping the future of the Precinct.

The following section provides a high level summary of these projects (illustrated opposite).

Planning Strategies:



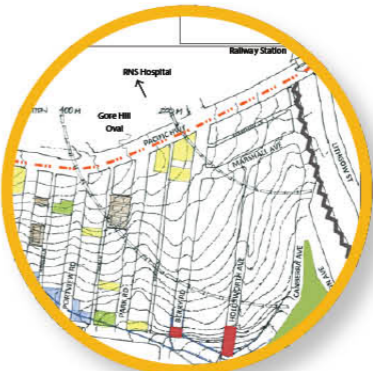
A Plan for Growing Sydney (2014)



Draft North District Plan Greater Sydney Commission (2016)



St Leonards Strategy (2006)



St Leonards South Master Plan (2014)



St Leonards Crows Nest Planning Study (2011, 2012, 2015)

Civic Projects or Strategies:



Bus/Rail interchange Lane Cove Council



Hume Street Park North Sydney Council



Friedlander Place Pedestrian Plaza Lane Cove Council

Infrastructure



Crows Nest Metro Station (near Oxley and Hume Streets) TfNSW



Royal North Shore Hospital Concept Plan (2010)

- Legend
- Planning Strategies
  - Civic Projects or Strategies
  - Infrastructure

Baseline Review

2.2 Strategic Plans



A Plan for Growing Sydney (2014)  
Released by DPE

St Leonards is a Strategic Centre within 'Global Sydney', as identified by the Plan for Growing Sydney 2014. The suburb provides a specialised precinct that supports an office-based employment hub, health and education industries at Royal North Shore Hospital and Royal North Shore Private Hospital as well as Northern Sydney TAFE and high technology industries. The centre is located on an 'Urban Renewal Corridor'; forms part of the 'Global Economic Corridor'; and is one of Sydney's ten major office markets.

The plan sets forward directions to work with council to retain a commercial core in St Leonards for long-term employment growth and provide capacity for additional mixed-use development in St Leonards including offices, health, retail, services and housing. Health-related land uses and infrastructure around Royal North Shore Hospital are to be supported, and potential future employment and housing opportunities associated with a Metro station at St Leonards/ Crows Nest are highlighted to be investigated.



Draft North District Plan (2016)  
Released by GSC

In November 2016, the Greater Sydney Commission (GSC) released the draft District Plans for six districts in the Sydney metropolitan area. The plans set the direction for the longer term regional planning in Sydney and identifies the best locations for new homes with easy access to transport, jobs, open space health and education facilities with supporting infrastructure.

The Precinct is located within the North District and has been identified as a 'health and education super precinct'. The Plan also identifies a number of policy directions for the Precinct focusing on leveraging off a new metro station at Crows Nest to deliver additional employment and homes, improving connectivity and the public domain, protecting employment land and providing synergies between many of the health related uses.

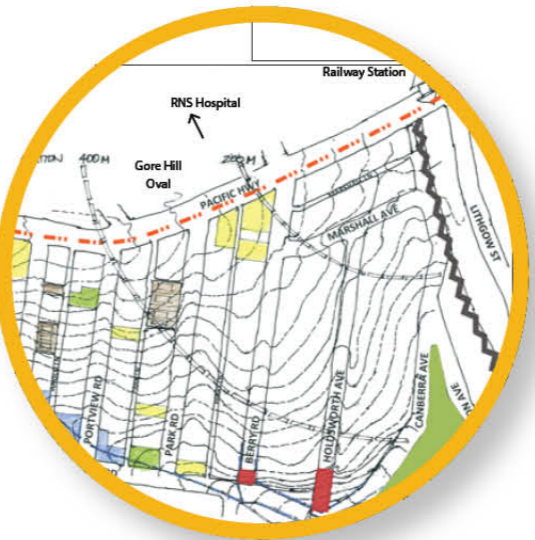


St Leonards Strategy (2006)  
Adopted by North Sydney, Lane Cove and Willoughby Councils

The strategy was jointly commissioned by Lane Cove, North Sydney and Willoughby Councils and the Department of Planning, and has been the only Master Plan project that has looked at St Leonards the suburb in its entirety, however applies to a smaller area than current Precinct.

The recommendations of the Strategy were adopted by the three councils and have subsequently informed their LEPs. The strategy aims to encourage: more employment opportunities; measures to achieve increased floorspace; additional homes in St Leonards with a wide range of residential typologies; and more support services including community facilities, retail, dining, entertainment and recreation opportunities which will contribute to a successful urban centre.

A singular and cohesive identity for St Leonards is proposed with increased height on the southern side of the Highway, continuation of the pattern of graded building heights established in North Sydney Council to elsewhere within St Leonards and improved streetscapes.



St Leonards South Master Plan (2014)  
Planning Proposal lodged by Lane Cove

The St Leonards South Master Plan was prepared by Annand Associates Urban Design (AAUD) for Lane Cove Council and completed in December 2014. The Planning Proposal has been lodged and will be exhibited in early 2017. The master plan produced options for developing infrastructure and future land use for this precinct that Council can consider and take to the community for their views.

The plan investigates areas that may be appropriate for increased residential density, and reviews the implications of growth with opportunities such as enhancing the precinct's amenity, such as with additional parks, childcare and pedestrian networks; and challenges including how the amenity for existing residents can be protected, in terms of minimizing the effects of change, such as traffic movements and construction impacts. Thought is given to how to not polarise property values and balance change with provision of new facilities.



St Leonards Crows Nest Study (2011, 2012, 2015)  
Adopted by North Sydney Council

The St Leonards and Crows Nest Planning Study was prepared by North Sydney Council to 'manage the high level of development interest in St Leonards / Crows Nest, sustainably accommodate population growth in the North Sydney local government area, protect jobs and deliver much needed public domain and services.'

The study area is split into 4 precincts covering an over 21 hectares in size and stretches over 1 kilometre along the Pacific Highway. The study investigates mechanisms to enable the provision of additional public open space, and increased heights along the Pacific Highway. The overarching principle of the strategy is to establish a liveable, high amenity mixed use centre; that supports creative/innovative industries to increase investment in the precincts. Measures to improve urban design and street level amenity, building design and residential amenity are proposed,

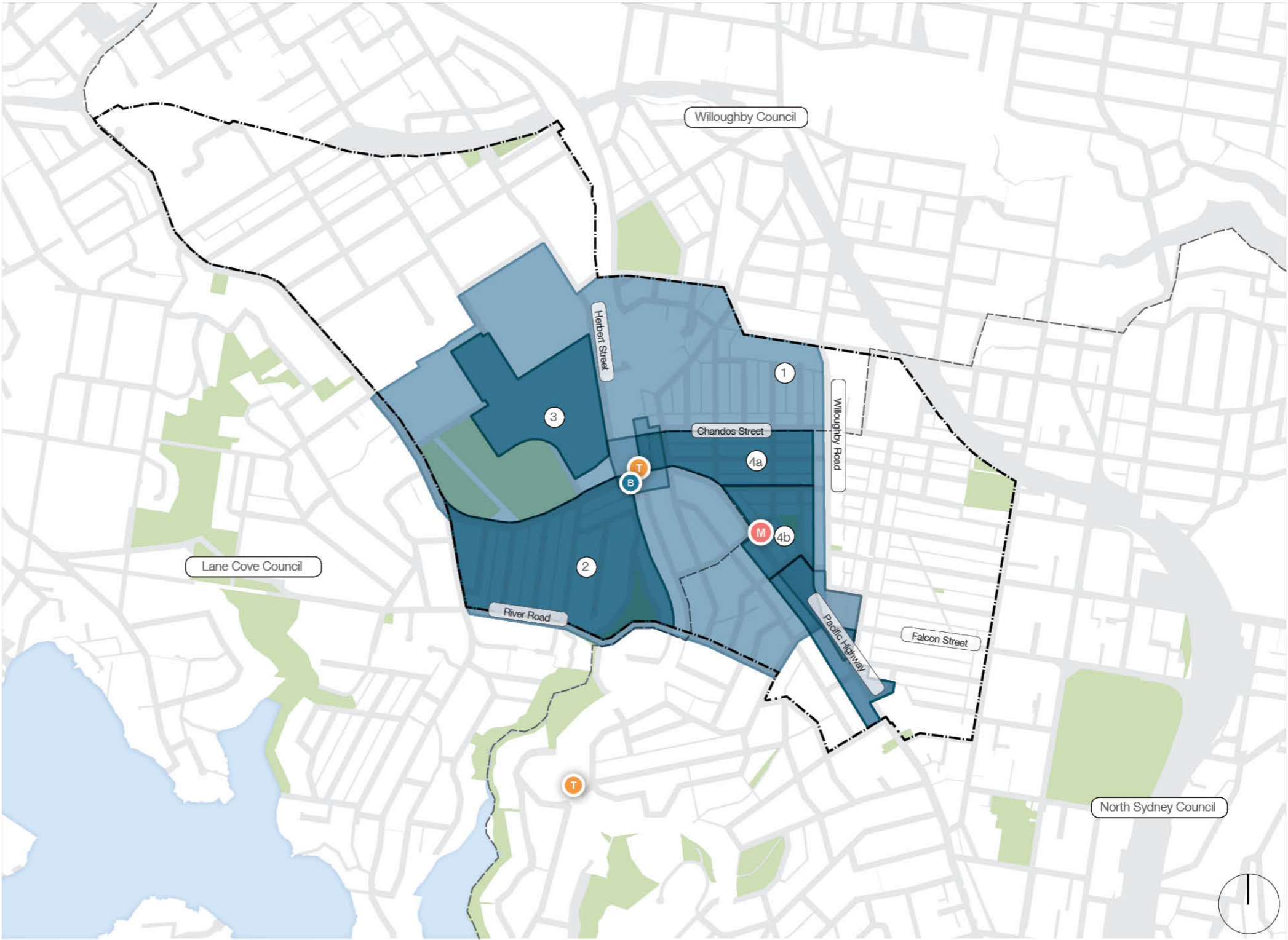
The study is a guideline for property owners who are preparing planning proposals.

Baseline Review

2.3 Baseline Review Strategy Boundary

There have been a number of previous studies and strategies undertaken that apply to different areas within the precinct. These are identified in Figure 2.5.1 and described in more detail over the following pages.

- 1. St Leonards Strategy, 2006
- 2. St Leonards South Masterplan, 2014
- 3. Royal North Shore Hospital Concept Plan, 2010
- 4. St Leonards Crows Nest Planning Study, 2015
  - a. Precinct 2 & 3
  - b. Precinct 1



Legend  
— Precinct Boundary  
--- Council Boundary  
■ Strategy Boundary

Baseline Review

2.4 Civic Projects or Strategies

There are a number of projects currently proposed to contribute additional public domain for the Precinct, detailed below and mapped overpage.

These projects could assist in accommodating the deficit of public space and vibrancy, and completely transform the area’s urban structure, character, and attractiveness to residents and businesses alike.



**Civic Plaza/Bus/Rail interchange**  
**Lane Cove Council**  
**Preliminary Concept Design Subject to Development Application**

The St Leonards Civic Plaza is a concept that was encapsulated in the 2006 St Leonards Strategy, as a mechanism to achieve Council's vision for a Plaza and bus/rail interchange over the rail corridor, on the south side of the Highway.

The plaza would provide approximately 4,900m<sup>2</sup> of public space, that is intended to become a focal point of the suburb and improve the amenity of the residents and workers.

Council is currently seeking Transport for NSW approval for the project, which has a preliminary estimate of \$50M. The public will be consulted on its design, activities and landscaping once approval and the funding has been secured.



**Friedlander Place Pedestrian Plaza**  
**Lane Cove Council**  
**Subject to Development Application**

An upgraded pedestrian plaza as part of the Charter Hall and Leighton Properties Development at 472 - 520 Pacific Highway & 69 Christie Street, St Leonards.

Arcadia were the landscape architect designers who describe the project as:

*'The currently underutilised and tired public space will thus become a vibrant new hub of local community activity with active café and retail frontages, public art, accessible water play, moveable seating elements, and outdoor cinema providing a range of exciting opportunities for active and passive engagement'*

Source: <http://arcadiala.com.au/projects/friedlander-place/>



**Hume Street Park**  
**North Sydney Council**  
**Approved at Gateway with RPA for implementation**

North Sydney Council has proposed to expand and improve the existing Hume Street Park in Crows Nest, to provide better facilities for the surrounding urban areas as they develop.

Concept option 3 has been adopted as the preferred vision for the expansion of Hume Street Park and endorsed the way forward for the redevelopment of park.

It will provide 3,517m<sup>2</sup> of new public space, totalling 8,242m<sup>2</sup> in total. It also includes, a sports centre, underground car park, commercial space , mixed use buildings and streetscape enhancement.

Baseline Review

2.5 Civic Projects or Strategies

Existing Public Spaces

- 1. Portview Road Reserve
- 2. Propsting Playground
- 3. The Forum / St Leonards Station Entrance
- 4. Christie Street Plaza
- 5. Mitchell / Albion St Plaza
- 6. Hume Street Park
- 7. Ernest Place
- 8. Christie Street Reserve

Proposed Public Spaces

- 9. RNSH Concept Plan
- 10. Mitchell Street Linear Park
- 11. Oxley Street Linear Park
- 12. Civic Plaza / Rail / Bus Interchange
- 13. Friedlander Place
- 14. Hume Street Park Extension
- 15. Ernest Place Extension
- 16. Southern Portion of Willoughby Road

Legend

Precinct Boundary

Proposed Open Space

Existing Open Space

Open Space Outside Precinct Boundary



Figure 2.5.1 Existing and Proposed Civic Spaces

Baseline Review

2.6 Infrastructure

There are new infrastructure projects that will contribute towards the growth of the Precinct within the 'Global Corridor' and facilitate investment in commercial, medical and research related industries.

These projects will assist with the diversification of employment opportunities within the Precinct, as well as enhance access to and from the Precinct.



Crows Nest Metro Station (near Oxley and Hume Streets) TfNSW

In November 2015, Crows Nest was announced as a metro station, with entrances at the corner of Clarke Street and Hume Street, and the corner of the Pacific Highway and Oxley Street.

The trip from Crows Nest to Victoria Cross Station in North Sydney is expected to take just 2 minutes, the new Pitt Street Station in 9 minutes, Chatswood in 4 minutes, and Macquarie Park in 13 minutes.

This will bring not only jobs closer to residents, but also open up the range of locations at which residents will be able to look for work.

Crows Nest and St Leonards will also mutually benefit from having new opportunities for office and health based commercial uses with an increased population available to the area.



Royal North Shore Hospital Concept Plan (2010) Approved Concept Plan

The Royal North Shore Hospital Concept Plan was prepared by Hassell for NSW Health Infrastructure. The expansion of the Royal North Shore (RNS) Hospital has been identified as 'magnet infrastructure' to drive innovation and economic growth through investment in research and medical knowledge, thereby reinforcing the role of St Leonards in the 'Global Corridor' as a 'specialised centre' of medical and associated employment.

The plan aims to create a vital, active mixed use urban precinct in the southern half of the site which will contain residential, commercial and retail development centred on a series of new public open spaces. A viable heritage precinct is to be created, and a distinct health campus on the northern half of the site centred on the Royal North Shore Hospital and proximity to emerging high end medical and technology industries in the Artarmon Employment Lands. The site is to be pedestrian focused removing the network of roads and recreating key pedestrian links including the historic 'Palm Walk' and bridges directly into St Leonards Station. Parts of the site have been developed and a number of modifications approved;

Baseline Review

2.7 Vision and Strategy Matrix - Strategic Documents

A Plan for Growing Sydney 2014		Draft North District Plan 2016	St Leonards Strategy 2006	Common themes
Department of Planning and Environment		Greater Sydney Commission	Willoughby, Lane Cove & North Sydney Councils	
Vision  Strategies  Key take away	<p>St Leonards is a Strategic Centre within ‘Global Sydney’, as identified by the Plan for Growing Sydney, 2014.</p> <p>The suburb provides a specialised precinct that supports an office-based employment hub, health and education industries at Royal North Shore Hospital and Royal North Shore Private Hospital as well as Northern Sydney TAFE and high technology industries. It is also:</p> <ul style="list-style-type: none"><li>· Located on an ‘Urban Renewal Corridor’;</li><li>· Part of the ‘Global Economic Corridor’; and</li><li>· St Leonards is one of ten major office markets.</li></ul>	<p>St Leonards is a mixed use centre with high rise offices, a major health precinct, high density residential development and good public transport. It is an attractive centre, bolstered by the restaurant strip along Willoughby Road in Crows Nest.</p> <p>In addition to leveraging the potential of the Royal North Shore Public and Private Hospitals and the Mater Hospital to grow jobs in complementary health services and existing education facilities, a new Sydney Metro station at Crows Nest will further strengthen the centre’s economic and employment functions.</p>	<p><i>“St Leonards will continue to develop as one of the major employment centres for knowledge-based industries within the Sydney metropolitan region, by capitalising on its location within Sydney’s ‘global arc’ and building on opportunities arising from its excellent accessibility and co-location with regional scaled health and educational facilities.</i></p> <p><i>New and diverse housing opportunities will also continue to emerge and be supported by convenience shopping, cafes, bars, entertainment venues, community facilities, a high quality environment and excellent public transport, walking and cycling accessibility, creating a desirable place for cosmopolitan urban living.</i></p> <p><i>New development and public domain improvements will create a more consistent and high quality image throughout the centre, leading to an identifiable ‘sense of place’.”</i></p>	<ul style="list-style-type: none"><li>· St Leonards’ location along Sydney’s Global Economic Arc highlights the importance of knowledge-based jobs and health industries with the main employer being at the RNSH site.</li><li>· Support and grow these office and health related industries with additional floor space, increased residential densities, improved transport connections, and supporting services for recreation.</li><li>· Location of new Crows Nest Metro Station location will act as catalyst for mixed use development in area.</li><li>· St Leonards offers the perfect location to exemplify an urban liveability model of transport oriented development, with excellent access to jobs, housing, services and amenities within walking distance.</li><li>· The new Metro Station provides the stimulus for a during and off peak program of activities.</li><li>· There is an opportunity to explore a diverse range of housing typologies.</li><li>· Increased height and FSR controls generally supported, with transitions to neighbouring areas cited as important by the three local councils.</li><li>· Tallest heights to be located along transit corridors - rail line and Pacific Highway - where amenity impacts will be lessened.</li></ul>
	<ul style="list-style-type: none"><li>· Work with council to retain a commercial core in St Leonards for long-term employment growth;</li><li>· Work with council to provide capacity for additional mixed-use development in St Leonards including offices, health, retail, services and housing;</li><li>· Support health-related land uses and infrastructure around Royal North Shore Hospital; and</li><li>· Work with council to investigate potential future employment and housing opportunities associated with a Sydney Metro station at Crows Nest.</li></ul>	<ul style="list-style-type: none"><li>· Sets baseline employment targets for St Leonards of 54,000 by 2036;</li><li>· Sets five year housing targets for LGAs within the Precinct</li><li>· Facilitate place making and job diversification opportunities in St Leonards;</li><li>· Leverage off the new Sydney Metro station at Crows Nest to deliver additional employment and residential capacity;</li><li>· Protect and enhance Willoughby Road’s village character and retail/restaurant strip, while recognising the need for increased growth opportunities;</li><li>· Promote synergies between the Royal North Shore Hospital and other education-related activities in partnership with NSW Health; and</li><li>· Define the northern perimeter of St Leonards to protect the adjoining industrial zoned land for urban services.</li></ul>	<ul style="list-style-type: none"><li>· Sets employment targets of an additional 8,000 jobs by 2031;</li><li>· Sets residential target of an additional 2,000-5,000 dwellings by 2031;</li><li>· Encourage a mix of residential typologies;</li><li>· More services including community facilities, retail, dining, entertainment and recreation;</li><li>· Ease of pedestrian and cyclist movement;</li><li>· A singular and cohesive identity for St Leonards, improved streetscapes; and</li><li>· Increasing height on the southern side of the Highway, continue graded building heights.</li></ul>	
	<ul style="list-style-type: none"><li>· Office-based employment hub, retain and grow;</li><li>· Support health-related land uses;</li><li>· Global Arc location; knowledge based industries;</li><li>· Urban Renewal Corridor;</li><li>· Provide additional capacity for offices, retail, services, housing; and</li><li>· Metro Station will act as catalyst for area with mixed employment, residential and retail opportunities.</li></ul>	<ul style="list-style-type: none"><li>· Key part of Sydney’s Global Arc to provide knowledge concentrated jobs;</li><li>· Define appropriate balance between residential growth and commercial demand; and</li><li>· Enhance the public domain and key linkages to employment and transport nodes.</li></ul>	<ul style="list-style-type: none"><li>· Office-based employment hub, retain and grow;</li><li>· Support health-related land uses;</li><li>· Global Arc location; knowledge based industries;</li><li>· Diverse housing supported by services; and</li><li>· TOD - Urban liveability.</li></ul>	

Baseline Review

2.9 Vision and Strategy Matrix - Precinct Studies

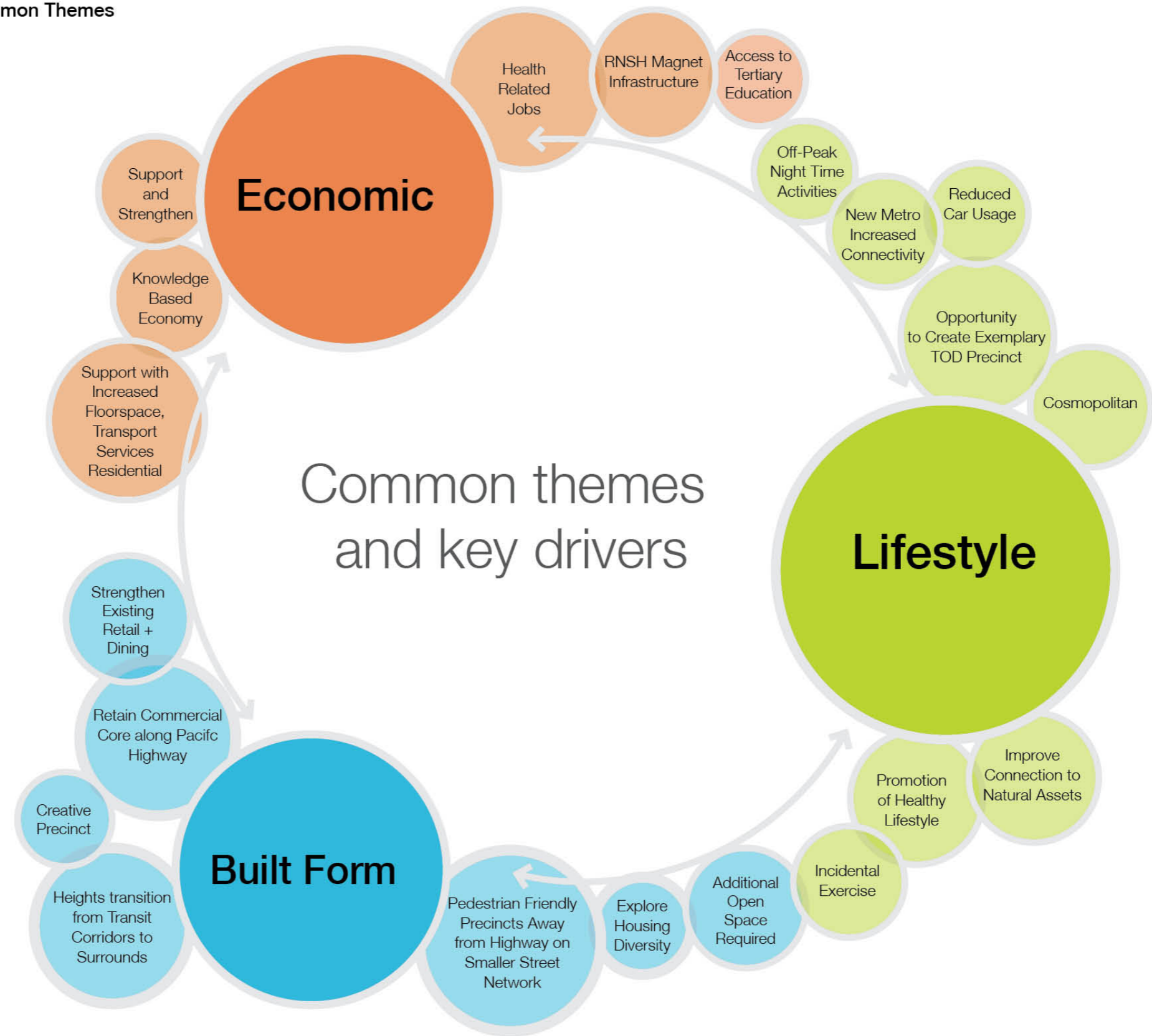
St Leonards South Masterplan 2014		St Leonards Crows Nest Planning Study Precincts 1, 2 & 3 2011, 2012, 2015	Royal North Shore Hospital Concept Plan Amendment 2011	Common themes
Lane Cove Council		North Sydney Council	NSW Health	
Vision	<p>“St Leonards will continue to develop as one of the major employment centres for knowledge-based industries within the Sydney metropolitan region, by capitalising on its location within Sydney’s “global arc” and building on opportunities arising from its excellent accessibility and co-location with regional scaled health and educational facilities.</p>	<p>“St Leonards will continue to develop as one of the major employment centres for knowledge-based industries within the Sydney metropolitan region, by capitalising on its location within Sydney’s ‘global arc’ and building on opportunities arising from its excellent accessibility and co-location with regional scaled health and educational facilities.</p>	<p>The expansion of the Royal North Shore (RNS) Hospital has been identified as ‘magnet infrastructure’ to drive innovation and economic growth through investment in research and medical knowledge, thereby reinforcing the role of St Leonards in the ‘Global Corridor’ as a ‘specialised centre’ of medical and associated employment.</p>	<ul style="list-style-type: none"><li>• General lack of accessible open space for workers within the area, new spaces are to be created, and existing spaces upgraded to increase amenity and usability.</li></ul>
Strategies	<p>New and diverse housing opportunities will emerge in St Leonards South and be supported by convenience shopping, cafes, bars, entertainment venues and community facilities in a high quality environment served by excellent public transport and high levels of walking and cycling accessibility, thus creating a desirable place for cosmopolitan urban living.</p>	<p>New and diverse housing opportunities will also continue to emerge and be supported by convenience shopping, cafes, bars, entertainment venues, community facilities, a high quality environment and excellent public transport, walking and cycling accessibility, creating a desirable place for cosmopolitan urban living.</p>	<ul style="list-style-type: none"><li>• A vital, active mixed use urban precinct in the southern half of the site which will contain residential, commercial and retail development centred on a series of new public pedestrian spaces;</li><li>• A defined viable heritage precinct;</li><li>• A new development precinct on the site of the existing hospital as a result of the location of the new Hospital site;</li><li>• A distinct health campus on the northern half of the site centred on the Royal North Shore Hospital and proximity to emerging high end medical and technology industries in the Artarmon Employment Lands;</li><li>• A pedestrian focused site, removing the network of roads proposed in the existing approved Concept Plan and recreating key pedestrian links including the historic ‘Palm Walk’ and bridges directly into St Leonards Station;</li><li>• A diverse new community through a range of housing options including residential apartments and temporary accommodation;</li><li>• Sensitive placing of building forms to preserve amenity both within and surrounding the site; and</li><li>• Increased quality of open space across the site to ensure a range of active and safe open space experiences for workers, residents and break out spaces for the hospital users.</li></ul>	<ul style="list-style-type: none"><li>• RNSH as magnet infrastructure for innovation and investment opportunities.</li></ul>
Key take away	<p>New development and public domain improvements will create a more consistent and high quality image, leading to an identifiable ‘sense of place’. The envisaged increase in employment and housing is consistent with the Metropolitan Strategy and the Inner North Sub-Regional Strategy. The envisaged increase in the number of people working and living in St Leonards will generate increased patronage for local shops, businesses and public transport.</p> <p>Improvements in the amenity and identity of the centre are critical to its attraction as a place to live and work. However, the underlying fundamentals of excellent public transport accessibility and a diverse business district are already present.”</p> <ul style="list-style-type: none"><li>• Provides significant high density development in close proximity to the station;</li><li>• Height focused along the Pacific Highway corridor and between Berry Road and Canberra Avenue; and</li><li>• Create open space network and street improvements.</li></ul> <ul style="list-style-type: none"><li>• Provide significant high density close to St Leonards Station;</li><li>• Strong public transport and diverse business district to build upon;</li><li>• New and diverse housing opportunities; and</li><li>• Improvements to public domain are fundamental.</li></ul>	<p>New development and public domain improvements will create a more consistent and high quality image throughout the centre, leading to an identifiable ‘sense of place’.”</p> <ul style="list-style-type: none"><li>• New open space in St Leonards/Crows Nest is required.</li><li>• Increase investment in St Leonards and decreased commercial vacancy rates, with particular focus on the rejuvenation of the Pacific Highway between St Leonards train station and the intersection of Pacific Highway and Willoughby Road;</li><li>• Improve connectivity, particularly between St Leonards / Pacific Highway and Willoughby Road;</li><li>• Improve urban design and street level amenity particularly in St Leonards and along the Pacific Highway;</li><li>• Improved building design and residential amenity in St Leonards;</li><li>• Land acquisition and transfer of development mechanisms; and</li><li>• Closure of Hume St and widening of Clarke and Oxley St</li><li>• Embellishment of expanded Hume Street Park.</li></ul> <ul style="list-style-type: none"><li>• Development of employment and residential growth strategies, as well as place making strategies;</li><li>• Requirements for new and improved open spaces within the St Leonards suburb;</li><li>• Improved connectivity and amenity for pedestrians.</li><li>• Strengthen identity of St Leonards through public domain;</li><li>• Increase in heights towards station, transitioning to east.</li><li>• Improved building design and DCP controls; and</li><li>• Cosmopolitan ‘Urban Living’ precinct.</li></ul>	<ul style="list-style-type: none"><li>• RNS Hospital as vital infrastructure to drive innovation and investment in centre;</li><li>• Improvements in existing on-site open spaces;</li><li>• Diverse housing opportunities; and</li><li>• Pedestrian centric site.</li></ul>	<ul style="list-style-type: none"><li>• Pedestrian-centred approach in all precincts.</li><li>• RNSH as magnet infrastructure for innovation and investment opportunities.</li><li>• Cosmopolitan ‘Urban Living’ supported through all precincts.</li><li>• Increase diversity of housing stock.</li><li>• Provide high-density close to St Leonards Station.</li><li>• Transition building heights away from stations.</li><li>• Maintain commercial core along Pacific Highway, with lively and pedestrian friendly precincts behind.</li><li>• Improve connectivity throughout area.</li><li>• Improve building design to create more amenable public domain, as well as improving sightlines, safety and connectivity.</li><li>• Provide for appropriate social infrastructure to support growth.</li></ul>
SJB Architects				19

Baseline Review

2.10 Vision and Strategy Matrix - Open Space and Access Strategies

St Leonards / Crows Nest Planning Study: Access Strategy 2014		Willoughby Open Space and Recreation Plan 2013		Open Space Provision Strategy 2009		Lane Cove Open Space Plan 2016-2026		North Sydney Recreation Needs Study 2015		Common themes		
North Sydney Council		Willoughby Council		North Sydney Council		Lane Cove Council		North Sydney Council		<ul style="list-style-type: none"><li>• All councils have identified a lack of readily accessible open space within the precinct.</li><li>• High density areas within the Precinct do not have access to the abundance of open spaces available along the waterfront or in the national parks.</li><li>• The open space that is available within the precinct is identified as being over-utilised or uninviting. General improvements to existing open space are recommended.</li><li>• Identification of need for incidental physical activities and equipment in parks.</li><li>• Importance of the promotion of health lifestyles and reduction of car dependency.</li><li>• Importance of attractive opportunities for recreation to encourage 'Urban Living' precinct.</li><li>• Prioritisation of pedestrian and cycle movements and develop strategies to reduce car usage.</li></ul>		
Vision	<p>The primary objective of this access study is to identify a suite of measures to support the current and future population of St Leonards/Crows Nest that encourage walking, public transport and bicycle use and reducing private vehicle dependency. Innovative solutions will be required to reduce car dependency and promote sustainable modes of travel.</p>											
Strategies	<p>It is important that future development in St Leonards/Crows Nest is centred on connectivity to public transport infrastructure. Transit Oriented Development (TOD) intensifies and diversifies activity around public transport nodes to create mixed use clusters.</p>											
Key take away	<p>This user-centred approach to transport planning ensures that streets and open spaces are designed to be human scale, comfortable and safe environments that create destinations and places people want to travel to and stay in.</p>											
	<ul style="list-style-type: none"><li>• Offers specific improvements for Pedestrian, Cyclist, and Traffic Movement.</li></ul>											
	<ul style="list-style-type: none"><li>• Recognises importance of reducing car usage and reinforcing TOD.</li><li>• Promote sustainable lifestyles to support 'Urban Living' precinct.</li></ul>											

2.11 Emerging Vision and Strategy Common Themes



Baseline Review

2.12 Baseline Review: Commercial and Mixed Use Land Zoning (Proposed by Various Strategies)

A comparison of the various strategies reveals that commercial uses are primarily clustered along the Pacific Highway, and Hume Street, and are also scattered through the St Leonards and Crows Nest town centres. This for the most part reflects what the respective LEP controls are for each Council area. The areas shown are the sections which have proposed increased height and FSR controls. Figure 1.36.1 below illustrates the combined plan documenting these findings.

The LEP does however include further commercial areas which are not reflected in the studies, including a large B3 Commercial Core area at the corner of Alexander and Falcon Streets in Crows Nest.

Section 2.12 illustrates a combined image showing all of the commercial and mixed use land on the one image, and a comparison with the current LEP controls.

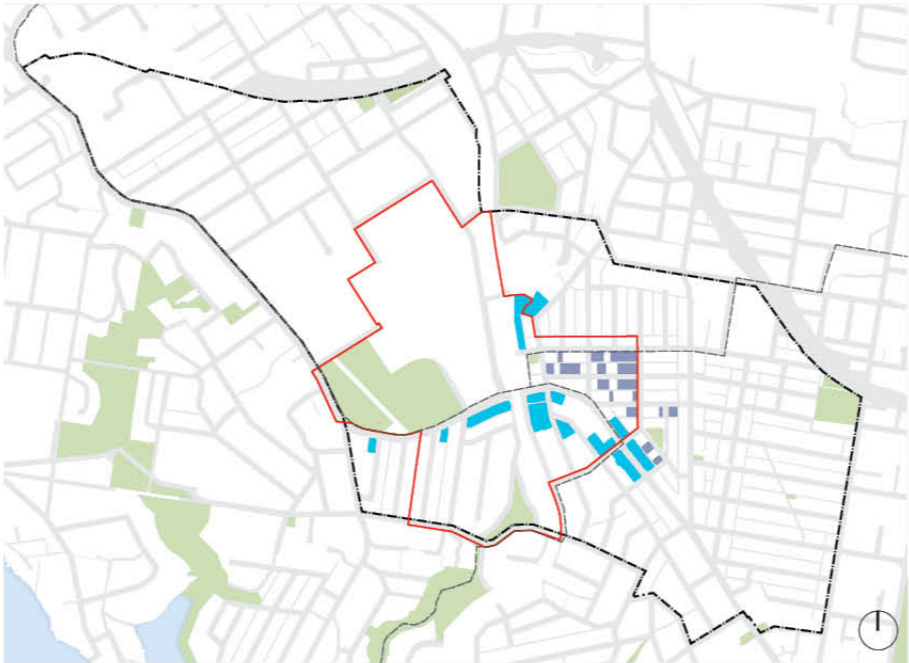


Figure 2.12.1 St Leonards Strategy 2006



Figure 2.12.2 St Leonards Crows Nest Planning Study Precincts 1-4, 2015



Figure 2.12.3 Royal North Shore Hospital Concept Plan, 2010



Figure 2.12.4 St Leonards South Masterplan

- Legend
- Study Area Boundary
  - Strategy Boundary
  - Commercial
  - Mixed Use