

Wheatleigh Street and Surrounds, Naremburn

Submission to the Department of planning and Environment

in response to

St Leonards and Crows Nest Station Precinct Interim Statement

August 2017

Background

In July 2016, the NSW Minister for Planning announced that the NSW Government would be conducting investigations into revitalising the surrounds of St Leonards railway station and the proposed metro station at Crows Nest and the NSW Government would work with local councils (Lane Cove, North Sydney and Willoughby City Councils) on a strategic planning investigation of the areas.

The Sydney Metro Project is Australia's largest public transport project and a new metro station is proposed at Crows Nest. The investigation area incorporates areas that are within walking distance of the existing St Leonards station and the proposed Crows Nest station as well as the industrial and employment areas in Artarmon and employment areas of St Leonards and Crows Nest.

St Leonards is identified as a Strategic Centre in "A Plan for Growing Sydney" and the investigation will respond to the actions identified in this Plan, including ways to maintain employment in the area, provide new homes, shops, cafes and open space and maximise the great access to public transport.

On 4 August 2017, the Department of Planning and Environment released an Interim Statement summarising the first stage of its strategic review of the St Leonards and Crows Nest Station Precinct.

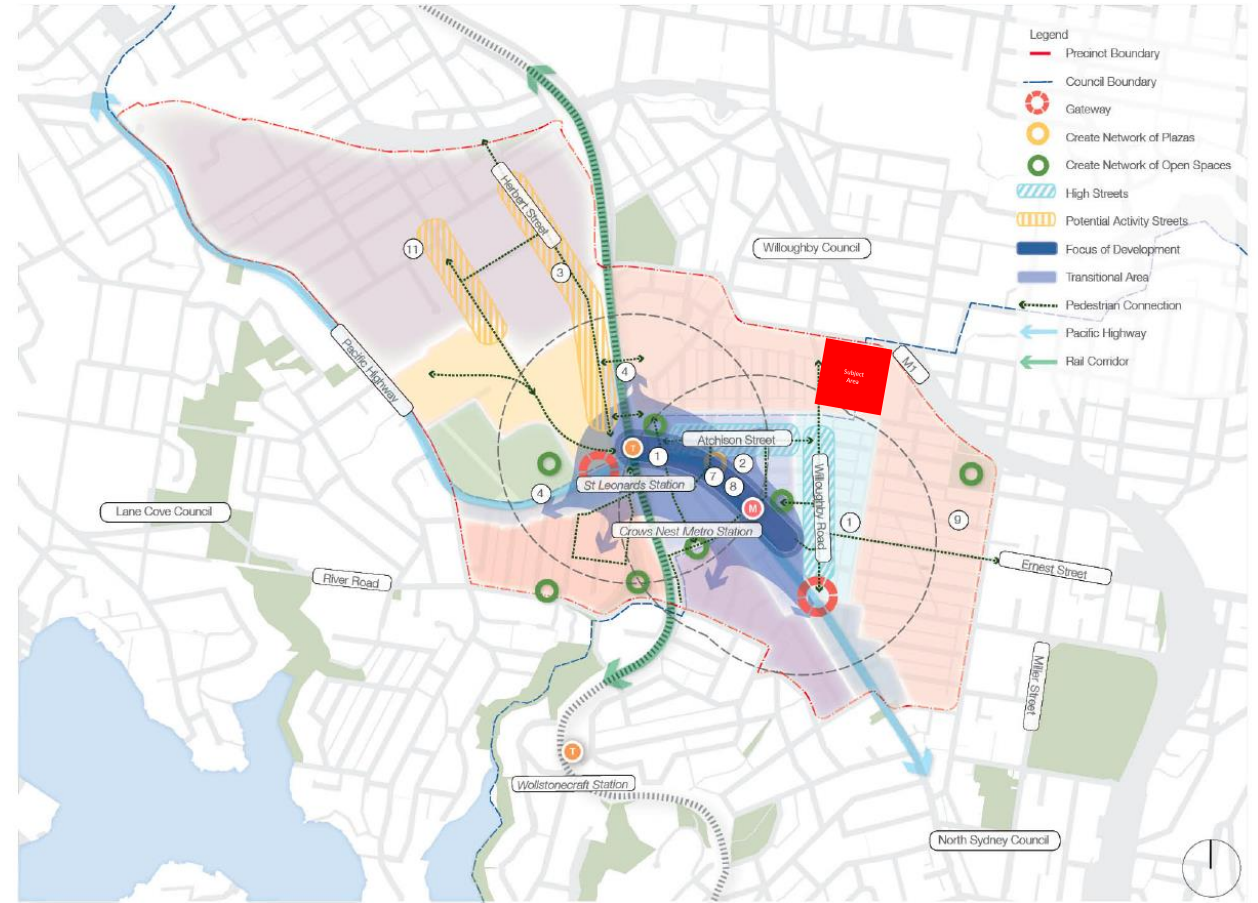
This submission is made with reference to the land bordered by Wheatleigh Street, Chandos Street, Brook Street and Donnelly Road, as illustrated in the adjacent map (Subject Area).

This submission is supported by owners of land who collectively control ~23,000sqm of land within the Subject Area.



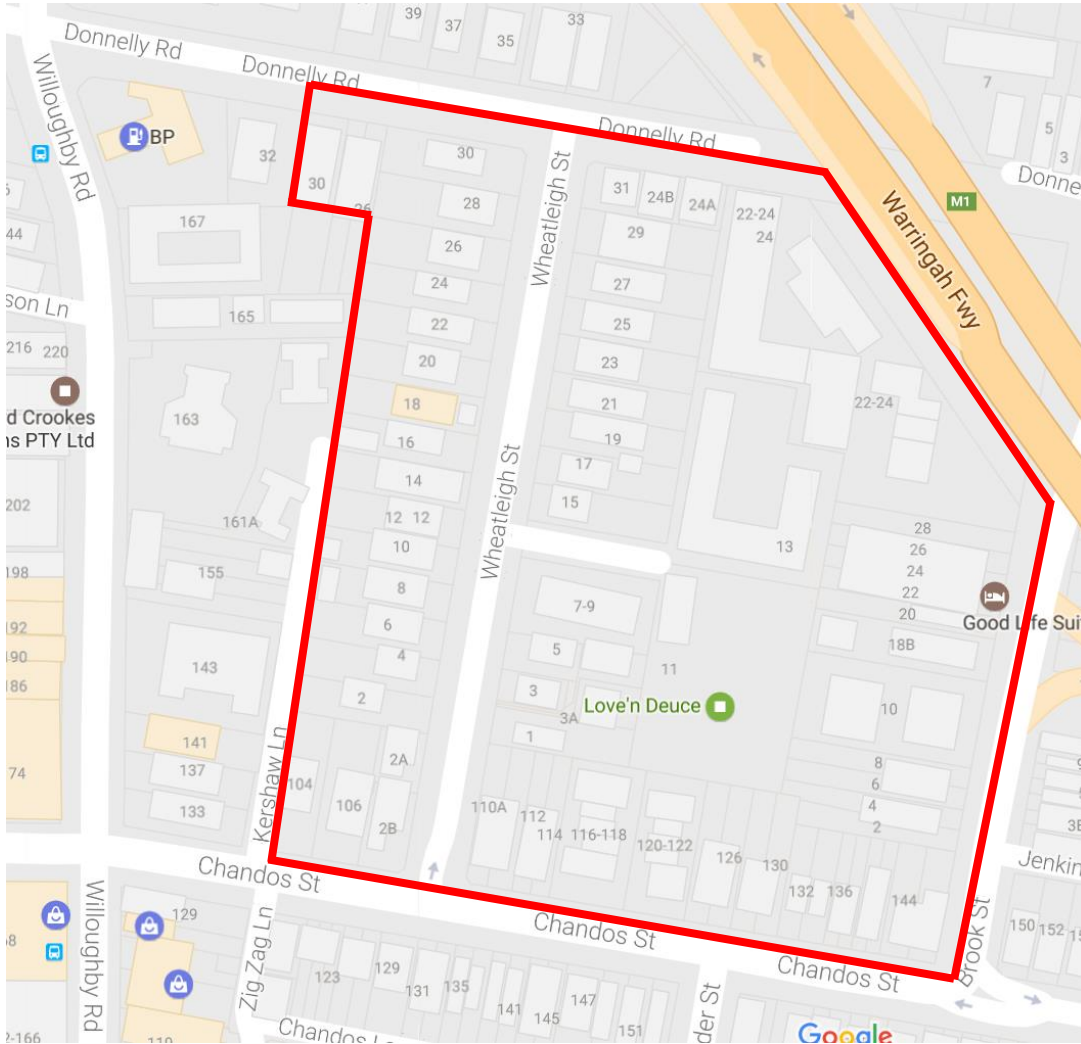
Proposed Interim Statement land use of Subject Area

- The Interim Statement proposes that the precinct in which the Subject Area is included, be preserved for “retention of heritage character areas, and manage the transition appropriately between them”
- Most of the Subject Area falls outside of any heritage conversation area and in many respects, there is limited character housing, with a mix of original 1920s style single dwelling housing and 1970s and 1980s multi-dwelling units
- **The land owners supporting this submission propose that the Subject Area be considered for up-zoning taking account of the key attributes of the Subject Area and the motivation of the NSW Government to increase housing density in areas which are well serviced by public transport infrastructure including the proposed Sydney Metro**



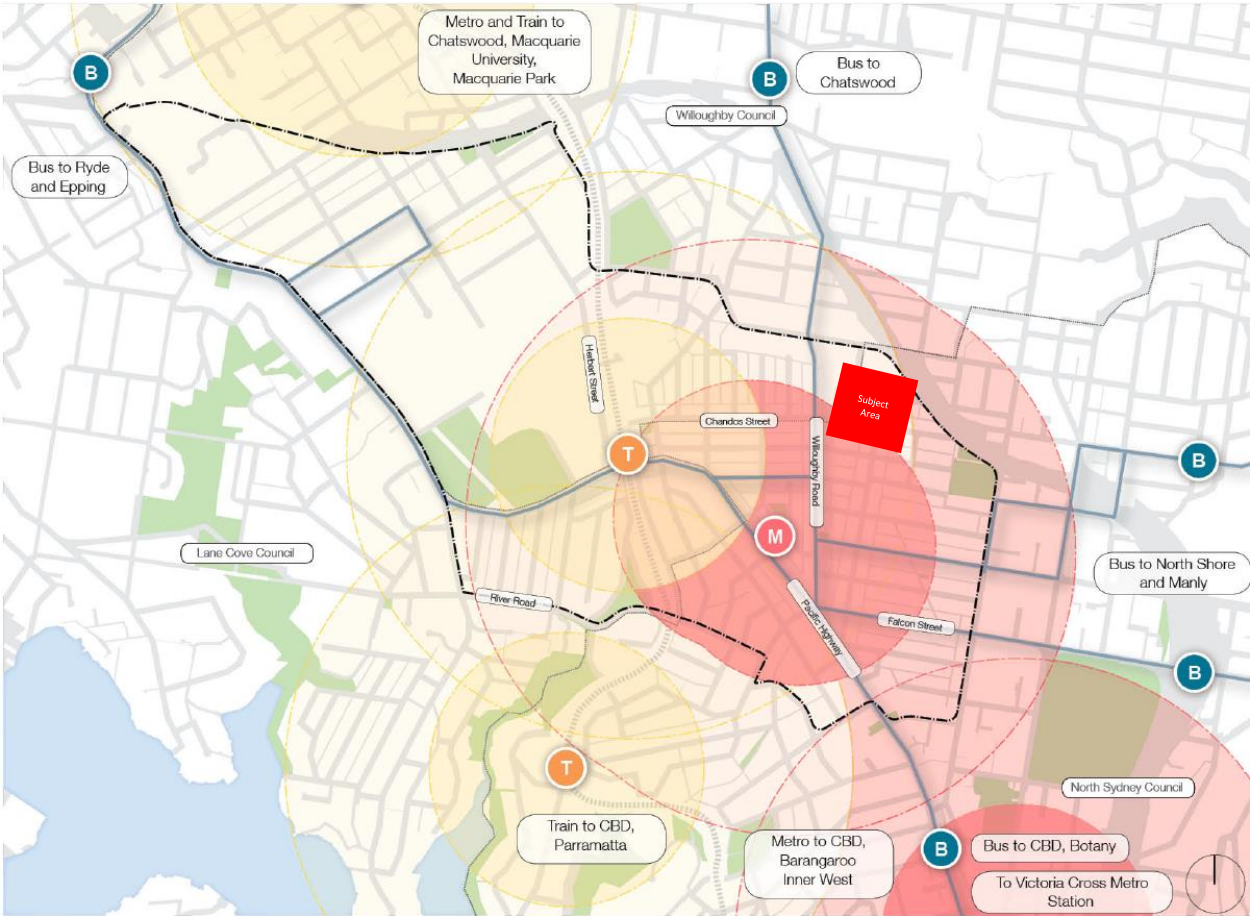
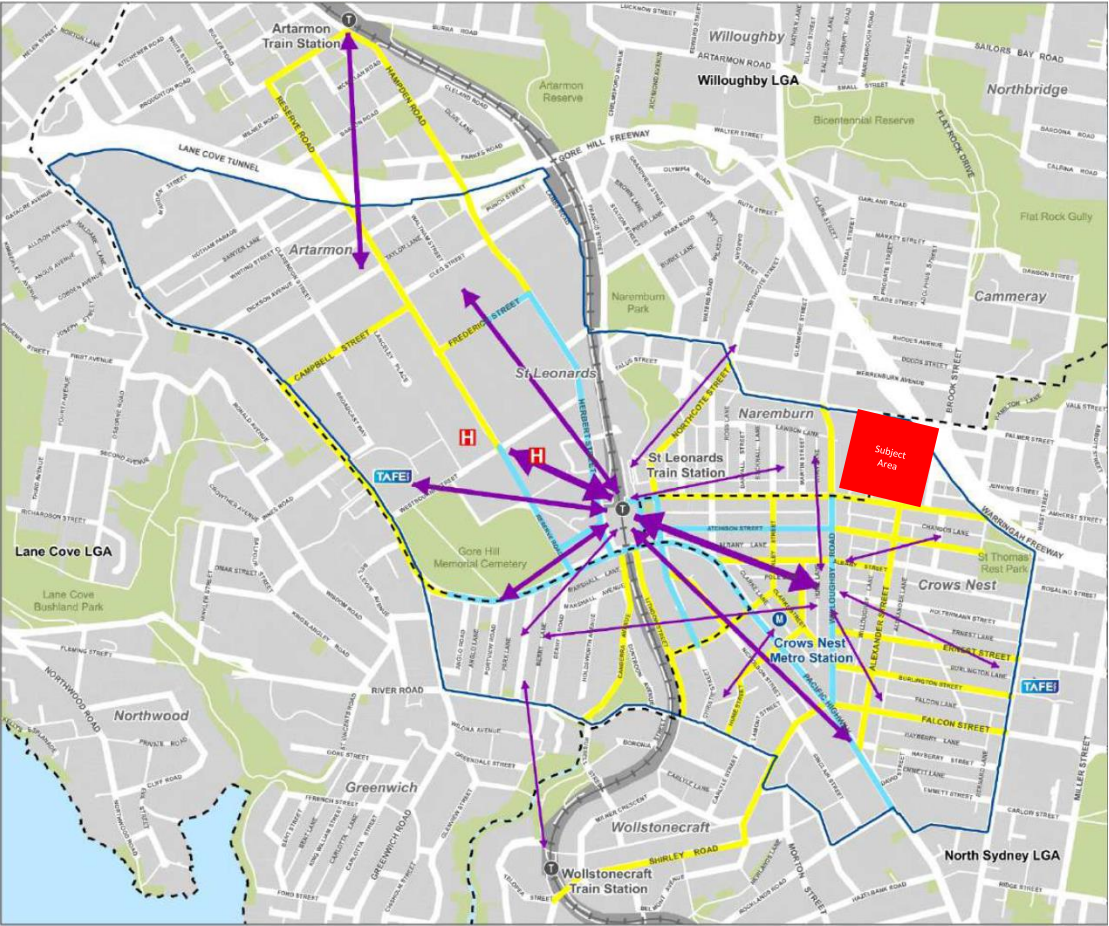
9. Balance increased development with the retention of heritage character areas, and manage the transition appropriately between them.

Given the attributes of the Subject Area, up-zoning should be considered



- ✓ Easy walking access to both St Leonards Station and the proposed Crows Nest Metro Station
- ✓ Existing inconsistent zoning
- ✓ Limited strata title ownership
- ✓ Up-zoning support from a large ownership group who control ~23,000sqm of land
- ✓ Not subject to onerous heritage controls unlike nearby conservation precincts which will limit any upzoning potential
- ✓ Well serviced by public transport (including bus and rail)
- ✓ Close to key employment hubs of St Leonards, Artarmon, North Shore Health precinct, North Sydney, Crows Nest as well as the Sydney CBD
- ✓ Close to existing infrastructure and amenity
- ✓ Currently includes examples of low quality architectural design and poor street scape appeal
- ✓ Opportunity for improved sustainability and built-form outcomes and amenity

The Subject Area is within short walking distance of both the existing St Leonards Station and the proposed Crows Nest Metro Station with preferred walking routes easily accessible



- Legend
- Precinct Boundary
 - T Existing Train Station
 - B Existing Bus Route
 - M Future Metro Station
 - Metro 400m and 800m catchment area
 - Train 400m and 800m catchment area
 - New area within 400m from station (Approximate 5min walk)
 - New area within 800m from station (Approximate 10min walk)

↔ Desire lines
— Primary Walking Route

The location of the Subject Area promotes low vehicle usage

- ✓ The Subject Area has high “walkability” which will promote low vehicle usage through
 - Its generally flat to slightly undulating topography
 - No requirement to cross the Pacific Highway which is a major psychological and physical barrier

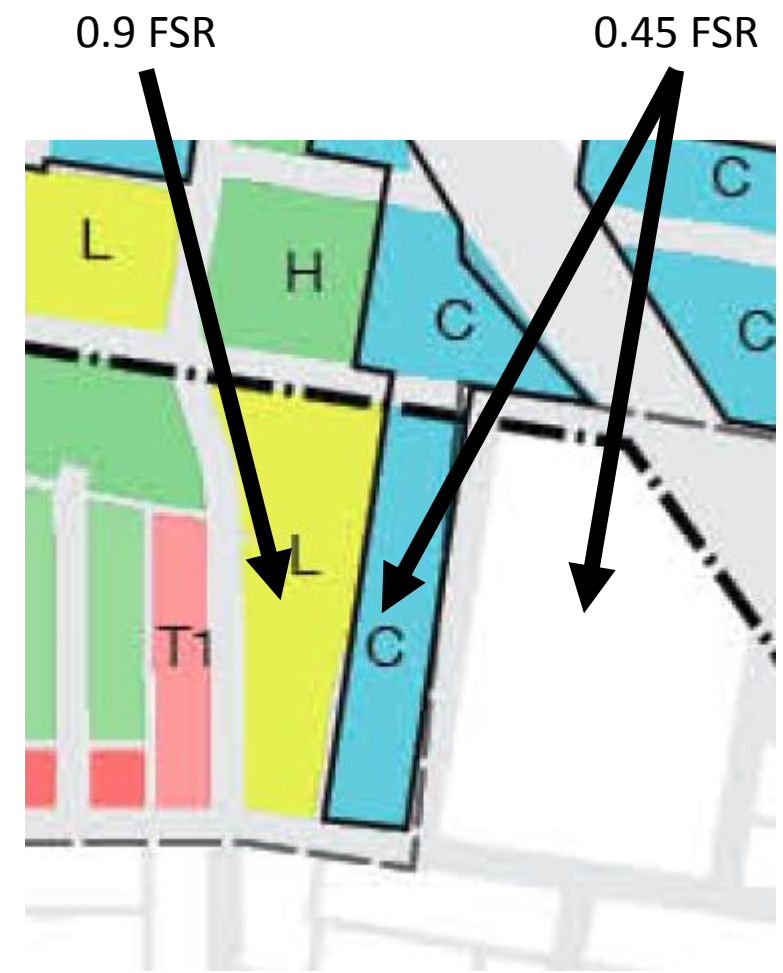
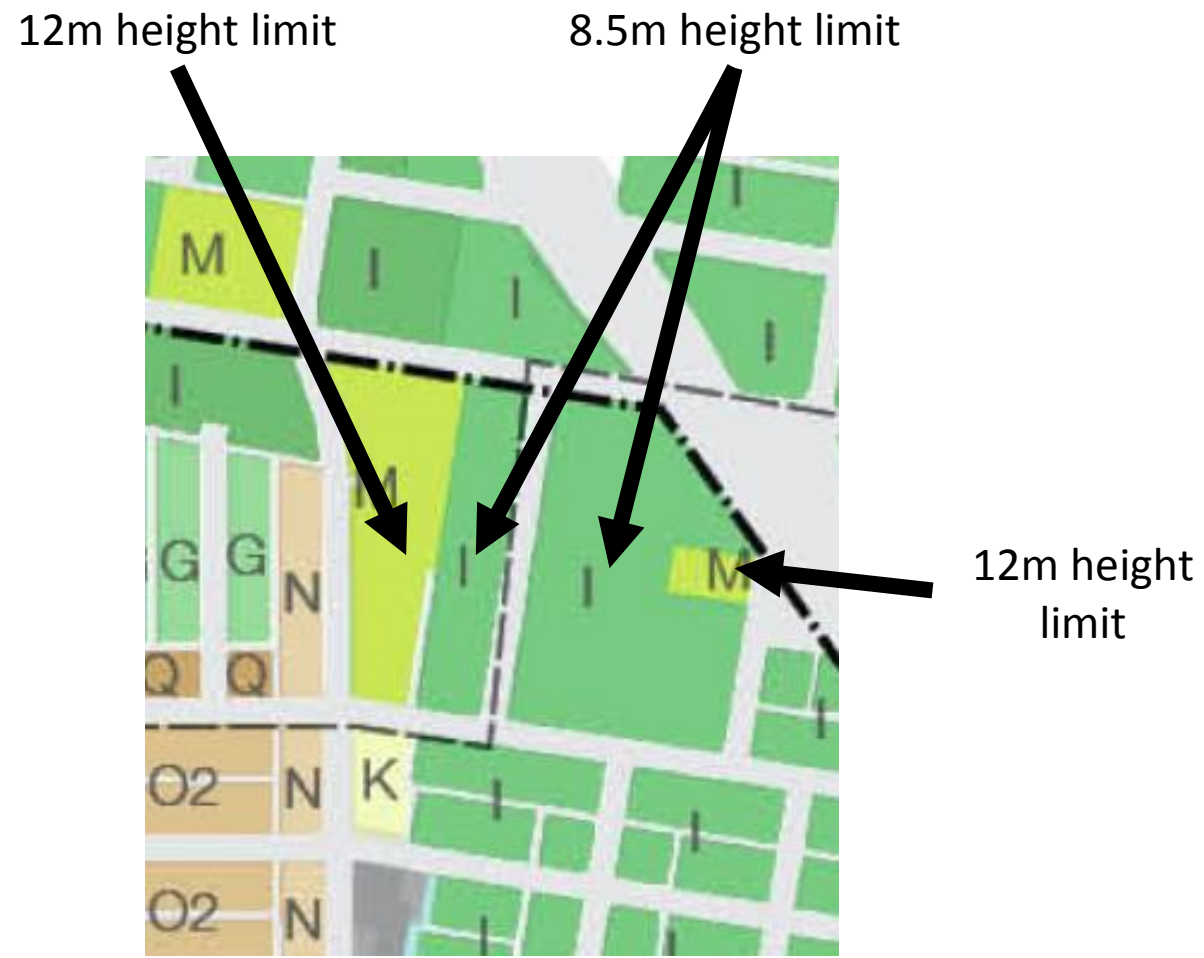
- ✓ The Subject Area has easy walking access to
 - St Leonards Station
 - Proposed Crows Nest Metro Station
 - Willoughby Rd buses
 - Miller St, Cammeray buses
 - Woolworths supermarket, Crows Nest
 - New Coles supermarket on corner of Atchison Street and Willoughby Road
 - Crows Nest restaurants and retail precinct
 - Artarmon industrial precinct
 - St Leonards commercial precinct
 - Royal North Shore health precinct
 - North Sydney commercial precinct

Zoning of land within and surrounding the Subject Area is inconsistent

- Current inconsistent zoning has created a sub-optimal built form environment and is causing friction between neighbouring land
- For example, R3 medium density zoned land on Willoughby Road shares boundaries with R2 low density zoned land on Wheatleigh Street



Inconsistent zoning is resulting in inconsistent height controls and FSRs



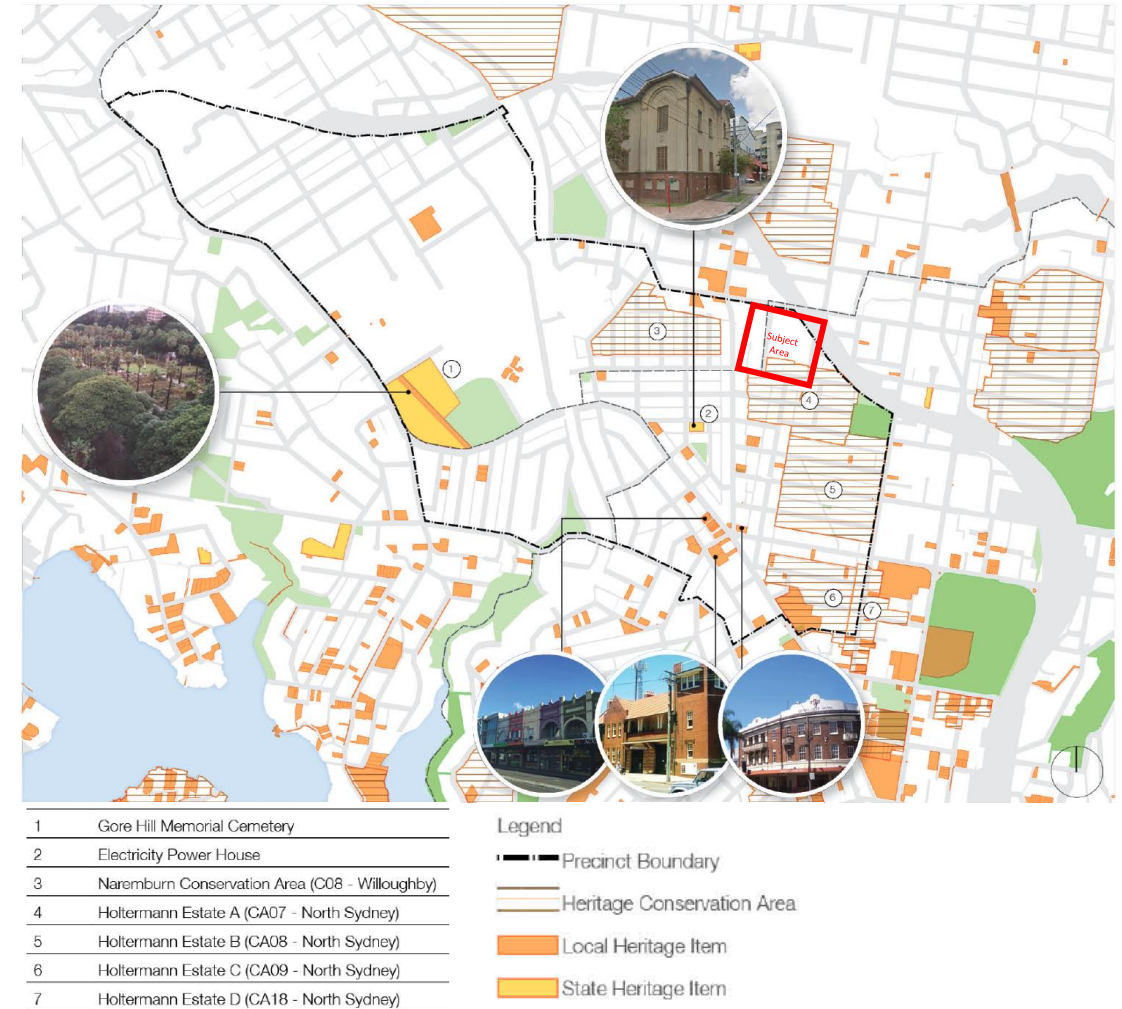
The Subject Area benefits from limited strata titled ownership & includes large parcels of land owned by single owners

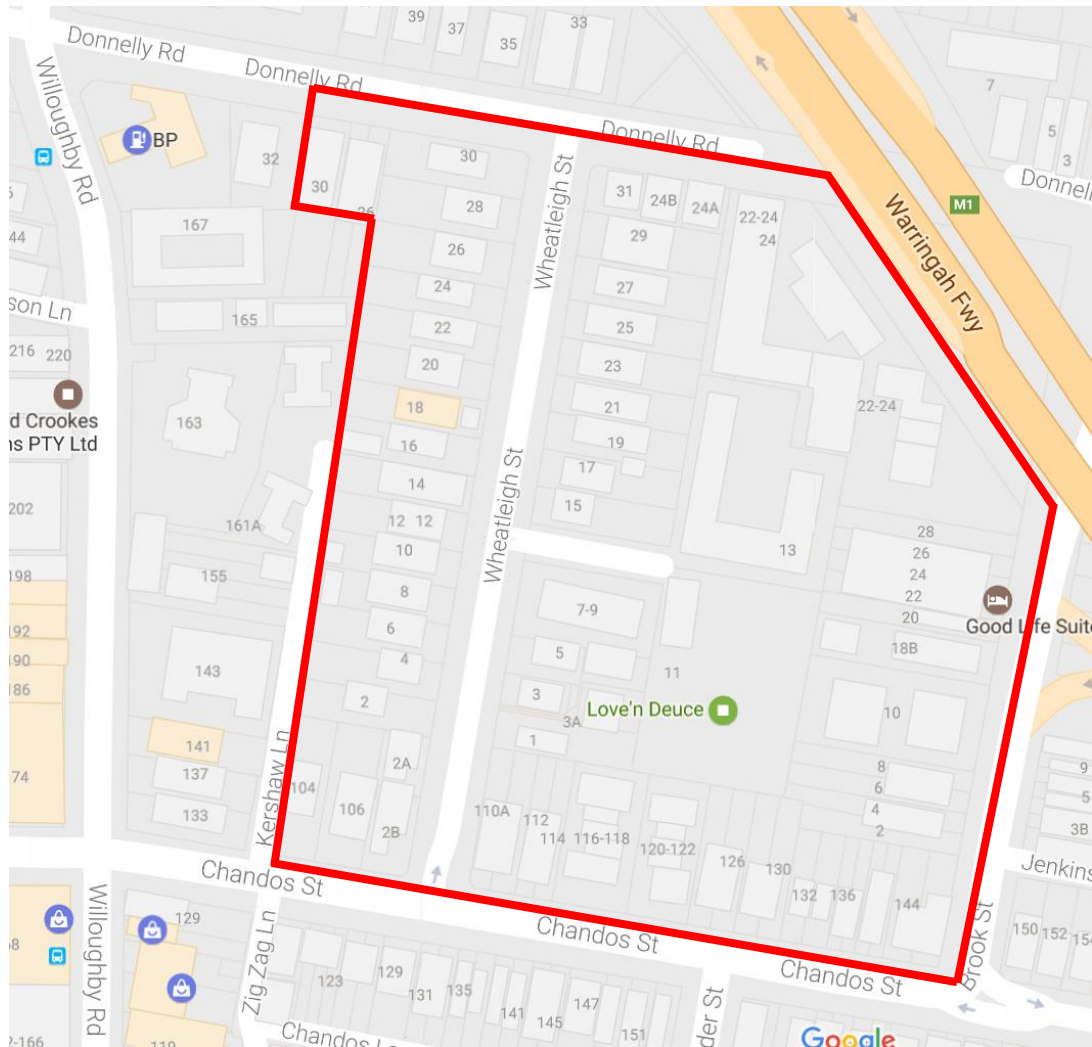
- Much of the land within the Subject Area is not strata titled
- Some 8,400sqm of land is owned by two parties who support up-zoning
- The total land area of the Subject Area is ~43,400sqm of which
 - 4,400sqm is owned by two parties
 - ~15,000sqm is owned by multiple parties (non-strata)
- Owners of ~53% of the land within the Subject Area support up-zoning and expectation is that support for up-zoning will increase



Most of the Subject Area is not impacted by heritage constraints

- Only a small part of the Subject Area sits within the Holtermann Estate A heritage conservation area running along Chandos Street
- Notwithstanding the Holtermann Estate A heritage conservation area existing, there are numerous examples of development occurring within this conservation area, most of poor architectural appeal and inconsistent with neighbouring properties





The land owners supporting this submission propose that the Subject Area be considered for up-zoning taking account of the key attributes of the Subject Area and the motivation of the NSW Government to increase housing density in areas which are well serviced by public transport infrastructure including the proposed Sydney Metro

A black and white photograph of a street lined with parked cars and trees. The text "Thank You" is overlaid in the center in a large, white, sans-serif font. The street is filled with various cars parked along both sides. Large trees, including palm trees, line the street, creating a canopy effect. The scene is captured in a wide-angle shot, looking down the length of the road.

Thank You