



SUBMISSION

St Leonards and Crows Nest Station Precinct

Interim Statement

FOREWORD

Willoughby City Council is pleased to be involved in the development of a Land Use and Infrastructure Implementation Plan (LUIIP), to provide the framework for the strategic planning of the St Leonards and Crows Nest Station Precinct, (previously referred to as a Priority Precinct). Council supports the draft vision, objectives and guiding principles as outlined in the Interim statement and looks forward to further collaboration with the NSW Department of Planning & Environment, the Greater Sydney Commission, the North Sydney and Lane Cove Councils and other relevant stakeholders on finalisation of the LUIIP and achievement of priorities through a range of actions.

A blue ink signature of Gregory McDonald.

Gregory McDonald

Acting General Manager

September 2017

General Observations

Council supports the Department of Planning and Environment in its publication of the Interim Statement but remains concerned over the level of community consultation undertaken thus far to involve local residents and business entities.

- The Precinct is a Strategic Centre in the Greater Sydney Commission's draft North District Plan and is a key employment centre with the future Metro Rail Station at Crows Nest acting as a catalyst for potential growth, urban renewal and activation.
- With the increased population that will be housed in the Precinct comes a need to retain and

promote further employment opportunities.

- Also critical is the need to increase open space, provide additional social infrastructure including education, and deliver a substantial component of affordable housing.
- Willoughby City Council would expect a requirement of no less than 4% of gross floor area in new residential developments in the Precinct to be provided as affordable housing in line with the Willoughby LEP 2012.
- Important too will be the employment of innovative transport measures throughout the Precinct, (both pedestrian and vehicle), to sustain Precinct growth.
- Willoughby City Council seeks to play a key role in ensuring the economic future of the Precinct while at the same time protecting the character of the existing residential neighbourhoods.

Draft Vision, Objectives and Guiding Principles

- The Draft vision, Objectives and Guiding Principles are supported in setting the basis for future growth and development in the St Leonards and Crows Nest Station Precinct
- However in order to ensure that they do not become broad “motherhood” statements there is considerable work required in achieving that vision. It is important that the three councils play an active and equal partner role in this process with State government.

Strategic Employment Review

- Willoughby City Council supports the baseline target of 53,000 jobs while noting the high target of 63,000 jobs for the Precinct as proposed in the Strategic Employment Review.
- To achieve this it is critical that sufficient commercial space is provided in the existing St Leonards Commercial Core for increased jobs density rather than placing over reliance on the Health and Education Precinct or seeking to erode the crucial urban services role of the Artarmon industrial area for office and retail uses.
- Additionally, if commercial floorspace is developed for mixed use with a high percentage of residential, the concern is this will constrain future employment growth beyond the LUIP timeframe.
- With the reliance on hospital employment it will be important to work closely with NSW Health and the hospital clinicians in relation to an updated Masterplan for the Royal North Shore Hospital.
- Willoughby City Council will continue to emphasise the importance of the Industrial zoned areas of Artarmon as a scarce resource for diverse trades and other skilled employment as well as a location for vital urban services to sustain the wider North District.
- The critical importance of the area for urban services should not be underestimated nor its industrial zoning eroded to compensate for losses in St Leonards commercial core.

Transport

- Willoughby City Council supports the comments regarding the excellent connectivity of the Precinct to public transport and the need to improve the cycle network and the pedestrian experience in the Precinct. Council recommends further consideration be given to the application of travel demand management to promote active transport over cars, including pedestrian and cycle friendly routes along and across the Pacific Highway.
- Additional bus routes and car sharing opportunities in high rise residential buildings should be considered.

Social Infrastructure and Open Space

- Willoughby City Council emphasises that any future growth will require the provision of additional open space and infrastructure such as educational facilities and supports this being a key consideration for preparation of Stage 2 (Land use and Infrastructure Implementation Plan) as outlined in the Interim Statement.

Character Areas

Willoughby Council generally supports the Character Area descriptions in the Interim Statement with the following reservations as outlined in the comment sections below:

Artarmon Employment area

- *The Artarmon employment area is proposed to be protected for employment and urban services.*
- *Employment uses are to build on the regionally important existing industrial and service industries acknowledging the limited supply of suitable employment land in the North District.*
- *Matters for consideration include investigating opportunities to introduce smaller format incubator industries, retaining existing urban services, industry and businesses associated with technology, IT and warehousing, improving connections and allowing employment to diversify and evolve over time.*

Comment

Council is concerned about raising any expectations for rezoning within the Artarmon industrial area. Council notes that all the employment aspirations expressed in the character statement can be achieved within the current Light industrial and General Industrial zoning of Willoughby Local Environmental Plan 2012.

Council notes that the background documents "*St Leonards and Crows Nest Station Precinct Preliminary Design Analysis*" prepared by SJB states that Herbert St may function as a potential "High St". Reserve Rd is identified as a potential "Activity street". Council is concerned that these notations may imply consideration being given to rezoning for retail or business uses. Willoughby Council does not support further erosion of industrial zoned land. Council emphasises the importance of the Artarmon industrial area as a scarce resource for the provision of jobs involving diverse trades and skills as well as providing vital urban services for the wider North District.

Health and Education

- *The Health and Education character area is proposed to be retained for uses associated with the health and education industries building on the vision for a 'health and education super precinct'*
- *The Department will work with Health NSW to identify opportunities for additional capacity and growth in the health sector and providing improved connections from the Royal North Shore Hospital campus to the rest of the Precinct including other health related land uses.*
- *The Department will work with the Department of Education and TAFE NSW to identify future education needs and opportunities.*

Comment

As stated above Willoughby City Council supports the baseline target of 53,000 jobs and notes the high target of 63,000 jobs for the Precinct as proposed in the Strategic Employment Review and recommends that sufficient commercial space is provided in the St Leonards Commercial Core for increased jobs density rather than over reliance on the Health and Education Precinct or seeking to erode the urban services role of the Artarmon industrial area for office and retail uses.

Residential (Naremburn and Crows Nest)

- *Naremburn and Crows Nest areas are proposed to be retained for lower density residential development.*
- *No significant increase in densities is proposed as the majority of these areas are located within the Naremburn and Holtermann Estate Conservation Areas.*
- *Key matters for consideration include appropriate transitions between these character areas and any new development, protection of the heritage character of these areas and improved connectivity.*

Comment

Council supports the character statement for the conservation areas and highlights the importance of ensuring that the amenity of adjoining lower scale residential Conversation Areas is maintained.

St Leonards Centre and Crows Nest Station

- *The St Leonards Centre and Crows Nest Station area is proposed to be a true high density centre that ensures the Precinct strengthens its role as a major commercial centre in Sydney.*
- *Minimum employment floorspace controls will be required to ensure employment capacity and diversity will meet the job needs of future generations.*
- *It will support a mix of commercial, retail, community, residential and public domain uses that complement St Leonards and Crows Nest.*
- *An improved public domain through varied building types, improved connections and a high quality streetscape will be delivered.*
- *It will provide for the social, cultural and civic needs of the community as the Precinct grows.*
- *Key matters for consideration include amalgamation of key sites to ensure good design outcomes can be achieved, appropriate heights and densities to ensure amenity is not compromised, minimising overshadowing impacts to the south, open space requirements, the prioritisation of*

pedestrians and traffic minimisation.

Comment

Council supports the character statement for the St Leonards Centre and Crows Nest Station however further analysis is required to ensure that *amenity is not compromised* particularly for the residents of existing developments in St Leonards and Crows Nest.

Special Infrastructure Contribution (SIC)

Whilst understanding the role of SICs in the funding of necessary infrastructure in the precinct as outlined in Action 2 of the "Next Steps" of the Interim Statement, concern is also raised regarding their potential to undermine Council's ability to impose levies for local initiatives such as local parks, drainage and roadworks. It is recommended that Action 6 be amended as follows: *The Department will work with Councils to refine the local infrastructure requirements for the Precinct and assist Councils to cost and finance local infrastructure upgrades recommended in the Plan.*

Conclusion

The Interim statement is generally supported by Willoughby City Council and includes many initiatives to encourage the successful urban renewal of the St Leonards and Crows Nest station precinct. Council looks forward to working with the stakeholders as the LUIIP progresses so that the implementation of the vision can be achieved.