



# Lane Cove Council

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Ms Carolyn McNally  
Secretary  
NSW Department of Planning & Environment  
23-33 Bridge St  
SYDNEY NSW 2000

Dear Ms McNally,

**Re: Submission to Interim Statement for the St Leonards and Crows Nest Station Precinct**

Council wishes to thank NSW Planning and Environment for the opportunity to provide input into the Interim Statement and its supporting documents.

While in principle support is given to the Interim Statement and supporting documents, Council would encourage the Department to acknowledge and adopt the considered and purposeful approach articulated below in the future planning stages.

**Council's vision for St Leonards**

Lane Cove Council's overall goal for St Leonards CBD and residential precinct is to have an area with the highest possible levels of liveability, amenity and connectivity. Council seeks to achieve this goal by undertaking its B4 Mixed Use 'pilot project' program that includes an over rail plaza (which is discussed later).

Through its 'pilot project' program, Council has targeted four key sites in the St Leonards Commercial Core area, based on their strategic location and capacity, for mixed use development. They include:

- i. 472-498 Pacific Hwy,
- ii. 500-504 Pacific Hwy,
- iii. 75-79 Lithgow/ 84-90 Christie Sts, and
- iv. 1-13A Marshall Avenue.

The rest of the B3 Commercial Core area (within Lane Cove area) should remain as currently zoned to ensure commercial relevance and capacity particularly as the surrounding areas are now proposed for significant residential developments.

These four sites have been targeted for their strategic location, size and capacity to enhance the St Leonards CBD and provide greater public benefit and amenity. It is also intended that these 'pilot project' sites be monitored over time in terms of stimulus to the commercial sector before further rezonings are considered.

Furthermore, the Over Rail Plaza is a key open space component of these mixed use 'pilot projects' and is designed to improve pedestrian connectivity to St Leonards train

station as well as connecting the St Leonards residential and commercial areas. This is now recognised and acknowledged in the Interim Statement and supporting documents and acknowledges the support of the Department in this regard.

## **Comments on Interim Statement documents**

### *Interim Statement*

- Given the amount of development occurring, identifying and planning for new educational facilities is vital.

### *Strategic Employment Review*

- The St Leonards precinct is currently experiencing significant development pressure. As stated above, Lane Cove Council has sought to provide a measured response to development in order to create an area with high levels of liveability, amenity and connectivity. Therefore, Council supports a Metro station at Crows Nest.
- Council would encourage a balanced approach to the ongoing retention of B3 Commercial Core zoning whilst supporting a measured increase in B4 Mixed Use zoning sufficient to support feasible re-development that does not hinder the achievement of practical open space and overshadowing targets.
- The intent of Council's pilot project is to stimulate the revitalisation of St Leonards through a targeted program of mixed use development, while retaining B3 Commercial Core land.
- Given Council's current policy position, it does not support additional mixed use rezoning outside the identified 4 'pilot project' sites.
- Any new redevelopment will need to deliver the high jobs target set by the Draft North District Plan, as well as residential growth.
- Re-development of this precinct should be a staged development process which is appropriately reviewed to assess emerging trends and changes.
- It is important to note that key infrastructure being provided has not been mentioned in this report. There will be a need to identify timely funding options to ensure development does not stall.
- The Lithgow/Christie Street site (75-79 Lithgow/ 84-90 Christie Street) alone will provide a 1,000+ sqm of retail floor space in addition to a full-sized (3,000+ sqm) supermarket.
- Development on this site will also involve the acquisition of existing commercial sites along Pacific Highway and their redevelopment to accommodate a new commercial building of 17,000 sqm.

### *Preliminary Urban Design Analysis*

- This document provides analysis on current and proposed built outcomes within the precinct.
- The proposed pedestrian link between Friedlander Place through to the Over Rail Plaza is not clearly shown in the document due to the position of text "St Leonards Station".

### *Social Infrastructure and Open Space Study*

- The potential and proposed commercial and residential uplift in the precinct has generated a need for additional open space and community facilities.
- While Newlands Park provides a significant contribution to public open space, initial analysis by Arup has concluded that there is currently a lack of open space within this precinct.

- The precinct has a significant shortfall in public open space and the provision of Council's proposed rail plaza and St Leonards South would help alleviate this need and provide practical public space for commuters, office workers and residents of a type not served by the proposed park in Park Road, Gore Hill Oval or Newlands Park.
- Given these factors, there is a need for State Infrastructure Contributions assistance from State Government to help shoulder the financial burden for the provision of new open space.
- It is important to note that key infrastructure being provided has not been mentioned in this report.
- The Lithgow/Christie Street site (75-79 Lithgow/ 84-90 Christie Street) alone will provide a 1,000 sqm public library, a full-sized (3,000+ sqm) supermarket, as well as construction of a portion of the proposed Over Rail Plaza.

#### *Existing Transport Conditions study*

- There is a need to explain and articulate the future role and function of the Pacific Highway as it relates to the St Leonards CBD and services.
- There is a need for grade separation at St Leonards Station to allow pedestrians and cyclists to safely access The Forum, St Leonards Station, the JQZ and St Leonards South developments and the proposed Metro station at Crows Nest beyond.
- State Infrastructure Contributions funds and Federal funding should be considered to provide necessary infrastructure and access for pedestrians and cyclists around the St Leonards centre.
- It is important to note that key infrastructure being provided has not been mentioned in this report.
- The Lithgow/Christie Street site (75-79 Lithgow/ 84-90 Christie Street) alone will provide for construction of a 300 car space public car park and the closure of Christie Lane to vehicles.
- Christie Lane is also being upgraded to provide pedestrian connectivity to the Plaza and other surrounding development. While an underground connection (underneath Pacific Highway) is also being investigated.

#### **Conclusion**

Overall, Council gives it's in principle support to the Interim Statement and supporting documents and encourage the Department to consider and incorporate the comments described above in Stage 2, of the planning process.

Given that the St Leonards/Crows Nest precinct falls across three separate Councils, it also supports the additional comments made by both North Sydney and Willoughby Councils.

If you have any further questions, please don't hesitate to contact Christopher Pelcz, Acting Manager, Strategic Planning on (02) 9911 3516 or [strategic@lanecove.nsw.gov.au](mailto:strategic@lanecove.nsw.gov.au).

Yours sincerely



**Michael Mason**  
**Executive Manager - Environmental Services**