



Figure 13: Land Use

## Education

There are currently 25 education facilities within close proximity to the plan area (Figure 14). The draft Local Character Statement identifies a desire in the local community to see more schools and education facilities in the area to support the growing community. The NSW Department of Education is investigating the establishment of new primary and secondary schools within the area.

This draft Plan recommends the following be considered when identifying a new school site in the area:

- Walkable distance from the Crows Nest Sydney Metro station or St Leonards station.
- Accessible from surrounding residential areas by bicycle or walking.
- Co-located with new or existing open space.
- Capable of accommodating multi-use community facilities.
- Implementation of the NSW Government Architect's Design for Schools to promote quality design.

The draft Plan identifies an opportunity to locate the new school(s) within the health and education precinct. There may be opportunities to share facilities with TAFE and potential learning pathways from secondary education into health-related vocational training.

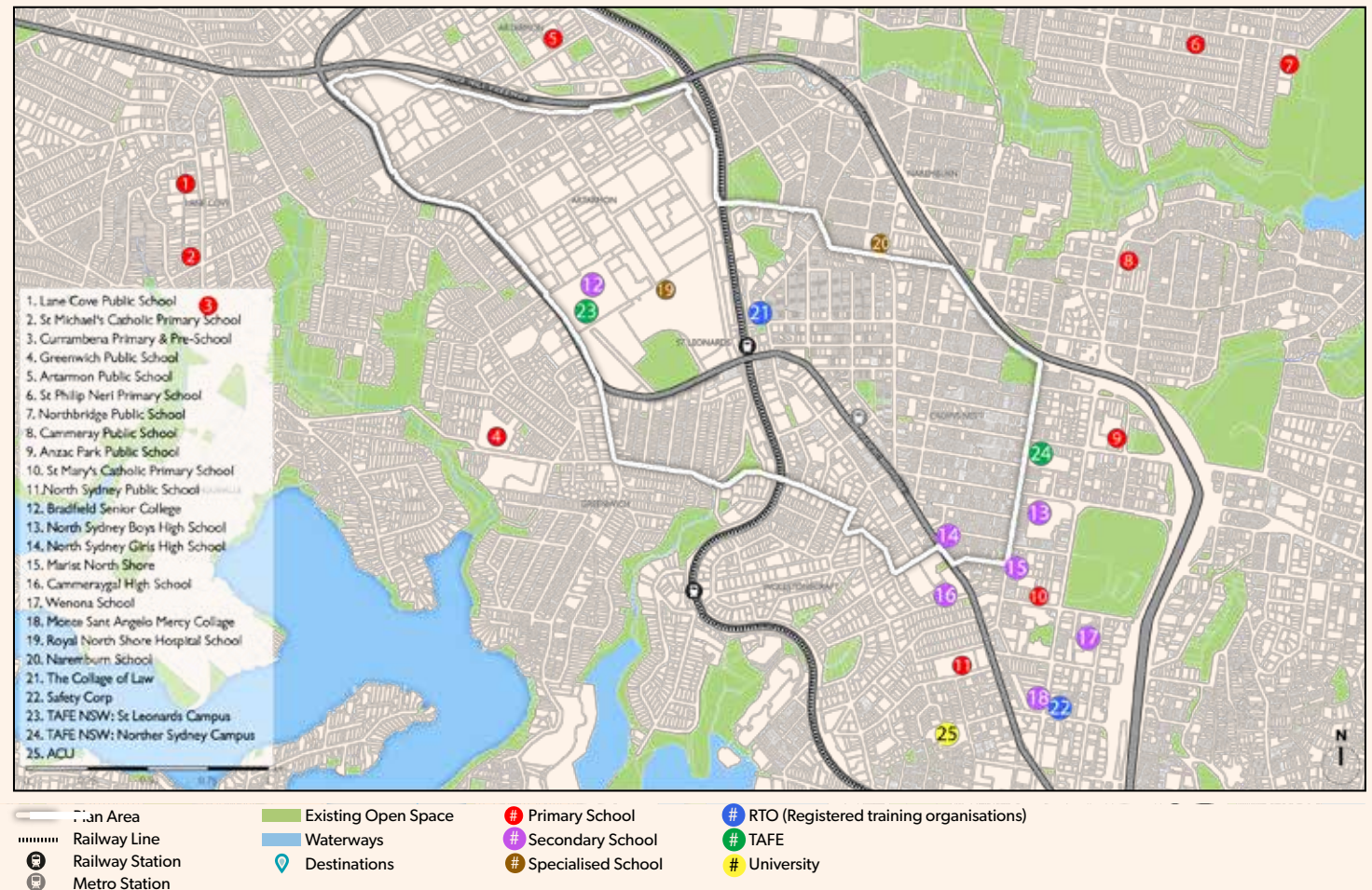


Figure 14: Map of existing schools and tertiary education





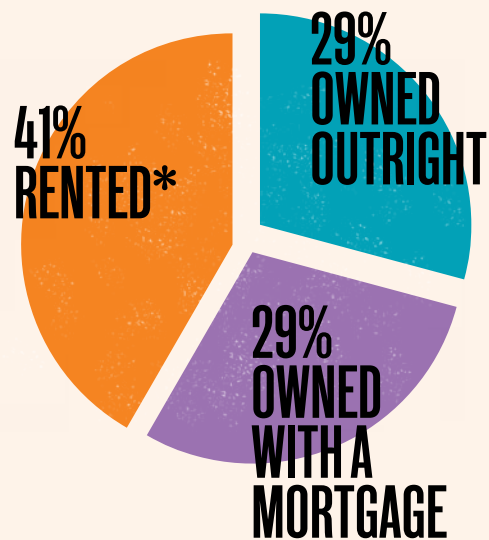
## Community facilities

The Social Infrastructure and Open Space study identified opportunities for more community meeting places, libraries and schools.

Planning for the following facilities is currently underway:

- A Voluntary Planning Agreement (VPA) has been executed between Lane Cove Council and the developer of 88 Christie Street to deliver a 1,000m<sup>2</sup> library in St Leonards.
- North Sydney Council have negotiated a VPA for a new arts facility at 617 Pacific Highway.

Councils have been invited to make an application to the \$5 million Precinct Support Scheme for funding for local projects, which can include the creation of additional community facilities. Applications are encouraged to be guided by community consultation and consistent with recommendations of the Social Infrastructure and Open Space study.



\* 10% higher proportion of rentals than the wider Sydney Region

Figure 15: Housing tenure in the area

## Housing

The draft Local Character Statement identifies a desire to see more affordable housing and a greater variety of housing types in the area.

The draft Plan provides capacity for up to 7,525 new dwellings in the area. The Market Feasibility study suggests that the market may only deliver 6,800 of these dwellings by 2036 under current market conditions.

An analysis of housing stress figures indicates that 10% of renters in the area are experiencing rental stress, so there is an important opportunity to influence affordability by increasing supply and increasing the diversity of products.

The draft Plan also supports further investigation into the provision of affordable housing in accordance with the initiatives outlined in the Greater Sydney Commission's Region Plan in consultation with Councils.

The Sydney Region Plan recommends applying affordable housing targets in defined precincts prior to rezoning. Further investigation to support a target for the area are recommended in this Plan.



Above: Mixed-density residential development

## Health

The area is well served by existing health infrastructure including:

- The Royal North Shore Hospital (RNSH), a regional public and teaching hospital with 600 beds which has recently been upgraded.
- The North Shore Private Hospital with 313 beds.
- Ancillary facilities, including Northside Clinic, health and community centres and specialist clinics.
- The Mater Hospital and surrounding health services just outside of the draft Plan area.

Health is a key driver of jobs in the area as well as a service to the community. Growth in health-related jobs is expected to increase as Ministry of Health move their headquarters to RNSH. Health sector jobs are expected to grow over time including health services and complementary uses such as research, diagnostics and medical manufacturing which will in turn increase jobs in the area. The following trends were identified by the market feasibility study:

- New health jobs are created to serve population growth.
- Ageing and affluent populations have a higher demand for district-level specialised health facilities.

The draft Plan proposes the following measures to promote jobs growth in the health sector:

- Improved connections to the hospital for workers and visitors.

- Further investigation of opportunities for allied health uses in the area.
- Support for Willoughby Council's practice of considering additional ancillary health uses in the light industrial zone on a case by case basis.
- Extra measures to attract health-related jobs to the health precinct will be explored by an alliance that exists through a collaboration between the Ministry of Health, Northern Sydney Local Health District, and Local Health Infrastructure, the Department of Education & Training, TAFE NSW, the Greater Sydney Commission and the Department of Planning & Environment.

## Retail and leisure

Retail and leisure activities in the area are varied and reflect the area's diverse character. The draft Plan supports the retention and expansion of the boutique retail and hospitality character of the area.

As a general principle, the draft Plan encourages additional retail in St Leonards Core and Crows Nest Village rather than Artarmon.

No changes are proposed to existing planning controls for the Crows Nest Village incorporating Willoughby Road and Alexander Street because it is acknowledged that these areas work well already.

More diverse uses along Atchison Street are encouraged to define a new retail focus for St Leonards that leverages existing activity on Willoughby Road and at St Leonards Forum plaza (via Sergeants Lane). Retail is encouraged to include night time uses such as restaurants and late night shopping. Public domain improvements will also make Atchison Street more attractive for boutique artisanal retail envisaged for the street in the draft Plan.

Retail is also encouraged in new developments along the Pacific Highway. With two major developments on Pacific Highway approaching completion, new retail is expected soon.



Above: Ernest Place