



DRAFT Plan
IMPLEMENTING THE PLAN
MOVEMENT ACTIONS AND PROPOSALS

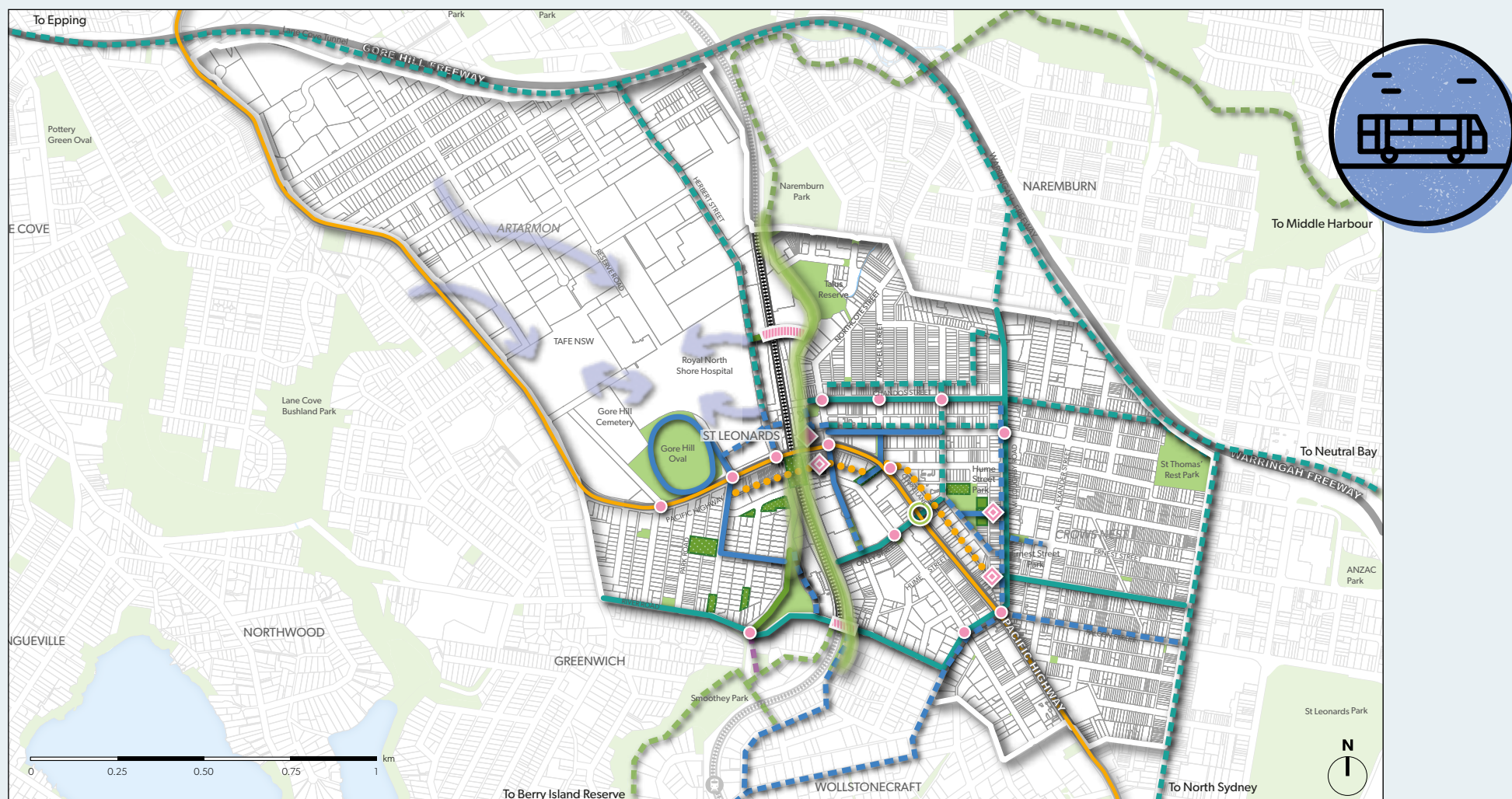
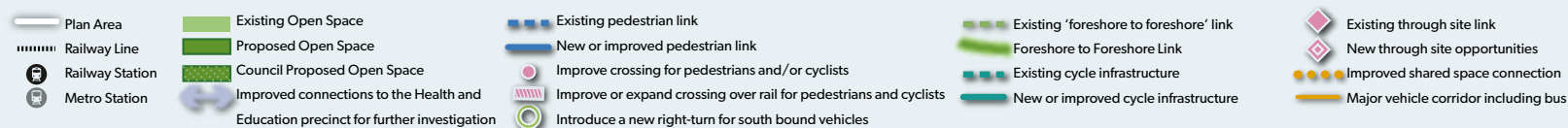


Figure 30: Active transport





State Led Rezoning of Crows Nest Sydney Metro Station Site

A Rezoning Report to amend current planning controls for the new Crows Nest Sydney Metro station sites are being exhibited in conjunction with this draft Plan. The proposed amendments allow for development of sites at and around the new station. These sites (Figure 31) were acquired by the Sydney Metro to build the Crows Nest station and have specific infrastructure constraints requiring certain design elements to build the station entries and platforms.

The existing planning controls for the sites were adopted in 2013, prior to the NSW Government commitment to deliver a new Sydney Metro station at Crows Nest and do not reflect the opportunities for improved accessibility associated with the new Sydney Metro station enabling people to live, work and spend time close to public transport.

The Department is proposing to amend North Sydney Local Environmental Plan 2013 to enable integrated station development. Proposed amendments are consistent with key principles of this draft Plan and include:

- increasing building heights to a maximum RL183 (equivalent to 27 storeys);
- introducing an overall floor space ratio for the sites;
- increasing the minimum non-residential floor space ratio to encourage employment generating uses; and
- introduction of a Design Excellence clause to ensure best practice urban and landscape design for the sites.

Detailed design the integrated station development will be assessed as part of the State Significant Development (SSD) process. Sydney Metro lodged a request for Secretary's Environmental Assessment Requirements (SEARs) and the SEARs were issued on 26 September 2018.

There will be more opportunities for community feedback prior to future development above the Crows Nest Sydney Metro Station. Formal consultation will take place before any changes are made to the North Sydney Local Environmental Plan as well as during consultation of any future development application.

Design principles for any future integrated station development are set out in the Crows Nest Sydney Metro Site Rezoning Report include:

- minimising overshadowing of public open spaces and important places including Willoughby Road;
- ground level activation ; and
- consideration of heritage areas.

Crows Nest Sydney Metro Site Rezoning Report is currently available for public comment. The Department encourages community feedback to the proposed amendments. Separate submissions are sought for the state led rezoning of the Crows Nest Sydney Metro sites and the draft Plan.



Figure 31: Crows Nest Sydney Metro Station Site



Significant Sites

The draft Plan identifies several sites (Figure 32) which may be appropriate for additional height, subject to further assessment and community consultation. Any revised development controls for these sites would be established through a Council-led planning proposal and further community consultation. The identification of these sites is consistent with the approach taken by North Sydney Council in the St Leonards Crows Nest Planning Study Precincts 2 & 3 adopted in May 2015.

These significant sites will be subject to a rigorous design excellence process to determine the appropriate height, floor space ratio and other design details. Proposals for

significant sites would need to demonstrate consistency with the vision, design criteria and area wide design principles in this Plan (page 4, 10 & 11) and significant site design principles (insert). Significant sites are expected to meet the highest design standards and provide additional community benefits to ensure their overall impact is a positive one.



Figure 32: Significant Sites


Significant Site Design Criteria



Significant Sites must demonstrate consistency with the vision, area wide design principles and design criteria in this Plan (page 4, 10 & 11) and deliver exceptional design quality and contribute to the following:

- Undertake a design excellence process.
- Sustainable, walkable and liveable city.
- Meet solar height planes in this Plan (identified in figure 11 on page 26).
- Manage cumulative overshadowing impacts of significant sites in the area. Consider actions and recommendations identified in the draft Plan.
- Respond to street character and surrounding heritage items and/ or areas when determining street wall height, awnings and ground and upper level setbacks.
- Exemplary street level activation and contribution to the public domain with ground level setbacks, plazas or similar.
- Have a positive impact on the area's key view lines and vistas, with consideration of a visual marker of an important place.
- Slender towers (smaller floor plate) to avoid bulk.
- Make significant improvements to the public domain and local infrastructure.
- Provide gradual transitions, sensitive interfaces and an appropriate response to the scale of the street (using a combination of street wall heights, ground and upper level setbacks).
- Avoid unreasonably constraining development potential of neighbouring sites.
- Tree canopy planting or other landscaping in public spaces on site.

Note: Subject to further detailed urban design analysis, the site specific design criteria may be varied in circumstances where a proposal clearly demonstrates a better design outcome and the proposal demonstrates consistency with the vision and area wide planning principles identified in the Plan (page 11).

 **Foresnore to Foresnore Link**