

**Report to General Manager**

CD Attachment:  
St Leonards Strategy  
Planning Principles Agreement

**SUBJECT:** St Leonards Strategy 2006

**AUTHOR:** David Parsell, Senior Strategic Planner, 1 December 2006

**SUMMARY:**

The NSW State Government's Metropolitan Strategy has identified St Leonards as a specialised economic and employment hub in Sydney's 'global arc'. In response Lane Cove, North Sydney and Willoughby Councils, in conjunction with the Department of Planning, have undertaken the preparation of a long term economic and urban growth plan for the St Leonards area, known as the St Leonards Strategy (*the Strategy*). The consultant firm, David Locke and Associates, was appointed to prepare the Strategy.

A Planning Principles Agreement was also created to provide a framework for cooperation in the future planning of St Leonards between the partners and to guide implementation of the Strategy.

After comprehensive consultation with the community, councillors and staff, a **final** version of the Strategy and Planning Principles Agreement was signed off by the Steering Committee and Department of Planning on 27 November 2006. As a result, the documents will be reported to North Sydney, Lane Cove and Willoughby councils for formal adoption over the next 2 weeks.

It is recommended that Council adopt the Strategy and Planning Principles Agreement.

Copies of the St Leonards Strategy and Planning Principles Agreement are provided on the CD attached. Hard copies of the documents have also been placed in the Councillors room.

**RECOMMENDATION:**

**THAT** Council adopt the St Leonards Strategy and Planning Principles Agreement.

**Financial Implications**

There are no additional financial implications.

Signed \_\_\_\_\_

Endorsed by \_\_\_\_\_  
Director Planning & Development Services

Report of David Parsell, Senior Strategic Planner, 1 December 2006

Re: St Leonards Strategy 2006

## INTRODUCTION

The NSW State Government's Metropolitan Strategy has identified St Leonards as a specialised economic and employment hub in Sydney's 'global arc'.

In response Lane Cove, North Sydney and Willoughby Councils, in conjunction with the Department of Planning, have undertaken the preparation of a long term economic and urban growth plan for the St Leonards area known as the St Leonards Strategy. The consultant firm, David Locke and Associates, was appointed to prepare the Strategy.

At its meeting held on 10 April 2006, Council resolved to adopt the draft Strategy for public exhibition. The draft Strategy was placed on exhibition on 24 April 2006 for four weeks and 36 submissions were received.

At its meeting held on 5 June 2006, Council resolved to write to the authors of the St Leonards Strategy, David Lock Associates, outlining its concerns and recommendations. The submission was sent to the consultant on 7 June 2006.

After comprehensive consultation with the community, councillors and staff, a **final** version of the Strategy and Planning Principles Agreement was signed off by the Steering Committee and Department of Planning on 27 November 2006. As a result, the documents will be reported to North Sydney, Lane Cove and Willoughby councils for formal adoption over the next 2 weeks.

## CONSULTATION

In addition to the Reports to Council and public exhibition period, the Strategy was prepared in consultation with:

<i>Councillors</i>	<ul style="list-style-type: none"> <li>• Workshops held 23 January 2006 and 28 February 2006.</li> <li>• Joint meeting between North Sydney, Willoughby and Lane Cove councillors and GMs held 17 May 2006.</li> <li>• Councillor Briefing held 1 June 2006.</li> <li>• Information session held 2 November 2006.</li> </ul>
<i>Community</i>	<ul style="list-style-type: none"> <li>• Workshops held 23 January 2006 and 28 February 2006.</li> <li>• Information session held 2 November 2006.</li> </ul>
<i>Property Owners</i>	<ul style="list-style-type: none"> <li>• Workshops held 23 January 2006 and 28 February 2006.</li> <li>• Information session held 2 November 2006.</li> </ul>
<i>Precincts</i>	<ul style="list-style-type: none"> <li>• Workshops held 23 January 2006 and 28 February 2006.</li> <li>• Information session held 2 November 2006.</li> </ul>
<i>Staff</i>	<ul style="list-style-type: none"> <li>• Frequent meetings held by Steering Committee over 12 months.</li> <li>• General Managers and Strategic Staff workshop held 11 May 2006.</li> <li>• Joint meeting between North Sydney, Willoughby and Lane Cove councillors and GMs held 17 May 2006.</li> </ul>

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## STRATEGY AIMS

The aims of the St Leonards Strategy include:

- To identify how the economic role of the centre can be strengthened.
- To identify how sustainability, amenity and a sense of place in the centre can be strengthened.
- To establish a coordinated planning approach from the three councils.

## STRATEGY RECOMMENDATIONS

### *Rezoning Recommendations*

The most significant recommendation of the Strategy for North Sydney Council is to rezone sites on the Pacific Highway Corridor from 'mixed use' to 'general business/commercial' and to prohibit residential (pg 99). The relevant properties are: 378-420 and 497-657 Pacific Highway; 75-81 and 94-106 Christie Street and 1 Chandos Street. The location of these properties are highlighted in the map below.



At its meetings on 10 April 2006 and 5 June 2006 Council supported the rezoning of these Pacific Highway, Christie Street and Chandos Street sites to commercial, as they are currently underdeveloped and have potential to accommodate commercial growth without adverse impacts upon adjoining sites. The current mixed use zoning of these sites is considered less desirable than the proposed commercial zoning as they lack the required amenity and development potential to attract residential redevelopment.

The Strategy *does not* recommend amending the existing height controls for the aforementioned sites. Current height controls will still apply following the sites rezoning. The rezonings will be incorporated into the preparation of the Standard Instrument.

The rezoning of these sites from mixed use to commercial will not impact the Councils ability to meet the residential dwelling targets required by the Department of Planning. Significant potential for additional dwellings remains throughout St Leonards.

### *General Recommendations*

The Strategy makes several general recommendations to achieve its aims and apply to the three councils and to other entities such as the Department of Planning and the RTA. These recommendations relate to the improvement of:

- Support services
- Pedestrian and bicycle networks
- Transport, streetscape
- Funding
- Cooperation between Councils

The recommendations are outlined in the *Making it Happen* chapter of the Strategy (pg 96).

A previous recommendation to extend the operation of the current Pacific Highway T3 Bus Transit Lanes, from 3pm to 7pm to throughout the day, has been removed at the request of Council. Full time bus transit lanes would completely eliminate parking on the Pacific highway and reduce the accessibility to adjacent retail businesses.

## **PLANNING PRINCIPLES AGREEMENT**

The Planning Principles Agreement (attached to this Report) acknowledges the principles of cooperation pertaining to the future planning and development of St Leonards. It reflects the key outcomes of the St Leonards Strategy, provides a framework for joint participation in future planning by the partners and shall guide the operation of future project phases.

The Planning Principles Agreement was prepared in consultation with councillors and staff from North Sydney, Willoughby and Lane Cove. Most of the key principles and actions were developed at a joint meeting between councillors from each of the councils held 17 May 2006. The Agreement was signed off by the Department of Planning on 27 November 2006 and will be reported over the next 2 weeks to the three councils, in conjunction with the St Leonards Strategy, for formal adoption.

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Re: St Leonards Strategy 2006

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## **CONCLUSION**

The St Leonards Strategy and Planning Principles Agreement will provide the framework for accommodating the additional employment and housing over the next 30 years required by the NSW Government's Metro Strategy.

It is recommended that Council adopt the St Leonards Strategy and Planning Principles Agreement. Following their adoption by North Sydney, Lane Cove and Willoughby councils, a Technical Working Group, comprising key staff of each council, will be established to begin implementing the Strategy's recommendations.