

**Report to General Manager**

Attachment: Draft St Leonards Strategy

SUBJECT: Draft St Leonards Strategy – Proposed Exhibition**AUTHOR:** David Parsell, Strategic Planner, 3 April 2006**SUMMARY:**

In the recently released Metro Strategy St Leonards has been identified as a 'special centre' and thus, will be required to accommodate additional employment and housing over the next 30 years. Lane Cove, North Sydney and Willoughby councils have been given funding by the NSW Government to prepare the St Leonards Strategy to determine how this growth will be achieved. The consultant firm, David Locke and Associates, has been appointed to prepare the Strategy.

A draft of the St Leonards Strategy has been submitted to Council and this report presents a summary of the recommendations that are relevant to North Sydney.

A copy of the draft strategy has been placed in the Councillors room.

RECOMMENDATION:

- A. **THAT** Council adopt the Draft St Leonards Strategy, attached to this report for exhibition.
- B. **THAT** the Draft St Leonards Strategy be placed on public exhibition for a period of 28 days.
- C. **THAT** public notice of this exhibition be given.

Financial Implications

There are no additional financial implications.

Signed _____

Endorsed by _____

Director Planning & Development Services

BACKGROUND

In the recently released Metro Strategy St Leonards has been identified as a ‘special centre’ and thus, will be required to accommodate additional employment and housing over the next 30 years. Lane Cove, North Sydney and Willoughby councils have been given funding by the NSW Government to prepare the St Leonards Strategy to determine how this growth will be achieved. The consultant firm, David Locke and Associates, has been appointed to prepare the Strategy.

The St Leonards Strategy has four main purposes:

- To inform a new LEP format, as part of the NSW Planning Reform Program;
- 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.

The preparation of this strategy has been guided by a Steering Committee consisting of representatives of the three councils and the Department of Planning. Input has also been gained through meetings with Councillors from the three councils, and with two focus groups:

- A Community Reference Group, consisting of representatives of local community groups and interests;
- A Property Development Focus Group, consisting of key landowners and local real estate agents and developers.

STRATEGY RECOMMENDATIONS

The Strategy makes the following recommendations relevant to North Sydney Council.

1. Planning Framework

NSLEP

Sydney’s Metropolitan Strategy seeks a 30% increase in the number of jobs in St Leonards by 2031. Analysis undertaken as part of the Strategy indicates that St Leonards has both the potential demand for this number of additional jobs – assuming optimum conditions are provided—and the capacity to supply the additional workspace required.

The Strategy recommends a ‘strategic growth’ scenario to achieve the increase in workspace required to accommodate 8,000 additional jobs in St Leonards. Under this scenario key sites are identified for statutory zoning changes to promote focused development opportunities.

For North Sydney the proposed zoning changes to the LEP are as follows:

- Rezone lands on Highway Corridor from ‘Mixed Use’ to ‘General Business/Commercial’ zone and prohibit residential flat buildings (497-583 Pacific Highway & 378-420 Pacific Highway);
- Maximum FSR of 3:1 for this General Business zone.

Comment

These Pacific Highway sites have been chosen for rezoning to commercial as they are currently underdeveloped and have potential to accommodate significant growth without adverse impacts upon adjoining lands. The current mixed use zoning of these sites is considered less desirable than residential as they lack the required amenity and development potential to attract residential redevelopment.

This rezoning would yield approximately 35,000m² of commercial floor space. The remaining commercial floor space will be achieved by:

- The redevelopment of the RNSH site (approximately 87,000m²)
- An increase in density on the commercial zones in Lane Cove LGA, around Oxley and Christie Streets, and in Willoughby LGA, at the Alto Ford site (approximately 50,000m²)
- The take up of existing vacant floor space site (approximately 30,000m²)

The change from mixed use to commercial for the Pacific Highway sites will have some impact on Council's residential yields. However, this can be picked up elsewhere in St Leonards. A recommendation of the Strategy is to allow duplexes in the Lane Cove residential zone (Duntroon Avenue and Berry Road) and residential is also proposed on the RNSH site.

NSDCP

- The three councils jointly prepare and adopt a place specific DCP for St Leonards.

2. Transport Initiatives

Policy

- Prepare comprehensive TDM policies to address the needs of all transport modes;
- Develop parking provision rates that manage private vehicle use;
- Make pedestrian and cyclist planning issues fundamental priorities and integrate pedestrian and cyclist planning principles into land use planning controls;
- Develop policies that encourage travel behaviour change (e.g. Require Workplace Travel Plans for all new developments and tenants);
- Ensure an integration of St Leonards Strategy policies with other existing Council transport plans.

Public Transport Services

- Investigate potential for improved bus services in Pacific Highway corridor and those that service Royal North Shore Hospital;
- Provide opportunities for improved bus facilities on Pacific Highway (e.g. develop/design proposals and ensure development funding is made available to provide better bus facilities for westbound services);
- Advocate for improved future rail services at St Leonards.

Infrastructure

- Implement comprehensive pedestrian infrastructure upgrades;
- Resolve station access issues for pedestrians and cyclists;
- Implement bicycle infrastructure upgrade to provide a comprehensive cycle network;

- Implement selected intersection and traffic management improvements;
- Implement comprehensive public transport information system at all bus stops and key retail locations;
- Provide comprehensive directional signage system for pedestrians and cyclists;
- Advocate for bus priority measures at nominated key intersections.

3. Public Domain Improvements

- Advocate improved pedestrian crossing facilities on the Pacific Highway through changes to signal phasing and/or reduced crossing distances;
- Identify, design and construct preferred measures for improving pedestrian crossing of Christie Street at Chandos and Atchison Streets;
- Design and construct a replacement central fence and median treatment for the Pacific Highway;
- Plan and install additional street tree planting along the Pacific Highway;
- Upgrade all public open spaces.

4. Funding

- Councils jointly prepare a 94A Contributions Plan for the St Leonards Centre;
- Councils to borrow capital as seed funding for key infrastructure delivery within St Leonards, with principal and cost of money ultimately being reimbursed through a contributions plan;
- Councils to pursue Planning Agreements that secure public facilities with developers as part of the development of large or key landholdings.

5. Management & monitoring

- Establish a joint Council Steering Committee;
- Develop a project plan to monitor implementation of strategy outcomes;
- Create a financial entity for pooling of developer contribution funds;
- Establish a joint Local Area Approval Committee for assessment of key DA's;
- Councils should develop consistent or compatible IT for spatial data.

CONCLUSION

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

Urban design parameters have to be considered to reduce the impact of any development in accordance with the Strategy. The recommended changes to planning controls will not impact on the North Sydney community and are therefore considered acceptable for exhibition.

It is recommended that Council adopt the draft St Leonards Strategy for public exhibition.