

**DECISION OF 3689<sup>th</sup> COUNCIL MEETING  
HELD ON 20 MARCH 2017**

**61. CiS08: St Leonards/Crows Nest Planning Study – Progress Report**

Report of Marcelo Occhiuzzi, Manager Strategic Planning

At its meeting on 22 October 2012, Council resolved to receive half yearly progress reports on the implementation of the St Leonards/Crows Nest Planning Study. This report constitutes the eighth progress report as required by Council’s resolution.

Following adoption of the St Leonards/Crows Nest Planning Study - Precinct 1 in 2012, and Precincts 2 and 3 in May 2015, Council has successfully progressed a number of site specific Planning Proposals and associated Voluntary Planning Agreements (VPAs) and is in the process of facilitating ongoing discussions with several parties. This process is facilitating developments that are consistent with Council’s strategic vision for the area and which also contribute funds towards the expansion of Hume Street Park, and other public benefits identified by these studies.

On 7 July 2016, the Minister for Planning announced a strategic planning investigation into St Leonards, Crows Nest and Artarmon industrial area. Work by the Department of Planning and Environment is ongoing and Council staff continue to endeavour to ensure that Council’s objectives and aspirations for the precinct are delivered by this work.

In addition to this, progress on the realisation of the vision for the expansion of Hume Street Park continues with the appointment of a consultant to prepare a stage 1 development application for the project, which is expected to be lodged by mid-2017. This has been the subject of considerable internal discussion and collaboration.

In addition, the following has occurred since the last update:

- Planning Proposal for 575 Pacific Highway has received a Gateway Determination from the Department (subject of a separate report)
- Lodgement of two Planning Proposals (655-657 Pacific Highway and 100 Christie Street) in Precinct 2
- Options for the closure of Hume Street continue to be assessed
- Preparation and adoption of the Mitchell Street plaza concept designs
- Priority Precinct process has continued with consultants’ draft reports being prepared and Council providing a comprehensive response.

**Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period**

The Guidelines have been considered in the preparation of this report and are not applicable.

**Recommending:**

1. **THAT** the report be received.

A Motion was moved by Councillor Baker and seconded by Councillor Beregi.

1. **THAT** the report be received.
2. **THAT** Council reiterate its commitment to the delivery of the Stage 1 expanded Hume Street Park works as soon as possible.

Voting was as follows:

For/Against 9/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Beregi	Y	
Reymond	Y		Barbour	Y	
Clare	Y		Morris	Y	
Baker	Y		Marchandean	Y	
Carr	Absent		Bevan	Y	

**RESOLVED:**

1. **THAT** the report be received.
2. **THAT** Council reiterate its commitment to the delivery of the Stage 1 expanded Hume Street Park works as soon as possible.

**Report to General Manager**Attachments:  
Nil**SUBJECT:** St Leonards/Crows Nest Planning Study - Progress Report**AUTHOR:** Marcelo Occhiuzzi, Manager Strategic Planning**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

At its meeting on 22 October 2012, Council resolved to receive half yearly progress reports on the implementation of the St Leonards/Crows Nest Planning Study. This report constitutes the eighth progress report as required by Council's resolution.

Following adoption of the St Leonards/Crows Nest Planning Study - Precinct 1 in 2012, and Precincts 2 and 3 in May 2015, Council has successfully progressed a number of site specific Planning Proposals and associated Voluntary Planning Agreements (VPAs) and is in the process of facilitating ongoing discussions with several parties. This process is facilitating developments that are consistent with Council's strategic vision for the area and which also contribute funds towards the expansion of Hume Street Park, and other public benefits identified by these studies.

On 7 July 2016, the Minister for Planning announced a strategic planning investigation into St Leonards, Crows Nest and Artarmon industrial area. Work by the Department of Planning and Environment is ongoing and Council staff continue to endeavour to ensure that Council's objectives and aspirations for the precinct are delivered by this work.

In addition to this, progress on the realisation of the vision for the expansion of Hume Street Park continues with the appointment of a consultant to prepare a stage 1 development application for the project, which is expected to be lodged by mid-2017. This has been the subject of considerable internal discussion and collaboration.

In addition, the following has occurred since the last update:

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- Preparation and adoption of the Mitchell Street plaza concept designs
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**FINANCIAL IMPLICATIONS:**

Nil.

**Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period**

The Guidelines have been considered in the preparation of this report and are not applicable.

**RECOMMENDATION:**

**1.THAT** the report be received.

## **LINK TO DELIVERY PROGRAM**

The relationship with the Delivery Program is as follows:

Direction: 2. Our Built Environment

Outcome: 2.2 Improved mix of land use and quality development through design excellence

Outcome: 2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community

Direction: 3. Our Economic Vitality

Outcome: 3.1 Diverse, strong, sustainable and vibrant local economy

Direction: 4. Our Social Vitality

Outcome: 4.2 Community is diverse

Direction: 5. Our Civic Leadership

Outcome: 5.1 Council leads the strategic direction of North Sydney

## **BACKGROUND**

On 29 November 2010, Council resolved to undertake a planning study of the St Leonards/Crows Nest area with the following objectives:

- New open space in St Leonards/Crows Nest;
- Increased investment in St Leonards and decreased commercial vacancy rates, with particular focus on the rejuvenation of the Pacific Highway between St Leonards train station and the intersection of Pacific Highway and Willoughby Road;
- Improved connectivity, particularly between St Leonards/Pacific Highway and Willoughby Road;
- Improved urban design and street level amenity particularly in St Leonards and along the Pacific Highway; and
- Improved building design and residential amenity in St Leonards.

The St Leonards/Crows Nest study area was divided into four precincts to allow detailed analysis and targeted planning solutions.



Figure 1 – St Leonards / Crows Nest Planning Study – precincts 1-4

The St Leonards/Crows Nest Planning Study - Precinct 1 was adopted by Council on 5 December 2011 with an addendum to that study adopted on 22 October 2012. The study of Precinct 1 presents an Open Space and Pedestrian Masterplan and a Built Form Masterplan that together provide a holistic approach to planning and development in the precinct. The masterplans include provision for:

- An expanded Hume Street Park with a pedestrian link to Willoughby Road;
- Widened footpaths along the Pacific Highway and key pedestrian routes; and
- High amenity mixed use buildings on key sites.

Council also resolved that there be six monthly reports to the Planning and Development Committee (now Legal and Planning Committee) on the progress and implementation of the St

Leonards/Crows Nest Planning Study. This report constitutes the eighth progress report as required by Council's resolution.

## **CONSULTATION REQUIREMENTS**

Community engagement is not required.

## **SUSTAINABILITY STATEMENT**

The sustainability implications were considered and reported on during the initiation phase of this project.

## **DETAIL**

### **1. Precinct 1**

The adopted St Leonards/Crows Nest Planning Study - Precinct 1 identifies the following implementation strategies:

- Landowner initiated changes to local planning provisions; and
- Initiatives and works undertaken by Council:
  - Land acquisition;
  - Closure of Hume Street and widening of verges on Clarke and Oxley Streets; and
  - Embellishment of expanded Hume Street Park.

#### **1.1. Implementation - Landowner initiated changes to local planning provisions**

Since adoption of the final study of Precinct 1 in October 2012, Council staff have been working with developers and property owners in implementing the Built Form Masterplan and maximising open space and public amenity for the community through implementation of the Open Space and Pedestrian Masterplan. This is occurring via site specific Planning Proposals and Voluntary Planning Agreements (VPAs). The proposals listed below were all consistent with Council's strategic vision for the area as articulated by these Masterplans as contained in the St Leonards/Crows Nest Planning Study - Precinct 1.

##### ***1.1.1. 545 Pacific Highway, St Leonards***

The first site specific Planning Proposal relating to the site at 545-553 Pacific Highway, St Leonards (North Sydney LEP 2001 Amendment No. 54) sought to amend the North Sydney Local Environmental Plan (LEP) 2001 by increasing the height control from 26 metres to 50 metres and by introducing a site specific FSR control of 6.6:1. The Planning Proposal was accompanied by a VPA which provides for, among other things, building setbacks to allow for an improved public domain and a \$1,527,500 monetary contribution towards the expansion of Hume Street Park.

The amendments to NSLEP brought about by the Planning Proposal came into force on 24 May 2013 and a Development Application for a 50 metre building (DA 455/12) was subsequently approved.

##### ***1.1.2. 7-19 Albany Street, St Leonards***

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The second site specific Planning Proposal relating to the site at 7-19 Albany Street, St Leonards (NS LEP 2013 Amendment No. 4) sought to amend LEP 2013 by increasing the height control from 26 metres to 40 metres and by introducing a site specific FSR control of 5.6:1. The Planning Proposal was accompanied by a VPA which provided for, among other things, building setbacks to allow for an improved public domain and a \$700,000 monetary contribution towards the expansion of Hume Street Park.

The amendments to LEP 2013 brought about by the Planning Proposal came into force on 11 July 2014 and a Development Application for a 40 metre building (DA167/14) was approved in November 2014 and is now under construction.

#### ***1.1.3 521 Pacific Highway, Crows Nest***

The third site specific Planning Proposal relating to the site at 521 Pacific Highway, Crows Nest, sought to amend LEP 2013 by increasing the height control from 20 metres to 40 metres and by introducing a site specific FSR control of 5.3:1. The Planning Proposal was accompanied by a draft VPA which provides for, among other things, a 6 metre building setback from Oxley Street to allow for a widened footpath, landscaping and outdoor seating as well as a \$1,600,000 monetary contribution towards the expansion of Hume Street Park.

The Planning Proposal and draft VPA were publically exhibited in February and March 2015 and were endorsed by Council at its meeting on 20 April 2015. The VPA was executed on 17 August 2015.

Since this time, however, the announcement of the location of the Metro has identified that this site forms part of the actual metro redevelopment site. The site has been acquired by Transport for NSW for the purposes of construction of the Metro. The Planning Proposal was rescinded in December 2016. The VPA is currently in the process of being revoked.

#### ***1.1.4. 575-583 Pacific Highway, St Leonards***

The fourth site specific Planning Proposal relating to the site at 575-583 Pacific Highway, St Leonards, seeks to amend LEP 2013 by increasing the height control from 26 metres to 56 metres and by introducing a site specific FSR control of 7.37:1. The Planning Proposal is accompanied by a draft VPA which provides for, among other things, retention of the “Old Marco Building” heritage item and approximately \$5M monetary contribution towards the expansion of Hume Street Park.

In December 2015, Council endorsed the Planning Proposal for the purpose of public exhibition subject to minor administrative amendments being made to the draft VPA. Council has been awaiting an amended version of the draft VPA to be provided by the proponent. However, in August 2016 the proponent lodged a request for a pre-gateway determination review to be undertaken.

The Planning Proposal for this site has effectively been granted Gateway Determination by the Department with a slightly reduced floor space ratio. It is expected that this Proposal will be publicly exhibited in the coming months. This process is outline din greater detail in a separate report to the Council meeting of 20 March 2017.

### ***1.1.5. 31-33 Albany Street, Crows Nest***

The fifth site specific Planning Proposal relating to the site at 31-33 Albany Street, Crows Nest, seeks to amend LEP 2013 by increasing the height control from 13 metres to 26 metres, consistent with the Built Form Masterplan, and by introducing a site specific FSR control of 4.27:1. The Planning Proposal is accompanied by a draft VPA which provides for, among other things, a \$1,150,000 monetary contribution towards the expansion of Hume Street Park.

In October 2015, Council endorsed the Planning Proposal and draft VPA for the purpose of public exhibition and the Planning Proposal was sent to the Department of Planning and Environment (“the Department”) with a request for a Gateway Determination. Council received a Gateway Determination in early February 2016 which contained a number of unusual conditions that alter the Planning Proposal as endorsed by Council. This included a State Infrastructure Contribution (SIC) requirement that was unquantified and lacked detail. Council formally lodged a review of this condition in March 2016. This resulted in the required for a SIC being removed.

The Planning Proposal and draft VPA were placed on public exhibition from Thursday 9 June 2016 to Thursday 7 July 2016. The VPA was subsequently executed and the LEP amendment made on 25 November 2016. A Development Application was approved by Council on 20 December 2016 by Council’s Planning Panel.

## **1.2. Implementation - Initiatives and works undertaken by Council**

The current status of each initiative/work required to achieve the Open Space and Pedestrian Masterplan for Precinct 1 is summarised below:

### ***1.2.1. Expansion of Hume Street Park***

In August 2014, Council resolved to engage consultants to prepare lead a consultancy team for the concept and feasibility planning for the expansion of the park. The consultant team came up with three concept design options. Consistent with the St Leonards/Crows Nest Planning Study - Precinct 1, the three concept design options all involve the partial closure of Hume Street and the creation of a new urban plaza and link to Willoughby Road.

In May 2015, North Sydney Council resolved to exhibit the draft Hume Street Park concept design options for public comment. The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015. A wide-ranging consultation exercise was undertaken with key stakeholders. On 21 September 2015, Council formally adopted concept design option 3 as the preferred vision for the expansion of Hume Street Park.

Council’s resolution of 21 September 2015, also outlined steps for the delivery of the adopted concept design including:

- Amending LEP 2013 and Development Control Plan (DCP) 2013 to enable the development of the preferred concept design;
- Detailed design and the preparation of a Development Application;
- Resolution of the preferred use of the void located under the proposed plaza.
- Planning for progressive implementation of the works generally in accordance with the exhibited staging plan.



Figure 2 – Adopted concept design option for Hume Street Park (looking north)

### 1.2.2 *Planning Proposal and DCP amendments*

In December 2015, Council endorsed a Planning Proposal for the purpose of public exhibition. The Planning Proposal sought to amend LEP 2013 to facilitate the redevelopment of Hume Street Park consistent with the concept design option endorsed by Council. In particular, the proposed amendments sought to:

- Rezone the entire site to RE1 Public Recreation;
- Introduce recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks as site specific uses via Schedule 1 of NSLEP 2013 (Clause 11);
- Remove height controls from the site on the Building Height Control Map;
- Remove non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map;
- Identify the site at 90 Willoughby Road (Lot 11 Sec. 4 DP2872) on the Land Reservation Acquisition Map;
- Classify the land (with the exception of 90 Willoughby Road) as “operational” in accordance with Part 2 of Chapter 6 of the Local Government Act 1993 by listing the subject site within Part 2 of Schedule 4 of LEP 2013.

Similarly, Council resolved to exhibit proposed amendments to North Sydney DCP 2013 which seek to facilitate the expansion of Hume Street Park and protect its future function as high amenity open space.

The proposed DCP amendments were exhibited concurrently with the subject Planning Proposal from 7 July 2016 to 4 August 2016. On 19 September Council resolved to forward the

Planning Proposal to the DPE for finalisation. The Planning Proposal continues to be with the Department of Planning and Environment and it is understood that making of the LEP amendment is in its final stages.

### ***1.2.3 Land acquisition***

Council has now purchased three properties in a row in Hume Street as part of its long term strategy to expand Hume Street Park and improve pedestrian connectivity in accordance with the Open Space and Pedestrian Masterplan for Precinct 1. Council's Property Management Agents are now focusing on negotiations with property owners on the eastern side of the identified area to secure properties that will allow the desired link to Willoughby Road.

### ***1.2.4 Development Application***

In February 2017, Council engaged the consultancy team (James Mather Delaney Landscape Architects and Tonkin Zulaikha Greer Architects and associated sub-consultants) who worked on the previous feasibility and concept stage to prepare the Development Application for Stage 1 works, which is seeking approval to demolish the properties to achieve the space for the plaza and pedestrian link to Willoughby Road.

The DA will include the detailed design for permanent treatment of the Willoughby Road pedestrian link and interim treatment of Hume Street lots and Hume Lane connection. It is noted the treatment for the Hume Street plaza area is interim insofar as the final plaza works cannot be constructed until such time as the below-ground building component is complete – which will be the subject of future funding and separate DA process.

It is anticipated that the DA will be lodged by June 2017, subject to the outcomes of the acquisition process for the property affected by the Willoughby Road pedestrian link.

### ***1.2.5 Preferred use of underground void***

Council has previously resolved to test the market in respect of the underground cinema complex proposed in the adopted Option 3. A number of cinema operators have heard about the project via various avenues and have met with Council officers to express their interest. However, a formal call for EOI is yet to be advertised.

### ***1.2.6 Closure of Hume Street***

Work is continuing on addressing the resolution from the Council meeting of 21/11/16, where it was resolved:

- 1. THAT Council undertake more direct consultation with tenants of Hume Street regarding the road closure.*
- 2. THAT Council request a new Traffic Management Plan for the closure of Hume Street to vehicular traffic with a risk assessment on the safety aspects of closing Hume Street, particularly with regard to access for the child care centre, and cumulative impacts of the closure of Hume Street south of Clarke Street during construction of the Metro station be submitted as part of Council's DA for the Stage 1 works.*

### **1.2.7 Public domain streetscape upgrades**

The following has occurred/is occurring since the last update:

- Pacific Highway paving (West side between Falcon Street to Hume St) has been completed.
- Falcon Street paving (from Pacific Highway around onto Willoughby Rd) has been completed.
- Ongoing minor repairs to trip hazards and faulty lights in liaison with Crows Nest Mainstreet.
- Tender documents for the upgrade of Ernest "Plaza" (Ernest Street between Willoughby Lane and Alexander Street) are almost complete.
- Construction has started to relocate the Ernest Place substation which is expected to be complete late May.
- Section of separated cycleway and associated landscaping completed at the intersection between Clarke Road and Oxley Street.
- Design investigations aimed at improving walking/cycling connections through the Albany Street and Oxley Street intersection have commenced and a funding application has been submitted to the RMS Active Transport Program to share funding for this initiative.

### **1.2.8 Amendments to DCP 2013**

In February 2014, Council adopted an amendment to North Sydney DCP 2013. In particular, the DCP was amended to include provisions for increased setbacks and site specific podium heights at locations identified by the St Leonards/Crows Nest Planning Study - Precinct 1. The amendment ensures that more detailed built form requirements envisaged by the adopted planning study are achieved, regardless of whether a particular site is the subject of a site specific Planning Proposal and VPA.

## **2. Precincts 2 and 3**

### **2.1 Background**

The *St Leonards/Crows Nest Planning Study - Precincts 2 and 3 Study* was formally adopted by Council on 18 May 2015. The adopted study aims to:

- Establish a liveable, high amenity mixed use centre;
- Support creative/innovative industries establish and grow;
- Improve urban design and street level amenity; and
- Improve building design and residential amenity.

As per Precinct 1, the Precincts 2 & 3 Study is being implemented via:

- Landowner initiated changes to local planning provisions and associated VPAs; and
- Initiatives and works undertaken by Council.

Since adoption of the final study, Council staff have commenced negotiations with developers and property owners on Planning Proposals that facilitate the built form outcomes endorsed by the study. The Planning Proposal negotiations seek to facilitate the following public benefits by way of Voluntary Planning Agreements (VPAs):

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- Upgrade of Christie Street Reserve with bike hub and Mitchell Street Plaza;
  - Creation of new, landscaped “linear parks” along Mitchell St and Oxley Streets;
  - Provision of a multi-purpose art centre;
  - Provision of affordable commercial space for start-up businesses;
  - Provision of a 60-place long day childcare facility; and
  - Provision of affordable housing.

## **2.2 Implementation – Planning Proposals**

On 5 September 2016, a planning proposal for 655 and 657 Pacific Highway, St Leonards to enable the construction of a mixed use tower on the site was lodged with Council. Proposed public benefits include a pedestrian link under the Pacific Highway and affordable housing contribution.

On 21 December 2016 a planning proposal for 100 Christie Street, St Leonards to enable the construction of a mixed use tower on the site was lodged with Council. Proposed public benefits include upgrading Christie Street Reserve and two floors of affordable commercial space for start-up businesses gifted to Council, plus a financial contribution towards a bike hub.

The proposals are currently under review and will be reported to Council in due course.

It is anticipated that following ongoing negotiations, proponents representing a third site in Precinct 2 will soon be in a position to lodge a planning proposal.

Discussions have also recently re-commenced with Auswin TWT who has extensive landholdings in Precinct 3.

## **2.3 Implementation - Initiatives and works undertaken by Council**

### **2.3.1 Background**

The adopted study identifies a range of initiatives and works to be undertaken by Council including:

- A suite of streetscape improvements under the Public Domain Style Guide;
- Transform St Leonards into a transit oriented centre by downgrading the traffic role of Atchison, Mitchell and Oxley Streets and installing new bike paths and infrastructure;
- Install pedestrian crossings, and traffic lights over time, on key intersections;
- Investigate establishing a dedicated taxi rank near the station;
- Promote innovative on-site parking arrangements that reduce the demand for parking;
- Target small-medium businesses and creative industries and actively promote St Leonards as a place to do business;
- Set ground level, whole building and above podium setbacks to improve built form;
- Set design principles to encourage tall, slender towers with good separation;
- Design to be considered upfront by referring schemes to the Design Excellence Panel.

To date the following have occurred:

- Preparation of a Public Domain Upgrade Masterplan for St Leonards;
- Voluntary Planning Agreement (VPA) for 6-16 Atchison Street has secured \$3.3M financial contribution for the Mitchell Street Plaza upgrade;

- Tender for construction of the Mitchell Street plaza upgrade is anticipated in April 2017 with construction expected to start mid-year;
- Cycleway improvements (Willoughby/Atchison kerb extensions amongst others);
- Adoption of the Economic Development Strategy, which includes a suite of proposed initiatives to support small to medium sized businesses establish in St Leonards.
- Amendments to the North Sydney DCP 2013 that:
  - set new ground level, whole of building and above podium setbacks to improve built form;
  - reduce maximum car parking rates in the centre, improve Green Travel Plan requirements and reduce impediments to innovative parking on-site parking arrangements.
- Planning proposals informed by the DCP amendments and Design Excellence Panel.

### **2.3.2 Public domain upgrades**

Details of the Mitchell Street Plaza upgrade were reported to the Legal and Planning Committee on 22 August 2016. Since then, the concept design has been refined in consultation with adjacent property owners, businesses and residents. Tender for construction is anticipated in April 2017 with construction expected to start mid-year.

The plaza upgrade will include a ‘Gateway Statement’ with a green wall and light totems, laneway conversion into a shared zone, new seating, paving, bike racks, bollards and landscaping. The project will raise St Leonards’ profile as a high amenity mixed use centre and provide a new, high amenity space for the community.

The upgrade is being funded by a voluntary planning agreement for close to \$3.3M that was executed between Council and the developer of 6-16 Atchison Street in 2015.

The project recently received some positive press coverage in the Mosman Daily (*‘Plaza set for green revamp: Mitchell St hub makeover plan’* March 9, 2017).

### **2.3.3 Employment**

On 15 August 2016, Council endorsed the *Economic Development Strategy*. The strategy includes proposals to support St Leonards’ small businesses, start-ups, and emerging arts and cultural sector.

A vision document is currently being prepared to promote St Leonards attractions to small-medium businesses and creative industries. This initiative supports recommendations of both the Precincts 2&3 Study and the *Economic Development Strategy*.

## **3. State Government’s Priority Precinct Review**

### **3.1 Background**

On 7 July 2016, the former Minister for Planning announced St Leonards, Crows Nest and the Artarmon industrial area as an area under investigation as a “Priority Precinct”. The press release states, amongst other things, that “the Department is working with Lane Cove, North Sydney and Willoughby Councils to investigate other ways to rejuvenate the area”. It also flags State Government’s intention to impose a State Infrastructure Contribution (SIC) in the area.

On 22 August 2016, details of the proposed State Government's priority precinct review were reported to the Legal and Planning Committee. The review is now underway.

On 5 December 2016, Council endorsed the *Crows Nest Placemaking and Principles Study* (2016). The CNPP Study is informed by the 1000+ community survey responses that was received by Council prior to the priority precinct announcement. It broadly covers land within an 800 metre radius of the planned Crows Nest metro station, including all of Precincts 1, 2 and 3. A copy of the CNPP Study was subsequently sent to the Department to inform the priority precinct review, in line with the Council resolution.

There has been no response to date from the Department.

### **3.2 Recent discussions with the Department of Planning & Environment**

#### **3.2.1 Governance**

On 29 July 2016, a Project Control Group (PCG) was established to agree on deliverables and ensure the successful delivery of the review. The PCG consists of Executive level representatives from each Council and the Department. It is chaired by Dr Deborah Dearing, the North District Commissioner at the Greater Sydney Commission.

The PCG has met on 3 occasions as follows:

- 29 July 2016 – Inception meeting
- 12 September 2016 – PCG 2
- 21 October 2016 – PCG 3

On 21 October 2016, the PCG agreed to a Terms of Reference (TOR). A TOR was identified in late 2015 as a key requirement for North Sydney Council to participate in the review. It sets out the purpose and guiding principles for the priority precinct review. Notably, the TOR states:

*“The investigation will be a partnership between the three Councils, TfNSW and DP&E, characterised by collaboration and a shared purpose towards vibrant, liveable and economically strong communities on the lower north shore.*

*The investigation will respect existing studies and infrastructure plans that have already been supported by the community. Any changes as a consequence of this investigation will be clearly articulated, justified and supported by community consultation.”*

The PCG was to meet on a monthly basis however, five months have now elapsed. The next PCG is scheduled for the end of March 2017.

#### **3.2.2 Project Working Group**

The Department also set up a Project Working Group (PWG) to deal with the more detailed matters arising from the background studies, oversee the preparation of the draft Land Use and Infrastructure Strategy and examine funding mechanisms to deliver state and local infrastructure. The PWG is to meet on a monthly, or as needs basis.

The PWG has met on 4 occasions as follows:

- 4 October 2016 – consultant introduction
  - 12 & 13 October 2016 – landowner presentations
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- 20 October 2016 – precinct vision session
- 19 December 2016 – employment review and draft vision statements

On 23 December 2016, following the last meeting, the Department distributed a draft employment study, vision statement and guiding principles for comment. On 13 February 2017, Council provided a comprehensive response to the various draft documents tabled by the Department.

There has been no response to date from the Department.

Since that time, it is understood that a significant amount of work has been undertaken by the consultants engaged by the Department on urban design, open space and social infrastructure, and transport matters. Council has had no involvement in this work to date, however on 13 March 2017 the Department advised that it will distribute these studies shortly.

At the time of writing no PWG meeting has been scheduled.

### ***3.2.3 Advisory Panel***

An Advisory Panel is to be established consisting of representatives from the Government Architects Office, Chief Planner from the Department, and a local representative from each Council to advise and comment on the draft Land Use and Infrastructure Strategy prior to consideration by the Minister for Planning.

The Advisory Committee is being established, in part, due to Council's concerns that urban design firm SJB had been appointed to review the landowner presentations and have significant input into the draft Land Use and Infrastructure Strategy, despite having previously represented a number of the landowners in the precinct. This issue was outlined in a letter to the Department dated 23 August 2016.

On 31 October 2016, Council's Legal and Planning Committee nominated Councillor Zoe Baker to fulfil this role on behalf of North Sydney Council.

### ***3.2.4 Community Reference Group***

The Department also sought nominations for a Community Reference Group.

On 24 October 2016, Council resolved that the Department select participants from the Holtermann, Hayberry and Wollstonecraft Precinct Committees, the Crows Nest Mainstreet Committee and Crows Nest Centre.

### ***3.2.5 State Infrastructure Contribution***

To date, there has still been no formal advice from the Department as to the extent and purpose of the proposed State levy. The Department continues to informally suggest that the SIC may be put towards transport infrastructure, an education facility, regional open space and/or affordable housing, pending the outcome of the technical studies.

Council staff continue to reiterate concerns that the imposition of a SIC has, in some cases, jeopardised the successful delivery of our community endorsed placemaking strategy for St Leonards / Crows Nest.

On 13 February 2017, Council provided a list of infrastructure requirements to the Department.

There has been no response to date from the Department.

### **2.4.3 Comment**

Given 8 months have now elapsed since the review commenced, Council staff have seen little progress through the PCG/PWG setup. The commitment to monthly Executive level meetings have fallen by the wayside and the involvement of the working groups has been quite limited to date. This is disappointing given the TOR, which has been agreed to by the Department and the three Councils, emphasises a partnership approach between state and local government.

Council staff remain committed to the placemaking, employment, rejuvenation and other objectives identified in the planning studies adopted by Council in participating in this process. Considerable Council resources continue to be invested to ensure that the Department's process and outcomes, align with Council's objectives for the precinct.

In this context, it is regrettable that even though there was a degree of activity in late 2016, three months have passed since any contact or updates have been received from the Department regarding this process. As previously indicated, Council's considerable response to the various consultant draft reports, which was submitted on 13 February 2017 remains to be acknowledged, let alone responded to.

Staff remain hopeful that the process results in good planning outcomes and will continue to emphasise the mutually agreed notion of collaboration throughout the process.

## St Leonards and Crows Nest Station Precinct Terms of Reference for Stages 1 and 2

<p><b>Introduction</b></p>	<p>The Department of Planning &amp; Environment (DP&amp;E) proposes to work together with Lane Cove, North Sydney and Willoughby City Councils and Transport for NSW (TfNSW) to undertake a strategic investigation of the St Leonards and Crows Nest Station Precinct.</p> <p>DP&amp;E proposes a three stage approach for the investigation:</p> <ul style="list-style-type: none"> <li>• <b>Stage 1</b> – Strategic Employment Review;</li> <li>• <b>Stage 2</b> - Land Use and Infrastructure Strategy (including a special infrastructure contributions framework); and</li> <li>• <b>Stage 3</b> – Implementation Strategy.</li> </ul> <p>The Land Use and Infrastructure Strategy will be a high-level strategic document that establishes the planning framework to guide future development and infrastructure delivery over the next 20 years. The Strategy will identify a vision, proposed land uses, dwelling and job projections and the infrastructure (state and local) required to support growth.</p> <p>Following the conclusion of Stage 2, a decision will be made in consultation with Councils as to whether Stage 3 progresses.</p>
<p><b>Purpose</b></p>	<p>The purpose of the Terms of Reference is to identify the roles and responsibilities of Lane Cove, North Sydney and Willoughby City Councils, TfNSW and DP&amp;E for the investigation.</p>
<p><b>Guiding Principles</b></p>	<p>The investigation will be a partnership between the three Councils, TfNSW and DP&amp;E, characterised by collaboration and a shared purpose towards vibrant, liveable and economically strong communities on the lower north shore.</p> <p>The investigation will respect existing studies and infrastructure plans that have already been supported by the community. Any changes as a consequence of this investigation will be clearly articulated, justified and supported by community consultation.</p> <p>The investigation will be informed by the actions identified in <i>A Plan for Growing Sydney</i>. Stage 1 and 2 of the investigation will identify:</p> <ul style="list-style-type: none"> <li>• future employment needs and opportunities;</li> <li>• appropriate land uses and built form for the St Leonards and Crows Nest Station Precinct;</li> <li>• state and local infrastructure requirements to support the liveability of the Precinct;</li> <li>• funding mechanisms for state and local infrastructure; and</li> <li>• capacity for development to contribute to the infrastructure needs of the Precinct.</li> </ul>
<p><b>Role and Responsibilities</b> <i>(also refer to Governance flow chart)</i></p>	<p><b>Advisory Panel</b></p> <p>The Advisory Panel has been established to:</p> <ul style="list-style-type: none"> <li>• provide an advisory role and technical advice on the project;</li> <li>• peer review documents as required; and</li> <li>• provide comment and make recommendation to the Deputy Secretary.</li> </ul> <p><b>Project Control Group (PCG) – Chaired by District Commissioner</b></p> <p>The PCG will be established to:</p> <ul style="list-style-type: none"> <li>• keep the State government executive, council elected representatives aware of the progress of the investigation;</li> <li>• agree on the project deliverables and timeframes;</li> <li>• ensure achievement of program;</li> <li>• resolve any issues raised during the investigation;</li> <li>• agree on a community consultation program; and</li> <li>• meet on a monthly basis.</li> </ul> <p><b>Project Working Group (PWG)</b></p> <p>The PWG will be established to:</p> <ul style="list-style-type: none"> <li>• oversee the preparation and implementation of a Land Use &amp; Infrastructure Strategy;</li> <li>• oversee the development of funding mechanisms to deliver state and local infrastructure;</li> <li>• provide input to scopes of work for the project;</li> <li>• monitor the progress of the project against the program;</li> <li>• share information;</li> <li>• provide updates on work completed to date;</li> <li>• review and provide comment on draft reports;</li> <li>• work to resolve any issues which may arise;</li> <li>• provide input into the consultation activities and attend as required;</li> </ul>

	<ul style="list-style-type: none"><li>• landowners to be invited to present proposals to the PWG, as required; and</li><li>• meet on a monthly basis, or as required.</li></ul>
	<b>Council Briefing</b>
	DP&E will brief Council on the Strategy prior to exhibition and will seek comment. The exhibition of the Strategy will not be contingent on endorsement of the Councils.