

**Report to General Manager**

Attachments: Summary Of Submissions  
St Leonards Draft Public Domain Strategy

**SUBJECT:** St Leonards Draft Public Domain Strategy and Draft S94 Contributions Plan St Leonard's Public Domain Improvements

**AUTHOR:** Report of Katrina Best, Strategic Planner, 3 December 2003

**SUMMARY:**

At its meeting on 11 December 2002 Council resolved to prepare a Public Domain Strategy for St Leonards. Woods Bagot was engaged as the consultant team to prepare the Strategy. The proposed S94 Contributions Plan: St Leonard's Public Domain Improvements incorporates a revised levy for public domain improvements in St Leonards. The revised levy reflects the recommendation in the proposed strategy. The draft Section 94 Contributions Plan will operate for a period of ten years.

At its meeting on 16 September 2003 Council adopted St Leonards Draft Public Domain Strategy and Draft S94 Contributions Plan St Leonard's Public Domain Improvements for exhibition. The plans were publicly exhibited from Thursday 23 October 2003 to Thursday 20 November 2003. During this period 5 submissions were received at Council.

This report recommends the adoption of the St Leonards Draft Public Domain Strategy for implementation. It is recommended that the Section 94 Contributions Plan: St Leonards Public Domain Improvements be adopted as part of the general S94 plan that is separately reported to Council on this agenda.

**RECOMMENDATION:**

1. **THAT** Council consider the submissions received on the Draft St Leonards Public Domain Strategy.
2. **THAT** Council adopt the Draft St Leonards Public Domain Strategy, attached to this report, for implementation.
3. **THAT** Council defer the adoption the Draft Section 94 Contributions Plan: St Leonards Public Domain Improvements for consideration as part of the general Section 94 Plan.
4. **THAT** public notice of Council's adoption of the Draft St Leonards Public Domain Strategy be given.

5. **THAT** all submitters be thanked, in writing, for their submission and informed of Council's decision.

Signed \_\_\_\_\_

Endorsed by \_\_\_\_\_

SUSAN E FRANCIS  
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

## **BACKGROUND**

At its meeting on 11 December 2002, Council resolved to prepare a Public Domain Strategy for St Leonards. This project was funded through the capital works fund for the 2002- 2003 financial year.

The Strategy consists of two elements: design drawings concepts and suggested works for the proposed scheme for public domain areas within St Leonards, and estimated funding.

On 2 July 2002 Council called for tenders to undertake the St Leonards Public Domain Strategy (the Strategy). Woods Bagot was engaged as the consultant team to prepare the Strategy.

The Property Development Committee on 8 July 2002 resolved to form the St Leonards Streetscape Committee. The St Leonards Streetscape Committee has provided Council with information, issues and expectations relating to the public domain upgrade within St Leonards and has provided feedback and recommendations on the design proposals.

The draft Strategy involves a review of all public areas within the St Leonards Centre, which is bounded by Hume, Clarke, Oxley and Chandos Streets and Pacific Highway. Redevelopment coupled with the changing numbers and character of the people who live, visit and work in St Leonards will place additional demand on the streets, footpaths and existing open space. The Public Domain Strategy is necessary to accommodate this growth and change.

A public meeting was held on 8 August 2002. At this meeting a set of guiding principles were established to assist in identifying key issues relating to the public domain in St Leonards. These have been included in the draft Strategy. A public survey was circulated in St Leonards in July 2002. The findings of this survey were analysed by Council staff and provided to the consultants for inclusion in the Strategy.

The draft Strategy has been prepared to guide future upgrading of the public and semi-public areas comprising the streets, pathways and parks of the St Leonards Centre. The public domain upgrade will ensure both resident and workers within St Leonards benefit from a sense of place that is functional, attractive and accessible by all and incorporates materials of a high quality that will last.

The draft Strategy was presented to the St Leonards Streetscape Committee at its meeting on 16 July 2003, where the Committee resolved to recommend to Council to place the draft Strategy on exhibition, with an indication of the Committee's preferred options.

The draft Section 94 Contributions Plan: St Leonards Public Domain improvements enables Council to collect a contribution from developers for public domain improvements to meet the needs of an increase in resident and workforce populations resulting from development. The existing S94 contributions plan for St Leonards Public Domain was adopted 17 October 2002. The proposed S94 contributions is an update of the original plan and will enable Council to achieve an adequate standard of public amenity through the St Leonards Public Domain for the population resulting from residential and non-residential development as it occurs.

## **ST LEONARDS PUBLIC DOMAIN STRATEGY**

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At its meeting on 16 September 2003 Council adopted St Leonards Draft Public Domain Strategy and Draft S94 Contributions Plan St Leonards Public Domain Improvements for exhibition. The plans were publicly exhibited from Thursday 23 October 2003 to Thursday 20 November 2003. During this period 5 submissions were received at Council raising issues concerning the bicycle lane on Atchison Street, St Leonards. No submissions were received concerning the Draft S94 Contributions Plan St Leonards Public Domain Improvements.

## **REVIEW OF SUBMISSIONS**

The submissions in relation to the St Leonards Public Domain Strategy are included in the summary of submissions table attached to this report. A discussion of the main issues raised in the submissions to the St Leonards Public Domain Strategy follows.

### Bicycle Lane

Five submissions state that Atchison Lane is not appropriate for a bicycle route and a bicycle contra flow lane must be provided on Atchison Street. The submitters are concerned that Atchison Lane is not safe or attractive for bicycle use and motor vehicle access combined with poor visibility will conflict with bicycle use. The submitters are concerned that Council gives priority for parking over bicycle use and is not providing good quality bicycle facilities.

### **Comment**

North Sydney Council supports and has long recognised the role and importance of bicycle use as a form of sustainable transport. The St Leonards Public Domain Strategy proposes a bicycle lane in Atchison Street (to match the proposed flow of traffic) and a bicycle contra flow lane in Atchison Lane (west bound). This is conceptual and is to be further investigated.

Stage two of the process will include a Plan of Management. The Plan of Management will include staging of the improvements (in terms of priorities and timing) as well as Traffic Management Study. The accommodation of a bicycle lane and parking on Atchison Street will be investigated in greater detail in the Traffic Management Study, which will be undertaken before more detailed plans are drawn up.

## **WILLOUGHBY COUNCIL**

Willoughby Council is generally supportive of the St Leonards Public Domain Strategy. However, some comments were made and a summary follows.

- Willoughby Council is happy to recommend partial funding of proposed traffic lights at the Chandos Street and Christie Street intersection. However, the matter will have to be considered by the Council and the decision to outlay the funds has not yet been made.
- Requests that the streetscape treatment of Chandos Street be detailed in consultation with Willoughby Council, to ensure a consistent approach to the northern side of Chandos Street.

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- The changed traffic role of Atchison Street may have significant impacts to the traffic flows in the area. Willoughby Council would like to be consulted during the Master Planning process and preparation of the Traffic Management Plan
  - The Master Planning process should ensure that established and proposed pedestrian routes are recognised and maintained and directional signage implemented. Willoughby Council has a proposed pedestrian pathway from Chandos Street to Talus Street Reserve, Naremburn that will be linked to Gore Hill Park and Cemetery. This proposed pedestrian route should be incorporated into proposals for pedestrian networks and identified by signage.

### **Comment**

North Sydney Council appreciates Willoughby Council's comments and support for the St Leonards Public Domain Strategy. The proposed traffic lights and streetscape improvements on Chandos Street as well as the change in the traffic role of Atchison Street will be considered carefully in consultation with Willoughby Council at the time of the Master Planning stage. Council will continue to maintain a close working relationship with Willoughby Council on all the issues raised, during the more detailed Plan of Management stage.

### **DRAFT S94 CONTRIBUTIONS PLAN ST LEONARD'S PUBLIC DOMAIN IMPROVEMENTS**

This report recommends the adoption of the St Leonards Draft Public Domain Strategy for implementation. It is recommended that the Section 94 Contributions Plan: St Leonards Public Domain Improvement is adopted as part of the general S94 plan that is separately reported to Council on this agenda.

### **CONCLUSION**

The St Leonards Public Domain Strategy provides the framework for upgrading public domain areas that will accommodate the increased population growth, resulting from the development of St Leonards over the next 10 years. Following the final adoption of the Strategy, stage two will be developed which will include a Plan of Management. The Plan of Management will include staging of the improvements (in terms of priorities and timing) as well as Traffic Management Strategy, Street Tree Masterplan and Lighting Strategy. The detailed design of Atchison Street, West has been funded in this years capital works program and is likely to begin in early 2004, following the preparation of the Traffic Management Plan.

The draft Section 94 Contributions Plan: St Leonards Public Domain Improvement has been redrafted in the format of Council's general s.94 Contributions Plan, that has been reviewed and is reported to Council under a separate agenda item for final adoption. It is recommended that Council consider the adoption of the Section 94 Contributions Plan: St Leonards Public Domain Improvement as part of that agenda item.

It is recommended that Council adopt the St Leonards Public Domain Strategy for implementation.