

St Leonards and Crows Nest Station Precinct

Terms of Reference for Stages 1 and 2

<p>Introduction</p>	<p>The Department of Planning & Environment (DP&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&E proposes a three stage approach for the investigation:</p> <ul style="list-style-type: none"> • Stage 1 – Strategic Employment Review; • Stage 2 - Land Use and Infrastructure Strategy (including a special infrastructure contributions framework); and • Stage 3 – Implementation Strategy. <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>Purpose</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&E for the investigation.</p>
<p>Guiding Principles</p>	<p>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.</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"> • future employment needs and opportunities; • appropriate land uses and built form for the St Leonards and Crows Nest Station Precinct; • state and local infrastructure requirements to support the liveability of the Precinct; • funding mechanisms for state and local infrastructure; and • capacity for development to contribute to the infrastructure needs of the Precinct.
<p>Role and Responsibilities (also refer to Governance flow chart)</p>	<p>Advisory Panel</p>
	<p>The Advisory Panel has been established to:</p> <ul style="list-style-type: none"> • provide an advisory role and technical advice on the project; • peer review documents as required; and • provide comment and make recommendation to the Deputy Secretary.
	<p>Project Control Group (PCG) – Chaired by District Commissioner</p>
	<p>The PCG will be established to:</p> <ul style="list-style-type: none"> • keep the State government executive, council elected representatives aware of the progress of the investigation; • agree on the project deliverables and timeframes; • ensure achievement of program; • resolve any issues raised during the investigation; • agree on a community consultation program; and • meet on a monthly basis.
<p>Project Working Group (PWG)</p>	
<p>The PWG will be established to:</p> <ul style="list-style-type: none"> • oversee the preparation and implementation of a Land Use & Infrastructure Strategy; • oversee the development of funding mechanisms to deliver state and local infrastructure; • provide input to scopes of work for the project; • monitor the progress of the project against the program; • share information; • provide updates on work completed to date; • review and provide comment on draft reports; • work to resolve any issues which may arise; • provide input into the consultation activities and attend as required; 	

	<ul style="list-style-type: none"> • landowners to be invited to present proposals to the PWG, as required; and • meet on a monthly basis, or as required.
	<p>Council Briefing</p> <p>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.</p>