



PLANNING PROPOSAL

Hume Street Park, Crows Nest

December 2015

1 INTRODUCTION

North Sydney Council (Council) has prepared a Planning Proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The primary intent of the Planning Proposal is to facilitate the redevelopment of Hume Street Park consistent with the concept design option endorsed by Council at its meeting on 21 September 2015. In particular, the proposed amendments seek 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 on the Land Reservation Acquisition Map.

The Planning Proposal also includes details regarding classification of the land under the Local Government Act 1993. The land must be classified as operational in order for the land to be redeveloped in accordance with Council's adopted vision for an expanded park.

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Department of Planning and Environment's (DPE) document *"A guide to preparing planning proposals"* (October 2012).

The Planning Proposal is accompanied by proposed amendments to North Sydney DCP 2013 (NSDCP 2013) which similarly seek to facilitate the redevelopment of, and protect the amenity of, an enlarged Hume Street Park consistent with the concept design option endorsed by Council at its meeting on 21 September 2015.

2 BACKGROUND

The St Leonards/Crows Nest Planning Study - Precinct 1 ("the Study") was adopted by Council on 22 October 2012. The Study identified opportunities for improved urban design outcomes in this precinct whilst accommodating managed increases in height and density. An important component of the Study was the Open Space and Pedestrian Masterplan and a Built Form Masterplan that together provided 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.



Figure 1 – Image from St Leonards/Crows Nest Planning Study - Precinct 1 showing the concept of an expanded Hume Street Park

In August 2014, Council resolved to engage Tonkin Zulaikha Greer (TZG) and James Mather Delaney Design (JMD) to lead a consultancy team for the concept and feasibility planning for the closure of Hume Street, widening of verges on Clarke and Oxley Streets and expansion and embellishment of Hume Street Park. TZG and JMD are both highly experienced award-winning architectural and landscape architectural consultancies respectively. They lead a strong team in support of the requirements of the project including MBM (Miliken Berson Madden) for cost planning and Land Use Projects for feasibility assessment.

TZG+JMD came up with three concept design options for the expansion of the park. 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. Concept design options 1 and 2 propose different locations for a relocated Kelly's Place Children's Centre but each include over 3000m² of additional open space (over 6,000m² in total). Concept design option 3 represents a whole of block redevelopment outcome that includes over 5,000m² of new open space (over 8,000m² in total).

At its meeting on 18 May 2015, North Sydney Council resolved to exhibit the draft Hume Street Park concept design options including all four volumes of TZG+JMD work.

The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015. The exhibition material comprised the following documents:

- Council Report – 18 May 2015
- Volume 1 – Executive Summary
- Volume 2 – Concept Options Analysis
- Volume 3 – Existing Site Investigation
- Volume 4 – Document Review
- St Leonards / Crows Nest Planning Study – Precinct 1 (2012)

Consultation undertaken during the public exhibition period is summarised below. This is in addition to consultation undertaken during preparation of the concept options. It is also in addition to the consultation undertaken during preparation of the St Leonards / Crows Nest Planning Study – Precinct 1.

On 21 September 2015, Council considered a post-exhibition report which included an analysis of public submissions. Council resolved (in part):

1. **THAT** Council adopt concept design option 3 as the preferred vision for the expansion of Hume Street Park.
2. **THAT** a Planning Proposal and accompanying Development Control Plan amendment be prepared and reported to Council to ensure the planning framework enables the development of concept design option 3.
3. **THAT** Council proceed with design to Development Application stage for concept design option 3 taking into consideration input from Northern Suburbs Basketball Association.
4. **THAT** the detailed design of the underground space mooted for the underground cinema in concept design option 3 be deferred pending the outcomes of recommendations 5 & 6 below.
5. **THAT** Council seek expressions of interest from potential cinema operators to test the market in relation to the proposed cinema.
6. **THAT** the outcomes of the EOI process for the cinema, together with the alternate options for a fifth court be reported to council for a determination on the preferred use of the underground space, prior to proceeding with detailed design for this component.
7. **THAT** temporary relocation options for North Sydney Indoor Sports Centre activities be investigated including opportunities associated with the redevelopment of other Council owned sites.
8. **THAT** the Northern Suburbs Basketball Association be consulted on all matters relating to the capacity of proposed facilities and relocation options.
9. **THAT** subject to necessary approvals being obtained, progressive implementation of the works generally proceed in line with the staging and funding plan as exhibited.

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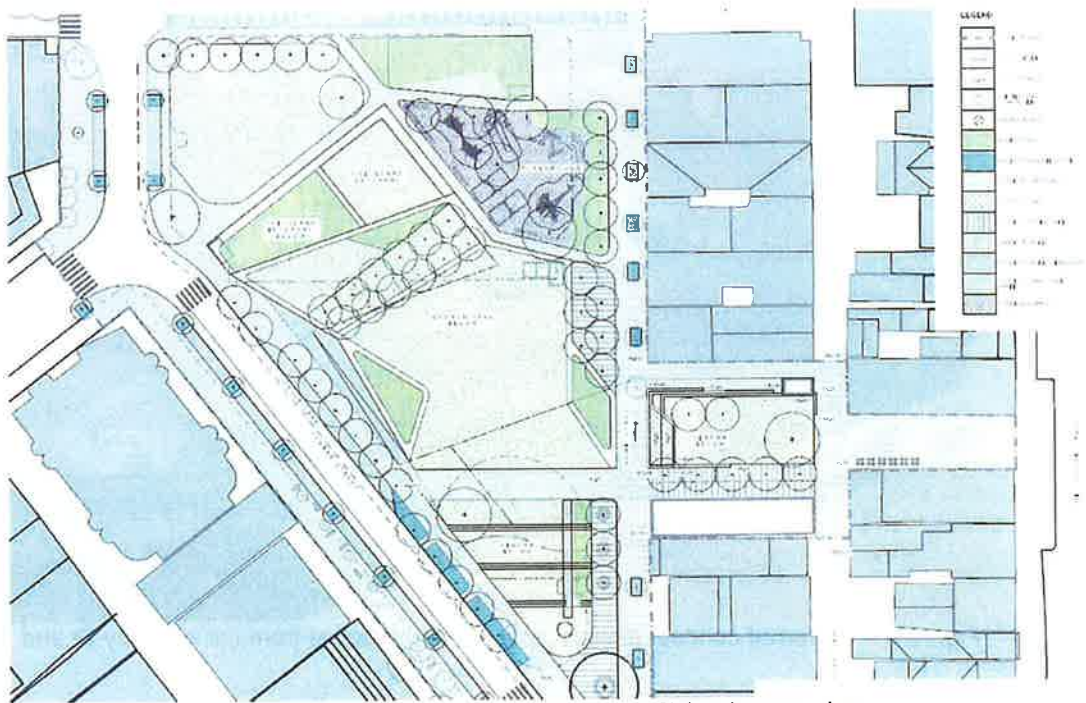


Figure 2 – Preferred concept design (option 3) landscape plan



Figure 3 – Preferred concept design (option 3) perspective from cnr of Clarke St and Hume St



Figure 4 – Preferred concept design (option 3) perspective from cnr of Oxley St and Pole Ln

2.1 Site Description

The subject site is legally described as Lot 1 DP 627992, Lot 1151 DP 1001452, Lot 1148 DP 728437, Lot 1149 DP 728437, Lot 32 Sec 4 DP 2872, Lot 0 SP 33062, Lot 30 DP 667133 and Lot 11 Sec 4 DP 2872. The site also includes a portion of Hume Street between its intersection with Pole Lane and its intersection with Clark Street and a small portion of Hume Lane. Its location is identified in Figure 5.



Figure5: Aerial Photo

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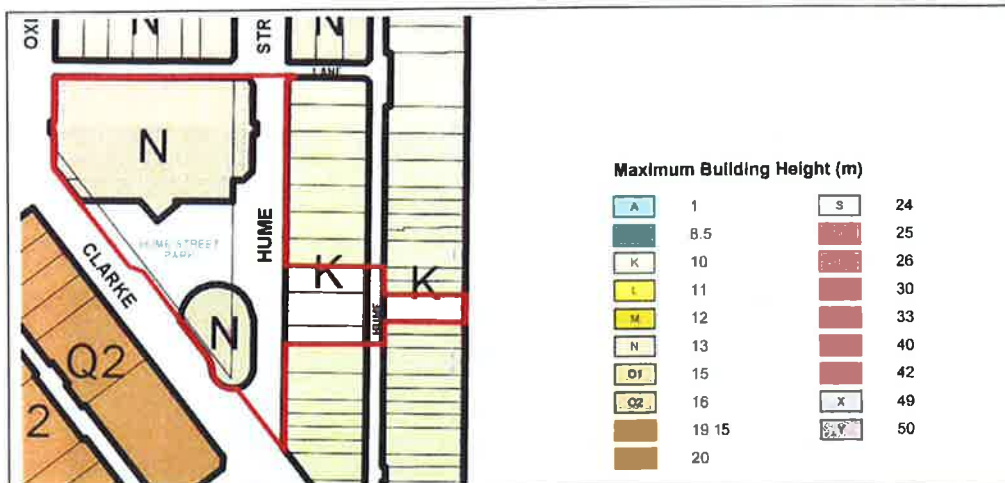


Figure 6: Height of Buildings Map to NSLEP 2013

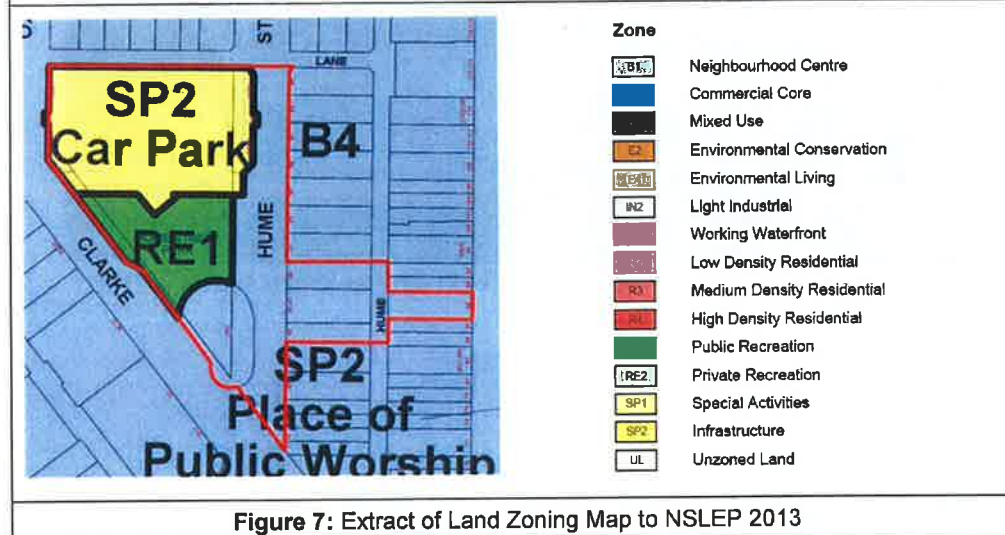


Figure 7: Extract of Land Zoning Map to NSLEP 2013

The subject site is 8664sqm in area and is irregular in shape. The site is generally defined by a triangle formed by Oxley/Clarke Streets, Pole Lane and Hume Street with the addition of a rectangular parcel of land between Hume Street and Hume Lane and a single parcel of land between Hume Lane and Willoughby Road. The site has a 170m frontage to Oxley and Clarke Streets on its western side, an 87m frontage to Pole Lane on the northern boundary, and includes 135 metres of the Hume Street road reservation. The site includes frontages to private property on Hume Street and also includes 30 metres of the Hume Lane road reservation.

The site contains:

- The Hume Street car park which accommodates the North Sydney Indoor Sports Centre on its upper level;
- Kelly's Place Children's Centre;
- The existing Hume Street Park which is located between the car park/sports centre and Kelly's Place Children's Centre;
- A 2½-storey commercial building at 43 Hume Street;
- A 2-storey strata-titled commercial building at 45-47 Hume Street;
- A 2-storey commercial building at 49 Hume Street;

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- 2 single storey retail buildings at 90 Willoughby Road.



Figure 8 – Hume Street car park and North Sydney Indoor Sports Centre



Figure 9 – Kelly's Place Children's Centre



Figure 10 – Hume Street Park (current)

2.2 Local Context

The subject site is located within a predominantly commercial area between the Pacific Highway and Willoughby Road that is increasingly transitioning to a mixed-use residential precinct. All buildings to the east of the site on Hume Street are aging 2-3 storey commercial buildings.



Figure 11 – Aging 2-3 commercial buildings on Hume Street

Many sites in the precinct, particularly on The Pacific Highway, Clarke Street and Albany Street, have been redeveloped as largely residential mixed-use buildings, consistent with the mixed use zoning of the precinct. Relevant examples include 26

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Clarke Street as well as 34 Oxley Street which houses the Northside Community Church at its lower levels.



Figure 12 – Mixed use development at 26 Clarke Street



Figure 13 – Mixed use development at 34 Oxley Street

A heritage listed energy substation is located directly to the north across Pole Lane. The 'St Leonards Centre', a late-twentieth century brutalist commercial building directly across Clarke Street, is also heritage listed.



Figure 14 – The heritage listed electricity sub-station

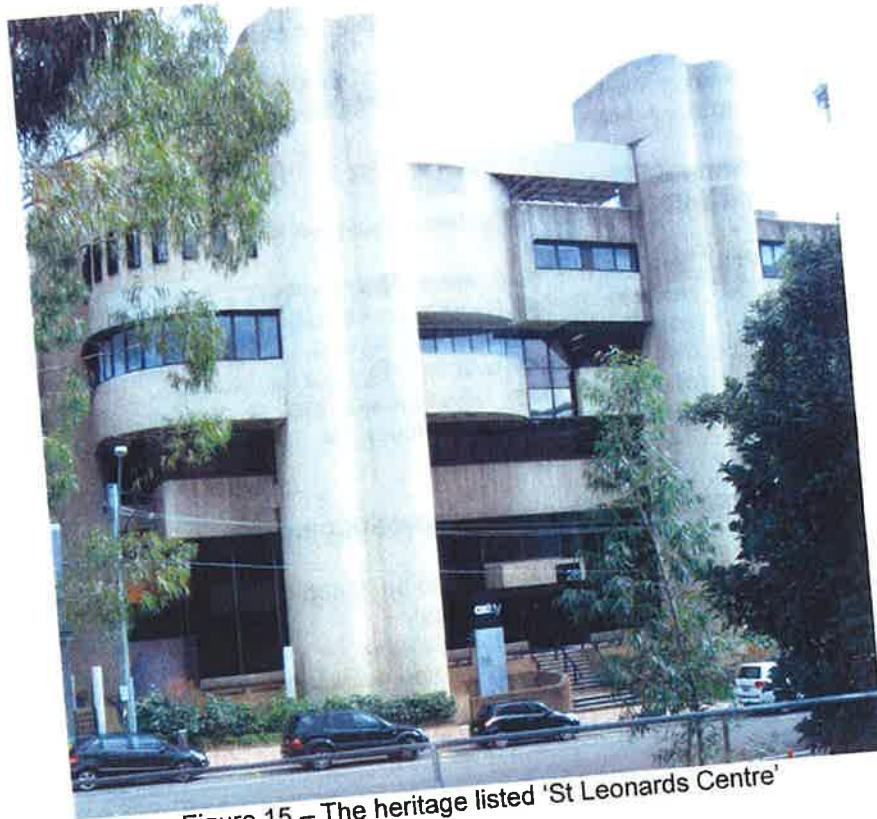


Figure 15 – The heritage listed 'St Leonards Centre'

3 STATUTORY CONTEXT

NSLEP 2013 is the principal planning instrument that applies to the land subject to the Planning Proposal. The relevant sections of NSLEP 2013 are discussed in the following subsections.

3.1 Aims of Plan

Clause 1.2 of NSLEP 2013 outlines the aims of the LEP. In particular, it states:

- (1) *This Plan aims to make local environmental planning provisions for land in North Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
- (2) *The particular aims of this Plan are as follows:*
 - (a) *to promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment, ...*

3.2 Permitted and prohibited development

Part 2 of NSLEP 2013 enables land to be zoned on the Land Zoning Map. Each zone has a Land Use Table which specifies:

- a) the objectives for development, and
- b) development that may be carried out without development consent, and
- c) development that may be carried out only with development consent, and
- d) development that is prohibited.

Clause 2.5 under Part 2 of NSLEP 2013 also allows for additional permitted uses to be listed in Schedule 1 of the NSLEP for individual sites.

3.3 Building height

Clause 4.3(2) of NSLEP 2013 allows for the height of a building to be controlled by stipulating a maximum building height on the Height of Buildings Map.

Clause 6.7(3)(c) of NSLEP 2013 stipulates that the consent authority must be satisfied that development on land zoned RE1 (which is generally blank on the Height of Buildings Map) is consistent with the most restrictive development standards applying to any adjacent land in relation to the height of buildings.

3.4 Non-residential floor space ratio

Clause 4.4A of NSLEP 2013 allows for the regulation of non-residential floor space. These controls seek to encourage active street frontages and an appropriate level of non-residential floor space within the B4 Mixed Use zone, B1 Neighbourhood Centre zone and SP2 Infrastructure zone.

3.5 Reservation of land for a public purpose

Clause 5.1(2) of NSLEP 2013 enables land to be identified on the Land Reservation Acquisition Map if the land is required for certain public purposes, including for the purpose of open space. This triggers the owner-initiated acquisition provisions under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*. Clause 5.1(2) of NSLEP 2013 also nominates Council as the relevant acquisition

authority for land zoned RE1 Public Recreation and marked local open space on the Land Reservation Acquisition Map.

3.6 Classification of public land

Clause 5.2 of NSLEP 2013 enables Council to classify or reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*. This is done by listing land within Schedule 4 of NSLEP 2013.

Generally, there are no special restrictions on Council's powers to manage, develop or dispose of operational land, subject to the provisions of relevant environmental planning instruments (such as NSLEP 2013). However restrictions on the use, sale, and lease of land apply to public land classified as community land.

4 THE PLANNING PROPOSAL

4.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of this Planning Proposal is to facilitate the redevelopment of Hume Street Park consistent with the concept design option endorsed by Council at its meeting on 21 September 2015.

4.2 PART 2: EXPLANATIONS OF PROVISIONS

The intent of the Planning Proposal can be achieved by amending NSLEP 2013 as follows:

- 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;
- 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 on the Land Reservation Acquisition Map;
- Classifying the land as 'operational' by listing the subject site within Part 2 of Schedule 4 of NSLEP2013.

The specific amendments sought are identified in the following subsections:

4.2.1 Rezoning the subject site to RE1 Public Recreation

The intent of the Planning Proposal is proposed to be achieved, in part, by replacing the following Sheet to the Land Zoning Map:

- 5950_COM_LZN_001_010_20140708 (refer to Appendix 3)

With:

- 5950_COM_LZN_001_010_20151123 (refer to Appendix 4)

This will have the effect of rezoning the land to RE1 Public Recreation.

4.2.2 Introducing additional site specific uses

The intent of the Planning Proposal is proposed to be achieved, in part, by replacing Clause 11 in Schedule 1 with a new Clause 11.

The existing Clause 11 lists business premises, childcare centres, health consulting rooms, recreation facilities (indoor), and retail premises as permissible uses on only a portion of the subject site.

It is proposed that a new Clause 11 list these uses as well as all other uses identified in the endorsed concept design option and apply the clause to the entire site. That is, recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks will be listed as permissible with consent on the subject land via their listing in Schedule 1 of

NSLEP 2013. The site will be identified by replacing the following Sheet to the Additional Permitted Uses Map:

- 5950_COM_APU_001_010_20130906 (refer to Appendix 5)

With:

- 5950_COM_APU_001_010_20151123 (refer to Appendix 6)

4.2.3 Removing height controls from the site

The intent of the Planning Proposal is proposed to be achieved, in part, by replacing the following Sheet to the Height of Buildings Map:

- 5950_COM_HOB_001_010_20140708 (refer to Appendix 7)

With:

- 5950_COM_HOB_001_010_20151123 (refer to Appendix 8)

This will have the effect of removing the existing building height controls from the site. Clause 6.7(3)(c) of NSLEP 2013 stipulates that land zoned RE1 is subject to the most restrictive development standards applying to any adjacent land, including building height. Land adjacent to the subject site on the eastern side of Hume Street is currently subject to a 10m building height control. Removing the building height controls from the site will therefore result the development on the site being subject to a 10m building height control.

4.2.4 Removing non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map

The intent of the Planning Proposal is proposed to be achieved, in part, by replacing the following Sheet to the Non-Residential Floor Space Ratio Range Map:

- 5950_COM_LCL_001_010_20150624 (refer to Appendix 9)

With:

- 5950_COM_LCL_001_010_20151123 (refer to Appendix 10)

This will have the effect of removing the existing non-residential floor space controls from the site.

4.2.5 Identifying the site at 90 Willoughby Road on the Land Reservation Acquisition Map

The intent of the Planning Proposal is proposed to be achieved, in part, by replacing the following Sheet to the Land Reservation Acquisition Map:

- 5950_COM_LRA_001_010_20130607 (refer to Appendix 11)

With:

- 5950_COM_LRA_001_010_20151123 (refer to Appendix 12)

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This triggers the owner-initiated acquisition provisions under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*. Clause 5.1(2) of NSLEP 2013 nominates Council as the relevant acquisition authority for land zoned RE1 Public Recreation and marked local open space on the Land Reservation Acquisition Map.

4.2.6 Classifying the land as 'operational land'

The intent of the Planning Proposal is proposed to be achieved, in part, by including the parcels of land that make up the subject site in NSLEP 2013 Schedule 4 - Classification and reclassification of public land. The parcels of land to be included in Part 2 of Schedule 4 are:

Lot 1 DP 627992
Lot 1151 DP 1001452
Lot 1148 DP 728437
Lot 1149 DP 728437
Lot 32 Sec 4 DP 2872
Lot 0 SP 33062
Lot 30 DP 667133

(The land at 90 Willoughby Road (Lot11 Sec4 DP2872) is not proposed to be classified as part of this Planning Proposal as the site is not currently owned by Council.)



Figure 16 – Land to be classified as 'operational'

When the Local Government Act 1993 was introduced it required all councils to classify public land as either "operational" or "community". It is understood that

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Council classified parts of the site as “operational” at this time. The following sections of the site were classified as operational.

Hume Street Parking Station
Shops 1-4
Lot 1 DP 627992
Lots 1147, 1148, 1149 DP 729343

Hume Street Carpark
Lot 1 627992
Lots 1147, 1148, 1149 DP 728437

Hume Street Tennis Courts
Lot 1 DP 627 992
Lots 1147, 1148, 1149 DP 728437

Kellys Place Childrens Centre
Lot 1 DP 627992

However during the preparation of NSLEP 2013, the way that Council had classified several of its properties in the past had been questioned. Further, some portions of the subject site, such as the existing extent of Hume Street Park and the recently acquired properties at 43 Hume Street and 49 Hume Street are classified as community land. The Planning Proposal therefore provides an opportunity to confirm the classification of the site as whole as “operational land” which will allow the redevelopment of the site to occur.

4.3 PART 3: JUSTIFICATION

4.3.1 Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

Yes. This Planning Proposal is the result of North Sydney Council's long-term planning in the St Leonards / Crows Nest area and seeks to provide much needed infrastructure to support planned increases in density in the area.

The St Leonards / Crows Nest Planning Study – Precinct 1, which was adopted by Council in October 2012, included the concept of an expanded Hume Street Park. The expanded park was envisaged to involve the relocation of Kelly's Place Children's Centre, the partial closure of Hume Street and the creation of a plaza on the eastern side of Hume Street with a link to Willoughby Road.

The adopted planning study found that an enlarged Hume Street Park is consistent with preferred acquisition strategies contained in Council's Open Space Provision Strategy and would extend the potential functions of the park so as to better cater for the needs of new populations coming into the St Leonards / Crows Nest Area. The study also found that the new plaza on the eastern side of Hume Street with a pedestrian link to Willoughby Road would effectively further enlarge the park but also provide improved access to the park and form an important link within a broader pedestrian network linking St Leonards and Willoughby Road.

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In August 2014, Council resolved to engage Tonkin Zulaikha Greer (TZG) and James Mather Delaney Design (JMD) to lead a consultancy team for the concept and feasibility planning for the expansion of the park. At its meeting on 18 May 2015, North Sydney Council resolved to exhibit three draft Hume Street Park concept design options. The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015. On 21 September 2015, Council considered a post-exhibition report which included an analysis of public submissions. Council resolved to adopt concept design option 3 and:

THAT a Planning Proposal and accompanying Development Control Plan amendment be prepared and reported to Council to ensure the planning framework enables the development of concept design option 3.

This Planning Proposal is therefore a direct result of the strategic planning work undertaken by Council, as endorsed in the St Leonards / Crows Nest Planning Study – Precinct 1, as well as the subsequent concept design work.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. The proposed amendments to NSLEP 2013 are the best means of facilitating the redevelopment of Hume Street Park consistent with the concept design option endorsed by Council at its meeting on 21 September 2015.

Rezoning the subject site to RE1 Public Recreation

It is considered that rezoning the subject site to RE1 public recreation is the best means of giving effect to Council's endorsed vision for the land as articulated by the concept design option endorsed by Council at its meeting on 21 September 2015. It also invokes the objectives of the RE1 zone which are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To ensure sufficient public recreation areas are available for the benefit and use of residents of, and visitors to, North Sydney.*

These zone objectives best capture Council's primary objective for the use of the land which is the provision of open space.

While all required land uses are permissible within the B4 Mixed Use zone, it is considered that the objectives of this zone do not reflect Council's primary objective for the land, which is the provision of open space. Further zoning the land B4 Mixed Use may allow a future planning authority to use the land for reasons not connected with the provision of open space. For this reason, and to provide increased protection regarding the appropriate future use of the land, it is preferred that the land be zoned RE1 Public Recreation and that Schedule 1 be used to resolve land use permissibility issues.

Introducing 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

It is considered this is the best means of ensuring those uses that are not permissible uses in the RE1 Public Recreation zone, but formed part of the endorsed concept design option, are able to be undertaken with development consent.

While retail premises, health consulting rooms and business premises did not form part of the endorsed concept design option, NSLEP 2013 currently permits these uses on most of the subject site by way of inclusion of these uses in Schedule 1 (Clause 11). Further, the existing car park / sports centre structure does accommodate a number of retail and business tenancies. In order to allow for the incorporation of such tenancies within a redeveloped indoor sports centre structure, it is considered important to allow flexibility by allowing for these as permissible uses.

Removing height controls from the site on the building height control map

Removing the height controls from the site is consistent with Council's approach to other land in the LGA zoned RE1.

Clause 6.7(3)(c) of NSLEP 2013 stipulates that land zoned RE1 is subject to the most restrictive development standards applying to any adjacent land, including building height. Land adjacent to the subject site on the eastern side of Hume Street is currently subject to a 10m building height control. This is considered sufficient to accommodate the upper point of the redeveloped indoor sports centre and car park as depicted in the endorsed concept design option.

Removing non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map

Council's non-residential floor space controls seek to encourage active street frontages and an appropriate level of non-residential floor space within the B4 Mixed Use zone, B1 Neighbourhood Centre zone and SP2 Infrastructure zone. Given the proposal to rezone the land to RE1 Public Recreation, there is no need to promote the provision of non-residential floor space.

Identifying the site at 90 Willoughby Road on the Land Reservation Acquisition Map

While there are alternate options available to Council for the acquisition of this land, it is considered important to trigger the owner-initiated acquisition provisions under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*. This provides another level of certainty that the land will, in time, come under Council ownership and that the desired outcome of a link from the expanded park to Willoughby Road will be achieved.

Classifying the land as 'operational' by listing the subject site within Part 2 of Schedule 4 of NSLEP 2013

The Planning Proposal provides an opportunity to confirm the classification of the site as "operational land". This will allow the redevelopment of the site to occur generally in accordance with the endorsed concept design.

4.3.2 Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes.

A Plan for Growing Sydney (2014)

Released in December 2014, *A Plan for Growing Sydney* (Metropolitan Plan) sets the planning framework for the growth of the Sydney metropolitan area over the next 25 years. The Metropolitan Plan sets targets of an additional 664,000 homes and 689,000 jobs by 2031.

The subject site sits within the Global Economic Corridor adjacent to the Strategic Centre of St Leonards.

There are a number of relevant Directions and Actions relevant to the subject planning proposal:

Direction 1.7: Grow strategic centres - providing more jobs closer to home

Action 1.7.1 under this Direction is to "invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity". The Metropolitan Plan identifies St Leonards as a strategic centre and nominates the following as a priority:

Work with council to investigate potential future employment and housing opportunities associated with a Sydney Rapid Transit train station at St Leonards/Crows Nest.

The St Leonards / Crows Nest Planning Study – Precinct 1 proposed that Hume Street Park be expanded to better cater for the needs of new residents and workers coming into the St Leonards / Crows Nest Area as a result of planned increases in density. The deficit of open space in the St Leonards / Crows Nest Area has been identified in Council's Open Space Provision Strategy. The need for new open space in the area will only increase through the provision increased housing and employment associated with the delivery of the Sydney Metro station at Crows Nest.

The Department of Planning and Environment as well as Transport for NSW have been made aware of Council's intentions regarding Hume Street Park. The expanded Hume Street Park will complement the identified location of the Crows Nest Metro Station and station entry points at the intersection of Oxley Street and the Pacific Highway and at the intersection of Hume and Clarke Streets. The proposed link from the expanded park to Willoughby Road will form an important connection from the new station to Willoughby Road.

Direction 1.11: Deliver infrastructure

Action 1.11.3 under this Direction is to “undertake long-term planning for social infrastructure to support growing communities”. The action states that:

Providing social infrastructure where and when it is needed is important to the daily lives of residents in areas experiencing growth. It also helps people to feel connected with their local community. Social infrastructure can include ... child care centres ... open space and recreational facilities.

This Planning Proposal is the result of North Sydney Council's long-term planning in the St Leonards / Crows Nest area and seeks to provide much needed infrastructure to support the planned increases in density in the area.

Direction 3.1: Revitalise existing suburbs

Action 3.11.3 under this direction is to “support urban renewal by directing local infrastructure to centres where there is growth”. The subject planning proposal is the result of Council's long-term planning for the rejuvenation of St Leonards / Crows Nest. It seeks to facilitate the redevelopment of Hume Street Park consistent with the concept design option endorsed by Council at its meeting on 21 September 2015. The endorsed concept design option provides for over 8000m² of open space, a new indoor sport facility, a childcare centre and other complementary uses. This will be a significant piece of local infrastructure within the high-growth St Leonards / Crows Nest centre.

Direction 3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney

Action 3.2.1 under this direction is to “deliver the Sydney green grid project”. The action emphasises working with councils to encourage appropriate local planning for the open space needs of communities. As noted above, the subject planning proposal is the result of Council's long-term planning for the area and seeks to facilitate the expansion of Hume Street Park. It will allow for a broader range of uses within the park than is currently possible and will form part of a broader network of open spaces linking St Leonards with Willoughby Road.

Direction 3.3: Create healthy built environments

The provision of an expanded park and indoor sport facility that allows for a broader range of uses will encourage a more healthy community.

Draft Inner North Subregional Strategy

In July 2007, the NSW Government released the draft Inner North Subregional Strategy (draft INSS). The North Sydney LGA is located within the Inner North subregion with the other LGAs of Lane Cove, Ryde, Willoughby, Hunters Hill and Mosman. The Draft INSS sets targets of an additional 5,500 homes and 15,000 jobs by 2031 for the North Sydney LGA.

A key direction for the North Sydney subregion is to strengthen the North Sydney to Macquarie Park corridor, which is part of the global economic corridor (Part B Centres and corridors). The subject site sits within this

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corridor between the St Leonards “specialised centre” and the Crows Nest “village”. The St Leonards specialised centre is nominated as having a health and education focus and is to accommodate significant employment and housing growth. The Crows Nest village is nominated as servicing mainly local populations.

A key direction for the North Sydney subregion is to ensure equitable access to parks and public places for all residents.

The subject planning proposal seeks to facilitate the provision of a significant piece of local infrastructure, primarily in the form of new open space. This will complement the growth agenda envisaged for St Leonards by the draft INSS. The area has a recognised deficit of open space and this initiative will allow future workers and residents to access local open space.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes.

North Sydney Council Community Strategic Plan 2013-2023

North Sydney Council's Community Strategic Plan is Council's highest order strategic document and was prepared in accordance with NSW State Government's Integrated Planning and Reporting Framework requirements. The Plan outlines Council's priorities over ten years, set out under five key directions:

- Direction 1: Our Living Environment
- Direction 2: Our Built Environment
- Direction 3: Our Economic Vitality
- Direction 4: Our Social Vitality
- Direction 5: Our Civic Leadership

The subject planning proposal is consistent with, and will further, many of the outcomes and strategies listed under these key directions, including:

Direction 1 Our Living Environment

Outcome 1.5 Public open space, recreation facilities and services that meet community needs

Strategy 1.5.1 Provide a range of recreational facilities and services for people of all ages and abilities

Strategy 1.5.2 Improve equity of access to open space and recreation facilities

Direction 2 Our Built Environment

Outcome 2.1 Infrastructure, assets and facilities that meet community needs

Strategy 2.1.2 Expand capacity of existing community infrastructure

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

Strategy 2.3.1 Develop and implement Masterplans for villages

Direction 4 Our Social Vitality

Outcome 4.1 Community is connected

Strategy 4.1.1 Engage and connect communities through placemaking

Strategy 4.1.2 Promote active and diverse street life, including markets, street parties and fairs using streets, laneways and public spaces

Strategy 4.1.3 Improve social inclusion

*Outcome 4.7 Community is active and healthy**Strategy 4.7.1 Provide a range of recreation and leisure activities for people of all ages and abilities**North Sydney Council Delivery Program 2010/11-2013/14*

The North Sydney Council Delivery Program 2010/11-2013/14 (Delivery Program) was prepared in accordance with NSW State Government's Integrated Planning and Reporting Framework requirements. It outlines Council's role and commitment to actions that it will take to meet the desired 'outcomes'. The Delivery Program describes the 'actions' required of Council to achieve the 'strategies' outlined in the Community Strategic Plan. The Delivery Program outlines Council's priorities and service delivery programs over four years, set out under the same five key directions as the Community Strategic Plan.

The expansion of Hume Street Park is explicitly identified as a key activity under Direction 1 Our Living Environment:

*Outcome 1.5 Public open space, recreation facilities and services that meets community needs**Strategy 1.5.2 Improve equity of access to open space and recreation facilities**Action 1.5.2.1 Improve open space and recreation facilities through capital improvement projects**Activity 1.5.2.1.10 Plan for staged development of an expanded Hume Street Park, Crows Nest*

The expansion of Hume Street Park is also explicitly identified as a key activity under Direction 2 Our Built Environment:

*Outcome 2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community**Strategy 2.3.1 Develop and implement Masterplans for villages**Action 2.3.1.1 Develop and implement Masterplans for villages**Activity 2.3.1.1.6 Expand and embellish Hume Street Park, St Leonards***5. *Is the planning proposal consistent with applicable state environmental planning policies?***

The Planning Proposal is consistent with those State Environmental Planning Policies (SEPPs) which are relevant to the North Sydney Local Government Area, as demonstrated in TABLE 1.

Planning Proposal – Hume Street Park, Crows Nest

TABLE 1: Consistency with SEPPs		
Direction	Consistency	Comment
SEPP No. 1 – Development Standards	NA	This SEPP does not apply pursuant to Clause 1.9 of NSLEP 2013.
SEPP No. 19 - Bushland in urban areas	Yes	The Planning Proposal does not seek to reduce any bushland protection standards applying to land or adjacent land containing bushland.
SEPP No. 32 - Urban consolidation (redevelopment of urban land)	Yes	The PP aims to be consistent with the SEPP having regard to the range of uses that may be appropriate for the site.
SEPP No. 33 - Hazardous and offensive development	NA	This SEPP does not apply as, the Planning Proposal does not relate to land upon which hazardous and offensive development is permitted.
SEPP No. 50 - Canal estate development	Yes	The Planning Proposal is consistent with the SEPP as it does not seek to permit canal estate development anywhere within the LGA.
SEPP No. 55 - Remediation of land	Yes	Clause 6 of the SEPP requires Council to consider if the land is contaminated before it rezones certain land. None of the existing parcels have been identified as potentially being contaminated nor do any of the existing uses. Notwithstanding, the provisions under clause 7 of the SEPP will require contamination issues to be addressed with any development application that is lodged for the subject site, ensuring that this issue is considered at the DA stage.
SEPP No. 64 - Advertising and signage	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Affordable Rental Housing) 2009	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP does not apply, as the Planning Proposal does not relate to building sustainability.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004 - <i>formerly SEPP (Seniors Living) 2004</i>	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.

TABLE 1: Consistency with SEPPs		
Direction	Consistency	Comment
SEPP (Infrastructure) 2007	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Major Development) 2005 - <i>formerly SEPP Major Projects & SEPP State Significant Development</i>	NA	This SEPP does not apply, as the Planning Proposal does not relate to any state significant sites identified under this SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Miscellaneous Consent Provisions) 2007 - <i>formerly SEPP (Temporary Structures) 2007</i>	Yes	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (State and Regional Development) 2011	NA	This SEPP does not apply as the Planning Proposal does not relate to state or regional development nor the operation of joint regional planning panels.
Sydney REP (Sydney Harbour Catchment) 2005	Yes	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

It is considered that the Planning Proposal is consistent with the relevant Directions issued under Section 117(2) of the EP&A Act by the Minister to Councils, as demonstrated in TABLE 2.

Planning Proposal – Hume Street Park, Crows Nest

TABLE 2: Consistency with s.117 Directions		
Direction	Consistency	Comment
1. Employment and Resources		
1.1 Business & Industrial Zones	No	The Planning Proposal does seek to rezone a number of properties from B4 Mixed Use to RE1 Public Recreation, thereby reducing potential employment floorspace. However the rezoning is consistent with St Leonards/Crows Nest Planning Study - Precinct 1, which was adopted by Council on 22 October 2012. Council's planning studies in St Leonards facilitate the planned growth of both employment and residential land uses, consistent with in force and draft metropolitan and subregional plans. An important component of the Study was the expansion of Hume Street park and the associated benefits to existing and future residents and workers. It is considered that the benefit resulting from of the expansion of the park and the redevelopment of the recreation facility would substantially outweigh the negligible loss of any employment floor space. This facility and expanded park will improve the amenity of the area and make the area overall more attractive for business.
1.2 Rural Zones	NA	This Direction does not apply as there are no existing rural zones under NSLEP 2013 or proposed under the Planning Proposal
1.3 Mining, Petroleum Production & Extractive Industries	Yes	The Planning Proposal does not seek to alter the permissibility of these types of land uses.
1.4 Oyster Aquaculture	NA	This Direction does not apply as the Planning Proposal does not propose any change in land use.
1.5 Rural Lands	NA	This Direction does not apply as the Planning Proposal does not propose any changes that will affect development in a rural or environmental protection zone.
2 Environmental Heritage		
2.1 Environmental Protection Zones	Yes	The Planning Proposal does not seek to reduce any environmental protection standards apply to land zoned E2 – Environmental Conservation or E4 – Environmental Living under NSLEP 2013.
2.2 Coastal Protection	NA	Not applicable
2.3 Heritage Conservation	Yes	The Planning Proposal does not alter the existing heritage conservation provisions within NSLEP 2013

Planning Proposal – Hume Street Park, Crows Nest

TABLE 2: Consistency with s.117 Directions		
Direction	Consistency	Comment
2.4 Recreation Vehicle Areas	NA	Not applicable
3 Housing, Infrastructure & Urban Development		
3.1 Residential Zones	No	The Planning Proposal does seek to rezone several properties from B4 Mixed Use to RE1 Public Recreation, thereby potentially reducing land where residential uses are permitted. However the rezoning is consistent with St Leonards/Crows Nest Planning Study - Precinct 1, which was adopted by Council on 22 October 2012. Council's planning studies in St Leonards facilitate the planned growth of both employment and residential land uses, consistent with in force and draft metropolitan and subregional plans. An important component of the Study was the expansion of Hume Street park and the associated benefits to nearby residents and workers. The growth in dwellings facilitated by the study of Precinct 1 was dependent on the expansion of Hume Street Park and the recreation facility. It is therefore considered that this Planning Proposal should be supported as it forms part of a strategy which results in an overall increase in dwellings. Furthermore the sites which are zoned B4 Mixed Use do not currently include any residential dwellings.
3.2 Caravan Parks & Manufactured Home Estates	NA	This Direction does not apply as the Planning Proposal does not seek to permit caravan parks or manufactured home estates under NSLEP 2013.
3.3 Home Occupations	Yes	The Planning Proposal does not alter the existing provisions within NSLEP 2013 that relate to home occupations, which already satisfy the requirements of the Direction.
3.4 Integrating Land Use & Transport	Yes	The objective of this direction is to ensure that urban structures are located on sites with good access to transport. The Planning Proposal seeks to allow a redevelopment that would upgrade a recreation facility on a site that has excellent access to public transport.

Planning Proposal – Hume Street Park, Crows Nest

TABLE 2: Consistency with s.117 Directions		
Direction	Consistency	Comment
3.5 Development Near Licensed Aerodromes	NA	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a licensed aerodrome nor does it propose to amend a height limit that exceeds the Obstacle Limitation Surface level that applies to the North Sydney LGA.
3.6 Shooting Ranges	NA	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a shooting range.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	NA	This Direction does not apply as the Planning Proposal does not relate to land affected by Acid Sulfate Soils.
4.2 Mine Subsidence & Unstable Land	NA	This Direction does not apply as the Planning Proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.
4.3 Flood Prone Land	NA	This Direction does not apply as the Planning Proposal does not relate to land identified as being flood prone land.
4.4 Planning for Bushfire Protection	NA	This Direction does not apply as the Planning Proposal does not relate to land identified as being bushfire prone land.
5 Regional Planning		
5.1 Implementation of Regional Strategies	NA	This Direction does not apply as the Planning Proposal does not relate to land affected by one of the identified strategies.
5.2 Sydney Drinking Water Catchment	NA	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast.	NA	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast.	NA	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.8 Second Sydney Airport: Badgerys Creek	NA	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
6 Local Plan Making		
6.1. Approval & Referral Requirements	Yes	The Planning Proposal does not alter any concurrence, consultation or referral requirements under NSLEP 2013, nor does it identify any development as designated development.

TABLE 2: Consistency with s.117 Directions		
Direction	Consistency	Comment
6.2 Reserving Land for Public Purposes	Yes	Clause (4) of this Direction requires that Planning Proposals must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant planning authority and the DPI. It is noted that the Planning Proposal seeks to identify the parcel of land at 90 Willoughby Road on the Land Reservation Acquisition Map. It is also noted that the Planning Proposal is rezoning land and is classifying the site as 'operational'. These amendments to NSLEP 2013 are consistent with the objective of this direction to facilitate the provision of public services and facilities by reserving land for public purposes As the Planning Proposal is seeking to facilitate the expansion of Hume Street Park it is considered that these amendments to NSLEP 2013 would be supported by the Department of Planning and Environment.
6.3 Site Specific Provisions	Yes	The Planning Proposal proposes a site specific clause to 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. As the site specific clause won't place any restrictions on development, the Planning Proposal is considered to be consistent with this Direction.
7 Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	Yes	Refer to Section 4.3.2 of this report

4.3.3 Section C – Environmental, social and economic impact.

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The subject site is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats. ...

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The planning proposal is unlikely to result in any other environmental effects.

9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will facilitate the expansion of Hume Street Park which will provide new open space for new and existing residents, workers and visitors in the St Leonards / Crows Nest area.

Redevelopment of the park will be a significant place making initiative and will aid the local economy through creating a vibrant public place.

4.3.4 Section D – State and Commonwealth interests**10. Is there adequate public infrastructure for the planning proposal?**

The site is well serviced by public transport.

The site is within easy walking distance of St Leonards train station. In addition there are a number of nearby bus routes running along the Pacific Highway and Willoughby Road.

The site will also be in very close proximity to the location of the Crows Nest station under the proposed Sydney Metro.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Planning Proposal has not yet been considered by State or Commonwealth public authorities. Views of the State will be gained through the Gateway Determination process if required.

4.4 PART 4: MAPPING

The Planning Proposal requires amendment of the Land Zoning Map, Additional Permitted Uses Map, Height of Buildings Map, Non-Residential Floor Space Ratio Range Map and Land Reservation Acquisition Map to NSLEP 2013.

In particular, the Planning Proposal would require the replacement of the following Sheet to the Land Zoning Map:

- 5950_COM_LZN_001_010_20140708 (refer to Appendix 3)

With:

- 5950_COM_LZN_001_010_20151123 (refer to Appendix 4)

In particular, the Planning Proposal would require the replacement of the following Sheet to the Additional Permitted Uses Map:

- 5950_COM_APU_001_010_20130906 (refer to Appendix 5)

With:

 Planning Proposal – Hume Street Park, Crows Nest

- 5950_COM_APU_001_010_20151123 (refer to Appendix 6)

In particular, the Planning Proposal would require the replacement of the following Sheet to the Height of Buildings Map:

- 5950_COM_HOB_001_010_20140708 (refer to Appendix 7)

With:

- 5950_COM_HOB_001_010_20151123 (refer to Appendix 8)

In particular, the Planning Proposal would require the replacement of the following Sheet to the Non-Residential Floor Space Ratio Range Map:

- 5950_COM_LCL_001_010_20150624 (refer to Appendix 9)

With:

- 5950_COM_LCL_001_010_20151123 (refer to Appendix 10)

In particular, the Planning Proposal would require the replacement of the following Sheet to the Land Reservation Acquisition Map:

- 5950_COM_LRA_001_010_20130607 (refer to Appendix 11)

With:

- 5950_COM_LRA_001_010_20151123 (refer to Appendix 12)

4.5 PART 5: COMMUNITY CONSULTATION

Consultation will be undertaken in accordance with the requirements made by the Gateway Determination and Council's guidelines.

4.6 PART 6: PROJECT TIMELINE

TABLE 3 provides a project timeline having regard to identified milestones and estimating approximately 6 months from submitting the proposal to the DPE to the amending LEP being made.

TABLE 3 – Project Timeline						
Milestone	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016
1. Request for Gateway Determination sent to DPE						
2. DPE considers request						
3. Gateway Determination issued to Council						

 Planning Proposal – Hume Street Park, Crows Nest

TABLE 3 – Project Timeline						
Milestone	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016
4. Public exhibition and subsequent public hearing undertaken						
5. Council considers post exhibition report						
6. Submission to DPE requesting making of LEP						
7. Drafting of LEP and making						

Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 1

*Hume Street Park Concept Design Options Post-exhibition Report and Council
Resolutions
21 September 2015*

**DECISION OF 3669th COUNCIL MEETING
HELD ON 21 SEPTEMBER 2015**

322. CiS01: Hume Street Park Concept Design Options - Post-exhibition Report

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect

At its meeting on 18 May 2015, North Sydney Council resolved to exhibit the draft Hume Street Park Concept Design Options. Three draft concept design options have been prepared in response to the St Leonards/Crows Nest Planning Study - Precinct 1 (2012) which identified need to provide more open space in the St Leonards area and proposed that Hume Street Park be expanded.

Consistent with that planning study, 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. Concept design options 1 and 2 propose different locations for a relocated Kelly's Place Children's Centre but each include over 3000m² of additional open space (over 6,000m² in total). Concept design option 3 represents a whole of block redevelopment outcome that includes over 5,000m² of new open space (over 8,000m² in total).

The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015 during which a comprehensive community consultation strategy was implemented to inform the community and obtain feedback. Council received 87 submissions during the exhibition period. 84% of submissions indicated either strong support for concept design option 3 (13%) or a preference for concept design option 3 subject to additional indoor sports capacity being incorporated (71%), in particular inclusion of a fifth basketball court. This contrasts with stated support for concept design option 1 at 3% and no submissions of support being received for concept design option 2.

A large proportion of received submissions, predominantly from members of the Northern Sydney Basketball Association or their associates, raised concerns regarding the capacity of the indoor sports facility in each concept design option. Concept design option 3 is the only option that increases the capacity of the indoor sports facility. Concept design option 3 also has the ability to accommodate capacity beyond that exhibited should the void below the plaza be used for a fifth basketball court instead of a cinema. Should Council endorse concept design option 3 (as exhibited) as the preferred option for the expansion of Hume Street Park, it is recommended that further analysis be undertaken to determine the most appropriate long term use for the void below the proposed plaza east of Hume St. It should be noted that if the redevelopment of Hume Street Park does not allow for a significant increase in indoor sports capacity beyond that exhibited in concept design option 3, additional capacity may be able to be provided via redevelopment of other sites in the North Sydney local government area. Investigation of other sites is currently in progress as part of the separate Community Uses on Council Land Study being undertaken by Council.

Many submissions, raised concerns regarding the impact that redevelopment will have on the operation of the North Sydney Indoor Sports Centre facility. Once Council has endorsed a preferred option for the expanded park, a degree of certainty will exist regarding the broad parameters of Council's desired vision for the park. Any temporary relocation of current North Sydney Indoor Sports Centre activities in order to realise this vision will need to be managed to minimise adverse affects on the Sports Centre operations. As suggested in the submission from the NSBA this may include finding them alternative premises for the duration of the construction works.

It is noted that whilst concept design option 3 is the most expensive of the three options, the general feel from the submissions received was that the additional benefits and aspirational vision it provided outweighed the price differential. Funding for detailed design to DA stage is included in the adopted 2015/16 budget.

Funding of \$8million has been included in the 2016/17 budget to progress early stages (Stages 1 & 2) of the park expansion.

A long-term funding plan will be required for later stages.

Funding for the project is appropriate.

Recommending:

1. **THAT** Council adopt concept design option 3 as the preferred vision for the expansion of Hume Street Park.
2. **THAT** a Planning Proposal and accompanying Development Control Plan amendment be prepared and reported to Council to ensure the planning framework enables the development of concept design option 3.
3. **THAT** Council proceed with design to Development Application stage for concept design option 3 taking into consideration input from Northern Suburbs Basketball Association.
4. **THAT** the detailed design of the underground space mooted for the underground cinema in concept design option 3 be deferred pending the outcomes of recommendations 5 & 6 below.
5. **THAT** Council seek expressions of interest from potential cinema operators to test the market in relation to the proposed cinema.
6. **THAT** the outcomes of the EOI process for the cinema, together with the alternate options for a fifth court be reported to council for a determination on the preferred use of the underground space, prior to proceeding with detailed design for this component.
7. **THAT** temporary relocation options for North Sydney Indoor Sports Centre activities be investigated including opportunities associated with the redevelopment of other Council owned sites.
8. **THAT** the Northern Suburbs Basketball Association be consulted on all matters relating to the capacity of proposed facilities and relocation options.
9. **THAT** subject to necessary approvals being obtained, progressive implementation of the works generally proceed in line with the staging and funding plan as exhibited.
10. **THAT** six monthly progress updates continue to be sent to Council's Legal and Planning Committee including funding details and anticipated timeframes.

The Motion was moved by Councillor Baker and seconded by Councillor Gibson.

Voting was as follows:

For/Against 10/0

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

RESOLVED:

1. **THAT** Council adopt concept design option 3 as the preferred vision for the expansion of Hume Street Park.
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7. **THAT** temporary relocation options for North Sydney Indoor Sports Centre activities be investigated including opportunities associated with the redevelopment of other Council owned sites.

8. **THAT** the Northern Suburbs Basketball Association be consulted on all matters relating to the capacity of proposed facilities and relocation options.

9. **THAT** subject to necessary approvals being obtained, progressive implementation of the works generally proceed in line with the staging and funding plan as exhibited.

10. **THAT** six monthly progress updates continue to be sent to Council's Legal and Planning Committee including funding details and anticipated timeframes.

11. **THAT** the excellent work of all Council staff involved in the project be acknowledged.

ITEM **CiS01** REPORTS **21/09/15**

N O R T H S Y D N E Y C O U N C I L R E P O R T S

**Report to General Manager**

Attachments:

1. Council report - 18 May 2015
 2. Volume 1 - Executive Summary (as exhibited)
 3. Volume 2 - Concept Options Analysis (as exhibited)
 4. Volume 3 - Existing Site Investigation (as exhibited)
 5. Volume 4 - Document Review (as exhibited)
 6. Submissions Summary Table
 7. Design Excellence Panel Meeting Minutes - 9 June 2015
 7. TZG+JMD Preliminary Fifth Court Investigations
 8. Preliminary Cost Plan, Cost Comparison and Financial Summary for Fifth Court Option
-

SUBJECT: Hume Street Park Concept Design Options - Post-exhibition Report**AUTHORS:** Alex Williams, Team Leader - Policy
David Banbury, Landscape Architect**ENDORSED BY:** Joseph Hill, Director City Strategy
Rob Emerson, Director Open Space and Environmental Services**EXECUTIVE SUMMARY:**

At its meeting on 18 May 2015, North Sydney Council resolved to exhibit the draft Hume Street Park Concept Design Options. Three draft concept design options have been prepared in response to the St Leonards/Crows Nest Planning Study - Precinct 1 (2012) which identified need to provide more open space in the St Leonards area and proposed that Hume Street Park be expanded.

Consistent with that planning study, 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. Concept design options 1 and 2 propose different locations for a relocated Kelly's Place Children's Centre but each include over 3000m² of additional open space (over 6,000m² in total). Concept design option 3 represents a whole of block redevelopment outcome that includes over 5,000m² of new open space (over 8,000m² in total).

The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015 during which a comprehensive community consultation strategy was implemented to inform the community and obtain feedback. Council received 87 submissions during the exhibition period. 84% of submissions indicated either strong support for concept design option 3 (13%) or a preference for concept design option 3 subject to additional indoor sports capacity being incorporated (71%), in particular inclusion of a fifth basketball court. This contrasts with stated support for concept design option 1 at 3% and no submissions of support being received for concept design option 2.

A large proportion of received submissions, predominantly from members of the Northern Sydney Basketball Association or their associates, raised concerns regarding the capacity of the indoor sports facility in each concept design option. Concept design option 3 is the only

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect
Re: Hume Street Park Concept Design Options - Post-exhibition Report

(2)

option that increases the capacity of the indoor sports facility. Concept design option 3 also has the ability to accommodate capacity beyond that exhibited should the void below the plaza be used for a fifth basketball court instead of a cinema. Should Council endorse concept design option 3 (as exhibited) as the preferred option for the expansion of Hume Street Park, it is recommended that further analysis be undertaken to determine the most appropriate long term use for the void below the proposed plaza east of Hume St. It should be noted that if the redevelopment of Hume Street Park does not allow for a significant increase in indoor sports capacity beyond that exhibited in concept design option 3, additional capacity may be able to be provided via redevelopment of other sites in the North Sydney local government area. Investigation of other sites is currently in progress as part of the separate Community Uses on Council Land Study being undertaken by Council.

Many submissions, raised concerns regarding the impact that redevelopment will have on the operation of the North Sydney Indoor Sports Centre facility. Once Council has endorsed a preferred option for the expanded park, a degree of certainty will exist regarding the broad parameters of Council's desired vision for the park. Any temporary relocation of current North Sydney Indoor Sports Centre activities in order to realise this vision will need to be managed to minimise adverse affects on the Sports Centre operations. As suggested in the submission from the NSBA this may include finding them alternative premises for the duration of the construction works.

It is noted that whilst concept design option 3 is the most expensive of the three options, the general feel from the submissions received was that the additional benefits and aspirational vision it provided outweighed the price differential.

FINANCIAL IMPLICATIONS:

Funding for detailed design to DA stage is included in the adopted 2015/16 budget.

Funding of \$8million has been included in the 2016/17 budget to progress early stages (Stages 1 & 2) of the park expansion.

A long-term funding plan will be required for later stages.

Comment by Responsible Accounting Officer:

Funding for the project is appropriate.

RECOMMENDATION:

1. **THAT** Council adopt concept design option 3 as the preferred vision for the expansion of Hume Street Park.
 2. **THAT** a Planning Proposal and accompanying Development Control Plan amendment be prepared and reported to Council to ensure the planning framework enables the development of concept design option 3.
 3. **THAT** Council proceed with design to Development Application stage for concept design option 3 taking into consideration input from Northern Suburbs Basketball Association.
 4. **THAT** the detailed design of the underground space mooted for the underground cinema in concept design option 3 be deferred pending the outcomes of recommendations 5 & 6 below.
-

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect
Re: Hume Street Park Concept Design Options - Post-exhibition Report

(3)

-
5. **THAT** Council seek expressions of interest from potential cinema operators to test the market in relation to the proposed cinema.
 6. **THAT** the outcomes of the EOI process for the cinema, together with the alternate options for a fifth court be reported to council for a determination on the preferred use of the underground space, prior to proceeding with detailed design for this component.
 7. **THAT** temporary relocation options for North Sydney Indoor Sports Centre activities be investigated including opportunities associated with the redevelopment of other Council owned sites.
 8. **THAT** the Northern Suburbs Basketball Association be consulted on all matters relating to the capacity of proposed facilities and relocation options.
 9. **THAT** subject to necessary approvals being obtained, progressive implementation of the works generally proceed in line with the staging and funding plan as exhibited.
 10. **THAT** six monthly progress updates continue to be sent to Council's Legal and Planning Committee including funding details and anticipated timeframes.
-

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect
 Re: Hume Street Park Concept Design Options - Post-exhibition Report

(4)

LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

- | | |
|------------|---|
| Direction: | 1. Our Living Environment |
| Outcome: | 1.2 Quality urban greenspaces
1.5 Public open space, recreation facilities and services that meet community needs |
| Direction: | 2. Our Built Environment |
| Outcome: | 2.2 Improved mix of land use and quality development through design excellence
2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community
2.5 Sustainable transport is encouraged |
| Direction: | 3. Our Economic Vitality |
| Outcome: | 3.1 Diverse, strong, sustainable and vibrant local economy |
| Direction: | 4. Our Social Vitality |
| Outcome: | 4.1 Community is connected
4.7 Community is active and healthy
4.8 Enhanced community facilities, information and services |

BACKGROUND

The St Leonards/Crows Nest Planning Study - Precinct 1 ("the Study") was adopted by Council on 22 October 2012. The Study identified opportunities for improved urban design outcomes in this precinct whilst accommodating managed increases in height and density. An important component of the Study was the Open Space and Pedestrian Masterplan and a Built Form Masterplan that together provided 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.

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect
Re: Hume Street Park Concept Design Options - Post-exhibition Report

(5)



Figure 1 - Image from St Leonards/Crows Nest Planning Study - Precinct 1 showing the concept of an expanded Hume Street Park

In August 2014, Council resolved to engage Tonkin Zulaikha Greer (TZG) and James Mather Delaney Design (JMD) to lead a consultancy team for the concept and feasibility planning for the closure of Hume Street, widening of verges on Clarke and Oxley Streets and expansion and embellishment of Hume Street Park. TZG and JMD are both highly experienced award-winning architectural and landscape architectural consultancies respectively. They lead a strong team in support of the requirements of the project including MBM (Miliken Berson Madden) for cost planning and Land Use Projects for feasibility assessment.

TZG+JMD undertook the concept design and feasibility planning work in three stages:

1. Documentation review and information gathering;
2. Concept development; and
3. Cost planning and feasibility.

The outcomes of this work were presented in four Volumes:

- Volume 1 - Executive Summary;
- Volume 2 - Concept Options Analysis;
- Volume 3 - Existing Site Investigation;
- Volume 4 - Document Review;

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. Concept design options 1 and 2 propose different locations for a relocated Kelly's Place Children's Centre but each include over 3000m² of additional open space (over 6,000m² in total). Concept design option 3 represents a whole of block redevelopment outcome that includes over 5,000m² of new open space (over 8,000m² in total).

At its meeting on 18 May 2015, North Sydney Council resolved to exhibit the draft Hume Street Park concept design options including all four volumes of TZG+JMD work.

CONSULTATION REQUIREMENTS

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Re: Hume Street Park Concept Design Options - Post-exhibition Report

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Community engagement was undertaken in accordance with Council's Community Engagement Protocol. Additional details are provided below.

SUSTAINABILITY STATEMENT

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

DETAIL

1. Public Exhibition

The concept design options were placed on public exhibition from Thursday 11 June 2015 to Friday 10 July 2015. The exhibition material comprised the following documents:

- Council Report - 18 May 2015
- Volume 1 - Executive Summary
- Volume 2 - Concept Options Analysis
- Volume 3 - Existing Site Investigation
- Volume 4 - Document Review
- St Leonards/Crows Nest Planning Study - Precinct 1 (2012)

Consultation undertaken during the public exhibition period is summarised below. This is in addition to consultation undertaken during preparation of the concept options. It is also in addition to the consultation undertaken during preparation of the St Leonards / Crows Nest Planning Study - Precinct 1.

1.1. Advertisement in the Mosman Daily

An advertisement was placed in the Mosman Daily on

The advertisement provided the following information:

- A brief background to the project;
- A summary of the three concept design options;
- The reason why Council is seeking community input;
- How and where the public exhibition material can be viewed;
- Details of public information sessions;
- How to make a submission.

1.2. Notification

Notification letters were distributed to property owners and occupiers in accordance with the distribution map below.

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Figure 2 - Notification area map

Notification letters were also sent to the following:

- Kelly's Place Children's Centre;
- Northern Suburbs Basketball Association;
- NSW Department of Planning and Environment;
- Transport for NSW - Roads and Maritime Services;
- Willoughby Council;
- Lane Cove Council;
- 15 Atchison St, St Leonards (owners and occupiers);
- 48 Atchison St, St Leonards (owners and occupiers).

The notification letters provided the following information:

- A brief background to the project;
- A summary of the three concept design options;
- The reason why Council is seeking community input;
- How and where the public exhibition material can be viewed;
- Details of public information sessions;
- How to make a submission.

1.3. Information displays

The exhibition material was displayed at the following locations:

- At Council's Customer Service Centre, 200 Miller Street, North Sydney, from 9:00am to 5:00pm Monday to Friday;
- In the Stanton Library, 234 Miller Street, North Sydney, from 9:00am to 9:00pm Monday to Thursday, 9:00am to 6:00pm Friday, and 10:00am to 5:00pm Saturday and Sunday;
- At the Crows Nest Community Centre, 2 Ernest Place, Crows Nest, from 8.30am to 4.30pm Monday to Friday.

In addition, information posters were placed at the following locations:

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- On the vacant retail tenancy shopfront on the eastern side of the Hume Street carpark;
- On the turret of Kelly's Place in the rooftop section of the park facing Hume Street;
- On the fence of the children's playground in St Thomas Rest Park;
- In the display cabinets at Civic Park, Miller Street North Sydney.

A set of posters were also provided to Holtermann Precinct representatives to put up at a place of their choosing. Copies of the full document set including posters were provided to:

- Kelly's Place Children's Centre management;
- Northern Suburbs Basketball Association;
- Holtermann Precinct representatives.

1.4. Online presence

The exhibition material was available on Council's web-site at www.northsydney.nsw.gov.au.

Other online methods used for informing the community and seeking feedback included:

- Council's Voicebox facility;
- Council's Twitter Account;
- Council's Facebook Account.

1.5. Consultation sessions

The following consultation sessions were undertaken:

- 9 June 2015 - Presentation and Q & A session - Holtermann Precinct Committee meeting;
- 11 June 2015 - Presentation and Q & A session - Kelly's Place Children's Centre, Directors and Management Board;
- 12 June 2015 - Door knocking businesses on portion of Hume Street that is proposed to be closed to traffic and delivery of targeted notification letter (31-65 Hume Street);
- 13 June 2015 - Community information stall at Crows Nest Community Centre entrance foyer (9am-12noon) with staff in attendance as advertised in Mosman Daily and on Council website;
- 15 June 2015 - Presentation and Q & A session - Northern Suburbs Basketball Association incl. Michael Haynes, Chief Executive Officer;
- 15 June 2015 - Community information stall at Crows Nest Community Centre entrance foyer (12noon-3pm) with staff in attendance as advertised in Mosman Daily and on Council website;
- 15 June 2015 - Presentation and Q & A session - Hume St property and business owners, Ros Crichton Pavilion, North Sydney Council. Property owners were notified of meeting by way of targeted mailout. Business owners were notified by hand delivered letter;
- 20 June 2015 - Information display with staff in attendance - 11am-1pm whilst the Crows Nest Market was in progress;
- 23 June 2015 - Crows Nest Mainstreet - Presentation and Q & A session.

2. Design Excellence Panel

On 9 June 2015, the draft concept design options were considered by the North Sydney Design Excellence Panel (the DEP). Overall the DEP members were very supportive of the

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initiative and saw Option 3 as an opportunity to positively transform the area. Significant concerns were raised regarding Options 1 and 2 particularly that re-use and retrofitting the existing car park structure to improve functionality and aesthetics would add bulk and scale while doing nothing to resolve other problems associated with this structure such as overshadowing and its divisive role in the urban landscape.

Minutes from the Panel's meeting are provided at Attachment 7.

3. Submissions received

Council received eighty-seven (87) submissions on the draft concept design options. A summary of the submissions is at Attachment 6. A copy of all submissions has been placed in the Councillor's room.

Sixty-nine (69) submissions (79%) were from people associated with Northern Suburbs Basketball Association or who stated some connection with the North Sydney Indoor Sports Centre facility. These submissions generally referred to the submission by the Northern Suburbs Basketball Association or contained pro-forma text suggested by the Northern Suburbs Basketball Association via the Associations website.

4. Support for concept design options

Only three (3) submissions were received that explicitly expressed support for Option 1. Nil submissions were received which expressed support for Option 2. Eleven (11) submissions were received which explicitly expressed strong support for Option 3.

Support for concept design options					
	Option 1	Option 2	Option 3	None (explicit)	None (issues based)
Submissions received	3	0	11	48	25

Table 1 – Stated support for each option

Forty-eight (48) submissions were received which explicitly stated that they did not support any of the concept design options. All of these submissions were received from people associated with the Northern Suburbs Basketball Association or who stated some connection with the North Sydney Indoor Sports Centre facility. The key reason for the lack of support for any option was that new proposals should have expanded capacity in the facilities and in particular that none of the options include an additional fifth basketball court, per the recommendation included in the North Sydney Recreation Needs Study. It is noted that most of these submissions expressed support for the submission made by the Northern Suburbs Basketball Association which noted that Option 3 contains the potential to accommodate additional capacity.

Twenty-five (25) submissions were received which didn't identify support for an option and instead focused on particular issues. Of these, fourteen (14) submissions were from people associated with the Northern Suburbs Basketball Association or who stated some connection with the North Sydney Indoor Sports Centre facility. These submissions stated that new proposals should have expanded capacity in the facilities. While concept design option 3 provides for additional capacity for a range of activities, the additional floorspace does not

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have floor to ceilings heights suitable for sports such as basketball. It is noted that most of these submissions expressed support for the submission made by the Northern Suburbs Basketball Association which noted that Option 3 contains the potential to accommodate additional basketball capacity.

In summary, 84% of submissions indicated either strong support for concept design option 3 (13%) or a preference for concept design option 3 subject to additional indoor sports capacity being incorporated (71%). This contrasts with stated support for concept design option 1 at 3% and no submissions of support being received for concept design option 2.

5. Consideration of issues

The submission summary table at Attachment 6 provides a response to all issues raised by submitters. The main issues raised during the public exhibition that warrant more detailed consideration are as follows:

5.1. Capacity of indoor recreation facility

As noted above, 79% of submissions received raised concerns regarding the capacity of the indoor sports facility in each concept design option. The general position taken is that new proposals should have expanded capacity in the facilities. Many submissions make reference to the inconsistency between the concept design options, which each propose maintaining the current capacity of four basketball courts, and the North Sydney Recreation Needs Study, which recommends Council provides a 'fifth' basketball court.

The brief for the expansion of Hume Street Park, which was driven by the St Leonards/ Crows Nest Planning Study work, looked at expanding the passive open space as the primary objective and did not specifically include the need to expand the Indoor Sports Centre. The concept design options for the expansion of Hume Street Park were endorsed for public exhibition by Council at its meeting on 18 May 2015. At that same meeting Council's Recreation Needs Study, which included a recommendation that a fifth court be provided at the Indoor Sports Centre, was adopted by Council. Therefore, when the Hume Street Park concept design options were being prepared, no endorsed position existed regarding a fifth basketball court at the Crows Nest facility.

Despite this, TZG+JMD were asked early on in the concept design process to investigate the potential for increased indoor sports capacity. Consistent with the 2006 Recreation Needs Study in force at the time, emphasis was placed on floorspace catering to uses other than basketball. Options 1 and 2 did not include significant increases in capacity due to the limitations associated with retaining the existing structure. Option 3 provides for an increase in floorspace for the indoor sports centre of 2,055m² from 3,690m² to 5,745m². However it is noted that this additional floorspace has a limited floor to ceiling height which limits the range of sports that could be use the additional space. So whilst a range of other sports could be accommodated within this additional space, it would preclude sports like basketball that require larger areas with higher clearances.

Following adoption of the Recreation Needs Study in May 2015, and the submissions received during the exhibition process for the Hume Street Park Expansion project, TZG+JMD were asked to test the concept of an additional court at the Crows Nest facility, with reference to the concept options developed for the park. The preliminary findings of this

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work are outlined below:

Concept Option 1 v Provision of a Fifth Court

The authors of the Recreational Needs Study advised that the concept for a fifth court discussed during consultation for the study (and hence it is assumed the concept referred to in the RNS recommendations) involved extending the sports centre playing area over the Hume Street road reservation. This is illustrated by TZG below:

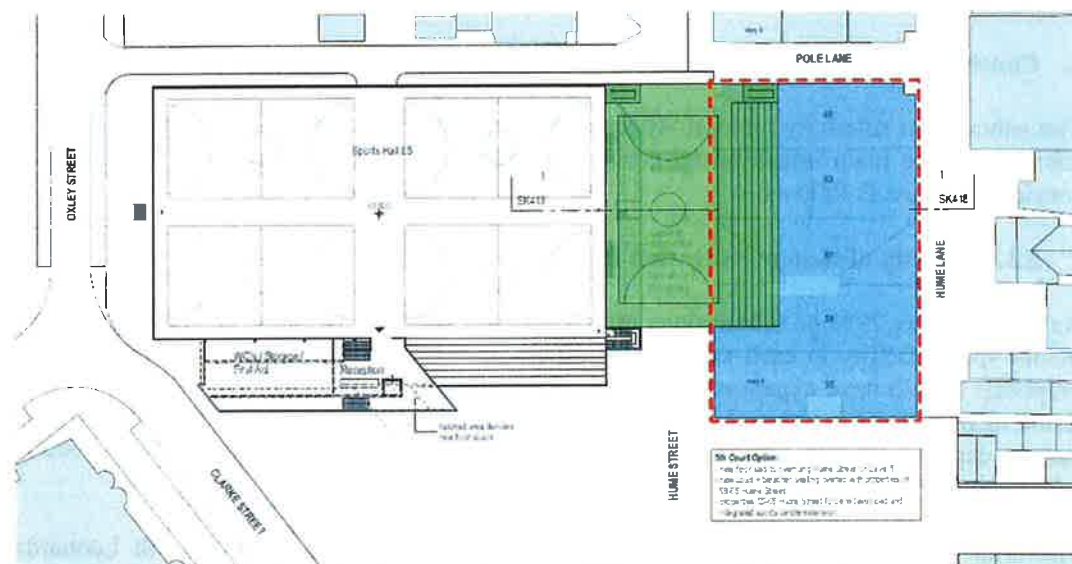


Figure 3 – Option 1 showing additional basketball court

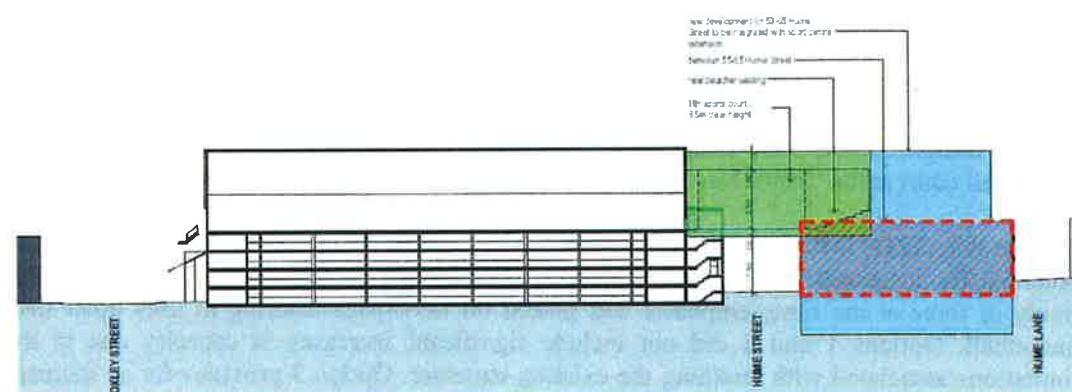


Figure 4 - Option 1 showing additional basketball court

Building over Hume Street, as shown in the amended Option 1 above (Figures 3, 4), is not considered worthy of support. It conflicts with established urban design principles such as maintaining view corridors along Hume Street and would be inconsistent with the intent of recent planning initiatives in the area which are aimed at improving built form outcomes. It would be a poor neighbour to an expanded Hume Street Park to the south.

Concept Option 2 v Provision of a Fifth Court

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POLE LANE

OXLEY STREET

HUME STREET

Childcare External

Childcare Internal

New basketball court and change rooms

New safe haven childcare

Emergency lift
to be operated on use of fire by
fire brigade and in any other
cases as general access etc.

CLARK

With Court Option:
new court + weather housing in view of commercial scale,
new specialist amenities and change rooms @ Level 1

Figure 5 – Option 2 showing additional basketball court

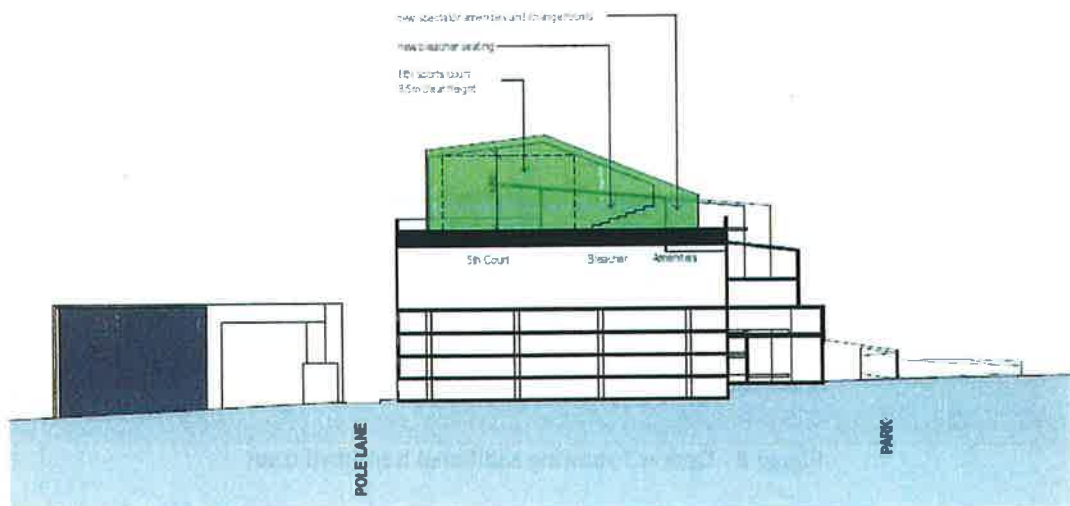


Figure 6 – Option 2 showing additional basketball court

Concept design option 3 was found to be capable of accommodating a fifth court however this would be at the expense of the underground cinema that formed part of the option that was

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publically exhibited (see Figures 7, 8).

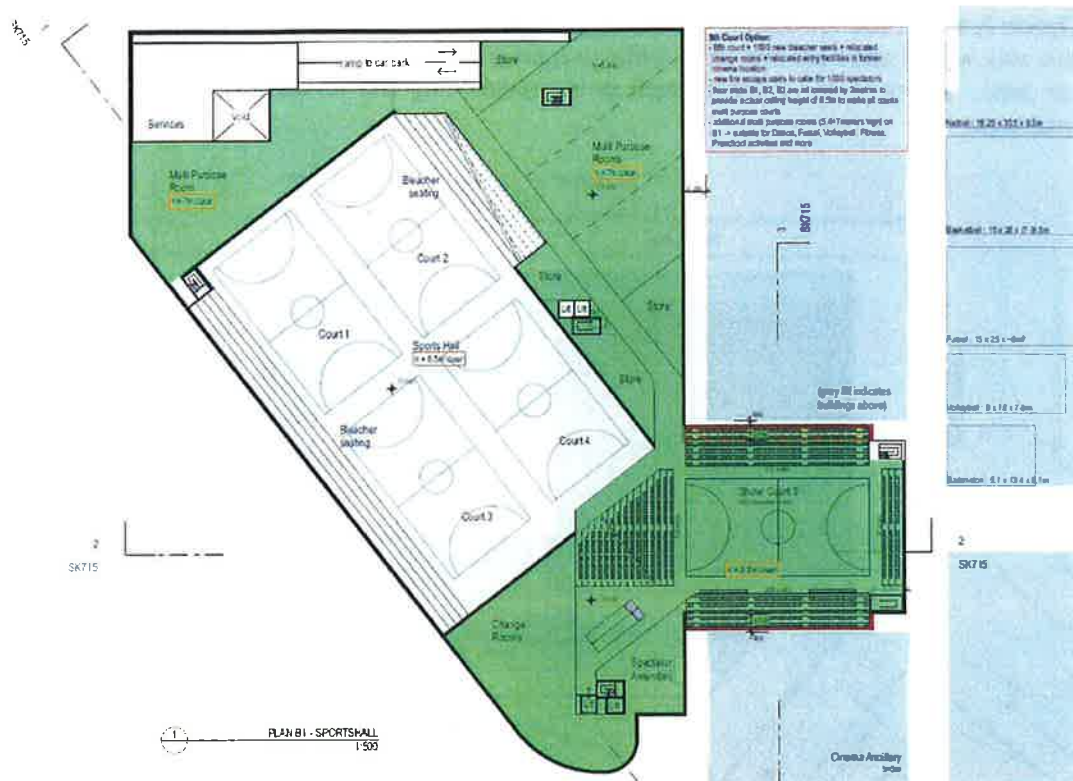


Figure 7 - Option 3 showing additional basketball court (in lieu of underground cinema)

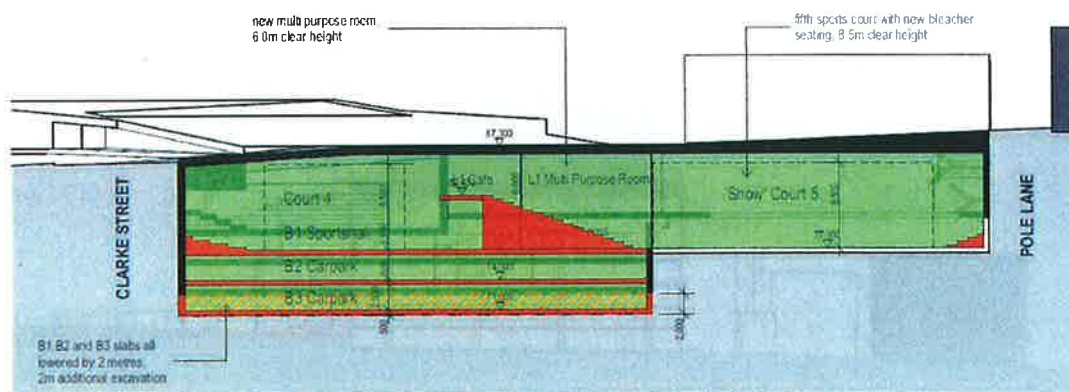


Figure 8 - Option 3 showing additional basketball court

Concept design option 3 is the only option that increases the capacity of the indoor sports facility. Option 3 also has the ability to accommodate capacity beyond that exhibited should the void below the plaza be used for a fifth basketball court, in lieu of the proposed cinema use. Unlike adding a fifth basketball court to concept design options 1 and 2, adding a fifth

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basketball court to concept design option 3 may not have a major negative physical or visual impact on the key objective of expanding Hume Street Park. It may require some re-design of the park and plaza area above to accommodate the necessary skylights and related infrastructure, that wouldn't be required for an underground cinema.

However there may be social and financial implications that need to be considered in regards to a change of use from the proposed cinema to a fifth basketball court. It is noted that the concept of an underground cinema was generally supported in feedback received during consultation sessions. It was seen as complementing the night time activities of the Willoughby Road restaurant strip in particular and providing activation to the park in the evening. In addition, should a fifth court replace the proposed Cinema, the financial modelling for Option 3 would need to be adjusted accordingly. TZG has been asked to look at the implications to the existing financial model. The preliminary findings of this work can be seen at Attachment 9.

Should Council endorse concept design option 3 (as exhibited) as the preferred option for the expansion of Hume Street Park, in order to proceed with detailed design, it is recommended that market testing of the cinema concept be undertaken through an Expression of Interest process. Also that detailed design of the underground space mooted for the cinema be deferred pending the outcomes of the EOI process. Once this information is to hand the matter can then be reported back to Council together with the options for a fifth court, such that a determination can be made of the preferred use for this space.

As noted in the recently adopted Recreation Needs Study, Council has a number of options that could be explored to provide additional indoor sports courts including the Ward Street and Ridge Street car parks. Some of these opportunities are currently being investigated as part of Council's Community Uses on Council Land Study. Should the redevelopment of Hume Street Park not allow for a sufficient increase in capacity to meet the needs of the Northern Suburbs Basketball Association, additional capacity may be able to be provided via redevelopment of these other identified sites.

5.2. Relocation of indoor sports function during construction

Fifty-two (52) submissions specifically raised concerns regarding the impact that redevelopment will have on the operation of the North Sydney Indoor Sports Centre facility. The submissions generally repeat the assertion that the feasibility for temporary relocation of North Sydney Indoor Sports Centre activities during any construction period should be established prior to project approval.

The goal of this initiative is to identify Council's long-term vision for the expansion of Hume Street Park. It is not considered practical to prevent further work being undertaken to facilitate the expansion of the park until the details of sports centre relocation have been finalised.

Once Council has endorsed a preferred option for the expanded park, a degree of certainty will exist regarding the broad parameters of Council's desired vision for the park. This will allow more detailed work to be undertaken to achieve the vision. This work will include tasks such as progressing planning and development applications and undertaking detailed design of the expanded park.

Any temporary relocation of current North Sydney Indoor Sports Centre activities in order to

Report of Alex Williams, Team Leader - Policy and David Banbury, Landscape Architect
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realise this vision will need to be managed to minimise adverse affects on the Sports Centre operations. As suggested in the submission from the NSBA this may include finding them alternative premises for the duration of the construction works.

As noted in the recently adopted Recreation Needs Study, Council has a number of options that could be explored to provide additional indoor sports courts including redevelopment of the Ward Street and Ridge Street car parks. Some of these opportunities are currently being investigated as part of Council's Community Uses on Council Land Study.

6. Next steps

Following is a summary of the next steps necessary to enable the expansion of Hume Street Park to progress:

- a) Endorse Option 3 as the preferred concept, on the basis of feedback received during the exhibition period;
- b) Undertake any planning amendments necessary to facilitate Option 3;
- c) Commence detailed design to Development Application stage for Option 3, with the detailed design of the underground cinema space component to be deferred pending the outcomes of d) below;
- d) Undertake an EOI process to market-test the proposed cinema and report outcomes back to Council, together with a possible fifth court option in order to determine a way forward for the underground space;
- e) Once a determination has been made of the use of the underground space, finalise detailed design to DA stage for this component;
- f) Finalise a staging and funding plan for the preferred option, with a focus on commencing works on Stages 1 & 2 as outlined in the draft plan in the TZG + JMD report, as soon as the necessary approvals are obtained.

Please note that this information is not exhaustive, is provided in good faith and may be subject to change should the circumstances require. Some aspects of these steps are further explained below:

6.1. Planning amendments

In regards to b) above in particular, preliminary investigations reveal that amendments to Local Environmental Plan 2013 will be required in order to enable the redevelopment of the expanded Hume Street Park site. This is likely to include rezoning of the land such that all endorsed uses are permissible on the site. Investigations at this stage should also include whether the land is appropriately classified under the Local Government Act 1993 and corrective action undertaken to ensure appropriate classification if necessary to achieve the intent of concept design option 3.

It is also likely that an accompanying amendment to Development Control Plan 2013 will need to be prepared, particularly relating to Part C - Area Character Statements, to appropriately include the intent of concept design option 3.

6.2. Development approvals

The completion of detailed designs will allow for relevant documentation to be prepared and a development application to be lodged. Given that Council would be the applicant for this

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project and the likely construction cost, it is anticipated that the assessment would be undertaken externally and the determination made by either the Joint Regional Planning Panel or Planning Assessment Commission.

6.3. Tendering and construction

Tendering and construction of capital works packages can commence once requisite approvals for the project have been obtained. As noted above it is proposed that initial works would be in line with the draft staging plan as advertised, focusing on the creation of the link from Willoughby Road, creation of the plaza space, closure of Hume Street and associated streetscape works.

**DECISION OF 3664th COUNCIL MEETING
HELD ON 18 MAY 2015**

136. CiS06: Hume Street Park expansion - Concept and feasibility planning

Report of Alex Williams, Strategic Planning Team Leader - Policy

On 22 October 2012, Council formally adopted the St Leonards/Crows Nest Planning Study - Precinct 1 ("the Study") which sought to manage the growth of that precinct. A key outcome of the Study was the proposal to expand Hume Street Park and provide a pedestrian link to Willoughby Road.

In August 2014, consultancy team Tonkin Zulaikha Greer & JMD Design (TZG+JMD) was engaged to undertake concept design and feasibility planning for the expansion of Hume Street Park. In collaboration with an internal working team, the consultant team has prepared three concept design options for the expansion of the park. Options 1 and 2 are generally consistent with the open space gains envisaged by the Study of Precinct 1. Option 3 takes into consideration the limited life span of the existing Hume Street car park and indoor sports centre structure and represents a whole-of-block outcome with significant open space gains beyond that envisaged by the Study.

The next stage of the process is to consult with the community, including key stakeholders, regarding the three options and their component parts. This will assist in the ongoing refinement of the concept designs. It should be noted that this remains at concept stage and there is enough flexibility in the options to enable component parts of the designs to be amended or massaged following consultation.

TZG+JMD have prepared a staging plan for each concept design option. Notably, stages 1 and 2 are similar for each option. An opportunity therefore exists to implement stages 1 and 2 with funds available in the short-term, while deferring implementation of a final outcome until design refinements are made, and cost implications and funding options become clearer. A transformational project such as that represented by concept design option 3, may well attract State Government funding should the mooted Crows Nest Rapid Transit railway station, and associated requirements for increased density, come to fruition.

This report recommends that the consultant outputs, including the three concept designs and funding options, be placed on public exhibition for community input. Following the consideration of submissions and further deliberation with the consultant team and Councillors, it is anticipated that a preferred option can be identified and pursued to detailed design. Identification of a preferred option will also allow for a detailed long term funding plan to be prepared for implementation beyond Stages 1 and 2.

Recommending:

1. **THAT** the concept planning and feasibility work prepared by consultants TZG+JMD (Attachments 1-4) be placed on public exhibition for 28 days.
2. **THAT** key stakeholders, including the Holtermann Precinct Committee, North Sydney Indoor Sports Centre, Kelly's Place Children's Centre and property owners within Precinct 1, be notified of the exhibition period and offers be made for Council staff to present the three concept design options.

RESOLVED:

1. **THAT** the concept planning and feasibility work prepared by consultants TZG+JMD (Attachments 1-4) be placed on public exhibition for 28 days.
2. **THAT** key stakeholders, including the Holtermann Precinct Committee, North Sydney Indoor Sports Centre, Kelly's Place Children's Centre and property owners within Precinct 1 and Crows Nest Streetscape Committee be notified of the exhibition period and offers be made for Council staff to present the three concept design options.
3. **THAT** Council staff be congratulated on the Planning Study.

- 4. THAT** a rigorous and broad Community Engagement Plan be prepared to ensure the community is fully informed and able to participate in consultation.
- 5. THAT** Council's Strategic Planning staff ensure the Community Engagement Plan meets best practice.
- 6. THAT** Council staff provide a presentation at the next Crows Nest Streetscape Committee meeting.

The Motion was moved by Councillor Gibson and seconded by Councillor Marchandean.

Voting was as follows:

For/Against 9/0

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

ITEM CiS06 REPORTS 18/05/15

N O R T H S Y D N E Y C O U N C I L R E P O R T S



Report to General Manager

Attachments:

1. Volume 1 - Executive Summary
2. Volume 2 - Concept Options Analysis
3. Volume 3 - Existing Site Investigation
4. Volume 4 - Document Review
5. Community Services memo regarding concept design option 2

SUBJECT: Hume Street Park expansion - Concept and feasibility planning

AUTHOR: Alex Williams, Strategic Planning Team Leader - Policy

ENDORSED BY: Joseph Hill, Director City Strategy

EXECUTIVE SUMMARY:

On 22 October 2012, Council formally adopted the St Leonards/Crows Nest Planning Study - Precinct 1 ("the Study") which sought to manage the growth of that precinct. A key outcome of the Study was the proposal to expand Hume Street Park and provide a pedestrian link to Willoughby Road.

In August 2014, consultancy team Tonkin Zulaikha Greer & JMD Design (TZG+JMD) was engaged to undertake concept design and feasibility planning for the expansion of Hume Street Park. In collaboration with an internal working team, the consultant team has prepared three concept design options for the expansion of the park. Options 1 and 2 are generally consistent with the open space gains envisaged by the Study of Precinct 1. Option 3 takes into consideration the limited life span of the existing Hume Street car park and indoor sports centre structure and represents a whole-of-block outcome with significant open space gains beyond that envisaged by the Study.

The next stage of the process is to consult with the community, including key stakeholders, regarding the three options and their component parts. This will assist in the ongoing refinement of the concept designs. It should be noted that this remains at concept stage and there is enough flexibility in the options to enable component parts of the designs to be amended or massaged following consultation.

TZG+JMD have prepared a staging plan for each concept design option. Notably, stages 1 and 2 are similar for each option. An opportunity therefore exists to implement stages 1 and 2 with funds available in the short-term, while deferring implementation of a final outcome until design refinements are made, and cost implications and funding options become clearer. A transformational project such as that represented by concept design option 3, may well attract State Government funding should the mooted Crows Nest Rapid Transit railway station, and associated requirements for increased density, come to fruition.

This report recommends that the consultant outputs, including the three concept designs and funding options, be placed on public exhibition for community input. Following the

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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consideration of submissions and further deliberation with the consultant team and Councillors, it is anticipated that a preferred option can be identified and pursued to detailed design. Identification of a preferred option will also allow for a detailed long term funding plan to be prepared for implementation beyond Stages 1 and 2.

FINANCIAL IMPLICATIONS:

Nil

RECOMMENDATION:

1. **THAT** the concept planning and feasibility work prepared by consultants TZG+JMD (Attachments 1-4) be placed on public exhibition for 28 days.
2. **THAT** key stakeholders, including the Holtermann Precinct Committee, North Sydney Indoor Sports Centre, Kelly's Place Children's Centre and property owners within Precinct 1, be notified of the exhibition period and offers be made for Council staff to present the three concept design options.

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

- | | |
|------------|---|
| Direction: | 1. Our Living Environment |
| Outcome: | 1.2 Quality urban greenspaces
1.5 Public open space, recreation facilities and services that meet community needs |
| Direction: | 2. Our Built Environment |
| Outcome: | 2.2 Improved mix of land use and quality development through design excellence
2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community
2.5 Sustainable transport is encouraged |
| Direction: | 3. Our Economic Vitality |
| Outcome: | 3.1 Diverse, strong, sustainable and vibrant local economy |
| Direction: | 4. Our Social Vitality |
| Outcome: | 4.1 Community is connected
4.7 Community is active and healthy
4.8 Enhanced community facilities, information and services |

BACKGROUND

The St Leonards/Crows Nest Planning Study - Precinct 1 ("the Study") was adopted by Council on 22 October 2012. The Study identified opportunities for improved urban design outcomes in this precinct whilst accommodating managed increases in height and density. An important component of the Study was the Open Space and Pedestrian Masterplan and a Built Form Masterplan that together provided 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;
 - Relocation of Kelly's Place Children's Centre and closure of Hume Street between Clarke Street and Pole Lane to facilitate the open space expansion;
 - Activation of frontages to the park;
 - Widened footpaths along the Pacific Highway and key pedestrian routes; and
 - High amenity mixed use buildings on key sites.
-

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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Figure 1 - Image from St Leonards/Crows Nest Planning Study - Precinct 1 showing the concept of an expanded Hume Street Park

In August 2014, Council resolved to engage Tonkin Zulaikha Greer (TZG) and James Mather Delaney Design (JMD) to lead a consultancy team for the concept and feasibility planning for the expansion and embellishment of Hume Street Park in line with the objectives of the master plan referred to above. TZG and JMD are both highly experienced award-winning architectural and landscape architectural consultancies respectively. They lead a strong team in support of the requirements of the project including Northrop Consulting Engineers, Transport & Urban Planning Pty Ltd, SMEC Environmental Engineers, MBM (Miliken Berson Madden) for cost planning and Land Use Projects for feasibility assessment.

CONSULTATION REQUIREMENTS

Members of Council's internal project implementation team, in conjunction with TZG+JMD, liaised with key stakeholders, including Kelly's Place Children's Centre, as the first stage of the community engagement strategy for the expansion of the park. In regards the children's centre this included liaison on the development of a 'model' children's centre layout, to be used as the basis for developing the more specific layouts, tailored to whichever overall site redevelopment scenario is ultimately selected for detailed design work. Initial consultation with the North Sydney Indoor Sports Centre, through their feedback to the separate North Sydney Recreational Needs Study process was also incorporated.

Community engagement for the expansion of the park, including public exhibition, will continue to be undertaken in accordance with Council's Community Engagement Protocol. This report is seeking Council endorsement to publically exhibit the three concept design options and all background material prepared by TZG+JMD.

During the public exhibition period, it is proposed to obtain advice from Council's Design Excellence Panel regarding the design attributes of each concept design option.

It should be noted that community engagement for the expansion of the park is in addition to the community engagement that took place during the preparation of the St Leonards/Crows Nest Planning Study - Precinct 1 which identified this work conceptually.

Report of Alex Williams, Strategic Planning Team Leader - Policy
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SUSTAINABILITY STATEMENT

The following table provides a summary of the key sustainability implications:

QBL Pillar	Implications
Environment	• New green spaces in built up areas reduce heat island effects and reduce the need for artificial cooling. • Open space and greening of public domain potentially provides for ecological processes and habitat.
Social	• Improved street level amenity will make pedestrian journeys more enjoyable. • Improved linkages between origins and destinations (train station, Willoughby Road, etc.) will improve connectivity and make areas of high amenity more accessible for residents/workers. • New civic and/or open space in areas of high demand will operate as community meeting places.
Economic	• Improved amenity in St Leonards will improve its attractiveness for investment and consumer spending.
Governance	• The project aims to implement a key component of Council's strategic vision for the area as per the adopted St Leonards/Crows Nest Planning Study - Precinct 1.

DETAIL

1. Consultant outputs

TZG+JMD has undertaken the concept design and feasibility planning work in three stages:

1. Documentation review and information gathering;
2. Concept development; and
3. Cost planning and feasibility.

The outcomes of this work can be seen in full in the following documents:

- Volume 1 - Executive Summary (Attachment 1)
- Volume 2 - Concept Options Analysis (Attachment 2)
- Volume 3 - Existing Site Investigation (Attachment 3)
- Volume 4 - Document Review (Attachment 4)

It is proposed that the complete suite of documents be placed on public exhibition.

2. Concept design options

The work undertaken by TZG+JMD in consultation with Council's internal working team, has resulted in three concept design options being put forward for consideration. These three options can be seen in detail in the consultant outputs (Attachments 1 and 2) and are summarised below.

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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2.1. Option 1

Concept design option 1 is generally consistent with the preliminary concept put forward by the St Leonards/Crows Nest Planning Study - Precinct 1. It includes the following:

- A plaza and pedestrian link between Hume Street and Willoughby Road;
- Relocating Kelly's Place Children's Centre into a mixed use development to the east of Hume Street;
- Closing Hume Street between Pole Lane and Clarke Street;
- Alterations to the existing Hume Street car park and indoor sports centre including new commercial and retail tenancies, a new entrance to the sports centre, improved ancillary facilities and a new facade incorporating a green wall;
- 3,190m² of new open space (6,115m² in total) at street level, including a public children's playground.

The concept design for this option is shown below, however, more details and images are included in Attachments 1 and 2.

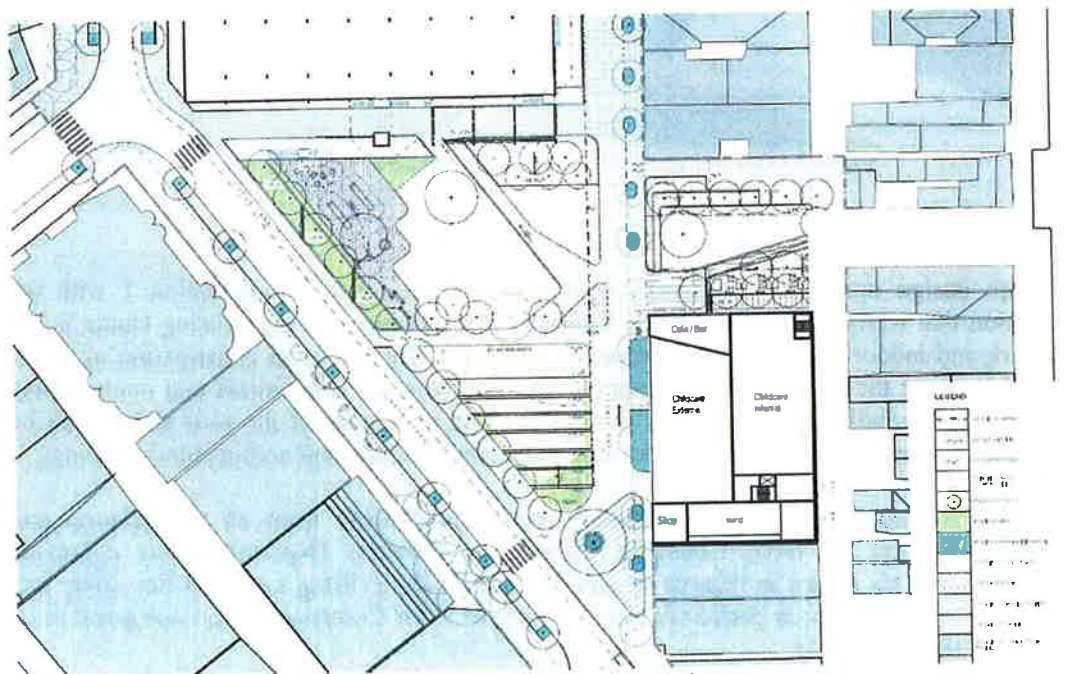


Figure 2 - Option 1 landscape plan

Report of Alex Williams, Strategic Planning Team Leader - Policy
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Figure 3 - Option 1 perspective from corner of Clarke St and Hume St

2.2. Option 2

Concept design option 2 is generally consistent with concept design Option 1 with the exception that Kelly's Place Children's Centre is incorporated into the existing Hume Street car park and indoor sports centre structure at roof level. This involves construction of a new roof slab above the sports centre to support the children's centre premises and outdoor play area, as well as adjacent commercial floorspace. The remainder of the roof slab would be treated as a green-roof area. Please refer to Attachment 2 for concept architectural drawings.

Whilst a rooftop location for a children's centre is feasible from an architectural and engineering point of view, Council's Community Services Department has expressed concerns with this option in regards to separation from the existing park and fire safety and evacuation management in particular (see Attachment 5 for Community Services position on concept design Option 2).

The concept design for this option is shown below, however, more details and images are included in Attachments 1 and 2.

Report of Alex Williams, Strategic Planning Team Leader - Policy
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(8)

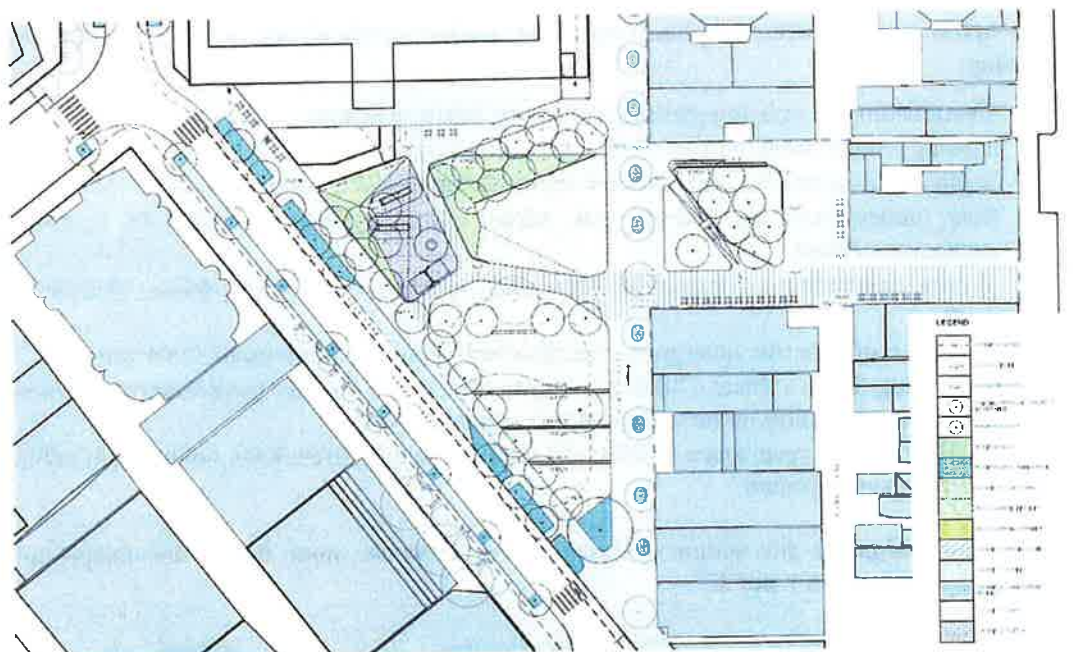


Figure 4 - Option 2 landscape plan



Figure 5 - Option 2 perspective from corner of Clarke St and Hume St

2.3. Option 3

Concept design Option 3 goes beyond the scope envisaged by the planning study of Precinct 1 by taking into consideration the limited life span of the existing Hume Street car park and

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indoor sports centre structure. Option 3 represents a whole-of-block outcome and includes the following:

- Demolishing the existing parking and sports centre structure;
- Closing Hume Street between Pole Lane and Clarke Street;
- A plaza and pedestrian link between Hume Street and Willoughby Road;
- New underground car parking and indoor sports facilities allowing for a minor expansion of both;
- A new underground commercial space well suited to a cinema or indoor swimming pool;
- A green roof over the underground facilities allowing for more usable open space;
- Relocating Kelly's Place Children's Centre into a new facility located above the new indoor sports facility in the middle of the expanded park;
- 5,317m² of new open space (8,242m² in total) largely at street level, including a public children's playground.

The concept design for this option is shown below; however, more details and images are included in Attachments 1 and 2.

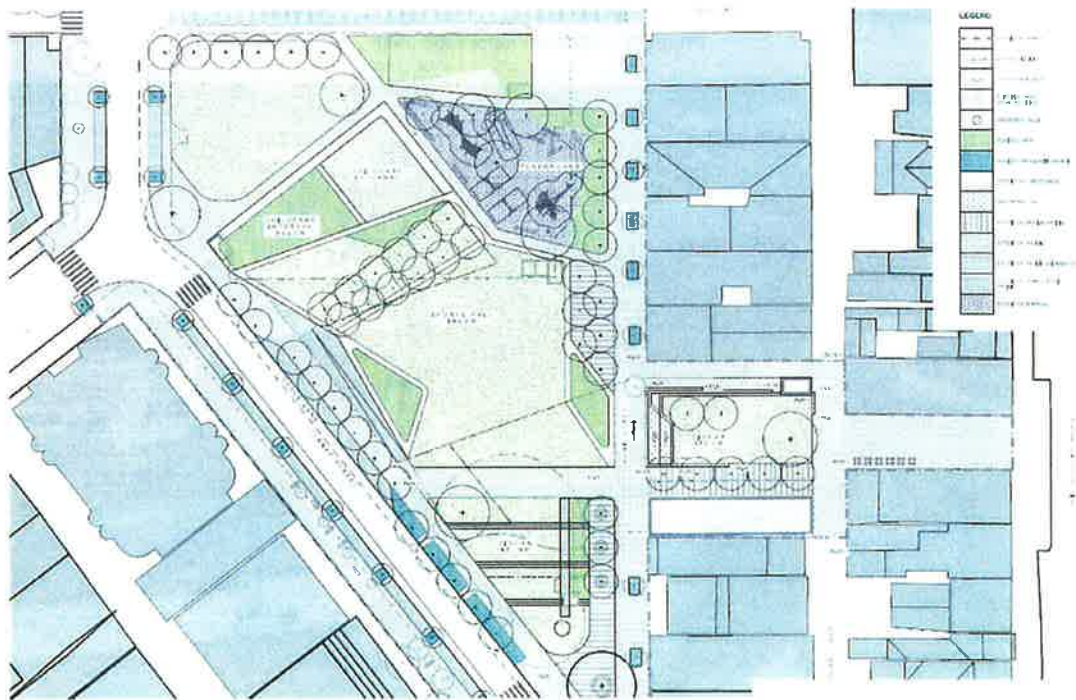


Figure 6 - Option 3 landscape plan

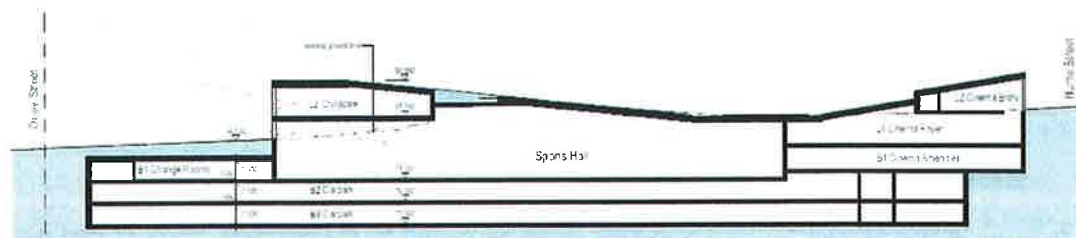


Figure 7 - Option 3 architectural section

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Re: Hume Street Park expansion - Concept and feasibility planning

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Figure 8 - Option 3 perspective from corner of Clarke St and Hume St



Figure 9 - Option 3 perspective from corner of Oxley St and Pole Ln

3. Options assessment

A detailed assessment of the three concept design options can be seen in detail in the

Report of Alex Williams, Strategic Planning Team Leader - Policy
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consultant outputs (see Attachment 1). The tables below summarise the assessment.

Criteria		Existing	Option 1	Option2	Option 3
Areas	Open space	2,925m ²	6,115m ² (209%)	6,252m ² (213%)	8,242m ² (282%)
	Retail	393m ²	776m ²	653m ²	210m ²
	Retail incubator	-	345m ²	364m ²	-
	Cinema / other	-	-	-	3,035m ²
	Office / residential	-	3,744m ²	810m ²	810m ²
	Indoor sports	3,690m ²	4,008m ²	3,757m ²	5,745m ²
	Land acquisition	n/a	2,424m ²	1,217m ²	1,275m ²

Table 1 - Broad land use provisions by option

Criteria	Strategy	Option 1	Option2	Option 3
Open space	Open Space Provision Strategy; Planning Study – Precinct 1	Good – 3,190m ² additional	Good – 3,327m ² additional	Excellent – 5,317 additional
Child care	Planning Study – Precinct 1	Good	Poor*	Excellent
Indoor recreation	Recreation Need Study	No increase; improved facilities	No increase; improved facilities	Significant increase; improved facilities
Outdoor recreation	Open Space Provision Strategy; Recreation Need Study	Limited variety	Limited variety	Multiple zones, high variety
Playground	Recreation Need Study; Children's Services Strategic Plan	Good size; Overshadowed; Close to road	Good size; Overshadowed; Close to road	Excellent size; Good solar access; Away from road

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Re: Hume Street Park expansion - Concept and feasibility planning

(12)

Car parking	CSP; DCP2013	Marginal change	Marginal change	Potential increase / flexibility
Place making	CSP; DCP2013	Good	Good	Excellent

Table 2 - Assessment against Council policy

* Council's Community Services Department does not support the proposed location of the child care centre in concept design Option 2 (see Attachment 5)

4. Staging plans

The consultant team has developed staging plans for the three concept design options. Stages 1 and 2 are common to all options which creates the flexibility for Council to pursue any option even after works have commenced. These initial stages represent the following works:

- Stage 1:
 - Closing Hume Street between Pole Lane and Clarke Street;
 - A plaza and pedestrian link between Hume Street and Willoughby Road;
- Stage 2:
 - Widening of verges on western side of Clarke and Oxley Streets;
 - Streetscape upgrades.

The timing of Stage 3 onwards is dependent on various factors such as the timing of additional land acquisitions (as in Option 1), the life span of the existing parking facility (which is proposed to be demolished in Option 3), and the availability of funds. It should be noted that the timelines identified are indicative and will be subject to these variables as well as the outcomes of detailed design and costing considerations.

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

(13)

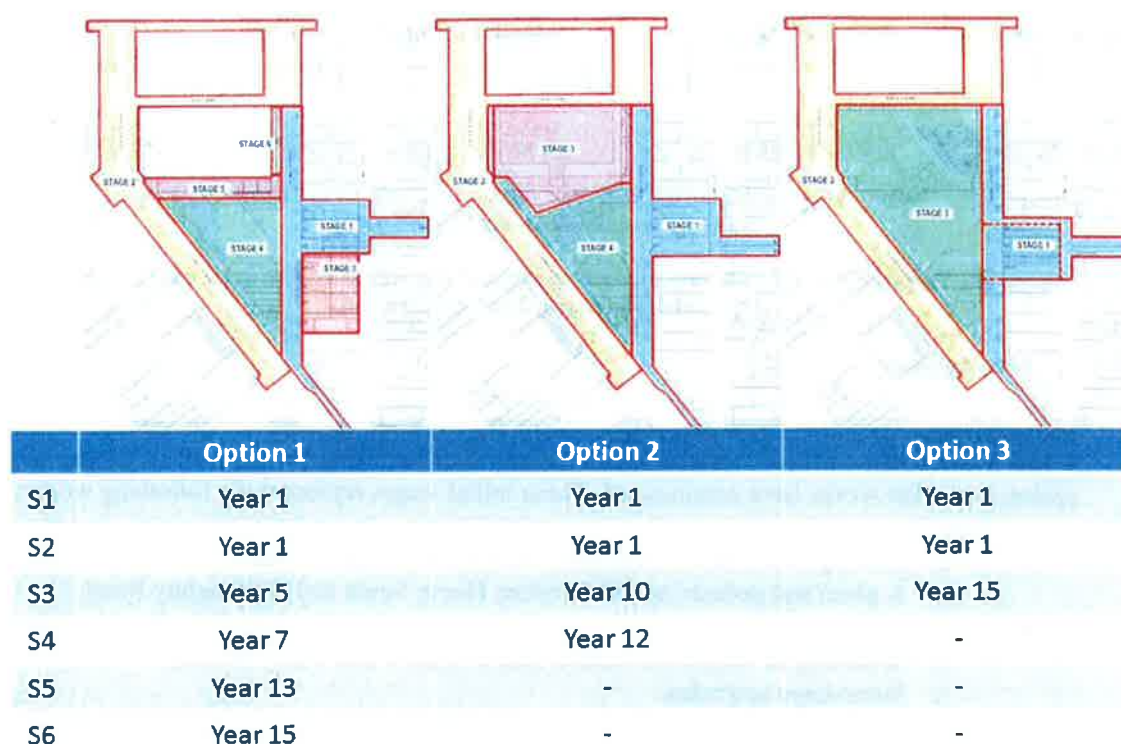


Figure 10 - Indicative staging of works (Note: Year 1 represents first year of construction after detailed design and approvals obtained)

5. Indicative costs

The indicative costs associated with this project are summarised in table 3 below. Detailed costings will be prepared at the detailed design stage of the project once Council has had the benefit of community input and decided which option it wishes to pursue.

The analysis below includes the cost of replacing the existing Hume Street car park and sports centre structure. These figures acknowledge that this structure has a finite lifespan and will need to be replaced in the future.

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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	Option 1 (\$M)	Option 2 (\$M)	Option 3 (\$M)
Stage 1	15.80	16.00	16.30
Stage 2	4.40	4.50	4.40
Total Cost - Stages 1 & 2	20.20	20.50	20.70
Less Land Already Acquired	-4.75	-4.75	-4.75
Funding Required - Stages 1 & 2	15.45	15.75	15.95
Stage 3	12.90	25.80	72.90
Stage 4	5.50	4.50	-
Stage 5	18.80	-	-
Stage 6	4.50	-	-
Future Cost (rebuild of Carpark and Indoor Sports Centre - 2033)	25.40	14.30	-
Total Cost	82.05	60.35	88.85

Cost p/m² of new open space \$25,721 \$18,139 \$16,711

Table 3 - Indicative costs

6. Funding plan

The cost of each of the design options is clearly significant. Whilst there are funding shortfalls for each concept design option, the table below identifies existing potential funding sources, which are not insignificant. Existing sources of funds are potentially sufficient to provide for the implementation of stages 1 and 2 in the short term, which represents a significant improvement to the usability and accessibility of Hume Street Park. This could occur without committing to any of the options which provides the basis to defer any final decision regarding which option is preferred as design refinements are made and funding options become clearer.

Given the long-term nature of this project, identified long-term funding shortfalls should be compared to the unavoidable future cost of replacing the existing sports centre, which is estimated to be in the order of \$25 million (today's dollars).

Long-term funding options need to be the focus of a long-term funding plan, the preparation of which will be dependent on a preferred option being identified. Long term funding options to be investigated may include:

- Future s94 funds (2020 onwards);
- Council's income producing reserve;
- Voluntary Planning Agreements - Precincts 2, 3, 4;
- Borrowing;
- Municipal bonds;
- Public Private Partnerships;
- Special rates levy.

Further, a transformational project such as that represented by concept design option 3, may well attract State Government funding should the mooted Crows Nest Rapid Transit railway

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(15)

station, and associated requirements for increased density, come to fruition. The other important factor to consider is that whilst Stages 1 and 2 may be pursued in the relatively short term, the longer term timeframe for delivery of more fundamental changes to the park more comfortably accommodate longer term borrowing or savings plans to fund such infrastructure. It is envisaged that a broad suite of funding sources over the long term, will enable the desired infrastructure to be implemented.

A preferred option that is not fully funded could potentially be the subject of detailed design, whilst Stages 1 and 2 are implemented. In the meantime, Council will have a fully scoped and "shovel ready" project as funding options arise in future.

	Existing (\$M)	Option 1 (\$M)	Option 2 (\$M)	Option 3 (\$M)
Developer Contributions (\$5.94) - Committed	-	8.00	8.00	8.00
Developer Contributions (\$5.94) - 2015/16 & 2016/17	-	5.80	5.80	5.80
Developer Contributions (VPAs Precinct 1)	-	6.10	6.10	6.10
Developer Contributions (VPA 6-16 Atchison St) *	-	3.30	3.30	3.30
Income Producing Projects Reserve	-	2.00	2.00	2.00
Total Potential Funds Available for Stages 1 & 2	-	25.20	25.20	25.20
Sale of Residential Air Rights	-	11.20	-	-
Borrowings (based on 50% Loan to Value Ratio)	-	7.90	7.90	11.70
Developer Contributions (\$5.94) - 2017/18 to 2019/20	-	9.50	9.50	9.50
Total Potential Funds Available for Entire Project	-	53.80	42.60	46.40
Total Cost	25.40	82.05	60.35	88.85
Funding Shortfall	25.40	28.25	17.75	42.45

Table 4 - Indicative funding plan

*This contribution has been conditioned by the Department of Planning and Environment for potential allocation to a range of local projects in the St Leonards/Crows Nest Study Precincts 1, 2 and 3. The target for this expenditure is yet to be decided.

7. Consultant findings and recommendation

The findings and recommendation of the TZG+JMD consultancy team are as follows:

"A large range of options were prepared and studied, which were summarised into three scenarios, representing a range of approaches from reusing existing facilities to a purpose built new facility with high quality public open space."

Based on the three scenarios, we make the following observations and recommendations.

The three scenarios have a common Stage 1 (Willoughby Road Plaza and Hume St upgrade), allowing Council to commence the project with a significant improvement to the immediate vicinity, without committing to the final outcome, which will undoubtedly be determined by Council finances.

Report of Alex Williams, Strategic Planning Team Leader - Policy
Re: Hume Street Park expansion - Concept and feasibility planning

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Scenario 1 upgrades the existing park and provides some additional area with the removal of the existing day care centre. The Stage 3 development site which houses the day care centre on the ground floor will provide a commercial return to partially off set the capital expense.

Whilst Scenario 2 is the cheapest, it spends in the order of \$22m on top of a building that currently has a life expectancy of less than 20 years, representing a poor long term investment.

The upgraded parks, in both Scenarios 1 & 2, are compromised with a large building along its northern edge casting a deep shadow across the broadest expanse of the park in winter.

Of the three, Scenario 3 undoubtedly offers the best public open space in terms of area, solar access and an urban relationship to the surrounding streets. It offers the best day care in terms of north facing open space with a park view. It takes into account, that the existing sports centre and car park will require replacement within 20 years, and proposes a much improved naturally lit sports centre and Australian Standard compliant car park. In addition, the subterranean commercial space, which would ideally suit a cinema complex, increases the night time activity of the area and generates a commercial return.

If Scenario 2 is removed from the mix, and the 20 year rebuild of the sports centre and car park is factored into Scenario 1, the additional urban and community benefits of Scenario 3 will cost in the order of \$15m.

Possibly, the most important question to ask at the outset, is whether the project is a local park upgrade or is it a legacy project for Crows Nest, given that the residential density of the area will dramatically increase over the next few years."

8. Way forward

Following further stakeholder consultation, the consideration of submissions and in collaboration with Councillors, it is anticipated that a preferred option can be identified. This will allow for detailed design to be undertaken. Staging and funding plan details can also be finalised once a preferred option is identified.

Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 2

Hume Street Park - Site Map



**North Sydney Local
Environmental
Plan 2013**

Site Identification Map
Part of map tile:
5950_COM_LZN_001_010_20151123

 Subject Land

Cardiorespiratory

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Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 3

NSLEP 2013 Zoning Map - Current



North Sydney Local Environmental Plan 2013

Land Zoning Map - Sheet LZN_001

Zone

101	Neighbourhood Centre
102	Commercial Core
103	Mixed Use
104	Environmental Conservation
105	Environmental Living
106	Light Industrial
107	Working Waterfront
108	Low Density Residential
109	Medium Density Residential
110	High Density Residential
111	Public Recreation
112	Private Recreation
113	Special Activities
114	Infrastructure
115	Reserved Land

Cadastre

Contact a 9101154 @ North Sydney Council

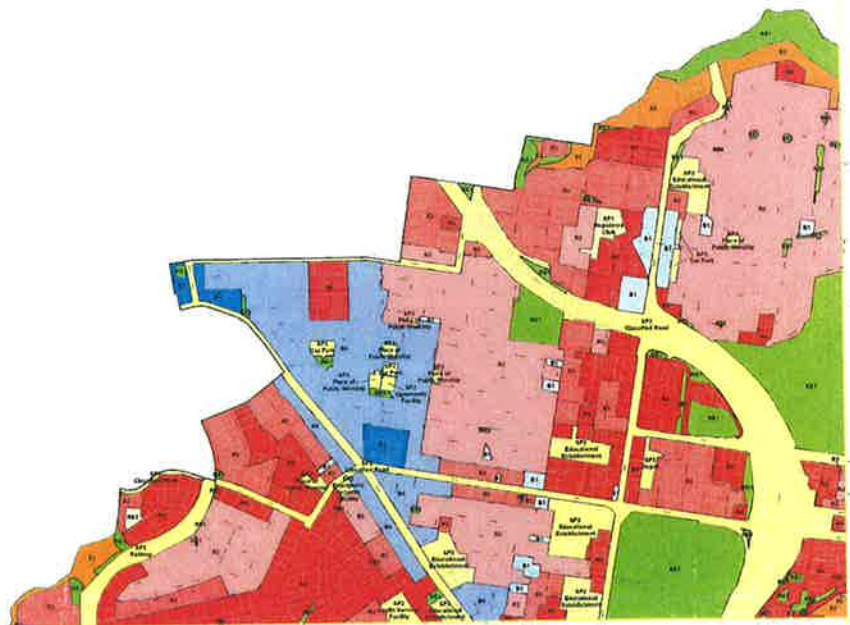


North Sydney LEP 2013
Sheet LZN_001

Scale 1:1000 @ A3
www.northsydney.nsw.gov.au

LANE COVE
LGA

WILLOUGHBY
LGA



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 4

NSLEP 2013 Zoning Map - Proposed



North Sydney Local Environmental Plan 2013

Land Zoning Map - Sheet LZN_001

Zone

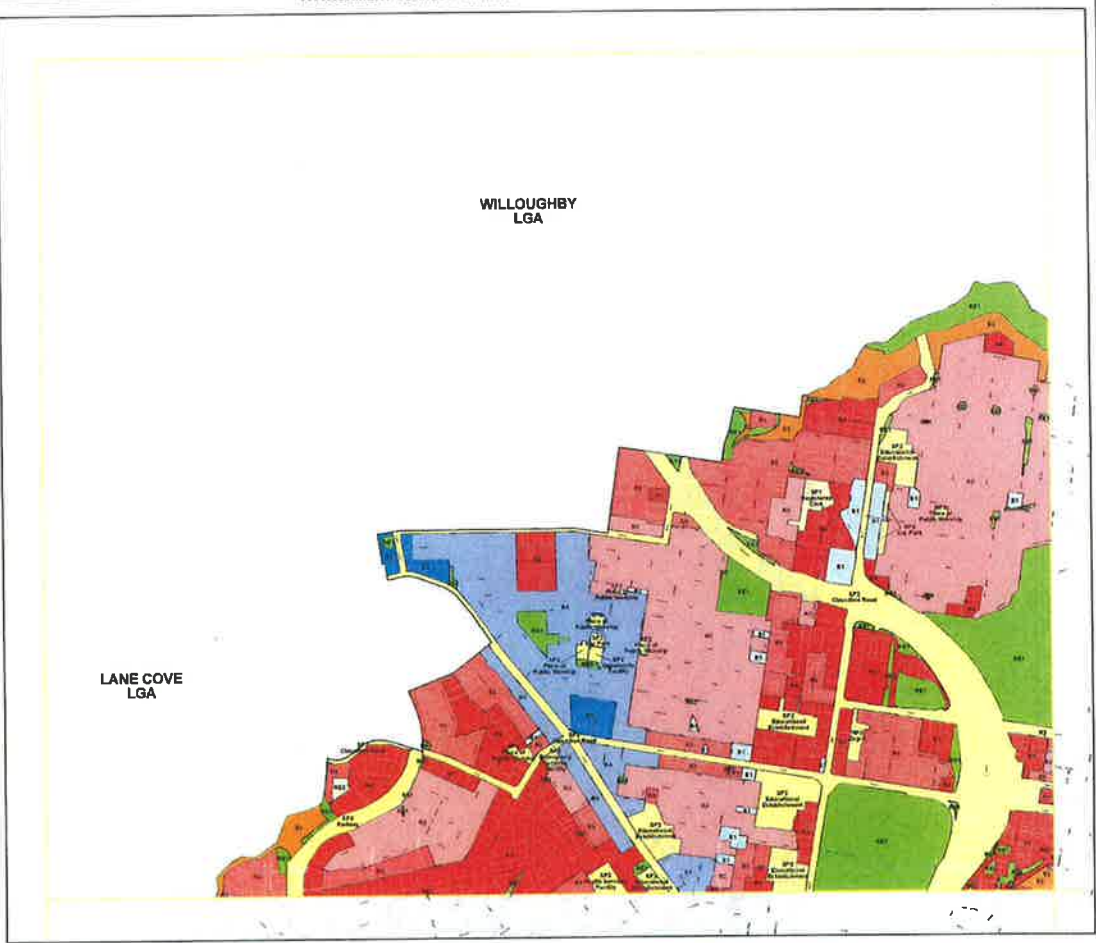
- N1 Neighbourhood Centre
- C1 Commercial Core
- M1 Medium Density Residential
- E1 Environmental Conservation
- E2 Environmental Living
- I1 Light Industrial
- W1 Working Waterfront
- R1 Low Density Residential
- R2 Medium Density Residential
- R3 High Density Residential
- P1 Public Recreation
- R4 Private Recreation
- S1 Special Activities
- I2 Infrastructure
- U1 Unzoned Land

Cadastral

Cadastral 23/11/15 © North Sydney Council



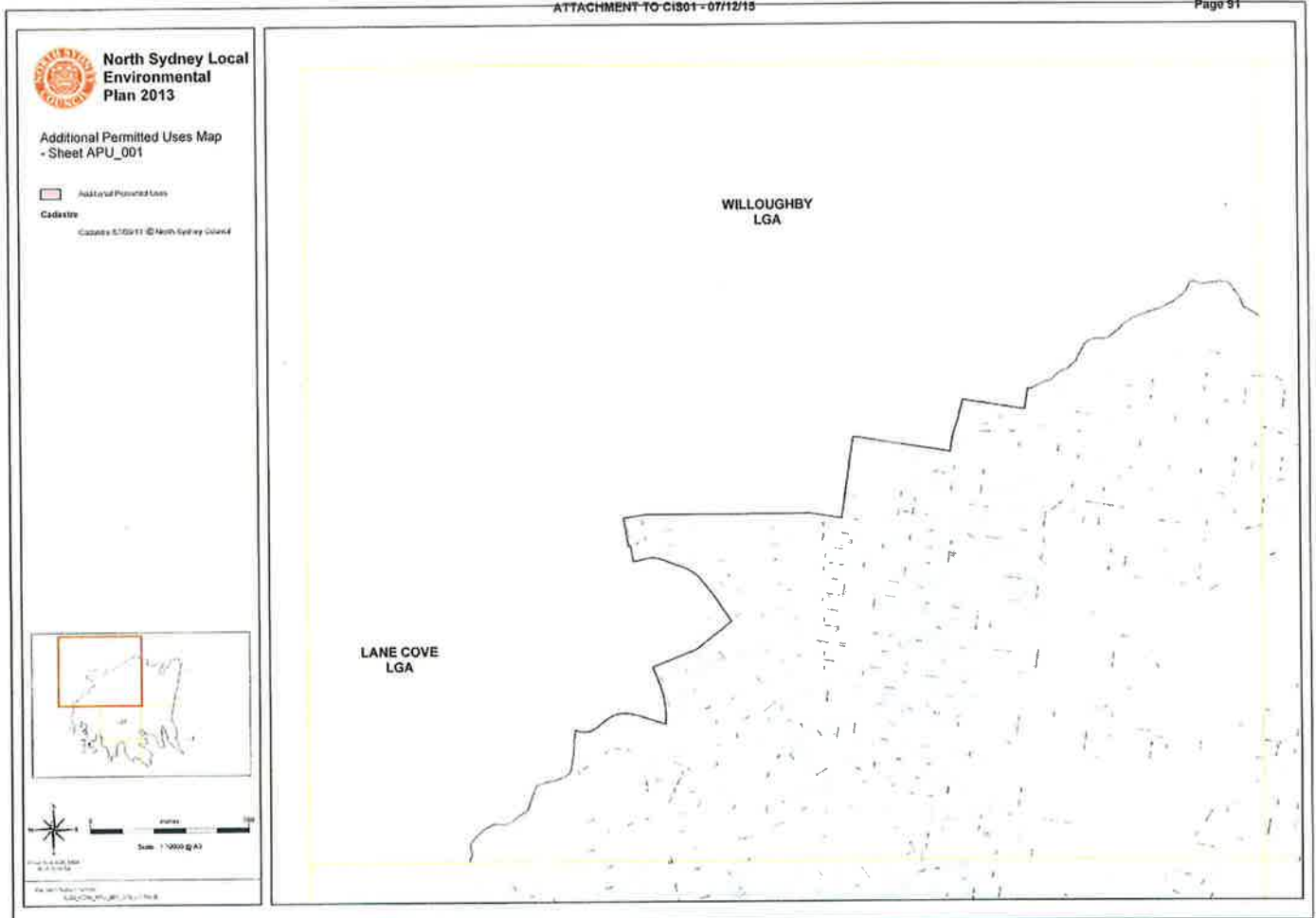
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Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 5

NSLEP 2013 Additional Permitted Uses Map – Current



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 6

NSLEP 2013 Additional Permitted Uses Map - Proposed



**North Sydney Local
Environmental
Plan 2013**

**Additional Permitted Uses Map
- Sheet APU_001**

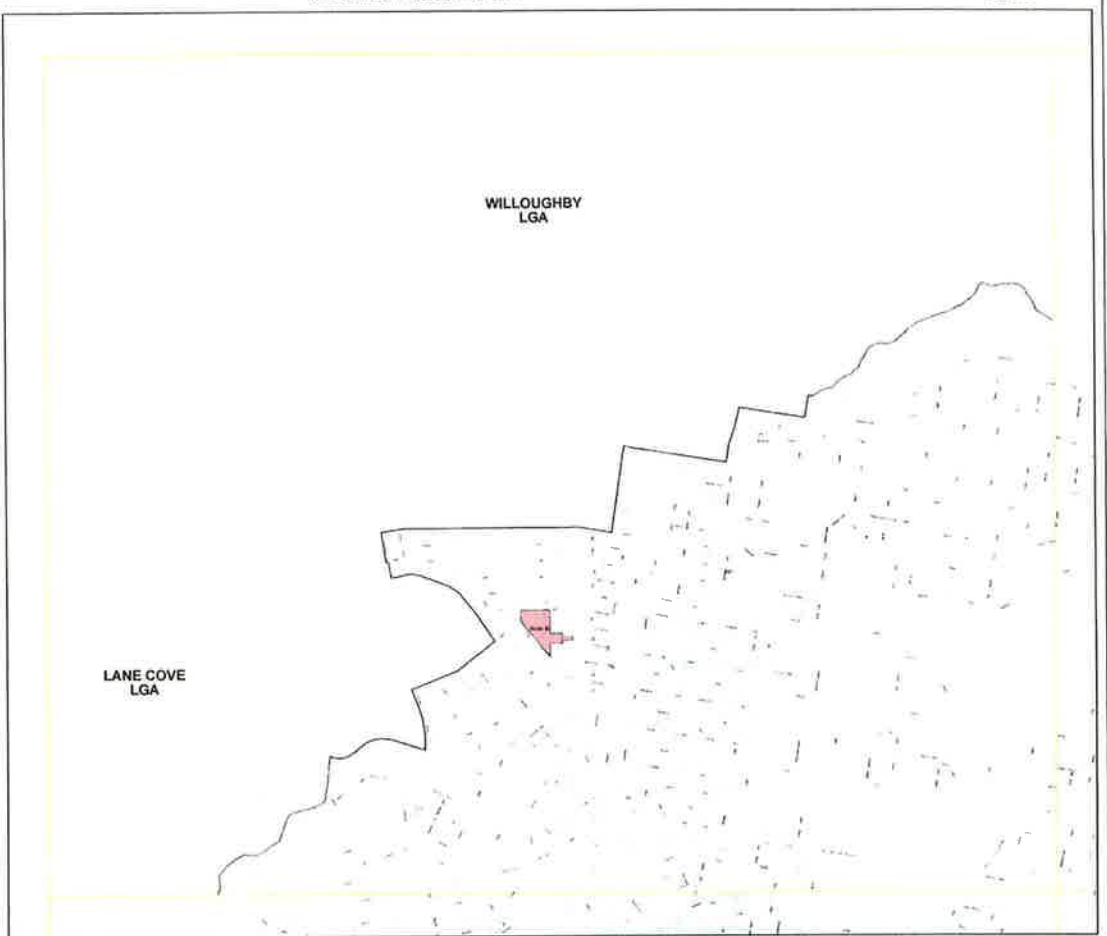
 Additional Permitted Uses

Cadastral

Cadastral (2011/13) © North Sydney Council



Prepared by:
GIS Unit
Date: 10/12/15



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 7

NSLEP 2013 Building Height Map - Current



North Sydney Local Environmental Plan 2013

Height of Buildings Map - Sheet HOB_001

Maximum Building Height (m)

1	24
5.5	25
10	26
11	30
12	32
13	40
15	42
16	48
18-15	50
20	

Maximum Building Height (RL m)

0-20
21-40
41-60
61-80
81-100
101-120
121-140
141-160
161-180
181-200

Cadastral

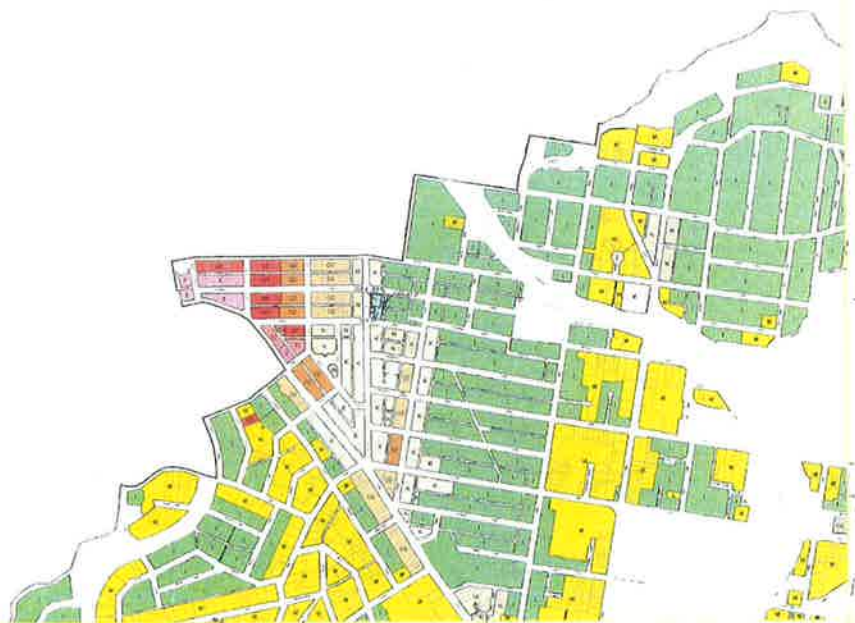
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Map ID: 1000-110000
Map ID: 1000-110000

WILLOUGHBY
LGA

LANE COVE
LGA



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 8

NSLEP 2013 Building Height Map - Proposed



North Sydney Local Environmental Plan 2013

Height of Buildings Map - Sheet HOB_001

Maximum Building Height (m)

1	24
5.5	15
10	26
11	30
12	35
13	40
15	42
16	45
17.5	50
20	

Maximum Building Height (RL, m)

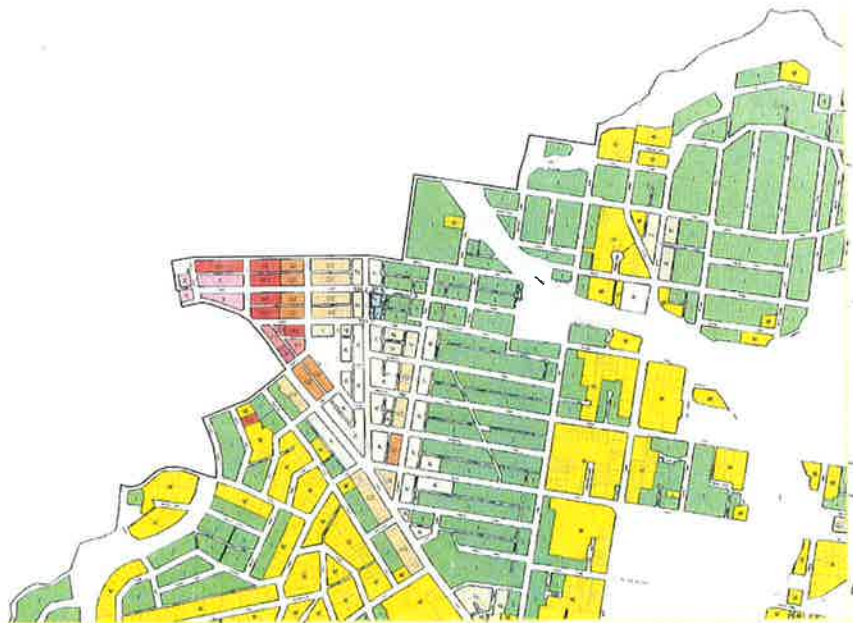
0 - 20
21 - 40
41 - 60
61 - 80
81 - 100
101 - 120
121 - 140
141 - 160
161 - 180
181 - 200

Cadastral

Cadastral 2011/15 © North Sydney Council



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WILLOUGHBY
LGALANE COVE
LGA

Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 9

NSLEP 2013 Non-Residential Floorspace Ratio Ranges Map - Current



North Sydney Local Environmental Plan 2013

Non-Residential Floor Space Ratio Range Map - Sheet LCL_001

Non-Residential Floor Space Ratio Range

0.00	Area 1
0.01	Area 2
0.02	Area 3
0.03	Area 4
0.04	Area 5
0.05	Area 6
0.06	Area 7
0.07	Area 8
0.08	Area 9
0.09	Area 10
0.10	Area 11
0.11	Area 12
0.12	Area 13
0.13	Area 14
0.14	Area 15

Cadastre

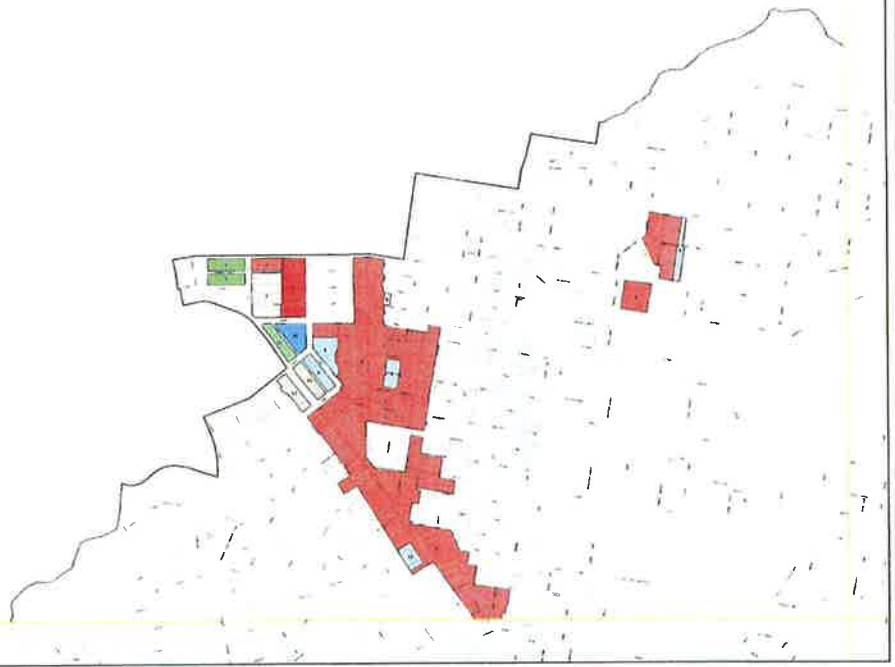
Cadastre 12/11/15 © North Sydney Council



Map of North Sydney Council
Scale 1:1000 @ A4

WILLOUGHBY
LGA

LANE COVE
LGA



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 10

NSLEP 2013 Non-Residential Floorspace Ratio Ranges Map - Proposed



North Sydney Local Environmental Plan 2013

Non-Residential Floor Space Ratio Range Map - Sheet LCL_001

Non-Residential Floor Space Ratio Range

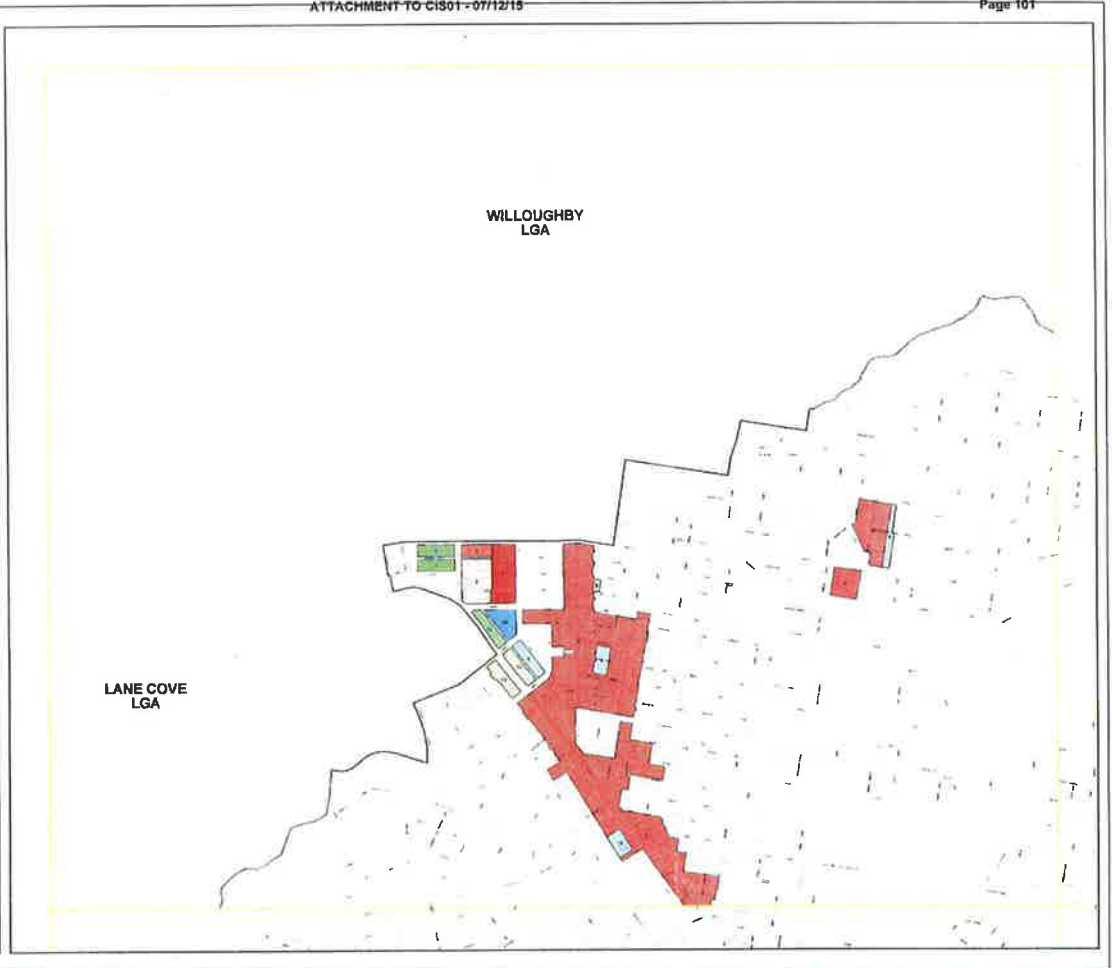
1	Area 1
2	Area 2
3	Area 3
4	Area 4
5	Area 5
6	Area 6
7	Area 7
8	Area 8
9	Area 9
10	Area 10
11	Area 11
12	Area 12
13	Area 13
14	Area 14
15	Area 15

Catchment

Catchment 23/11/15 © North Sydney Council



Scale 1:1000 @ A3
Map Date 12/07/15
Map Author J. Smith, J. Smith, J. Smith



Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 11

NSLEP 2013 Land Reservation Acquisition Map - Current



**North Sydney Local
Environmental
Plan 2013**

**Land Reservation Acquisition Map
- Sheet LRA_001**

- Local Open Space (R01)
- Regional Open Space (R02)
- Local Open Space (R03)
- Regional Open Space (R04)
- Classified Road (R05)

Cadastre

Cadastre (R06) © North Sydney Council



Map prepared by: [Name]
Date: [Date]

**WILLOUGHBY
LGA**

**LANE COVE
LGA**

**R02 - Classified
Road**

Planning Proposal – Hume Street Park, Crows Nest

APPENDIX 12

NSLEP 2013 Land Reservation Acquisition Map - Proposed



North Sydney Local Environmental Plan 2013

Land Reservation Acquisition Map - Sheet LRA_001

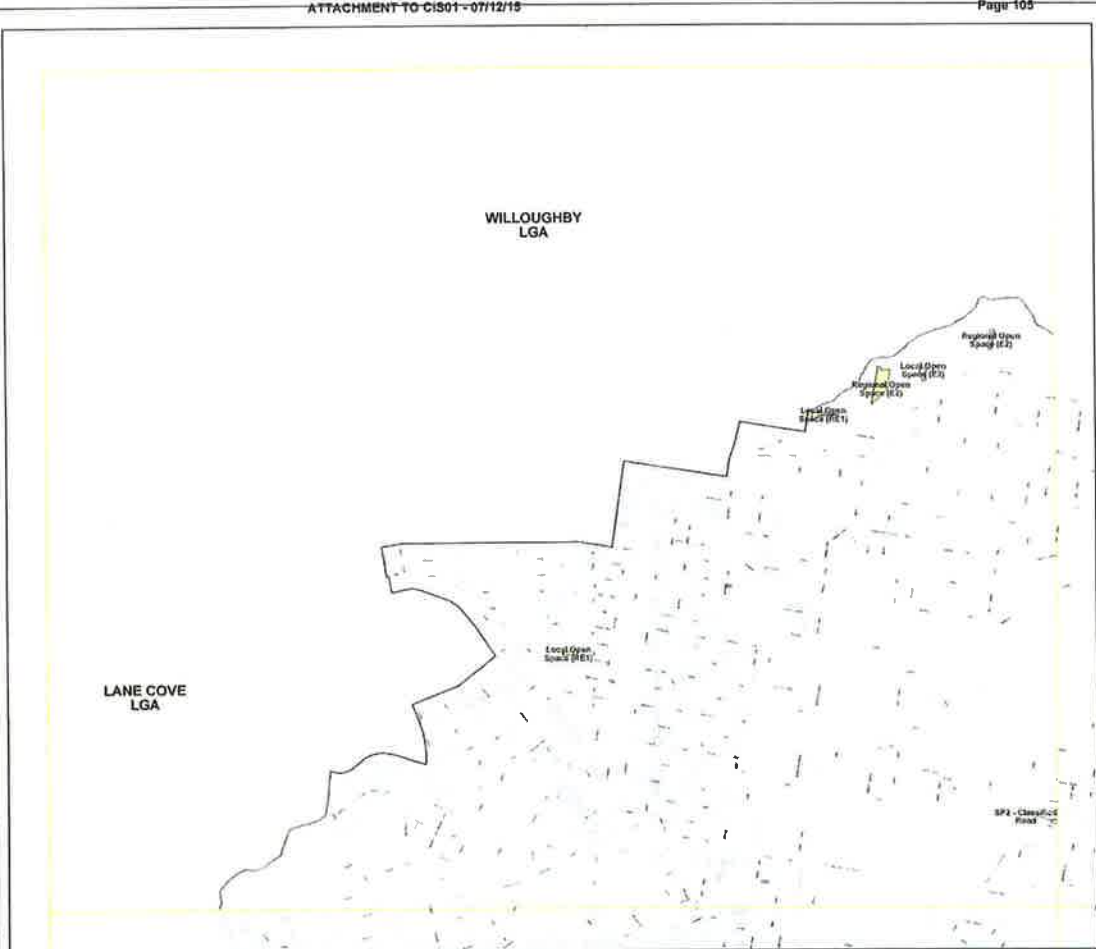
- Local Open Space (LOS)
- Regional Open Space (ROS)
- Local Open Space (LOS)
- Regional Open Space (ROS)
- Open Road (OPR)

Cartographer

Cartographer 23/1/15 © North Sydney Council



Map of the North Sydney Council area showing the location of the main map area.



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area



SECTION 3 ST LEONARDS / CROWS NEST PLANNING AREA

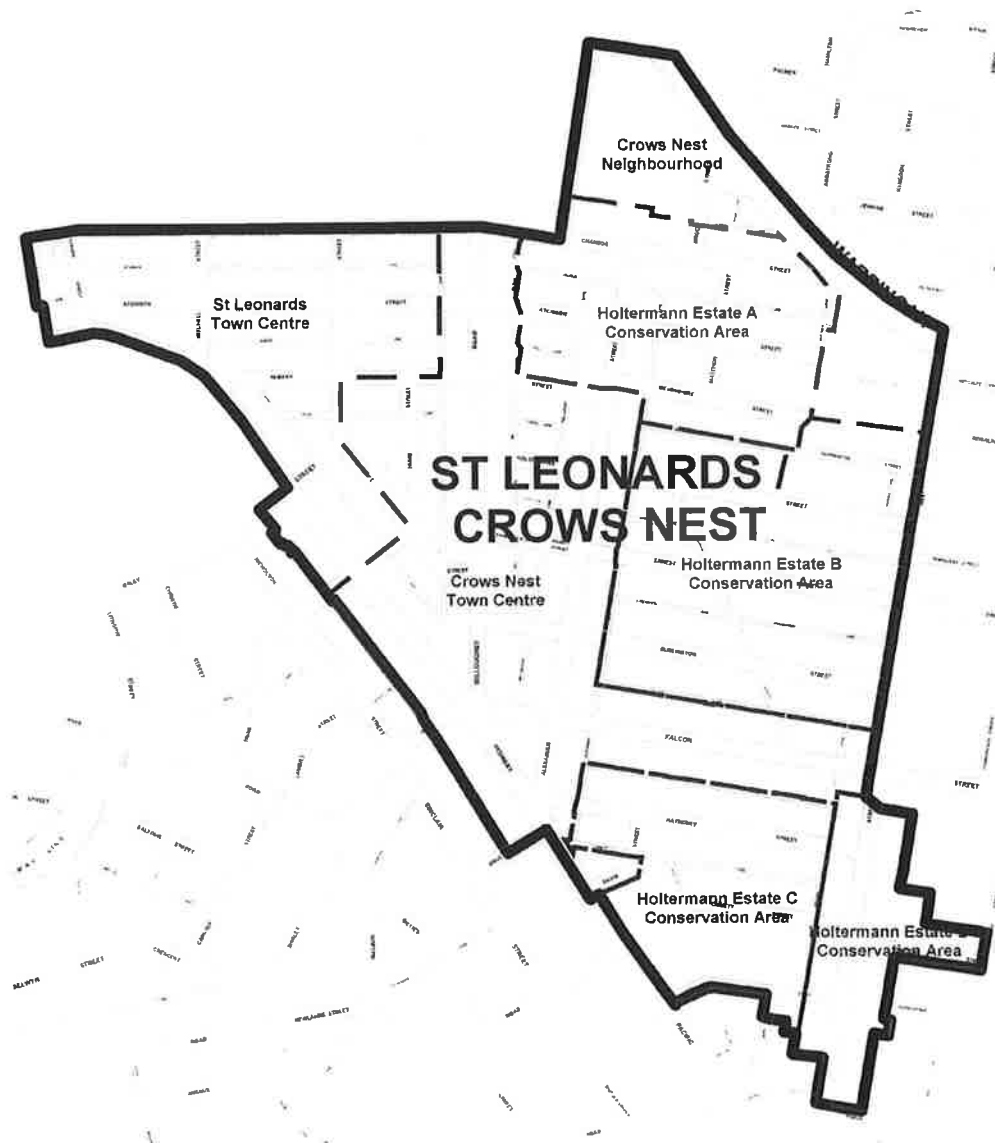


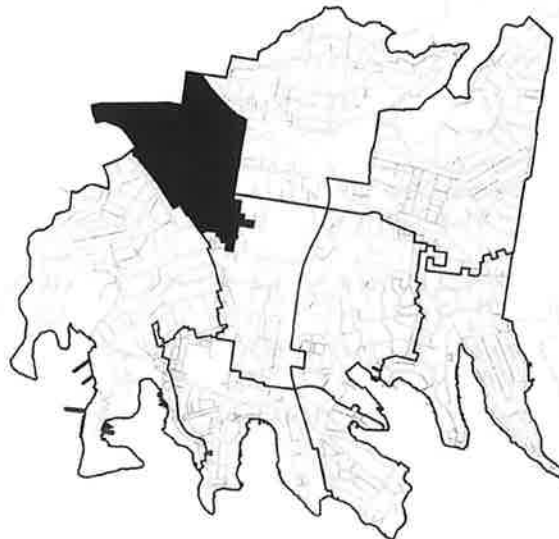
Figure C-3.1: St Leonards / Crows Nest Planning Area and associated Locality Areas



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

3.0 ST LEONARDS / CROWS NEST PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the St Leonards/Crows Nest Planning Area.

The Planning Area is focussed around the town centres of St Leonards and Crows Nest in the north-west of the area both of which are situated on major traffic routes. The remainder of the Area comprises a number of predominantly low density residential neighbourhoods, much of which is characterised by retention of the historic subdivision pattern.

St Leonards Town Centre, which is identified as a Specialist Centre under the Metropolitan Strategy 2036, is a significant, sustainable and busy urban centre where:

- a diverse range of living, employment, recreation and social opportunities are provided which serve both local and regional populations and contribute to the vibrancy of the centre
- residents, workers and visitors enjoy a high level of amenity and quality of the natural and built environment
- residents, workers and visitors can easily access the Area through excellent public transport links to the Sydney CBD, other suburban centres and many parts of the Sydney Region by rail and bus.

Crows Nest Town Centre is smaller in scale in comparison to St Leonards, with 19th Century, two storey shopfront parapets along Willoughby Road and the Pacific Highway. The Town Centre services the daily needs of residents and visitors, as well as having a lively dining district. Traffic is managed so pedestrians can move freely across Willoughby Road.

The residential neighbourhoods are generally quiet and characterised by wide roads with street tree plantings. Laneways facilitate movement and provide rear lane access to properties. Local shops, dispersed throughout the area, serve both local and regional needs. St Thomas Rest Park, located toward the northern edge of the area, as well as Hume Street Park, provides much needed open space and complements pocket parks within the area, with access to St Leonards Park on the eastern edge.

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area**

and where:

Function

- there is housing choice in the mix of dwelling types and in the range of affordability
- various grades and sizes of business spaces are provided in the St Leonards and Crows Nest Town Centres to accommodate a mix of small and large business premises, retail premises and community services
- existing uses, such as the fruit market on Atchison Street, which are important to the community, are maintained
- community facilities meet the needs of the centre's working and resident population, visitors, and residents of nearby neighbourhoods, in terms of wellbeing, culture and recreation, and add to the diversity and activity of the centre
- public transport, including walking and cycling, is the main form of access to the St Leonards Town Centre
- parking is adequate but is managed in a way that maintains pedestrian safety, the quality of public space and built form, and minimises traffic generation
- traffic is managed so that pedestrians can move within the area freely and safely and amenity is maintained
- pedestrians are assisted to safely cross barriers such as the Pacific Highway and the railway
- the grid pattern of streets and lanes imposes order and allows freedom of movement
- north/south mid-block pedestrian connections provide alternative routes through blocks at street level to assist pedestrian movement
- the area is highly permeable for pedestrians

Environmental Criteria

- the extremes of sun, wind and rain are mitigated by good building design
- natural light reaches buildings, public places and streets
- mechanical and other noise is controlled to protect residential amenity
- there is opportunity for all to enjoy views within the area
- additional public open space is provided for increased residential population

Quality Built Form

- a safe, high quality urban environment is achieved through careful design of buildings and use of materials, and a well designed and maintained public domain
- the high ridge that underlies St Leonards is reflected in its built form and the skyline is an interesting and distinctive feature in the broader landscape, with the station marked by the Forum development
- buildings are scaled down from the Forum development towards surrounding areas, to fit in with lower scale development and reducing adverse affects on lower scale areas
- high rise development is generally contained by Pacific Highway to the west, Oxley Street to the east and south and Chandos Street to the north
- the character in the St Leonards Town Centre is highly urbanised, but softened through urban design and landscaping



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Area Character Statements - St Leonards / Crows Nest Planning Area

- the visual characteristics of the Crows Nest neighbourhood's heritage conservation status are reflected in new development, with low rise small scale dwellings predominating
- the heritage items retain their heritage significance, illustrate a rich development history and provide interest in the physical fabric of the area

Quality Urban Environment

- tree planting in private and public spaces and small landscaped areas provides softening from the built form
- traffic is managed so that pedestrians can move within the area safely and freely
- parking is managed to maintain pedestrian safety and the quality of traffic generation
- rear lanes are used for vehicle access to properties
- pedestrians are assisted in safely crossing barriers such as the Pacific Highway

Efficient Use of Resources

- energy efficient design and life cycle assessment of buildings enables the conservation of natural resources and minimal use of non-renewable energy resources
- stormwater runoff is minimised, and reused on-site where possible

In addition to the above character statement for the Planning Area, the character statements for the following Locality Areas also require consideration:

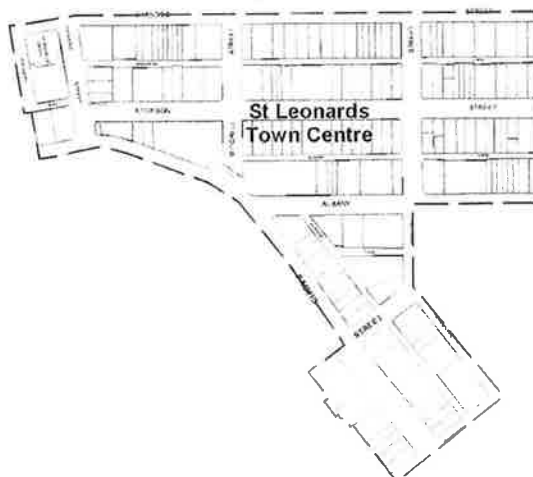
- Section 3.1: St Leonards Town Centre
- Section 3.2: Crows Nest Town Centre
- Section 3.3: Crows Nest Neighbourhood
- Section 3.4: Holtermann Estate Conservation Area A
- Section 3.5: Holtermann Estate Conservation Area B
- Section 3.6: Holtermann Estate Conservation Area C
- Section 3.7: Holtermann Estate Conservation Area D

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Area Character Statements - St Leonards / Crows Nest Planning Area



3.1 ST LEONARDS TOWN CENTRE



3.1.1 Significant elements

Land Use

- P1 Predominantly mixed commercial and residential development.
- P2 Commercial development.
- P3 Community facilities.
- P4 Passive and active recreational spaces.

Topography

- P5 Slight falls to the east and north east from the Pacific Highway which generally follows the ridgeline.

Identity / Icons

- P6 The Forum development and plaza.
- P7 St Leonards Station a major transport interchange hub.
- P8 Pacific Highway, a major sub-arterial thoroughfare.

Subdivision

- P9 Generally rectilinear grid pattern with dual frontages

Streetscape

- P10 Wide fully paved footpaths along Pacific Highway and other commercial and mixed use buildings.
- P11 Atchison Street between Christie Street and Mitchell Street is one way only, with wide paved footpaths, landscaping and other urban furniture.
- P12 Awnings provided along the Pacific Highway and for other commercial and mixed use buildings.
- P13 Irregular planting of street trees.

Public transport

- P14 Development is to take advantage of high levels of access to high frequency public train and bus services.



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Area Character Statements - St Leonards / Crows Nest Planning Area

P15 Public transport, cycling and walking are the main forms of transport to the Centre.

3.1.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

- P1 Predominantly medium-high rise, mixed commercial and residential development.
- P2 Provision of a variety of different sized non-residential spaces (e.g. showrooms, boutique shops & cafes, suites for medical/legal centres and small offices).
- P3 Provision of a variety of outdoor and indoor community spaces (e.g. urban plazas, gymnasium, gardens, outdoor and indoor dining areas and food courts).
- P4 Community and entertainment facilities.
- P5 High density residential accommodation according to zone.

Public spaces and facilities

- P6 Public plaza is provided at the closure of Mitchell Street with Pacific Highway.
- P7 A shared way is provided along Mitchell Street from Atchison Street to properties in Albany Lane.
- P8 Artworks and water features are integrated into design of the plaza - artworks and other features act as windbreaks, particularly at the Pacific Highway end of Mitchell Street.
- P9 Plaza incorporates space for public entertainment and expression of community identity, large enough to hold an open air performance or market.
- P10 Footpath paving along property frontages in accordance with Council's specifications.
- P11 Roof top gardens and public facilities that allow public access to district views from higher floors.

Accessibility and permeability

- P12 The following through site links are to be provided, retained and enhanced:
 - (a) A north - south pedestrian link from Chandos to Atchison Street across 67-69 Chandos Street and 40-48 Atchison Street.
 - (b) A north - south pedestrian link from Atchison to Albany Street across 15-19 Atchison Street and 26 Albany Street.
 - (c) A north - south pedestrian link from Chandos to Atchison Street across 21 Chandos Street and 14 Atchison Street.

3.1.3 Desired Built Form

Subdivision

- P1 Maintain a frontage of 20m - 40m, which equates approximately to the amalgamation of two or three original allotments.
- P2 Development on consolidated allotments with a frontage wider than 20m - 40m frontage is to be broken down by articulation, design and detailing, change in materials and colours.

Form, massing and scale

- P3 Buildings should generally step down in height from the tallest buildings, being the Forum (201-207 Pacific Highway) down to the surrounding areas and the lower scale development on Chandos Street, Willoughby Road, Crows Nest Town Centre, the Upper Slopes Neighbourhood and Crows Nest Neighbourhood.
- P4 Roof design presents a varied, composed and interesting skyline when viewed from a regional context.

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Area Character Statements - St Leonards / Crows Nest Planning Area



- P5 Architectural detailing and ornamentation provides a rich visual texture and a symbolic reference to the history of the place, the building's use or occupant.

Setbacks

- P6 Zero setback to all street frontages, with the following exceptions:
- (a) 3m setback to Atchison Street and southern side of Chandos Street, between Mitchell and Oxley Streets for landscaping and outdoor seating.
 - (b) 3m setback on eastern side of Pacific Highway, between Albany Street and Hume Street, and on the northern side of Oxley Street and Hume Street, between the Pacific Highway and Clarke Street, to allow for increased footpath width.
 - (c) 3m setback on western side of Oxley Street, between Albany Street and Pole Lane, for landscaping and outdoor seating.
 - (d) 6m setback on southern side of Oxley Street, between Pacific Highway and Clarke Street, predominantly to allow for increased footpath width and, if appropriate, for landscaping and outdoor seating.
 - (e) 1.5m setback to all laneway frontages.
 - (f) 3m to all street and laneway frontages in a residential zone.
- P7 Zero setback to all side boundaries, with a minimum 3m side setback above the podium, except to residentially zoned land which is to comply with the setback provisions within Part B – *Development Controls* of the DCP.
- P8 A minimum separation of 6m above podium, between windows and balconies of adjacent buildings.

Podiums

- P9 A podium of 13m (4 storey) to all street frontages, with a setback of 3m above the podium, with the following exceptions:
- (a) A podium of 13m (4 storey) to Atchison Street and southern side of Chandos Street, between Mitchell and Oxley Streets, with a setback of 1.5m above the podium.
 - (b) A podium of 10m (3 storeys) to the Pacific Highway, between Oxley Street and Hume Street, with a setback of 3m above podium.
 - (c) A podium of 10m (3 storeys) to all laneway frontages, with a setback of 1.5m above the podium.
 - (d) No podiums to residential zoned land which are to comply with the setback provisions within Part B – *Development Controls* of the DCP

Awnings

- P10 Awnings are to be provided along all street frontages, including where setbacks are required for the purpose of increased footpath width.
- P11 Where additional ground floor setbacks are required for purposes other than increased footpath width, full frontage awnings are not required, however, weather protection at building entrances or over outdoor seating areas should be provided.

Solar access

- P12 Development to the north of Atchison Street and east of Mitchell Street is restricted in height and massing to maintain and improve existing solar access on June 21 between 12pm and 3pm to the open space area at the south end of Mitchell Street.

- P12P13 Development should not increase overshadowing of the existing or proposed public open space area at Hume Street Park bounded by Pole Lane, Oxley Street, Clarke Street and Hume Street between the hours of 9am-3pm.



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Area Character Statements - St Leonards / Crows Nest Planning Area

Noise

P13P14 Elevations of buildings fronting Pacific Highway and Chandos Street are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Views

P14P15 Slot views to the sky and between higher buildings are to be provided.

R4 – High Density Residential Zone

Note: these provisions only apply to land within the R4 – High Density Residential Zone. Provisions P15-P26 prevail over the provisions P1-P14 under s.3.1.3 to Part C of the DCP to the extent of any inconsistency that arises.

P15P16 Generally 5 storeys with flat roofs.

P16P17 Development compliments the physical form of development in the adjoining mixed use areas.

P17P18 Height of development responds to adjacent building height and form.

P18P19 Landscaped areas should be accessible to all residents and not fenced off into separate courtyards.

P19P20 Rear open spaces must be accessible from the street.

P20P21 Laneway fences generally between 900 and 1200mm high.

Car accommodation

P21P22 Where a property has a frontage to a laneway, vehicular access must be provided from the laneway

P22P23 All off-street car parking must be provided underground.

P23P24 Pick up and drop off points for public transport and taxi ranks should be located close to public spaces and activities, and main building entries.

P24P25 Short stay (ten minute) parking spaces should be located close to meeting places.

P25P26 The amount of long stay commuter parking is minimised.

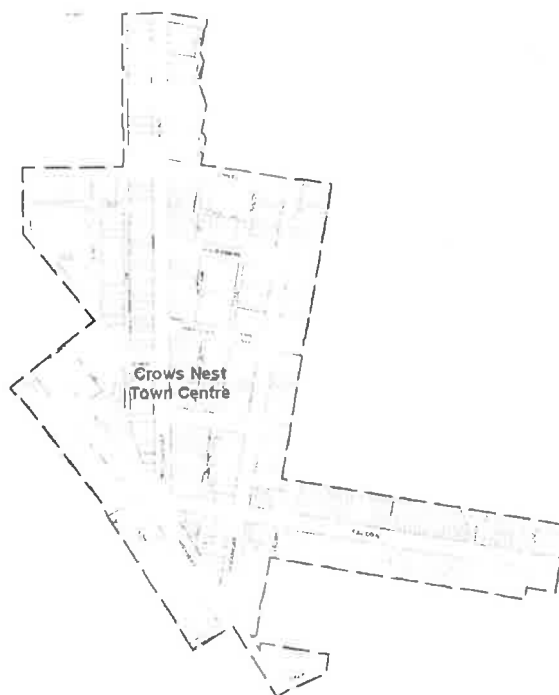
P26P27 Non-residential parking is minimised.

North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area



3.2 CROWS NEST TOWN CENTRE



3.2.1 Significant elements

Land Use

- P1 Predominantly mixed commercial and residential development.
- P2 Public parking facilities.
- P3 Community facilities.
- P4 Medium density residential accommodation.

P4P5 Hume Street Park

Topography

P5P6 Slight falls to the east and north east from the Pacific Highway which generally follows the ridgeline.

Natural Features

P6P7 Ridge line following the alignment of Pacific Highway.

Views

- P7P8 The following views and vistas are to be preserved and where possible enhanced:
- (a) Vista north along Willoughby Road and Pacific Highway.
 - (b) District views from the upper levels of taller buildings.

Identity / Icons

P8P9 Crows Nest five ways intersection.



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Area Character Statements - St Leonards / Crows Nest Planning Area

P9P10 Formalised outdoor dining on Willoughby Road, Burlington, Ernest and Holtermann Streets.

P11 Pacific Highway and Falcon Streets, major sub-arterial thoroughfares.

P10P12 Hume Street Park

Subdivision

P11P13 Regular grid pattern interrupted by diagonal streets.

P12P14 Generally long narrow allotments with dual street frontages.

Streetscape

P13P15 In mixed use areas, buildings are built to the street and aligned with the street frontage.

P14P16 Continuous awnings provided for shops, cafes and other commercial uses.

P15P17 Wide footpaths with designated outdoor dining areas on Willoughby Road, Burlington, Ernest and Holtermann Streets.

P16P18 Landscaping provided along Willoughby Road to improve amenity for pedestrians and outdoor diners.

P17P19 Traffic calming and pedestrian crossings provided near shops and cafes on and around Willoughby Road.

P18P20 Irregular planting of street trees and shrubs.

Public transport

P19P21 Development is to take advantage of the Area's high levels of accessibility to public train and bus services.

3.2.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 Willoughby Road, between Falcon Street and Albany Street, and Pacific Highway, between Shirley Road and Hume Street, two storey parapet shopfront with shops at ground level, non-residential or residential above, with additional height set back above 2 storey parapet.

P2 Remainder of the Centre medium rise, mixed use development, boundary to boundary, with setbacks at laneway, public spaces and above podium - shops at ground level, non-residential/residential on first floor, residential above.

P3 Medium density residential development along Falcon Street.

Accessibility and permeability

P4 Pedestrian access from Willoughby Road to through to Alexander and Hume Streets, improves access to the Council car parks.

Public spaces and facilities

P5 Ernest Place is a focus for the Town Centre.

P6 A significant urban park (Hume Street Park) is provided on land bound by Pole Lane, Oxley Street, Clarke Street and Hume Street.

P5P7 A public plaza with a pedestrian link to Willoughby Road is provided between Hume Street and Hume Lane adjacent to Hume Street Park.

3.2.3 Desired Built Form

Subdivision

P1 Maintain a 10m - 15m frontage (consistent with two storey parapet shopfront scale), especially along Willoughby Road and Alexander Street.

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P2 Frontages of sites larger than this have their apparent width broken down with detailing and design features.

Setbacks

P3 Zero setback to all street frontages

P4 A 1.5m setback to all laneways.

Podiums

P5 A podium of 13m (4 storey) to all streets with a setback of 3m above the podium level, with the following exceptions:

- (a) A podium of 13m (4 storey) with a weighted average setback of 4m above the podium level to:
 - (i) the northern, eastern and southern frontages of the street blocks bounded by Falcon Street, Alexander Street, Holtermann Street and Willoughby Lane, and
 - (ii) the triangular street block bounded by Falcon Street, Alexander Street and the Pacific Highway.
- (b) A podium of 8.5m (2 storey) with a setback of 3m above the podium to:
 - (i) Willoughby Road, between Falcon Street and Albany Street, and
 - (ii) Pacific Highway, between Shirley Road and Hume Street
- (c) A podium of 10m (3 storeys) to all laneways, with a setback of 3m above the podium.

Building design

P6 Consistent parapet facade heights are provided along Willoughby Road and the Pacific Highway.

P7 Off street car parking must be provided underground except when owned and operated by Council as a public car park.

Noise

P8 Elevations of buildings fronting Falcon Street and Pacific Highway are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Awnings

P9 Awnings must be provided to all street frontages, except laneways.

Car accommodation

P10 No vehicular access is permitted to:

- (a) Willoughby Road, between Falcon Street and Albany Street, and
- (b) Pacific Highway, between Shirley Road and Hume Street.

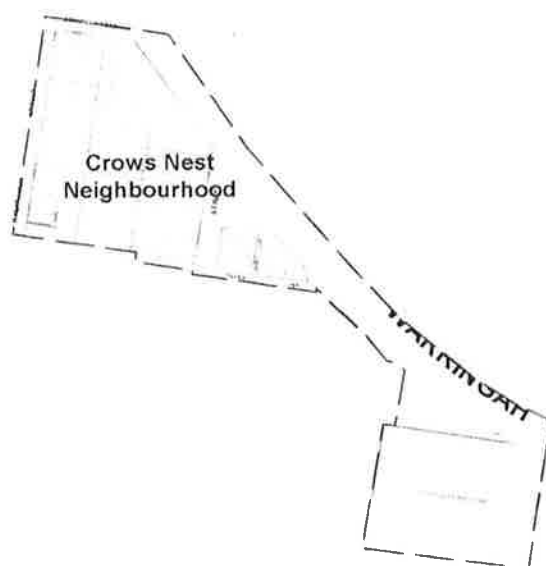
P11 Shared vehicular access to Shirley Road must be maintained to all properties between 286 and 306 Pacific Highway.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.3 CROWS NEST NEIGHBOURHOOD



3.3.1 Significant Elements

Land Use

- P1 Predominantly residential accommodation.
- P2 Passive recreational spaces.

Topography

- P3 Gentle falls to the north-east towards the Warringah Expressway.

Views

- P4 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Vista north along Willoughby Road and Pacific Highway.

Identity / Icons

- P5 Warringah Expressway a major arterial thoroughfare.
- P6 St Thomas Rest Park.
- P7 Holtermann Estate Conservation Areas.

Subdivision

- P8 Traditional grid subdivision pattern interrupted by the juxtaposition of the Warringah Expressway.
- P9 A mix of narrow deep allotments reflecting detached and semi-detached housing forms and larger consolidated allotments reflecting multi dwelling housing and residential flat building forms.

Streetscape

- P10 Tree lined streets with grassed verges and concrete footpaths.
- P11 Buildings setback from the boundary and aligned with the street frontage.

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P12 Low brick fences.

3.3.2 Desired Future Character**Diversity**

- P1 Predominantly a mix of dwelling houses, attached dwellings, multi dwelling houses and residential flat buildings according to zone.
- P2 Retention and enhancement of existing public open spaces.

3.3.3 Desired Built Form**Form, massing and scale**

- P1 Retention of a low density residential character along Wheatley Street.

Access

- P2 Vehicle access on Brook Street should be carefully designed to minimise disruption to vehicular traffic

Noise

- P3 Elevations of buildings fronting Chandos Street and Warringah Expressway are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.4 HOLTERMANN ESTATE A CONSERVATION AREA



3.4.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by BO Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The Holtermann Estate A Conservation Area was subdivided and offered for sale during the 1880s and 1890s.

Main period of construction-1884 to 1915.

3.4.2 Description

The Holtermann Estate A Conservation Area is the northern most section of the larger Holtermann Estate and is bounded by St. Thomas Rest Park, the Warringah Expressway and commercial development to the west.

The landform falls slightly to the north and west. Subdivision is determined by a grid pattern of wide streets, rear lanes and narrow cross lanes. Lot sizes are slightly larger than other parts of the Holtermann Estate though many lots have been developed for attached dwelling houses.

The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that includes a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian, Filigree and Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with post war residential flat buildings and modern infill housing.

Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths and crossings to off-street parking. Deep set sandstone kerbs remain in some locations. Houses to the high side of the street are often set on sandstone plinths with retaining walls to the street. Rear lanes are lined with fences, carports and garages with some development fronting the lanes.

There are long views along the main streets and cross views along the lanes.

Front gardens contribute to the landscaping of the streets. Gardens follow the natural fall of the land with steps to the street on the high side. High and low scale street trees.

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Area Character Statements - St Leonards / Crows Nest Planning Area



3.4.3 Statement of Significance

The Holtermann Estate A Conservation Area is significant:

- (a) as a late 19th century subdivision for speculative housing.
- (b) For its regular grid of streets, rear lanes and cross lanes.
- (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.



3.4.4 Significant elements

Topography

- P1 Slight falls to the north and west.

Subdivision

- P2 Detached houses: 380m² lots with 10m frontage.
- P3 Semi-detached and attached houses and some detached houses: 180m² to 260m² lots with 4-6m frontages. Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

- P4 Street trees align streets.
- P5 Sandstone retaining walls relate to changes in level between streets and lots.



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

P6 Continuous grass verges and sandstone kerbs without vehicle crossings.

P7 Lanes have a low scale and service character.

Views

P8 Vistas along major streets and lanes.

3.4.5 Characteristic buildings

P1 Single storey, detached, semi-detached and attached dwelling houses.

3.4.6 Characteristic built elements**Siting**

P1 Located towards the front of the block.

P2 Consistent setbacks.

Form, massing and scale

P3 Single storey with hipped and gabled roofs with skillion rear extensions.

P4 Reduced height and scale to rear.

P5 Open verandahs to front.

P6 Projecting front gables beside recessed verandahs.

P7 Dwelling houses in groups of identical design (detached, semi-detached and attached) often have continuous front verandahs.

P8 Strong skyline of simple pitched roofs and tall chimneys visible from street and rear lanes and stepped along the streets/lanes.

Roofs

P9 Hipped roofs pitched between 30 and 45 degrees without dormers or openings that can be seen from the street.

P10 Gabled ends for projecting bays to the street.

P11 Skillion roofs to rear extensions.

P12 Brick and rendered chimneys with terracotta chimney pots.

External Materials

P13 Sandstone, timber weatherboards or face brick on sandstone foundations.

P14 Original rendered walls.

P15 Slate, corrugated metal and terracotta tiled roofs.

P16 Timber windows, doors and joinery in a Victorian, Federation or Edwardian style.

P17 Original front garden landscaping.

Fences

P18 Original low front fences.

P19 Timber fences rear and side.

P20 Sandstone plinths, sandstone piers, metal palisade and gates, timber pickets, timber rails and mesh, pipe and mesh gates, original face brick with piers.

Car accommodation

P21 Located off rear lanes.

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****3.4.7 Uncharacteristic elements**

- P1 Over-scaled, two storey additions; contemporary buildings with laneway frontages; over-scaled and poorly detailed carports and garages; front and side dormers and rooflights; modified roof forms; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.5 HOLTERMANN ESTATE B CONSERVATION AREA



3.5.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by BO Holtermann in the 1880s led to the consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

Main period of construction 1880-1915.

3.5.2 Description

The Holtermann Estate B Conservation Area includes the central portion of the larger Holtermann Estate.

The landform is generally level, with slight falls to the south. Subdivision is determined by a grid pattern of wide streets and narrow, rear lanes. Lot sizes vary and many lots have been developed for attached houses.

The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that include a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with some post war residential flat buildings and modern infill housing. There are examples of high quality attached dwellings.

Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths. Deep set sandstone kerbs remain in some locations. Rear lanes are lined with fences, garages and carports with some remnant dunnies. The lane intersections are sometimes terminated by the side profile of a corner building oriented to the cross street.

Sophia Street provides diagonal views.

Front gardens contribute to the landscaping of the streets. Gardens follow the natural fall of the land with steps to the street on the high side. There are high and low scale street trees and shrubs.

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Area Character Statements - St Leonards / Crows Nest Planning Area



3.5.3 Statement of Significance

The Holtermann Estate B Conservation Area is significant:

- (a) As a late 19th century subdivision for speculative housing.
- (b) For its regular grid of streets, rear lanes and cross lanes.
- (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.



Figure C-3.4 (left):

Circa 1890

Figure C-3.5 (below left):

Circa 1943

Figure C-3.6 (below):

Circa 2008

3.5.4 Significant elements

Topography

P1 Generally level, slight falls to the south east.

Subdivision

P2 Detached dwelling houses: 380m² lots with 10m frontage.



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Area Character Statements - St Leonards / Crows Nest Planning Area

P3 Detached, semi-detached and attached dwelling houses: 180m² to 260m² lots with 4-6m frontages.

P4 Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

P5 Street trees and shrubs align streets. Sandstone retaining walls relate to changes in level between streets and lots. Continuous grass verges and sandstone kerbs without vehicle crossings. Lanes have a low scale and service character.

Views

P6 Along Sophia Street.

3.5.5 Characteristic buildings

P1 Single storey, detached, semi-detached and attached dwelling houses.

3.5.6 Characteristic built elements

Siting

P1 Located towards the front of the block.

P2 Consistent setbacks.

Form, mass and height

P3 Single storey with hipped and gabled roofs with skillion rear extensions.

P4 Reduced height and scale to rear.

P5 Open verandahs to front.

P6 Projecting front gables beside recessed verandahs with decorative detailing.

P7 Dwelling houses in groups of identical design (detached, semi-detached and attached) which often have continuous front verandahs.

P8 Strong skyline of simple pitched roofs and tall chimneys visible from the street and rear lanes.

Roofs

P9 Hipped roofs pitched between 30 and 45 degrees without dormers or openings.

P10 Gabled ends for projecting bays to the street.

P11 Skillion roofs to rear extensions.

P12 Brick and rendered chimneys with terracotta chimney pots.

External Materials

P13 Sandstone, timber weatherboards or face brick on sandstone foundations.

P14 Original rendered walls.

P15 Slate, terracotta tiles, corrugated metal roofs.

P16 Original timber windows, doors and decorative joinery in a Victorian, Federation and Edwardian style.

P17 Original front garden landscaping.

Fences

P18 900-1600mm high to the street.

P19 1800mm high to laneways.

P20 Sandstone plinths, sandstone piers, metal palisade fences and gates, timber pickets, timber rails and mesh, pipe and mesh gates, original face brick with piers.

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****Car accommodation**

P21 Located off rear lanes.

3.5.7 Uncharacteristic elements

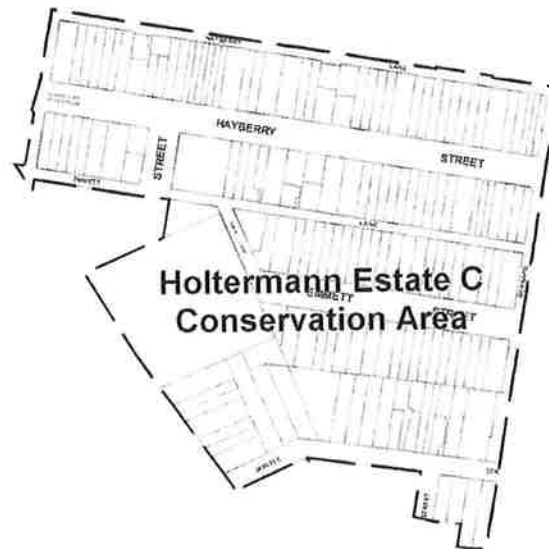
- P1 Over-scaled two storey additions; contemporary buildings with laneway frontages; over-scaled and poorly detailed carports and garages; front and side dormers and rooflights; modified roof forms; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

3.6 HOLTERMANN ESTATE C CONSERVATION AREA



3.6.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by B. O. Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

The main period of construction across the Holtermann Estate was between 1884 and 1915.

3.6.2 Description

The Holtermann Estate C Conservation Area includes part of the southern end of the larger Holtermann Estate and is bounded by Falcon Street, West Street and the Pacific Highway.

The landform is generally level with some stepping across the streets. Lot sizes are irregular and the urban form is determined by a strongly defined grid pattern of wide streets and narrow rear lanes.

The area is characterised by modest, speculative cottages in the Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow styles. There are also some Inter-War Californian Bungalow and Art Deco styles and later infill development including the large campus of the Sydney Girls High School.

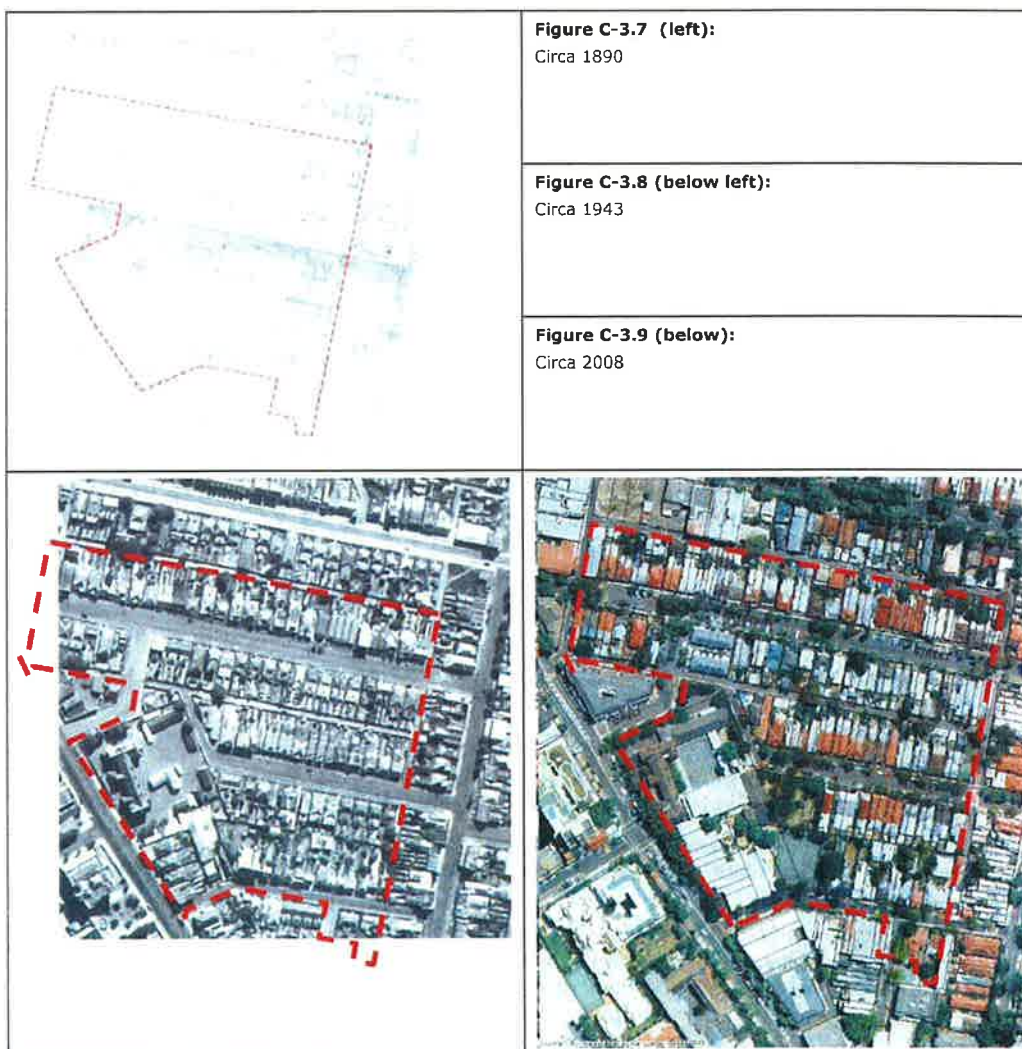
Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths. Deep set sandstone kerbs remain in some locations. Front cottage gardens contribute to the landscaping of the streets. Gardens are sometimes raised with centrally located steps to the street.

Rear lanes are important to the townscape and allow car access that helps the streets to maintain a pedestrian character. There are intrusive off street parking structures where rear lane access is not available. Other uncharacteristic elements include two storey additions constructed to the street, lot amalgamations and loss of original subdivision pattern, contemporary buildings with laneway frontages.

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****3.6.3 Statement of Significance**

The Holtermann Estate C Conservation Area is significant:

- (a) For its late 19th and early 20th century residential character that is characterised by single storey, detached and semi detached dwelling houses of modest scale in a mixture of late Victorian and early Federation styles.
- (b) As an area that represents the working class residential development of North Sydney at the turn of the century.

**3.6.4 Significant elements****Topography**

- P1 Generally level, slight falls to the north and west with stepped street.

Subdivision

- P2 Long narrow lots with frontages to street and laneway (where they occur). Semi-detached houses and some detached house.



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

Streetscape

- P3 Sandstone retaining walls relate to changes in level between streets and lots.
- P4 Continuous grass verges and sandstone kerbs without vehicle crossings.
- P5 Lanes have an open, low scale and service character with lines of timber fences.

Views

- P6 Limited street views.

3.6.5 Characteristic buildings

- P1 Detached, late Victorian, Federation and Edwardian semi-detached dwelling houses.

3.6.6 Characteristic built elements**Siting**

- P1 Located towards the front of the block, with gardens to rear.
- P2 Consistent setbacks.

Form, massing and scale

- P3 Predominantly single storey.
- P4 Rear extensions located within a single storey roof line of reduced height and scale to the main dwelling.
- P5 Dwelling houses with wide frontages have projecting bays to the street beside recessed verandahs.
- P6 Dwelling houses in groups of identical design (detached, semi-detached and attached) with continuous front verandahs.
- P7 Strong skyline of a series of simple pitched roofs and tall chimneys stepped along the streets/lanes and following the natural changes in landform.

Roofs

- P8 Hipped roofs pitched between 30 and 45 degrees and without dormer windows or openings that can be seen from the street.
- P9 Gabled ends for projecting bays to the street, skillion roofs to rear extensions.
- P10 Brick chimneys are unpainted, unrendered or rendered with detailing, or rough cast with chimney pots.

Materials

- P11 Walls: face brick, timber weatherboards or sandstone on sandstone foundations.
- P12 Roofing materials: unglazed terra cotta tiles, or slate and corrugated metal on Victorian cottages and rear extensions.

Windows and doors

- P13 Late Victorian, Federation and Edwardian.

Fences

- P14 Rusticated sandstone base walls, face brick, timber (vertical pickets and horizontal railing and wire fences) or metal palisade. Face brick or sandstone piers and base with metal palisade panels. Higher timber fences to rear.

Car accommodation

- P15 Located off rear lanes.

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****3.6.7 Uncharacteristic elements**

- P1 Modern additions; loss of original detail, painting and rendering of face brickwork; modern infill developments removal of original detailing, front and side dormers and rooflights



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

3.7 HOLTERMANN ESTATE D CONSERVATION AREA



3.7.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by B.O. Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

The main period of construction across the Holtermann Estate was between 1884 and 1915.

3.7.2 Description

The Holtermann Estate D Conservation Area is set to both sides of the southern end of West Street and is defined by Falcon Street and Ridge Street.

The landform is generally level and the urban form is determined by a strongly defined grid pattern of wide streets and narrow rear lanes.

The Area is characterised by modest, speculative cottages that include a mix of late 19th and early 20th century building styles including Victorian Georgian and Filigree, Federation Queen Anne and Federation Bungalow. There are also some two storey Victorian Italianate and Victorian Filigree terraces and Inter-War, Californian Bungalow and Art Deco styles.

The mature street trees are also a prominent and unifying feature of the West Street streetscape.

Front cottage gardens contribute to the landscaping of the streets, and are typical of small lot development of the pre-war era.

There are rear lanes that have a distinct character that is different to the streets and that allow car access.

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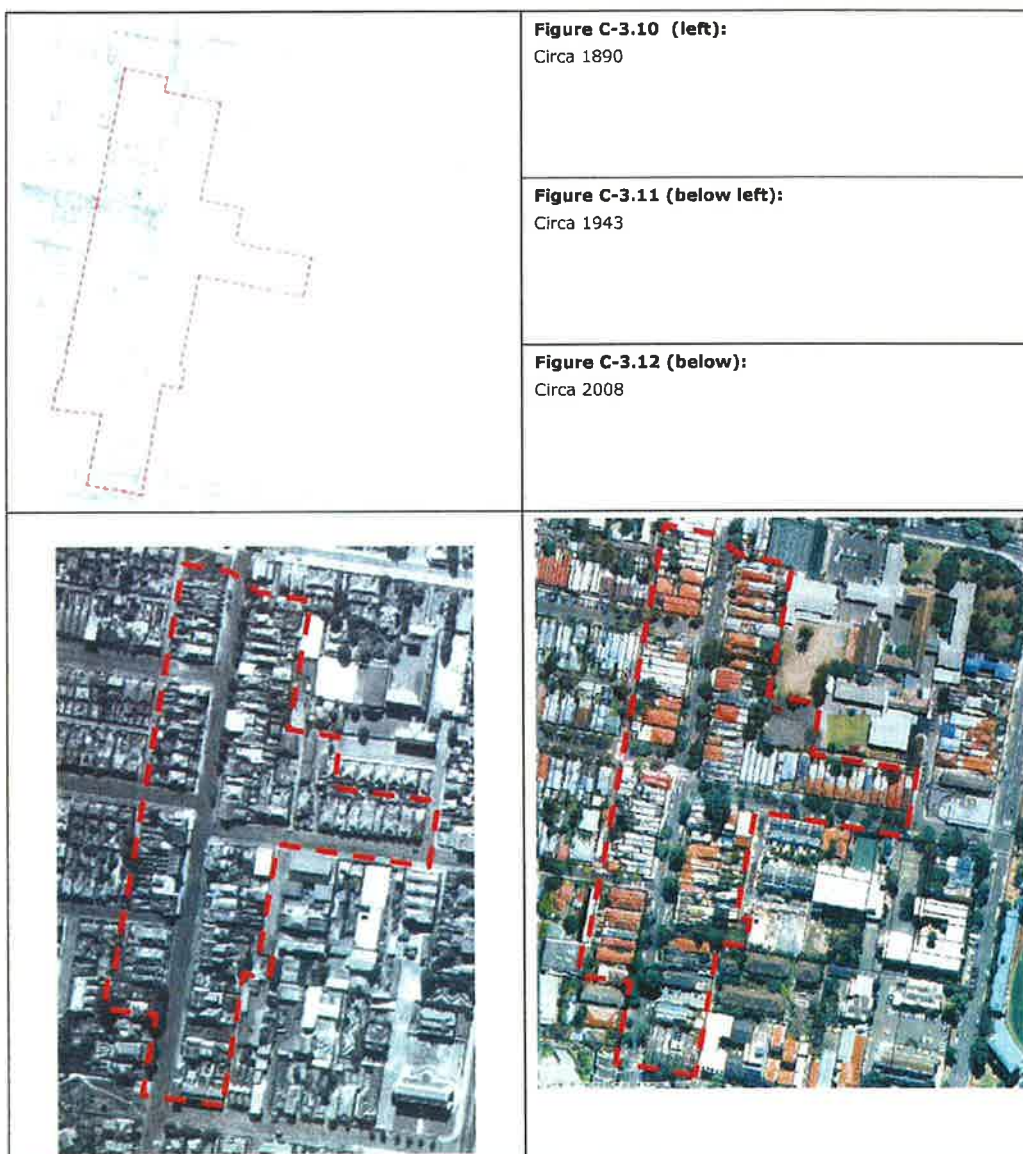
Area Character Statements - St Leonards / Crows Nest Planning Area



3.7.3 Statement of Significance

The Holtermann Estate D Conservation Area is significant:

- (a) for its consistent late 19th and early 20th century residential character that is characterised by single storey dwelling houses of modest scale and two storey attached dwellings in a mixture of late Victorian and early Federation styles.
- (b) for its regular grid subdivision pattern, the level landform and development over a single main development period.



3.7.4 Significant elements

Topography

P1 Generally level, slight falls to the north and west.



North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

Subdivision

- P2 Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

- P3 Sandstone retaining walls relate to changes in level between streets and lots. Continuous grass verges and sandstone kerbs without vehicle crossings. Street trees align streets. Lanes have an open, low scale and service character with lines of timber fences.

Views

- P4 Along West and Carlow Streets.

3.7.5 Characteristic buildings

- P1 A mixture of single storey detached and semi-detached dwelling houses and two storey attached dwellings.

3.7.6 Characteristic built elements

Siting

- P1 Located towards the front of the block.
P2 Consistent setbacks.

Form, massing and scale

- P3 Single storey detached and semi-detached dwellings.
P4 Two storey attached dwelling houses.
P5 Single storey, rear extensions within single storey roof line – reduced height and scale to rear of housing.
P6 Dwelling houses with wide frontages have projecting bays to the street beside recessed verandahs.
P7 Dwelling houses in groups of identical design often have continuous front verandahs.
P8 Strong skyline of a series of simple pitched roofs and tall chimneys stepped along the streets/lanes.

Roofs

- P9 Hipped roofs pitched between 30 and 45 degrees and without dormer windows or openings that can be seen from the street.
P10 Gabled ends for projecting bays to the street, skillion roofs to rear extensions.
P11 Brick chimneys are unpainted, unrendered or rendered with detailing, or rough cast with chimney pots.

Materials

- P12 Walls: face brick, timber weatherboards or sandstone on sandstone foundations. Where walls are painted darker shades are typically used for detailing.
P13 Roofs: unglazed terra cotta tiles, or slate and corrugated metal on Victorian cottages and rear extensions.

Windows and doors

- P14 Late Victorian, Federation, Edwardian and Inter War.

Fences

- P15 A mixed use of:
(a) low rusticated sandstone base walls, face brick;

North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area**

- (b) timber (vertical pickets and horizontal railing and wire fences);
- (c) metal palisade.
- (d) face brick or sandstone piers and base with metal palisade panels.

Car accommodation

P16 Located off rear lanes.

3.7.7 Uncharacteristic buildings

- P1 Over-scaled, two storey additions; contemporary buildings with laneway frontages; front and side dormers and rooflights; modified roof forms, removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street, car parking in front setback, lot amalgamation and loss of original subdivision pattern.



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Area Character Statements - St Leonards / Crows Nest Planning Area

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