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ENVIRONMENTAL SERVICES
Strategic Planning

RECORDS

5 March 2015

The General Manager,
Lane Cove Council
PO Box 20
NSW 1595

Dear Mr Wrightson,

Re: EXHIBITION OF DRAFT ST LEONARDS SOUTH MASTERPLAN

Thank you for the opportunity to comment on the exhibition of the draft St Leonards South Masterplan. This area adjoins the southern edge of the Willoughby local government area (along the Pacific Highway). Consultation with Willoughby Council regarding the draft Masterplan is particularly important given the ongoing liaison between the three councils (Lane Cove, North Sydney and Willoughby) in planning for the future of the St Leonards Centre. Council officers have reviewed the document and make the following comments.

The principle of Transit Oriented Development (providing growth close to transport hubs) is supported, however as acknowledged in the draft Masterplan growth needs to be supported by infrastructure such as education and open space.

The expansion of existing education facilities (through negotiation with the Department of Education and Communities) is supported.

Any proposals to expand/ increase existing public open space (such as the suggested east-west linkages/ staggered shareways) are supported. There is a lack of open space within the St Leonards centre and increasing densities in St Leonards South needs to be supported with additional open space to service the needs of existing and future residents.

The improvement of pedestrian links to St Leonards station from the southern side of the Highway will be critical for the development of the St Leonards South precinct. Improving pedestrian linkages from the southern to the northern side of the Pacific Highway is supported as it will provide access for future residents to Gore Hill Oval. It is noted that North Sydney Council's draft St Leonards/ Crows Nest planning study proposes improving the Lithgow Street pedestrian tunnel. Any improvements to the existing tunnel also need to be considered in conjunction with Lane Cove Council's Draft St Leonards Public Domain Masterplan dated 18 August 2014 (including with the proposed plaza and bus interchange).

It is understood that discussions have taken place between North Sydney, Lane Cove and Willoughby councils to discuss undertaking combined traffic modelling for the St Leonards area however no commitment has been made by Willoughby Council to participate in such a study at

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this stage. Any future study should consider the impact of development in the St Leonards South precinct.

Requiring a component of affordable housing as part of any increasing densities in this precinct is advocated. Willoughby Local Environmental Plan 2012 requires 4% of the floor space of development to be provided to Council as affordable housing for sites identified on the Special Provisions Area map in WLEP2012. This is consistent with the object of the Environmental Planning and Assessment Act to encourage the provision and maintenance of affordable housing and Action 2.3.3 of the Metropolitan Strategy "A Plan for Growing Sydney" to deliver more opportunities for affordable housing. Affordable housing could also be negotiated as part of future Voluntary Planning Agreements for the site/s.

Any proposed changes to zoning for sites along the Pacific Highway should consider the importance of maintaining employment generation in the St Leonards centre. This reflects the priorities for St Leonards identified in the Metropolitan Strategy "A Plan for Growing Sydney" to "work with councils to retain a commercial core in St Leonards for long-term employment growth", "work with council to provide capacity for additional mixed-use development in St Leonards including offices, health, retail, services and housing" and "support health-related land uses and infrastructure around Royal North Shore Hospital". (It is noted there are a number of health related businesses along the southern side of Pacific Highway at St Leonards).

Consultants SGS are currently conducting an Economic Development and Employment Study for Willoughby Council which will review all of the business and industrial centres in Willoughby (including St Leonards) to identify their key economic attributes and make recommendations to facilitate their ongoing viability and productivity. It is anticipated that a draft report will be available in mid 2015.

The future of the Royal North Shore Hospital site and potential uses of any surplus divestment land will have a major impact on the St Leonards Centre. This is a matter under State Government consideration and Council has received no advice on the site's future.

Should you have any questions regarding these comments, please contact Lara Nguyen, Strategic Planner on 9777 7690.

Yours sincerely

Linda McClure
STRATEGIC PLANNING MANAGER

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