



Lane Cove Council

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Date: 4 December 2019
Doc Ref: 69415/19

Mr. Jim Betts
Secretary
NSW Department of Planning, Infrastructure and
Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Nick Armstrong

Dear Mr. Betts,

Re: Planning Proposal 37 – St Leonards Plaza – Additional permitted use

Council advises that it is submitting Planning Proposal 37 to amend Schedule 1 of the Lane Cove Local Environmental Plan 2009 (LCLEP 2009) to include Recreation Area as an additional permitted use in the SP2-zoned land along the rail line at St Leonards. Council requests that it be forwarded to the Department's Gateway, for approval to proceed to public exhibition.

The documentation is to be forwarded electronically with this covering letter and comprises: -

- Planning Proposal 37
- Council Report from its 18 November 2019 Council meeting
- Council Resolution from its 18 November 2019 Council meeting
- Information Checklist
- Consistency with SEPPs
- Consistency with Section 9.1 directions.

Background

As seen in figure 1, the subject site is above the North Shore Railway Line at St Leonards. It is located on the southern side of the Pacific Highway across from the St Leonards Railway Station and the Forum mixed use development.



Figure 1: The site

Lane Cove Council (LCC) is proposing to construct a portion of the public open space plaza concourse of roughly 2,700 m² on the southern side of the Pacific Highway, across from the St Leonards Railway Station (shown in figure 2). The over-rail plaza is to be constructed by Council and connect into the remaining portion of the plaza (1,708 m²) currently being constructed by the adjoining development by JQZ (75 – 79 Lithgow and 88 Christie Street). It is envisaged that part of Canberra Avenue and Lithgow Street will be designed to link into the future Plaza.

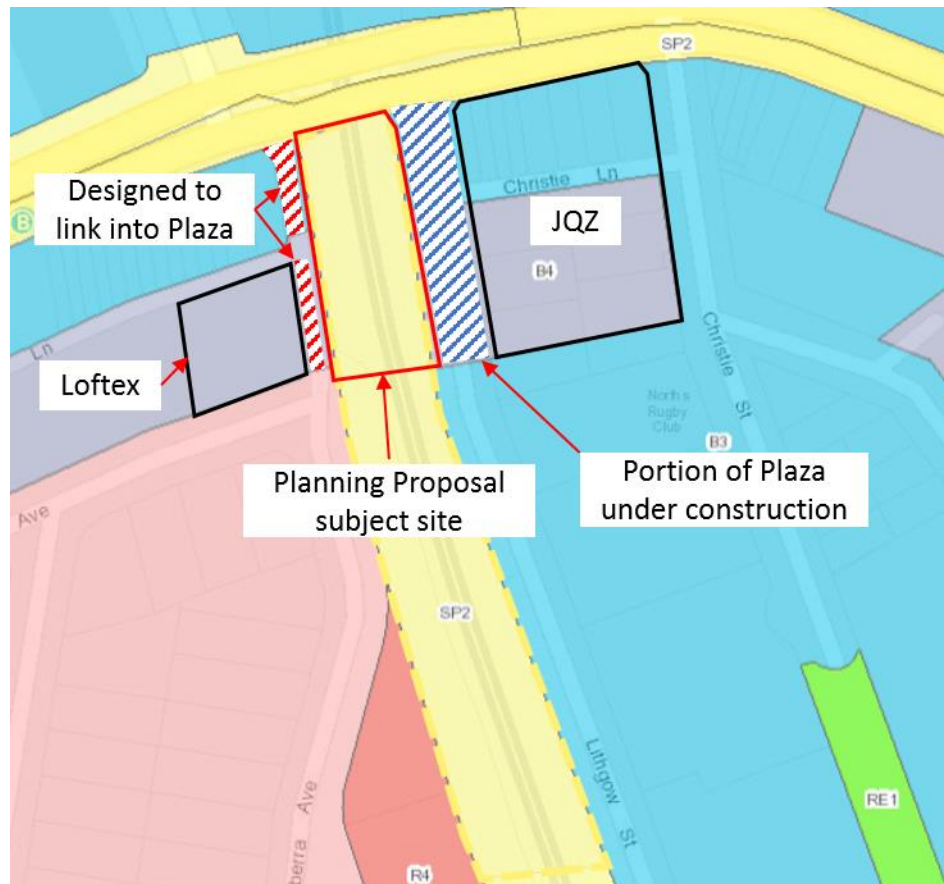


Figure 2: Development surrounding the proposed plaza

Plans for an Over-Rail plaza have been in Council's plans since 2011. The NSW Department of Planning and Environment released the draft St Leonards and Crows Nest Planned 2036 Plan for community consultation from October 2018 to 8 February 2019. The Draft 2036 Plan and supporting documents provide support for Council's plan to deliver an over-rail plaza. The proposed plaza is shown in the Plan as 'Council Proposed Open Space' as it will be delivered by Council.

It would achieve Action 34 e. of the North District Plan, which is to Strengthen St Leonards through approaches that:

"deliver new high quality open space, upgrade public areas, and establish collaborative place-making initiatives".

The project would provide the area with much needed open space catering for the current and future increase in residential population surrounding St Leonards Rail Station.

The plaza concourse would contain public domain, landscaping, increased access to public transport, increased pedestrian pathways along Pacific Highway and transport to the plaza concourse. Vehicular access to Pacific Highway from Lithgow Street would be replaced by pedestrian access only.

Local Planning Panel

Council forwarded the proposal to its Local Planning Panel on 7 November 2019, where staff gave a broad overview of the Proposal and suggested the following change to the draft clause:

Use of certain land being the North Shore Line on the southern side of Pacific Highway at St Leonards

- 1. This clause applies to land known as Part Lot 1 DP 127019, being the North Shore Rail line on the southern side of Pacific Highway, bound by Canberra Avenue and Lithgow Street.*
- 2. Development for the purposes of a Recreation Area is permissible without consent.*

After deliberating, the Panel provided their advice and additional commentary for Council's consideration.

Council Resolution

At its meeting on 18 November 2019, Council resolved: -

That having considered the advice from the Lane Cove Local Planning Panel meeting of 7 November 2019, Council supports the amended Planning Proposal No. 37 in full and be forwarded to the Minister for a Gateway Determination.

Explanation for Planning Proposal

The Planning Proposal seeks to amend Schedule 1 of the Lane Cove Local Environmental Plan and introduce a site-specific additional permitted use (Recreation Area) on the land without development consent.

Such a provision would enable the operation of Divisions 10 and 12 of the Infrastructure State Environmental Planning Policy which provide for the development of land for parks and other public reserves without consent.

Overall, the Proposal would not result in any change to existing planning controls for the site near its surrounding zonings. The Proposal is also considered to be a housekeeping amendment in that it is enabling the delivery of open space infrastructure by Council.

The intent of the Planning Proposal is to facilitate development of the site for the Over-Rail plaza, and would include construction of the deck across the air space and associated works. The final detail of works would be developed at the later Development Application stage.

Conclusion

The Above Rail Plaza would provide the area with much needed open space catering for the current and future residential population surrounding St Leonards Rail Station. Council therefore request that the Department forward this Planning Proposal to the Department's Gateway, for approval to proceed to public exhibition. Given the housekeeping nature of the proposal, a Gateway condition of a 14 day public exhibition period is requested.

Please feel welcome to contact myself or Chris Pelcz, Council's Coordinator - Strategic Planning, on 9911 3516 to discuss any matters relating to this Planning Proposal.

Yours sincerely



Michael Mason
Executive Manager – Environmental Services

Attachments:

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