

VALUATIONS

ST LEONARDS & CROWS NEST PRECINCT PLAN 2036



The St Leonards and Crows Nest Draft Precinct Plans are currently being exhibited through to 3 December 2018 allowing for stakeholder and community feedback.

The Plans and supporting documentation are available at: <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/st-leonards-and-crows-nest>

There are five (5) main documents which are being exhibited:

- Draft Local Character Statement (DLCS)
- Draft St Leonards and Crows Nest 2036 Plan (DSLNCN 2036)
- Draft Green Plan (DGP)
- Draft Special Infrastructure Contribution Plan (DSICP)
- Draft proposed rezoning for the Crows Nest Metro station sites

The Draft Precinct Plans (DPP) cover the three Council areas of North Sydney, Willoughby and Lane Cove and propose changing planning controls to accommodate a further 16,500 new jobs and 7,400 new dwellings within the precinct by 2036.

We recommend reading the plan in its entirety, however a selection of key takeaways from the exhibited documents are provided within.

DRAFT LOCAL CHARACTER STATEMENT (DLCS)

The Vision for the precinct is:

“The St Leonards and Crows Nest area will be a major centre for workers, residents, students and visitors, offering a variety of homes, jobs and activities for the diverse local population. The area will continue to be a place that people are proud to work in, visit and call home”.

DRAFT ST LEONARDS AND CROWS NEST 2036 PLAN (DSLNCN 2036)

The DPP is consistent with the strategic direction for the area as set out within the Greater Sydney Region Plan and the North District Plan.

There are currently 47,000 jobs in the area (2016) with 16,500 new jobs required by 2036 to meet the high target of 63,500 total jobs as set out in the Greater Sydney Commission's (GSC) precinct target.

The plan divides the precinct into five employment areas - Artarmon, Health and Education (Royal North Shore), St Leonards, Crows Nest and the Mater Hospital. Employment targets and measures for each area are briefly detailed following:

- Artarmon (900 to 1,840 new jobs) – Existing employment lands are to be protected whilst supporting intensification to accommodate growth. The existing practice of considering case by case planning proposals will continue.
- Health and Education (800 to 5,300 new jobs) – An alliance with NSW Health, Education, the Department and local Councils will investigate emerging opportunities provided by the health and education precinct to expand jobs both within the precinct and the wider planning area. Health uses in the light industrial precinct will be considered.
- St Leonards (2,620 to 4,570 new jobs) – Use of minimum non-residential FSRs in mixed-use developments to promote additional office floor space. Retention of commercial core zoning on some large sites which suit large scale office development.
- Crows Nest (1,950 to 3,020 new jobs) – Willoughby Road and the surrounding streets that form the Crows Nest Village will retain their current planning controls to maintain the existing character.
- The Mater Hospital (700 to 1,400 new jobs) – The long-term growth of health uses is to be supported by some areas of the Pacific Highway corridor having minimum commercial floorspace requirements.

The plan provides capacity for 7,525 new dwellings within the precinct in amended built form controls.

Future development will need to have regard to the following five (5) Design Criteria:

- **Place** – Ensure new development; retains and enhances important heritage elements, retains the village atmosphere around Crows Nest, restricts further overshadowing of public spaces and contributes to general public domain improvement.
- **Landscape** – New development is to promote more and better quality public open and green space.
- **Built Form** – New development is to be designed to consider cumulative impacts of new development on existing areas, concentrate taller buildings between the St Leonards Station and future Crows Nest Station and provide appropriate transition areas between low and high-rise developments
- **Land Use** – Protect key industrial land, foster health related uses in the light industrial area, investigate locations for a new primary and high school, promote active street frontages in developments in the mixed-use zones

and protect employment uses on commercial core zoned sites.

- **Movement** – New development should contribute to existing movement pathways, encourage the use of public transport and reduce private car dependency.

Further investigation into the application of affordable housing targets prior to rezoning is also recommended.

DRAFT SPECIAL INFRASTRUCTURE CONTRIBUTION PLAN (DSPICP)

A draft Special Contribution Plan (DSICP) has been developed alongside the DSLCN 2036.

The DSICP has been developed to assist with funding and delivery of State and Regional Infrastructure to support the areas sustainable growth.

The proposed Special Infrastructure Contribution (SIC) is \$15,100 per additional dwelling.

Voluntary Planning Agreements will be in lieu of the application of the SIC levy.

Council Contributions (Section 7.11 (formerly S94)) will still be required in addition to the SIC levy and/or VPA Contributions.

ST LEONARDS SOUTH PLANNING PROPOSAL

Lane Cove Council previously exhibited a planning proposal for the St Leonards South area.

If rezoned as exhibited, the proposal could provide capacity for up to 2,400 new dwellings.

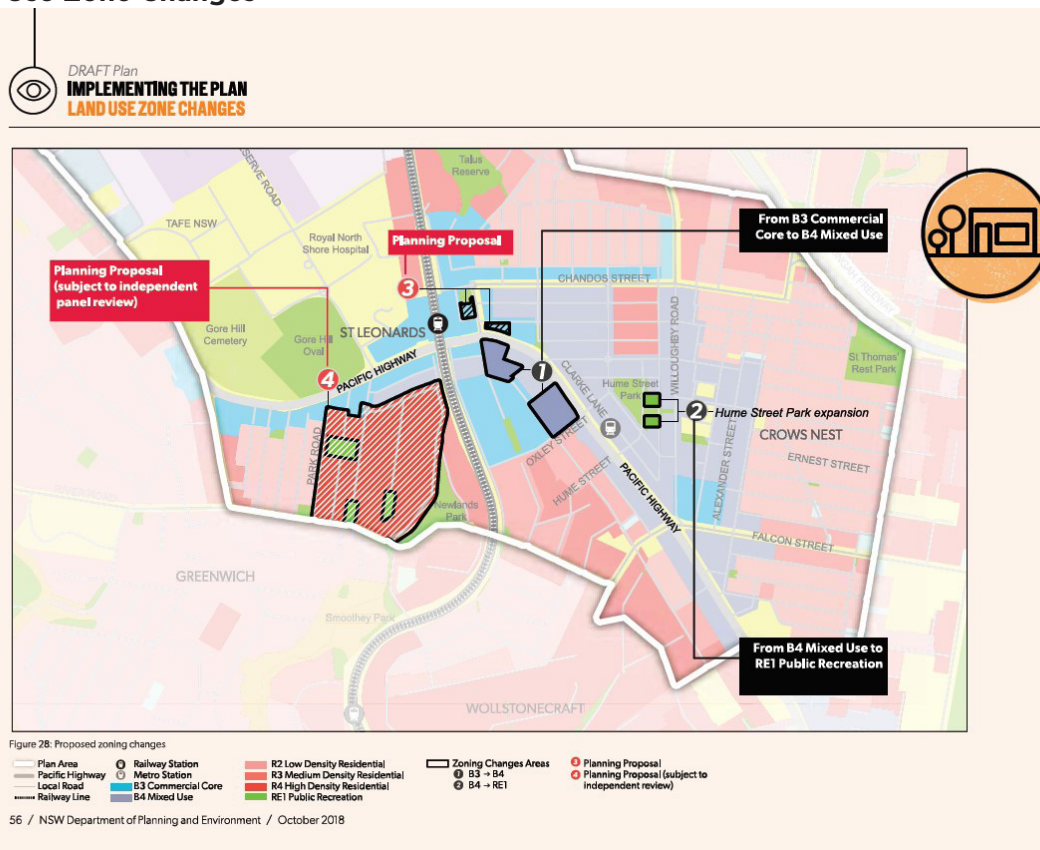
The DSLCN 2036 recommends referral of the proposal to an independent panel for review to ensure consistency with conditions of the Gateway Determination and this draft plan prior to rezoning.

The next steps in the Precinct Planning process are:

- Exhibition (currently underway)
- Release of a Final Plan (reflecting submissions)
- Rezoning (to be the responsibility of the relevant Local Councils)

Key Draft Planning Maps are provided overleaf illustrating proposed changed built form controls as detailed within the Precinct Plan.

Land Use Zone Changes



Built Form Height Changes



DRAFT Plan
IMPLEMENTING THE PLAN
BUILT FORM HEIGHT CHANGES



Figure 24: Proposed heights of buildings (storeys)

Plan Area
Pacific Highway
Railway Line
Railway Station
Metro Station
Existing Open Space
Proposed Open Space
Council Proposed Open Space
Foreshore to Foreshore Link
Proposed Height Changes Subject to Planning Proposals Supported by Councils
Height of building in storeys allowed by current planning controls
Significant Sites
Amendment to Height Controls led by State Government

*Height of Building is indicative and subject to detailed design

50 / NSW Department of Planning and Environment / October 2018

Built Form Overall FSR Changes



DRAFT Plan
IMPLEMENTING THE PLAN
BUILT FORM OVERALL FSR CHANGES



Figure 25: Floor-to-area ratio (FSR)

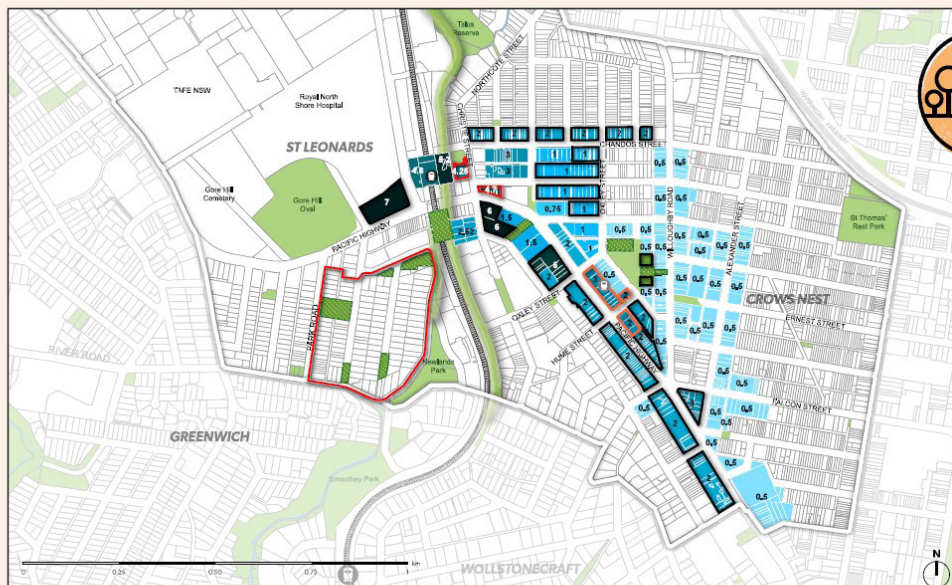
Plan Area
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Proposed Open Space
Council Proposed Open Space
Foreshore to Foreshore Link
Proposed FSR Changes Subject to Planning Proposals supported by Councils
No Change
Significant Sites
Amendment to FSR Controls led by State Government

St Leonards and Crows Nest 2036 / Draft Plan / 51

Land Use Non-Residential FSR Changes



DRAFT Plan
IMPLEMENTING THE PLAN
LAND USE NON-RESIDENTIAL FSR CHANGES



St Leonards and Crows Nest 2036 / Draft Plan / 57

In summary, with the exception of the St Leonards South Precinct, the proposal does not radically change existing land zoning patterns except on a few key sites but does propose material height and density changes to allow for significant intensification of development in certain pockets.

One such pocket is that area between Chandos, Oxley, Albany and Christie Street, which will benefit from height limit increases generally allowing for an additional 5-10 storeys, although in a few isolated cases, up to 35-storeys.

Material height and density changes are also proposed for the pocket of properties around the future Crows Nest Station (generally 3 to 7 Storeys, but in some cases up to 15-Storeys) as well as along the Pacific Highway.

Importantly, the proposal identifies and protects the existing character of the local area, with controls aimed to ensure the commercial core is safeguarded and not cannibalised by residential development.

The proposal results in a material increase to the development capability of many properties within the precinct, shifting the Highest and Best Use value to redevelopment, subject to certain conditions such as amalgamation.

Cushman & Wakefield are very active within this precinct and welcome the opportunity to discuss the precinct and potential impacts from a Valuation or Advisory perspective further, please do not hesitate to contact any of the undersigned for a further discussion.

Regards, the Cushman & Wakefield team.

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