

YOUR COMMUNITY



Note: Western Harbour Tunnel Consultation - closing 12am 28th August

Location	Date	Time
Online session	Tuesday, 13 August 2024	12:00pm – 1:00pm
St Leonard's Park pop-up	Wednesday, 14 August 2024	10:00am – 12:00pm
Northside Produce Market pop-up	Saturday, 17 August 2024	8:00am - 12:00pm
Community Information Centre – Level 9, 60 Miller Street, North Sydney	Tuesday, 20 August 2024	6:00pm – 8:00pm
Online session	Thursday, 22 August 2024	12:00pm - 1:00pm





The Crows Nest Transport Oriented Development (TOD) – Two Proposals on Consultation

Proposed policy changes to streamline development assessment

We are proposing policy changes to streamline development assessment and speed up housing delivery in the 8 TOD accelerated precincts.

The proposed reforms aim to ensure a consistent approach to both rezoning and assessment across the precincts.

An explanation of intended effect (EIE) outlining the proposed changes is on exhibition for public feedback until 5 pm Friday 23 August 2024.

[View the EIE and have your say](#)

Crows Nest TOD rezoning proposal

Have your say on Transport Oriented Development (TOD) accelerated precincts.

[HomeDraft Plans and Policies](#) On Exhibition

The Crows Nest [Transport Oriented Development Program](#) (TOD) rezoning proposal is now on exhibition until **5pm Friday 30 August 2024**. The Department of Planning, Housing and Infrastructure has extended the public exhibition period by two weeks to give you more time to provide your feedback on these draft plans.

Special Topic:
The Crows Nest
TOD



The TOD
Precinct
Boundary
(current
rezoning focus
area in pink)





Naremburn
Conservation
Area Impacts
not directly changed
(as yet) under the
current re-zoning
proposal but within
the TOD with many
knock on impacts
and more to come



Indicative Built Form Massing





4B Herbert St Proposed Rezoning

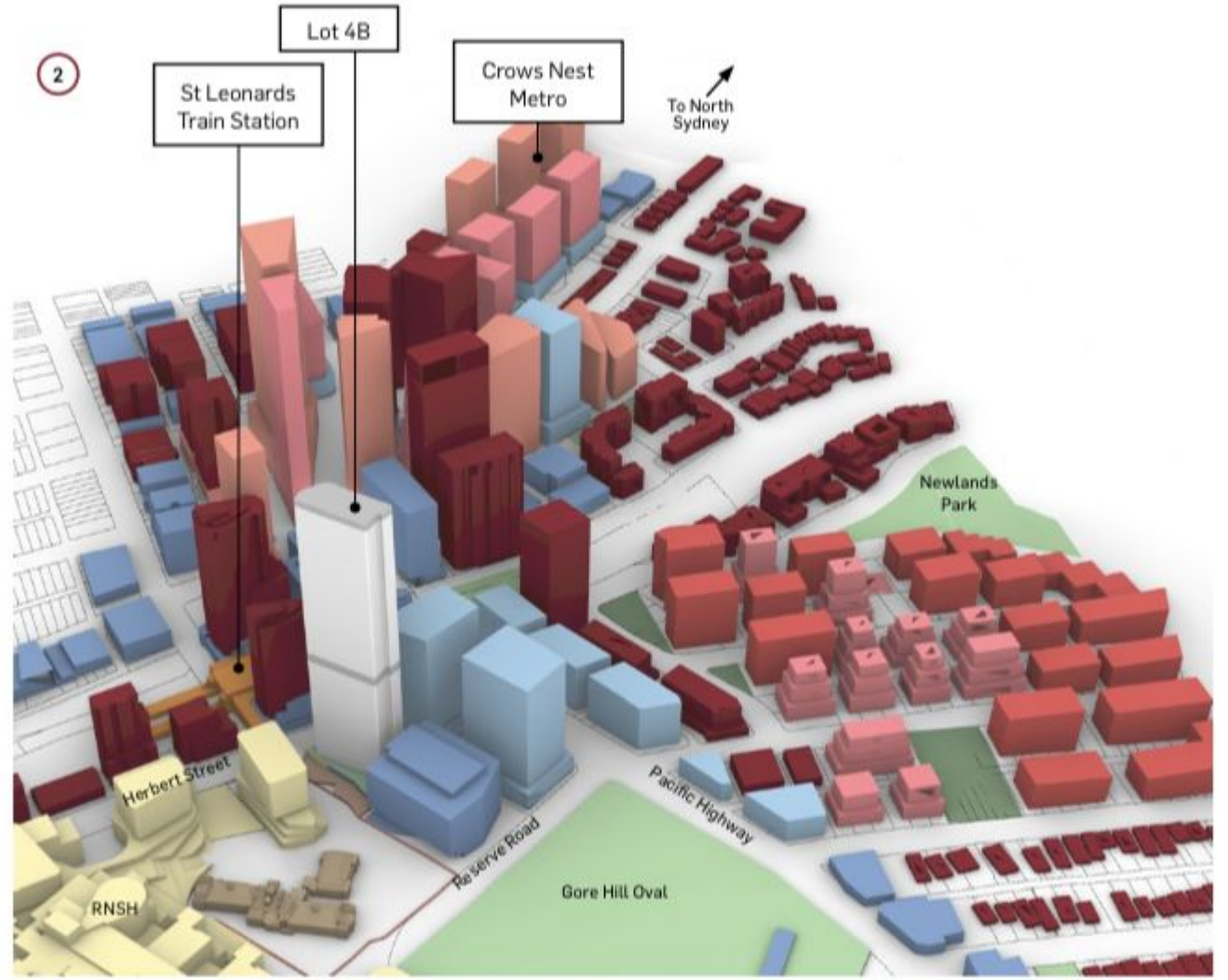


Figure 70 Existing and SLCN Endorsed Built Form Context by Land Use - 3D View 2



3 Key Considerations

1. Planning Implications for Willoughby/ Naremburn
2. Use of Public Land reserved for Hospital Use - needed to support growth
3. Infrastructure Investment



1. Planning Implications for Willoughby/Naremburn to raise

1. Future Uncertainty with Conservation Area inside the TOD Precinct Boundary and Further Investigations earmarked
2. Possible differences in future planning controls within and outside the TOD
3. More State Significant Developments outside Council's hands and uncertain application of boundaries
4. Waving of Concurrence Requirements - lead to poor planning outcomes/ infrastructure needs analysis
5. No clear funding mechanism and further development related impacts to Willoughby unaccounted for



2. Use of Public Land reserved for Hospital Use - issues to raise re: 4B Herbert St

1. 4B Herbert St was solely zoned for hospital use to enable expansion
2. Master Planning was conducted before the 8445 dwellings were planned & was not put to public consultation
3. There is a deficit of green space and trees in the area - development removes most of the last remaining mature trees
4. The proposal does not assure key worker housing - only a small % of the use would be for affordable housing
5. Ask that the land be reserved for future hospital use only and not be sold off for private residential or



3. Infrastructure needs

The Proposal Documents identify that:

- 1) There is a deficit in trunk capacity - our sewage system is already overflowing
- 2) There will be more overshadowing of parks and a deficit in tree canopy with the TOD relying on Naremburn's green space - our parks and trees canopy are already under strain due to development
- 3) There will be more traffic and it erroneously claims that the Freeway upgrade will improve traffic flows
- 4) Active transport links are good - there are major gaps and safety issues
- 5) The infrastructure investment mechanism is unclear and is oriented on the "focus area" - the wider impacts need to be funded



Motions

Motion: "That the NPA committee prepare a submission to the SSD Pathway consultation closing on the 23rd August objecting to the proposal to allow developers to waive concurrence requirements (given significant infrastructure deficits).

That a submission be made to the Rezoning Proposal closing on the 30th August, the submission may include an objection to the rezoning of public land for private use at 4B Herbert St or on land zoned for hospital use in the vicinity of RNSH Campus.

That the NPA committee prepare a submission to the rezoning proposal closing on the 30th of August, advocating for greater infrastructure investment and the exclusion of Naremburn's conservation area from the TOD Precinct Boundary."



Make a
Submission

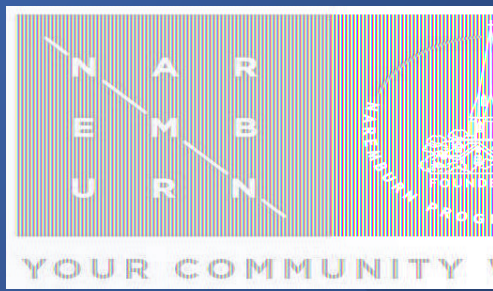
Submissions to the Re-zoning
Proposal are Due by 5pm 30th
August

To make a submission go
to:<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/st-leonards-and-crows-nest/crows-nest>

Google Crows Nest TOD and Go
to “Have your Say”



Appendix with
Additional
Detail



Further Changes Foreshadowed

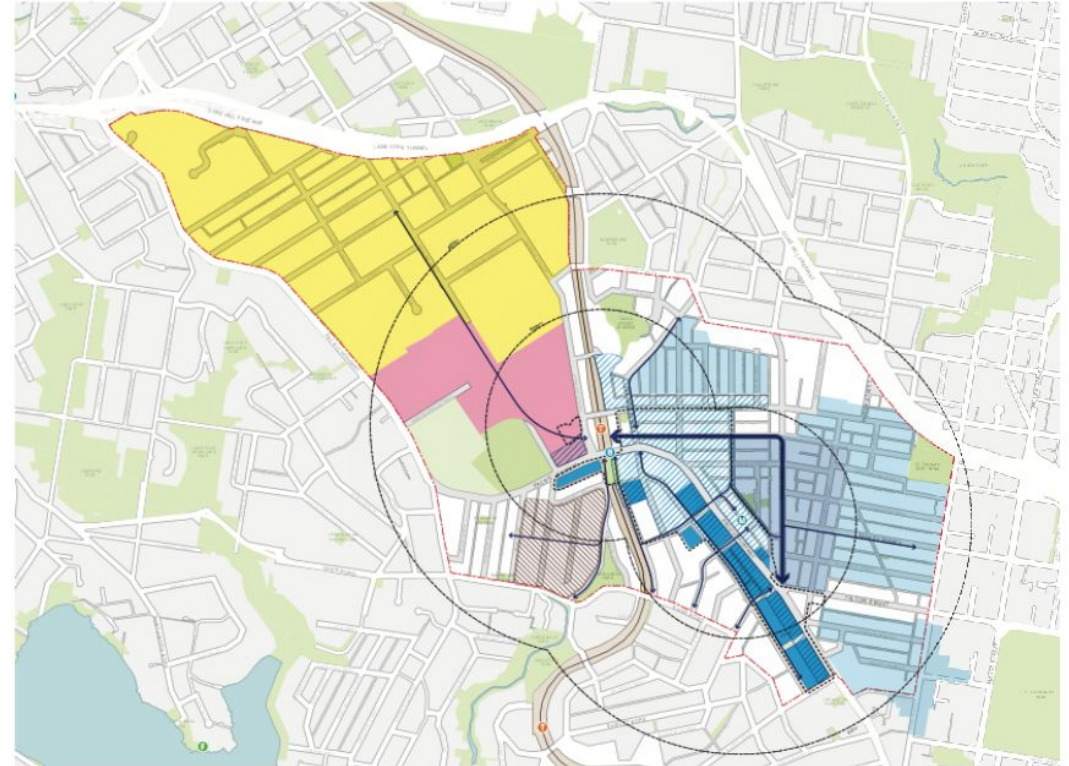
DPHI have advised the areas in rings are “areas for further investigation” which include the Naremburn Conservation Area close to Chandos St

Opportunities

- The precinct comprises many well-functioning places and spaces including active streets, open spaces and heritage areas which should be treated sensitively. The heritage conservation areas to the east and north provide a significant contribution to the local character and should be preserved.
- The character of Crows Nest Village is valued by the local community. It should be retained and encouraged to continue to attract business of local residents and workers, as well as draw people to the area.
- M The Metro Station will greatly improve connectivity and presents opportunities for new active streets, employment areas and new homes around public transit. The new metro will put much of the precinct within 400m-800m walking distance of a station which presents significant opportunities for transport oriented development.
- The Health and Education Precinct around the Royal North Shore Hospital, North Shore Private Hospital and St Leonards TAFE presents an opportunity for innovative health, technology and education uses in surrounding areas. This precinct attracts a major component of the jobs forecast for the area, strengthening the local economy.
- Similarly, the Artarmon Employment Area should be managed and protected as it provides essential urban services for the regional population and a significant amount of industrial lands that are in high demand.
- Connectivity across the precinct can be improved with upgrades from development contributions. In particular, emphasis should be placed on key corridors such as Achison Street and Willoughby Road to move people throughout the precinct in an active setting.
- Opportunity to investigate changes to the 2036 Plan on select sites that are not subject to major constraints. These sites could better facilitate uplift around the stations, improve height transition and possibly provide additional open space.

KEY

	Precinct Boundary
	TDD Accelerated Rezoning Area
	St Leonards South
	2036 Plan Area of Change



Crows Nest State Led Rezoning



Dwelling Numbers for Willoughby/ Naremburn

The table indicates the total number of homes that may be provided with 1,762 additional homes to the 2036 Plan are to be facilitated with the Crows Nest TOD rezoning. It does not mean 8,445 new homes.

Development Type	2036 Plan	Completed Homes	Completed Rezoning	TOD Rezoning	TOTAL
New dwellings	6,683	2,008 <i>(Note this is an estimation)</i>	3,182	3,255	8,445 (1,762 additional to 2036 Plan)

Development Pipeline

The Study Area is poised to deliver just under 4,000 dwellings over the next 3-5 years, assuming all projects eventuate into delivery. High-density development dominates the residential pipeline with no new low-density or medium-density housing observed in the development pipeline.

Table 2.4 identifies the quantum and type of development currently proposed within the Study Area.

Table 2.4: Development Pipeline

Sub-Market	Dwellings	Development Typology		
		Low-density	Medium-density	High-density
Crows Nest	637	-	-	637
Greenwich	-	-	-	-
Naremburn	165	-	-	165
St Leonards	3,125	-	-	3,125
Wollstonecraft	6	-	-	6
Total	3,933	-	-	3,933

Source: Cordell Connect

New residential development in the Study Area is primarily observed in St Leonards, followed by Crows Nest and Naremburn. Little new development is currently proposed in Wollstonecraft whilst there is currently no new residential development proposed in Greenwich.



Planning Implications for Willoughby/ Naremburn

Indicative Yield

TOD Accelerated Rezoning Area

The below numbers represent the total change in dwellings and non-residential floor space across the precinct due to the rezoning, as well as approved proposals that have not yet been delivered, and under construction sites (labelled collectively as 'Already Rezoned' in the tables). The proposed change is exclusive of development occurring at St Leonards South and the hospital precinct. Two tables are provided showing the totals exclusive and inclusive of the proposed incentive controls.

	ALREADY REZONED	SUBJECT TO REZONING*
DWELLINGS	3,182	3,255
NON-RESI GFA	81,607	89,706

Rezoning per LGA

A breakdown of the rezoning totals per LGA is provided to represent where the change is occurring. The majority of which is within North Sydney. These are exclusive of incentives.

NORTH SYDNEY	ALREADY REZONED	SUBJECT TO REZONING*
DWELLINGS	1,122	2,170
NON-RESI GFA	-16,397	22,697

LANE COVE	ALREADY REZONED	SUBJECT TO REZONING*
DWELLINGS	2,000	637
NON-RESI GFA	29,126	66,386

WILLOUGHBY	ALREADY REZONED	SUBJECT TO REZONING*
DWELLINGS	60	448
NON-RESI GFA	68,878	623

Calculations do not include developments completed since the 2036 Plan was adopted.

*Figures assume complete take up of affordable housing incentive sites.

Difference from 2036 Plan

To compare against the 2036 Plan, the below table represents the additional uplift from the 2036 Plan to the proposed rezoning controls of this report and is inclusive of incentive controls. The dwellings would be expected to increase to 1,314 above the 2036 Plan and there would be a loss of non-residential GFA of 29,523sqm that is due to the transfer of non-residential FSR on select sites to residential FSR to facilitate greater residential uplift. The precinct is still meeting the target GFA of this study and of the 2036 Plan overall.

REZONING CONTROLS	DIFFERENCE FROM 2036 PLAN
DWELLINGS	+1,762
NON-RESI GFA	-28,900

Assumptions:

- Numbers subtract existing non-residential floor space and dwellings.
- Existing non-residential floor space based on information provided by SCS c. 2018 that supported the 2036 Plan. Assume as estimate only.
- Existing dwellings based on strata information and visual inspection. Assume as estimate only.
- Proposed non-residential floor space and dwellings based on proposed FSR and average GFA per dwelling except where proposal exists in which case the proposed is adopted.
- Average GFA per dwelling - 90sqm.

KEY

- Precinct Boundary
- St Leonards South
- Proposed Residential
- Proposed Non-Residential
- Subject to Active Planning Proposal / Rezoning
- Rezoned/DA Approved
- Under Construction
- Subject to Separate Urban Design Study



Proposed Excluding Affordable Housing Incentives



Proposed Including Affordable Housing Incentives



4B Herbert St Proposed Rezoning (Scope) & Development

Willoughby Local Environmental Plan 2012



The WLEP 2012 is the key environmental planning instrument guiding development over for Lot 4B.

Zoning

Lot 4B is zoned SP2 Infrastructure (Hospital). The zone seeks to provide for infrastructure and related uses to support the operation of the hospital and to prevent development that may detract from provision of this key infrastructure. Permissible uses are those that are incidental or ancillary to development for the purposes of a hospital.

Principal development standards

There are no height of building or FSR standards applicable to Lot 4B.

Miscellaneous provisions

The WLEP 2012 does not identify any items of heritage significance within Lot 4B, however there are five local items of significance adjoining the site. Refer to Section 02 Site & Context Analysis for detailed discussion of heritage context significance.



Figure 7 WLEP 2012 Current Zoning

3. Lot 4B Proposed Development

Urbis has provided a detailed summary of the Lot 4B design below:

- Up to a 62-storey mixed-use development comprising:
 - 2 basement levels
 - 2 podium levels
 - Residential and non-residential uses (retail and community premises).
 - Above podium tower for residential (including plant levels).
- Accommodation for 448 residential units in the tower above the podium.
- 765m² of communal open space located at the podium level.
- Enhanced and relocated publicly accessible pedestrian pathway from Herbert Street to the RNSH Campus, leading to a new Arrival Plaza via public lift and stairs.
- Pedestrian entry from Herbert Street and the internal Herbert Street Precinct Plaza
- New vehicle entry/exit on Herbert Street, providing access to the basement car parks and service areas.



Figure 3-1: Lot 4B Scheme (Source: Urbis)

A detailed table of development was extracted from Urbis' Herbert Street Precinct – Lot 4B Rezoning Urban Design Report is show in Figure 3-2 below.



4B Herbert St Proposed Rezoning (Scope) & Development

Zoning within Willoughby LEP

Lot 4B Herbert Street is currently zoned SP2 Infrastructure – Hospital under the Willoughby LEP (Figure 7). The zone allows for uses and development that is incidental or ancillary to development for the purpose of a hospital. Under the Crows Nest Precinct, proposed additional permitted uses for this site, include:

- **Residential accommodation** – to enable the delivery of housing including affordable housing in a height density and accessible location to support healthcare and key workers at RNSH.
- **Commercial** – to enable small-scale, complementary ground level activation of the Lot 4B Herbert Street within podium including office and retail premises.

- **Community facilities** – to enable communal open space to accommodate the social and infrastructure needs of the future population.

The proposed additional permitted uses will be identified through amending the special provisions map (Figure 8).





4B Herbert St Scale and Makeup

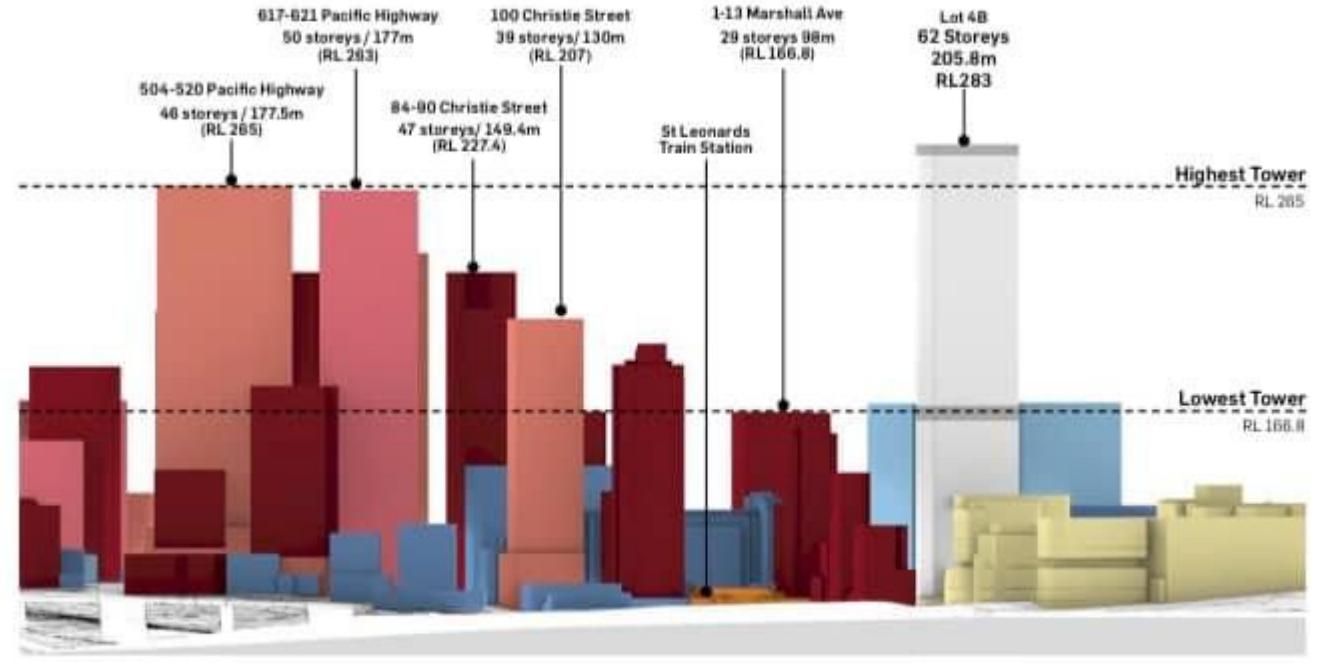
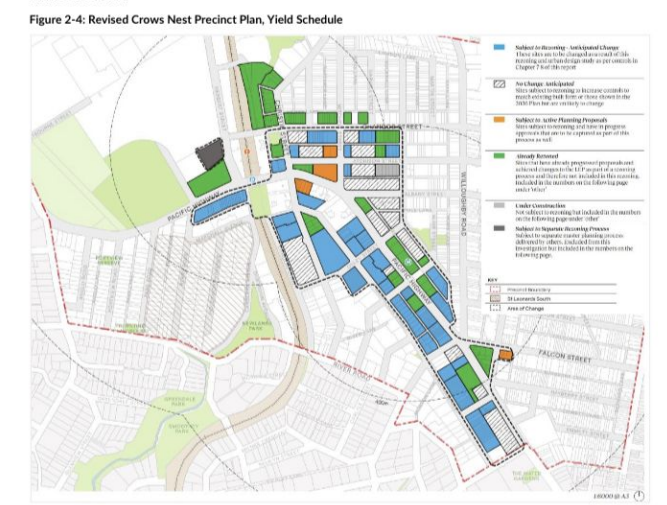


Figure 67 North Elevation (looking South) - Indicative Full



Source: SJB (2024)





4B Herbert St
RNSH Master Plan
was not able to
accurately forecast
for growth

CLINICAL SERVICE PLANNING PRIORITIES: EVIDENCE BASE

Current and future clinical service requirements of RNSH and NSLHD are one of many integral components of the Master Plan.

Clinical service priorities are based on analysis of a number of factors including population needs and growth, demographic changes and changes to models of care.

Detailed clinical service planning priorities were not available for RNSH prior to the completion of the master plan. The Department of Planning and Environment is currently preparing population forecasts to inform clinical service planning by the District, but these forecasts have not yet been updated.



4B Herbert St History and Council Position

- it's been a long road for
this site with much
community opposition

This was published 2 years ago

Doctors, residents raise alarm over plan for 45-storey tower at hospital



Andrew Taylor

September 5, 2021 – 12.00am

Save Share A A A

Council speaks against proposal to develop the Herbert St Precinct

Last modified on 14 September 2021

Willoughby City Council will write to the Premier of NSW and other key ministers requesting the state government cease its proposal to develop the Herbert St Precinct at Royal North Shore Hospital (RNSH) and that its lands are preserved for future hospital growth.

The NSW Government proposes to develop a 45 storey mixed use development at the Royal North Shore Hospital site fronting Herbert Street to the east and adjoining Reserve Road to the west. The development proposes up to 500 apartments, commercial office, retail, short term accommodation and a new school.



Council's concerns include the bulk and scale of the buy-to-rent tower, overshadowing of and loss of view from the nearby residential development and public open space areas.

Council questions how the proposal fits within the context of building heights envisaged in the St Leonards Crows Nest 2036 Plan and the degree of variation with the 2007 RNSH Concept Plan.

The development would also impact the five original hospital buildings marked as local significant heritage items on the site.

Council will also seek a commitment that any future development of RNSH land is used for patient related health care by our local hospital.

For further information visit [General Council Meetings Willoughby City Council \(nsw.gov.au\)](https://www.willoughby.nsw.gov.au/General-Council-Meetings)



Keep RNSH land for clinical use

The NSW Government is proposing to redevelop 2.27 hectares of land within the southern campus of the Royal North Shore Hospital (RNSH) along Herbert Street. About 95% of this development precludes future use of this land for patient related health care by the hospital as it primarily proposes building residential accommodation, a primary school, commercial offices and retail shops. The site of this proposed redevelopment is the most accessible land on the RNSH campus, being adjacent to the St Leonards Train and Bus Interchange.

The community requires adequate and easily accessible medical services, both now and for future generations.

Please help to achieve this by signing the petition to:

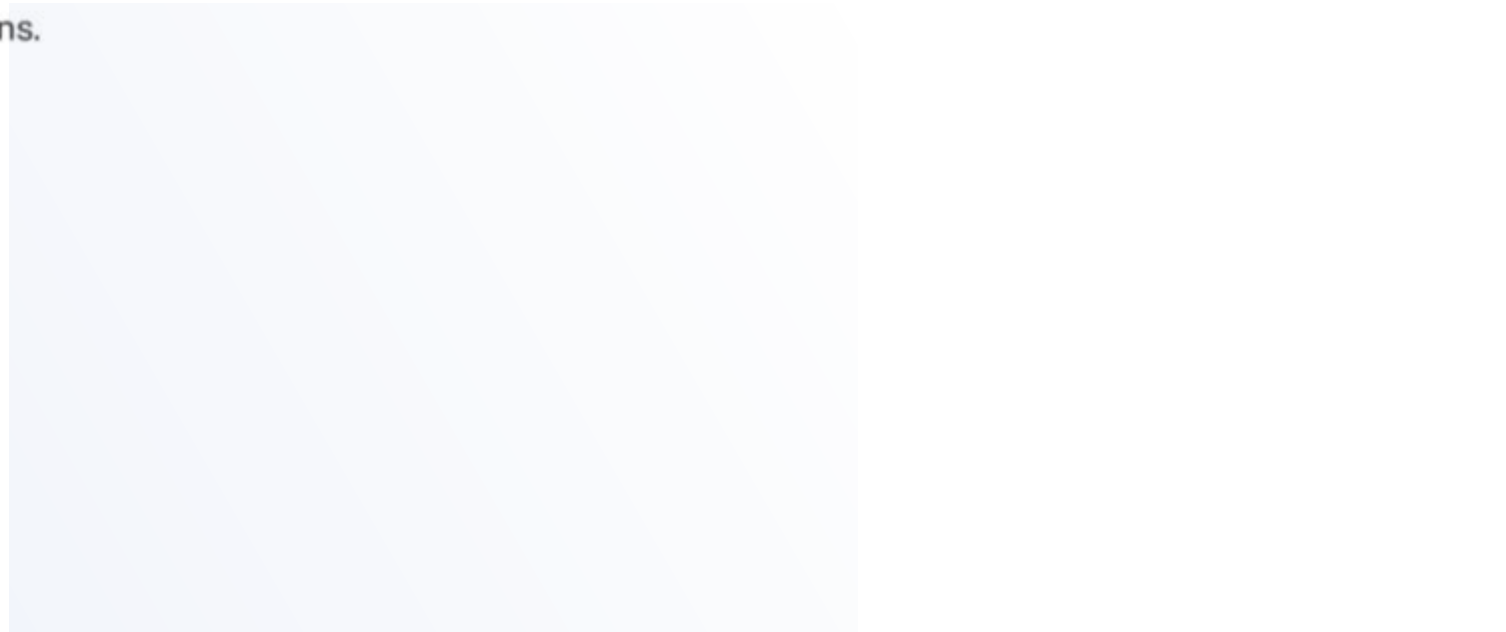
1. Cease the proposed Herbert Street Precinct development.
2. Preserve the RNSH land for future hospital growth.
3. Ensure any future development of RNSH land is used for patient related health care by the hospital.
4. Expand the RNSH campus to meet the health care needs of future generations.



Concurrence must not be Waived

- Sydney Water, TfNSW, Dept Ed and Council should be consulted as a minimum for each new SSD

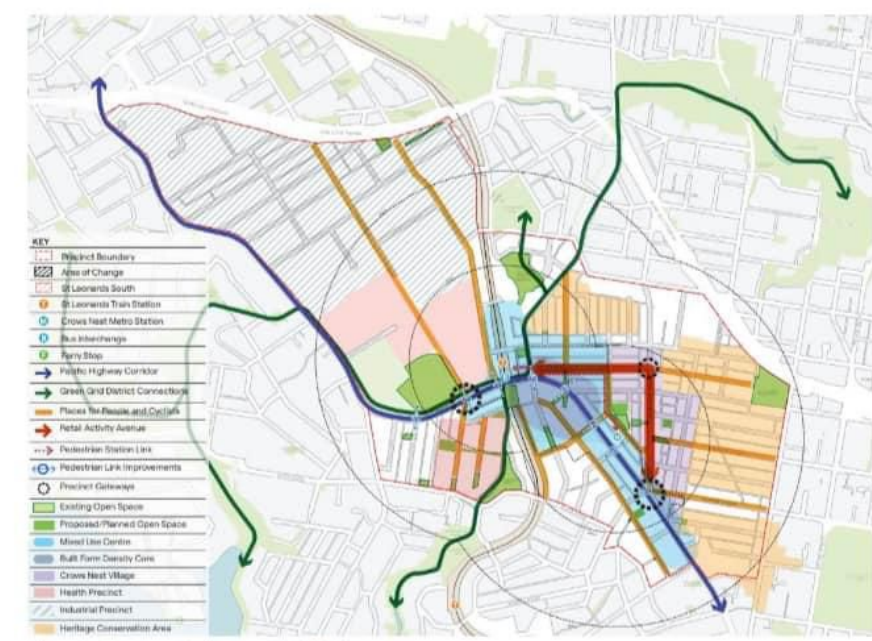
The Department wants to understand from stakeholders, councils, agencies and the development sector about what concurrence and referrals could be switched off through the development assessment process as they could be duplicative (examine the same matters at the rezoning stage as at the development assessment stage) or may not be relevant in these locations.





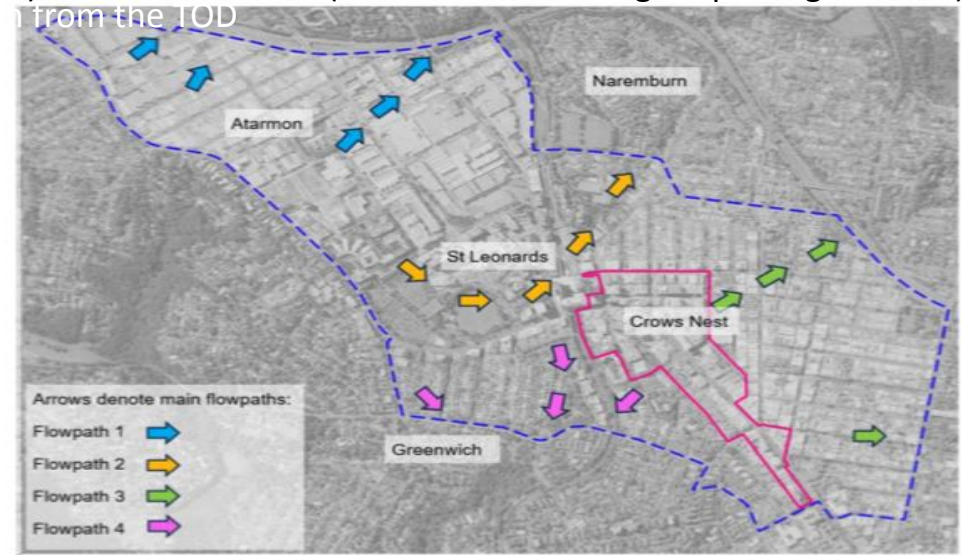
Infrastructure Needs - Parks and Water Management

1.



Parks and Green Spaces: the TOD relies heavily on our parks. Talus St Reserve is included (Land Grant) and so is Gore Hill (investment is lacking in sporting facilities)

2.



Flood Mapping: considerable overland flows from the TOD to Naremburn and Willoughby. Documents also admit the Sewage Trunk Capacity is at limits around the 4B herbert St site and there is no investment commitment made related to the TOD,



Infrastructure Needs- Traffic and Transport

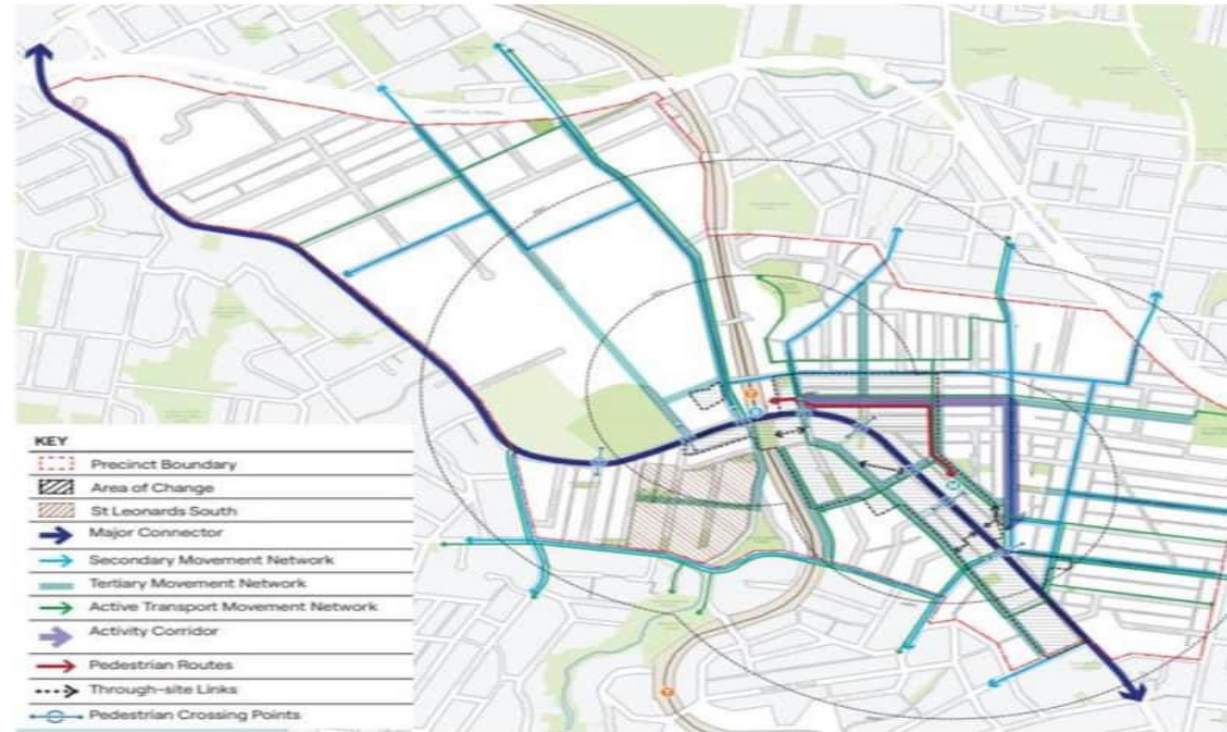


Figure 11: Movement map (source: SJB)

The careful planning and consultation of large infrastructure projects is much preferable than the retro-fitting of infrastructure after it has been installed, which is extremely disruptive, costly and ultimately, unlikely to be effective.

In the context of the above it is noted that the environmental impact for the WFU and WHT Projects notes the performance at the following intersections during peak hours following the WHT / WFU operation:

- Miller St and Falcon St - **FAIL**
- Miller St and Berry St - **FAIL**
- Miller St and Ernest St - **FAIL**
- Miller St and Amhurst - **FAIL**
- Pacific Hwy and Bay Rd - **FAIL**
- Pacific Hwy and Berry St - **FAIL**
- Military Rd and Ben Boyd Rd - **FAIL**

In the context of the above it is noted that the Environmental Impact for the WFU and WHT Projects notes the performance at the following intersections during peak hours following the WHT / WFU operation:

With the recent experience of the Rozelle Interchange, which resulted in many months of chaotic traffic conditions for the people of Rozelle, Balmain and surrounding suburbs, the NSW Government is urged to proceed with extreme caution at this juncture of this project. As we saw in that experience, and as heard by the NSW Legislative Council's *Impacts of the Rozelle Interchange Enquiry* in July 2024:

the increased traffic congestion following the opening of the Rozelle Interchange was unreasonable and unacceptable, given the size, planning and cost involved in the ...broader WestConnex project.



Infrastructure Needs- Active Transport

The Gore Hill Dedicated Cycleway ends in a broken link and dangerous on freeway crossing at Naremburn and needs to be linked to West St and Earnest St (per pink line) - the freeway is deep enough to lid across much of this section minimising pollution and safety for children travelling to school in Cammeray and North Sydney. This would also speed up time for commuter cyclists , encouraging uptake and allow for more planting space close to the TOD. TOD cyclists could connect to Macquarie, the City, Willoughby and North Shore East more easily with this link.

