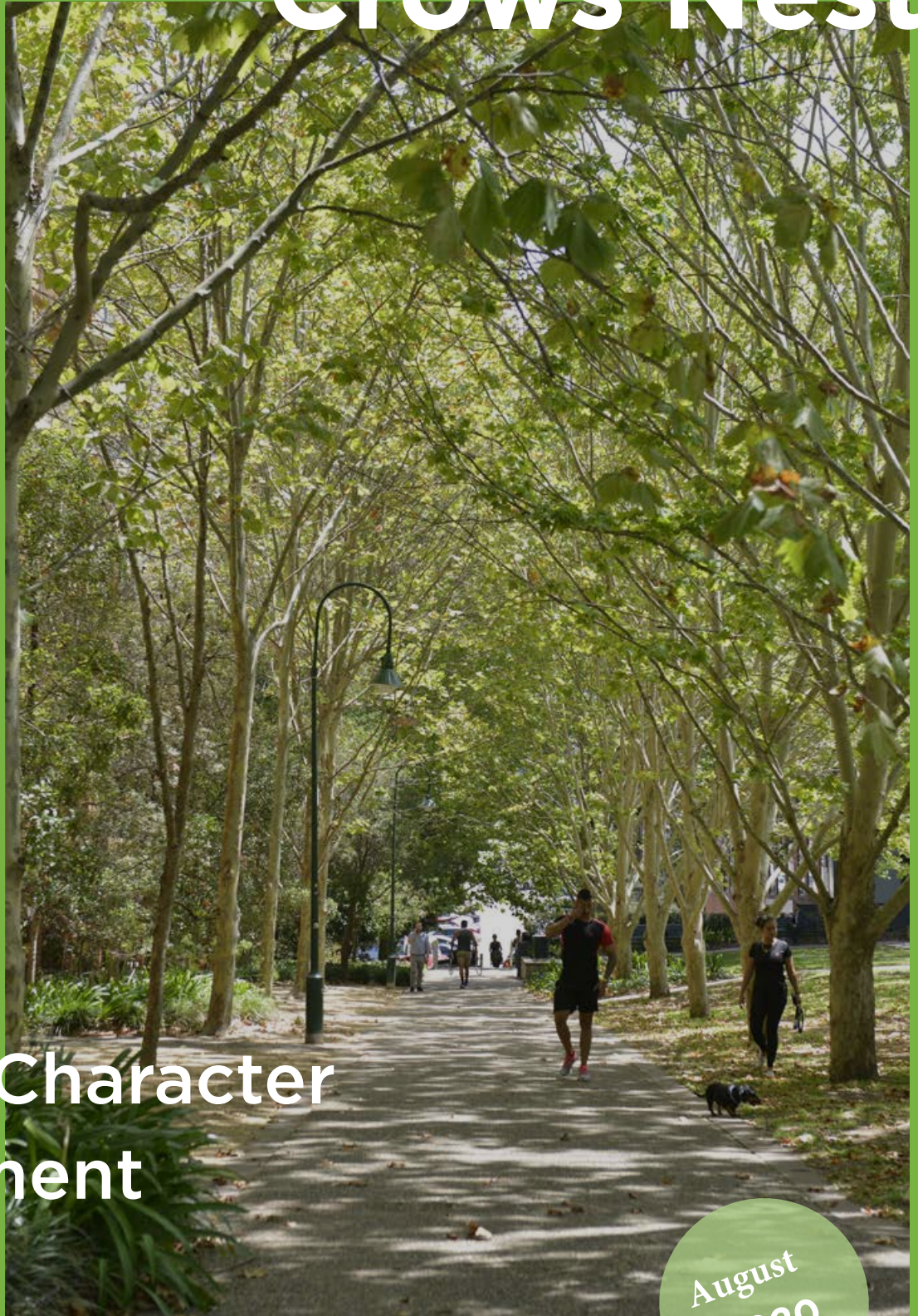




# St Leonards & Crows Nest

NSW  
Department  
of Planning,  
Industry and  
Environment

## Local Character Statement



August  
2020



# Acknowledgement

**NSW Department of Planning, Industry and Environment acknowledges the Traditional Custodians of the land and pays respect to all Elders past, present and future.**

## Thank you

We would like to thank local communities across St Leonards and Crows Nest for expressing their proud connection with their local area and sharing with us what they love about their tight-knit community.

It's important the changes we are seeing today, and those in the future, reflect the voices of the people who live, visit and work in the area.

As the population grows within St Leonards, Crows Nest and surrounding suburbs, it's important to have a coordinated plan for the future. This Character Statement will help to make sure new development takes into consideration the existing character of the area and is supported by adequate infrastructure.

This Local Character Statement aims to capture those voices, and articulate community values to help guide planning for the future.

### St Leonards & Crows Nest Local Character Statement

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*Artwork on the left by Nikita Ridgeway*





# Community snapshot

**Whether you're a regular visitor to St Leonards & Crows Nest, or live and work there, a strong sense of community and connection can be felt in the area.**

This Local Character Statement aims to capture the voices of your community, to showcase what you love about your local area and what you see for its future.

We have gathered this information from community workshops, walking

workshops, surveys, one-on-one conversations, and other direct and indirect forms of engagement.

The local character statement has been developed as a joint effort between the local community, the North Sydney, Lane Cove and Willoughby

Councils, and the NSW Department of Planning, Industry and Environment, to ensure the best outcomes are achieved, to directly inform the plan for St Leonards & Crows Nest.

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- 01 Locals love the low-rise areas.
- 02 Wider footpaths and more trees would be welcome in built-up areas.
- 03 Residents appreciate the village feel in parts of the precinct.



# St Leonards & Crows Nest Nest in a nutshell





# Capturing what you love

This Local Character Statement aims to capture what you love in your local area and what you see for its future. It will directly inform plans for St Leonards & Crows Nest.

## Local character



Local character is what makes a neighbourhood distinctive. It is the way a place looks and feels. It is defined by the community, and is often the result of a mix of tangible and intangible factors.

Local character is a critical element of

design and should underpin and inform the objectives of our suburbs. A place-based approach to planning will ensure retention of local character in St Leonards & Crows Nest and that starts with this Local Character Statement.

## Objectives



Objectives that will guide future plans for the area are equally important as local character. These objectives are guided by the beliefs and aspirations of a community.

Local character statements establish the key objectives to inform planning for the future of our local communities.

**80% of people agreed that the community makes them feel proud to live or work in St Leonards & Crows Nest.**

- 01 Locals value the tree-lined streets.
- 02 Cycleways are valued in the area.



01



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## What we know so far

**The community, including residents, workers and visitors, have been invited to have a say on the future of St Leonards & Crows Nest area through formal and informal events.**

Each of the three councils that form part of the area – Lane Cove, North Sydney and Willoughby – has led engagement and planning studies. We acknowledge and greatly appreciate the previous work the local councils and the

community has done, as it has been instrumental to the development of the Local Character Statement.

Feedback was also collected on the draft Interim Statement, a document released in 2017 that identified draft principles for

the St Leonards & Crows Nest area.

The Department of Planning, Industry and Environment also led recent engagement activities that have informed the Local Character Statement.

### Recent engagement activities

Dates	Engagement	Location	Attendees
4 August to 17 September 2017	<i>Interim Statement</i> for consultation	Online (over 100 responses received)	108
20 February 2018	Briefing for local community group representatives	Willoughby Council Chambers	14
16 February to 8 March 2018	Online survey and supporting media release	DPE website, newsletter to subscribers and Facebook adverts	1,996
28 Feb and 1 March 2018	'Have your say' postcards distributed	St Leonards Station	
3 March 2018	Community workshops	Northside conference centre, Crows Nest	34
27 February 2018 28 February 2018 1 March 2018	Walking workshops with local community representatives	St Leonards South Heritage conservation areas Willoughby Road, Crows Nest Metro Station site and St Leonards railway station	36

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## Most valued

Sense of community

Willoughby Road high street

Access to public transport and surrounding areas

Public open space

Close proximity of all wants, needs and services

Health services



## Key issues

Traffic congestion

Tree removal

Design quality and sustainability

Density of development

Housing diversity

Not enough things to do in the area

02



- 01 Walking workshops help us to learn what the community wants for its future.
- 02 You've let us know what's important to you for a more vibrant community.

## Top future priorities

Schools to support growth

Adequate open space to support growth

Restaurants/cafes, bars in St Leonards centre

Access across Pacific Highway

Greener streets

Better building design and quality

## Engagement activities undertaken

Drop-in sessions for members of the public

Pop-up information booths

Online survey

Written submissions

Postcard distribution

Social media advertising

Local newspaper print advert

Letterbox drop for stakeholders and landowners

Emails to subscribers

School leaders forum

Business doorknock/street team to approach local businesses

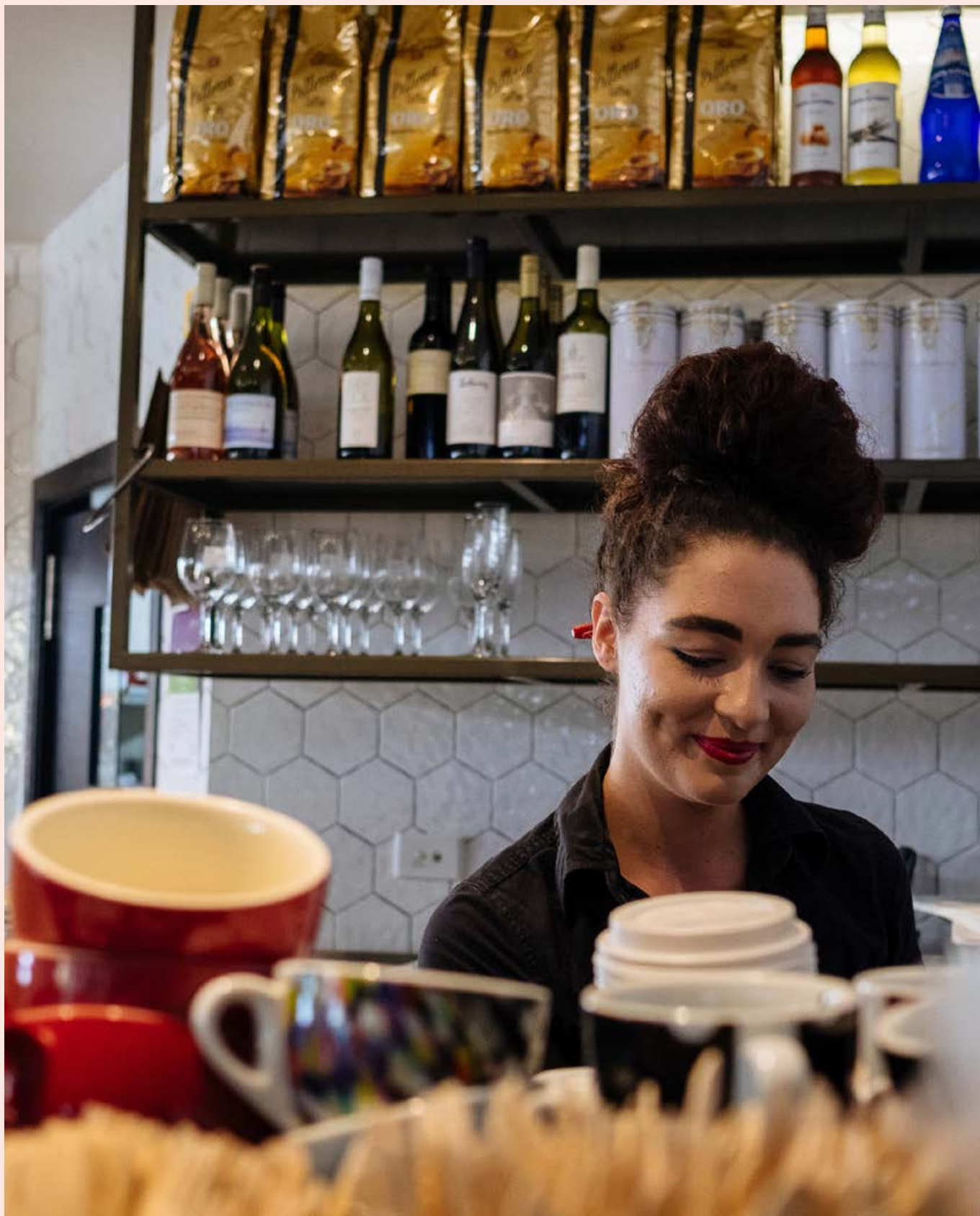
Community workshop

Morning tea for local community group representatives



# Place

The essential characteristics of St Leonards & Crows Nest





St Leonards & Crows Nest embrace a diverse and unique local character: the village feel of Willoughby Road and Crows Nest; the bustling commercial centre around St Leonards Station; the heritage protected areas; the industrial engine of Artarmon; and the emerging health and education services. It is loved because it's able to cater for the needs of everyone who lives, works or plays here.



### Community

Continue to make people proud to live and work in the area.



### Sunlight

Keep public spaces in the area bright and sunny.



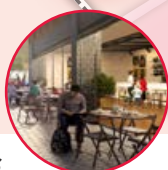
### Wind

Minimise wind impacts from tall buildings in the area.



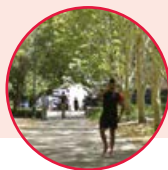
### Safety

Improved lighting and activity throughout the day in the area.



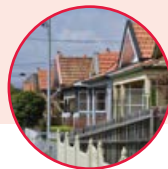
### Vibrant Streets

Buzzing streets full of day- and night-time activity around and between stations.



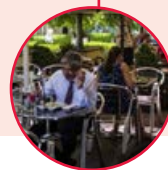
### Comfort

Streets that are easy and enjoyable to walk through in the area.



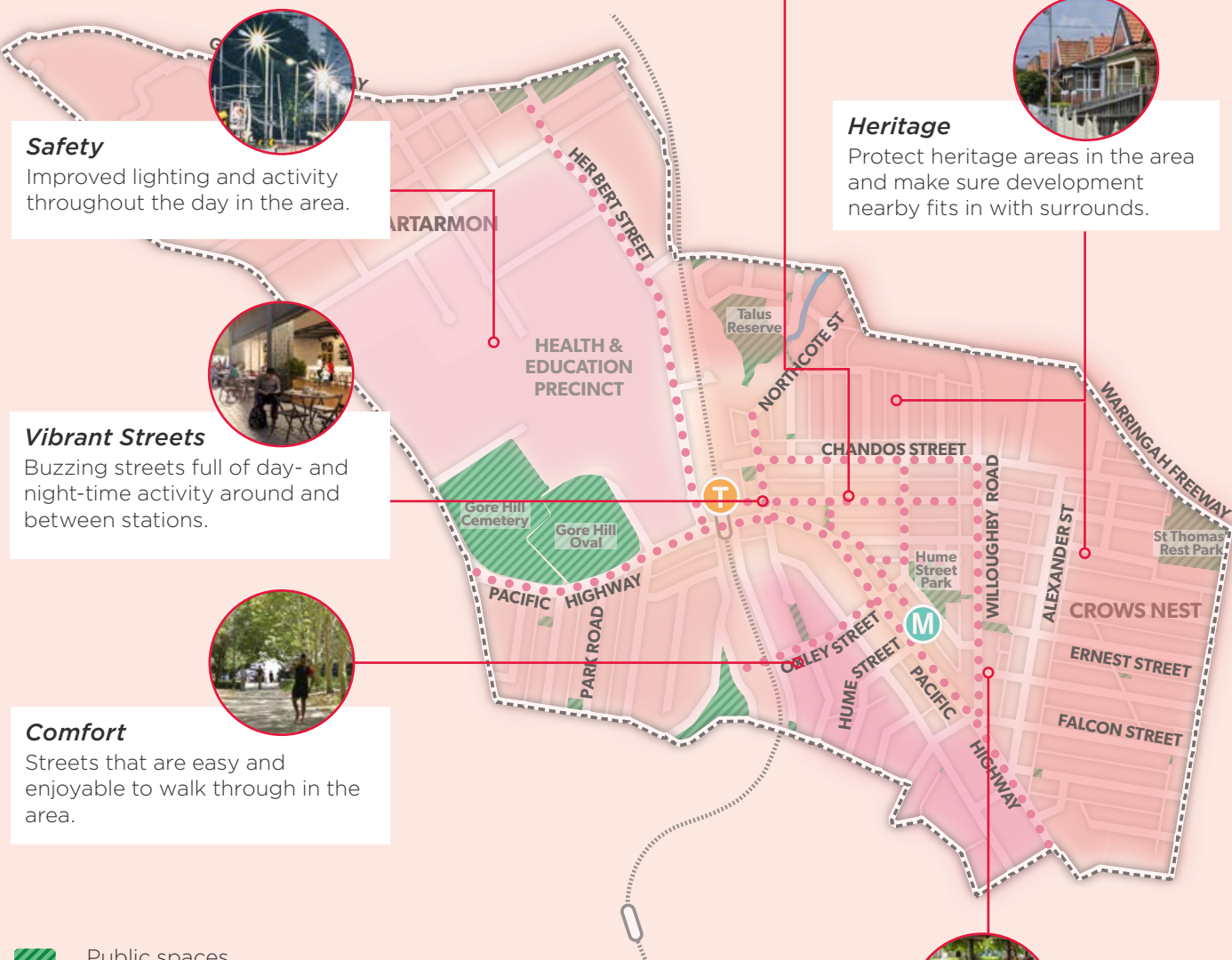
### Heritage

Protect heritage areas in the area and make sure development nearby fits in with surrounds.



### Village atmosphere

Protect look and feel of Willoughby Road and bring similar atmosphere to other surrounding areas.



-  Public spaces
-  Heritage area
-  Health and education
-  Central area
-  Industrial area
-  Improvement opportunities
-  Street improvements



- 01 Some people would like to see more creative spaces in the area.
- 02 St Leonards & Crows Nest has a vibrant education sector with the opportunity for expansion.

## Local population

In 2016 the St Leonards & Crows Nest area was home to 13,250 people, a population increase of nearly 17 per cent since 2006.

A range of life stages is represented in the area; the average age of the population is around 35. Nearly a quarter of the population is below the age of 15 and almost 10 per cent of people are over 65 years of age. On average, the population is relatively well off and well educated.

The population profile of the future is expected to see more children, diverse family types and an ageing population. As such, there will be a greater demand for new schools, good quality open space, recreation facilities, entertainment options, social services and community facilities to meet the population's various needs. These services need to be provided in a coordinated way to cater for future growth.

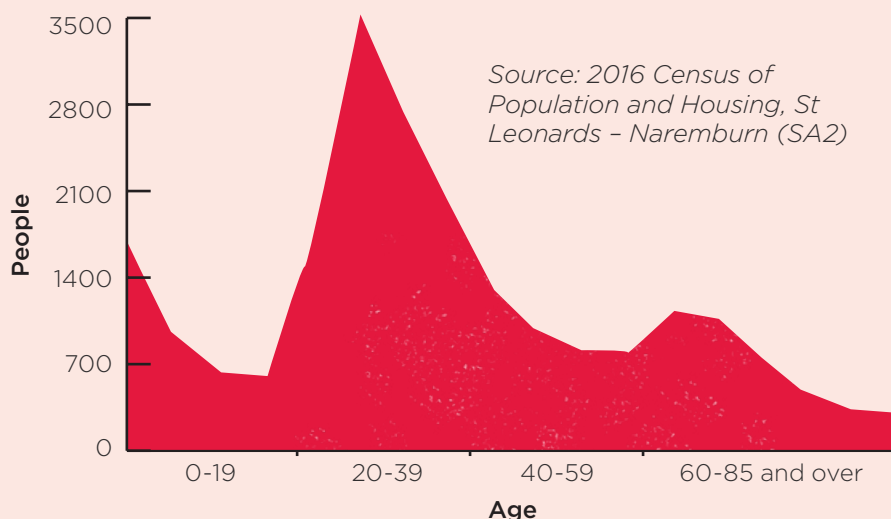
## Public domain

Locals highly value the wide footpaths, parks, plazas and public meeting spaces of the St Leonards & Crows Nest area, while Willoughby Road and Ernest Place are widely recognised as areas people can visit to socialise and relax. It's important to keep these places where the community can meet outdoors and have easy access to cafes and shops.



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## Age profile



A lot of people would like to see more of these public places, which can be used for relaxation, catching up with friends and enjoying the urban environment. The streets and laneways should be enhanced to embrace what the community loves about other areas of the area such as its natural beauty.

## Heritage and culture

The Cammeraygal and the Wallumedegal people, part of the larger Kuringai speaking group, are recognised as the original occupants of the area. There should be opportunities

to further involve the Aboriginal community in future plans.

European settlement came around the 1820s, and development was relatively slow until the Sydney Harbour Bridge was completed in 1932. Heritage items and the several important conservation areas, including Holtermann Estate and Naremburn, commemorate the recent heritage of the area and are highly valued by the community. New development will need to respect the style and character of these historical items and areas, to ensure the elements of the past are incorporated.



## Local economy

The industrial area of Artarmon, the emerging health and education sector, the commercial centre around St Leonards Station, and the retail and hospitality hub of Willoughby Road, all contribute to the growth and success of the local economy.

Crows Nest in particular enjoys the benefits that come from high disposable incomes, which allow residents and visitors to enjoy the local cafes, markets and shops. Crows Nest also enjoys a thriving creative community that many people would like to see grow. Spaces for the creative arts, hubs to foster ideas, public spaces and an appropriate mix of places to eat and drink and meet people are important to the community. After consultation it is identified that many people would like The Forum and areas around St Leonards Station to become vibrant places to meet and be enjoyed by the broader community at all hours of the day, not just by commuters at peak times.

## Comfort and Safety

Many people feel that Crows Nest and the surrounding suburbs are very safe and



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relatively comfortable to walk around during the day and night.

Areas around St Leonards Station, the Pacific Highway and the hospital can sometimes feel unsafe to people due to poor lighting and limited activity at night. People have recommended improved lighting and more activities in the area throughout all hours to help provide a greater sense of safety.

The community thinks it's important to get the most out of Sydney's sunlight. Being able to get outside and relax in the sun is a vital part of what makes the area so attractive. The community placed great value in areas of Crows Nest, including Willoughby Road, Hume Street Park and Ernest

Place, because they are not enclosed by large buildings.

With the creation of new buildings, all opportunities to make the most of the sunlight should be considered. It's also important to make sure the sunlight in parks and public spaces is maintained, to respect the character of the area.

The centre of St Leonards sits on top of a ridgeline, which means it catches the breeze in summer but can be prone to too much wind, especially between tall buildings and along the Pacific Highway. Many people view this as an unattractive feature of the area. Future development should ensure wind impacts are minimised.

**“Crows Nest has a lovely community feel. It is pretty, green and leafy with a lovely open community area with restaurants, cafes and shops.**

Survey response, 2018

## Village Atmosphere

The community would like to keep the village atmosphere around Crows Nest.







# Landscape

The lay of the land in St Leonards & Crows Nest





Quality open spaces and public areas, and how they are connected via tree-lined streets and recreation areas, are essential considerations for the St Leonards & Crows Nest community. It's important to bring the elements of nature that the community love into built up areas, and ensure that the natural and built environments are brought together in creative ways.





## Natural Environment

The St Leonards & Crows Nest area is highly urbanised and includes landscaped and designed spaces, such as street trees, rather than original bushland. While the community recognises the natural environmental elements of the area, there is further opportunities identified by the community to improve access to its natural assets such as Flat Rock Creek, Lane Cove Bushland Park, and the south bushland along Berry Creek and Willoughby Creek. Good access to these areas is of fundamental importance to the community, especially as the area grows.

### Tree Canopy

The local community values the shade and the natural beauty of the trees along the streets, which offer a connection to nature, especially in such a built-up environment. The community generally values what the trees add to the character of the area, and would like to see more greenery and less concrete dominate the built-up areas. Locals want to make sure the existing trees are kept to flourish.

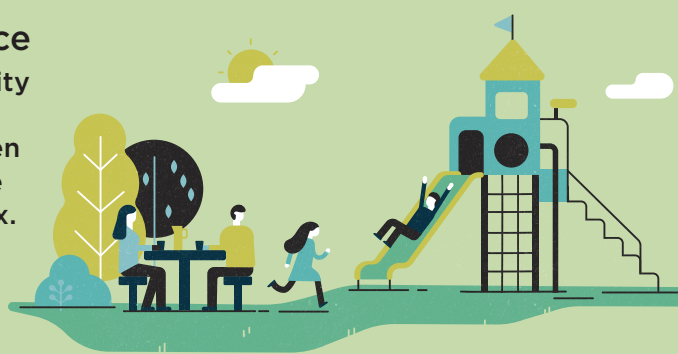
A lot of people would like to see more tree-lined streets in higher density areas such as along the Pacific Highway, Herbert Street, Sergeants Lane and other streets between stations.

### Topography

The challenging topography of St Leonards & Crows Nest makes it difficult for people to get around in some areas. For example, Atchison and Chandos Streets, important

### Open Space

The community would like to see more open spaces where they can relax.



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walking routes between St Leonards and Crows Nest, are steep. Walking connections south of St Leonards, towards Wollstonecraft, are also steep. This needs to be considered to improve the comfort of locals when getting around.

Development located along the ridgeline enjoys sweeping views towards Sydney Harbour. This is considered to be one of the important draw cards for business owners to St Leonards.

Future development should, where possible, be considerate to the topography. Many people would like larger buildings in lower areas to minimise the

visual impact. Others want to make the most of the fantastic views towards Sydney Harbour, as well as opportunities around the Pacific Highway, the new metro station and St Leonards Station.

### Public Open Space

One of the most important things to the community of St Leonards & Crows Nest is improving the quality and quantity of open space and the way these spaces connect both in and out of the area.

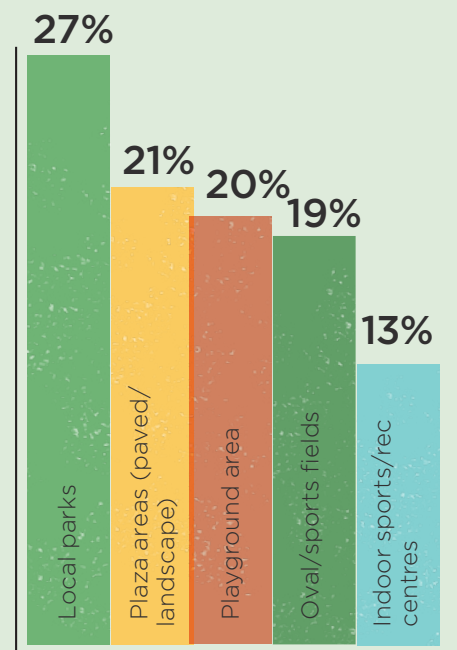
Light filled, spacious green areas are important and new development should, where





- 01 Many would value better connections to surrounding open.
- 02 Ensuring high-density development is supported by appropriate open spaces for a growing population is a must for the St Leonards & Crows Nest community.

## Preferred open space facilities



Source: NSW Department of Planning, Industry and Environment community survey, February – March 2018

**“A great deal more needs to be done in terms of open green space and pleasant places for children and adults to sit or play. Very poor in terms of parks, gardens, community gardens.**

Survey response, 2018

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possible, limit shadow or over crowdedness in these open spaces.

Speaking with locals identified large open spaces such as Gore Hill Park, Gore Hill Memorial Cemetery, St Thomas Rest Park, Newlands Park, Hume Street Park and Talus Street Reserve are highly valued, providing a place to exercise, relax and pass through the urban environment. More opportunities for the community to exercise, walk their dogs and socialise with family and friends would be welcome. Quality barbecue spaces and play areas for children are vital to families in the area, especially for those living in apartments.

Many would also value better links to surrounding open spaces such as Lane Cove Bushland Park, Naremburn Park and Smoothery Park.

The community considers the open space in the centre of St Leonards to be limited and opportunities to provide more open space are important to locals. Some people would like to see pocket parks in between large buildings, while others would like to see one large area of open space. Ensuring high-density development is supported by appropriate

open spaces for a growing population is a must for the St Leonards & Crows Nest community.

## Private Open Space

In many residential areas, backyards are a feature of the low-scale character of the area. Trees, gardens and plants, with green space between developments, give a sense of openness. Outdoor dining, space for children to play and private gardens all add to the ambience enjoyed by the community, and the people who live in the low-scale residential areas.

In higher density areas, private balconies provide space for relaxing and entertaining. Appropriately sized private open space should be incorporated into all new residential developments to cater for all family types of all ages.

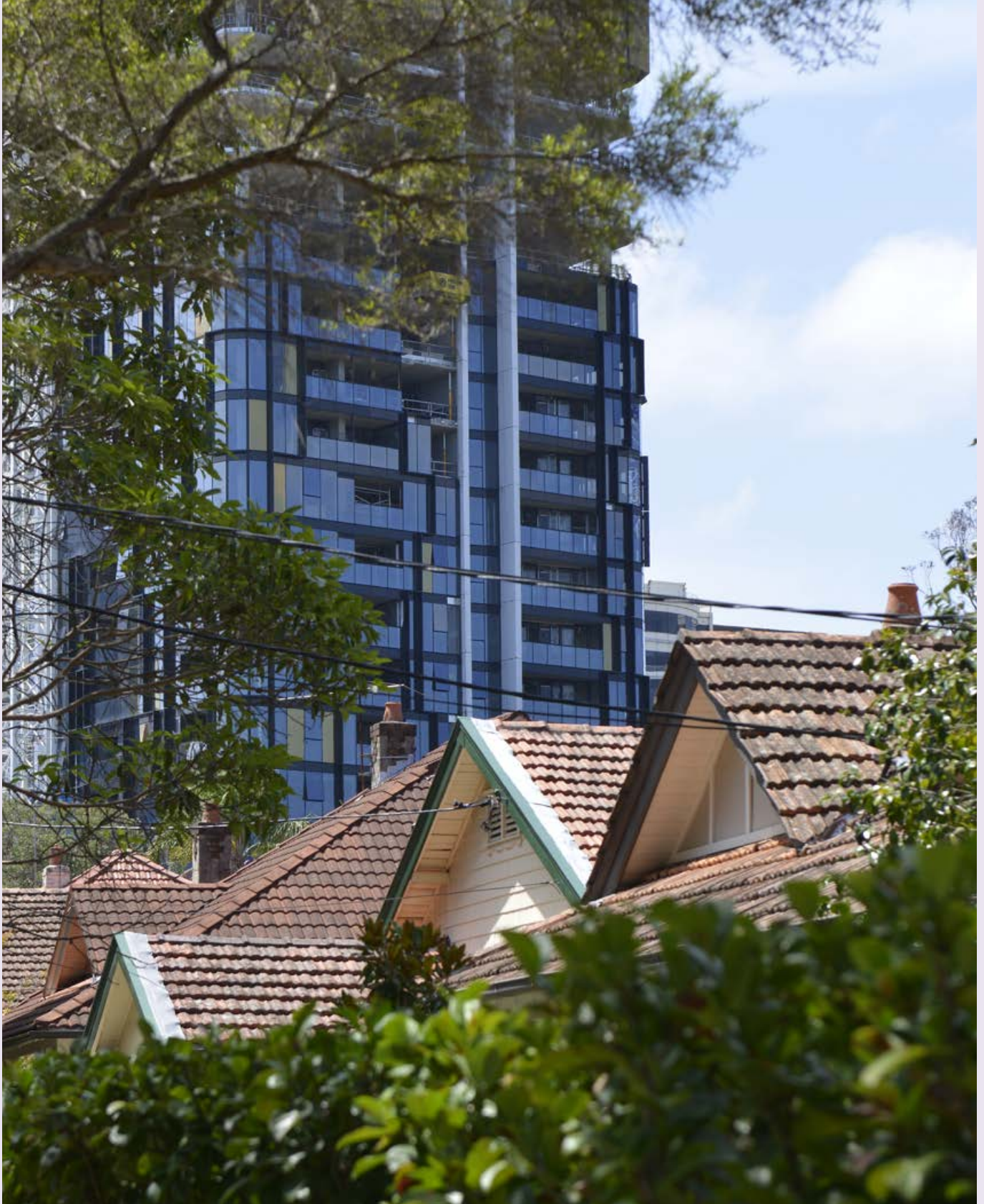
Workers in the area highly value private open space such as courtyards, private plazas and forecourts. They use these areas to meet for lunch and relax on their breaks and should be considered in new development.





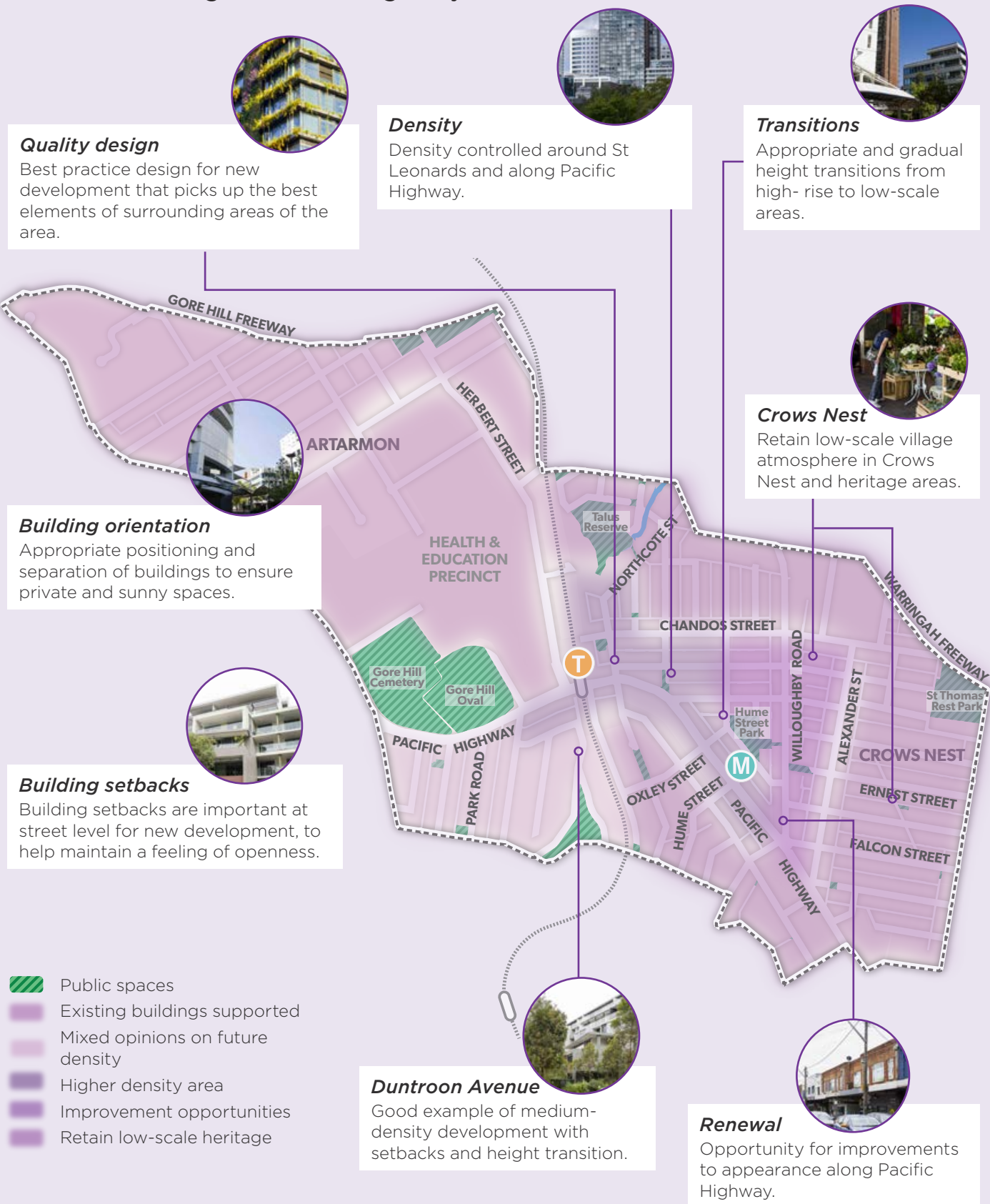
# Built form

The buildings of St Leonards & Crows Nest





Residents, workers and visitors of St Leonards & Crows Nest are keen to see the new development fit in with its surroundings. The community wants the lower scale form of Willoughby Road and the heritage areas to be kept, as they provide an escape from the higher density areas and buildings around St Leonards Station and along the Pacific Highway.





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## Density

There are mixed opinions about density in the St Leonards & Crows Nest area. Consultation found some community members do not want to see any more density in the area. Others, however, accept that increased density is necessary, as long as it is in the right location and is managed properly to provide the right services to support growth.

The area typically provides density around the major transport routes of St Leonards Station, as well as along the edges of the Pacific Highway corridor. Most people want to make sure that it stays that way.

Some people believe that additional density around the new metro station at Crows Nest is appropriate, however, that the centre of St Leonards should remain the densest area. Density should be focused on the Pacific Highway corridor and contained between the train stations into the future.

The community do not want to see any changes to heritage areas in Holtermann Estate and Naremburn, nor do they want to see any increase in density in the Willoughby Road area or surrounding open spaces. They value what these areas provide for relaxation, away from the high-rise buildings in St Leonards.

There is a range of residential density, from single storey houses to high-rise apartments. Some of the community has identified medium-density residential development along Duntroon Avenue as a good example for new development in the area.

There are mixed views about appropriate density in St Leonards South, with some parts of the community supportive of increased development and others who want no change at all. Despite different views, it is agreed that any future change to the area should keep the leafy streets and be designed to be sympathetic to the area.

The community widely accepts the industrial area in Artarmon and the health and education area west of St Leonards Station as core functions to the needs and services of the community.

## Height

Building heights are important to the community and there is some concern about the potential impact of introducing taller buildings in the wrong locations, which may impact on the character of existing heritage conservation areas, open spaces and low-scale suburbs.

The community loves the low-scale areas such as those along Willoughby Road and the wider Crows Nest area, along with public spaces throughout the area. These should be kept, and height should be focused around the St Leonards centre and along the Pacific Highway.

Many people believe that building heights south of the highway should be lowered as

## Diversity

A greater variety of housing options to ensure people at all stages of life are encouraged to live in the area.







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you move away from the centre of St Leonards. They should be appropriate to the slope of the land so any additional height fits in with the natural vegetation and character already in the area.

## Interface, Transition, Configuration

The community recognises the new Crows Nest Metro Station and new buildings will bring change to the area. Plans that integrate and manage the impacts of this change are critical to the community. Building designs and transitions between new developments should respect the existing character of the area. Homogeneous design and buildings that do not reflect the unique elements of the area are not supported by the community.

Buildings should be set back from the street where possible to provide wider pathways, and opportunities for sunlight and more appealing street design in built-up areas. In St Leonards this will provide more of a human touch at street level, which is important to the community.

**“A well-coordinated approach to development that manages the changes between high-rise, medium-density, four-storey buildings and individual family dwellings.**

Survey response, 2018

## Appearance

The physical appearance of new development is a key concern to the community who want to see carefully designed buildings that are sympathetic to their surrounds. High quality design, particularly for large towers, is important to many people.

Some people want to see greener design elements, including living walls on taller buildings, vertical gardens to bring the environment into the urban area. People also

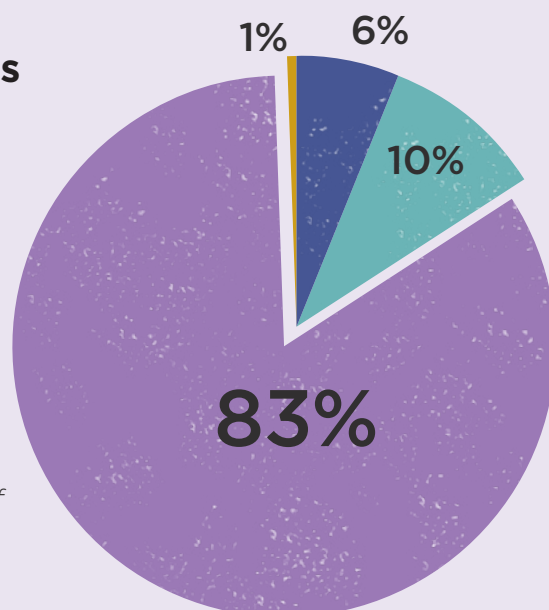
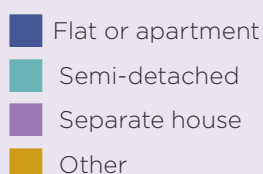
- 01 Locals want minimal impact on existing low-scale suburbs.
- 02 Building transitions should respect the local character of the area.

recognised the opportunity to provide environmentally smart buildings.

High quality building materials, green streetscapes and awnings in built-up areas are all very important to the community. Development within close proximity to heritage areas and on leafy streets should incorporate into any new plans the existing elements of the area that people love. This could mean use of materials and colours that make new buildings appear they are from a similar time period to surrounding areas.

Some people identified the need for improved appearance and street appeal along Herbert Street and the Pacific Highway, around the five-ways intersections, which seemed tired and in need of renewal.

## Dwelling types



Source: 2016 Census of Population and Housing, St Leonards – Naremburn (SA2)





# Land use

How St Leonards & Crows Nest fits together





The St Leonards & Crows Nest area offers a diverse range of land uses that cater to the wants and needs of workers, residents and visitors. The community love that everything they need is located in a relatively short distance, making it one of the most accessible areas in Sydney and unique when compared to other parts of the city.





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## Housing

Diverse housing options are provided in the area, from low-rise single dwellings, terraces and townhouses to high-rise apartments.

Fifty-eight per cent of people own their homes and forty-one per cent rent, which is higher than the Sydney average. Ten per cent of people in the area are experiencing rental stress. Consultation with the community recognised that housing is very expensive and ways to provide more affordable housing should be explored. Many people renting would prefer to own a home.

People would like to see a better mix of large and small apartments and townhouses/terraces and medium density housing so they can downsize from larger homes, or have adequate space in which to raise families. It offers a transition from the tall towers in St Leonards to low-scale dwellings.

More diverse yet reasonably priced housing is required in the future so people are able to stay in the area as they move into different stages of life. However, to support the additional housing, focus on



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infrastructure, community facilities and open space are a must for the community.

## Employment

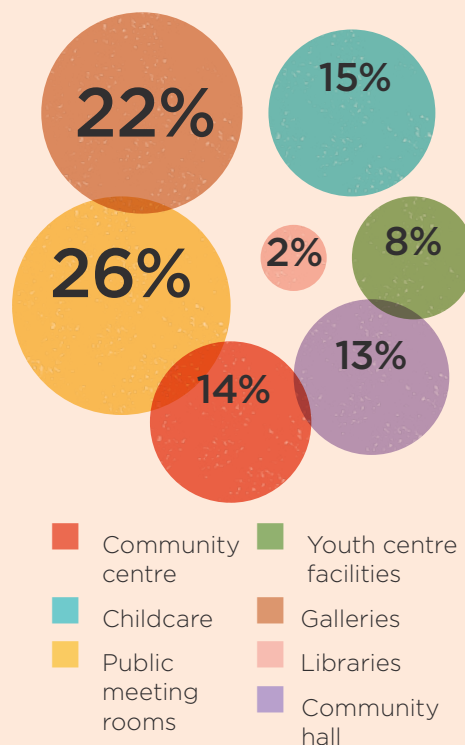
This is an area with above average input in the workforce. It is highly accessible to other employment areas such as Macquarie Park, North Sydney and the Sydney CBD, making it an attractive location for a range of jobs.

People have said more diverse commercial spaces would be supported in the St Leonards area, to support small startup companies through to large head offices. However, more consultation with industry is required.

The community would like to see the expansion of innovation, arts and cultural hubs. Specifically, small entertainment and commercial precincts could be encouraged in the areas around the new metro station and in the northern part of Crows Nest.

Employment in the Artarmon area is seen as essential to servicing the North Shore. People have said more places to eat in their break would be supported in the area, but should not be at the expense of its core function.

## Preferred future community facilities



Source: NSW Department of Planning, Industry and Environment Community survey February - March 2018.

## Health

There is strong support for the health industry in the area with access to a number of hospitals and health facilities: Royal North Shore Hospital, Northside Clinic, Mater Hospital and Greenwich Public Hospital.





- 01 Residents and visitors enjoy the area's service precincts.
- 02 There is a need for more community facilities to support growth in the area.
- 03 A mix of uses in Crows Nest is valued by the community.
- 04 More childcare would be welcome in the area.

Local GPs and specialist health services provide easy access for the community to leading health care professionals, which supports the larger health services.

The community highly values a healthy lifestyle and easy access to medical facilities when needed. People want to ensure that any future growth is supported by adequate health services.

Some identified an opportunity for more health services such as along the Pacific Highway.

## Education

One of the most important matters raised by the local community was providing quality schools and other opportunities for learning. The community expects quality education opportunities, as many of the residents are highly educated and expect the same for their children. There is a consistent call for additional public schools and for more capacity in existing educational facilities.



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Many people feel that tertiary education opportunities are easily accessible, with TAFE services nearby and easy access to university campuses in Macquarie Park and closer to the Sydney CBD.

## Community

There is a need for more community facilities to support growth in the St Leonards & Crows Nest area. Many people have indicated that more creative arts space such as galleries, indoor and outdoor sports and recreation facilities, libraries and community halls would be supported.

It is important that new facilities cater to all ages to ensure the area's strong sense of community is maintained.

## Retail and Leisure

Residents and visitors to St Leonards & Crows Nest love the area's retail and leisure precincts. The small bars, cafes, restaurants and boutique shops around Willoughby Road are well renowned and considered a significant asset to the area.

The community has identified the need for more of what is available around Willoughby Road to be provided in the

## Health

Health and hospital services will continue to be provided to support the areas growing population.



## Vibrant Streets

The community would like more sunny public places with treelined streets and laneways.



centre of St Leonards, and the streets and laneways between St Leonards and Crows Nest, to make the area a more inviting place for workers, visitors and residents throughout the day and night. Opportunities may include bars, food outlets, shops and new dining options at street level.

The community has also recognised an opportunity for the area to provide a cinema or theatre.

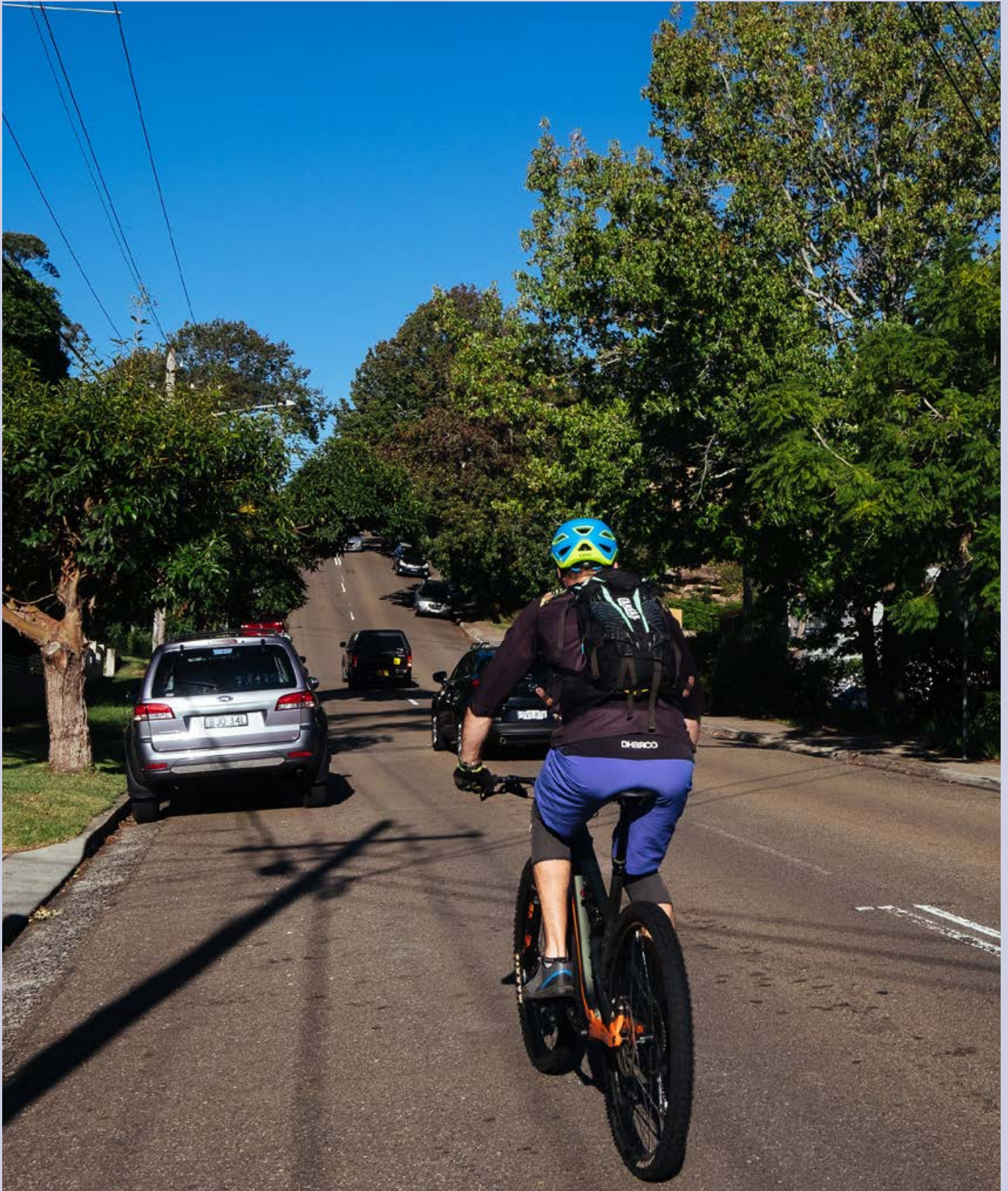
**“More community spaces and small bars to explore. Expand what is on Willoughby Road closer to the new developments around St Leonards Station. Survey response, 2018**





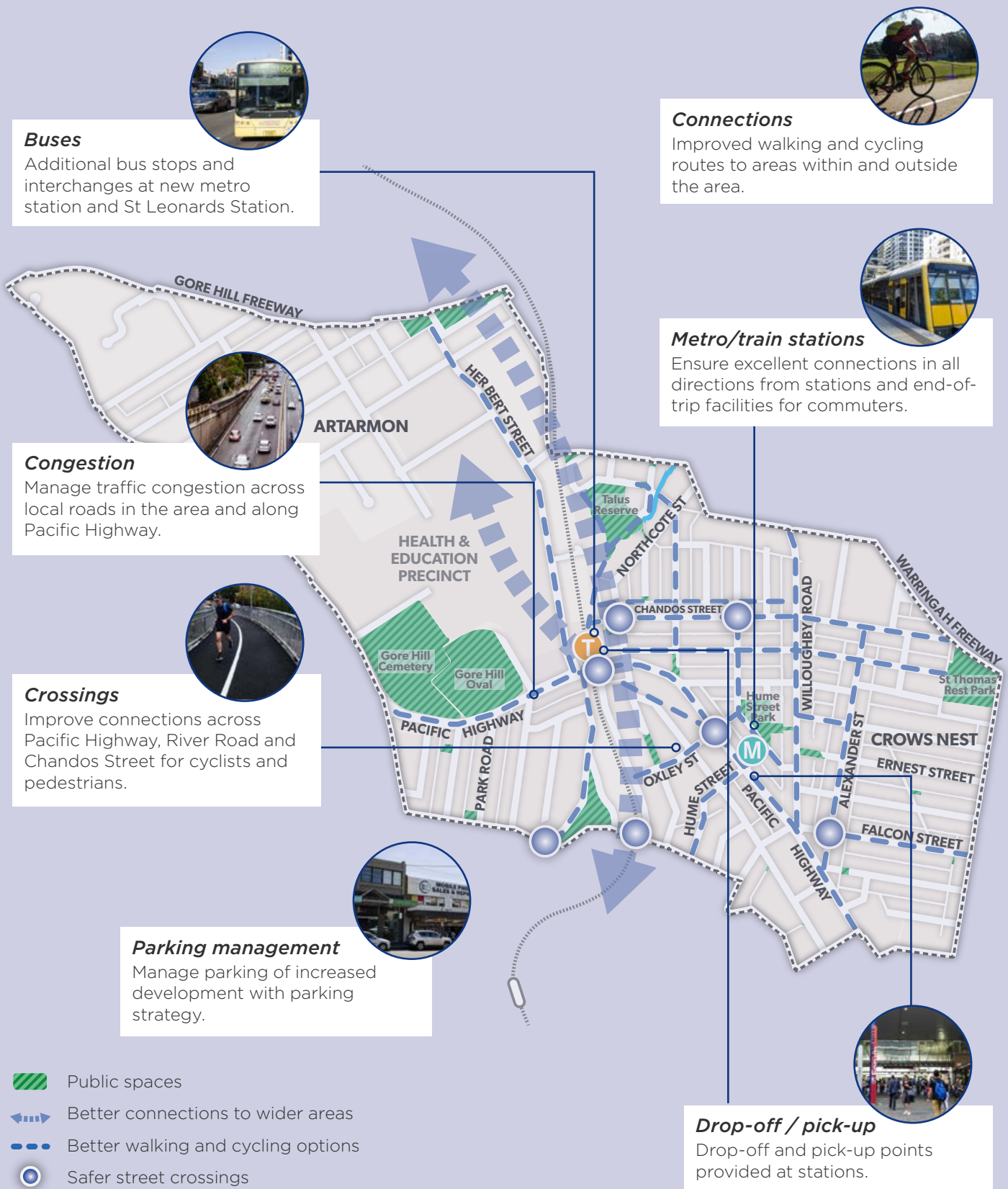
# Movement

Getting around St Leonards & Crows Nest





The easy access to schools, health care, jobs and recreational areas is one of the reasons why people love to live, work and visit St Leonards & Crows Nest. The new Crows Nest Metro Station will change how people move around the area. It will create a new arrival and departure point for commuters, visitors and residents, and increase activity around the new station, towards St Leonards Station and across the Pacific Highway.





## Access

Access and connections between places the community loves in St Leonards & Crows Nest is fundamental, to retain and enhance the area's sense of community.

The new metro station, and the surrounding residential and commercial development provide an opportunity to make the whole area more enjoyable to walk and cycle around, especially across the Pacific Highway. The new development also provides a more comfortable series of linked spaces and places between Willoughby Road and stations.

## Public Transport

People within the St Leonards & Crows Nest area use a range of transport options, which includes public transport and the use of private vehicles. The community recognise that use of private transportation must be managed to reduce traffic congestion.

Public transport options and access to other parts of Sydney are positive features the community love about the area, and they look forward to the further enhancement of public

transport within the area when the new metro station comes online.

The community generally support the idea that public transport be integrated with new commercial and residential development around transport hubs as a way to encourage more people to the area. Good, reliable connections between public transport stops and surrounding areas is also important.

The community has also highlighted the need for extra bus stopping bays and drop-off and pick-up areas that do not impede traffic flow around the new metro station and St Leonards Station. Many people love the free shuttle service loop provided in Artarmon, which should be supported into the future.

## Road Network

Traffic management and congestion is a concern for people in the area. However, many understand that the use of public transport is a solution that may help alleviate these concerns.

The laneway network that connects St Leonards Station and Crows Nest Metro Station makes the area unique, and can be used to create a shared transport network for vehicles and pedestrians. This would bring more features the people love about Willoughby Road towards the centre of St Leonards.

Maintaining traffic flow along the Pacific Highway and reducing congestion in and around the area is also important to the community.

### Getting About

The community enjoy the many transport options available to them.



01





## Active Transport

People in St Leonards & Crows Nest like to walk and cycle to places they love, and have suggested that improvements could be made between certain locations. Improved pedestrian and cycling routes with wider footpaths, separated cycling lanes, lower gradients and shorter distances could help.

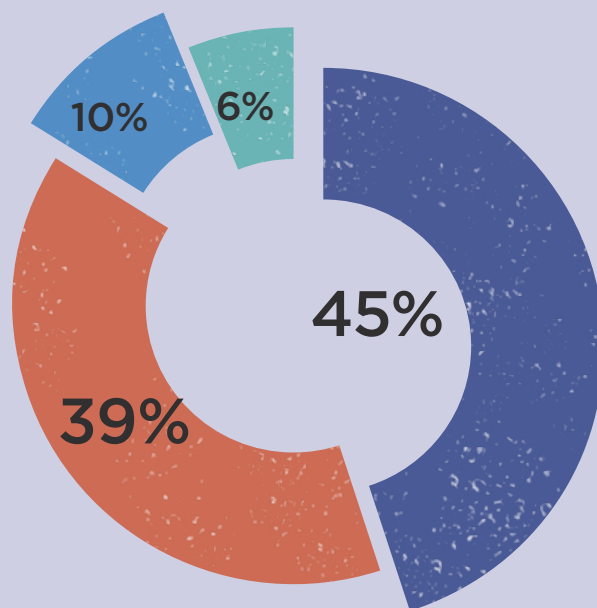
Many people have recommended end-of-trip facilities at stations to improve comfort and ease of use for cyclists and pedestrians commuting to their destination.

Safety is also a key concern for many people. Improved crossings for pedestrians and cyclists of all abilities have been recommended at River Road, across Pacific Highway and at Chandos Street. These areas have high volumes of vehicle traffic. Some areas may benefit from vegetation separation between footpaths and streets to improve the comfort of users. Improved pedestrian routes along Oxley Street, Christie Street, Albany Street and Atchison Street were also important.

People would welcome improved connections from St Leonards Station to the hospital and education area, north and south of the station along the rail line. Connections for people moving between the centre of

## Mode of transport to work

- Private car
- Public transport
- Walking/cycling
- Work from home



Source: 2016 Census of Population and Housing, St Leonards - Naremburn (SA2)

St Leonards and Crows Nest, and east and west from the metro station across the Pacific Highway are crucial for the future.

## Parking

There are mixed opinions in the community about car parking. Some people would like to see more parking options in the future; others predominately use public transport and do not see the need to use a car.

The community expects to be further consulted about how parking will be managed as new development progresses to ensure existing residents and businesses are not disadvantaged.

**“More bike paths, walking paths, community mini-buses would be wonderful. I love the community mini-bus and think more frequent circuits would be excellent**

Survey response, 2018

02



03



- 01 The community likes the public transport options in the area.
- 02 End-of-trip facilities to improve comfort would be welcome.
- 03 Bicycles help to reduce congestion in the area.

# Guiding principles



## Place

1. Provide accessible community spaces and leisure facilities in and around the town centre to ensure streets are vibrant at all hours of the day.
2. Protect access to sunlight where possible, especially in open spaces and public meeting places.
3. Incorporate quality design elements that ensure a safe and inclusive environments for new developments and public domain improvements.
4. Ensure new development retains and enhances important heritage elements as a connection and celebration to the areas cultural history.



## Landscape

1. Provide new open spaces in the town centre to give locals new public meeting spaces.
2. Improve connections between Frenchs Forest and surrounding national parks to offer locals more recreational opportunities.
3. Provide a diverse range of open spaces that are accessible to the community such as sports facilities, playgrounds family friendly parks, plazas and inviting streets.
4. Protect mature trees and provide street trees along important walking routes to bring the bushland setting into new areas of Frenchs Forest.
5. Ensure development integrates with the natural environment and topography, having regard to important views, bushfire risks and other natural constraints.



## Built Form

1. Ensure there is a gradual and logical building progression between the hospital and town centre, and surrounding areas so a good urban design outcome is achieved.
2. Provide building set backs and podiums where possible to give a human scale feel at street level.
3. Provide sustainable new development where possible to contribute to sustainable development outcomes.
4. Ensure new development delivers best practice design, integrating the best elements of surrounding building types.
5. Incorporate landscape elements of the surrounding bushland into new development to bring the natural environment into the town centre.





## Land Use

1. Provide a range of housing to cater for a diverse population such as workers in the area and people of all ages.
2. Build on opportunities for health services associated with the new hospital to ensure a high standard of health facilities is continued into the future.
3. Provide a range of educational opportunities, including opportunities to collaborate with the hospital precinct.
4. Continue investment in local infrastructure and community facilities to ensure quality of life is maintained with increased growth in Frenchs Forest.
5. Ensure new development around the town centre and hospital contributes to a community hub with a range of opportunities for people to work, relax, socialise and shop, day and night.
6. Provide a more diverse range of employment opportunities in Frenchs Forest and cater for a mix of business sizes and types.



## Movement

1. Ensure suitable infrastructure is provided with growth to make sure traffic is managed appropriately.
2. Manage parking appropriately to ensure new development does not degrade the amenity and function of local streets.
3. Integrate walking and cycling options in new development where appropriate to foster a better active environment, bringing people to the street.
4. Provide better pedestrian and cyclist crossings across major roads to enable better access to the town centre and hospital.
5. Focus on improving public transport options for Frenchs Forest and its surrounds to ensure people can move to and from the area with ease.
6. Improve connections within and around Frenchs Forest for easy access to the hospital and town centre, as well as the network of pathways in the wider region.



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