9 REPORTS FROM OFFICERS

9.1 PRESENTATION ON A DEVELOPMENT PROPOSAL KNOWN AS “ST LEONARDS CENTRAL” FOR LAND ADJOINING CHANDOS STREET/EVANS LANE/NORTHSHORE RAILWAY LINE, ST.LEONARDS

ATTACHMENTS: 1. PROPOSAL SITE DETAILS

RESPONSIBLE OFFICER: GREG WOODHAMS - ENVIRONMENTAL SERVICES DIRECTOR

AUTHOR: JEFF ELLIS - ECONOMIC AND PROPERTY DEVELOPMENT DIRECTOR

CITY STRATEGY LINK: 6.1.1 A COUNCIL THAT IS OPEN, ACCOUNTABLE AND REPRESENTS ITS CONSTITUENTS

MEETING DATE: 7 OCTOBER 2014

Purpose of Report
To inform Council of a Development Proposal involving land at St. Leonards adjoining Chandos Street, Evans Lane and the North Shore Railway line.

Background
Council has been approached by proponents to investigate a proposal for development of land owned in part by Council, in part, by Railcorp and, in part, by Altomonte Holdings Pty Ltd. Altomonte Holdings Pty Ltd have engaged Brookfield Multiplex Constructions Pty Ltd to provide advice on the project and to prepare concept drawings.

A concept plan has been prepared and preliminary feasibility assessment undertaken of different development scenarios. It is proposed that a presentation be provided to Councillors on the project.

Development Proposal

The concept involves 3 towers over the land comprising residential, retail, commercial and community uses. A deck is proposed to be built over the railway line to create a large open plaza, accessible to the public of some 7,500sqm.

The proposal includes a child care centre, affordable housing and a bike station as well as improvement of the pedestrian access to Talus Reserve.

The 3 scenarios presented for the project are:

A1- 3 towers of 41, 55 and 40 levels with 1328 apartments and 16,406 sqm of commercial, retail and community uses;

A2- 3 towers of 39, 52 and 39 levels with 1269 apartments and 20,748sqm of commercial, retail and community uses;

B1- 3 towers of 41, 55 and 40 levels with 953 apartments and 44,778sqm of commercial, retail and community uses.
The purpose of the presentation is to inform Councillors about the project, particularly as it involves Council land, and to receive feedback on the concept to enable it to proceed to further investigation.

The scale of the development and the involvement of State Government land (as well as construction over the railway line) mean that the approval of the State Government is required for further assessment to occur. To enable this to happen, a proposal needs to be submitted to the State Government requiring owner’s consent from Council, as part owners of the land, for the proposal to be submitted. Owner’s consent for the submission of the concept does not bind the Council to the final development, the return on the value of the Council asset or endorsement of the concept plan.

OFFICER’S RECOMMENDATION

1. That Council note the presentation in respect of a Development Proposal known as “St Leonards Central” for land adjoining Chandos Street, Evans Lane and the North Shore Railway Line, at St. Leonards.

2. That authority be granted to the General Manager to give owner’s consent on behalf of the Council for the submission of the Proposal to the State Government noting that such consent does not represent endorsement of the plan, agreement to Council participation in the final project or acceptance of the value of the return to Council on its asset as landowner.


2 SITE DETAILS

This Chapter outlines the Site particulars including its location, current improvements, existing zoning, site area and landowners to provide context to the review and to assist with its assessment.

Location

The Suburb of St Leonards is located on the North Shore of Sydney within the Global Economic Corridor – one of Sydney’s nine city shapers as defined by the draft Metropolitan Strategy for Sydney to 2031.

The Site is located within the suburb of St Leonards situated in the Local Government Area (LGA) of Willoughby City Council, approximately 7.2km north east of the Sydney Central Business District (CBD). More specifically the Site is located on the southern side of the Pacific Highway to the east of the railway line and is bound by Herbert Street (west), Evans Lane (east) and Pacific Highway (north).

Immediately surrounding the Site is a mixture of high density residential apartment buildings, retail premises and commercial buildings. The Site is located within walking distance of St Leonard’s rail station providing good connections to Chatswood, North Sydney and Sydney CBD as well as the North Shore residential areas.

**Figure 2 – Aerial Location Plan**

![Aerial Location Plan](image)
Site Details

For the purposes of this Assessment we have defined the ‘Site' as the five (5) lots, with a total combined land area of 17,549sqm. The current uses included a Council car park, a motor service centre and air rights over St Leonards Station. The landowners for each of the individual sites are RailCorp, Alto Group and Willoughby City Council.

Further details of the site are provided in the Table below.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Deposited Plan</th>
<th>Area (sqm)</th>
<th>Landowner</th>
</tr>
</thead>
<tbody>
<tr>
<td>AR</td>
<td>DP 1015776</td>
<td>8,036</td>
<td>RailCorp AR</td>
</tr>
<tr>
<td>11</td>
<td>DP 1003022</td>
<td>5,741</td>
<td>Alto Group</td>
</tr>
<tr>
<td>Lot 12</td>
<td>DP 1003022</td>
<td>1,041</td>
<td>Willoughby Council</td>
</tr>
<tr>
<td>13</td>
<td>DP 1003022</td>
<td>1,895</td>
<td>Willoughby Council</td>
</tr>
<tr>
<td>Total Area (5 lots)</td>
<td></td>
<td>17,549sqm</td>
<td></td>
</tr>
</tbody>
</table>

* All – landowner railway corridor areas approximate.
** Part Lot 2 extends beneath Lot 12 and is limited in height.
*** Lot 12 is limited depth.

Source: BMI Proposed Development and SJB Planning

Figure 3 demonstrates the boundaries of each lot, site area and landowner.
St Leonards Central Final – Independent Financial Assessment Commercial in Confidence

Land Use Zone

The Site is presently zoned B3 Commercial Core by Willoughby Local Environmental Plan 2012 (LEP). For information purposes we have noted the objectives of this zone, as well as the permissible land uses with consent.

The objectives of the B3 Commercial Core zone are:

* To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community;
* To encourage appropriate employment opportunities in accessible locations;
* To maximise public transport patronage and encourage walking and cycling;
* To support the role of St Leonards as a specialised centre providing health, research and education facilities;
* To strengthen the role of Chatswood as a major centre for the inner north sub-region and to improve its public domain and pedestrian links; and
To protect and encourage safe and accessible city blocks by providing active land uses on street and pedestrian frontages.

There are no uses permitted without consent in the zone. Those that do require consent include:

Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Any other development not specified in item 2 or 4.

The prohibited uses in B3 Commercial Core include:

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pans; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.
ITEM - 9.1  Presentation On A Development Proposal Known As “St Leonards Central” For Land Adjoining Chandos Street/Evans Lane/Northshore Railway Line, St. Leonards
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