

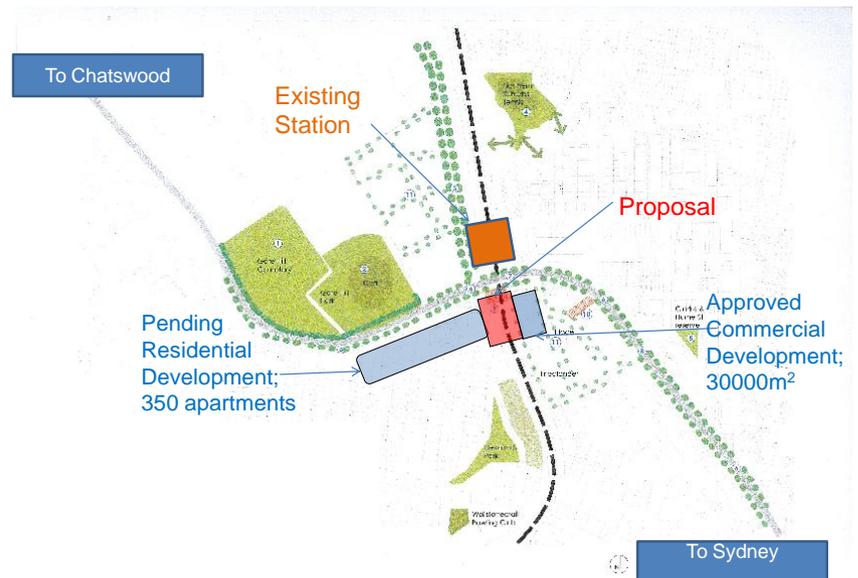
St Leonards Plaza Project

What is it?

The creation of a public Plaza by Lane Cove Council over the railway line on the southern side of the Pacific Highway that upgrades the St Leonards Station into an effective bus/rail interchange and improves the amenity to business and residents through increased public space.

The proposed Plaza is 70 metres by 70 metres and will provide:

- at least 3500m² of passive recreation space and 1000m² of quality retail over two levels looking onto the plaza and connecting to two new residential and commercial towers either side.
- a new bus interchange indented from the Pacific Highway that can allow for safe pickup and off set 4-5 buses off the Pacific Highway and a direct pedestrian access (underground) between the bus interchange and St Leonards Station.
- a 90 place childcare centre to service commercial and hospital patrons needs.



The Plaza is at the nexus of three councils: Willoughby, Lane Cove and North Sydney. NSROC has identified it as a key regional project which benefits the residents, workers and economies of all three LGAs, and patrons of public transport and of the North Shore Hospital Precinct.

What will it achieve?

The Plaza will provide much needed public space for 800 new residents and thousands of employees in over 200,000m² of new commercial space and the expanded North Shore Hospital Precinct.

It provides a high quality effective transport interchange that accommodates growth in patronage expected on the North Shore Line and public transport on the Pacific Highway.

It addresses the poor connectivity and accessibility of the existing bus and train station interchange. This is particularly needed, given the accessibility needs of additional patronage to the specialist medical precinct .

Consistent with the draft Metropolitan Strategy, the Plaza provides: an enhancement to this designated 'Specialist Precinct' of health, office space and emerging technology cluster; the economic activation of a dilapidated commercial area within Sydney's 'Global Economic Arc'; and open space required for urban renewal of the precinct.

Today - St Leonards Station exposed rail corridor



How will it be done?

Two major developments (commercial and residential), occurring adjacent to the proposal have been approved and will commence construction in the near future. This provides the opportunity for co-construction of the Plaza that would generate savings and time efficiencies. The developer contributions can also be directed into the capital costs of the Plaza construction.

Lane Cove Council will donate adjacent land and agreement by Transport for NSW is required to permit utilisation of the rail corridor space for this public use.

Lane Cove Council is to provide capital construction costs from development contributions and anticipates other funding contributions.

The portion of retail space in the Plaza and the childcare facility are designed to generate sufficient lease income to make the site self maintaining so neither Council nor Transport for NSW have any ongoing maintenance costs.

The Future – Proposed St Leonards Public Plaza

