

12 October 2020

The Hon. Gladys Berejiklian MP  
Shop 26, 145-151 Sailors Bay Road  
NORTHBRIDGE NSW 2063

Dear Premier,

### **PROPOSED HERBERT STREET PRECINCT DEVELOPMENT**

The Artarmon Progress Association strongly objects to the revised plans for the Royal North Shore Hospital site and is concerned about the impact on the immediate and broader community.

#### **The Royal North Shore Hospital campus must be reserved for clinical and medical facilities**

The APA supports the Royal North Shore Hospital Master Plan developed in line with the 2012 Clinical Services Plan (copy attached). The 2012 Master Plan focuses on ensuring the hospital provides world-class health and research facilities that respond to the community's future needs. Importantly, the 2012 Master Plan was endorsed by clinical and community representatives as well as the Northern Sydney Local Health District Board.

The Ministry of Health building (built on Zone 8), together with the Herbert Street Precinct, removes more than 22 percent of campus land proposed for much needed ambulatory care and clinical support services. With a growing community and ageing population, the NSW Government should be expanding clinical and medical facilities, not reducing them.

#### **Overdevelopment of the Herbert Street Precinct, in addition to the expected 7500 new dwellings in the St Leonards area, will have a devastating impact on infrastructure and the community**

The Herbert Street Precinct proposal includes a 60-storey tower incorporating a school, retail and commercial floors plus 500 apartments at the junction of the Pacific Highway and Herbert Street. The proposed development will significantly exacerbate existing traffic congestion on Herbert Street and create a bottleneck along Pacific Highway from residents' entry/exit to the tower, student drop off/pick up, and shoppers and delivery vehicles accessing retail outlets.

With a population of 5,500 people (2016 Census) within 0.8 km<sup>2</sup>, St Leonards is a vibrant hub that currently accommodates 114 houses and 2293 units. Analysis by Willoughby City Council in 2015 indicates 7,500 new dwellings are expected for the area. The Herbert Street Precinct plans propose an additional 500 apartments. Based on an average of 2.5 family members per household, an additional 8,000 apartments would increase St Leonards' population by 20,000 people i.e. from 5,500 to 25,500 people. This represents an increase in the population density of more than 360 percent.

The proposed 'vertical' primary school will not meet demand from the resident population nor will the nearby Gore Hill Oval provide adequate recreational facilities necessary for childhood development. In early 2019, the former New South Wales Education Minister Robert Stokes stated

that the government would no longer prioritise high-rise schools because they are complicated to build and difficult to adapt to changing needs.

**Adequate setback area between the proposed development and Reserve Road is necessary**

Willoughby City Council's Development Control Plan requires a minimum 12-metre building setback to Herbert Street for any redevelopment. Maintaining a 12-metre setback is important to provide a satisfactory building transition and an inviting boulevard environment that accommodates deep soil planting of street trees with a shade canopy.

**Inadequate community notification and engagement to date**

The APA is extremely disappointed not to have been notified of the proposed development during Community and Stakeholder Engagement period (May to September 2020).

The Herbert Street Precinct proposal is not in the best interests of the medical and broader community. Investment in public infrastructure including green space is completely inadequate. Road congestion will surge and have significant negative impacts on the community's quality of life and productivity.

The APA requests that the NSW Government reinstates the 2012 Master Plan endorsed by the community and clinical representatives.

Yours faithfully,



Georgina Roussac  
President  
Artarmon Progress Association

CC: The Hon. Trent Zimmerman, MP  
Federal Member for North Sydney, NSW

Gail Giles-Gidney  
Mayor, Willoughby City Council

**Who we are**

The Artarmon Progress Association, Inc. (APA) was founded in 1906 as a not-for-profit group and our objectives are to promote the welfare, physical and intellectual advancement of the suburb of Artarmon and the City of Willoughby, to protect the interests of the residents, and to encourage a keener spirit of citizenship and mutual help amongst residents.

Our newsletter, the Artarmon Gazette, is distributed quarterly to over 5,000 homes and businesses in Artarmon. We regularly communicate with residents and act as a conduit between local residents and elected representatives on matters concerning our local community.