

CONCEPT DESIGN REPORT

FOR
MIXED USE DEVELOPMENT
50 - 56 ATCHISON STREET,
ST. LEONARDS

PLANNING PROPOSAL SUBMISSION

30 JANUARY 2019



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1.0 THE VISION

Introduction

This report provides a detailed analysis of the surrounding context of the site at 50 -56 Atchison Street St Leonards. The report also provides an analysis of the amended concept plans prepared in response to feedback and discussions with North Sydney Council.

The development controls outlined in the St Leonards Crows Nest Planning Study adopted by Council in May 2015 have been carefully studied to inform the design.

The Vision

The proposed built form is for a 16 storey building with a strongly articulated podium, and a setback tower above. The development includes 3 levels of basement parking, 3 generous podium levels (including retail and office facilities) and 13 levels of residential apartments. The ground plane incorporates a double storey through site link to Atchison Lane and a setback to Atchison Street.

In addition the proposed development will stimulate job growth, business activity, street front activation, outdoor dining opportunities and enhancement of the public domain.

A tower that will act as an urban landmark for the precinct and provide high quality living and working spaces.



2.0 THE SITE
SITE DESCRIPTION

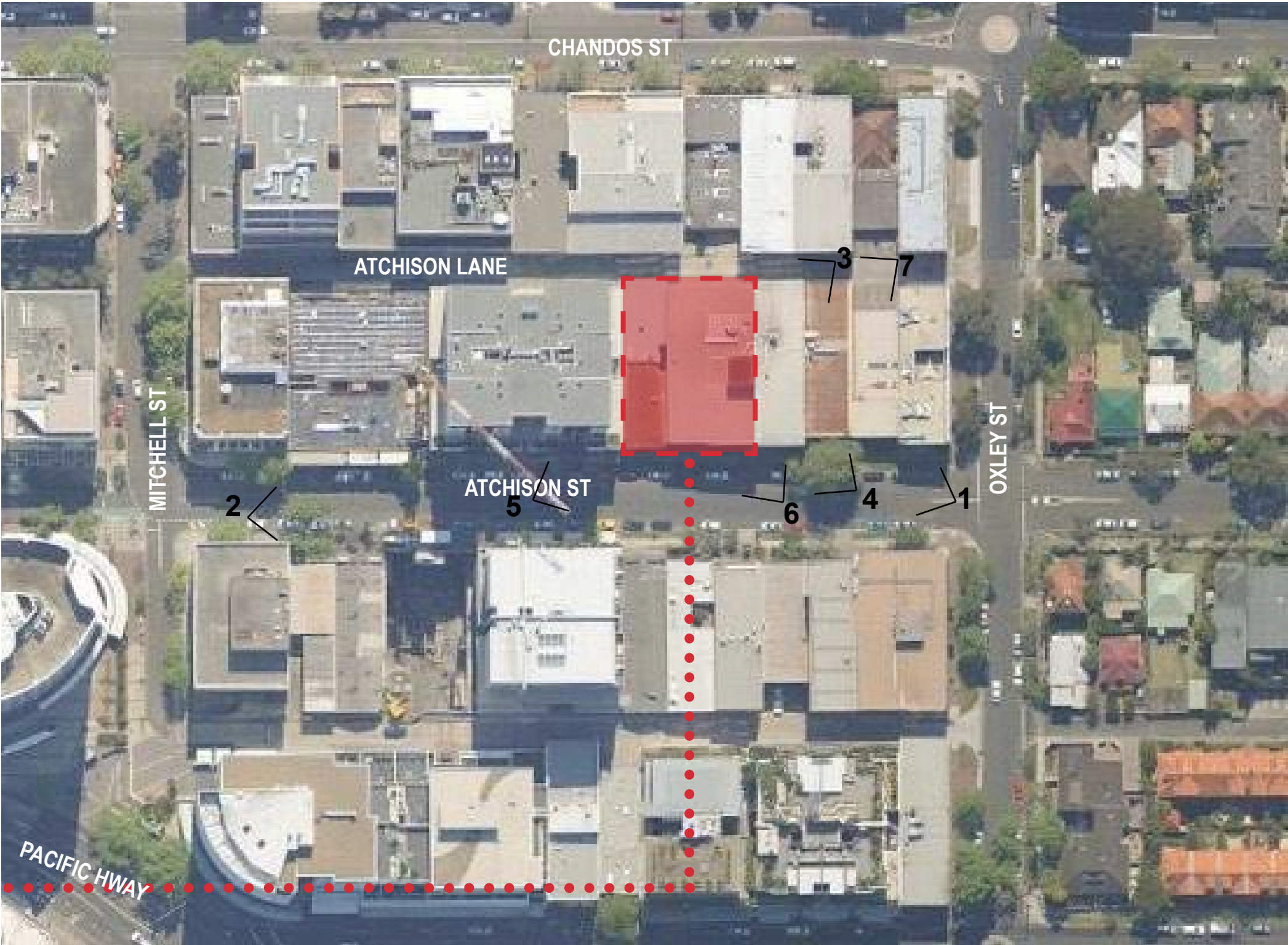
50 -56 Atchison Street St Leonards is a 1080 m² site that is located mid block between Atchison Street to the south and Atchison Lane to the north.

The site is currently occupied by a 2 storey commercial building at 50 Atchison St and a 3 storey commercial building at 52-56 Atchison Street.

The site has 2 street frontages to the Atchison Lane and Atchison Street, with Mitchell Street to the west and Oxley Street to the east of Atchison Street.

The site has a fall from east to west of 2.3 metres along Atchison Lane and a 2.6 meters along Atchison Street frontages.

The site is located within 400m of St Leonards station, within the 'centre' of the St Leonards precinct.



50 -56 ATCHISON STREET
ST LEONARDS

AERIAL PHOTOGRAPH | ST LEONARDS AND SURROUNDS

2.0 THE SITE
CURRENT STREET VIEWS



1. VIEW FROM OXLEY STREET



2. CORNER OF MITCHELL AND ATCHISON ST



3. VIEW FROM ATCHISON LANE

2.0 THE SITE
CURRENT STREET VIEWS



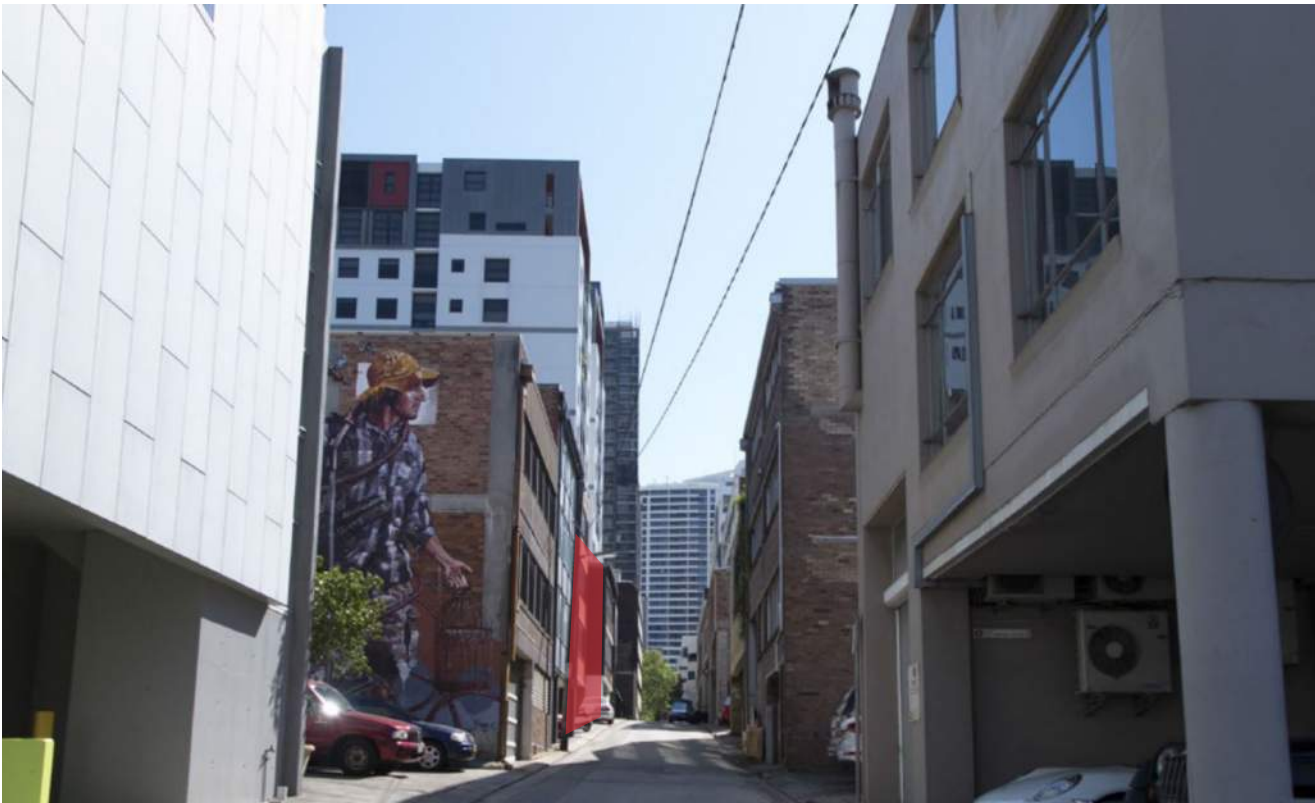
4. LOOKING WEST ALONG ATCHISON STREET TOWARDS URBAN CENTRE



5. LOOKING EAST ALONG ATCHISON STREET TOWARDS OXLEY STREET



6. SIDE WALL OF ADJOINING RESIDENTIAL BUILDING AT 40-48 ATCHISON STREET



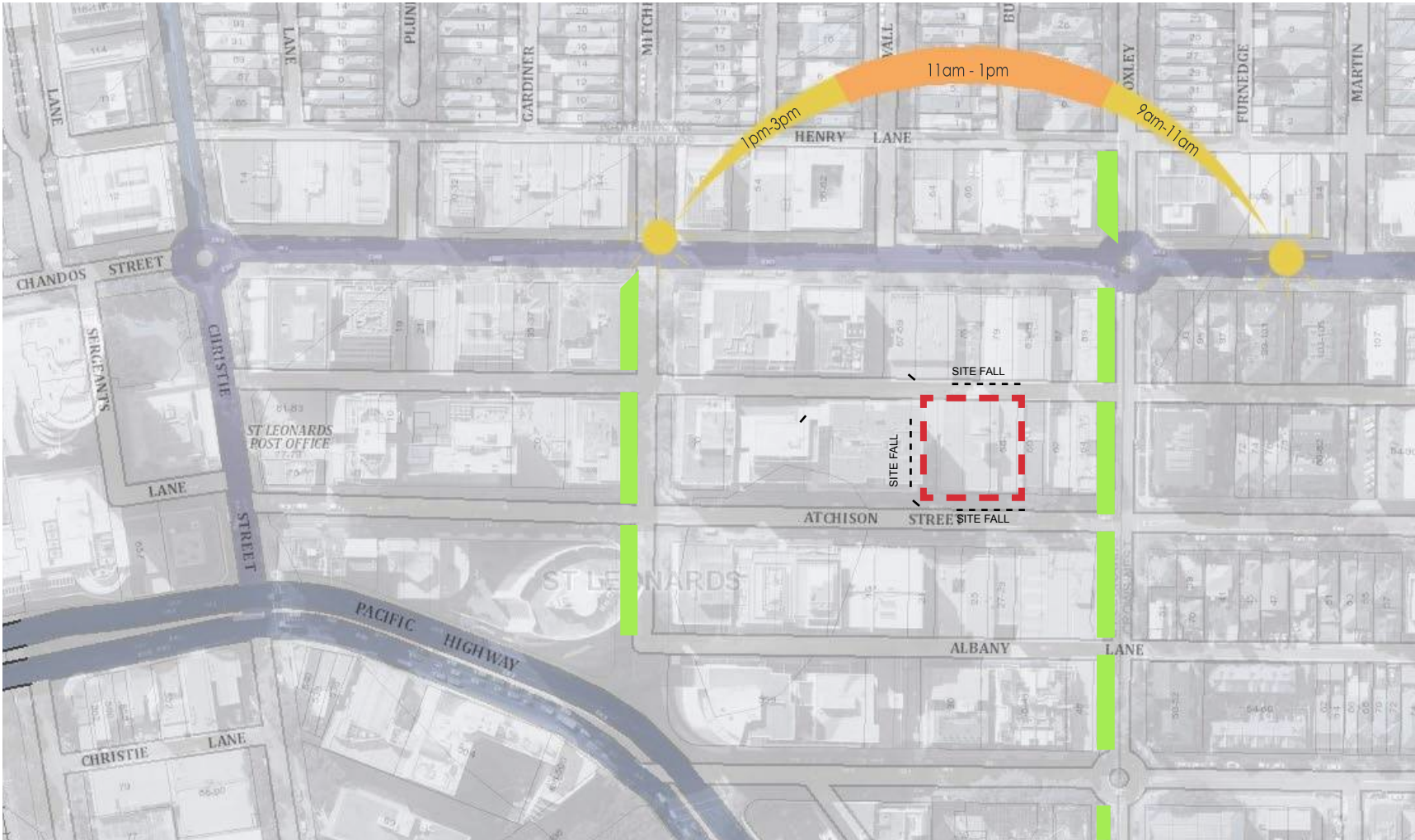
7. LOOKING WEST ALONG ATCHISON LANE

3.0 SITE ANALYSIS

SUN PATH

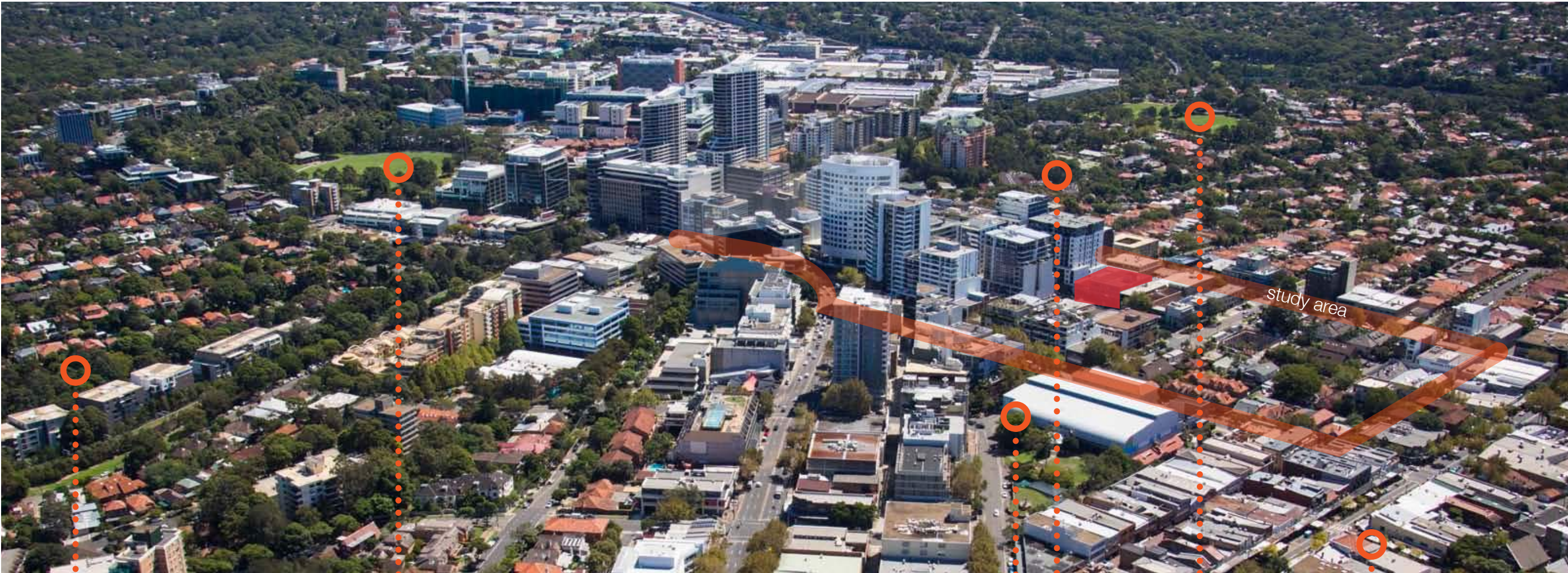
The site is located towards the eastern periphery of the St Leonards major employment centre, and within the West Oxley ‘creative quarter’ that has been identified in the St Leonards Crows Nest Planning Study.

The site has a significant fall of approximately 2.3m from west to east along Atchison Street, and a variable cross fall of less than 1m between Atchison Lane (high point) and Atchison Street.



Proposed linear Parks

3.0 SITE ANALYSIS
PUBLIC OPEN SPACE



Newlands Reserve

Gore Hill Park

Hume Street
Reserve & Indoor
Sports Facility

Talus Reserve

Naremburn Park

Crows Nest Community
Centre

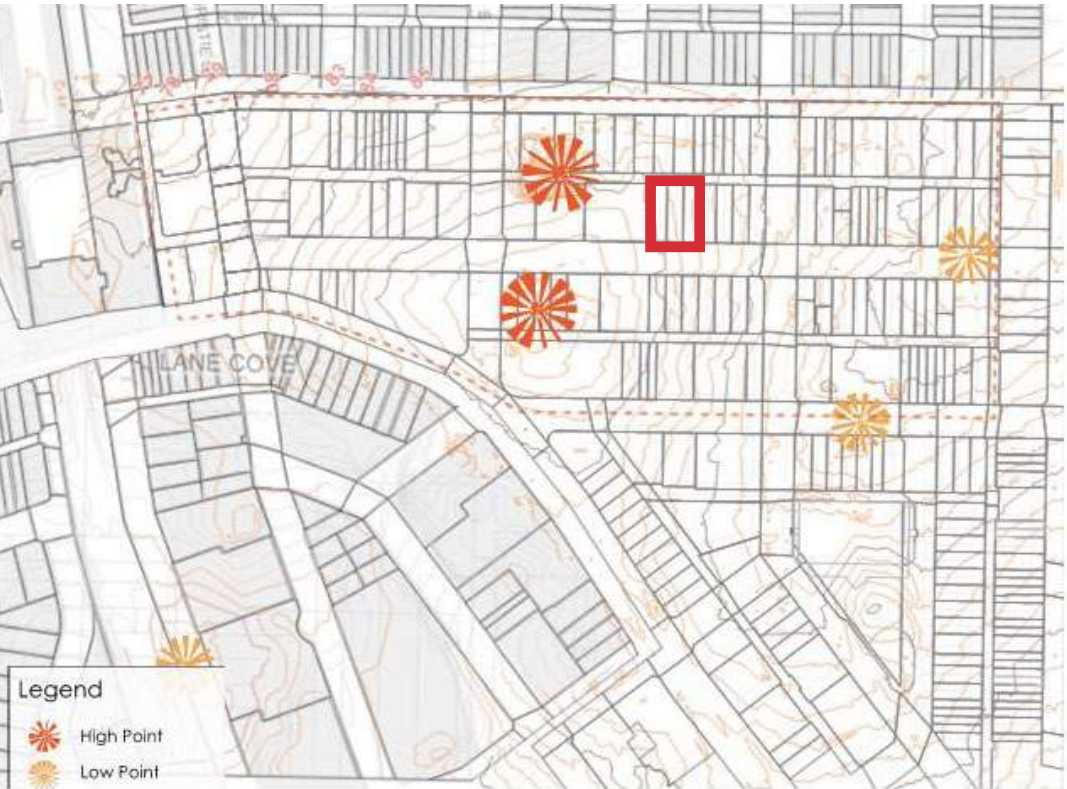
3.0 SITE ANALYSIS

Topography

St Leonards is located at the top of a prominent **ridgeline** with sloping topography across and beyond the study area. The land varies up to 19 metres in height. **The high points are generally located mid-block, between Mitchell St and Atchison St and sloping away in all directions.** There is a low point in the section between Willoughby Rd and Oxley St towards Crows Nest village centre, where the original creek line used to run. As a result of the steep topography, a number of ground floor entries to buildings are either located above or below street level.

Views & Vistas

The undulating topography of St Leonards in combination with its **mostly orthogonal street grid has created many opportunities for long sightlines and vistas.** These sightlines offer pedestrians a natural means of way finding. Most streets have a strong building line which also assists with wayfinding and establishes a strong spatial character to the area.



TOPOGRAPHY



VIEWS & VISTAS

Public Transport

St Leonards is an established and well serviced transport interchange with around half of all trips made to the area by public transport, 80% of which are by train. The station is the 7th most patronised station on the rail network outside the CBD, with more than 16,000 daily arrivals and departures in 2012 (NSW Bureau of Transport Statistics). Bus routes run frequently along the Pacific Highway and Willoughby Rd.

Vehicular Traffic

The study area is well served by the road network however **congestion is common at the traffic signals on Albany St and Christie St intersections of the Pacific Highway,** resulting in significant vehicle delays at certain times of the day. The congestion is largely a result of regional traffic from the Gore Hill Freeway heading for the Pacific Highway. The remaining intersections operate satisfactorily.



PUBLIC TRANSPORT & PEDESTRIAN ACCESS



VEHICULAR TRAFFIC

3.0 SITE ANALYSIS

Constraints

The key constraints to transforming St Leonards into a high amenity mixed use centre are:

- a lack of useable public open space;
- **no focus for pedestrian activity or retail;**
- **no community facilities;**
- **high volume / speed of traffic on key streets;**
- inconsistent lighting, paving and furniture;
- unsafe laneways.

Opportunities

Conversely, St Leonards offers a number of opportunities that can be capitalised on by future projects in the area:

- **strong public transport connections;**
- **‘fine bones’ of a creative precinct;**
- a few ‘anchor’ establishments;
- **integrate new community facilities;**
- potential to activate laneways;
- **enhance ‘civic’ status of Atchison Street.**

Street Activation

There is a slowly emerging cafe and dining character to the area, anchored by key establishments like the Nilgiris on Christie St, the Moody Chef on Atchison St and Bazaar on Albany St. Outdoor dining is best supported by the few cafes along Chandos St that enjoy good sunlight throughout the day. Overall, retail and dining offerings are fragmented and struggle to compete with the high amenity of Willoughby Rd.

Public Open Space

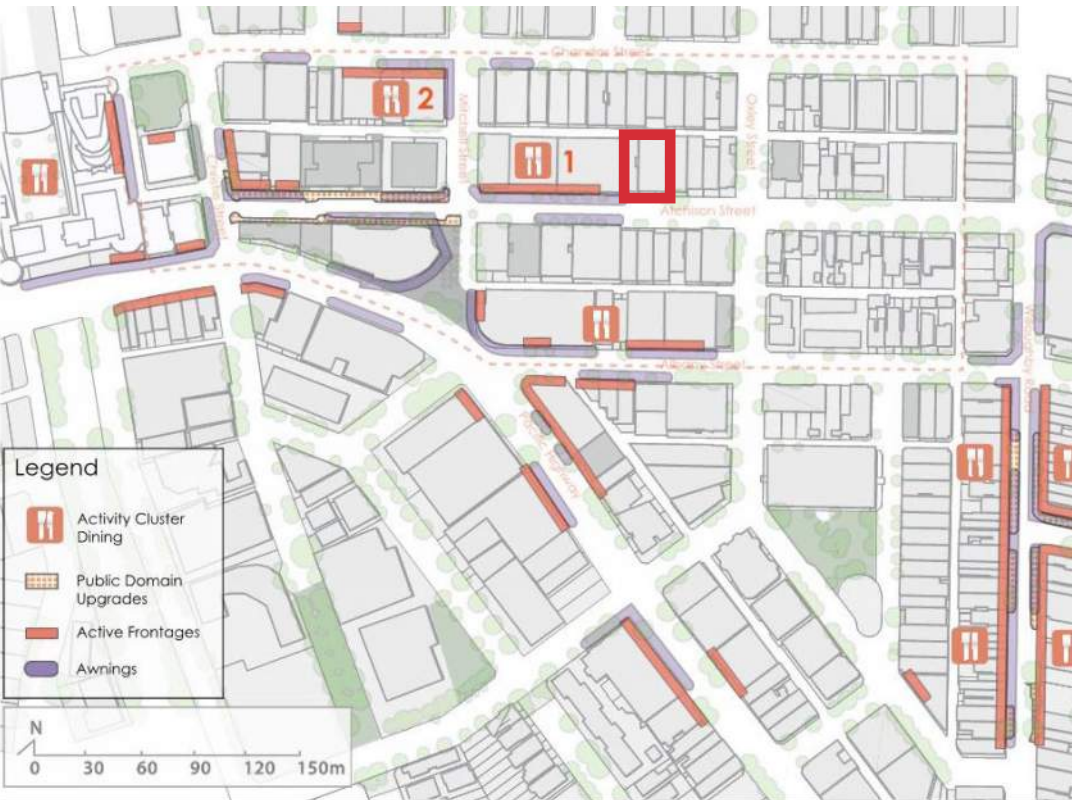
Christie Street Reserve is the only public green space in the study area. As the reserve receives ample sunlight and offers reasonable levels of shade under mature trees, it is well utilised by the working community at lunchtime. At present, Mitchell Street Plaza is the only paved public space, although the forecourt to the IBM building is also publicly available and offers more sheltered seating.



CONSTRAINTS



OPPORTUNITIES



STREET ACTIVATION



PUBLIC OPEN SPACE

4.0 DEVELOPMENT CONTROLS

CURRENT APPLICABLE DEVELOPMENT CONTROLS

Current Development Controls

The current development controls applicable to the site are as follows:

- North Sydney Local Environmental Plan (LEP) 2013:
- North Sydney Development Control Plan (DCP) 2013
- SEPP 65 – Apartment design Guide
- St. Leonards Crows Nest (SLCN) Planning Study 2015

Draft Development Controls

In addition to these existing controls, the NSW Department of Planning & Environment issued a draft St Leonards and Crows Nest 2036 Plan in October 2018.

For the purposes of this concept design study, the SLCN planning study 2015 has generally been taken as the primary controlling document applicable to the site.

FSR

The site is not FSR limited under either the existing LEP/DCP controls or the SLCN planning controls Study 2015 but the draft 2036 plan proposes maximum overall FSR of 6.0:1.

The SLCN planning study applies a minimum non-residential FSR of 1.5:1 to the site, whilst the draft 2036 plan proposes a minimum of 1.0:1. The proposed retail and commercial space within the podium would generate a non-residential FSR in excess of 1.7:1.

The proposed overall FSR is 6.4:1.



NON-RESIDENTIAL FSR
EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015

50 -56 ATCHISON STREET
ST LEONARDS

Building Setbacks

The SLCN Planning Study 2015 proposes the following building setbacks:

Zero podium side setback to adjoining sites (east and west facades) plus 6m above podium setback (as requested/ recommended by the Design Review Panel).

A 3m whole of building setback and above podium setback to Atchison street. The proposed southern facade aligns with the tower facade at the adjoining building at 40-48 Atchison street. Refer to setback diagram on page 18.

1.5m whole of building setback and 4m above podium setback to Atchison lane. A reduced above podium setback of 3.25m is proposed, which aligns with the northern facade of the adjoining building at 40-48 Atchison street. Refer to setback diagrams on page 18.

The revised above podium setback to the northern facade was endorsed by the Design Review Panel on the basis that the 6m setbacks to the East and West tower facades were maintained.

The draft 2036 Plan proposes a ‘reverse’ street front setback of 3m at ground level and zero setback for the remaining podium levels with setbacks to all sides of the tower form above.



GROUND LEVEL SETBACK AND PODIUM HEIGHT



MINIMUM ABOVE PODIUM SETBACK

EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015 | BUILDING SETBACKS

4.0 DEVELOPMENT CONTROLS

BUILDING HEIGHT

Building Height

Under both SLCN Planning Study 2015 and draft 2036 Plan, the maximum building height is limited to the 16 storeys for the site. The proposed 3 storey podium and 13 storey tower complies with this requirement. The overall building height is approx. 54.2m to the top of the parapet, not including any lift overruns.

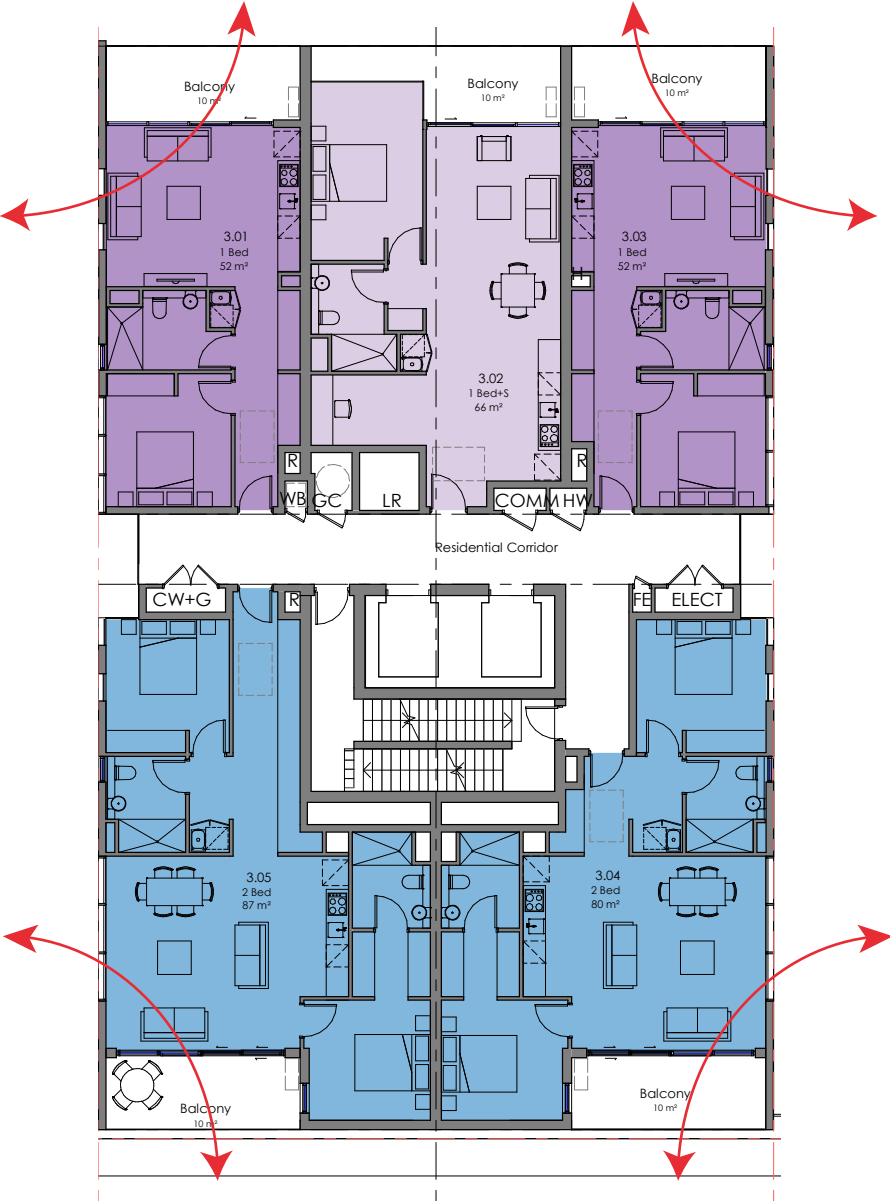
Whilst the SLCN Planning Study and draft 2036 Plan proposes a 4 storey podium (with 3 storeys to lane ways), the proposed podium height will read as 4 storeys to Atchison street due to the generous floor to floor heights and will step down from the podium of the adjacent building at 40-48 Atchison Street to suit the fall towards Oxley street. Refer to elevation diagram on page 16.

Design Principles - The Proposal

- The entry to the residential and commercial lobby is clearly defined and reinforces the desired character of the area with a **safe and well-lit forecourt and through site link** between Atchison Street and Atchison lane. The proposal is consistent with the identified building height and will provide opportunity for a quality mixed use development and an active pedestrian spaces to a future civic street and contribute to the vibrancy of St Leonards.
- Pedestrian safety of Atchison Lane as a result of the through site link encourages pedestrian movement and permeability between the streets and activates the extensive ground floor retail spaces.
- **Pedestrian amenity is enhanced by achieving the required podium setback.** The development proposes high quality large format paving with a widened footpath accessible to all, with street furniture, pedestrian focused lighting, al fresco dining, along with timber bench seating and a green wall.
- The podium height will be similar to adjacent established heights and provides pedestrian scale and the desired character of St Leonards.
- The proposed set back maximizes the sunlight and creates an accessible space that flows and transforms the character of the surrounding public domain and **maximises sunlight access to the proposed linear parks to the east towards Oxley Street.**
- The proposed tower form achieves the setback requirements and enjoys district views to the North and East, and some CBD views between the surrounding towers.
- The upper space of the roof is a **communal space with a roof top garden** and timber bench seating which encourages social and recreational use.



EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015 | BUILDING HEIGHTS



Apartment Design

The accommodation consists of 65 apartments suited to a variety of lifestyle. The dwelling mix is 39 x 1bedroom (60%) and 26 x 2bedroom (40%). Some apartments have studies or media alcoves.

The residential floors have minimum ceiling heights to living/dining/bedrooms of 2.7 metres and 2.4 metres to non-habitable spaces. The floor to floor height is typically 3.1 metres.

Each apartment has access to a private open space with minimum areas of 8m²/10m²/12m² for 1bed/2bed/3bed respectively and a landscaped communal roof area.

There are 4 (out of 5) dual aspect apartments on each floor. Dual aspect apartments enhance daylight access and natural ventilation.

A minimum of 2 hours direct sunlight between 9:00am & 3:00pm in mid winter will be enjoyed by more than 72% of the apartments. Similarly more than 80% of apartments will be naturally cross ventilated.

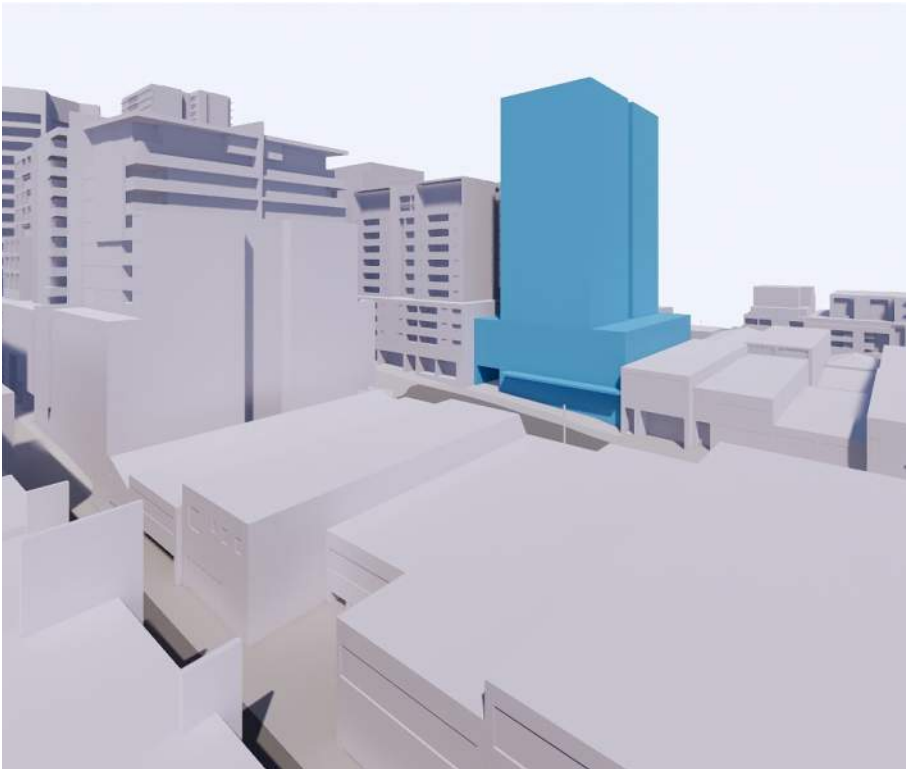
Each apartment has access to a minimum of 6m³/8m³/10m³ of private storage space (for 1bed/2bed/3bed respectively) via a combination of space within the apartment or secure storage cage within the basement levels.

4.0 DEVELOPMENT CONTROL
SEPP 65 / ADG

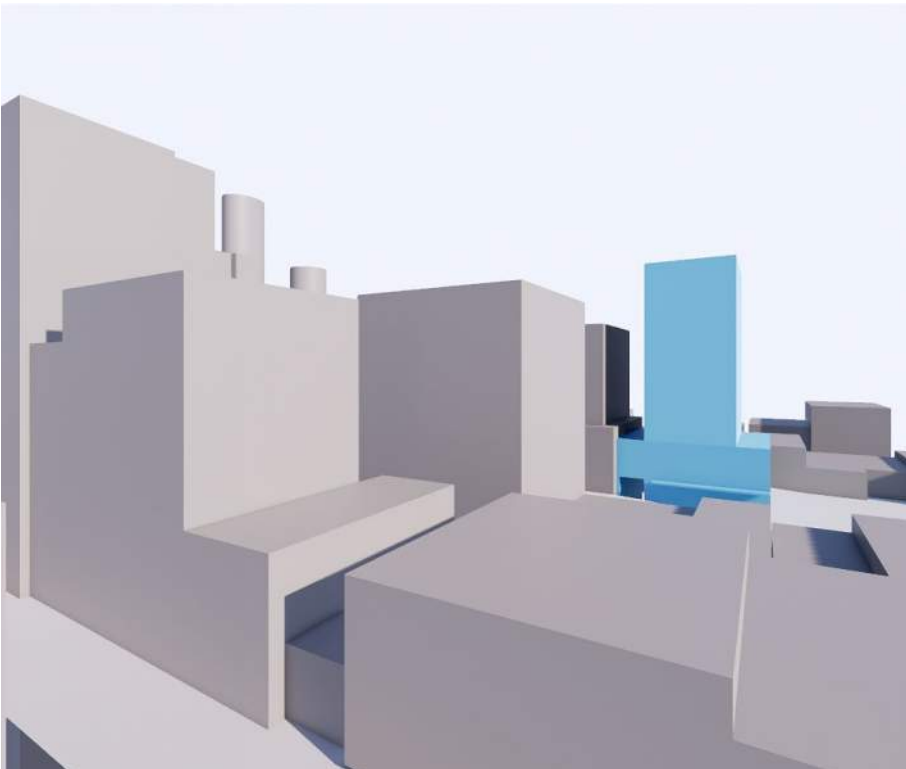
Indicative Compliance Schedule

DESIGN CRITERIA	REQUIRED MIN.	AVERAGE TOTAL
4A. Solar Access	70%	72%
4B. Natural Ventilation	60%	80%
4C. Ceiling Height	100%	100%
4D. Size & Layout	100%	100%
4E. Private Open Space	100%	100%
4F. Common Circulation	100%	100%
4G. Private Storage	100%	100%

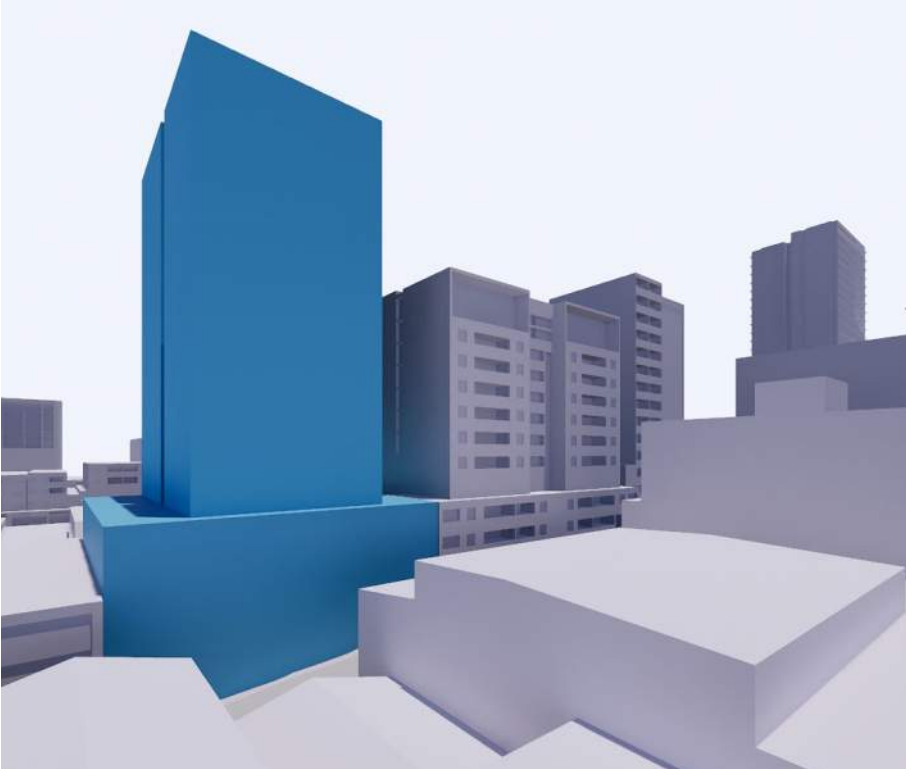
5.0 MASSING STUDIES
SITE MASSING CONTEXT



BIRD'S EYE VIEW FROM ALBANY LN & OXLEY ST INTERSECTION



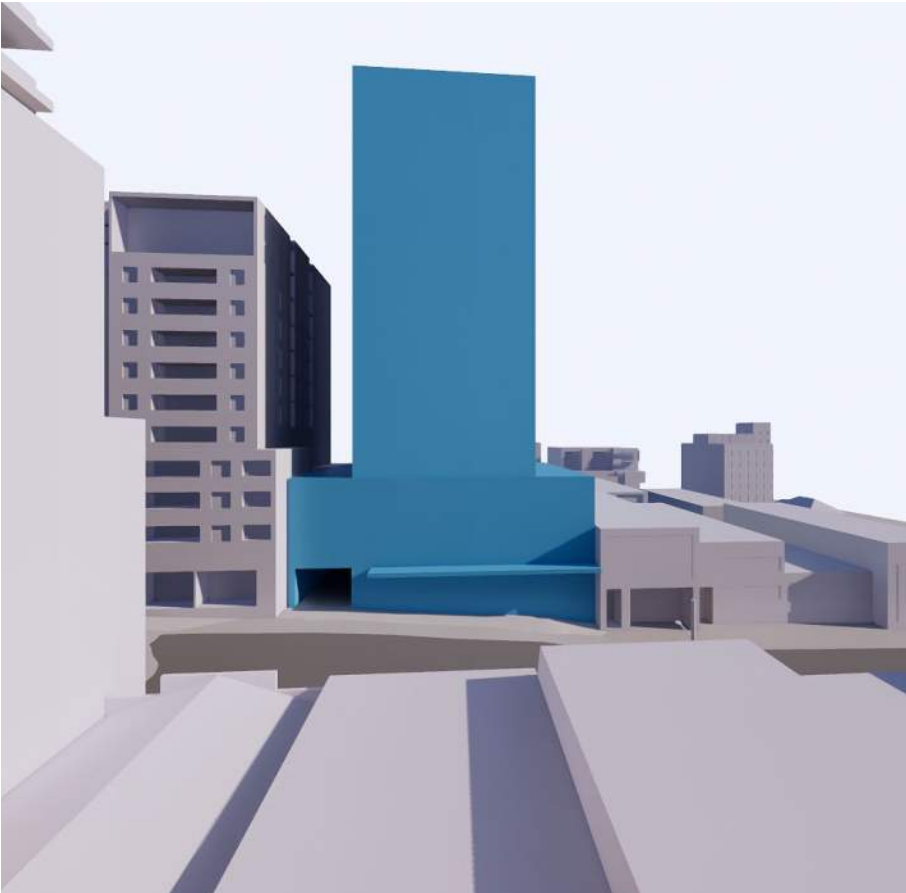
BIRD'S EYE VIEW FROM ALBANY LN



NORTH EAST VIEW FROM CHANDOS ST



SOUTH EAST VIEW FROM 35 ATCHISON ST.

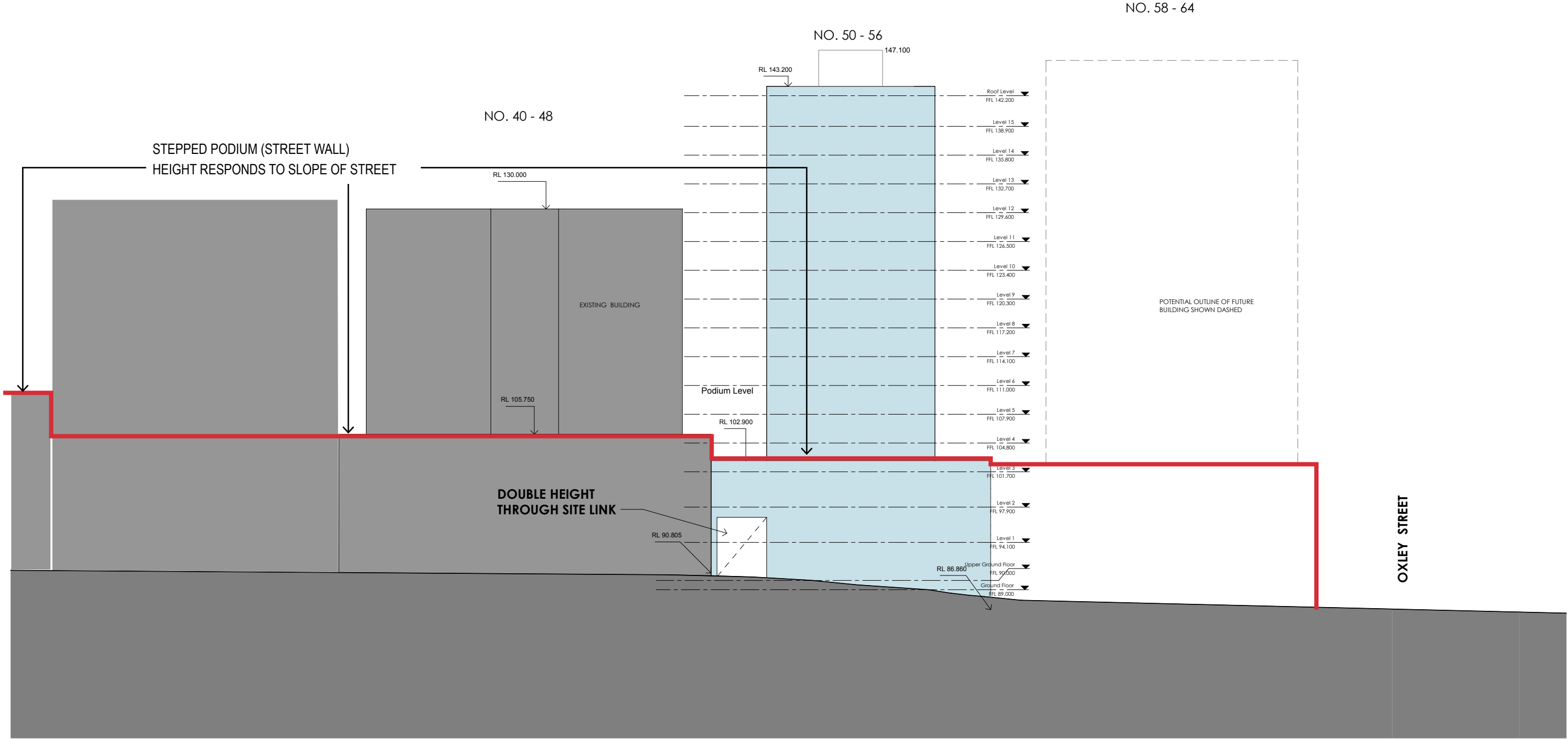


SOUTHERN VIEW FROM ALBANY LN

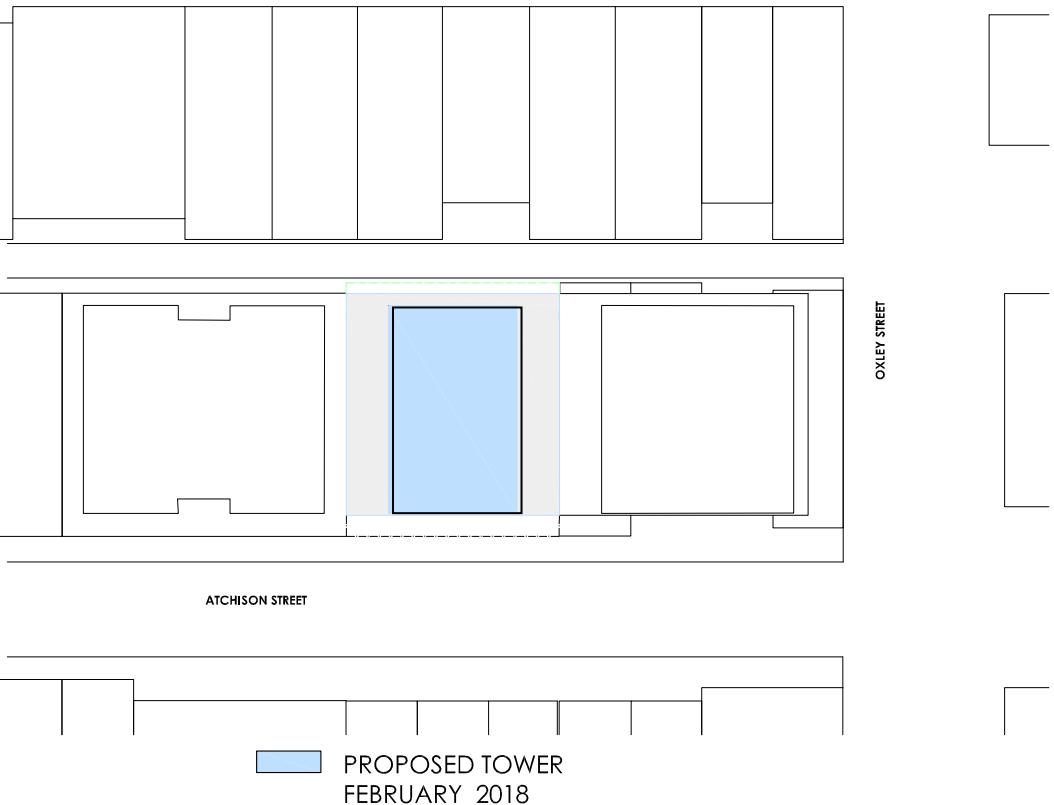
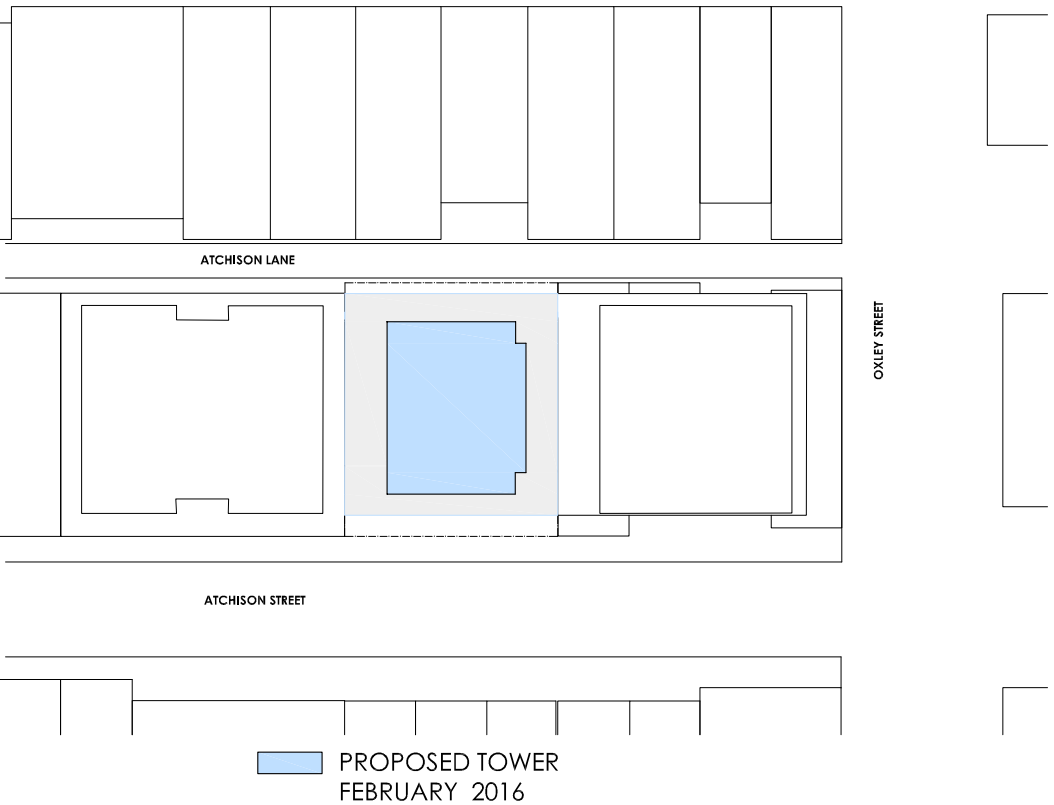
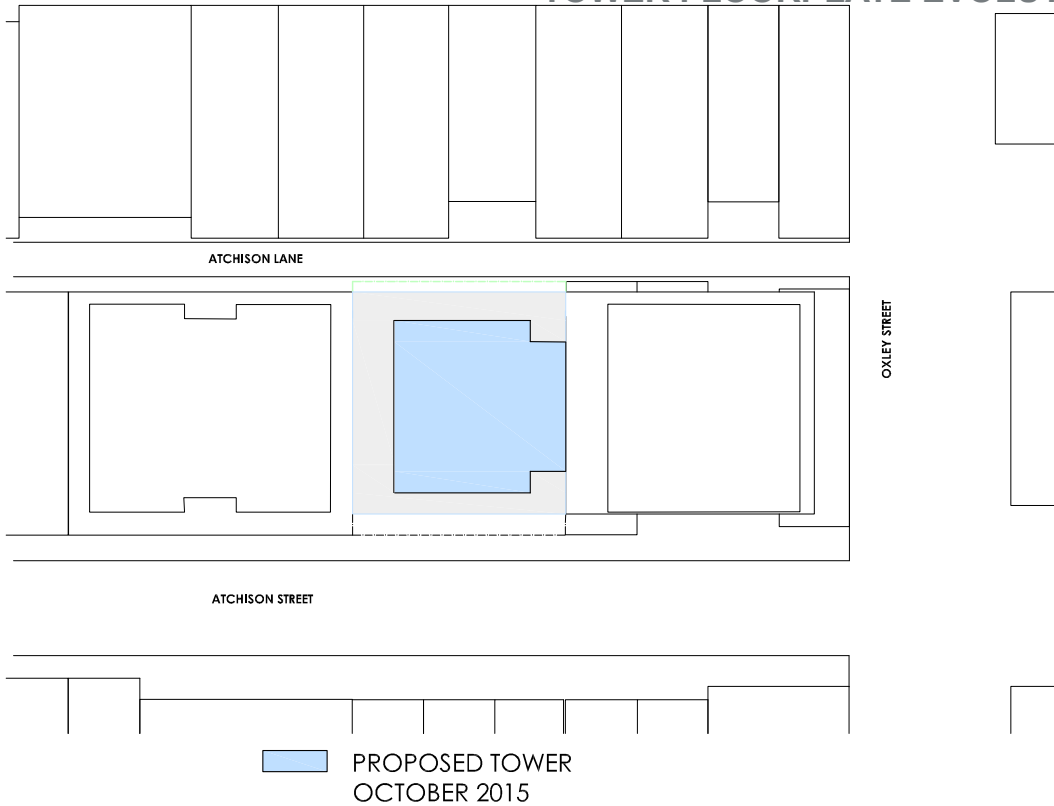
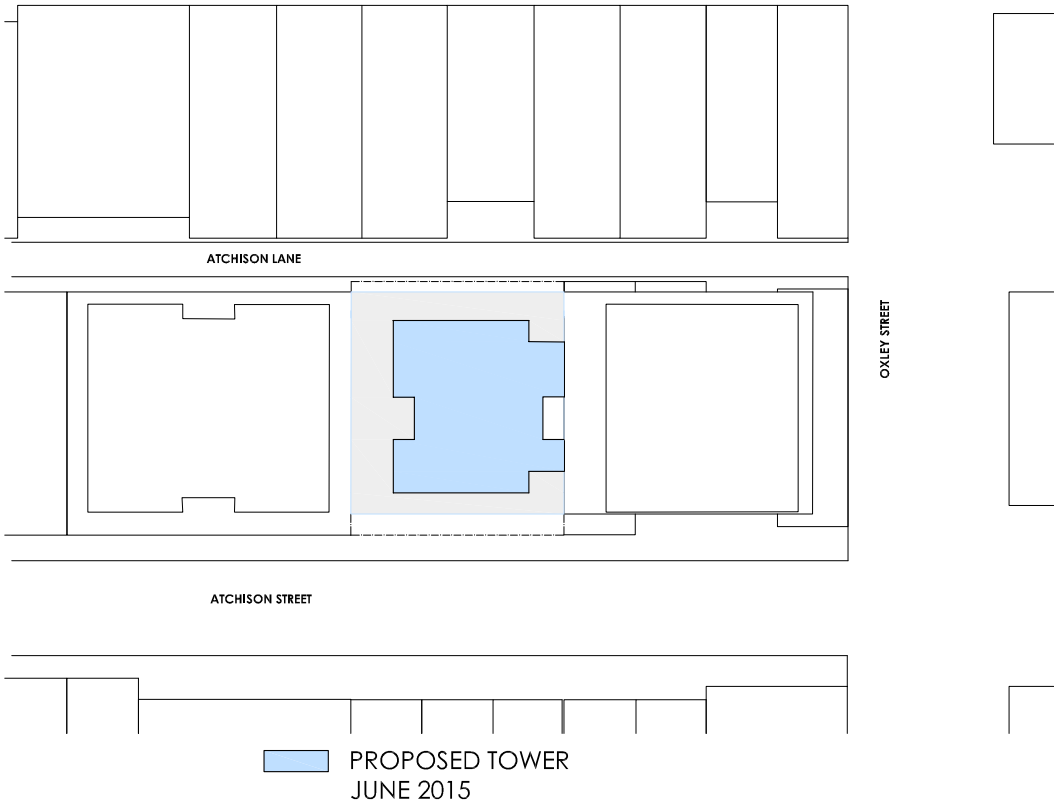


STREET VIEW FROM ATCHISON STREET TOWARDS MITCHELL ST

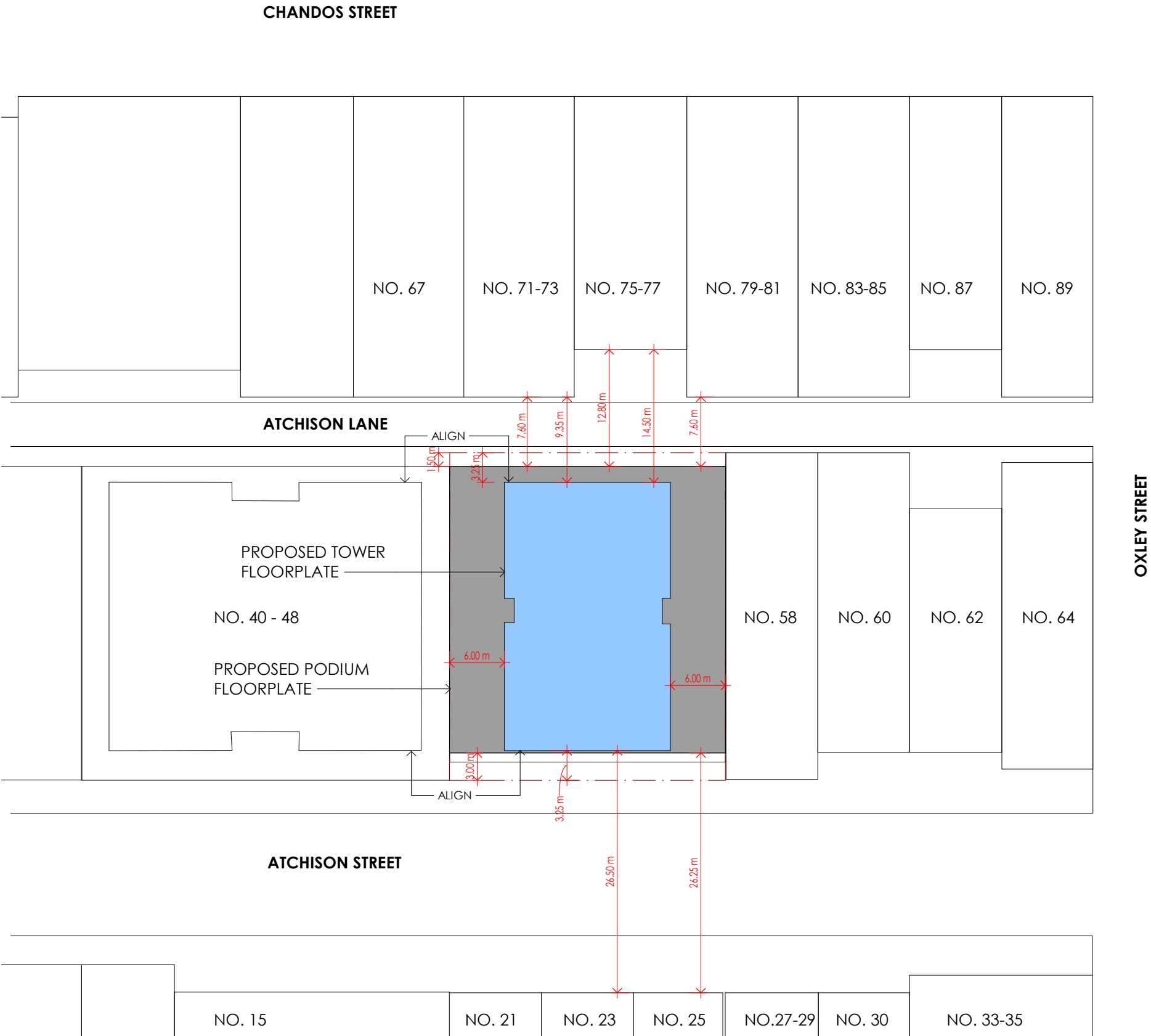
5.0 MASSING STUDIES
ATCHISON STREET ELEVATION



5.0 MASSING STUDIES
TOWER FLOORPLATE EVOLUTION DIAGRAM



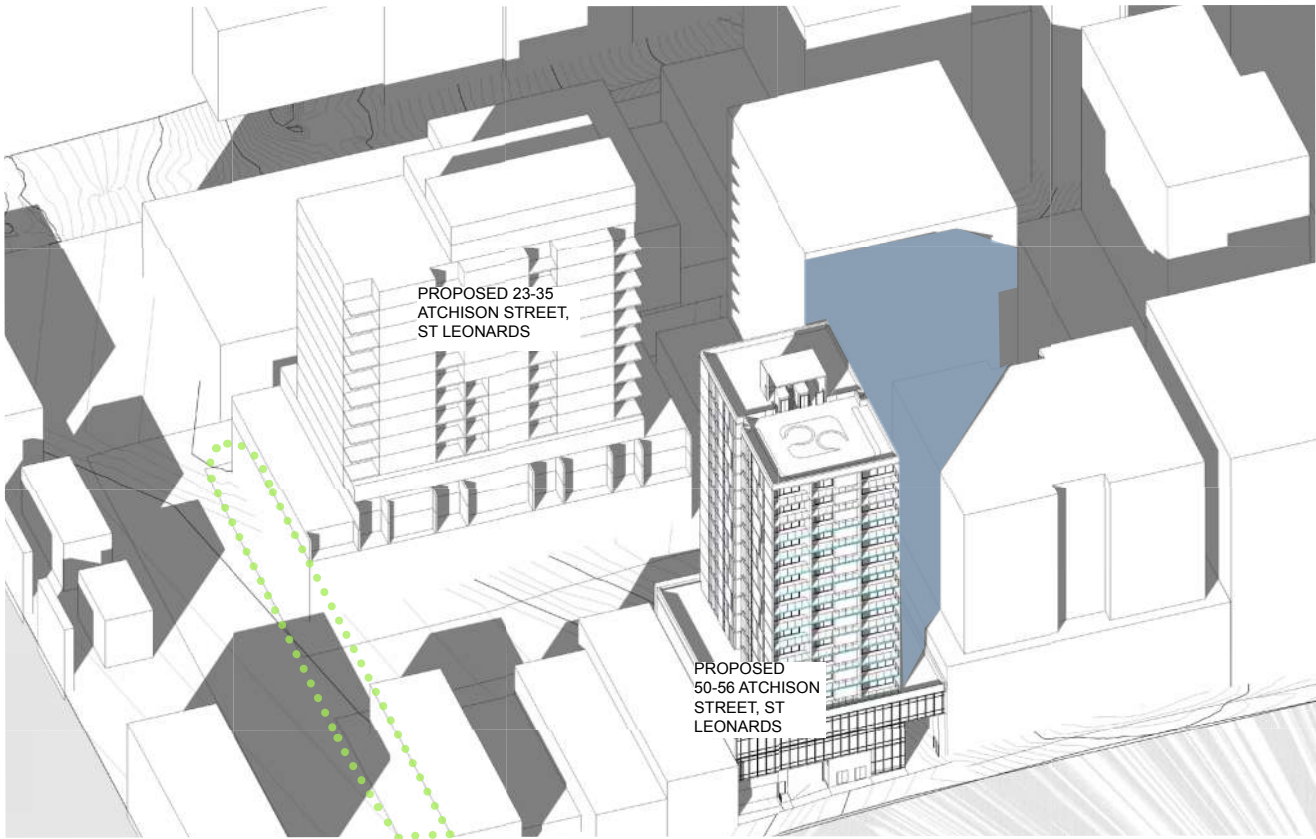
5.0 MASSING STUDIES
SETBACK DIAGRAM



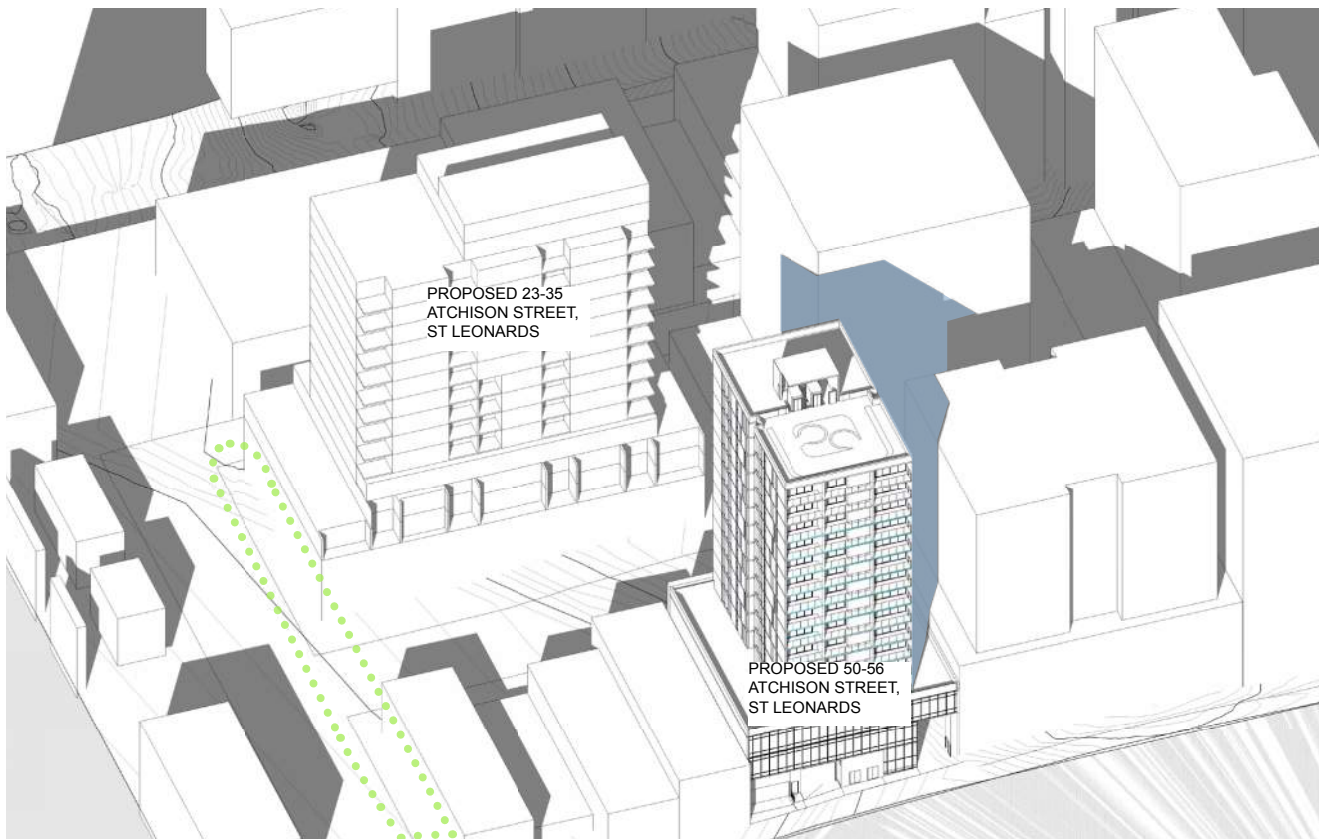
6.0 SHADOW STUDIES

WINTER SOLSTICE

The shadow diagrams on the following pages illustrate the shadow impact of the proposed building at 50-56 Atchison St during the winter solstice on the surrounding streetscape & buildings.

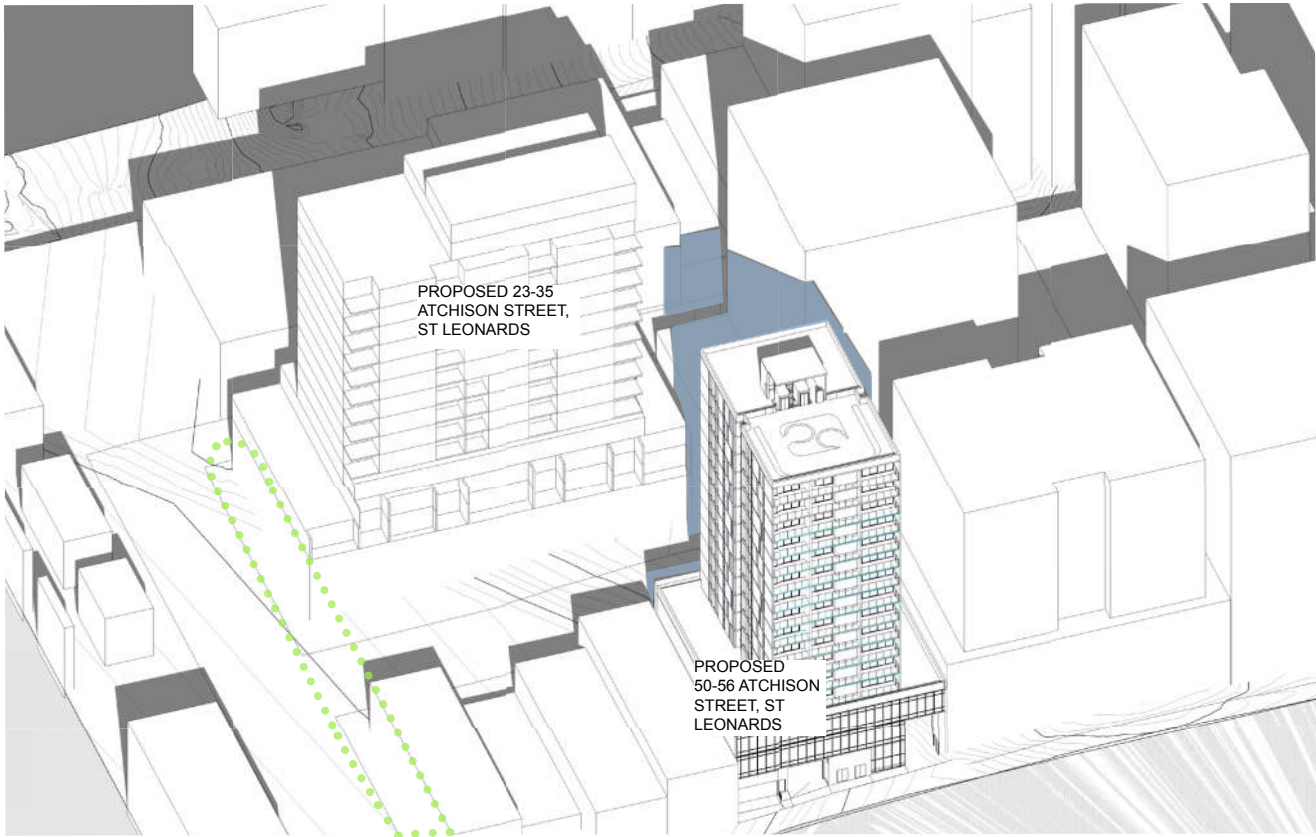


9:00 AM

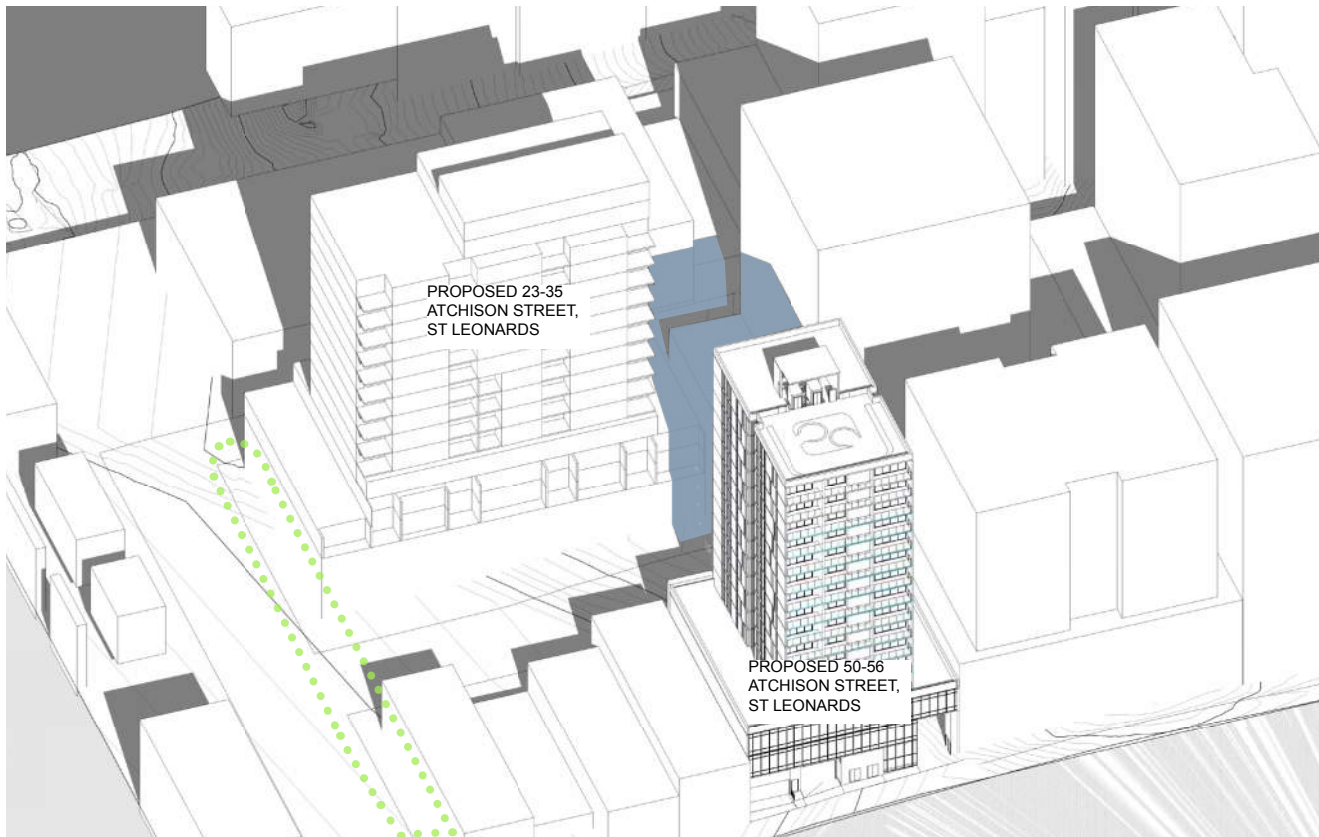


10:00 AM

6.0 SHADOW STUDIES
WINTER SOLSTICE



11:00 AM



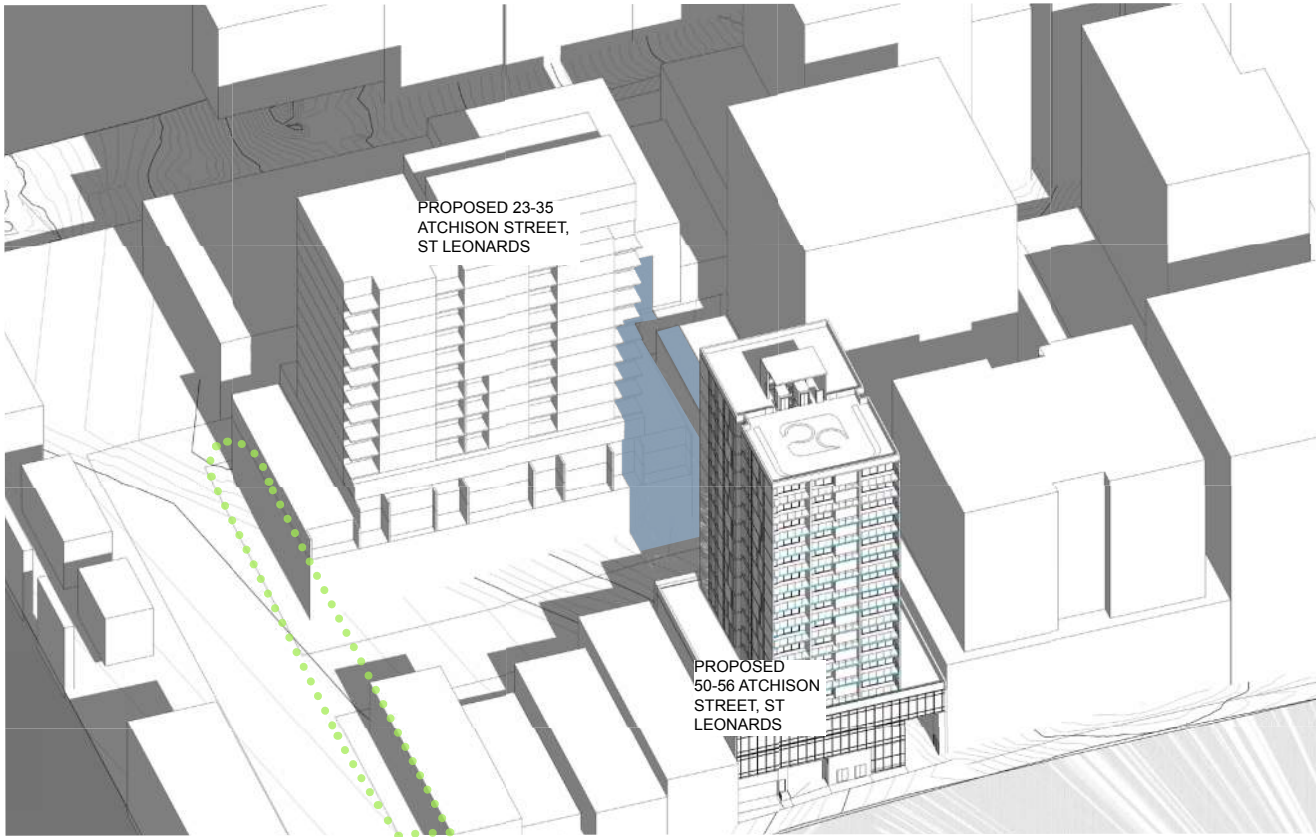
11:30 PM



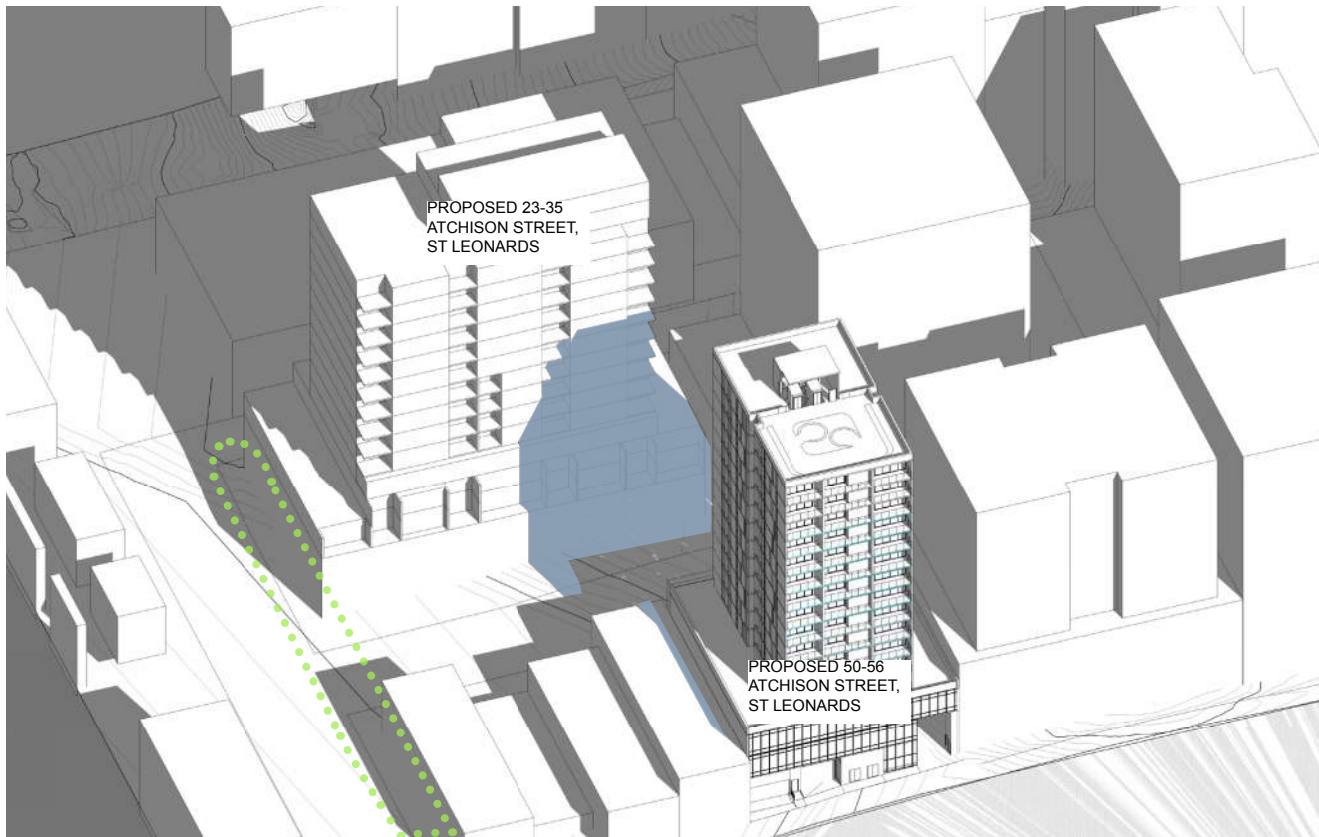
- Existing Shadows
- 50-56 Atchison Street additional Shadows
- Future Linear Park

6.0 SHADOW STUDIES
WINTER SOLSTICE

There is no shadow impact on the proposed development at 23-35 Atchison St until midday during the winter solstice. Shadow impacts during the equinox and summer solstice would be negligible.



12:00 PM



1:00 PM

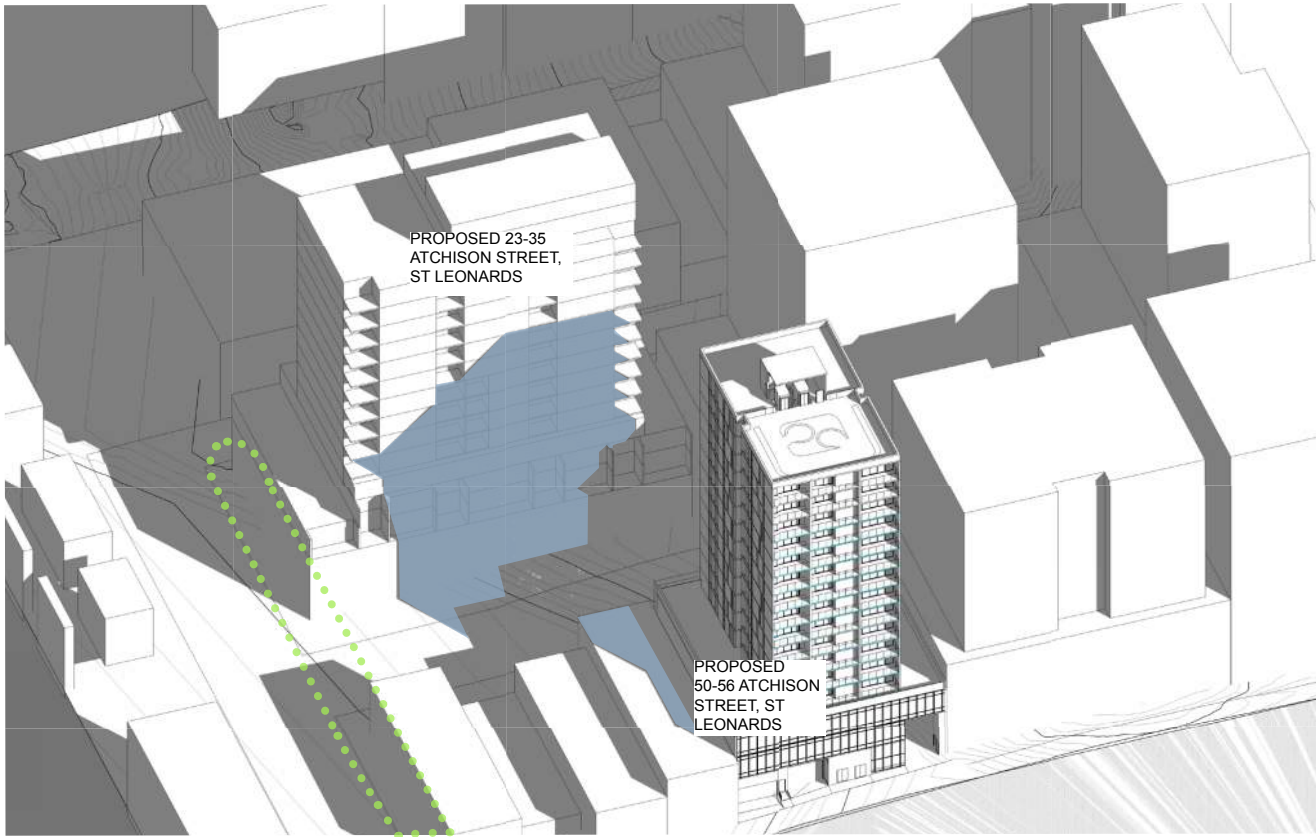


- Existing Shadows
- 50-56 Atchison Street additional Shadows
- Future Linear Park

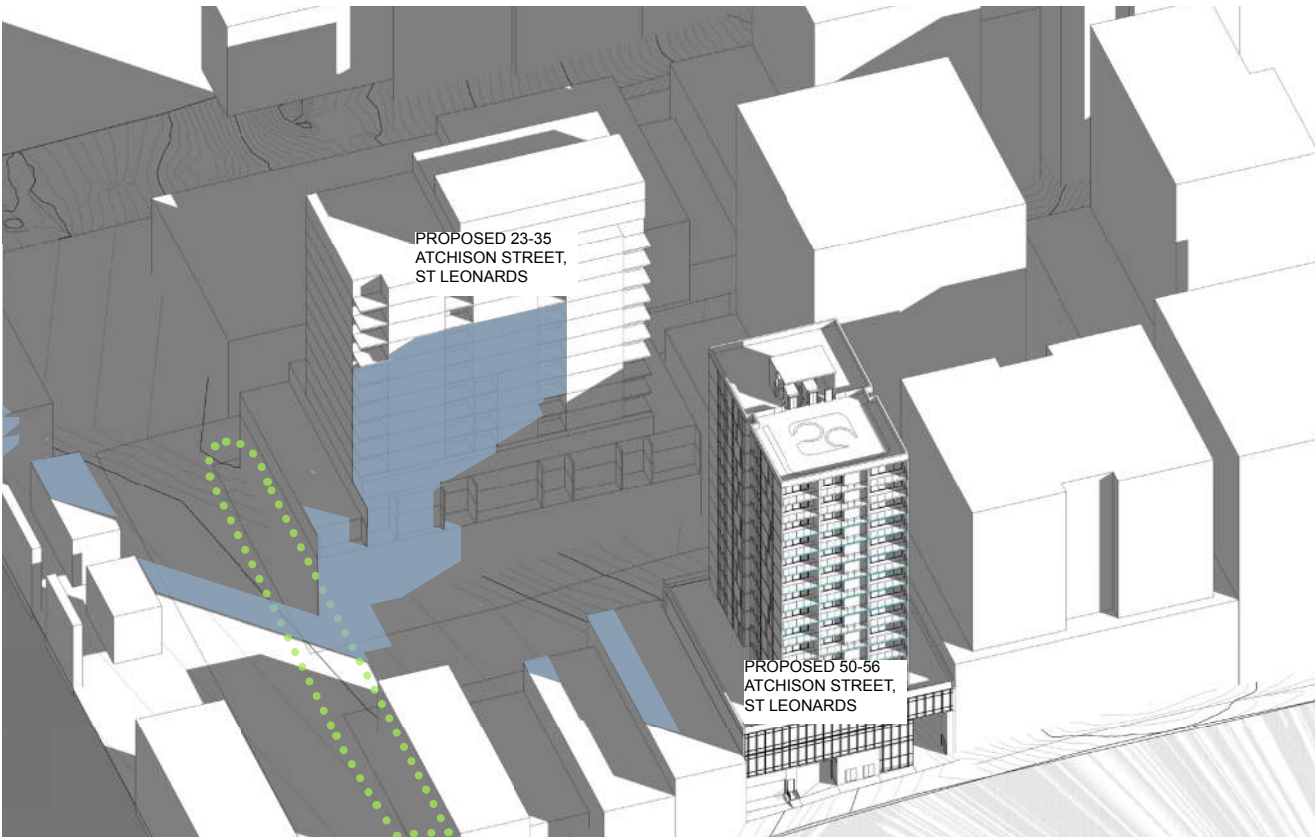
6.0 SHADOW STUDIES

WINTER SOLSTICE

There is no shadow impact in the proposed linear park along Oxley Street until 3:00pm during the winter solstice. Shadow impacts during the equinox and summer solstice would be negligible.



2:00 PM



3:00 PM



- Existing Shadows
- 50-56 Atchison Street additional Shadows
- Future Linear Park

7.0 STREET ACTIVATION

PRINCIPLES FOR STREET ACTIVATION

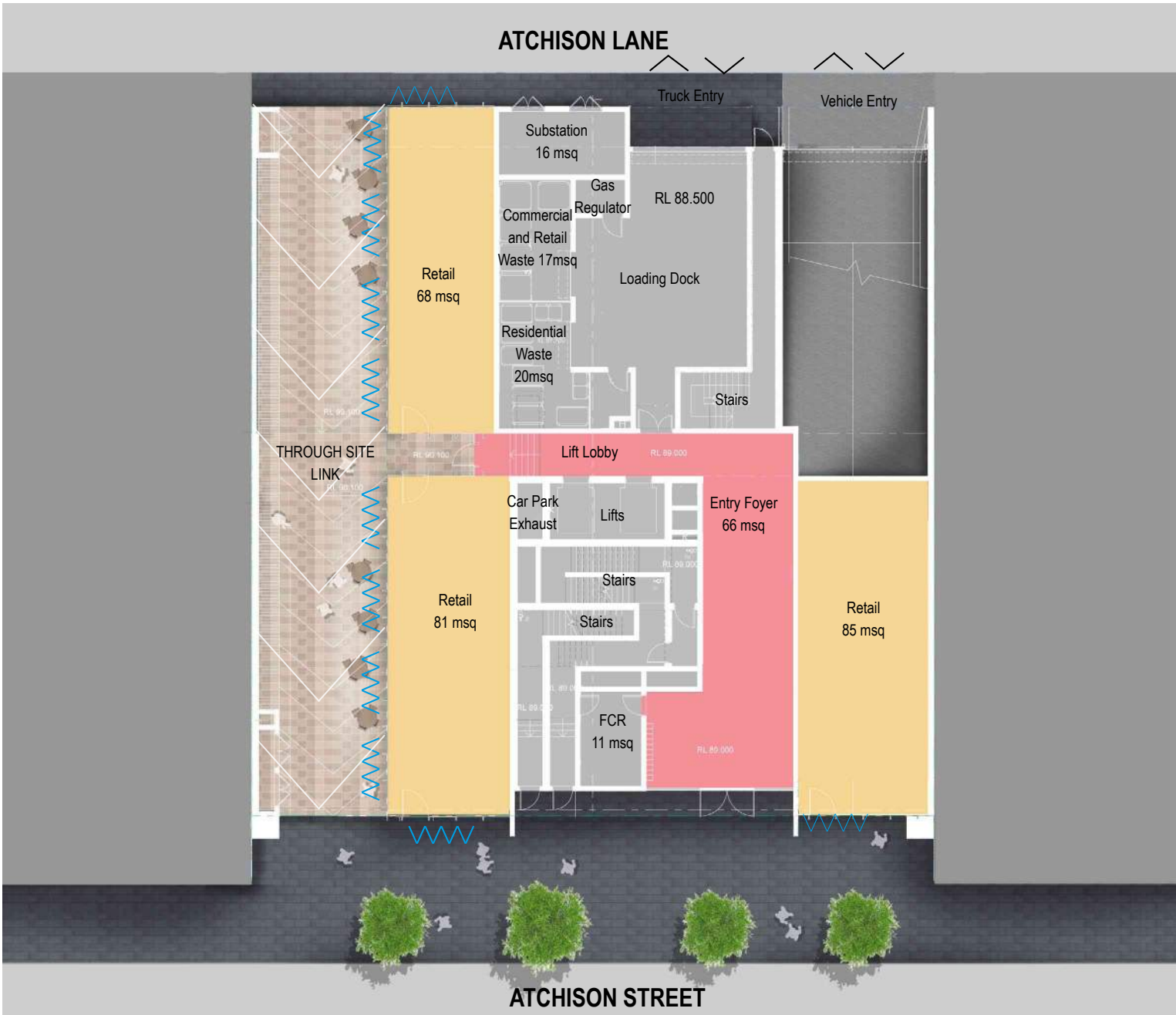
The principles to activate the street edges of the subject site include:

- Maximising the extent and continuity of the activated street edge with retail and commercial uses in addition to residential.
- Maximising visibility to commercial and residential lobbies from the public domain.
- Providing direct access from the surrounding public domain to retail/commercial space and building lobbies.
- Activating the 2 storey high by 6m wide through site link with landscaping, seating, lighting and public art installations to encourage chance meetings and socialisation.
- Minimising the impact of the vehicle entries by using high-quality materials and finishes and limiting their width to a maximum of 6m and avoiding the 'black hole' effect with the provision of an artistically design grille or gate.
- Minimising any non-active edges to the public domain.
- Providing high-quality architectural detailing for any exposed part of the façade.

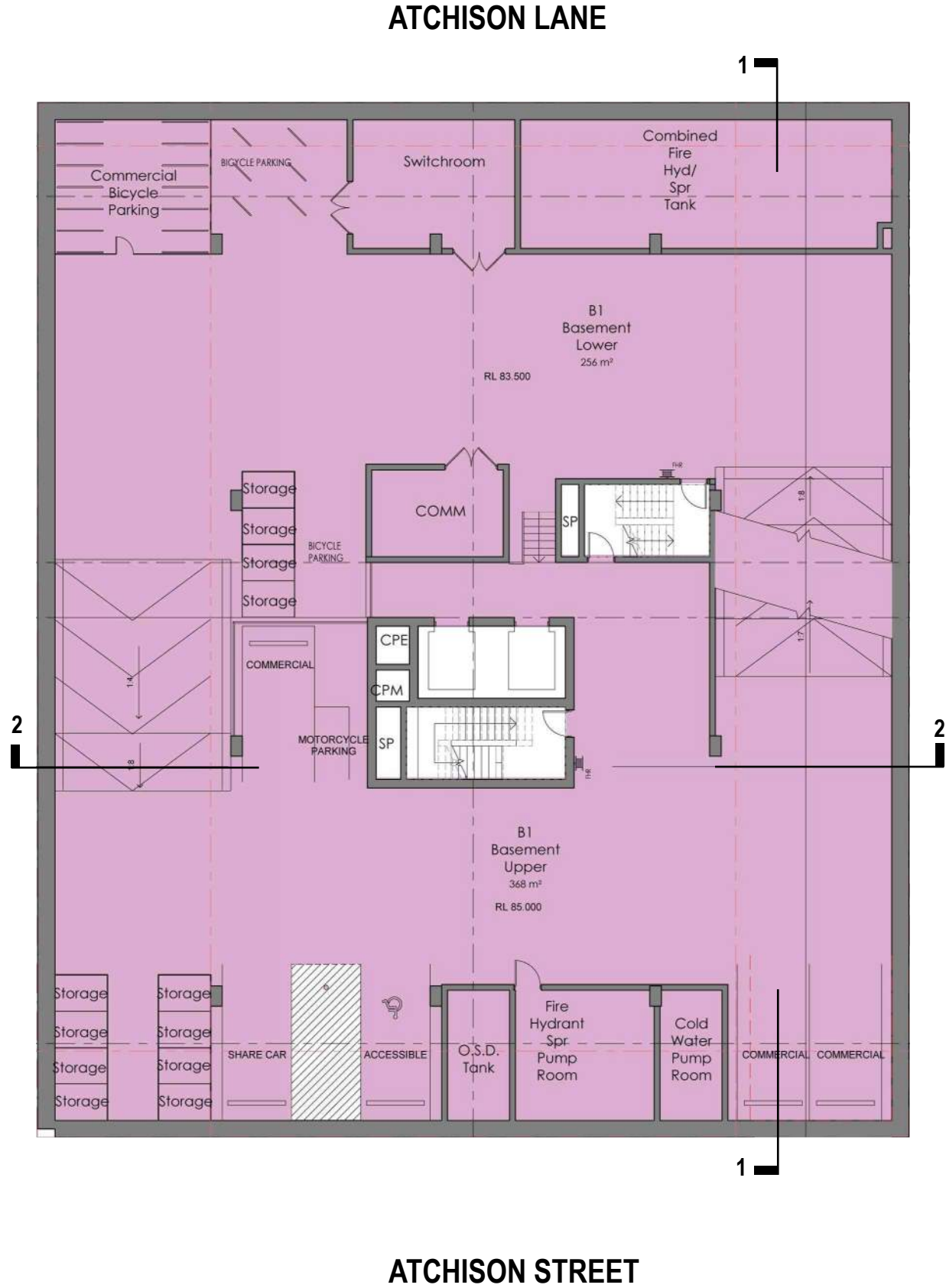
Design Outcome

Based on the above principles, the proposal has employed a number of measures for street activation as follows:

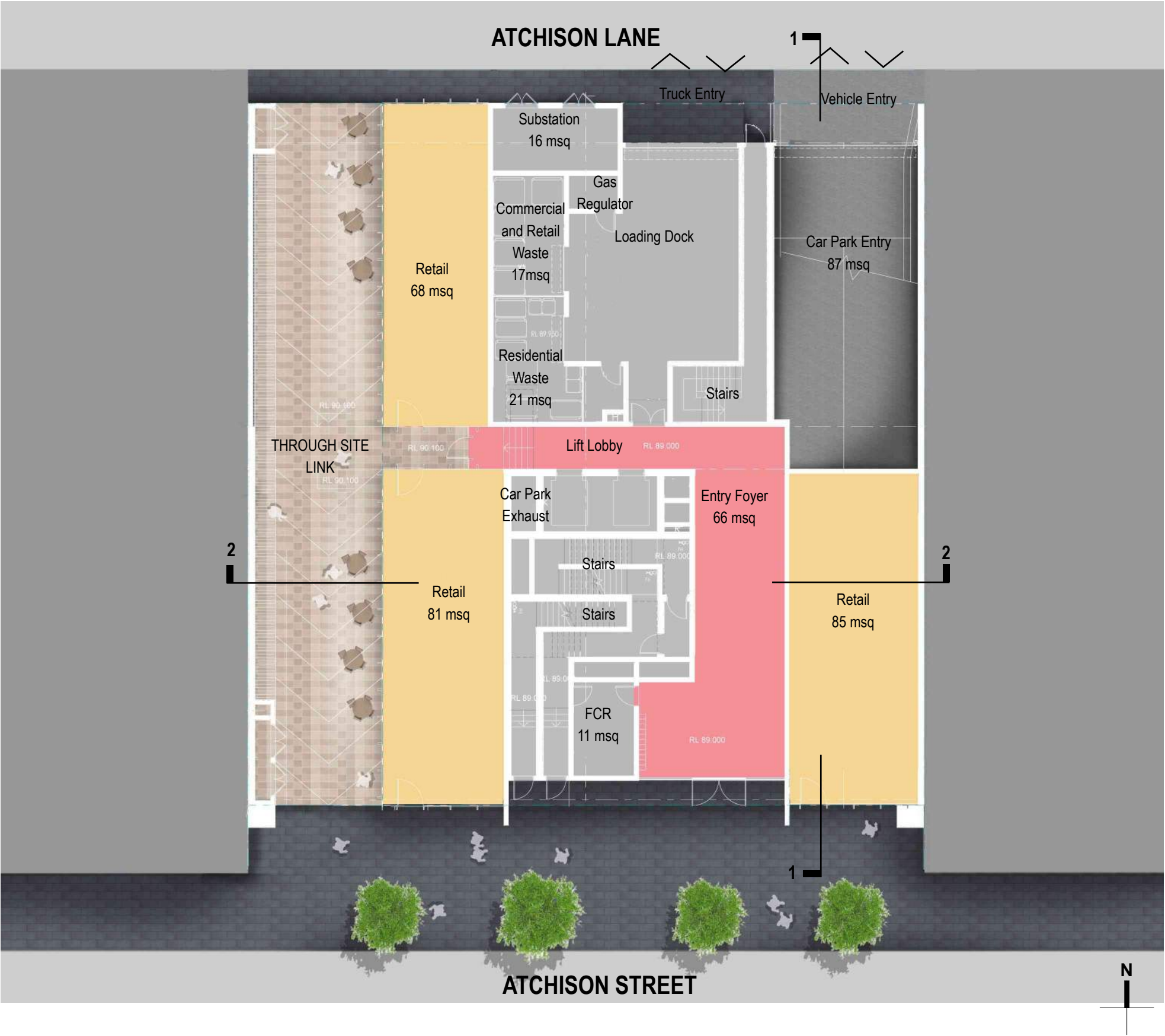
- Approximately 75% of the street edge is activated by retail spaces or commercial/residential lobbies.
- A total of five(5) pedestrian entry points are created to retail shops or commercial/residential lobbies from all street edges.
- All retail frontages and lobbies to Atchison Street have level access.
- A north-south pedestrian link is provided through retail shops on the Ground Floor.
- The vehicle entry from Atchison Lane is limited to 6m wide at the north eastern corner.



8.0 INDICATIVE PLANS
TYPICAL BASEMENT FLOOR

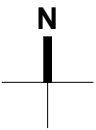


8.0 INDICATIVE PLANS
GROUND FLOOR



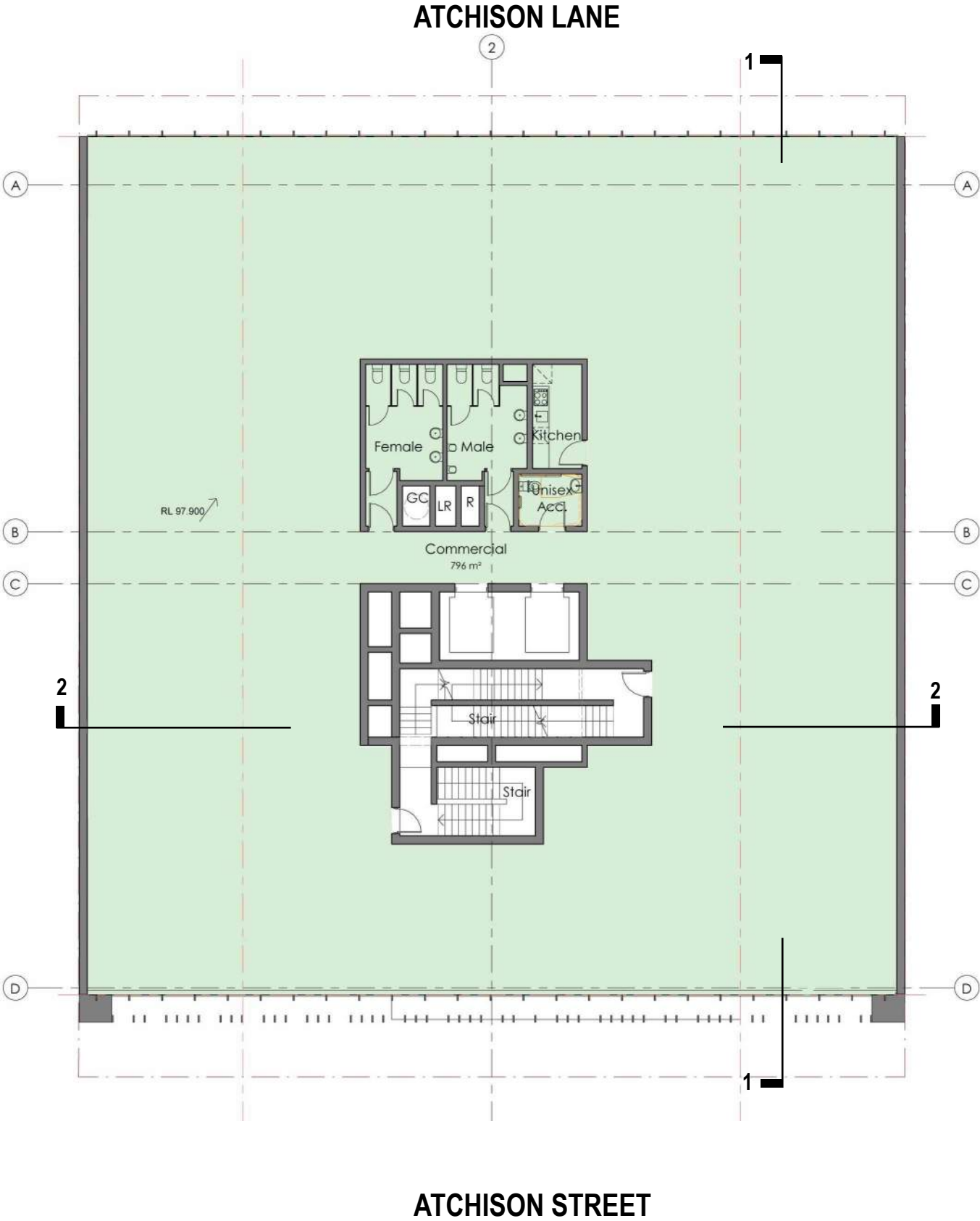
8.0 INDICATIVE PLANS

INDICATIVE FLOOR PLANS - LEVEL 1 (COMMERCIAL)

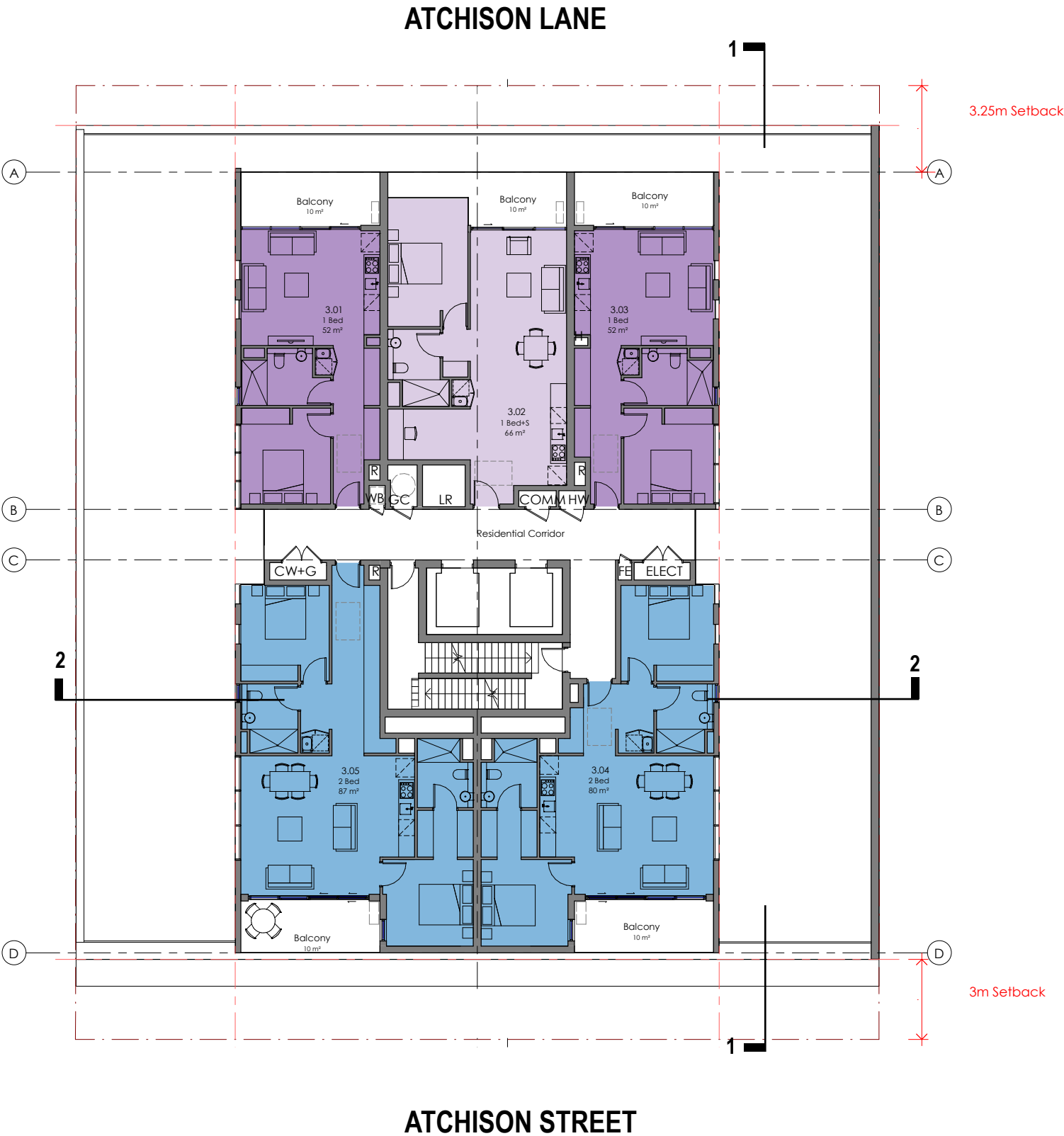


8.0 INDICATIVE PLANS

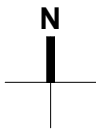
INDICATIVE FLOOR PLANS - LEVEL 2 (COMMERCIAL)



8.0 INDICATIVE PLANS
TYPICAL RESIDENTIAL FLOORS (LEVEL 3-15)



8.0 INDICATIVE PLANS
ROOF FLOOR



8.0 INDICATIVE PLANS
SECTIONS

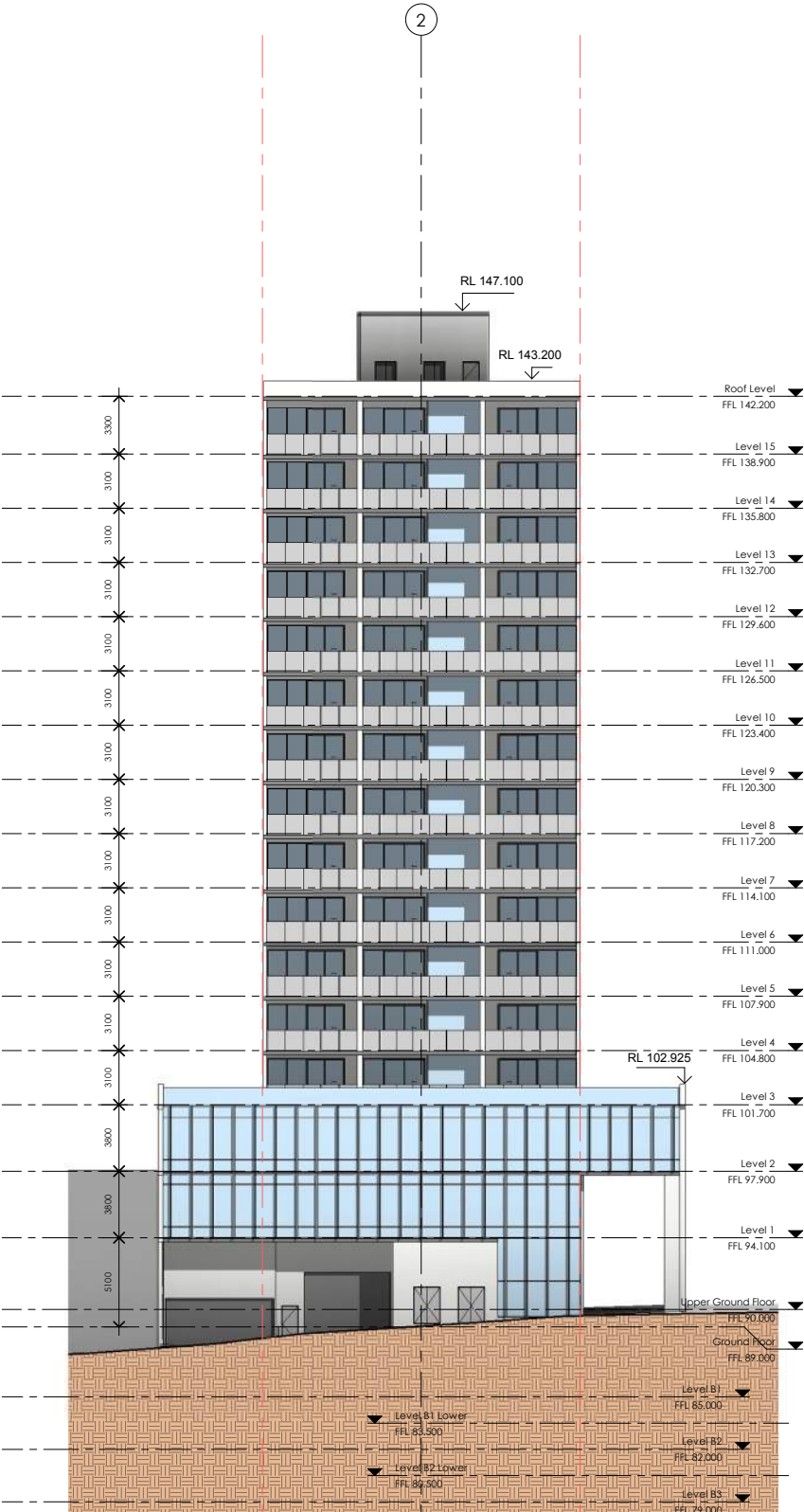


SECTION 1

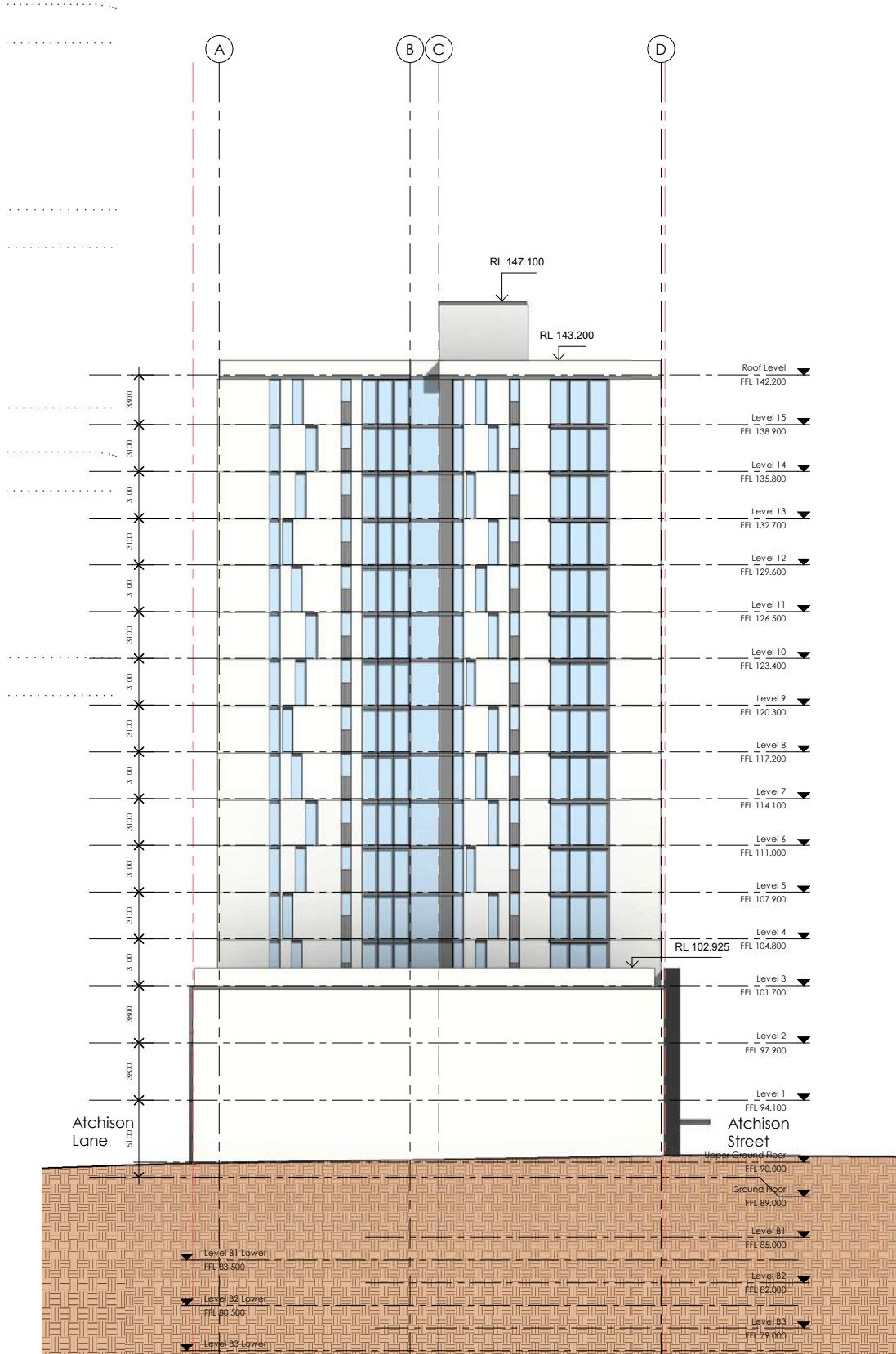


SECTION 2

8.0 INDICATIVE PLANS
ELEVATIONS

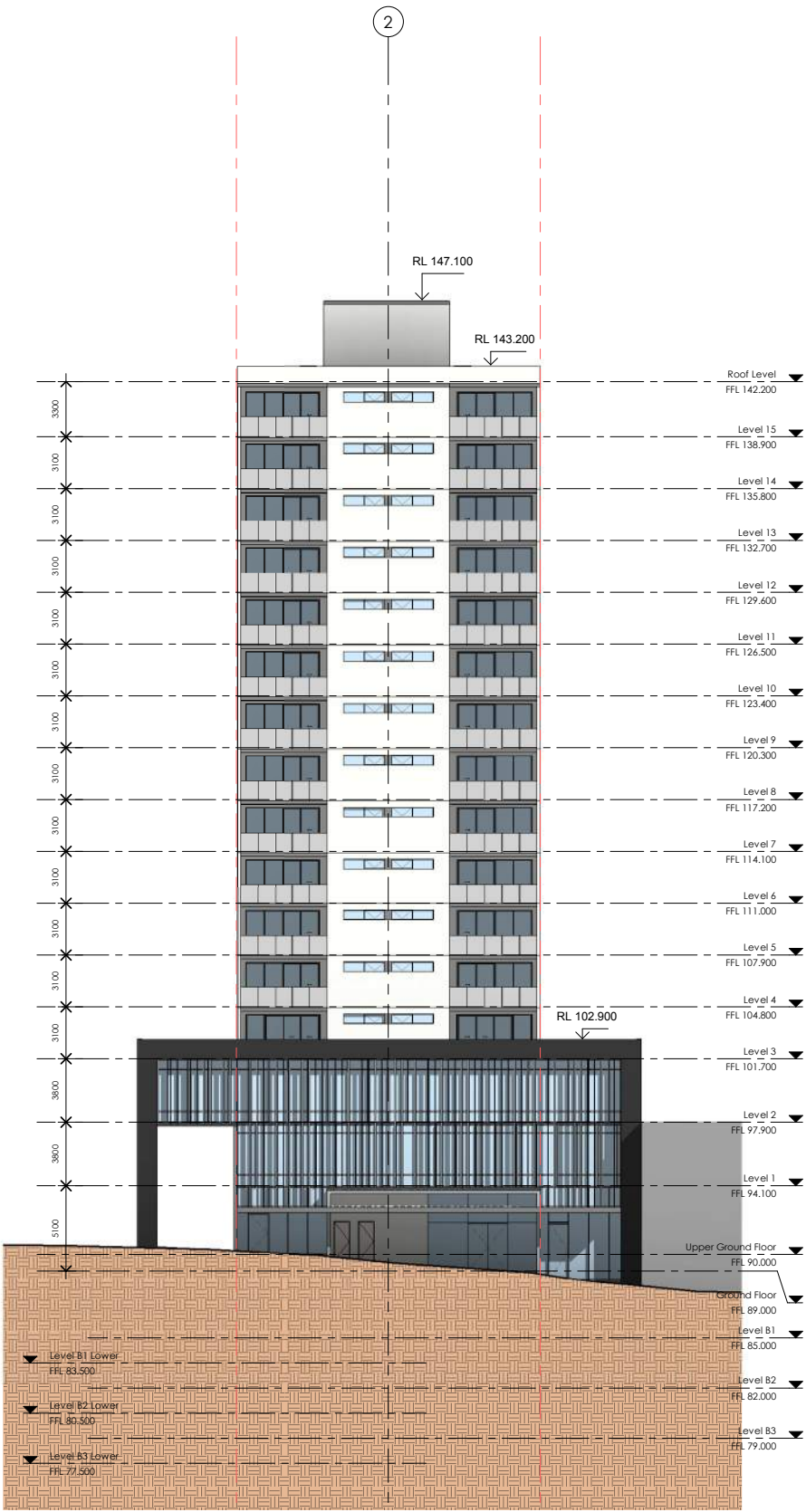


NORTH ELEVATION

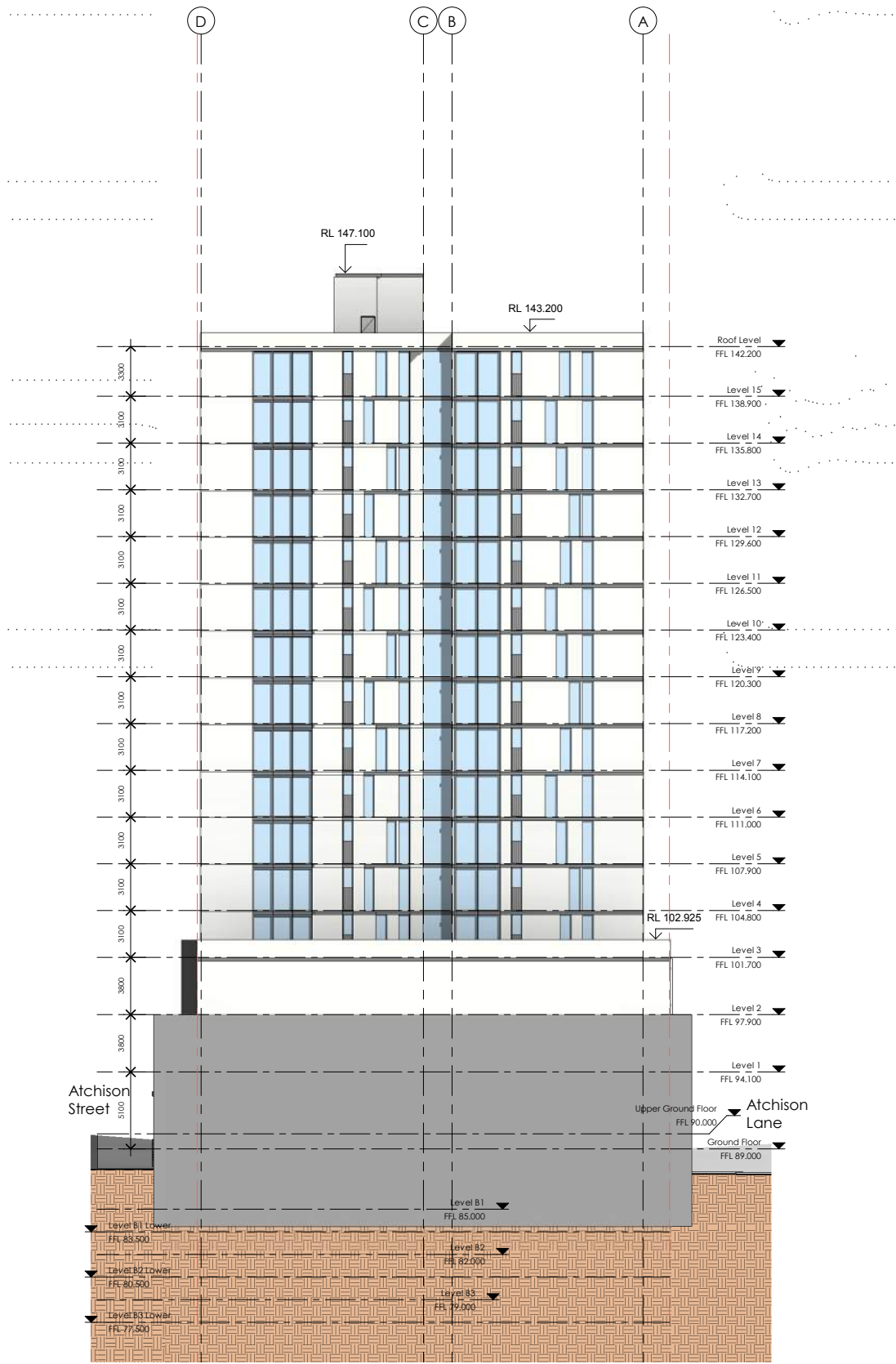


WEST ELEVATION

8.0 INDICATIVE PLANS
ELEVATIONS



SOUTH ELEVATION

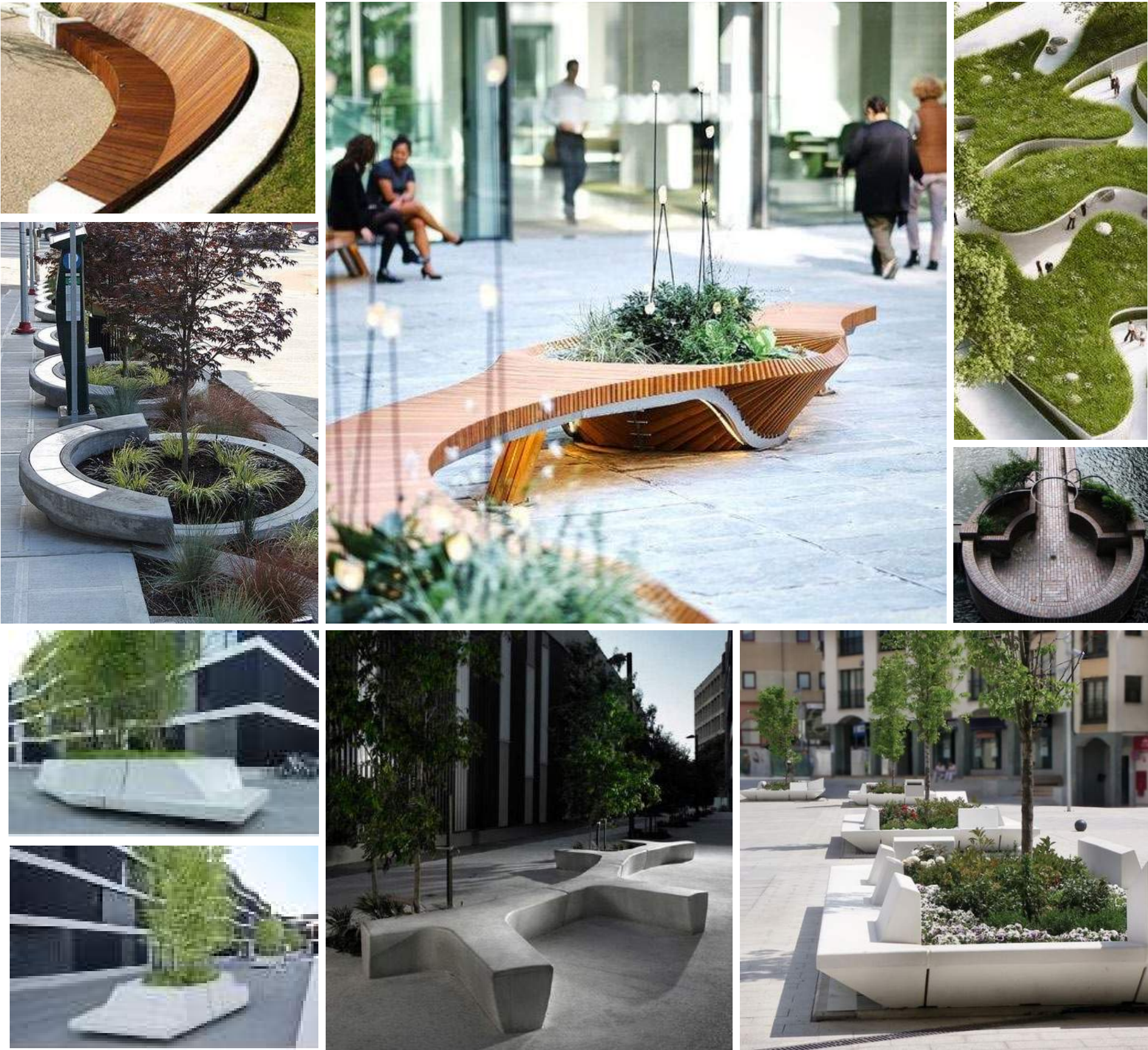


EAST ELEVATION

9.0 PRECEDENT IMAGES
FACADE PRECEDENT IMAGES



9.0 PRECEDENT IMAGES
LANDSCAPE



10.0 DEVELOPMENT SUMMARY

The proposed redevelopment of 50 - 56 Atchison Street, includes three levels of basement parking, three storey podium comprised of ground, retail, and office space. Above the podium there are thirteen residential floors, and roof garden level providing shared landscape and recreation facilities for the residents.

Typical Residential Levels NSA per level (3-16)		Area Schedule (GFA) Tower	
Typical 1B	52m2 +10m2 Balcony	Level 15	388 m²
Typical 1B	52m2 +10m2 Balcony	Level 14	388 m²
Typical 1B + S (Silver)	66m2 +10m2 Balcony	Level 13	388 m²
Typical 2B	87m2 +10m2 Balcony	Level 12	388 m²
Typical 2B	80m2 +10m2 Balcony	Level 11	388 m²
		Level 10	388 m²
		Level 9	388 m²
		Level 8	388 m²
		Level 7	388 m²
		Level 6	388 m²
		Level 5	388 m²
		Level 4	388 m²
		Level 3	388 m²
		5043 m²	
Total number of apartments (5x13)		65	
Total apartments NSA 13 x 344m2		4472m2	
Total Retail NSA and Commercial NSA		1615m2	
Area Summary		Area Schedule (GFA) Podium	
Site	1080m2	Level 2	843 m²
Total Non Residential GFA	1844m2	Level 1	672 m²
Non Residential FSR		Upper Ground Floor	329 m²
Total GFA	6887m2	1844 m²	
Proposed Total FSR		6.4:1	

