

3.2 CROWS NEST TOWN CENTRE



3.2.1 Significant elements

Land Use

- P1 Predominantly mixed commercial and residential development.
- P2 Public parking facilities.
- P3 Community facilities.
- P4 Medium density residential accommodation.
- P5 Passive and active recreational spaces.

Topography

- P6 Slight falls to the east and north east from the Pacific Highway which generally follows the ridgeline.

Natural Features

- P7 Ridge line following the alignment of Pacific Highway.

Views

- P8 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Vista north along Willoughby Road and Pacific Highway.
 - (b) District views from the upper levels of taller buildings.

Identity / Icons

- P9 Crows Nest five ways intersection.
- P10 Formalised outdoor dining on Willoughby Road, Burlington, Ernest and Holtermann Streets.
- P11 Pacific Highway and Falcon Streets, major sub-arterial thoroughfares.
- P12 Hume Street Park.

Subdivision

P12 P13 Regular grid pattern interrupted by diagonal streets.

P13 P14 Generally long narrow allotments with dual street frontages.

Streetscape

P14 In mixed use areas, buildings are built to the street and aligned with the street frontage.

P15 Continuous awnings provided for shops, cafes and other commercial uses.

P16 Wide footpaths with designated outdoor dining areas on Willoughby Road, Burlington, Ernest and Holtermann Streets.

P17 Landscaping provided along Willoughby Road to improve amenity for pedestrians and outdoor diners.

P18 Traffic calming and pedestrian crossings provided near shops and cafes on and around Willoughby Road.

P19 Irregular planting of street trees and shrubs.

Public transport

P20 Development is to take advantage of the area's high levels of accessibility to public train and bus services.

3.2.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 Willoughby Road, between Falcon Street and Albany Street, and Pacific Highway, between Shirley Road and Hume Street, two storey parapet shopfront with shops at ground level, non-residential or residential above, with additional height set back above 2 storey parapet.

P2 Remainder of the Centre medium rise, mixed use development, boundary to boundary, with setbacks at laneway, public spaces and above podium - shops at ground level, non-residential/residential on first floor, residential above.

P3 Medium density residential development along Falcon Street.

P4 High density residential development on the Five Ways Triangle site.

P5 Provision of a large connected piece of open space connecting Willoughby Road to Oxley Street.

Accessibility and permeability

P6 Pedestrian access from Willoughby Road to through to Alexander and Hume Streets, improves access to the Council car parks.

P7 Pedestrian through site links to Willoughby Lane and Hayberry Lane are provided through the Five Ways Triangle site (refer to Figure C-3.2).

Public spaces and facilities

P8 Ernest Place is a focus for the Town Centre.

P9 A significant urban park (Hume Street Park) is provided on land bound by Pole Lane, Oxley Street, Clarke Street and Hume Street.

P10 A public plaza with a pedestrian link to Willoughby Road is provided between Hume Street and Hume Lane adjacent to Hume Street Park.

3.2.3 Desired Built Form

Subdivision

- P1 Maintain a 10m - 15m frontage (consistent with two storey parapet shopfront scale), especially along Willoughby Road and Alexander Street.
- P2 Frontages of sites larger than this have their apparent width broken down with detailing and design features.

Setbacks and building separation

- P3 Zero setback to all street frontages
- P4 Despite P3, greater ground level setbacks will be permitted along street frontages with high levels of pedestrian activity (adjacent to through site links) on the Five Ways Triangle site (refer to Figure C-3.2).
- P5 A 1.5m setback to all laneways.

Podiums

- P6 A podium of 13m (4 storey) to all streets with a setback of 3m above the podium level, with the following exceptions:
- (a) A podium of 13m (4 storey) with a weighted average setback of 4m above the podium level to:
 - (i) the northern, eastern and southern frontages of the street blocks bounded by Falcon Street, Alexander Street, Holtermann Street and Willoughby Lane, and
 - (ii) the triangular street block bounded by Falcon Street, Alexander Street and the Pacific Highway.
 - (b) A podium of 8.5m (2 storey) with a setback of 3m above the podium to:
 - (i) Willoughby Road, between Falcon Street and Albany Street, and
 - (ii) Pacific Highway, between Shirley Road and Hume Street
 - (c) A podium of 10m (3 storeys) to all laneways, with a setback of 3m above the podium.
 - (d) A podium of 3 storeys on the Five Ways Triangle site, except for a 4 storey element on the corner of Pacific Highway and Falcon Street with a minimum setback of 3m above the podium (refer to Figure C-3.2). Architectural and design features for the purposes of articulation within the upper setback will be considered where appropriate.

Building design

- P7 Consistent parapet facade heights are provided along Willoughby Road and the Pacific Highway.
- P8 Off street car parking must be provided underground except when owned and operated by Council as a public car park.

Noise

- P9 Elevations of buildings fronting Falcon Street and Pacific Highway are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Awnings

- P10 Awnings must be provided to all street frontages, except laneways.

Car accommodation

- P11 No vehicular access is permitted to:
- (a) Willoughby Road, between Falcon Street and Albany Street, and
 - (b) Pacific Highway, between Shirley Road and Hume Street.

P12 Shared vehicular access to Shirley Road must be maintained to all properties between 286 and 306 Pacific Highway.

P13 Vehicle access to the Five Ways Triangle site must be from Alexander Street, between Falcon Street and Hayberry Street (refer to Figure C-3.2).

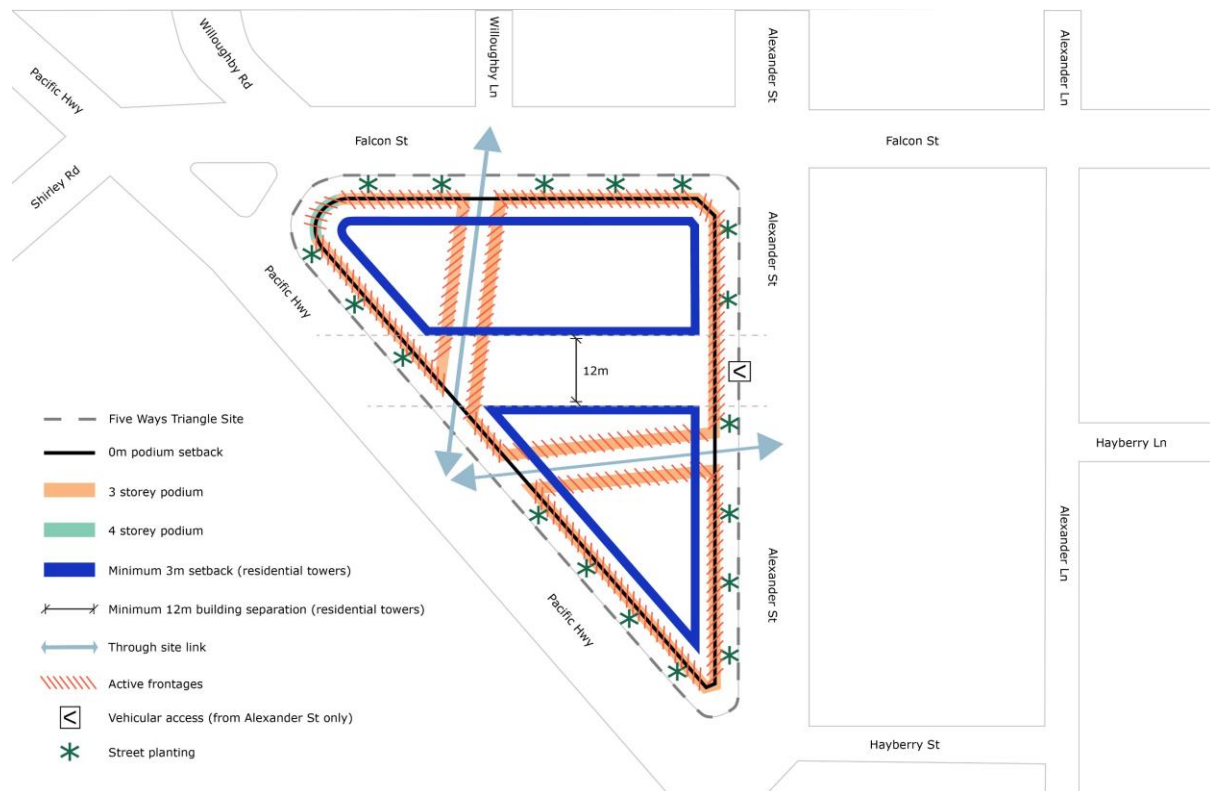


Figure C-3.2: Five Ways Triangle Site Map

3.2.4 Hume Street Park

Plan of Management

- P1 Development is not permitted on the Hume Street Park site:
- (a) until a Plan of Management has been prepared for the site; and
 - (b) the development is consistent with the Plan of Management.

Diversity

- P2 The principal purposes is to provide a large recreational area and urban plaza with a variety of community, recreational and business purposes provided below ground level.

Form, massing and scale

- P3 Development is predominately located below ground, to ensure that the land is highly accessible for pedestrians and can be actively used as a recreational space and urban plaza.
- P4 Any development located above ground shall not exceed 1 storey in height.