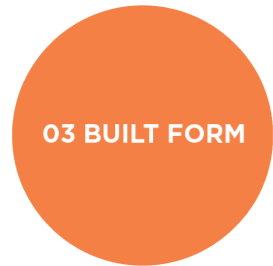




Existing Conditions

Planning Objectives Checklist



St Leonards Crows Nest 2036 Plan (SLCN 2036 Plan)

THE PLAN - EXPLANATORY VISION

Quotes from General Objectives

Streetscape & Pedestrians

"New development offers opportunities for improvements to public places including plazas, activated laneways and safe, well designed well-designed pedestrian links."

Open Spaces

"High quality and variety of public open spaces is valued highly within the community. The Plan is supported by a Green Plan which identifies open space opportunities for implementation as part of this Plan and aspirational, long term projects for future investigation."

Mixed & Active

"New offices and apartments together in this cluster of mixed-use development will create a vibrant, high amenity atmosphere and ensure the area between the stations is activated during the day, in the evenings, and on weekends."

Activated Retail

Retail and leisure activities in the area are varied and reflect the area's diverse character. The Plan supports the retention and expansion of the boutique retail and hospitality character of the area.

The 30 Minute City

Planning should deliver a '30 minute city', where people can travel to work, school, services and recreation within 30 minutes from home.

North Sydney Council DCP

SECTION 2 - COMMERCIAL & MIXED USE DEVELOPMENT - 2.1.1 General Objectives

Extracted DCP General Objectives Index

O5 Are designed to contribute positively to their surroundings and particularly to diversity, vitality, social engagement and 'a sense of place'.

O6 Provide active street frontages both during the day and night.

O8 Provide an acceptable level of amenity to residents living within and adjoining centres.

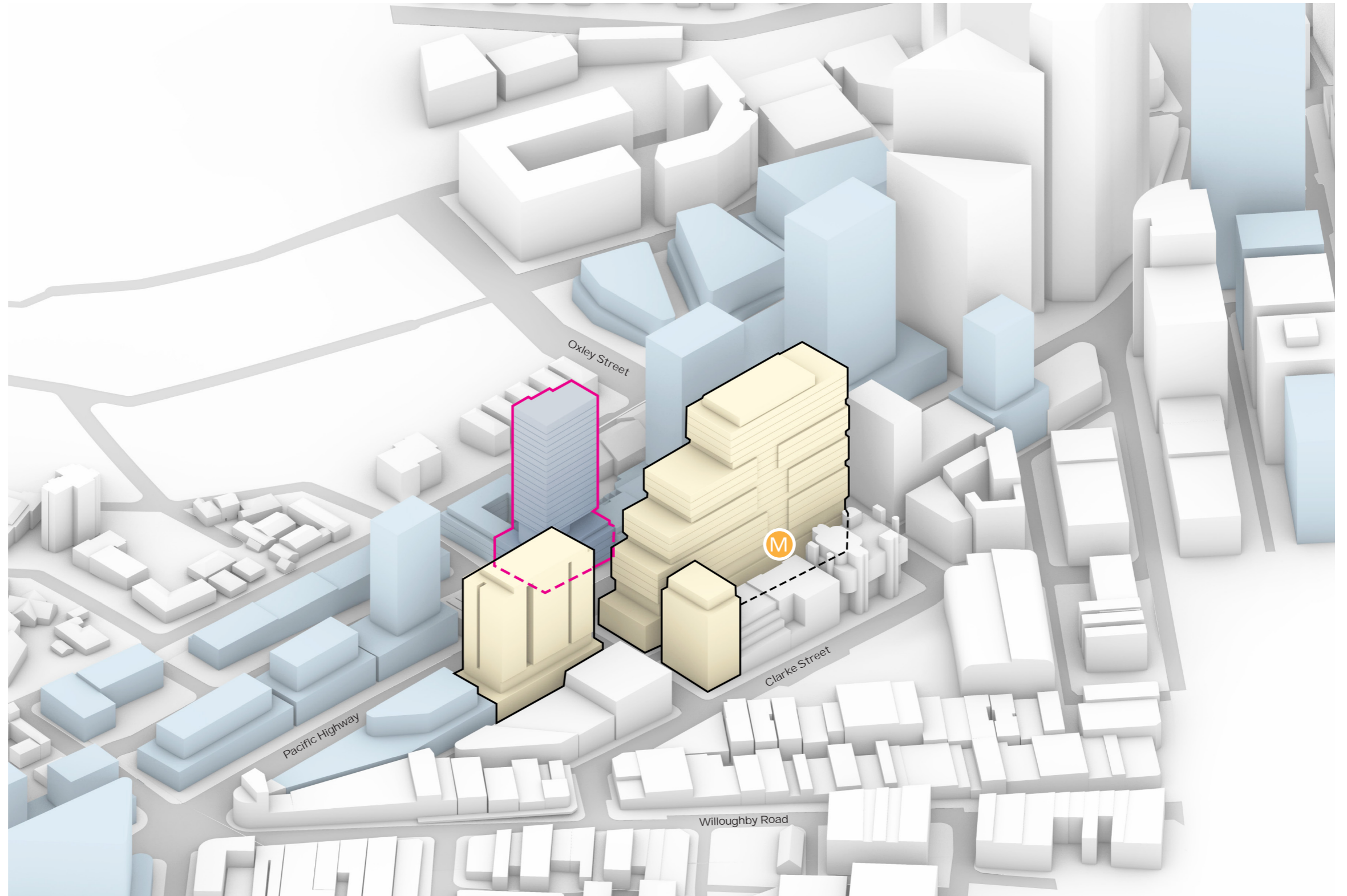
O9 Are designed to mitigate against the extreme impacts of the sun, wind and rain.

O10 Provide adequate natural light to buildings, public places and streets.

O16 Soften the highly urbanised landscape by introducing water and greenery.

O18 Contribute to attractive and well designed public open spaces to service increased population of the area.

Pacific Hwy 2036 Urban Plan



378-390 proposed massing



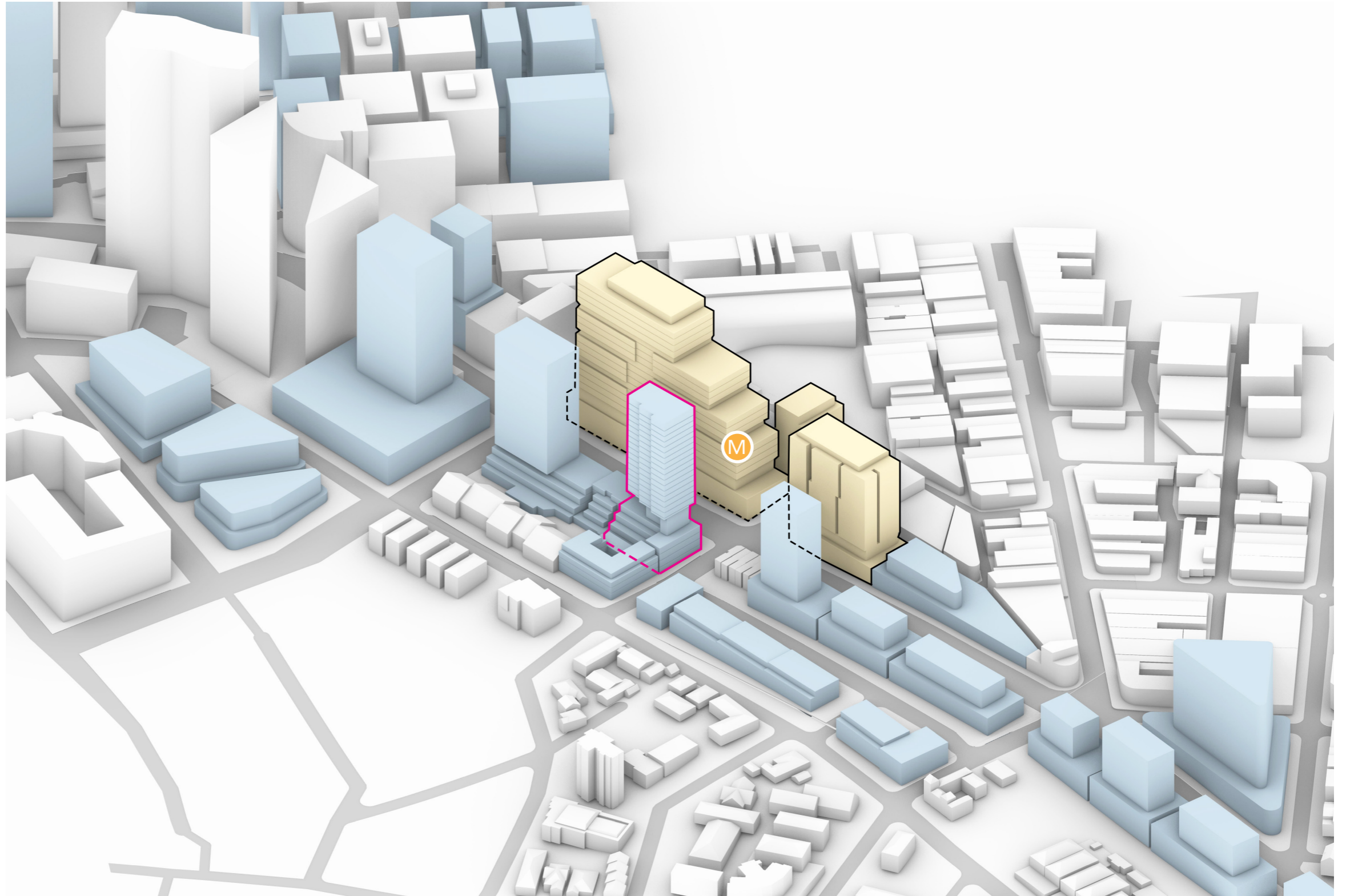
Metro and OSD under construction



Developments proposed in the 2036 Plan



Pacific Hwy SLCN 2036 Plan



Urban Design Principles

01. Feet First

Making the environment inclusive and safe.

Prioritize the pedestrian and facilitate active transportation.

Today

- Car-dominant urban realm
- Unsafe environment for Bikes & Pedestrians
- Air & Noise Pollution



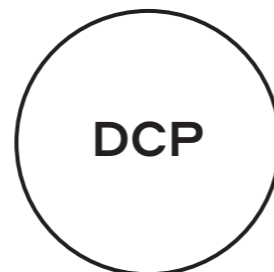
Catalysts



New Metro Link



The 2036 Plan

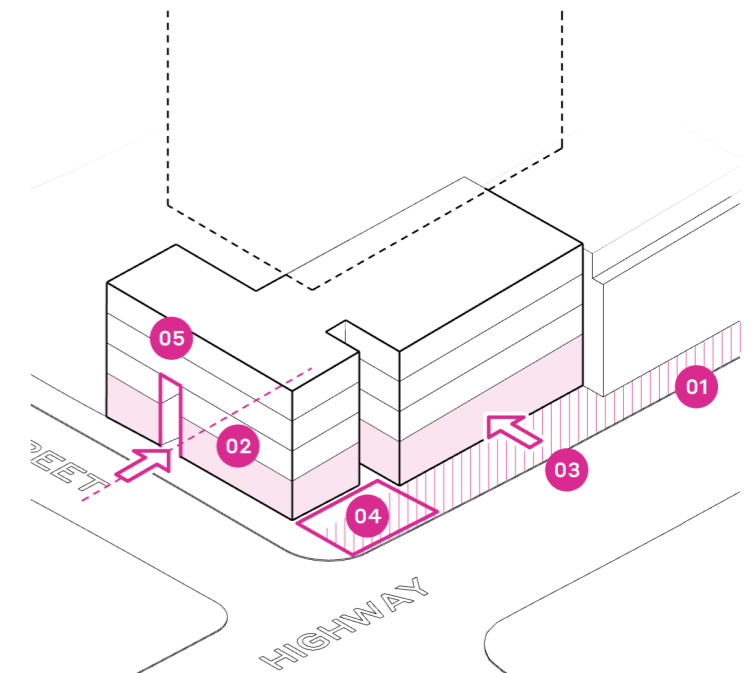


North Sydney Council DCP



Future

- 01. The pedestrian experience is brought to the fore.
- 02. Activated frontage to each street provide passive surveillance.
- 03. Level access to each façade to provide equity to each entrance.
- 04. Provide space for street activity
- Clear hierarchy of routes from Pacific Highway (commercial and major F&B), Hume Street (residential and fine grain retail) and laneway (providing quieter entrance off Pacific Highway)



02. Sense Of Place

The first four floors of the street make the place.

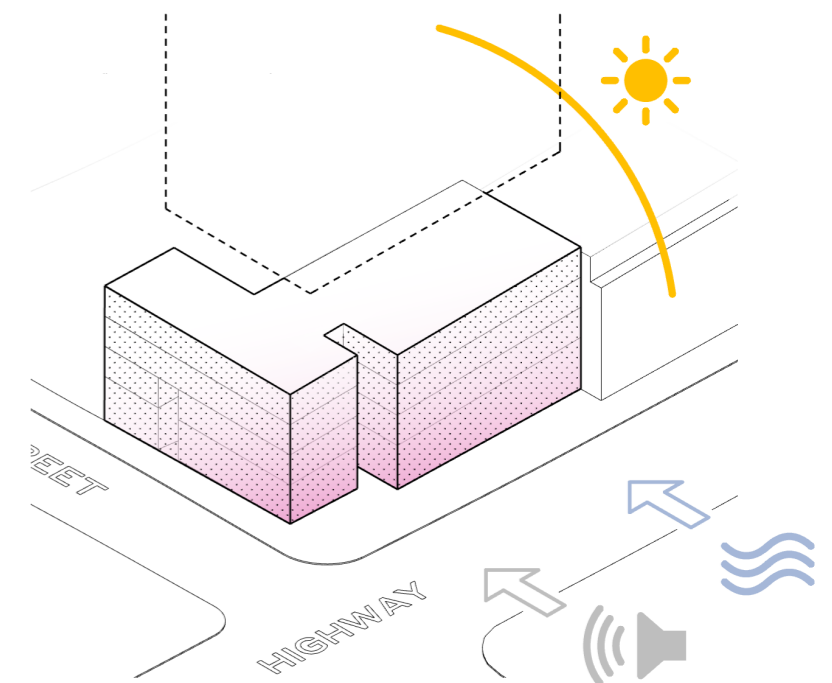
Today

- Current buildings are generic and could be anywhere in the world.
- No relationship to street, scale or orientation.



Future

- Undertake deep study of the site to understand evolution pre-European to today.
- Anchor in place with local materials traditional to context that improve with age.
- Envelope, arrangement and massing informed by environmental performance to reduce energy use from the outset - a site specific response.
- Develop an architecture of visual solidity to anchor the building to the site.



Urban Design Principles

03. Nature Abundant

Loosen the reins under which we hold nature.

Celebrate ecology and our place within.

Today

- Exposed & shallow sidewalks with an over-reliance on hardscaping.
- A shortage of street trees, needed for providing wind buffering & shade in summer.



Catalysts



New Metro Link



The 2036 Plan

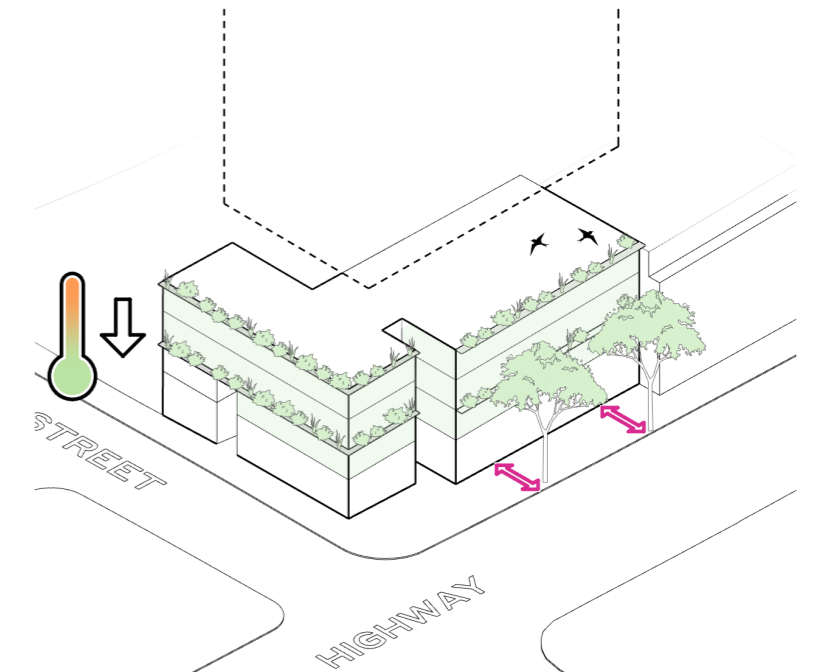


North Sydney Council DCP



Future

- Building set back to allow street trees to thrive.
- Future vehicle electrification brings to life reincarnation of Pacific Highway as a tree lined urban boulevard.
- Maximise opportunities within building for extensive climate appropriate planting within soil, for climate resilience and a habitat for birds and insects.
- Benefits for local environmental quality, well-being and ecology.



04. Enabling the 18 Hour City

Creating the stage, buildings and urban realm to allow all uses to thrive.

A range of spaces and building forms to allow every a variety of uses.

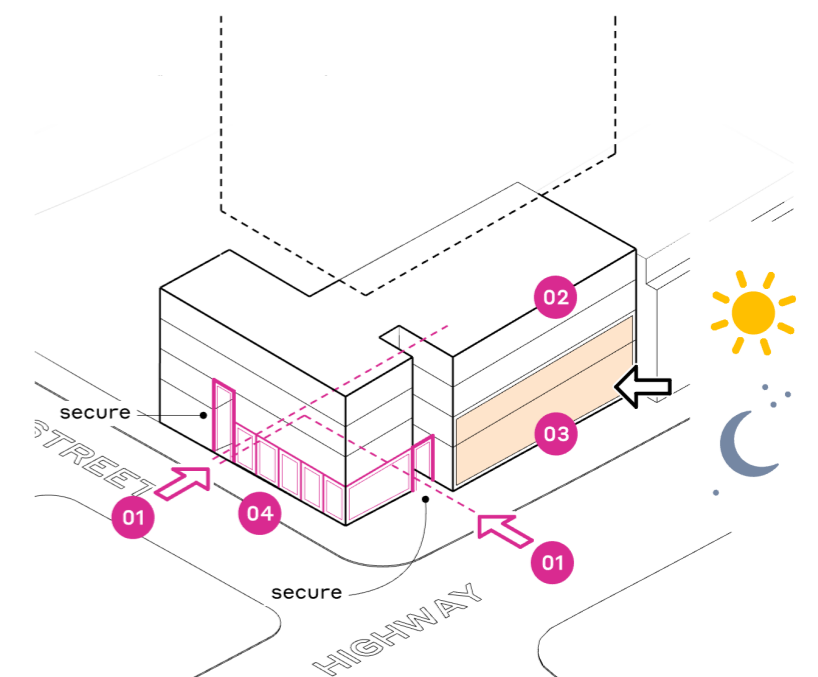
Today

- An over-abundance of closed frontages with limited accessibility, such as gyms, showrooms and vehicular entrances.
- Mostly daytime active, recessed entrances create anti-social spaces at night.



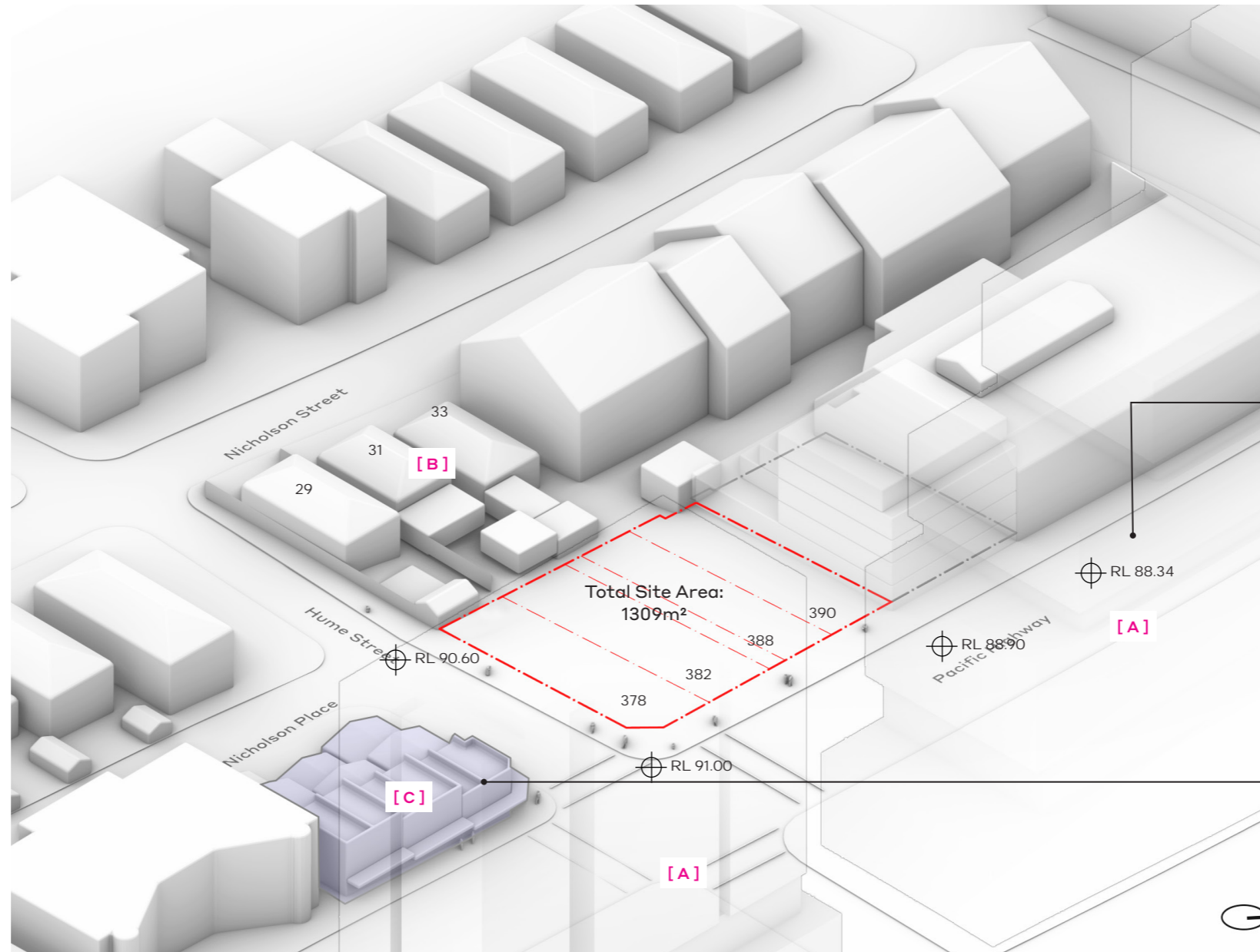
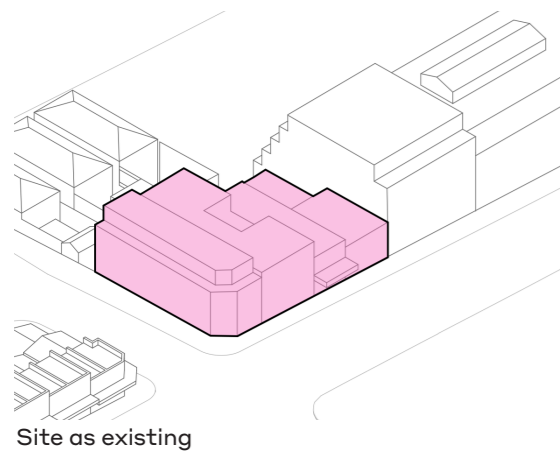
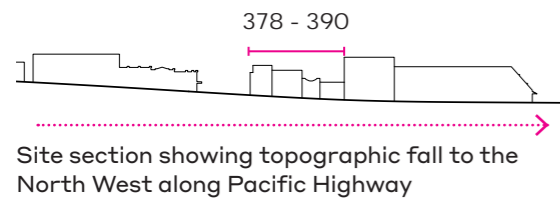
Future

- 01. Residential & commercial entrances that are open during the day and secure in the evenings, access and egress with no disturbance to neighbours hile providing space for greeting and waiting for transport pickup.
- 02. Daytime active office spaces, with natural light & mixed mode ventilation.
- 03. Discreetly entered F&B offerings that activate the street during the day and in the evening.
- 04. Fine grain retail to activate secondary street frontages.
- Evolution to a streetscape of mixed uses.

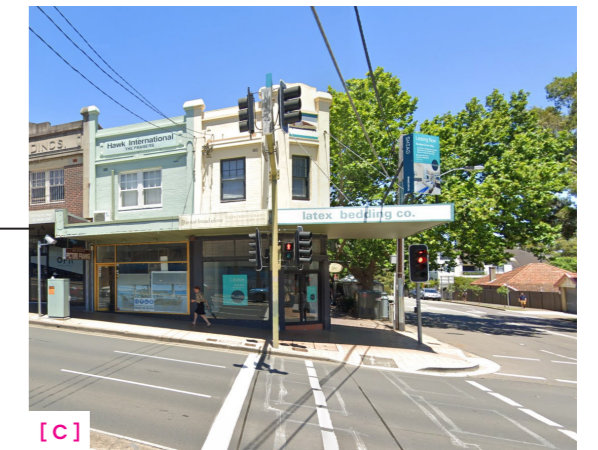


Site

- 378 - 390 Pacific Highway
- Lot numbers: 577047, 4320 sec 32, 573543, 663560, 177051
- Consolidated Site Area: 1309m²



- A** Neighbouring over station development
- B** Possible future residential development
- C** Heritage listed Higgins Building



Regulatory Document

As Stated

WB Comment

SLCN 2036 Plan

North Sydney Council DCP

Existing Conditions on Pacific Highway



3 Storey commercial building with ground floor retail and garage access on Hume Street

- ✗ No passive surveillance offered during night time hours



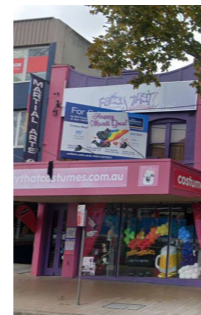
3 Storey commercial building housing fitness centre

- ✗ Basement garage accessed directly off Pacific Highway
- ✗ No at grade entrance - not accessible



2 Storey commercial with ground floor retail

- ✗ Disconnected awning



2 Storey commercial with ground floor retail setback from site boundary

- ✗ Street planting creates unsafe narrow footpath



Ground floor retail housing 24/7 gym, with 4 storeys of residential above

- ✗ Access to basement garage directly off Pacific Highway
- ✗ Garbage directly stored on street



Ground floor retail with 3 storeys of residential above

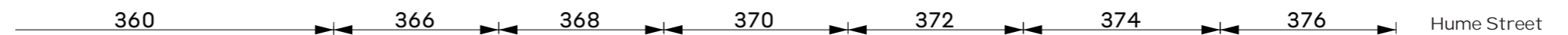
- ✗ Inset residential lobby faces directly onto Pacific Highway
- ✗ Full length awning eliminates street planting opportunities



Heritage Item - Higgins Building

366-376 Pacific Highway

- Group of six shopfronts dating to 1923
- Two storey brick and rendered masonry commercial building with shoptop offices and residences above
- Inter War Free Classical style with Victorian attributes
- Ground floor significantly altered, however upper levels retain heritage integrity
- Small scale street development is largely representative of what was the emerging commercial nature of Crows Nest at the time



3 storey commercial building with ground floor retail with generous Pacific Highway planting.

- ✗ Architectural style insensitive to neighbouring heritage buildings

2 storey commercial building with double frontage ground floor retail

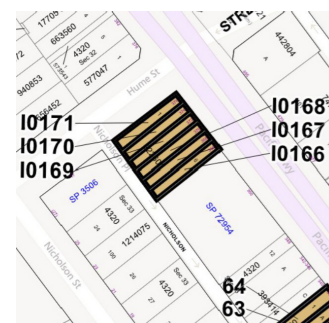
- Ground floor facade poorly preserved, finished in unoriginal tiles
- Second storey white painted brick facade

2 storey commercial building, two ground floor retailers

- Second storey exposed brick facade with well preserved parapet and pediment

2 storey commercial building, two ground floor retailers

- Entrance to retail on chamfered corner
- Awning, with pressed metal underside, wraps around onto Hume Street



- Listed as General Heritage Items in the 2013 North Sydney Council DCP

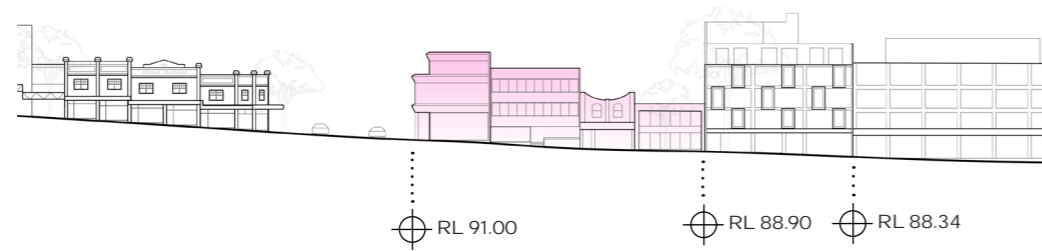
- Item numbers I0166, I0167, I0168, I0169, I0170, I0172



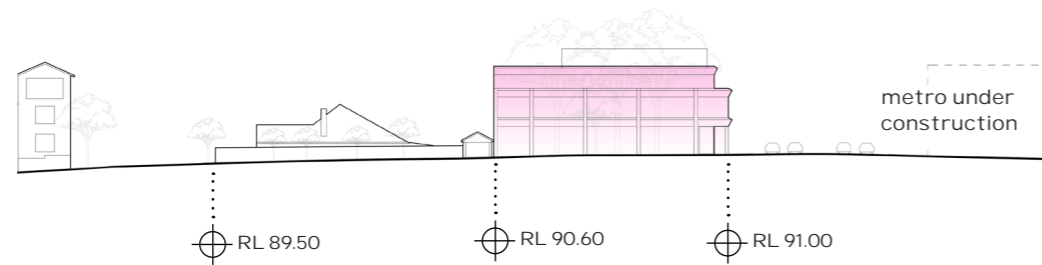
General Heritage Item

Existing Site

Street Elevations

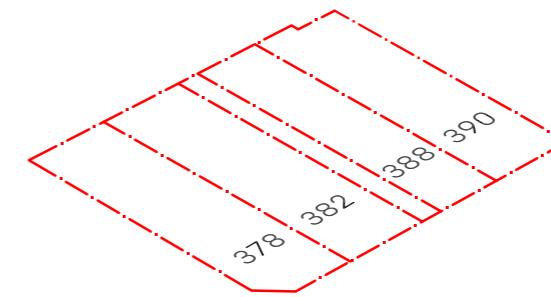


Pacific Highway - Existing



Hume Street - Existing

378-390 Pacific Highway



378

3 Storey commercial building with ground floor retail and garage access on Hume Street
 – Site Area: 337m²

390

2 Storey commercial with ground floor retail setback from site boundary
 – Site Area: 308m²

382

3 Storey commercial building housing fitness centre
 – Site Area: 413m²

388

2 Storey commercial with ground floor retail
 – Site Area: 345m²