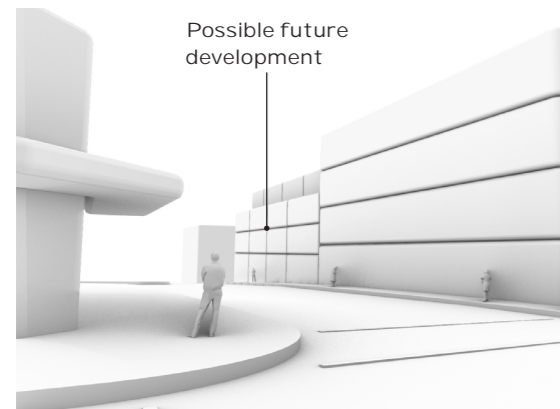
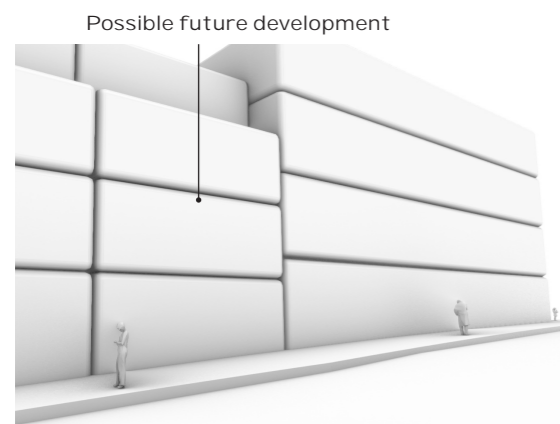


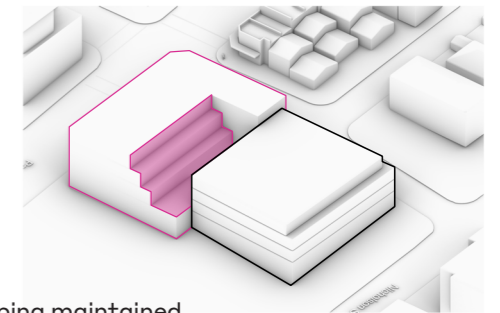
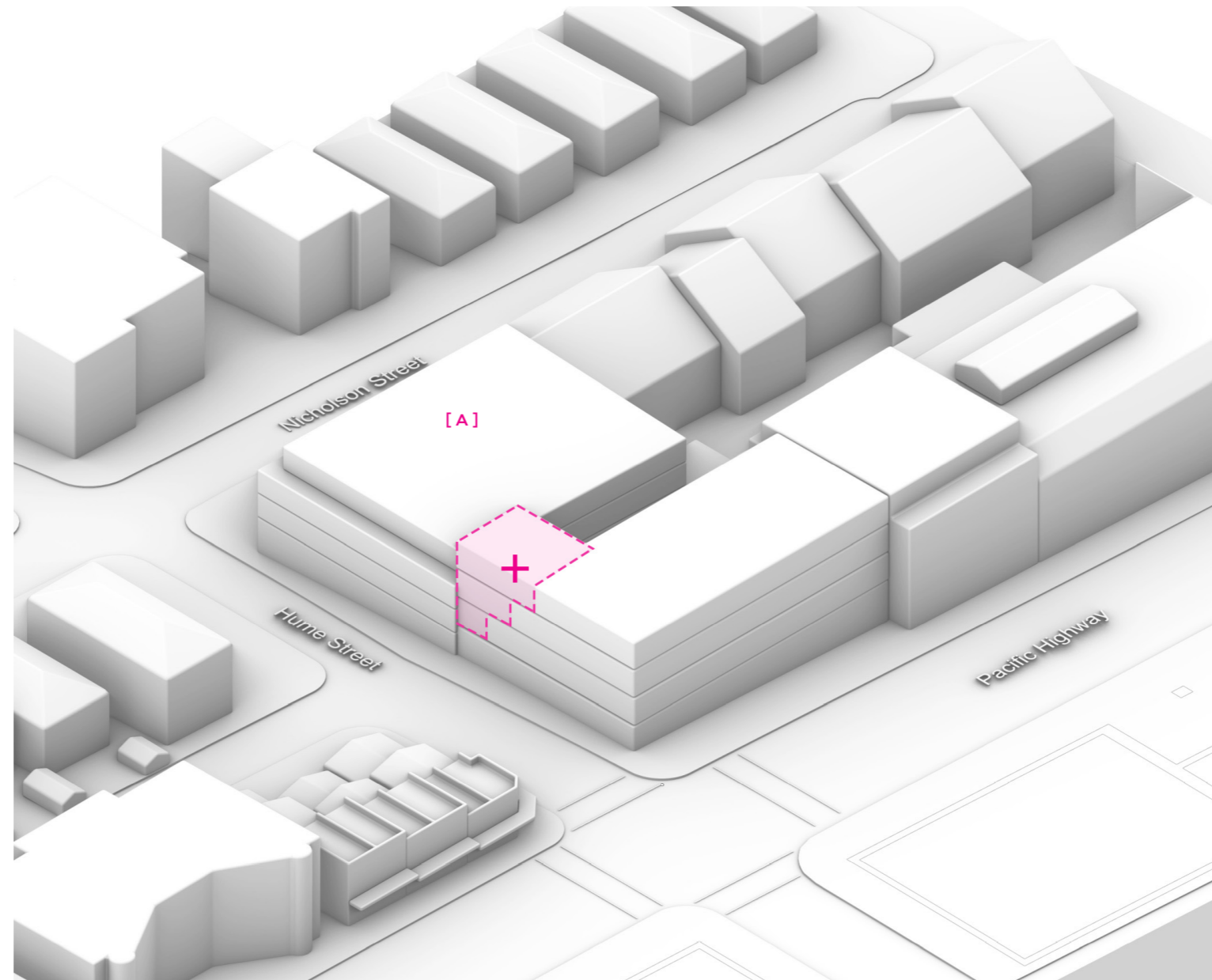
Streetscape



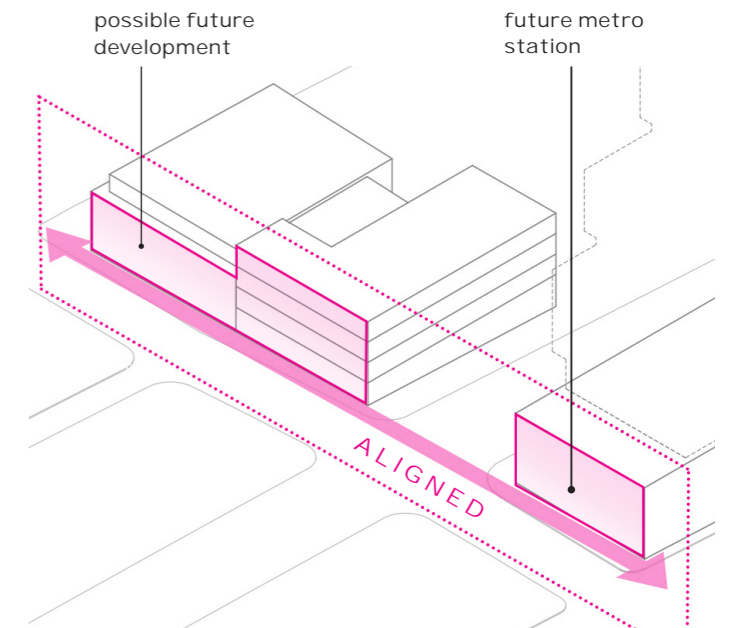
View North West along Pacific Highway



View North East along Hume Street



45 degree stepping maintained



Consistent alignment along Hume Street

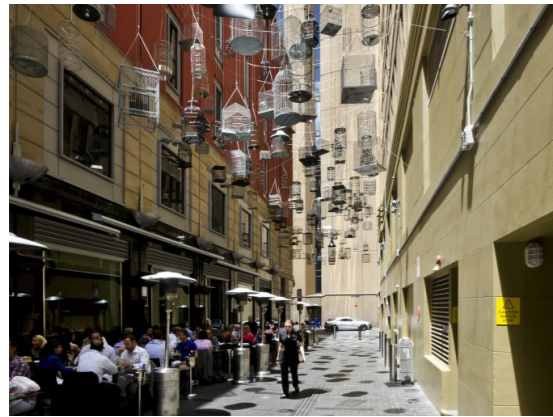
Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	<ul style="list-style-type: none"> - p70 Setbacks along Pacific Highway are nominated to be 3m. - Part C 3.1.3 P7 Zero setback to all street frontages, with the exception of the setbacks on the Building Setbacks Map (refer to Figure C-3.2) *Figure C-3.2 indicates zero setbacks. 	<ul style="list-style-type: none"> - Preferable alignment with existing street frontage and heritage buildings
North Sydney Council DCP		
2018 Heritage Report	<ul style="list-style-type: none"> - Awning height and façade articulation of the Pacific Highway station building could respond to that of the heritage-listed shops on the opposite side of the road. - New development should be sympathetic to adjacent heritage items in terms of setbacks, height, form, materials and articulation 	

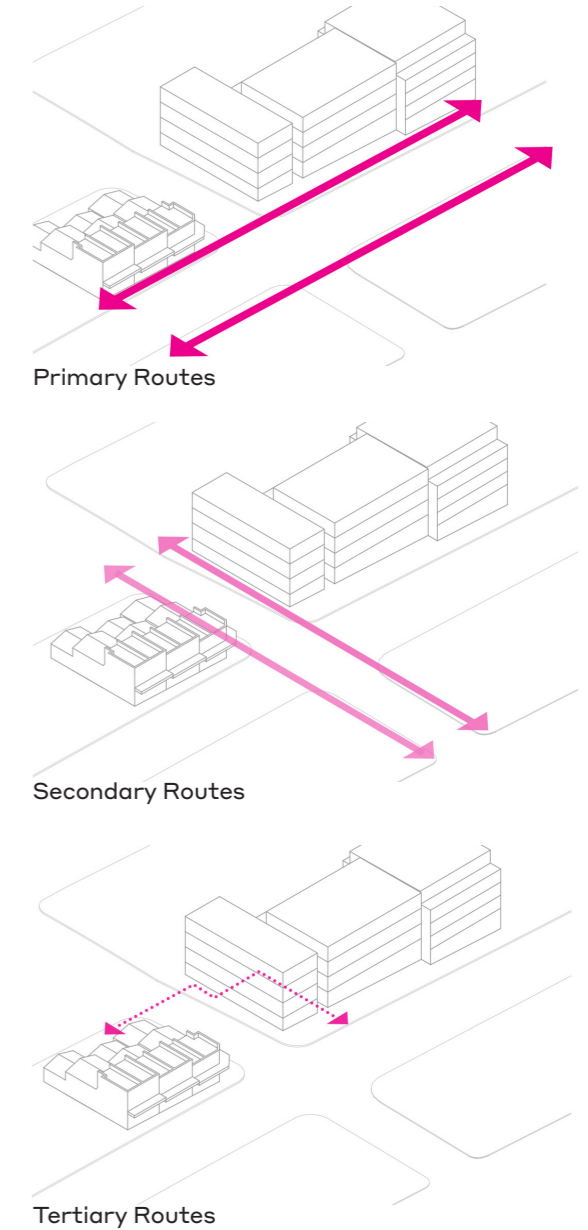
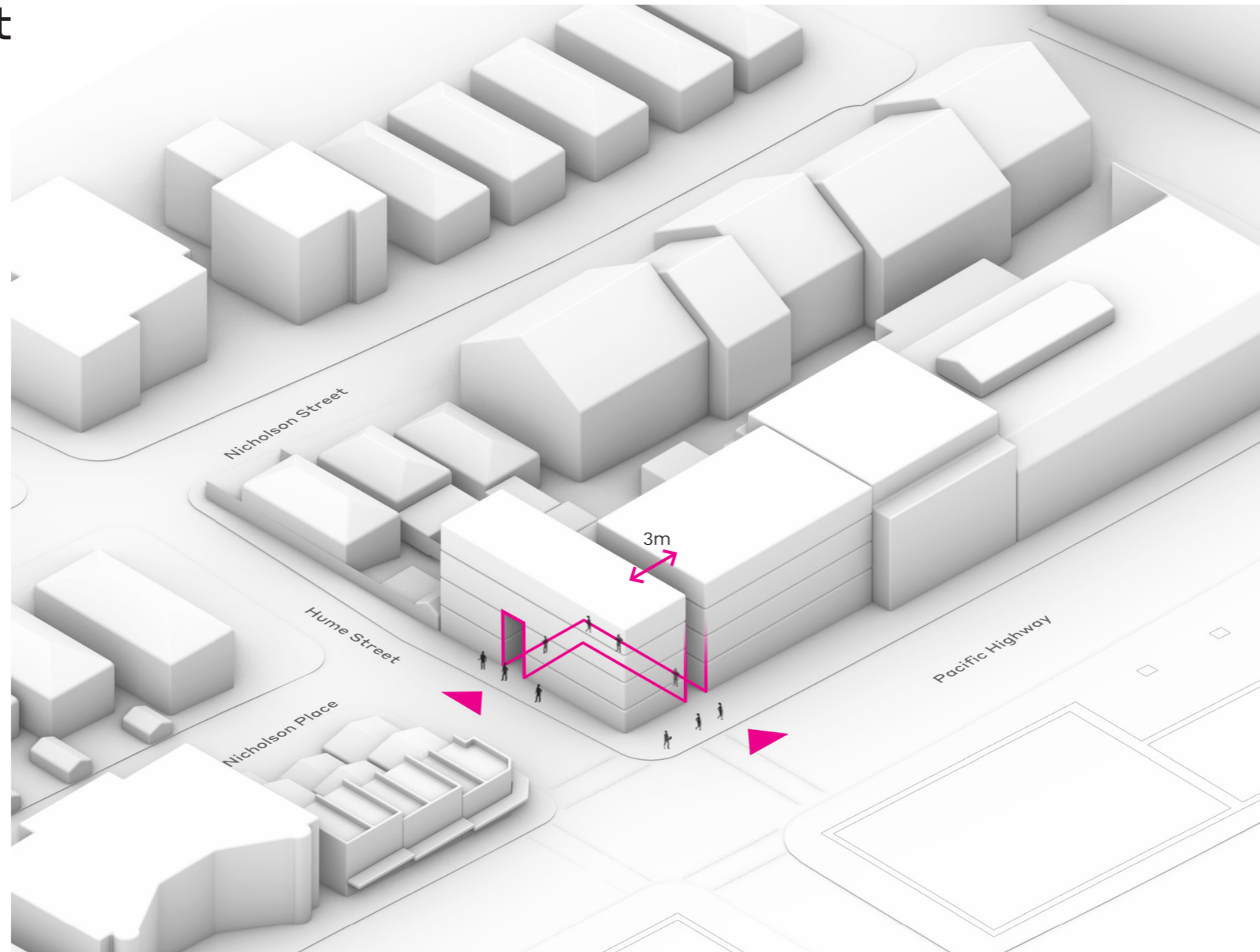
Laneway Placement



Kimber Lane



Angel Place



Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan		
North Sydney Council DCP	<ul style="list-style-type: none"> - Part B 2.4.4 Objective-2 To ensure that laneways are integrated into pedestrian network. 	
	<ul style="list-style-type: none"> - Part C 3.1.3 P6 Developments on land greater than 1,000m² should consider the incorporation of internal courtyards adjacent to laneways and through site links to broaden the range and form of open space in the locality. 	

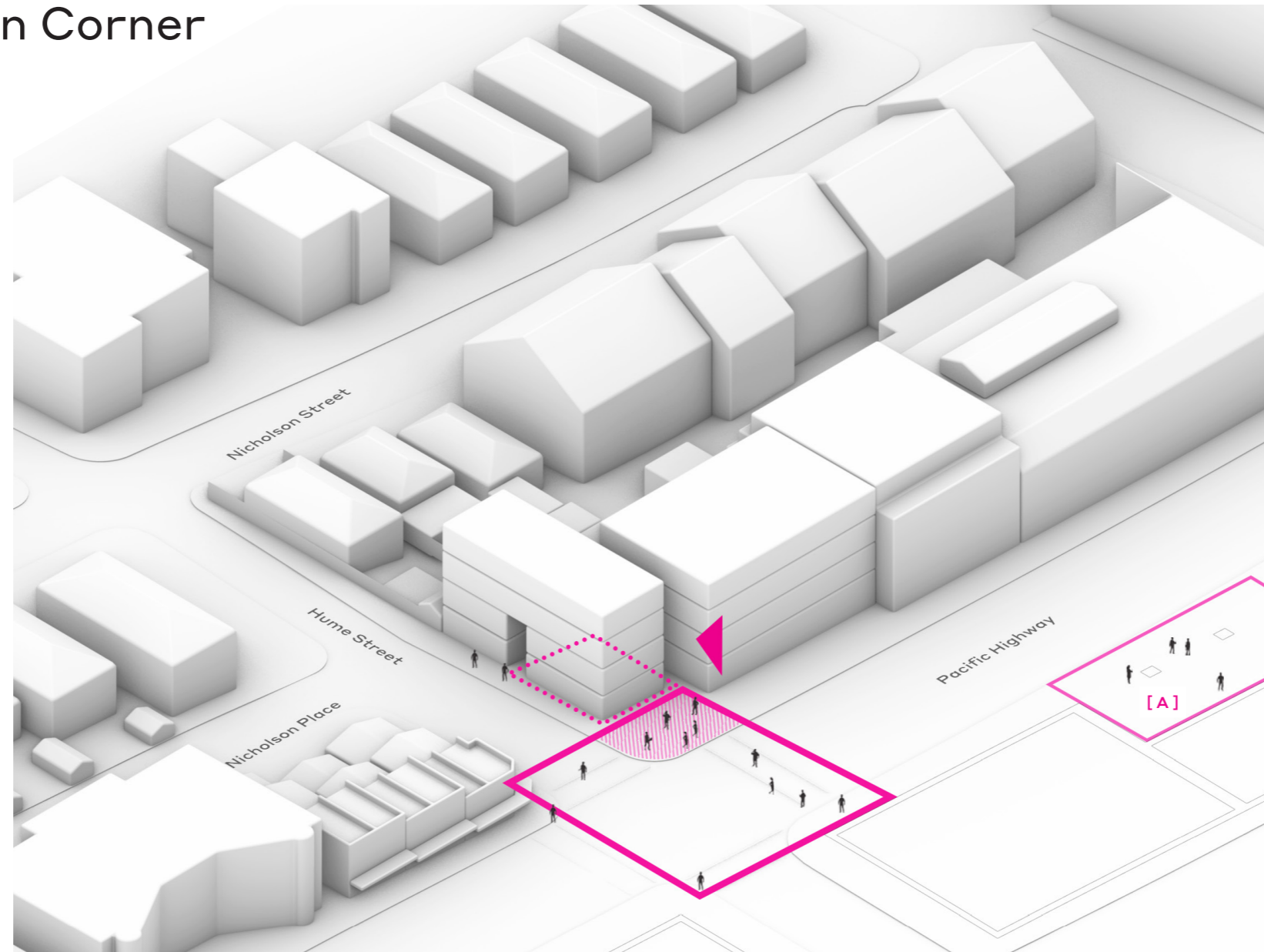
Utilising Intersection Corner



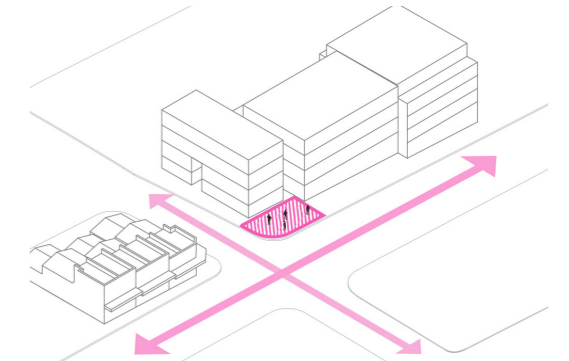
OJ Williams building, Crows Nest



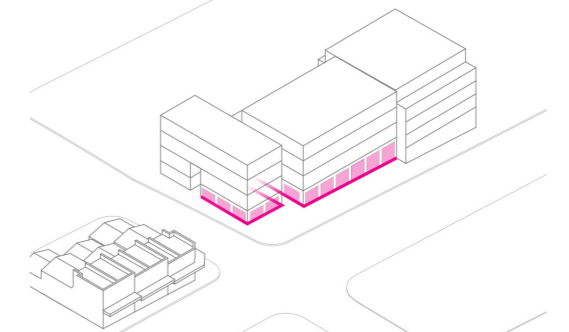
Crows Nest Hotel



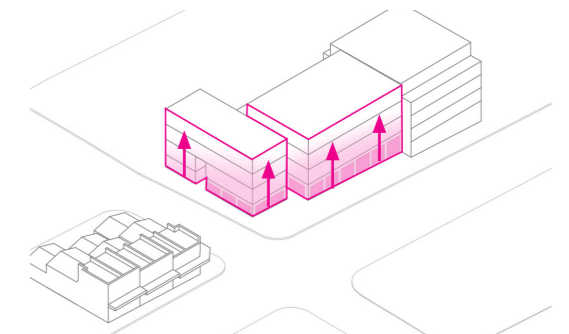
A Metro station entrance



Safe space created on busy intersection



Ground level activated



Activity promoted in upper levels during both day and night time hours

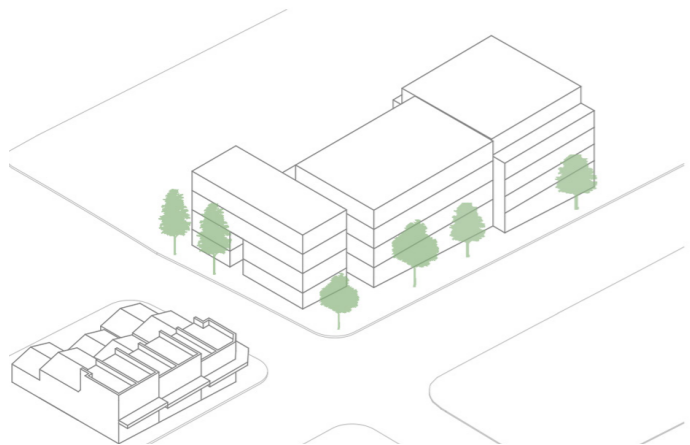
Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan		
North Sydney Council DCP		
2018 Heritage Report	<ul style="list-style-type: none"> - Awning height and façade articulation of the Pacific Highway station building could respond to that of the heritage-listed shops on the opposite side of the road. - New development should be sympathetic to adjacent heritage items in terms of setbacks, height, form, materials and articulation. 	

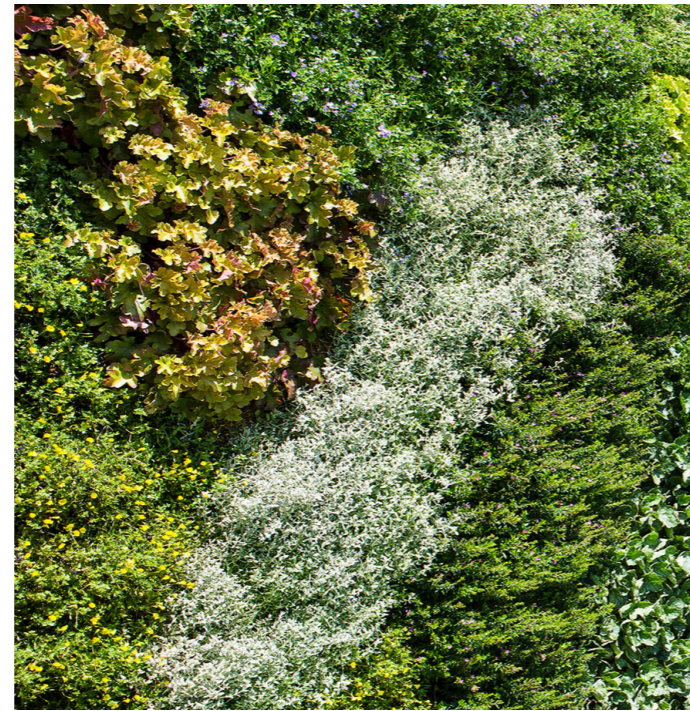
Microclimate



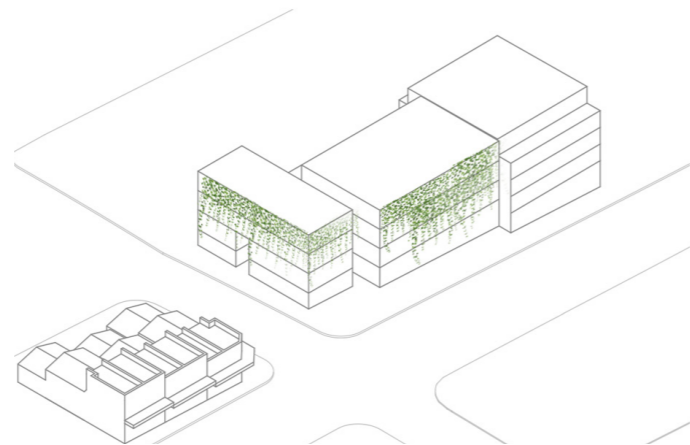
Willoughby Road



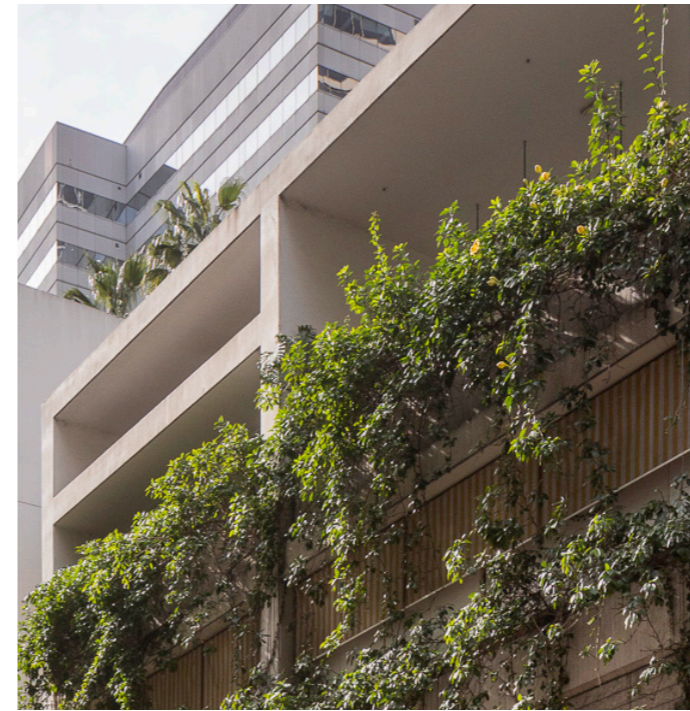
Street Trees



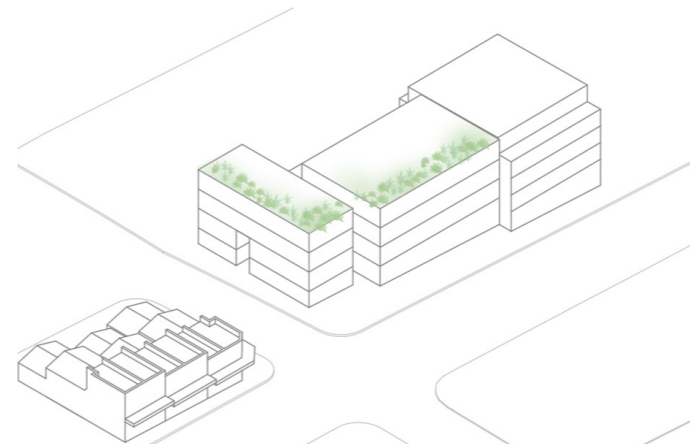
Green Walls



Vertical Gardens



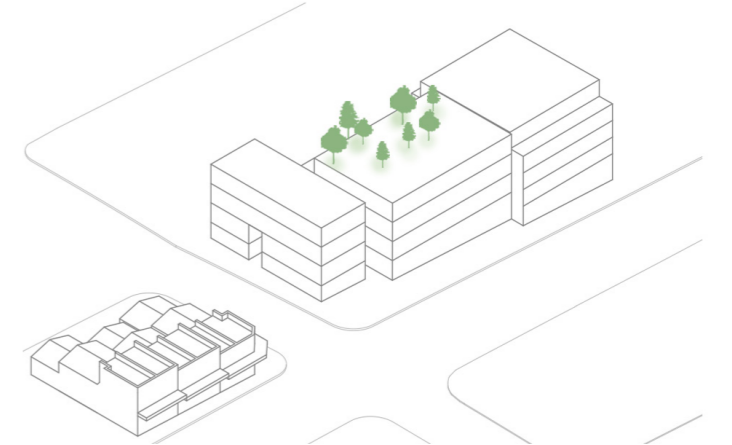
The Ivy



Ridge Planting

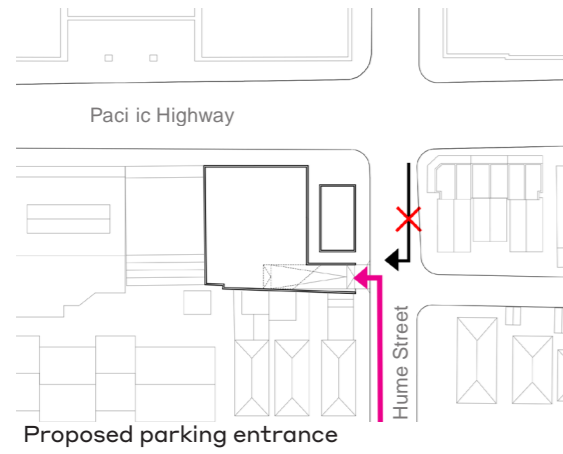


Short Lane

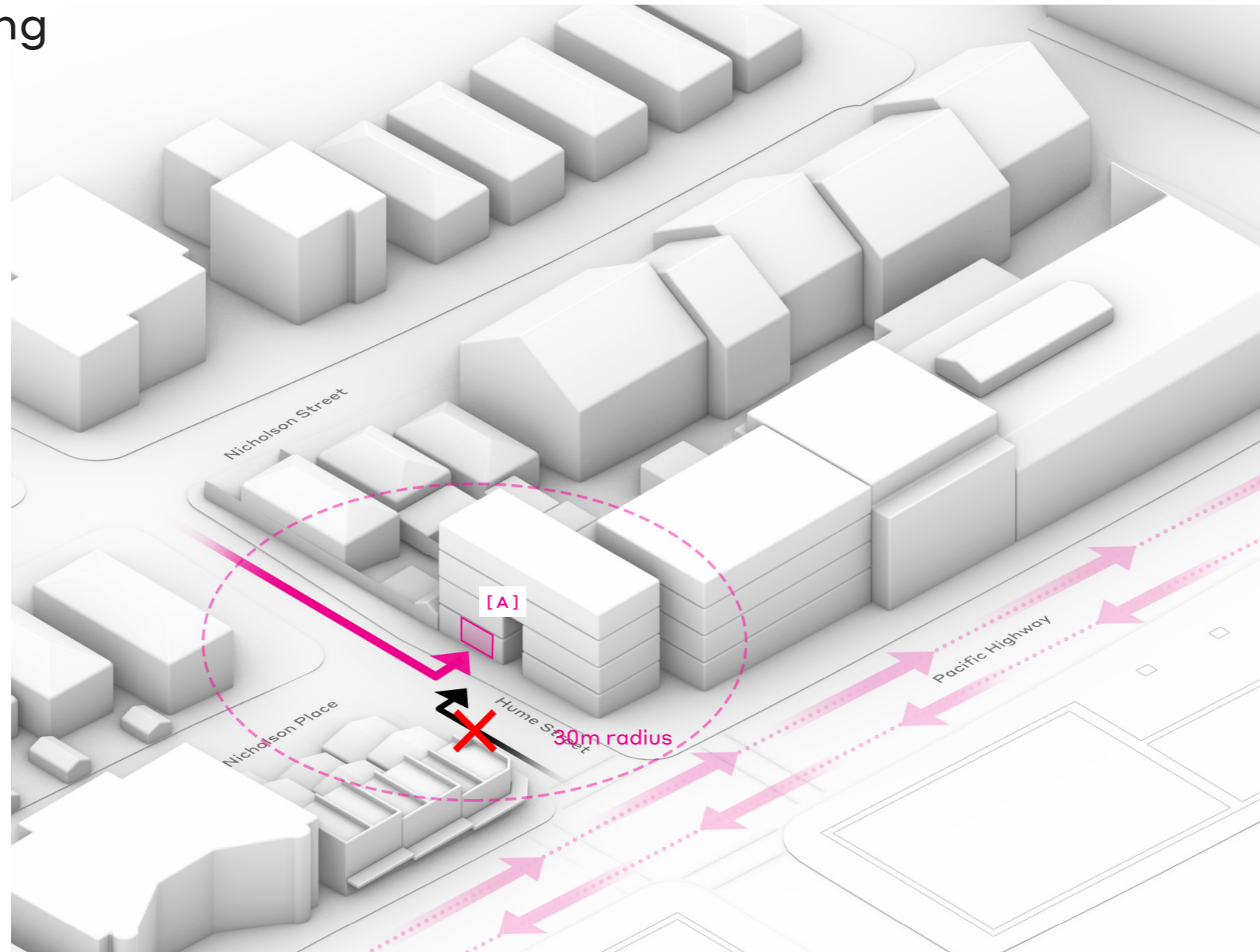


Rooftop Terrace

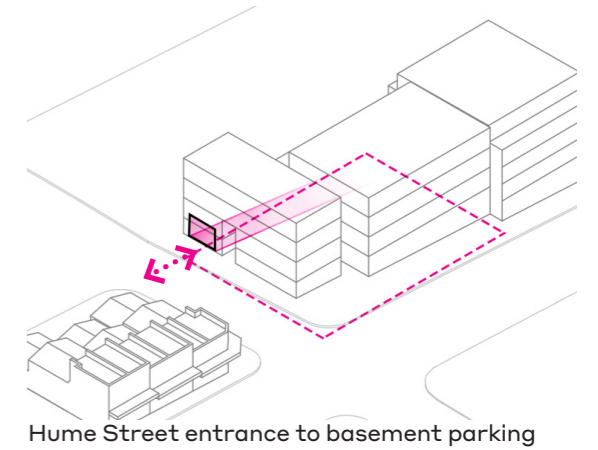
Servicing and Parking



Existing garage entrance - proposed location unchanged



A Parking entrance



Regulatory Summary

Regulatory Document

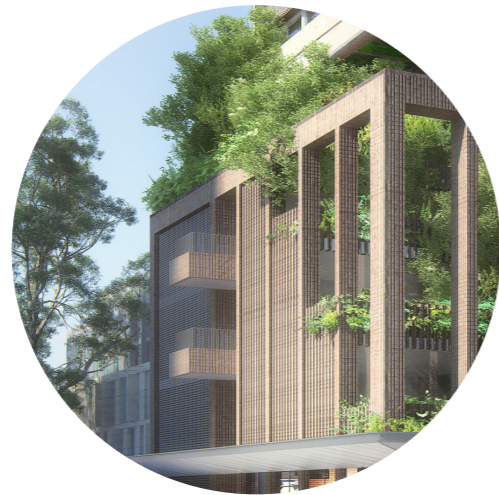
As Stated

WB Comment

SLCN 2036 Plan

North Sydney Council DCP

Planning Objectives Response



01 PLACE

Streetscape and Pedestrians

Our scheme intends to introduce new laneways and public spaces to meet the need for new pedestrian links.



02 LANDSCAPE

Open Spaces

Roof amenities levels and terracing are applied in our scheme to satisfy regulatory requirements but also to create opportunities for shared outdoor green spaces.



03 BUILT FORM

Mixed and Active

A mix of F&B, Retail, Commercial and Residential. will provide street activation spanning a wide variety of daily & nightly hours.



04 LAND USE

Activated Retail

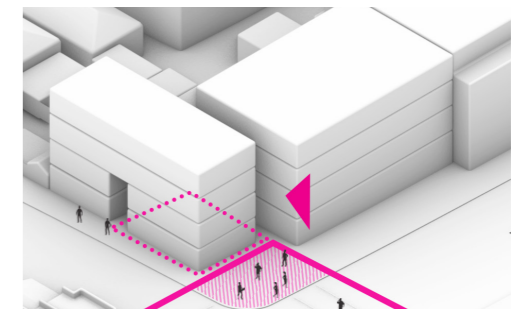
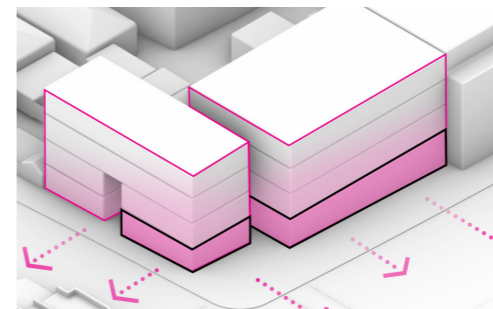
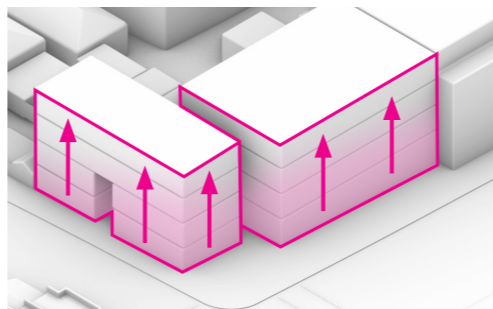
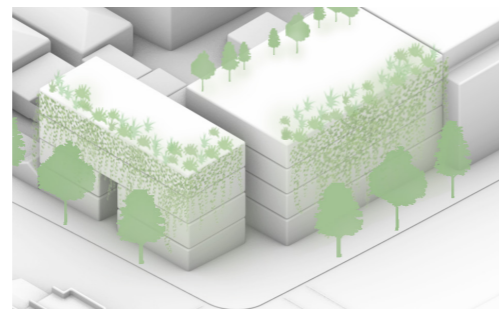
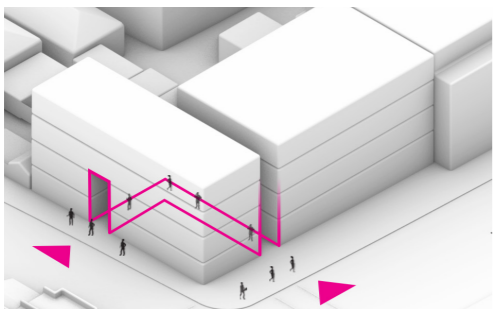
Mixing street frontages with retail and F&B integrated into the finer grain laneways will contribute to the local character.



05 MOVEMENT

30 Minute City

Providing new residences opposite the station development our scheme will strengthen Pacific Hwy/Hume street as a transport oriented development, providing residents easy commutes to the city.



Planning Objectives Response



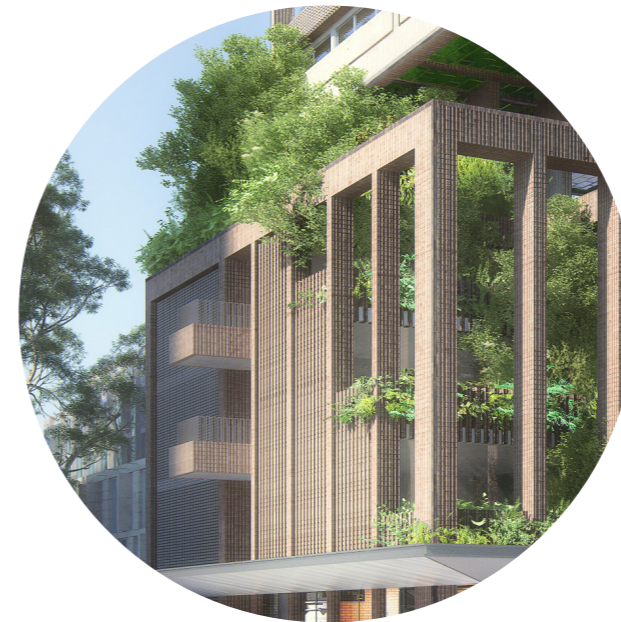
Safe Public Spaces

- Creation of safe public space on the busy Pacific Highway corner, allowing for the heavy traffic expected with the Metro development
- Activated through site links to provide retail opportunities



Mixed and Active Uses

- Podium provides opportunities for varied F+B functions, retailers and commercial space
- Range of uses ensures activation throughout all times of the day, creating lively, safe spaces



Vegetation and Street Trees

- Allowance of space for deep soil planting on the street
- Amenities level to be utilised as a shared green space



Protective Canopy

- Awnings protect the ground plane from environmental factors include winds and rain, increasing amenity on the street
- Entrances to both residential and F+B functions protected

