

PACIFIC HIGHWAY  
CROWS NEST

PLANNING PROPOSAL  
CONCEPT DESIGN REPORT

March 2023

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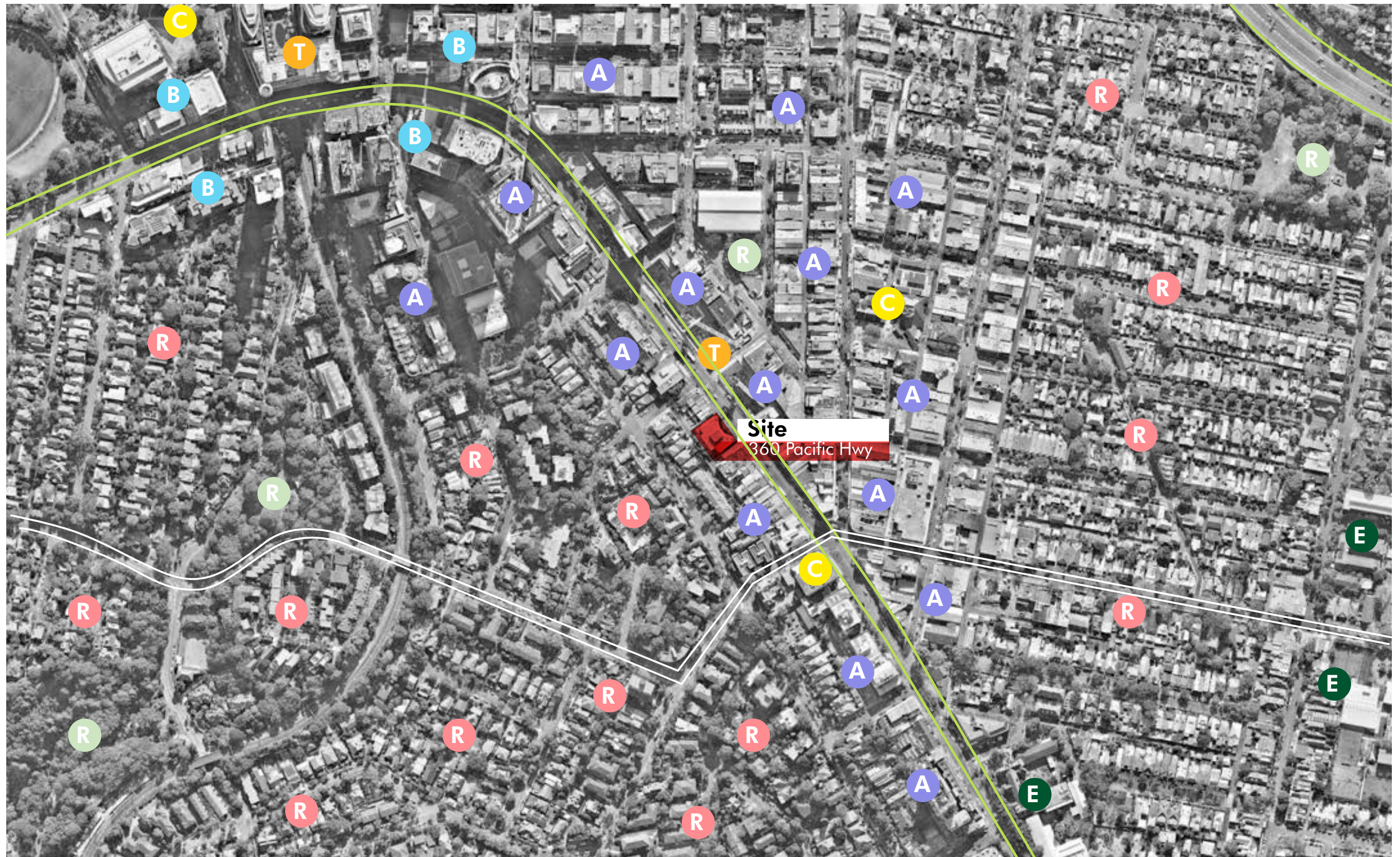
## THE CONTEXT / BACKGROUND

1



## The Site + Context

**A** Mixed Use   **B** Commercial   **R** Recreation   **C** Community   **T** Train Station   **R** Residential   **E** Educational





## The Site + Context



PACIFIC HIGHWAY BUILDINGS



FUTURE METRO CROWS NEST



PACIFIC HIGHWAY BUILDINGS VIEW FROM SOUTH



PACIFIC HIGHWAY BUILDINGS VIEW FROM NORTH



NICHOLSON ST BUILDINGS



NICHOLSON LANE





## STRATEGIC PLANNING

### 2036 PLAN - Zoning & Solar Amenity



Source : St Leonards & Crows Nest Final 2036 Plan

#### Land Zoning:

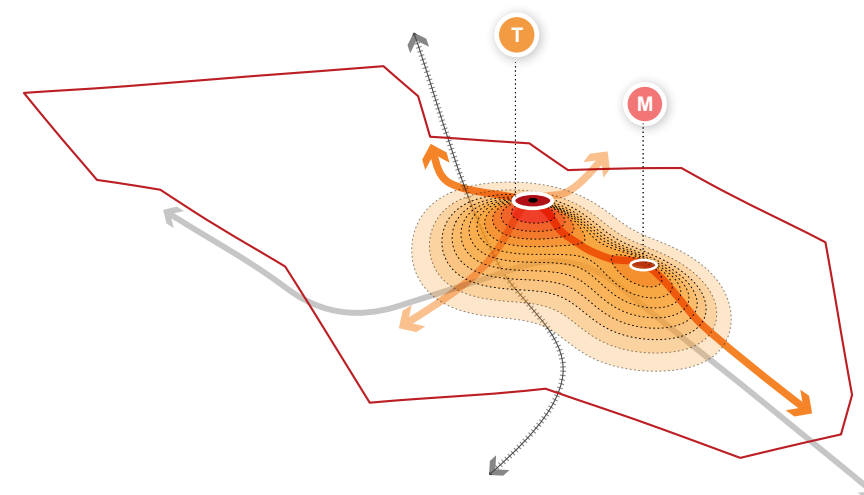
- Proposed Land Zoning has been changed to B4 Mixed Use



Source : St Leonards & Crows Nest Final 2036 Plan

#### Solar Access Plane:

- Public Open Space : 10:00am - 3:00pm
- Residential Areas inside boundary : at least 2 hrs between 9:00am - 3:00pm
- Residential Areas outside boundary : no additional shadowing between 9:00am - 3:00pm
- No additional overshadowing of the nominated places during the specified hours in winter



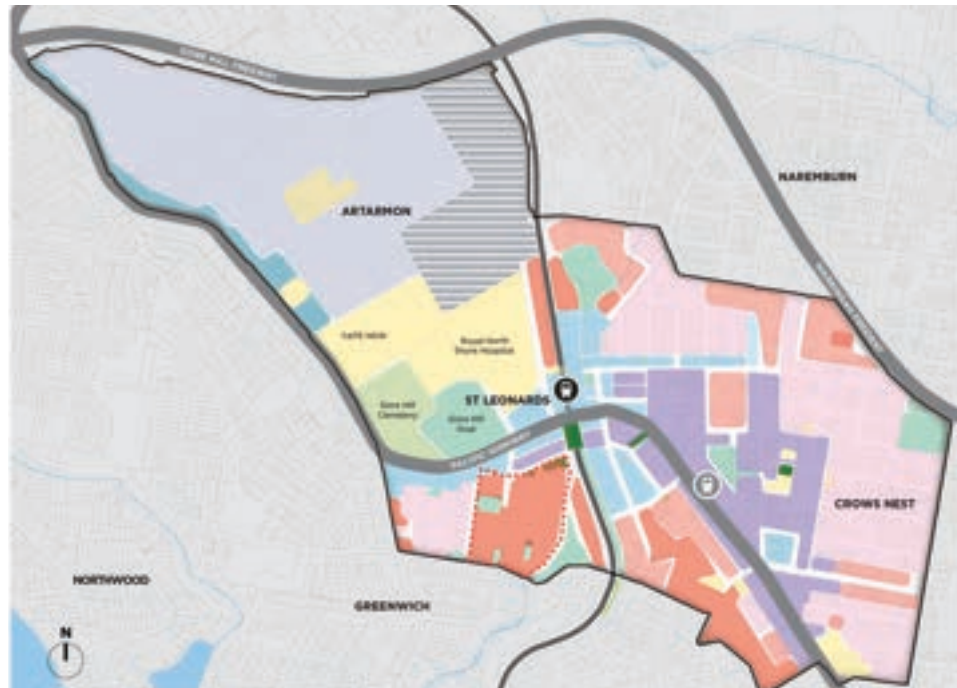
#### Density:

- Concentrate tallest buildings in close proximity to the Metro Station and St Leonards Station.
- Include building podiums and set towers back to manage amenity impacts.
- Appropriate tower separation and setbacks.



## STRATEGIC PLANNING

### 2036 PLAN - Built Form & Land Use



Source : St Leonards & Crows Nest Final 2036 Plan

#### Built Form:

- Focus greatest heights along Pacific Highway between the two stations



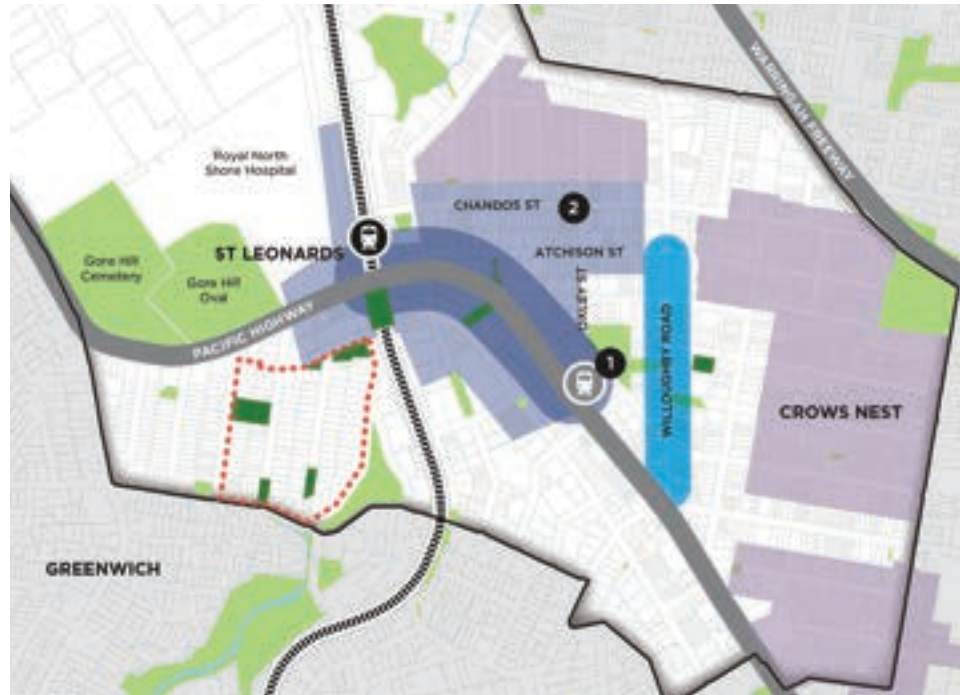
Source : St Leonards & Crows Nest Final 2036 Plan

#### Land Use:

- New minimum non-residential floor space requirements in the mixed use zone to ensure significant space for new jobs is provided

## STRATEGIC PLANNING

### 2036 PLAN - Place & Landscape + Height & FSR



Source : St Leonards & Crows Nest Final 2036 Plan

#### Relevant to our Site

- Contain Tall Buildings in purple zone
- Improve connections
- Planting along Pacific Highway
- No overshadowing to Christie St, Newlands Park, Foreshore link ( Rail Line)



Source : St Leonards & Crows Nest Final 2036 Plan

#### Built Form Height Changes ( in storeys)

- Metro Station 27 Storeys (RL 183)
- Expectation of taller buildings ( up to 50 storeys) between St Leonards and Crows Nest stations.
- Pacific Highway Sites 18 Storeys



Source : St Leonards & Crows Nest Final 2036 Plan

#### Built Form Overall FSR Changes

- St Leonards Square 12:1
- The Landmark 17.1:1
- Metro Station 12:1 (Amendment to FSR controls led by State Government)
- Pacific Highway Sites 5.5:1



## STRATEGIC PLANNING

### 2036 PLAN - Non Resi FSR & Significant Site Criteria + Street Wall and Setbacks



#### Land Use Non-Residential FSR Changes

- 2:1

Source : St Leonards & Crows Nest Final 2036 Plan



#### Built Form Street Wall Heights ( Storeys )

- Pacific Highway: 3 Storeys

Source : St Leonards & Crows Nest Final 2036 Plan



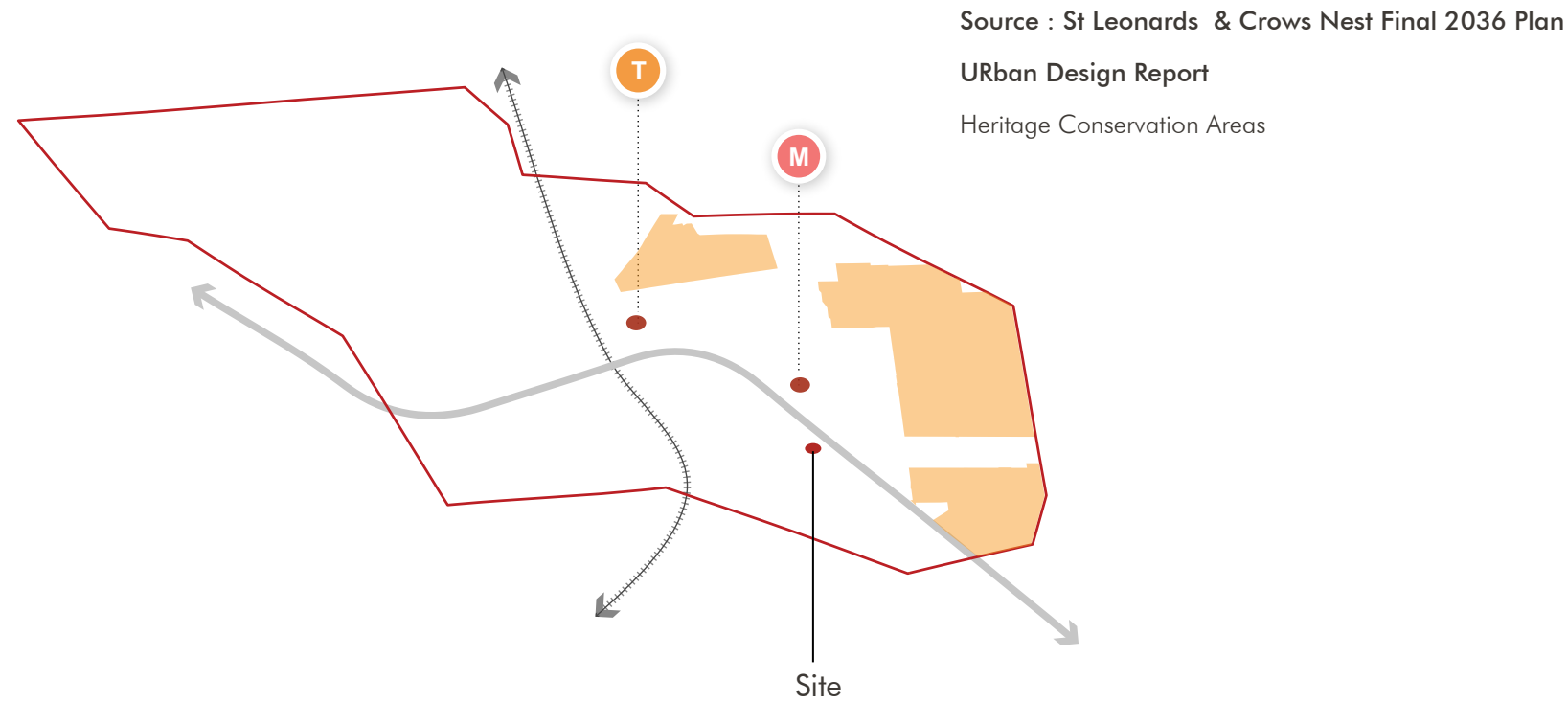
#### Built Form Street Setback Directions

- Pacific Highway :  
Podium 0m  
Tower 3m

Source : St Leonards & Crows Nest Final 2036 Plan

## STRATEGIC PLANNING

## ST Leonards &amp; North Sydney Heritage Controls

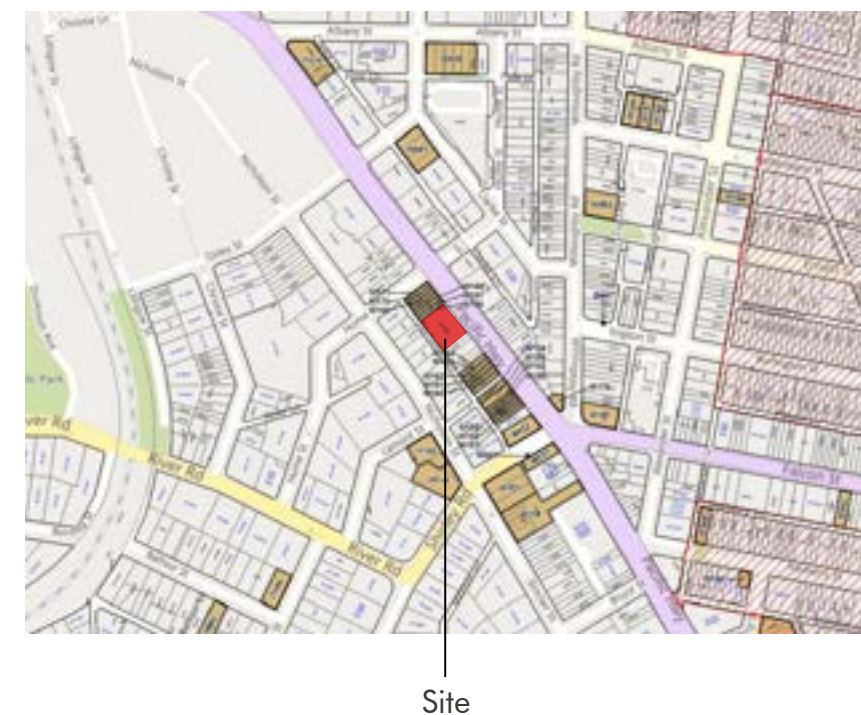
**Excerpt from the 2036 Plan**

Solar access controls will not allow additional overshadowing for Heritage Conservation Areas (for at least 3 hours) between 9:00am - 3:00pm. Additional solar controls include protection of public parks, existing residential areas, and key streets such as Willoughby Road.

**Relevance to Site**

The site falls within the North Sydney Council LGA. As shown on the 2036 plan excerpt above, the Heritage Conservation areas identified fall - per our preliminary shadow analysis, our site does not have a solar access impact on the heritage conservation area identified.

As identified in the LEP heritage maps on the right, the heritage items shown in the NSC LGA are not within the prescribed Heritage COnservation Area identified in the 2036 plan & NSC LEP.

**North Sydney LEP Map**

Heritage Conservation Areas



## STRATEGIC PLANNING

# Final 2036 Plan - Summary of Control Assumptions

### Land Zoning

- B4 Mixed Use

### Floor Space Ratio

- Floor Space Ratio 3.5:1 ( Refer map for extent)
  - Non- Residential Floor Space Ratio 2:1 required
- Total 5.5:1

### Street Wall Heights

- Pacific Highway 3 Storeys
- Nicholson Place 2 Storeys

### Street Wall Setbacks

- Pacific Highway 0m
- Nicholson Place 3m

### Tower Setbacks

- Tower Front Setback 3m

### Tower Height

- Responds to Height Concept Map & Solar Access Plane
- 18 Storey maximum for Pacific Highway
- Metro Station Integrated Station Development RL 183 / 27 Storeys
- PAN-OPS and OLS Assessment : 156m AHD Outer Horizontal Surface Sydney. Application Required.

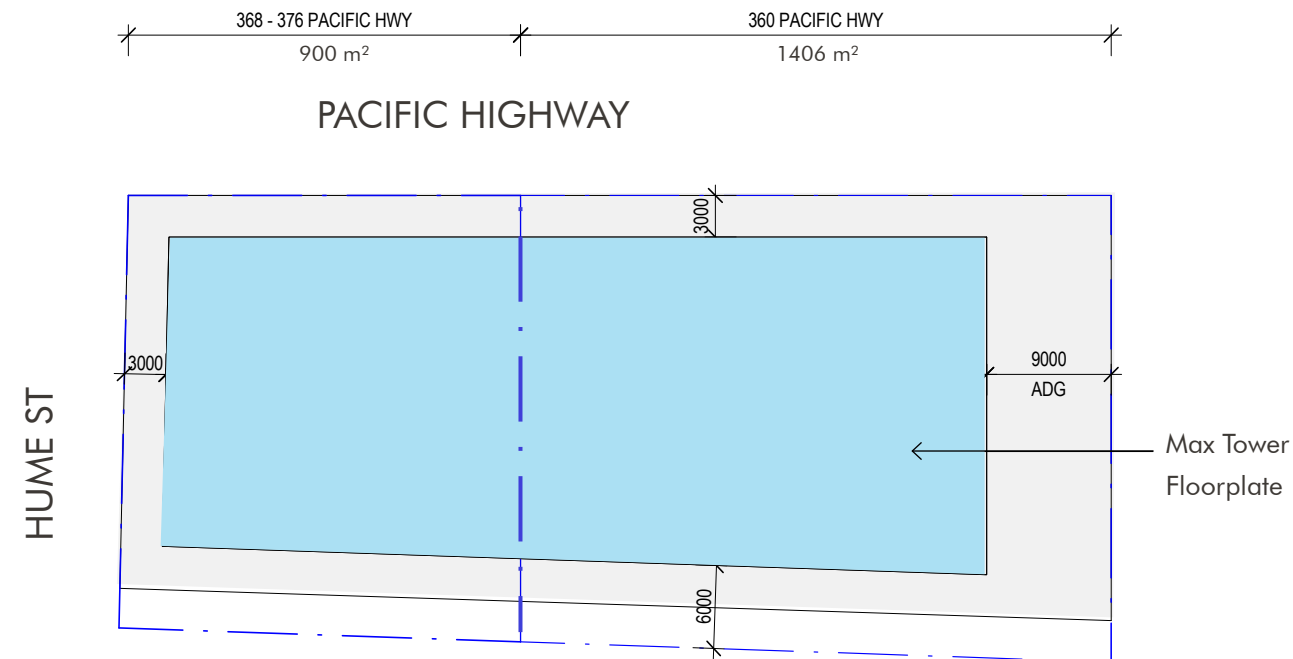
Final Plan | August 2020

# St Leonards and Crows Nest 2036

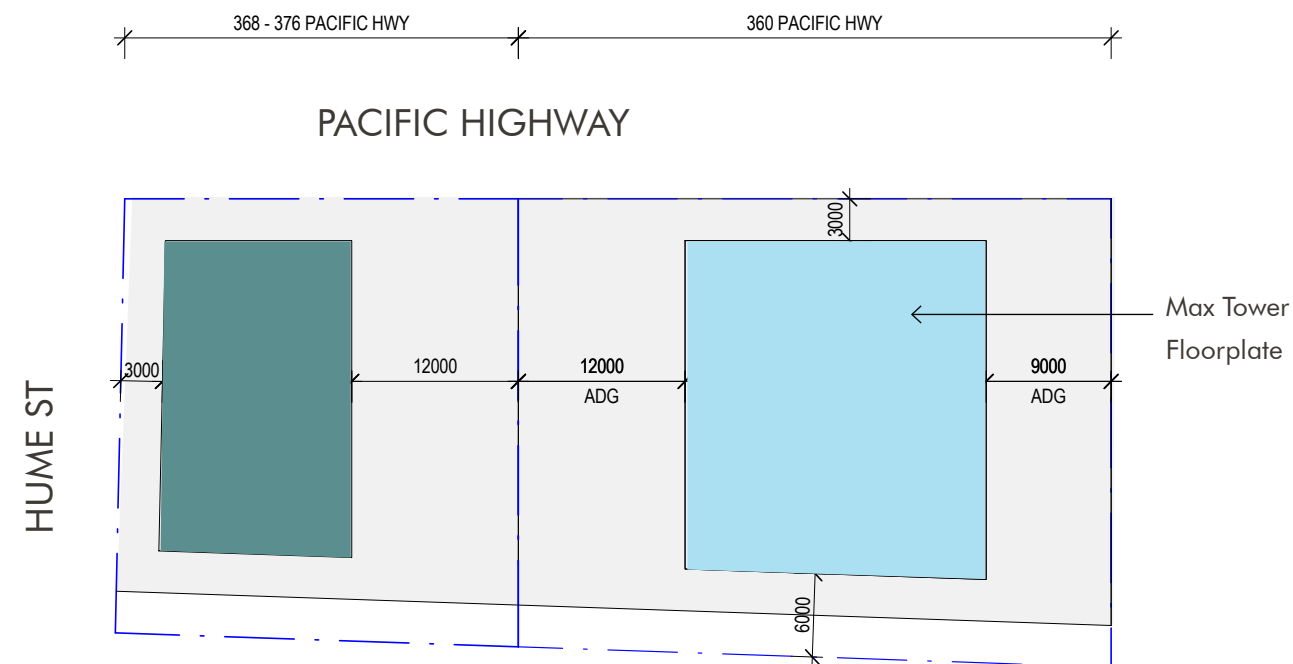
NSW Department of Planning, Industry and Environment



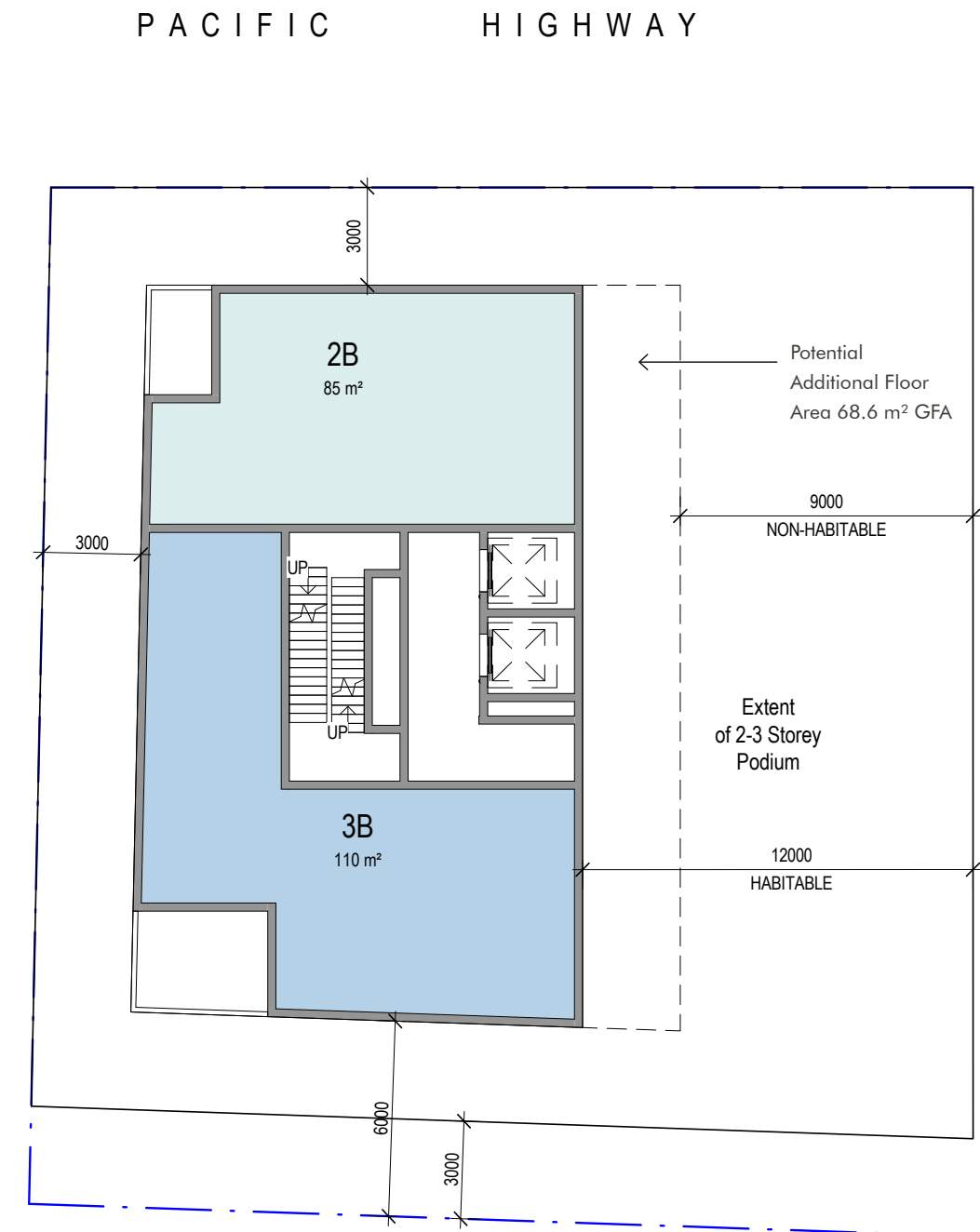
# ADJACENT SITE STRATEGY



- 2036 - AMALGAMATED SITES
- SINGLE WIDE BUILDING, LARGER FLOORPLATES
- STREET WALL



- PROPOSED SEPARATE SITES
- SLENDER TOWERS, SMALLER FLOOR PLATES
- SUNLIGHT PENETRATION BETWEEN BUILDINGS



Site Area 900 m²  
GFA 220 m²  
Footprint 308 m²



368 - 376 PACIFIC HIGHWAY  
Indicative Floor Plan



## SITE ANALYSIS

### Site Description

- Site Area 1406 m<sup>2</sup>
- Pacific Highway frontage 42 m
- Nicholson Place frontage 42 m
- B4 Mixed Use Zone

### SWOT Analysis

#### Strengths

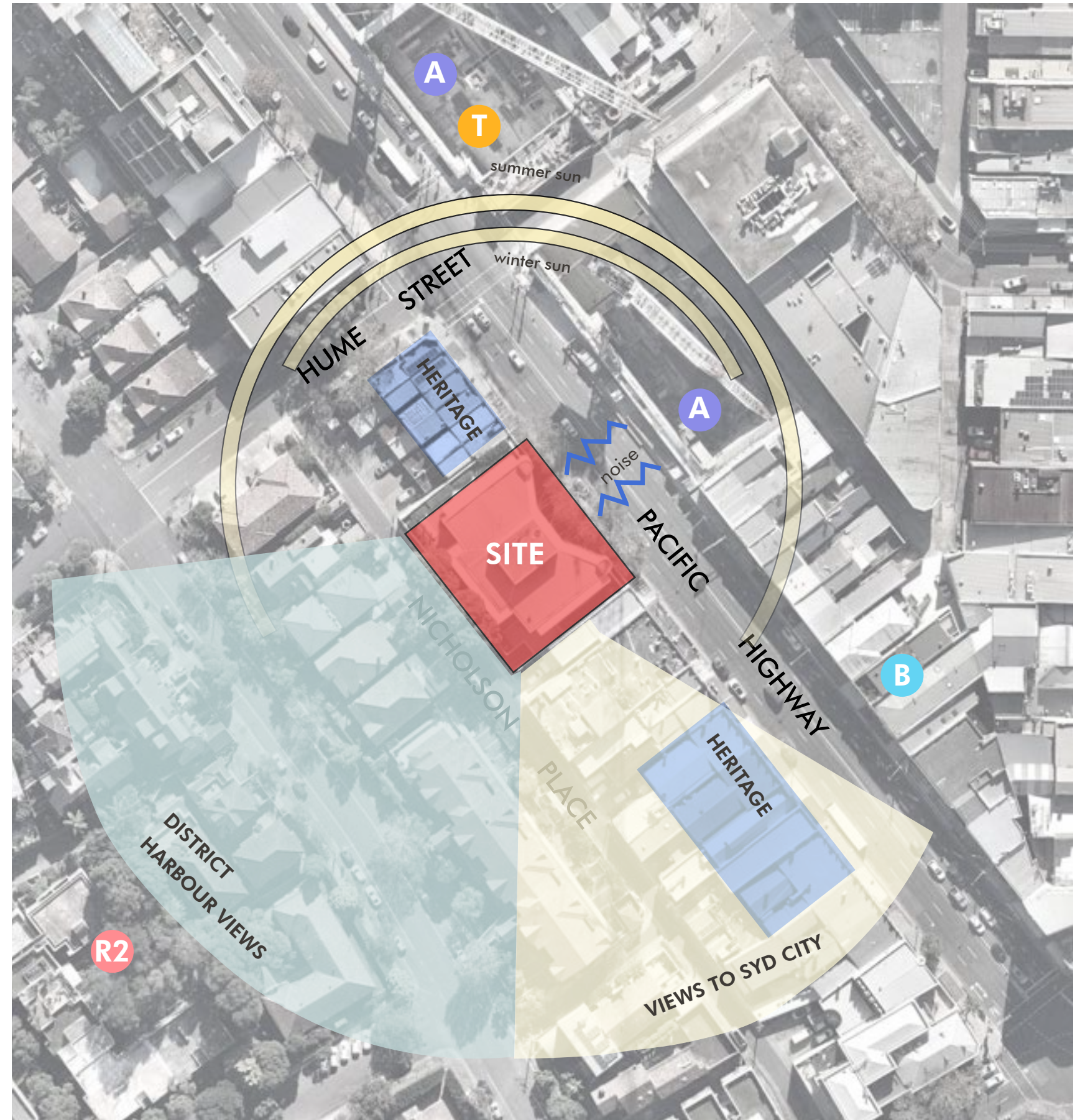
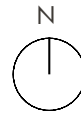
- Medium scale land holding
- Proximity to services and public transport
- Excellent views to harbour to west/south
- Allowable height to provide good amenity
- Quality Mixed use development

#### Weakness

- Busy/ Hostile frontage to Pacific Highway
- Orientation of site and potential overshadowing impacts on existing dwellings to southwest.

#### Opportunities

- Maximize harbour views
- Small, boutique tower footprint with limited number of apartments per floor
- Proximity to transport, shops + amenity





## DESIGN PRINCIPLES



### FUTURE 2036 CONTEXT

- Comply with the design principles identified in the 2036 vision for the site and future surrounding developments.
- 18 storey
- 2:1 non- residential FSR
- 3.5:1 Residential FSR



### BUILT FORM

- Setbacks, building separation and height will be used to generate the maximum built form envelope. Architectural expression and built form articulation will manipulate the envelope to create a sculptural built form



### LAND USE

- Provide mixed and active uses to promote social and economic sustainability.



### STREETSCAPE CONTRIBUTION

- Retail activation at Ground floor will contribute to the highway frontage character, and complement the Metro site activation and pedestrian movement
- The Podium design character will be distinctive and create an identifiable address to the building.



### LANDSCAPE

- Provide extensive podium gardens to satisfy regulatory requirements and create opportunities for shared outdoor green spaces.



### SHADOW + SOLAR ACCESS

- Comply with overshadowing requirement identified in the 2036 Plan and ADG solar access to the site and surrounding properties.



### HERITAGE RESPONSE

- Consider the podium treatment in terms of scale and rhythm in relation to existing heritage shops adjacent to the site.



### AMENITY + SUSTAINABILITY

- Residential apartments will comply with solar access and cross ventilation requirements of ADG.
- Views to be maximized.



## THE PROPOSAL

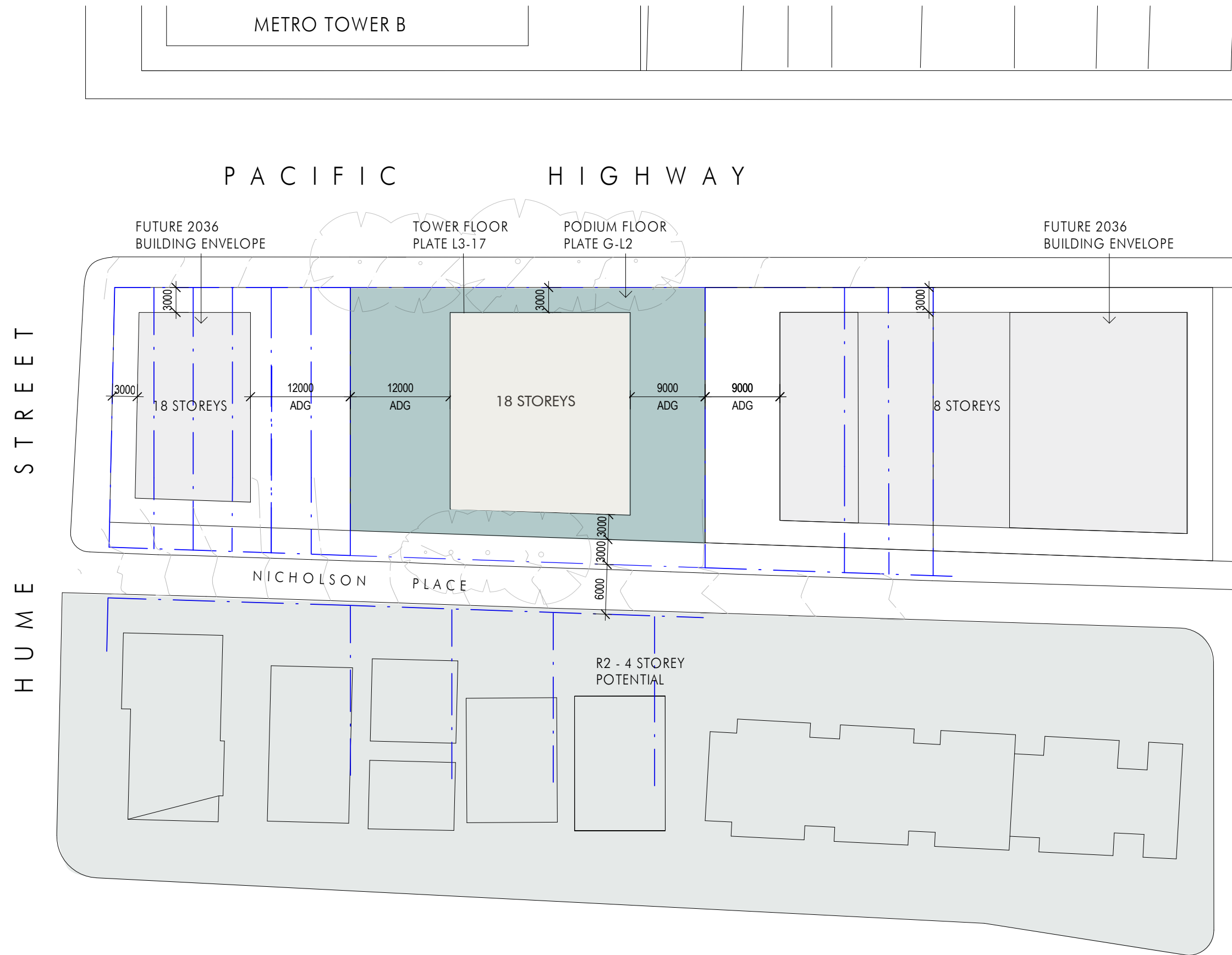
2

## DESIGN VISION STATEMENT



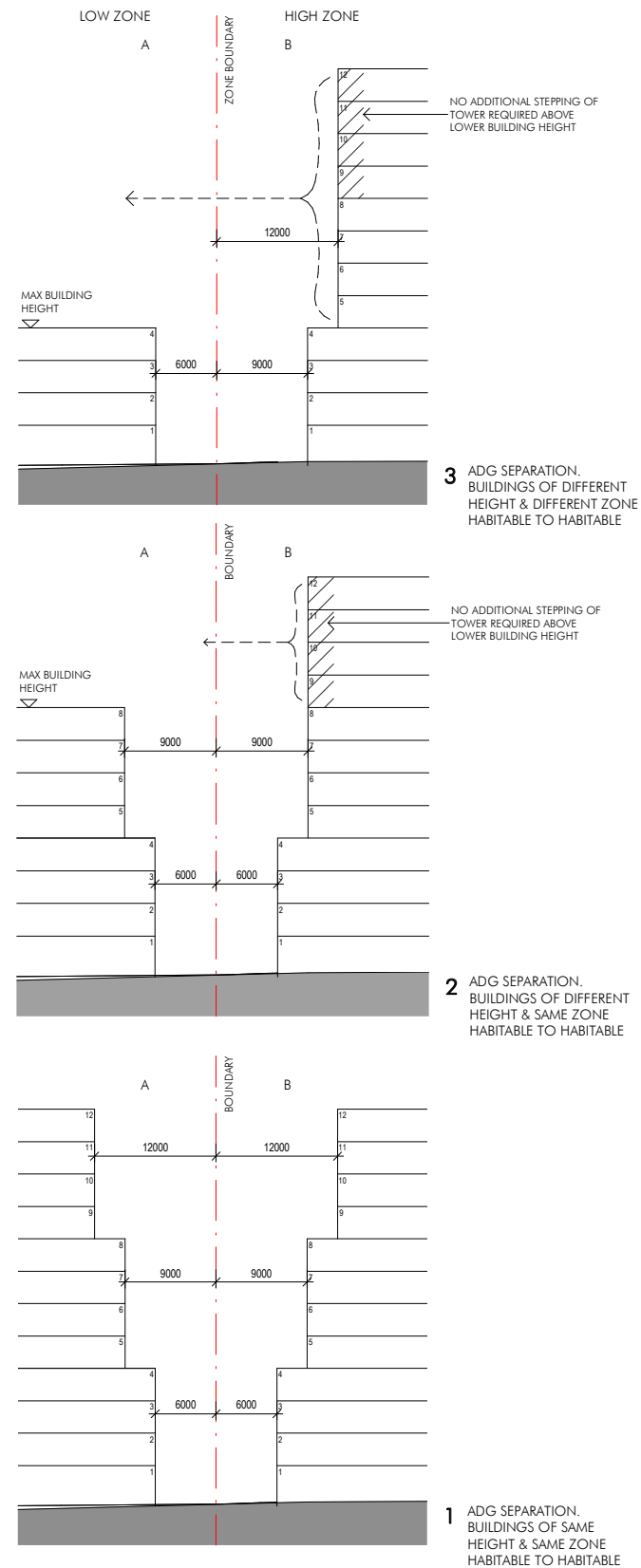
- Situated across the road from the emerging Crows Nest Metro Station, precinct 360 Pacific Highway provides the opportunity for a new, distinctive building which will contribute to the new activation precinct : a mix of retail, commercial , residential living uses.
- The podium will respect the adjacent heritage shopfronts in relation to scale + rythm + materiality, whilst acommodating a variety of retail and commerical tenants to invigorate the precinct.
- The podium will be capped by an extensive landscaped garden providing active + passive green communal spaces.
- Above the podium garden, an elegant and articulated residential tower will rise above the natural ridge line to take advantage of panoramic views to the harbour to the south and west.
- The tower form will be soft and organic, shaped by the edge of balconies + glass facade to create a dynamic but comfortable form.
- Careful considerations of apartment orientations will be taken to ensure views are maximized and high levels of amenity are provided.



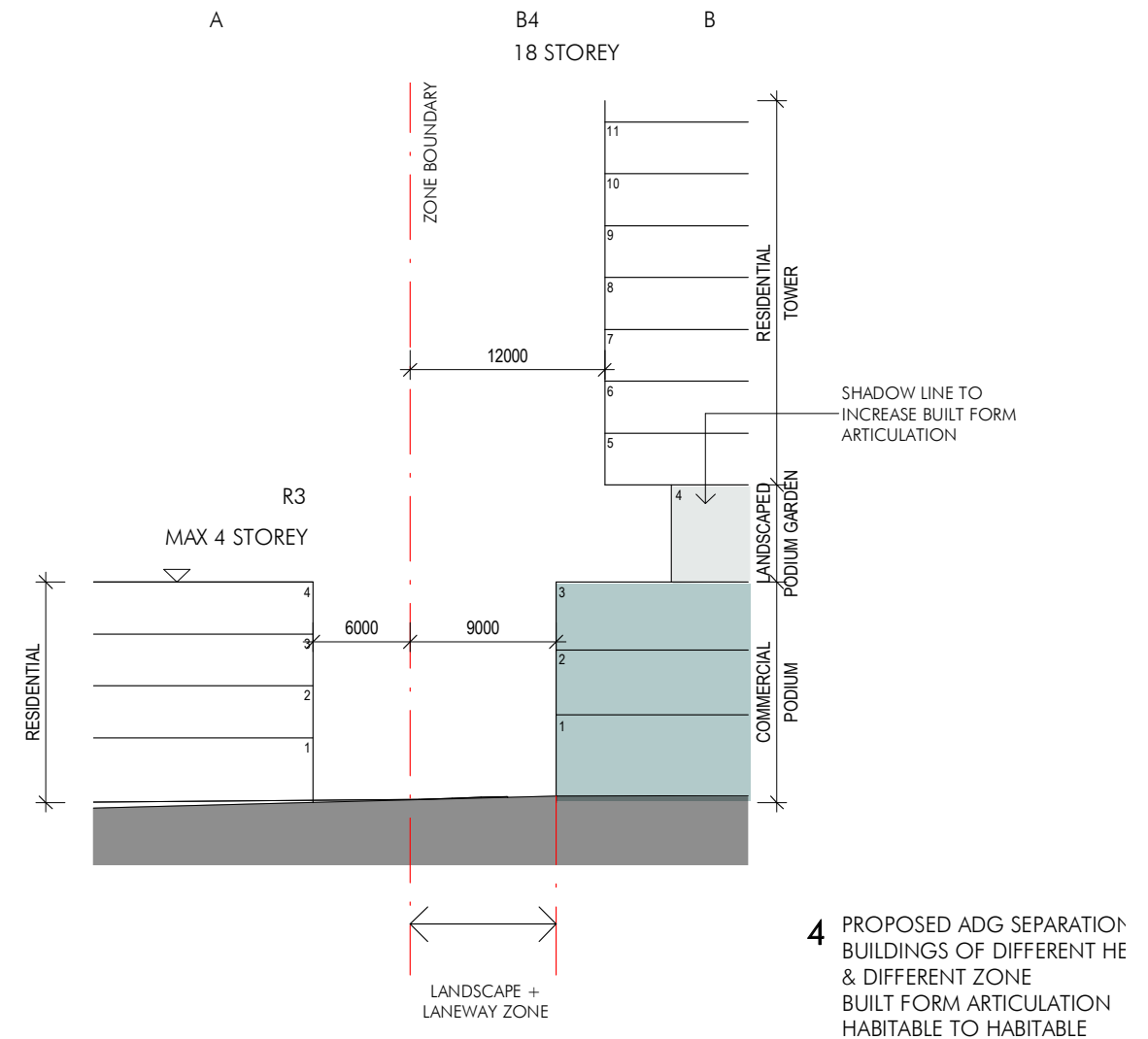


# REAR SETBACK TO WEST

LOGICAL EVOLUTION



## REAR SETBACK ANALYSIS



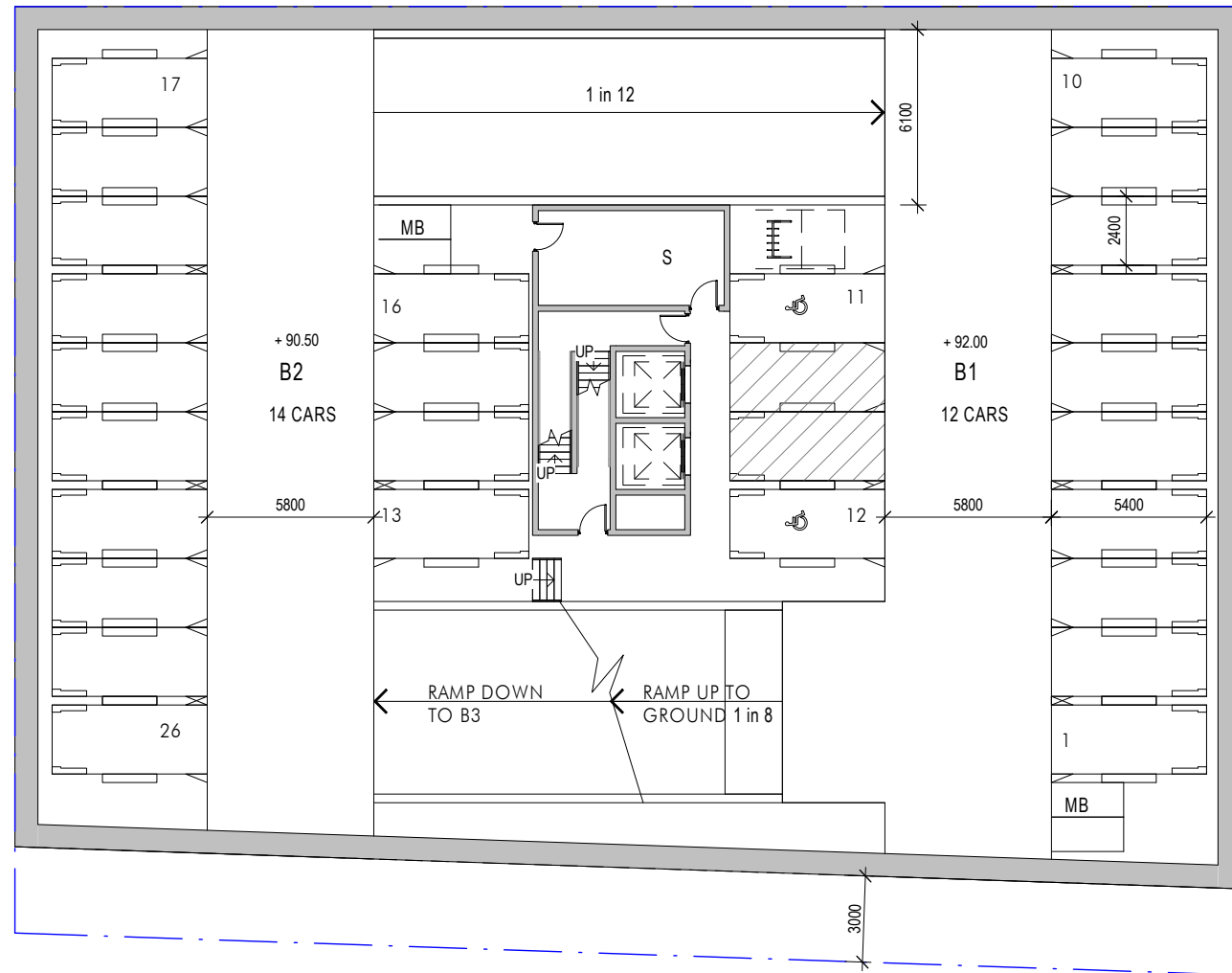
## PROPOSED REAR SETBACK



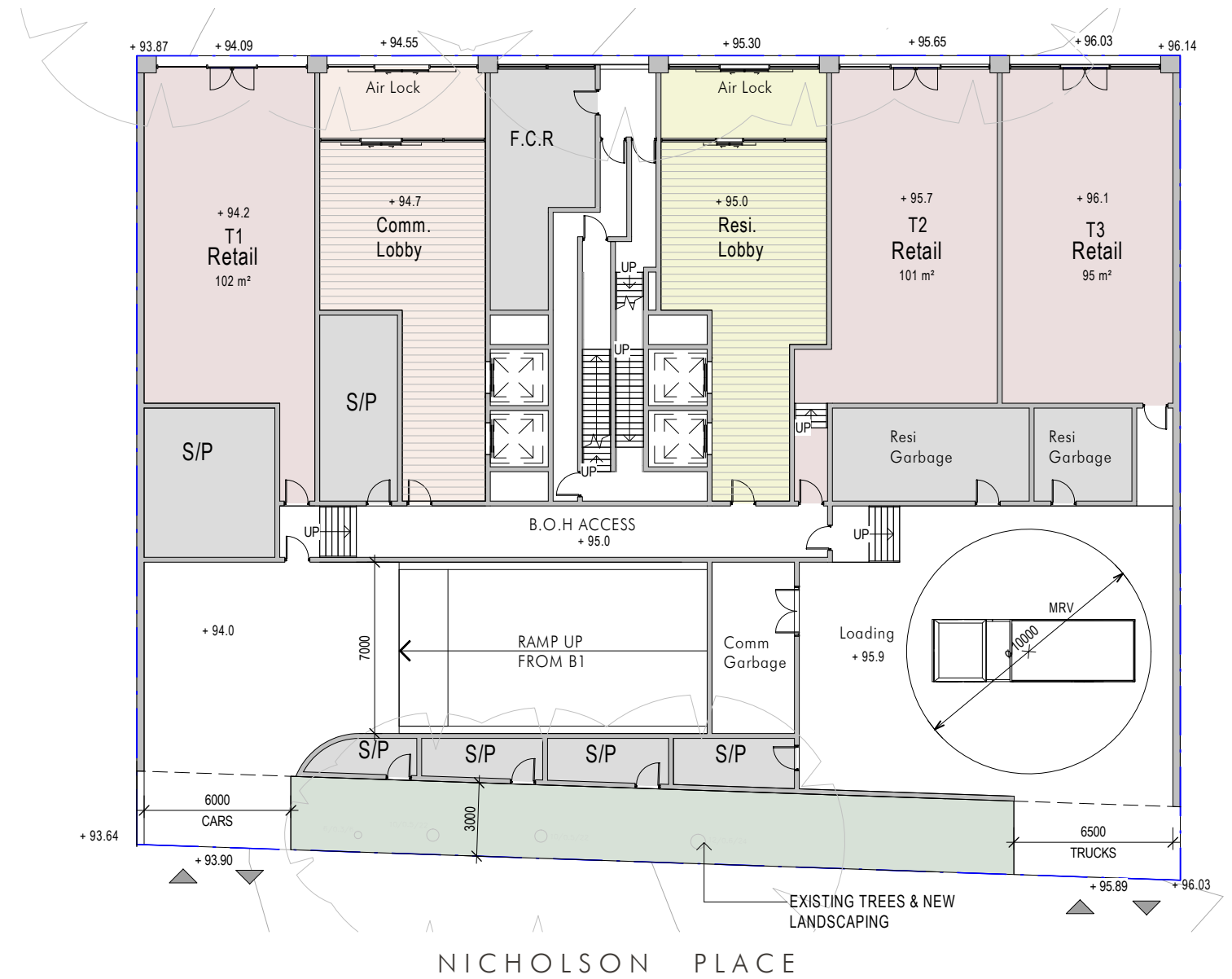
## HEIGHT - COMPARISON



# Parking + Access



Typical Basement Plan



Ground Floor Plan

- Vehicle access from Nicholson Place
- Parking rates in accordance with the DCP

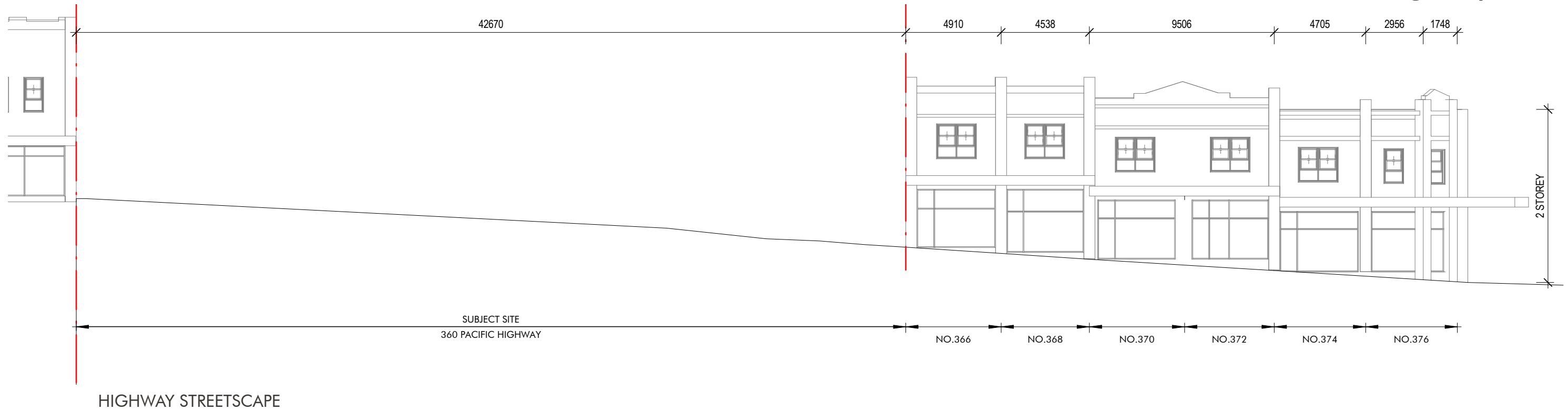


THE PODIUM

3

# Heritage Response

## Adjacent Heritage Item - Higgins Building since 1923 - 366 -376 Pacific Highway



### 366-368

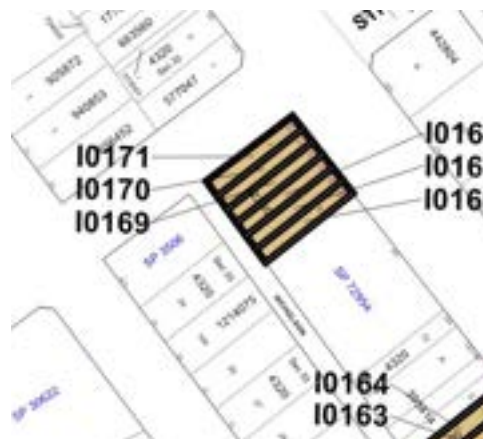
- 2 Storey commercial building, with double frontage ground floor retail
- Ground floor facade poorly preserved, finished in unoriginal tiles
  - Second storey white painted brick facade

### 370-372

- 2 Storey commercial building, two ground floor retailers
- Second storey exposed brick facade with well preserved parapet and pediment

### 374-376

- 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 LEP

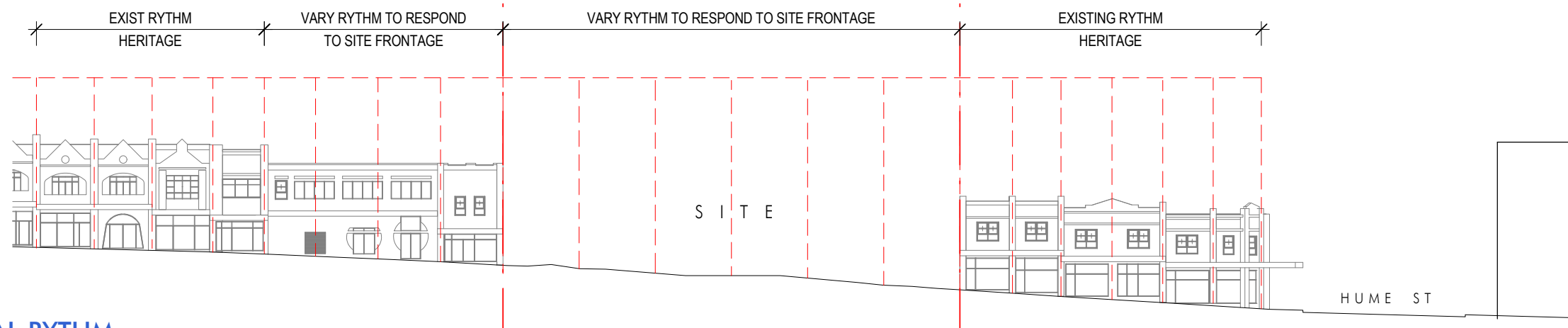
- Item numbers 10166, 10167, 10168, 10169, 10170, 10172

 General Heritage Items



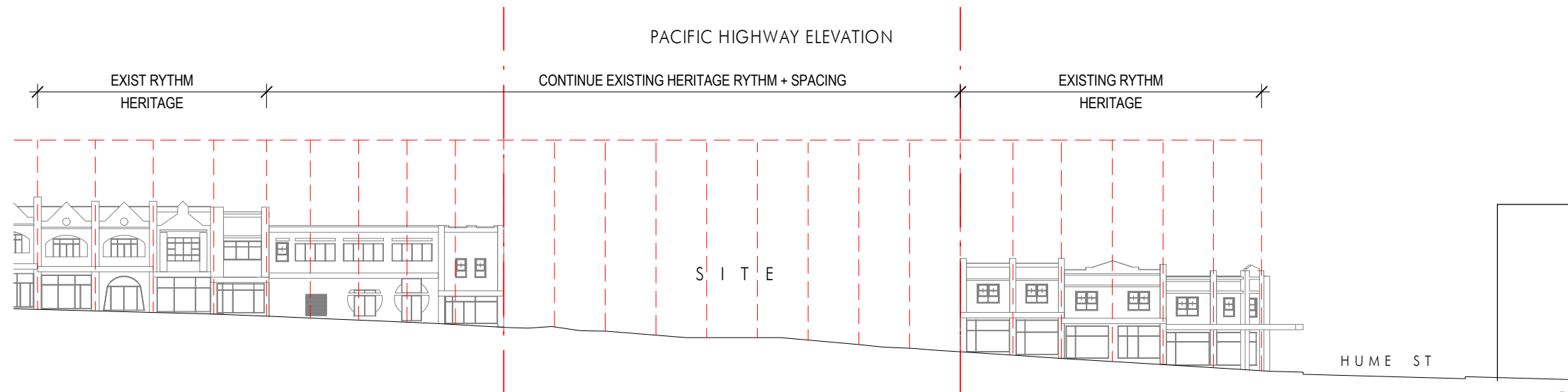


# Heritage Response



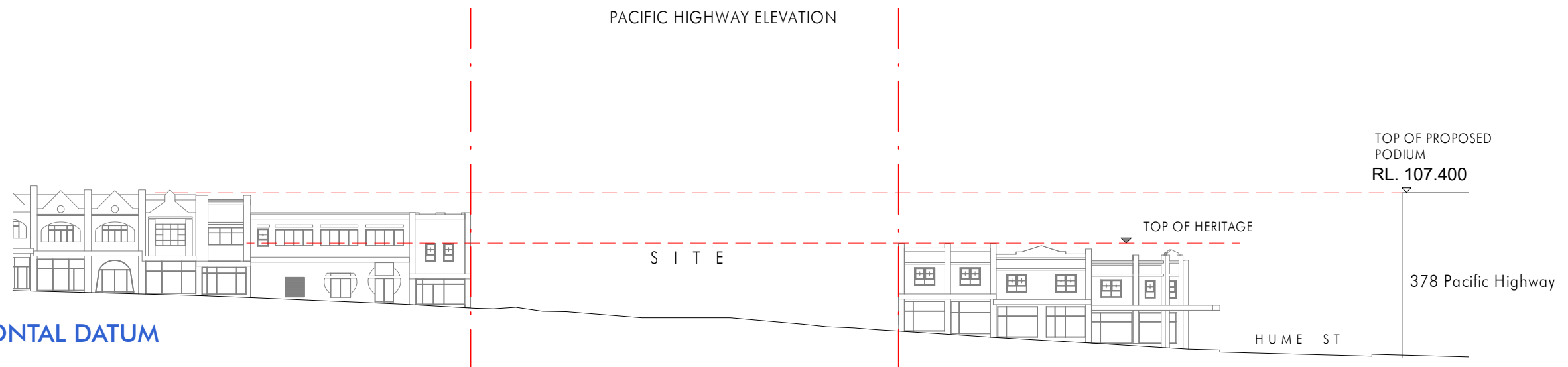
VERTICAL RYTHM

OPTION 2



VERTICAL RYTHM

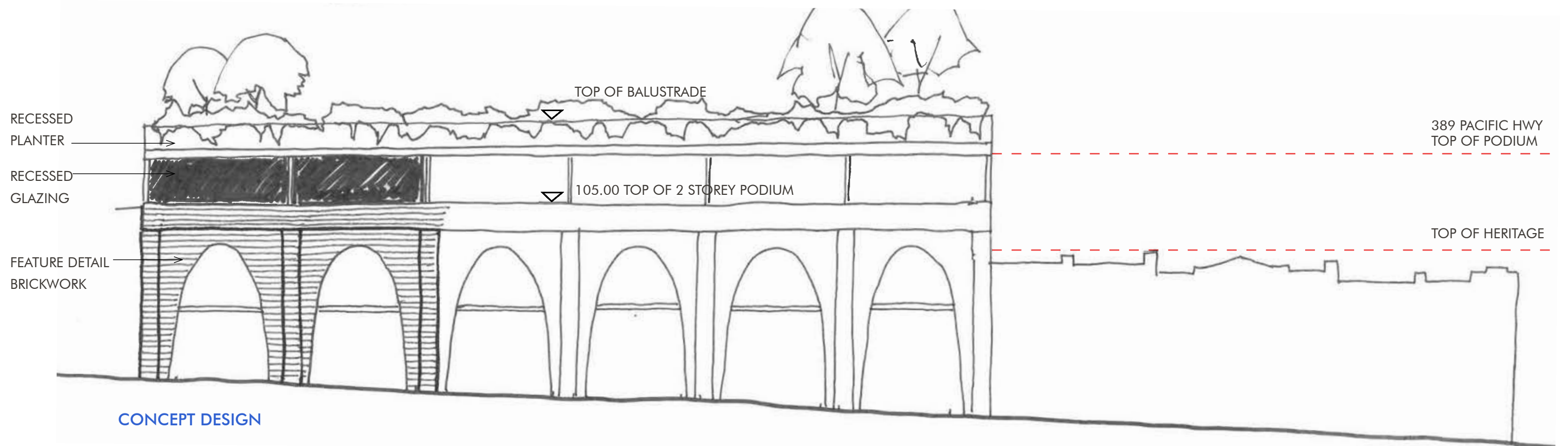
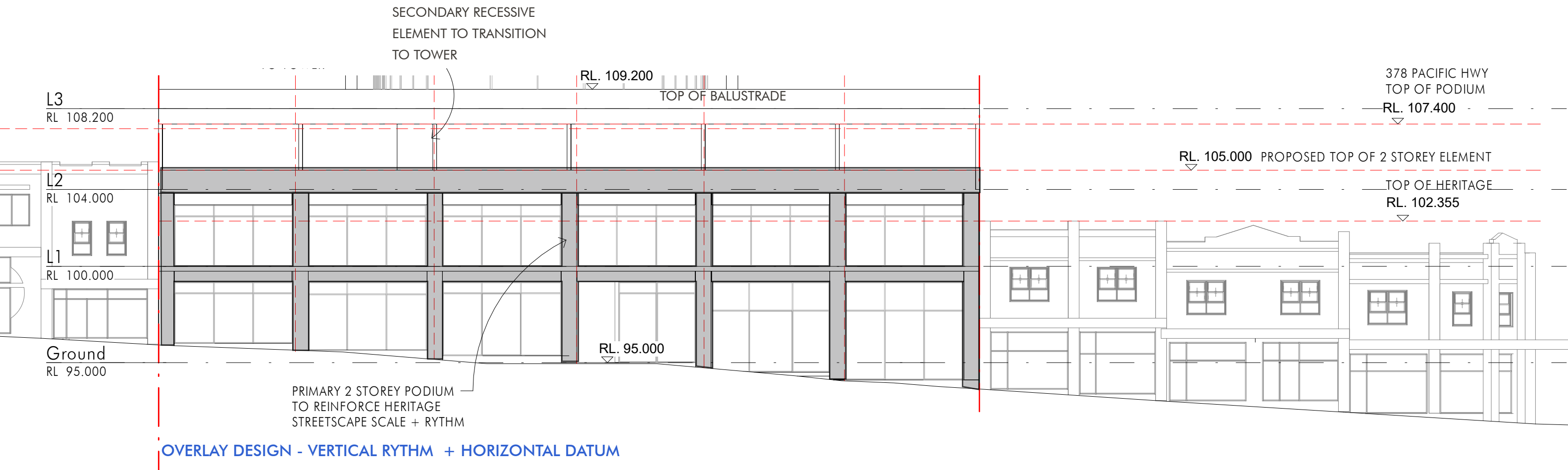
OPTION 1



HORIZONTAL DATUM

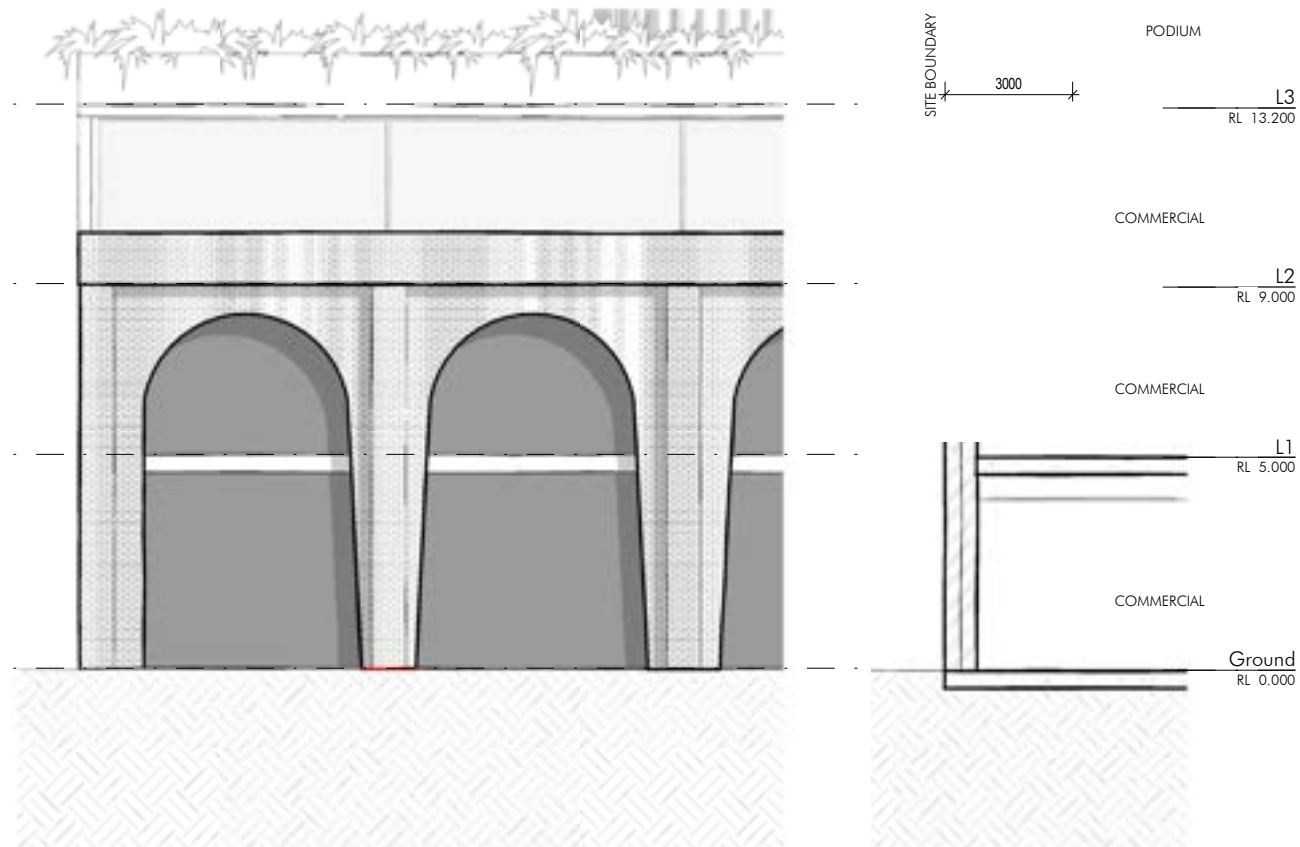
### 3. THE PODIUM

## Scale + Rythmn





# Scale + Rythmn



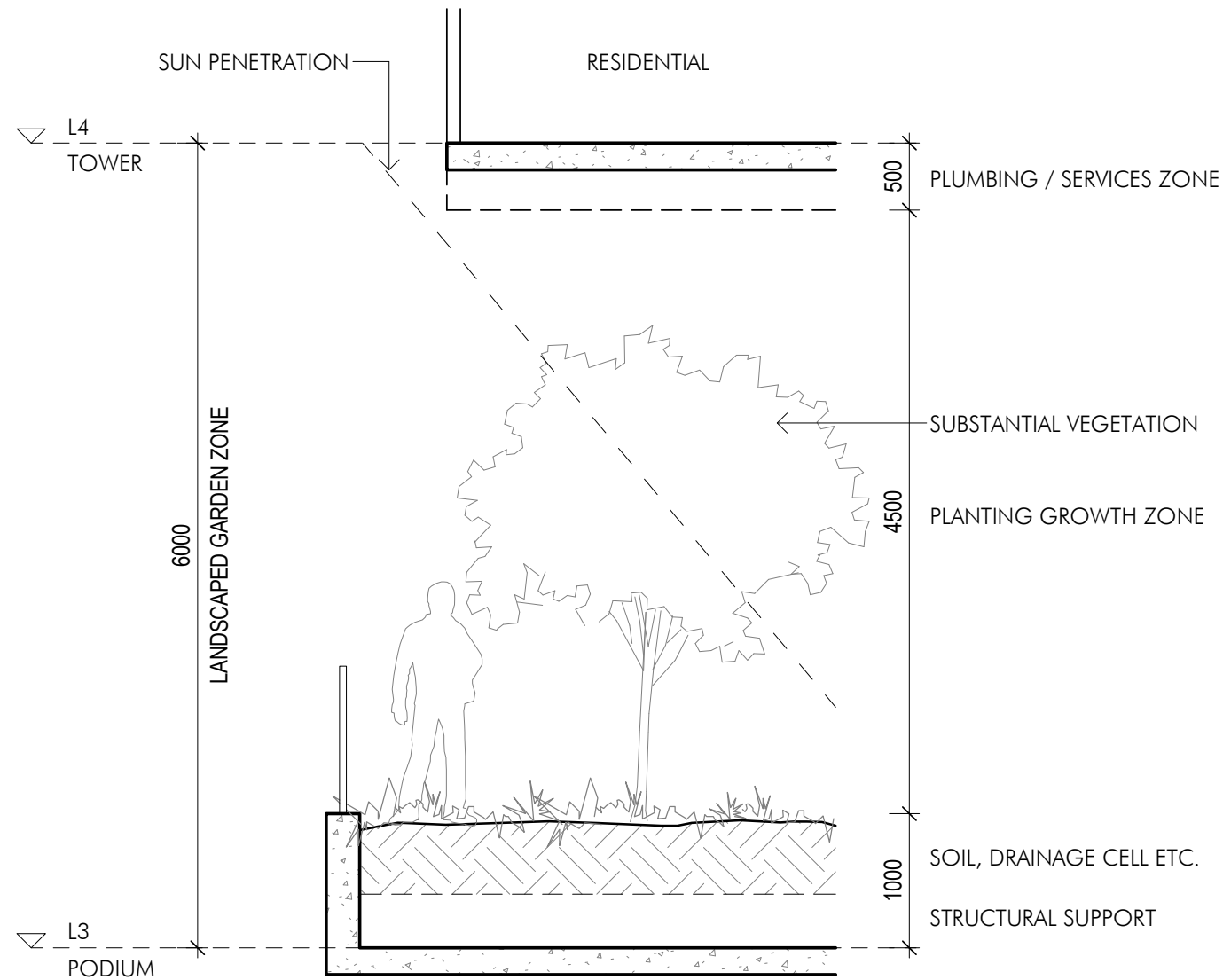
PODIUM DETAIL



CONCEPT DESIGN PERSPECTIVE

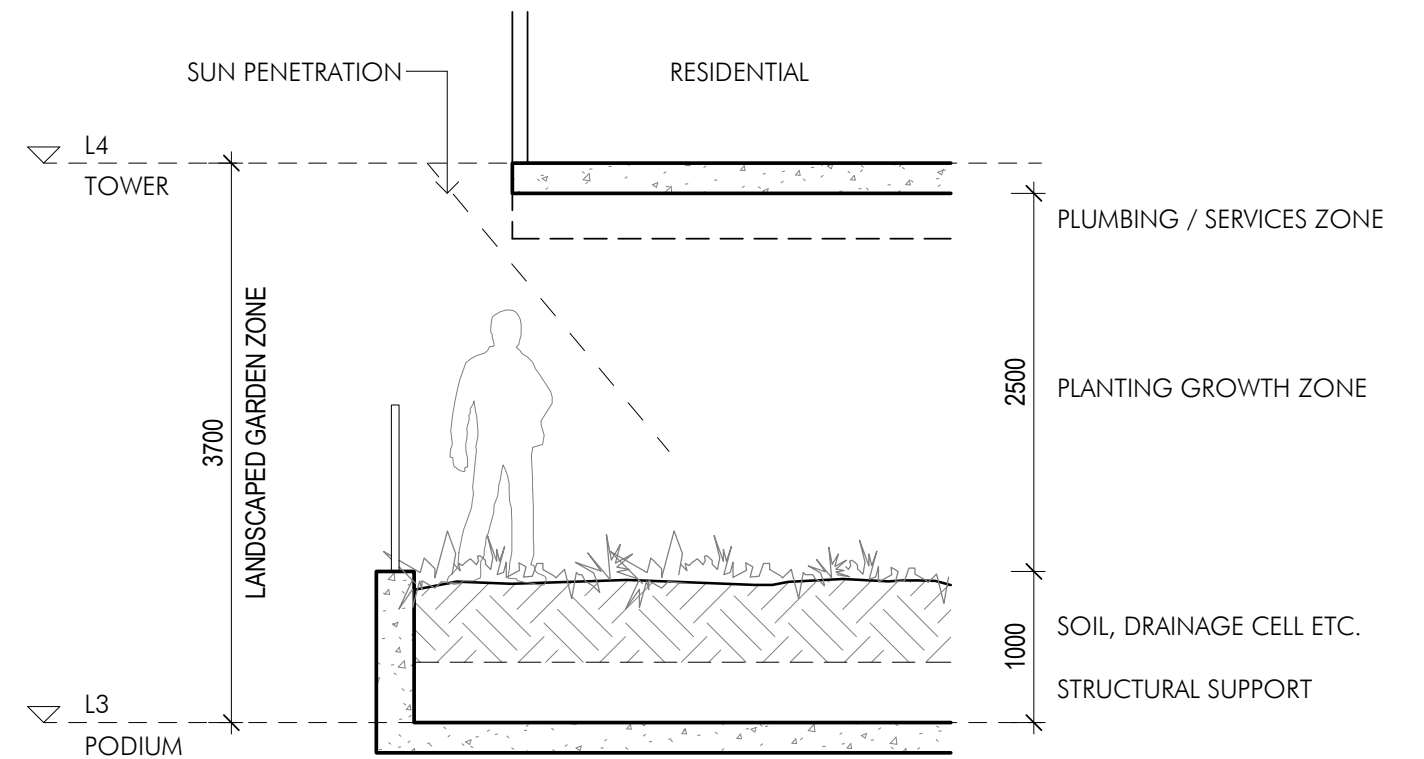
PROMINENT 2 STOREY PODIUM FORM TO CONTINUE SCALE OF EXISTING STREETSCAPE

## Podium Garden - Comparison



### PP details

- More substantial planting option
- Deeper solar penetration
- Possible mounding of soil
- Ability to conceal suspended services pipes
- 4.5 clear ceiling height



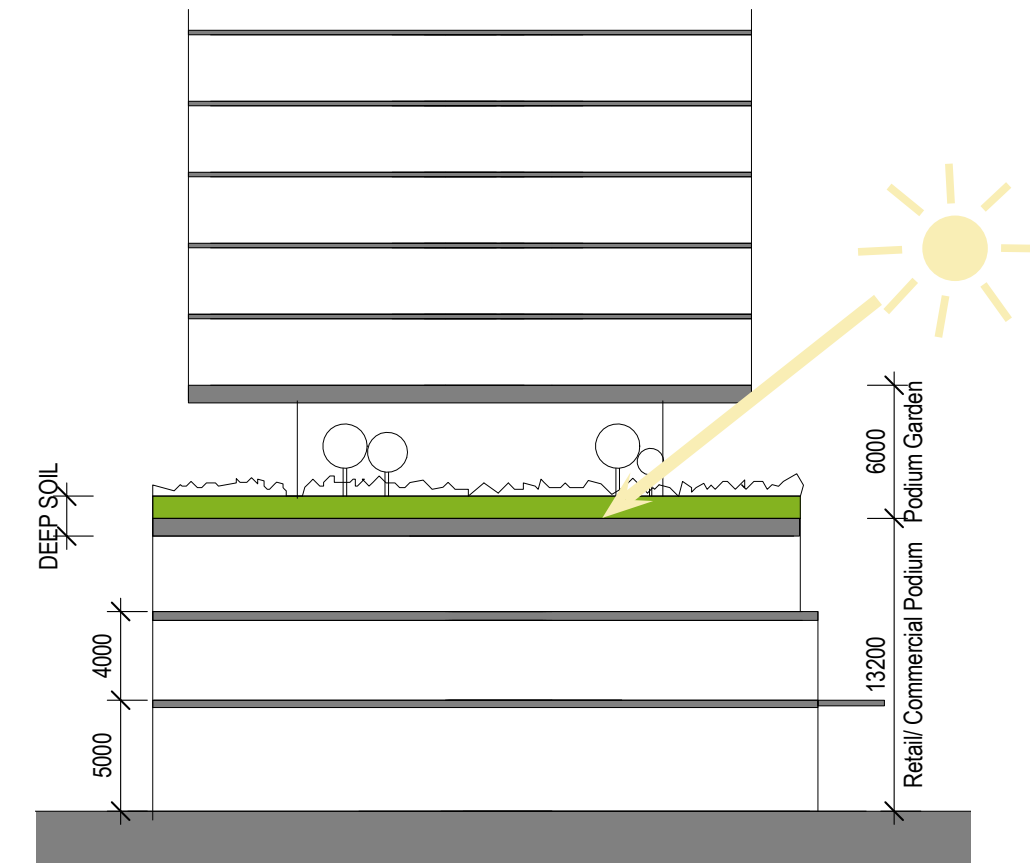
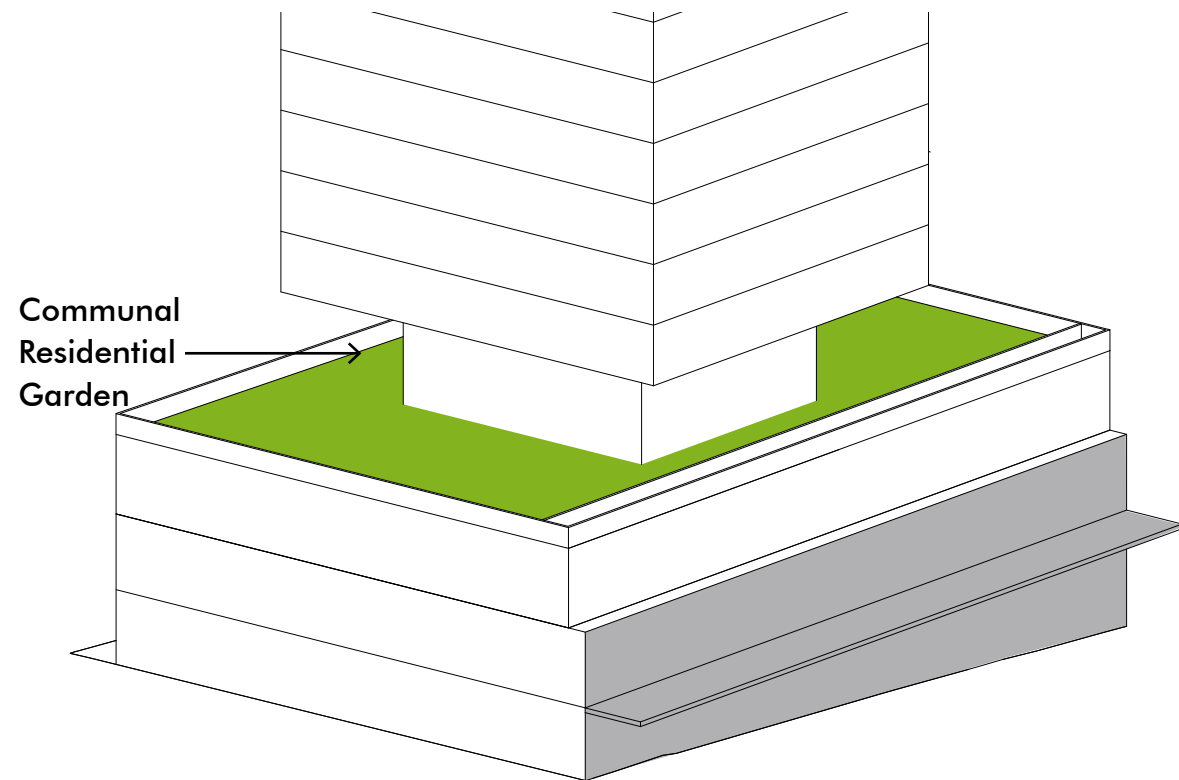
### Council suggested details

- Limited planting option
- Limited solar penetration
- No mounding
- Exposed suspended services pipes
- 2.5 clear ceiling height



## Landscaped Garden

### Podium Garden Concept



- Extensive Podium Garden 1100sqm approx.
- Active + Passive Shared Green Space
- Perimeter Planting / Screening

- Sunlight penetration and substantial planting under tower.



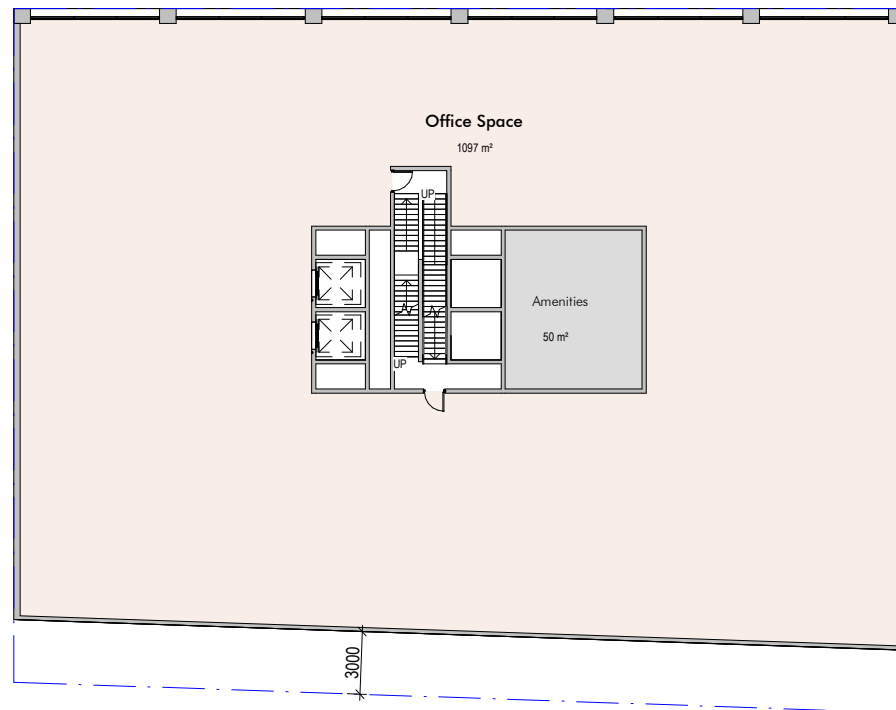
## Podium Garden Precedent Images





### 3. THE PODIUM

## Floor Plans



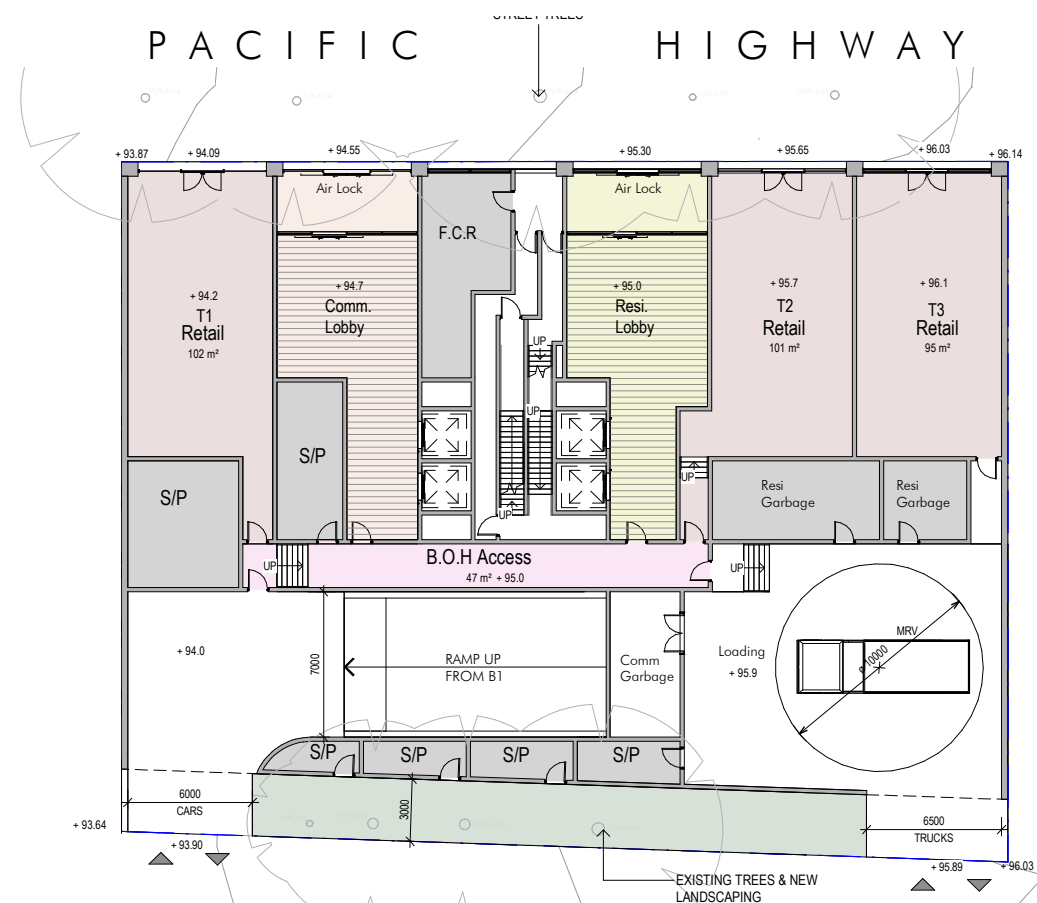
L1 PLAN

GFA 1147m2



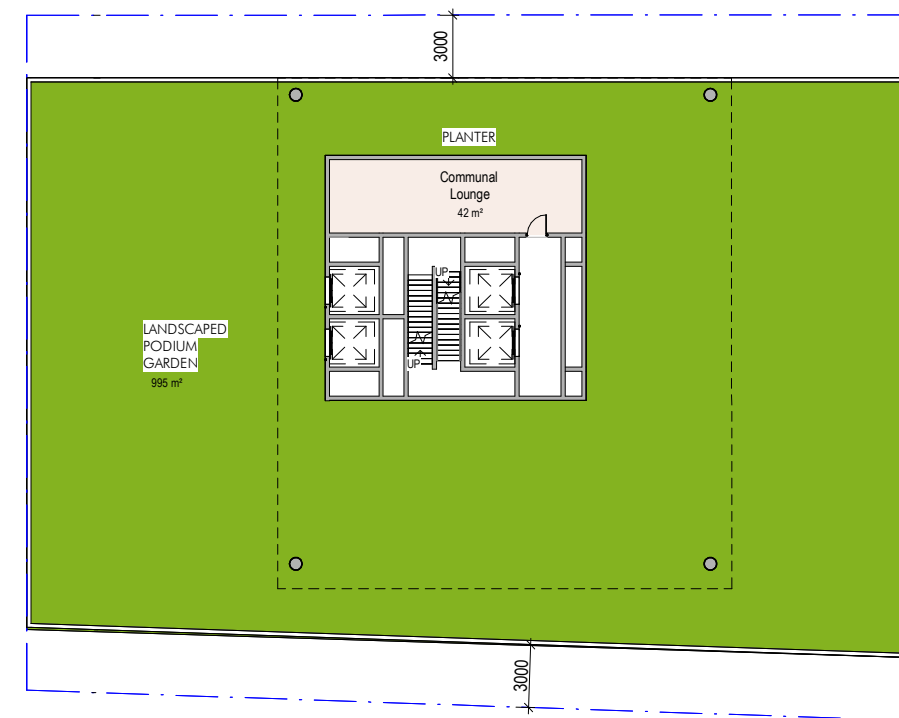
L2 PLAN

GFA 1045m2



GROUND FLOOR PLAN

GFA 620m2



L3 PODIUM FLOOR PLAN

GFA 57m2

TOTAL NON-RESIDENTIAL  
GFA = 2812m²

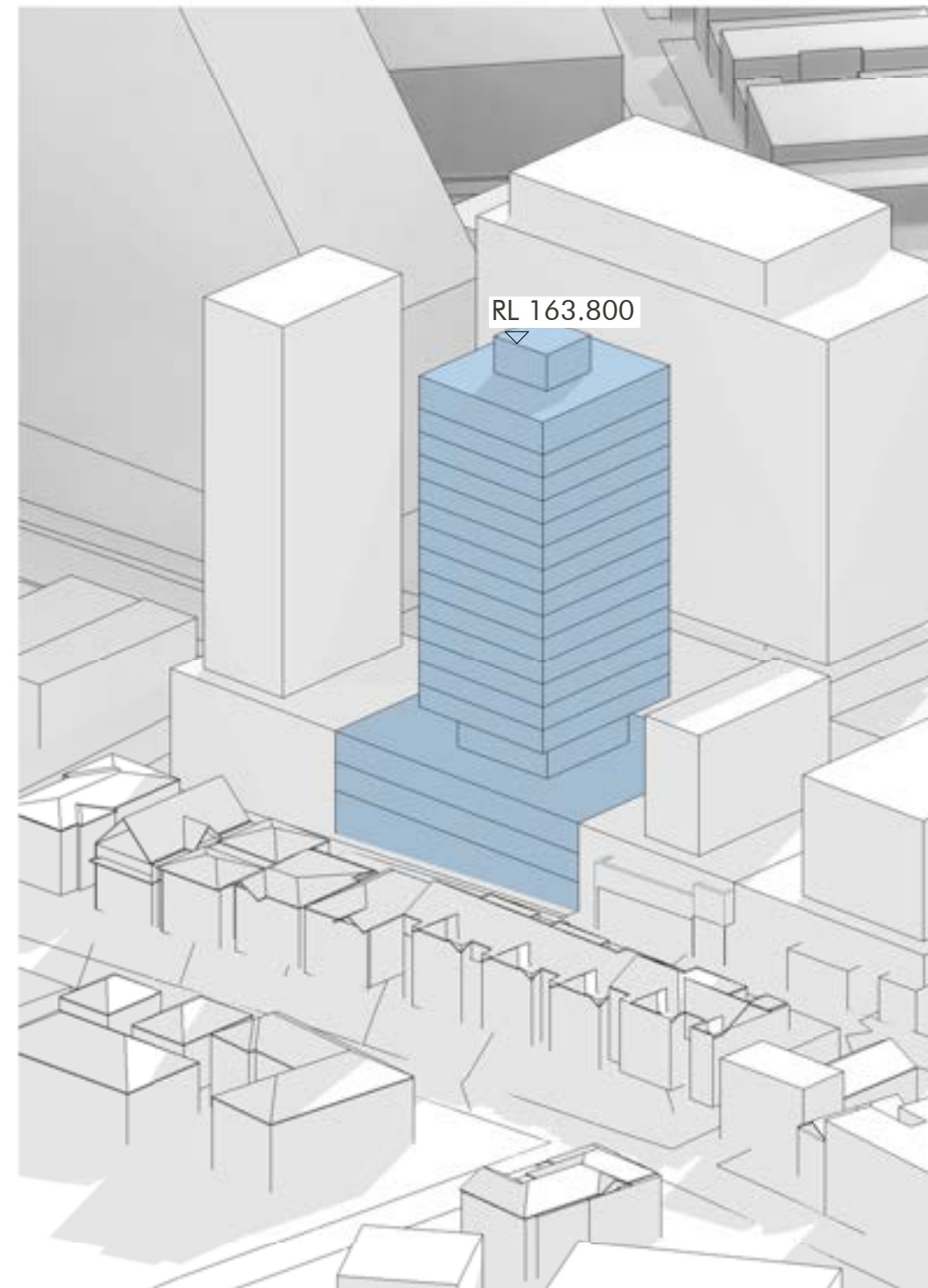
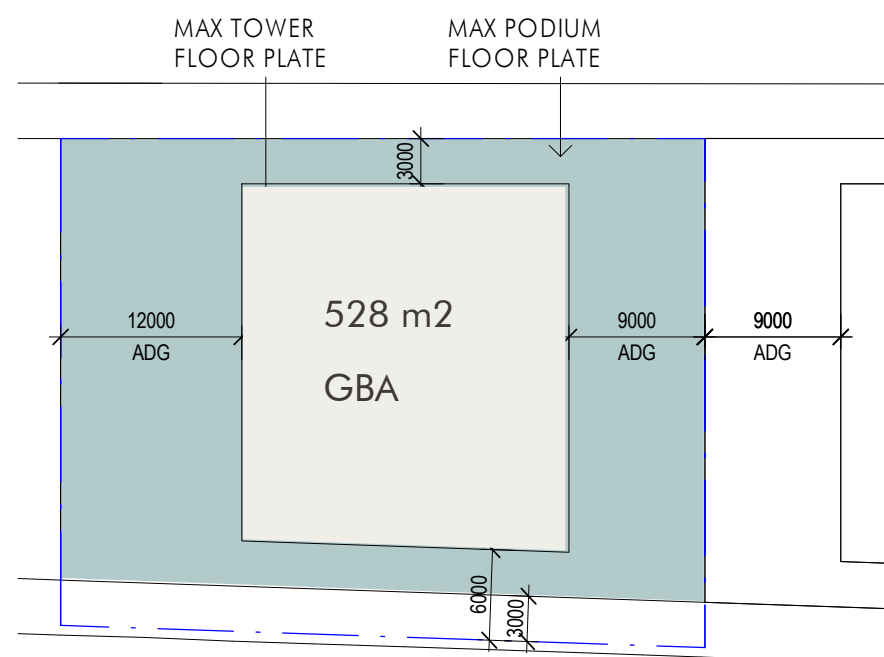
FSR = 2.0:1

THE TOWER

4



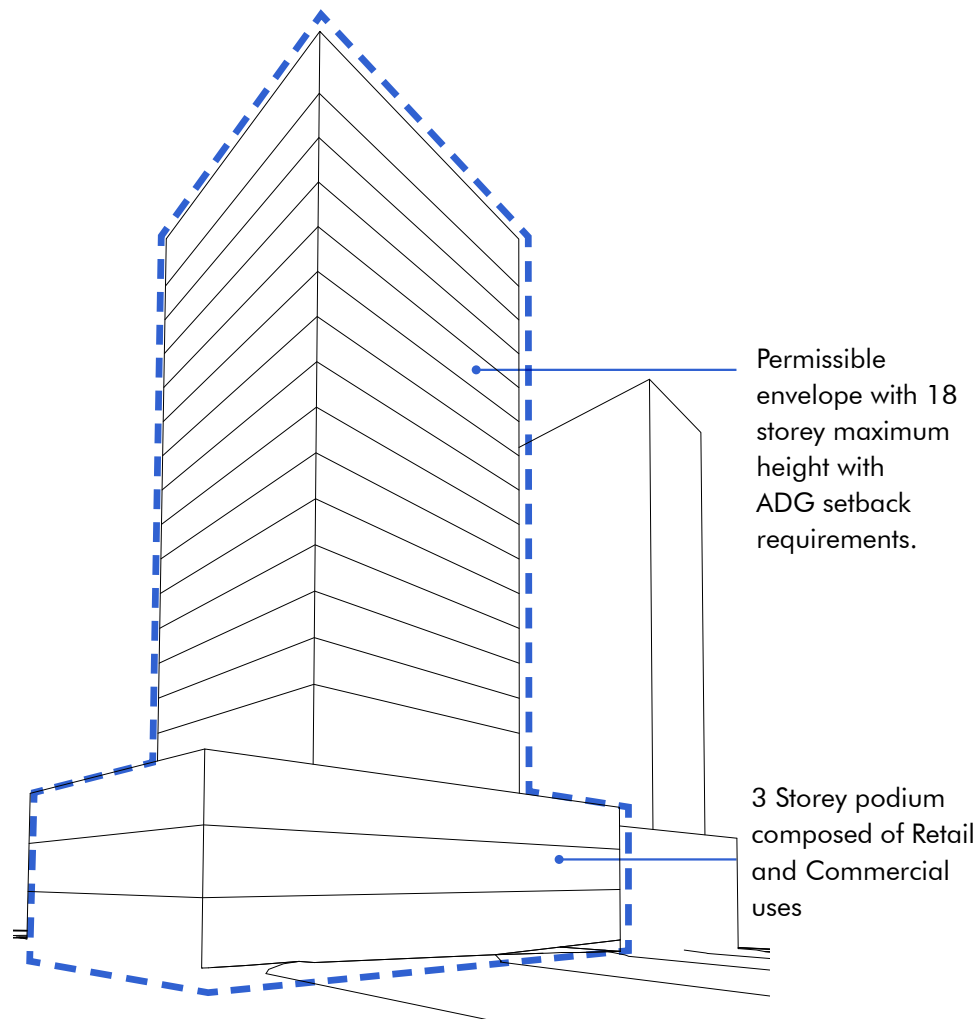
## Envelope / Massing



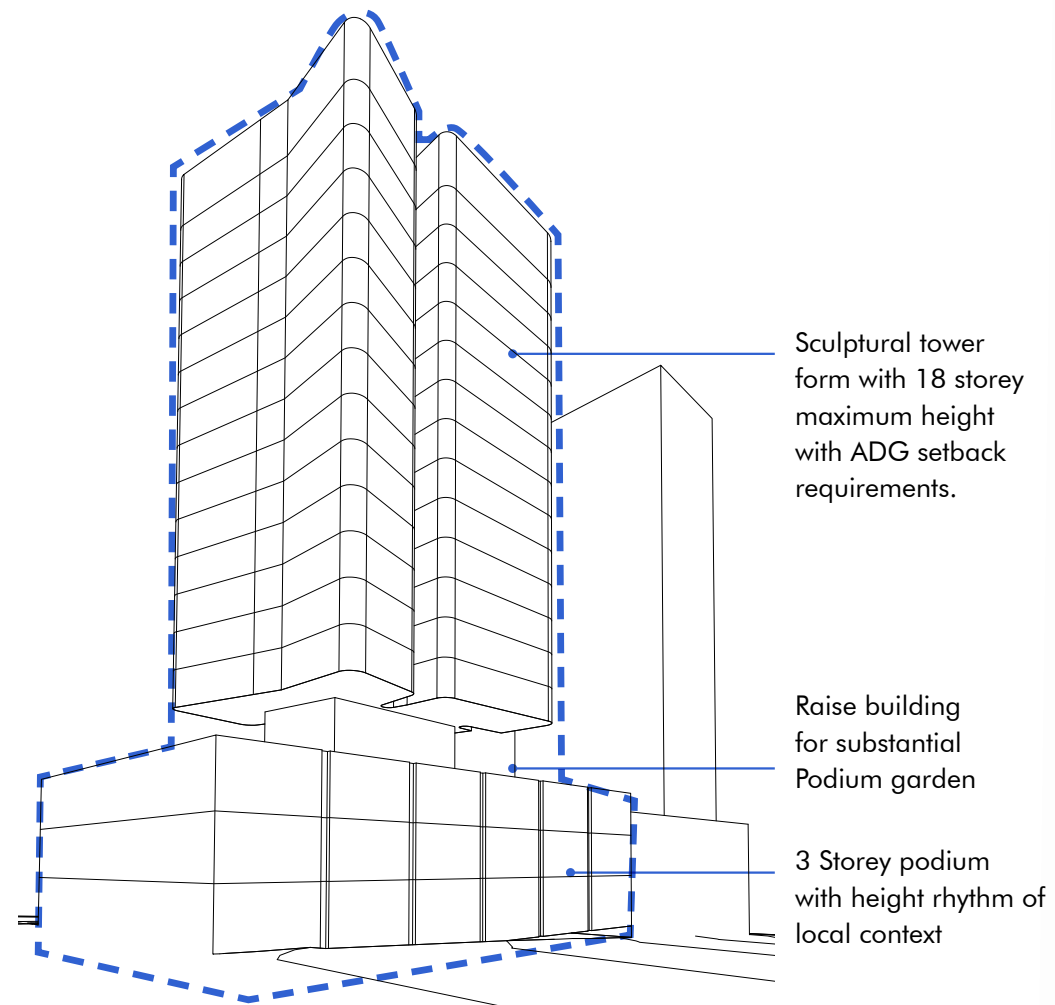
- Maximum Permissive Building Height, Floor Plate, FSR and ADG Controls Determine Maximum Building Envelope.

# Envelope / Massing

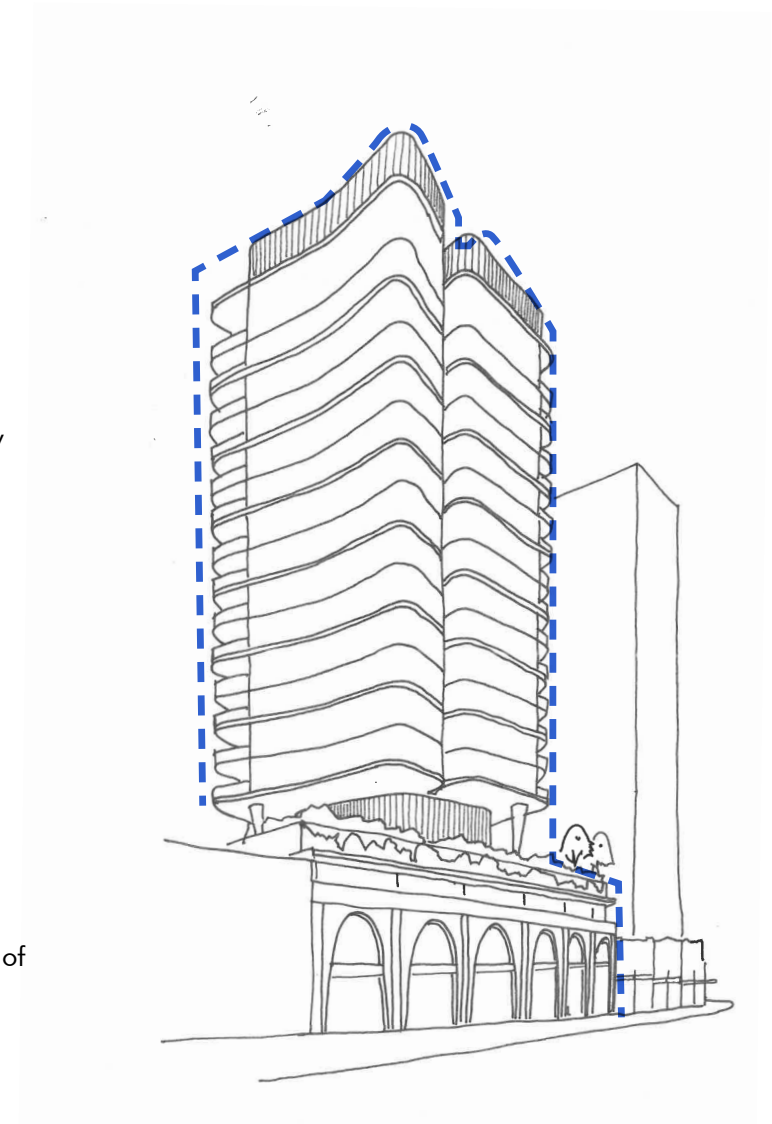
Indicative Maximum Built Form Envelope



Conceptual Built Form Design Principles

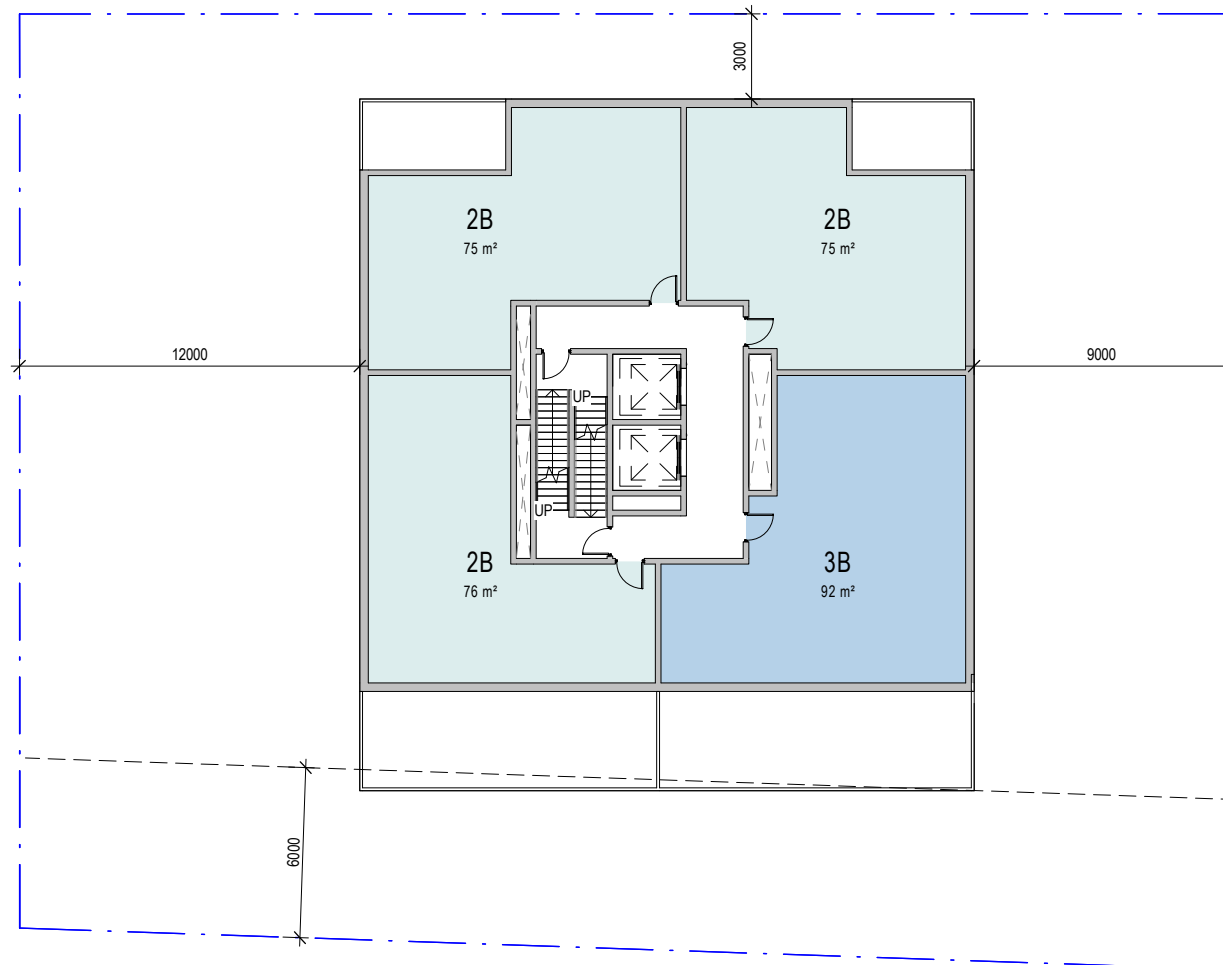


Indicative Built Form + Future Streetscape





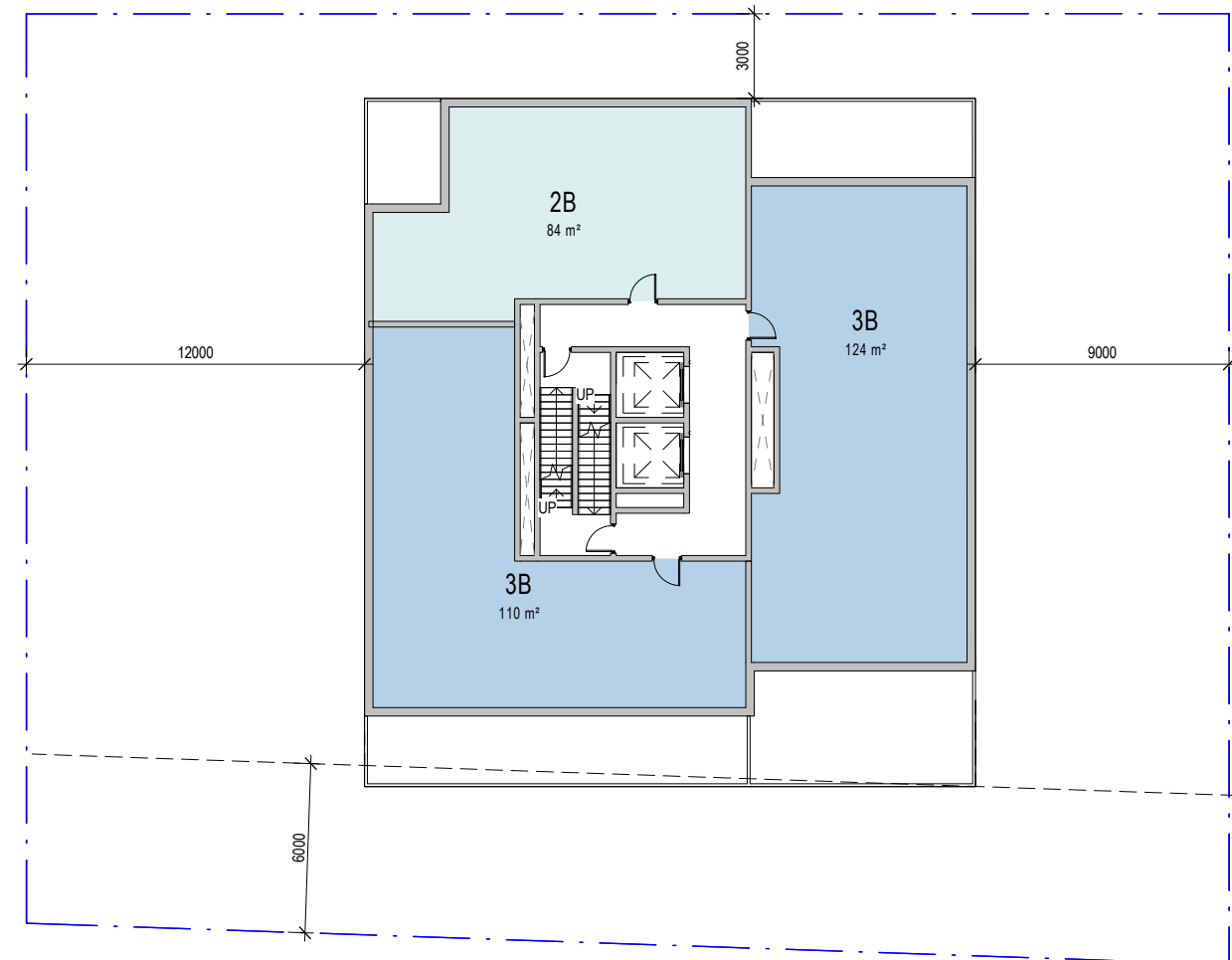
## Floor Plans



TYPICAL PLAN OPTION 1

GFA = 347m<sup>2</sup>

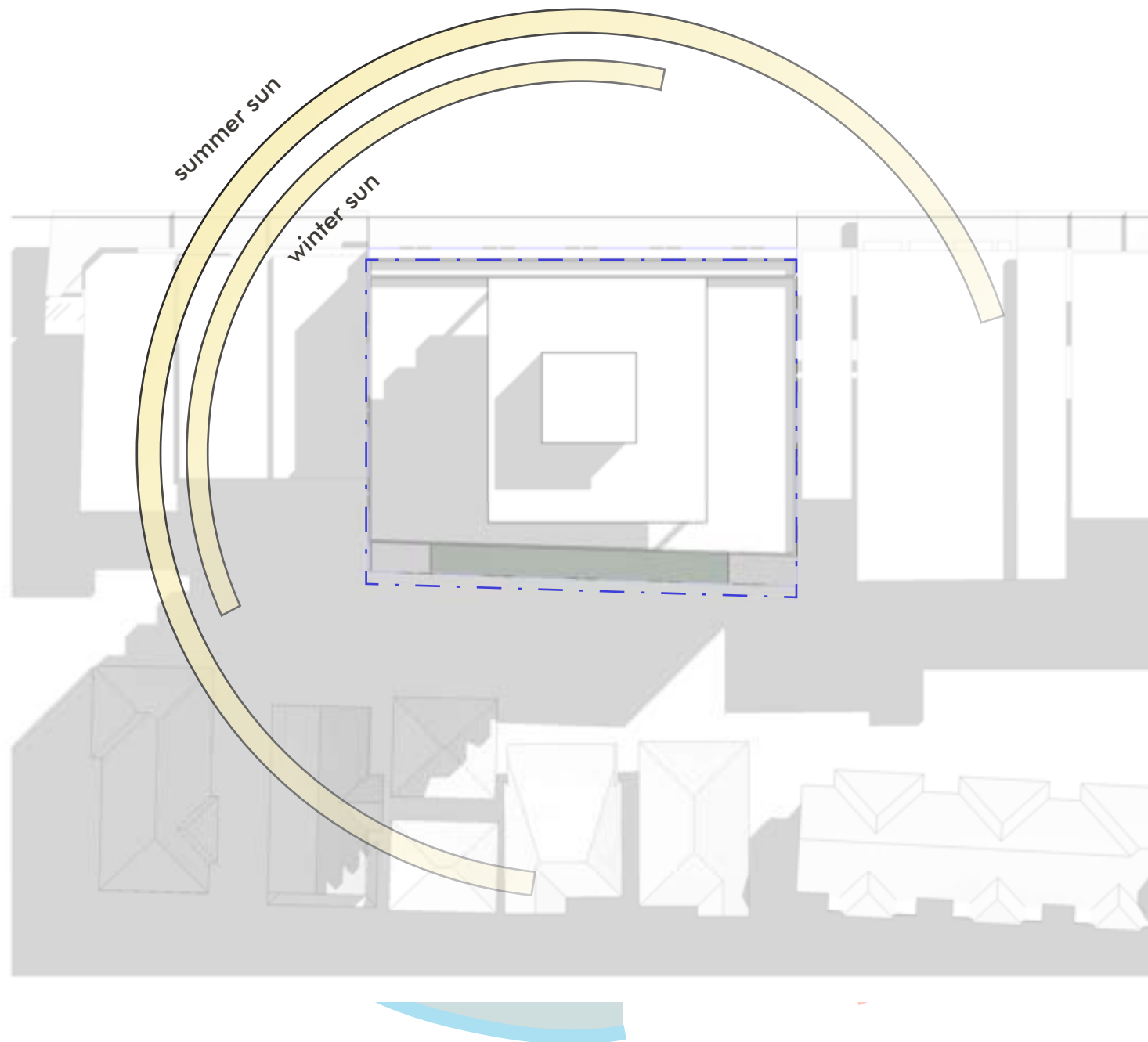
- Floor plate flexibility to provide a mix of apartment sizes + types.



TYPICAL PLAN OPTION 2

GFA = 347m<sup>2</sup>

### 3. The Tower



1



NORTH SYDNEY + CITY VIEW

2



MAIN HARBOUR VIEWS

3



DISTRICT + HARBOUR VIEWS



## 6. Materials and Finishes



①  
**TOWER**  
PRIMARY FACADE

An organic glass form created by contiguous balconies and facade planes



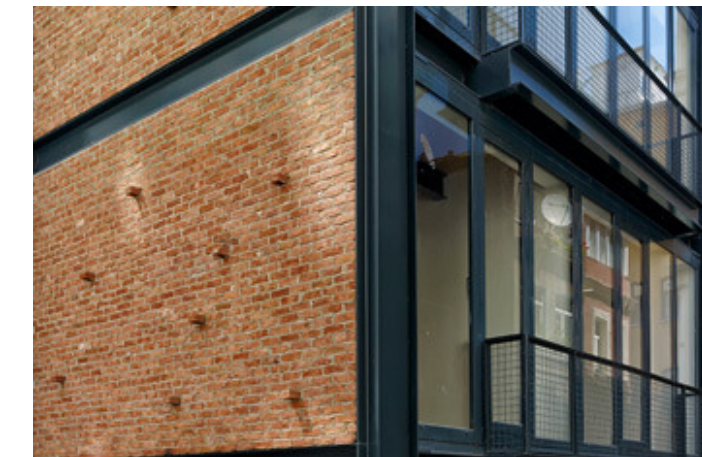
②  
**TOWER**  
FACADE DETAIL

Horizontal , projecting banding every 2nd floor extends around the whole tower perimeter. Privacy Screening space between the bands to overlay a texture of material , light and shade to the main glass form.



③  
**PODIUM**  
PRIMARY FACADE

Slim profile, beautifully detailed face brickwork will define a scale , texture and rhythm of the podium to a human scale.



④  
**PODIUM**  
FACADE DETAIL

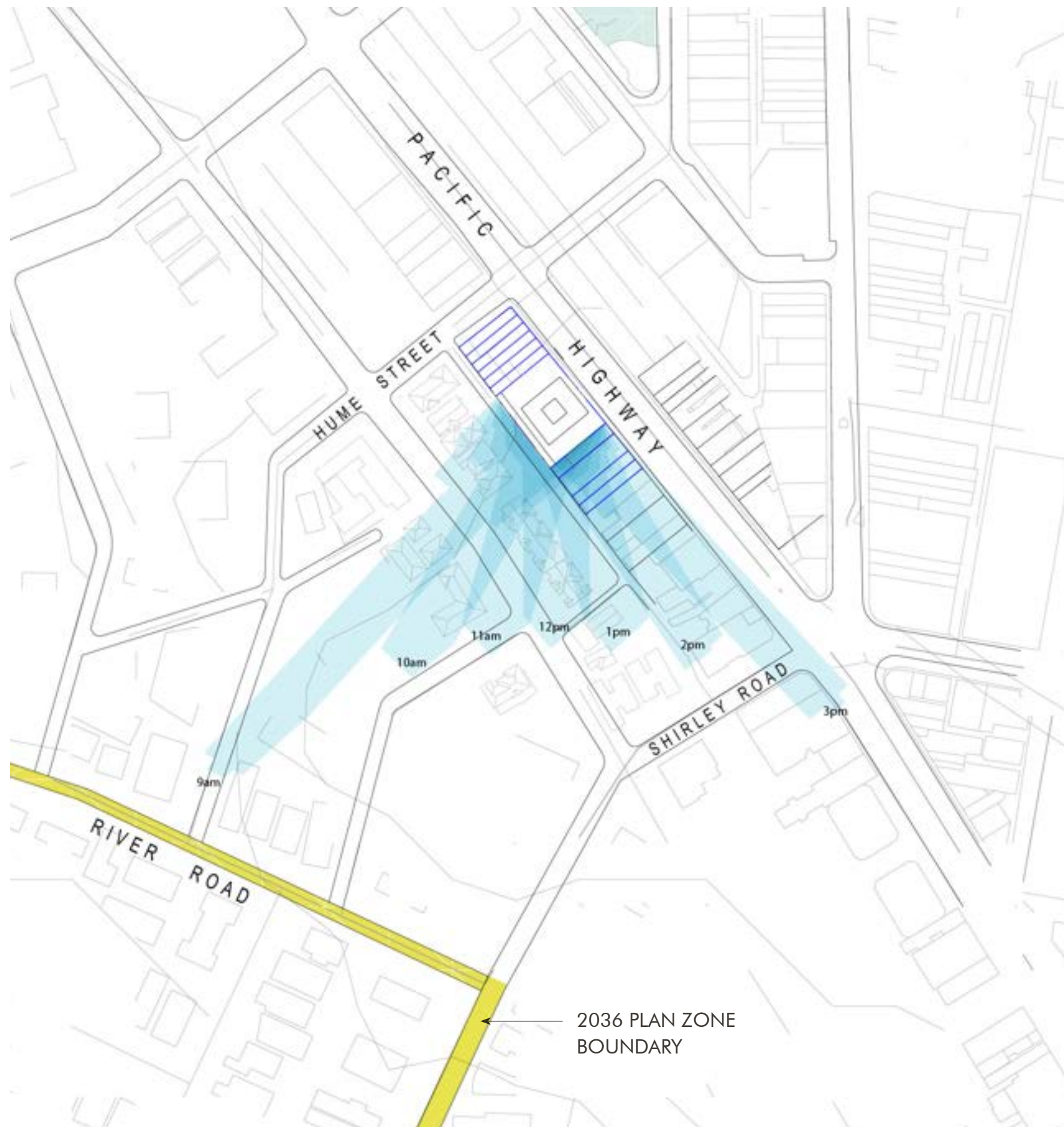
Recessive elements of glass, concrete and steel will be used to subtly address containment, amenity and functionality within the primary facade.



THE METRICS

5

## 4.Shadow Impact Analysis

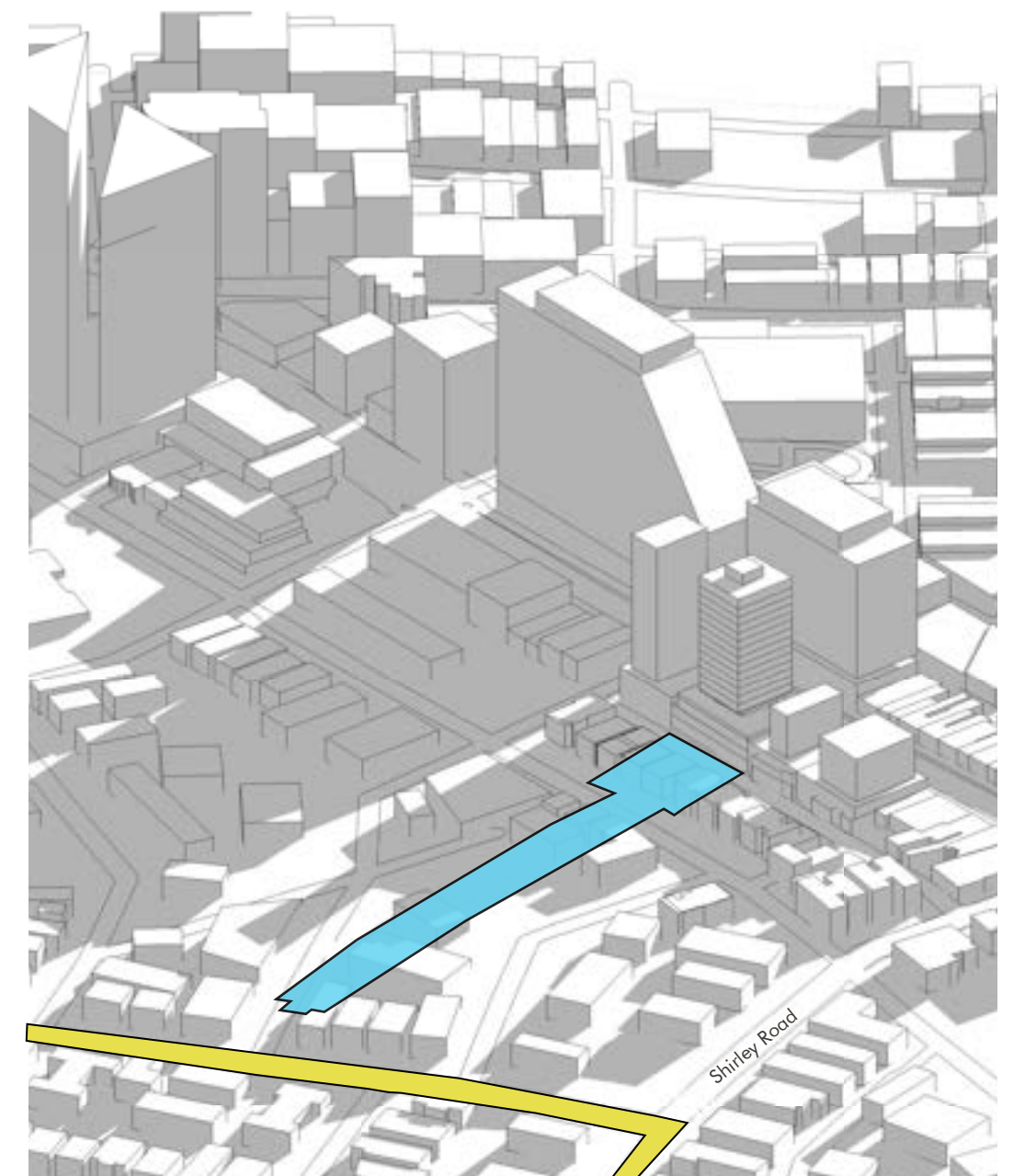


MARCH 2023

### Building Envelope Preliminary Shadow Study

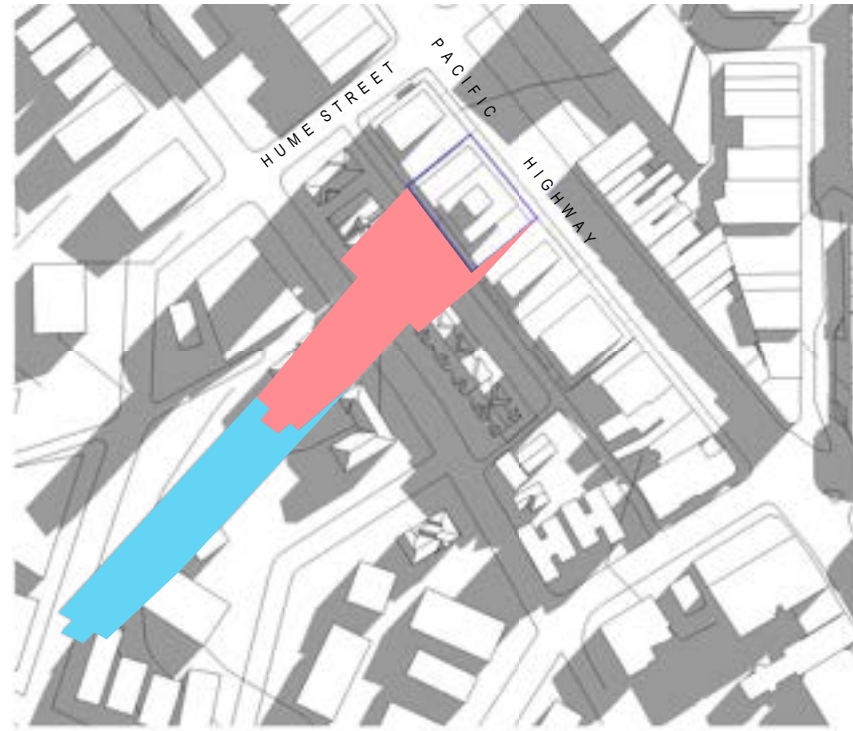
The diagrams indicate the preliminary shadow impact study of the identified scenario from 9am-3pm on June 21st.

All shadow studies are based on preliminary massing information and subject to a detailed site survey.





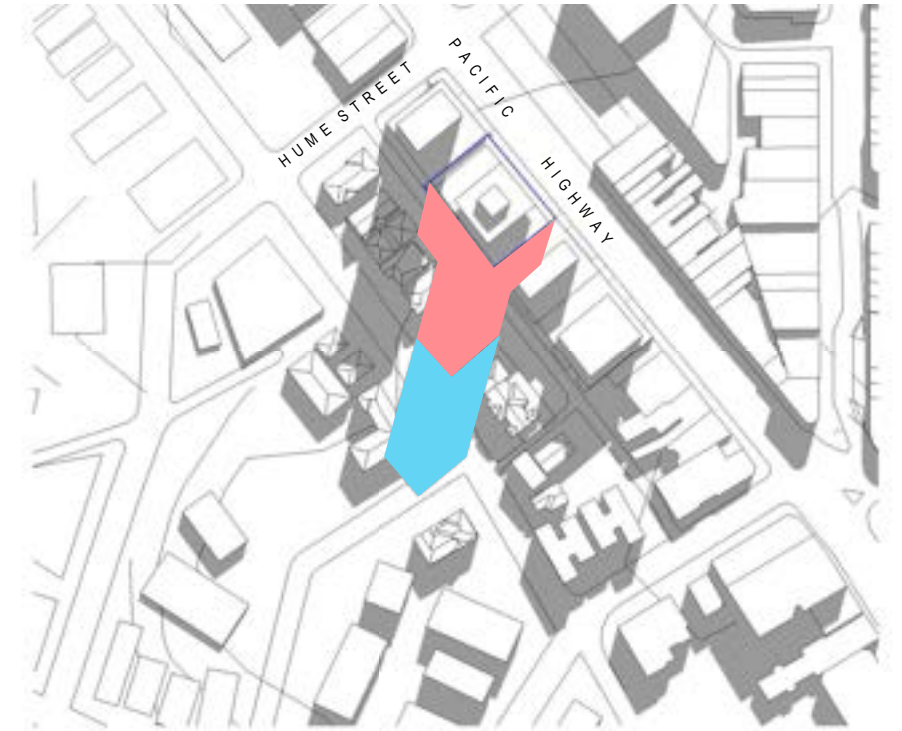
## 4.Shadow Analysis



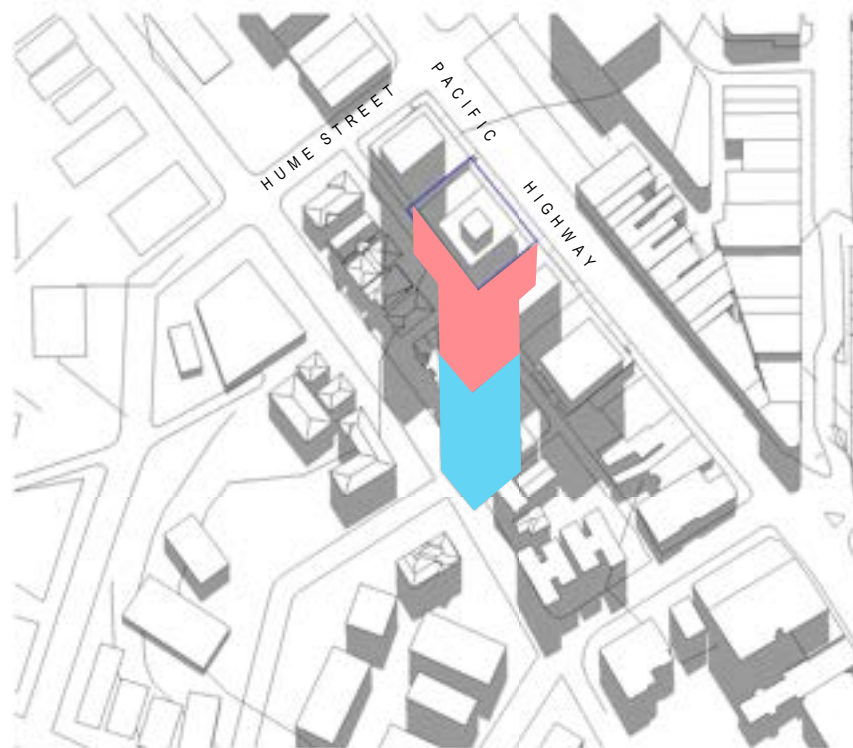
1 Winter 9am  
1 : 3000



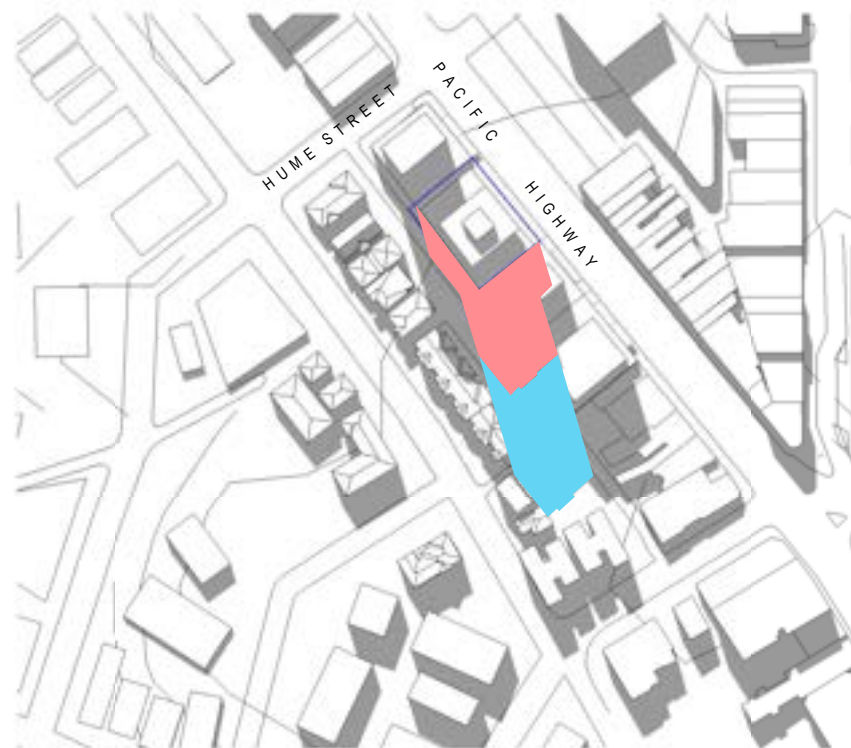
2 Winter 10am  
1 : 3000



3 Winter 11am  
1 : 3000



4 Winter 12pm  
1 : 3000

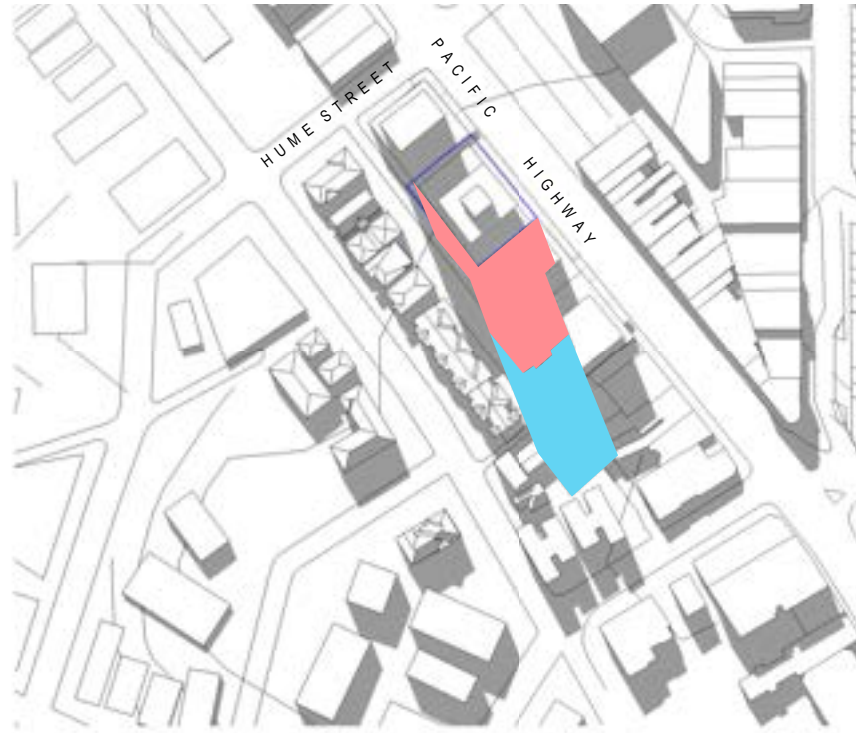


5 Winter 1pm  
1 : 3000

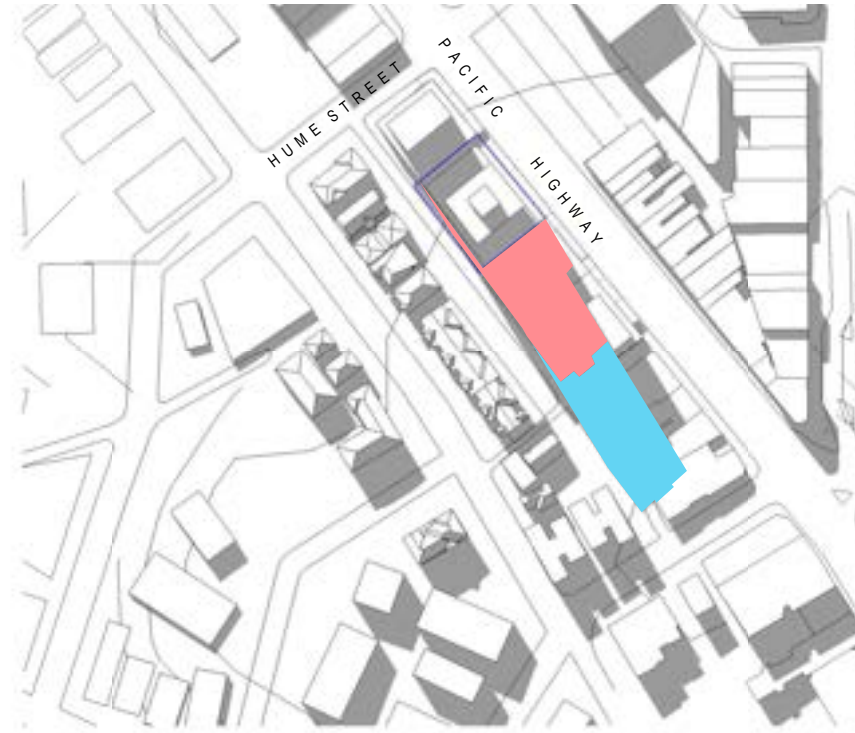
- Current 8-Storey Building Shadow
- Proposed 2036 18-Storey Building Shadow



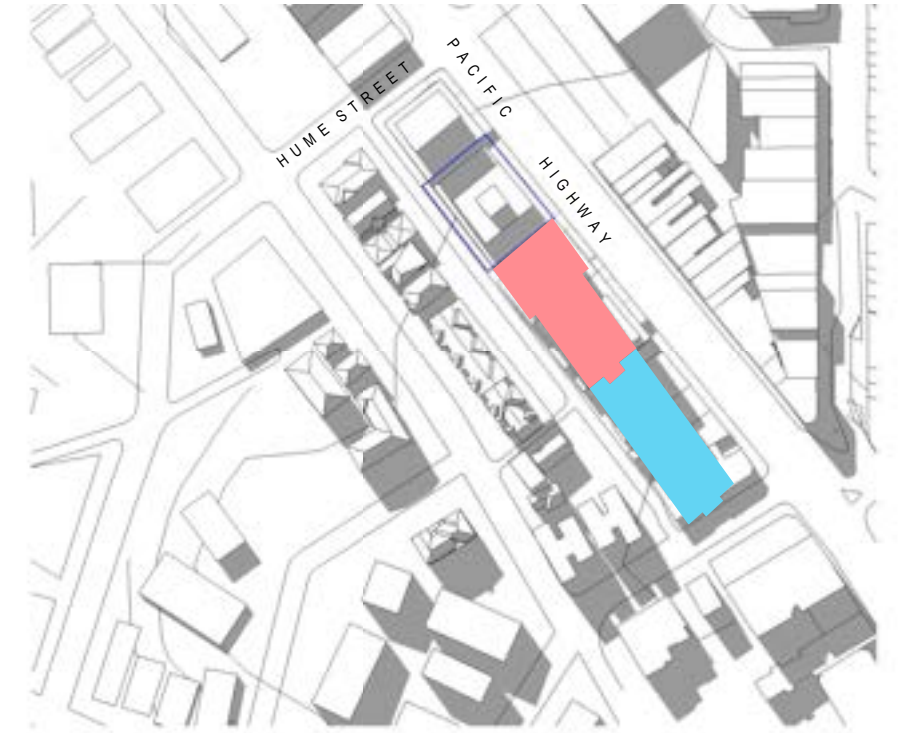
## 4.Shadow Analysis



1 Winter 1.20pm  
1 : 3000



2 Winter 2pm  
1 : 3000



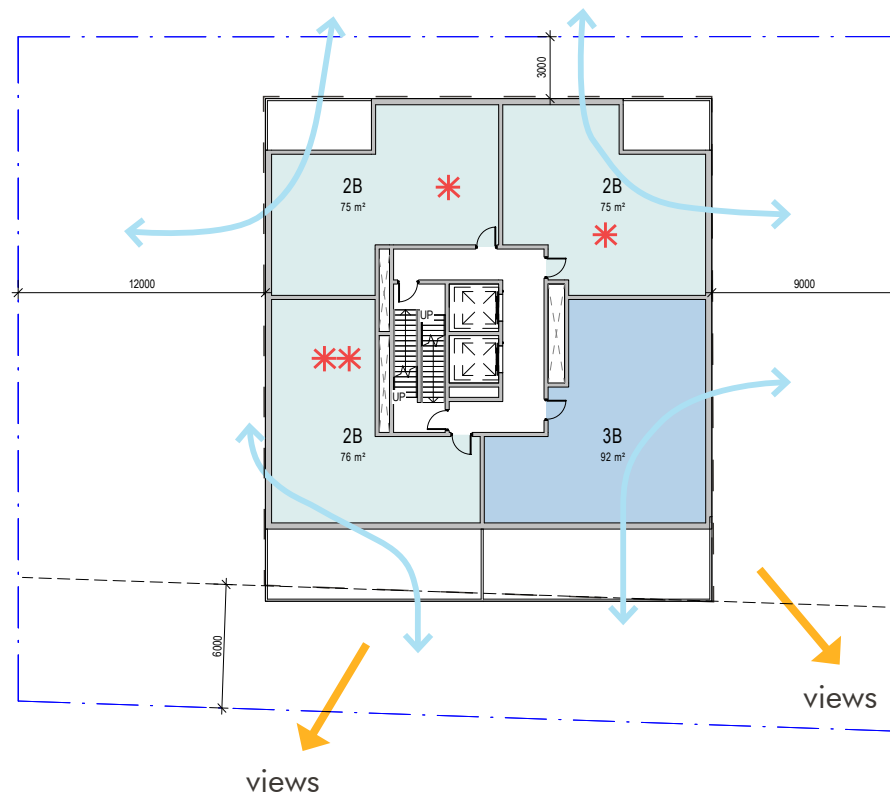
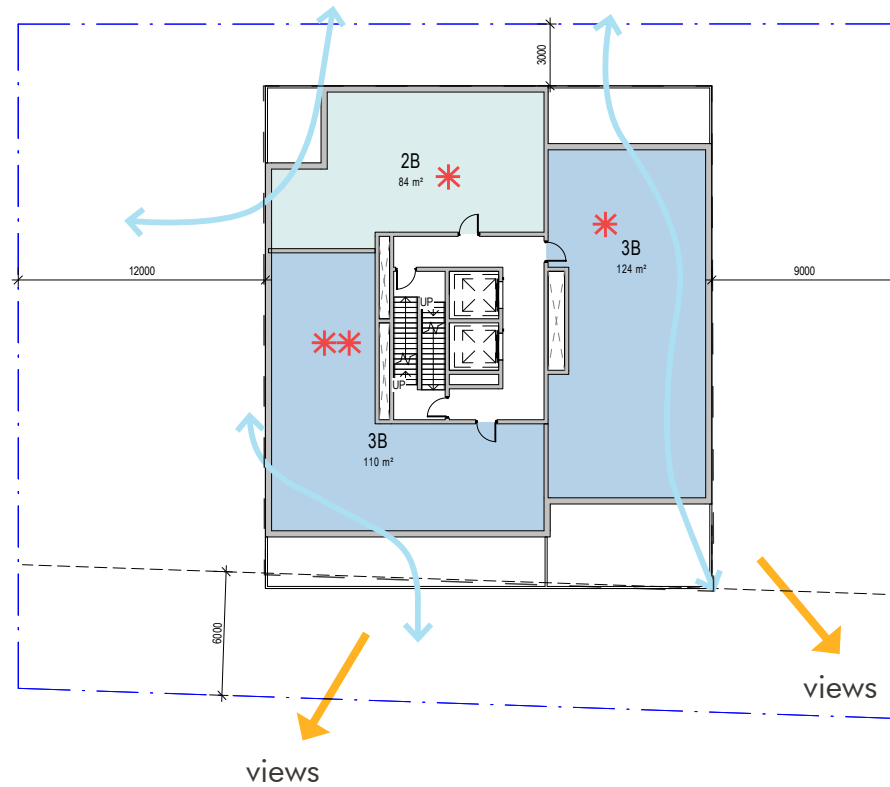
3 Winter 2.20pm  
1 : 3000



4 Winter 3pm  
1 : 3000

- Current 8-Storey Building Shadow
- Proposed 2036 18-Storey Building Shadow

### 3. The Tower



#### Tower Floorplates - ADG Checklist

##### ✓ 01 Solar and Daylight

- At least 70% off apartments receive at least 2 hours of direct sunlight on June 21 between 9am and 3pm
- A maximum of 15% of apartments receive no direct sunlight on June 21 between 9am and 3pm

- \* Receives at least 2 hours of sun
- \*\* Receives at least 2 hours of sun to upper levels only

##### ✓ 02 Natural Ventilation

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building

↔ Cross ventilated apartment

##### ✓ 03 Minimum Ceiling

- Habitable rooms :2.7m
- Non habitable rooms: 2.4m

##### ✓ 04 Minimum Apartment Sizes

- 1 Bedroom: 50m2
- 2 Bedroom: 70m2
- 3 Bedroom : 90m2

##### ✓ 05 Minimum Balconies

- 1 Bedroom: 8 m2
- 2 Bedroom: 10 m2
- 3 Bedroom : 12 m2

##### ✓ 06 Common Circulation

- Maximum number of apartments off a circulation core is 3
- Windows should be provided in common circulation spaces

##### ✓ 07 Storage Requirements

At least 50% provided within apartments

- 1 Bedroom: 6m2
- 2 Bedroom: 8m2
- 3 Bedroom : 10m2

##### ✓ 08 Visual Privacy

- Adequate separation provided within the development and from neighbouring buildings

##### ✓ 09 Noise & Pollution

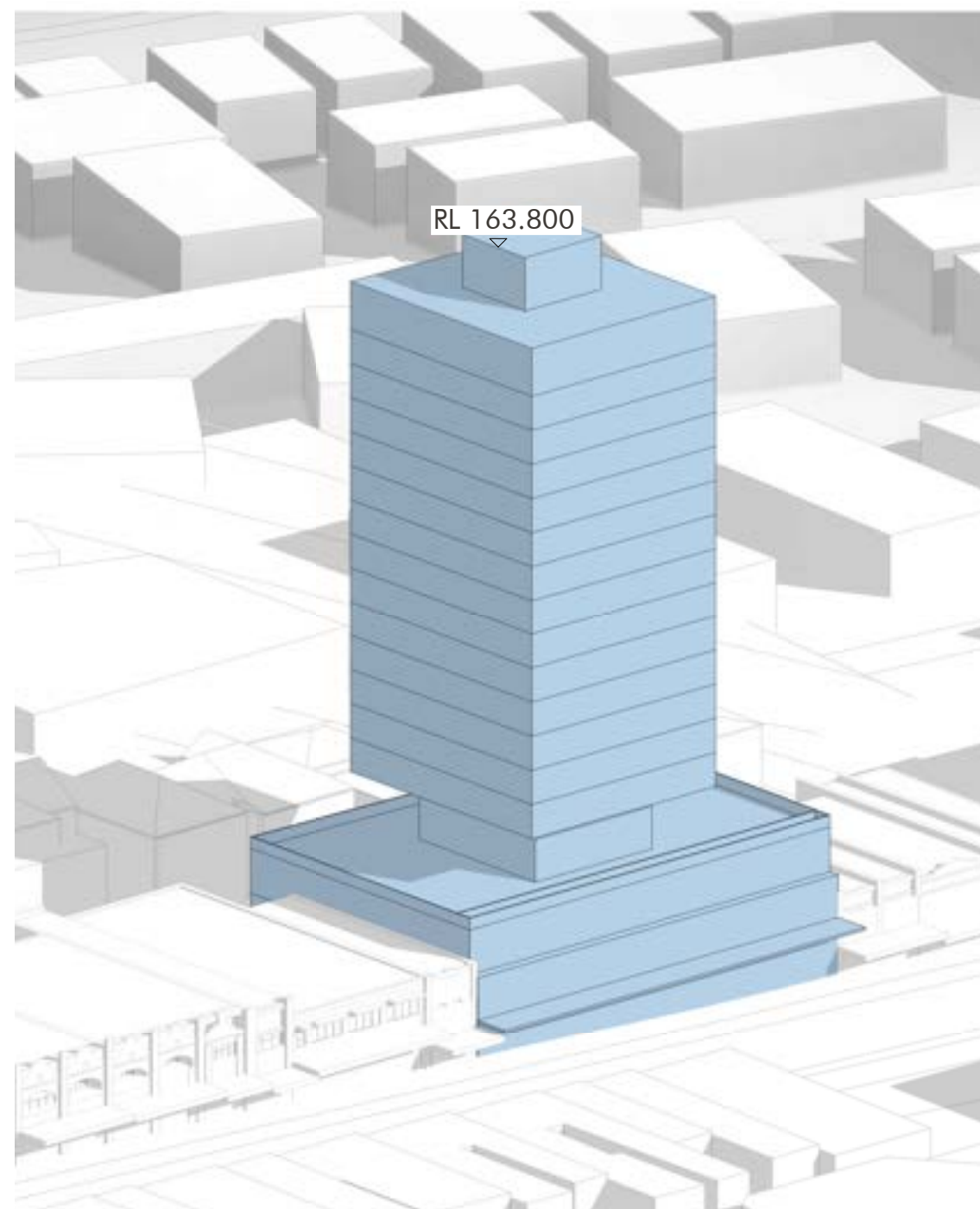
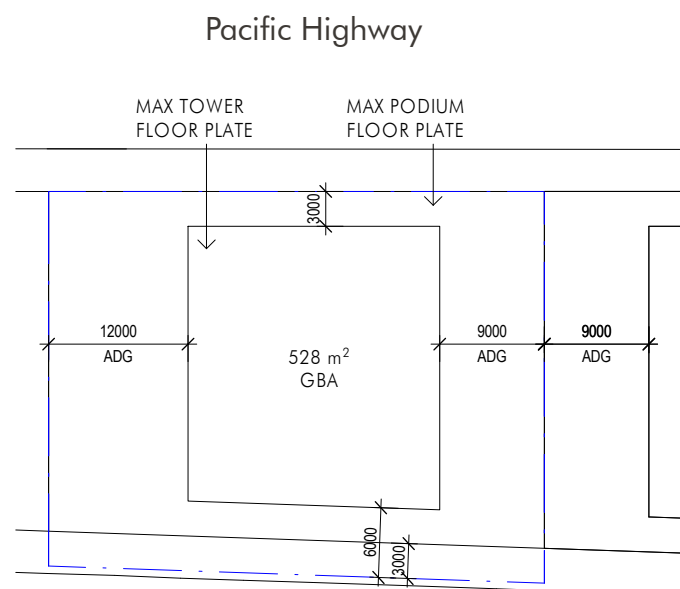
- Non-Residential uses sited at lower levels

##### ✓ 10 Apartment Mix

- A variety of apartment types and sizes are offered

# Indicative Massing Summary

Control Type	Site Specific	Indicative Massing
Height Limit	18 Storeys Maximum (2036 Plan)	18 Storey
Overall FSR	5.5:1 (2036 Plan)	5.5 :1
Min Non- Residential FSR	2:1 (2036 Plan)	2:1
Max Residential FSR	3.5:1 (2036 Plan)	3.5:1
Tower Setbacks	2036 Plan & DCP	3m to Pacific Highway 6m to Nicholson Place



## Regulatory Summary

Regulatory Document	As Stated
2036 DOP Development Plan	- p70 map indicateds 3m Pacific Highway setback
North Sydney Council DCP	- Part C 3.1.3 P10 Above Podium Setbacks map indicates 3m setbacks to Pacific Highway.
ADG Guidelines	- 9-12m habitable wall facing possible future residential development.



## 5. Development Summary

### Controls

Site area	1406
Min FSR Retail/ Commercial	2.0 : 1
Min Retail/ Commercial GFA	2812
Max FSR Residential	3.5 : 1
Max Allowable Residential GFA	4921
Max Height	18 Storeys

### Proposed - 18 Storeys

Level	GFA (m2)	
	Retail/Commercial	Residential
Ground Retail	620	
Level 1 Commercial	1147	
Level 2 Commercial	1045	
Subtotal	2812 m2 FSR 2.0:1	
Level 3 Podium Garden		57
Level 4		347
Level 5		347
Level 6		347
Level 7		347
Level 8		347
Level 9		347
Level 10		347
Level 11		347
Level 12		347
Level 13		347
Level 14		347
Level 15		347
Level 16		347
Level 17		347
Subtotal		4915 m2 3.5:1 FSR
<b>Total</b>	<b>7727 m2 5.5:1 FSR</b>	



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