

FIVE WAYS CROWS NEST

HATCH | RobertsDay



Place Design
Framework

December 2021

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EXECUTIVE SUMMARY

Five Ways will be part of a new phase in Government's ambitious policy for place-led renewal in Northern Sydney. It will form an extension to the Crows nest Village and mark the southern entry point of the Crows Nest to St. Leonards renewal corridor, forming a visual marker to the precinct.

Allocated as a site for change under Government's St. Leonards and Crows Nest Plan 2036, Five Ways delivers the Plan's identified objectives within its 5 key themes: Place, Landscape, Built Form, Land Use and Movement.

Five Ways' irregular triangular site, decoupled from the adjoining street grid, logically lends itself to a unique place-led outcome. Time-proven precedents ranging from New York's famous flatiron buildings to Sydney CBD's Dental Hospital illustrate the value of creating a memorable landmark and node for people, thereby contributing to a positive image of the city. World renowned urbanists, such as Kevin Lynch in Image of the City, provide extensive research on this top.

By transforming this irregular site into a people place, Five Ways will improve the overall image of the St Leonards to Crows Nest Corridor – a positive attribute of good growth.

Without Five Ways fulfilling this role, the site is simply perceived as ‘lost space’ – a traffic island at best – contributing nothing to the evolution of Crows Nest as a better place.

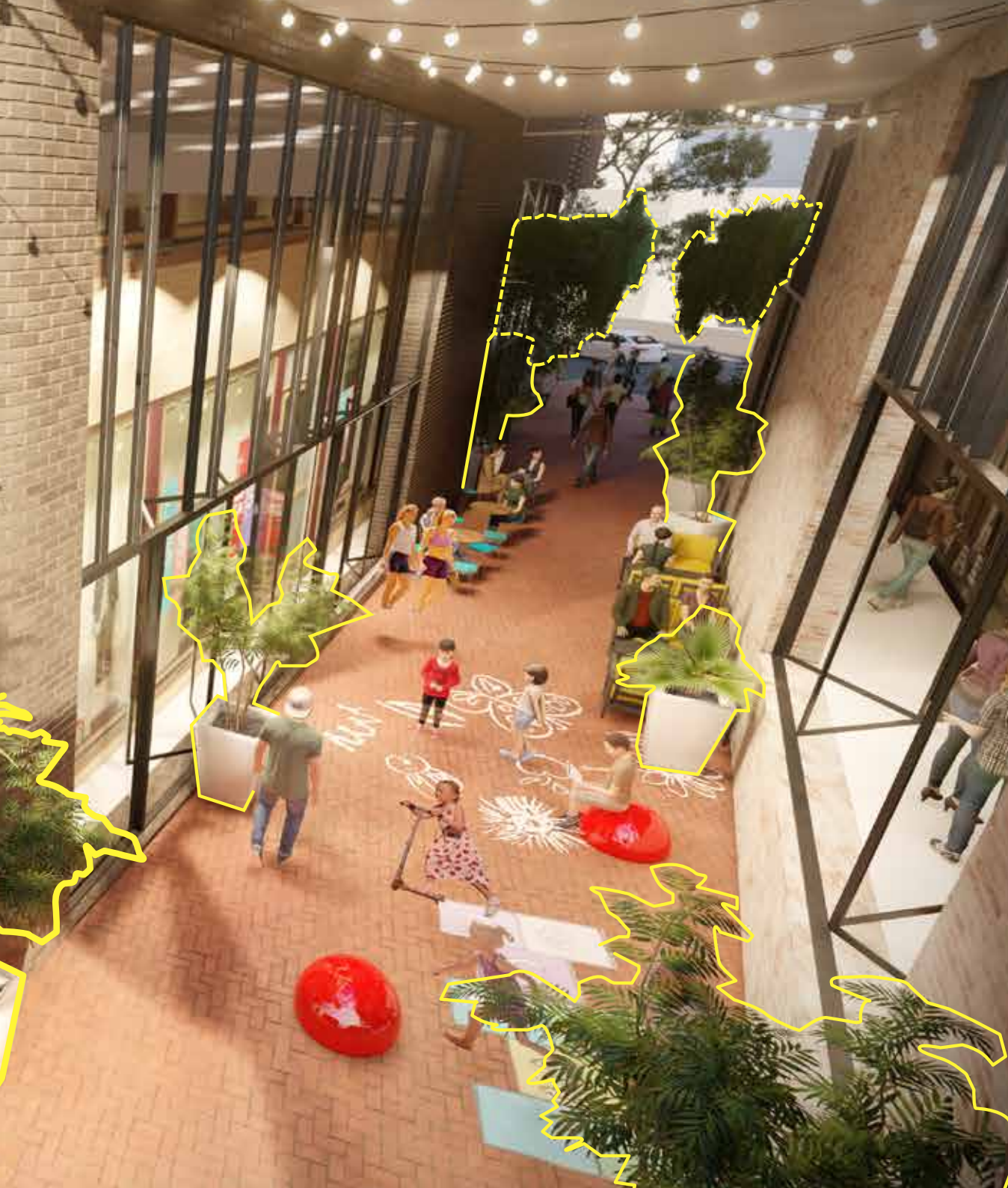
Five Ways’ podium scale is a mixed-use ‘urban village’ reflecting the human scale and character of its neighbours. Rather than one large podium recommended by the NSW Government Architect, Five Ways creates an intricate network of pedestrian arcades and smaller, mixed-use buildings activating existing streets and a new ‘inner world’ offering people safety, comfort and delight. The arcades through the site extend the local street and laneway grid, creating a permeable and lively ground plane.

RD’s Place Design Report focuses on Fiveways ‘urban village’ and public benefit offer to locals, benchmarked and quantified against world’s-best, place-making measures. Our independent analysis concludes the Five Ways will contribute to a green, inclusive, characterful, and economically prosperous place where walking is highly desirable. Further, there is latent potential within the concept for stakeholders to advance future place performance and set the Australian benchmark for world’s best practice.



INTRODUCTION

-
- 01. INTRODUCTION
 - 02. WHERE IS FIVE WAYS
 - 03. KEY PLACE BENEFITS
 - 04. POLICY FOUNDATIONS
 - 05. BEST PRACTICE APPROACH
-



“

Cities should be integrated into local ecosystems rather than imposed on them.

”

Richard Register, *EcoCities: Rebuilding Cities in Balance with Nature*

01

INTRODUCTION

In accordance with State Government Planning mandate of planning and designing for better places and respecting and enhancing local character, Hatch Roberts Day have been engaged as Place Design consultants to develop a Place Design Framework for the Five Ways Planning Proposal.

This Framework aims to support the development of the Planning Proposal to ensure it achieves place-based goal of creating a loved urban community.



The Site today.

WHERE IS FIVE WAYS?

Five Ways is a 3,200m² triangular site located in Crows Nest. It is bound by the Pacific Highway, Alexander Lane and Falcon Street.



Site Location.

KEY PLACE BENEFITS

A GREENER CITY



GREENER STREETSCAPE, ENCOURAGING PEOPLE TO SPEND TIME OUTDOORS AND REDUCING ANXIETY.

56% of existing building footprint replaced with trees, plants and edible gardens.

Over **143M²** productive, edible gardens.

A PLACE FOR ALL



ACTIVATED ARCADES, CHILD-FRIENDLY DESIGN AND A NEW, GREENER STREETSCAPE FOR EVERYONE TO USE.

2X pedestrian arcades for retail, dining and social gatherings - creating active frontages and transparency through the site.

ENHANCES CHARACTER AND CELEBRATES ART



RESPONDS TO EXISTING FINE GRAIN CONTEXT AND ENHANCES LOCAL IDENTITY.

9 places for public art

300M of active ground floor frontages

BENEFITS TO THE LOCAL ECONOMY



MORE PEDESTRIAN ACTIVITY AND INCREASED ACTIVATION BENEFITS BUSINESSES

Pedestrians spend as much as **65%** more than drivers

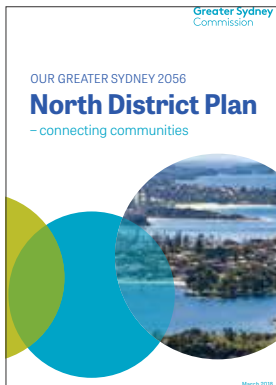
and

Cycling and walking are estimated to provide up to **\$11.80 return** per \$1 invested.

POLICY FOUNDATIONS

A STRONG FOUNDATION

Five Ways delivers progressive Place Policy of the NSW Government, the United Nations, Council and other relevant agencies. Below are key regional and local policy documents and their relationship with the Five Ways. Further documents are included in the Appendix.



The North City District Plan sets out planning priorities and actions for improving the quality of life for residents as the District evolves. It identifies Crows Nest as part of the St Leonards/Crows Nest Planned Precinct and the St Leonards and Crows Nest Station Precinct. Directly adjoining Crows Nest is St Leonards, which is described as a mixed-use centre with high-rise offices, and high density residential development. As a dynamic place with a vibrant street life, its proximity to major transport networks including the future Metro station, Crows Nest is presented as an opportunity for renewal and activation.



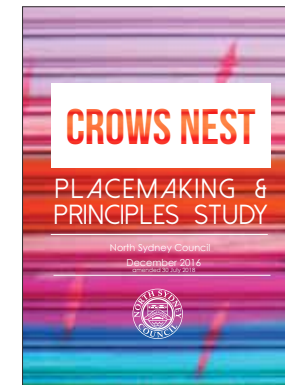
Identifies opportunities for renewal and rezoning in the St Leonards and Crows Nest area whilst integrating community aspirations identified in the draft Local Character Statement. Based on a vision of growth to 2036 guided by the following relevant design principles:

- Place: A vibrant community
- Landscape: A greener place
- Built Form: A well-designed place
- Land Use: A home for people of all ages
- Movement: An accessible place



Providing an overview of Place, Landscape, Built Form, Land Use and Movement, the document sets out key Guiding Principles to retain and enhance local character, including:

- Retain and enhance village atmosphere and incorporate street level improvements.
- Maintain the feeling of connection to the area's history.
- Identity opportunities for more open space.
- Improve tree canopy.
- Provide building setbacks and podiums where possible.
- Reflect best practice design, picking up the best elements of surrounding building types.
- Deliver connectivity improvements.



Describes Crows Nest's unique attributes, including easy accessibility to amenities and key destinations and its diverse, vibrant and cosmopolitan character. The document also illustrates the community aspiration for growth to be focused along the Pacific Highway corridor.

Relevant principles for future growth include:

- 1: Metro as a catalyst for renewal
- 2: Enhance employment & activity
- 3: Protect precinct character
- 4: A sense of community
- 6: Prioritise public space

BEST PRACTICE APPROACH

THE 7 ESSENTIAL ELEMENTS OF GREAT PLACES

The Proposal responds to Hatch RobertsDay's Seven Essential Elements of Great Places, below. Place-specific Principles that responds to the Place Analysis will be developed to correspond to these themes.



EQUITY

- Access to open space
- Key worker housing
- Child centric design
- Opportunities for local business



IDENTITY

- Responds to neighbourhood character and local values
- Public art
- Public spaces as 'outdoor rooms'
- Creative live/work space



MOBILITY

- Increase walkability/bikability
- Maximise proximity to public transport
- Create green connections



URBANITY

- Soft edges and enjoyable microclimate
- Vibrant places
- Safe and welcoming pedestrian environment
- Active frontages and uses
- Night time economy



GREENERY

- Enhanced tree canopy
- Maximise greenery/Green View Index



WELLNESS

- Promote active travel
- Access to water and fresh food
- Reduce reliance on private car



RESILIENCE

- Reduce urban heat island effect
- Adaptable built form
- Net positive water and energy
- Productive gardens

BEST PRACTICE APPROACH

THE POWER OF 10

Project for Public Spaces was recently commissioned by the NSW Government to educate key Departments on the Power of Ten. This is a best practice concept to ensure that places thrive when users have 10 reasons to be there. This might include places to sit, playgrounds, art to touch, or a ledge to skateboard.

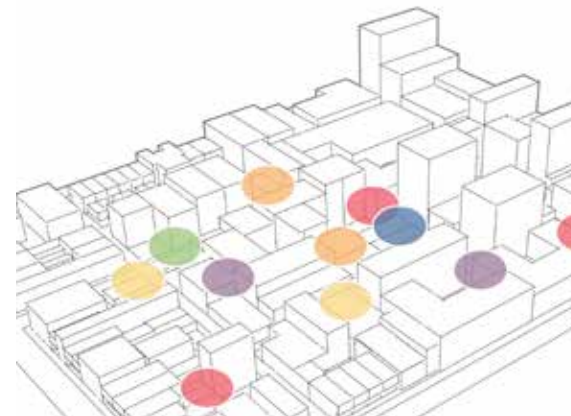
When a region contains at least 10 precincts for activities to occur within, their public perception begins to shift amongst both locals and tourists, and urban centres can become better equipped for generating resilience and innovation.

The Power of 10 forms the basis for the development of the Place Design Framework and Activation Plan for Five Ways.



CITY/REGION

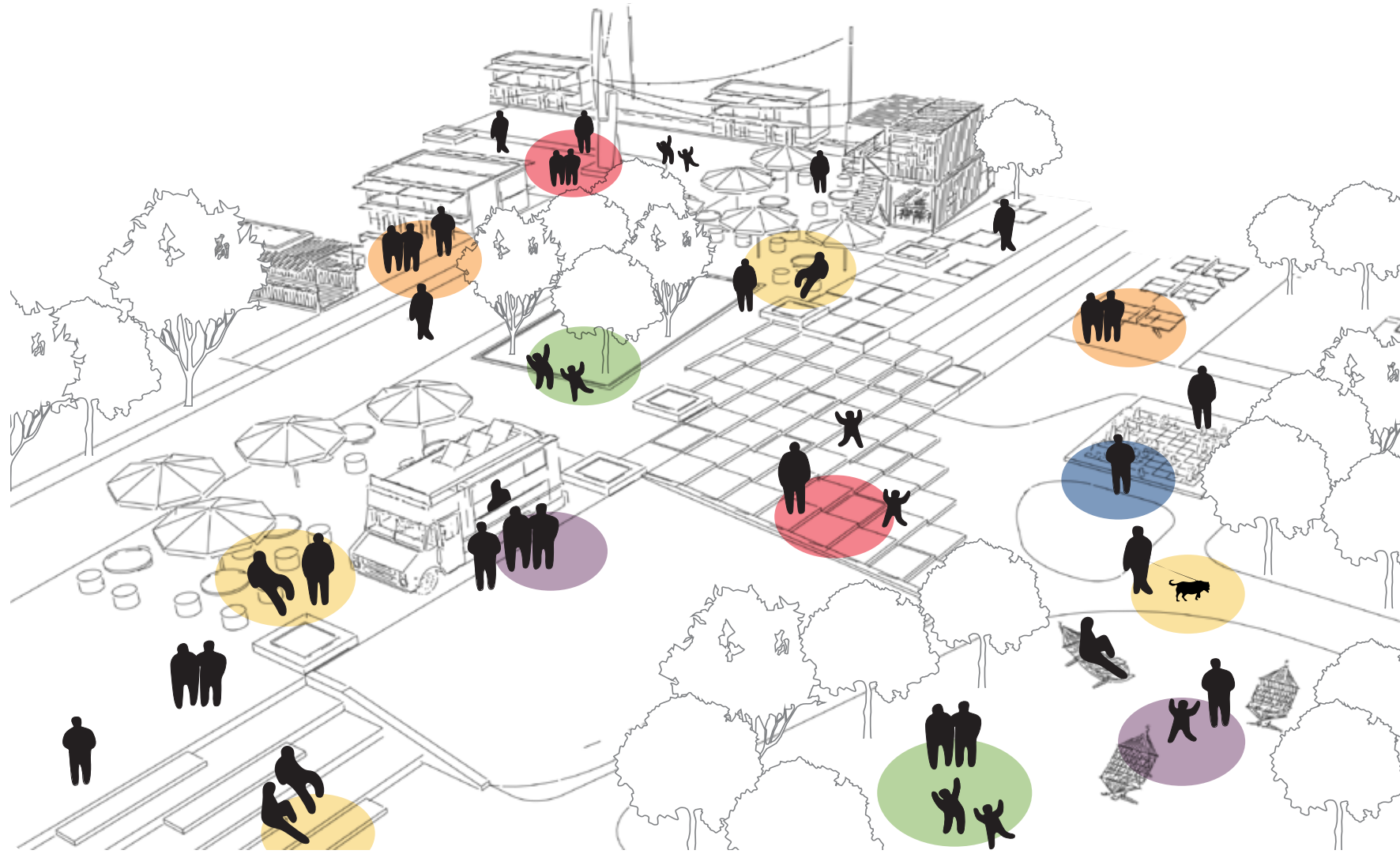
10+ MAJOR DESTINATIONS



DESTINATION

10+ PLACES IN EACH





PLACE

10+ THINGS TO DO



PLACE ANALYSIS

-
- 01. HISTORIC TIMELINE
 - 02. DISTRICT CONTEXT
 - 03. WELCOME TO CROWS NEST
-



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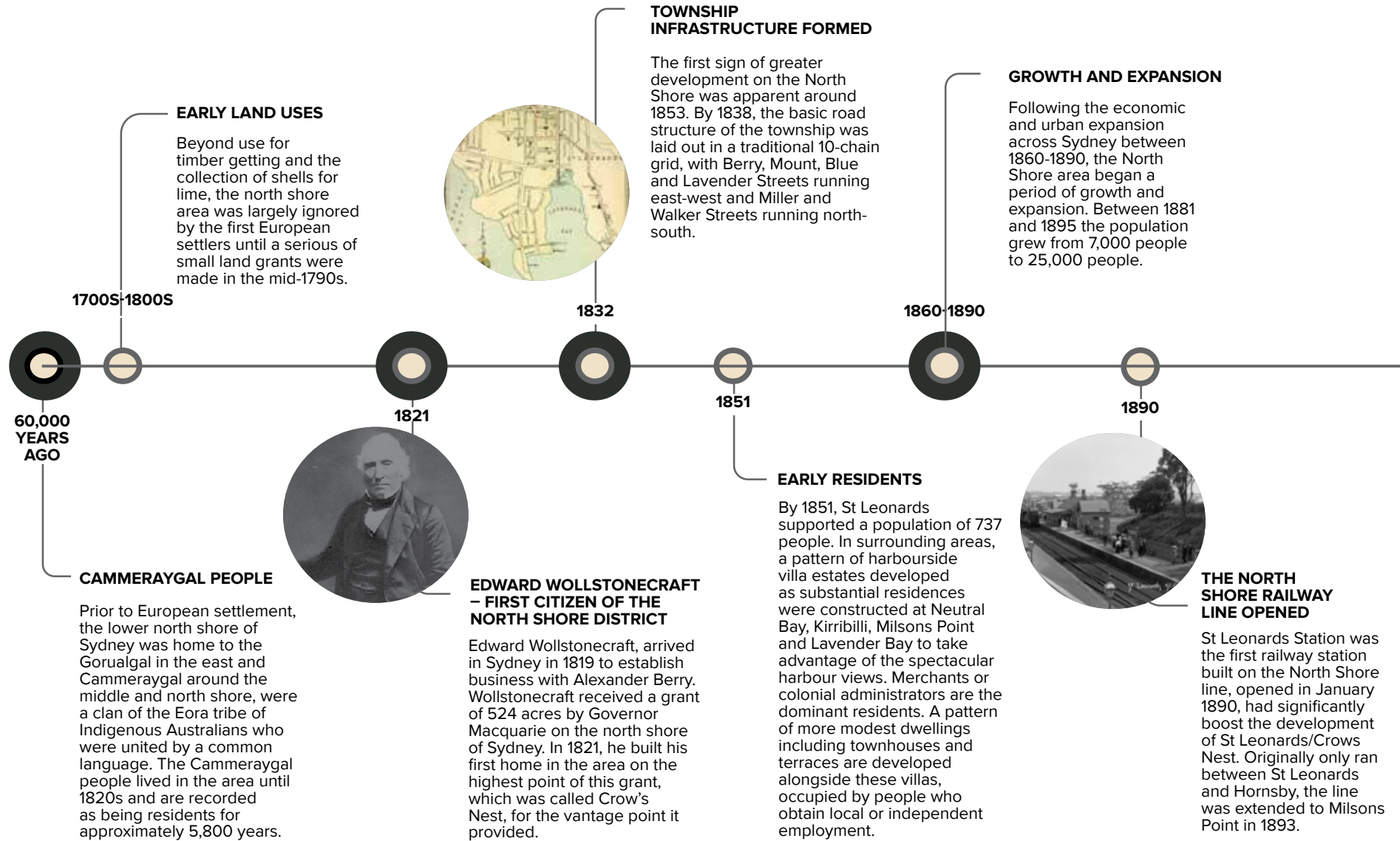
*St Leonards
and Crows Nest
embraces a diverse
and unique local
character.*

”

St Leonards and Crows Nest Draft
Local Character Statement, 2018.

02

HISTORIC TIMELINE



HARBOUR BRIDGE OPENED

19 March 1932, Harbour Bridge officially opened. By connecting Sydney's northern and southern shore of the harbour, active settlement of St Leonards/Crows Nest and the surrounding area begin to take off.



1932

FINANCIAL BOOM

During late 1990s Sydney had experienced a boom in the finance, business services and related sector. Alongside Sydney CBD, St Leonards also benefited in growth of services sectors and importance of the area as a commercial district.

1990s - EARLY 21ST CENTURY

NEW METRO ANNOUNCEMENT

Sydney's second airport is announced to be developed at Badgerys' Creek. It is expected to create an additional 20,000 jobs – predominantly in the LGA.

2017

1988

SYDNEY HARBOUR TUNNEL OPENED

The first idea of building a Harbour Tunnel was initiated in 1885. Not until 1987 an agreement was finally signed to build the tunnel, to reduce traffic congestions on Harbour Bridge. After 4 years of construction, it was opened in August 1992.

2008-2011



THE ROYAL NORTH SHORE HOSPITAL

The foundation stone of the Hospital was laid by Sir Henry Parkes in June 1887, with the capacity to accommodate fourteen patients. In 1902, the hospital opened on its current site at St Leonards. The hospital complex stands now was completed in 2011, became a significant public teaching hospital for Sydney Medical School at the University of Sydney, and accommodates approximately 700 beds.

2019

2020

ST LEONARDS AND CROWS NEST 2036 PLAN ESTABLISHED

The NSW Department of Planning and Environment released a plan for the vision of St Leonards and Crows Nest. The plan envisions the St Leonards and Crows Nest to be a major centre for workers, residents, students, and visitors, with continuing growth of commercial and residential development.

DISTRICT CONTEXT

Located 5 kilometres north-west of the Sydney CBD, Crows Nest is a vibrant community with a village atmosphere and distinct local character. Crows Nest and nearby St Leonards are currently seeing significant revitalisation with the development of the new Metro Station, continued

growth in the health and technology sectors, and several new commercial and residential projects. It is expected that increased strategic significance will greatly increase the numbers of jobs, visitors and residents to the area.

**MORE
COMMUTERS**



Crows Nest Metro Station

**STRATEGIC
SIGNIFICANCE**



Royal North Shore Hospital

**GROWING
POPULATION**



New development, including The Forum

**PLACES
TO VISIT**



New streets and public spaces (artist's impression of Christie Street Plaza)

DISTRICT CONTEXT MAP



LEGEND

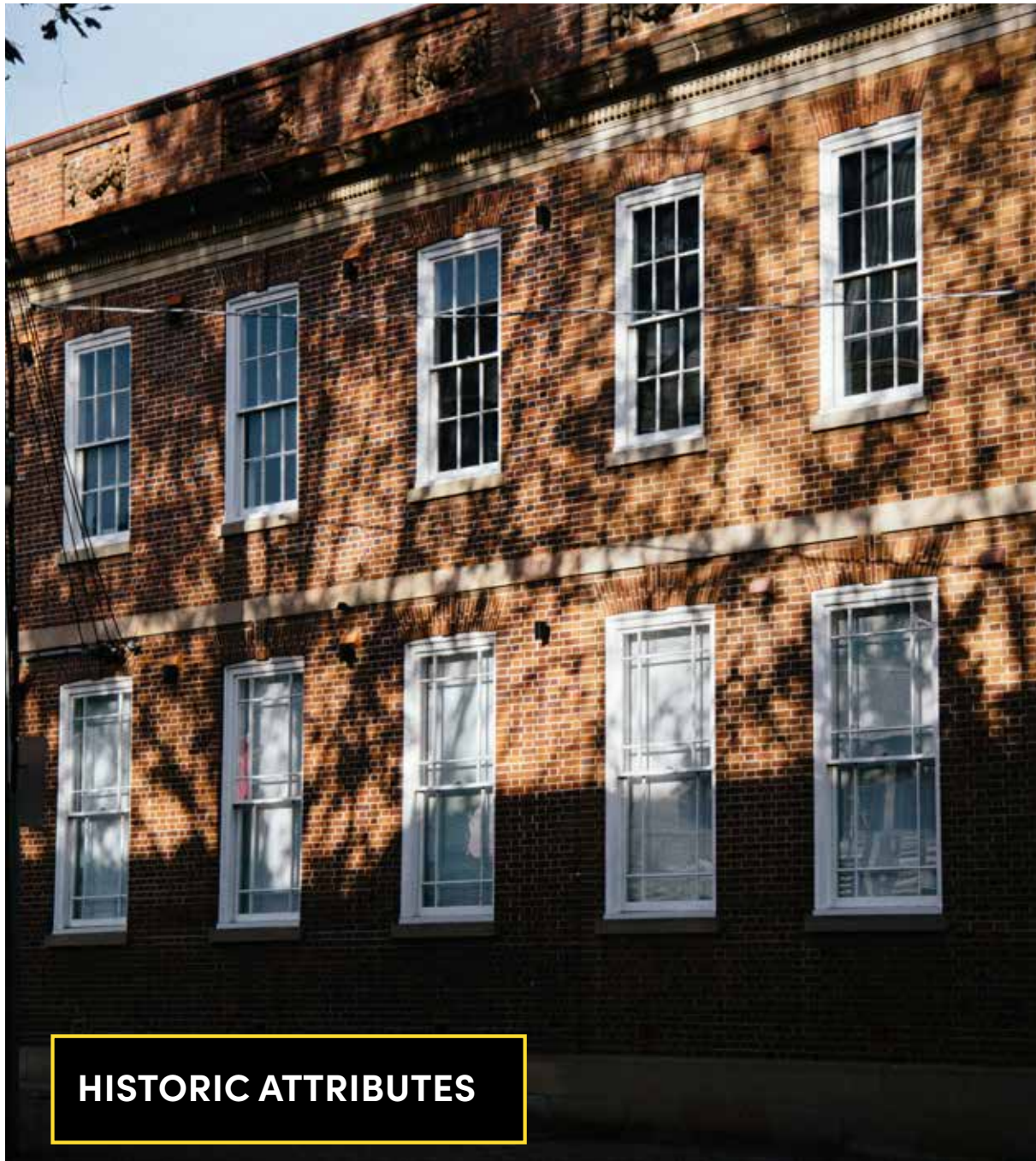
- The Site
- Heavy Rail
- Education
- Hospital
- Supermarket
- Local Centre Retail
- Green Corridor
- Open Space
- Metro
- Bus
- Major Road
- Parks
- Recreation Space
- Community centre
- Child Care



WELCOME TO CROWS NEST...



VILLAGE ATMOSPHERE



HISTORIC ATTRIBUTES

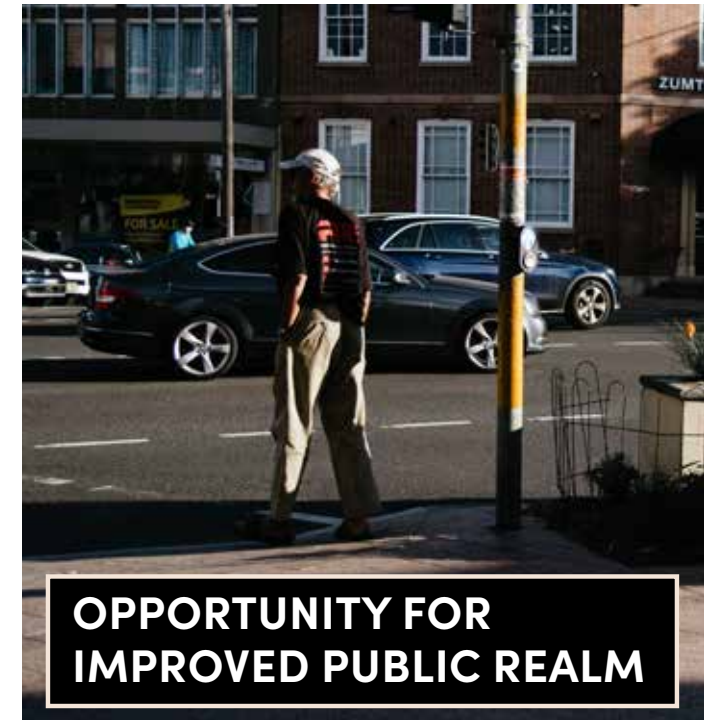


DISTINCT CHARACTER





**FINE-GRAINED
BLOCKS**





A LOVEABLE FIVE WAYS

-
- 01. PLACE DESIGN FRAMEWORK
 - 02. EQUITY
 - 03. IDENTITY
 - 04. GREENERY
 - 05. URBANITY
 - 06. MOBILITY
 - 07. WELLNESS
 - 08. RESILIENCE
-



“

*The best bits
of the
surrounding leafy
neighbourhoods...
will be brought in
to enjoy*

”

St Leonards and Crows Nest 2036
August, 2020

03

PLACE DESIGN FRAMEWORK

ESSENTIAL
ELEMENT

EQUITY

IDENTITY

GREENERY



PLACE
PRINCIPLE

EQUITABLE +
INCLUSIVE FOR
ALL

CELEBRATE
UNIQUE
CHARACTER +
ATTACHMENT

GREENER PEOPLE
PLACES

KEY
MEASUREMENTS

- Key Worker Housing
- Opportunities for local retail and business

- Local public art
- Pedestrian pedestrian arcades as 'outdoor rooms'
- Creative Live/Work Space

- Landscape Replacement Area Control
- Green View Index
- Tree canopy

URBANITY



LOVEABLE PLACES

- Soft City
- Diversity at Ground Floor
- Footpath Width
- Pedestrian Micro-climate
- Places to stop-and-rest
- 18-hour city

MOBILITY



CONCIOUS MOBILITY

- Mobility-on-Demand Network

WELLNESS



HEALTHY STREETS + PLACES

- Food and Water

RESILIENCE



ADAPTABLE AND RESILIENT

- Adaptable Ground Floors
- Flexible Parking
- Net Positive Energy
- Productive Gardens

EQUITY

Equitable and Inclusive for all

Five Ways will be a place where the pleasures of everyday life are accommodated for. Through the provision of walkable footpaths, high quality public spaces and access to services and facilities

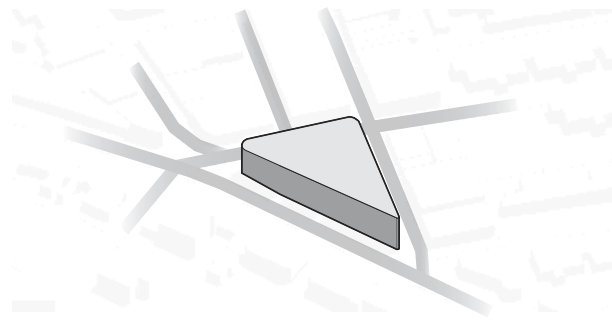
- Five Ways will improve the inclusivity of the local community.

Key measurements:

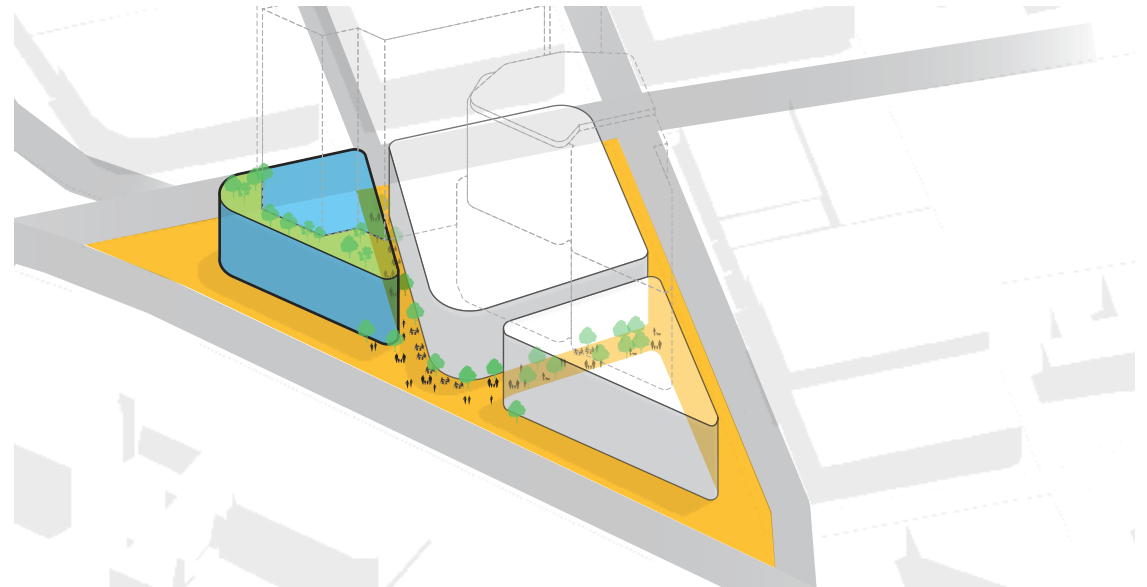
- Key worker housing - 5%*
- Local opportunities for local retail and business - 10%*

*To be determined

BUSINESS AS USUAL



FIVE WAYS



HOW DOES IT PERFORM?

SCORE



EQUITABLE & INCLUSIVE

100



KEY WORKER HOUSING

OPPORTUNITY FOR LOCAL RETAIL AND BUSINESS

ACCESSIBLE TO EVERYONE

SPACE FOR PLAY

IDENTITY

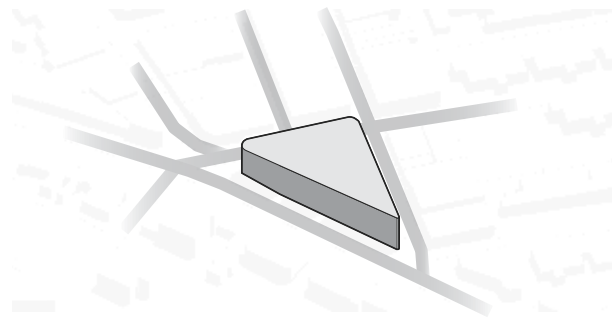
Celebrate
unique
character and
create
attachment

An authentic place that the community has a sense of attachment to, and ownership over. Local character and the functions and values of the historic and living cultures, are reflected in its fine grain design, articulated facades, pedestrian arcades as outdoor rooms, and through public art.

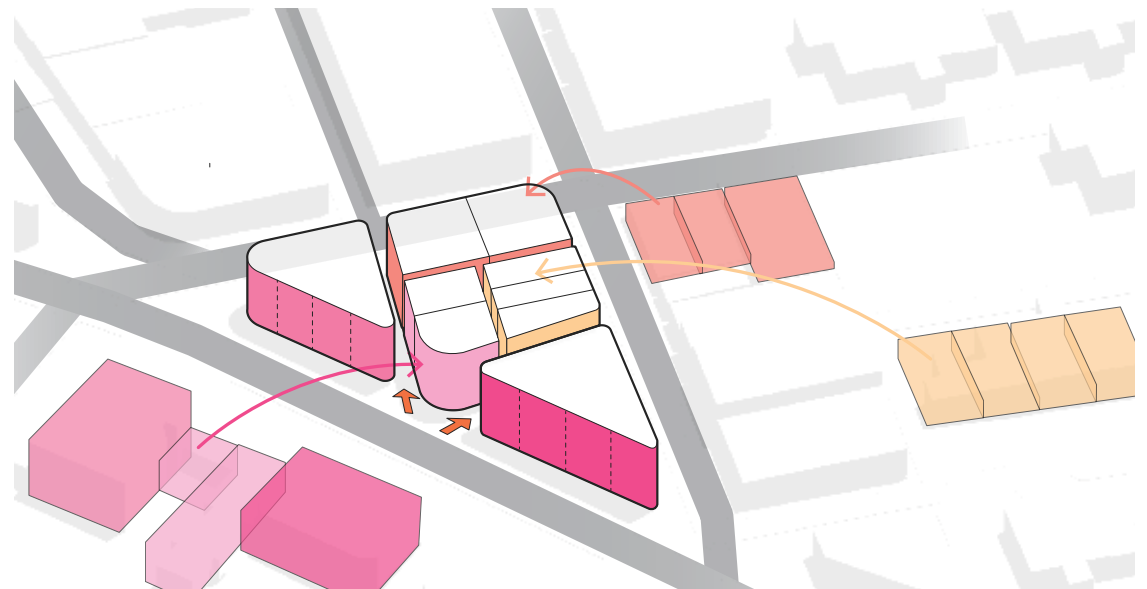
Key measures:

- Local public art - up to 9 items
- Pedestrian arcades as 'outdoor rooms' - 4.5m
- Creative live/work spaces - up to 41.5%

BUSINESS AS USUAL



FIVE WAYS



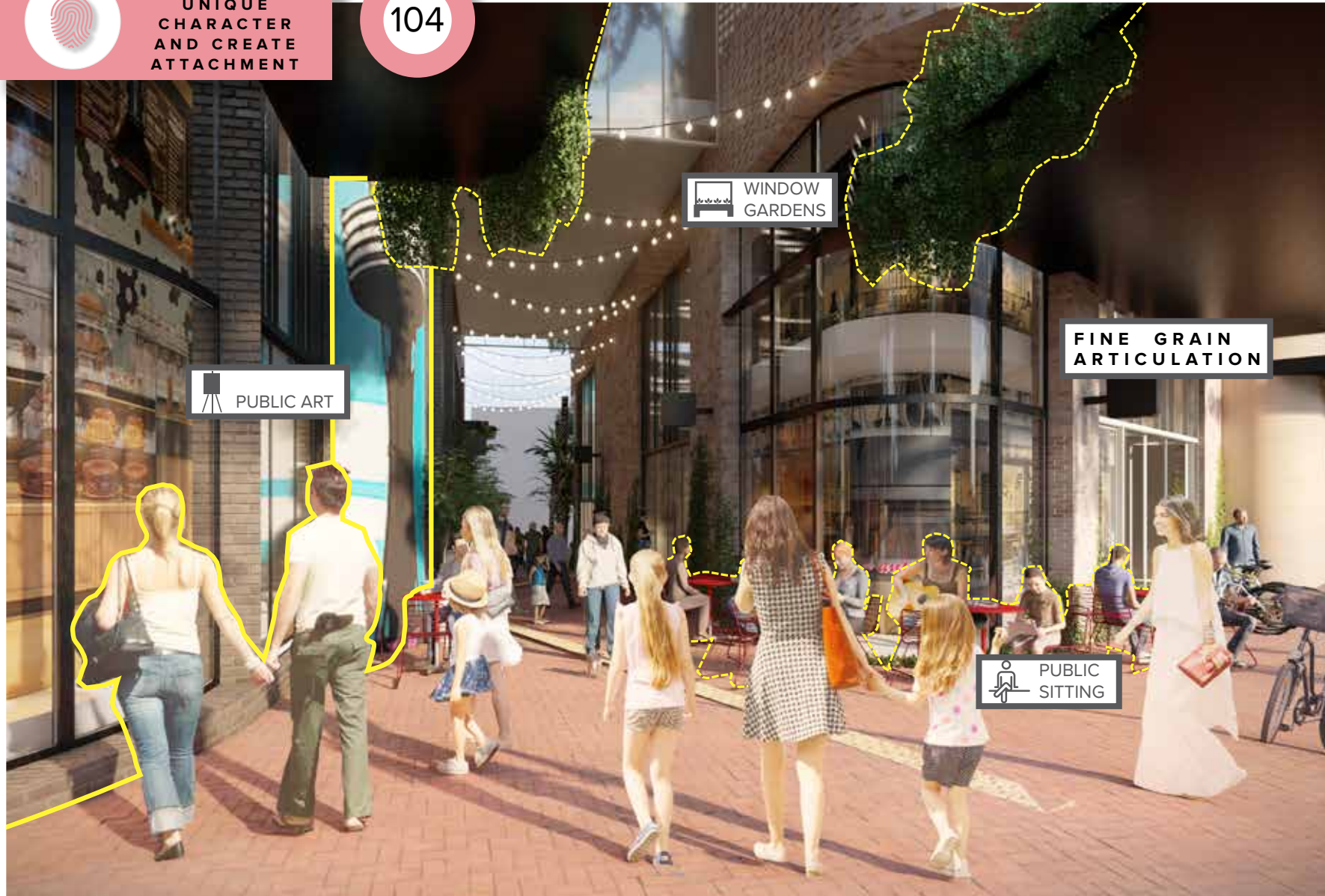
HOW DOES IT PERFORM?

SCORE



CELEBRATE
UNIQUE
CHARACTER
AND CREATE
ATTACHMENT

104



GREENERY

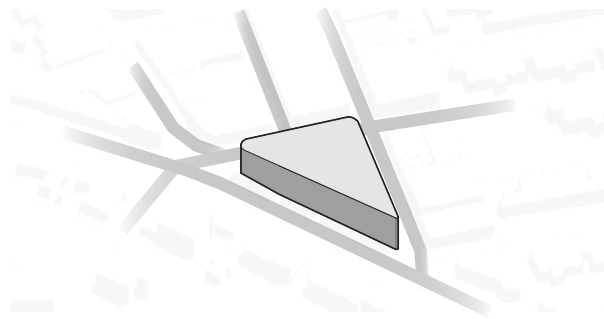
Greener People Places

Increasing the urban greenery and reducing the effects of the urban island heat is a critical goal for the development of Five Ways. The project significantly increases tree coverage, streetscape and communal planting contributing to it becoming a 'Greener People Place', delivering on the NSW Government Premier's Priorities of creating greener places paired with increased people within an easy walk and policies focusing on creating happy, healthy and resilient communities.

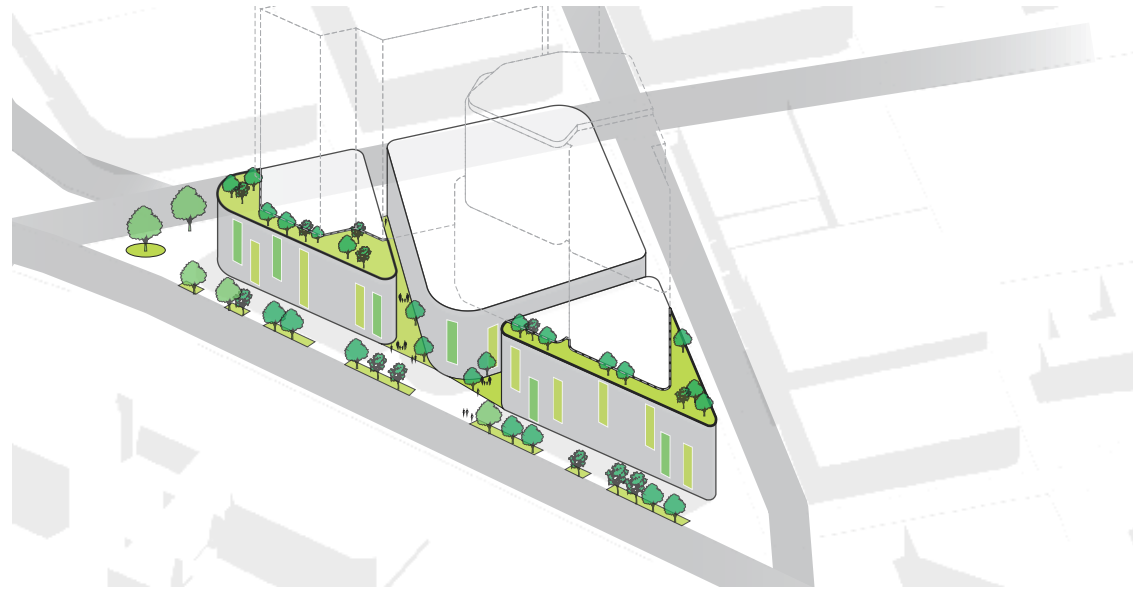
Measures:

- Land Replacement Area Control: 60%
- Green View Index: 21.5%
- Tree Canopy: roofscape - 20%, public realm – 30%.

BUSINESS AS USUAL



FIVE WAYS



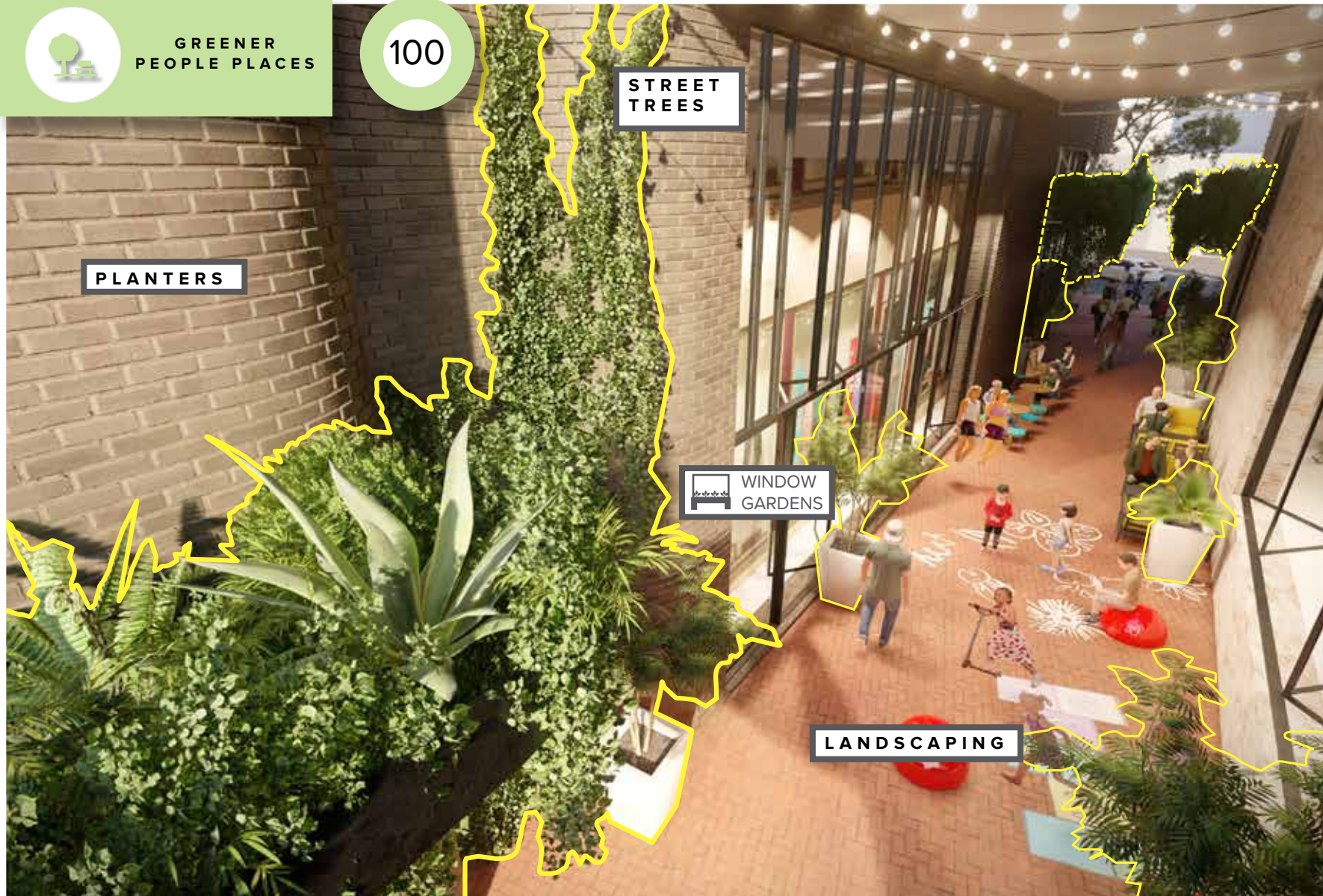
HOW DOES IT PERFORM?

SCORE



GREENER
PEOPLE PLACES

100



PLANTERS

STREET
TREES

WINDOW
GARDENS

LANDSCAPING

URBANITY

Loveable Places

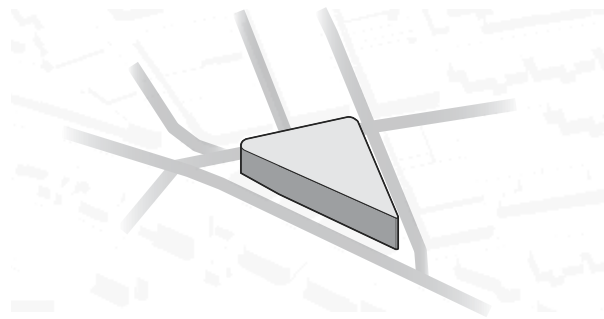
A places that emphasises street and public life - where everyday activities are a natural part of the public realm, and where people are prioritised. It is of human in scale, provides a vegetated buffering from the road, active frontages, a diversity of uses, places of interest and social connection including activated spaces with a variety of things to do.

Measures:

- Soft City: 1-2m
- Visibility to the Inside of Buildings: 75% of perimeter facade is windows/entries
- Footpath width: 3.6-5.1m
- Pedestrian microclimate (pedestrian shelter) – 70%
- Pedestrian microclimate (buffering from wind and traffic) – 19%
- Places to stop and rest - 37%

36 18 hour city - 1

BUSINESS AS USUAL



FIVE WAYS





LOVEABLE
PLACES

118



18-HOUR
CITY

DIVERSITY AT
GROUND FLOOR

SOFT CITY
INTERFACE

MOBILITY

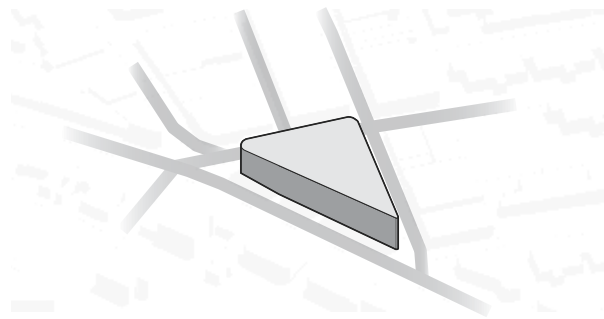
Conscious Mobility

A pedestrian oriented precinct with a focus on creating a place that promotes walking and active travel, and creates permeable connections with surrounding streets. Car sharing parking spaces encourage an environmental & mobility conscious community.

Measures:

- Car share - 10 spaces
- Walkscore - 95% (estimate upon completion of Metro) Calculated by HatchRobertsDay

BUSINESS AS USUAL



FIVE WAYS



HOW DOES IT PERFORM?

SCORE

 **CONSCIOUS MOBILITY**

100



WELLNESS

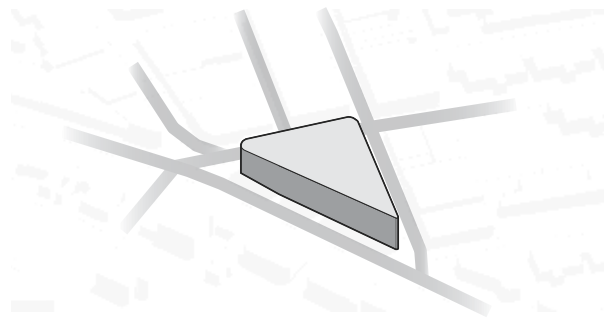
Healthy Streets and Places

Five Ways is a place that encourage physical movement and healthy lifestyles. It is safe, promotes clean air through greenery, is buffered from traffic, and is a place that people choose to walk and cycle to.

Measures:

- Food and Water - 5%

BUSINESS AS USUAL



FIVE WAYS



HOW DOES IT PERFORM?

SCORE

 **HEALTHY
STREETS AND
PLACES**

100



RESILIENCE

Adaptable & Resilient

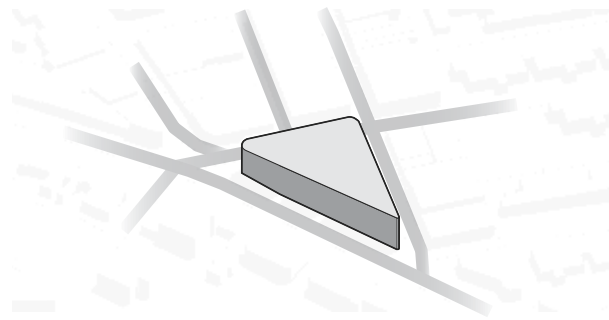
Five Ways will contribute positively to environmental outcomes. Through urban greening, edible landscapes, and flexible spaces it is adaptable, durable and minimises energy and water consumption.

Measures:

- Adaptable ground floors - 84%
- Flexible parking - 30%
- Net positive energy - 5%*
- Net positive water - 5%*
- Productive gardens - 0.7m /dwelling

*To be determined

BUSINESS AS USUAL



FIVE WAYS



HOW DOES IT PERFORM?

SCORE



ADAPTABLE &
RESILIENT

118





PLACE DESIGN RATIONALE

OVERVIEW + RATIONALE

- A. PLACE
 - B. LANDSCAPE
 - C. BUILT FORM
 - D. LAND USE
 - E. MOVEMENT
-



“

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

St Leonards and Crows Nest 2036
August, 2020

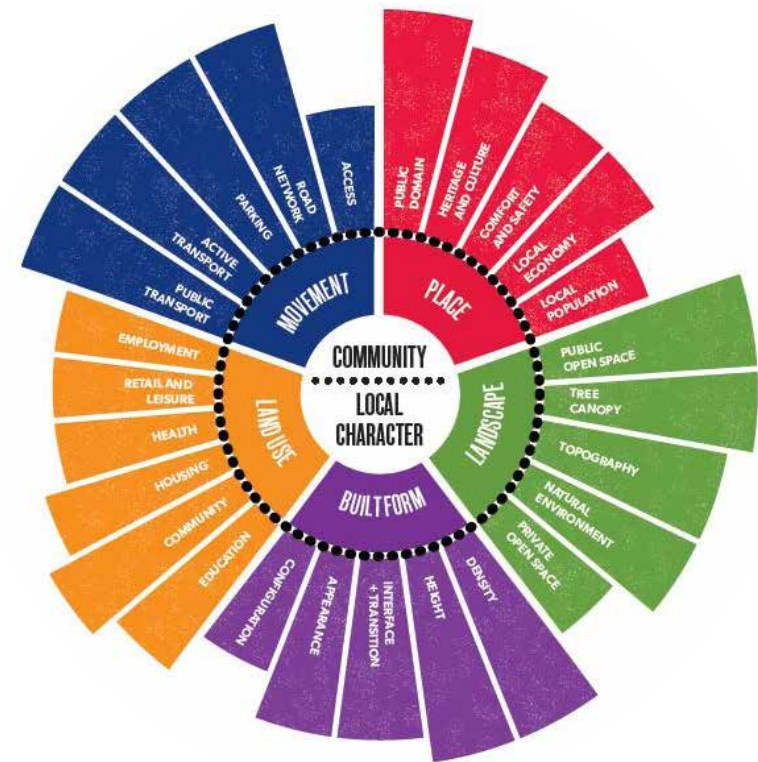
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04

OVERVIEW + RATIONALE

The proposal for Five Ways will be part of a new phase in Government’s ambitious policy for place-led renewal in North Sydney. The Five Ways marks the southern entry point of the Crows Nest to St. Leonards renewal corridor, forming the southern gateway to the precinct.

The Final St Leonards and Crows Nest 2036 Plan sets out key objectives under 5 key themes, including Place, Landscape, Built Form, Land Use and Movement. Analysis of the proposal against the most relevant Objectives has been provided on the following pages.



Local aspirations for St Leonards and Crows Nest as set out in the 2036 Final Plan and used as the Framework for the Urban Design Rationale.

01. PLACE

a. Public Domain

“New development offers opportunities for improvements to public places including plazas, activated laneways and safe and well-designed pedestrian links. The Plan identifies opportunities for new through site links and street-widening using building setbacks.”

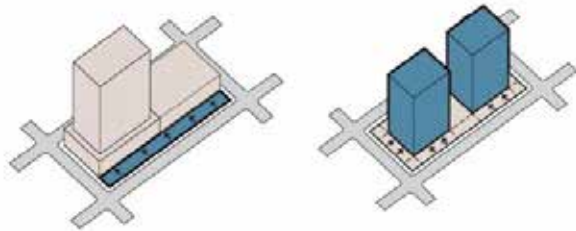


Figure 5 - Ground Floor Setbacks for Wider Footpaths and Landscaped Streets

Response: Five Ways offers significant improvements to the Princes Highway streetscape, by providing new, widened footpaths and activated arcades, which will improve the permeability of the neighbourhood for pedestrians.

b. Heritage + Culture

“Community feedback has emphasised the significance of local community places on cultural heritage in the area. There is strong value placed on the tree-lined streets and the style, scale and design features of heritage dwellings in these areas.”



Response: The Five Ways podium height adopts the facade heights of existing heritage shopfronts, and its articulation is reflective of the fine grain character of surrounding lots. The greening of the streetscape and facade is reflective of the existing character of Crows Nest’s tree-lined streets.

c. Comfort

“A focus on improving active streets and pedestrian movement will create a more vibrant streetscape which will contribute to passive surveillance and safer places.”



Response: Five Ways will activate the Pacific Highway streetscape, creating a lively buzz at the ground floor through retail, cafes and restaurants, street life - creating increased passive surveillance and therefore, safety.



Active frontages and buffers from the street from through landscaping will increase the comfort and safety of pedestrians.

02. LANDSCAPE

a. Public Open Space

“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.”



Response: Five Ways will deliver two new publicly accessible arcades linking Pacific Highway with Falcon Street and Alexander Street. These places will emphasise street and public life - where everyday activities are a natural part of the public realm, and where people are prioritised. They will encourage social connection and offer things to do, adding to the diversity of open space in the wider precinct.

b. Tree Canopy

“A key aspect of the Plan is to retain and enhance the existing network of tree lined streets.”

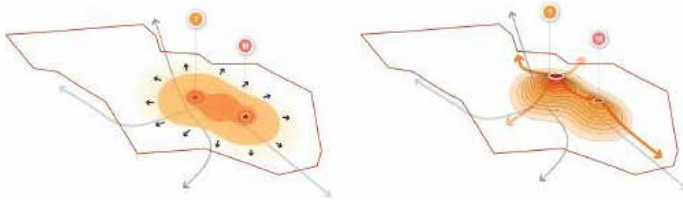


Response: Increasing the urban greenery and reducing the effects of the urban island heat is a critical goal for the development of Five Ways. The project significantly increases tree coverage, streetscape and communal planting contributing to it becoming a ‘Greener People Place’

03. BUILT FORM

a. Urban Design Principles

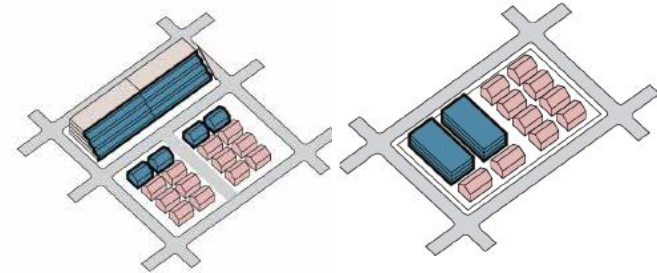
“The proposed built form controls and actions are informed by key urban design principles. These principles form the design criteria which should be considered for future development in the area.”



Response: Five Ways responds to the key urban design principles set out in the 2036 Plan. A comprehensive response to these has been prepared by Turner and is provided within the Urban Design Strategy.

b. Transitions + Interfaces

“New development presents an opportunity for well-designed interfaces to sensitive places within the area.”



Response: Five Ways is located on a landmark street corner, transitioning from range of mid-height buildings on Alexander Street and the Pacific Highway. Its 3-storey podium reflects the prevailing scale and character in the design of the interfaces.

Response continued:

The successful juxtaposition of taller buildings against medium and low rise neighbours is a desirable quality in cities around the world.

Sydney precedents include Green Square's Ovo Tower adjoining 2 storey terraces on Portman Street; One Central Park's Jean Nouvel Tower adjoining three storey buildings; Redfern's Igloo Tower adjoining two storey terraces; Potts Other Point's Springfield Avenue Tower adjoining three storey terraces; Potts Point's Macleay Street Tower adjoining 4 storey buildings; and Hyde Park Towers adjoining Darlinghurst 2 storey terraces.

The Five Ways is an extension of this juxtaposition evident in Sydney and around the world.

The unique site qualities of the Five Ways justifies significant additional height to create a positive landmark and node in the transformation of Crows Nest and St. Leonards, capturing this 'lost space' for the benefit of Crows Nest and the wider precinct.

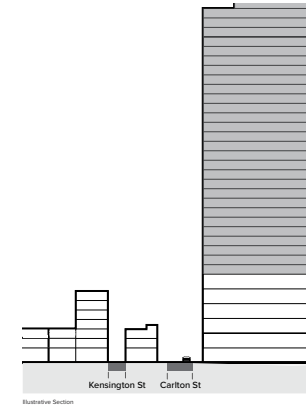


3-storey podium will create a comfortable environment for pedestrians.

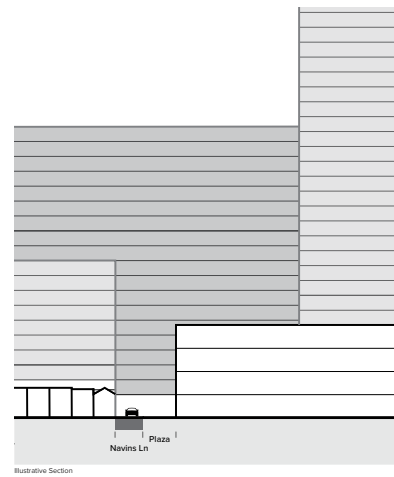
TRANSITION CASE STUDIES:



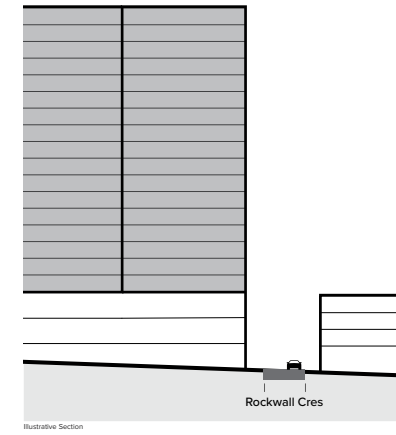
Regent Street towers adjoing a 3 Storey building, Redfern



One central Park, Broadway Chippendale



Portman Street, Green Square



Macleay Street Terraces, Potts Point

c. Height

“A height expectation of taller buildings (up to 50 storeys) between the St Leonards and Crows Nest stations has already been set by recent approvals along the Pacific Highway between Oxley Street and Herbert Street.”



Response: The 2036 identifies the site as “recommended changes to planning controls”, but it does not outline an urban design rationale for an appropriate height. The Five Ways site is capable of accommodating a tall building, while its highly articulated 3 storey podium creates visual interest and reinforces the established scale along the Pacific Highway.

Response continued:

The irregular ‘triangular’ shape of this site and fact that it is effectively an island decoupled from the urban fabric of its surrounds provides a clear rationale why it is worthy of the greatest increase in additional height. The site fulfil the roles of landmark and node and are appropriate for the greatest increase in additional height.



The site has an irregular ‘triangular’ shape.

HEIGHT CASE STUDIES:

New York's famous flatiron buildings illustrate the transformational place potential of this type of triangular site, proving tall buildings can co-exist within low to mid-rise neighbourhoods to create a positive place image.



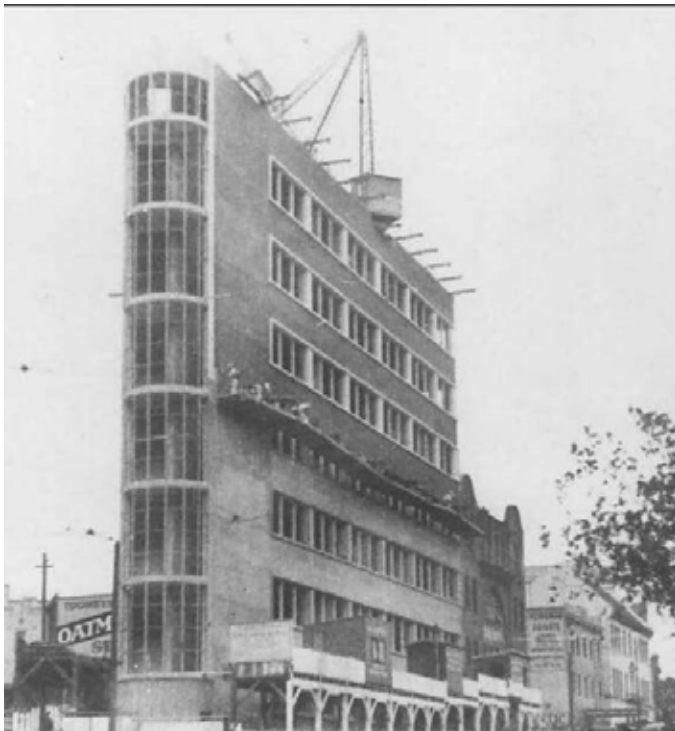
Flat Iron Building and public space in NYC.

Another contemporary example is Boston's Kenmore Square project where a 30 storey plus flatiron tower creates a desirable landmark and node to revitalise a mid-rise neighbourhood.



Kenmore Square, Boston

Within Sydney, the Dental Hospital on Elizabeth Street is a local precedent of this typology. By understanding the innate transformational potential of this irregular sites, it will improve the overall image of the St Leonards to Crows Nest corridor – a positive attribute of good growth.



Historic photo Sydney Dental Hospital, Surry Hills Sydney

Without these sites fulfilling this role, they will simply be perceived as 'lost space' – a traffic island at best – contributing nothing to the evolution of the precinct as a better place.



05. MOVEMENT

a. Public Transport

“Supporting public transport is critical in ensuring the effective growth of St Leonards and Crows Nest as a strategic centre. The existing community relies heavily on public transport routes as reflected in in Figure 24 and Figure 25, which show that a large proportion of residents utilise public transport.”

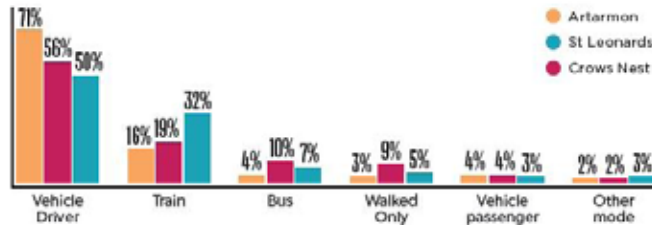


Figure 25 - Mode Share Commuting to the Area

Response: Five Ways will increase the number of local residents and employees within walking distance to a railway station, supporting the use of public transport in Crows Nest.

b. Active Transport

“The Local Character Statement identifies that many community members walk or cycle around the area. The North Shore has one of the highest walking mode shares in Sydney at over 25 per cent. The Plan seeks to strengthen walkability and cycle connectivity within the precinct.”



Response: Five Ways will comprise two new active arcades which will improve the amenity and permeability of the ground plane in Crows Nest, encouraging people to walk or cycle in the area.

c. Parking

“Availability and accessibility for parking is correlated with traffic generation. Limiting parking and/or identifying a cost for parking can influence private vehicle demand, reduce congestion and reinforce sustainable travel goals by facilitating mode shift towards active and public transport modes.”



Response: Five Ways has embedded within it 10 spaces for Mobility on Demand through car share parking. This meets best practice both in the Sydney and global context. 30% of its parking is ‘flexible’, meaning it can be reutilised as demand for parking changes over time.



PLACE ACTIVATION

-
- 01. ACTIVATION USER GROUPS
 - 02. ACTIVATION PLAN
-

ACTIVATION USER GROUPS

To gain a better understanding of the experiences that will occur at Five Ways, the following primary user groups have been identified.

* Source: Profile id. Crows Nest-St Leonards

** Source: Profile id. North Sydney LGA

COUPLES AND SINGLES



Generally aged between 15-44 years old, this user group represents the largest household category in Crows Nest-St Leonards*, with the largest increase predicted to be in Lone Person Households between 2016 and 2026.**

This user group may require access to bars, cafes, restaurants, gym, sporting facilities, groceries, outdoor recreation areas and facilities, retail, and social, creative, art and co-working spaces.

FAMILIES WITH CHILDREN



In 2016, 17.4% of households consisted of couples with children in Crows Nest-St Leonards* and this is expected to remain steady between now and 2036.**

This user group may require free and affordable places, green open spaces, urban spaces with integrated play elements, sporting facilities, parent-child social places, places to walk dogs, grocery stores, schools and childcare.

OVER 60'S



Aged 60 and above, this user group is expected to increase in the future by proportion of population in the future. Currently however, persons within this user group are a predominate age group within Moore Point, making up 13% of the population. This user group may require safe streets, crosswalks, easy to access health services, essential shopping and recreational needs, nature walking paths, gardens, sights to visit, restaurants, cafes, clubs and social spaces.

PROFESSIONALS



Aged between 25-49 years old, this user group is the largest age category in Crows Nest-St Leonards* and is expected to grow in the future with the provision of new jobs, housing, and open space and infrastructure renewals.** Included in this age bracket are young professionals, as well as parents and home-builders. Most professionals are employed in professional, scientific and technical services.*

This user group may require access to convenient shopping, cafes, restaurants, gym, sporting facilities, co-working spaces, urban and green spaces, quality public transport, childcare, retail, essential services including medical centre, post office, banks and groceries.

VISITORS



This user group category covers any aged person and can be from anywhere. Visitors come to Crows Nest for its café atmosphere, variety of shops and restaurants, entertainment, health services and educational needs. With the introduction of the future Metro stop this user group is likely to grow.

Visitors may require cafes, bars, restaurants, shops, cinemas, events infrastructure, art galleries, open spaces, urban spaces, and community and cultural facilities.

COMMUTERS

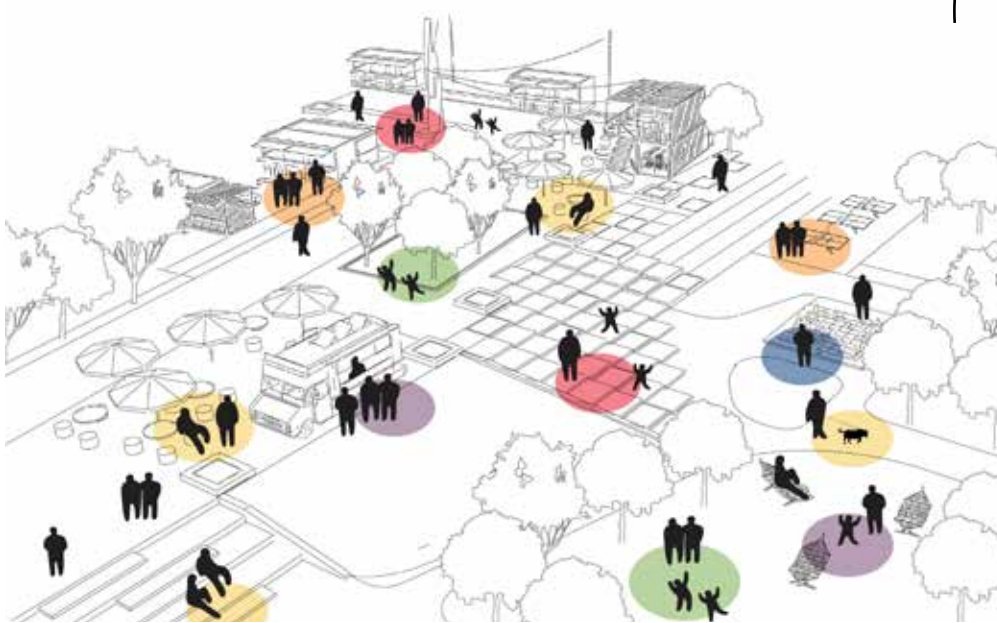


In 2016, 41.5% of commuters travelling to work used public transport, while 29.5% used a private vehicle and 15.4% rode a bike or walked.* The emerging trend between 2011 and 2016 was a greater increase in commuters using the train.* This is likely to increase given the expected new Sydney Metro stop in Crows Nest. 73.1% of North Sydney Council area's working residents travel outside of the area to work and mainly to employment locations in the Sydney CBD.**

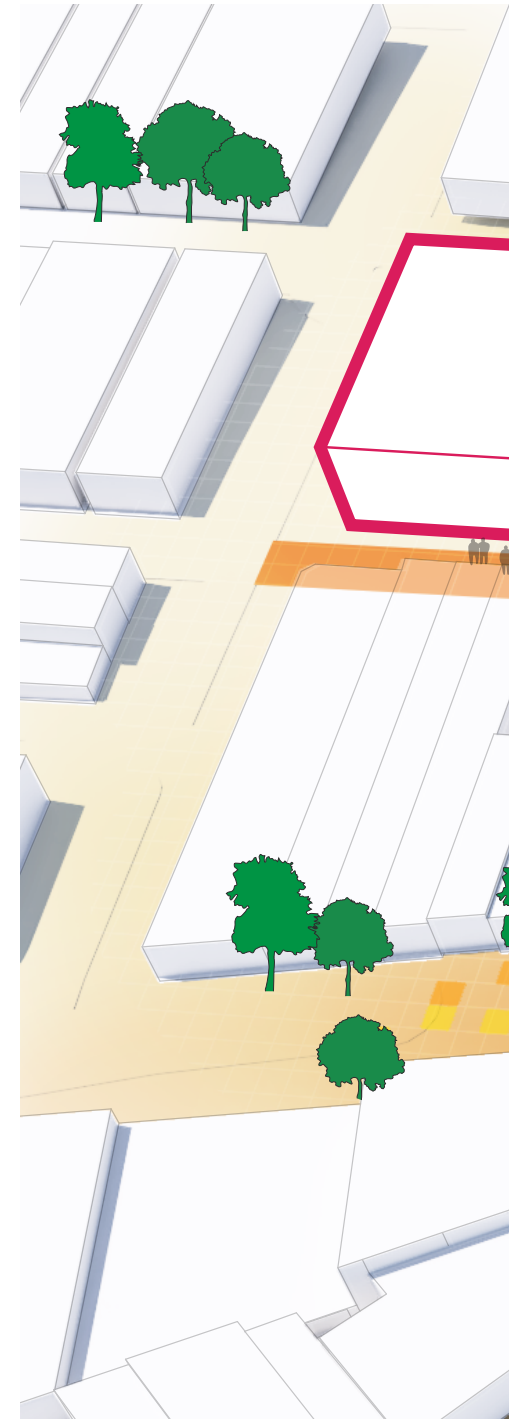
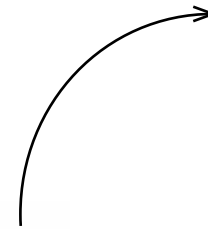
This user group may require access to quality public transport and bike facilities, convenient shopping, cafes, gym, childcare, retail and essential services.

ACTIVATION PLAN

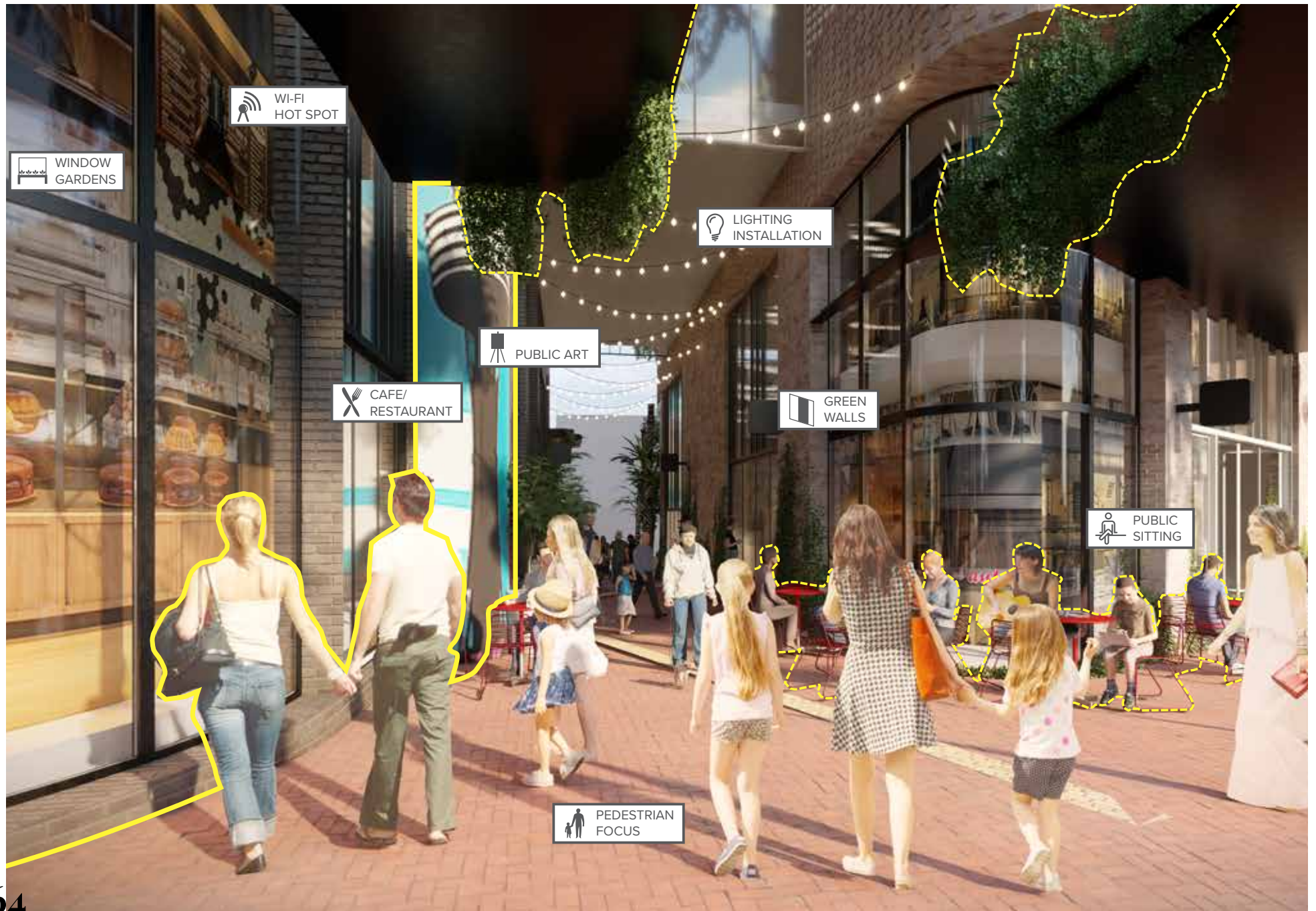
Five Ways provides the opportunity for 10 activities or things to do, creating the critical ingredients for a happy, healthy and resilient community.



10+ THINGS TO DO







WI-FI
HOT SPOT

WINDOW
GARDENS

LIGHTING
INSTALLATION

PUBLIC ART

CAFE/
RESTAURANT

GREEN
WALLS

PUBLIC
SITTING

PEDESTRIAN
FOCUS



PERVIOUS
PAVERS

LIGHTING
INSTALLATION

WI-FI
HOT SPOT

WINDOW
GARDENS

GREEN
WALLS

PUBLIC
SITTING

PUBLIC ART

CAFE/
RESTAURANT

PEDESTRIAN
FOCUS

PLACE PERFORMANCE



-
- 01. PERFORMANCE SUMMARY
 - 02. PERFORMANCE OUTLINE
 - 03. PERFORMANCE SCORES
-



“
North Sydney is committed to supporting the growth and diversity of cultural activities ... which will benefit the community, business and visitors to the area.
”

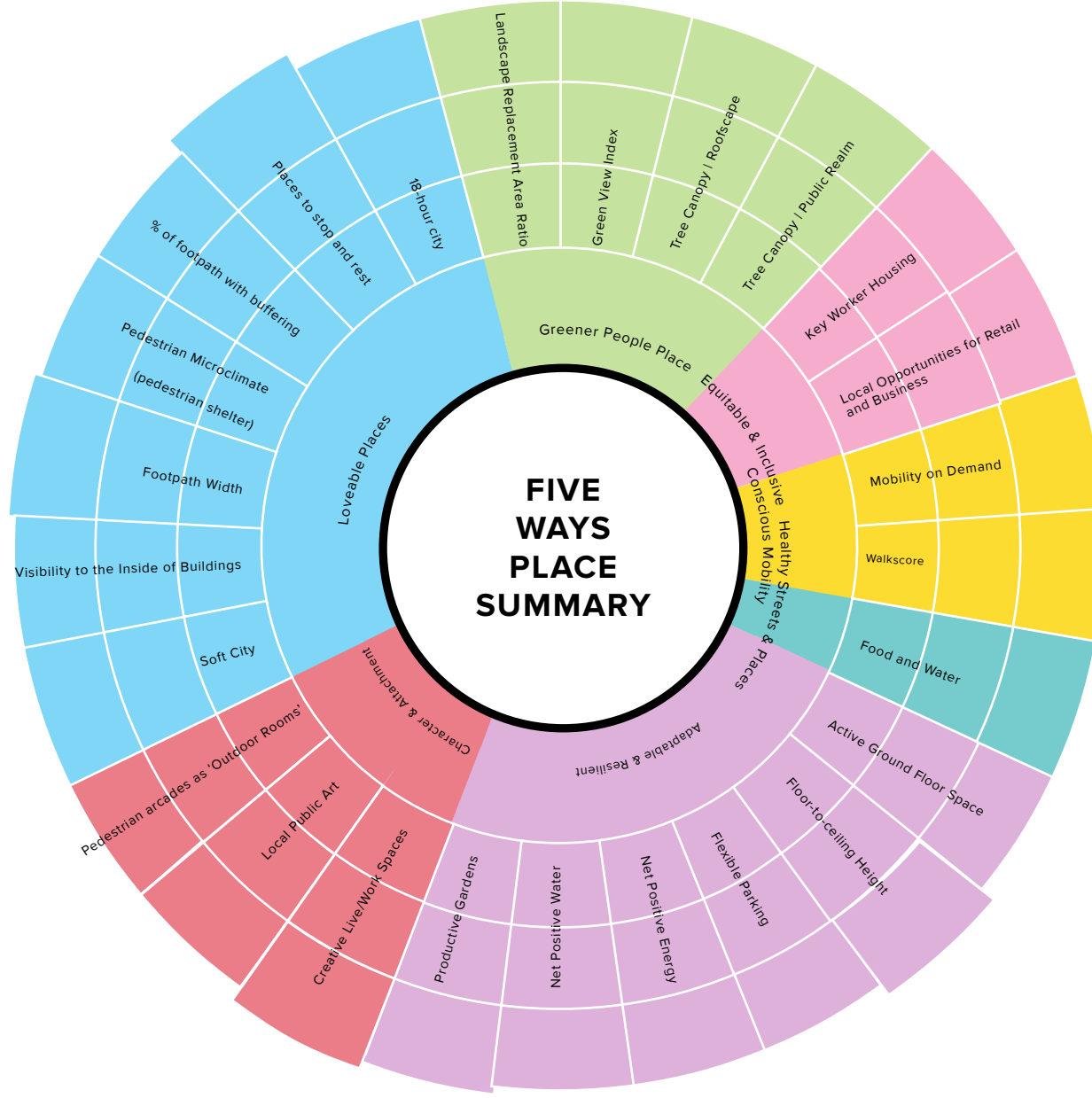
NSC Arts and Cultural Strategic Plan 2015-2017

06

PLACE PERFORMANCE SUMMARY

Research has been undertaken into world's best practice place making and benchmarking to identify and quantify the appropriate performance measures of Five Ways to support the Architectural Design and Place outcomes. The Place Performance Metrics and Scoring draws upon Hatch RobertsDay's accumulative IP and research over many years. This information can become public as the project evolves.

HOW DOES FIVE WAYS PERFORM?



PLACE PERFORMANCE SCORES

PLACE DESIGN PRINCIPLE

SCORE SUMMARY



EQUITABLE & INCLUSIVE



With an abundance of greenery and edible gardens, this will be a place for all everyone in the community to share, and will contribute to a more equitable and inclusive society through the delivery of a target percentage of key worker housing.



CELEBRATE UNIQUE CHARACTER AND CREATE ATTACHMENT



Responding to the surrounding neighbourhood character, including fine-grained lots, active frontages and public art, Five Ways will create a lively buzz at ground floor retail, cafes and restaurants, street life, and become a place to linger for everyone.



GREENER PEOPLE PLACES



Increasing the urban greenery and reducing the effects of the urban island heat is a critical goal for the development of Five Ways. Significant increase in tree coverage, streetscape and communal planting contribute to it becoming a 'Greener People Place'.



LOVEABLE PLACES



Five Ways will deliver a socially connected and healthy community that prioritises the wellbeing & happiness of its residents. Active frontages, wide footpaths and a comfortable streetscape that encourages walking, lingering and socialising will create a loveable place.

**PLACE DESIGN
PRINCIPLE**

SCORE SUMMARY



**ADAPTABLE &
RESILIENT**

118

Five Ways will deliver adaptable and flexible spaces for a diverse range of future uses, including flexible parking, multi-use spaces, and high floor-to-ceiling heights.



**CONSCIOUS
MOBILITY**

100

Located in a walkable neighbourhood with trees, active frontages and things to do, which promote walking and cycling, Five Ways has embedded within it 10 spaces for Mobility on Demand through car share parking. This meets best practice both in the Sydney and global context.



**HEALTHY
STREETS AND
PLACES**

100

Five Ways will deliver a socially connected and healthy community that prioritises the wellbeing & happiness of its residents. Access to healthy food will help enhance the health of residents of Five Ways as well as the surrounding community.

PLACE PERFORMANCE TABLE

OBJECTIVES	MEASURE	TARGET	FIVE WAYS PERFORMANCE
EQUITABLE & INCLUSIVE	Key Worker Housing	5%	5%*
	Local Opportunities for Retail & Business	10%	10%*
CELEBRATE UNIQUE CHARACTER AND CREATE ATTACHMENT	Local Public Art	5-10	9
	Pedestrian arcades as 'Outdoor Rooms'	4-5m	4.5m
	Creative Live/Work Spaces	30-40%	41.5%
GREENER PEOPLE PLACES	Landscape Replacement Area Ratio	50-100%	60%
	Green View Index	15-30%	21.5%
	Tree Canopy (% of roofscape beneath tree canopy)	20-30%	20%
	Tree Canopy (% of public realm beneath tree canopy)	20-30%	30%
LOVEABLE PLACES	Soft City	1-2m	1-2m
	Visibility to the Inside of Buildings	75%	75%
	Footpath Width	3.6-4.5m	3.6-5.1m
	Pedestrian Microclimate (Total area coverage of pedestrian shelter at ground plane)	60-90%	70%
	Pedestrian Microclimate (Min % of footpath with buffering from traffic and wind)	15-20%	19%
	Places to stop and rest	20-30%	37%
	18-hour city	1	1

OBJECTIVES	MEASURE	TARGET	FIVE WAYS PERFORMANCE
ADAPTABLE AND RESILIENT	Adaptable Ground Floors (Linear metres of active ground floor space)	70-100%	84%
	Adaptable Ground Floors (Floor-to-ceiling height for ground & first floor)	4-5m	6.74-8.54m
	Flexible Parking in upper basement floors	30-50%	30%
	Net Positive Energy	5%	5%*
	Net Positive Water	5%	5%*
	Productive Gardens	0.5m per dwelling	0.7m per dwelling
CONSCIOUS MOBILITY	Mobility on Demand Network	10 spaces	10
	Walkscore	95%	95%*
HEALTHY STREETS AND PLACES	Food and Water	5%	5%

* To be determined



APPENDIX

-
- 01. PLACE PERFORMANCE DESCRIPTORS
 - 02. POLICY ALIGNMENT
-






“
Whether you’re a regular visitor to St Leonards & Crows Nest, or live and work there, a strong sense of community and connection can be felt in the area. ”

St Leonards and Crows nest Local Character Statement

06

A. PLACE METRICS DESCRIPTORS

PLACE DESIGN PRINCIPLE	MEASURE	METRIC DESCRIPTION
 EQUITABLE & INCLUSIVE	Key Worker Housing	% of residential units provided as Key Worker Housing
	Local Opportunities for Retail & Business	% of retail/business floorspace aimed at attracting local enterprise
 CELEBRATE UNIQUE CHARACTER AND CREATE ATTACHMENT	Local Public Art	# of dedicated spaces for public art across site area
	Pedestrian arcades as 'Outdoor Rooms'	Minimum width of the arcades
	Creative Live/Work Spaces	% of home offices
 GREENER PEOPLE PLACES	Landscape Replacement Area Ratio	% of developable site area contributing to communal landscape or vertical planting above the first level
	Green View Index	Min % of Visible Tree Canopy cover visible in public spaces and streets at eye-level
	Tree Canopy	% of roofscape beneath tree canopy % of public realm beneath tree canopy

**PLACE DESIGN
PRINCIPLE**

MEASURE

METRIC DESCRIPTION



**ADAPTABLE AND
RESILIENT**

Adaptable Ground Floors

Linear metres of active ground floor space

Floor-to-ceiling height for ground and first floor

Flexible Parking

% of flexible parking

Net Positive Energy

% of the project's energy needs supplied by on-site renewable energy

Net Positive Water

% of the project's water needs supplied by captured precipitation or other natural closed-loop water systems, and/or by recycling used project water.

Productive Gardens

Area of productive garden space per dwelling (sqm)



**CONSCIOUS
MOBILITY**

Mobility on Demand Network

of share cars per dwelling density

Walkscore Score

% score on Walkscore (ie. walking distance to transport nodes and local amenities)



**HEALTHY STREETS
AND PLACES**

Food and Water

% of F/B tenancies dedicated to fresh produce

**PLACE DESIGN
PRINCIPLE**



**LOVEABLE
PLACES**

MEASURE

METRIC

Soft City

Min footpath width dedicated for activation by ground floor tenants

Visibility to the Inside of Buildings

% of facade (linear metres) defined by windows/doors/openings

Footpath Width

Min footpath width around the perimeter of the development

Pedestrian Microclimate

Total area coverage of pedestrian shelter at ground plane
% of footpath with buffering from traffic and wind

Places to stop and rest

of elements every 10m²

18-hour city

Min. # of activities that can occur across an 18-hour period



B. POLICY ALIGNMENT

Crows Nest delivers progressive Place Policy of the NSW Government, the United Nations, Council and other relevant agencies. The following pages sets out key policy documents and their relationship with the Crows Nest Place Design Framework.



GLOBAL

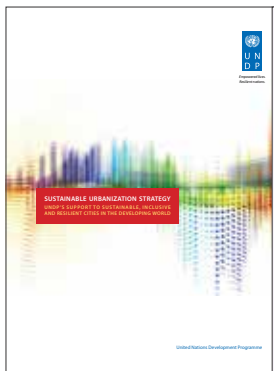


UN - HABITAT III - THE NEW URBAN AGENDA

Three key principles have been established, including an implementation plan to be utilised as a key instrument for enabling national, regional, local governments and relevant stakeholders to achieve sustainable urban development.

Key principles include:

- Leave no one behind
- Ensure sustainable and inclusive urban economies
- Ensure environmental sustainability



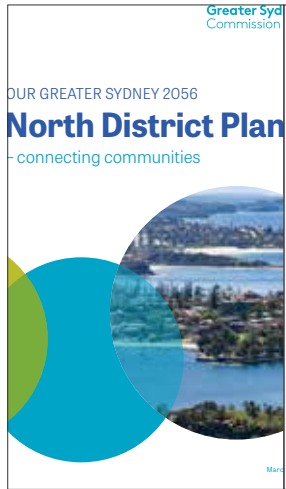
UN - THE 2030 AGENDA FOR SUSTAINABLE DEVELOPMENT

The Sustainable Development Goals are a universal call to action including 17 goals forming part of the 2030 Agenda for Sustainable Development. This Agenda outlines the 15-year plan to achieve these goals. The most relevant goals applicable to Crows Nest include:

- Goal 3: Good Health and Well-being
- Goal 11: Sustainable Cities and Communities
- Goal 13: Climate Action
- Goal 15: Life on Land



STATE



NORTH CITY DISTRICT PLAN

The North City District Plan sets out planning priorities and actions for improving the quality of life for residents as the District evolves. It identifies Crows Nest as part of the St Leonards/Crows Nest Planned Precinct and the St Leonards and Crows Nest Station Precinct. Directly adjoining Crows Nest is St Leonards, which is described as a mixed-use centre with high-rise offices, and high density residential development.

As a dynamic place with a vibrant street life, its proximity to major transport networks including

the future Metro station, Crows Nest presents an opportunity for renewal and activation.

Relevant Priorities include:

- PP N3: Providing services and social infrastructure to meet people’s changing needs
- PP N4: Fostering healthy, creative, culturally rich and socially connected communities
- PP N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport
- PP N20: Delivering high quality open space



BETTER PLACED

The Policy “Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.” Key, applicable objectives include:

- Objective 1 - Better Fit: Contextual, local and of its place

- Objective 3 - Better for Community: Inclusive, connected and diverse
- Objective 4 - Better for People: Safe, comfortable and liveable
- Objective 5 - Better Working: functional, efficient and fit for purpose
- Objective 6 - Better Value: Creating and adding value
- Objective 7 - Better Look and Feel: Engaging, inviting and attractive



GREENER PLACES

The Policy “Greener Places has been developed by the Government Architect to deliver the strategic approach for encouraging connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is greater than the sum of its parts.”

Key principles for creating Greener Places include:

- Principle 1: Integration
- Principle 2: Connectivity
- Principle 3: Multifunctionality
- Principle 4: Participation



REGIONAL



NORTH SYDNEY LOCAL DEVELOPMENT STRATEGY

This document aims to inform council on the content of the DLEP 2009 by identifying appropriate planning policies to manage the future natural, cultural, economic and built environment of North Sydney.

The LDS identifies Crows Nest as a local mixed-use area and retail precinct known for its café atmosphere.

In relation to North Sydney's housing objectives, the LDS identifies the areas in Crows Nest situated along the Pacific Highway, Willoughby Road, Alexander Street, Albany Street, Atchison Street and Chandos Street as having development potential for meeting the NSW Government's targets for new housing supply.



NORTH SYDNEY ECONOMIC DEVELOPMENT STRATEGY

The purpose of this document is to outline Council's vision for economic development and set out a plan to facilitate the continued economic growth of North Sydney.

In this document Crows Nest is described as a mixed use centre, providing retail, commercial, residential, and entertainment opportunities for local residents with significant day time and night time activity.

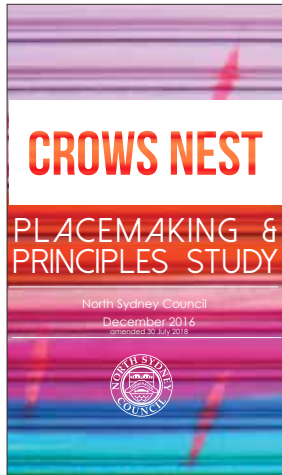
Among its findings was the identification of Crows Nest's emerging arts and cultural sector as an opportunity for future specialisation of the centre.

The document also identifies the need to enhance the current poor public domain and reinvigorate the limited public life off the main street.

Additionally, the introduction of the Sydney Metro stop in Crows Nest will further catalyse renewal and development in this area.



LOCAL



CROWS NEST PLACEMAKING & PRINCIPLES STUDY

This study delineates a suite of principles that articulates community aspirations for the area to guide future development and to inform Council’s input into the State Government’s planning investigation of Crows nest.

The study describes Crows Nest’s unique attributes including easy accessibility to amenities and key destinations and its diverse, vibrant and cosmopolitan character.

The document also illustrates the community aspiration for growth to be focused along the Pacific Highway corridor.

Relevant principles for future growth include:

- 1: Metro as a catalyst for renewal
- 2: Enhance employment & activity
- 3: Protect precinct character
- 4: A sense of community
- 6: Prioritise public space



ST LEONARDS & CROWS NEST 2036 FINAL PLAN

This Plan was developed to identify opportunities for renewal and rezoning in the St Leonards and Crows Nest area whilst integrating community aspirations identified in the draft Local Character Statement.

It is based on a vision of growth to 2036 guided by the following relevant design principles:

- Place: A vibrant community
- Landscape: A greener place
- Built Form: A well-designed place
- Land Use: A home for people of all ages
- Movement: An accessible place