



Prepared for:  
Stockland  
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Addendum urban design report for planning proposal

# St Leonards 601 Pacific Highway

architectus™



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Architectus has prepared this Addendum to the Urban Design report to support an amendment to Planning Proposal 2/23 that relates to 601 Pacific Highway, St Leonards (the site).

The amended Planning Proposal seeks to change the statutory planning controls that apply to the site under the North Sydney Local Environmental Plan 2013 (LEP) as follows:

- Establish a site-specific building height control, with maximum building height of RL265; and
- Establish a site-specific floor space ratio (FSR) control, with a maximum FSR of 20:1.

The amended Planning Proposal responds to the North Sydney Council resolution at the meeting on 14 August 2023 and the subsequent correspondence issued by Council on 25 August 2023.

The amended Planning Proposal is informed by an amended indicative concept proposal which establishes a building envelope and footprint for a future development proposal.

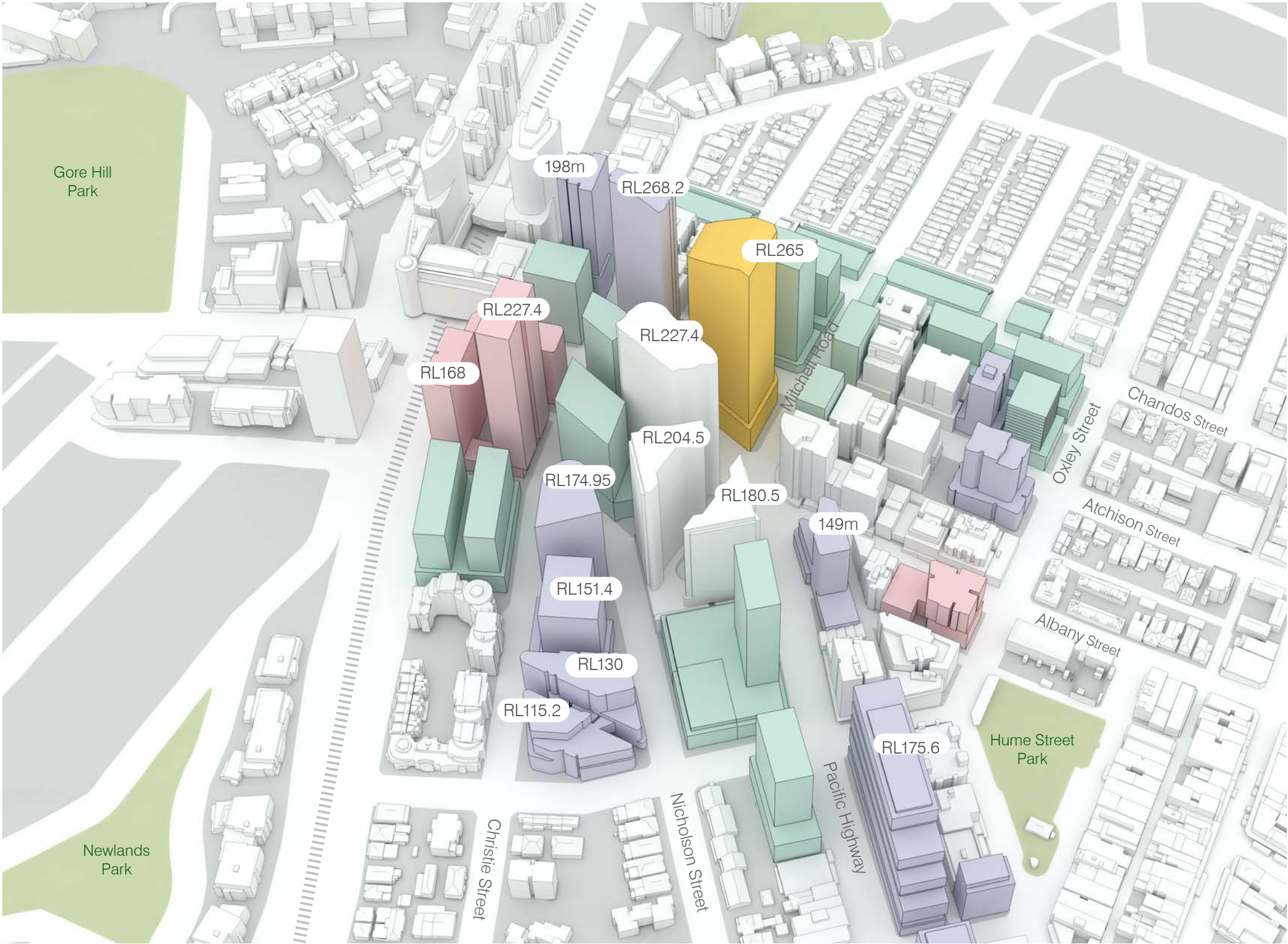
This Addendum assesses the Urban Design impacts of the amended planning Proposal and the amended indicative concept proposal.

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1.1 Building heights

Revision notes:  
Building envelope height has been updated to RL265m.



Building envelope within adjacent development context showing heights as RLs

- Legend
- Buildings under construction
  - DA Approved/ DA being prepared
  - Likely development (under the 2036 Final Plan)
  - Commercial use for subject site
  - Site boundary

1.2 Building envelope elevations



Building envelope within development context- South elevation



Building envelope within development context- East elevation



Building envelope within development context- North elevation



Building envelope within development context- West elevation

- Legend
- Buildings under construction
  - DA Approved/ DA being prepared
  - Likely development (under the 2036 Final Plan)
  - Commercial use for subject site
  - Site boundary

Revision notes:  
Building envelope has been updated to the RL265m.



### 1.3 Key moves

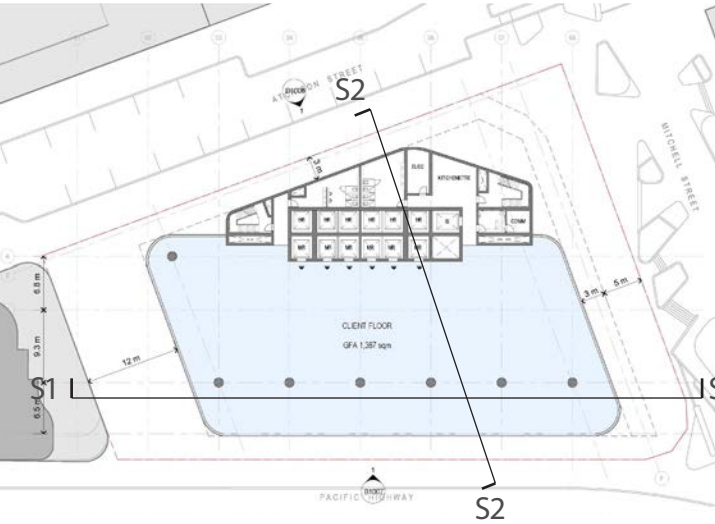
#### Revision notes:

The key moves and principles remain unchanged from the Planning Proposal (Dec 2023). The building envelope height has been lowered, and architectural form of the roof top has been adjusted accordingly, as seen in the adjacent section diagrams.



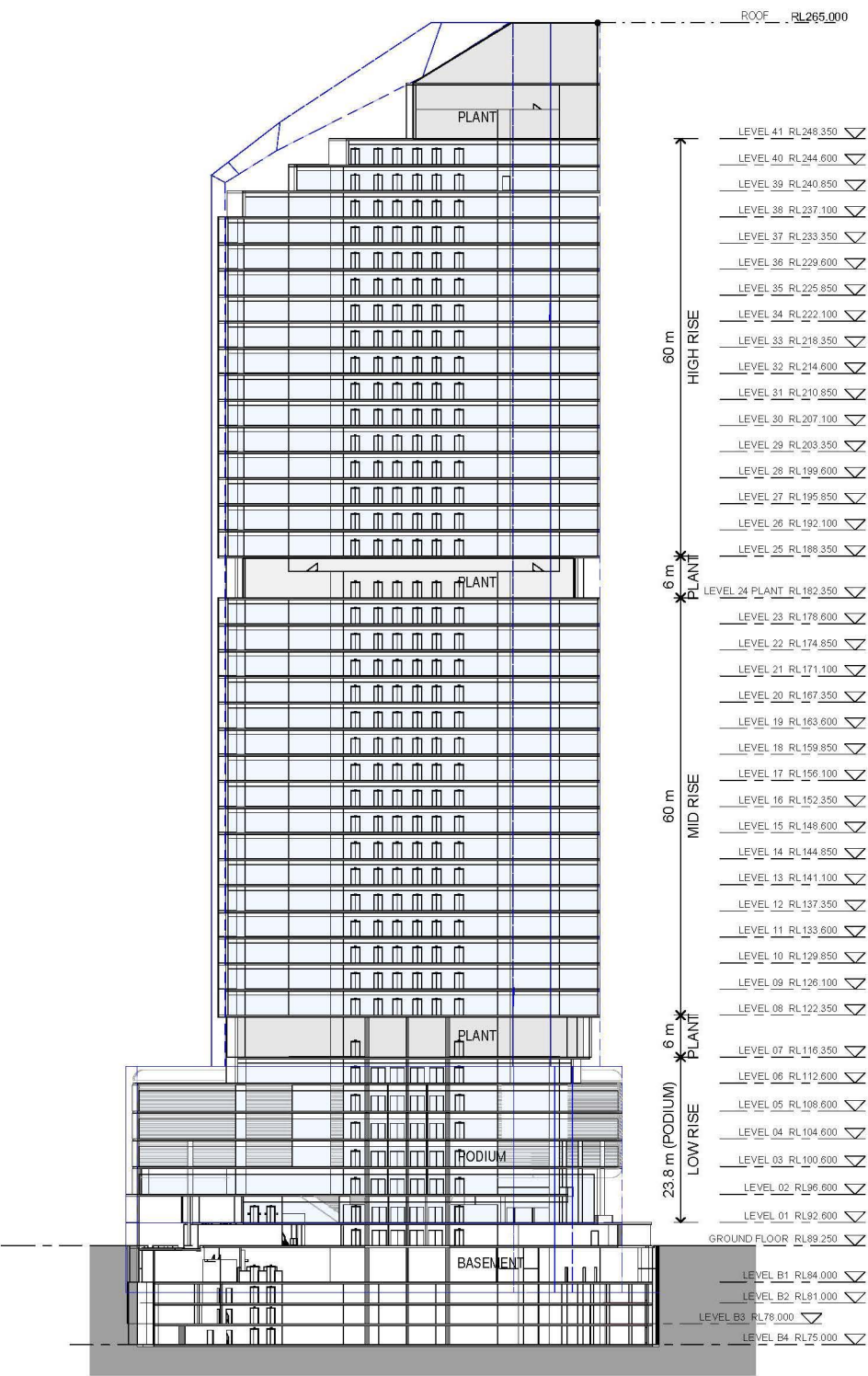


1.4 Indicative Sections

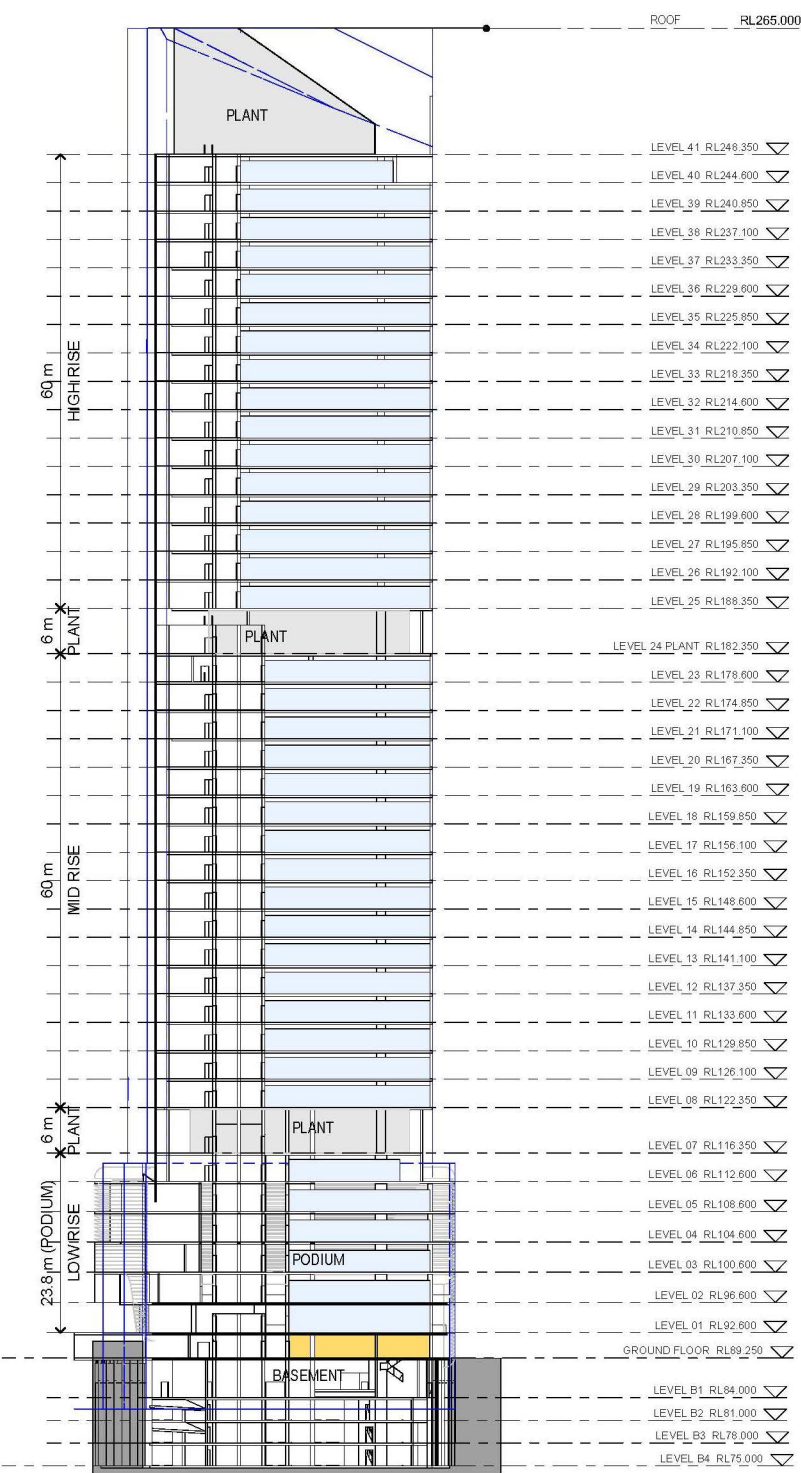


**Revision notes:**

Building envelope height has been updated to RL265m, and architectural form of the roof top has been adjusted accordingly



section1 showing the permissible envelope in blue dotted line



section2 showing the permissible envelope in blue dotted line



1.5 Solar analysis

Newlands Park, Ernest Place and Willoughby Road

The proposal does not create any additional overshadowing to Newlands Park between 10am and 3pm, on 21 June and therefore complies with controls for Newlands Park.

For Willoughby Road and Ernest Place the proposal does not create any additional overshadowing between 10am and 3pm on 21 June, and therefore complies with The St Leonards Crows Nest 2036 Plan which protects Ernest Place from 10.00am-3.00pm and Willoughby Road from 11:30am-2:30pm.



21June 10.00am



21June 11.00am



21June 12.00pm

Revision notes:

Building envelope height has been updated to RL265m.



21June 1.00pm



21June 2.00pm



21June 3.00pm

Legend

- Site boundary
- Buildings under construction
- DA Approved/ DA being prepared
- High Likely development (under LUIIP)
- 601 Pacific highway
- Shadow path of building envelope at 601 Pacific highway



21June 3.30pm

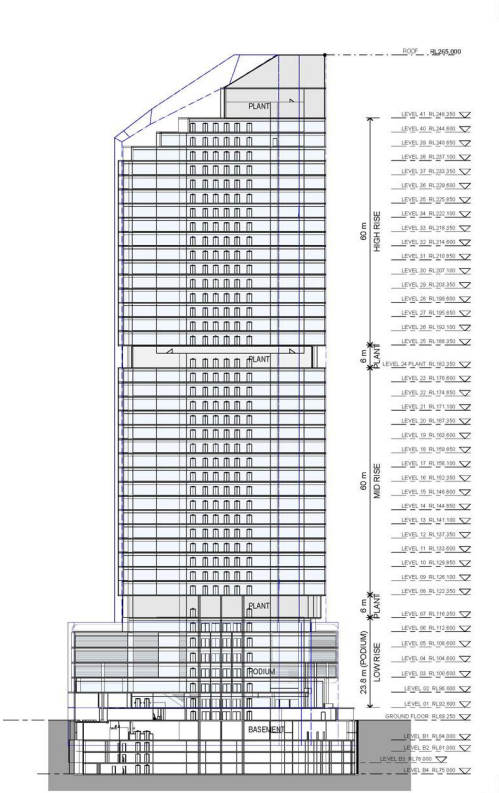


21June 4.00pm



Willoughby Road (2pm-3pm)

The proposal doesnt create any impacts on Willoughby Road from 2:00 pm to 3:00 pm.



section of the new proposal

- Legend
- Site boundary
  - Buildings under construction
  - DA Approved/ DA being prepared
  - High Likely development (under LUIIP)
  - 601 Pacific highway
  - Shadow path of building envelope at 601 Pacific highway
  - Additional shadow impacts to Willoughby Road



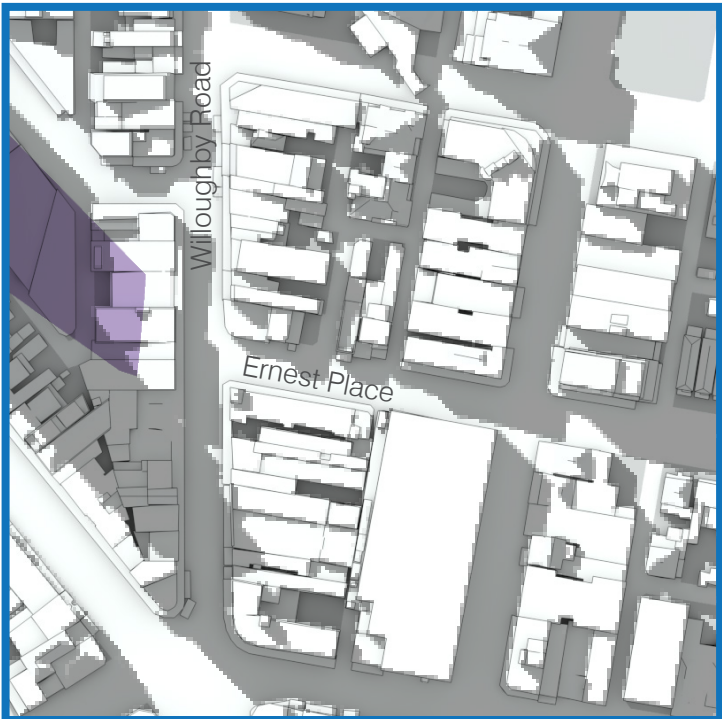
21June 2.00pm



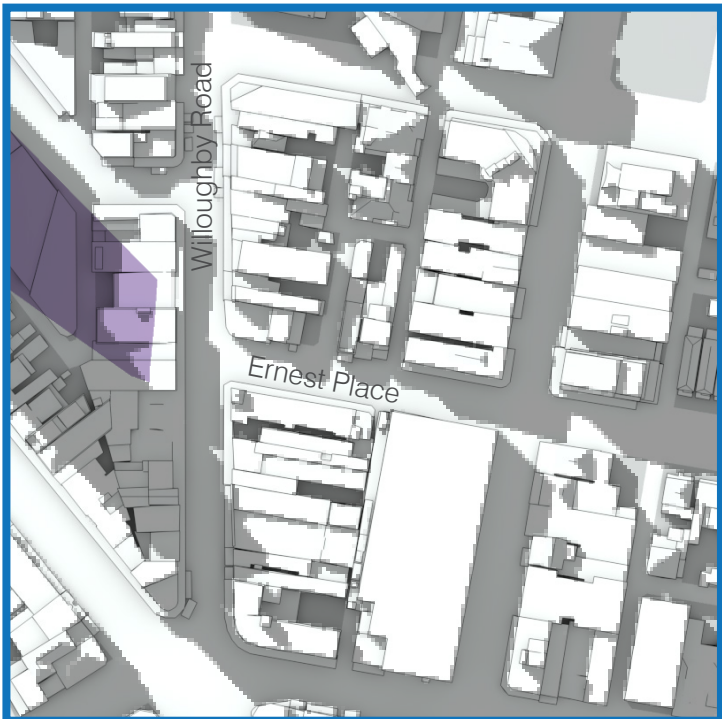
21June 2.30pm



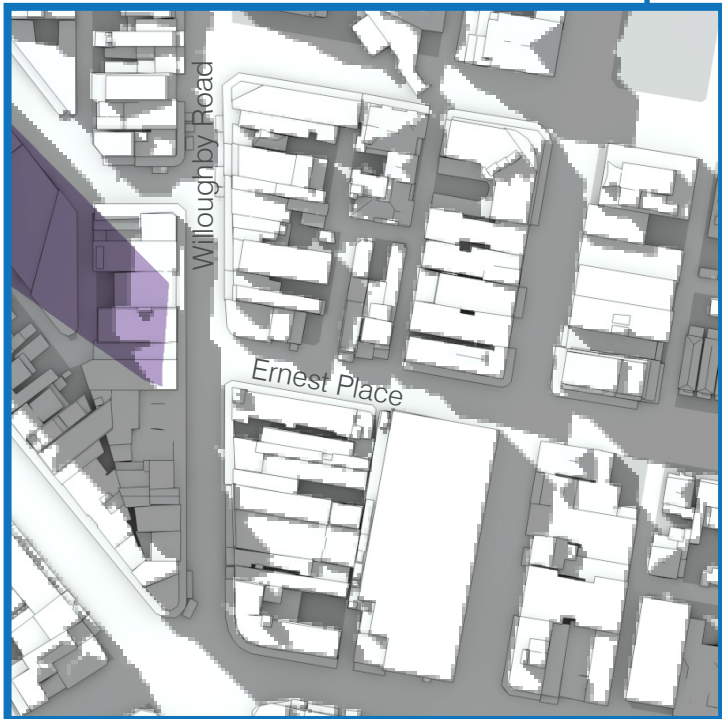
21June 3.00pm



21June 2.58pm (zoomed in)



21June 2.59pm (zoomed in)



21June 3.00pm (zoomed in)



1.6 Visual impact

The Visual Impact assessment takes into account views from all directions at a local(short) and suburban (medium) distance.

The assessment demonstrates that the proposal will have a moderate impact on views towards the precinct from the public domain. The views adjacent consider the importance of public views, timing of views and screening provided by approved and likely future development in the vicinity of the proposal. In most views, the proposal will partially obstruct views of the sky, however the proposal is consistent with the scale of future development in the centre and presents a slender form against sky.

When viewed from the Pacific Highway from the south and the north, and from Falcon Street, the proposal is partially obscured by approved and likely adjacent future development. From the Pacific Highway at Reserve Road, a large portion of sky view is preserved. When viewed from local vantage points in Willoughby Road, the proposal is shorter than other likely future development and has minimal impacts on views of the sky. When viewed from medium vantage points in Northbridge, Artarmon, Greenwich and Willoughby, the proposal has a moderate impact on the skyline. The tower will be particularly visible from Willoughby Road Crows Nest, however its visual impact is mitigated by the slender tower form, with sky-gardens, and approved and likely future adjacent development.

Revision notes:

Building envelope height has been updated to RL265m.



Falcon Street, Pacific Highway and Willoughby Road



Shirley Road at Nicholson Street



Willoughby Road at Hallstrom Park between Small Street and Walter Street



Frenchs Road at Tulloh Street





*Pacific Highway at Greenwich Road*



*Pacific Highway at Reserve Road*



*Naremburn Park - Station at Dalleys Road*



*Strathallen Avenue at Baroona Road*



*Willoughby Road and Clark Street*



*Willoughby Road and Albany Street*



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