



601 PACIFIC HIGHWAY ST LEONARDS

Planning Proposal Report

Prepared for



Prepared by

O C U L U S

Date

02 May 2024

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601 PACIFIC HIGHWAY, ST LEONARDS

Planning Proposal Report

Cover image:

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Project Address: 601 Pacific Highway, St Leonards, NSW 2065

Rev	Issue	Date	By	Checked
A	Draft	25.02.2021	AS	KS
B	Report	23.04.2021	AS	KS
C	Report	22.06.2021	AK	KS
D	Report	12.12.2022	AS	KS
E	Report	19.12.2022	AS	KS
F	Report	02.05.2024	AS	KS

OCULUS acknowledges the traditional owners of the lands on which we work. We pay our respects to Elders past and present.

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1.1 Introduction

Introduction

OCULUS has prepared this Planning Proposal Report on behalf of Stockland Development Pty Ltd to support a Planning Proposal to amend the statutory planning controls that apply to 601 Pacific Highway, St Leonards (Lot 71 in Deposited Plan 749690) (the site) under North Sydney Local Environmental Plan 2013 (LEP).

The intended outcome of this Planning Proposal is to amend the LEP planning controls as follows:

- + Establish a site-specific building height control, with maximum building height of RL259 metres; and
- + Establish a site-specific floor space ratio (FSR) control, with a maximum FSR of 20:1.

The Planning Proposal does not amend the site’s existing E2 Commercial Centre zone. Future development aligned with the Planning Proposal is consistent with the permissible land uses and objectives of Zone E2.

The new planning controls seek to unlock the potential of a strategically-located landholding within the St Leonards centre and facilitate a new commercial building in a precinct earmarked for density uplift.

This Planning Proposal will deliver strategic planning merits commensurate with State and Local government policy and align with the St Leonards and Crows Nest 2036 Plan adopted by NSW Department of Planning, Industry and Environment (DPIE) (August 2020). Future development of the site will generate substantial public benefit and make a significant contribution to the evolving character of St Leonards town centre.

Vision

The potential redevelopment of the 601 Pacific Highway site is an opportunity to improve the public domain interface around this significant site in St Leonards, and enhance the way the site relates to critical public spaces at its boundary. The indicative built form concept design offers considered urban design initiatives that aim to make a significant contribution to the vibrancy and attractiveness of St Leonards Town Centre.

Ideally located in a rapidly evolving neighbourhood, 601 St Leonards can play a key role in defining the future direction of the precinct. The highly visible and well connected site, located near the top of the hill, on a bend in the Pacific Highway, calls for an iconic response that takes advantage of its location.

The introduction of fine grain retail and dining opportunities to the ground plane along Mitchell Street plaza will bring increased activity and a sense of liveliness to this recently upgraded public space. The proposed two level commercial lobby with entries off Atchison Street and the Pacific Highway will help to activate these street frontages. These moves enhance the high street character of these key streets, contributing to a lively urban village atmosphere. The introduction of comfortable, inhabitable and suitably scaled spaces within the streetscape will promote human activity, creating an enhanced urban environment that is lived in and enjoyed, both day and night. These key design moves aid in the transformation of the neighbourhood, evolving from a stark, uninviting commercial district to a vibrant, richly layered and engaging urban destination.

Landscape Concept Design

The indicative Landscape Concept Design envisages outdoor seating and dining opportunities activating the edges of public spaces, relating to the substantial green gathering spaces in the adjacent Mitchell St Plaza. These spaces offer opportunity for seasonal events such as weekend markets, ‘pop-up’ and cultural events, and other community engagement initiatives.

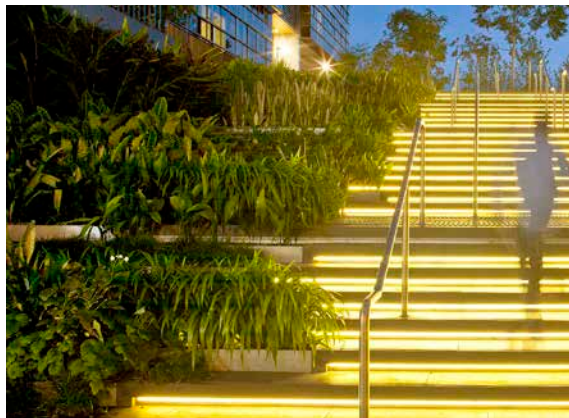
The public domain around the site is generally paved, with feature inlays and materials responding to the distinctive character of the individual spaces, accented and anchored with trees and low planting. Street trees creating strong visual links are proposed down the length of the streets (where not already present and subject to services), providing a distinctive street character as well as shade and wind protection. A range of public seating is proposed including benches, seating edges and smaller gathering and building entry spaces, encouraging people to occupy and enjoy the streetscape.

Circulation has been carefully considered through the selection of paving materials, positioning of physical elements and significant improvement to site levels along an active commercial/retail interface. The design creates permeability and connectivity throughout the site, but ensures spaces are defined with a distinct character to allow way-finding and pedestrian comfort.

“...opportunity for weekend markets, ‘pop-up’ and cultural events, and other community engagement initiatives.”



1.2 Design Principles



Connection + Continuity

- Create DDA compliant access connections along Atchison Street, Pacific Highway, and Mitchell Street Plaza
- Enhance circulation throughout and around the site
- Create clear visual and physical vertical links between built form and landscape
- Improve site levels and connect building entries to the street at grade
- Maximise solar access to public spaces

Activation

- Activation of building edges to public domain
- Retail alfresco dining and adaptable public domain use
- Quality retail amenity
- Night time and entertainment activation
- Bringing life to the street frontages throughout the day and evening
- Improved sight-lines and simplified grade changes to improve pedestrian orientation and way finding

Shared Spaces

- Connection and integration with Mitchell Street Plaza shared way
- Integration of high quality materials into shared space
- Safe and clear circulation for pedestrians
- Custom furniture and bike parking facilities
- Active green street with increased vegetation
- Protection from wind and noise
- Promoting use of the lawn area in Mitchell Street Plaza for passive recreation

Distinct Places

- Iconic and identifiable local space
- Support time economy
- Places to relax and unwind
- Sophisticated informal and formal meeting spaces
- Opportunity for cultural programs and events
- Quality retail and amenity
- Creation of an iconic gateway into St Leonards

A Green Focus

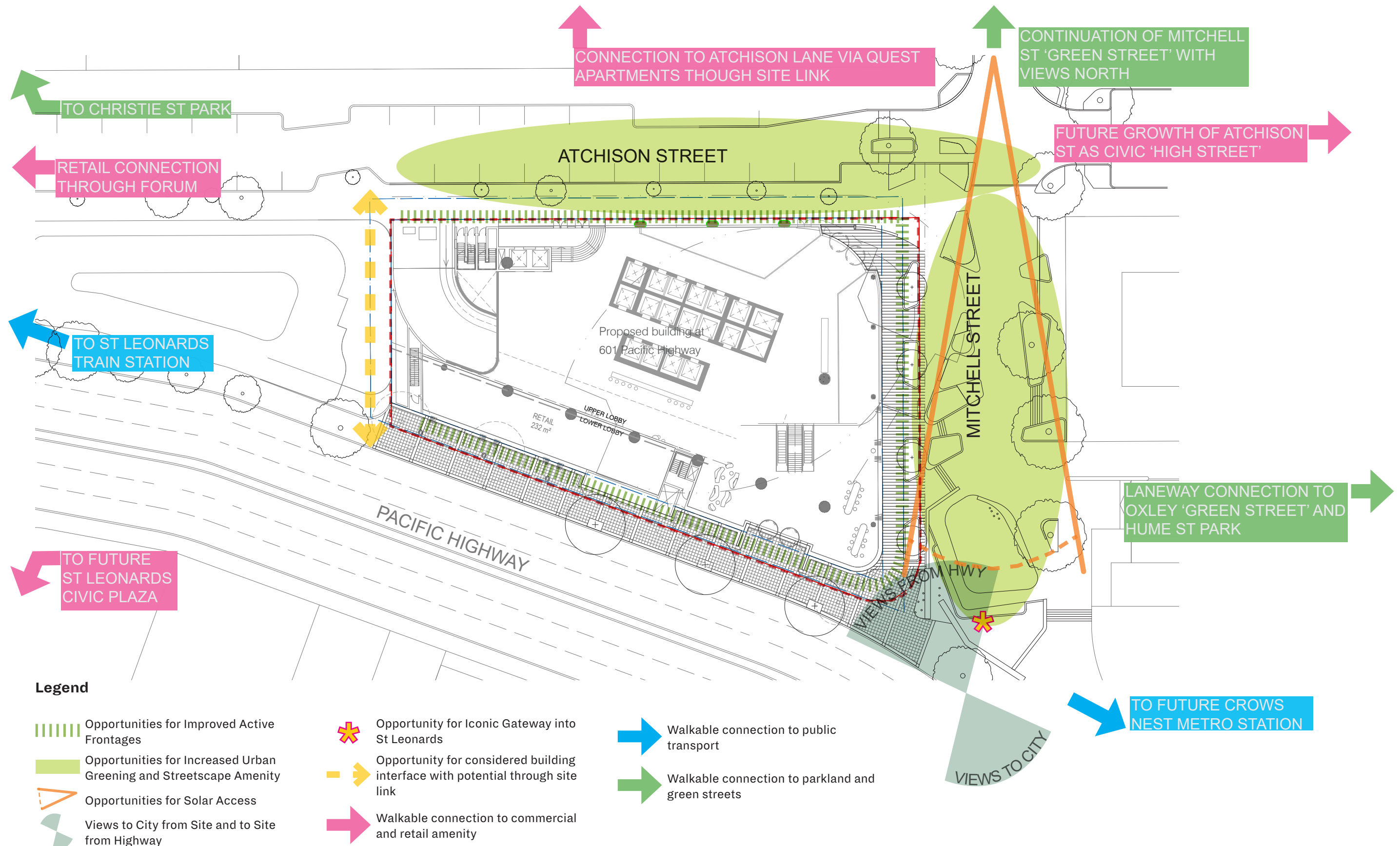
- Prominent green central plaza
- Visual connections from the ground floor public domain to the gardens above
- Sky, City, Nature
- Focus on green amenity and shade
- Using vegetation to create distinct places

2.0

Current Conditions

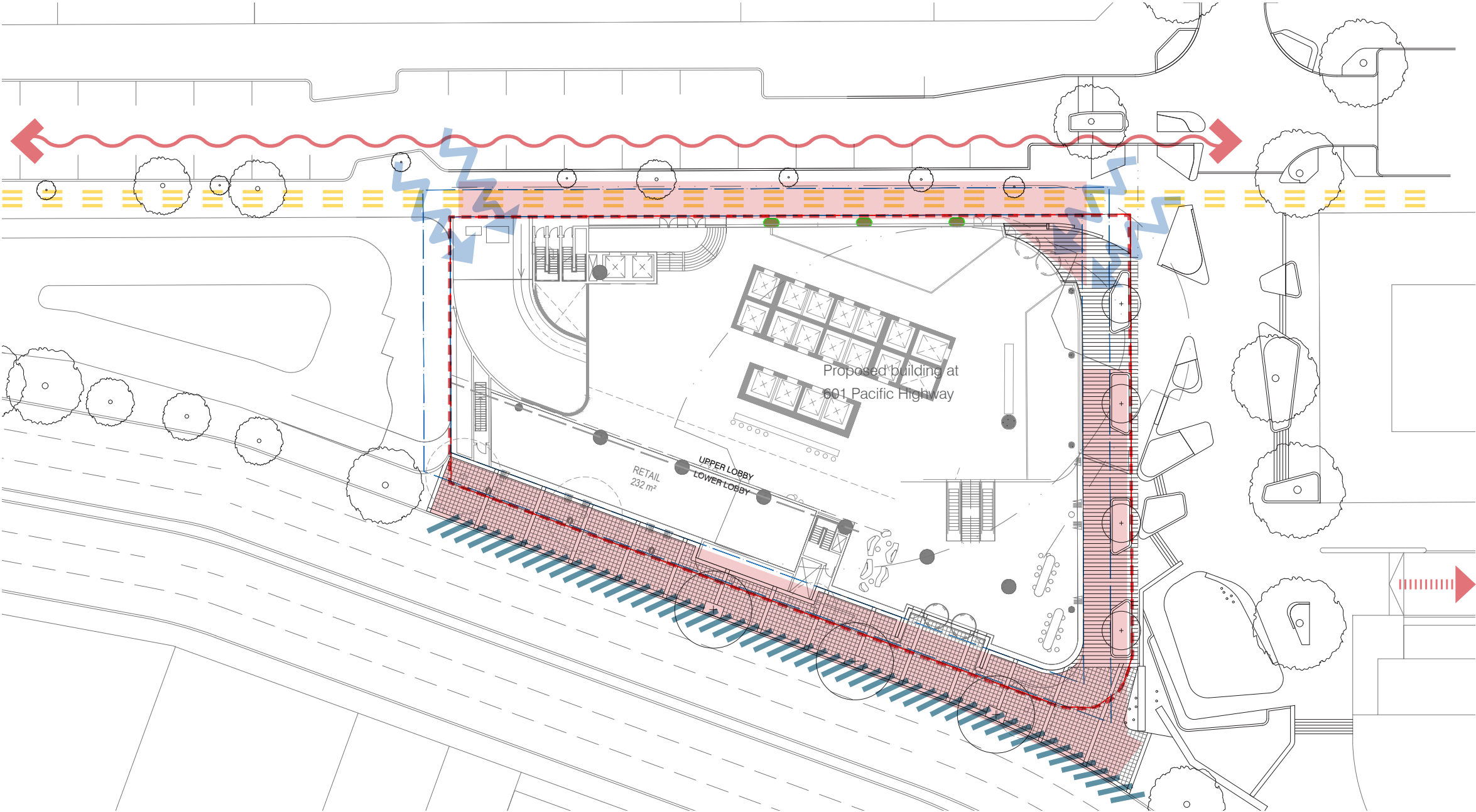
2.1 Current Conditions

Site Opportunities



2.2 Current Conditions

Site Constraints



- Legend**
- Noise and Pollution from Highway (high volume / high speed traffic)
 - Strong Winds
 - Difficult Level Changes / Poor Accessibility / Confusing Pedestrian Navigation
 - Inconsistent and dilapidated streetscape (paving, vegetation, street furniture and lighting)
 - Unpopulated / poor visibility laneways
 - Overhead Power Lines (adding to visual clutter and inhibiting formation of symmetrical tree avenue)



LARGE LEVEL CHANGES



UNUSABLE SPACES

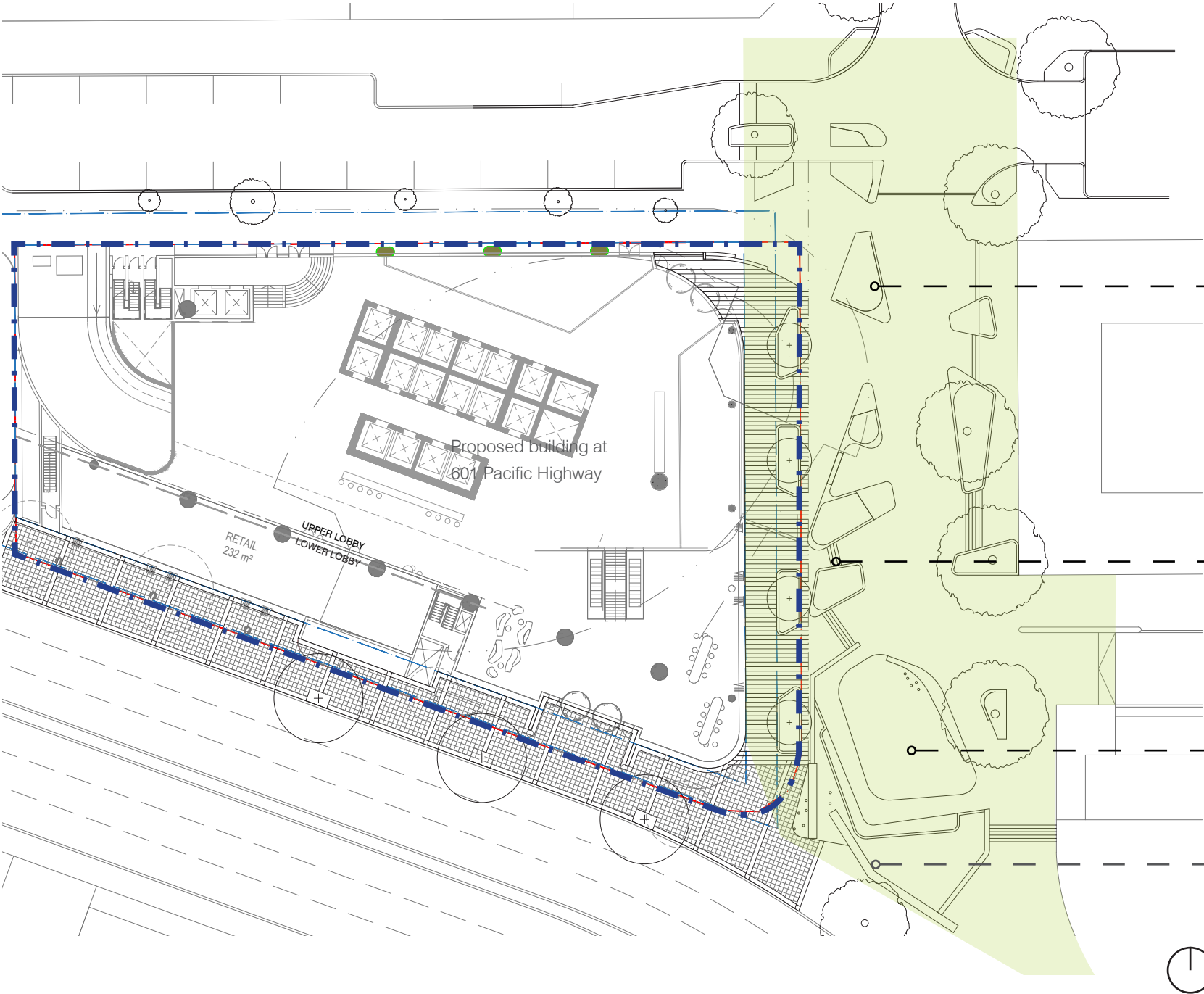


POOR SITE LINES



INCOHESIVE PAVING

2.3 Mitchell Street Plaza Upgrade by North Sydney Council



Legend

- Indicative building footprint of proposed development
- 601 Pacific Highway Title Boundary
- Extent of public domain plaza under current scheme

An Opportunity for Further Improvement

The public domain upgrade to St Leonards East, currently underway by North Sydney Council, will bring about series of much needed improvements to the streetscape and public open spaces in the area. The creation of a green hilltop plaza at Mitchell Street is a key connection in this initiative and will provide an area of much needed usable green space, and provide gathering spaces for residents and workers to enjoy.

The current interface along the 601 Pacific Highway building is very constrained in terms of grading and pedestrian access and orientation. Councils upgrade of the new plaza is a vast improvement on the existing site layout, and responds directly to the existing site conditions and built form surrounding the plaza. Redevelopment of the 601 Pacific Highway site is an opportunity to further improve accessibly and connectivity along this frontage, while maintaining the design principals and public amenity offerings demonstrated in the recent council upgrade. It also provides much needed activation, to truly enhance the Plaza and make it more than just a thoroughfare, by transforming it into a more usable, safe and friendly environment.

Mitchell Street Plaza Upgrade

Existing plaza works are outside of the 601 Pacific Highway design and are not included within the planning proposal scheme.

Island Planters

These elements function as traffic calming elements and provide garden beds to enhance urban greening and public seating for people to gather and rest.

The arrangement of these elements addresses the existing building frontage at 601 Pacific Highway. Redevelopment of the building on this site will require re arrangement of the planters, trees and street furniture in the Plaza to align with lobby entries and retail frontages for optimal site orientation and access along this edge.

Stair access

Stair access points are required to accommodate the steep grade along the existing building interface.

Redevelopment of the 601 Pacific Highway site offers an opportunity to improve site levels and pedestrian connections by levelling out the interface with the plaza to enhance access and connectivity along the active retail frontages.

Open Green Space

An open lawn area offers a place for passive recreation and relaxation. Any future re-arrangement of the Plaza should maintain or increase this offering.

St Leonards Gateway Feature

Green Wall Blades offer an iconic entry statement into St Leonards, however their location sits very close to the 601 Pacific Highway title boundary and their location will need to be considered as part of the proposed redevelopment of this site.



ISLAND PLANTERS



STAIR ACCESS



OPEN GREEN SPACE



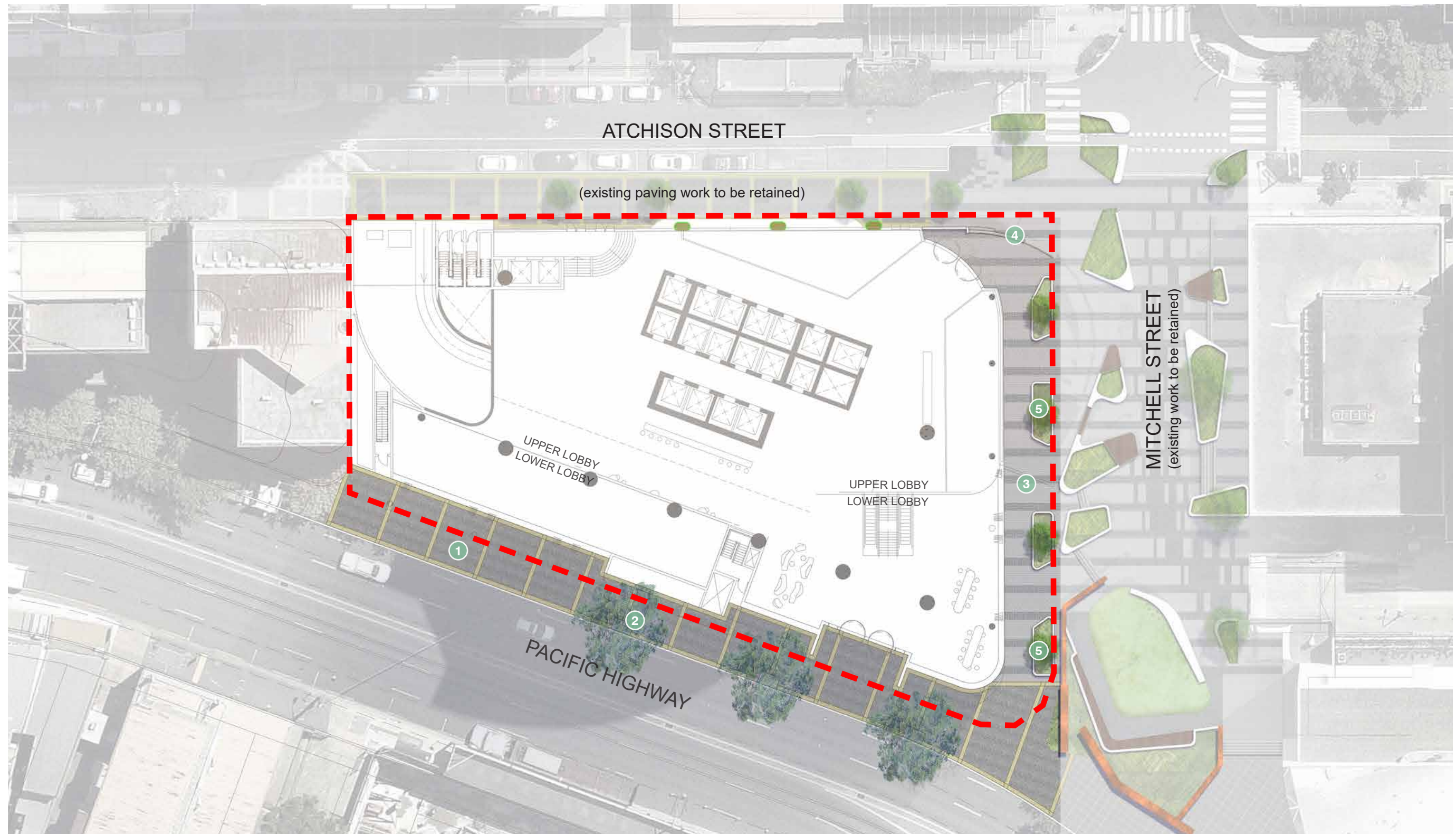
GATEWAY FEATURE

3.0

Ground Level and Public Domain Interface

3.1 Public Domain Interface

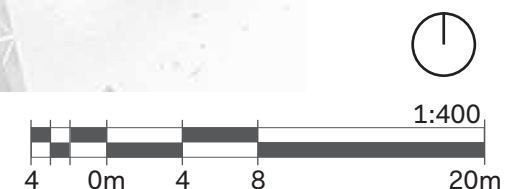
Ground Level Plan



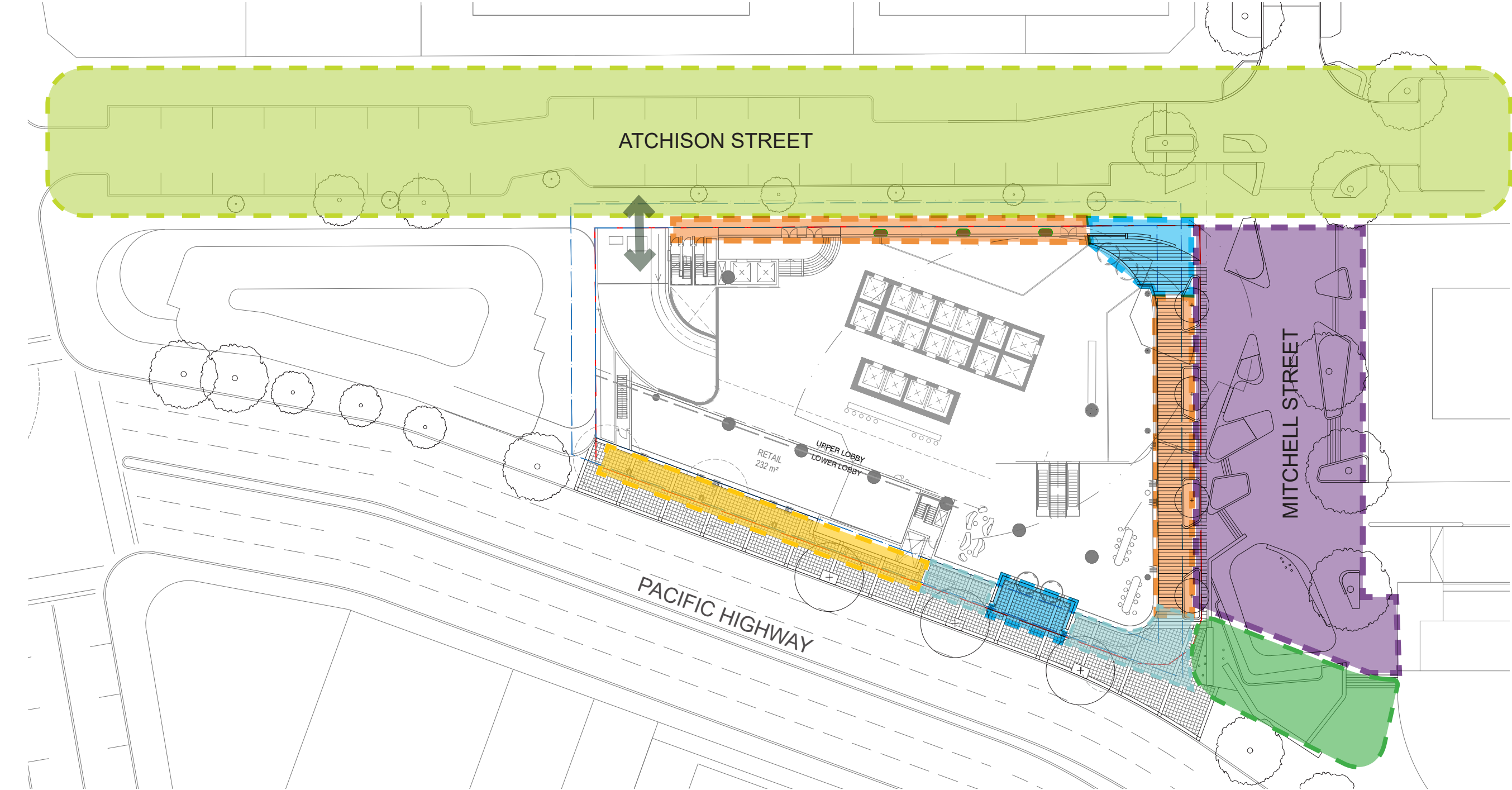
Legend

Site Boundary

1. Upgrade street paving to Pacific Highway as per NSC Public Domain Manual
2. Proposed trees along Pacific Highway (subject to existing services)
3. Extend existing paving layout from Mitchell Street Plaza to building edge
4. Proposed stairs and retaining wall to north-east corner of site
5. Small tree planting in raised garden beds along Mitchell Street Plaza boundary



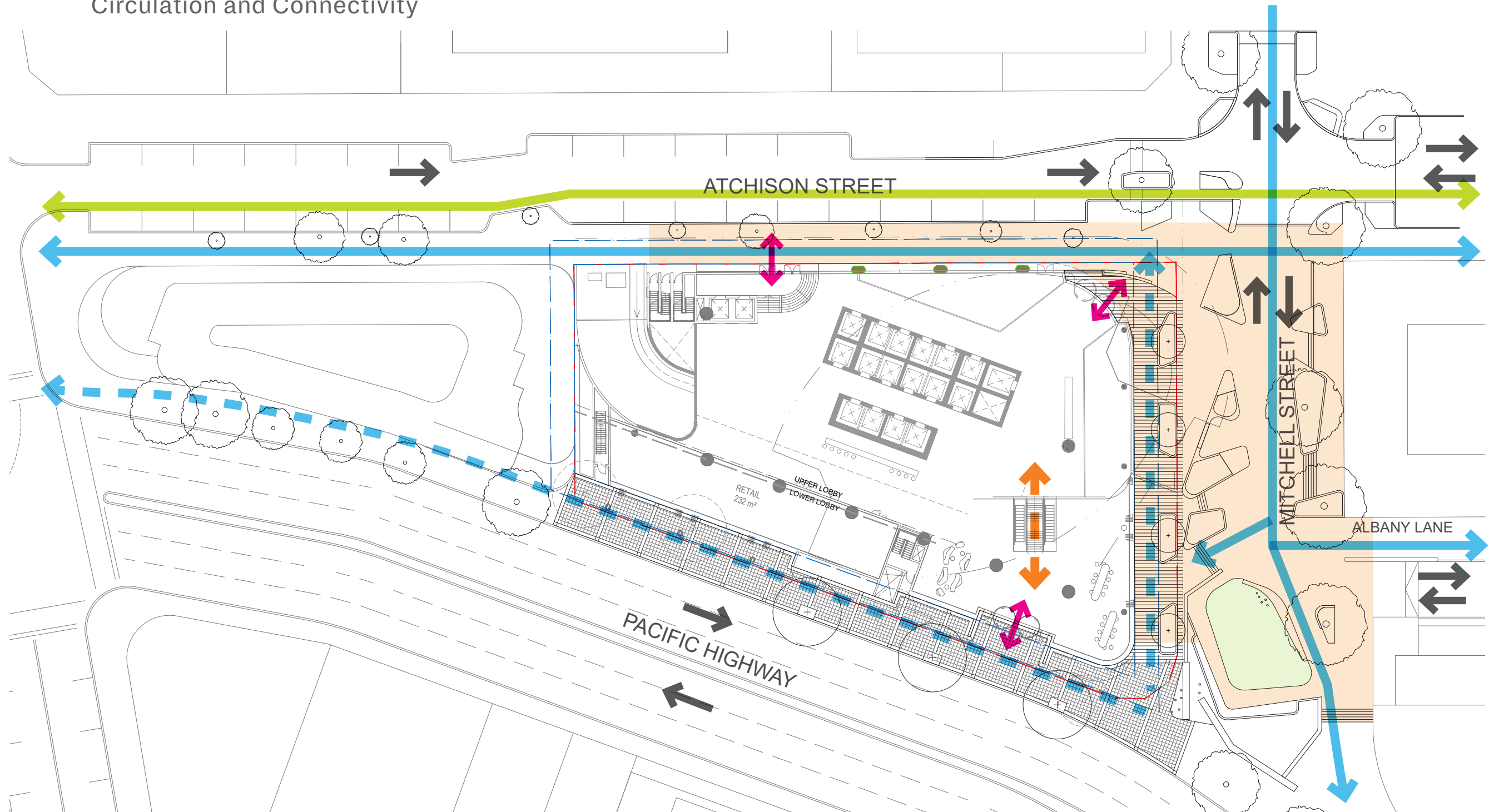
3.2 Public Domain Interface Key Spaces



- Legend**

 - Atchison Street: commercial / retail activation to street frontage
 - Mitchell Street Hilltop Plaza: vibrant urban plaza with green open space and al fresco dining
 - Commercial frontage
 - Visually Engaging Retail Frontage (pedestrian thoroughfare)
 - Visually Engaging Commercial Lobby Frontage (pedestrian thoroughfare)
 - Lobby Entry Plaza
 - Green Buffer to Highway / Iconic Gateway into Site
 - Vehicular Entrance into Basement

3.3 Public Domain Interface Circulation and Connectivity

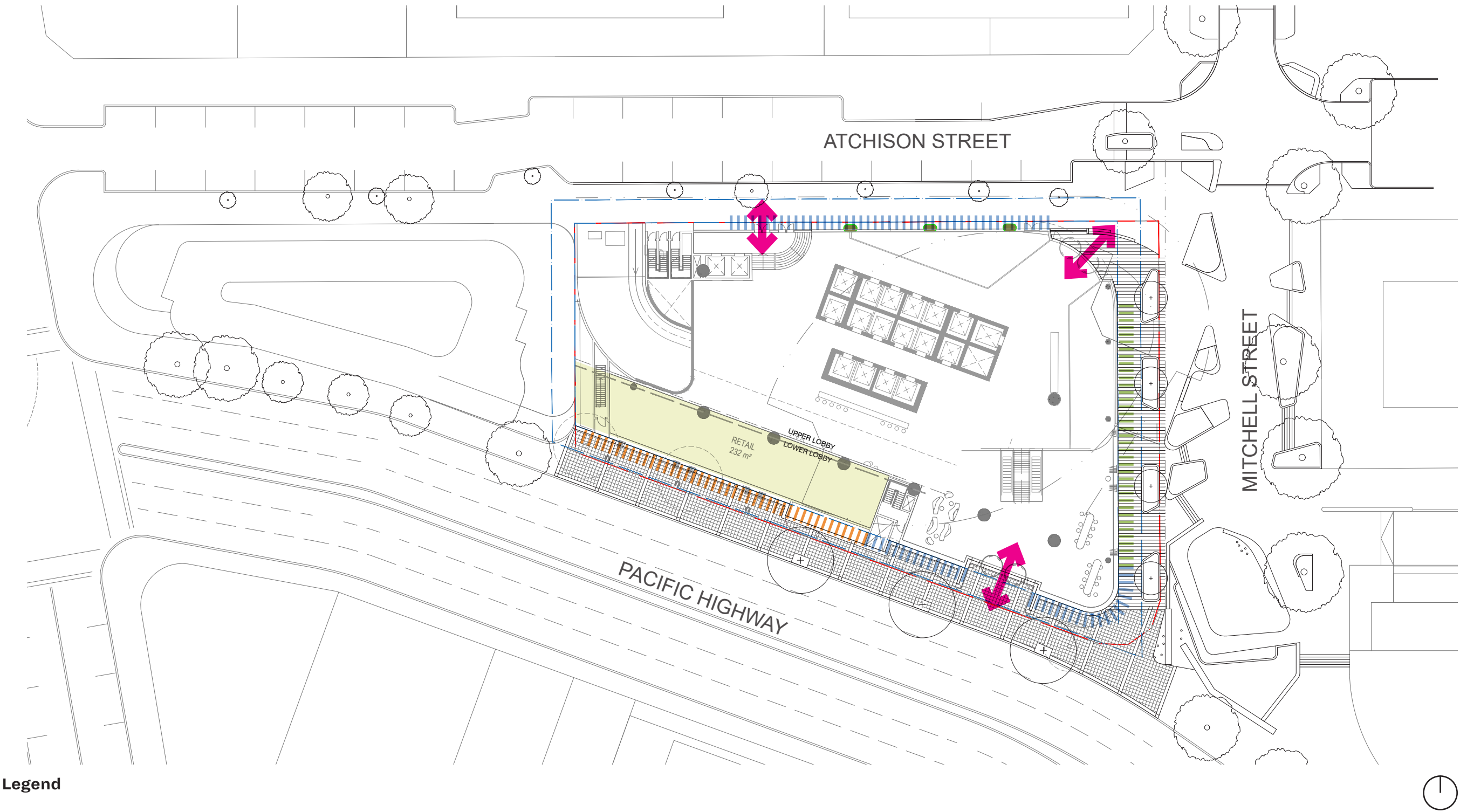


Legend

- | | | | |
|--|--|--|---|
| | Bike Path | | Civic Gathering and Meeting Places |
| | Primary Pedestrian Connection | | Green Space for Relaxation and Passive Recreation |
| | Pedestrian Connection (under building colonnade) | | Vehicle Circulation |
| | Through Site Connection through lobby | | Lobby Entries |

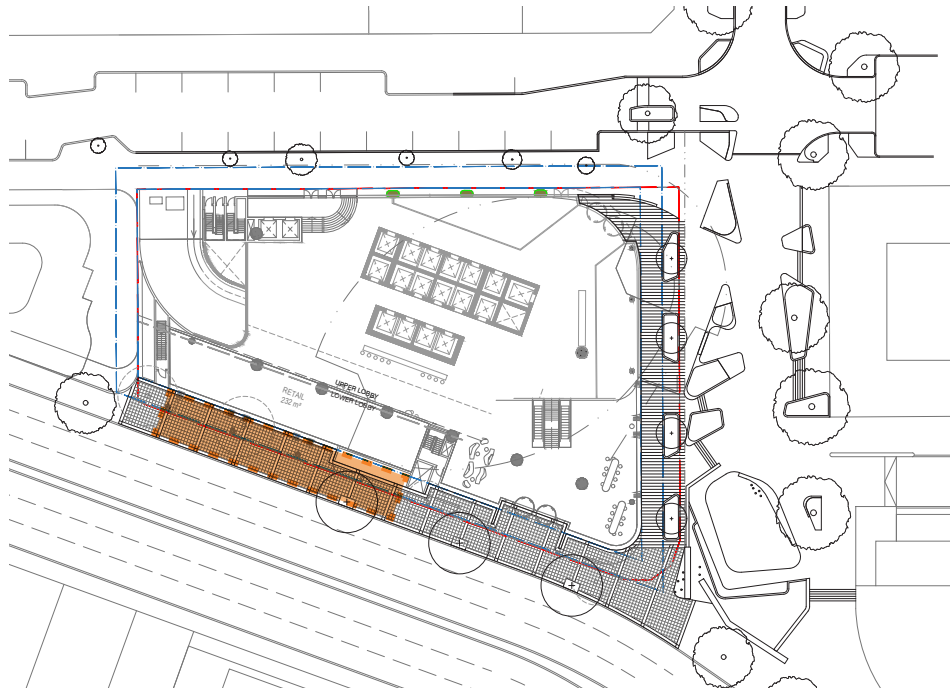
3.4 Public Domain Interface

Street Level Activation



3.5 Retail Activation Zones - Increasing Activity at Street Level

Precedent Images



SUNLIT ALFRESCO DINING



POP UP INSTALLATIONS



STREET PLANTING



RETAIL SPILLING INTO THE PUBLIC DOMAIN

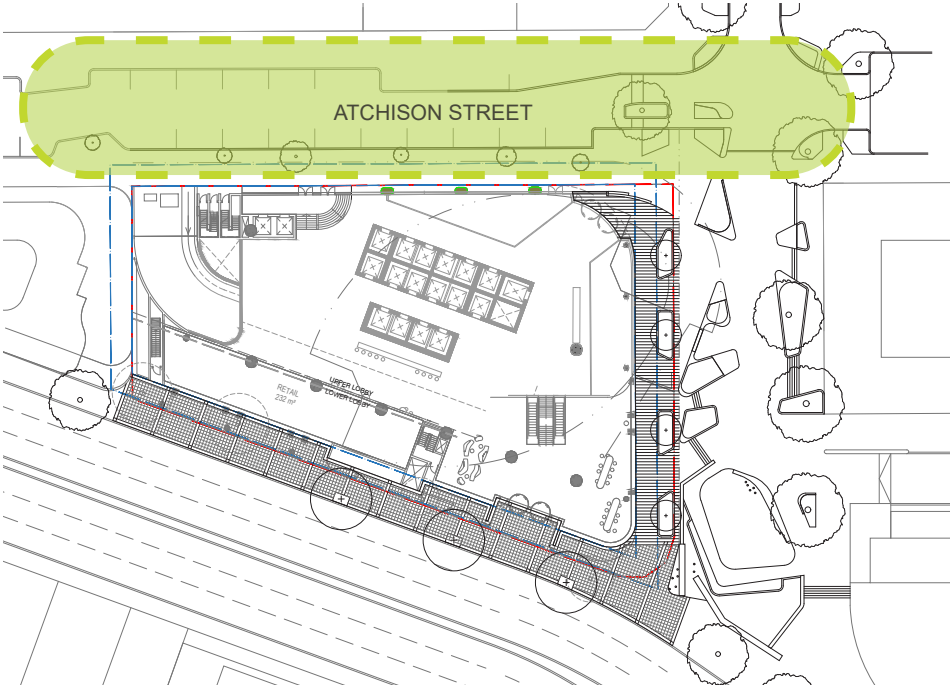


INTERACTION WITH STREET



PLANTED EDGES

3.6 Atchison St - Enhance 'High Street' Character
Precedent Images



CAFE SEATING AND STREETScape ACTIVATION



HIGH QUALITY STREET FURNITURE AND PAVING FINISHES



GREEN STREET WITH INCREASED STREETScape VEGETATION



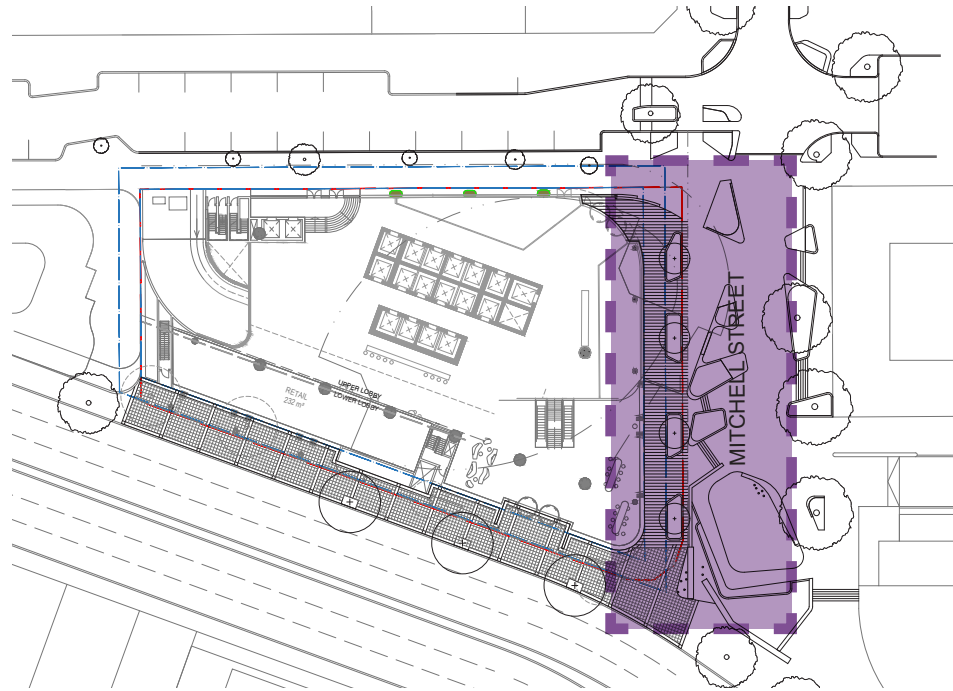
RETAIL/COMMERCIAL WITH ACTIVE STREET ADDRESS



NIGHT TIME EVENTS AND STREET ACTIVITY

3.7 Mitchell St Hilltop Plaza - A Place to Meet Friends and Relax

Precedent Images



PUBLIC GATHERING SPACES



PLANTED EDGE CONDITIONS



OPEN SPACE FOR SPILL OUT



TREE CANOPY

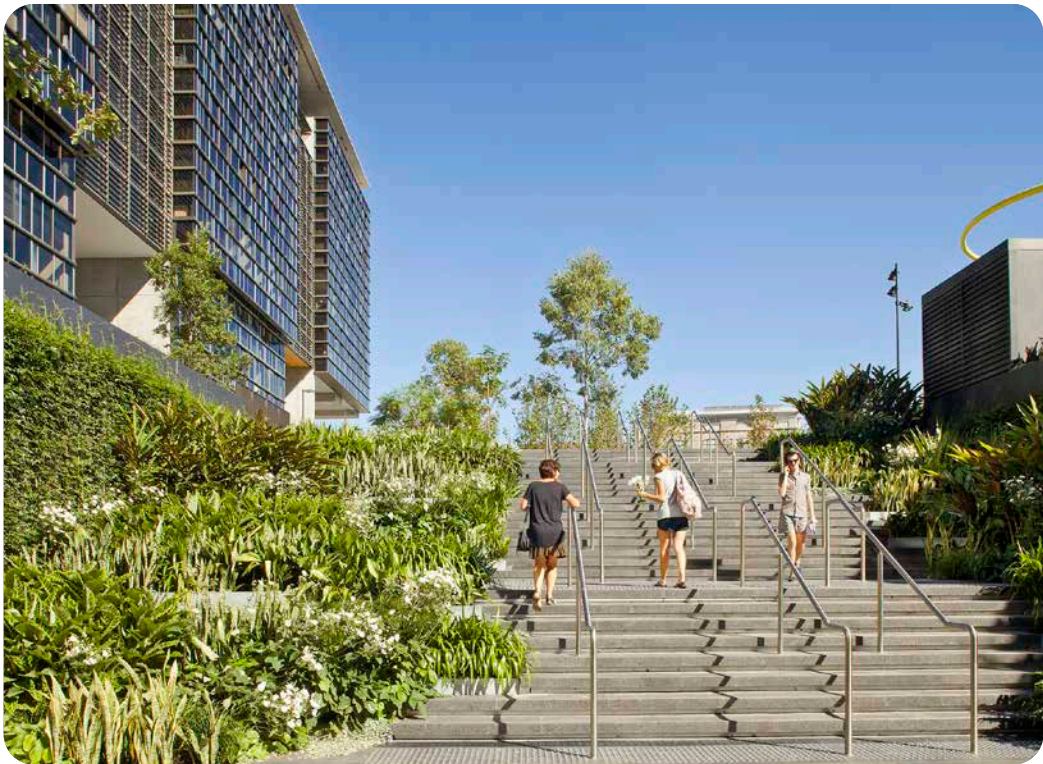
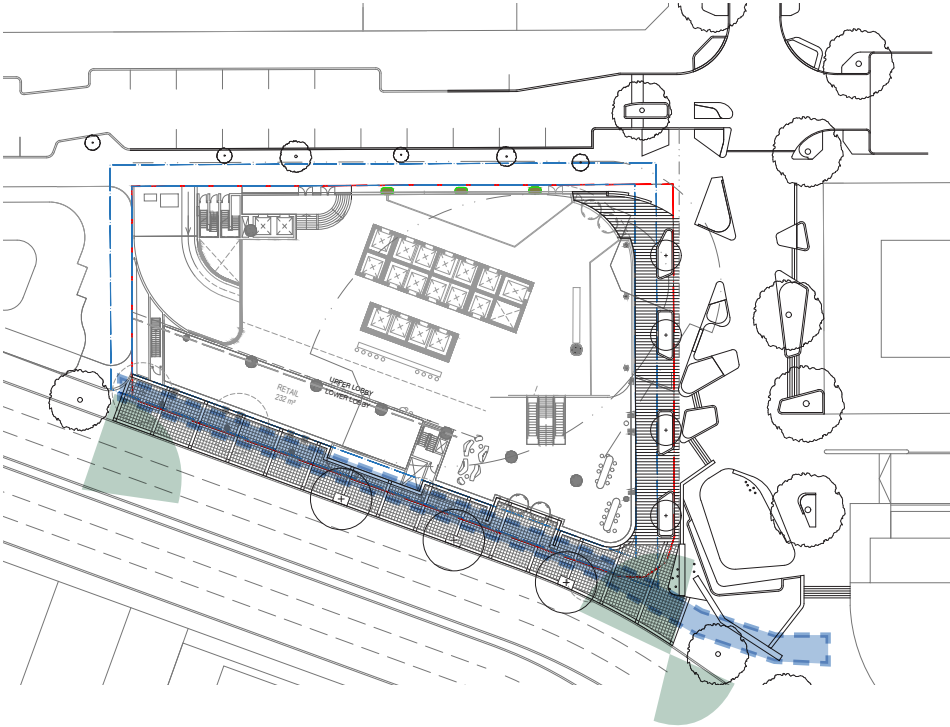


SHARED WAY



CUSTOM SEATING

3.8 Pacific Highway Interface - Iconic Gateway to St Leonards
Precedent Images



GREEN STAIRCASE ENTRANCE



DISPLAY WINDOWS WITH HIGH EXPOSURE



ICONIC GATEWAY STRUCTURE AT ENTRANCE TO PLAZA



GREEN BUFFER TO HIGHWAY EDGE



PEDESTRIAN THOROUGHFARE BENEATH COLONNADE



ICONIC CORNER LANDMARK OPPORTUNITY

4.0

Upper Levels

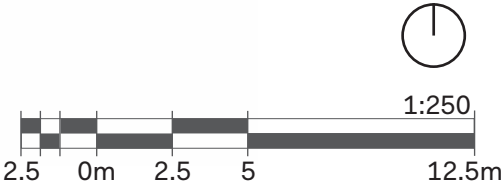
4.1

Level 6 Podium - Communal Open Space

Landscape Concept



- Legend**
- 1. Outdoor kitchen/BBQ area
 - 2. Flexible dining area
 - 3. Raised planter with seating edge and tree planting
 - 4. Passive seating area
 - 5. 1m+ raised planter edge to act as a balustrade



4.2 Level 6 Podium - Communal Open Space

Precedent Images



OPPORTUNITIES FOR RELAXATION



BESPOKE FURNITURE



FLEXIBLE GATHERING SPACES



LOOKOUT DECK WITH CITY VIEWS



ROOFTOP AMENITIES

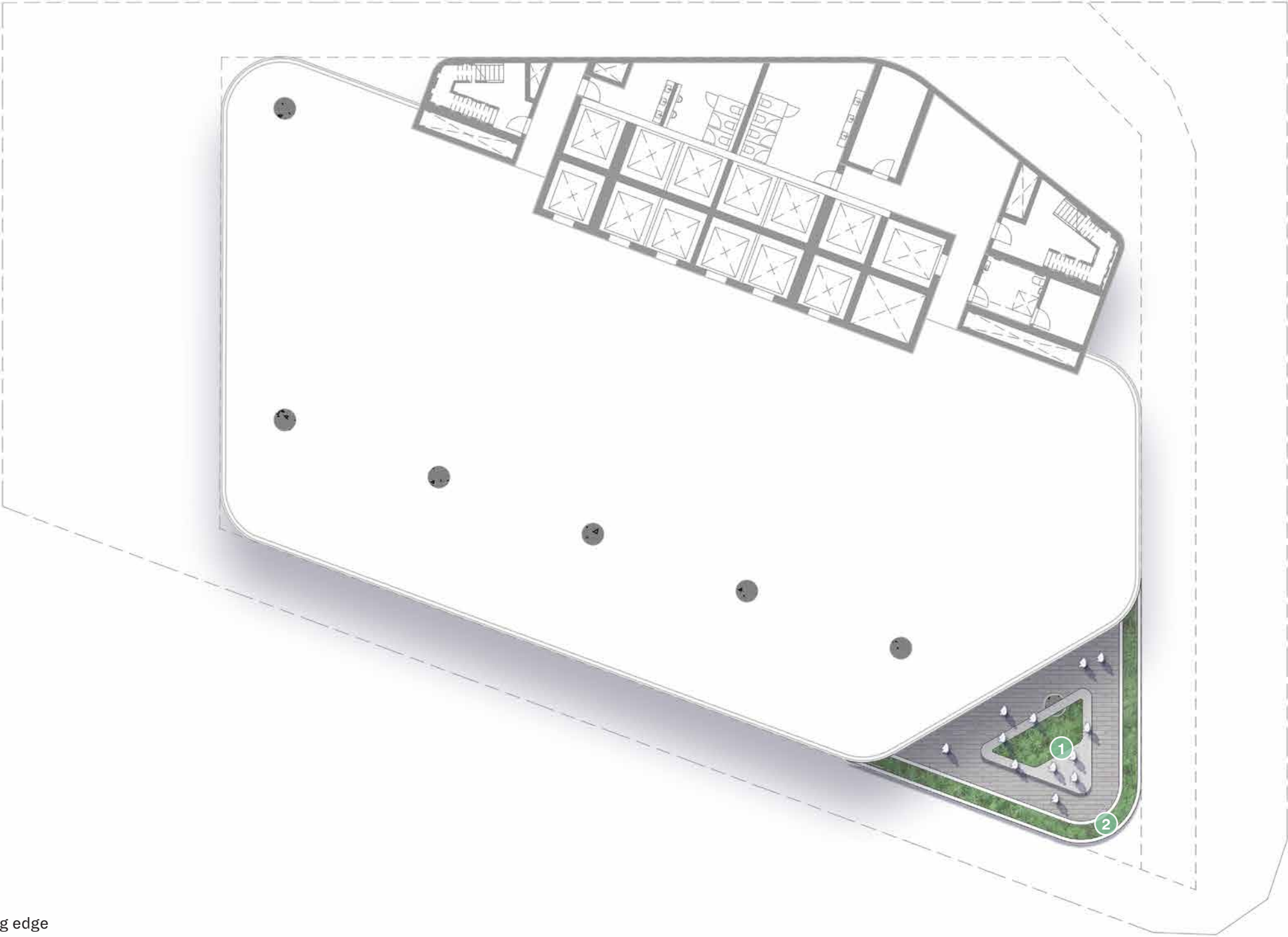


EVENT SPACES WITH OPPORTUNITIES FOR PRIVACY

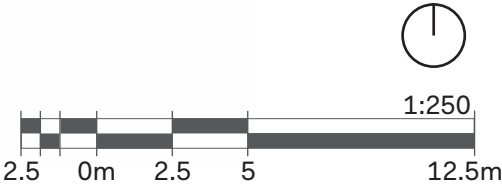
4.3

Sky Gardens - Level 22

Landscape Concept

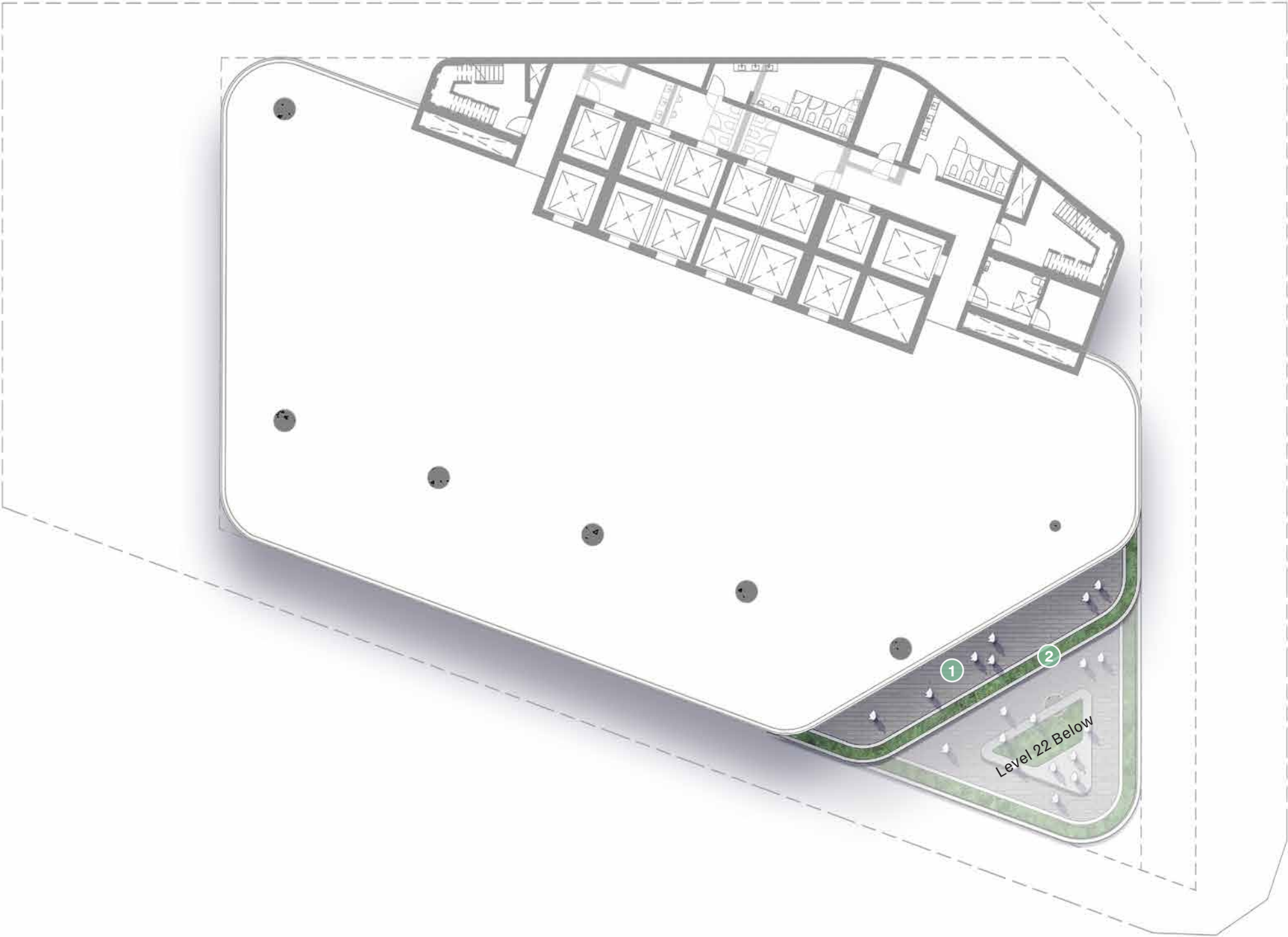


- Legend**
- 1. Raised planter with seating edge
 - 2. 1m+ raised planter edge to act as a balustrade

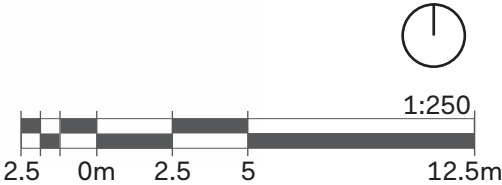


4.4

Sky Gardens - Level 23
Landscape Concept



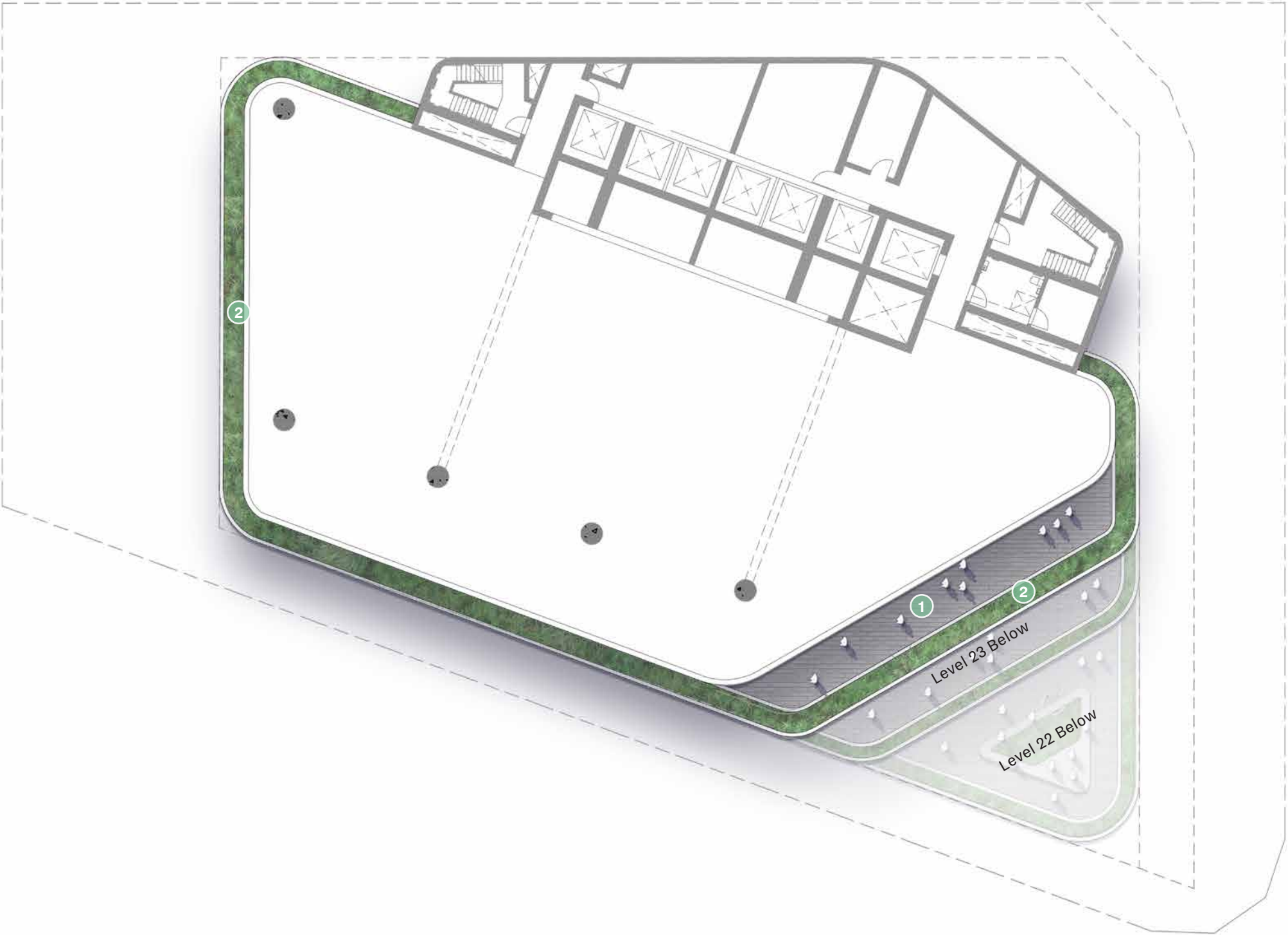
- Legend**
- 1. Paved terrace
 - 2. 1m+ raised planter edge to act as a balustrade



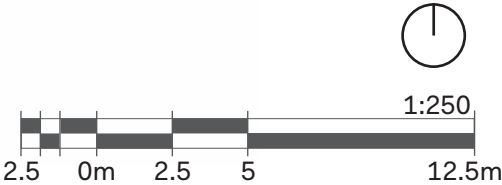
4.5

Sky Gardens - Level 24

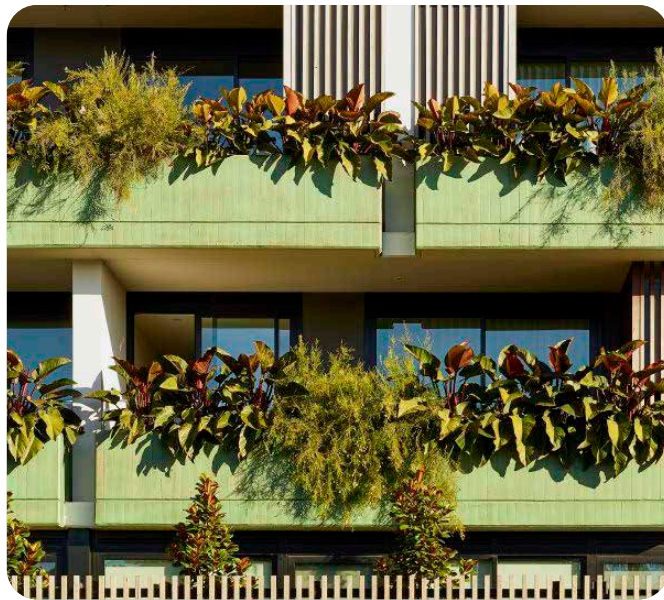
Landscape Concept



- Legend**
- 1. Paved terrace
 - 2. 1m+ raised planter edge to act as a balustrade



4.6 Sky Gardens Precedent Images



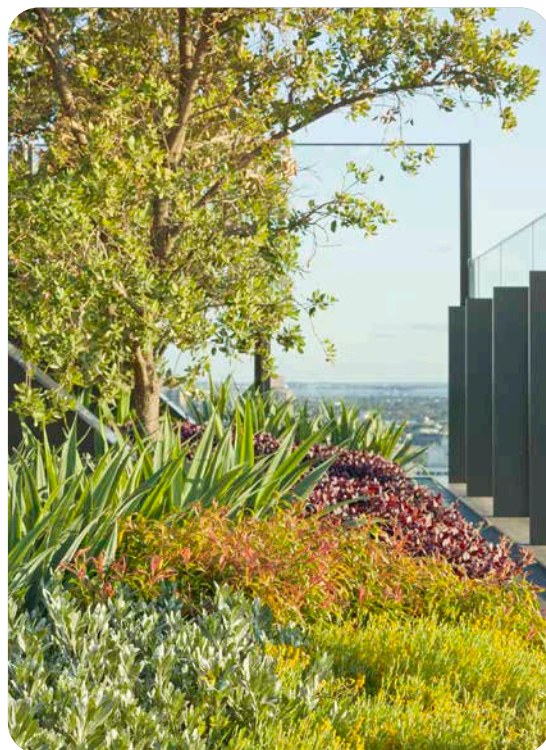
PLANTING BANDS



GATHERING SPACES



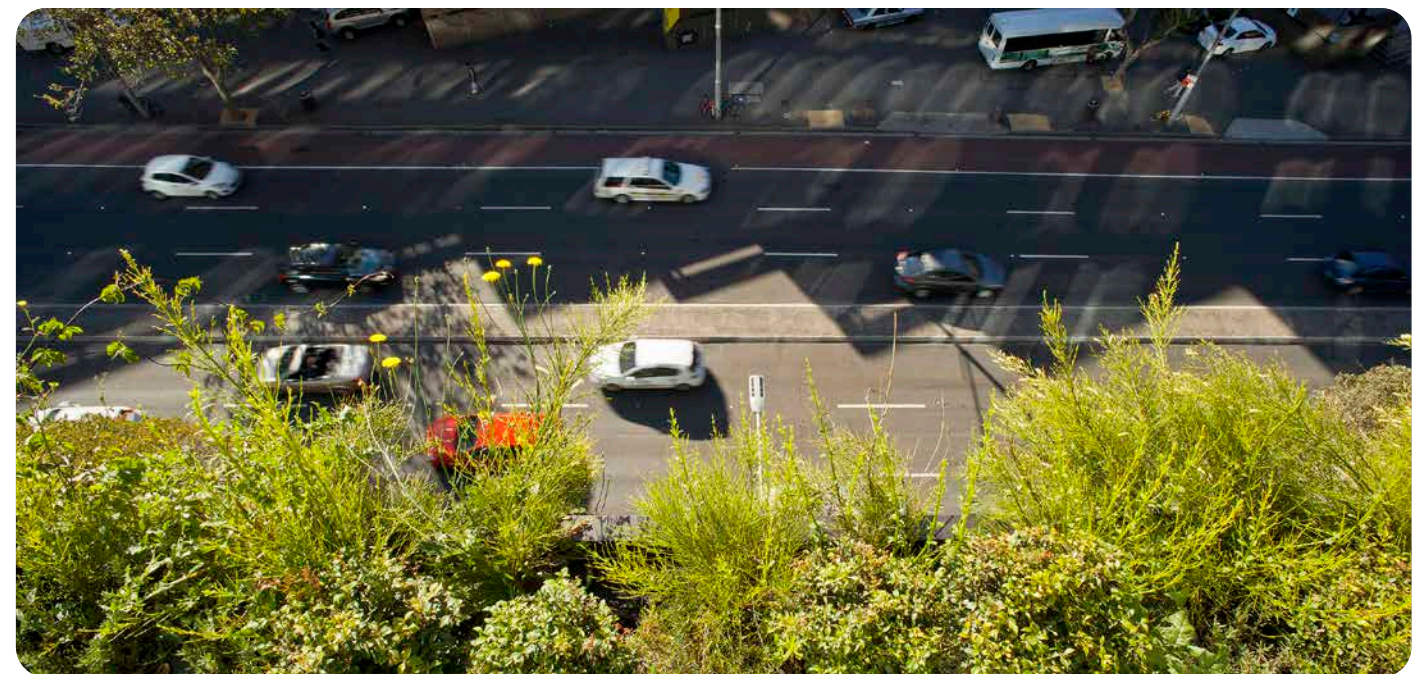
RAISED PLANTERS WITH SEATING EDGE



PREDOMINANTLY NATIVE PLANTING



PLANTED EDGES

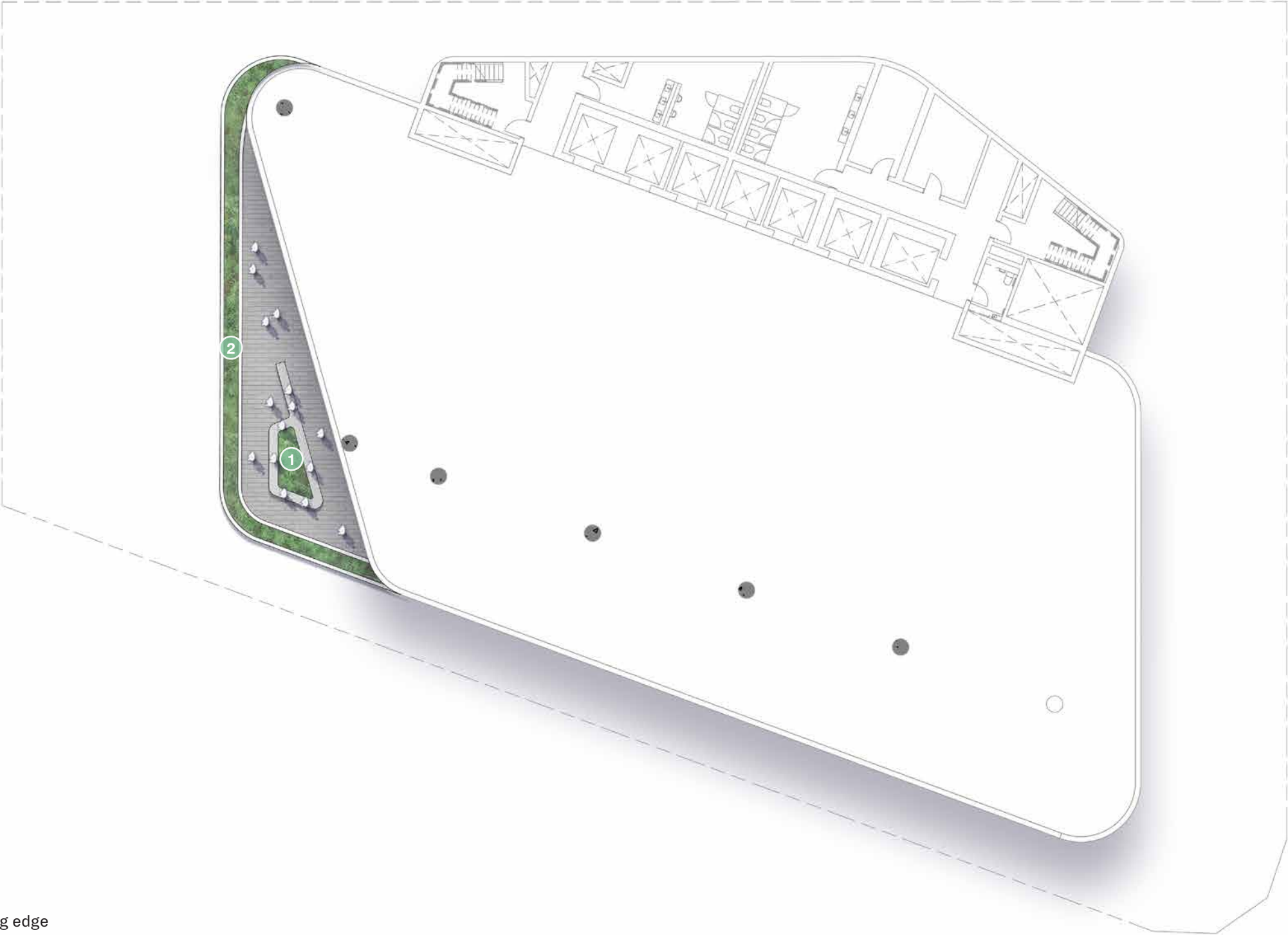


CASCADING PLANTING TO EDGES

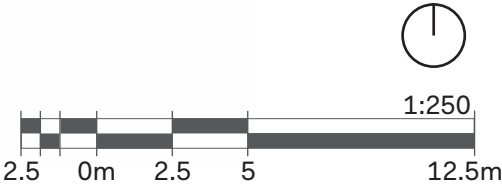
4.7

Roof Terraces - Level 38

Landscape Concept

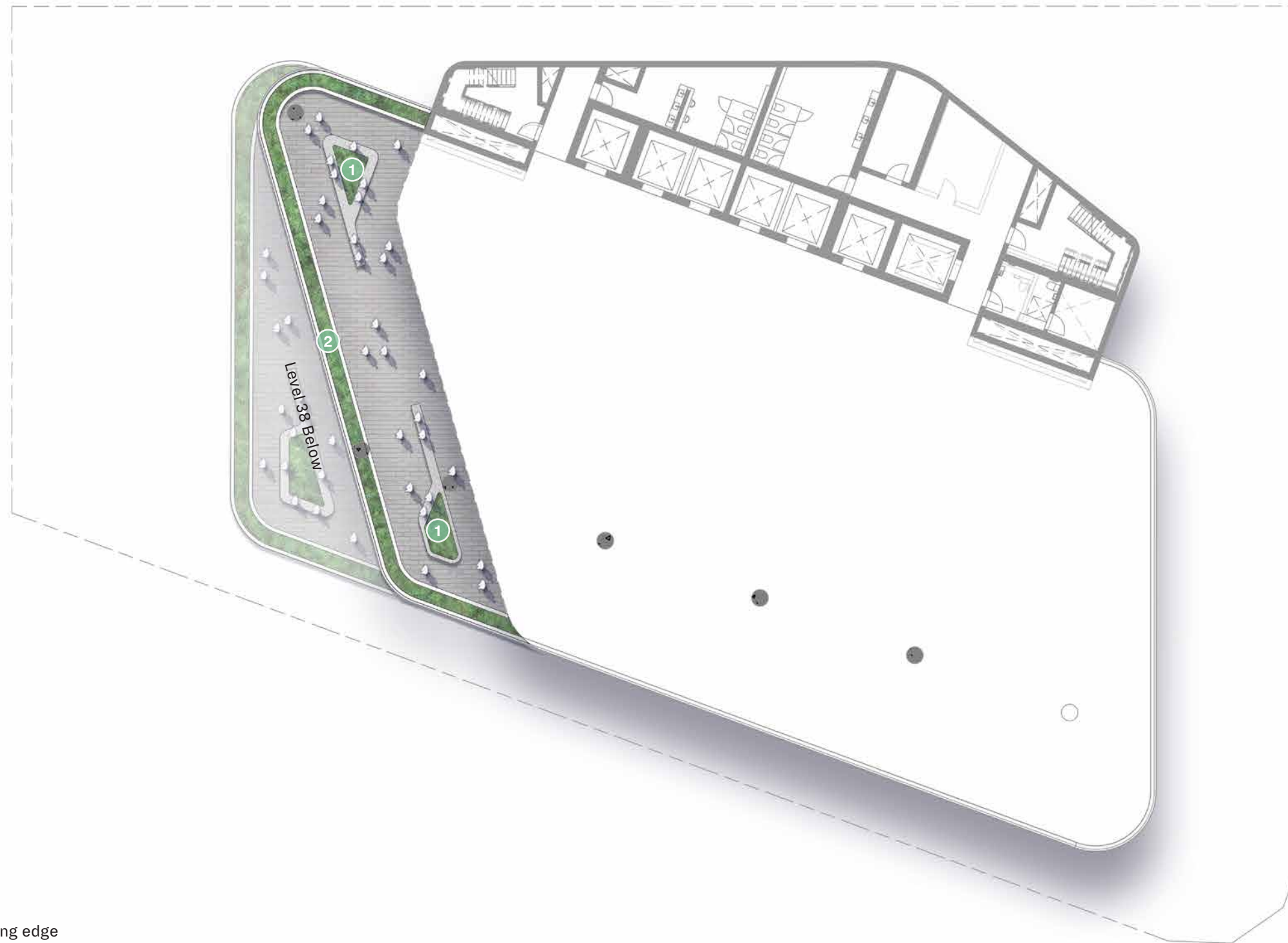


- Legend**
- 1. Raised planter with seating edge
 - 2. 1m+ raised planter edge to act as a balustrade



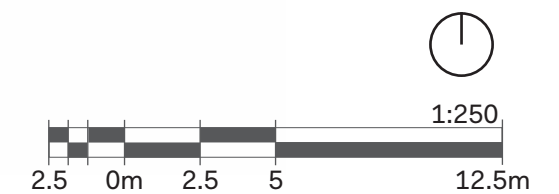
4.8 Roof Terraces - Level 39

Landscape Concept

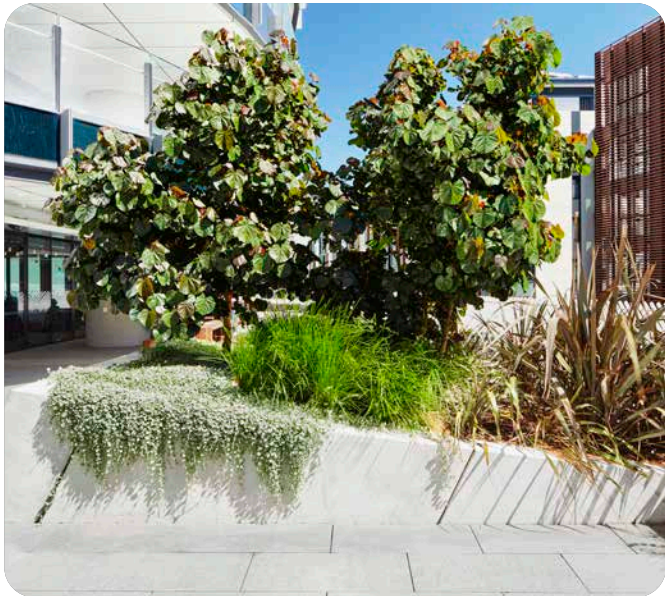


Legend

1. Raised planter with seating edge
2. 1m+ raised planter edge to act as a balustrade



4.11 Roof Terraces
Precedent Images



RAISED PLANTERS WITH TREE PLANTING



BESPOKE FURNITURE



FLEXIBLE GATHERING SPACES



LOOKOUT WITH CITY VIEWS



EVENT SPACES WITH OPPORTUNITIES FOR PRIVACY

5.0

Materials Palette

5.1 Indicative Materials Palette

Ground Level and Public Domain Interface

North Sydney Council Public Domain Design Code - St. Leonards Palette



Precast Concrete Unit Paver
Urbanstone | 'Albany brige' / 'Golden Gunmetal'



Concrete Interlocking Paver - Shared Zone
Adri Masonry | 'Charcoal'



SS Tactile Ground Surface Indicator
DTAC Tactile | Black top silver sides



Porous FiltaPave - Tree Pit Base Treatments
EPMD rubber surfacing



Mounted Bicycle Ring



Timber Seat with Back

5.2 Indicative Materials Palette

Podium

Paving Palette



Custom Stone Paving



Transition paving to provide a breakup of spaces



Paving Informality and inlays

Walls and Furniture



Timber Seating



Concrete Seating Edges



Concrete Planters

Features



Off-form Concrete



Brass



Feature Lighting

5.3 Indicative Planting Palette

Planting Palette



Platanus x acerifolia



Strelitzia reginae



Liriope 'Evergreen Giant'



Philodendron 'Xanadu'



Plectranthus argentatus



Cissus antarctica



Ulmus parvifolia



Liriope muscari 'Evergreen Giant'



Macrozamia communis



Agave attenuata



Rhaphiolepis indica



Russelia equisetiformis



Allocasurina glauca 'Cousin It'



Trachelospermum jasminoides



Hardenbergia violacea



Dianella 'Silver Streak'



Ctenanthe amagris



Viola hederacea

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