



ST LEONARDS COMMONS

29-57 CHRISTIE STREET ST LEONARDS NSW

PANEL PRESENTATION 7 JULY 2021

PROJECT SUMMATION
DEVELOPMENT SHADOWING
IMPACT ON VIEWS FROM NEIGHBOURING DEVELOPMENTS

fitzpatrick
+ partners
architects

APPLICANT

Arrow
CAPITAL PARTNERS

STARWOOD
CAPITAL GROUP

**CREATING AN EXEMPLAR NEIGHBOURHOOD
DEVELOPMENT WHICH IS COMMERCIALY SUCCESSFUL
BY PROVIDING:**

- More high quality open space
- More deepsoil trees
- More footpath links to the stations
- Logical stepped building forms maintaining solar access
- Employment floorspace generating uses in the buildings
- High environmental performance buildings
- Amenity, scale and character buildings



ENTRY SEQUENCE TO BUILDINGS A+B
AND THE THROUGH SITE LINK
(LOOKING WEST)

THE FUTURE OF ST LEONARDS

The St Leonards and Crows Nest 2036 Plan envisions the area as a major mixed use hub providing homes, jobs, activities and health and education infrastructure centred on St Leonards train station and Crows Nest Metro Station.

Located almost halfway between these two nodes, St Leonards Commons will provide an alternative link through the leafy back streets rather than along the Pacific Highway. In terms of built form, the scale of St Leonards Commons responds to the height concept of the 2036 plan, where tall buildings are located at these transport nodes and then fall away.

The plan also recognises the diversity of the area - from leafy residential streets to the village of Crows Nest and the commercial core of St Leonards. Any development should respond to and enforce the unique character of its area. St Leonards Commons sits on the boundary of the commercial core and residential areas giving the opportunity for it to provide jobs and commercial growth as well as community infrastructure.

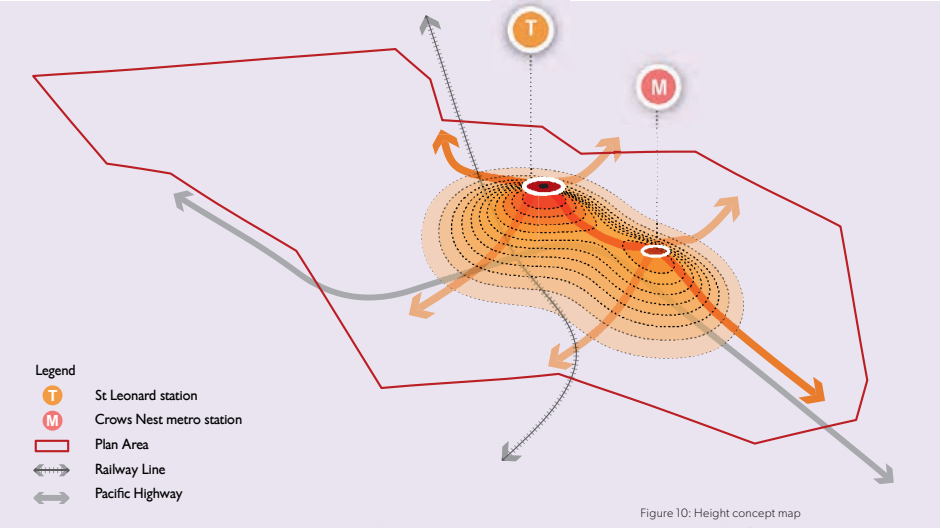
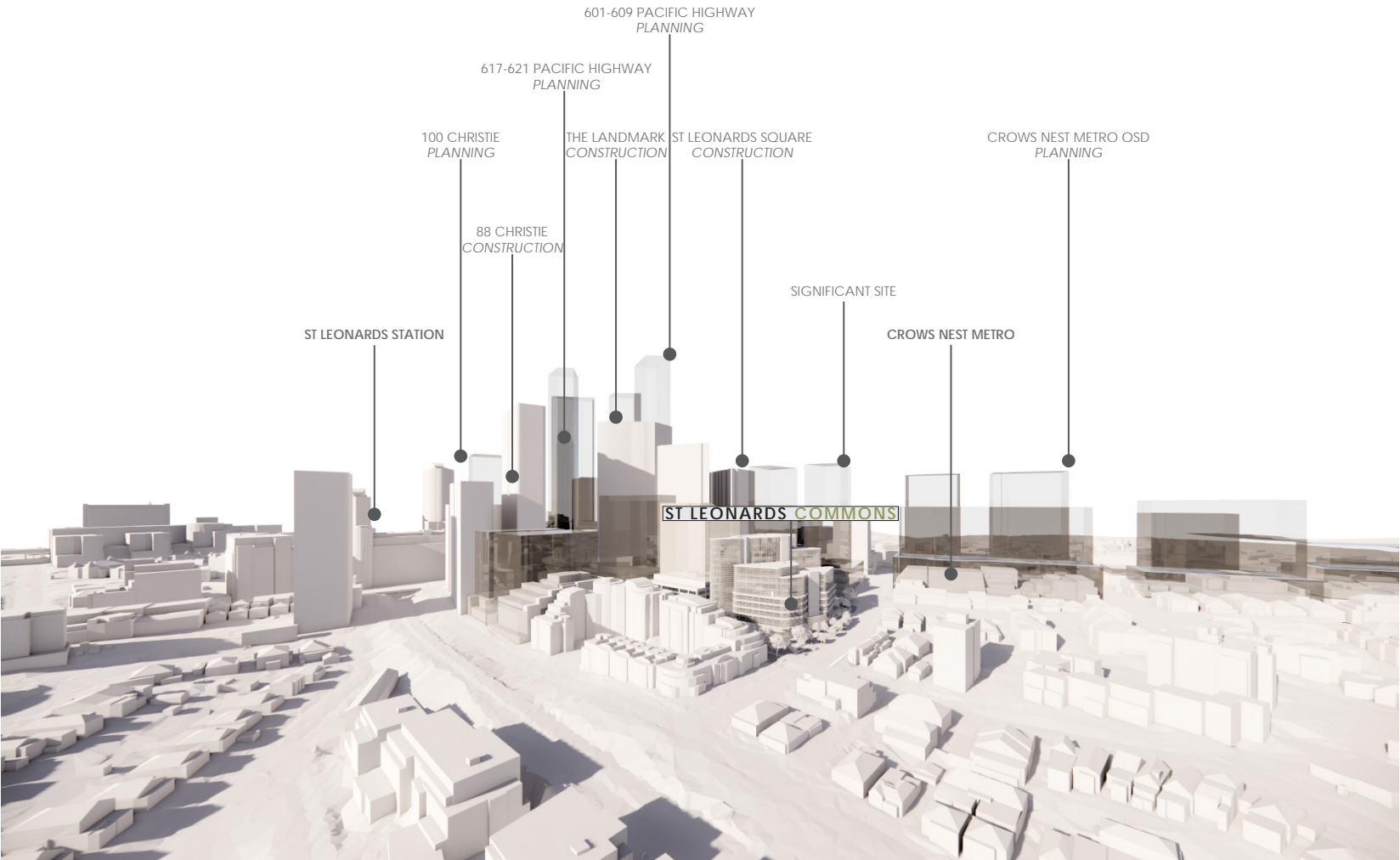


Figure 10: Height concept map
Height concept map from the St Leonards Crows Nest 2036 Plan



EXISTING



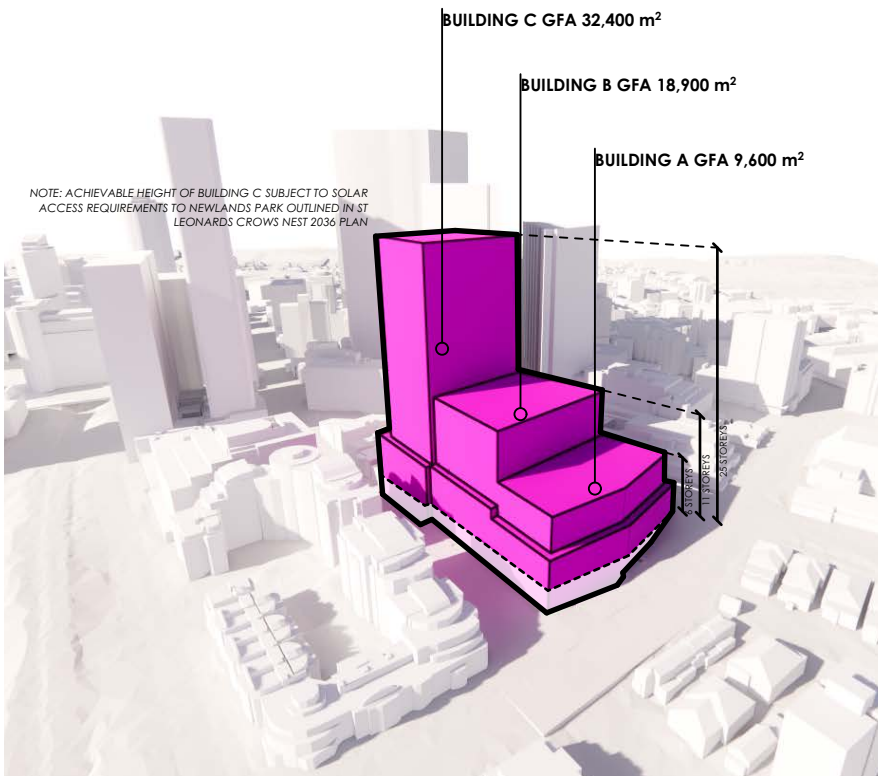
PROPOSED



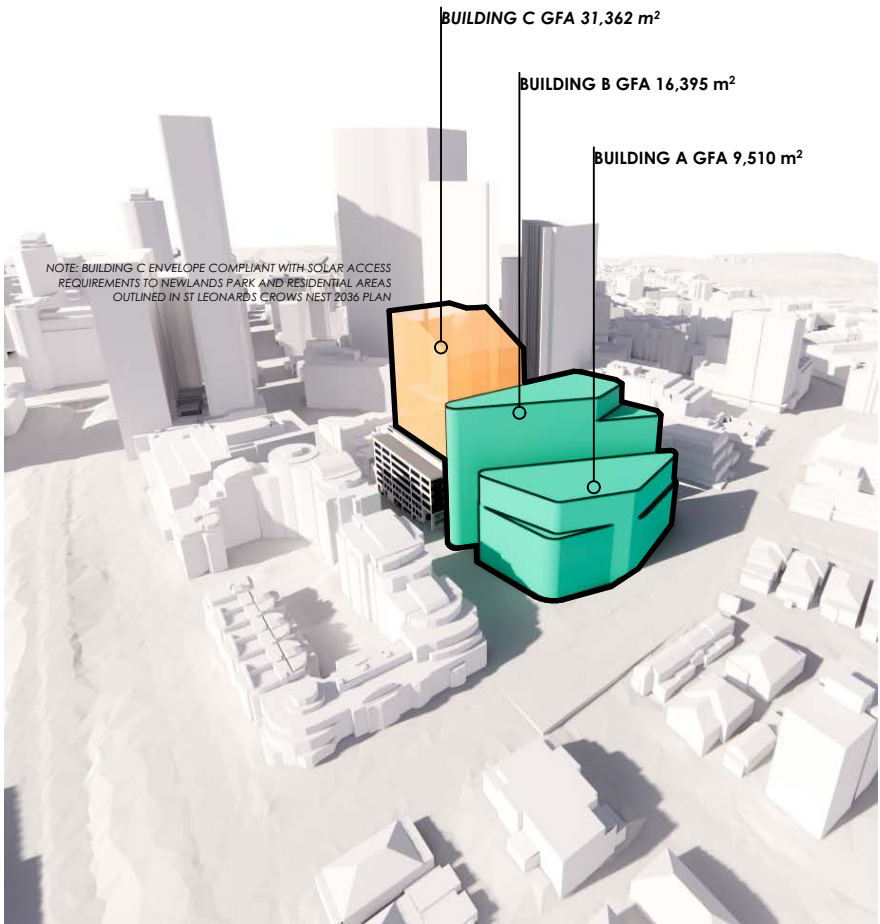
PROPOSED BUILDING FORM



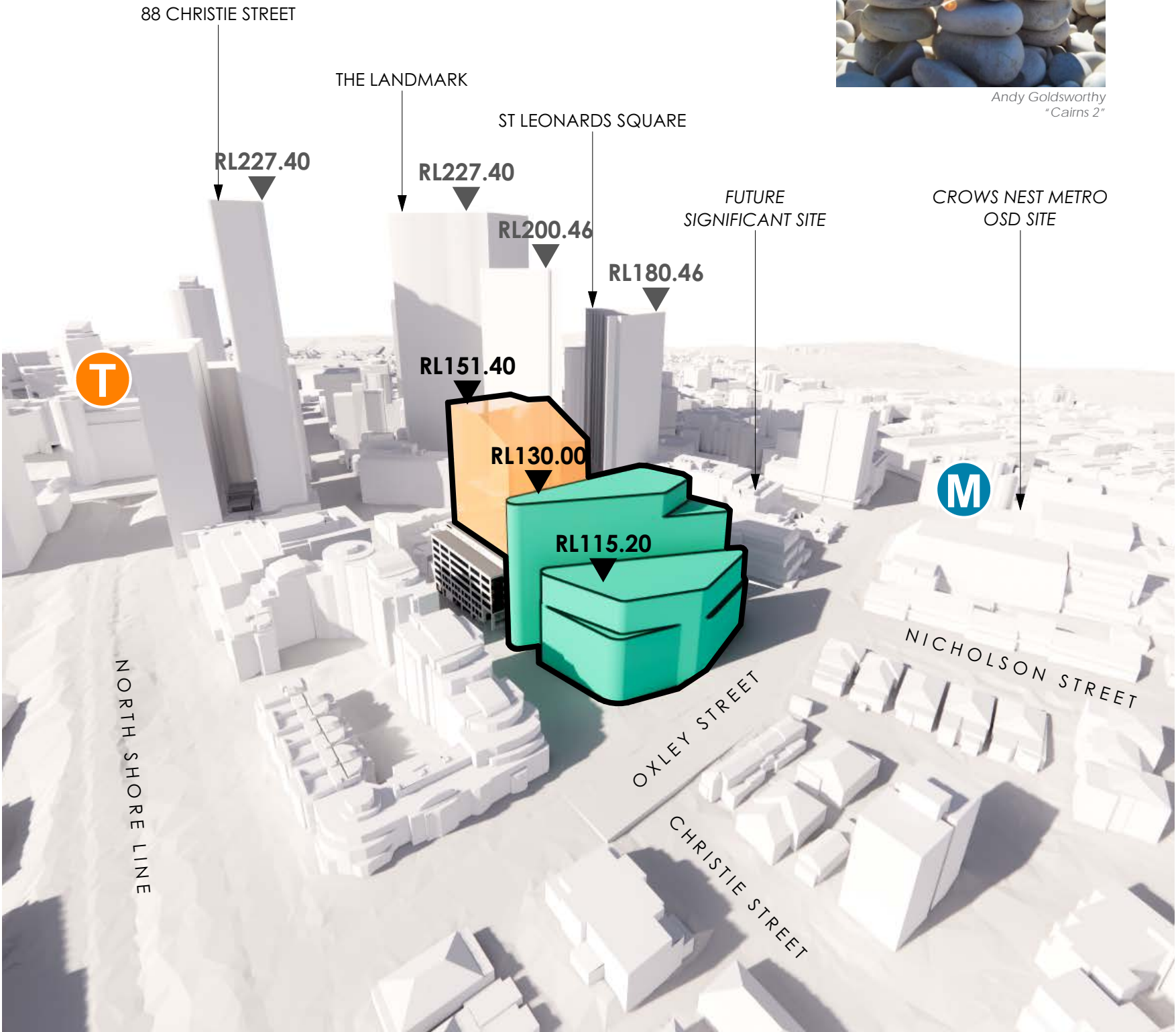
Andy Goldsworthy
"Cairns 2"



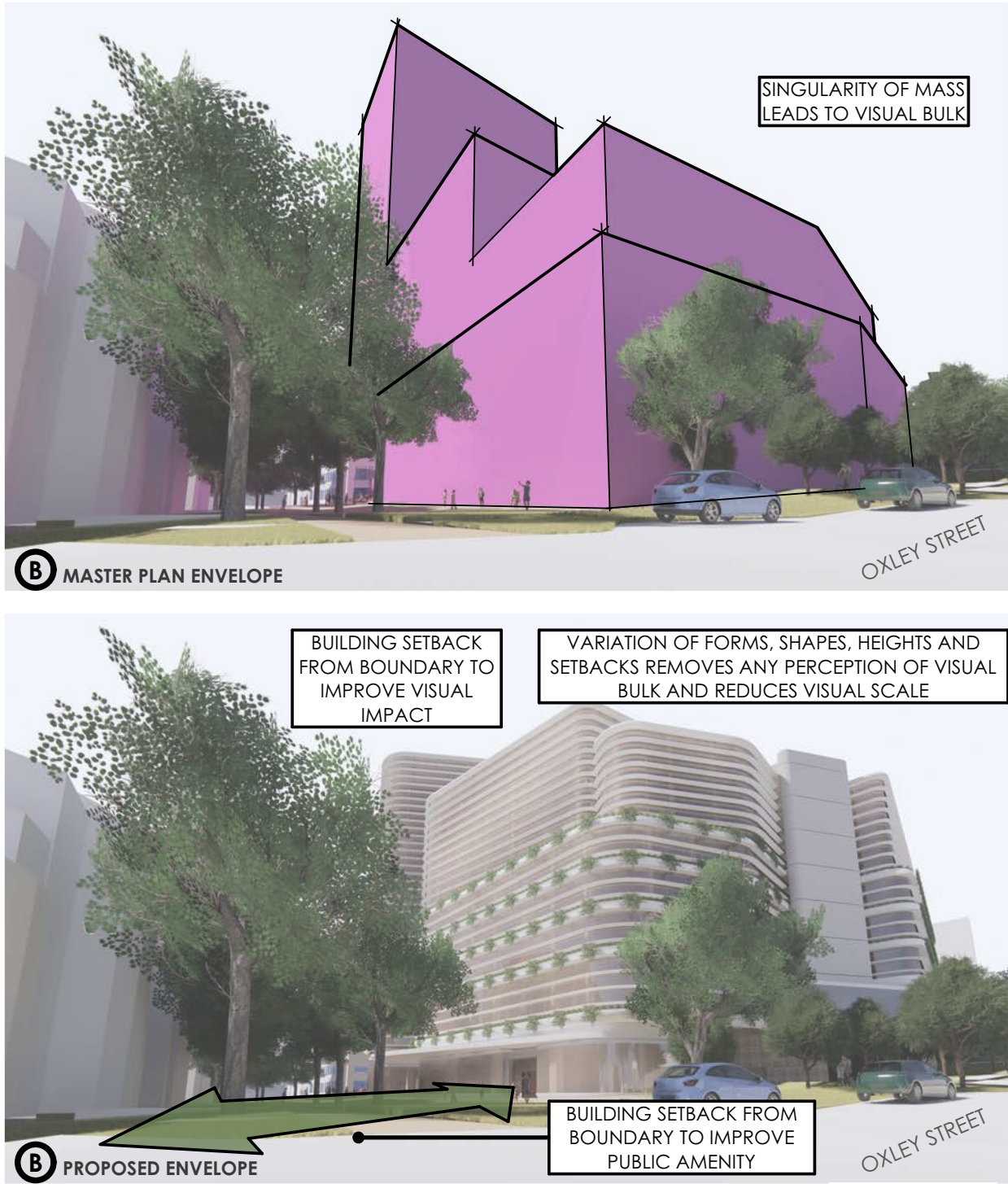
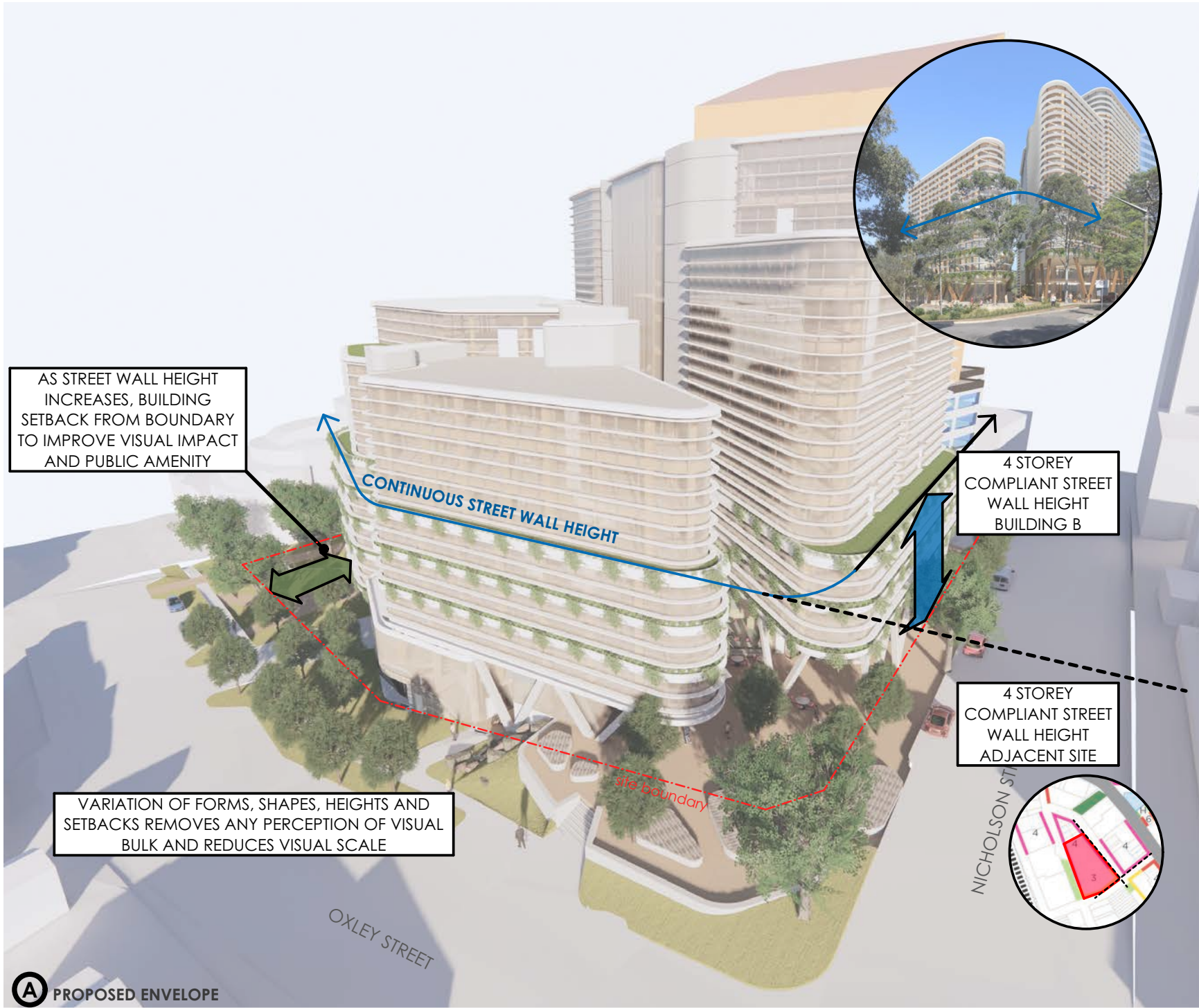
2036 MASTERPLAN ENVELOPE



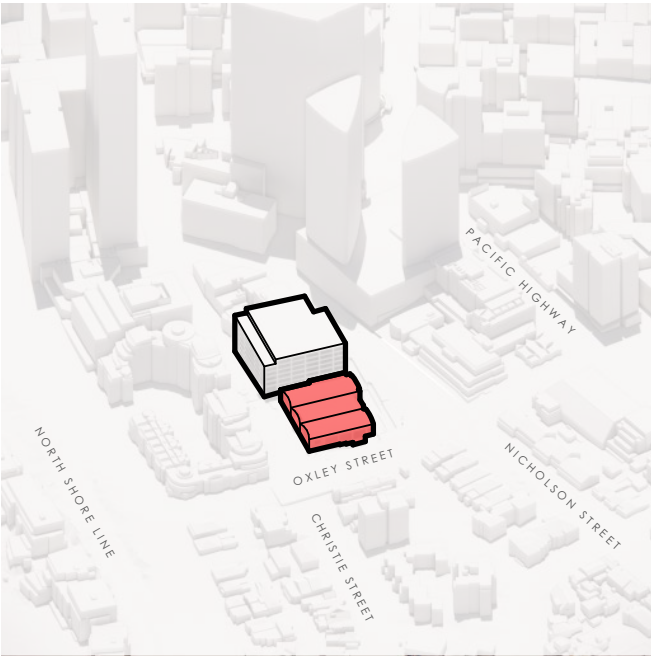
PROPOSAL - WITH HEIGHT REDUCTIONS AND THROUGH SITE LINKS



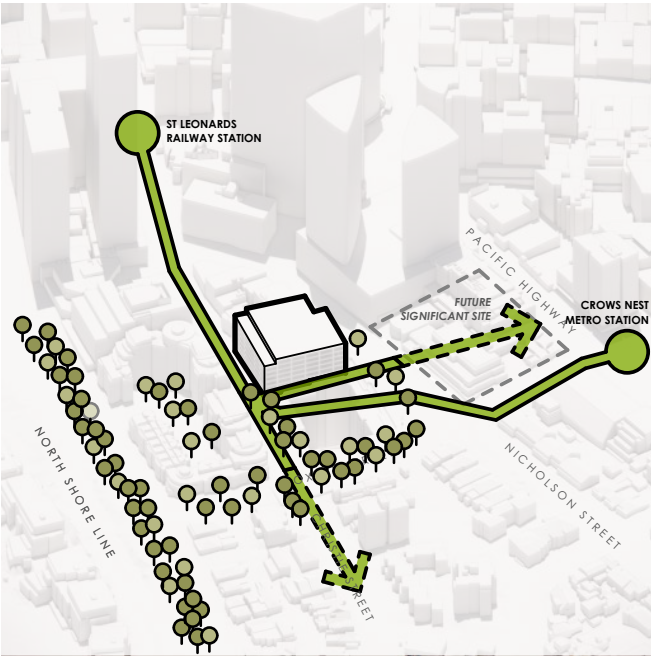
PROPOSAL - WITH HEIGHT REDUCTIONS AND THROUGH SITE LINKS



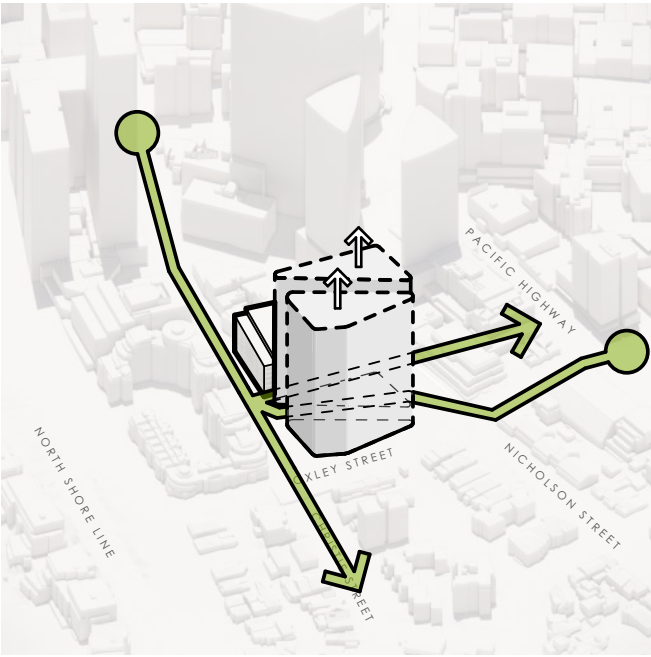
THE CONCEPT



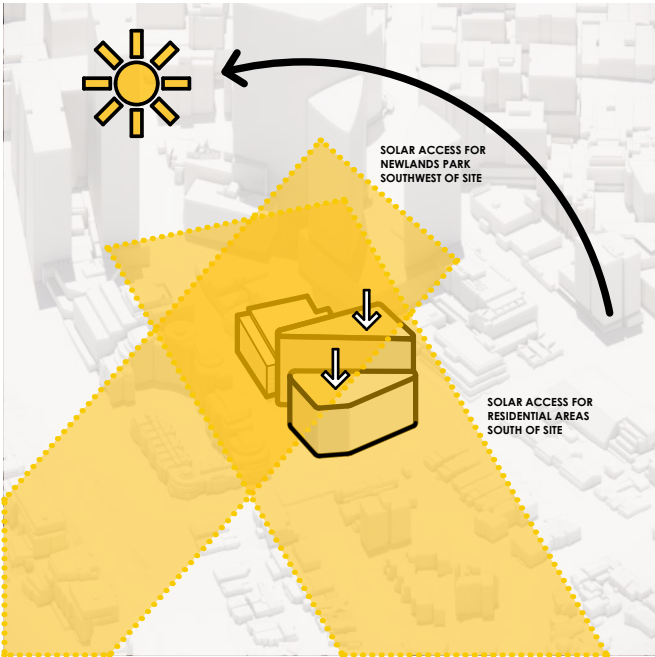
DEMOLISH
Demolish existing gym and pool building.
Building C remains.



GREEN LINK
Provide green links through the site from the train station to the metro station responding to current and future developments.



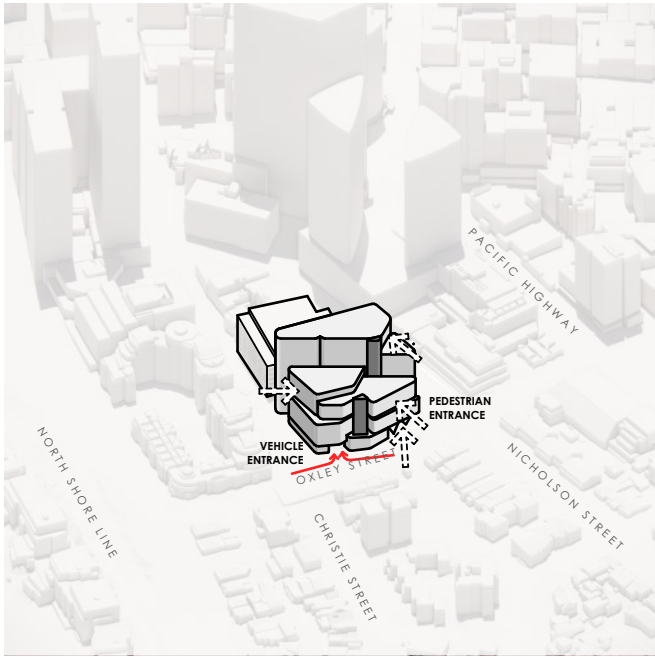
EXTRUDE
The area of the built form is defined by these green links.



SOLAR ACCESS
Ensure adequate solar access to adjacent public and private open spaces.

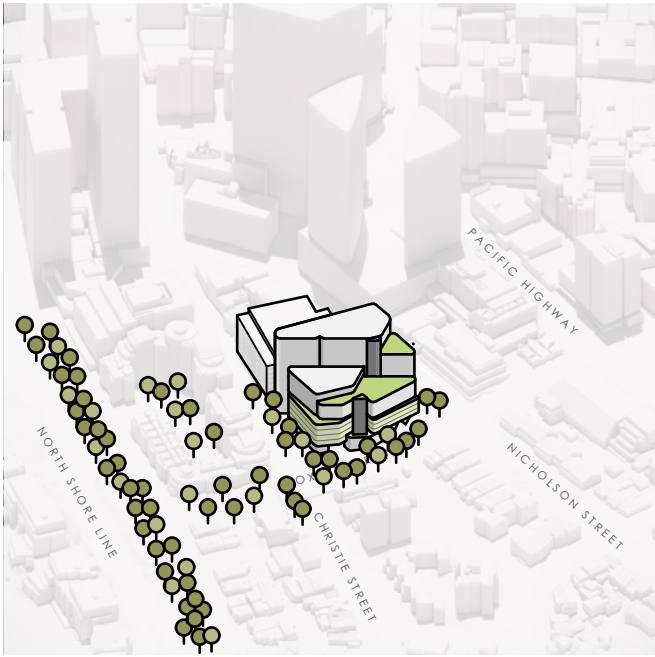
No shadow to Newlands Park 10am-3pm year round at a minimum

Do not reduce existing sun access to less than 2 hours to the southern residence areas (between 9 and 3) year round at a minimum



PEBBLES
Massing is broken down into different pebbles, defined by use and detailed solar studies. This allows a variety of forms unified by a single design language.

This language allows for the buildings to step in relationship to maintaining solar access, create streetscapes of appropriate alignments, scale and materiality and creates an overall composition which varies around the buildings.



PLANTING
Green terraces and hanging gardens continue the park up through the building.

This greening reinforces the green streets by introducing significant plantings to the building facades, and then wrap the building to create green terraces and roofscapes. Maybe a worm farm or two???

THE PROPOSAL



ENTRY GROVE AND UPPER FORECOURT



THE LANEWAY



LOWER PLAZA



CIVIC GREEN



ST LEONARDS CROWS NEST 2036 PLAN

BUILT FORM ACTIONS AND RECOMMENDATIONS

Amend planning controls to introduce solar height planes to prevent additional overshadowing of specific areas in winter at the times stipulated below:

Newlands Park 10:00am - 3:00pm



The adopted controls derived from the St Leonards Crows Nest Master Plan says that "new development in the area does not produce any additional overshadowing of nominated places during specified hours in mid-winter." For Newlands Park, the specified hours are 10:00am until 3:00pm.



- ADDITIONAL SHADOW FROM BUILDINGS A AND B
- ADDITIONAL SHADOW FROM BUILDING C ENVELOPE

9:00am
JUNE 22



- ADDITIONAL SHADOW FROM BUILDINGS A AND B

10:00am
JUNE 22

SOLAR AMENITY - RESIDENTIAL PROPERTIES TO THE SOUTH OF THE DEVELOPMENT

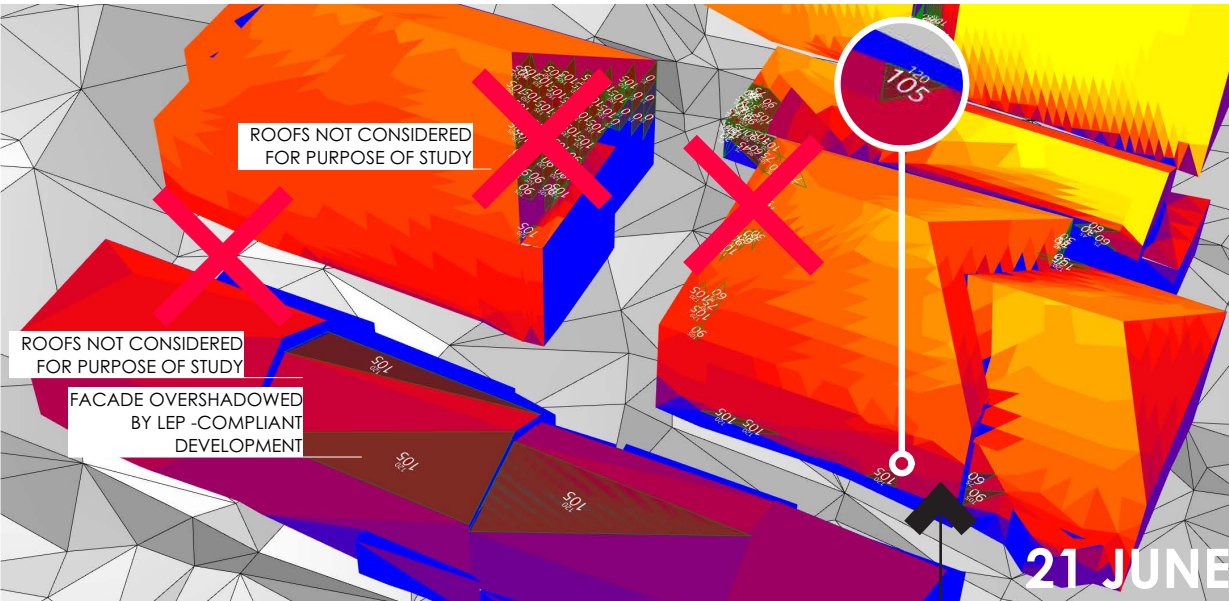
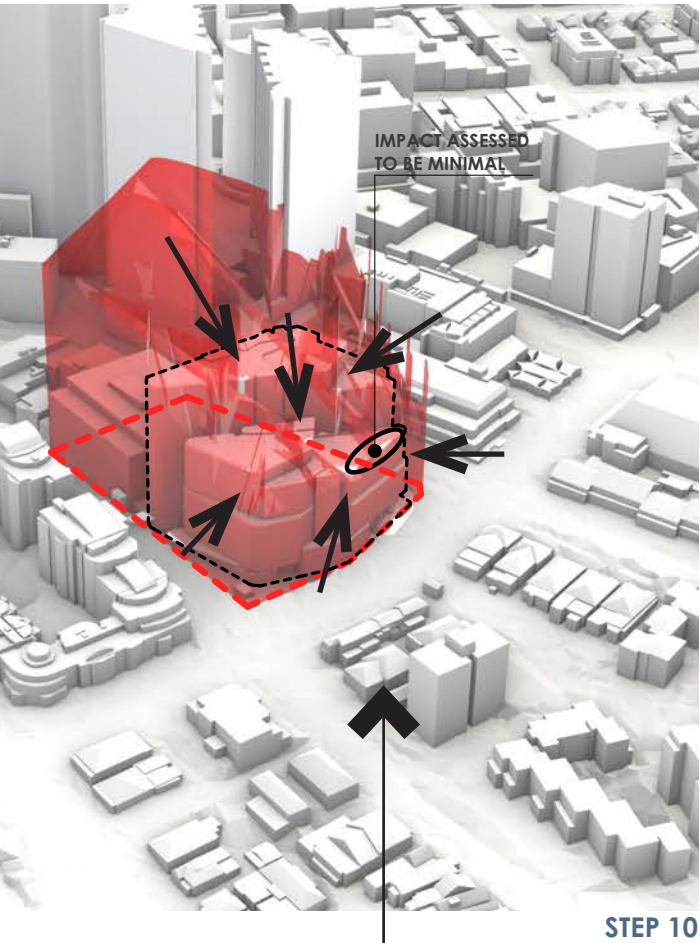
The red envelope is the fully compliant solar envelope.

The six white spots represent points where the logical building envelope projects outside the solar shroud.

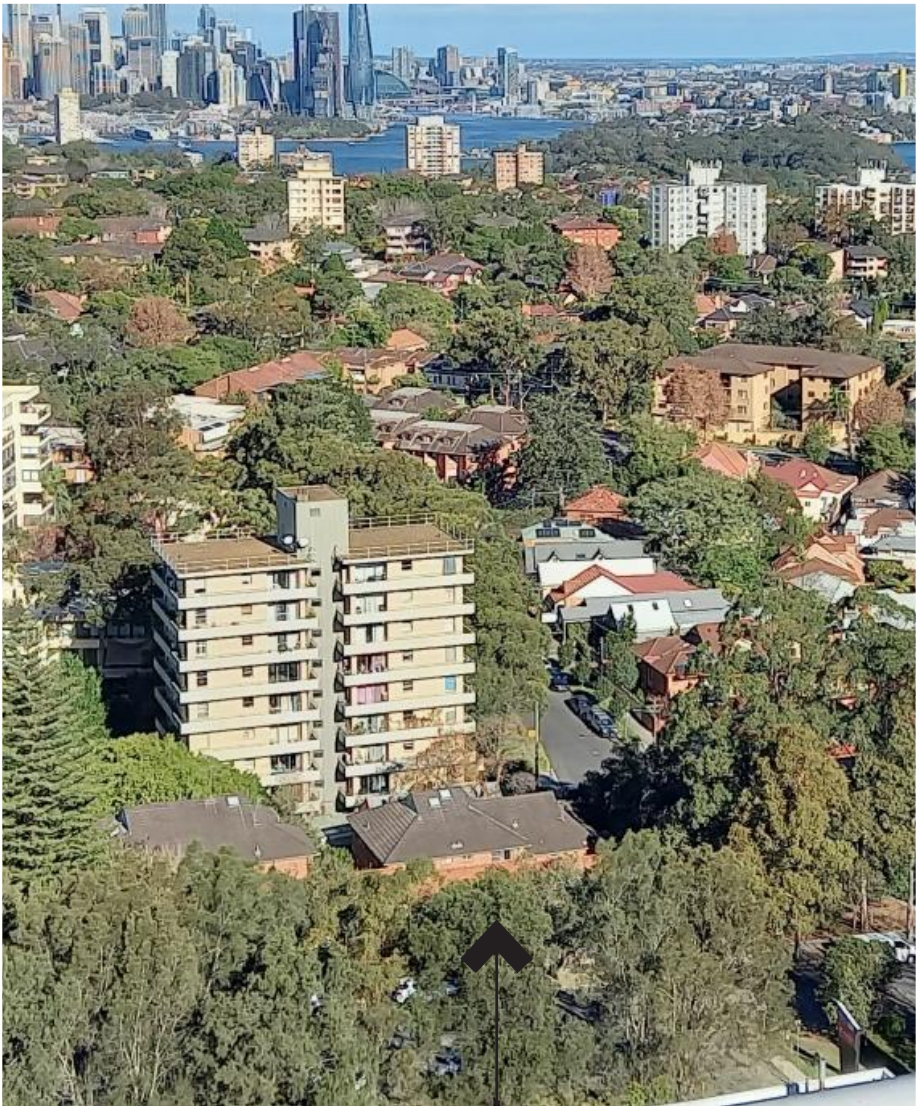
The Crows Nest 2036 plan requires at least 2 hours of sunlight on the facades of residential buildings.

The defined spots were tested in detail on the surrounding residential buildings, locating 5 points in unuable locations that already receive less than 2 hours of sunlight, with an average reduction of 13 minutes on 21 June. (top number before, bottom number after)

Whilst trees and landscape elements were excluded from the study, this recent photograph supplied by council, demonstrates that the area of detailed study is already significantly shaded by existing mature plantings, and even with the clearing of these the area revealed in question is a solid brick wall



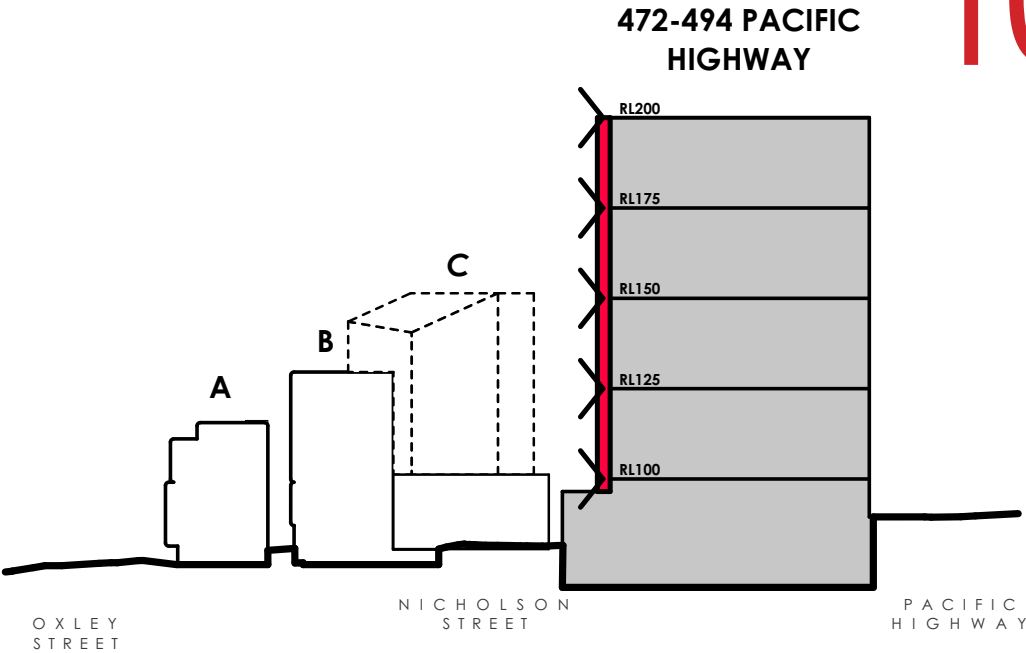
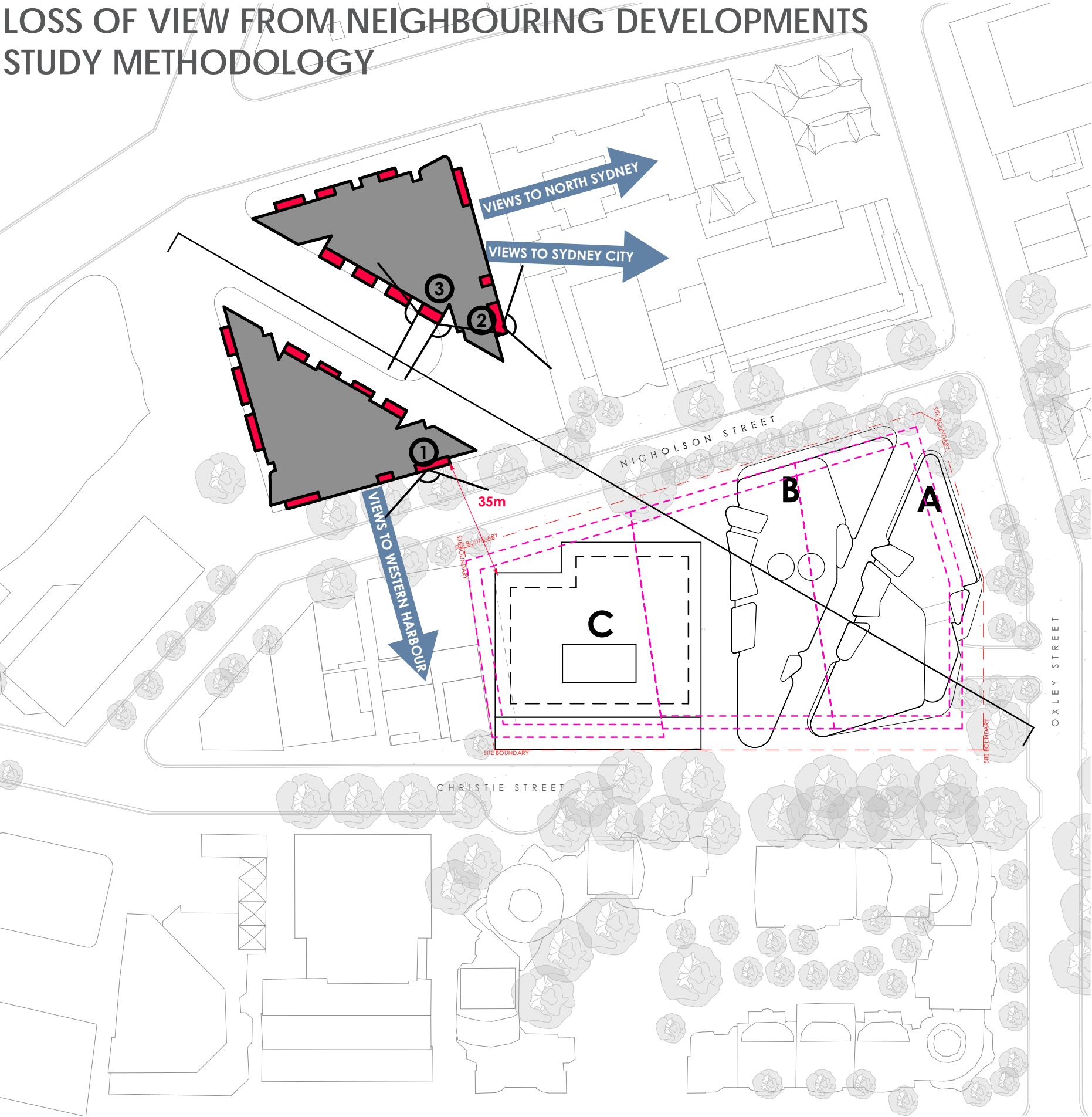
Screenshot from solar analysis study on adjacent residential blocks showing areas not receiving at least 2 hours of sunlight at 21 June as a result of facade smoothing over the solar crevices.



These minor incursions were deemed to cause no impact and acceptable. The detailed solar study within the application demonstrated that all other areas comply with the Crows Nest 2036 plan for sun access.



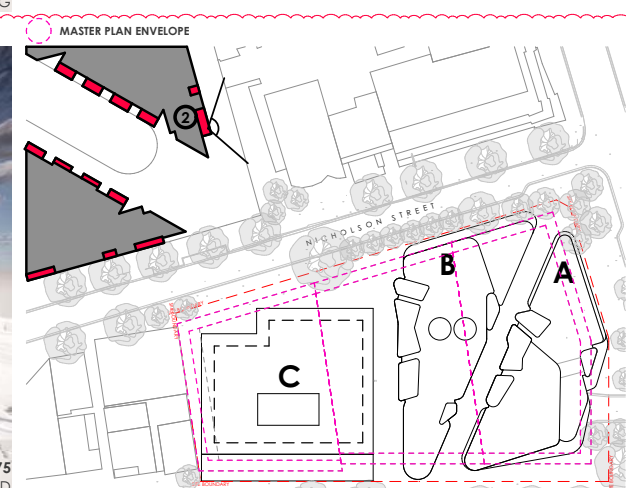
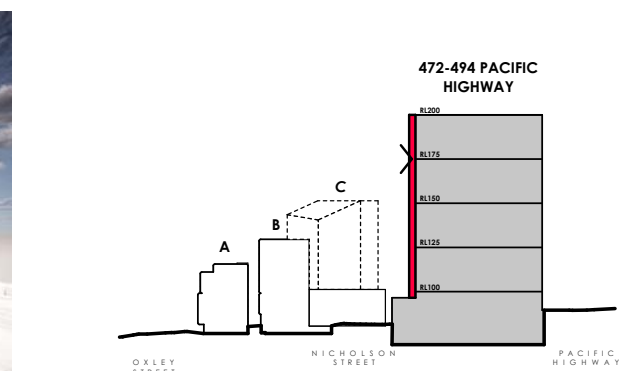
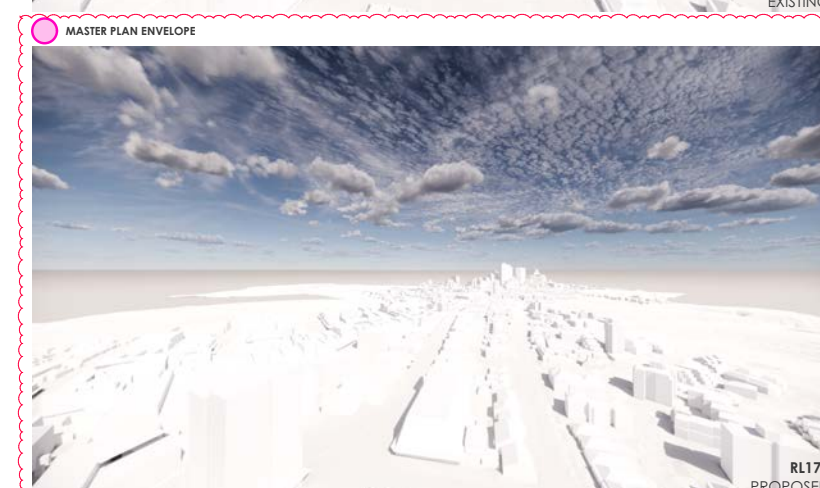
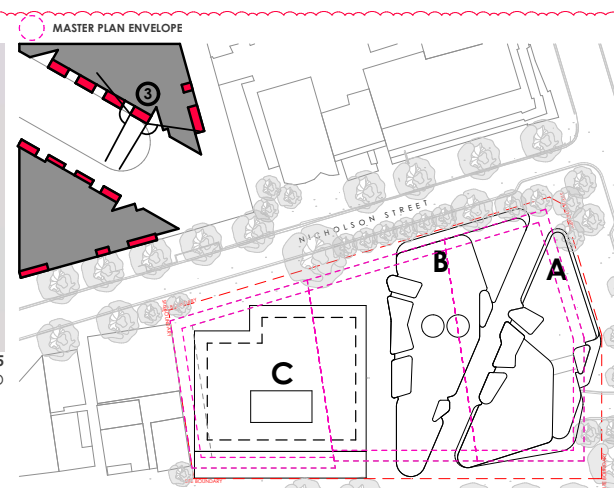
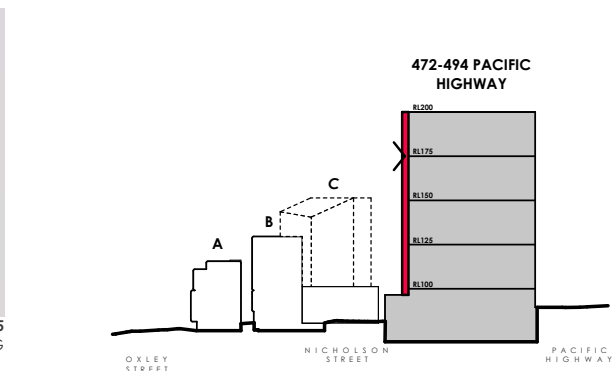
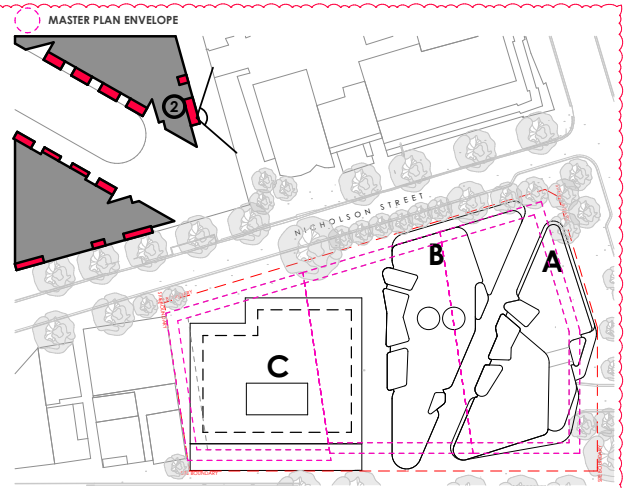
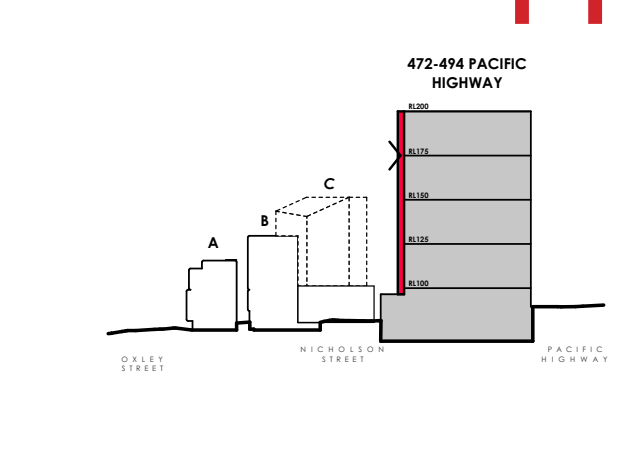
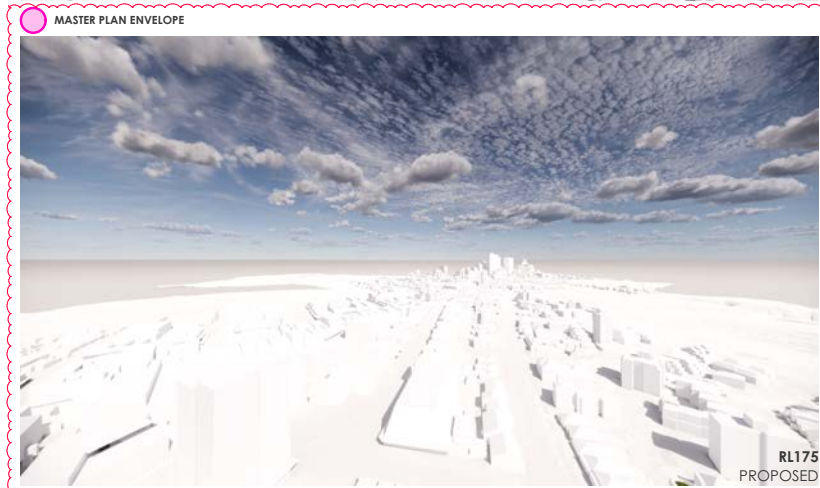
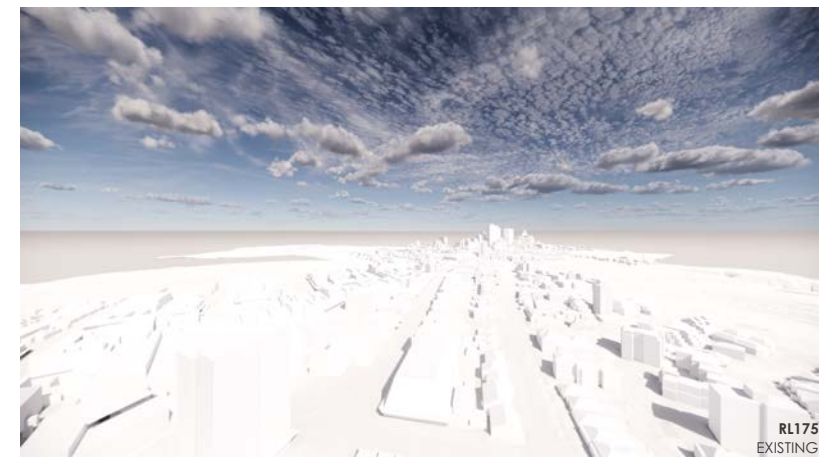
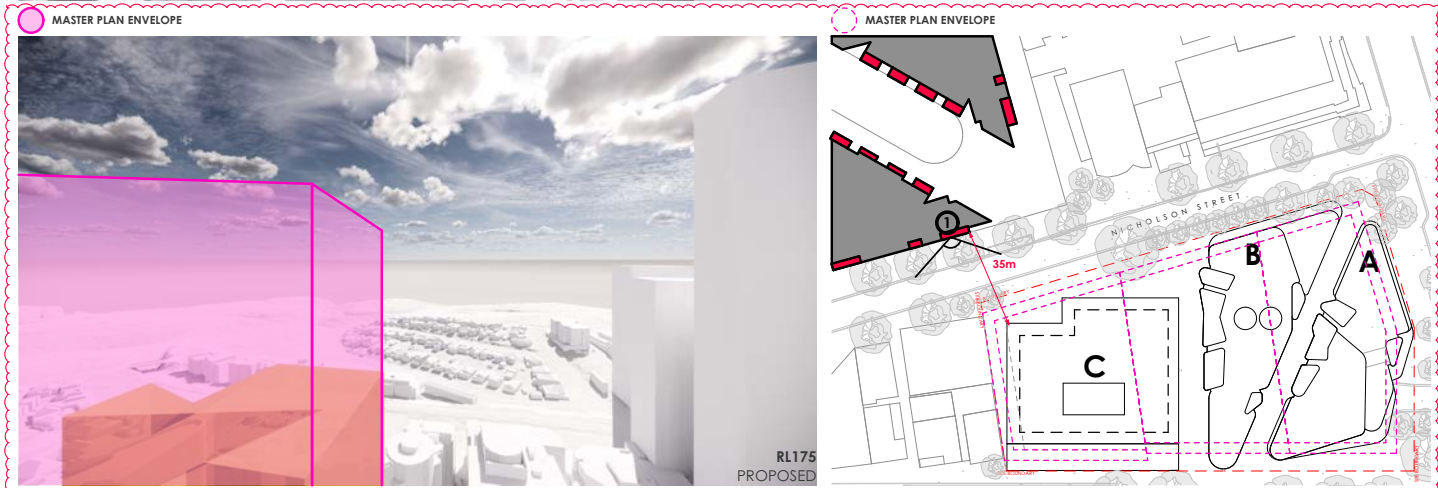
LOSS OF VIEW FROM NEIGHBOURING DEVELOPMENTS STUDY METHODOLOGY



- ① LOOKING WEST FROM SOUTHERNMOST BALCONY OF WESTERN TOWER
- ② LOOKING SOUTH FROM SOUTHERNMOST BALCONY OF EASTERN TOWER
- ③ LOOKING SOUTHWEST AND NORTHEAST FROM CLOSEST INTERNAL BALCONY OF EASTERN TOWER

RED DENOTES LOCATION OF BALCONY ASSUMED TO BE LIVING AREA

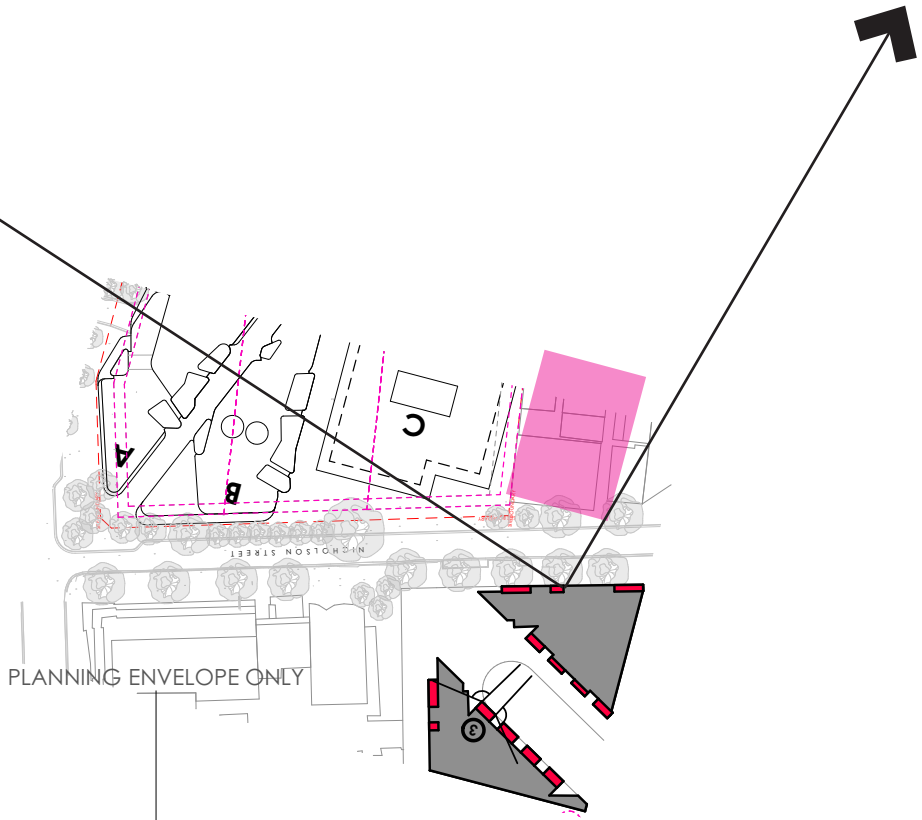
LOSS OF VIEW FROM NEIGHBOURING DEVELOPMENTS
STUDY METHODOLOGY



LOSS OF VIEW FROM NEIGHBOURING DEVELOPMENTS
APARTMENT 1206
(PHOTO PROVIDED BY COUNCIL OFFICERS)



CURRENT VIEW FROM APARTMENT 1206



CURRENT LEP HEIGHT LIMIT 25m

46 NICHOLSON STREET
APPROVED ENVELOPE
NOT PART OF THIS
APPLICATION



ST LEONARDS CROWS NEST 2036 PLAN

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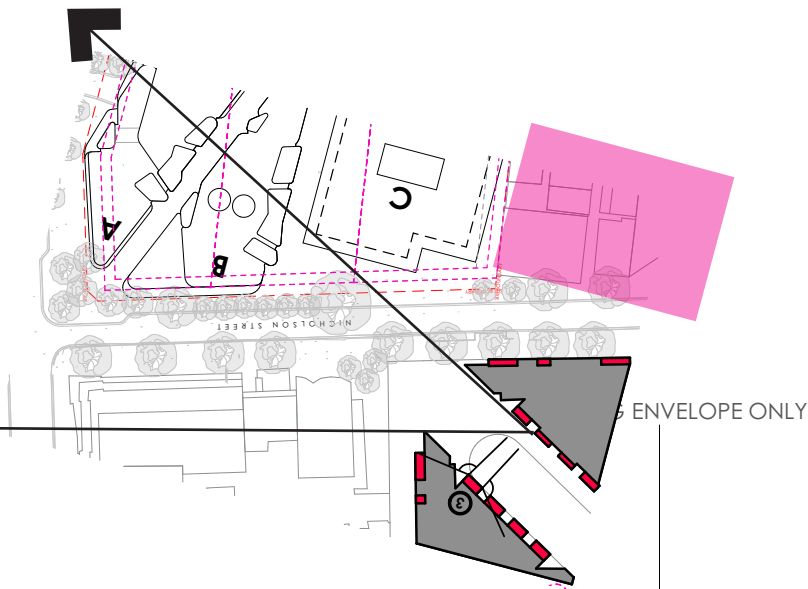
PROPOSED SCHEME

46 NICHOLSON STREET
APPROVED ENVELOPE
NOT PART OF THIS
APPLICATION

LOSS OF VIEW FROM NEIGHBOURING DEVELOPMENTS
APARTMENT 1312
(PHOTO PROVIDED BY COUNCIL OFFICERS)



CURRENT VIEW FROM APARTMENT 1312



CURRENT LEP HEIGHT LIMIT 25m



ST LEONARDS CROWS NEST 2036 PLAN



PROPOSED SCHEME

COUNCIL'S OFFICERS DETAILED ANALYSIS FINDINGS (PAGE 51)
"As such, the proposal is considered to maintain acceptable view sharing with the St Leonards Square development. Therefore, in view of the analysis set out above, the Panel may be satisfied that the objectives of the HOB development standard are met by the proposal in terms of solar access, views, and privacy (building separation) despite derogation from the standard."



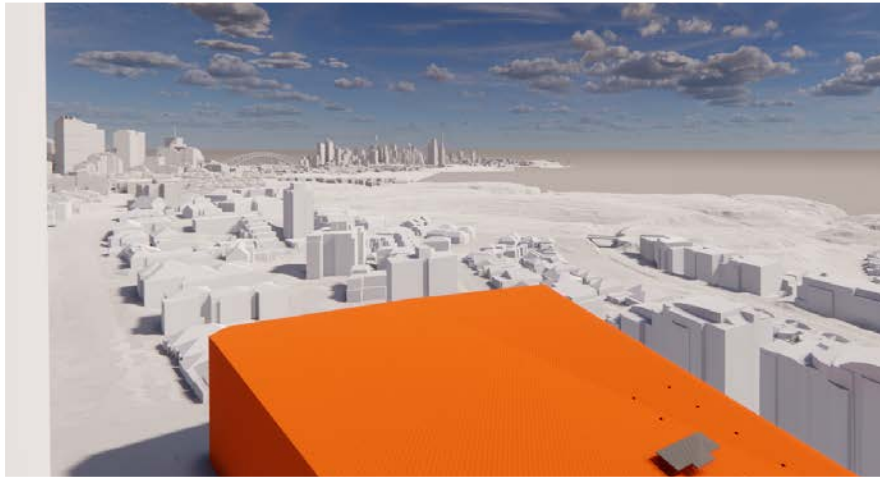
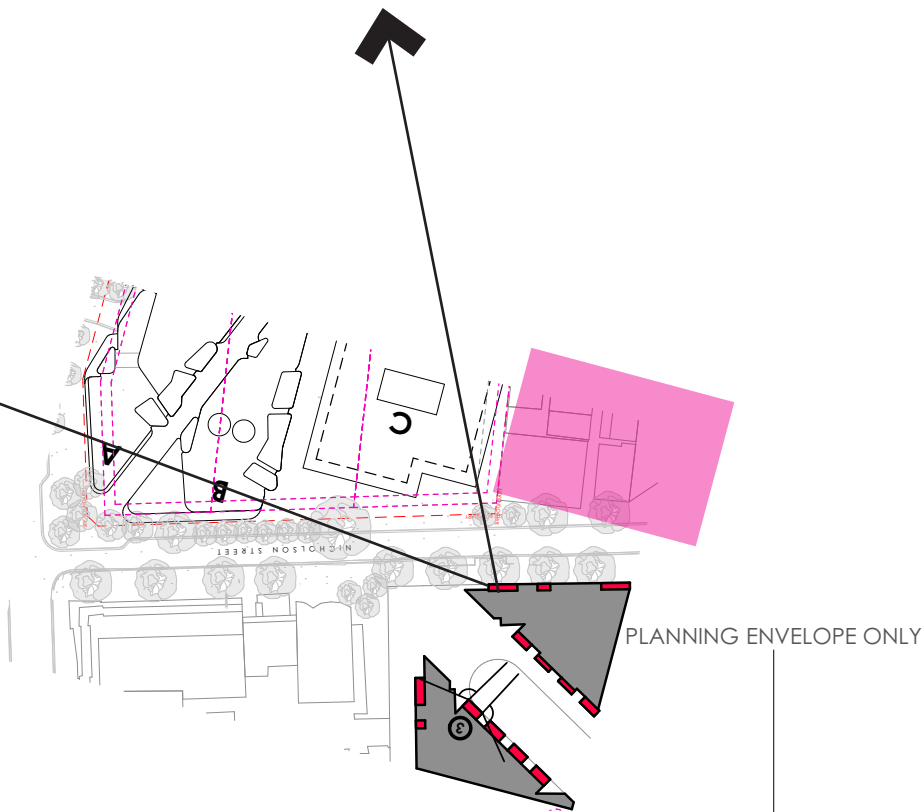
LOSS OF VIEW FROM NEIGHBOURING DEVELOPMENTS

APARTMENT 1702

(PHOTO PROVIDED BY COUNCIL OFFICERS)



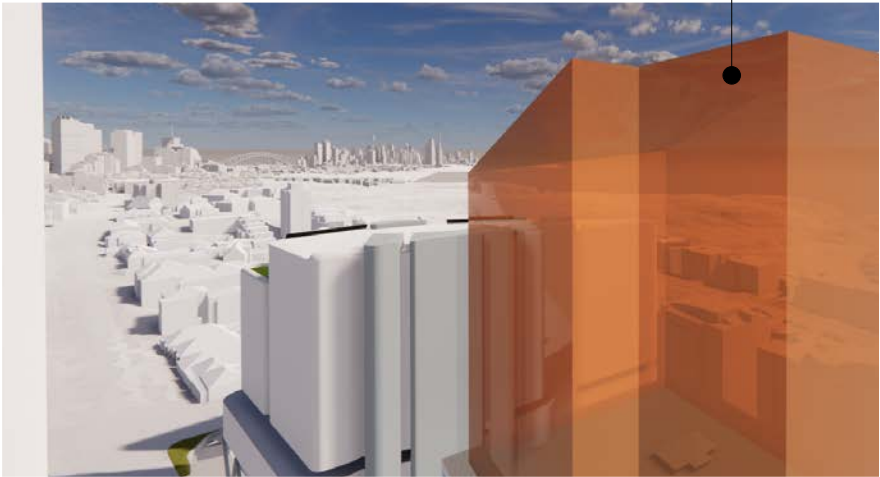
CURRENT VIEW FROM APARTMENT 1702



CURRENT LEP HEIGHT LIMIT 25m



ST LEONARDS CROWS NEST 2036 PLAN



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