

03 SITE ANALYSIS

3.6 LAND USE

St Leonards is a mixed use centre with a B3 Commercial Core zoning located around the St Leonards Railway Station and the Forum development, being a public transport hub.

The Royal North Shore Hospital site is to the northwest of the transport hub and forms a Hospital & Education Precinct.

To the east of the St Leonards Commercial and Transport Hub is a mixed use precinct, zoned B4, which forms part of Emerging St Leonards Town Centre Precinct. This use extends northward across Chandos Street into Willoughby Council area, and southward across Pacific Highway into Lane Cove Council area.

Key

R3 - Medium Density Residential

R4 - High Density Residential

RE1 - Public Recreation

SP2 - Infrastructure

Residential Centres

Precinct Centres

St Leonards Station

Bus Interchange

Metro Station

B2 - Local Centre

B3 - Commercial Core

B4 - Mixed Use

R2 - Low Density Residential

Activation Centres

Figure 19: Figure 3.6 - Land Use

20 Date 11.01.2018 Rev AA

3.7 ST LEONARDS REDEVELOPMENT

Transition To New Built Forms

St Leonards is currently experiencing development pressure in high rise, mixed use development due to its proximity to St Leonards Railway Station which provides convenient access to the Sydney CBD, its close proximity to the restaurant strip in Willoughby Road Crows Nest, and potential harbour views. The JRPP have approved development which is non-compliant with height controls in the St Leonards area, where impact on existing amenity has been reasonably considered, and the built form of the area is undergoing transformation. North Sydney Council have supported this transition following completion of the St Leonards / Crows Nest Planning Study - Precinct 1, " where increased development opportunities are matched by public benefits of commensurate value."

Built Form: Approved Developments

1. Under Assessment: 617-621 Pacific highway – Mixed Use, 50 storeys

2. Determined: 20 – 22 Atchison Street – staged development (JRPP)

Stage 1: 22 Atchison Street – 16 Storeys

Stage 2: 20 Atchison Street – 15 Storeys

3. Under Construction/Recently built: 51 – 53 Chandos Street – 12 storeys – mixed use

4. Under Construction/Recently built: 32 – 38 Atchison Street – 16 storeys – mixed use

5. Determined: 1 Atchison St, Alterations and additions to ground floor of commercial building.

6. Under Construction/Recently built: 9 – 11 Atchison Street (T1) – 13 storeys – mixed use

7. Under Construction/Recently built: 66-70a Atchison Street – DA 449/12

8. Under Assessment: 84 – 90 Atchison Street, Crows Nest, Residential Flat building. Demolition of existing structure and construction of a 6 storey RFB containing 39 apartments with basement parking for 53 cars.

9. Under Construction/Recently built: 48 Albany Street – 6 Storeys – Mixed use

10. Determined: 575-583 Pacific highway – Mixed Use. Increase maximum Building height and FSR to 7:1.

11. Determined: 7- 9 Albany Street, To add an additional lot to the approved subdivision

12. Under Construction/Recently built: 11 – 19 Albany Street – 10 Storeys (JRPP) (Application lodged for 13 storeys)

13. Determined: 34 Oxley Street, Alterations and additions to mixed use building

14. Determined: 38 Oxley Street, Demolition of an existing building and construction of a 9 storey mixed use building.

15. Under Construction/Recently Built: 545 Pacific highway – JRPP approved, 15 storeys.

16. Under Construction/Recently Built: 521 Pacific highway – 12 Storey mixed use

17. Under Assessment: 101-111 Willoughby Road, Mixed use redevelopment

18. Under Assessment: 100 Christie Street – Conversion of levels 4-11 to 96 residential apartments

19. Determined: 655-657 Pacific highway, Rezoning from B3 commercial Core to B4 Mixed use, increase building height, introduce a maximum FSR of 26:1 and a minimum non-residential FSR of 7:1

20. Under Assessment: 548-552 Pacific Highway. Demolition and construction of hotel comprising of 194 rooms 49 car parking spaces

21. Under Assessment: 75 – 79 Lithgow St & 84 – 90 Christie Street – 2 Residential towers, Mixed use podium and basement car parking.

22. Under Assessment: 500-504 Pacific Highway, New Hope Development.

23. Under Construction/Recently Built: 472-486 Pacific highway & Nicholson street, 37, 34 and 24 storeys – mixed use

24. Under Construction/Recently Built: 72 – 76 Chandos Street – 6 storeys – mixed use

25. Under Construction/Recently Built: 78 Chandos Street – 6 storeys – mixed use

26. Recently Built: 10 Atchison Street – 26 storeys – Commercial



Figure 20: Figure 3.7 - Redevelopment Sites

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3.8 LAND OWNERSHIP

The subject sites, owned by Auswin TWT Development Pty Ltd, consists of three sites, namely

23-35 Atchison Street (TWT1, 2109.8m² of site area).

58-64 Atchison Street (TWT2, 1440.9m² of site area); and

55-89 Chandos Street (TWT3, 4211.8m² of site area);

This land ownership amalgamates thirteen different lots and provides a unique opportunity to deliver significant linked public open spaces on the site for public benefit.

Land on the eastern side of Oxley Street is characterised by small land holdings. Land on the western side of Oxley Street contains relatively large land holdings, many of which are residential or commercial strata plans.

Key

- Site
- TWT Properties
- Private Owner
- Residential Strata Plan

- Planning Study Precinct
- St Leonards Station
- Bus Interchange
- Metro Station

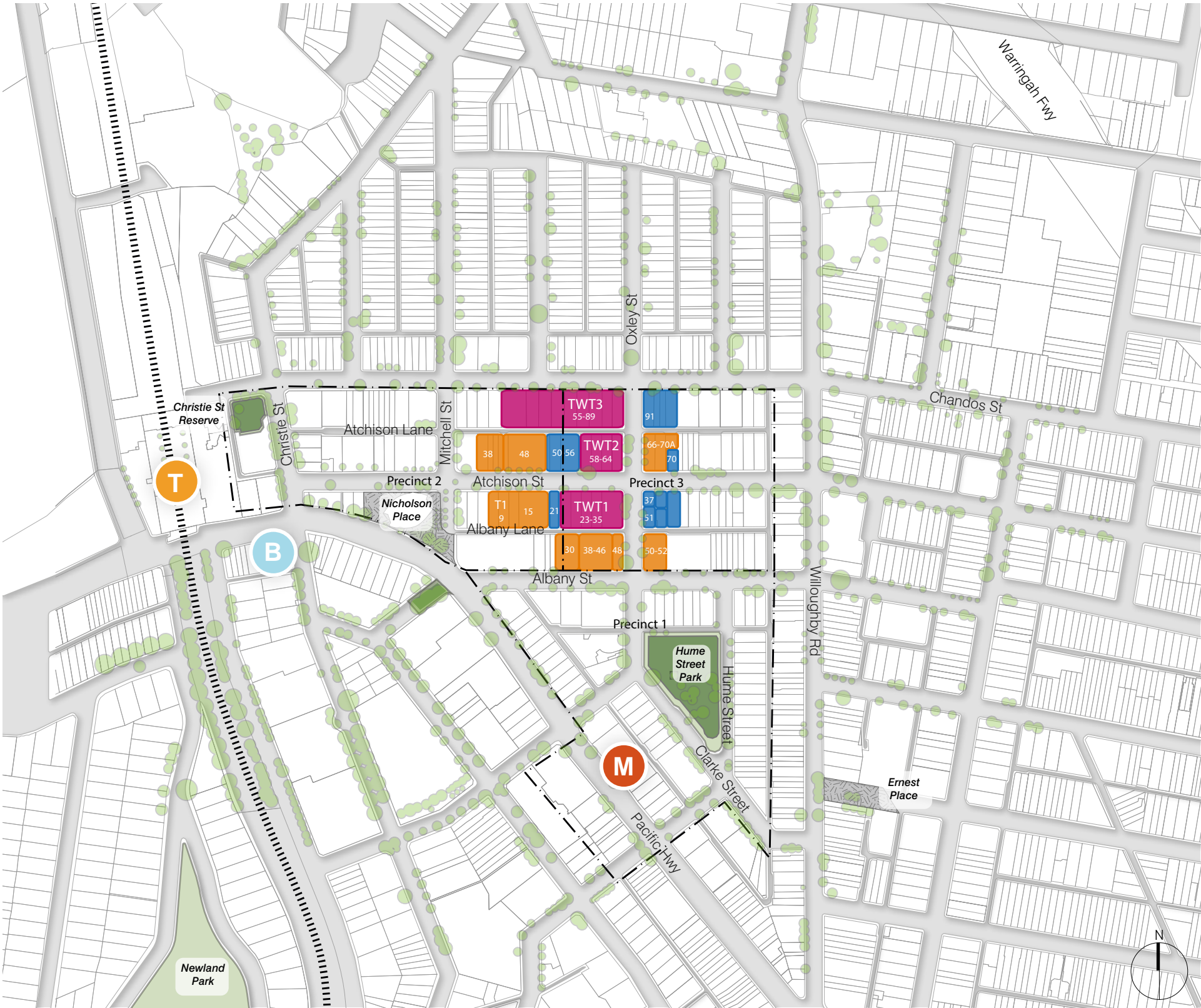


Figure 21: Figure 3.8 - Land Ownership

3.9 TRAFFIC

The Pacific Highway, as a part of state road network, accommodates very high traffic volumes. The streets within the local area to the east of Pacific Highway carry much less traffic while some streets and lanes, such as Atchison Lane and Albany Lane, carry a very low volume of traffic.

Site Analysis Existing Traffic Volumes counted on site by GTA

Road	Daily Traffic Volume [1]	Classification
Pacific Highway	~35,000vpd	Very High
Albany Street	~11,000vpd	High
Chandos Street	~10,000vpd	High
Oxley Street	~7,000vpd	Medium
Atchison Street	~1,500vpd	Very Low
Atchison Lane	~900vpd	Very Low
Albany Lane	~750vpd	Very Low
Mitchell Street	NA	NA

[1] Based on peak hour traffic counts and adopting a peak-to-daily ratio of 10%.

Key

Site

Very High

High

Medium

Low

Very Low

Street Parking

St Leonards Station

Bus Interchange

Metro Station



Figure 22: Figure 3.9 - Traffic

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3.10 VIEWS AND VISTAS

Only two buildings in Atchison Street have the potential to suffer loss of existing views as a result of development on the subject site with increased building heights.

No. 48 Atchison Street (Arden) enjoys district views to the east and north. The building is 11-storey high. Generally the eastern elevation windows are secondary windows to living spaces or bedrooms. Views to the Sydney CBD are restricted by the built form of the Nexus building at No. 15 Atchison Street.

No. 15 Atchison Street (Nexus) enjoys district views to the east and Sydney CBD views to the south. The building is 13-storey high. District views to the east are only available from the top four levels. Sydney CBD views are generally available from the top four levels on the southern facade.



Figure 23: Figure 3.10 - Views and Vistas

03 SITE ANALYSIS

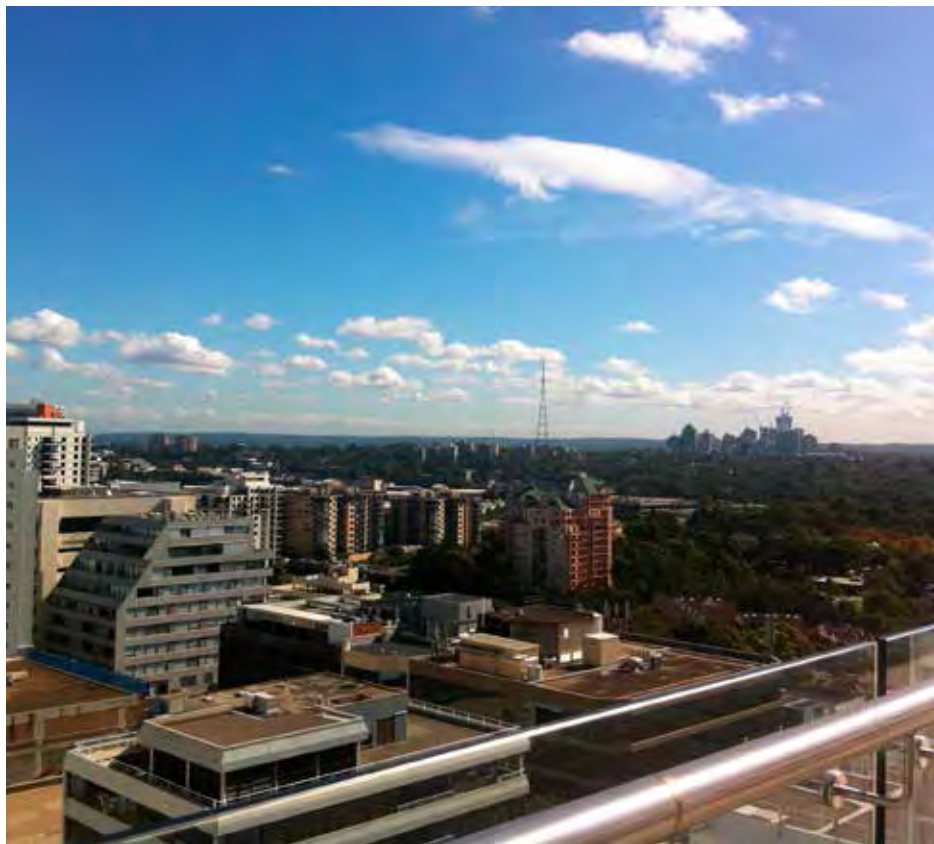


Figure 24: Figure 3.10.1 - Views to Chatswood CBD



Figure 25: Figure 3.10.2 - Views to Districts



Figure 26: Figure 3.10.3 - Views to Harbour Bridge & Sydney CBD



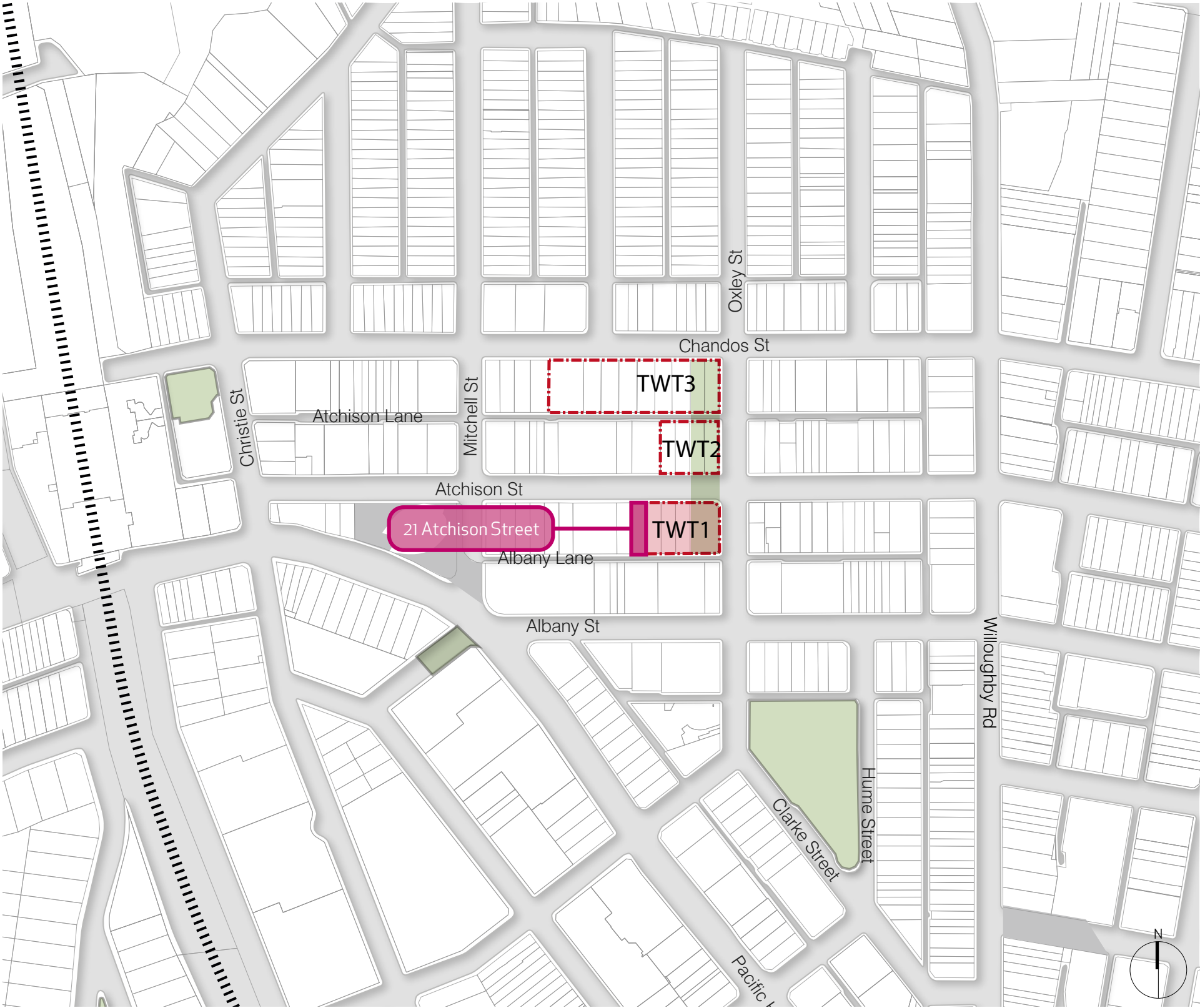
Figure 27: Figure 3.10.4 - Site Analysis_Views and Vistas_Key Map

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3.11 ISOLATED SITES

21 Atchison Street

Council have identified 21 Atchison Street as a potential isolated site. An assessment of the development potential of 21 Atchison Street is included in 06: Appendix of this report. This assessment concludes that there is no reduction in development potential as a result of this planning proposal.



Key

- Site
- Isolated Site
- Potential Open Space

Figure 28: Figure 3.11 - Isolated Sites

3.12 BUILT FORM

Existing Built Form

The Planning Study observes (6.2 Site analysis_Built form) that the “alignment of podiums and street frontage reduces the perceived bulk and scale of development when viewed from the street.

Streets in the Study Area (are) generally well defined by developments that provide a continuous 4-storey podium along all the main streets in the B4 Mixed Use zone.”

It remarks that (6.2 Site analysis_Public Domain) “Most streets have a strong building line which also assists with way-finding and establishes a strong spatial character to the area.” (3.3 Place Quality Assessment) observes that in terms of place quality assessment “the study area rates are quite poor with only portions of Atchison St and Albany St achieving a ‘good’ place quality rating.”

The consistency of the podium/tower built form in Atchison Street from Mitchell Street to the Nexus building contribute to the strongest spatial identity and the highest place assessment ratings in the St Leonards Precinct 2/3 study area. The podium forms on both sides of this section of Atchison street contribute to what is an existing human scale street.

The Planning Study (6.2 Site analysis_Built form) states that Atchison Street, as the primary east west spine connecting Willoughby Road with the railway station, is to remain a human scale street and is to have upgraded streetscape to transform it into a “civic street’.

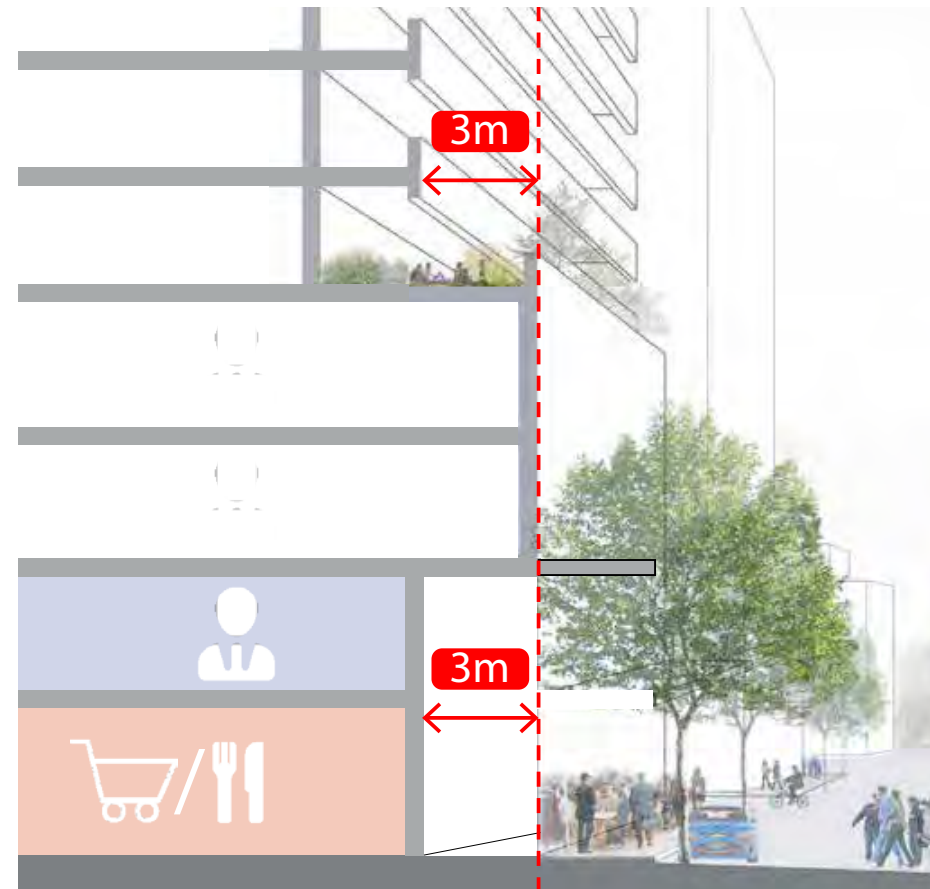


Figure 29: Figure 3.12.2 - T1, 9 Atchison Street

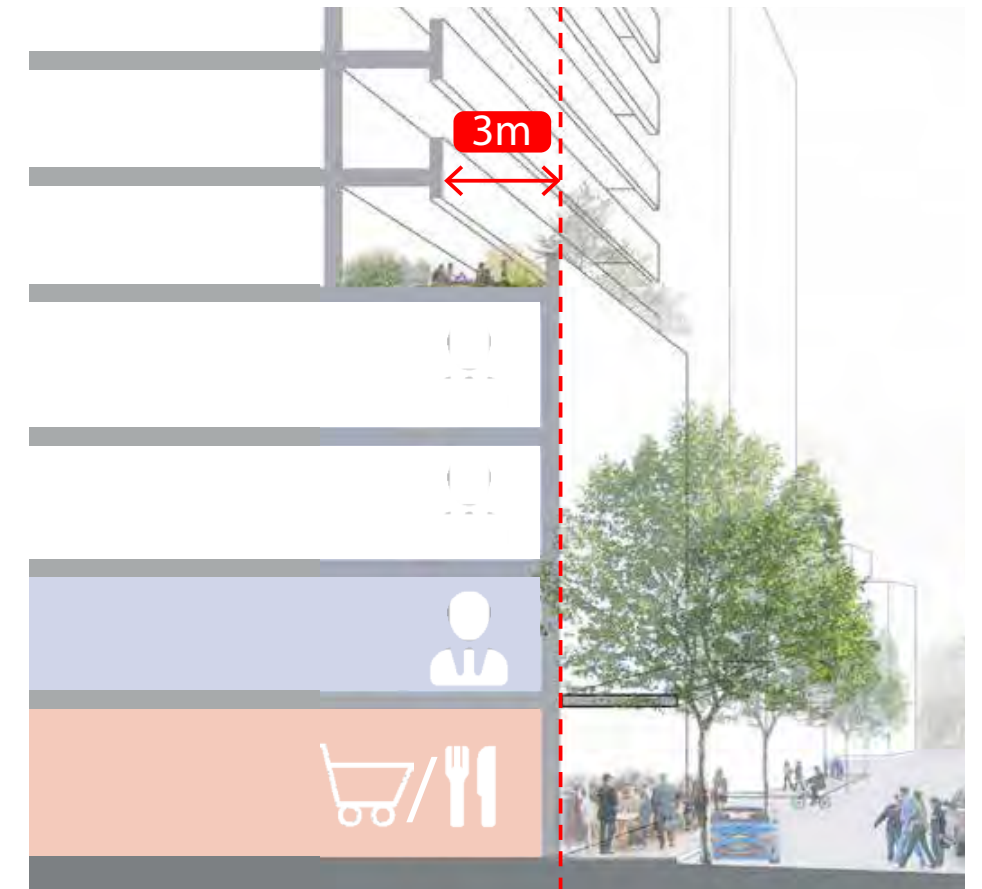


Figure 30: Figure 3.12.4 - Nexus, 15 Atchison Street



1 Figure 31: Figure 3.12.3 - T1, 9 Atchison Street



2 Figure 32: Figure 3.12.5 - 50 Atchison Street