



Summary report for Panel Presentation

Prepared for: Stockland 26, September 2018

# St Leonards 601 Pacific Highway







# Contents

## About Stockland

- 01 Background
- 02 Chronology
- 03 Local Context
- 04 Strategic Context
- 05 Strategic Merit Assessment
- 06 Site Specific Merit Assessment
- 07 Design Proposal
- 08 Developing the Preferred Option
- 09 Key design moves
- 10 Indicative floor plans
- 11 Justification for the Indicative Concept Design
- 12 Visual Impact
- 13 Justification
- 14 Conclusion





Existing building  
View from Pacific Hwy













# About Stockland

Stockland is one of the largest diversified property groups in Australia with more than \$16.6 billion of real estate assets.

As Australia’s largest community creator, Stockland own, manage and develop office assets, shopping centres, logistics centres and business parks, residential communities, and retirement living villages.

## Trust

Retail Town Centres	Logistics & Business Parks	Office	Residential	Retirement Living
Create market leading retail town centres	Grow and develop a leading portfolio	Optimise returns	Maximise returns by creating thriving communities	Leading operator and developer
				
41 Assets	27 Assets	8 Assets	80,400 lots remaining	65 Established Villages Over 9,600 units
 54% SGP portfolio	 15% SGP portfolio	 5% SGP portfolio	 17% SGP portfolio	 9% SGP portfolio
Ownership interests valued at \$7.1b and gross book value of \$7.6b	Ownership interests valued at \$2.0b and gross book value of \$2.3b	Ownership interests valued at \$0.8b and gross book value of \$1.2b	End value \$21.1 billion <sup>1</sup>	\$2.3b estimated end value of development pipeline

1. Excluding value of project identified for disposal.



# 01 Background

## Site area

- approx. 2,844 sqm
- one of the largest sites in single ownership in St Leonards Centre

Existing building

- approx. 12,600sqm of Nett Lettable Area
- highly inefficient floorplate (c. 960 sqm); originally built for a single tenant, adapted over time but not suitable for contemporary tenant needs
- FSR 4.75:1

## Office market

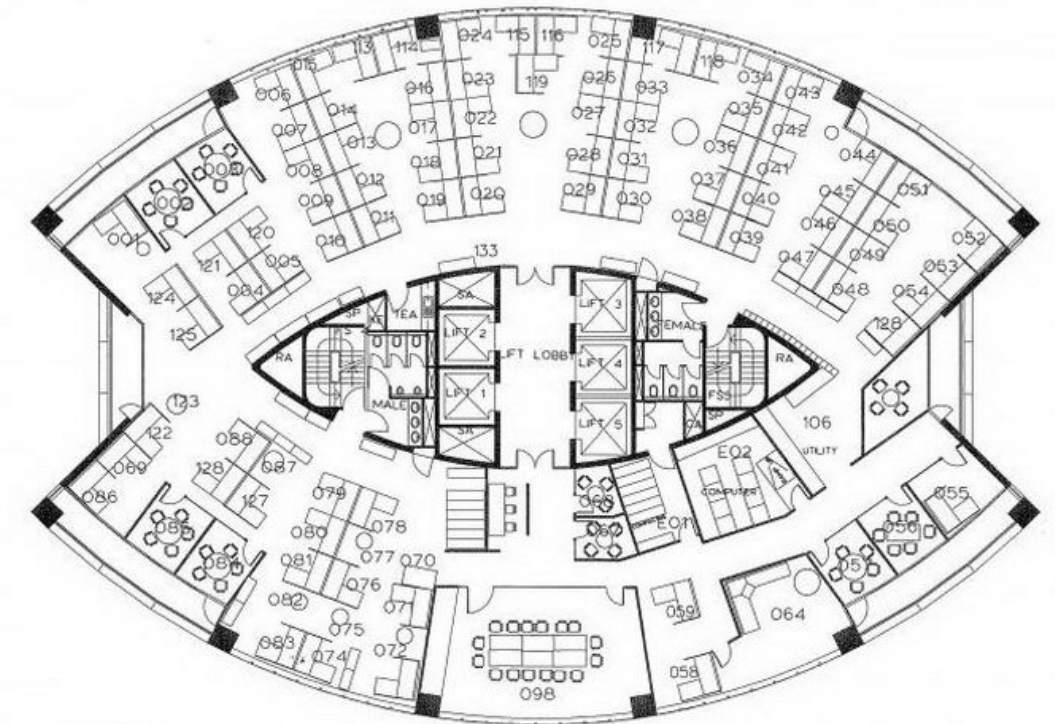
- St Leonards now largely a mixed use centre; majority of sites rezoned to allow shop top housing
- no longer as attractive to major business tenants
- CBD's with an office core are now more attractive to business tenant (North Sydney, Sydney, Macquarie Park, Parramatta, Barangaroo)

# Strategic planning

- ongoing for several years
- further highlights the need for coordinated planning approach

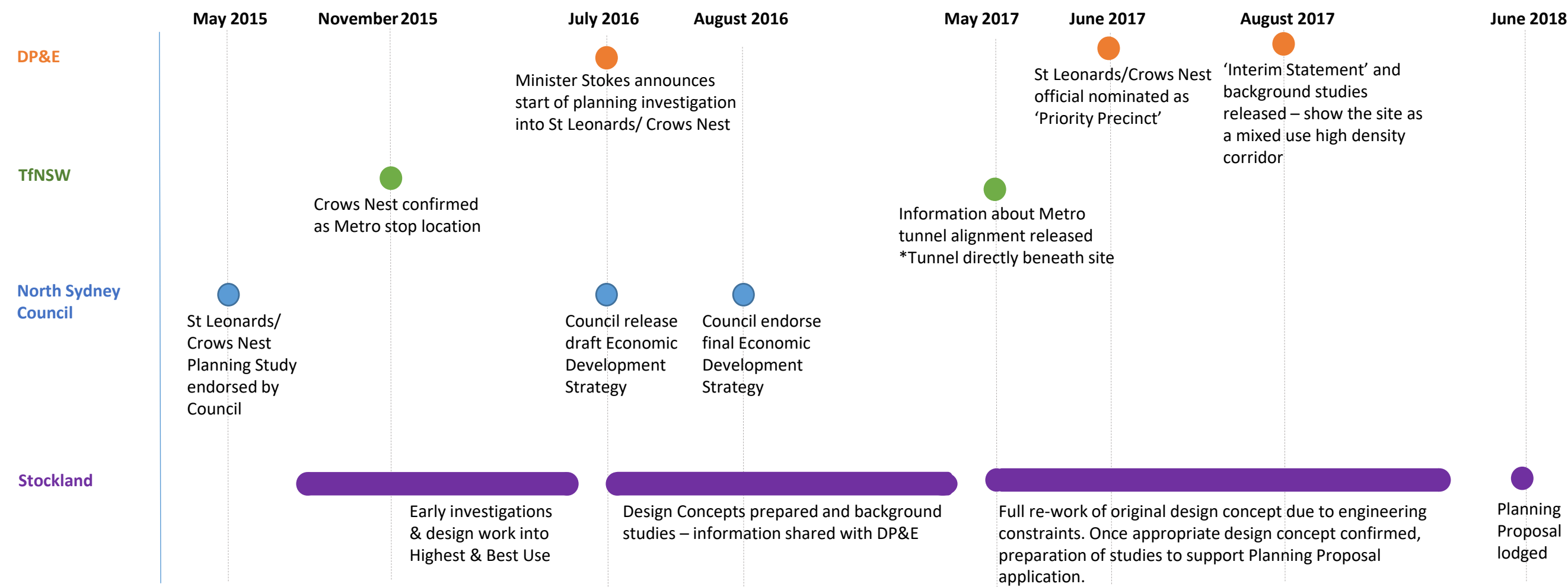
Existing key controls: – Zoning: commercial core

- Height: 49m
- No FSR control applicable to the site



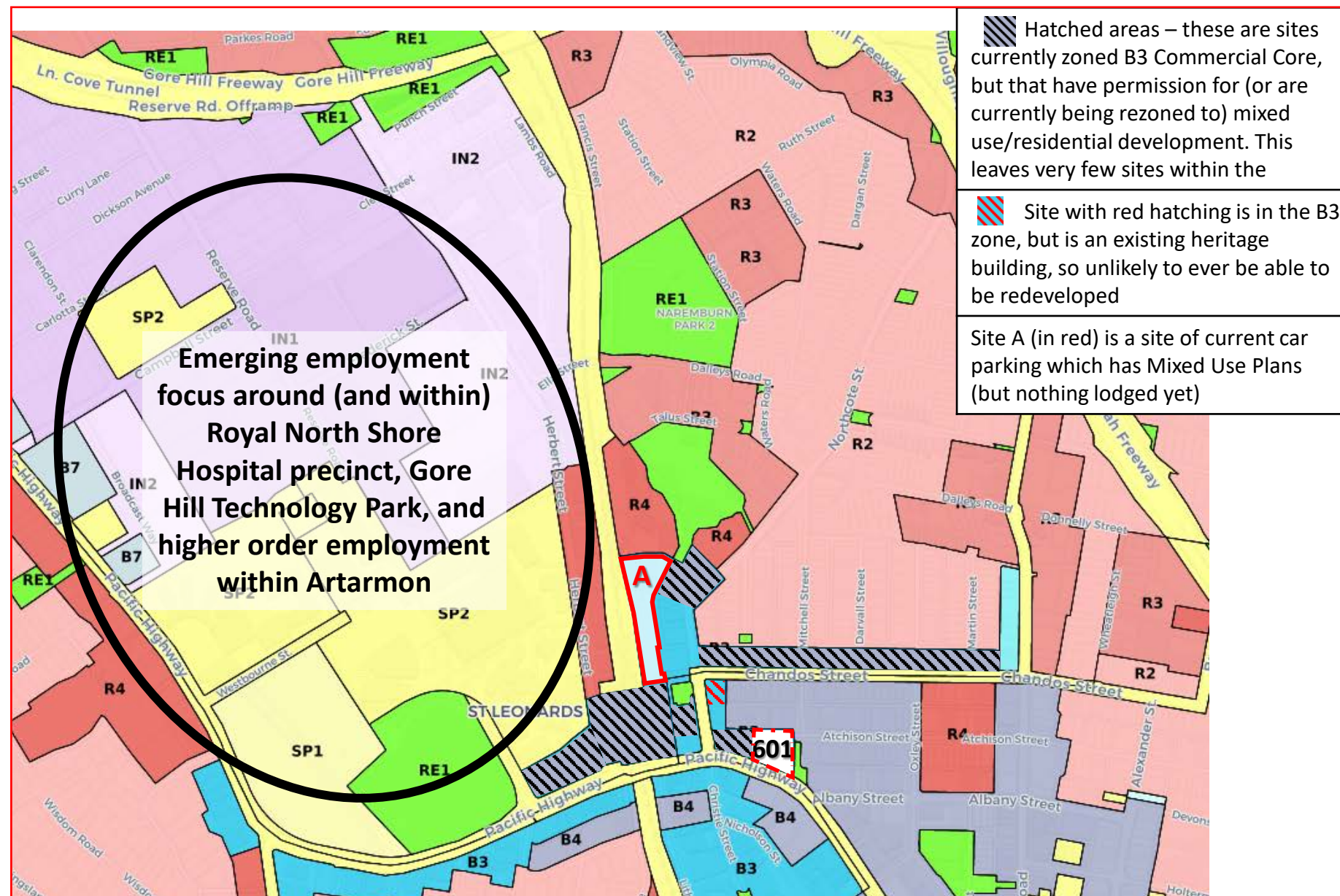
Existing floor plan

# 02 Chronology





# 03 Local Context



## Accessibility

- 190 m to St Leonards train station
- 350 m to Crows Nest Metro
- 550 m to Royal North Shore Hospital precinct
- 1.4km to Gore Hill Business Park

## Public domain

- adjacent to the main public realm in St Leonards
- opportunity to significantly enhance activity to Mitchell Street Plaza

## Location

- high point of St Leonards
- highly visible at the bend of the Pacific Highway
- three street frontages

## Zoning patterns

- majority of B3 Commercial Core has been converted to Mixed Use
- non-residential uses largely being delivered as podium-level office & ground floor retail



# 04 Strategic Context

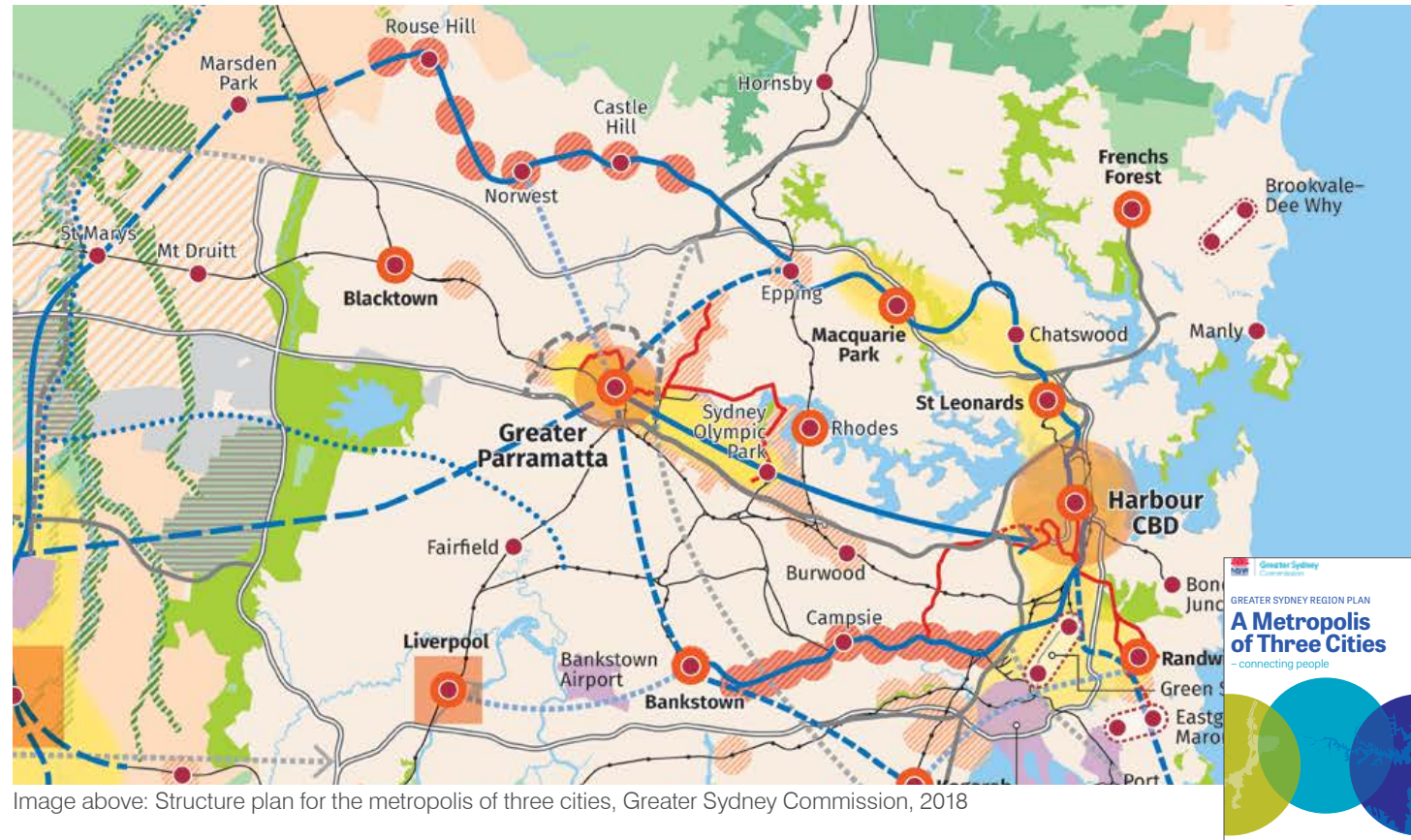


Image above: Structure plan for the metropolis of three cities, Greater Sydney Commission, 2018

## Greater Sydney Region Plan: A metropolis of three cities

- To guide growth of the metro area from 4.17m people to 8 million

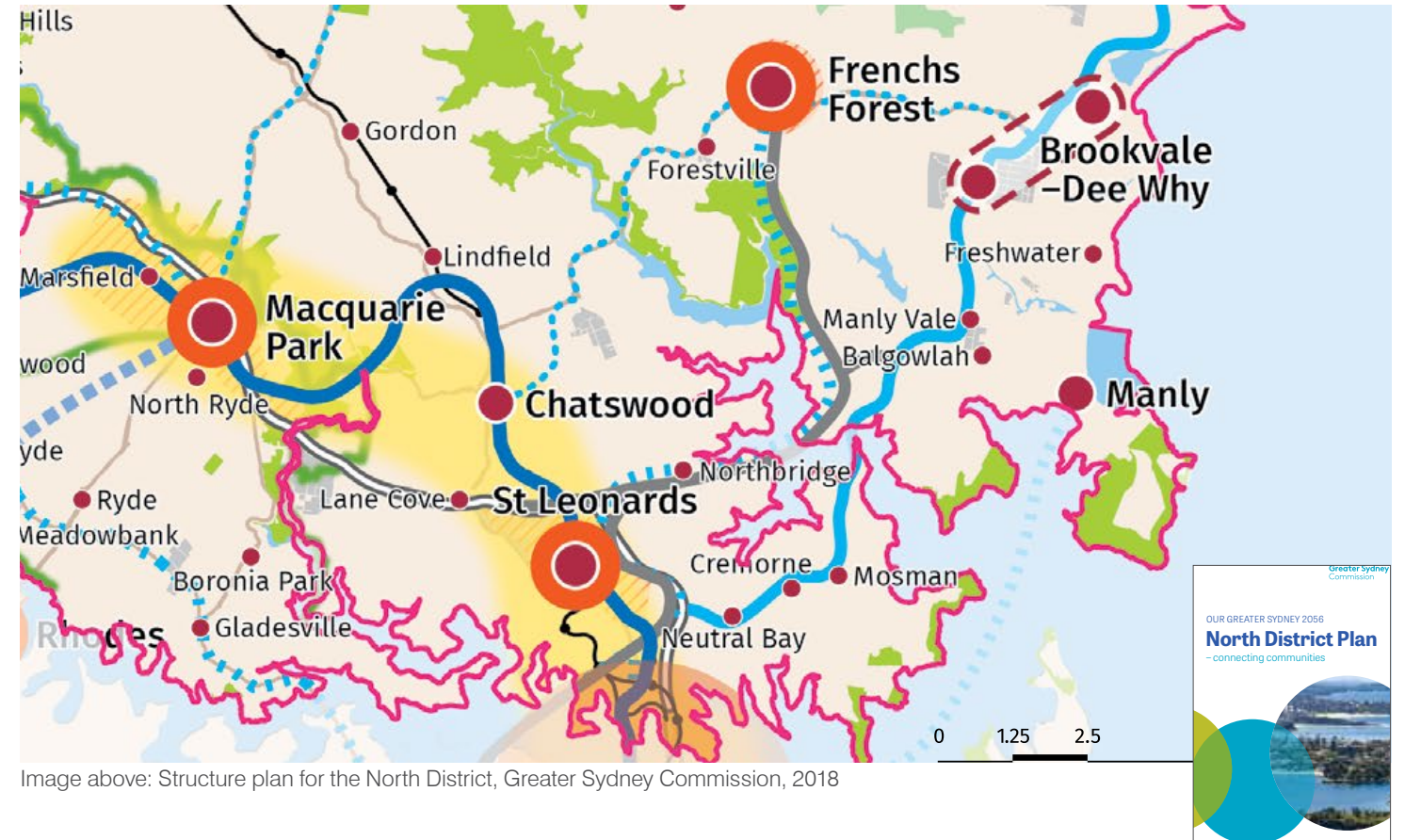


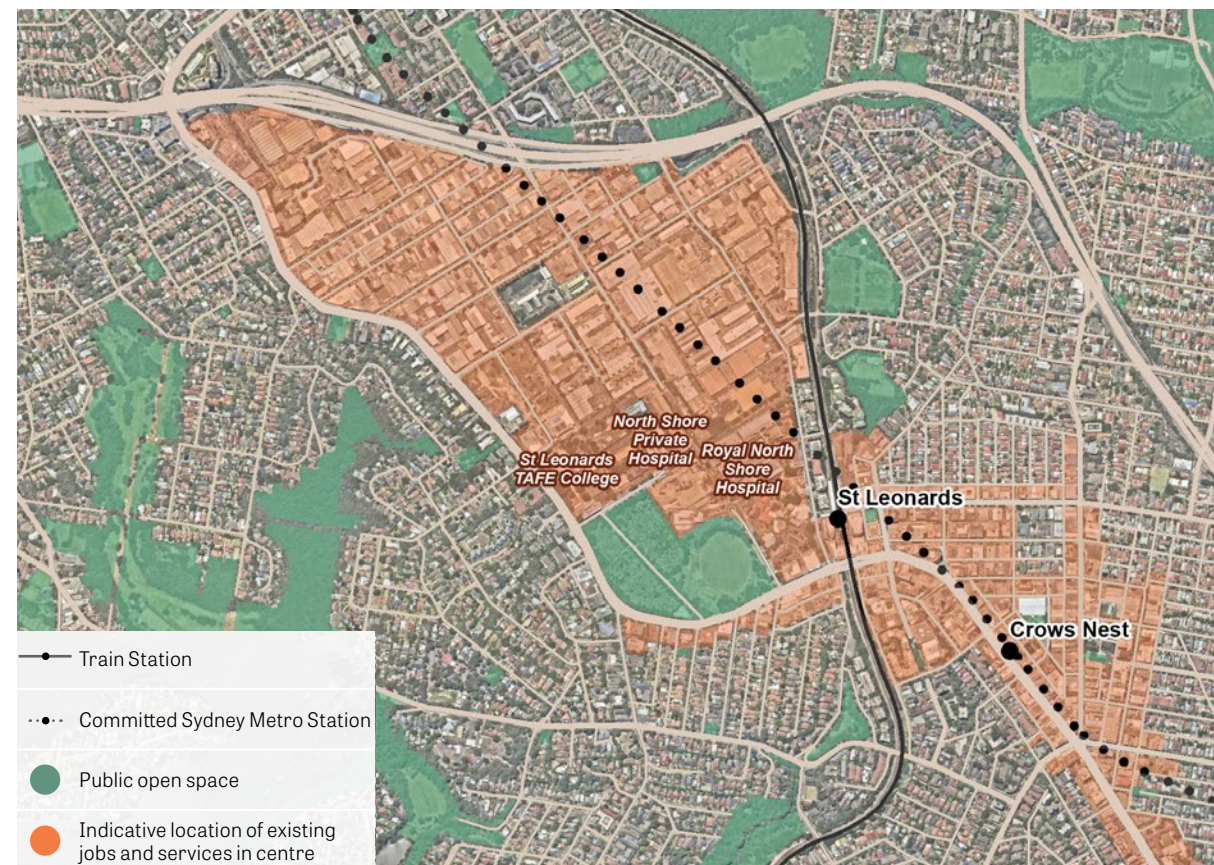
Image above: Structure plan for the North District, Greater Sydney Commission, 2018

## Our Greater Sydney 2056: North District Plan

- The North District to increase by an additional 196,350 people, over the next 20 years. An additional 92,000 homes will be required by 2036.
- St Leonards is an important strategic centre and health and education precinct, with over 47,000 jobs (2016). As a mixed use centre, there is strong demand for higher density residential development in the area, which is currently competing with commercial floor space.



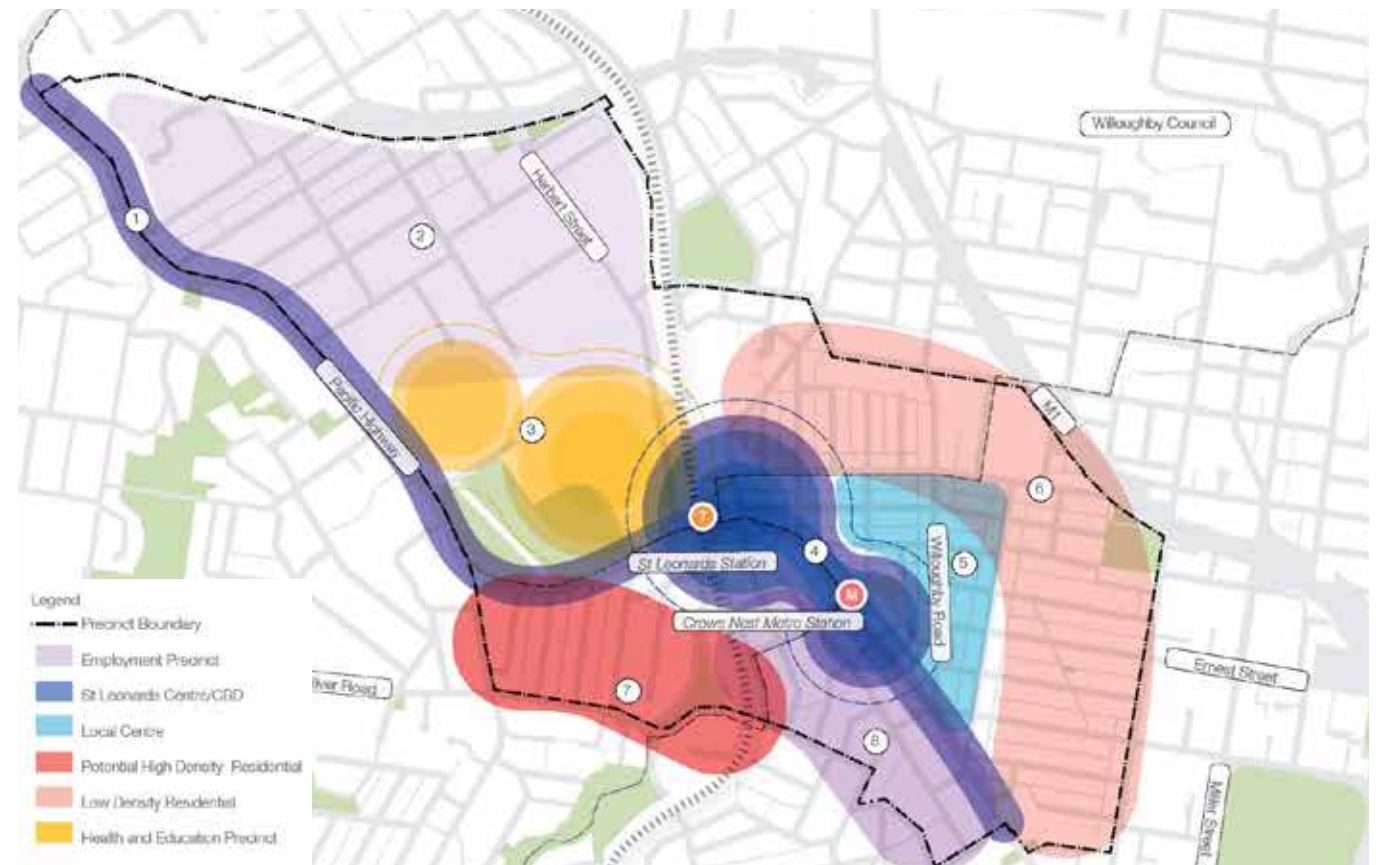
# 05 Strategic Merit Assessment



## District Plan St Leonards Strategy: Core Actions

- ✓ a. Additional employment capacity
- ✓ b. Plan for jobs in the centre
- ✓ c. Reduce vehicle movement impact
- ✓ d. Enhance Willoughby Road village character
- ✓ e. Upgrade public area
- ✓ f. Promote synergies with Royal North Shore hospital

N/A g. Retain industrial zone land



## Interim Precinct Statement (DPS)

- ✓ – To renew+increase employment floor space by redevelopment of older stock into new mixed use development.
- ✓ – Site is within the “true high density” precinct
- ✓ – The precinct is to support a mix of commercial, retail, residential and community uses
- ✓ – Minimum employment floor space controls are the preferred mechanism to ensure employment capacity
- ✓ – Greater diversity of jobs
- ✓ – Varied building types, improved connections and high quality streetscapes
- ✓ – Provide for social, cultural and civic needs



# Strategic Merit Assessment

## Local Council strategy (St Leonards / Crows Nest Planning Study - Precinct 2&3, May 2015)

- Earmarked tall tower on the site,
- better public domain (pedestrianised street),
- activation,
- mixed use,
- significant employment

*Higher density residential development, in the right location, can make a positive contribution to urban renewal.*

- Council will consider land owner-initiated planning proposal that seek to increase the maximum height limit that applies to a site, to enable a development up to the maximum number of storeys shown on Map 6C.

*This study doesn't set a maximum height for tall buildings.*

- Landowners of tall building sites identified on the map 6C are invited to submit a scheme to Council's City Strategy Division with a proposed height and floor space ratio for the building.

St Leonards-Crows Nest Planning Study - Precincts 2 & 3 (North Sydney Council) 2015

## North Sydney Economic Development Strategy: (North Sydney Council)

- need to diversify the centre's economy
- need to supply floor space for start-up's, emerging businesses and innovative enterprise (not suited to large A-grade commercial buildings)
- need to improve the night time economy
- need to improve the pedestrian and public domain experience

## \$20 Billion Government investment in new Metro

- Increases transport accessibility

*"Development to be maximised near enhanced transport " (EIS)*



Map 6C\_Building Height St Leonards-Crows Nest Planning Study - Precincts 2 & 3 (North Sydney Council) 2015



# Strategic Merit Assessment

Responding to change in circumstances:

## Crows Nest Metro

- will significantly improve accessibility
- link Crows Nest/St Leonards to major office CBD's such as North Sydney (4 minutes), Barangaroo (6 minutes), Macquarie Park (9 minutes), and Sydney CBD (7 minutes)
- strategic priority to maximise development near transport enhancements

## Residential development

- trends towards higher density residential redevelopment in the centre, acceptance of high density living
- concentrating density in the centre will protect the surrounding suburbs (the ability to deliver residential outside the centre is limited due to a mix of heritage constraints, lower transport accessibility and a strong need to protect local character)

## Office market trends

- growth of strong, consolidated office markets (North Sydney, Parramatta, Macquarie Park, Barangaroo)
- requirements for a critical mass of office to ensure toward business to business (B2B) interactions
- smaller scale office environments suited to SME's, enterprise and start-up's





# 06 Site Specific Merit Assessment

- 190m from St Leonard's station (one short street block walk)
- Highest building on highest land (as the existing building when it was built)
- Efficient site with 3 street frontages





# Site Specific Merit Assessment

## Land Use Trends

- ✓ St Leonards core has largely converted to a mixed use core
- ✓ Many B3 sites already permit residential - no true office core
- ✓ Emerging employment hub around RNSH, Gore Hill Business Park and Artarmon

## Infrastructure

- ✓ Proximity to public transport – '30 minutes city'
- ✓ Return on investment in Crows Nest metro
- ✓ Mitchell Street Plaza – further activation day & night

## Built Form

- ✓ Appropriate site for a Tall Tower
- ✓ Large site, single ownership, three street frontages
- ✓ Adjacent to one of the only public domain spaces in St Leonards – Mitchell Street Plaza
- ✓ Tower height creates visual market for St Leonards

## Proposal Benefits

- ✓ offer to dedicate approx. 2,000 sqm community space
- ✓ Contemporary commercial floor space targets to start-up's and SME's
- ✓ Affordable housing commitment



# 07 The Proposal

- Rezone the land to B4 Mixed Use
- Establish a site-specific maximum height control of 212 metres
- Establish a site-specific minimum non-residential floor space ratio control of 3.9:1
- Establish a site-specific maximum floor space ratio control of 20:1





# 08 Developing the Preferred Option

A NUMBER OF TOWER CONFIGURATIONS WERE TESTED TO RESPOND TO THE DESIGN PRINCIPLES AND SITE CONSTRAINTS.

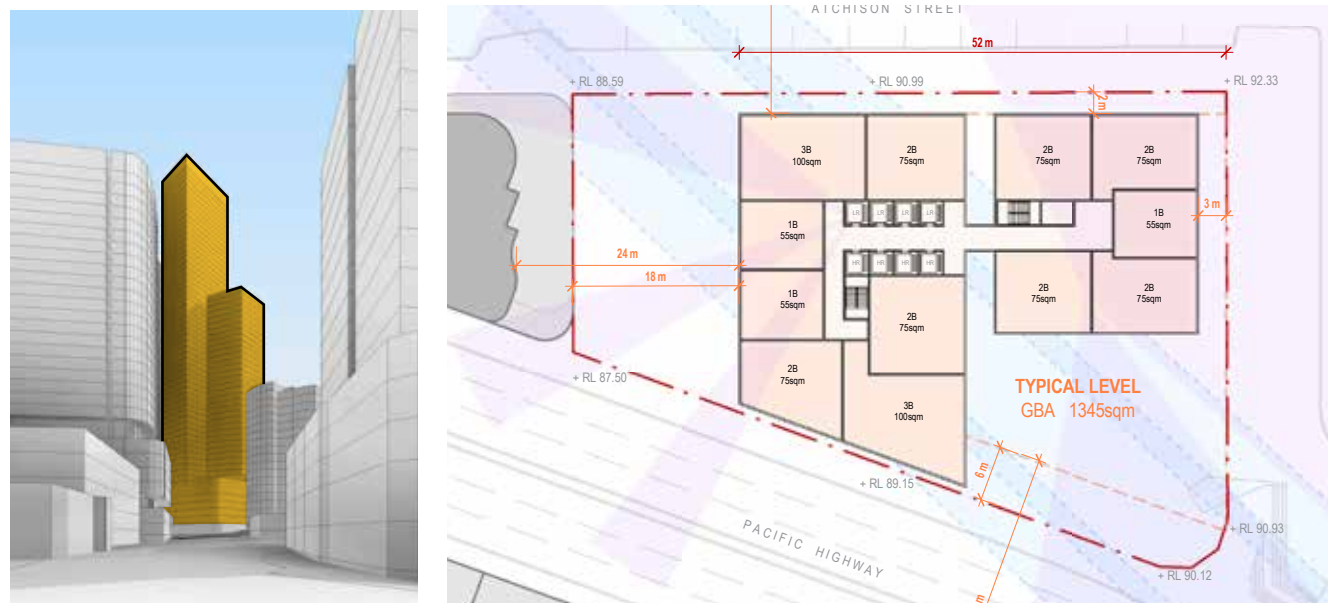
## 1 Option 1: A tower form running east-west



✗	+	+	✗
Core located outside rail corridor	Tower separation	Sky visibility between towers	Slender tower

- Achieves minimum separation and setback requirements.
- Long northern façade maximises solar access, but there is some overshadowing impact from 6-16 Atchison Street on the proposed tower.
- Setback from the Pacific Highway means that the tower does not succeed in creating an iconic gateway from the southern Pacific Highway approach.
- Lift core is positioned in the proposed zone of influence for the Sydney Metro.

## 2 Option 2: Split tower form with shorter floor plate to the east

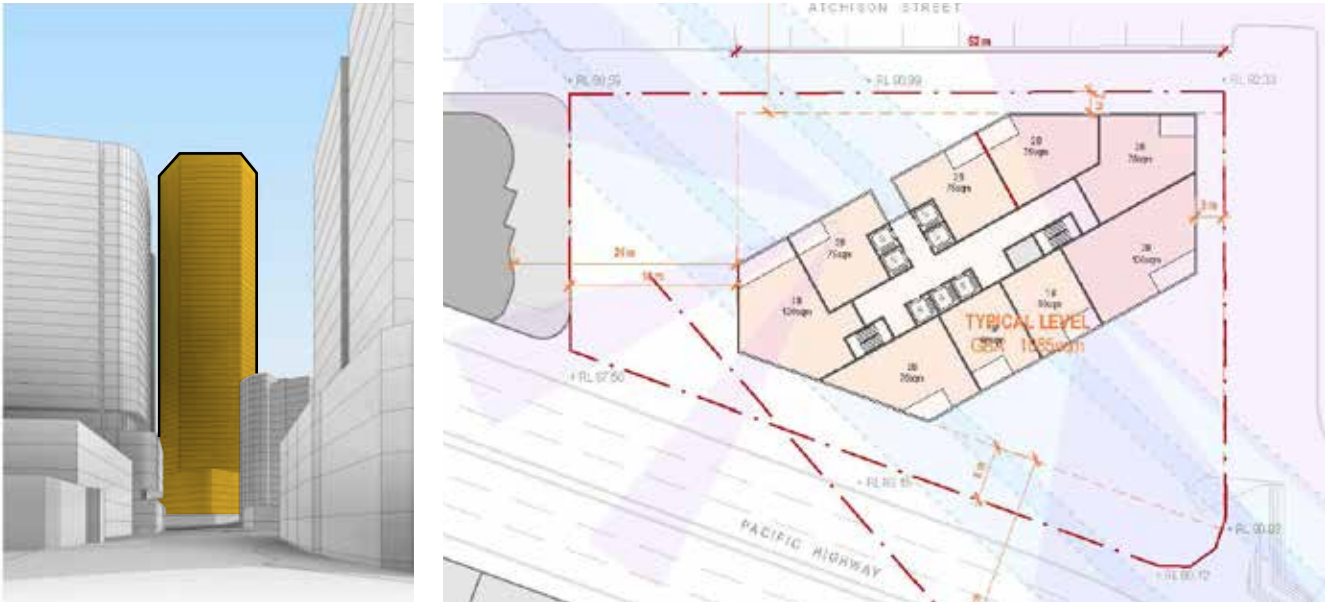


✗	+	✗	+
Core located outside rail corridor	Tower separation	Sky visibility between towers	Slender tower

- Achieves minimum separation and setback requirements on all sides except the Pacific highway where the tower aligns with the podium and is overly prominent from the Pacific Highway.
- Presents view impact implications for 6-16 Atchison Street.
- Visual 'tower crowding' occurs with the taller tower being located closer to the adjoining proposed development at 617-621 Pacific Highway, and closer to the proposed development at 504 Pacific Highway across the road.
- Lift core is positioned in the proposed metro zone of influence.



3 Option 3: Tower located diagonally across the site

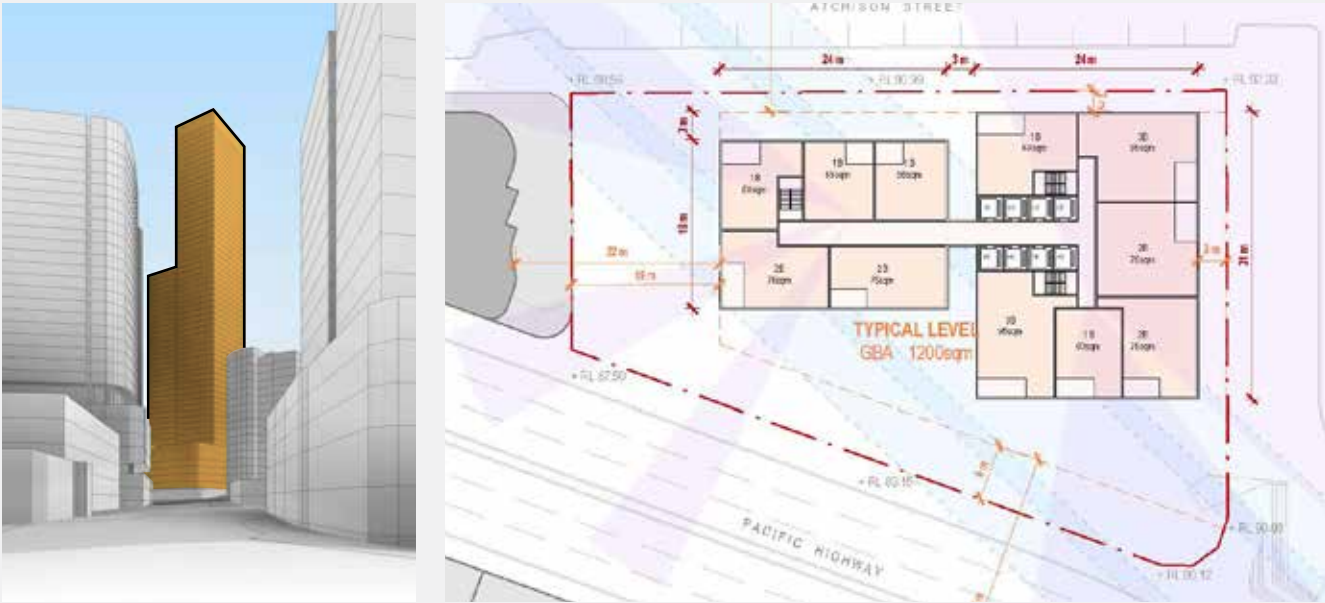


✗	+	✗	✗
Core located outside rail corridor	Tower separation	Sky visibility between towers	Slender tower

- Achieves minimum separation and setback requirements.
- The long side of the tower faces the Pacific Highway and creates visual bulk from the southern approach.
- The tower form has no relationship to the established street block grid.
- Lift core is positioned in the proposed metro zone of influence.

Preferred direction

4 Option 4: Split tower form with shorter floorplate to the west



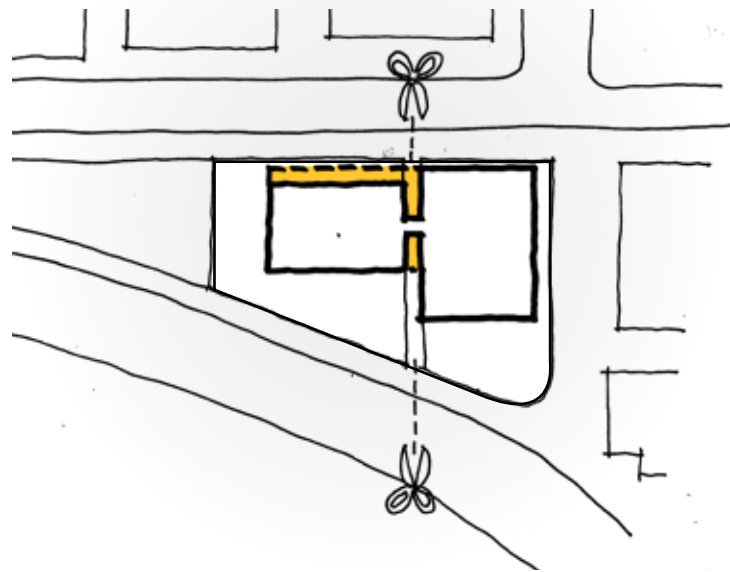
+	+	+	+
Core located outside rail corridor	Tower separation	Sky visibility between towers	Slender tower

Option 4 (Preferred): Split tower form with shorter floorplate to the west

- Achieves minimum separation and setbacks
- Minimises tower crowding and view impacts on 6-16 Atchison Street.
- The tower establishes an iconic form from the Pacific Highway approach. The separation from 617-621 Pacific Highway permits a view of sky between towers.
- The lift core is predominantly positioned away from the Sydney Metro tunnel and acquisition zone



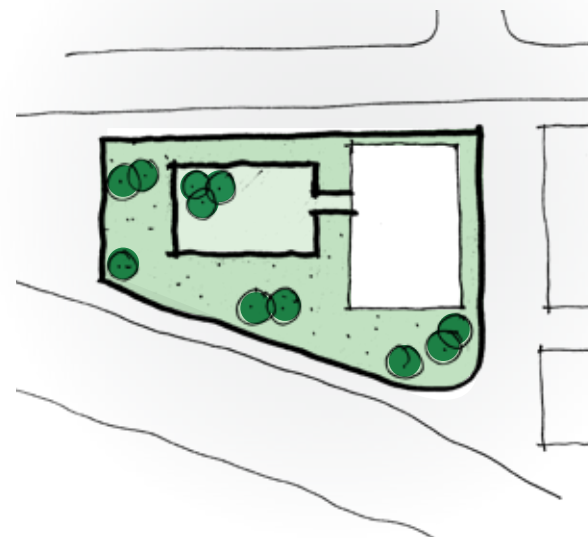
# Key Design Moves



**5** Tower and podium articulation

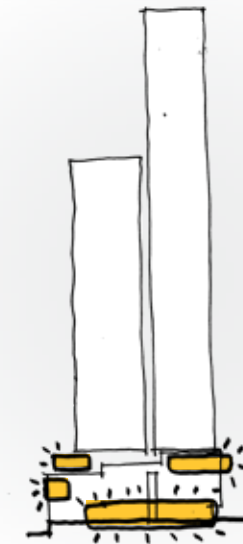
The tower form has been refined from an L-shaped block and cut away to reveal what could be designed to appear as two slender towers.

The articulation could continue down through the podium in the through site link. The extent of the break can be designed creatively to create the appearance of a distinctive break.



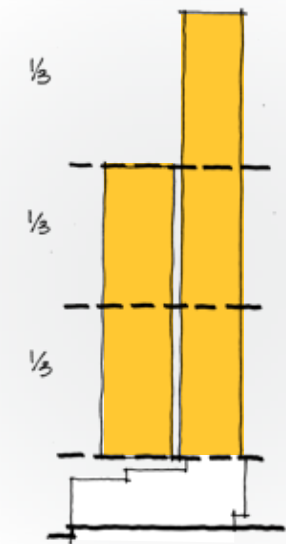
**6** Upper level open space

The podium roof offers an opportunity for a generous flexible garden space which could be provided for a communal use. The roof of the shorter tower floor plate provides communal open space opportunity for residents.



**7** Visible podium uses

Proposed podium uses can be clearly expressed on the outside of the building through the architectural treatment. Double height spaces for a community use which would modulate the facade and offer upper level landscaping opportunities.



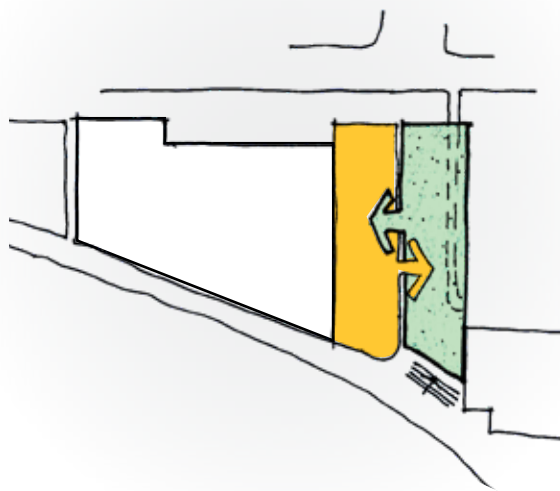
**8** Proportions and slenderness

By splitting the tower form in two parts, the bulk is reduced and an elegant form results. The lower part of tower is  $\frac{2}{3}$  height of higher portion of the tower so that the form becomes more slender where it meets the sky.

The taller form has a slenderness ratio of 6:1 height to width

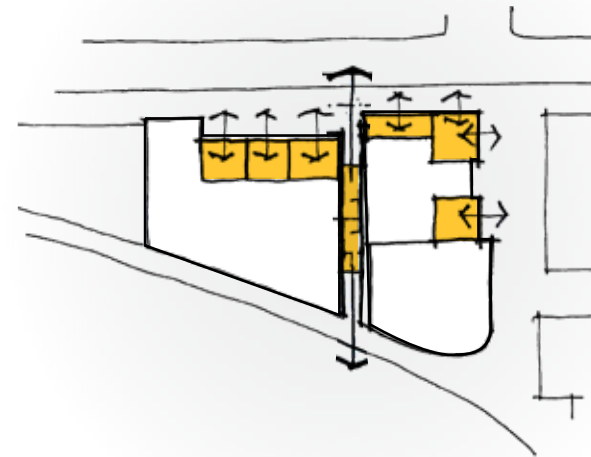


# 09 Key Design Moves



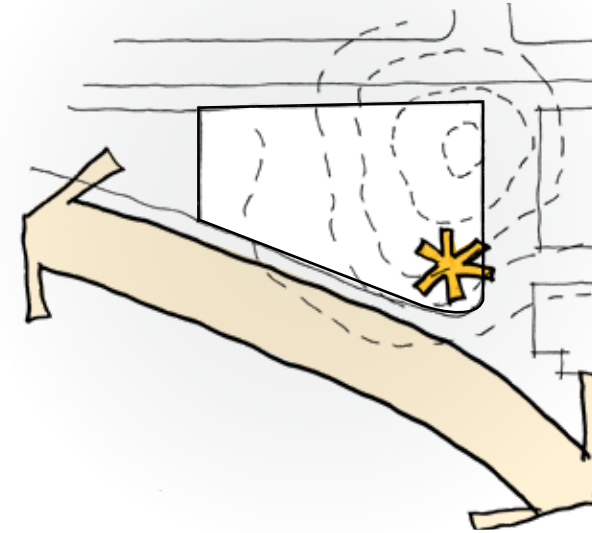
## 1 Open space

The site fronts Mitchell Plaza which is currently undergoing reconstruction as an improved landscaped open space with a shared way connection to Atchison Lane.



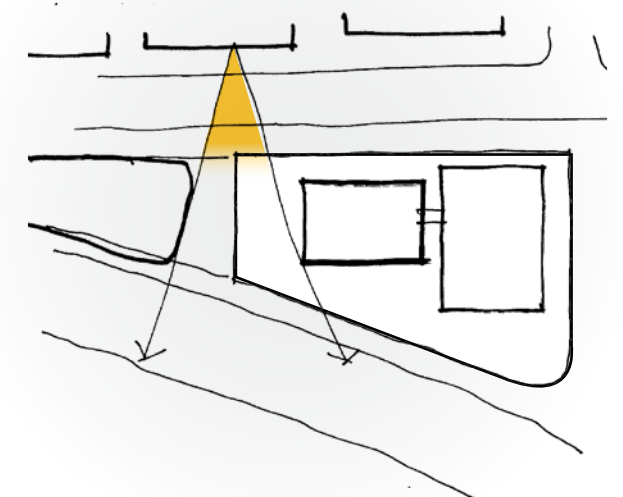
## 2 Fine grain retail Through site link and lobbies

The ground plane is proposed to be dominated by fine-grain active retail uses. Retail would include predominantly food and beverage offers to strengthen the civic function of Atchison Street as a key dining street within the town centre, and activate the Mitchell Street Plaza open space 24 hours a day. Locating a driveway at the western boundary would ensure that the active pedestrian and retail corner is not interrupted with vehicular movements.



## 3 Iconic corner

A tower is located at the topographic high point of St Leonards, and on the bend in the Pacific Highway, being the historic road following the ridge line northward from North Sydney.



## 4 Tower separation and view sharing

The tower is setback 12m from the western boundary to ensure separation of 18m between the proposed new development and the neighbouring site. The tower has been located with consideration to view sharing with existing towers on the northern side of Atchison Street.



# The Indicative Concept Design

The Indicative Concept Design shows one way in which the site could be redeveloped under the proposed controls. It provides for:



**500-520** apartments  
**45,696 sqm**  
residential GFA



**1,791 sqm**  
retail GFA



**7,511 sqm**  
office GFA



**1858 sqm**  
Childcare GFA

**FSR**

**3.9 FSR**  
for non-residential  
future employment &  
community



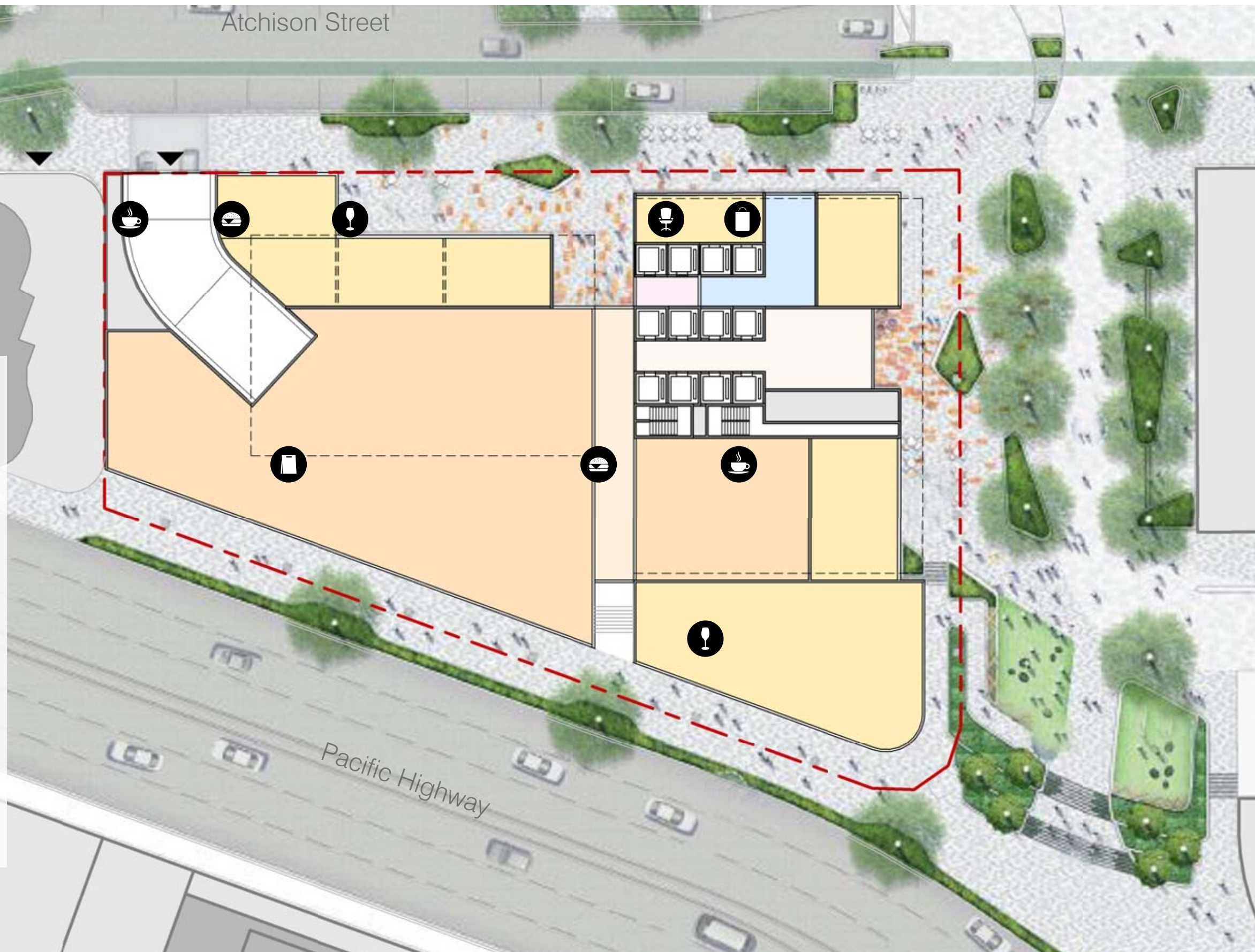


# 10 Indicative Ground Plan

## GROUND LEVEL PUBLIC INTERFACE AND ACTIVATION

Active interface with Atchison Street public domain and park.

- Active interface with Mitchell Street Plaza
- Increased setbacks to create additional public realms
- Active interface with Atchison Street, contributing to 'civic' feel
- Commercial interface along Pacific Highway to address the noise constraints
- Through site link to move pedestrians off Pacific Highway





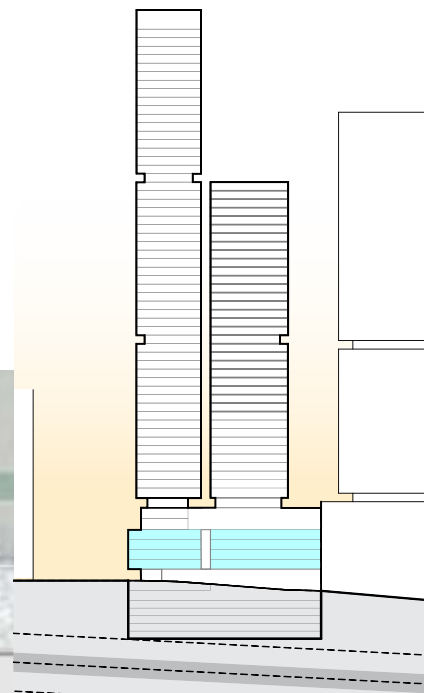
ACTIVATED PUBLIC DOMAIN  
INTERFACE WITH MITCHELL STREET  
PLAZA AND ATCHISON STREET  
DINING PRECINCT.



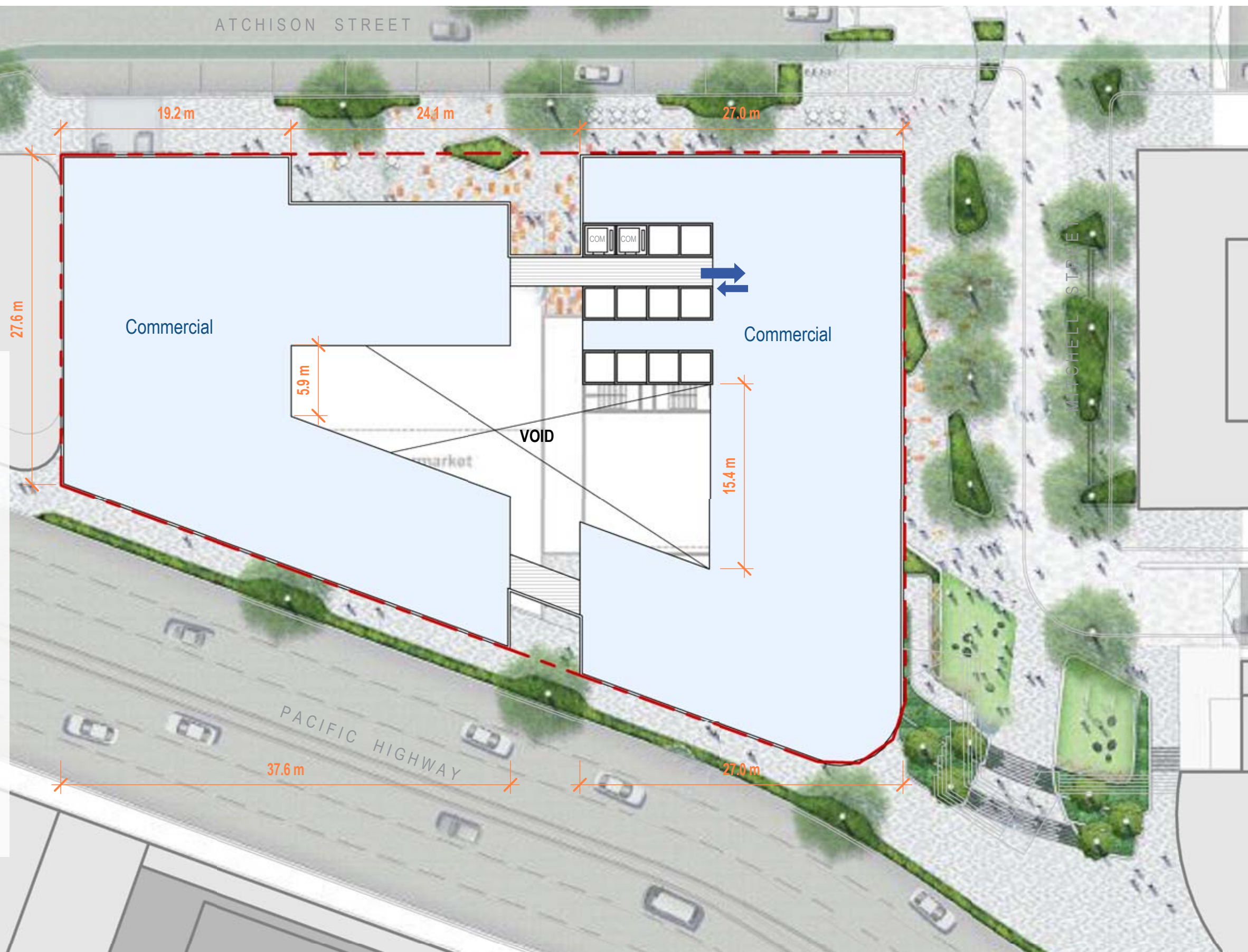


# Indicative Commercial Floor Plan

## TYPICAL PODIUM LEVEL COMMERCIAL



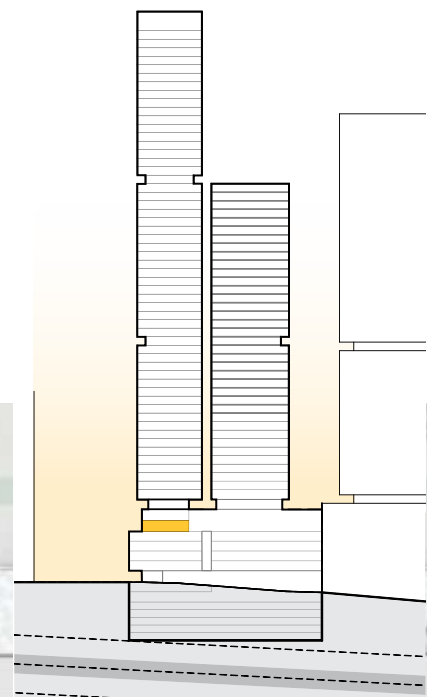
- 1,860 sqm floor plates
- At least 4 levels
- Flexible space to configure as open plan or strata units
- Suitable for WeWork and similar high density employment spaces



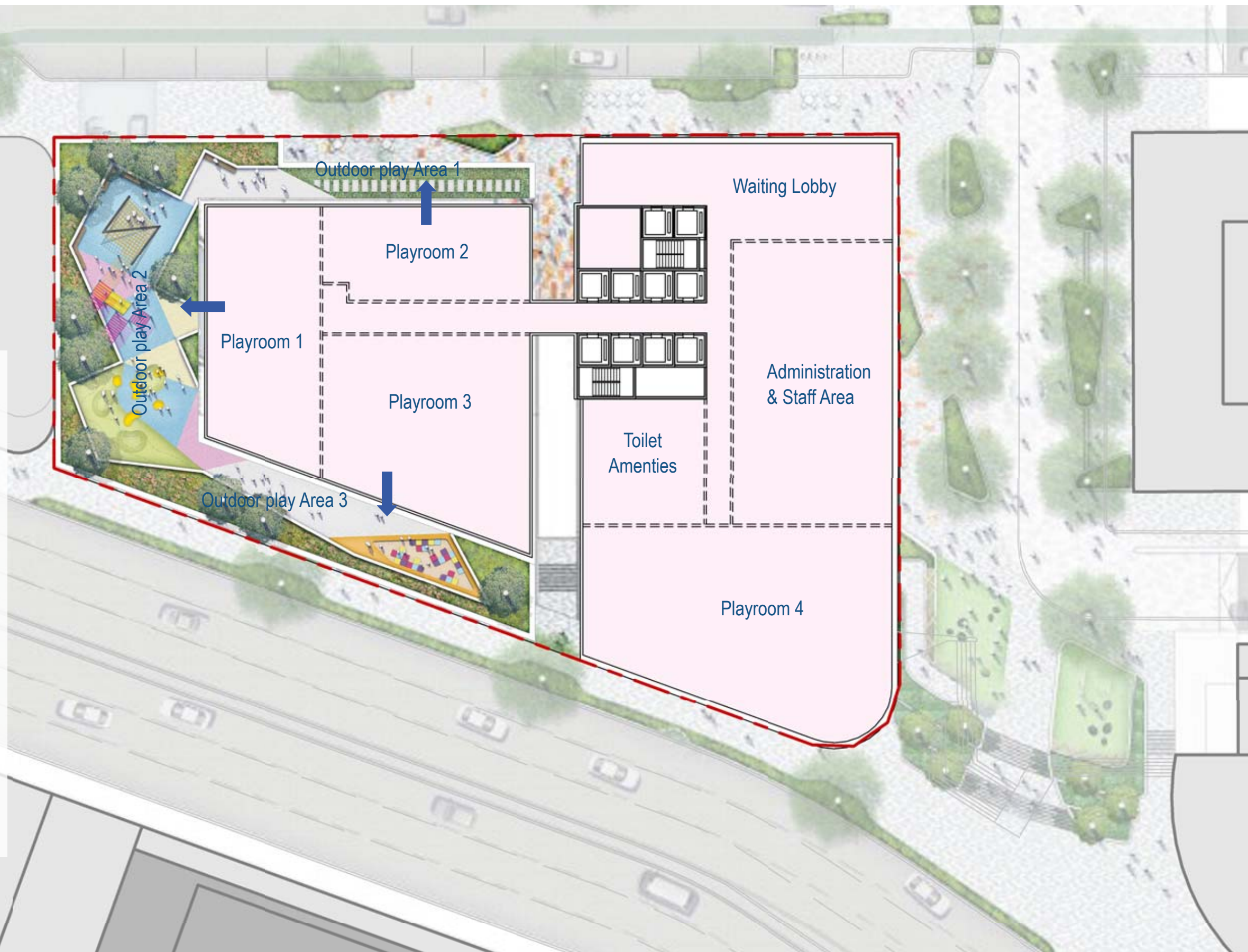


# Indicative Community Floor Plan

COMMUNITY SPACE (CHILDCARE)



- Flexible space to configure as any form of community space
- Approx 1800 sqm
- Up to 150 children

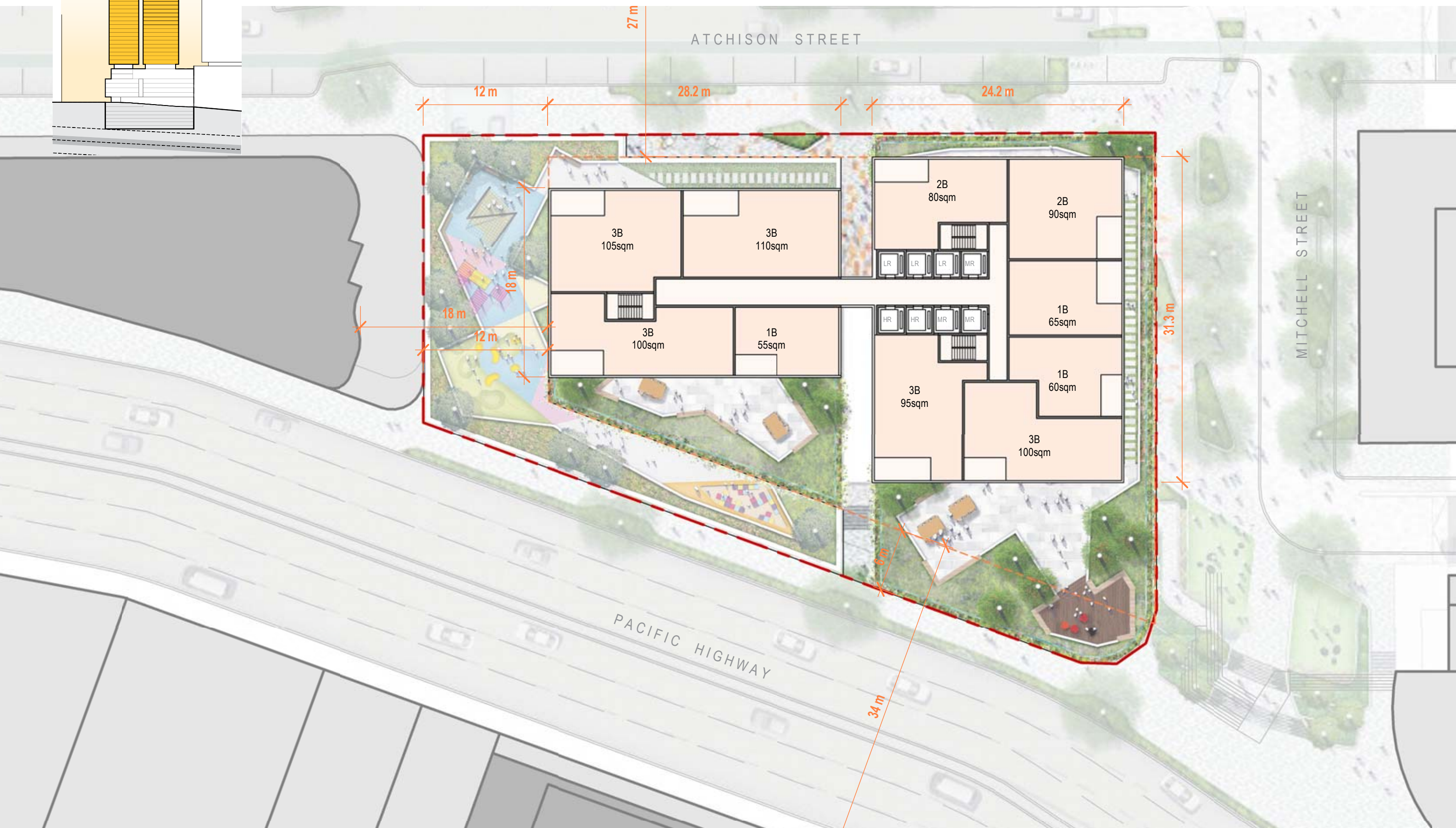
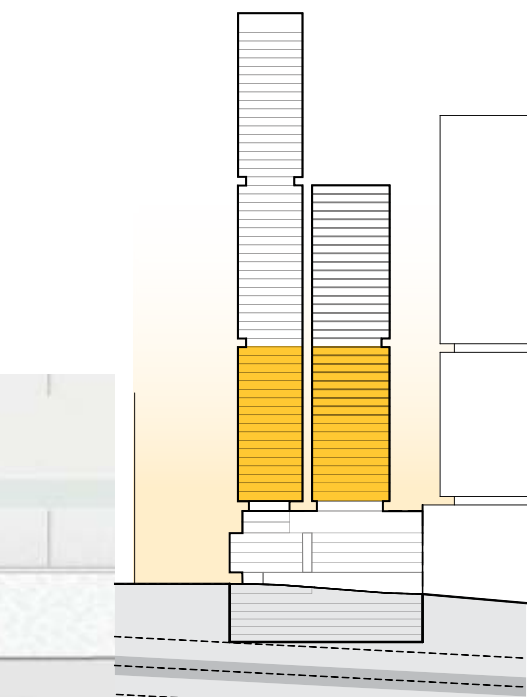




# Indicative Floor Plan

## TOWER LEVEL (LOW RISE)

384sqm GFA +563sqm GFA floor plate

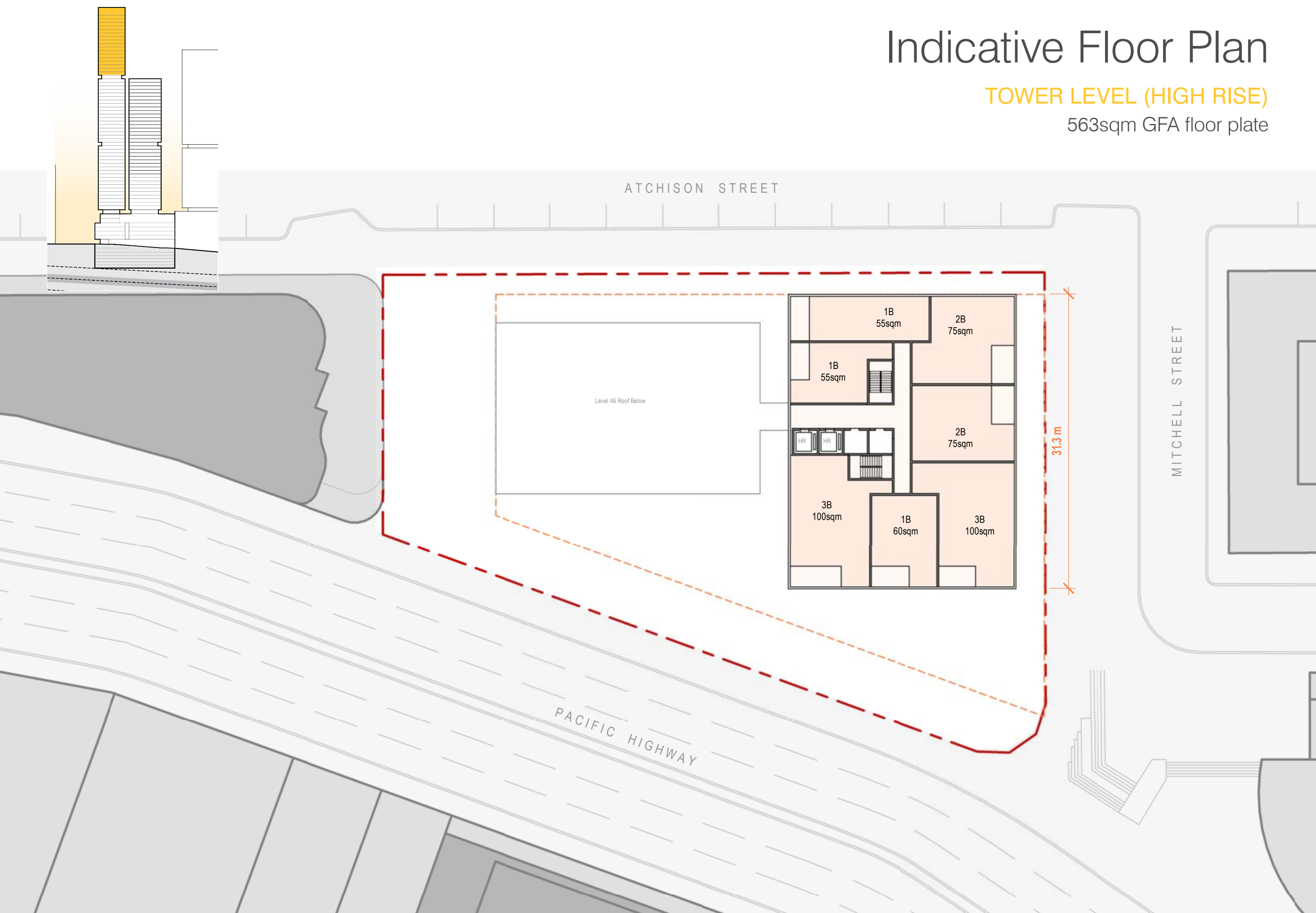




# Indicative Floor Plan

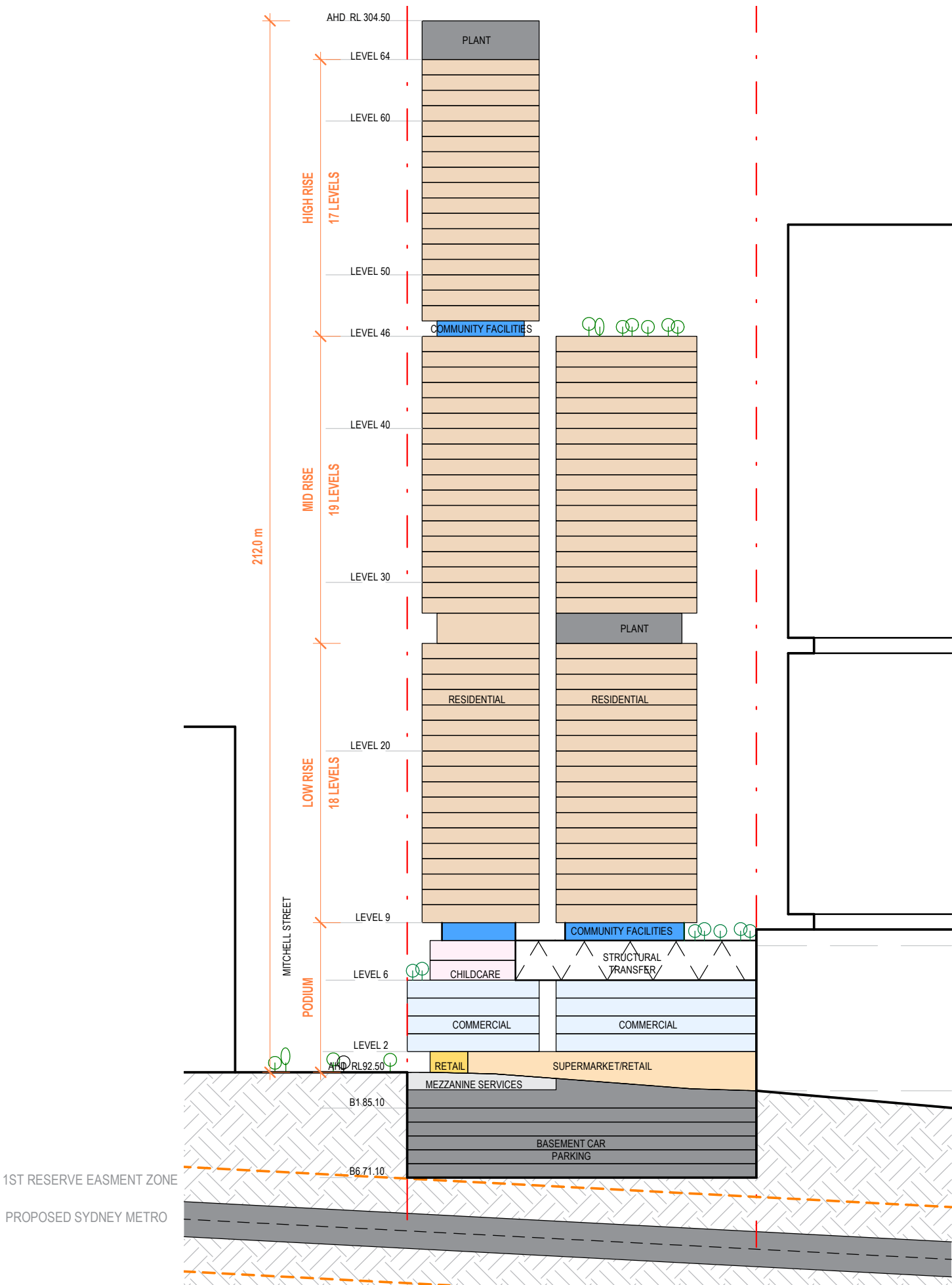
TOWER LEVEL (HIGH RISE)

563sqm GFA floor plate





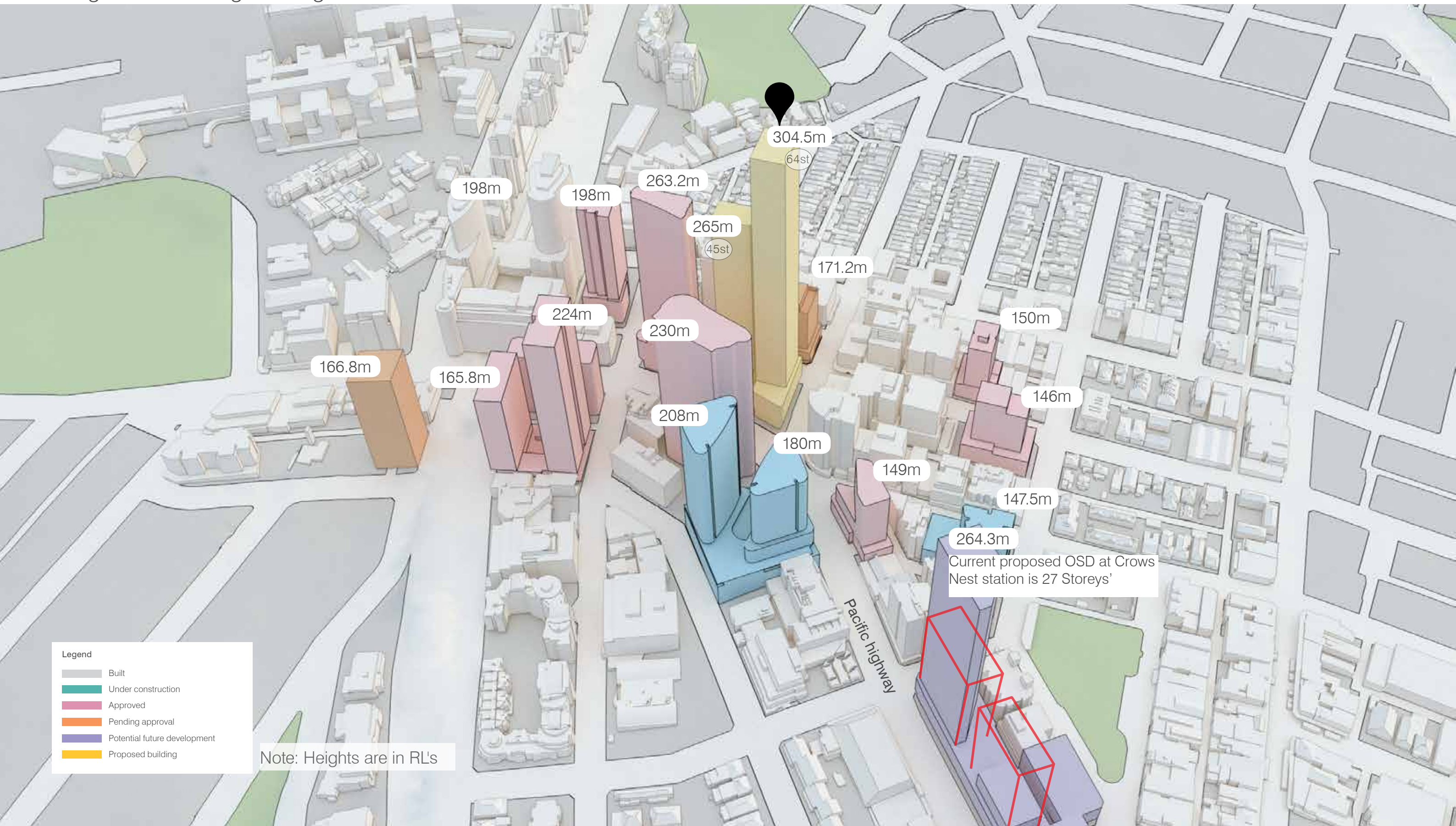
# Indicative Section





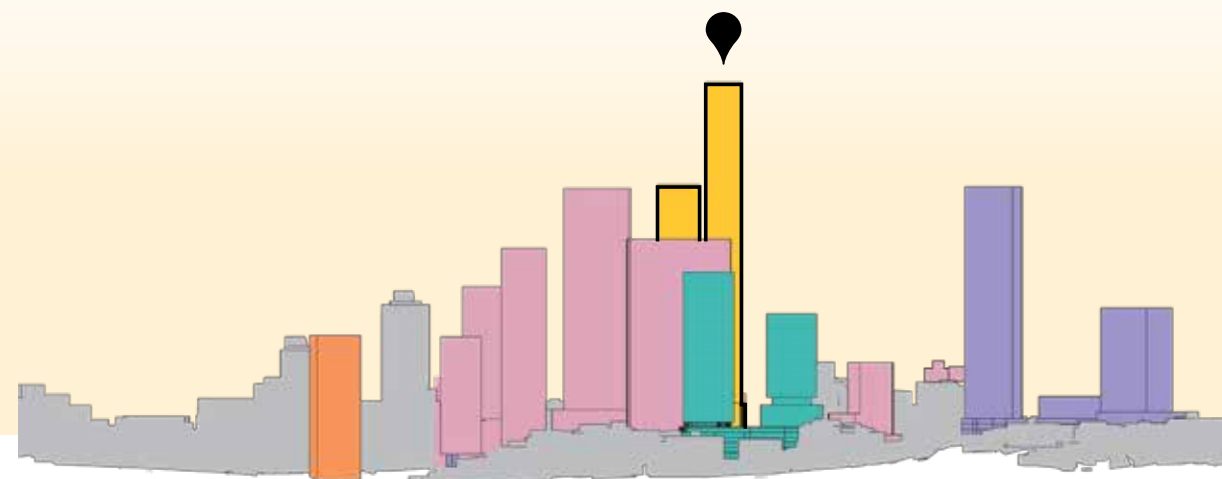
# 11 Justification for the Indicative Concept Design

- Existing approved heights range up to RL263m
- Proposal is RL265m and RL304m
- Highest tower height on highest land

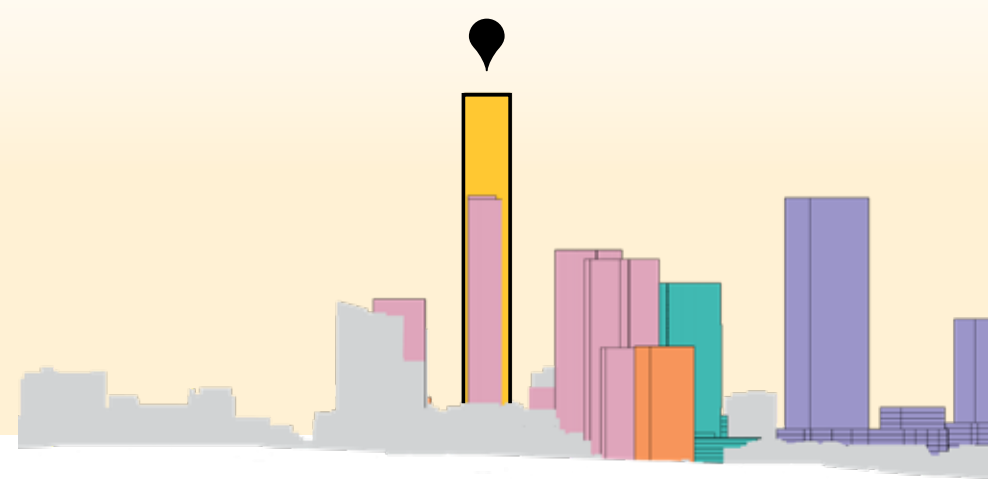




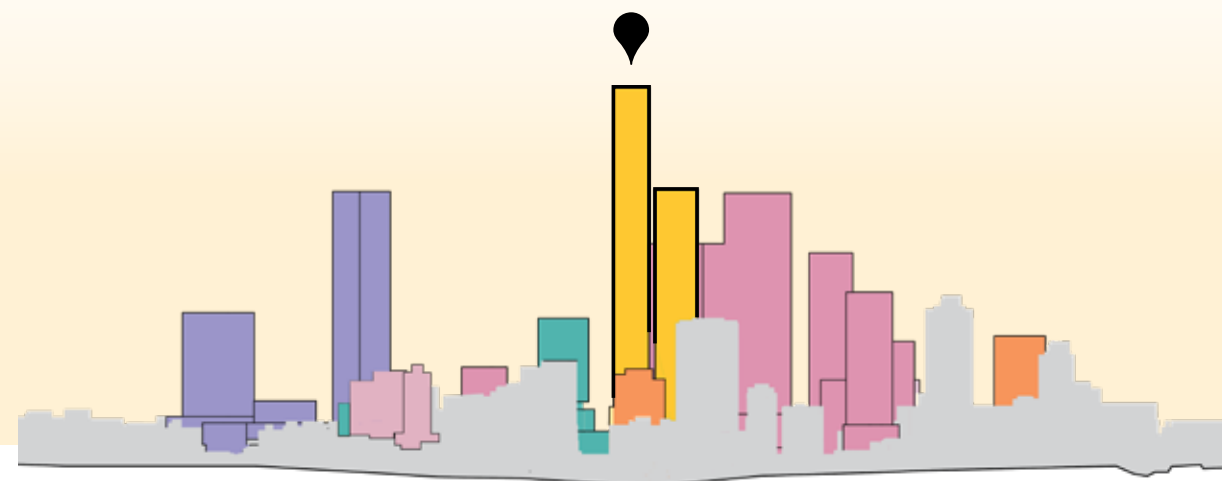
# Urban Context: Skyline Profiles



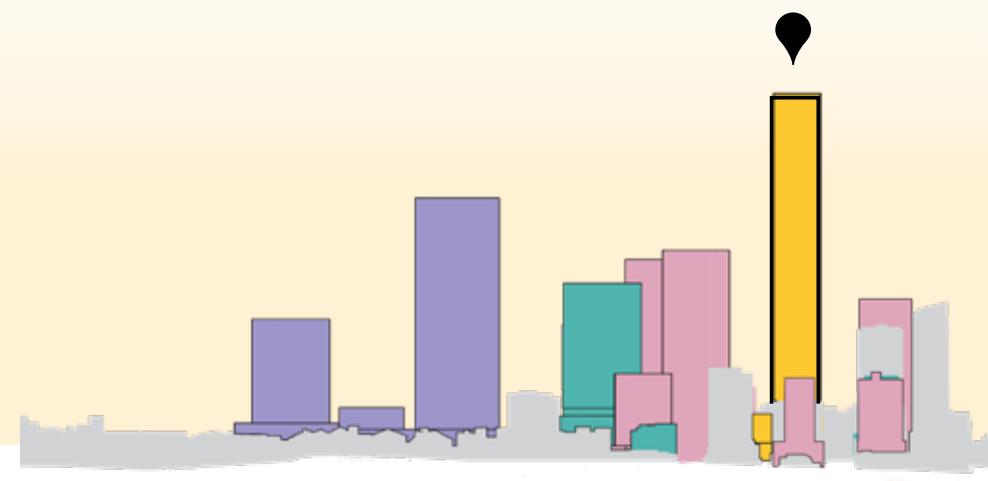
*South elevation*



*East elevation*



*North elevation*



*West elevation*

- ✓ Urban Context
- ✓ Landscape and public realm
- ✓ Apartment Design Guide
  - Solar access
  - Communal open space
  - Overshadowing
  - Wind
- ✓ View sharing
- ✓ Traffic and transport
- ✓ Visual impact



# 12 Visual Impact

## **VISUAL IMPORTANCE OF THIS SITE IN ST LEONARDS CONTEXT**

The proposed height would be a height marker for the St Leonards Centre. This is appropriate in context because:

- The site is the central site in the St Leonards Centre
- It is the highest topographical point in St Leonards.
- At a lower height, it would mean St Leonards has no visual marker in the skyline
- Shadow impact can be addressed through the slimmer taller element
- Sydney Metro tunnel alignment has influenced the design (due to engineering requirements)





# 13 Justification

## Why we lodged ahead of the Governments Strategy?

- After several years, the draft Strategy will still take time to resolve
- The proposal is consistent with the Interim Strategy, Councils Strategic work and the massive Govt investment in the new Metro
- The site is the most centrally located site in the St Leonards Centre.

## Why should this site have highest height and density?

- Highest land
- One of the closest development sites to St Leonard's Station
- Most prominent site at the bend in Pacific Highway
- Traditionally this site has pioneered the highest building in St Leonards
- Most efficient land parcel with 3 street frontages
- Only development site adjacent new public open space - Atchison St





# Response to Council's objections

1. Undermines DPE strategic planning	<p>The Proposal is consistent with the direction established by the DP&amp;E in:</p> <ul style="list-style-type: none"> <li>– Metropolis of Three Cities</li> <li>– North District Plan</li> <li>– St Leonards and Crows Nest Precinct Interim Statement</li> </ul> <p>Finalising the DP&amp;E's strategic planning may take time, therefore progressing with Planning Proposal's that align with the Directions is considered appropriate.</p>
<p>2. Contrary to District Plan</p> <ul style="list-style-type: none"> <li>– Does not promote a strategic response</li> <li>– Not required to meet housing targets</li> <li>– Fails to protect the commercial core</li> </ul>	<p>The Proposal is considered to be highly aligned with the objectives of the North District Plan, specifically:</p> <ul style="list-style-type: none"> <li>– Strategically located site and consistent with the mixed use approach for this strategic centre</li> <li>– The proposal provides an opportunity to optimise / maximise development in a highly accessible location, away from sensitive low rise or heritage areas</li> <li>– St Leonards centre is identifies as appropriate for a mix of uses, and the proposal ensures at least 11,091sqm of new non-residential space is provided to meet contemporary needs</li> </ul>
<p>3. Inconsistent with Interim Statement (DPE)</p> <ul style="list-style-type: none"> <li>– Does not protect commercial role of the centre</li> <li>– Reduces employment opportunities</li> <li>– Does not provide employment growth</li> </ul>	<p>The Proposal is considered to be highly aligned with the objectives of the Interim Statement, specifically:</p> <ul style="list-style-type: none"> <li>– The Interim Statement proposed 'Minimum FSR' controls are the appropriate mechanisms to ensure employment floor space within mixed use developments in St Leonards Station precinct</li> <li>– The proposal caters for more than 11,000 sqm of floor space, suitable for a diversity of employment types including those sought after by Council (SME's, stat-up's, etc).</li> <li>– The public domain concept provides a very well considered and thorough response to the surrounding public spaces, in that it activates the streetscapes, provides considered urban form (human scale podium height), day and night activation and complements Mitchell Street Plaza.</li> </ul>
4. Needs a VPA to assure public benefits	<p>The Applicant has been and is willing to discuss a VPA with Council to give certainty around the public benefits.</p>
5. Undesirable precedent for other owners	<p>Significant precedent already exists, with the vast majority of B3 sites in St Leonards have been, or currently being, converted to Residential/Mixed Use. Furthermore, each Planning Proposal should be assessed on its merit.</p>



# 14 Conclusion

- The Planning Proposal has the potential to stimulate redevelopment of this key site in St Leonards, in the core of the Town Centre - a location that is most appropriate for density and will not impact nearby lower scale residential suburbs. The Planning Proposal would facilitate:
- At least 11,161sqm GFA of non-residential floor space.
- Larger, more efficient, and higher job density commercial floor space
- Contribution to significant public benefit (Community Floorspace, Affordable Housing)
- Activation of important public open space in St Leonards
- Retail activation at the street edges

Planning Proposal seeks to change the zoning from commercial core to mixed use and change the existing height limit from 49m to 212m with accompanying public benefits and economic growth/investment.





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