



Prepared by Client Name
8, 2019

Submission to the Draft Planning Package for St Leonards and Crows Nest

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Project and report	TWT Chandos Street Submission
Job No.	180231.00
Client	TWT
Document location	\\architectus.local\DFS\Projects\180321.00\Docs\C_Client
Version and date issued	Issue A (Internal draft) - 20/12/18
	Issue B (Draft to client) - 21/12/18
	Issue C (Final Draft to client) - 05/02/19
	Issue D (Issue to DPE) - 08/01/19
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01 Overview



TWT Creative Precinct is a vibrant community of more than 70 artists from the visual, performing, music and film disciplines. Incorporating 16 different spaces over 11 buildings on Atchison and Chandos Streets in St Leonards, the precinct offers over 4500sqms of subsidised space to the local creative community.

1.1 Purpose of this submission

Architectus has been engaged by TWT (‘the landowner’) to provide a submission to the Department of Planning & Environment (DPE) for the St Leonards and Crows Nest draft 2036 Plan (draft Plan).

This submission specifically relates to land located at 55-89 Chandos Street & 58-62 Atchison Street, St Leonards (the site). The subject site is a large amalgamated site totalling approximately 5,654sqm and is well positioned within 400m from St Leonards Train Station and 230m from the new Crows Nest Metro Station. The landowners are founders of the TWT Creative Precinct in St Leonards providing a range of art studios, creative retail, gallery and community facilities including subsidised rents to local artists.

The site is currently subject to an active Planning Proposal (PP 5/18) submitted to North Sydney Council on 03 September 2015. The Planning Proposal seeks to amend the current planning controls under the North Sydney LEP 2013 to allow for the delivery of a mixed-use development comprising commercial, community and residential uses. The Planning Proposal seeks to achieve the optimal development capacity of the site in an area that is situated within a context of significant growth.

The Planning Proposal results in an overall FSR of 8.6:1, providing a non-residential FSR of 1.6:1 and residential FSR of 7.0:1, with a total gross floor area of approximately 48,649 sqm and heights ranging from 18 - 28 storeys.

Cognisant of the objectives of the draft Plan, the aspirations of the Planning Proposal are reflected within this submission and demonstrate alignment with the strategic drivers of the St Leonards and Crows Nest 2036 Draft Plan.

The site was subject to an earlier Planning Proposal in 2015, which was supported by the DPE seeking an increase in height of 32-36 storeys and an overall FSR of 7.5:1. It is noteworthy that this application was prior to the announcement of the North West Rail line and the metro station at Crows Nest

This submission presents our analysis and recommendations for proposed changes to the St Leonards and Crows Nest 2036 Draft Plan. In particular, the subject site’s suitability to be nominated as a Significant Site because the subject site fulfils the criteria for Significant Sites. It is noted that there appears to be an omission in the draft Plan, in that it does not have a provision for lot amalgamations that meet the criteria for Significant Sites.

The Significant Site criteria is summarised overleaf, comment is made how the subject site responds to each criteria and where further details are included in this report. In addition to the Significant Site criteria the following points are made for giving the site special consideration:

- The site’s rare opportunity to redevelop a large, consolidated and relatively unconstrained site in St Leonards.
- The site’s strategic location and ability to provide development uplift within 400m of the existing St Leonards Train Station and 230m from the new Crows Nest Metro Station.
- The site’s ability to accomodate significant residential and commercial uplift within an area anticipated for substantial population and employment growth.
- The site’s ability to mitigate potential undue impacts on adjoining properties and surrounding public domain; and
- The site’s ability to meet the Significant Site requirements as outlined on page 62 of the 2036 Draft Plan.

Based on the above, it is clear that the site merits nomination as a Significant Site. As such, this submission provides further justification in detail.

Significant Site Criteria Subject site response

Alignment with draft Plan Vision	→	We share the vision to celebrate the emerging civic role of the arts through enhancement of the existing TWT creative precinct, while accommodating residential and commercial uplift within an area identified for significant growth. Leveraging the site's strategic location within proximity of major public transport, we uphold with the draft Plan's vision to revitalised St Leonards as active, connected and creative urban centre.
Uphold Area Wide Design Principles	→	The draft Plan's area wide design principles have been translated into site specific responses. Key principles including Place, Landscape, Built Form, Land Use, Movement form integral components of the proposal. Full details as to how the subject site addresses each area wide design principles is outlined in section 3.3 of this report.
Significant Site Design Criteria	→	We are cognisant of the Significant Site design criteria outlined on page 62 of the draft Plan. A summary of the site specific response is outlined below, full details are provided in section 3.4 of this report.
Significant Site Design Criteria 1. Meet solar height planes	→	The Planning Proposal results in no additional overshadowing to Hume Street Park or Oxley Street between the designated hours identified in the draft Plan.
Significant Site Design Criteria 2. Streetscape	→	Publicly accessible, at grade plaza will create a 700 sqm urban oasis and place for community events and spill out space for gallery activities. Through site link creates a mid-block connection between Chandos Street and Atchison Lane and street activation with generous street setbacks , tie into the St Leonards public domain vision.
Significant Site Design Criteria 3. Key Views and vistas	→	No visual impact from Heritage Conservation Area. Future development on the site will read as part of the context of the St Leonards Commercial Core.
Significant Site Design Criteria 4. Distribution of higher buildings	→	Within the context of St Leonards Commercial Core, containing commercial building in order of 50 storeys, heights proposed within significant site (18 - 28 storeys) options will maintain a suitable transition as per built form design principles of the draft Plan.

1.2 Recommendations

This submission recommends that the draft Plan be revised to reflect the following:

- Allow sites that are consistent with the Significant Site criteria to be dealt with as Significant Sites, such as the subject site
- Review proposed controls that are either unnecessary or impractical. For example - the no further overshadowing requirement for Mitchell St and Oxley Street during nominated hours is impractical, because any additional development nearby would course some additional overshadowing. The no overshadowing of the heritage conservation area to the north is unnecessary because it cannot happen from the Precinct in any circumstnace.
- Review the 40m tower separation control for buildings higher than 18 storeys. Architectus considers the 40m tower separation rule to unreasonable and a consequence to development potential.

Overview

1.3 Strategic centres comparison

Architectus has undertaken a review of strategic centres which draws comparison of high density, mixed use and commercial zoned land in proximity to rail stations

The analysis looks at all land within centres zoned R4 High Density Residential, B4 Mixed Use and B3 Commercial Core, with a FSR over 2:1.

The total land area with a FSR over 2:1 was then calculated and divided over the number of rail/metro stations located in the study area. This was then compared to St Leonards which revealed:

St. Leonards/Crows Nest and North Sydney are the smallest strategic centres and are the most well connected by rail transport and have the easiest walking distance to rail stations. This means density should be maximised in relation to such excellent accessibility and services

At an investment of \$20 billion, the new north-west metro line represents a significant investment in transport infrastructure by the New South Wales government in the St. Leonards / Crows Nest area. This investment should be maximised to provide the state with a significant return on investment, through the potential uplift in floor space and density.

Town Centre	Number of stations	Area (ha) over 2:1 FSR	Hectares per station
North Sydney	2	35.84	17.59
St Leonards	2	38.48	19.24
Rhodes	1	25.07	25.07
Bondi Junction	1	32.22	32.22
Chatswood	1	39.45	39.45
Macquarie Park	2	108.96	54.48
Bankstown	1	84.13	84.13
Mascot	1	93.20	93.20
Parramatta	1	248.11	248.11
Green Square	1	398.11	398.11

Legend

Town centre FSR above 2:1

High density commercial/ mixed use land (B zones)

High density residential land (R4)

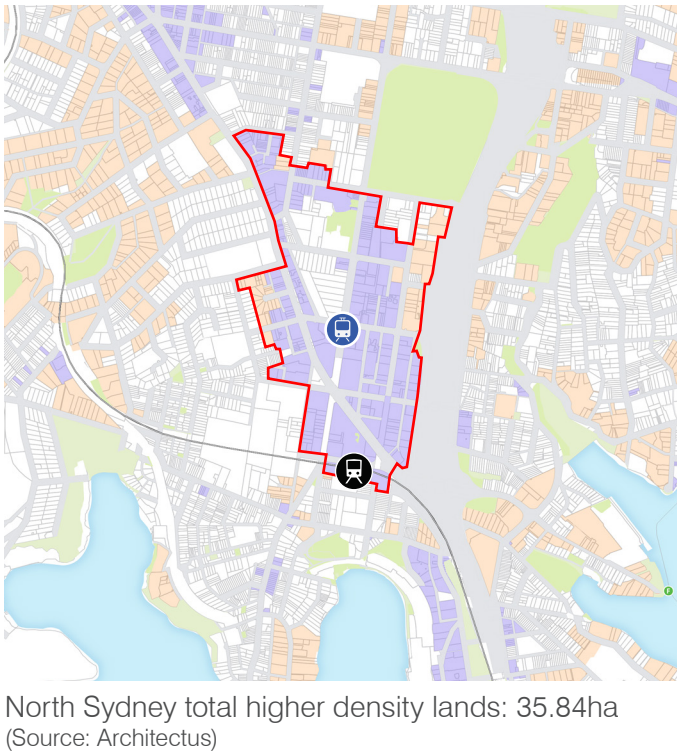
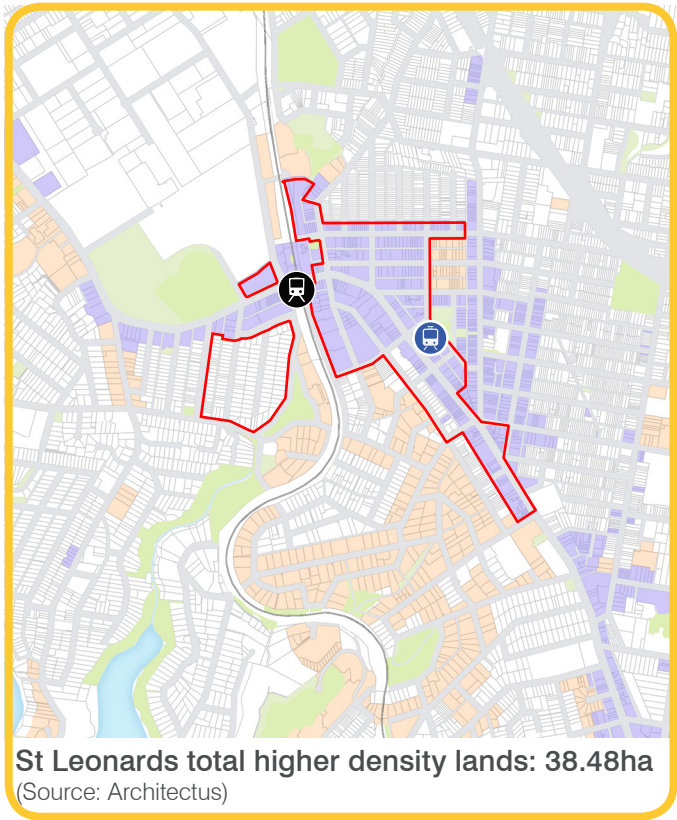
Open space

Train station

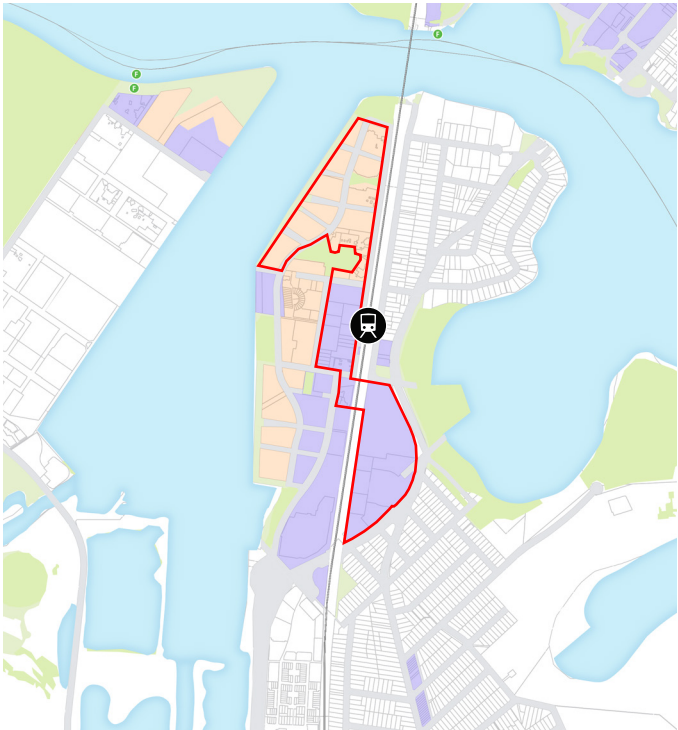
Proposed metro station

Rail line

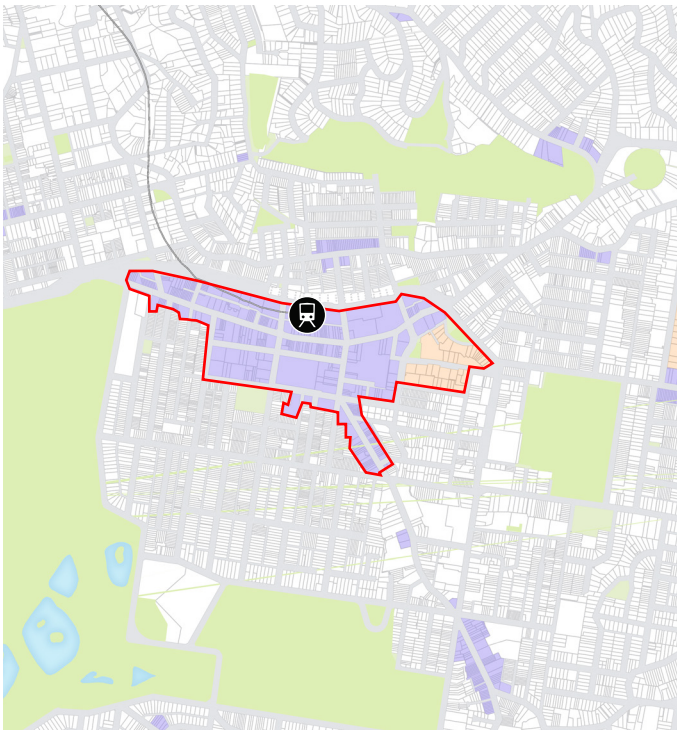
(Source: Architectus)



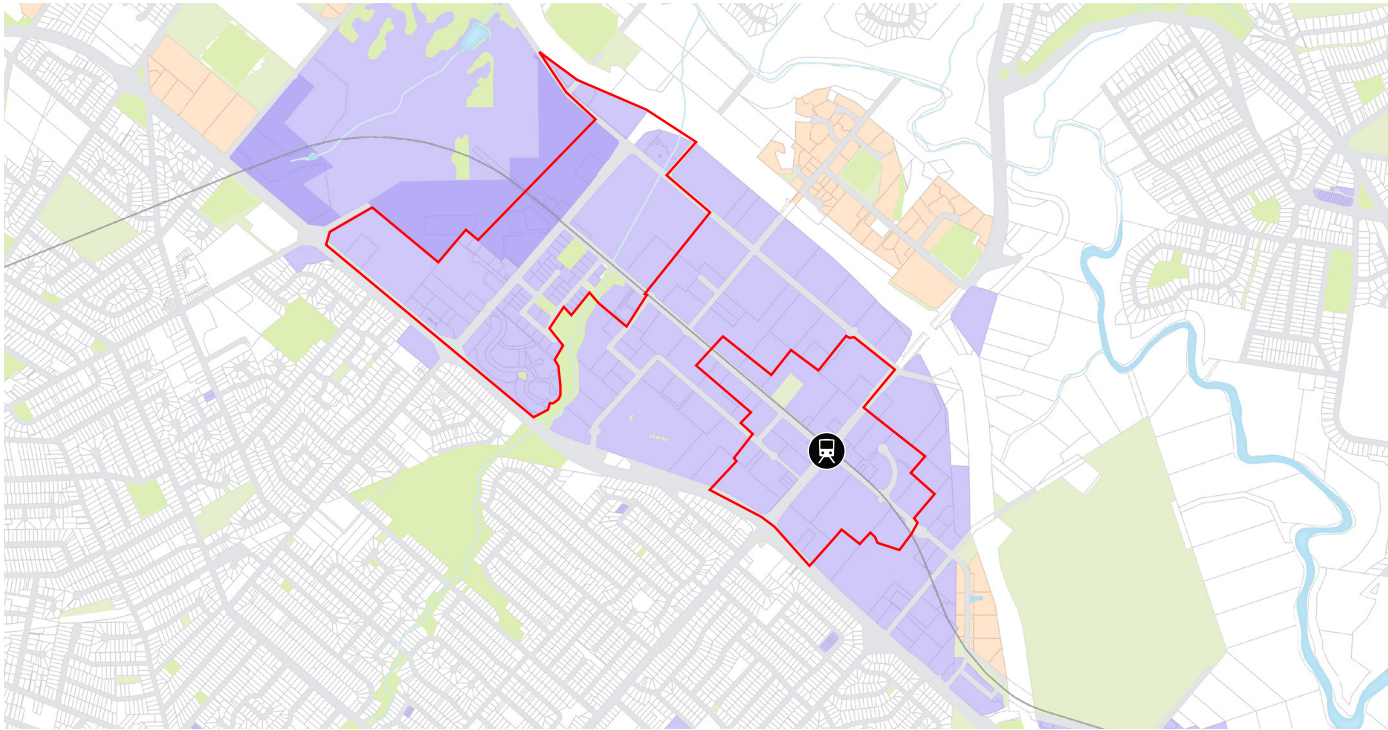
Overview



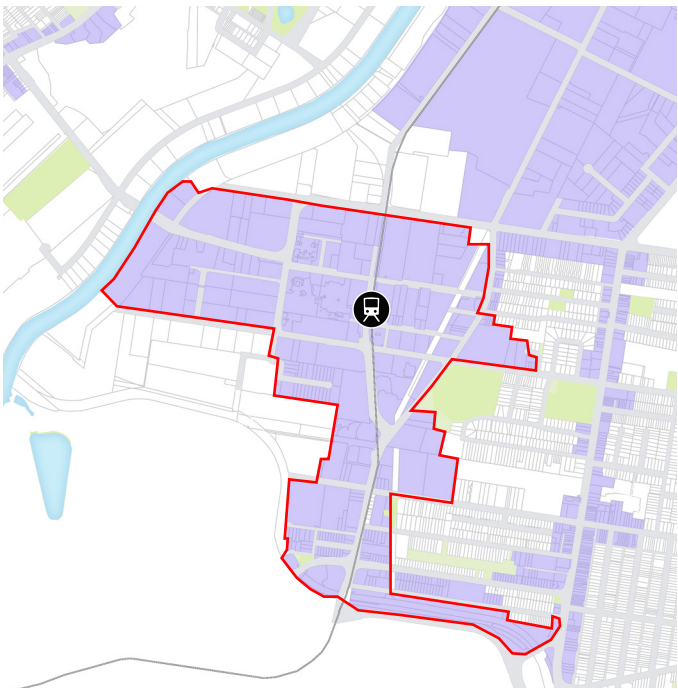
Rhodes total higher density lands: 25.07 ha
(Source: Architectus)



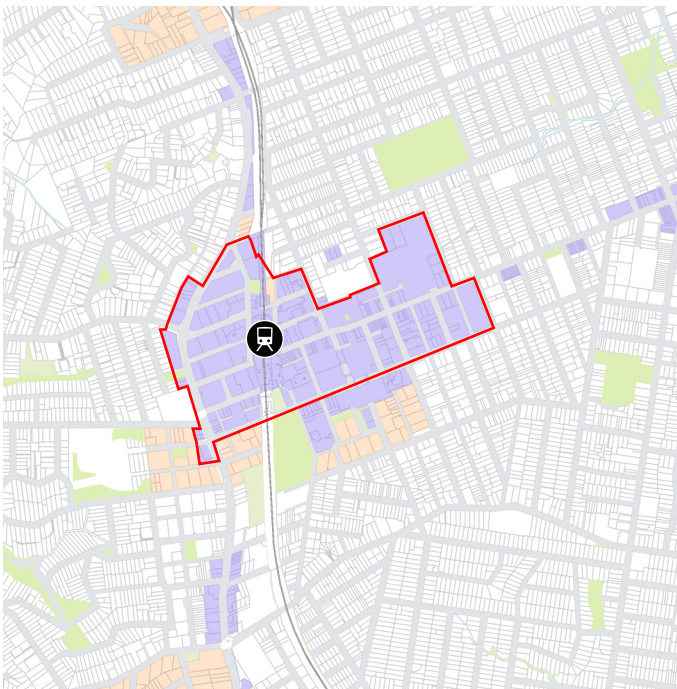
Bondi Junction total higher density lands:32.22 ha
(Source: Architectus)



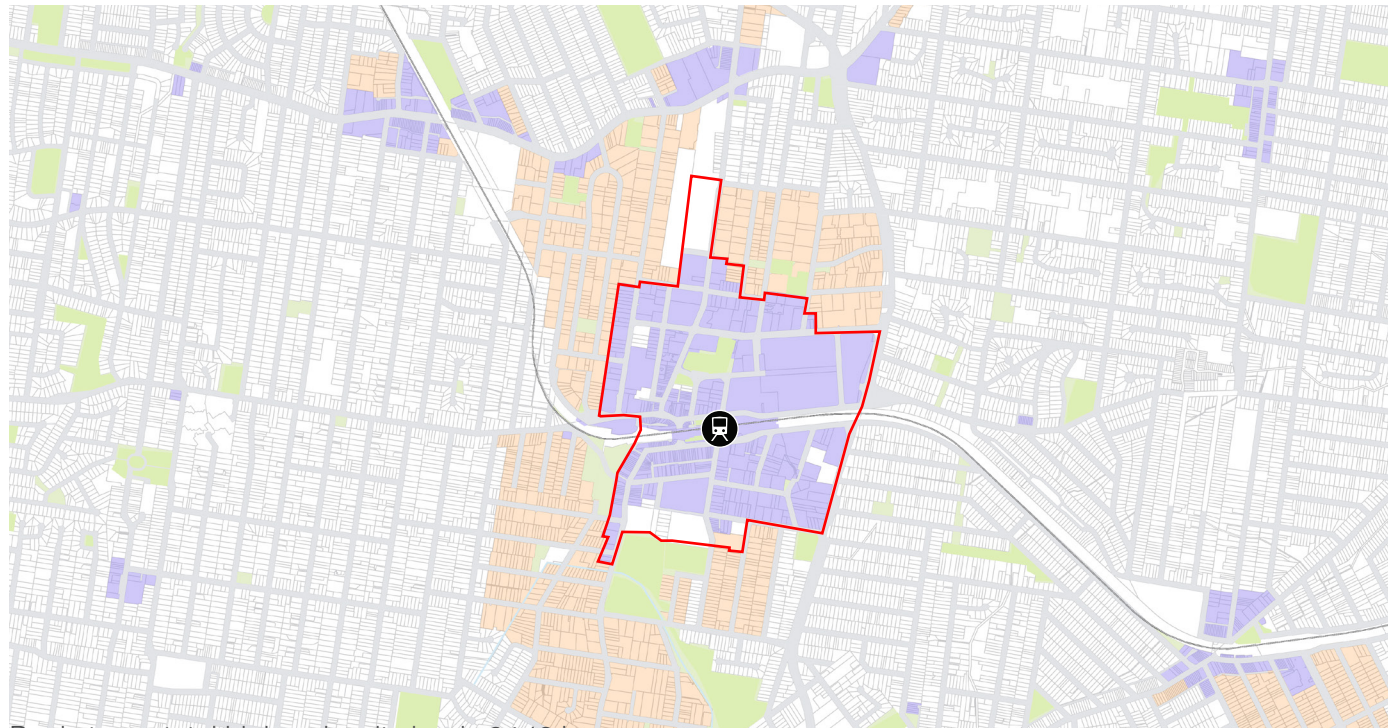
Macquarie Park total higher density lands: 108.96ha
(Source: Architectus)



Mascot total higher density lands: 93.20 ha
(Source: Architectus)

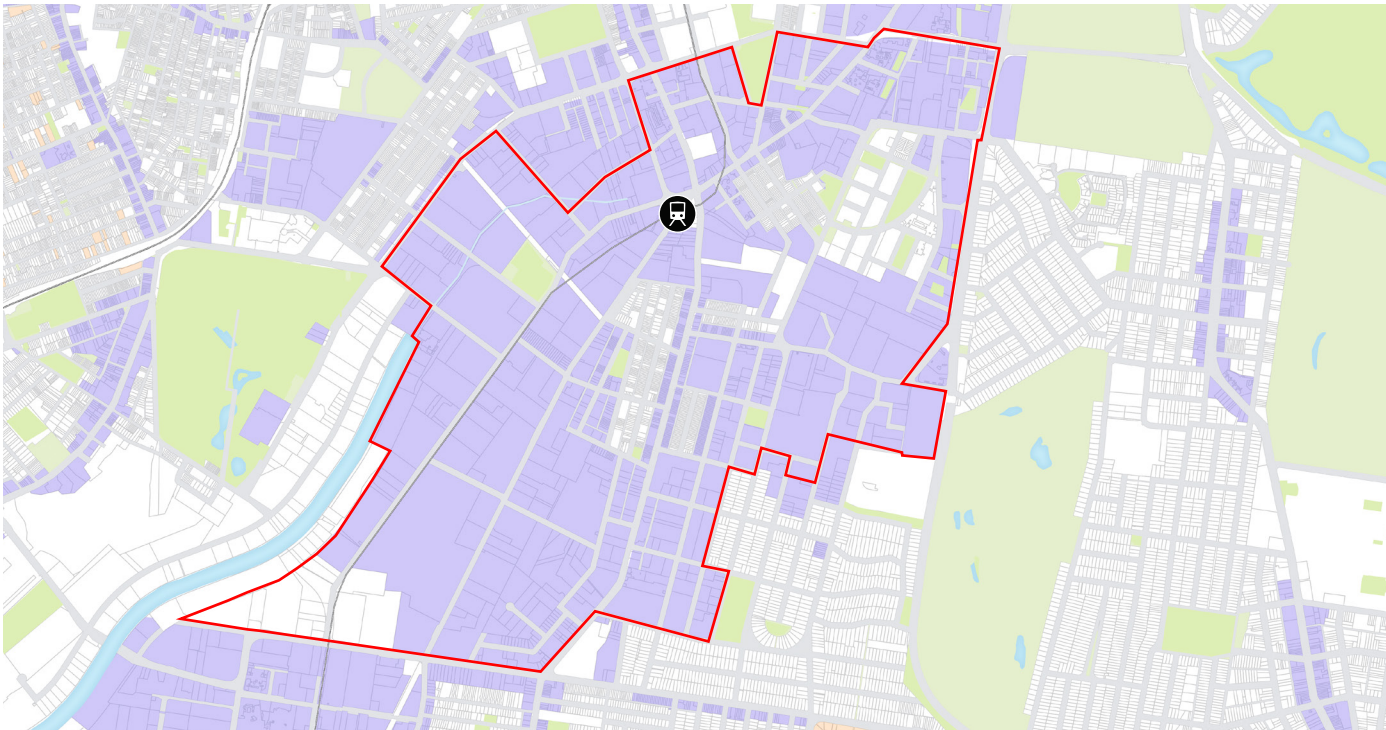


Chatswood total higher density lands: 39.45 ha
(Source: Architectus)



Bankstown: total higher density lands 84.13 ha
(Source: Architectus)

Overview



Green Square total higher density lands: 398.11 ha
(Source: Architectus)



Parramatta total higher density lands: 248.1 ha
(Source: Architectus)

Overview

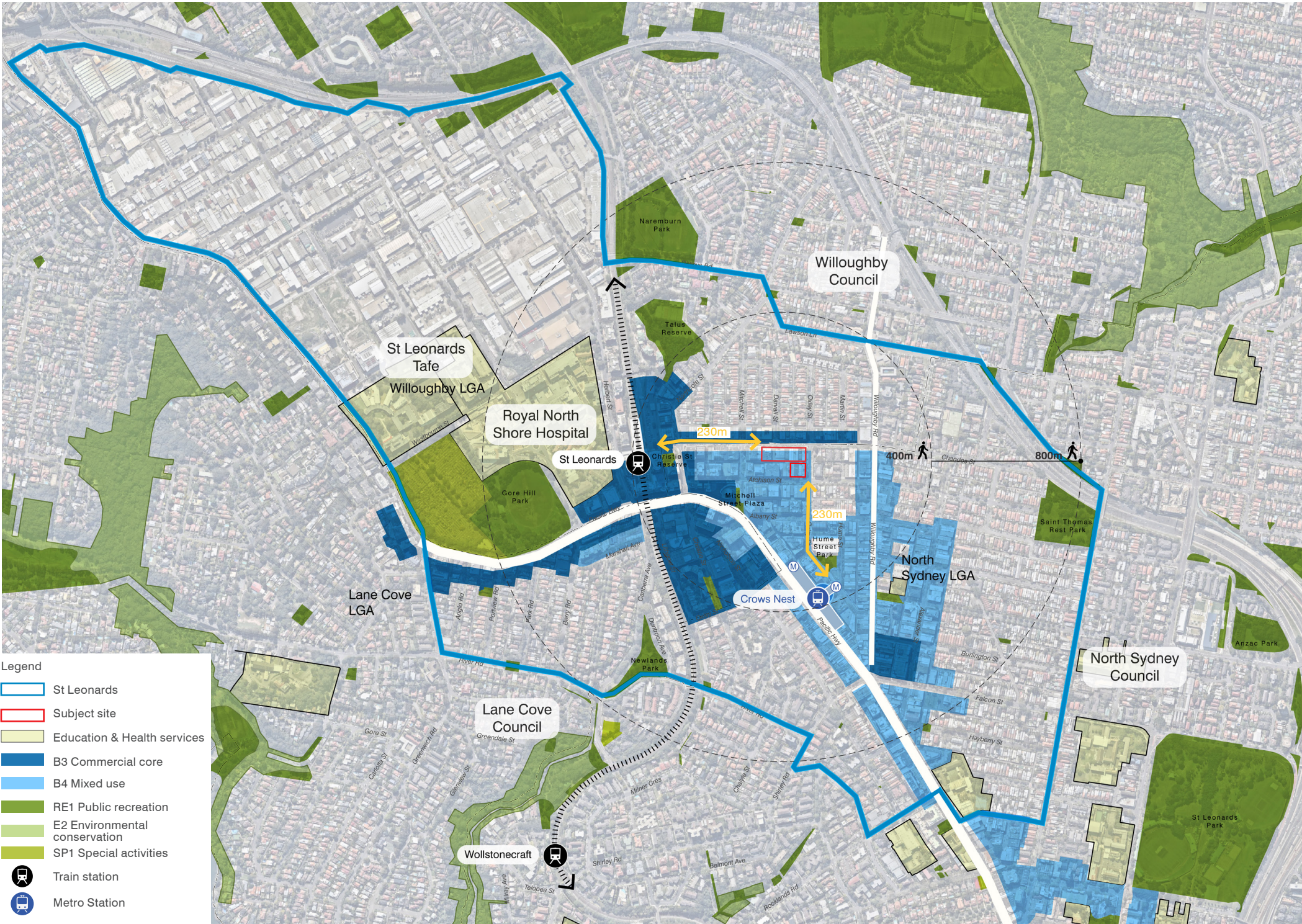
1.4 Local Context

The large amalgamated site is strategically located within an area anticipated for future residential and employment growth. Located in St Leonards Centre, approximately 5km from Sydney CBD. St Leonards Centre is a major employment and mixed use centre bound by Oxley Street to the south and east, the Royal North Shore Hospital to the west and Henry Lane to the north. The subject site is located within the high density area of the plan area however, generally the plan area is considered small compared to other major urban centres (as shown in Section 1.3). St Leonards is identified as a metropolitan centre, commercial office and health and education precinct in the Greater Sydney Region Plan (North District Plan 2017, p21). The Department of Planning & Environment has also identified St Leonards and Crows Nest as a Planned Precinct to be revitalised (Greater Sydney Regional Plan 2017, p35).

The site is well connected by public transport, located within 400m from St Leonards Train Station providing services along the T1 North Shore Line with connections to Sydney CBD North Sydney, Chatswood, Macquarie Park and Macquarie University. St Leonards is one of the busiest train stations in metropolitan city, also serving as an interchange for bus services with services travelling north and south along the Pacific Hwy to the City, Manly, Botany, North Sydney, Chatswood, Macquarie Park, and Hornsby.

The site is also located within 230m from the new Crows Nest Metro Station which will provide improved travel time and accessibility to nearby centres including Chatswood (4mins), Barangaroo (5mins) and Martin Place (7mins).

The site presents significant opportunity for renewal and revitalisation in the centre of St Leonards, and ability to provide significant uplift within proximity to existing and planned infrastructure.



The potential for additional residential development is restricted to the light blue area which is about 38 ha. Less than half of this area is available for true high density.

Overview

1.5 The site

The amalgamated site is approximately 5,654sqm. Situated on two blocks and benefits from three frontages, bound by Chandos Street to the north, Oxley Street to the east and Atchinson Street to the South. Atchison Lane lies between the two sites and is where majority of the current buildings are serviced with access to basement car parking.

The site currently contains thirteen commercial buildings within sixteen lots which are approaching the end of their economic life, with the oldest building dating back to the 1960s. A list of these properties are indicated in the table below:

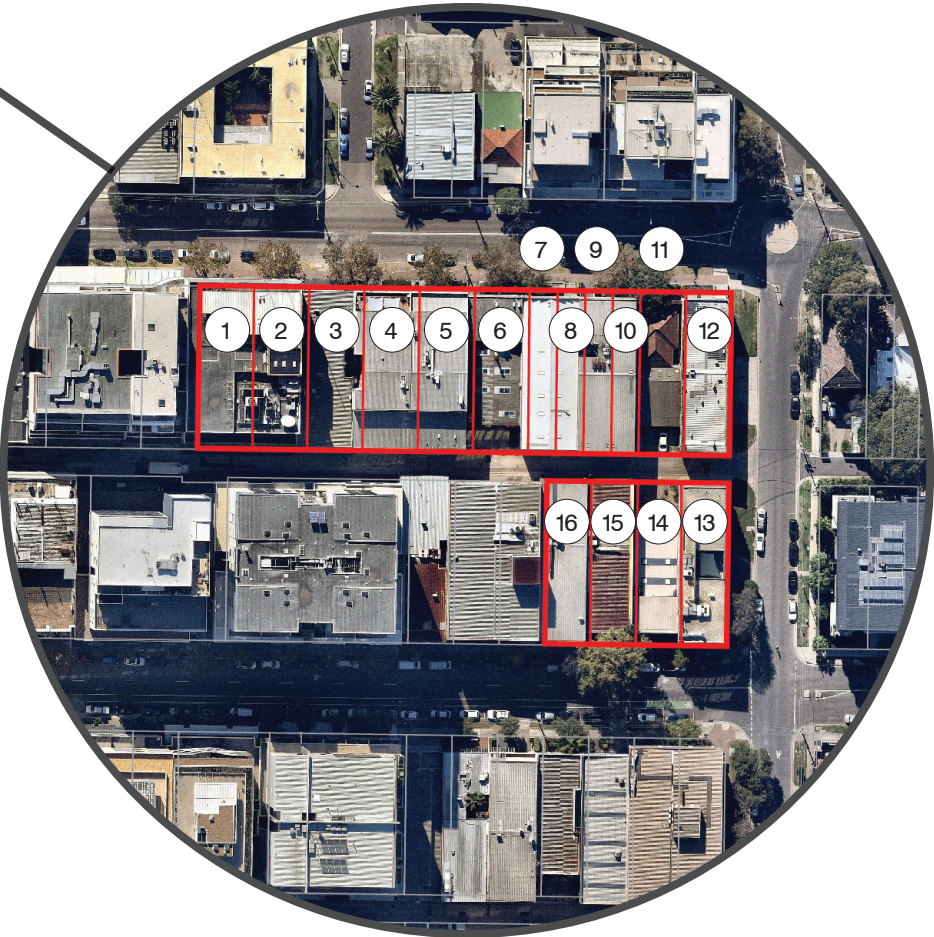
No.	Address	Lot	DP
1	55-61 Chandos St	C	172499
2	55-61 Chandos St	1	927 407
3	63-65 Chandos St	1	104816
4	67-69 Chandos St	10	877196
5	71-73 Chandos St	1	900998
6	75 Chandos St	1	115581
7	79 Chandos St	28	455939
8	79 Chandos St	29	455939
9	83-85 Chandos St	B	443166
10	83-85 Chandos St	A	443166
11	87 Chandos St	31	2872
12	89 Chandos St	32	2872
13	64 Atchison St	1	1029839
14	62 Atchison St	2	1029839
15	60 Atchison St	3	1029839
16	58 Atchison St	4	1029839



Site aerial

Given the sites age and lower grade stock there is an opportunity for the sites redevelopment as a mixed-used development to deliver high quality commercial floor space and contribute to the major commercial and residential precinct of St Leonards.

In addition to the above, the site presents a rare opportunity to facilitate the renewal of a largely, unconstrained and consolidated site with opportunity to capitalise on the existing and planned transport capacity in St Leonards. Being located on a corner site, at the intersection of Chandos Street and Oxley Street, the site presents an opportunity to visually define St Leonards, and deliver important public infrastructure which will benefit the broader community.



Site aerial

The site

The consolidated site is a remarkable amalgamation of 13 commercial properties acquired over a number of years and offers one of the best opportunities in St Leonards Crows Nest for a very significant development.



55-61 Chandos St (Source: Architectus)



63-65 Chandos St (Source: Architectus)



67-69 Chandos St & 71-73 Chandos St (Source: Architectus)



75 Chandos St (Source: Architectus)



79 Chandos St (Source: Architectus)



83-85 Chandos St & 87-89 Chandos St (Source: Architectus)



58 Atchison St & 60 Atchison St (Source: Architectus)



62 Atchison St (Source: Architectus)



64 Atchison St (Source: Architectus)

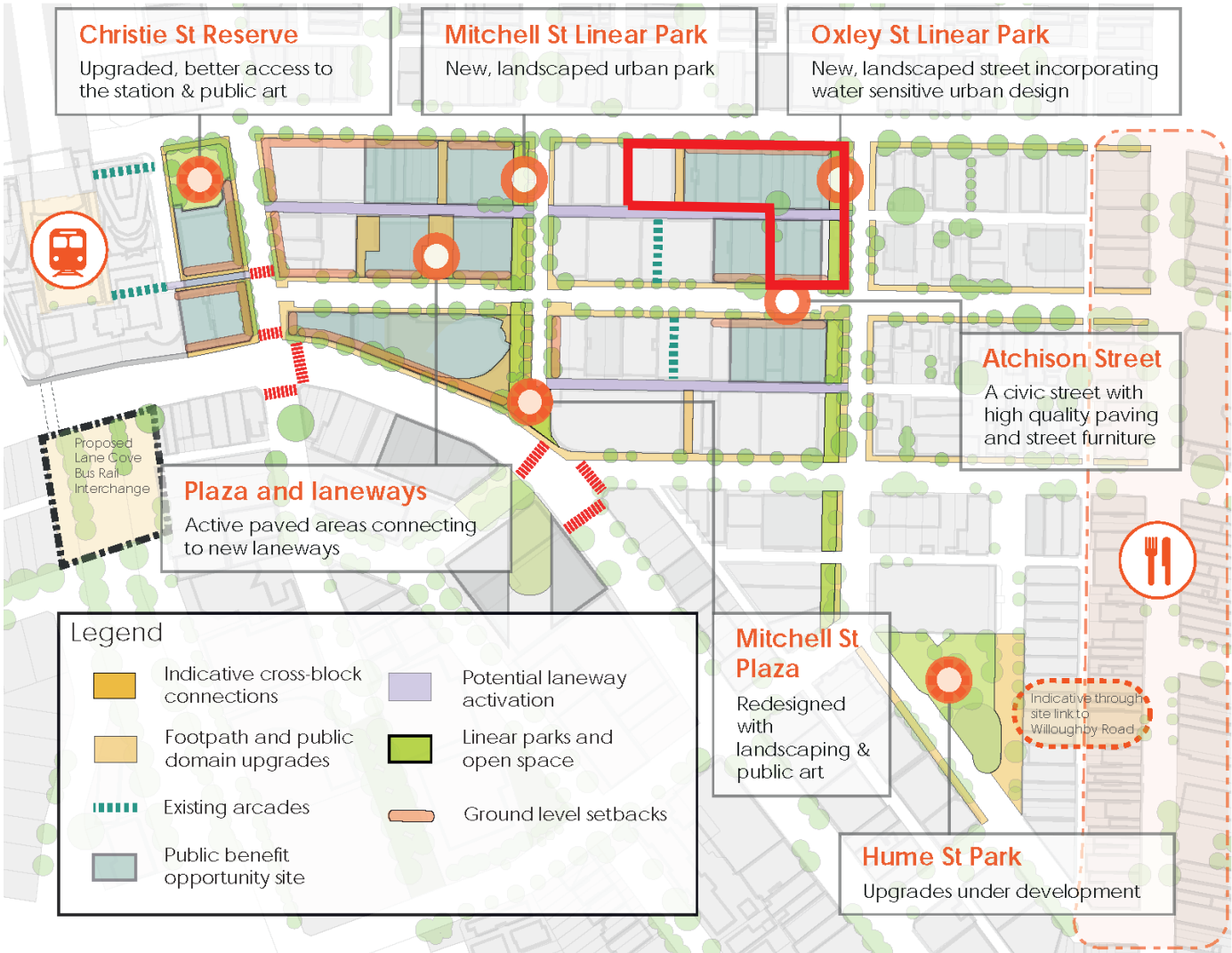
1.6 Site history

The timeline overleaf is a summary of the subject amalgamated site's four-year planning process to date including an initial Planning Proposal that was endorsed by the DPE and referred to the Joint Regional Planning Panel (JRPP) in 2015 and then the current Planning Proposal following the announcement of the Sydney Metro.

The timing has included a Council planning study in 2015, a Council Crows Nest Placemaking and Principles Study in 2016, a DPE Interim Statement in 2018 and finally the current DPE draft Plan on exhibition through February 2019.

Key Strategic planning events

- In May 2015, North Sydney Council released the Planning Study of St Leonards / Crows Nest to examine opportunities to increase housing and employment capacity in the area and to deliver high quality public domain and services to support the current and future needs of the community. The report identifies the site as an opportunity site, located within an established creative arts precinct which will contribute to the urban renewal of the Centre.
- In November 2015, Crows Nest was announced as a new metro station. The northern entry of the metro station was proposed within 230m of the subject site.
- In July 2016, St Leonards and Crows Nest was announced as a strategic planning investigation area in order to revitalise the surrounds of St Leonards Station and the proposed metro station at Crows Nest.
- In December 2016, the Crows Nest Placemaking & Principles (CNPP) Study was released in response to the announcement of the Crows Nest Metro Station and the Crows Nest and St Leonards Priority Precinct and Strategic Planning Investigation. The CNPP Study builds upon the work from the St Leonards and Crows Nest Planning Study (May 2015).
- In June 2017, St Leonards and Crows Nest was formally declared a Priority Precinct.
- In August 2018, the DPE released the St Leonards and Crows Nest Interim Statement.
- In October 2018, the DPE released the draft St Leonards and Crows Nest 2036 Planning Package.
- The draft St Leonards and Crows Nest 2036 Planning Package is currently on exhibition until 08 February 2018.



Structure Plan (St Leonards and Crows Nest Local Planning Study Precincts 2 & 3, SJB 2015, pg.13)
In 2015, the subject site (outlined in red) was identified as a public benefit opportunity site. Council was of the view that additional capacity should be supported on the grounds that public benefits are provided.



Local and state planning strategies

Overview

Planning Proposal History

- On August 2014, a Planning Proposal was lodged to rezone land at 75-89 Chandos Street, 58-62 Atchison St & 23-25 Atchison St, St Leonards to enable heights up to 51 storeys and an FSR of 8.5:1.
 - On September 2014 Council recommended the applicant withdraw the Planning Proposal due to the Planning Proposal not being informed by a locality-based planning study, which was concurrently being prepared at the time (St Leonards/Crows Nest Planning Study - Precincts 2 & 3, prepared by SJB, 2015)
 - On 15 January 2015 the Planning Proposal was submitted to the Department of Planning & Environment (DPE) for a Pre-Gateway Review. The request was made by the applicant on the basis that the application had not been determined by Council within 90 days.
 - On May 2015, the St Leonards /Crows Nest Planning Study (SJB, 2015) was adopted which identified a maximum height limit of 16 storeys for this site with a notation that design flexibility may be explored on the basis of the preparation of a masterplan.
 - As a result of the Pre-Gateway Review, on 29 September 2015, the DPE considered the site to present strategic and site-specific merit in that it would promote housing, protect commercial floor space for job creation and support a commercial core within a strategic centre. As such, the DPE indicated support for a revised height limit of 36 and 32 storeys with an overall FSR of 7.5:1 and recommended the Review request proceed for review by the Joint Regional Planning Panel (JRPP).
 - On 18 November 2015, the JRPP recommended the planning proposal should not proceed to Gateway Determination for the following reasons:
 1. The Planning Proposal was considered inconsistent with the existing controls (6 storeys and FSR of approx. 3:1) and Councils most recent planning study (St Leonards/Crows Nest Planning Study – Precincts 2 & 3, which proposes buildings of 12-16 storeys and a FSR of 5:1
 2. Making a decision on the site aware of the upcoming St Leonards strategic planning review would be premature
 3. Height constraints and agreement with CASA
 4. Overshadowing impact to Hume Street Park during winter afternoon
 5. Unacceptable impact on Naremburn residential and heritage conservation area
- It should also be noted that the JRPPs decision was just prior to the announcement of the new metro station at Crows Nest.

Architectus’ comments:

Below is Architectus’ response to each of the JRPP reasons for refusal:

Strategic merit (Points 1 and 2):

The Planning Proposal was assessed against prior to the announcement of the metro station at Crows Nest (just 230m from the subject site) and the announcement of St Leonards as a Planned Precinct (former Priority Precinct).

Building height (Point 3):

In 2015 support the DPE supported heights up to 36 and was considered to be ‘in keeping with the general intent of the longer-term structure of St Leonards which will be further tested through the strategic review of St Leonards’ (Pre-Gateway Review Information and Assessment Report, DPE 2015, Ref No. PGR_2015_NORTH_001_00). It is noted that CASA limits are not affected by the Planning Proposal.

Overshadowing to Hume Street Park (Point 4):

Architectus has tested an indicative scheme of heights up to 36 storeys and found this to overshadow Hume Street Park. As such, we are supportive of reason 4 made by the JRPP, and have therefore tested the Planning Proposal scheme at 28 storeys to ensure the built form will cast no shadow on Hume Street Park.

Naremburn Heritage Conservation Area (Point 5):

The impact on the Naremburn Conseration Area is appropriate and justified by the following reasons:

- There is already an existing transition established, with the site separated by a row of 5-storey buildings along the north of Chandos Street. These buildings are stepped in height from Henry Lane to Chandos Street and form a natural physical boundary to the taller development and

urban context of the St Leonards Centre. When viewed from the Naremburn heritage conservation area the site will read as part of the context and will not detrimentally impact outward views from the conservation area.

- Solar access will also be protected to the Naremburn residential and heritage conservation as it is located to the north of the site. Conceptually a sharper transition is better and can be considered appropriate.

Since lodging the initial planning proposal in 2014, the site has been split into two separate Planning Proposal applications. These applications are further outlined overleaf.

Planning Proposal History (continued)

23 – 25 Atchison Street (Note. This submission does not relate to this application)

- On 16 January 2018, a PP for 23-25 Atchison Street (PP 1/18) was lodged to amend the North Sydney LEP 2013 to increase heights up to 16 storeys and introduce a new FSR control of 6.3:1
- On 18 May, the PP was submitted to DPE for a Rezoning Review on the basis that the application had not been determined within 90 days.
- On 21 May, the rezoning review was withdrawn and on 25 June 2018 Council resolved to support the PP with deferred commencement.
- On 21 December, DPE determined the PP proceed to Gateway for finalisation.

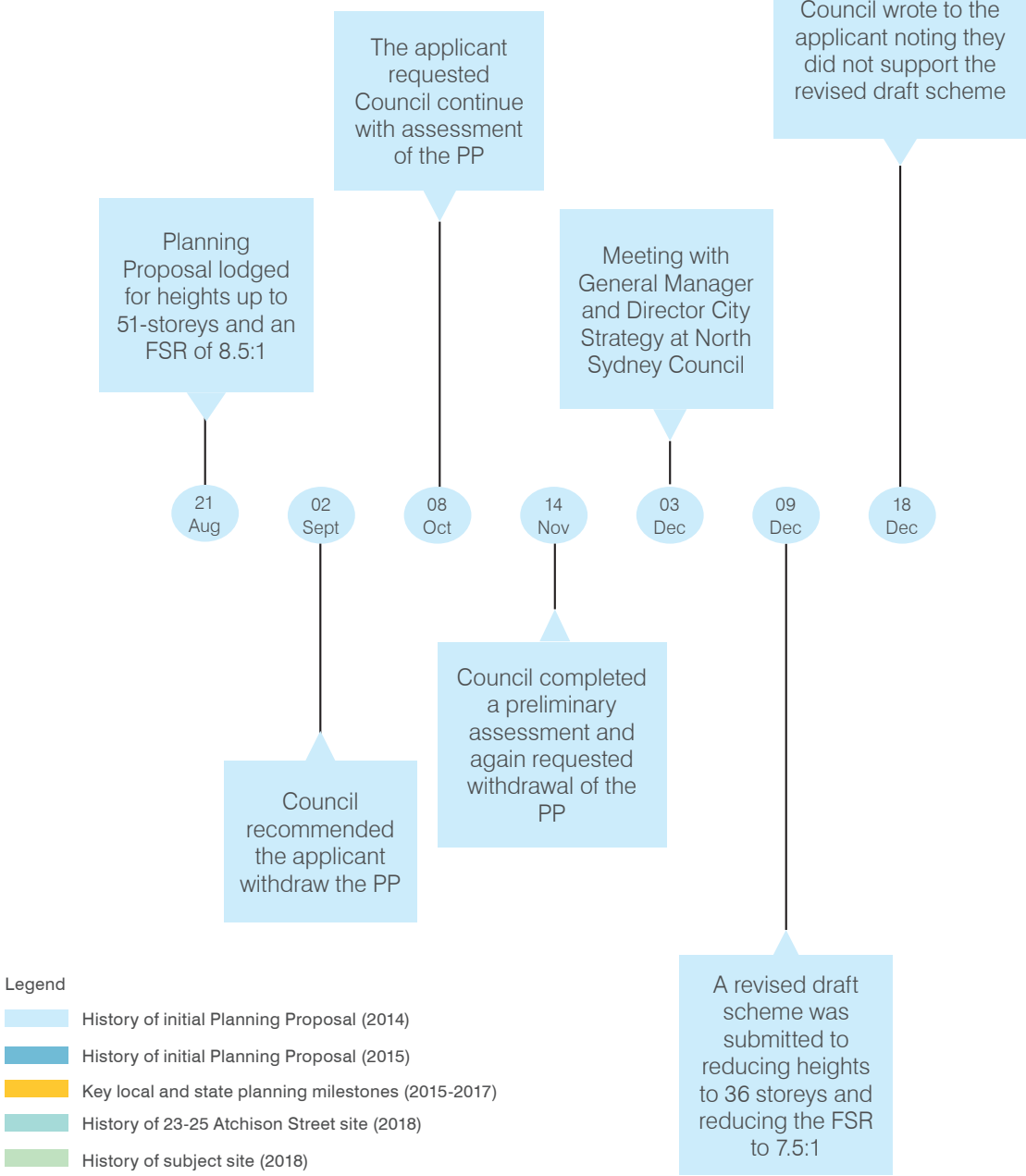
55-89 Chandos St & 58-62 Atchison St (Subject to active Planning Proposal application - PP 3/18)

- On 03 September, a PP for 55-89 Chandos St & 58-62 Atchison St was lodged to amend the North Sydney LEP 2013 to increase heights up to 28 storeys and introduce a new FSR control of 8.6:1
- On 12 September, Council requested the applicant withdraw the PP and on 26 September Architectus on behalf of the applicant notified the Council that the applicant does not intend to withdraw the PP and recommend to work collaboratively with Council to progress the PP. The PP currently remains active with North Sydney Council.
- On October 15 the DPE released the draft St Leonards and Crows Nest 2036 Planning Package for public exhibition. Public exhibition closes in February 2019.

As such, the applicant seeks to lodge a submission to the DPE demonstrating the subject site at 55-89 Chandos St & 58-62 Atchison St is suitable for additional height and FSR than what is recommended under the draft 2036 Plan and furthermore qualifies as a Significant Site, which was inexplicably ignored in the current draft Plan despite knowledge at the time of the amalgamation of such a large site.

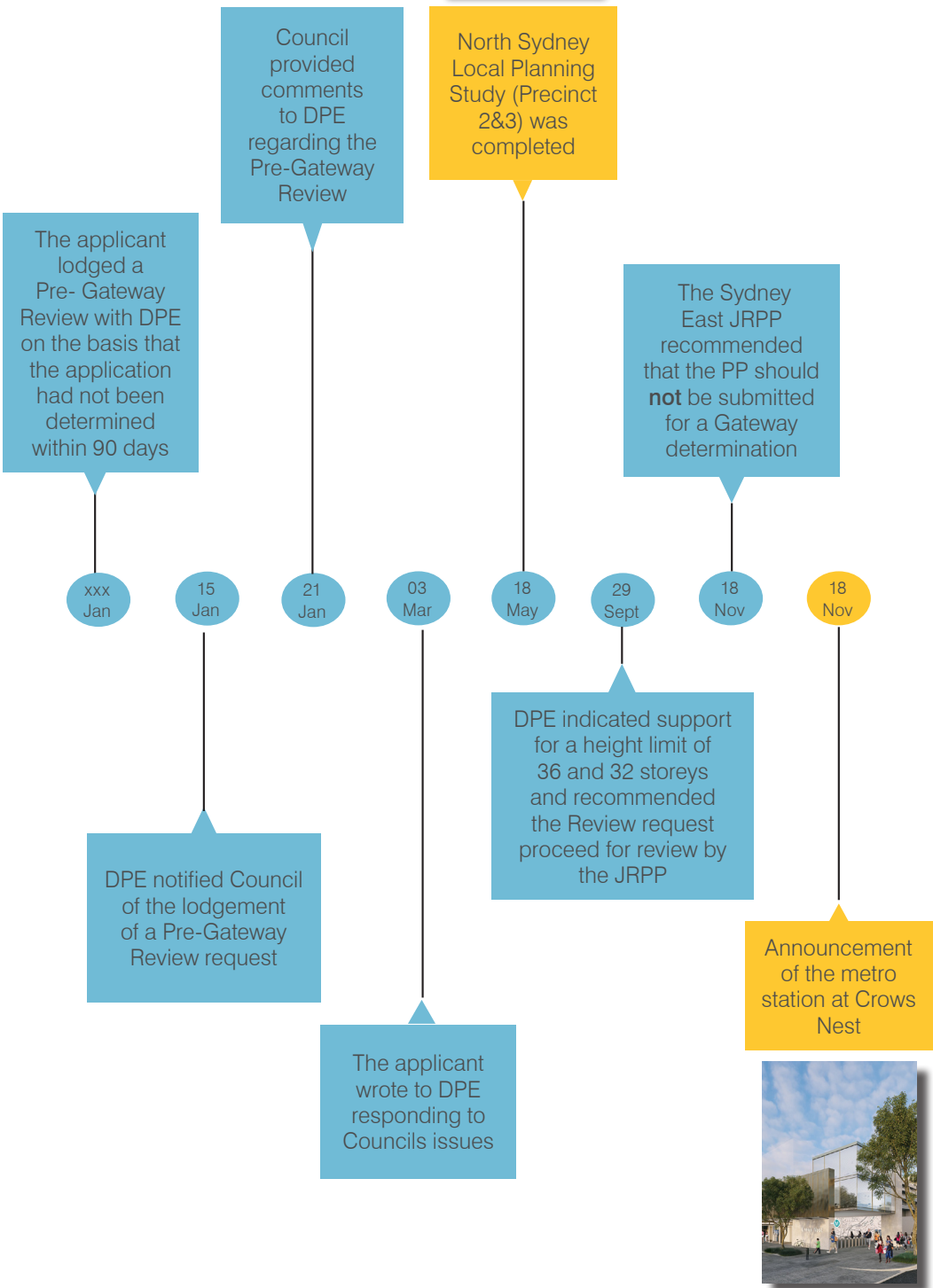
2014

75-89 Chandos Street, 58-62 Atchison St & 23-25 Atchison St, St Leonards



- Legend
- History of initial Planning Proposal (2014)
 - History of initial Planning Proposal (2015)
 - Key local and state planning milestones (2015-2017)
 - History of 23-25 Atchison Street site (2018)
 - History of subject site (2018)

2015



2016

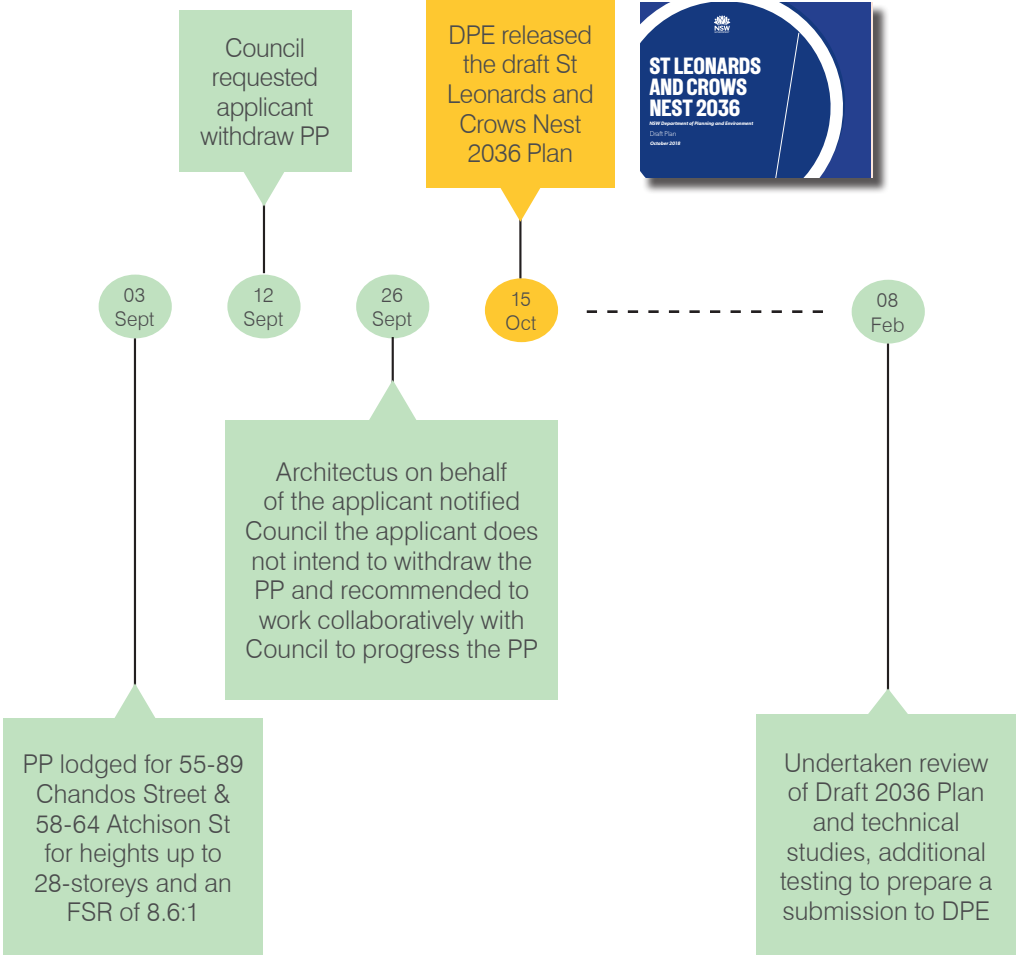
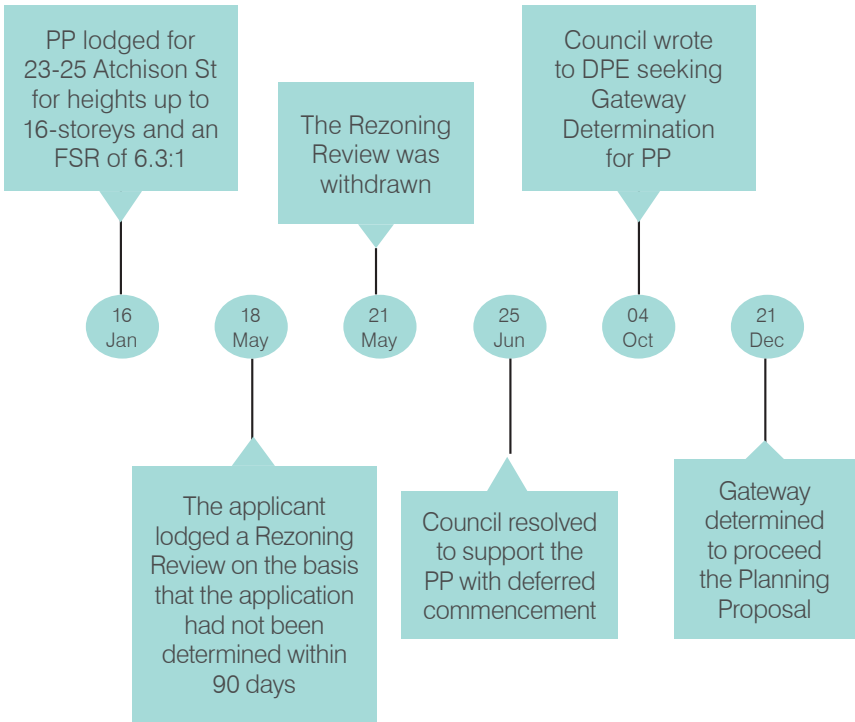
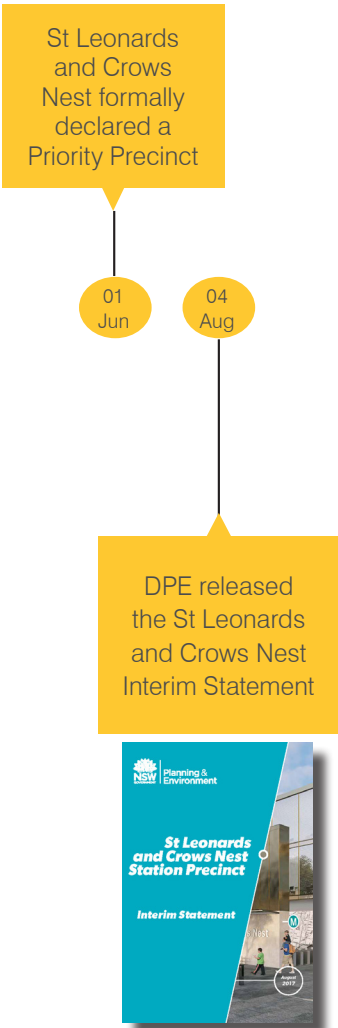
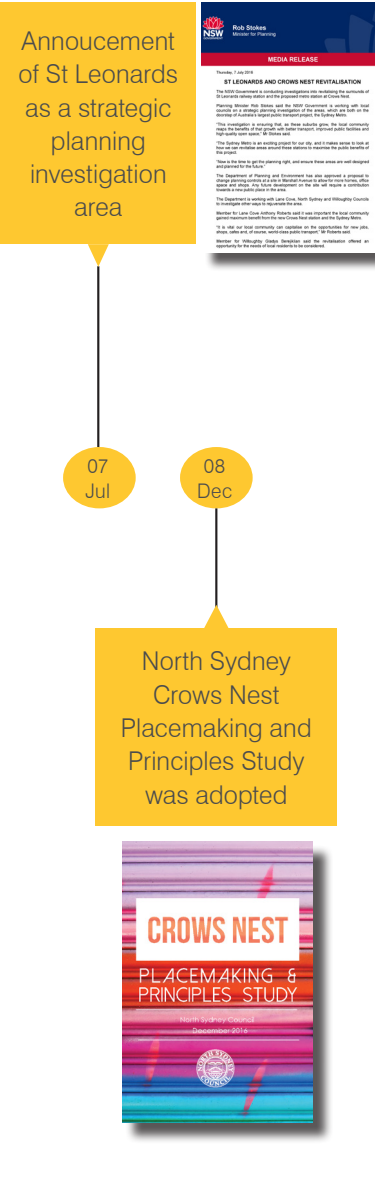
2017

2018/19

Since lodging the initial Planning Proposal (2014/2015) the site has been split into two separate Planning Proposal applications.

23-35 Atchison St
(Ref: PP 1/18)

55-89 Chandos St &
58-62 Atchison St (Ref No: PP 5/18)





02 Architectus Review of the draft 2036 Plan



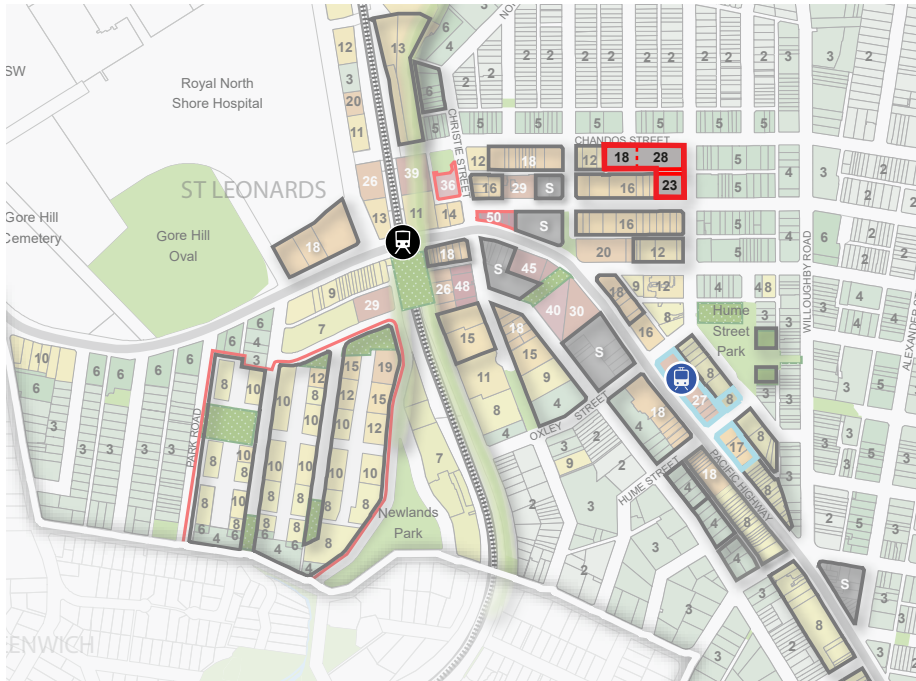
2.1 Proposed planning controls under the draft 2036 Plan

The following maps represent proposed planning control changes under the draft Plan. Street blocks outlined in heavy black represent areas proposed for height changes. Areas outlined in red are subject to active Planning Proposals supported by Council.

No changes are proposed to Willoughby Road or Alexander Street, Heritage Conservation Areas or the Artarmon Industrial Precinct. Areas identified for increased uplift are primarily concentrated along the Pacific Highway, and between the St Leonards Train Station and proposed Crows Nest Metro Station.

The subject site is identified within the area recommended for planning control changes. Key changes include:

- Increase the maximum building height from part 20m and 33m to part 12 and 16 storeys.
- Introduce a new maximum floor space ratio (FSR) of part 4:1 and part 6:1, there was previously no maximum FSR.
- Increase the minimum non-residential FSR to 1:1.
- 4 Storey street wall height along Chandos, Oxley and Atchinson Street and Atchinson Lane.
- A range of street setbacks including:
 - 3m along Chandos Street
 - 5m along Oxley Street
 - 3m reverse setback along Atchinson Street
 - Nil Setback along Atchinson Lane
- There are no changes proposed to the site’s existing B4 Mixed Use zoning.



Proposed Height of Buildings (Source: St Leonards & Crows Nest Draft 2036 Plan, pg.50)

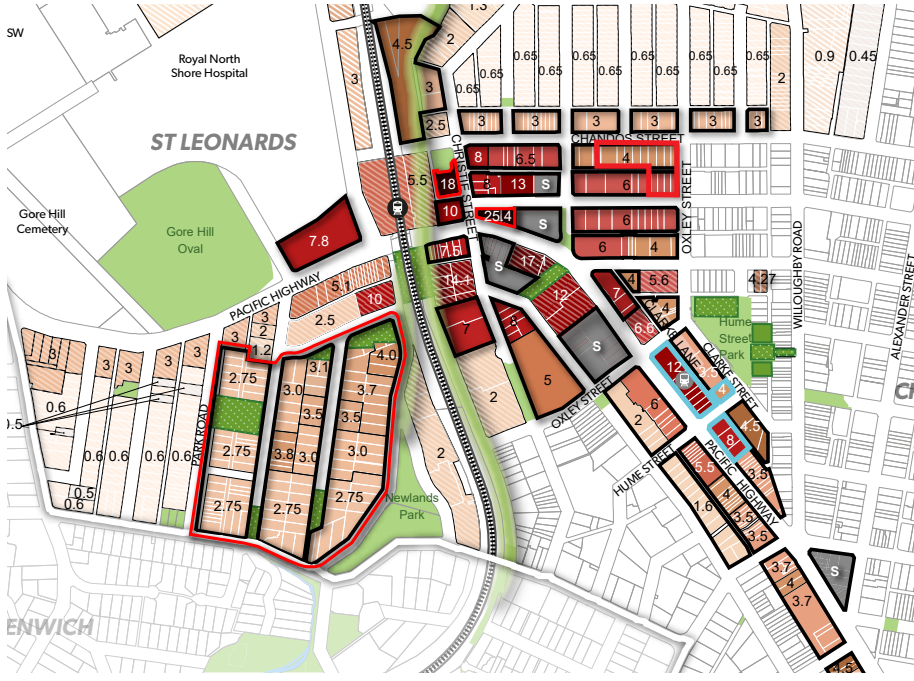
Height of Buildings

The draft Plan nominates a maximum building height of 12 storeys along Chandos Street and 16 storeys adjacent to Atchinson Street for the subject site.

More broadly, height changes include proposed building heights up to 50 storeys in St Leonards (at 621 Pacific Highway), and up to 27 storeys in Crows Nest (on top of the future Crows Nest Metro Station). Five (5) sites are identified as “S” sites which may be suitable for additional height. These sites do not stipulate a height or FSR control and instead are subject to further testing and assessment.

Architectus comments:

- The height strategy for the area is unclear. It is presumed that “S” sites will be 35-50 storeys given recent planning proposal approvals, and yet there is a sudden step down to 12 and 16 storeys, with no regard for the likelihood of site consolidations.
- The 12 and 16 storey heights almost remain unchanged from the current planning controls, and are consistent with recommended heights over 4 years ago, prior to the announcement of the metro.
- Furthermore, there is no discussion about the appropriate transition strategy for heights to the heritage conservation area to the north. Being located south of the Naremburn heritage area (no overshadowing) and separated by a row of 5-storey buildings along the northern side of Chandos Street, the area between Chandos Street and the Pacific Highway could appropriately accommodate taller buildings and more density, especially where sites are large enough, such as the subject site.



Proposed overall FSR changes plan (Source: St Leonards & Crows Nest Draft 2036 Plan)

Overall Floor Space Ratio (FSR)

The draft Plan nominates a maximum overall FSR of part 4:1 along Chandos Street and part 6:1 along Atchinson Street. The overall FSR includes a mandatory Non-Residential FSR control of 1:1 across all lots.

New FSR controls are also proposed throughout the precinct, allowing up to 25.4:1 (at 621 Pacific Highway), and up to 12:1 on the Crows Nest Metro station.

Certain sites identified as “S” sites may be suitable for additional height. These sites do not stipulate a height or FSR control.

Architectus comments:

- Similar to the height strategy, the FSR strategy is unclear.
- “S” nominated sites in the next street to the south are likely to achieve FSRs greater than 12:1, with the site directly to the south nominated for 13:1.
- Therefore, consolidated sites with the same minimum threshold site area of 1,500m² should achieve similar FSRs, not between 4-5:1 as proposed.

Architectus Review of the draft 2036 Plan



Proposed street setbacks (Source: St Leonards & Crows Nest Draft 2036 Plan)

Street setback

Similar to street wall heights, the draft Plan nominates a range of setback requirements to improve interface outcomes between new buildings and the public domain.

Relevant to the subject site the following setbacks are proposed:

- 3m along Chandos Street
- 5m along Oxley Street
- 3m reverse setback along Atchison Street
- Nil setback along Atchison Lane

The Draft Plan does not propose any upper level setbacks.

Architectus comments:

- The site can be consistent with these requirements and in addition provide an upper level setback at the podium street wall height of 3m along Chandos and Atchison Streets, and 7m along Oxley Street.



Street wall heights (Source: St Leonards & Crows Nest Draft 2036 Plan)

Street wall height

The draft Plan seeks to encourage new development to be sympathetic to existing buildings with appropriate setbacks and street wall heights.

Relevant to the subject site, the draft Plan nominates a 4-storey street wall height along Chandos, Oxley and Atchison Streets, as well as Atchison Lane.

Architectus comments:

- A four storey street wall height is considered appropriate given it has been in place for several recent developments nearby and is a good scale of height to define the public domain of streets in an urban centre.

Significant Site Design Criteria

- 
- Significant Sites must demonstrate consistency with the vision, area wide design principles and design criteria in this Plan (page 4, 10 & 11) and deliver exceptional design quality and contribute to the following:
- Undertake a design excellence process.
 - Sustainable, walkable and liveable city.
 - Meet solar height planes in this Plan (identified in figure 11 on page 26).
 - Manage cumulative overshadowing impacts of significant sites in the area. Consider actions and recommendations identified in the draft Plan.
 - Respond to street character and surrounding heritage items and/ or areas when determining street wall height, awnings and ground and upper level setbacks.
 - Exemplary street level activation and contribution to the public domain with ground level setbacks, plazas or similar.
 - Have a positive impact on the area's key view lines and vistas, with consideration of a visual marker of an important place.
 - Slender towers (smaller floor plate) to avoid bulk.
 - Make significant improvements to the public domain and local infrastructure.
 - Provide gradual transitions, sensitive interfaces and an appropriate response to the scale of the street (using a combination of street wall heights, ground and upper level setbacks).
 - Avoid unreasonably constraining development potential of neighbouring sites.
 - Tree canopy planting or other landscaping in public spaces on site.

Significant Sites Criteria (Source: St Leonards & Crows Nest Draft 2036 Plan, pg.62)

Significant sites

The site is identified as a 'Public Benefit Opportunity Site' in the St Leonards and Crows Nest Planning Study Precincts (adopted May 2015). A driving principle of this study is that development opportunities beyond those available under the existing planning controls should only be pursued if much needed public benefits are provided to meet the community's needs.

Architectus comments:

Given the subject site is a, amalgamated land holding (5,654m²), we consider that the subject site has greater development potential than the proposed built form controls outlined in the draft Plan.

We are of the opinion that the site can meet the Significant Site Design Criteria listed above, namely protection of solar access, the existing streetscape, key views, design excellence and provide an appropriate height and transition to surrounding areas. This is further detailed in this submission.

Architectus Review of the draft 2036 Plan

Summary of against draft Plan Controls

Draft Plan Controls	
Land Use: B4 Mixed Use	B4 Mixed Use
Maximum Building Height along Chandos St	12 storeys
Maximum Building Height along Oxley & Atchinson St	16 storeys
Maximum Overall FSR	5.27:1*
Minimum Non-Residential FSR	1:1
Street wall height	4-storeys
Ground floor setback along Chandos St	3m
Upper floor setback along Chandos St	3m from podium
Ground floor setback along Atchison Lane	1.5m
Upper floor setback along Atchison Lane	4m from podium
Ground floor setback along Oxley Street	5m
Upper floor setbacks along Oxley Street	7m from podium

2.2 Analysis and Key findings

Architectus has undertaken a detailed review of the Draft Plan and supporting documentation. On behalf of the landowners, we support DPE's objectives to rejuvenate the St Leonards and Crows Nest area. However, in relation to the subject site the review highlighted several missed opportunities to align the site's development potential with key state strategic drivers, these are outlined overleaf.

Legend

Subject site

Proposed residential

Proposed commercial

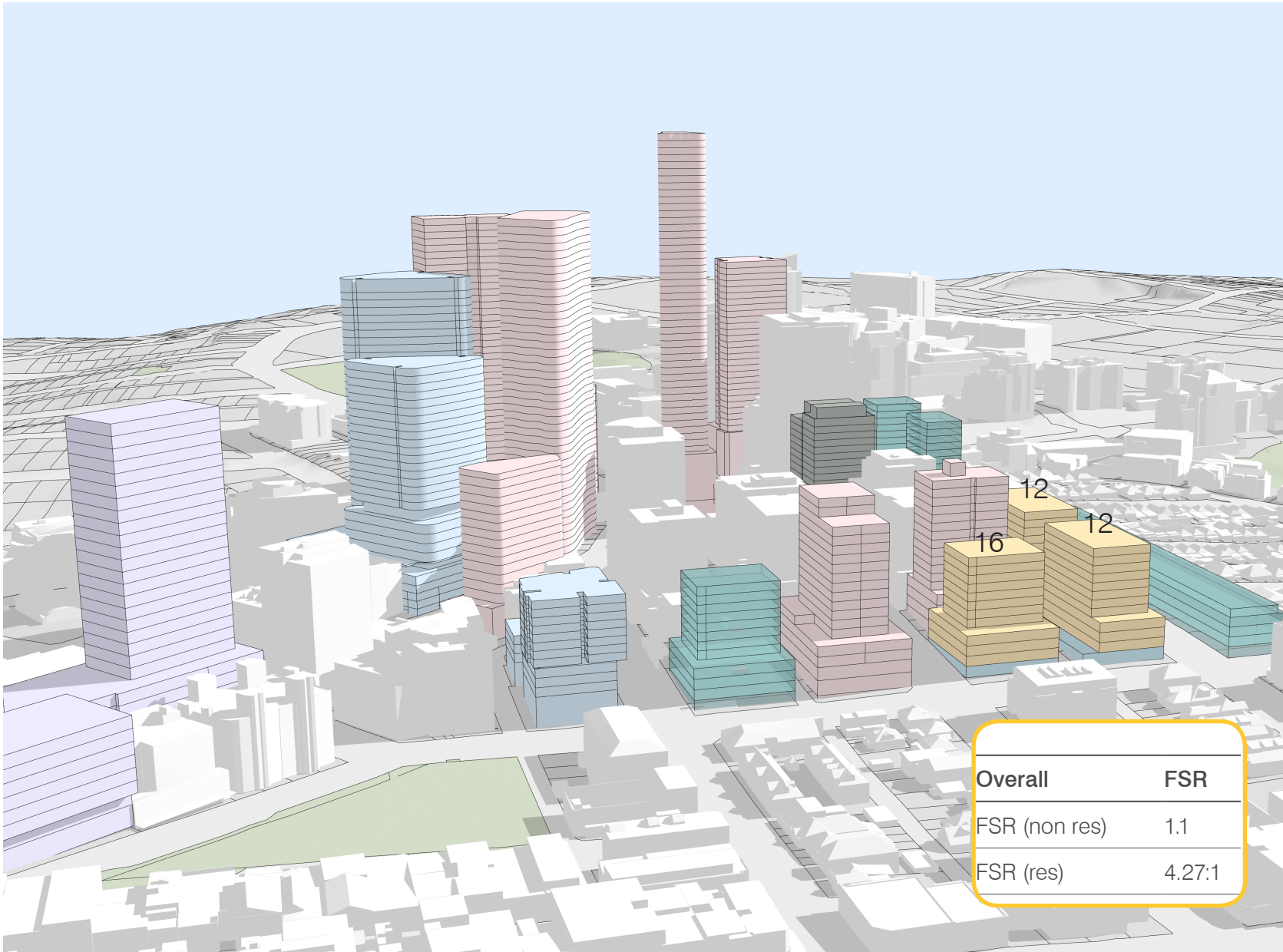
Planning proposal

Under construction

DA approved

Sydney metro

Future development under the draft Plan



Eastern view of the subject site modelled under the proposed planning controls of the draft Plan. (Source: Architectus)

Architectus Review of the draft 2036 Plan

2.2.1 Current Height and FSR controls do not optimise the site’s development potential and leverage its proximity to public transport infrastructure

The site is within 400m of the St Leonards Train Station and within 230m of the Crows Nest Metro Station (currently under construction). As outlined within the draft Plan a key objective for built form within St Leonards town centre is “*to achieve the Greater Sydney Commission’s vision for St Leonards to be a growing office market in the future, the draft Plan proposes a cluster of high density mixed-use development between St Leonards and Crows Nest station. This is a logical place for increased density from a transit-oriented development perspective and the accessibility of this location is attractive to businesses*” (Draft 2036 Plan, p24). Furthermore, Transport for NSW reiterate the benefits associated with the new Metro highlighting “*It would also bring a number of city-building benefits. This would include increased economic activity, economic productivity, jobs, savings in infrastructure provision, sustainability benefits, health benefits, more choice of housing and more affordable housing, more access to services, and greater social equity. In particular it would provide a catalyst for urban renewal and development opportunities around the new stations at Crows Nest*” (Chatswood to Sydenham Environmental Impact Statement, 2016).

St Leonards, as a strategic centre, should be achieving heights and densities commensurate with its accessibility to public transport (metro, trains and buses). Existing building heights in St Leonards are up to 35 storeys. Several planning proposals and development applications will exceed this height, with towers up to 50 storeys. Development around the future Crows Nest Metro Station is expected to take on a similar character and scale as St Leonards, with taller buildings capitalising on the capacity provided by the Metro Station. The image shown to the left outlines recent development in St Leonards and Crows Nest and highlights an inconsistency of height and density allocation for sites within proximity to public transport infrastructure. It further highlights a missed opportunity to deliver on a key strategic driver of the Draft Plan which seeks to optimise development potential for sites within proximity to St Leonards Train Station and the Crows Next Metro.

2.2.2 Deficiencies of built form massing

As part of the draft Plan, potential built form massing has been undertaken in order to test the future dwelling capacity of St Leonards/Crows Nest. Refer to Section 4.0 of this submission.

Based on a review of the built from modelling, Architectus found three key deficiencies with the SJB testing. These deficiencies are listed below and further described in Section 4.0.

- Unachievable building envelope area and residential floorplate sizes
- Building envelope efficiency factor
- Unclear amalgamation patterns
- Other planning constraints including consideration of residential strata lots and heritage sites.

Whilst it is understood the dwelling yield of 7,525 dwellings is not a residential target, prior to finalising the Plan, it is recommended built from modelling and capacity testing is reviewed to consider the above highlighted deficiencies.

2.2.3 Opportunities for enhanced public domain are not realised under proposed planning controls

The Draft Plan acknowledges the broader benefits associated with urban renewal including “*the amenities that come with new apartment buildings such as public domain improvements, ground floor retail and other activities that support high density living are also attractive to knowledge sector jobs*” (Draft Plan, p24). Under the proposed planning controls opportunities for public domain improvements are not fully realised. Current massing of the site as shown on page 68 of supporting Urban Design Report (replicated on the preceding page) include large podium floor plates, limited building separation, bulky towers.

This configuration largely restricts the site’s public domain contribution. Site testing including reconfigured podiums with distribution of varying floorplates, increased building separation and slender towers has proven to provide a more refined design response, a significant increase of public benefits and additional publicly accessible open space.

In particular, podium refinement and deviation from the proposed height controls enables delivery of:

- A through site link located mid-block between Mitchell and Oxley Street which offers high quality public realm and public open space.
- A publicly accessible plaza located between Chandos Street and Atchinson Lane providing much needed public amenity and street activation.
- Streetscape improvements, including high quality footpaths, street planting and car park/loading from Atchinson Lane.
- Generous setbacks along Chandos Street and Oxley Street tie into Council’s vision of a linear park along Oxley Street which connect to the Hume Street Park and new Metro station.

Site testing revealed a significant missed opportunity to optimise the site’s public domain and open space offering in accordance with strategic objectives of the draft Plan.

2.2.4 Promote urban renewal within proximity to existing local amenity such as open space.

As outlined in the supporting Social Infrastructure and Open Space Study, St Leonards is challenged by limited provision of open space. The subject site is in proximity to several areas of public open space including Mitchell Street Plaza, Christie Street Plaza and Talus Street Reserve. Hume Street Park is the closest public open space (within 160m). Hume Street Park is identified for significant upgrades with plans to expand the park with a range of new community and recreational facilities, within the draft Plan. As sound planning principle urban renewal should seek to maximise benefits from existing infrastructure, such as public open space. Due to the missed opportunity to develop the site to its full strategic merit (as demonstrated in the following sections) this principle is not currently reflected in the proposed planning control changes.

2.2.5 Continuation of arts and culture contribution to the Precinct

As outlined within the supporting Social Infrastructure Report (Arup, 2018) “*through the consultation process the creative uses currently clustered on Chandos Street were identified as of high value to the Precinct. It is suggested that continuing these creative uses will be important in the future, and affordable studio space, workshop or gallery space may be required*” (p49). The high value creative spaces reference in the Social Infrastructure Report are currently provided on the subject site by the Landowner. However, the importance of these creative spaces are not captured within the proposed planning controls under the draft Plan and requirement for their continuation is not enforced. This highlights a key issue of a potential loss of a high value community asset and a potential loss of a defining local characteristic.

Site testing (outlined in the following section) further highlights a missed opportunity under the proposed planning controls. Notably, as development on the subject site which is in accordance with significant site requirements has capacity to provide in order of 4,000sqm of creative art space. In turn, provides opportunity to maintain local character and ensure provision of what is anticipated to be a needed community facility in the future.

The Landowner is willing to enter into a Voluntary Planning Agreement with Council to ensure creative spaces are provided for perpetuity in accordance with Significant Site objectives.

2.3 Recommendation

To ensure future development of the subject site is commensurate with state objectives, prior to the finalisation of the Draft Plan, we request the Department of Planning & Environment consider the subject site at 55-89 Chandos Street and 58-64 Atchison Street to be classified as a Significant Site.

The following section outlines future development potential of the site in accordance with Significant Site criteria (outlined on page 62 of the draft Plan).

2.4 Current Planning Proposal

The site is subject to an active Planning Proposal (PP 5/18) submitted to North Sydney Council. The Planning Proposal seeks to amend the current planning controls under North Sydney LEP 2013 to achieve optimal development capacity.

The architectural design concept that accompanies the Planning Proposal has been prepared in order to demonstrate how the site might develop in order to achieve significant public benefit outcomes. Refer to diagram to the right.

- A break in building length along Chandos Street
- Greater building separation
- Greater non-residential floor space
- Provision of a new at grade, publicly accessible plaza aligned with Chandos Street
- Provision of a through site connection between Chandos Street and Atchison Lane
- Up to 10% affordable housing

In addition to the above, the Planning Proposal scheme maintains compliance with all proposed planning control changes under the Draft 2036 Plan, with the exception of height, overall FSR, overshadowing of Mitchell Street and the 40m building separation control.

Legend

Subject site

Proposed residential

Proposed commercial

Proposed retail

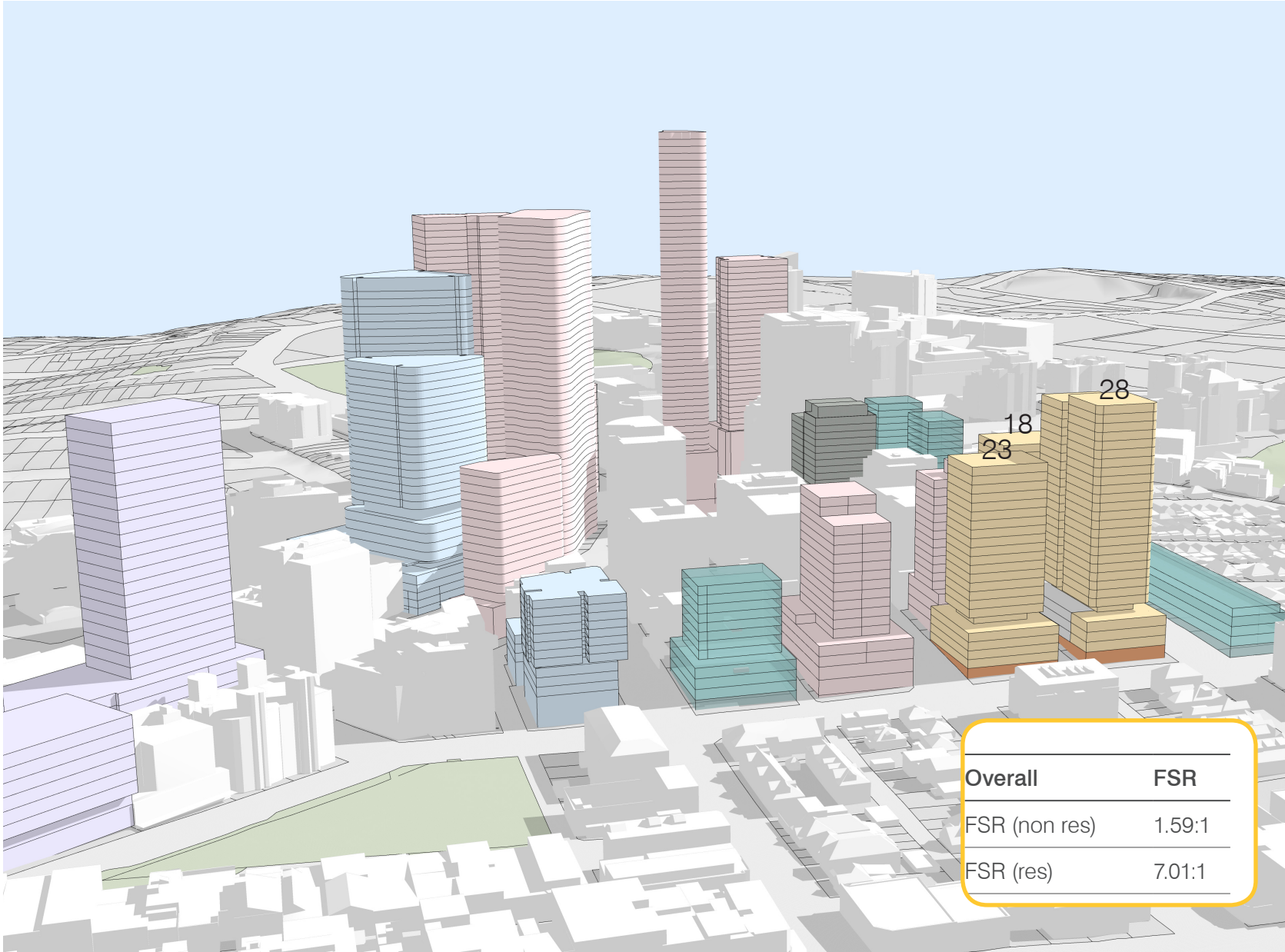
Planning proposal

Under construction

DA approved

Sydney metro

Future development under the draft Plan



Overall	FSR
FSR (non res)	1.59:1
FSR (res)	7.01:1

Eastern view of the subject site showing the proposed master plan for the current planning proposal (Source: Architectus)

Review of the Draft 2036 Plan recommendations

The Planning Proposal seeks to amend the North Sydney Council LEP 2013 floor space ratio and building height controls.

- A

– Site area: **2,904sqm**

– Building height proposed: **101m**

– Total FSR proposed: **8.7:1**

– Non-residential FSR: **1.6**

– Residential FSR: **7.1**
- B

– Site area: **1,440sqm**

– Building height proposed: **85m**

– Total FSR proposed: **9.1:1**

– Non-residential FSR: **0.6:1**

– Residential FSR: **8.5:1**
- C

– Site area: **1,310sqm**

– Building height proposed: **67m**

– Total FSR proposed: **7.9:1**

– Non-residential FSR: **5.4:1**

– Residential FSR: **2.5:1**

The Planning Proposal results in an overall FSR of 8.6:1, providing a non-residential FSR of 1.59:1 and residential FSR of 7.0:1, with a total gross floor area of approximately 48,649 sqm and heights ranging from 18 - 28 storeys.

Legend

Subject site

Plaza

Tower Footprint

Podium

Adjoining Buildings

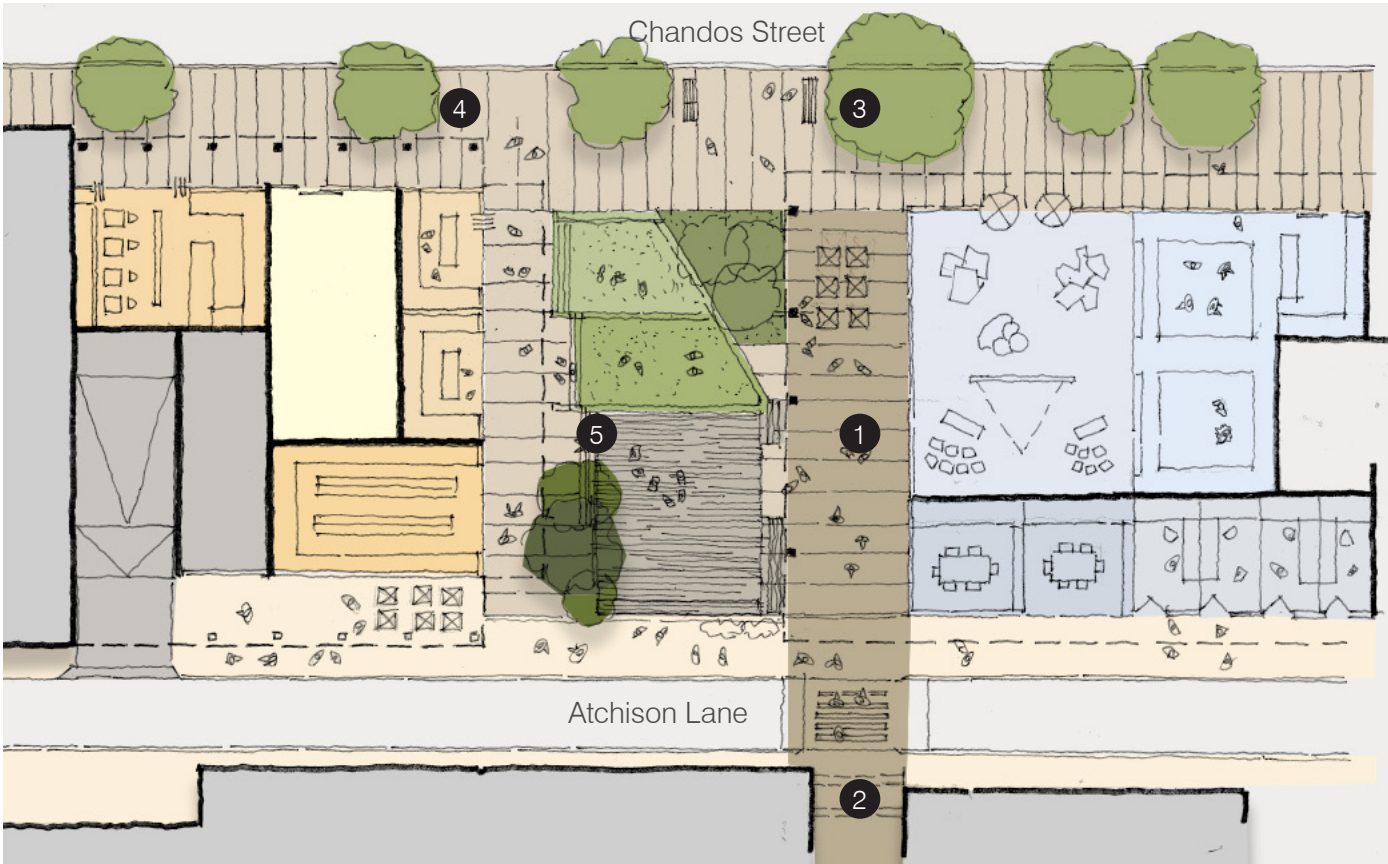


Indicative building set out plan under the current planning proposal (Source: Architectus)

2.5 Community benefits and public domain improvements

The planning proposal for the site includes a significant creative arts space and outdoor plaza, delivering significant public benefit for the St Leonards community.

New mid-block connections will further provide pedestrian integration, linking the wider community to major transport infrastructure including the Crows Nest metro station, currently under construction.



Proposed master plan floor plans outlining streetscape activation and enhanced greenery along Chandos and Oxley Street (Source: Architectus)

- 1 The through site link located mid- block between Mitchell and Oxley Streets will offer a high quality public realm and open space which will create a visual book end along Darvall Street.
- 2 The through site link will extend to a greater network of existing and proposed links provide pedestrians with safe and comfortable access to Chandos Street via Atchison Lane.
- 3 Generous setbacks along Chandos Street and Oxley Street tie into Council's vision of a key pedestrian link to the future Hume Street Reserve and Metro station.
- 4 Streetscape improvements to Oxley and Chandos Street will feature high quality footpaths, street planting and further enhance the streetscape of the area.
- 5 A new publicly accessible plaza and break out space up to 700m² will provide much needed c open space for local residents in the local area and create a new and vibrant interface to Chandos Street.



2.6 Key benefits of the Planning Proposal

As part of the Planning Proposal, the proponent seeks to deliver a number of key public benefit items which could be delivered on the site. Each of these benefits are described below and how they align with key strategic drivers.

Draft Plan strategic drivers		How this could be delivered on site
1	Deliver density in the St Leonards/ Crows Nest Centre	→ 438 apartments with 10% as affordable housing
2	Maximise height to define the St Leonards Centre	→ The highest heights in suitably sized sites in the centre provide strong visual definition of the centre.
3	Enhance employment within the St Leonards area	→ 6,970 sqm of non-residential floorspace, equating to approximately 342 jobs.
4	Contribute to the broader Arts and Cultural Precinct of St Leonards	→ 4,000 of sqm of the commercial floorspace will be dedicated to gallery and creative spaces integrating into the fabric of the existing arts precinct.
5	Provide high quality open space/ public domain	→ Publicly accessible, at grade plaza will create a 700 sqm urban oasis and place for community events and spill out space for gallery activities.
6	Improve connections that prioritises the pedestrian.	→ Through site link creates a mid-block connection between Chandos Street and Atchison Lane and street activation with generous street setbacks, tie into the St Leonards public domain vision.

Legend

Subject site

Proposed residential

Proposed commercial

Proposed retail

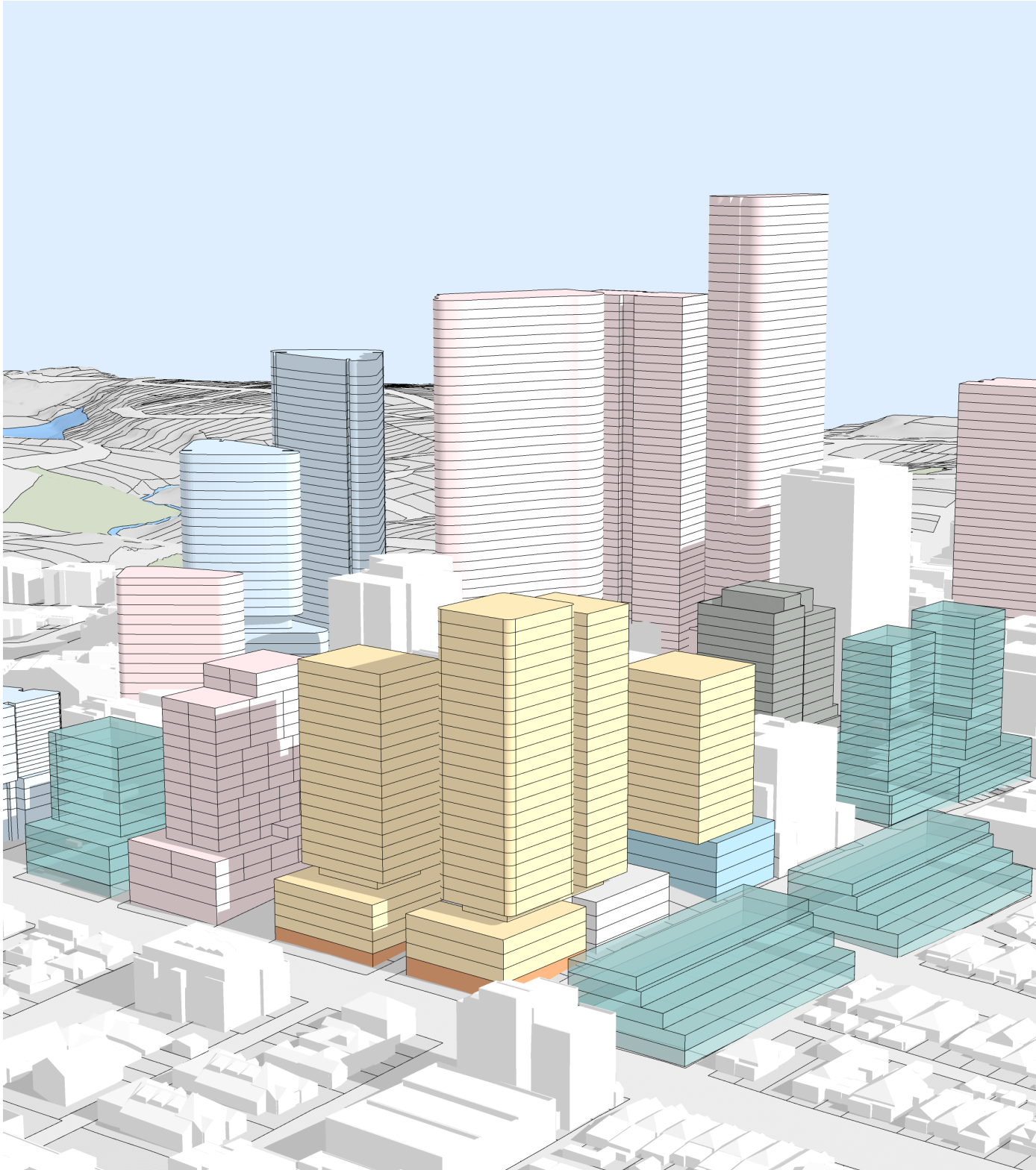
Planning proposal

Under construction

DA approved

Sydney metro

Future development under the draft Plan



North-eastern view of the subject site showing the proposed building envelope under the current planning proposal for the site. (Source: Architectus)



03 Significant Site Assessment

This section outlines the site's suitability to be considered as a Significant Site.

Significant Site Assessment

The Planning Proposal has been assessed against significant site criteria outlined in the draft Plan.

3.1 Significant site assessment: The vision

Criteria 1: Significant sites must demonstrate consistency with the vision

Draft 2036 Plan Vision

St Leonards and Crows Nest will be a major centre for workers, residents, students and visitors, offering a variety of homes, jobs and activities for the diverse local population. The area will continue to be a place that people are proud to work in, visit and call home

Over the next 20 years, the area is expected to grow providing 16,500 additional jobs supporting a growing and evolving economy with opportunities for employment in the industrial, professional, creative, retail, health and educations sectors. A diverse range of housing is also envisaged for the area to ensure that households at all stages of life are encouraged to live in the area.

Key to the revitalisation of the St Leonards town centre is focusing on a balance of commercial and residential development, providing lively and active streets, safe and interesting laneways for people and sunny tree-lined public spaces (Draft Plan, p4).

Consistency with the Vision

Our vision is to celebrate the emerging civic role of the arts on lower north shore. As the existing community in St Leonards grows, it is important that creative spaces as a focal point for the community are delivered.

The arts and cultural facility is part of a broader vision to build a neighbourhood that is focussed on inclusion – a concept where people from the existing community and new members have a place to socialise, gather and celebrate together. The arts has a long held, important civic role in the lower north shore. By delivering a new community facility focused on the creative arts directly adjacent to a publicly accessible plaza, the site has the ability to create a space, which can be a focal point for the broader community.

The subject site is in close proximity to major transportation links, parks, health and sporting facilities. As a result, it has the ability to provide a rich and vibrant cultural overlay currently absent in the St Leonards Area.

Given the sites location in the Oxley West Arts Precinct, a careful approach to the planning of the ground floor interface incorporating retail and arts uses will be adopted to ensure that the major street frontages of Oxley, Atchison and Chandos Streets remain active, vibrant places for residents and visitors.

The delivery of this space is supported by residential development in conjunction with commercial and small scale retail spaces consistent with demand for increased employment and residential space. The proposal will have a strong focus on the arts and be seamless addition to the existing TWT creative precinct, currently comprising 4500sqm across 11 buildings and supporting in order of 70 local artists. The proposal will significantly bolster the profile of St Leonards as a destination, whilst preserving existing cultural uses.

01

Support of the creative arts

The support of creative arts in the precinct will create opportunities to further develop and shape the cultural landscape of Sydney's lower North Shore



The TWT Street Party is a mainstay of the local St. Leonards community and is held annually. (Source: TWT)



We share the vision to deliver a high quality, next generation mixed use development within 400m of the existing station and new metro, that delivers critical uplift to support St Leonards role as an important strategic centre, and a catalyst for urban renewal in the northern district.

02

Creative industries

A flourishing place for creative industries, innovators, makers and musicians to thrive, enhancing the viability and desirability of St Leonards as a employment centre.

03

Street activation

The proponent has long committed their land in the St Leonards precinct to ongoing community art programs and street activation



Address of artwork

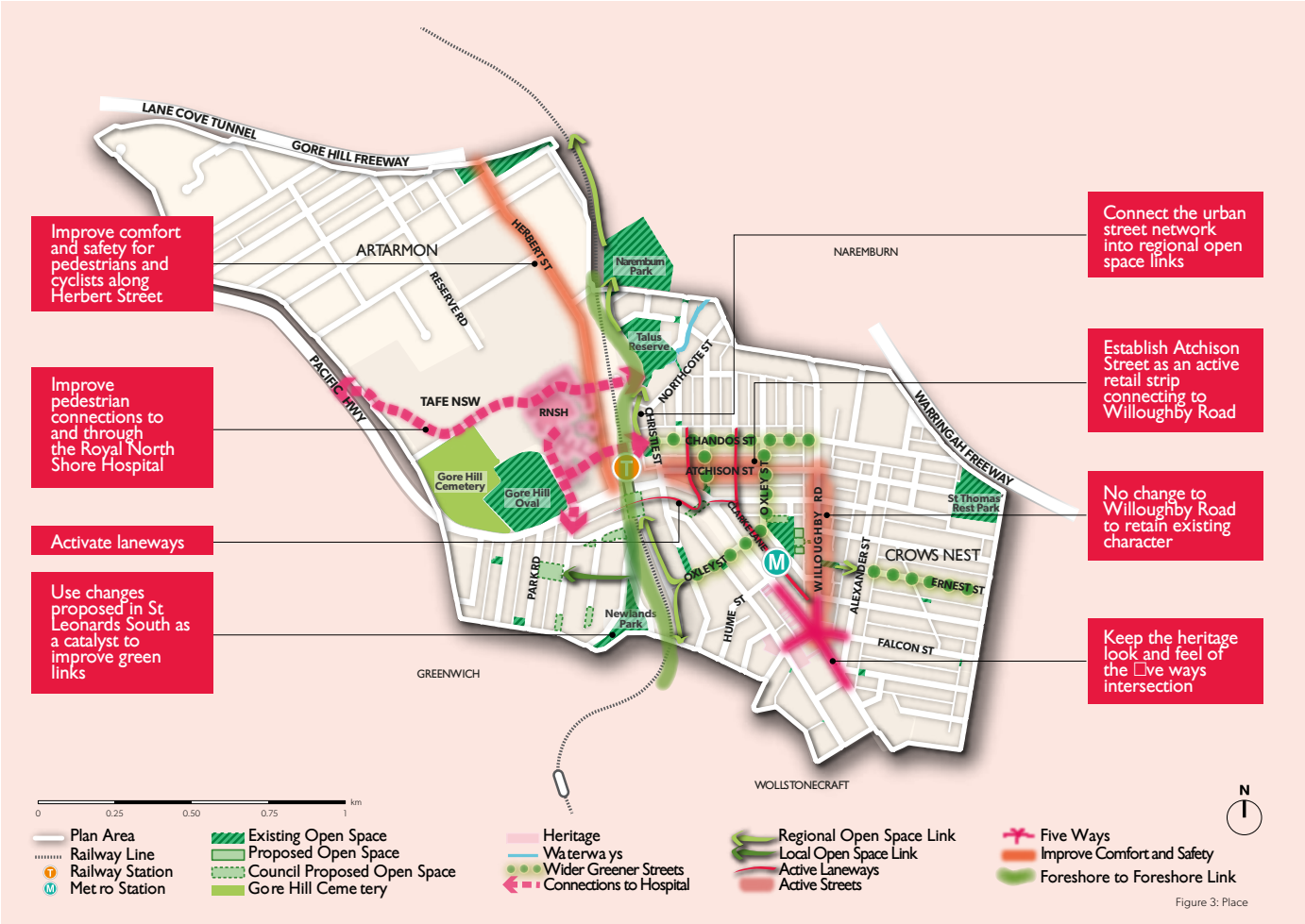
3.2 Significant site assessment:
Area wide design principles

Criteria 2: Significant sites must demonstrate consistency with the area wide design principles

Area wide design principles

Our vision is consistent with the five guiding design principles of the draft 2036 Plan. We want to work with Government to transform St Leonards into a high quality urban centre that is a place for people and stimulates job creation.

The area wide design principles are addressed in order overleaf.



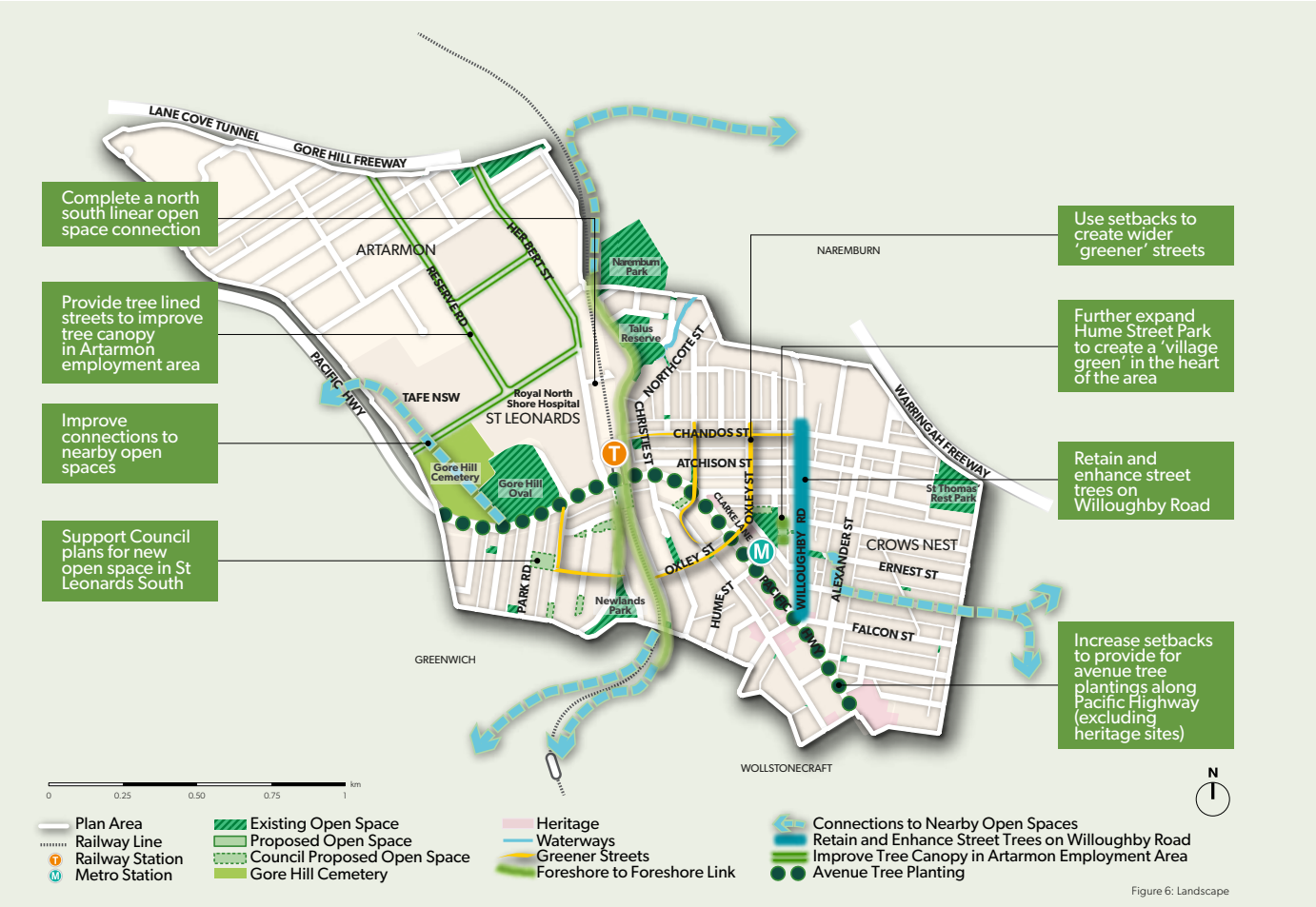
Place principles (Source: St Leonards and Crows Nest draft 2036 Plan, p13)

Place principle

The draft Plan seeks to deliver a vibrant community with new development whilst retaining a place that protects its past. The siting and density of the proposal has been carefully developed to respond to the surrounding environment including the Naremburn Heritage Conservation Area to the north.

Tower forms and provision of open space has been designed to provide a public open space along Chandos Street, directly opposite Darvall Street which continues the street configuration of the Naremburn Heritage Conservation Area to the north. Tower forms have also been substantially setback from the street frontage with podiums to express a 4-storey street wall height, reducing the overall bulk and visual impact of the design.

Significant Site Assessment



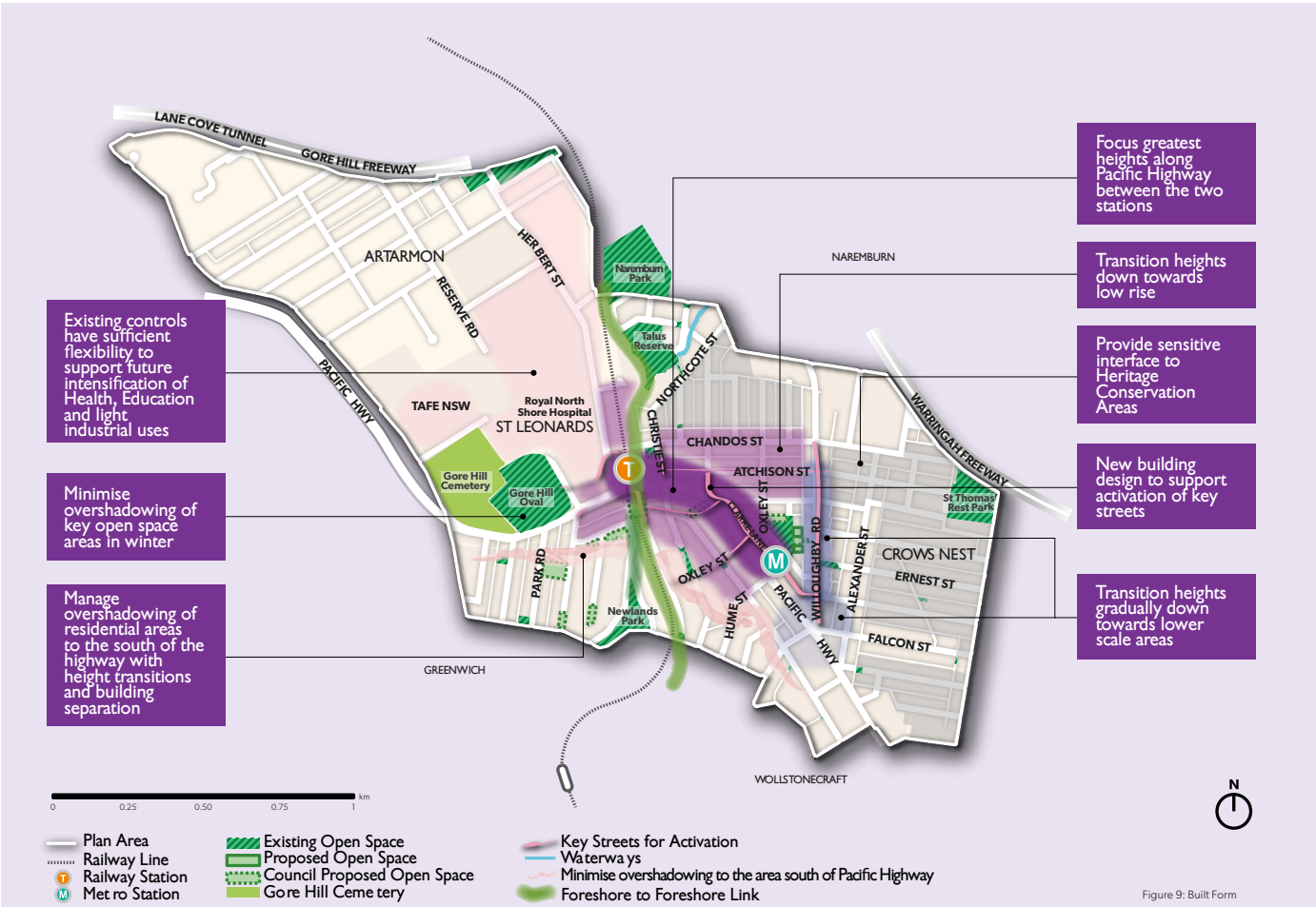
Landscape principles (Source: St Leonards and Crows Nest draft 2036 Plan, p17)

Landscape principle

The draft Plan seeks to deliver a greener place with parks and public green spaces that will provide areas for locals to be active, creative and enjoy green leafy spaces throughout the area, away from built up areas.

The proposal's design has been designed to create new and enhance connections to open space through the provision of a 5m setback for a new linear park along Oxley Street. In line with Councils public domain strategy, this will allow for a new tree-lined open space, increasing urban tree-canopy in a highly urbanised area.

The proposal will also include sustainable landscaping onsite as integral design components. Future development on the site will demonstrate a commitment to sustainable development including green podiums and a green publicly accessible plaza.



Built form principles (Source: St Leonards and Crows Nest draft 2036 Plan, p23)

Built form principle

The draft Plan seeks to deliver a well-designed place with new buildings that model the highest quality design, respecting and enhancing the existing local character of the area. As a Strategic Centre, it is critical to ensure that opportunities for dwellings and employment spaces are maximised.

Heights in these areas should be driven by maximising development potential whilst preserving solar access to the future Hume Street Park.

The preferred built form option presents a strong built form character the defines the commercial core, whilst providing a sharp transition to the heritage conservation area. The building envelope has also been tested to minimise overshadowing and overlooking to surrounding properties, key streets and the public domain.

Significant Site Assessment



Land use principles (Source: St Leonards and Crows Nest draft 2036 Plan, p29)

Land use principle

A key land use principle in the draft Plan is to balance commercial and residential uses within the St Leonards Core. The land use for St Leonards and Crows Nest is to be both a growing and evolving employment hub and a home for people of all ages.

The preferred concept design seeks to deliver a high density, mixed use built form outcome in the St Leonards Core, commensurate with the strategic role of St Leonards.

In total, the concept design will see the delivery of 8,908sqm of non-residential floorspace, which equates to around 342 jobs. Within this, up to 4,000sqm of creative art gallery floor space can be accommodated for in the podium levels and provide a continuation of the creative arts in the local area.



Movement principles (Source: St Leonards and Crows Nest draft 2036 Plan, p37)

Movement

The draft Plan seeks to deliver an accessible place that is attractive and easy to walk, cycle and move through, with improved local and regional connections.

The subject site has excellent access to public transport, with majority of people travelling to work by public transport. With new rail infrastructure, and improvements to the walking and cycling network, car mode share is likely to decrease further encouraging people to rely on active and public transport.

Redevelopment on the site will further enhance active transport modes through the provision of a new linear park along Oxley Street, with connections south to Hume Street Park and the Metro Station at Crows Nest.

Additionally, the proposal will reinforce the draft Plan's principle of an active and sustainable precinct, through provision of car share provisions and bike parking.



The TWT Street Party is a mainstay of the local St. Leonards community and is held annually. (Source: TWT)

3.3 Significant site assessment:
Design criteria

Criteria 3: Significant sites must demonstrate consistency with the design criteria of the Draft Plan

Significant Sites must demonstrate consistency with the design criteria and deliver exceptional design quality.

The following section demonstrates the Planning Proposal Scheme's compliance and consistency with key design criteria outlined in the draft Plan.

As outlined on page 62 of the draft Plan, the following design criteria should be considered for future development:

Solar height planes

Solar height planes as identified in Figure 11 on page 26 of the Draft Plan

Streetscape

Quality streetscape aspects such as setbacks, street wall height and heritage buildings.

Key views

Acknowledgment of key views and vistas such as key long distance vistas which offer sky views, and vistas where a building may terminate the view.

Height distribution

Transition heights from high rise areas down towards existing lower scale areas, including areas not proposed for height changes. Avoid a monolithic street wall effect through the distribution of higher buildings.

Design Excellence

Significant sites will be subject to a rigorous design excellence process to determine the appropriate height, floor space ratio and other design details design excellence process.

Compliance with significant site design criteria outlined in the draft 2036 Plan is outlined on the following pages.

Significant Site Assessment

3.3.1 Solar height planes

An important built form objective of the draft Plan is to minimise overshadowing of key open spaces, public places and adjoining residential areas.

Significant sites must meet solar height planes in this Plan as identified in Figure 11 on page 26 of the draft Plan, as shown in the adjacent figure.

- New solar height planes relevant to the subject site include:
- No additional overshadowing to Hume Street Park between 10:00am-3:00pm
 - No additional overshadowing to Oxley Street between 11:30am-2:30pm

Future development must also manage cumulative overshadowing impacts of significant sites in the area. Compliance with this criteria is outlined as follows.

Response

The Planning Proposal option has been tested for potential overshadowing impacts within the subject site, for surrounding properties, surrounding key areas of public open space and surrounding key streets.

Given the urban context of St Leonards some overshadowing of future residential properties is expected especially given that higher densities are likely to be located closer to rail infrastructure. However, all overshadowing on surrounding development is considered to appropriately manage the cumulative impacts. Notably, the placement of the towers in the Planning Proposal has been carefully considered to ensure that all buildings including the building to the south recieve SEPP 65 requirements for sunlight and natural ventilation. The Planning Proposal building envelopes perform well with the layout and orientation resulting in all buildings envelopes achieving the minimum 2 hour solar access and 60% cross ventilation requirements set out in the ADG.

Testing reveals that whilst, there will be no impact on Oxley Street before 12:30pm, after 1:00pm overshadowing to Oxley Street is inevitable, where a shadow is cast by both the existing built form as well as a complying option under the draft Plan planning controls.

It is noted that the Planning Proposal option will cast no shadow on Hume Street Park, located to the south east of the site. There will also be no shadow cast on surrounding heritage items or conservation areas.

The shadow analysis on the adjacent page evidences that buildings can be placed to ensure adequate solar access to adjoining properties, key streets and open spaces as per requirements of the draft Plan.



Solar height protection areas. Subject site outlined in red. (Source: St Leonards and Crows Nest draft 2036 Plan)

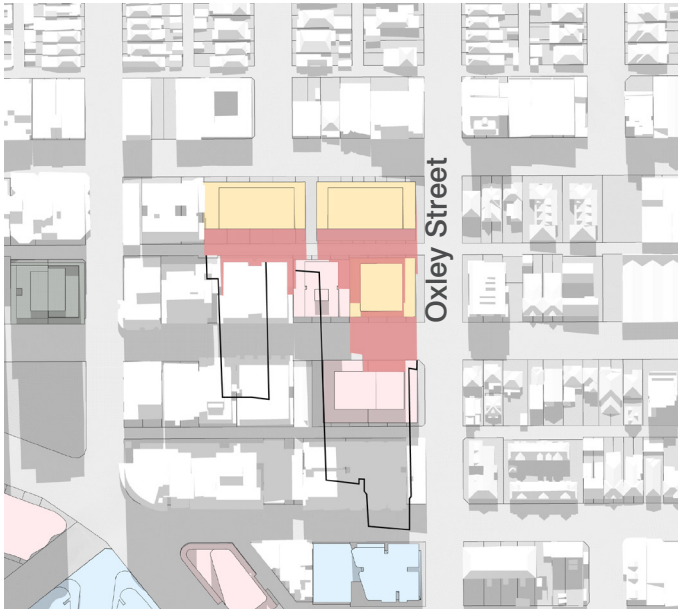
Significant Site Assessment

3.3.2 Key Findings

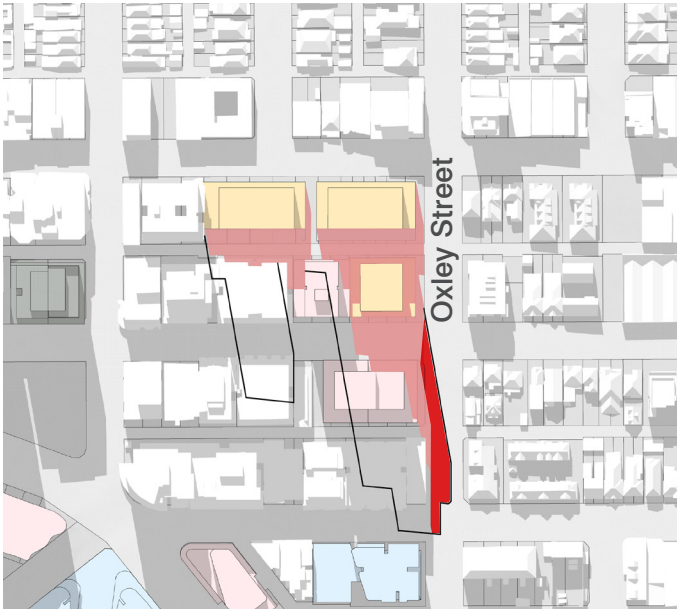
- No additional overshadowing impact to Hume Street Park between 10:00am-3:00pm.
- No additional overshadowing impact between 11:30am - 12:30pm on Oxley Street.
- Overshadowing after 1:00pm is inevitable and occurs in all options tested (including: existing development, complying scenario and Planning Proposal option)
- Acceptable level of overshadowing to surrounding development.
- Ability to accommodate increased development capacity and manage the cumulative overshadowing impacts surrounding properties and key areas of public open space to ensure compliant with draft Plan



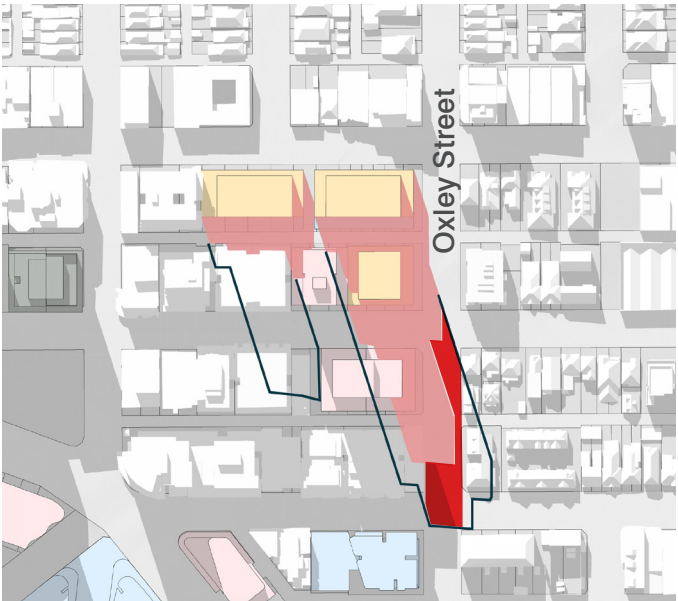
June 21 @ 11:30am shows no additional overshadowing by the curent planning proposal to Oxley Street.



June 21 @ 12:00pm shows shows no additional overshadowing by the curent planning proposal to Oxley Street.



June 21 @ 12:30pm shows additional overshadowing to Oxley street would be no greater to overshadowing caused by a building developed in accordance with proposed planning controls of the draft Plan.



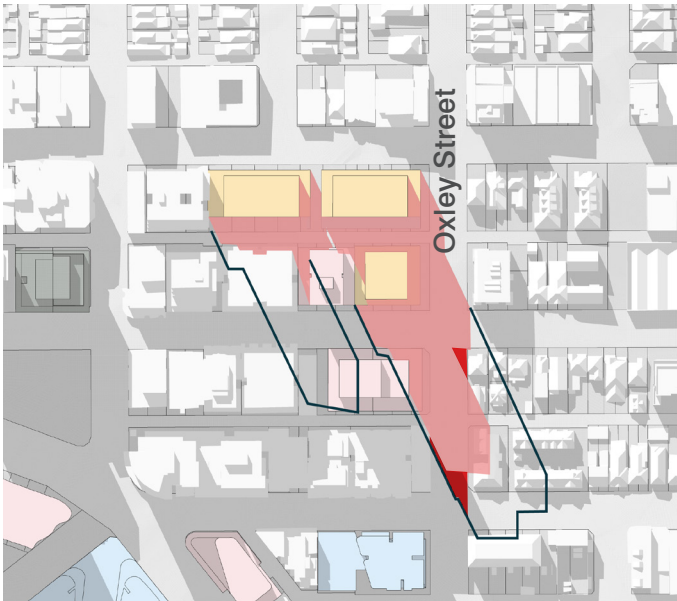
June 21 @ 1:00pm overshadowing to Oxley street occurs outside of hours outlined in the draft Plan.

Legend

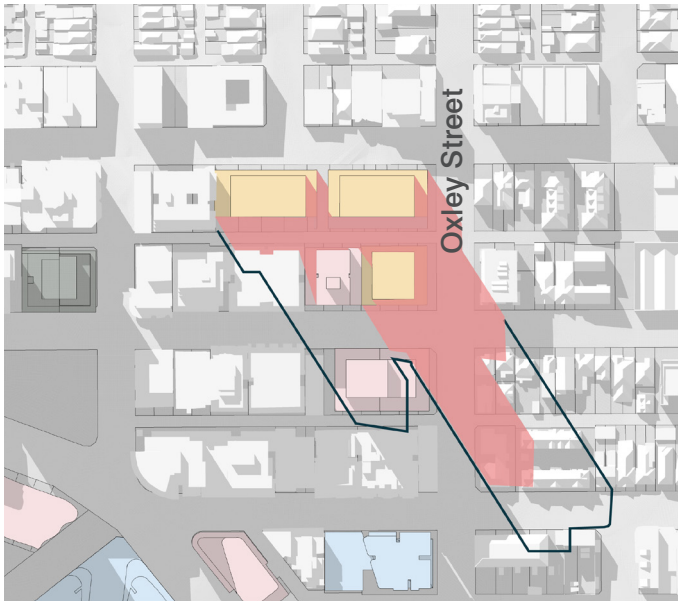
Additional shadowing to Oxley street caused by PP

Complying LUIP shadow

PP shadow



June 21 @ 1:30pm overshadowing to Oxley St occurs outside of hours outlined in the draft Plan. The additional overshadowing shown in red is minimal and the residential areas east of Oxley St that are affected by overshadowing retain more than 3 hours direct sunshine in midwinter between 9am and 3pm when 2 hours meets the NSW guidelines.



June 21 @ 2:00pm overshadowing to Oxley St occurs outside of hours outlined in the draft Plan. The additional overshadowing shown in red is minimal and the residential areas east of Oxley St that are affected by overshadowing retain more than 3 hours direct sunshine in midwinter between 9am and 3pm when 2 hours meets the NSW guidelines.



June 21 @ 2:30pm overshadowing to Oxley St occurs outside of hours outlined in the draft Plan. The additional overshadowing shown in red is minimal and the residential areas east of Oxley St that are affected by overshadowing retain more than 3 hours direct sunshine in midwinter between 9am and 3pm when 2 hours meets the NSW guidelines.

Significant site assessment: Design criteria

3.3.3 Streetscape

An important built form objective of the draft Plan is the consideration of quality streetscape aspects such as setbacks, street wall height and heritage buildings.

Key consideration for significant sites include:

- Provide gradual transitions, sensitive interfaces and an appropriate response to the scale of the street (using a combination of street wall heights, ground and upper level setbacks).
- Provide exemplary street level activation and contribution to the public domain with ground level setbacks, plazas or similar.
- Responding to street character and surrounding heritage items and/ or areas when determining street wall height, awnings and ground and upper level setbacks.
- Tree canopy planting or other landscaping in public spaces on site.

Response

The Planning Proposal option has capacity to yield three residential tower envelopes, above podiums which form an appropriately scaled transition to all surrounding streets. As shown on the the adjacent mater plan floor plans, Tower A and C are located in the northern portion of the site, with Tower B in the south, separated by Atchinson Lane.

Tower A presents opportunity to deliver a mixed-use podium including fine grain retail at ground level and 4,000sqm of creative art space above activating the proposed public plaza and open space. Tower B consists of a mixed-use podium fronting Oxley and Atchison Street with fine grain retail at ground level and residential use above. Tower C located at the North West corner of the site includes a 4 storey podium of commercial uses fronting Chandos Street and provides opportunity for a publicly accessible plaza.

Collectively, all towers will provide a variation in height and floor plate, creating a varying scale and style. Towers will be slender and generally be oriented north-south, whilst also appearing slim and well spaced. In alignment with the draft Plan podiums will provide sufficient increase of commercial floorspace with activated ground plane through fine grain retailing.

The public domain improvements achievable within the Planning Proposal option that are considered integral to ensuring quality streetscape include:

- A proposed through site link located between Oxley and Mitchell Streets, which provides opportunity for improved pedestrian legibility, connectivity and safety within and surrounding the site.

- The opportunity to include a publicly accessible plaza and public open space off Chandos Street.
- Generous setbacks proposed along Chandos Street and Oxley Street which support Council’s vision of a linear park along Oxley Street which connect to the proposed Human Street Park and new Metro station.

Site testing has clearly identified the streetscape and public domain benefits associated with deviation from the proposed planning controls of the draft Plan and development commensurate with a Significant Site. It highlights opportunities for better strategic alignment with the site’s development potential and key objectives of the draft Plan.



The public plaza will provide much needed public open space in the town centre. (Source: Taylor Cullity Lethlan)

Significant site assessment: Design criteria

3.3.4 Key Findings

- Towers are setback to ensure that buildings provide a human scale to the street. This will also alleviate the effects of wind and rain and reduce the visual dominance of tower forms.
- The site allows for the appropriate siting of towers to manage cumulative impacts on surrounding development, including surrounding heritage conservation areas.
- Setback from Chandos and Oxley streets to provide wider footpaths for outdoor retail and dining opportunities. In turn, enhancing the existing street character through improved public domain offering.
- Siting of building footprints allows incorporation of public plaza and public open space accessible from Chandos Street and Atchinson Lane.
- Provision of fine grain retailing to promote street activation and passive surveillance.
- Complies with proposed planning controls of the draft Plan relating to street wall heights and street setbacks.

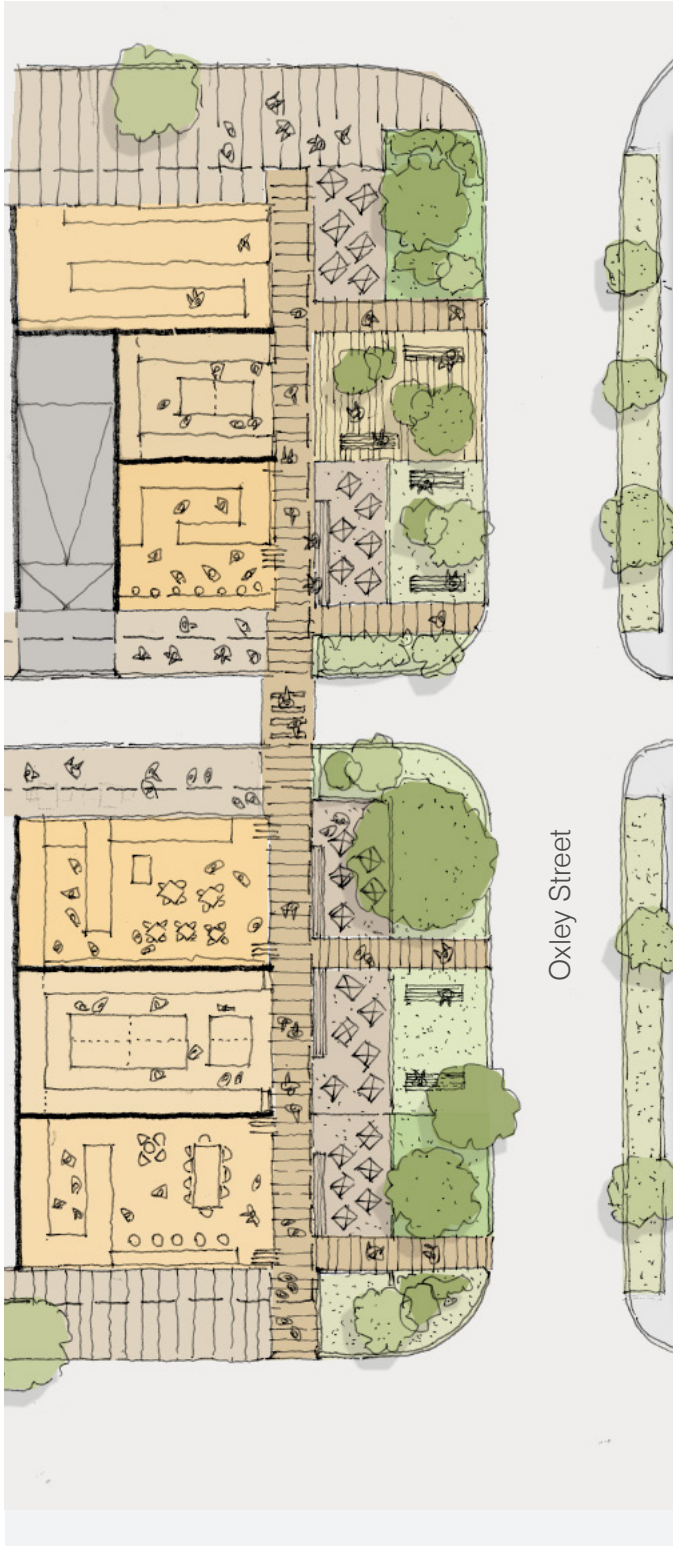
The current Planning Proposal scheme compared to a complying draft Plan scheme means several benefits can be achieved that otherwise would not: including a public accessible plaza, creative floor space, affordable housing, and increased development in response to the transport availability.



The public plaza will provide much needed public open space in the town centre. (Source: Taylor Cullity Lethlan)



High quality finishes, planting and street furniture will ensure Oxley Street will be a vibrant intreface (Source: Taylor Cullity Lethlan)



Proposed master plan floor plans outlining streetscape activation and enhanced greenery along Chandos and Oxley Street (Source: Architectus)

Significant site assessment: Design criteria

3.3.5 Key views

A key consideration of the draft Plan is the acknowledgement of key views and vistas such as key long distance vistas which offer sky views, and vistas where a building may terminate the view.

Significant sites should have a positive impact on the area’s key views and vistas, with consideration of a visual marker of an important place.

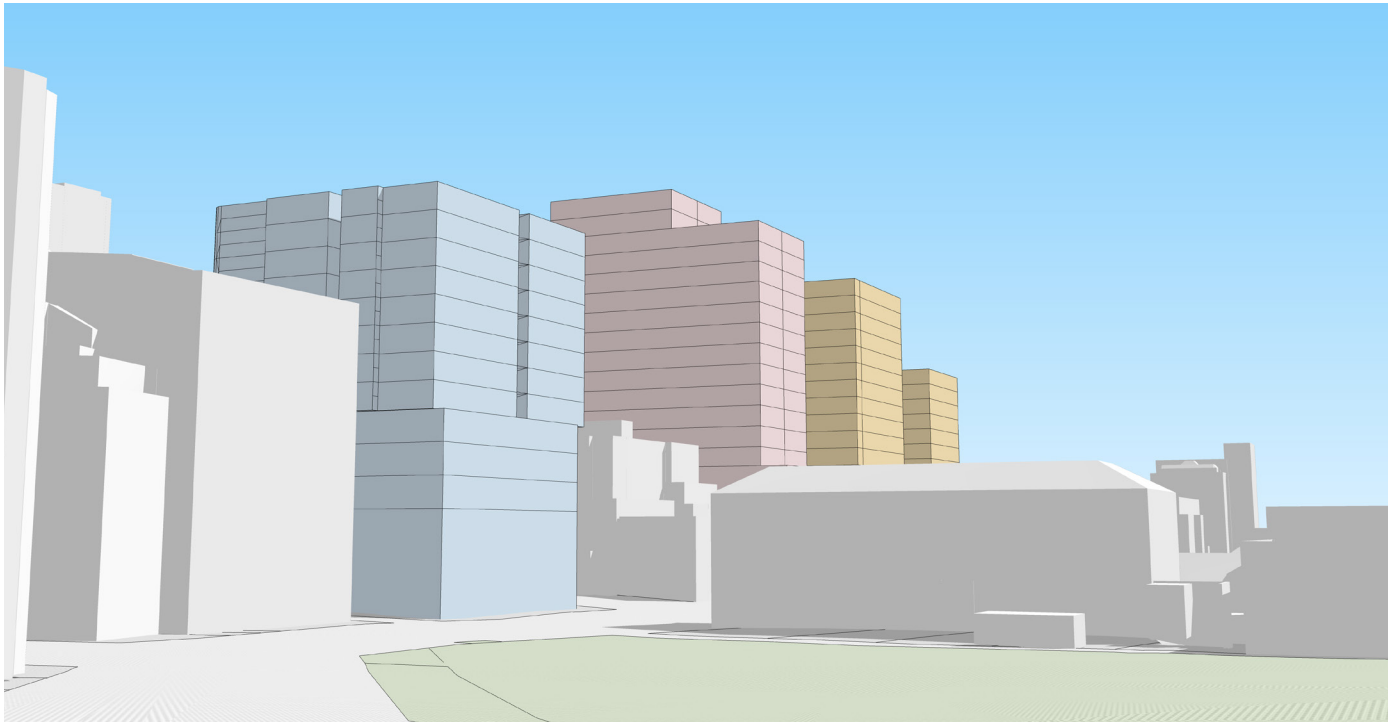
Response

To assess the visual impact of the Planning Proposal scheme a visual impact assessment was undertaken on the surrounding area. The views shown to the right are taken from key streets and open spaces areas within the vicinity of the site including Hume Street Park , Oxley Street, Saint Thomas Park and Atchison Street. Testing reveals that as a result of the proposed tower forms, the buildings will result in an acceptable amount of visual impact on surrounding areas because the proposed built form fits with the context of the high density area of St Leonard’s.

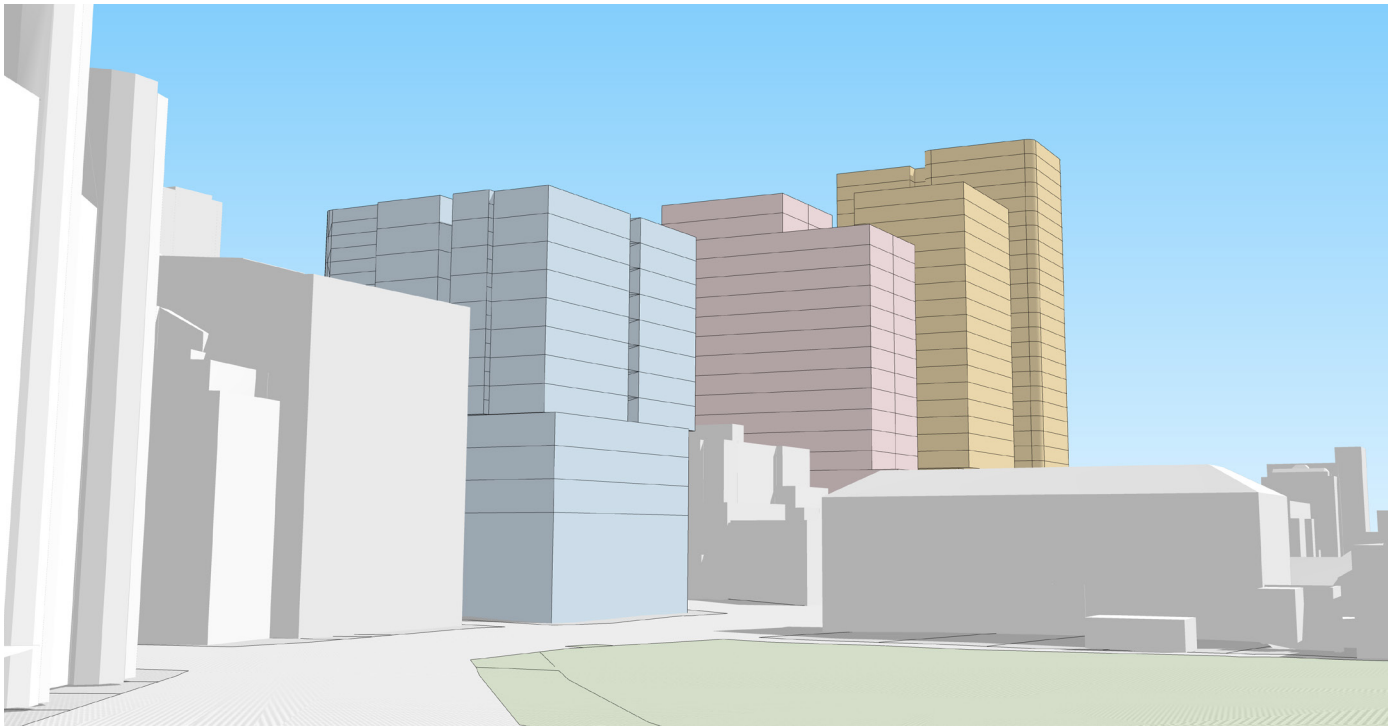
Note that the modelling of the following visual studies is based on existing buildings, approved developments and planned 5 storey development along the north side of Chandos St - and the current PP scheme is compared with a complying draft Plan scheme for each view.

3.3.6 Views along streets

Key views and vistas are not nominated in the draft Plan.



View 1 (complying draft Plan scheme)- Looking north toward the subject site from Hume Street Park (Source: Architectus)

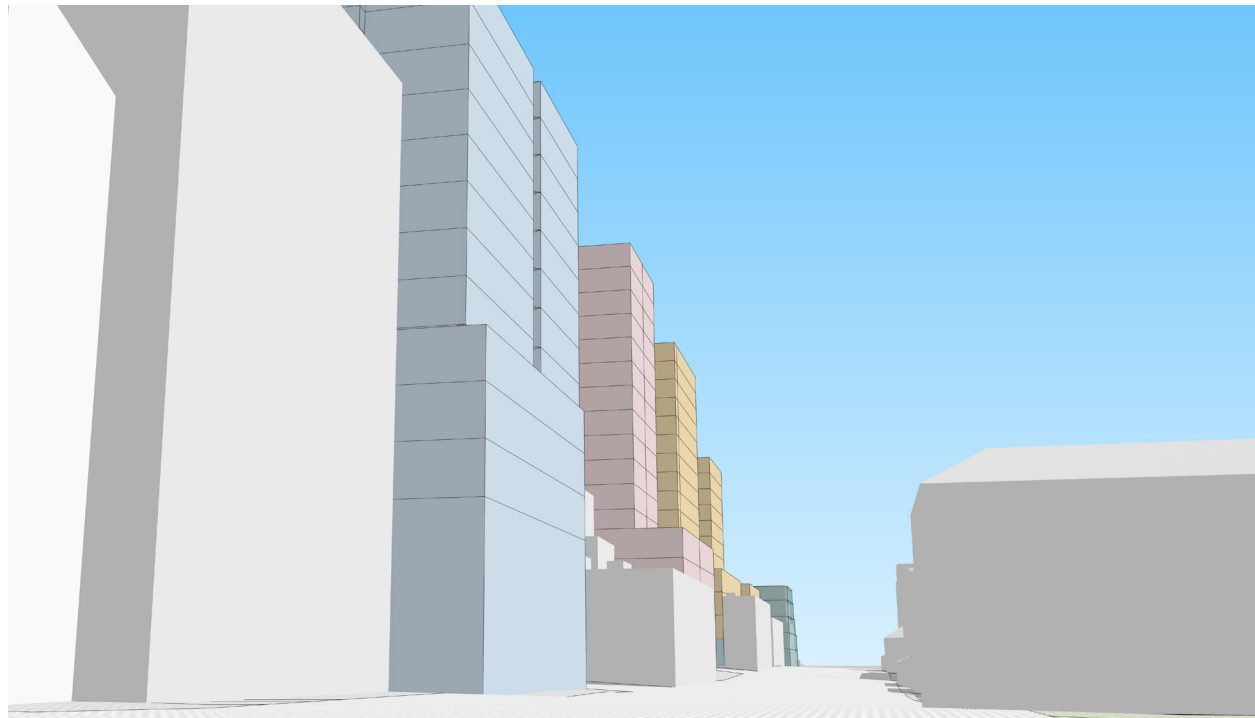


View 1 (Planning Proposal scheme)- Looking north toward the subject site from Hume Street Park (Source: Architectus)

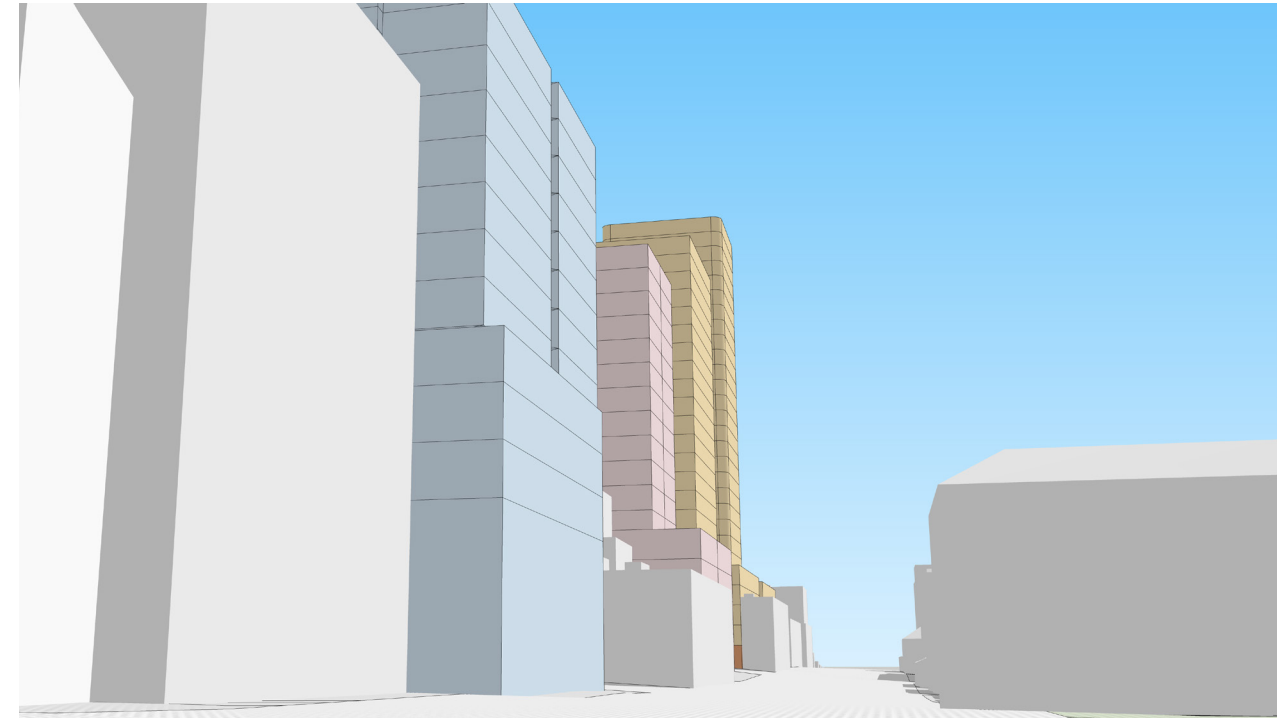
Key map



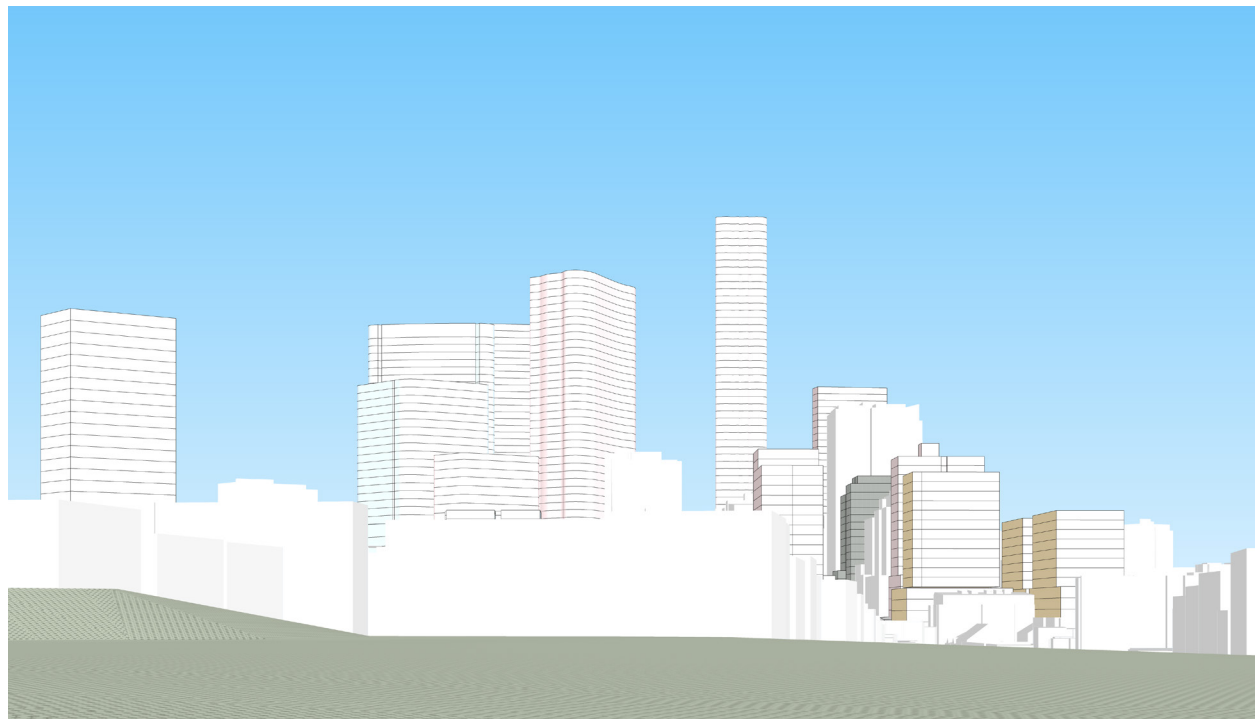
Significant site assessment: Design criteria



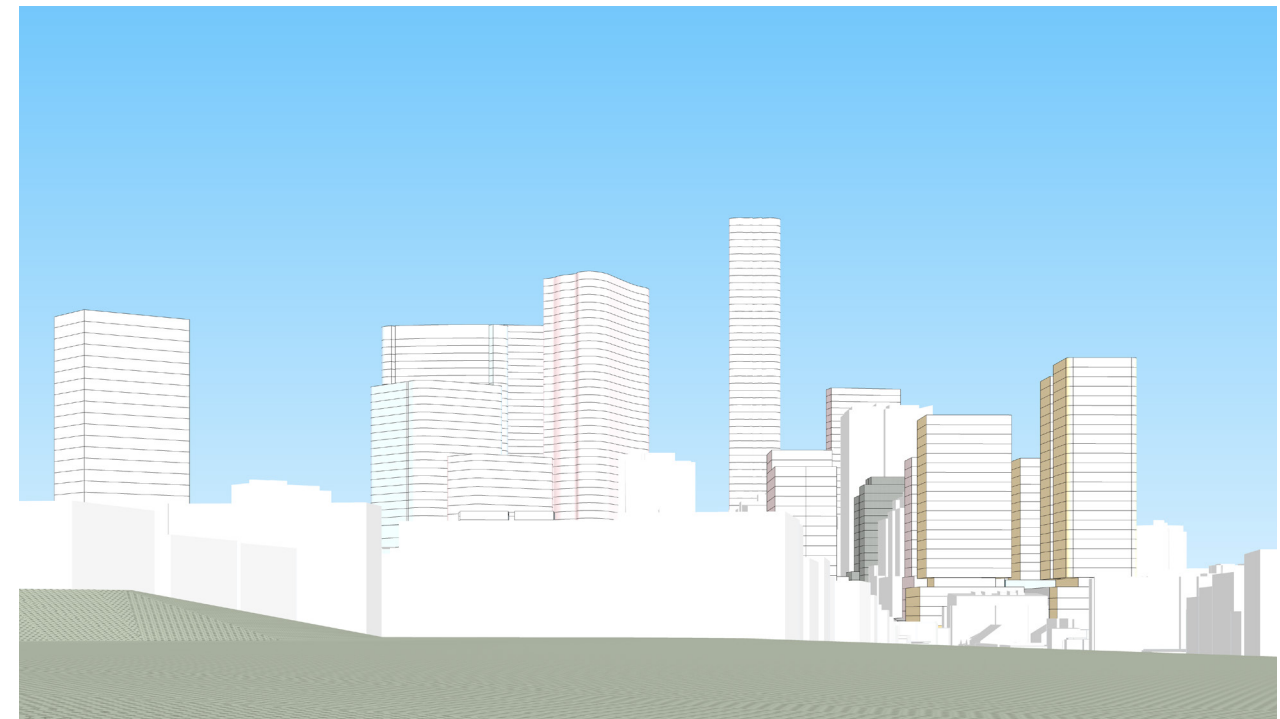
View 2 (complying draft Plan scheme)- Looking north toward the subject site along Oxley Street (Source: Architectus)



View 2 (Planning Proposal scheme)- Looking north toward the subject site along Oxley Street (Source: Architectus)



View 3 (complying draft Plan scheme)- Looking south from Saint Thomas Park (Source: Architectus)



View 3 (Planning Proposal scheme) - Looking south from Saint Thomas Park (Source: Architectus)

Significant site assessment: Design criteria

Views from Heritage Conservation Area

Views have also been tested from the adjacent Naremburn Heritage Conservation Area to the north. To support the view analysis, heritage impact assessment has been prepared to support the active Planning Proposal. The assessment identified the following:

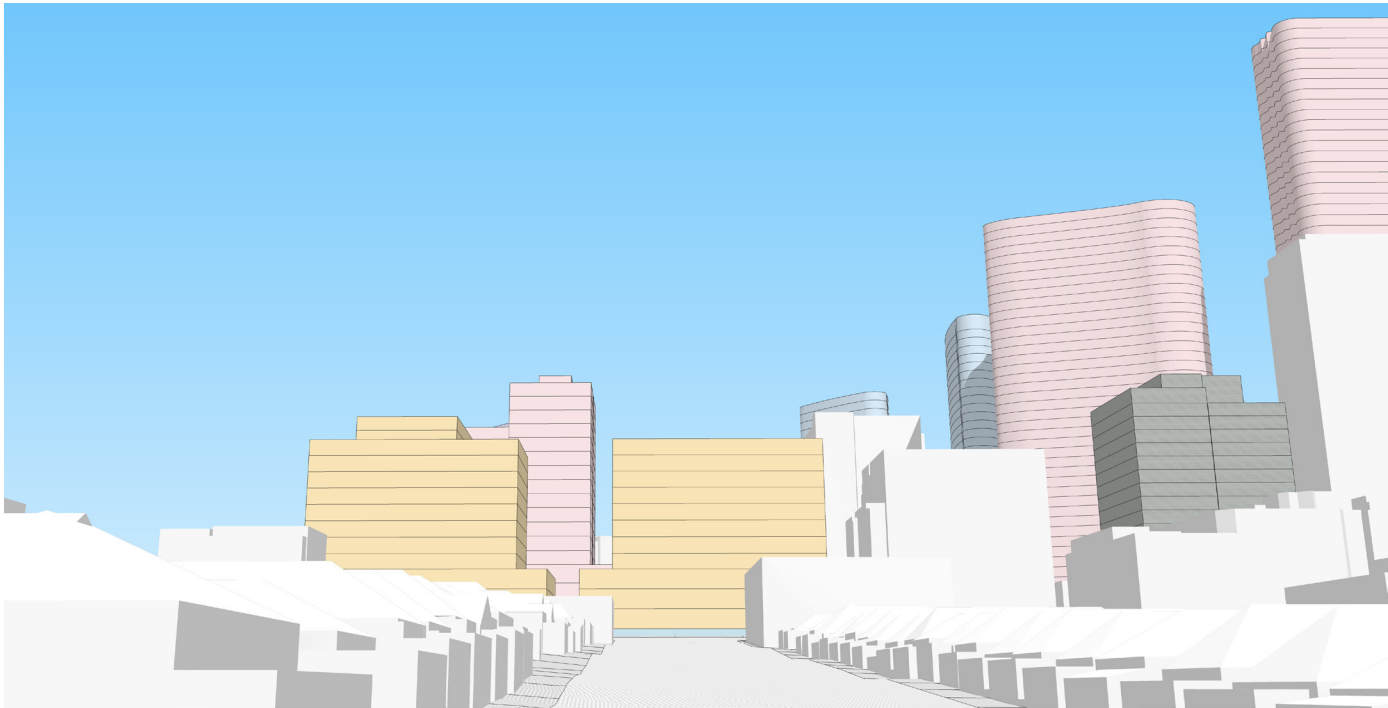
Future development on the subject site in accordance with the amended development controls of this Planning Proposal, will be significantly physically separated from the vicinity heritage conservation areas. In particular, Chandos Street and a row of medium-density commercial and retail development provides a transition barrier between the subject site (and wider St Leonards commercial centre) and the lower scale C8 Naremburn Heritage Conservation Area to the north. The CA07 Holtermann Estate A Heritage Conservation Area is substantially distanced to the east and generally screened from view by existing medium density development along Oxley Street and existing mature vegetation.

However, when viewed from within these heritage conservation areas, the future development on the subject site will read as part of the context in which it is located, being a rapidly evolving major commercial centre with numerous high-rise office and residential developments contained within this urban core. Future development on the subject site to the heights and FSRs set out in this Planning Proposal will not alter or detrimentally impact outward views from the conservation areas, it will instead contribute to an already altered and highly urbanised distant skyline.

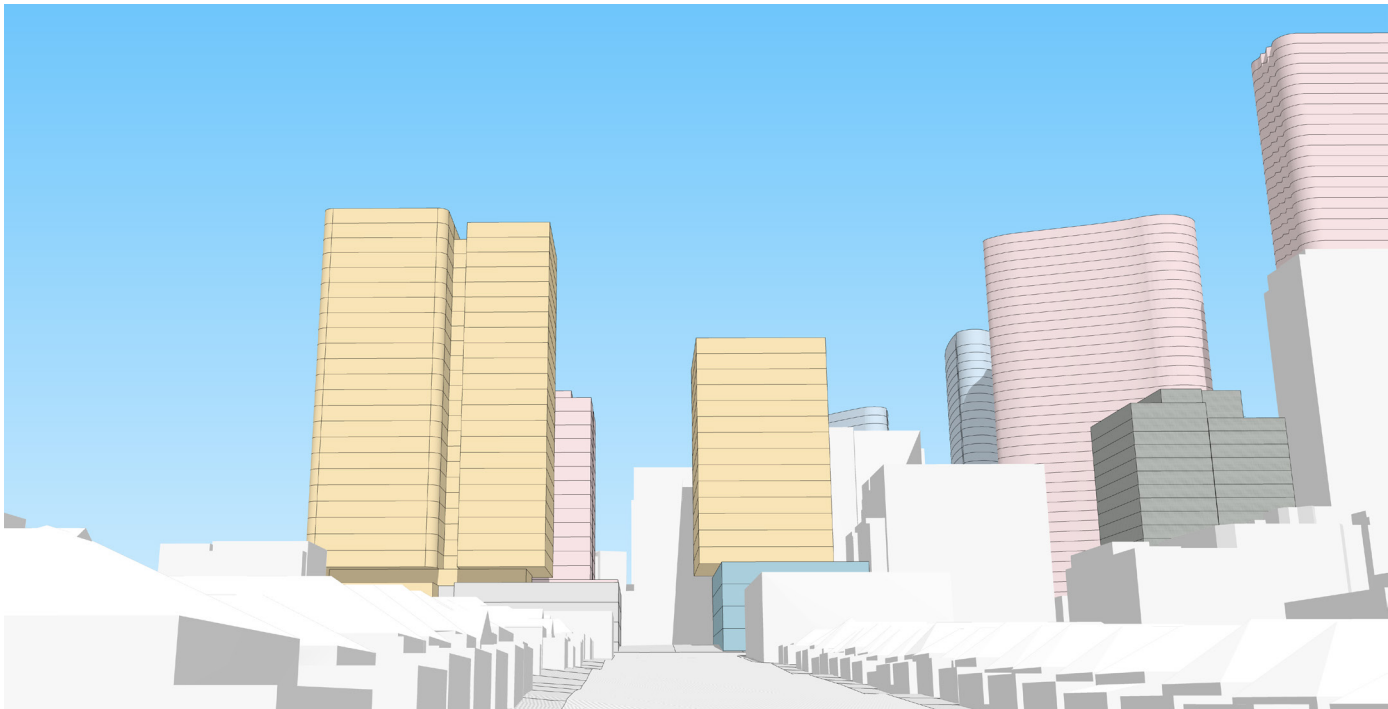
Response

In conclusion with regard to views from the nearby heritage conservation areas, there will be little impact because the current Planning Proposal scheme tower forms are generally read as part of the context of the St Leonards high density centre and is therefore considered to be an acceptable level of impact.

It is further noted that while some people may prefer a more gradual transition of building heights relative to the heritage conservation area of mainly townhouses, these view studies show that a sharper change is visually acceptable and that the intervening row of planned 5 storey buildings along the north side of Chandos St mitigate closer views from the heritage conservation area.

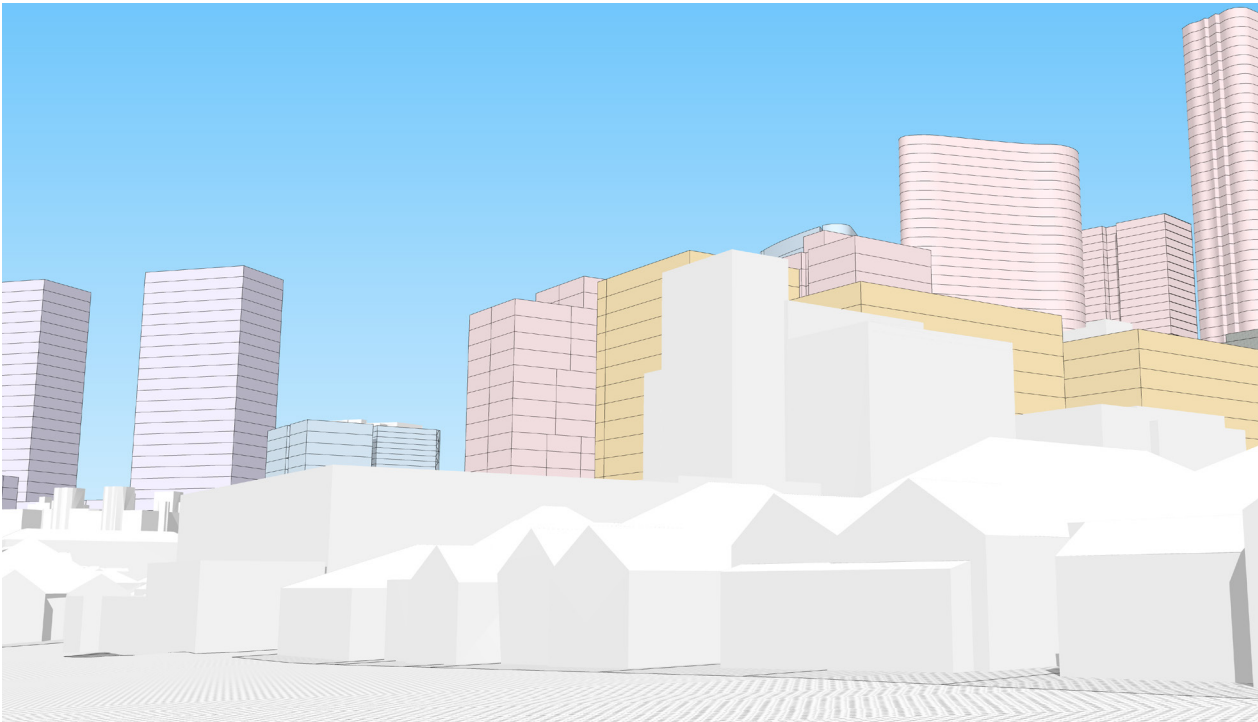


View 4 (complying draft Plan scheme)- Looking south toward the subject site from Darvall street (Source: Architectus)

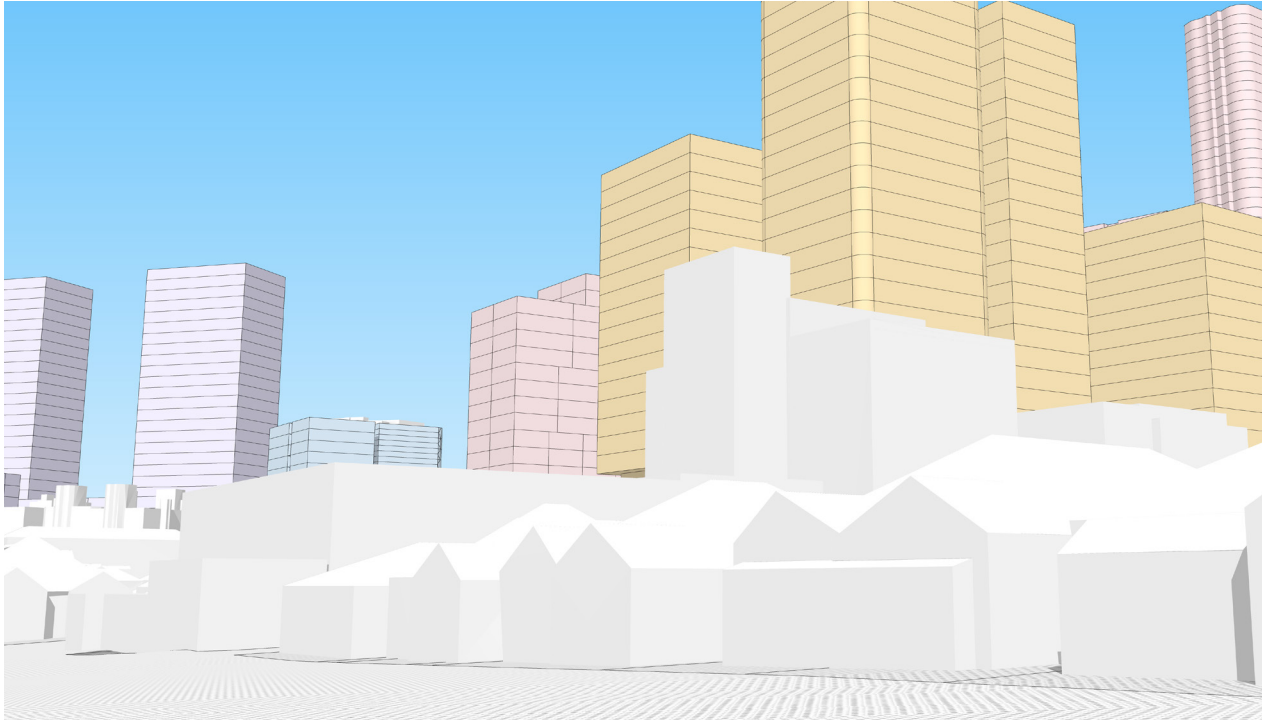


View 4 (Planning Proposal scheme)- Looking south toward the subject site from Darvall street (Source: Architectus)

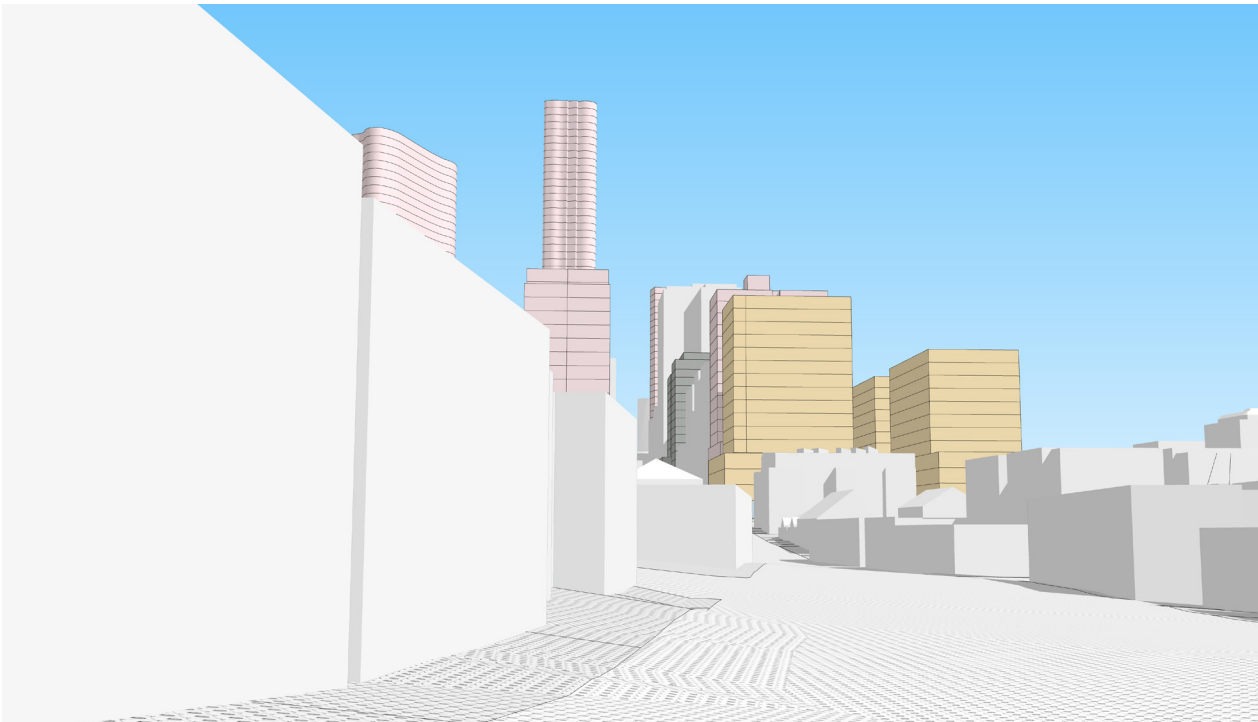
Significant site assessment: Design criteria



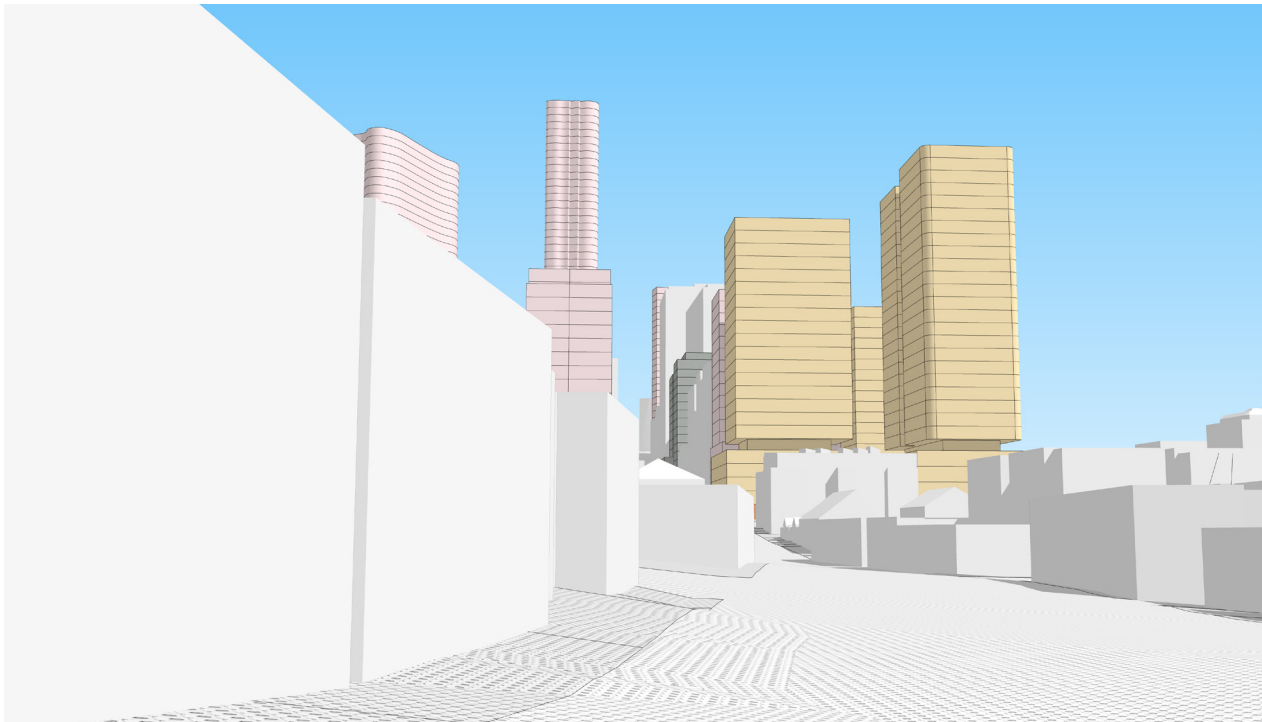
View 5 (complying draft Plan scheme) - Looking south from Martin Street (Source: Architectus)



View 5 (Planning Proposal scheme) - Looking south from Martin Street (Source: Architectus)



View 6 (complying draft Plan scheme) - Looking west along Atchison Street (Source: Architectus)



View 6 (Planning Proposal scheme) - Looking west along Atchison Street (Source: Architectus)

Significant Site Assessment

3.3.7 Height distribution & transition

Built form objectives of the draft Plan seek to avoid a monolithic street wall effect through the distribution of higher buildings. In turn, significant sites are required to consider the transition heights from high rise areas down towards existing lower scale areas.

Response

As a Strategic Centre, it is critical to ensure that opportunities for dwellings and employment spaces are maximised. Accordingly, the commercial core of St Leonards needs to be clearly defined through heights and associated densities. Heights in these areas should be driven by maximising development potential whilst appropriately managing the cumulative impacts of increased density. In this instance, of particular significance are potential impacts on the future Hume Street Park and the Naremburn Heritage Conservation Area. Whilst simultaneous creating a strong built form character for the St Leonards high density centre.

Based on the sites proximity to Hume Street Park (within 170m), solar testing has demonstrated the subject site can support increased height with no additional overshadowing.

The site is located in a position that is physically separated from the Naremburn Heritage Conservation Area by a defined street block between the north of Chandos Street and south of Henry Lane. This is shown on the image to the right by the zone identified as the “transition zone”.

The transition zone currently contains a range of medium-density (4-6 storeys) commercial and retail development which forms a natural physical boundary to the future taller development and urban context of the St Leonards Centre.

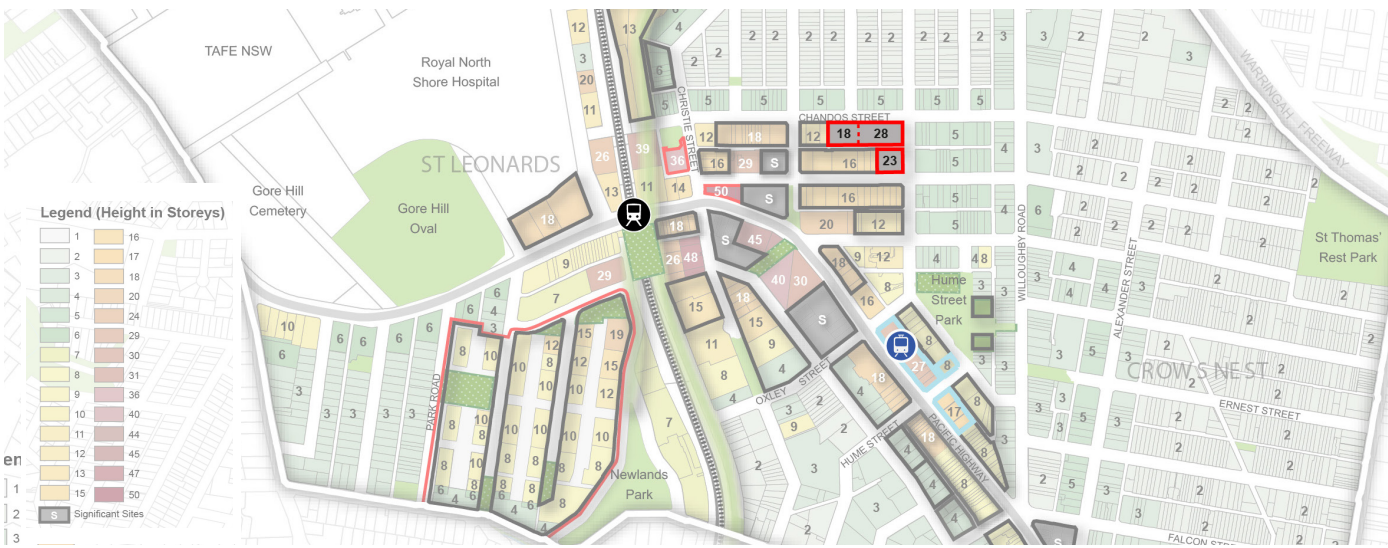
When the proposed development is viewed from these heritage conservation areas, future development on the site will read as part of the context of the St Leonards high density centre, rapidly evolving with numerous high-rise office and residential developments. The impact of increased heights for the site will not alter or detrimentally impact outward views from the conservation areas. Instead, future development on the site will contribute to visually defined the highly urbanised skyline of St Leonards.

Furthermore, the site’s size allows for appropriate siting of towers. Development potential as a significant site has considered appropriate tower setbacks, building setbacks and building separation to enhance human scale at grade and reduce likelihood of monolithic street wall effect.

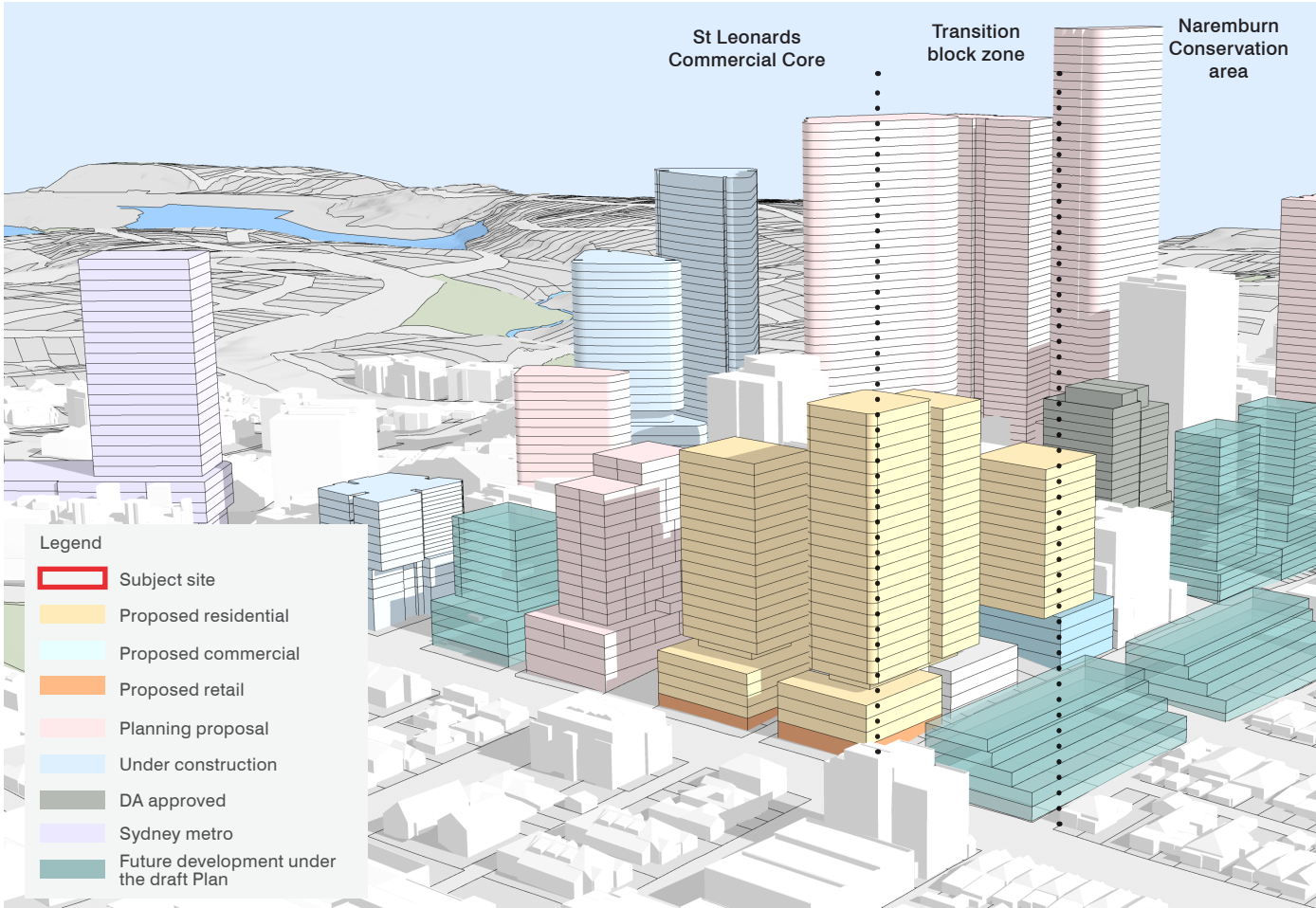
3.3.8 Key Findings

In conclusion, in regard to height distribution and transition, the current Planning Proposal scheme demonstrates:

- Within the context of the St Leonards high density centre containing many buildings of 50+ storeys, the heights of the current Planning Proposal scheme for three towers of 18-28 storeys will maintain an acceptable transition as per the built form design principles.
- Towers will provide a variation in height and floor plate, creating a varying scale and style to individual towers. Towers should be slender and generally be oriented north-south, whilst also appearing slim and well spaced.



Proposed Height of Buildings Plan (Source: St Leonards & Crows Nest Draft 2036 Plan, pg.50)



North-eastern view of the subject site showing the Planning Proposal in the context of the St Leonards Centre with an established transition to the north toward the Naremburn Conservation Area. (Source: Architectus)

Significant Site Assessment

3.3.9 Design excellence

The draft Plan requires significant sites to undertake a design excellence process to determine the appropriate height, floor space and other design details.

The Government Architects Draft Design Excellence Competition Guidelines (2018) defines design excellence as “the design quality of a building or project which sets an expectation that a project will achieve a level of design quality that is above and beyond the usual.”

A Design Excellence Competition process can take several forms depending on the project size, its complexity, its Capital Investment Value and other factors. It is important to note there are three design excellence competition types which include:

- Type A - Invited Single Stage Design Excellence Competition
- Type B - Invited by EOI Design Excellence Competition
- Type C - Open Design Excellence Competition

An indicative flowchart of the design excellence competition process is further outlined to the right.

Response

The proponent is supportive of undertaking a design excellence competition in order to ensure the delivery of a high quality, mixed-use development, which will also deliver significant investment in public benefit and public domain infrastructure.

		COMPETITION TYPE		
		TYPE A	TYPE B	TYPE C
STEP 1	DESIGN EXCELLENCE COMPETITION STRATEGY	A Design Excellence Competition Strategy (the Strategy) is required in every instance. The Strategy will nominate the Competition Type, combination of types or in the case of No Competition will outline the process for achieving Design Excellence without the benefit of a competitive design process		
STEP 2	DEVELOPING THE BRIEF	Prepare a detailed Brief with all required supporting documentation	Prepare a Competition Brief AND an EOI document which clearly sets out the aims of each stage of the Type B Competition	Prepare Competition Briefs for each of the Open and Invited Stages of the Type C Competition.
STEP 3	OPEN CONCEPT DESIGN COMPETITION			STAGE 1: Open National or International Competition for a Design Concept or Strategy, often Anonymous
Competition Review and Judging	OPEN EXPRESSION OF INTEREST (EOI)		An open Expression of Interest asking for a proposed Design Team and demonstration of capability	The Competition Jury should verify the capability of all shortlisted teams before proceeding. Additional information may be requested from some or all teams
	INVITED DESIGN COMPETITION	An invited list of 3-5 Design Teams are asked to prepare a proposal	STAGE TWO: 3-5 Design Teams chosen to present a more detailed proposal on the basis of their EOI	STAGE TWO: 3-5 Design Teams chosen to present a more detailed proposal on the basis of their Design Concept or Strategy
STEP 4	COMPETITION REPORT	<p>The Jury compiles a Competition Report which may:</p> <ul style="list-style-type: none"> —award a winner and confirm the Design Excellence of that scheme, —award a winner but ask for further development to achieve design Excellence or —declare that Design Excellence has not been achieved and is not possible with the proposed schemes. <p>The Jury's recommended actions to be undertaken from this point should be clear in the Report</p>		
STEP 5	FINAL COMPETITION REPORT	The Jury confirms that Design Excellence has been achieved in a Final report.		
	POST COMPETITION PROCESSES	As set by the Strategy, ensure Design Excellence is maintained through regular review by the Competition Jury or through a Design Excellence Assessment prior to DA lodgement		

Design excellence strategy (Source: Draft Government Architect's Design Excellence Competition Guidelines, 2018)



04 Review of the St Leonards and Crows Nest Centre Yield Analysis

This section outlines key findings of a yield study undertaken to assess the likely development potential of St Leonards under proposed draft Plan development controls.

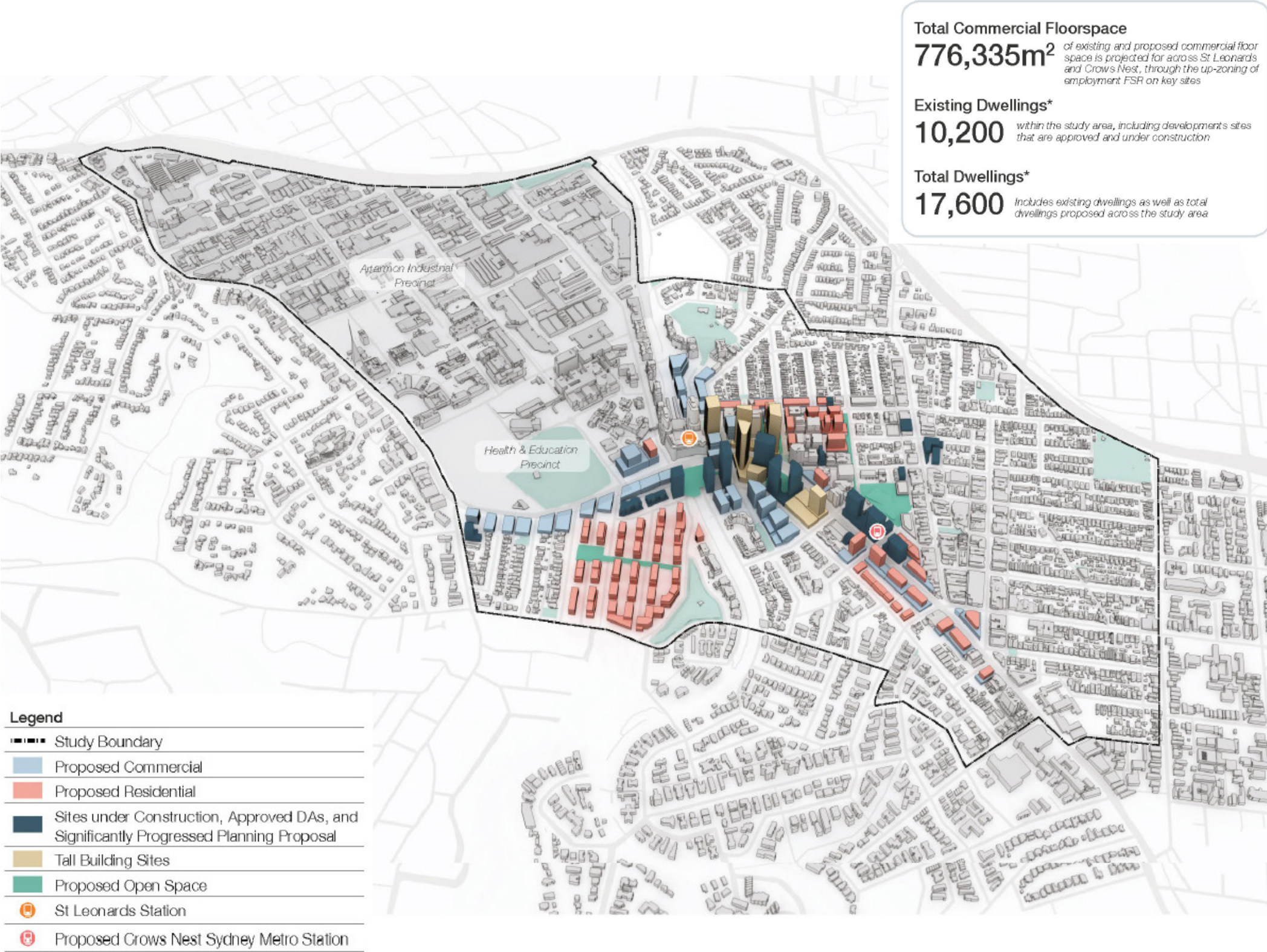
Review of the St Leonards and Crows Nest Centre Yield Analysis

As part of the draft Plan, potential built form massing has been undertaken by SJB (2018) which provides a total dwelling yield for the St Leonards Crows Nest planned area.

This testing has been undertaken based on an analysis of the proposed planning controls nominated in the draft Plan and has also considered sites under construction and subject to recent planning proposal approvals.

Key takeaway points from the built form massing revealed:

- There are currently around **10,200 existing dwellings** in St Leonards and Crows Nest
- Based on proposed planning control changes under the draft 2036 Plan, there is yield for a total of **17,600 dwellings** (or an additional **7,400 dwellings**).
- There is a discrepancy in the total dwelling capacity between the draft 2036 Plan (**7,525 dwellings**) and supporting Urban Design Study (**7,400 dwellings**). This should be rectified upon finalisation of the draft Plan.

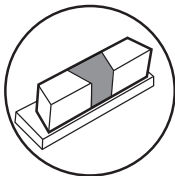


Potential Built Form Massing (Source: St Leonards & Crows Nest 2036 Stage 02 Urban Design Study, 2018)

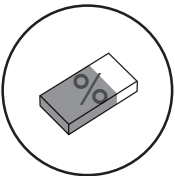
4.1 Architectus review of potential built form massing

Based on a review of the potential built form massing outlined in the Urban Design Study (SJB, 2018), we have identified three main issues. These include:

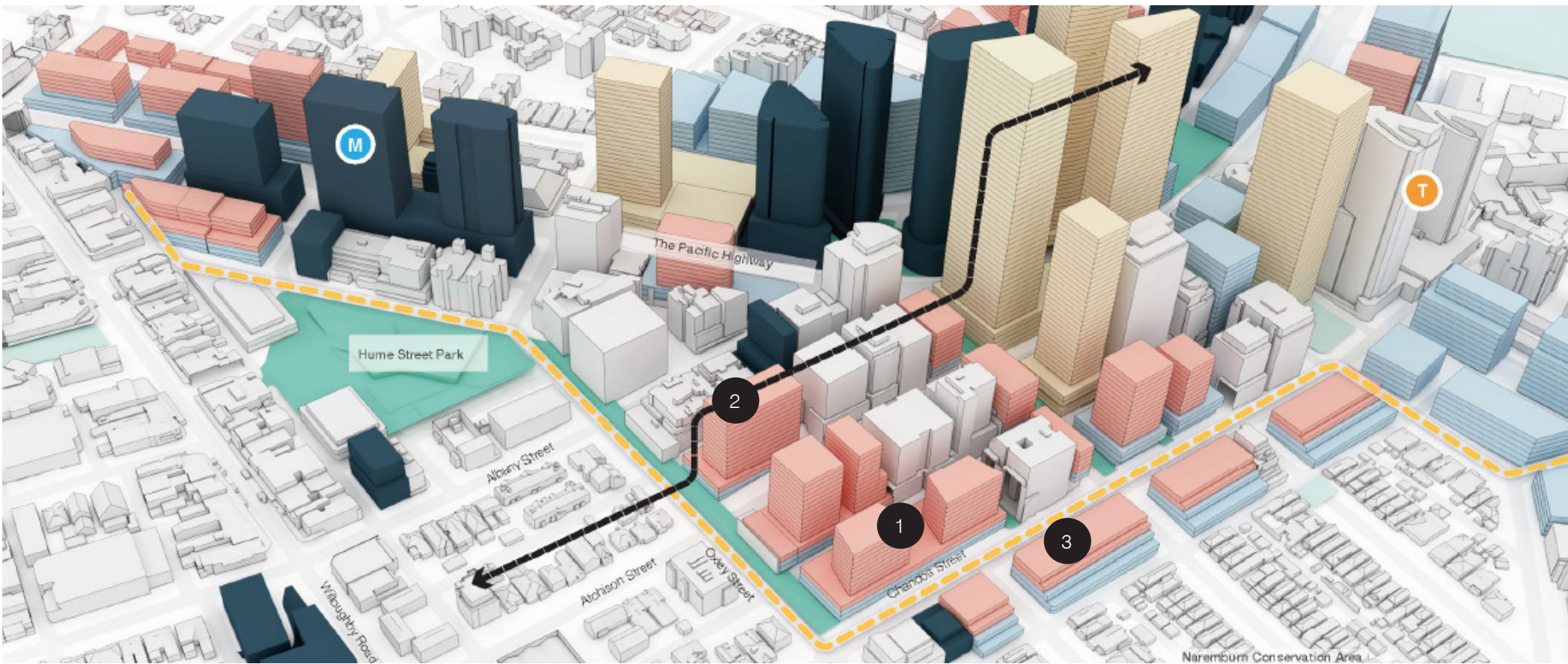
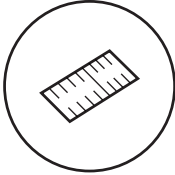
1 Building envelope area and residential floorplates



2 75% Efficiency



3 Amalgamation pattern



Edge of St Leonards Core (Source: St Leonards & Crows Nest 2036 Stage 02 Urban Design Study, 2018)

Building envelope area and residential floorplates

Under the draft 2036 plan, several built form envelopes developed for some sites appear unreasonably large in their size (eg. 60m+ building length, and overly large podiums). This is evident in the block to the north of Chondos Street where continuous floor plates have been drawn with no regard for side or rear setbacks consistent with SEPP 65 requirement.

While no specific floor plate sizes for residential flat buildings are nominated in the draft Plan, an acceptable assumption would be that residential floor plates are no more than 18-24 metres in width and 40m in length, to ensure compliance under SEPP 65 and the Apartment Design Guide.

Efficiency

In establishing reasonable residential floor plate sizes for the purposes of the study, the corresponding factor applied to determine a working assumption for Gross Floor Area (GFA) needs to be determined. While the assumption made for the building envelope efficiency factor is not indicated under the draft 2036 plan, an acceptable rule of thumb to apply for building envelopes in residential feasibility studies would be 75%. This would be acceptable for most building envelopes when determining an indicative GFA measurement for each envelope. This rule has been applied to the Architectus study.

Amalgamation pattern

Under the draft 2036 plan, a number of residential strata lots have not been considered and have been included in amalgamated sites as part of the study. This includes a number of existing strata lots along the northern edge of Chondos Street (between Christie and Oxley) which are residential flat buildings up to 5 storeys in height. Under the draft plan, these properties located on 30,64,68 and 72 Chondos Street have not been recognised and are assumed to form part of a single street block development.

It is unreasonable to assume that residential strata blocks in the medium to long term would amalgamate.

Assumptions such as these may have an impact on the accuracy of the dwelling yield (7,525 dwellings indicated under the draft Plan).

For the purposes of the capacity review, the amalgamation pattern has been developed with careful consideration to the following:

- Omission of existing residential strata and heritage buildings in the existing urban context, and;
- Careful consideration of large multiple lot amalgamations which would be out of character with the area.

Review of the St Leonards and Crows Nest Centre Yield Analysis

4.2 Assumptions

In order to interrogate the total dwelling numbers proposed under the draft Plan, Architectus has applied a number of key assumptions for testing including:

- A 3-4 site amalgamation pattern
- Exclusion of strata and heritage sites
- Residential floorplates estimated at 75% efficiency
- Apartment numbers calculated at 90m² GFA per dwelling
- Significant sites estimated to have an overall FSR of 18:1 This was used as the draft Plan does not nominate proposed height or FSR controls for “S” sites. It also uses the proposed FSR for 601 Pacific Highway and 100 Christie as the basis with FSRs in order of 18:1 FSR to meet the dwelling yield indicated under the draft Plan.

Based on the above, Architectus found that the total increase in dwellings was expected to be in order of **7,409 total dwellings**.

It is significant to note the SJB yield combined with the assumptions above relies on a 18:1 FSR average for existing significant sites unless additional significant sites are nominated.

As such, whilst this review has revealed a similar overall dwelling capacity as to what is shown in the draft Plan’s modelling (7,400 dwellings), it is recommended that built from modelling is reviewed prior to finalising the Plan to account for:

- Building envelope area in accordance with SEPP 65/ADG
- Building envelope efficiency factor
- Amalgamation patterns and other planning constraints including consideration of residential strata lots and heritage sites.
- Appropriate allowance for additional significant sites.

St Leonards capacity study							
	Site Area (m2)	Draft LUIP HOB storeys	Draft LUIP FSR	Draft LUIP non-residential min FSR	Estimated non-residential GFA (m2)	Estimated residential GFA (m2)	Total Apartments @90sqm/apartment
C1	n/a	n/a	n/a	n/a	n/a	n/a	539
C2	n/a	n/a	n/a	n/a	n/a	n/a	526
C3	n/a	n/a	n/a	n/a	n/a	n/a	47
C4	n/a	n/a	n/a	n/a	n/a	n/a	27
C5	n/a	n/a	n/a	n/a	n/a	n/a	350
S1	1371	not specified	18 :1	3 :1	4113	20565	171
S2	2844	not specified	18 :1	0 :1	0	51192	427
S3	2898	not specified	18 :1	6 :1	17388	34776	290
S4	4775	not specified	18 :1	7 :1	33425	52525	438
S5	3406	not specified	18 :1	3 :1	10218	51090	426
P1	n/a	n/a	n/a	n/a	n/a	n/a	654
P2	n/a	n/a	n/a	n/a	n/a	n/a	195
P3	n/a	n/a	n/a	n/a	n/a	n/a	15
P4	n/a	n/a	n/a	n/a	n/a	n/a	102
P5	n/a	n/a	n/a	n/a	n/a	n/a	82
F1	640	5	3 :1	2 :1	1280	640	5
F2	872	5	3 :1	2 :1	1744	872	7
F3	490	5	3 :1	2 :1	980	490	4
F4	875	5	3 :1	2 :1	1750	875	7
F5	432	5	3 :1	2 :1	864	432	4
F6	490	5	3 :1	2 :1	980	490	4
F7	653	5	3 :1	2 :1	1306	653	5
F8	804	5	3 :1	2 :1	1608	804	7
F9	761	5	3 :1	2 :1	1522	761	6
F10	610	5	3 :1	2 :1	1220	610	5
F11	493	5	3 :1	2 :1	986	493	4
F12	875	18	6.5 :1	3 :1	2625	3062.5	26
F13	1433	18	6.5 :1	3 :1	4299	5015.5	42
F14	706	16	6 :1	1 :1	706	3530	29
F15	1229	18	6 :1	2 :1	2458	4916	41
F16	1256	4	2 :1	0 :1	0	2512	21
F17	752	4	1.6 :1	0 :1	0	1203.2	10
F18	744	4	1.6 :1	0 :1	0	1190.4	10
F19	937	18	4 :1	2 :1	1874	1874	16
F20	1083	8	3.7 :1	2.5 :1	2707.5	1299.6	11
F21	1115	8	4.5 :1	2.5 :1	2787.5	2230	19
St Leonards South	n/a	n/a	n/a	n/a	n/a	n/a	2400
Proposed development	5,654		9 :1	1.59 :1	6970	39634	438

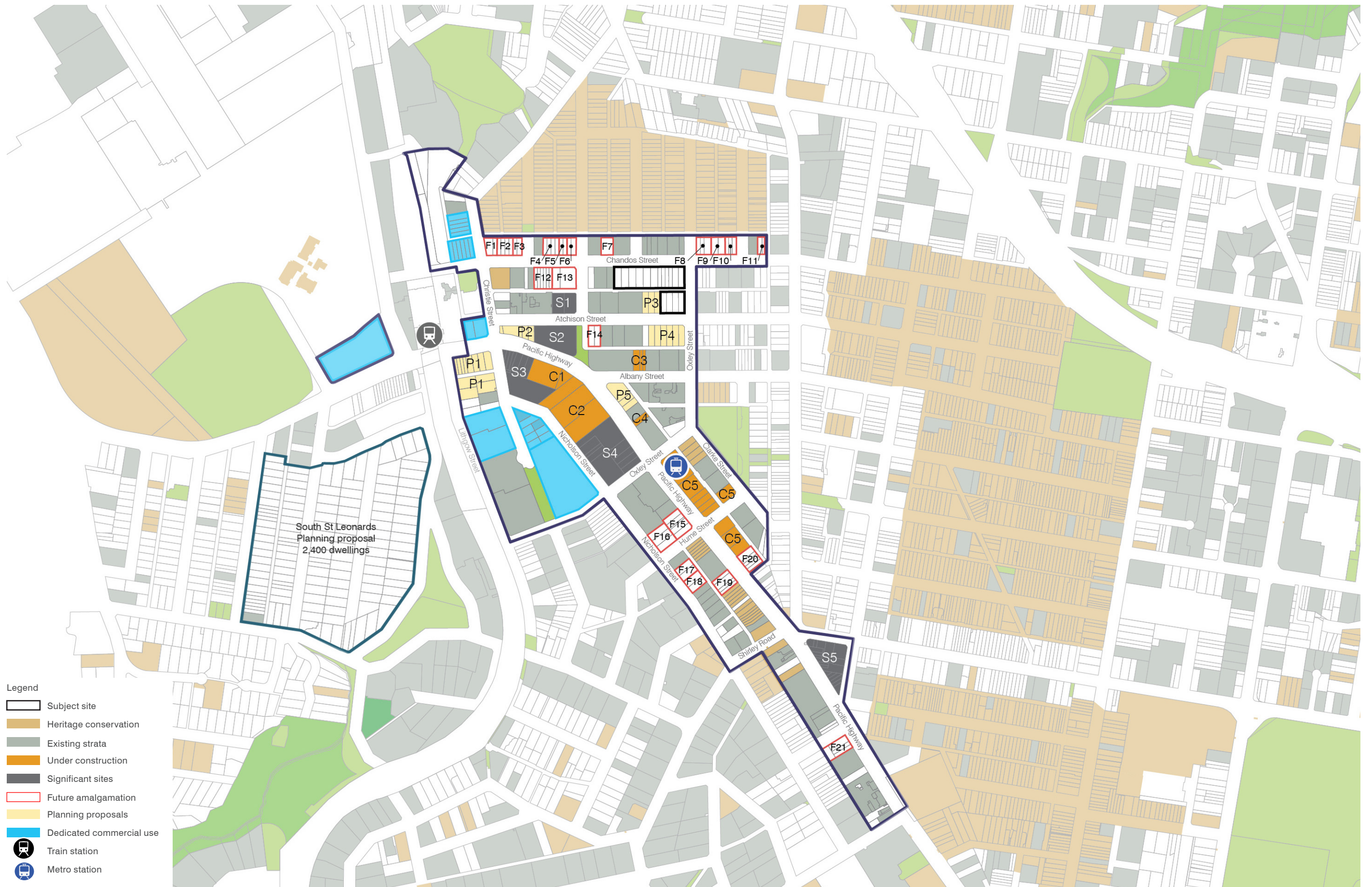
GFA

Total dwellings (including proposal)

7409

Legend

- Under construction
- Significant sites
- Planning proposals





Artistic impression of the publicly accessible plaza along Chandos St (Source: Doug & Wolf, 2018)



05 Conclusion and recommendations

Planning recommendations designed to ensure future development achieves state strategic objectives on the subject site.

Conclusion and recommendations

On behalf of TWT, Architectus has reviewed the St Leonards and Crows Nest Draft 2036 Planning Package, in relation to the future context and preferred development outcome, consistent with the submitted Planning Proposal for the subject site known as 55-89 Chandos Street & 58-64 Atchison Street, St Leonards.

It is clear that the subject site has a long history, where the site was first considered and supported by DPE in 2014/15 for heights ranging between 32-36 storeys and a FSR of 7.5:1.

With the site currently subject to an active Planning Proposal seeking reduced heights up to 28 storeys and a FSR of 8.5:1, this submission has demonstrated that the site is suitable for increased height and FSR than what is recommended under the draft Plan and furthermore qualifies as a Significant Site.

Prior to finalising the Plan, we recommend DPE update the Plan to;

- **Introduce a “S” site classification for the subject site.** As demonstrated throughout this submission, we believe consideration as a Significant Site is the best outcome for the site, which is consistent with the strategic objectives and intent of the draft Plan. The table overleaf provides a summary of the sites consistency against the Significant Site performance criteria.

Based on testing of the site and the broader St Leonards area, we also recommend the following changes be made to the draft Plan:

- **Removal of no additional overshadowing control to Oxley Street.** Overshadowing to Oxley Street is inevitable. Any additional development on the western side of Oxley Street will increase overshadowing (including complying development under the draft 2036 planning control changes). We recommend overshadowing controls be reviewed to reflect solar access controls consistent with the ADG (2 hours between 9am and 3pm on the 21 June).
- **Removal of the 40m building separation performance criteria measure for greater than 18 storeys.** Architectus considers the 40m tower separation rule to unreasonable in a high-density urban centre such as St Leonards, that has a confined planned area and is served by two rail stations. The NSW ADG separation criteria are appropriate. Architectus recommends removal of “40m for greater than 18 storeys” and replacing with “in accordance with the NSW ADG”.



Built form height changes plan
The built form height changes plan should be updated to introduce a “S” site classification for the subject site.
Source: Draft 2036 Plan, with Architectus edits.

Conclusion and recommendations

The subject site qualifies as a ‘Significant Site’ for the following reasons:

- The Planning Proposal scheme is generally **consistent with the vision, design criteria, area wide design principles and significant site design principles** outlined in the draft 2036 Plan. This is further outlined in the following Assessment Chapter.
- The Planning Proposal scheme is **consistent with the key strategic drivers** of the draft Plan.
- The Planning Proposal scheme is **consistent with the significant site criteria** outlined in the supporting technical study (Stage 02 Urban Design Report). Refer to table to the right.

In addition to the above, the proponent is willing to undertake a **design excellence process** to ensure the site meets the highest design standards. The proponent is also committed to delivering a number of **key public benefit items** including:

- 700sqm of public plaza;
- 4,000sqm creative arts spaces for 20 years;
- Linear park along Oxley Street; and
- 10% of dwellings as affordable housing for 20 years.

On behalf of TWT, we would like to thank the Department of Planning and Environment for the opportunity to comment on the draft 2036 Planning Package and welcome the opportunity to work collaboratively with the DPE and Council to realise the sites full redevelopment potential and commensurate public benefit outcomes.

Significant site criteria and the Planning Proposal

Performance Criteria	Compliance of Planning Proposal scheme	Comment
Sites must be greater than 1,500m ²	✓	The site has a combined site area of 5,654m ² which is almost four times the threshold site area.
Ensure no net loss of commercial floorspace (non residential FSR) occurs	Refer to comment	<p>The existing non-residential GFA consists of 11,515m², equivalent to a FSR of 2:1.</p> <p>The proposal seeks to provide 8,908m² of non-residential floorspace, equivalent to a FSR of 1.6:1, which is greater than what is required under the proposed non-residential FSR control of 1:1 (or 5,651m²) under the draft Plan.</p> <p>In addition to the above, an economic impact assessment has been prepared by Urbis and submitted to North Sydney Council as part of the Planning Proposal. This advice confirmed that whilst the Planning Proposal scheme will not fully mitigate the loss of the existing commercial floorspace currently provided on site (11,515m²), the proposal will deliver other significant economic benefits such as higher quality commercial floorspace that can accommodate a higher worker density and a floorplate that is more flexible and suitable to growing industries. Moreover, the 438 residential apartments would significantly increase retail expenditure in the area, and see the addition of 99 jobs from the development of new floorspace (based on 16m² per job).</p>
Provide affordable housing that is proportionate to overall development	✓	The proponent is willing to enter a Voluntary Planning Agreement to deliver a total of 10% (or 44 dwellings) as affordable housing, for a period of 20 years. This public benefit offering is at the upper end of the Affordable Rental Housing target range outlined by the Greater Sydney Commission (Refer to pg.44 of the North District Plan.)
Proposal should demonstrate design excellence	✓	The proponent is supportive of undertaking a design excellence process.
Ensure appropriate separation between tall buildings (40m for greater than 18 storeys)	Refer to comment	<p>The ADG promotes to maintain a separation of 24 metres between residential apartment buildings. However, in high density, urban contexts, such as St Leonards, the ADG allows for reduced separation of 12-18m when towers are offset, there is minimal single aspect apartments and architectural measures such as angling windows are provided.</p> <p>The design concept has been designed to allow a 27 metre building separation between towers along Chandos Street to maximise view sharing and to minimise the effect of tower crowding. The tower on the corner of Oxley Street has a building separation of 18m, which is consistent with existing buildings along Atchison Lane.</p> <p>Architectus considers the 40m tower separation rule is unreasonable in a high-density urban centre that has a confined plan area and is served by two rail stations. The NSW ADG separation criteria are appropriate. Architectus recommends removal of “40m for greater than 18 storeys” and replacing with “in accordance with the NSW ADG”</p>
Include a public benefit offering (such as open space, community facility etc.)	✓	<p>The site is capable of delivering a number of key public benefit items including:</p> <ul style="list-style-type: none">– Up to 4,000sqm of new creative art floor space which could be delivered as part of an integrated creative arts and mixed use precinct– Contribution towards the delivery of a linear park along Oxley Street. This would see the site enabling the provision of a 5m landscape setback along the western side of Oxley Street– Delivery of a new public accessible plaza including a 700 square metres public space that would provide a breakout space for urban relief and passive recreation.

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