St Leonards and Crows Nest
2036 Plan

26 September 2018
Existing Context
Premise:
1. Manage overshadowing of zoned residential land not proposed for height changes
2. No additional overshadowing of residential zone land outside the precinct between 9am and 3pm at winter solstice.
3. No additional overshadowing of Willoughby Road between 11am and 2pm at winter solstice.
4. No additional overshadowing of Conservation Areas between 9am and 3pm at winter solstice.
5. No additional overshadowing of existing and proposed open spaces (hours vary depending on the type of the open space) at winter solstice.
6. Provide transition in heights between existing or proposed high rise buildings and areas not proposed for height changes.
7. Transition heights down towards the Five Ways intersection and Willoughby Road.
Premise:
1. Manage overshadowing of zoned residential land not proposed for height changes south of the Pacific Highway. In Test 1 an assumption was made that 3 hours of solar access achieved in the afternoon was sufficient (consistent with North Sydney Council’s existing DCP).
2. No additional overshadowing of residential zone land outside the precinct between 9am and 3pm at winter solstice.
3. No additional overshadowing of Willoughby Road between 11am and 2pm at winter solstice.
4. No additional overshadowing of Conservation Areas between 9am and 3pm at winter solstice.
5. No additional overshadowing of existing and proposed open spaces (hours vary depending on the type of the open space) at winter solstice.
Responding to the key solar controls from North Sydney DCP 2013

**Premise:**
1. Manage overshadowing of residential zoned land not proposed for height changes south of the Pacific Highway. As per the approach taken in Test 1, in Test 2 an assumption that 3 hours of solar access achieved in the afternoon is sufficient was applied (consistent with North Sydney Council’s existing DCP).
2. Manage overshadowing of residential zoned land not proposed for height changes east of Willoughby Road which incorporates the Heritage Conservation Areas. As per above, an assumption that 3 hours of solar access achieved in the morning is sufficient was applied (consistent with North Sydney Council’s existing DCP).
3. No additional overshadowing of Zoned RE1 land (public open space) between 11.30am to 2.30pm at winter solstice (consistent with the North Sydney Council’s existing DCP).
**View of Willoughby Road at Ernest Place (from roadway)**

**KEY PLAN**

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Open vista/sky maintained</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consideration</strong></td>
<td>Taller elements setback not visually dominant</td>
</tr>
<tr>
<td><strong>Consideration</strong></td>
<td>Low scale maintained</td>
</tr>
<tr>
<td><strong>Consideration</strong></td>
<td>Potential gateway marker is offset without dominating view at end of Willoughby Road</td>
</tr>
<tr>
<td><strong>Consideration</strong></td>
<td>Oversized and visually dominant development against Willoughby Road existing built form</td>
</tr>
</tbody>
</table>

**KEY**

- Recent DAs and Completed Buildings
- Commercial
- Residential
Consideration
Open vista/sky maintained

Consideration
Built form outcome against lower scale of Willoughby Road

Consideration
Marker at Fiveways not acknowledged

Consideration
Sky view from Willoughby Road maintained

Consideration
Low scale of Willoughby Road

KEY PLAN

KEY
- Recent DAs and Completed Buildings
- Commercial
- Residential
**View of Pacific Highway at Hume Street (from roadway)**

**KEY PLAN**

**KEY**

- Recent DAs and Completed Buildings
- Commercial
- Residential

**Consideration**

- Tunnel effect
- Overbearing scale

**An appropriate street wall with some tall buildings at appropriate locations subject to urban design considerations**
View of Pacific Highway at Nicholson Lane (from roadway)

**KEY PLAN**

- **BASE CASE**
  - Consideration
  - Open vista

**TEST 1**
- Consideration
- Open vista

**TEST 2**
- Consideration
- Built form outcome against key Fiveways building
- Consideration
- Overbearing scale

**KEY**
- Recent DAs and Completed Buildings
- Commercial
- Residential
Consideration
Low scale around
Five ways maintained

Consideration
No marker at important
public place (Willsiby)

Consideration
Clustering of towers

Consideration
Built form to
ensure slender
tower as a
visual marker

Consideration
Lower
podium

View of Pacific Highway at Rocklands Road (from roadway)

BASE CASE
TEST 1
TEST 2

KEY
Recent DAs and Completed Buildings
Commercial
Residential
View from Pacific Highway at Alexander Street (from roadway)

**KEY**
- Recent DAs and Completed Buildings
- Commercial
- Residential

Consideration
Vista of key Fiveways building maintained

Consideration
Tall street wall

Consideration
Crowding of tower forms

Consideration
Appears very dense and visually dominant

**BASE CASE**

**TEST 1**

**TEST 2**
View from Falcon Street at Sophia Street (from roadway)

**KEY**
- Recent DAs and Completed Buildings
- Commercial
- Residential

**Consideration**
- Existing heritage building (former bank building)
- How to acknowledge vista at end of Falcon Street

**Consideration**
- Existing heritage building (former bank building)
- How to acknowledge vista at end of Falcon Street

**Consideration**
- Consistent tower form

**Consideration**
- Very wide and dominant form
- How to acknowledge vista at end of Falcon Street