Crows Nest Sydney Metro Sites
Detailed Urban Design Study
We create amazing places

At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.
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1.1 Purpose of this Report

This report provides a detailed urban design study for the proposed rezoning of the Crows Nest Sydney Metro sites.

SJ B have been engaged by the Department of Planning and Environment (DPE) to establish appropriate built form parameters for the site, through overarching vision objectives for the immediate and wider context. A suite of site responsive built form recommendations have been informed by a set of design principles underpinned by a strategic framework, development context and place-making objectives.

This study is intended as a reference document to inform a rezoning proposal for the subject site. The design principles and approach outlined in this document provide guidance on key urban considerations and strategies that may inform the design and assessment process for future development within the St Leonards and Crows Nest Area.

The study is supported by the urban design analysis, visioning workshops and urban design framework completed as part of stages 1 and 2 of the urban design study for the St Leonards and Crows Nest Station Precinct. Other relevant strategic documents and local projects have also been considered in the development of an urban design framework for the subject site.
1.2 St Leonards and Crows Nest Area

St Leonards and Crows Nest is located approximately 5 km north-west of the Sydney Central Business District (CBD). It overlaps three local government areas; Lane Cove Council, North Sydney Council and Willoughby Council.

The area provides a unique urban condition, comprising a variety of land uses, including low, medium and high density residential and commercial developments, retail, industrial, education, medical and sporting facilities. This variation in character, form and function contributes to the unique ‘sense of place’ that defines the local area.

The future Crows Nest Sydney Metro Station is located within the St Leonards and Crows Nest Area, to the south-east of St Leonards Train Station in the North Sydney LGA.

Some of the key features that start to define the area’s character include:

- The Forum at St Leonards Station (1);
- Royal North Shore Hospital and Gore Hill Oval (8&9);
- Artarmon Employment (Industrial) Area (8);
- low-scale fine grain residential neighbourhoods in
  Norreyma and Crows Nest (7);
- steep topography along River Road and St Leonards South
  (11); and
- the vibrant retail and dining along Willoughby Road (6).
1.3 Site Photos - Wider Context

Location 1 - St Leonards Station and The Forum
Location 2 - Atchison Street, looking west from Mitchell Street
Location 3 - Royal North Shore Hospital
Location 4 - TAFE NSW
Location 5 - The Forum, looking east from Pacific Highway
Location 6 - East Streets of Willoughby Road
Location 7 - Naremburn Conservation Area
Location 8 - Reserve Road
Location 9 - Gwe-Hill Park, looking east towards St Leonards
Location 10 - Crows Nest, looking north from Pacific Highway Fireways Intersection
Location 11 - Missile Density along Durranbah Avenue
Location 12 - Naremburn Park