4.5 Proposed Envelopes

Legend
- Proposed Building Envelopes
- Sites under Construction, Approved DAs, and Significantly Progressed Planning Proposal

Note: The above photo montage depicts simplified building envelopes within the proposed built form and land use controls and are indicative only.
Urban Design Framework - Open Space, Public Domain and Community

5.1 Framework Plan

A key finding has been that limited opportunities exist to provide new open space within the study area. Therefore, prioritisation for the expansion and improved utilisation of existing open space has been explored.

Artarmon Industrial Area
1. Improved street/pedestrian connections on Frederick, and Elia Street.
2. New active street frontages on Herbert Street and Frederick Street.
3. Priority on street trees and improving walkability.
4. Possible opportunity for active sports facility.

Pacific Highway
5. Retain green edge and vista to Gore Hill Park and Cemetery.
6. Investigate enhancement of Gore Hill Oval and facility upgrade in accordance with Council master plan.
7. Priority on landmark trees and avenue plantings.

Residential (St Leonards South)
8. Explore new street connections east west connecting to Newlands Park. Provide connected open space areas with new development.
9. Open space extension in St Leonards South.

St Leonards Centre/Crows Nest Village
10. Proposed open space to align with the Green Grid.
11. Upgrade and further expand Hume Street Park.
12. Investigate potential to integrate a rooftop open space at Ernest Place north to Holtermann Street as part of redevelopment of the existing car park.
13. Pedestrian/cycleway improvements to access the core.
14. Investigate future opportunities to provide additional open space along Chandos/Athelstan Street.

Residential (Wollstonecraft) + Health and Education
15. Open space link adjoining rail line south of St Leonards towards River Road.

Figure 1.1.25: Open Space, Public Domain and Community Framework
Urban Design Framework - Open Space, Public Domain and Community

Hume Street Park

Recommendations

- Upgrade and further expand Hume Street Park between Hume Street and Hume Lane.

- Investigate future open space area north of Hume Street Park along Chancels/Atchison Street to support improved cycleway and pedestrian connections.
Urban Design Framework - Open Space, Public Domain and Community

Ernest Street Plaza

Recommendations

- Expand Ernest Place to Holtermann Street. Any future redevelopment of the Council owned car park should consider the provision of publically accessible open space on the roof of the development.

- Development to the north is low scale in character and is defined by the intimate scale of Willoughby Road. This would ensure solar access to the Ernest Place extension would be maintained.

- Possibility for existing above ground car parking to be relocated and to underground any future parking structure, to provide additional parkland within Crows Nest Villages.
St Leonards South

Recommendations:

- Redevelopment of the area needs to align open space to align with Green Grid (closer to station). Open space could be located within land subject to the St Leonards South Masterplan to assist with the distribution of quality open space.

- Open space provision in this area would also benefit from the existing tree canopy and built form of St Leonards South and would be located away from potential noise conflicts along Pacific Highway. Potential open space in this area would need to consider improved access from St Leonards Centre.

- Opportunity to enhance connectivity from St Leonards South to Gare Hill Oval. Access to Gare Hill is currently restricted by limited crossings on Pacific Highway. Investigation of a pedestrian bridge or new crossing could facilitate improved access for existing residents.
St Leonards Plaza and Lithgow Street Reserve

Baseline Analysis
St Leonards Plaza is a proposed open space south of Pacific Highway, opposite St Leonards Station and above the rail line. Concept designs have been prepared by Lane Cove Council and identify the following design outcomes:

- Development of the extent and profile of the plaza deck.
- Connection from the plaza to St Leonards Station.
- Connection from the plaza to existing streets and laneways.
- Connection from the site to current and future developments on neighbouring sites.
- Integration of a cycle route that traverses the site and completes a holistic cycle network for the area.

Recommendations
- Provide new linear park adjacent to the rail line, south of the proposed St Leonards Plaza to improve connections from Wolstoncraft to St Leonards Centre.
- Support connections along key streets between St Leonards Plaza, the proposed linear park along the railway corridor and access to Friedians Place.

Legend
- Existing Open Space/Avenue
- Proposed Open Space
- Proposed Green Connections
- Gateway
- Connections
- Location for Community Facility