

**GOVERNMENT ARCHITECT NSW
ADVICE**

St Leonards and Crows Nest 2036 Plan

26 September 2018

Existing Context



Height Plan – Existing



Axonometric View – Existing

Draft St Leonards Crows Nest 2036 Plan



KEY

- Recent DAs and Completed Buildings
- Commercial
- Residential

Height Plan – draft St Leonards Crows Nest 2036 Plan



KEY

- Recent DAs and Completed Buildings
- Commercial
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Axonometric View – draft St Leonards Crows Nest 2036 Plan

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.

Test 1



Height Plan – Test 1



Axonometric View – Test 1

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.

Test 2



Height Plan – Test 2



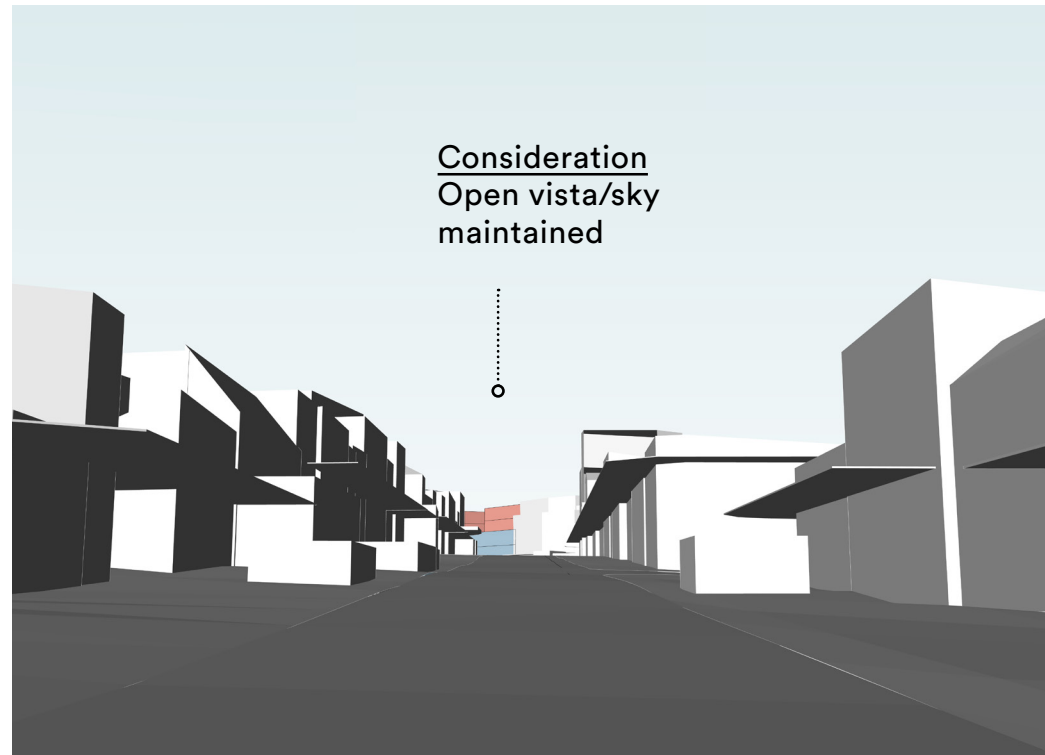
Axonometric View – Test 2

Responding to the key solar controls from North Sydney DCP 2013

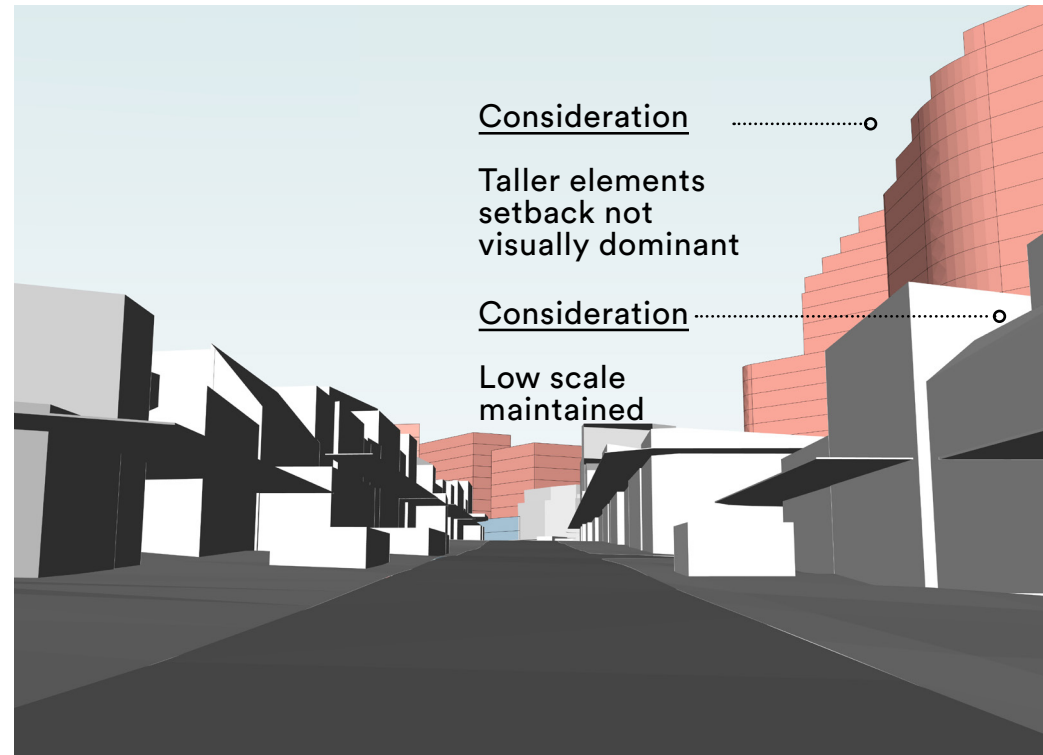
Premise:

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).

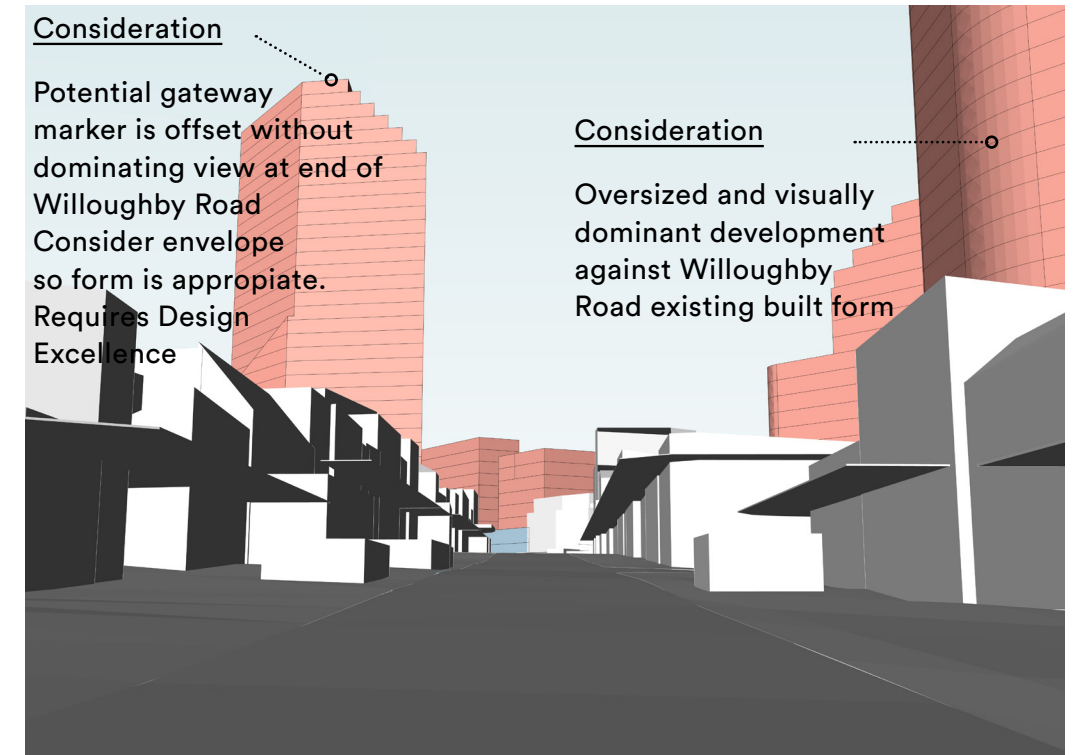
View of Willoughby Road at Ernest Place (from roadway)



BASE CASE



TEST 1



TEST 2

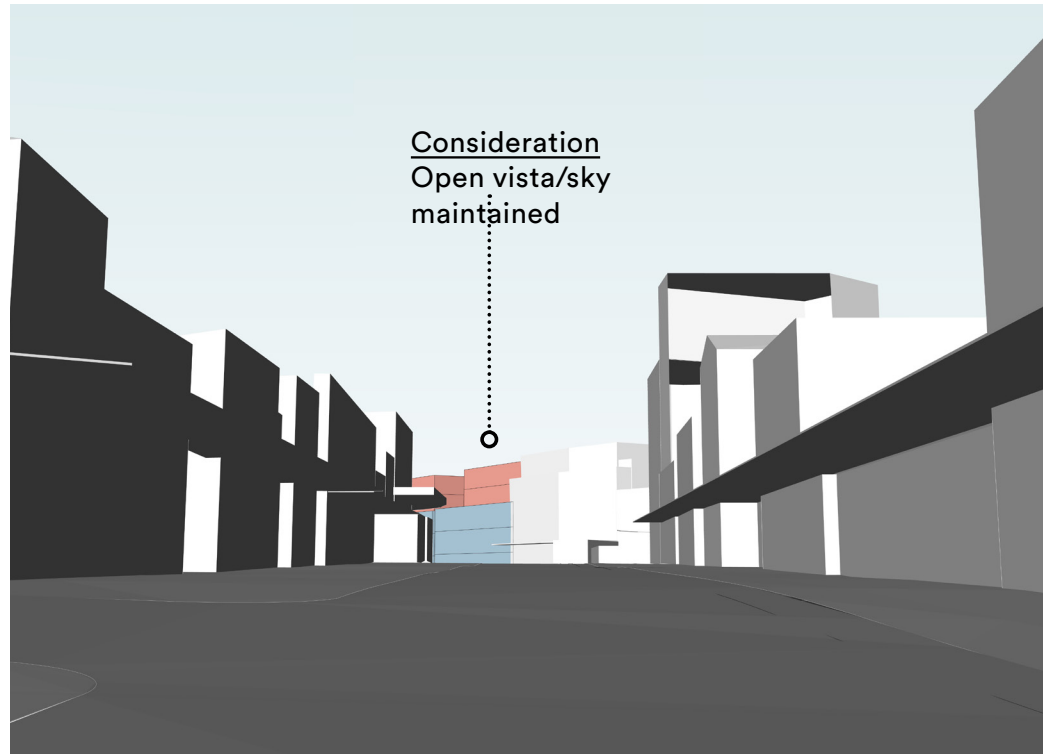
KEY PLAN



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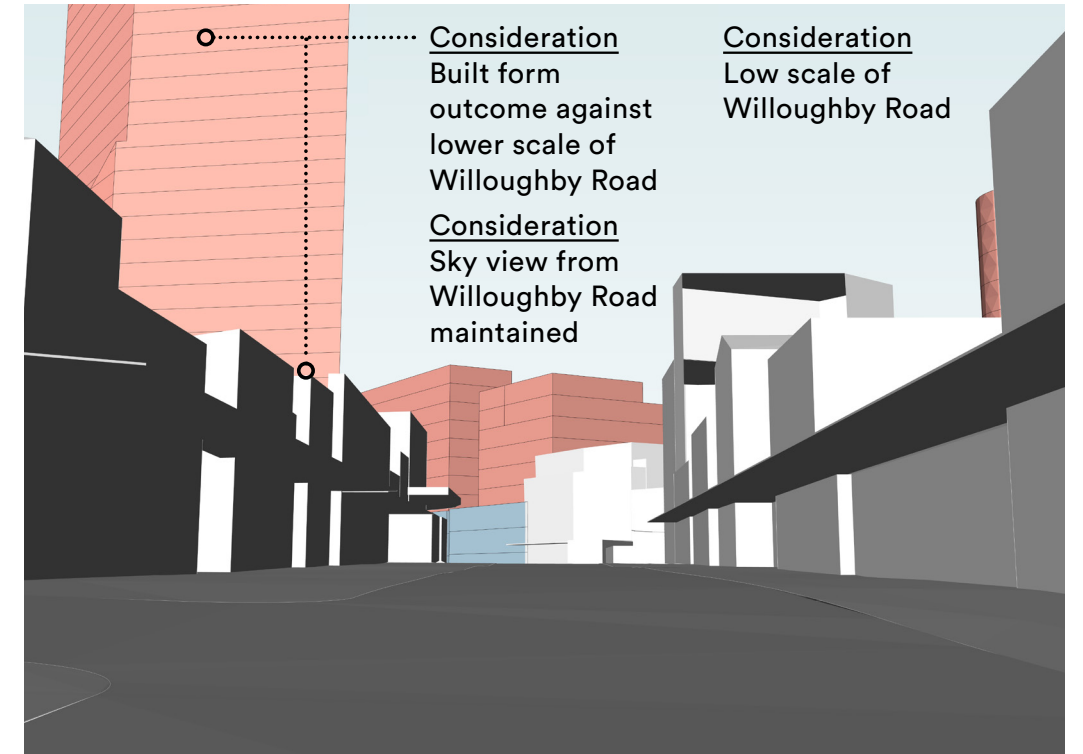
View of Willoughby Road at Burlington Street (from roadway)



BASE CASE



TEST 1



TEST 2



KEY PLAN

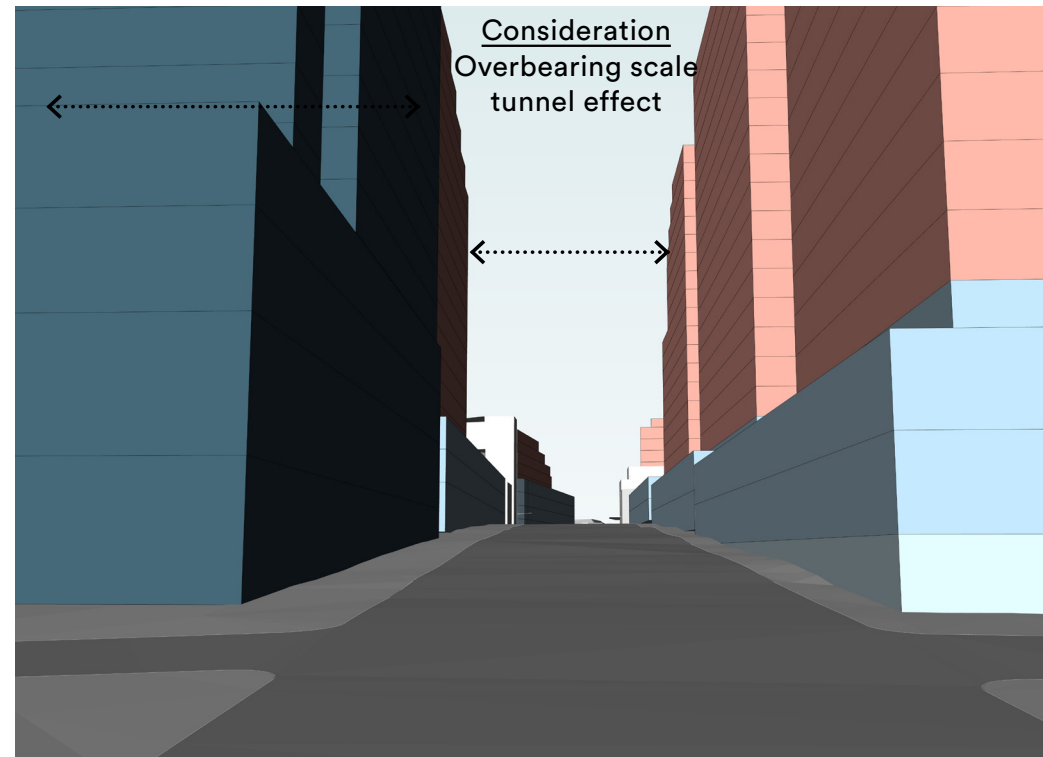
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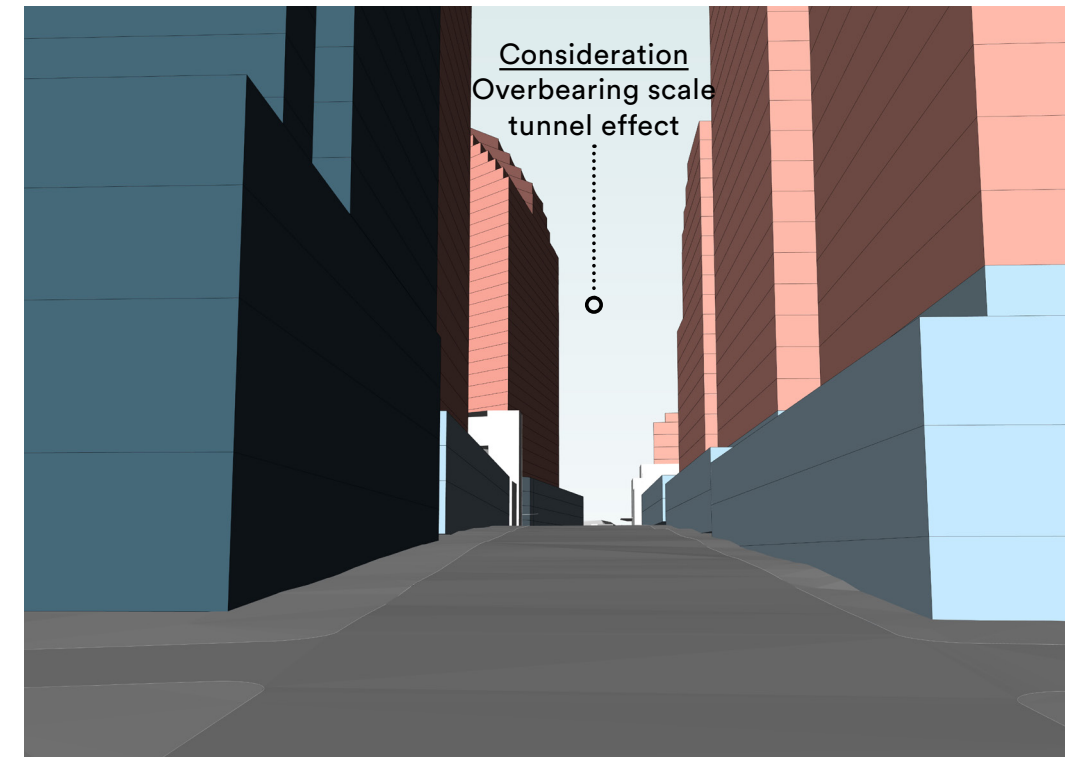
View of Pacific Highway at Hume Street (from roadway)



BASE CASE



TEST 1



TEST 2

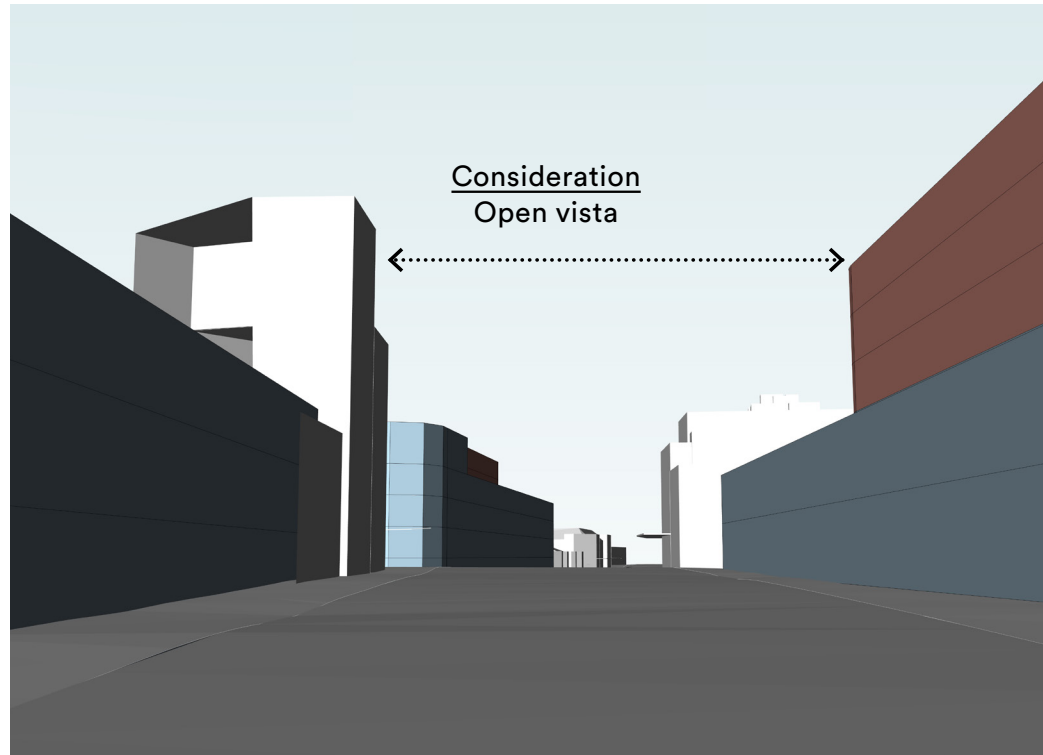
KEY PLAN



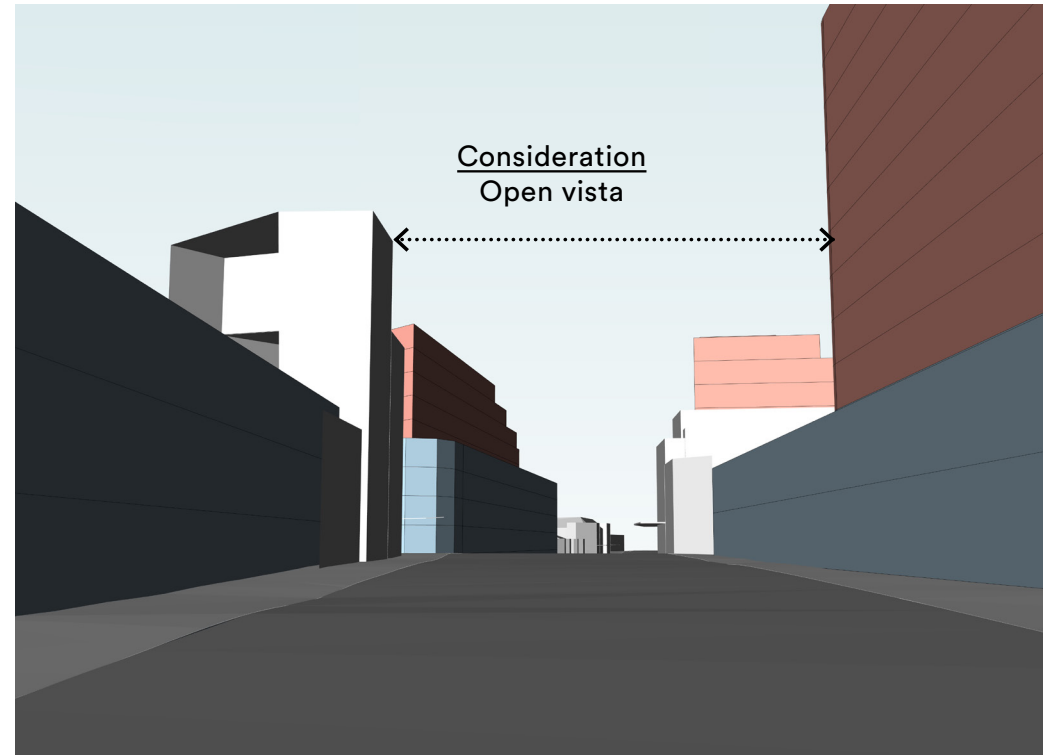
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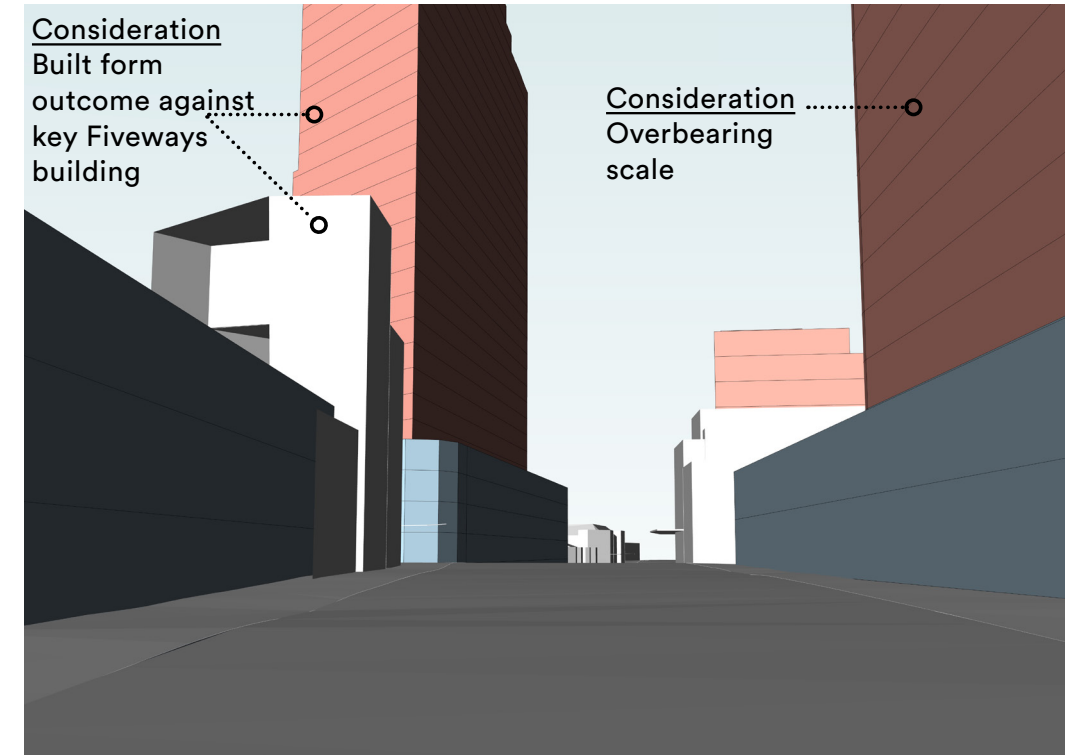
View of Pacific Highway at Nicholson Lane (from roadway)



BASE CASE



TEST 1



TEST 2

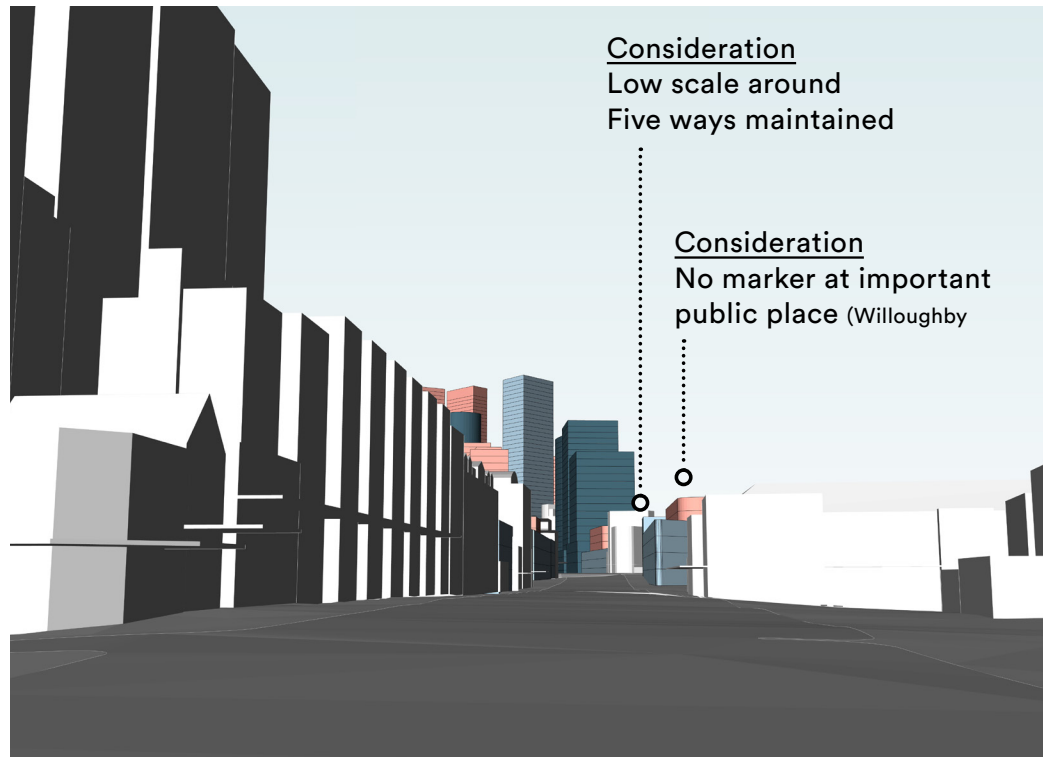
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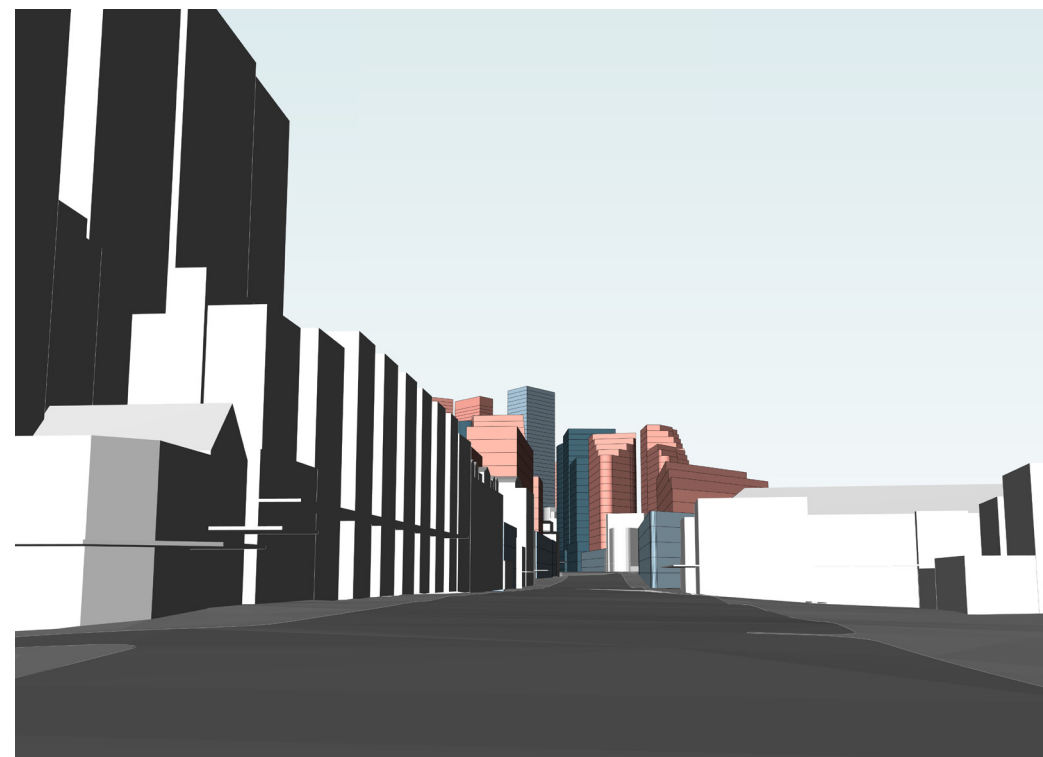
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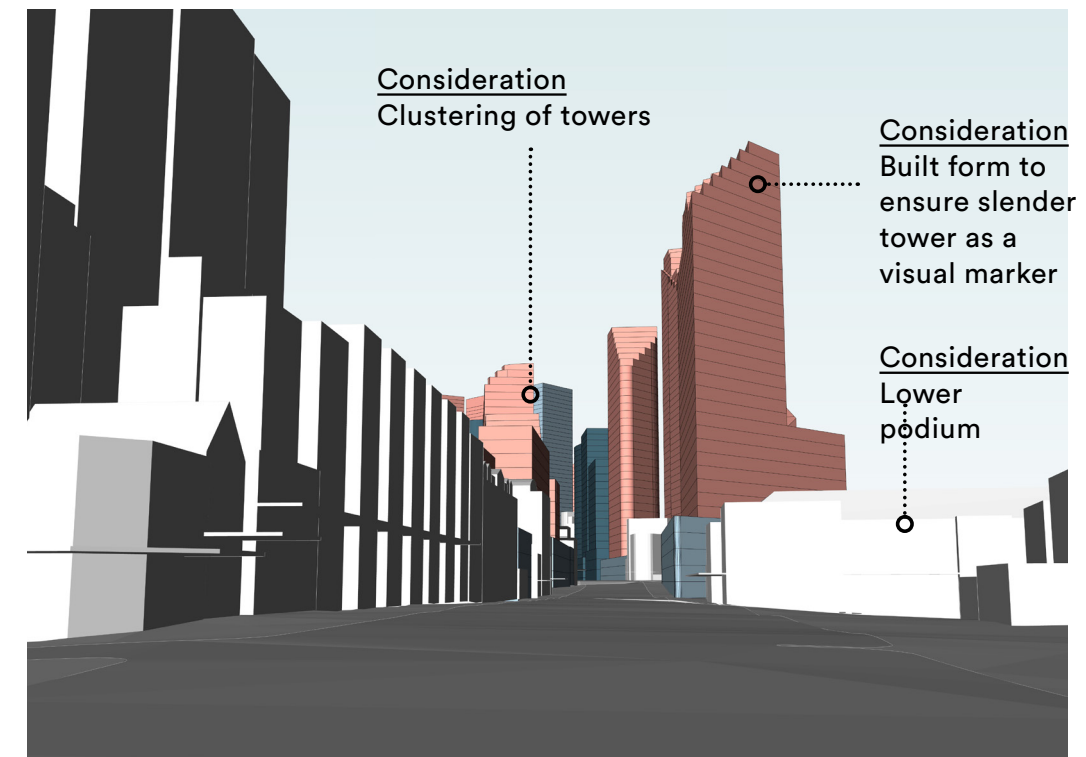
View of Pacific Highway at Rocklands Road (from roadway)



BASE CASE



TEST 1



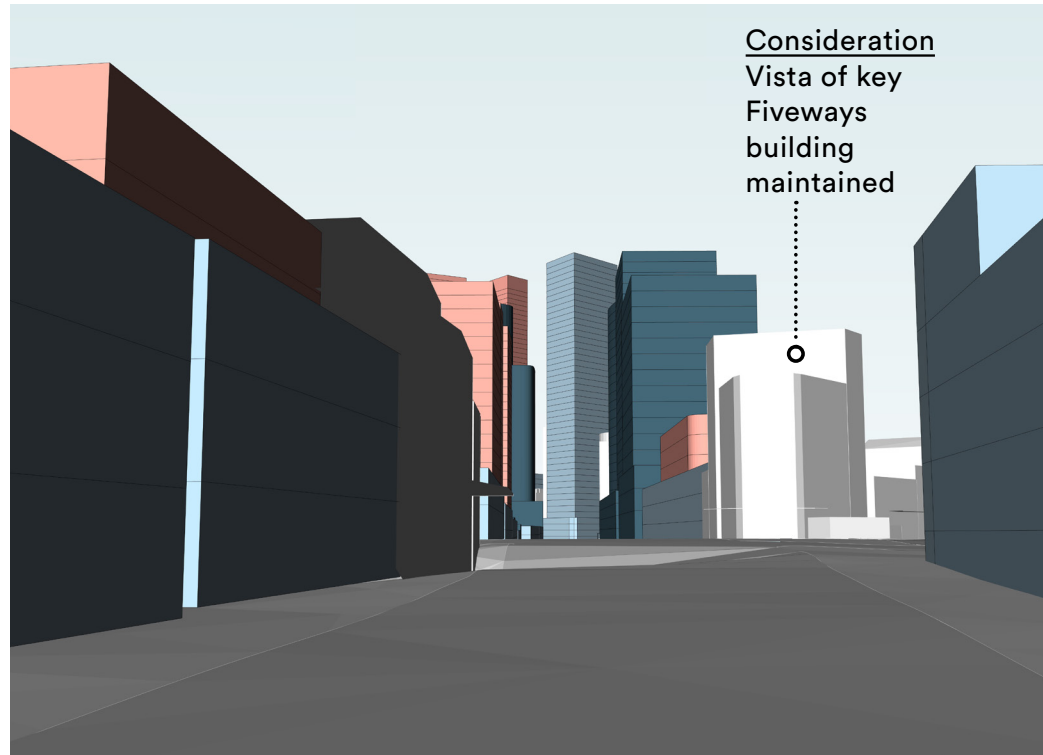
TEST 2



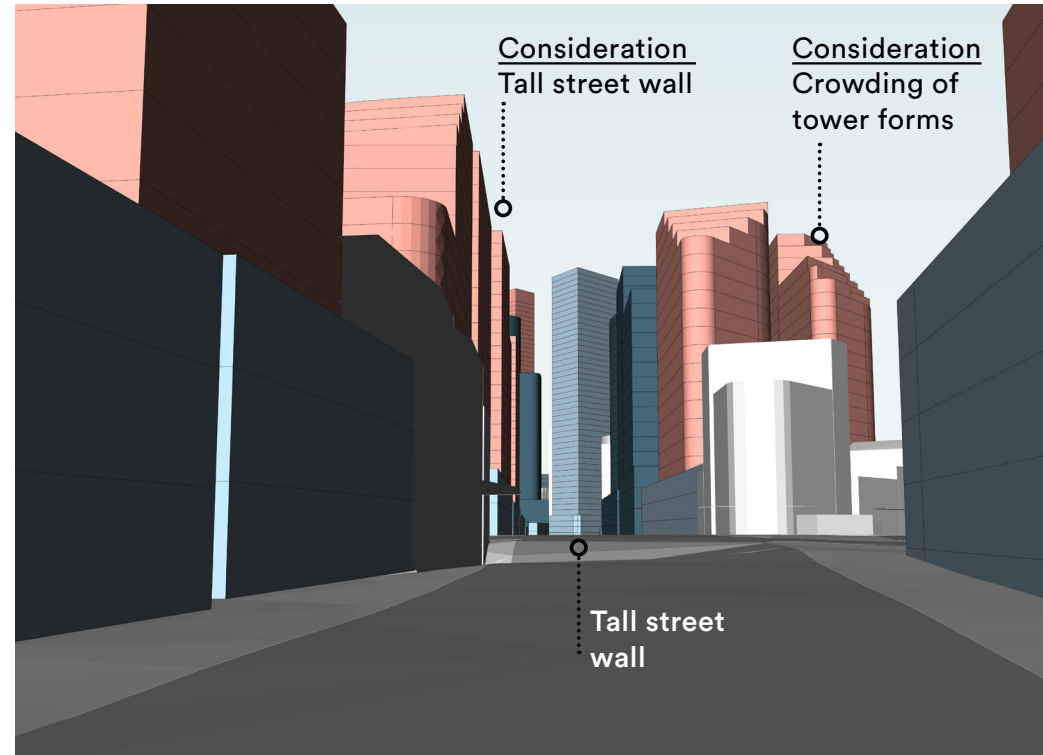
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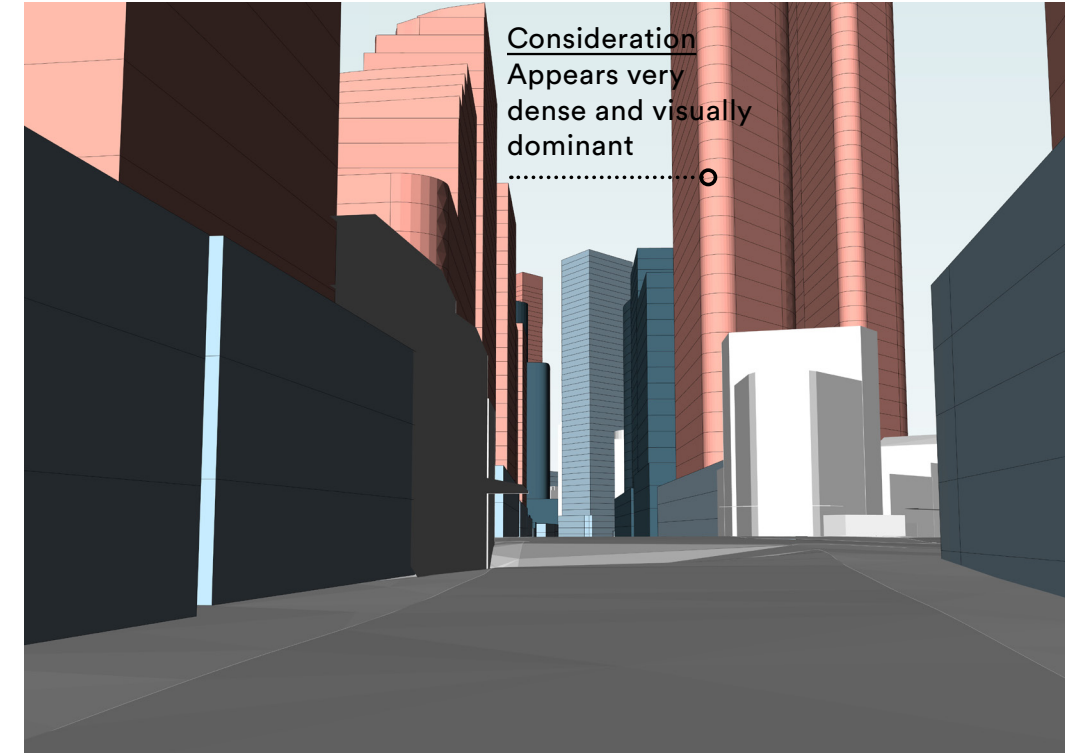
View from Pacific Highway at Alexander Street (from roadway)



BASE CASE



TEST 1



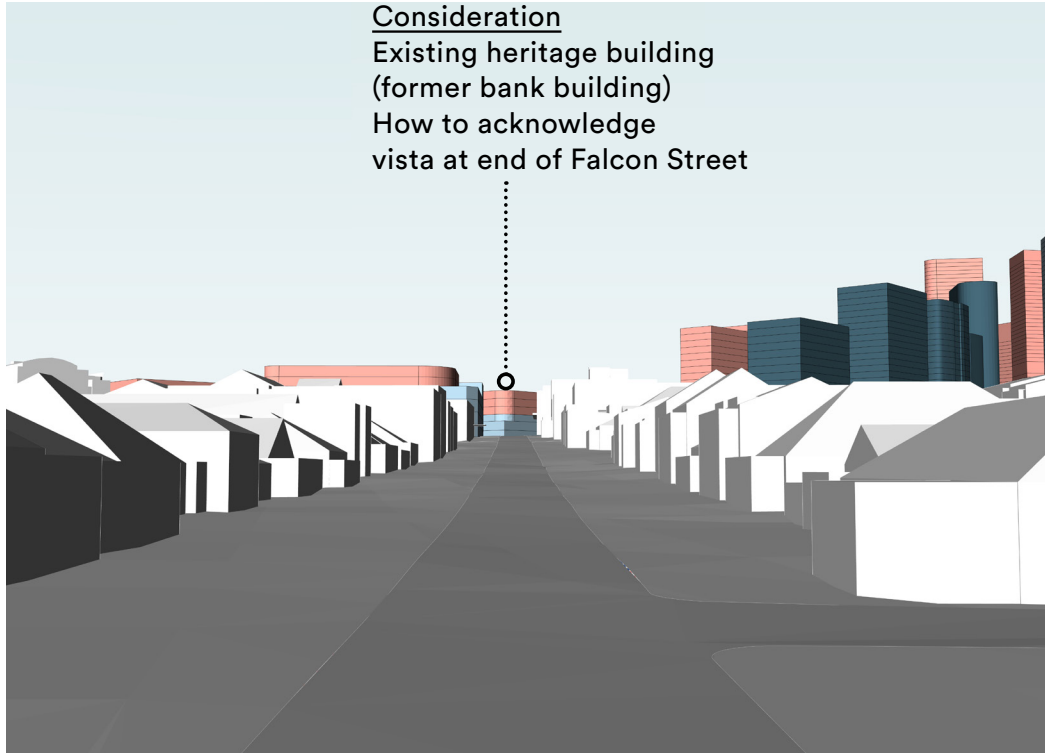
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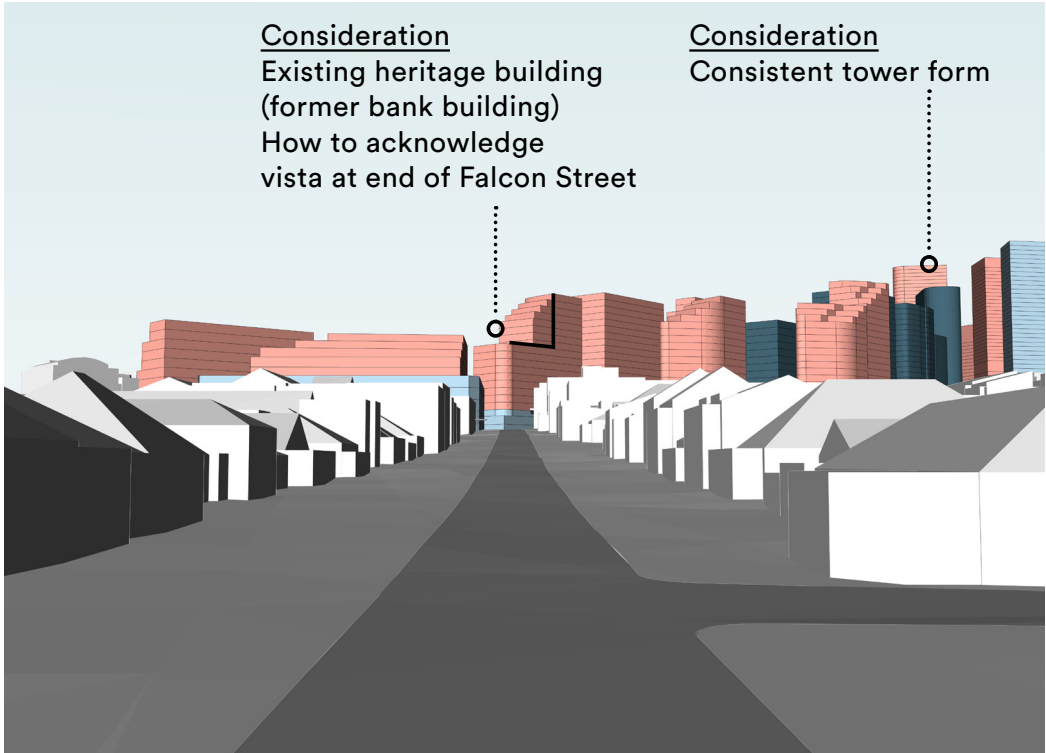
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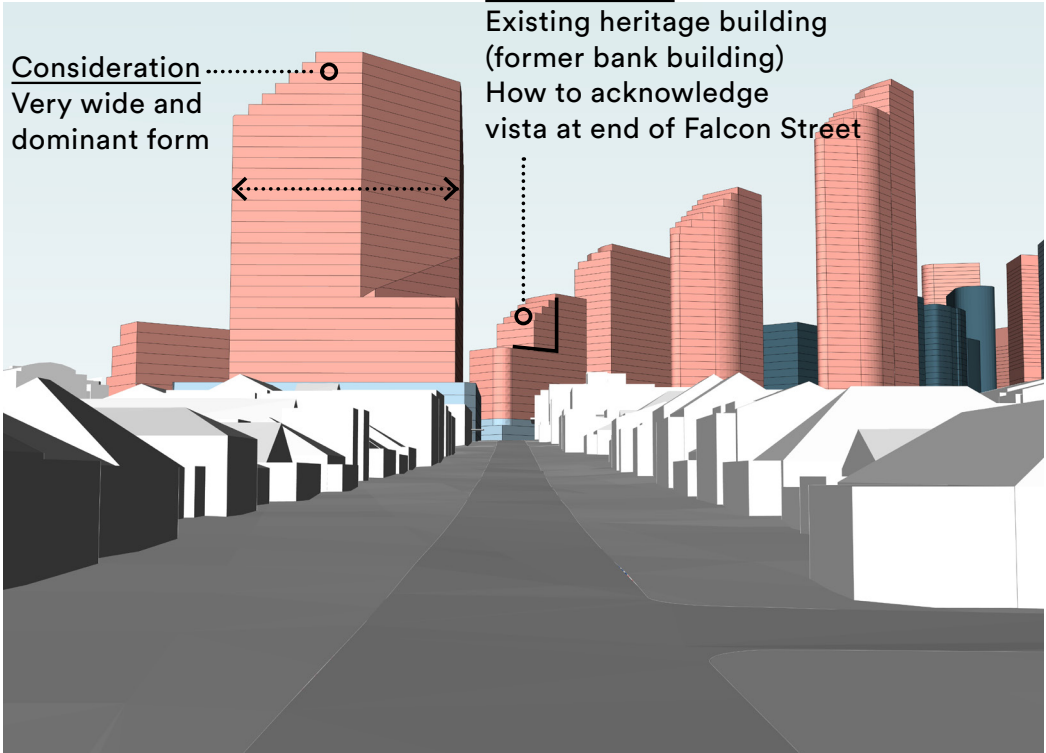
View from Falcon Street at Sophia Street (from roadway)



BASE CASE



TEST 1



TEST 2



KEY

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