

3. Placemaking

The site is located at an overlap of 5 precincts:

Crows Nest Village Precinct along Willoughby Road:
The future growth within the centre should protect the existing grain and scale of the precinct. A wide range of existing uses such as offices, cafes, restaurants, shops, supermarkets, public buildings, banks and medical centres provide a high level amenity which should be conserved.

Pacific Highway Precinct suitable for an Additional Uplift:
Any additional uplift as a result of the new Metro Station should be located along Pacific Highway, whilst the Crows Nest Village and the residential area to its east should be conserved. Sites located within a 400m catchment from St Leonards and Crows Nest Stations are ideal for transit oriented development, whilst ensuring good amenity along Pacific Highway.

Mixed Use Precinct along Alexander Street:
This precinct has an opportunity to include small scale commercial / retail spaces at ground level with a higher density residential development above.

Potential Mixed Use Precinct along Falcon Street:
An opportunity for a potential mixed use precinct with transition to the adjacent Heritage Conservation Areas.

Health & Education Precinct:
An opportunity to consolidate and expand the existing health activities related to the Mater Hospital.

- Subject Site - 270 Pacific Highway Crows Nest
- Open Space
- Heritage Items
- Crows Nest Station Entry Points
- 367m walking distance from Crows Nest Station
- Mater Hospital-owned Sites
- Core: 400m or 5 min walking distance from Crows Nest Station
- Community Focus
- Gateway

- Precincts:
- Crows Nest Village Precinct - Willoughby Road
 - Pacific Highway - Precinct to Provide Additional Uplift
 - Mixed Use Precinct - Alexander Street
 - Potential Mixed Use Precinct - Falcon Street
 - Health & Education Precinct

Existing Uses within the Crows Nest Centre:

- Supermarket
- Community Buildings
- Car Parks

