

Crows Nest Sydney Metro Sites

Detailed Urban Design Study

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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.

Ref: 5848
Version: 04
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Introduction

1

Introduction

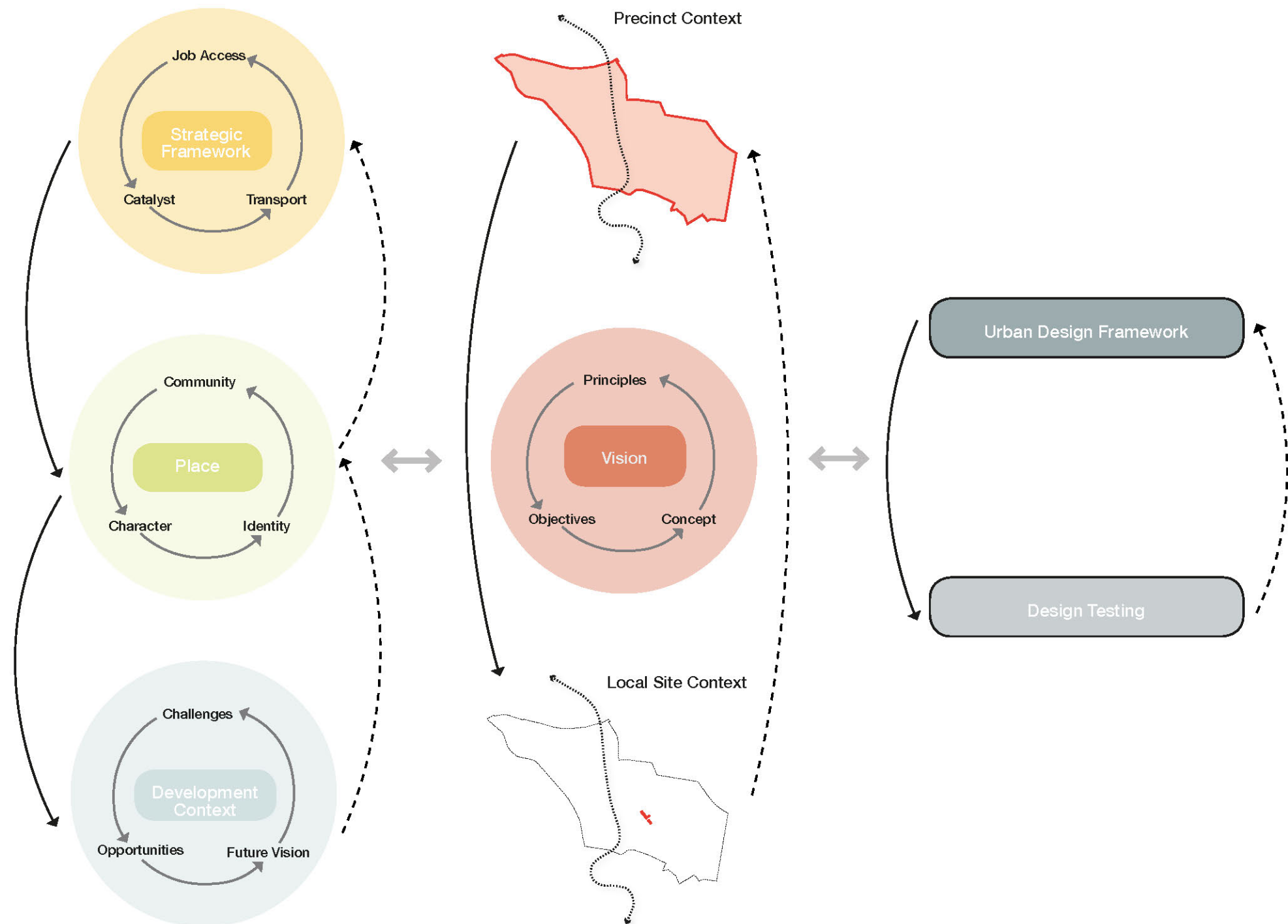
1.1 Purpose of this Report

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

SJB 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.



Introduction

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 (9&3);
- Artarmon Employment (Industrial) Area (8);
- low-scale fine grain residential neighbourhoods in Naremburn and Crows Nest (7);
- steep topography along River Road and St Leonards South (11);and
- the vibrant retail and dining along Willoughby Road (6).

Legend

Subject Site

St Leonards and Crows Nest Area

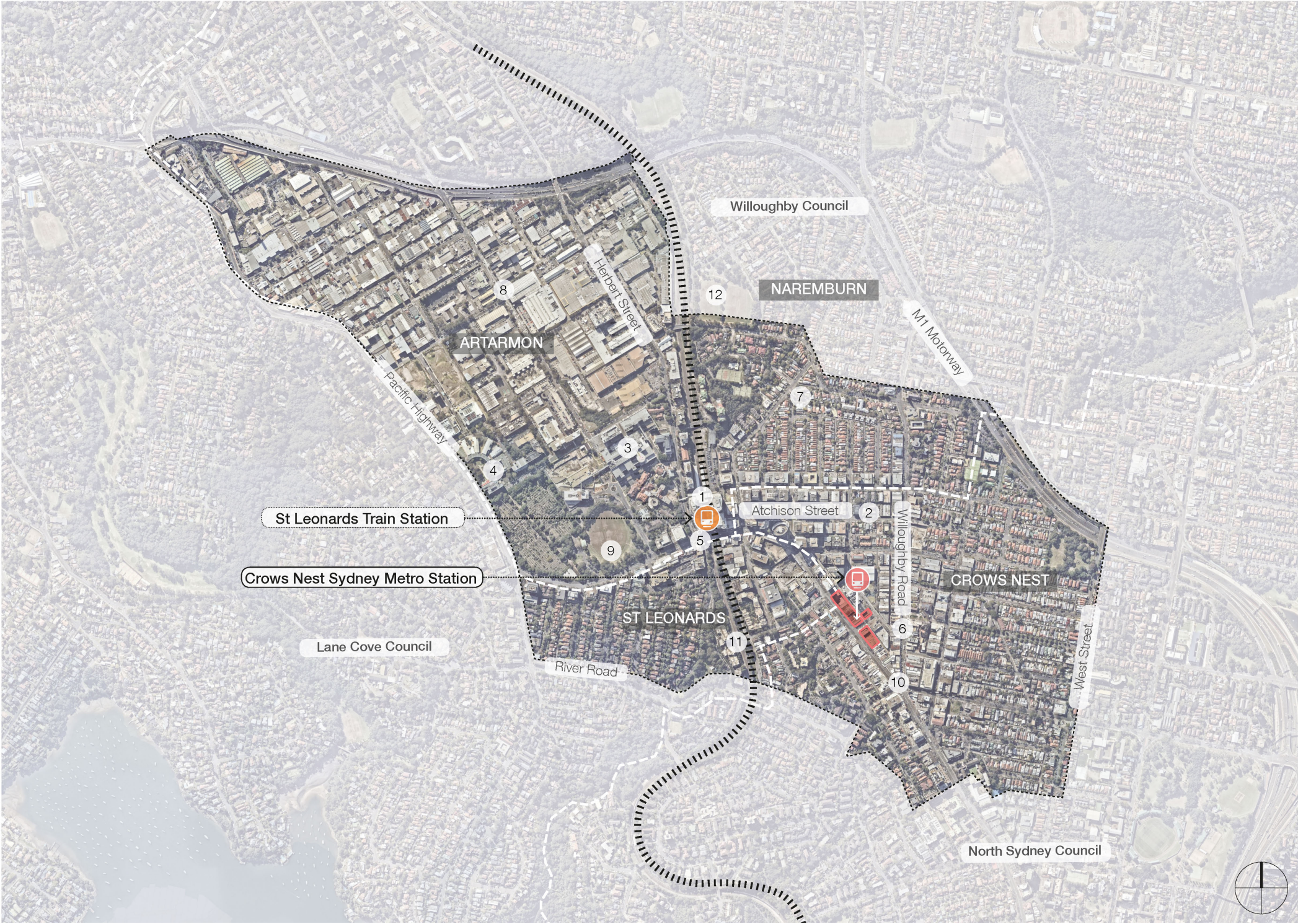
LGA Boundary

Existing Train Line

View Locations (see p.7)

St Leonards Train Station

Crows Nest Sydney Metro Station



Introduction

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 - Eat Streets of Willoughby Road



Location 7 - Naremburn Conservation Area



Location 8 - Reserve Road



Location 9 - Gore Hill Park, looking east towards St Leonards



Location 10 - Crows Nest, looking north from Pacific Highway Fiveways Intersection



Location 11 - Medium Density along Duntroon Avenue



Location 12 - Naremburn Park