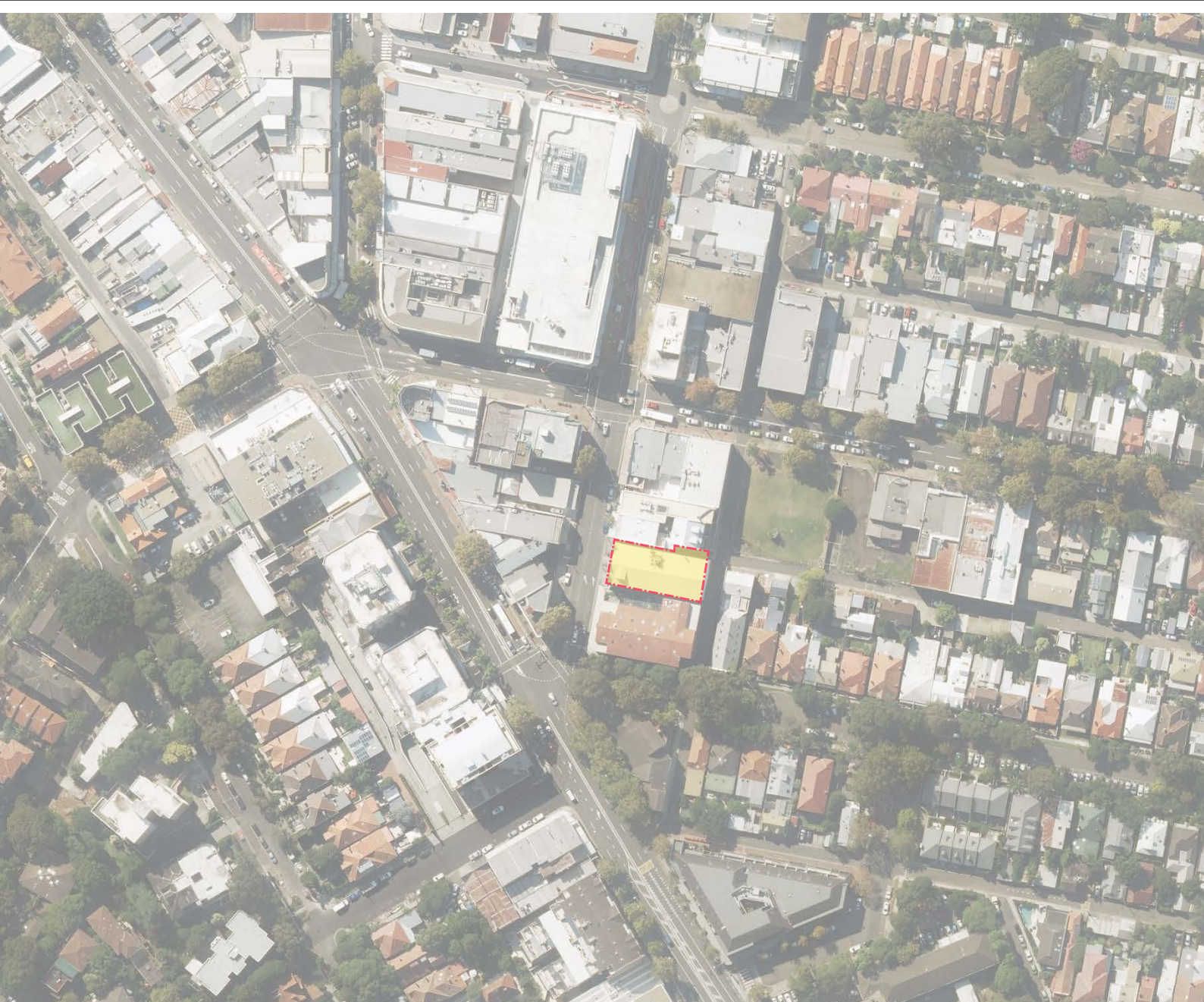


5-7 Alexander Street, Crows Nest

Response to:
St Leonards and Crows Nest 2036 Draft Plan

19 DECEMBER 2018



CERTIFICATION

This report has been authorised by Atlas Urban Design & Strategy Pty Ltd. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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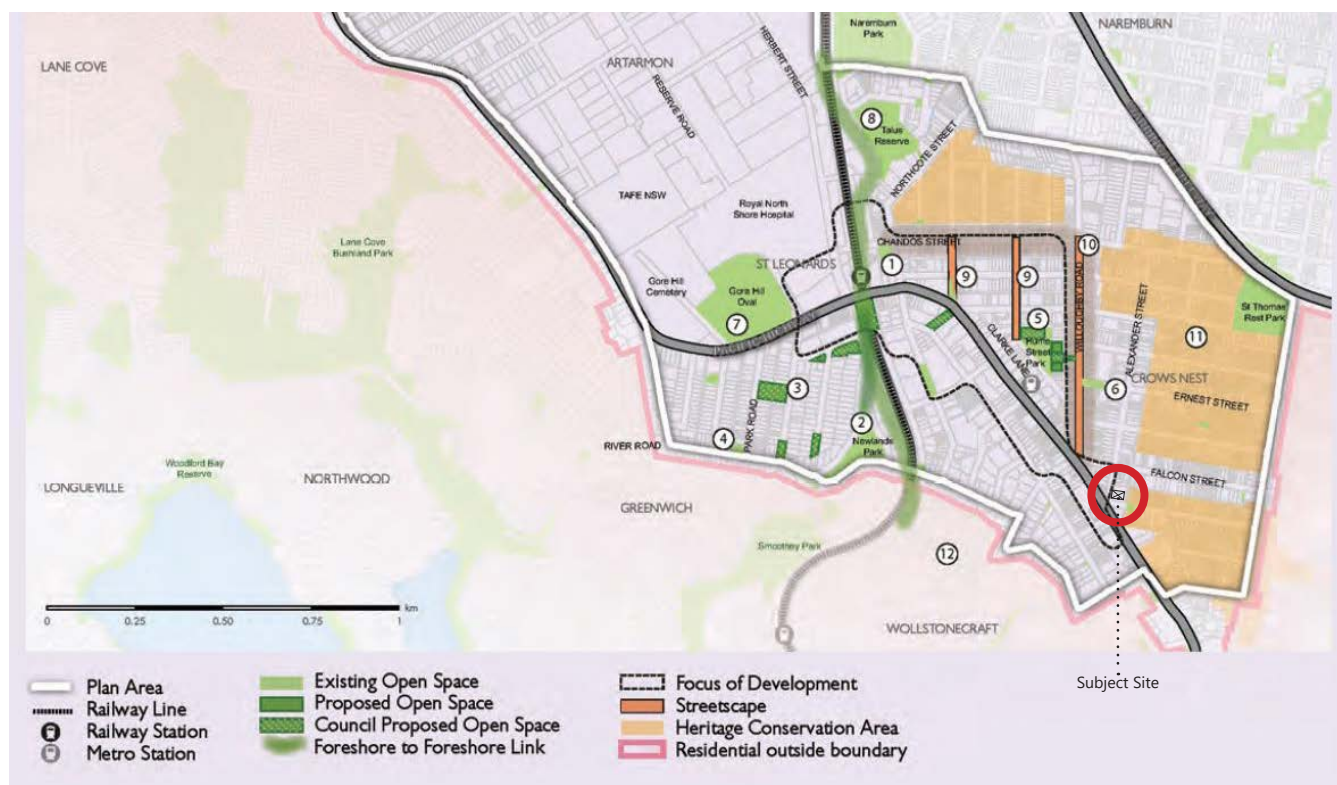
1. INTRODUCTION

This response captures the main issues that relate to: Draft Plan: St Leonards and Crows Nest 2036 (Draft Plan 2036), as the plan affects 5-7 Alexander Street and its context. We commend the approach of developing a strategic plan that considers this precinct, especially at a time when the new metro station will be a significant catalyst for change.

The key issues that we find is that the plan is intended to set the development frame for the next 18 years. The subject site lies within the study area, however it is outside the area designated as "Focus of Development" (Refer below map). While we understand that the focus of development is centred on the existing St Leonards and the new Crows Nest stations, this should not preclude the renewal of nearby areas.

The two particular issues that are set out in this submission are:

- Proposed building height is in many instances, **lower than the existing** building heights
- Significant Site investigation should **consider adjacent sites** and make allowance for appropriate re-zoning



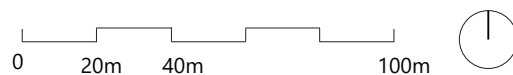
Source: Figure 11 - Draft Plan 2036

2. SITE CONTEXT

- The subject site is important in mediating between the busy highway environment and the leafy heritage conservation area.
- The significant site's street wall will inform the eastern side of Alexander Street built form response.
- Draft Plan 2036 should anticipate renewal of both sides of Alexander Street.
- The character of Alexander Street is vital to the amenity of the Significant Site since all other frontages are traffic-dominated.
- The *Movement and Access Framework* diagram in the St Leonards & Crows Nest 2036 *Urban Design Study* report indicates Alexander Street as a 'Place For People' and needs to be considered as part of the re-zoning to the eastern side of Alexander Street.



Site Context Plan



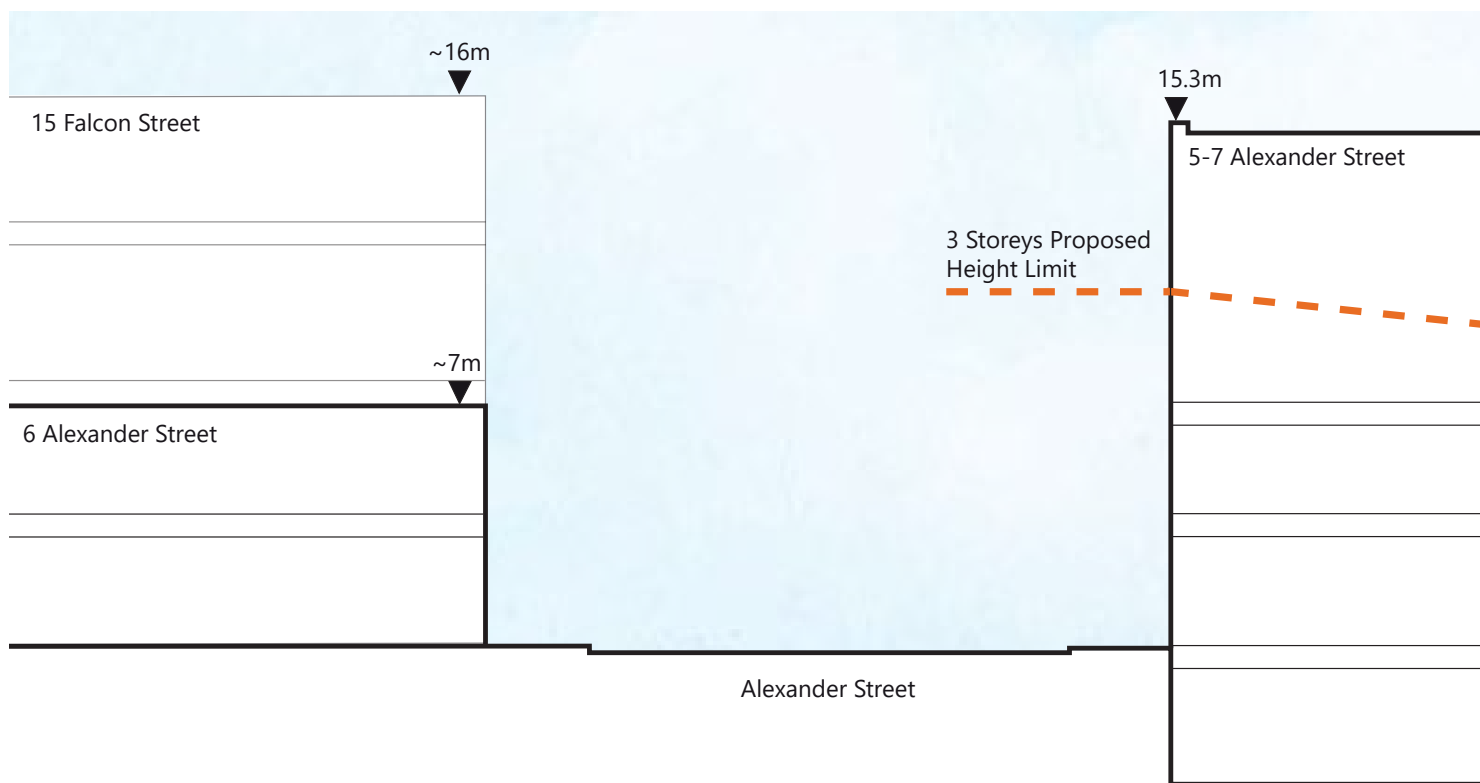
3. EXISTING STREETScape - BUILT FORM

The principle of transition is articulated as a principle in the establishment of built form.

The cross-section and images illustrate the existing buildings on Alexander Street and Alexander Lane. The key findings of this analysis are as follows:

- Building heights on the west of Alexander Street are subject to review under the Significant Site investigation.
- The proposed height limit of 3 storeys is well-below the existing building height.

- Alexander Lane has a highly urban character with small or zero setbacks.
- There is a level change of around four metres between Alexander Street and Alexander Lane.
- Due to this level change, the existing building heights along Alexander Lane are generally above 4 storeys already.



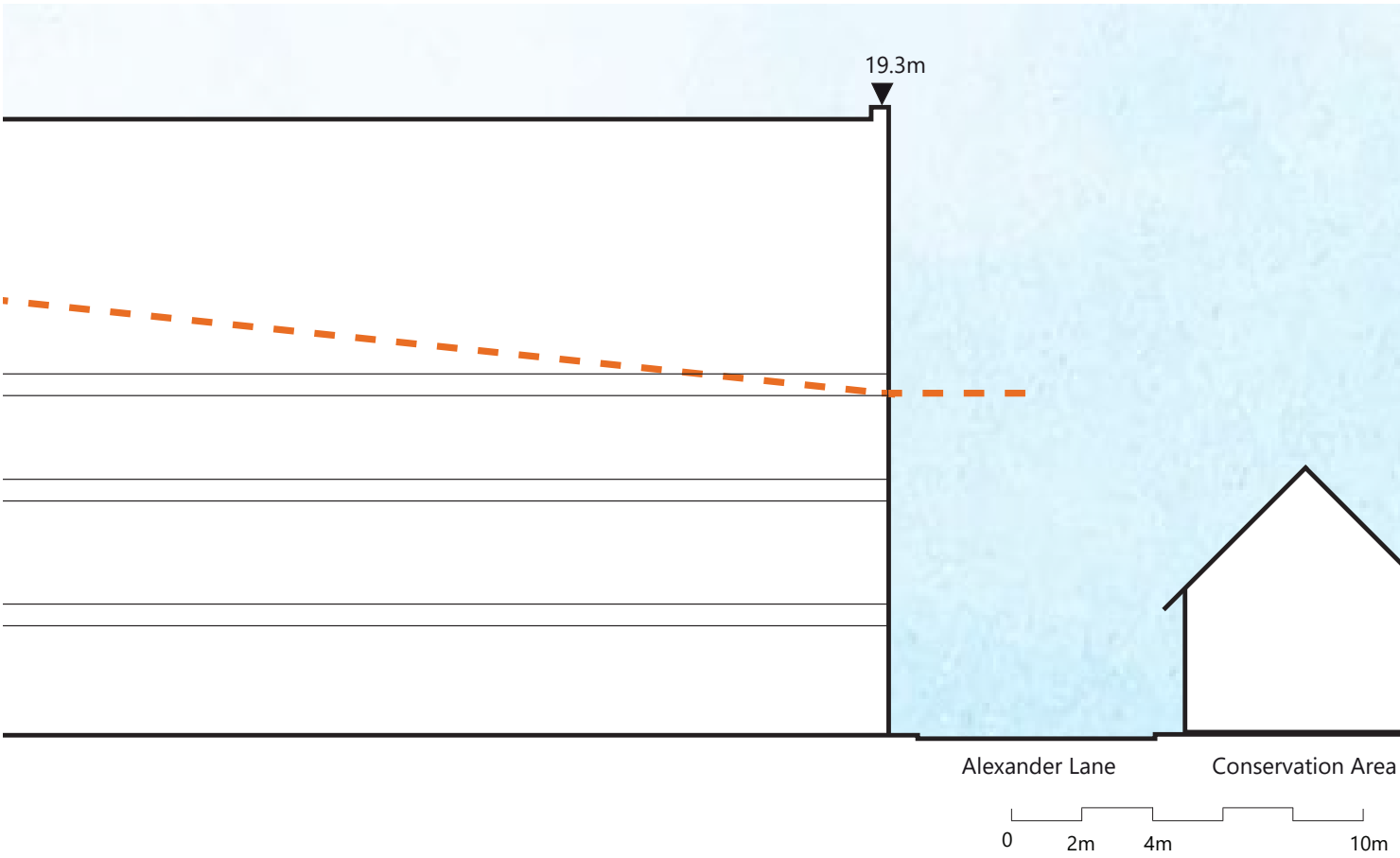
Existing Street Section



Alexander Lane View Looking North



Alexander Lane View Looking South

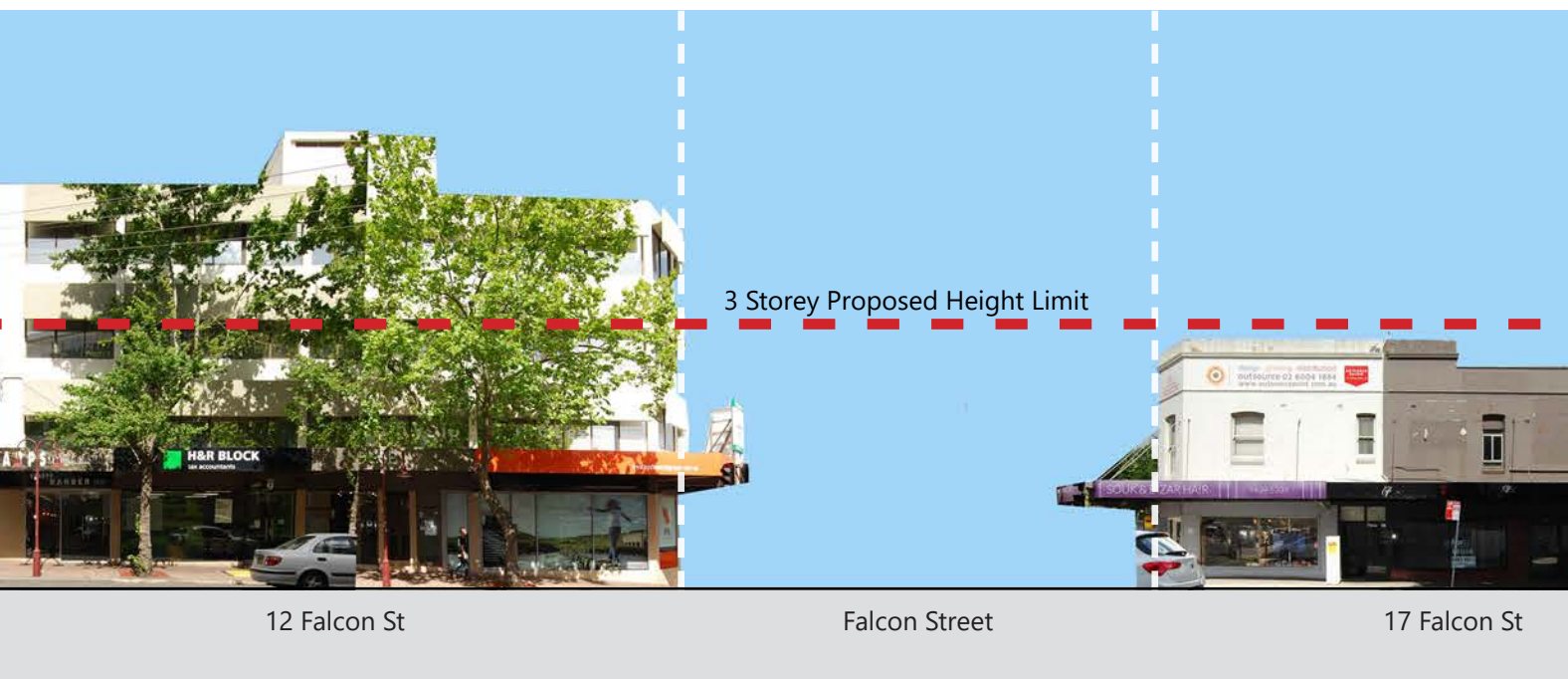


4. EXISTING STREETScape - BUILDING HEIGHTS

This diagram presents an orthographically-corrected street elevation showing approximate building heights along the eastern side of Alexander Street. The red dashed line indicates the height limit implied by the designation of '3 storeys' (approximately 11m) in the Draft Plan. The key outcomes of this analysis are as follows:

- The elevation of existing buildings is varied in height.

- The existing buildings in the street are of moderate architectural merit.
- The existing buildings are highly inconsistent in age and function.
- The proposed height limit is significantly lower than many buildings on the street, including the subject site.



Alexander Street Elevation



5. SIGNIFICANT SITE FUTURE BUILT FORM

- The Significant Site's future street wall built form will respond to the adjacent context.
- The images opposite indicate a street wall height equivalent of approximately 4 storeys currently exists around the Significant Site.
- The future height of the subject site should consider in response to the outcome of adjacent Significant Site height in order to achieve a coherent streetscape.



Location Plan

0 20m 40m 100m





1 12 Falcon Street, 4 Storeys



4 6 Willoughby Road, 4 Storeys



2 10 Falcon Street, 3-4 Storeys



5 300 Pacific Highway, 5 Storeys



3 1 Willoughby Road, 3 Tall Storeys



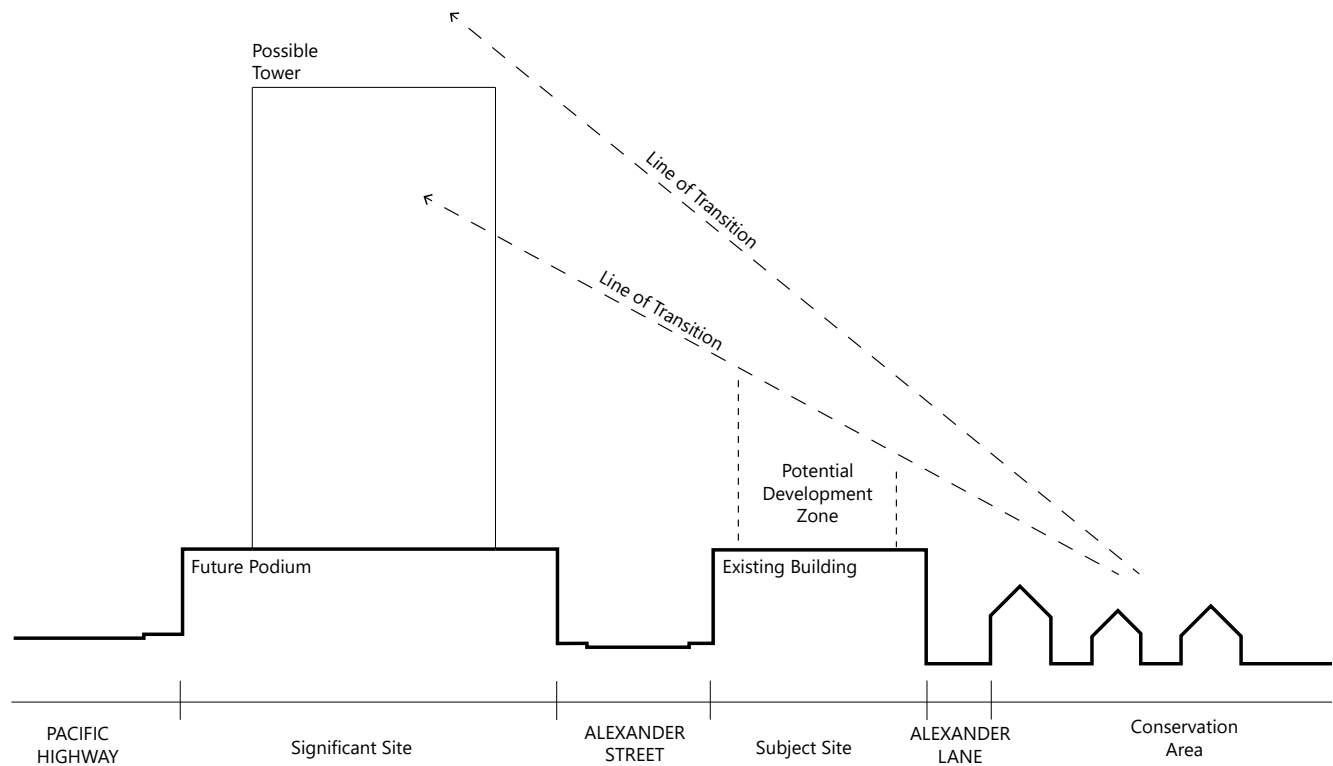
6 250 Pacific Highway, 7 Storeys

6. Future Context



Figure 9: Axonometric View: Test 02 - Existing North Sydney Solar Access Criteria
Source: Government Architect NSW Advice - St Leonards and Crows Nest 2036 Plan, 26 Sept 2018

- With the significant uplift in built form along the Pacific Highway the future context of the Crows Nest will be transformed.
- The Significant Site is likely to have a building height well above the proposed building heights of the adjacent properties.
- Hence the consideration of the Significant Site should extend to cover the eastern side of Alexander Street.
- A transition in building heights from the Significant Site to the conservation area should be considered.



Future Street Section

7. Conclusion

As noted above the building on the subject site **and** the nearby context is predominantly 4 storeys in height.

The proposed 3 storeys building height in the Draft Plan is not consistent with the existing character of the area.

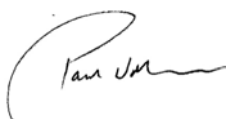
This will reduce the development potential of the site and most likely restrict the eastern side of Alexander Street from being developed, and any public domain and streetscape improvements that would result from future development.

Due to the transition in heights from the Significant Site to the conservation area, additional height could be achieved along the eastern side of Alexander Street if appropriately considered.

We recommend that the proposed 3 storeys building height be amended to reflect the above analysis.

If you require further information or would like to discuss the submission further please contact me on (02) 8031 7772.

Regards,

A handwritten signature in black ink, appearing to read 'Paul Walter', with a stylized flourish at the end.

Paul Walter

Director