

8th Feb 2019

Attn: Director, Sydney Central Urban Renewal
Department of Planning and Environment
GPO Box 39 Sydney, NSW 2001

136 Willoughby Road Response to *St Leonards and Crows Nest 2036 Draft Plan*

Dear Madam/Sir,

This submission has been prepared on behalf of the owners of 136 Willoughby Road, Crows Nest in response to the *St Leonards and Crows Nest 2036 Draft Plan*, October 2018. We commend the initiative of the Department of Planning and Environment in preparing a strategic plan, because it establishes an integrated framework for development of the area.

We support the direction of the plan. In particular:

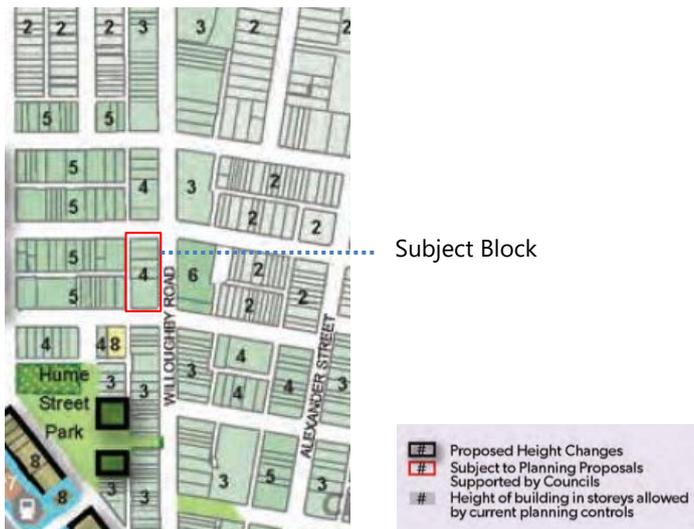
- We support intention to protect and enhance the active street character of Willoughby Road
- We support the improvement and extension of the pedestrian network
- We support the move toward medium-rise mixed-use development in Crows Nest

The subject site, 136 Willoughby Road, is occupied by a two-storey rendered brick building developed in the 1980's. It is a typical commercial building of the era. It lacks modern infrastructure such as lifts and has limited service areas. It is approaching the end of its life. Therefore, time-horizon of the 2036 Plan is well-within the likely redevelopment period of the site.

Atlas Urban Design & Strategy has our headquarters in the building, so we have a very clear understanding of the urban patterns and the opportunities for improvement in the area. The site has a triple-frontage, having address to Willoughby Road, Albany Street and Hume Lane. It occupies an important corner-position. It is at the threshold along Willoughby Road between the traditional early 20th century "shop-top" main street area south of Albany Street and the contemporary mixed-use character that exists to the north of Albany Street.

The immediate surrounds of the site are undergoing transformation. Directly opposite at 101-105 Willoughby Road is the new 6-storey mixed use development that includes a Coles supermarket. Diagonally opposite at 33 Albany Street, a new mixed-use development is under construction to 8-storeys.

We suggest one specific change to the draft Plan: Change the height limit in the subject block from 4 storeys to 6 storeys. (see below figure) We suggest the built form to include a 5-storey street wall to Albany Street and Willoughby Road with an upper level set back.



Source: Figure 24 - Proposed height of buildings (storeys) - Draft Plan 2036

The rationale for this change is as follows: (refer to attachment for details)

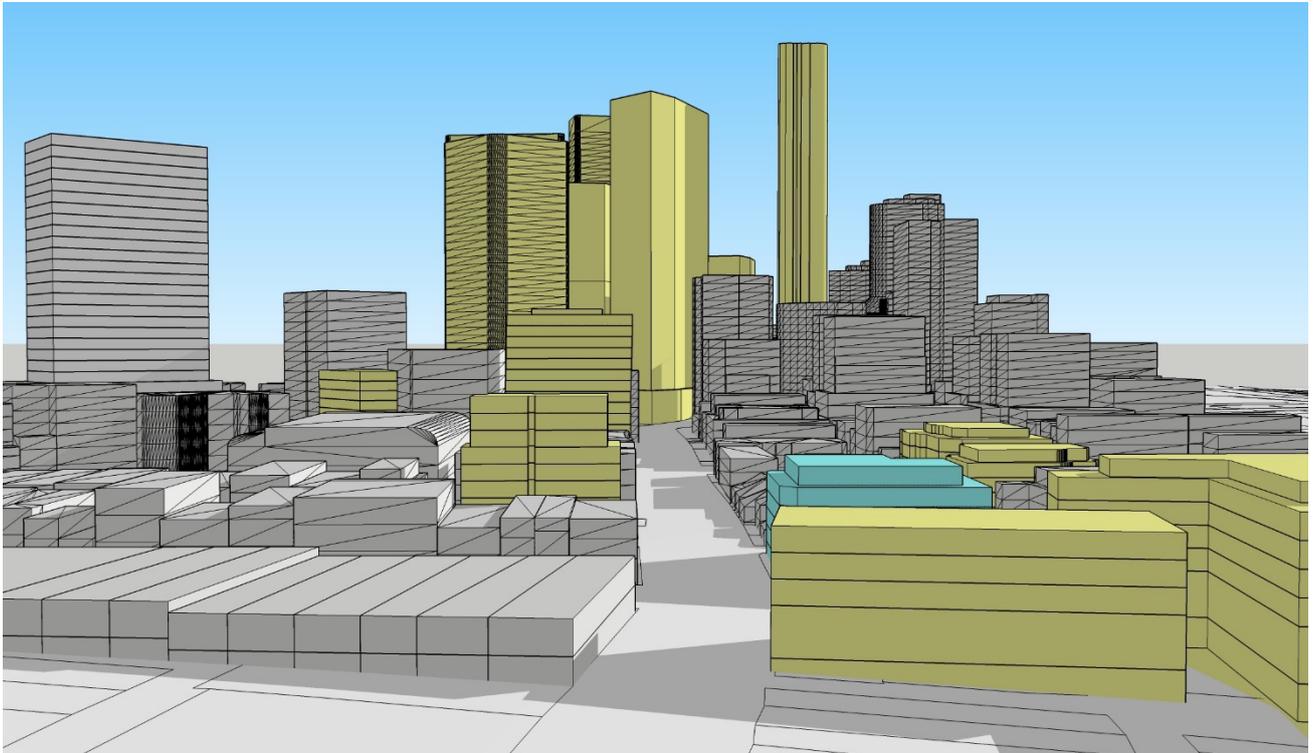
- Mirrors building height of the new Coles Development at 101-105 Willoughby Road
- Supports the activation of the new public-accessible plaza in the Coles Development
- Is lower in height than 33 Albany Street, however it reflects the street frontage of that project
- Supports the renewal of Crows Nest as an active mixed-use area
- Presents the opportunity to activate Hume Lane

Please feel free to contact us, should you require any further information. We look forward to the coming renewal of Crows Nest and the completed plan.

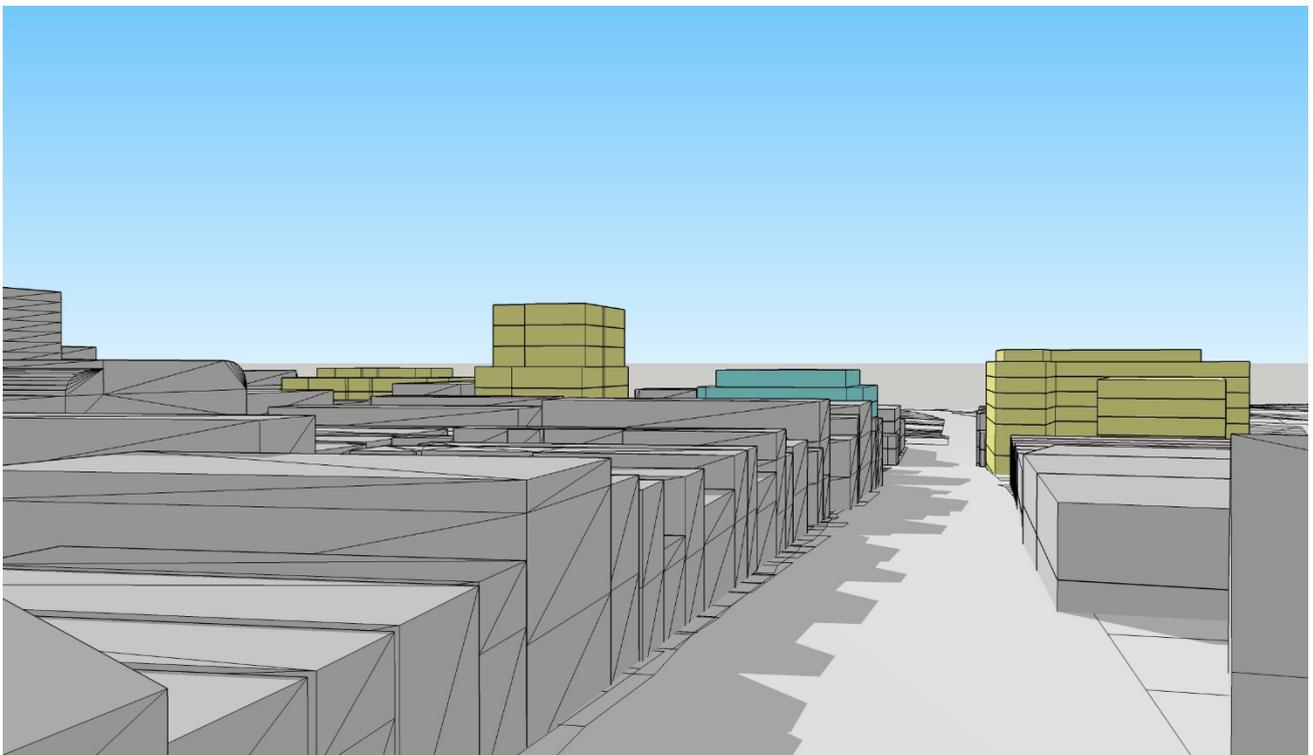
Yours Sincerely,

Paul Walter
Director

Attachment



Western view of new or approved developments along Albany Street, showing proposed envelop in blue



Northern view of new or approved developments along Willoughby Road