



# Five Ways Crows Nest

Independent Planning Commission

Stakeholder Meeting

5<sup>th</sup> December 2024

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- Deicorp
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Greg Colbran **Deicorp**

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- Podium height and tower design
- Heritage impacts
- Residential amenity
- Traffic and parking

Stephen Kerr **Gyde Consulting**

Stephen Cox **TURNER**

## 03 Other Issues

- Overshadowing
- Landscaping, communal open space and the public domain

Stephen Cox **TURNER**

## 04 Conclusion

Robert Furolo **Deicorp**



# 01

## Introduction

**Greg Colbran** - Development & Planning Executive Deicorp

### Introduction of Speakers

- Stephen Kerr (Gyde Consulting)
- Stephen Cox (Turner)
- Robert Furolo (Deicorp)

#### Additional Attendees

- Poonam Chauhan (Deicorp)
- Simon Manoski (Deicorp)
- Natalie Bocoock (Deicorp)
- Josh Milston (JMT Consulting)
- Daniel Fettell (Mott Macdonald)
- Carlo di Giulio (Gyde Consulting)
- Ro Iyer (Land & Form)

# Deicorp

- Experienced and capable developer builder delivering over 12,000 apartments in key Sydney locations.
- Deicorp is committed to providing confidence and peace of mind for every purchaser by delivering a complete end-to-end service.



# Project Location

## Address

391-423 Pacific Hwy, 3-15 Falcon St  
& 8 Alexander Street, Crows Nest

## Transport & Connectivity

- 350m from Crows Nest Metro
- 1km from St Leonards Station
- 400m radius of bus stops



# Project Summary

Site Area

**3,200.6m<sup>2</sup>**

Non-Residential GFA (3 levels plus mezzanine)

**8,002 sqm**

Residential GFA (19 storeys)

**16,117 sqm**

## Housing

140 Market Apartments

48 Affordable Apartments (For 15 years)

Communal Open Space

**1,696 sqm**

Basement Levels

**7**

## Apartment Mix (Total 188 Apartments)

- 1 Bed X **33**
- 2 Bed X **118**
- 3 Bed X **37**

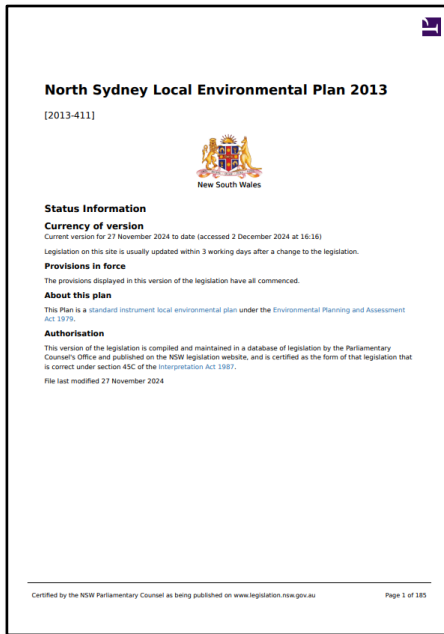


# 02

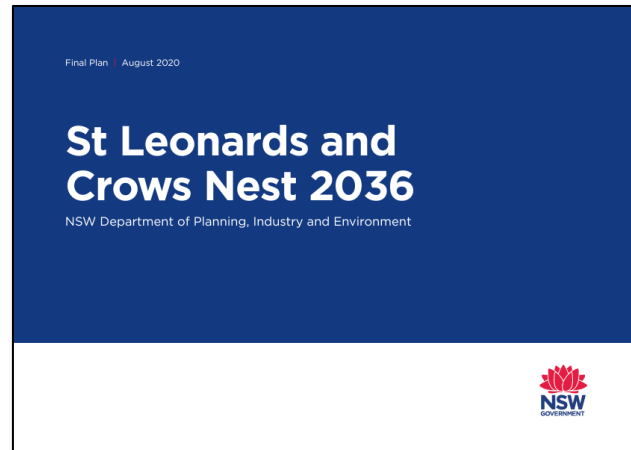
## Key Issues

Stephen Kerr - Gyde

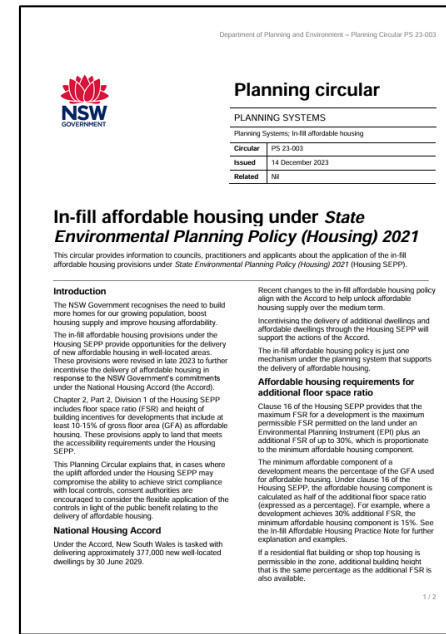
- Strategic and Statutory context
- Building height and density



2013  
North Sydney Council  
LEP



2020  
St Leonard's Crows Nest  
2036 Plan



2021  
In-Fill Affordable  
Housing SEPP



2024  
TOD Rezoning



# Strategic & Statutory Context

Stephen Kerr - Gyde

## Planning Controls

*North Sydney Local Environmental Plan 2013*

*State Environmental Planning Policy (Housing) 2021*

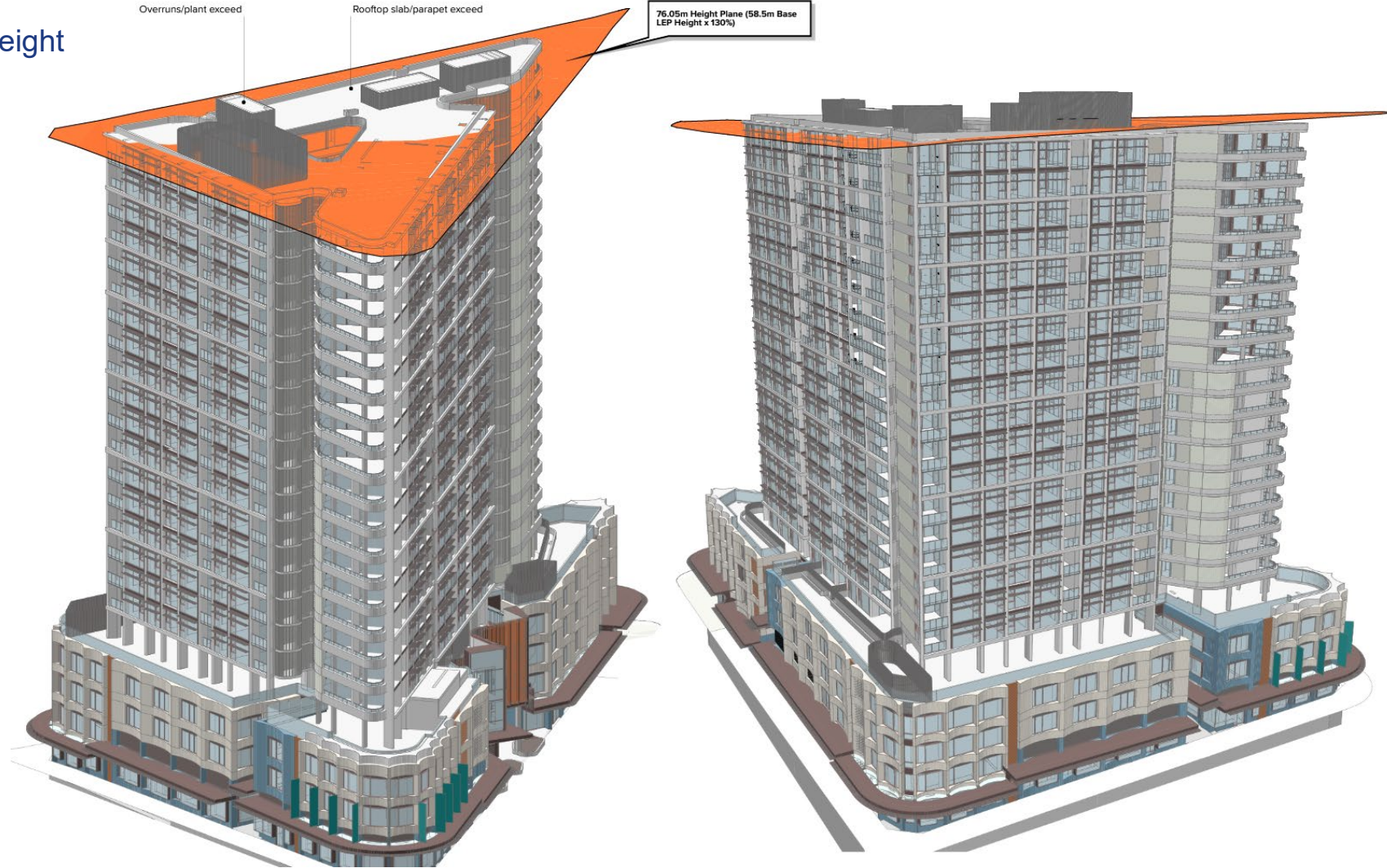
Attribute	Standard	Proposed
<b>Zone</b>	MU1 Mixed Use	Permissible ✓
<b>FSR</b>	7.54:1	7.53:1 ✓
<b>Min. non-residential FSR</b>	2.5:1	2.5:1 ✓
<b>Affordable housing GFA</b>	3,617.85 m <sup>2</sup>	3,622.26 m <sup>2</sup> ✓
<b>Building height - tower</b>	76.05 m	+1.8 m (2.37% variation)
<b>Building height - plant</b>	76.05 m + 2 m = 78.05 m	+1.69 m (2.16% variation)

# Building Height & Density

Stephen Kerr - Gyde

## Building Heights – SSD

- 3.1 m floor to floor resi. height



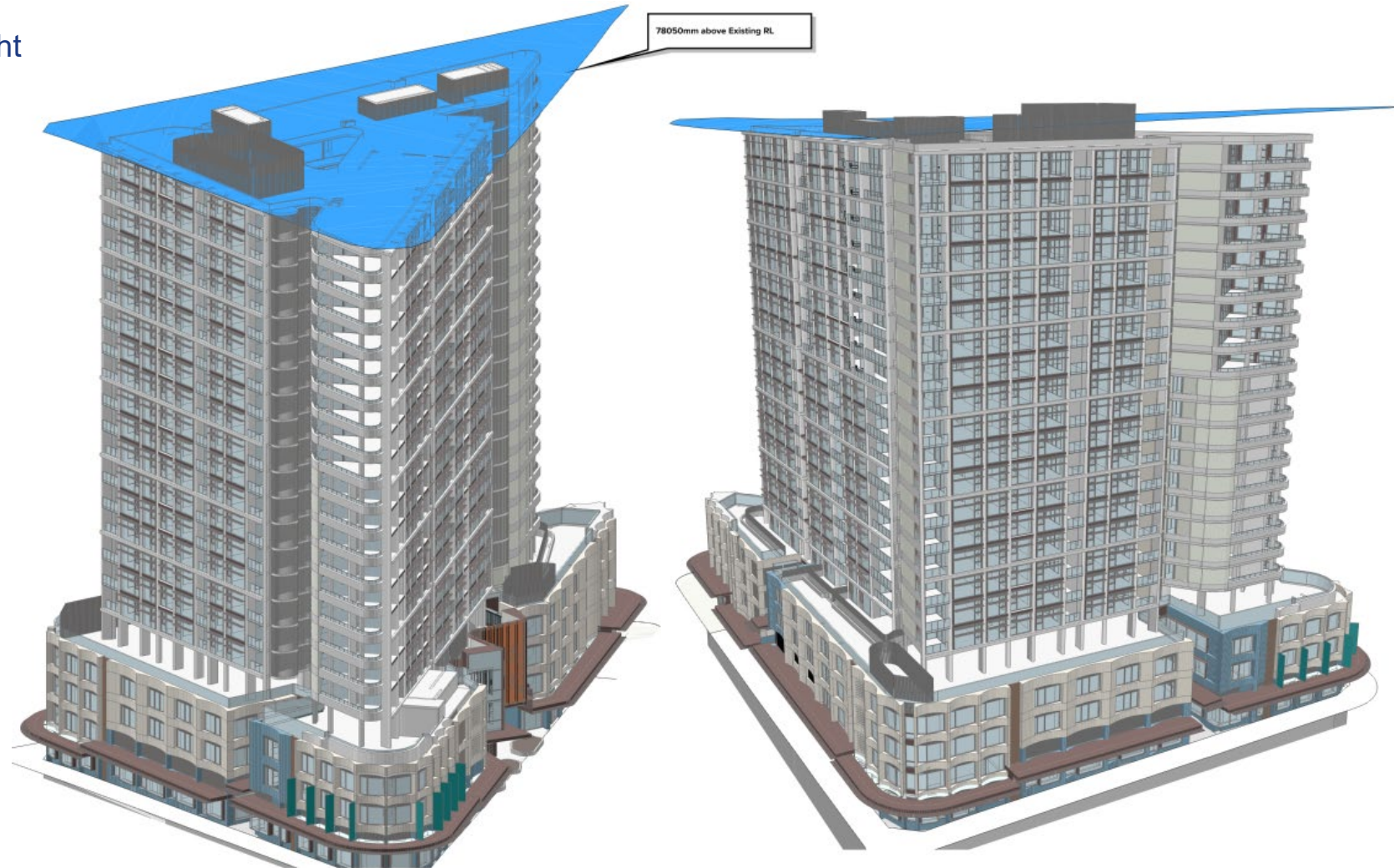
76.05m Height Plane Diagram (Source: Turner)

# Building Height & Density

Stephen Kerr - Gyde

## Amended Building Height

- 3.2 m floor to floor resi height



76.05m + 2m Height Plane Diagram (Source: Turner)

# Building Height & Density

Stephen Kerr - Gyde

## Visual Impact

- Rooftop Plant Location



# Building Height & Density

## Bulk & Scale

- Building Massing alongside Crows Nest Transport Oriented Development Massing



# 02

## Key Issues

Stephen Cox – TURNER

- Podium height and tower design
- Heritage impacts
- Residential amenity
- Traffic and parking

## Other Issues

- Overshadowing
- Landscaping, communal open space and the public domain

# Podium Design

Stephen Cox - TURNER

## Podium height and surrounding heritage items

Concern Raised by North Sydney Council on 6 June 2024

### Height, Design, Bulk and Scale

The overall form of the podium follows the height and curved façade design of the surrounding heritage items. The incorporation of the brick façade of the podium directly references the façade design of the heritage listed item 'The former North Shore Gas Company Office' located at 286 Pacific Highway.

The overall bulk of the podium is broken down through connecting laneways. The overall design of the podium ensures fine grain detail and scale to reduce the overall bulk of the podium and to ensure it relates to the fine grain nature of its surrounding context.



# Podium Design

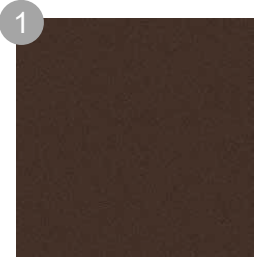
Stephen Cox - TURNER

## Material and Character

Predominant use of brick materiality complementing the material and colour palette of the surrounding heritage items.

Concern Raised by North Sydney Council on 6 June 2024

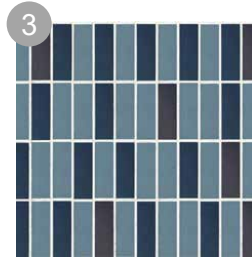
### Podium



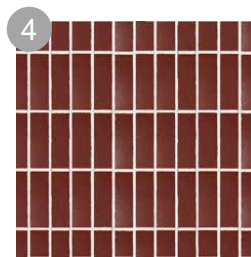
1  
Awnings, windows, louvres, screens  
Material: aluminium  
Finish: powder coat  
Colour: bronze



2  
Brick (podium)  
Material: brick  
Finish: pre-finished  
Colour: white



3  
Brick (retail)  
Material: brick  
Finish: pre-finished  
Colour: blue



4  
Brick (commercial)  
Material: brick  
Finish: pre-finished  
Colour: red

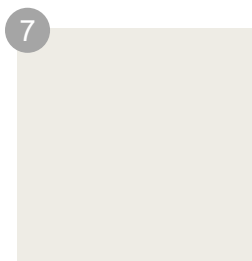
### Tower



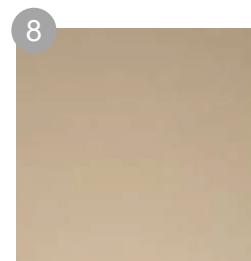
5  
Brick  
Material: brick  
Finish: pre-finished  
Colour: cream



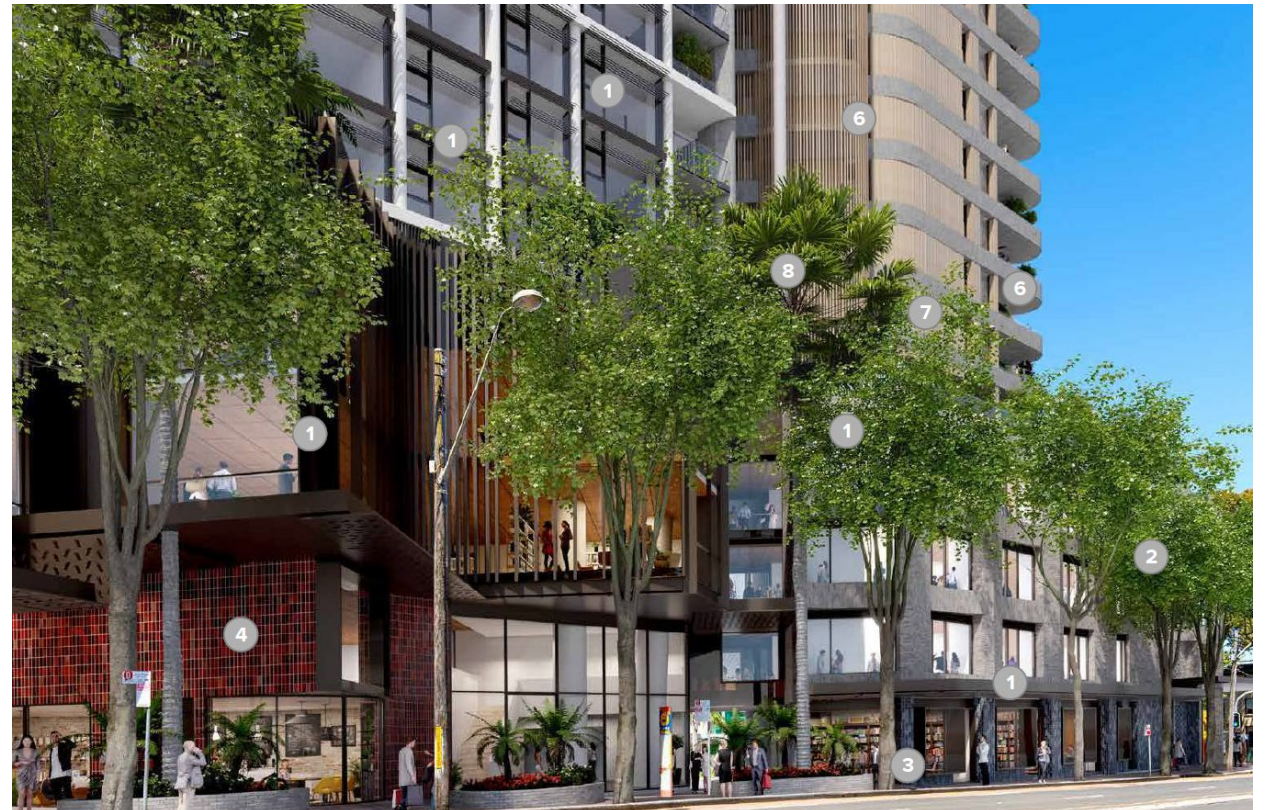
6  
Spandrels / soffits  
Material: off-form concrete  
Finish: polished  
Colour: grey



7  
Metal cladding  
Material: aluminium  
Finish: powder coat  
Colour: white



8  
Screens  
Material: aluminium  
Finish: powder coat  
Colour: light bronze





# Tower Design

Stephen Cox - TURNER

Removal of Digital Signage & Further articulation between towers

Concern **No.15** Raised by Department of Planning on 25 June 2024  
Concern Raised by North Sydney Council on 6 June 2024

Original SSDA Submission



Digital Signage Removed

Amended Proposal



Further Articulation Added

## Heritage Response: Height, Bulk and Scale, Materiality and colour

The tower setbacks and clear distinction of the podium from the tower ensures the proposed development relates to the scale and heritage context of the surroundings.

Distinctive detailed tower articulation and various color / materials of neutral tones presents tower as a more refined built form outcome.

# Landscaping - Public Domain

Stephen Cox - TURNER



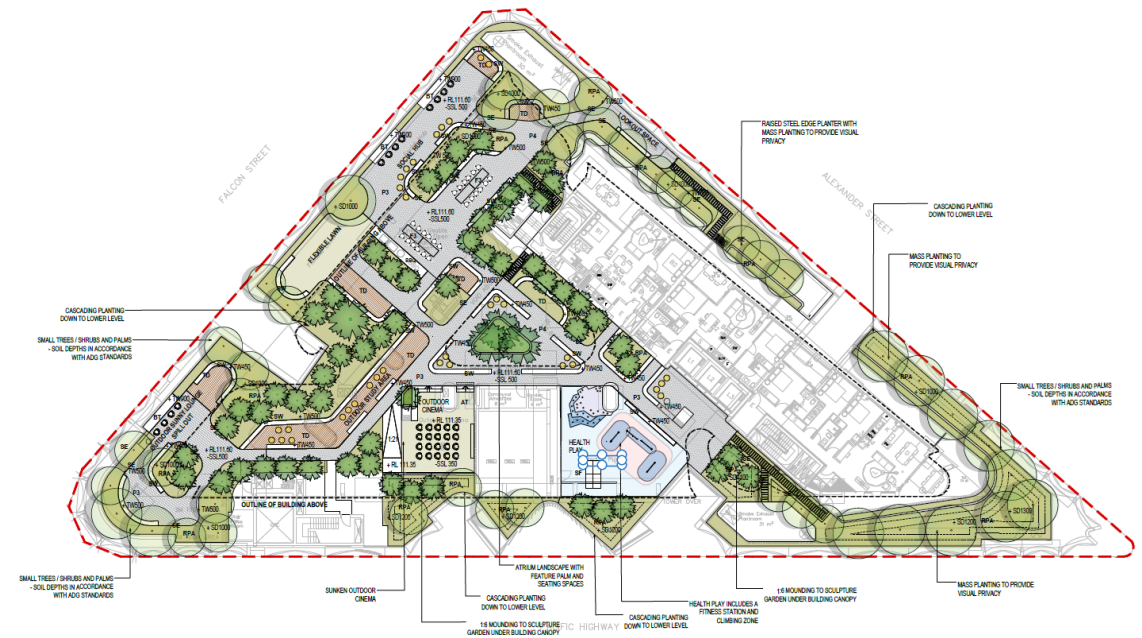
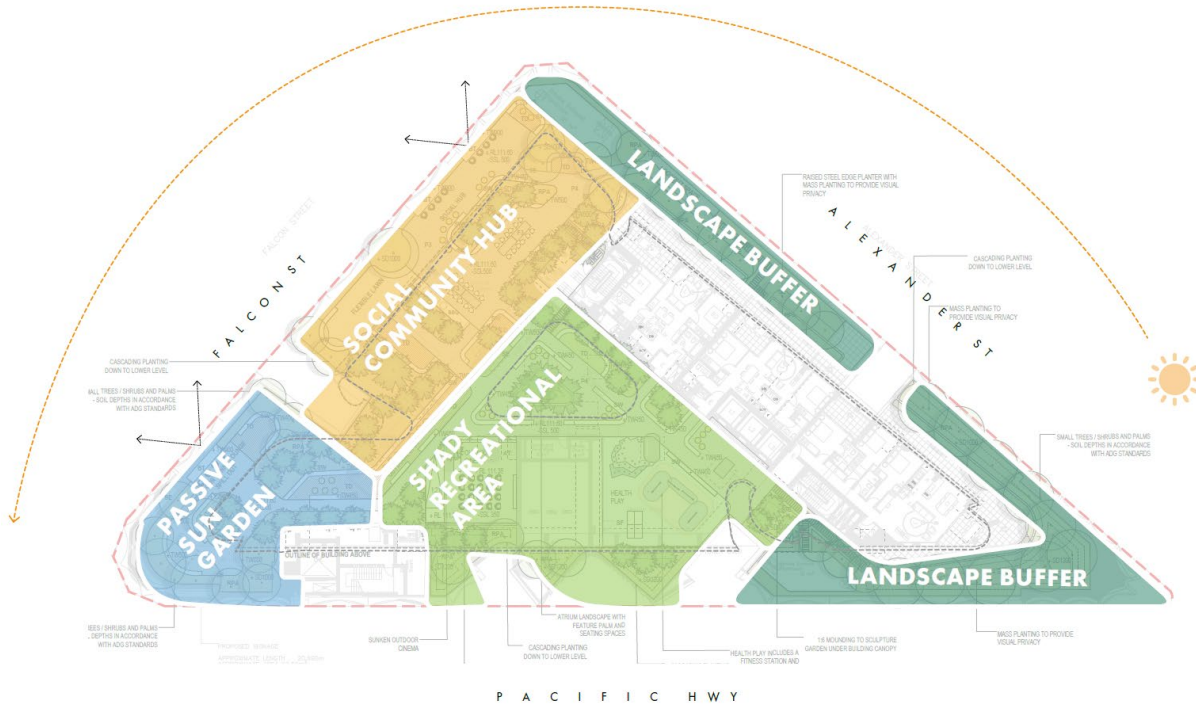
1. Key pedestrian links
2. Retail activation & spill-out
3. Green wall to improve amenity and screen the fire escape blank wall
4. Floating island for entry point
5. Proposed small street trees and paving upgrade in coordinate with council guideline
6. Steel planters along pedestrian linkage

# Landscaping - Communal Open Space

Stephen Cox - TURNER

## Landscaped Podium Design

Concern No.7 Raised by Department of Planning on 25 June 2024



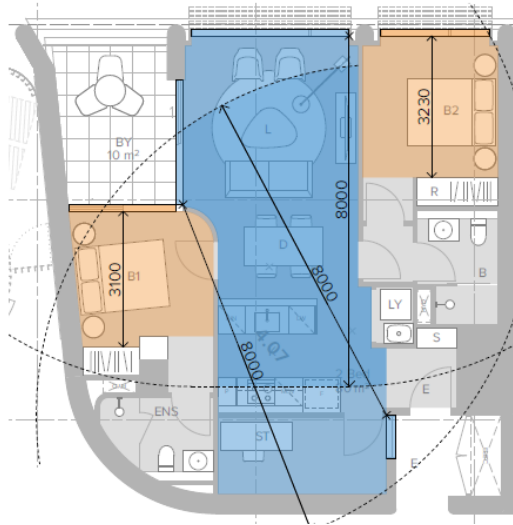
# Residential Amenity

Stephen Cox - TURNER

## ADG Apartment Amenity

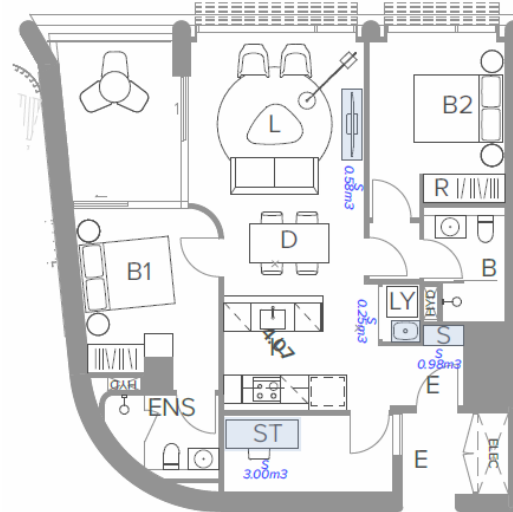
Concern No. 14 Raised by Department of Planning on 25 June 2024

### Apartment Depth



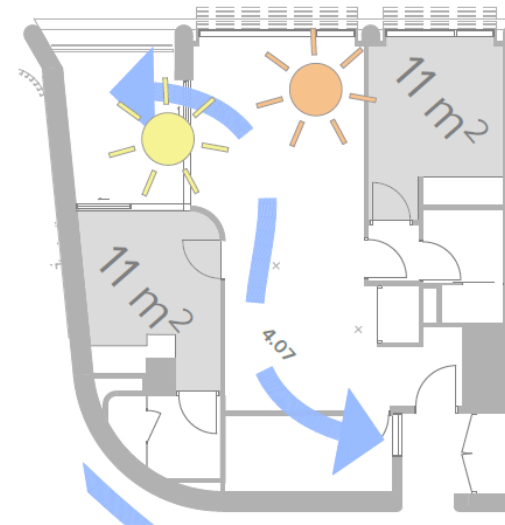
Window Depth Diagrams showing distance from each window to living spaces

### Storage



Storage Diagrams Provided Storage Cages for apartments also provided for within the basement

### Cross Ventilation



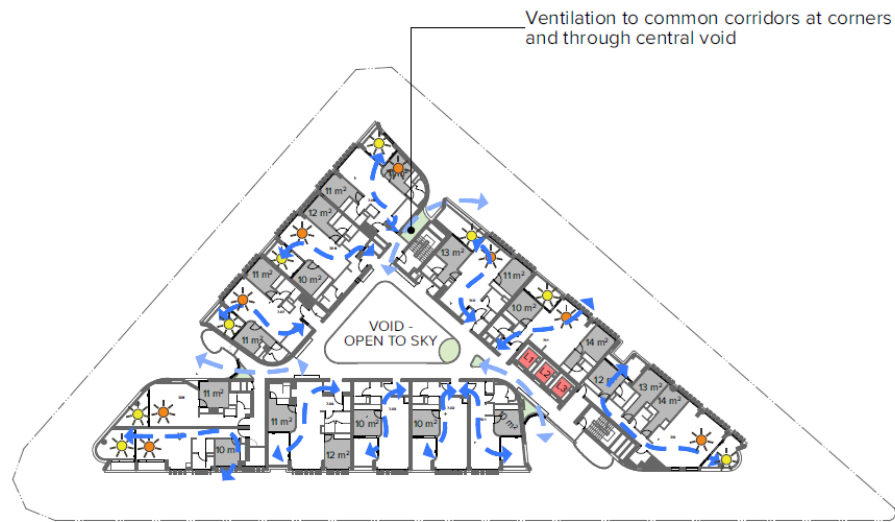
Amenity Diagrams Provided for solar, cross vent, min. room sizes Wind Tunnel Study demonstrating cross vent. performance.

# Residential Amenity

Stephen Cox - TURNER

## Breezeway

Concern No. 10 & 11 Raised by Department of Planning on 25 June 2024



Typical Residential Level  
Natural Cross Ventilation



Daylight Illumination – Level 16 Plan  
June 21, 2pm

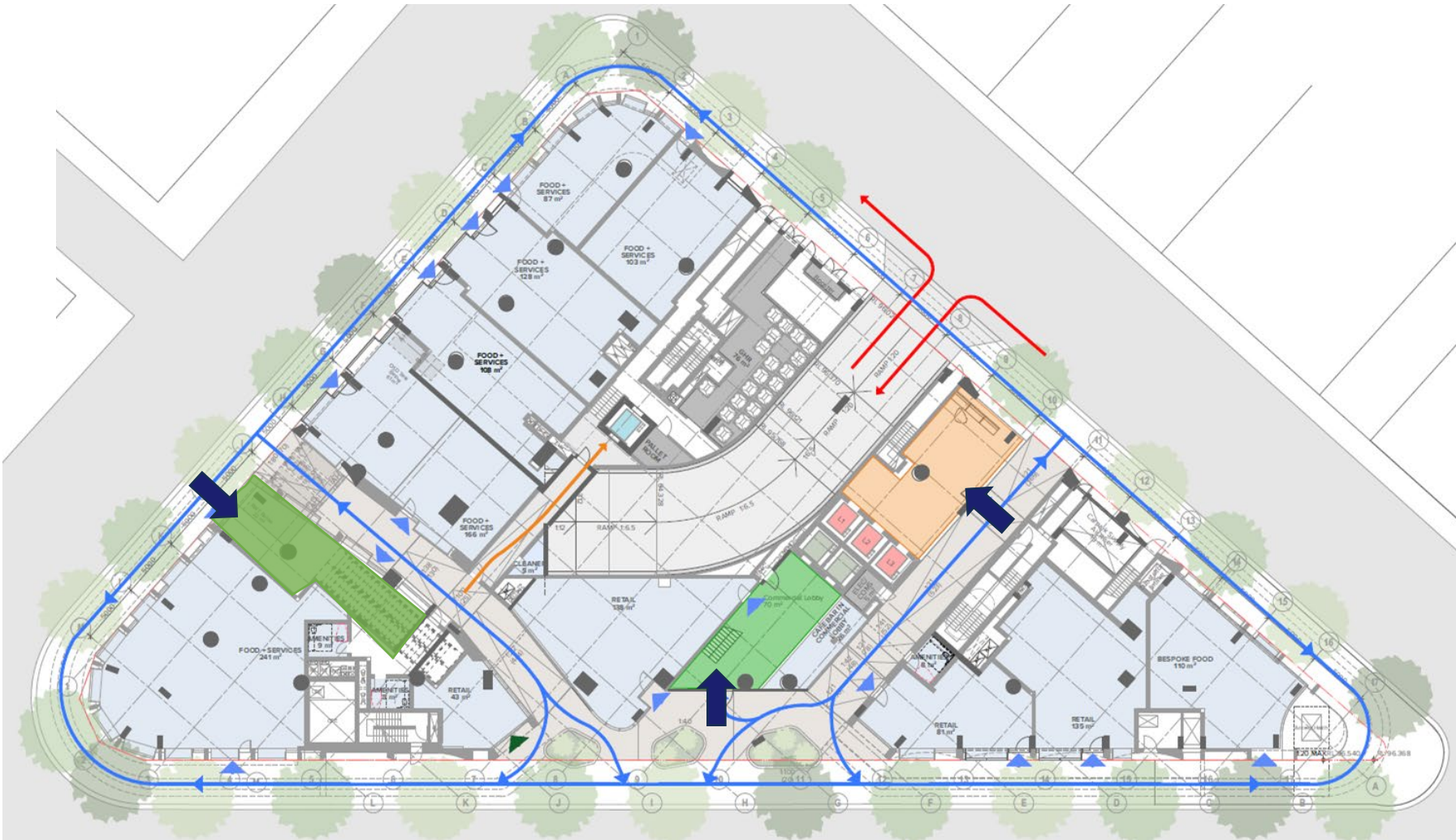
Additional Daylight Analysis was carried out to assess the levels of daylight to the central breezeway

Daylight Illumination Study concluded that all breezeway areas above level 15 receive daylight, levels 4 to 15 will require artificial light





# Traffic

Stephen Cox - TURNER

## Pedestrian and vehicle access



### LEGEND

-  Vehicle Entry/Exit
-  Pedestrian Paths
-  Residential Lobby
-  Non-Residential Lobby
-  Service lift from Basement L1

Concern **No.3** Raised by Department of Planning on 25 June 2024

SSDA Submission – 324 Carparks

- 134 Non-Residential (Incl. Carshare / Service)
- 190 Residential

Revised Submission – 220 carparks

- 30 Non-Residential (Incl. Carshare / Service)
- 190 Residential



# Overshadowing

These properties remain  
ADG & North Sydney  
Development Control Plan (DCP)  
Compliant

Properties located east of the development,  
across Alexander Street, remain unaffected  
by shadowing until 1pm.

These properties benefit from uninterrupted  
sunlight access from 9am to 1pm, achieving a  
total of 4 hours of sunlight.



21 June 3:00pm

- Existing neighbouring shadows
- New shadows from proposed development at LEP Height Limit
- Additional proposed shadows with 30% Affordable Housing Bonus

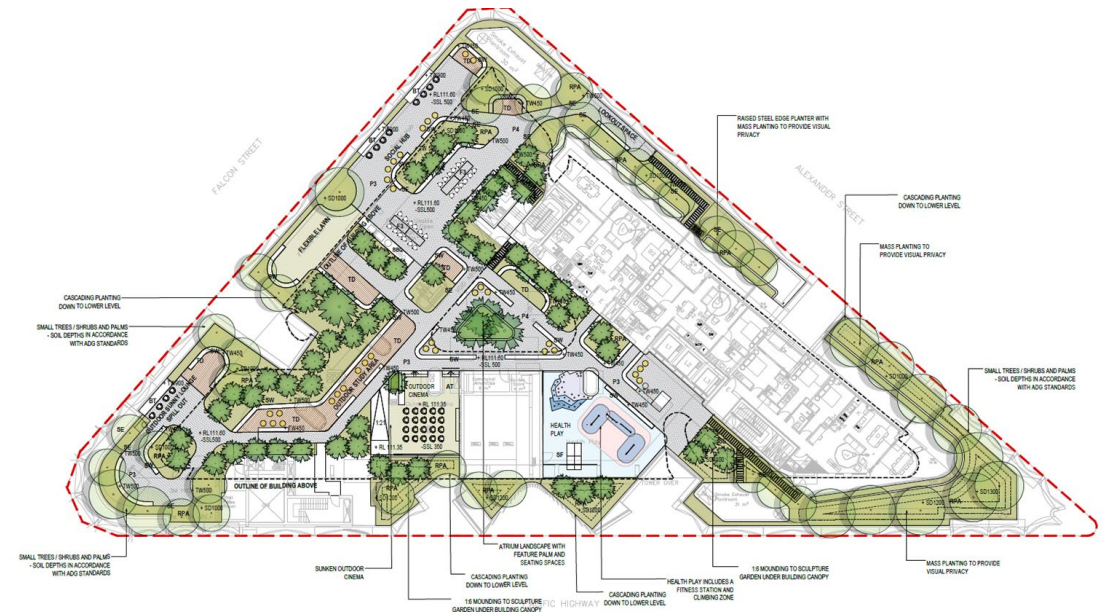
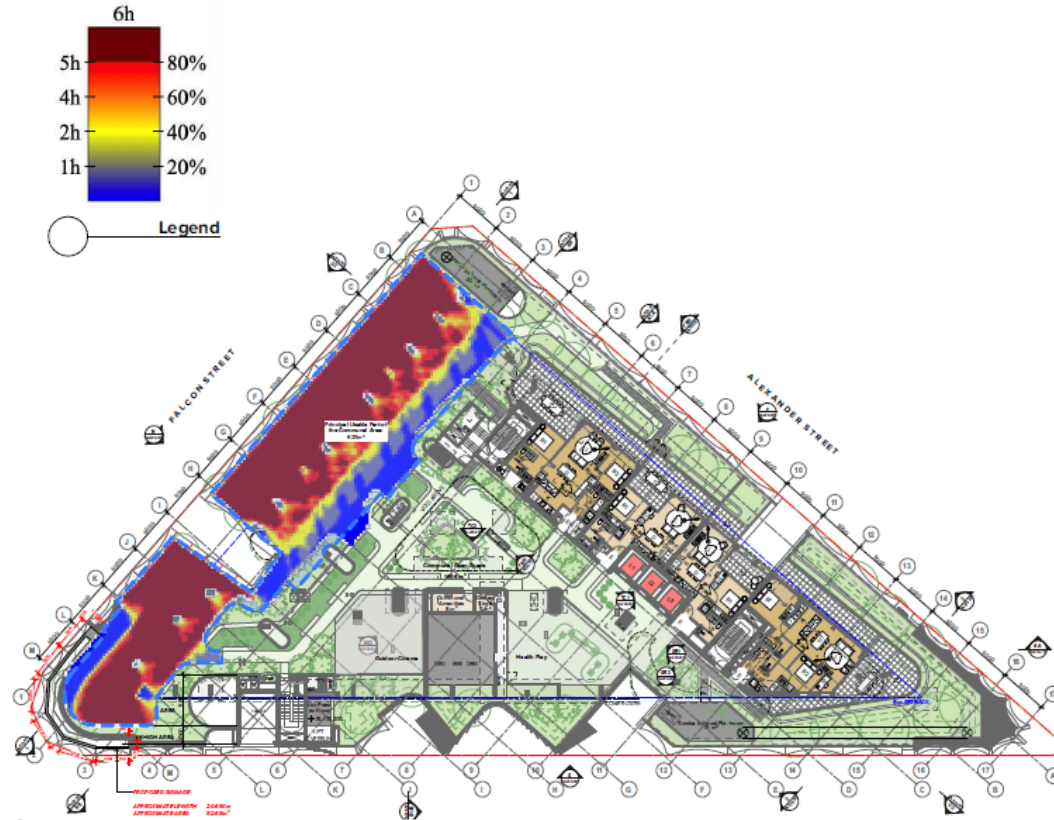


# Landscaping – Daylight Analysis

Stephen Cox - TURNER

## Landscaped Podium Design

Concern No.7 Raised by Department of Planning on 25 June 2024



Reconfigured principal communal open space  
Improved landscape design

# 04

## Conclusion

Robert Furolo - Deicorp

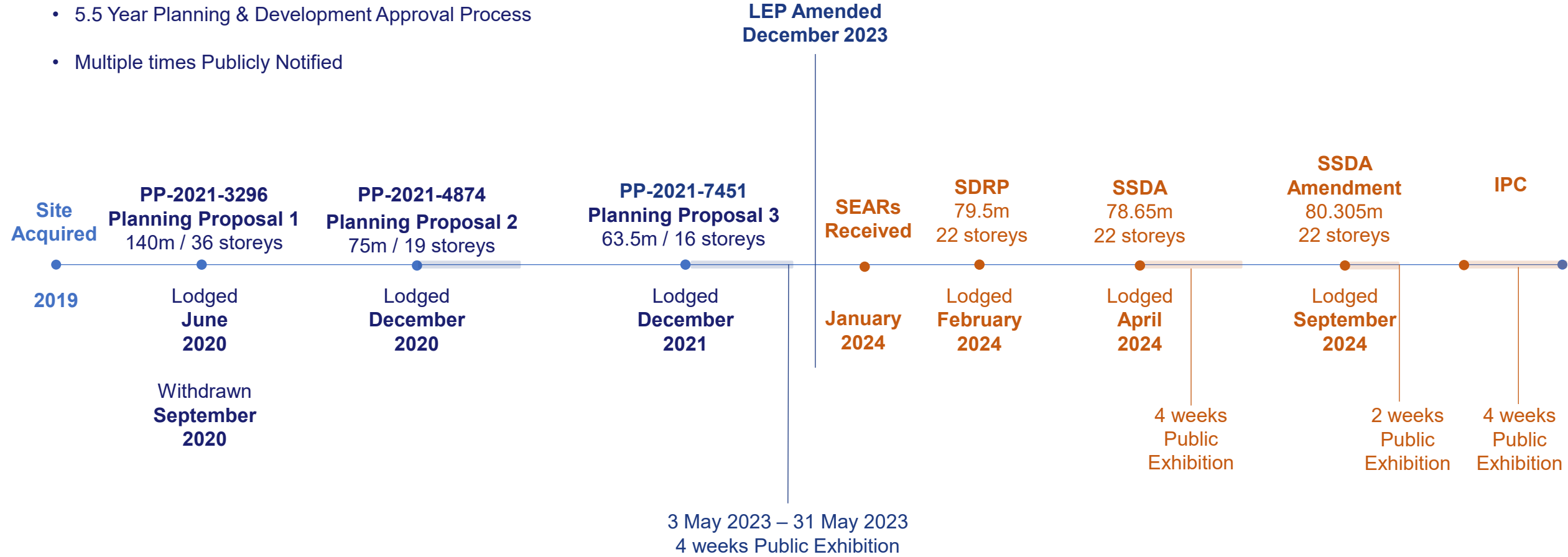
- Complexity of assembling the 19 lots comprising the site and navigate the planning requirements.
- Committed to building as soon as development consent is granted.
- Delivery of 188 much need apartments including 48 affordable apartments, and a dynamic public domain.



# Conclusion

## Deicorp Process to Date

- 3 Planning Proposals
- 5.5 Year Planning & Development Approval Process
- Multiple times Publicly Notified



# Conclusion

The project at Five Ways, Crows Nest will provide;

- Ready to commence construction by end of January 2025 and finish construction in early 2027
- 642 construction jobs and 55 operational jobs
- Bulk and scale consistent with the envisaged character of the St Leonards and Crows Nest precinct
- Department's Recommended Conditions of Consent



# Thank You