

SSD-66826207

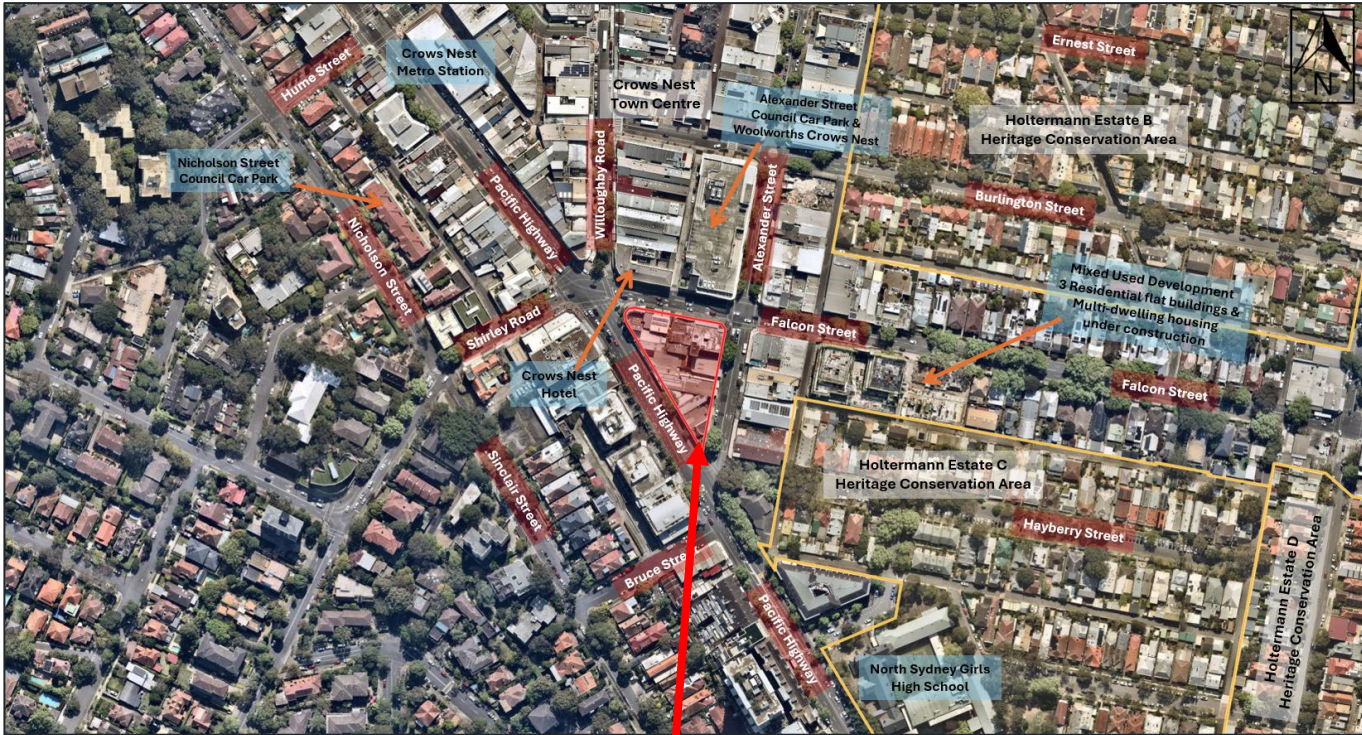
Mixed use development including in-fill affordable housing - Five Ways, Crows Nest

IPC Briefing

5 December 2024



Five Ways, Crows Nest

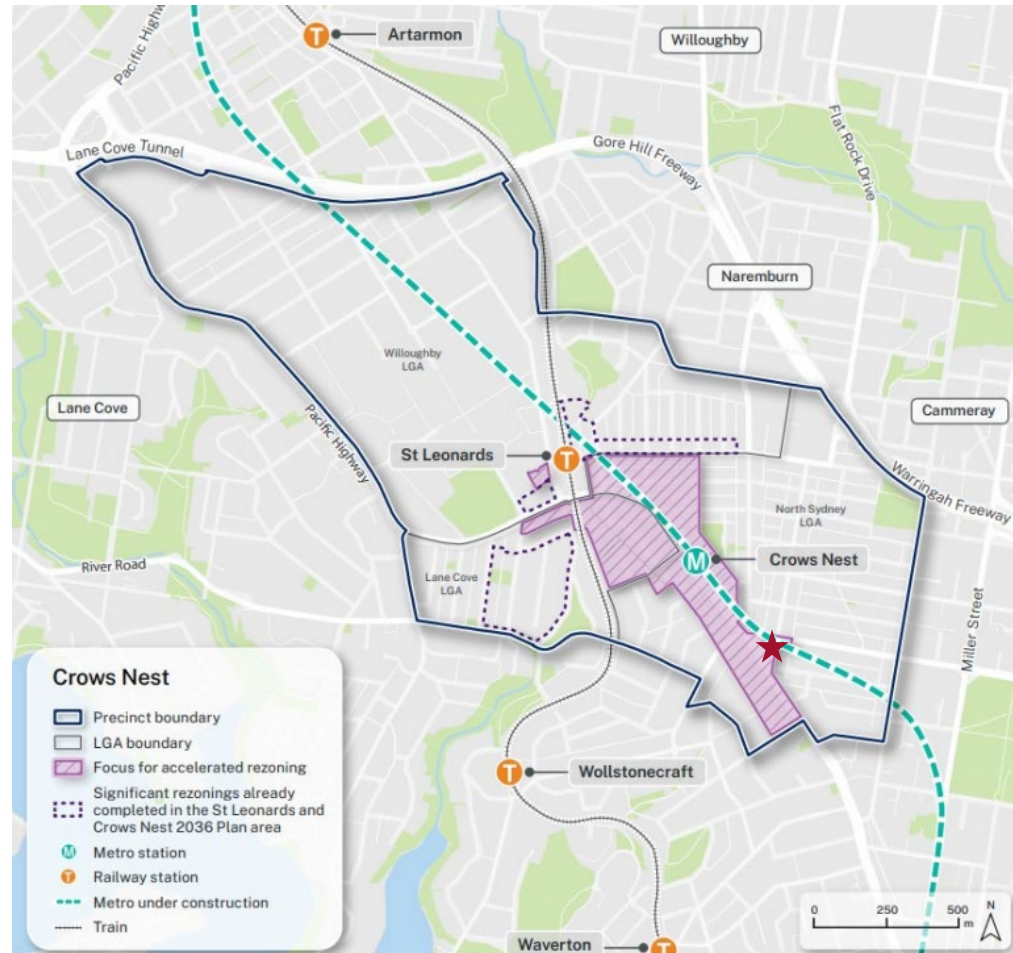


Five Ways Site



Strategic and Statutory Context

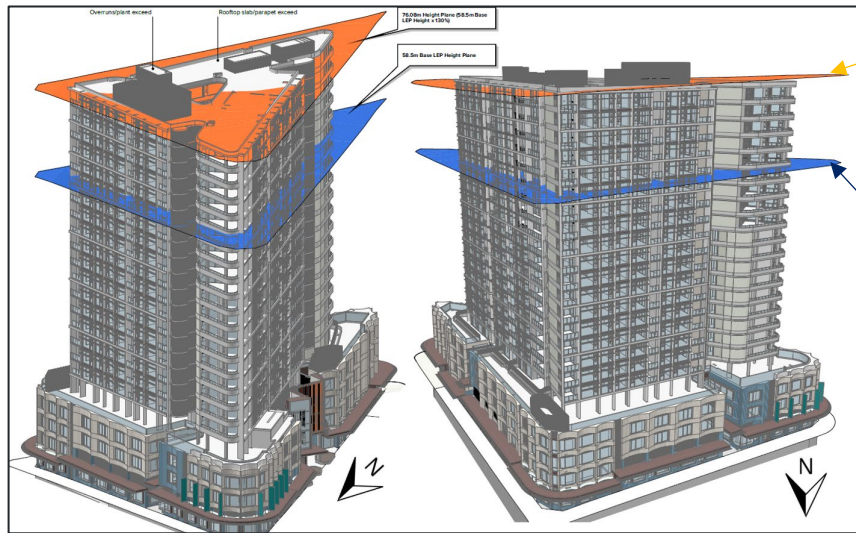
St Leonards and Crows Nest Precinct:



Planning proposal reference scheme:

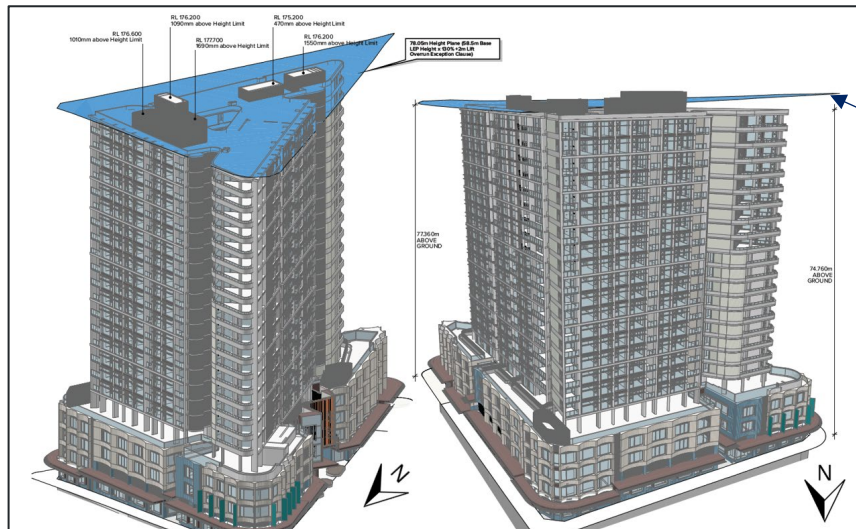


Building height and density



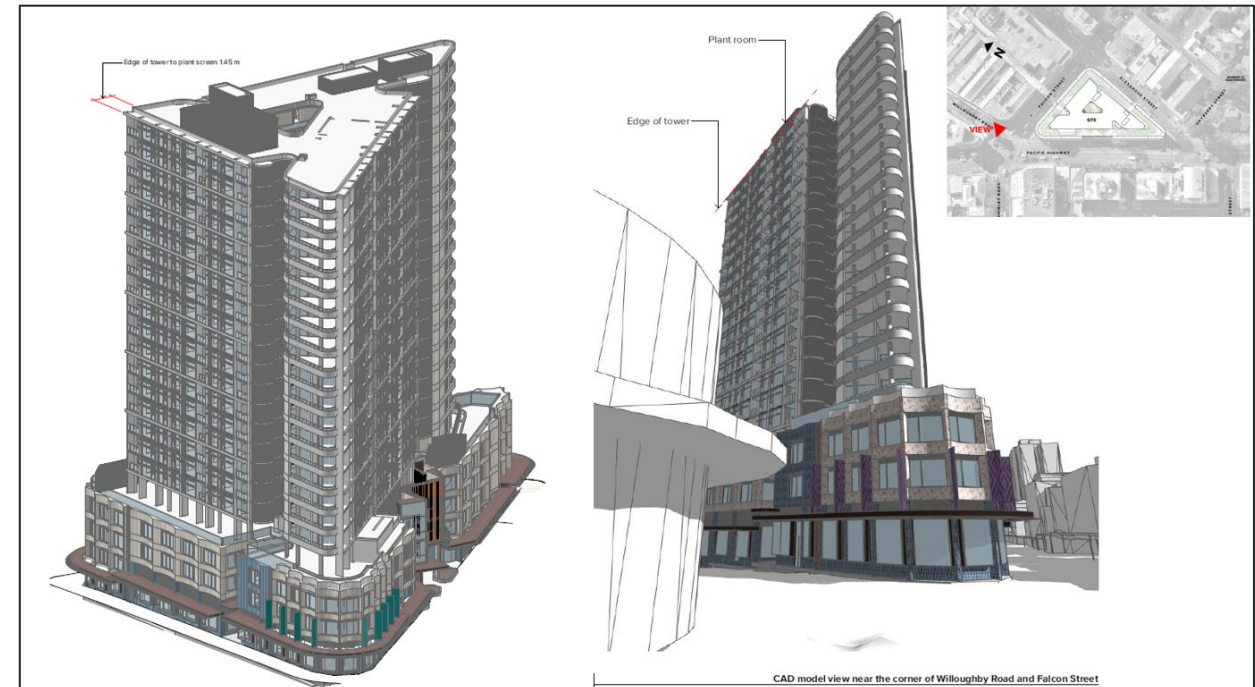
76.05m height plane
(Housing SEPP)

58.5m height plane
(North Sydney LEP)



78.05m height plane
(2m LEP height exemption)

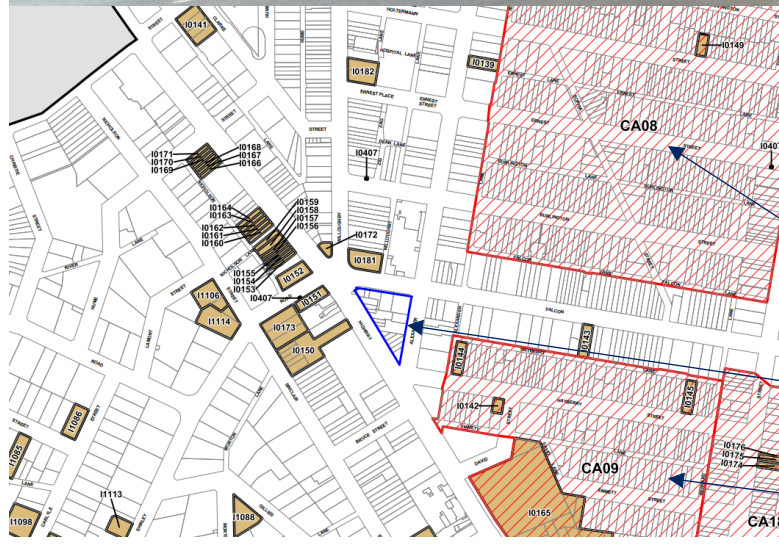
Building component	Max. building height permitted (NSLEP)	Max. building height permitted (NSLEP + Housing SEPP)	Proposed height	Extent of variation
Tower	58.5m	76.05 m	77.85 m	+ 1.8 m (2.16%)
Plantrooms and lift overruns	60.5 m (58.5 m + 2 m)	78.05 m (76.05m + 2m)	79.74 m	+ 1.69 m (2.88%)



Podium height and tower design



Heritage impacts

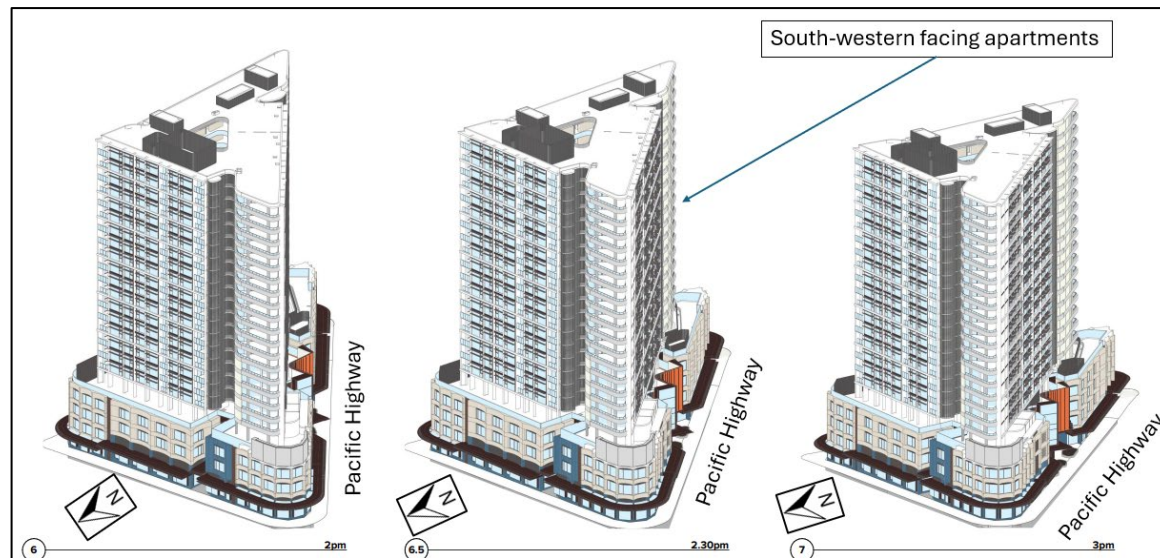


CA08 Holtermann Estate B HCA

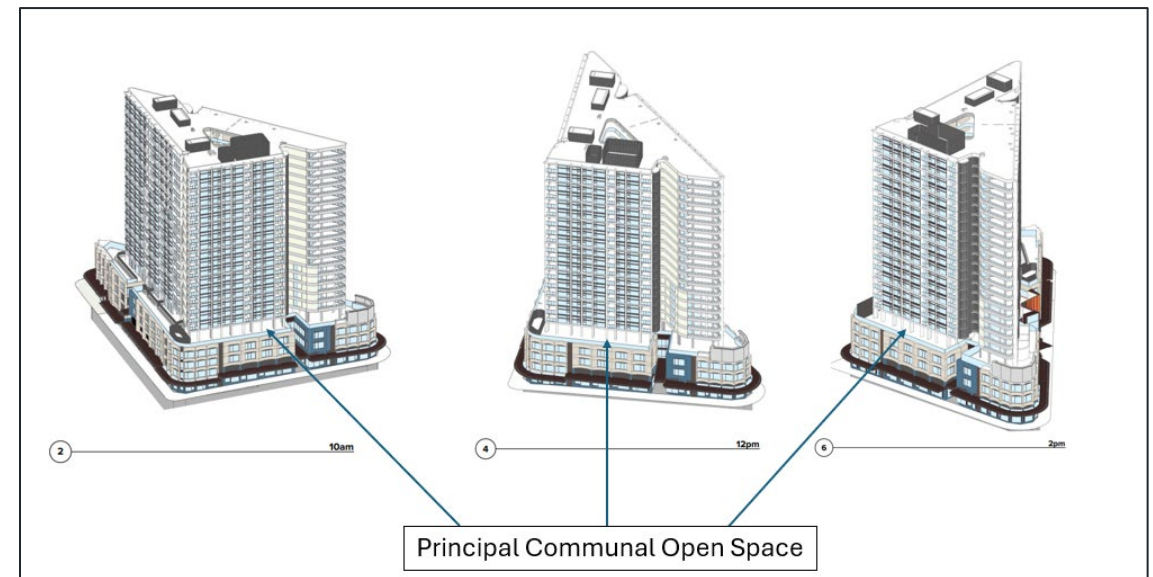
Five Ways Site

CA09 Holtermann Estate C HCA

Residential amenity



June 21 Sun Eye Diagram – 2pm to 3pm



Cross ventilation and acoustic privacy



Level 03



Level 04 - Level 11



Level 12 - Level 13

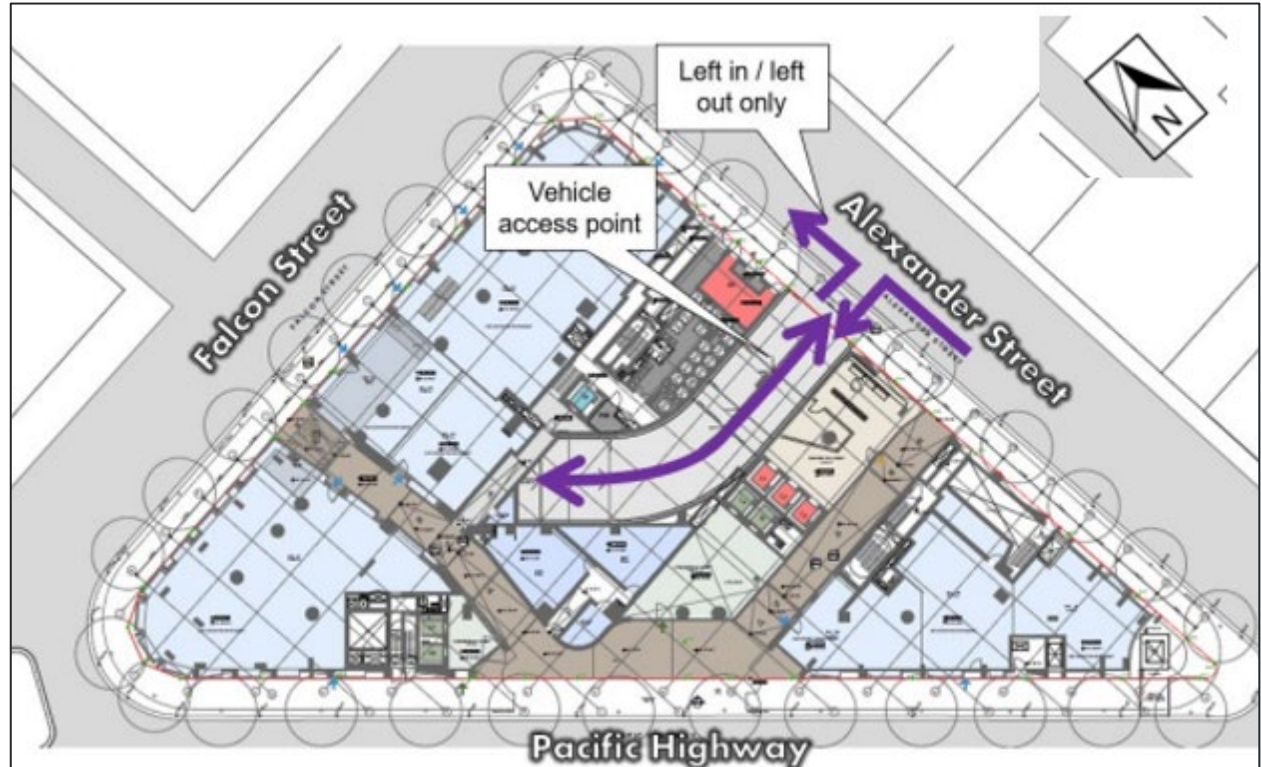


Level 14 - Level 21



Traffic and parking

Land Use	Type	No. of units / GFA	Parking Rate	Required No. of Spaces	Parking on opening	Parking after 15 years	
Residential	Non-Affordable Housing	1 bed	15	0.5 / unit	8	174	190*
		2 bed	92	1.0 / unit	92		
		3 bed	33	1.5 / unit	50		
	Affordable Housing	1 bed	18	0.4 / unit	7		
		2 bed	26	0.5 / unit	13		
		3 bed	4	1.0 / unit	4		
Sub-Total - Residential		188	-	174			
Retail / Commercial		8,002m ²	1 / 400m ²	20	20	20	
Sub-Total: Residential + Retail / Commercial				194	194	210	
Car share		n / a			6	6	
Service vehicles		n / a			4	4	
Car wash bay		n / a			1	1	
Total Car Parking					205	221	



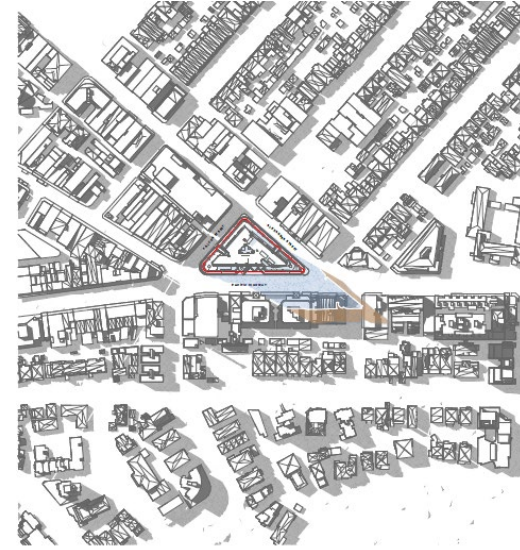
Overshadowing



1 9m 1:2000



2 10m 1:2000



2 10m 1:2000

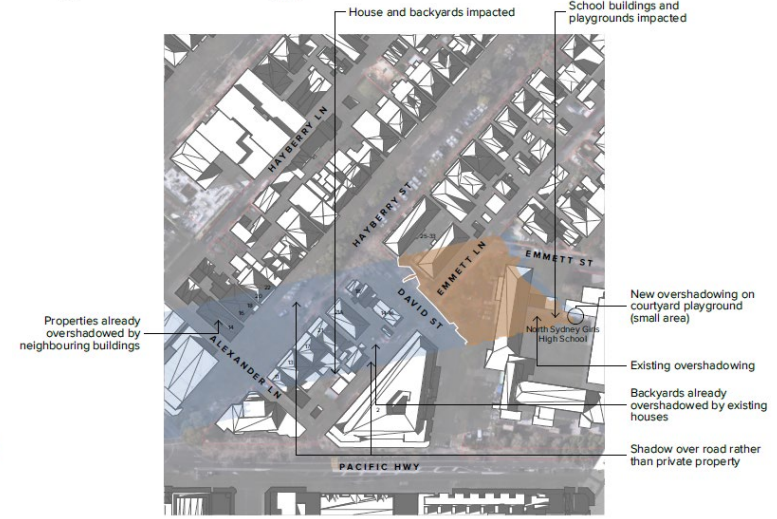


1 1pm 1:1000



2 2pm 1:1000

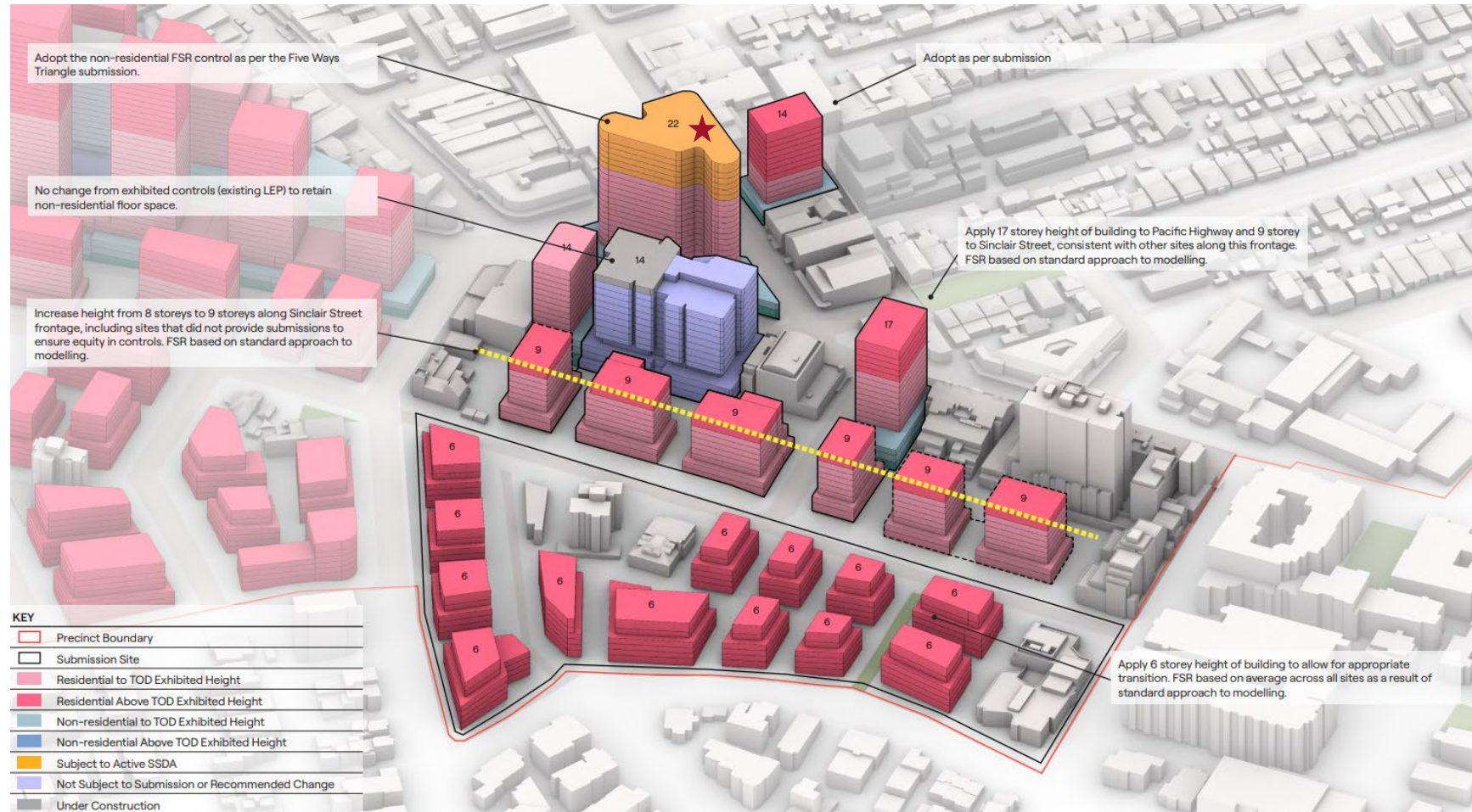
Shadow over road rather than private property



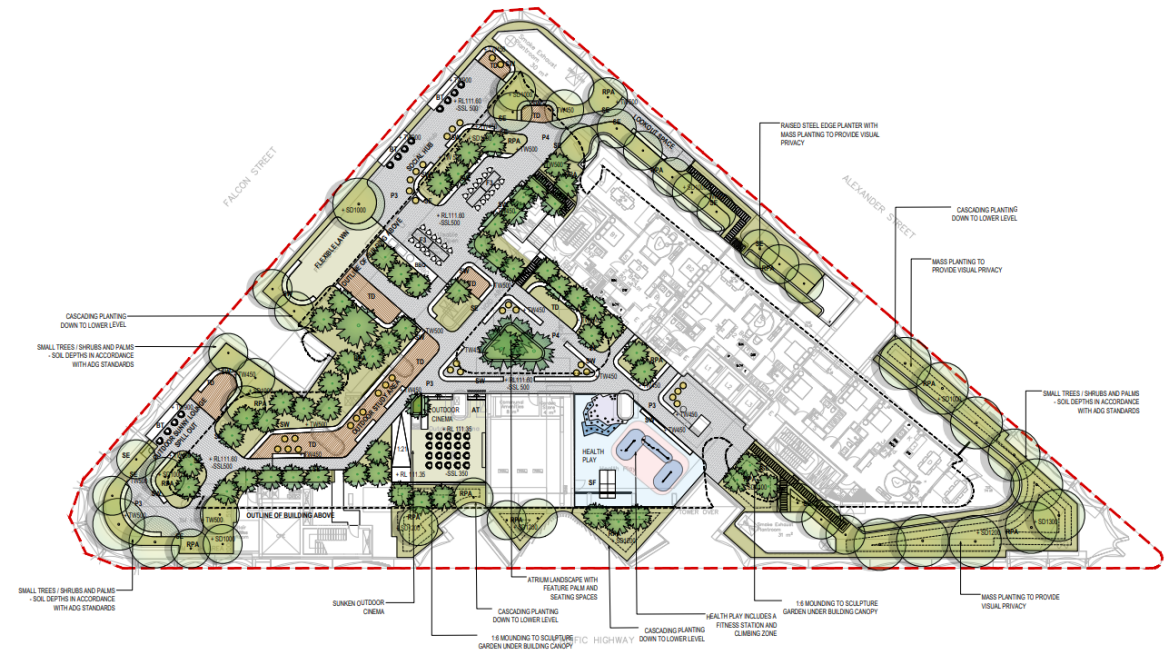
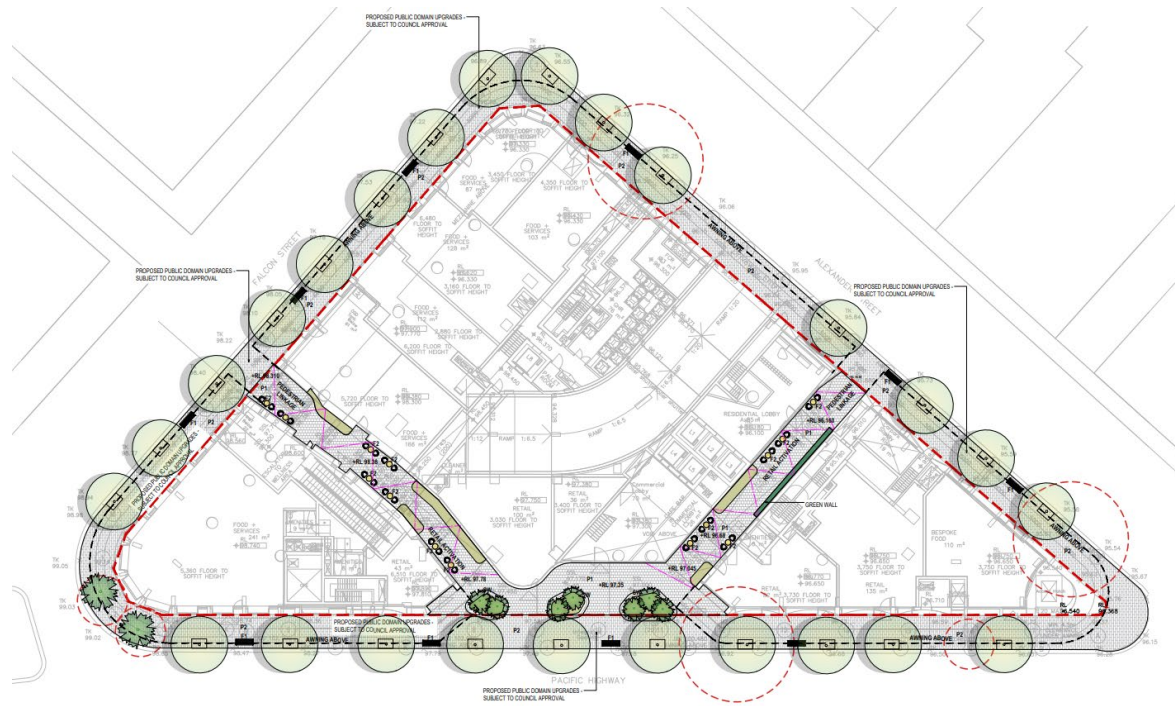
1 3pm 1:1000

Impacts on adjoining residential towers

Crows Nest TOD envisaged building envelopes:



Landscaping, communal open space and the public domain



Thank you



VIEW ALONG PACIFIC HIGHWAY