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Project
The Quarter

Client
The Quarter St Leonards Pty Ltd

Studio.SC

Contents

Prepared For:
The Quarter St Leonards Pty Ltd

Client:
Casella Family Brands
Unit 506-510, 460 Pacific
Highway, St Leonards, 2065
Daniel Casella
daniel.casella@
casellafamilybrands.com
+61 409 681 343

Project Address:
448-456 Pacific Highway,
St Leonards, 2065

Prepared By:
Thomas Hansen
Co-Managing Director
NSW Nominated Architect 9527
thomash@scottcarver.com.au
+61 412 519 413

Studio SC Pty Ltd
Level One,
One Chifley Square,
Sydney NSW 2000
+61 2 9957 3988

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Document History

Revision	Date	Remarks	Authorised
A	11.07.2025	For Information	TH
B	17.07.2025	For Information	TH
C	18.07.2025	For Information	TH
D	23.0.2025	For Information	TH

Introduction

Introduction

This document provides a high-level overview of the proposed HDA design of 448-456 and 460 Pacific Hwy St Leonards (The Quarter).

The intent is to showcase the proposed built form massing and high-level design requirements in order to establish the key design parameters for the SSDA design.

Project Summary & Status

HDA Extract

Below if the extract from the HDA outcome. Summarising the site.

Housing Delivery Authority		
OFFICIAL		
		
No.	Description	Record of Briefing
		- Objective 2: Identify projects that can be assessed quickly - Criteria 2.1: Largely consistent with development standards - Objective 3: Drive quality and affordable housing - Criteria 3.1: Well located - Criteria 3.4: Positive commitment to affordable housing Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include a development application following a planning proposal Noted there are no member conflict of interests.
17.	250621 - 44, 46 and 52 Anderson Street, Chatswood - Bridgestone Projects Pty Ltd Summary of proposal: Demolition of existing buildings and structures and development of approx. 38-storey, shop-top housing development comprising 150 apartments with 4% affordable housing on top of the 15% infill affordable housing No of dwellings (indicative): 150 Concurrent rezoning: No	The HDA: Noted the proposal has state significance Confirmed the in-fill affordable housing SSD pathway as the correct development pathway for this application Recommended the applicant be advised to continue to pursue the alternative approval pathway offered through an amendment to DA for SSD-75408008 for uplift to development standards. Noted the HDA would monitor the progress of assessment of this proposal. Noted there are no member conflict of interests.
18.	251164 - 448-460 Pacific Highway, St Leonards - The Quarter St Leonards Pty Ltd	The HDA: Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act Noted the reasons for HDA recommendation:
Housing Delivery Authority Sensitive: NSW Government		
OFFICIAL		

Housing Delivery Authority		
OFFICIAL		
		
No.	Description	Record of Briefing
	Summary of proposal: 630 apartments including 18% affordable housing, and commercial GFA in a 52-storey building No of dwellings (indicative): 630 Concurrent rezoning: Yes	- The proposal adequately satisfies the objectives and criteria of the HDA EOI. Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. Provided the following advice to the Minister - The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." Recommended that the applicant be advised that for the part of the site with an E2 zoning, that zoning should be retained and permissibility be addressed by an Additional Permitted Use. A scoping meeting with the Department is also required to resolve an appropriate amount of non-residential floor area and site connections to the metro station. Recommended that the applicant be advised that the SSD application should address the departure from the TOD provisions, impacts of increased height on solar access, loss of commercial floorspace and separation distances between towers. Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application Noted there are no member conflict of interests.
19.	251214 - 39, 41, 43, 45, 47 and 49 Henry Street Penrith – Inspire Planning Summary of proposal: 990 apartments including 15% affordable housing (~149 apartments) in two, 55 storey buildings	The HDA: Does not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation:
Housing Delivery Authority Sensitive: NSW Government		
OFFICIAL		

Project Context & Overview

Project Context & Overview

Metropolitan Context

The site sits diagonally opposite the new Crows Nest metro station, at the Gateway to St Leonards. This site lands at the junction between the North Sydney and Lane Cove Local Government Areas. The location holds a unique interface between the two LGAs and the immediate emerging precinct character.

St Leonards is made up of a number of local precincts surrounding the existing train line and future Metro station. There are the town centres of St Leonards and Crows Nest that are supported by the surrounding residential areas. From a jobs perspective the area has a strong focus on Health and Education with direct access to Royal North Shore Hospital and the St Leonards TAFE campus.

The site is located within the Transport Orientated Developemnt (TOD) accelerated precinct rezoning. Situated between the new Crows Nest Metro and the existing St Leonards Train Station, the site can truly unlock the potential to deliver housing and jobs, whilst ensuring the built form and land uses are aligned with the diverse local character area.

Legend:

- Contextual Use:
- St Leonards Town Center
 - Crows Nest Town Center
 - Health / Education precinct
 - Mixed use corridor along Pacific Hwy
 - Residential Precincts
- Transport Connectivity:
- Pacific Highway
 - Crows Nest Metro Station
 - St Leonards Train Station
 - 01. Royal North Shore Hospital
 - 02. TAFE St Leonards



Project Context & Overview

Site Specifics

The below summarises the currently known combined site metrics for the project (448-456 Pacific Hwy + 460 Pacific Hwy).

Combined Site

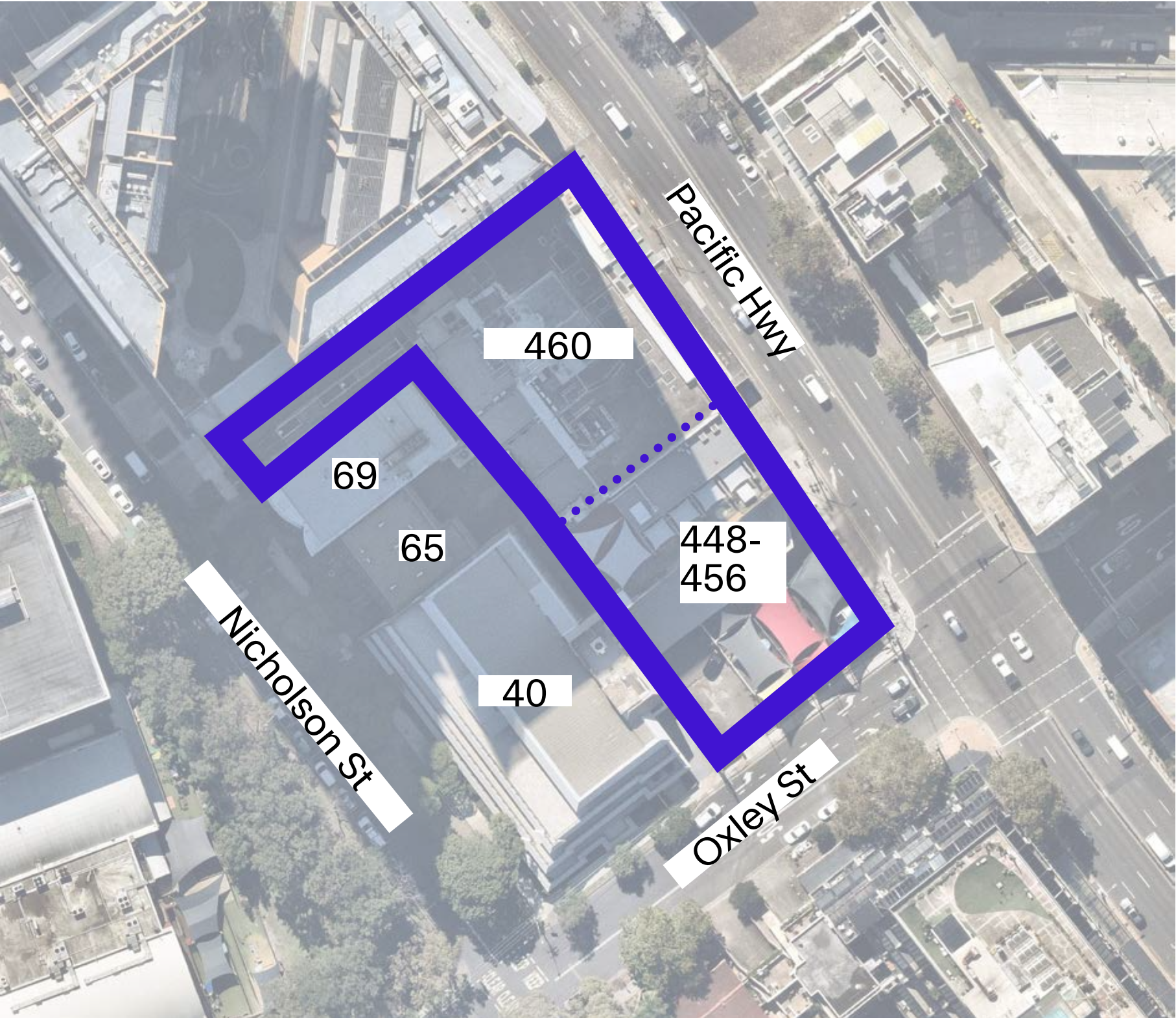
Lot Specifics

448-456 Pac Hwy: 1,661m²

460 Pac Hwy: 2,063m²

Combined Lot Areas: 3,724m²

The aerial photo below identifies the subject lots at 448-456 Pacific Hwy which are MU1 Mixed Use Zoning, and 460 Pacific Hwy which are E2 Commercial Core. These sites will be combined as a part of the SSDA and Concurrent Rezoning Process, as outlined in the HDA.



Project Context & Overview

Planning Framework - LEP

The planning maps below identify the TOD controls adopted for the subject lots as part of the state led rezoning. The subject sites identified will be combined as a part of the SSDA and Concurrent Rezoning Process, as outlined in the HDA.



Floor Space Ratio

460 Pacific Highway
FSR: 6:1
448 - 456 Pacific Highway
FSR: 16.7:1



Non-Residential FSR

460 Pacific Highway
FSR: 6:1
448 - 456 Pacific Highway
FSR: 0.5:1



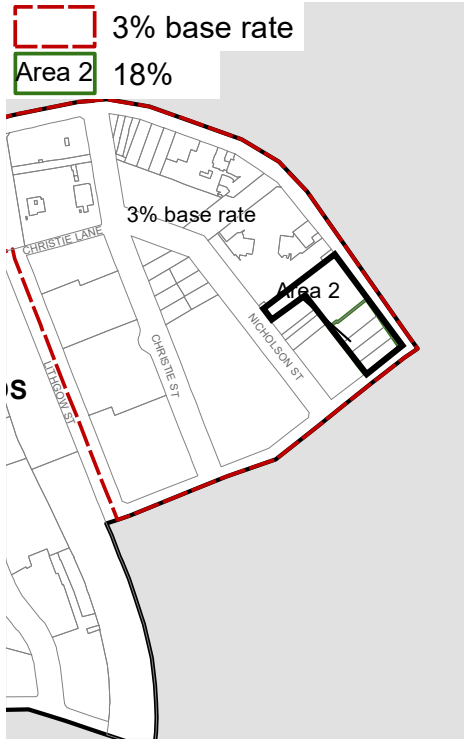
Land Zoning

460 Pacific Highway
E2 - Commercial Core
448 - 456 Pacific Highway
MU1 - Mixed Used



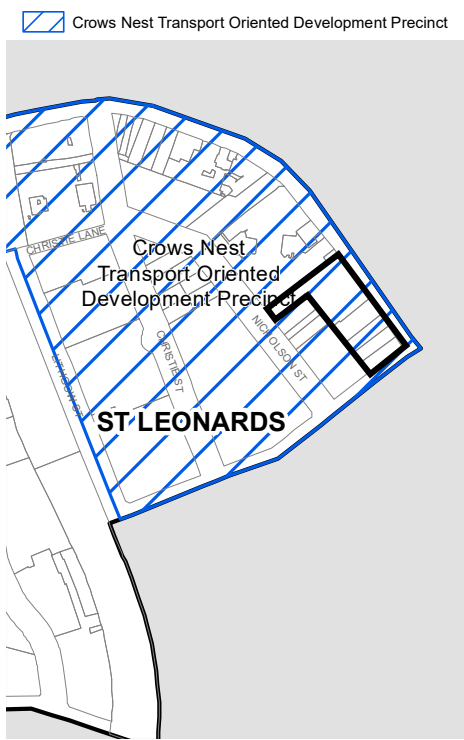
Building Heights

460 Pacific Highway
45m
448 - 456 Pacific Highway
135m



Affordable Housing

460 Pacific Highway
3%
448 - 456 Pacific Highway
18% for Area 2



Key Sites

Site sits within Crows Nest Transport
Oriented Development Precinct

Project Context & Overview

TOD Rezoning & HDA Difference

The below underlay shows the permissible building envelope for both 448-456 and 460 Pacific Hwy. These will be tied together into one site, and progressed via a SSDA and Concurrent Rezoning, with the approximate HDA envelope dashed.

TOD Finalised Massing (Rezoning)

The finalised TOD massing identified the following in the immediate context of 448-456 Pacific Hwy:

- 448-456 Pac Hwy at 40 Storeys
- 460 Pac Hwy at 11 Storeys
- 69 Nicholson St at 11 Storeys
- 40 Oxley St at 16 Storeys
- Adjacent two towers along Pac Hwy both now at 40 storeys respectively.

HDA Summary

Summary of the HDA outcome of 448-456 and 460 Pacific Hwy:

- 448-456 & 460 Pac Hwy = 52 Storeys / 175m

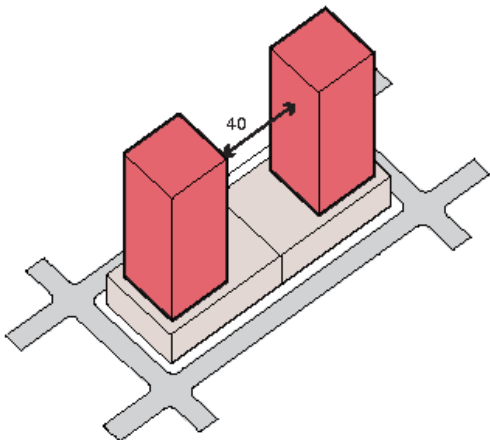


Project Context & Overview

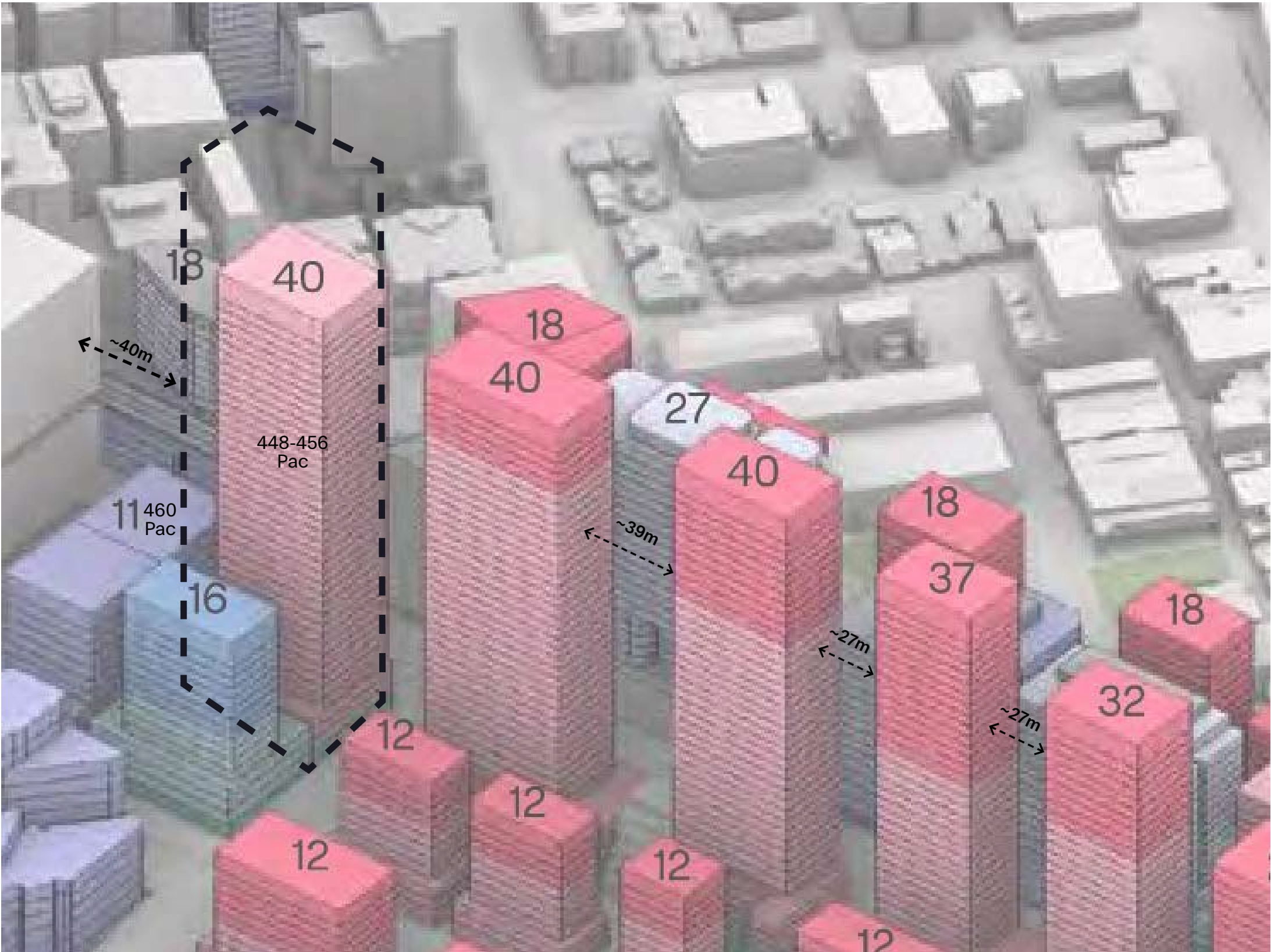
TOD Rezoning Alignment

TOD Urban Design Report specifies that a 40m separation between towers is ideal, however some rezoned sites fall below this (but achieve ADG minimum of 24m). The proposed HDA envelope tower separation to the adjacent Mirvac tower would be able to achieve the 40m separation.

TOD Tower Separation Diagram



Source: Crows Nest State-Led Rezoning Urban Design Report



HDA Concept Proposal

HDA Massing Envelope

HDA Massing & Indicative Metrics

Setbacks	
Side setback to Mirvac development	40m
Podium setback from Oxley Street	5m
Tower setback from Oxley Street	6m
Podium setback from Pacific Highway	3m
Tower setback from Pacific Highway	4m

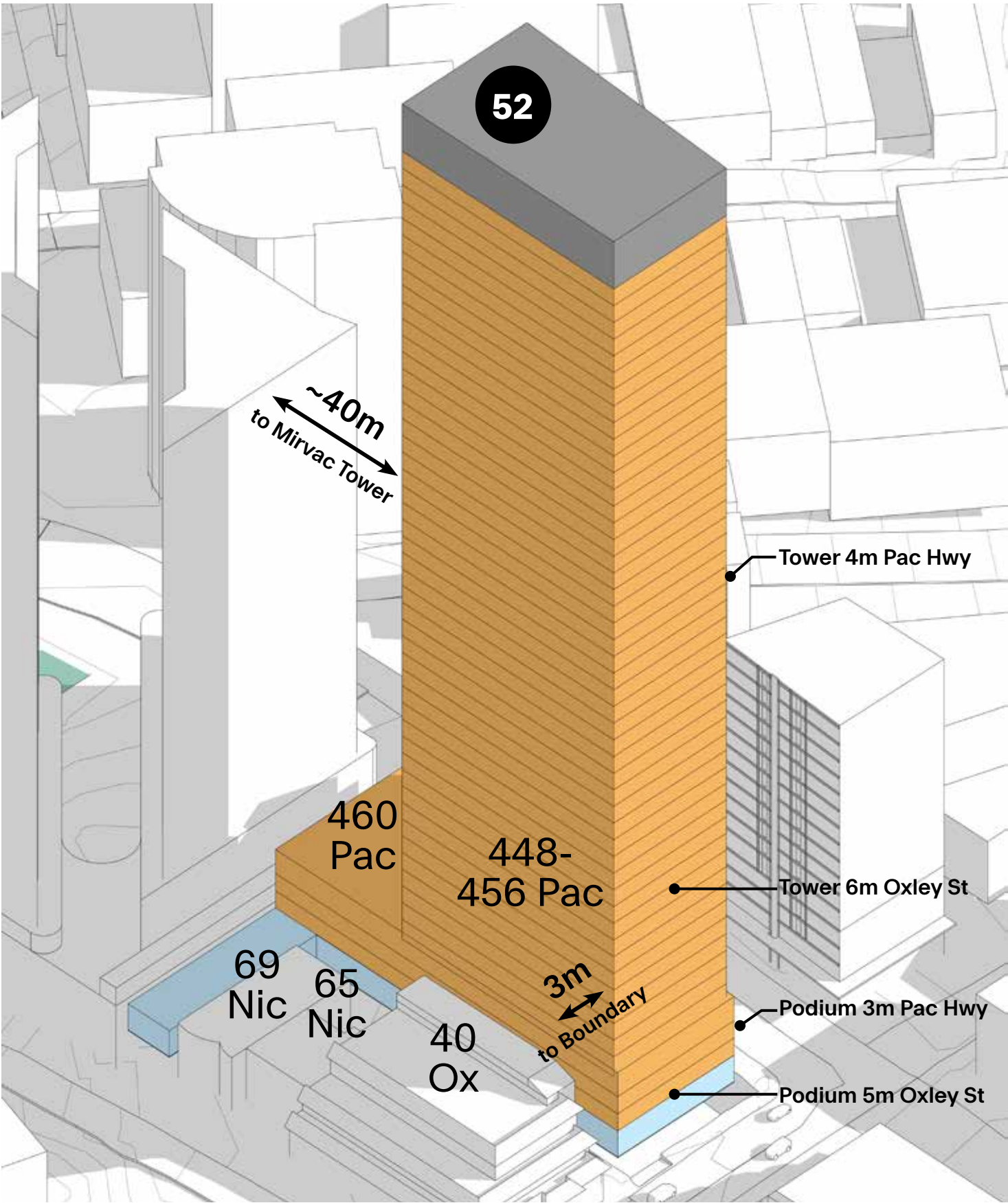
Built Form	
Site Area	3,724m ²
Total	~62,190m ² (16.7:1 FSR)
Residential floor space	~60,328m ² (16.2:1 FSR)
Non Residential floor space	~1862m ² (0.5:1 FSR)
Affordable Units	~10,859m ² (18% of resi area)
Market Units	~49,469m ² (82% of resi area)
Height	52 Storeys (175m)

Units (pending final mix/unit size)	
Market	500-510
Affordable	120-130
Total	620-640

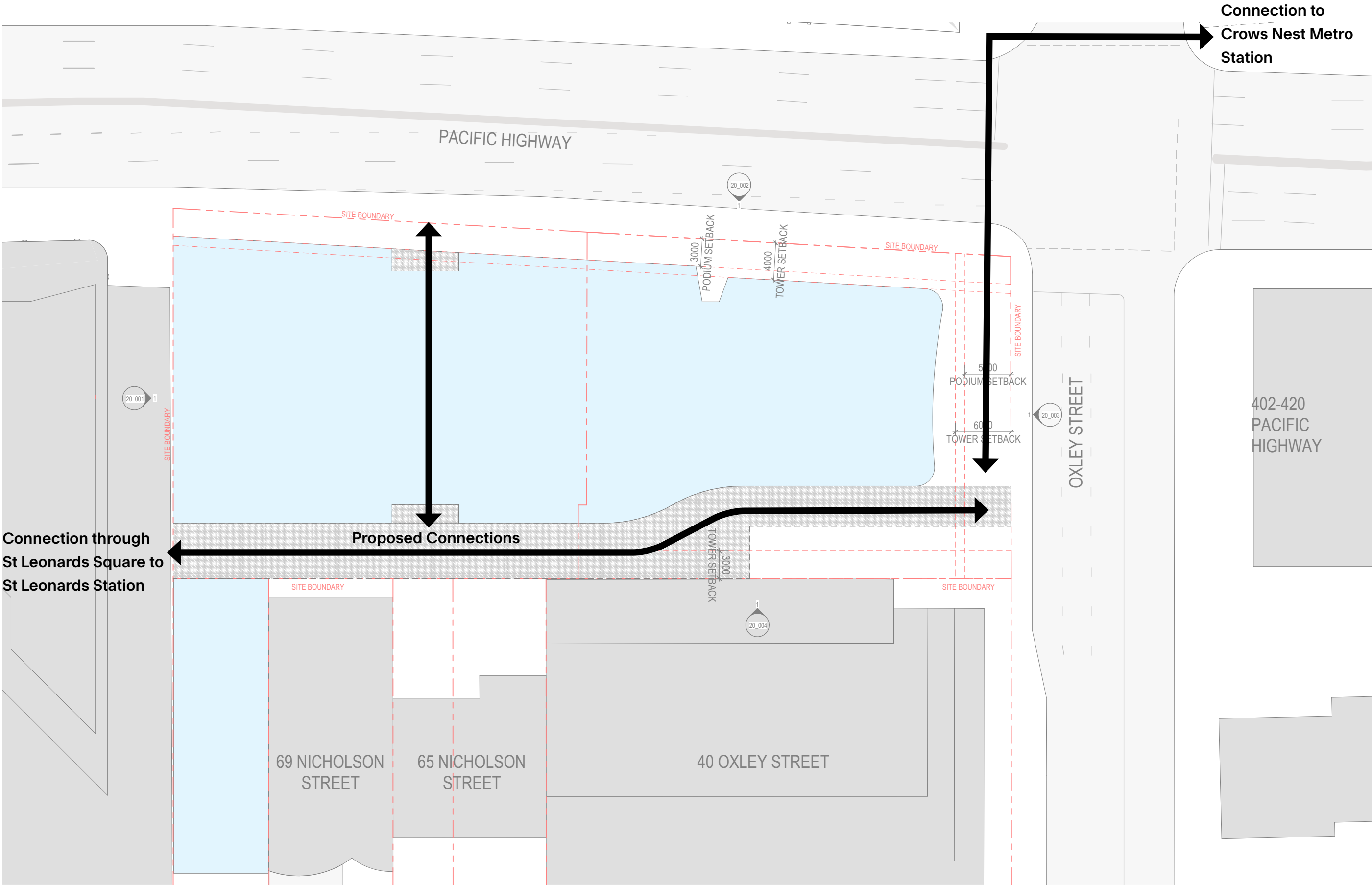
Analysis Summary

This scheme will provide approximately 505 market units and 125 affordable units, resulting in a total of approximately 630 residential units

Note - the SSDA and Concurrent Rezoning process will determine the final design metrics and requirements. This massing and yield forms the basis of the HDA approval.

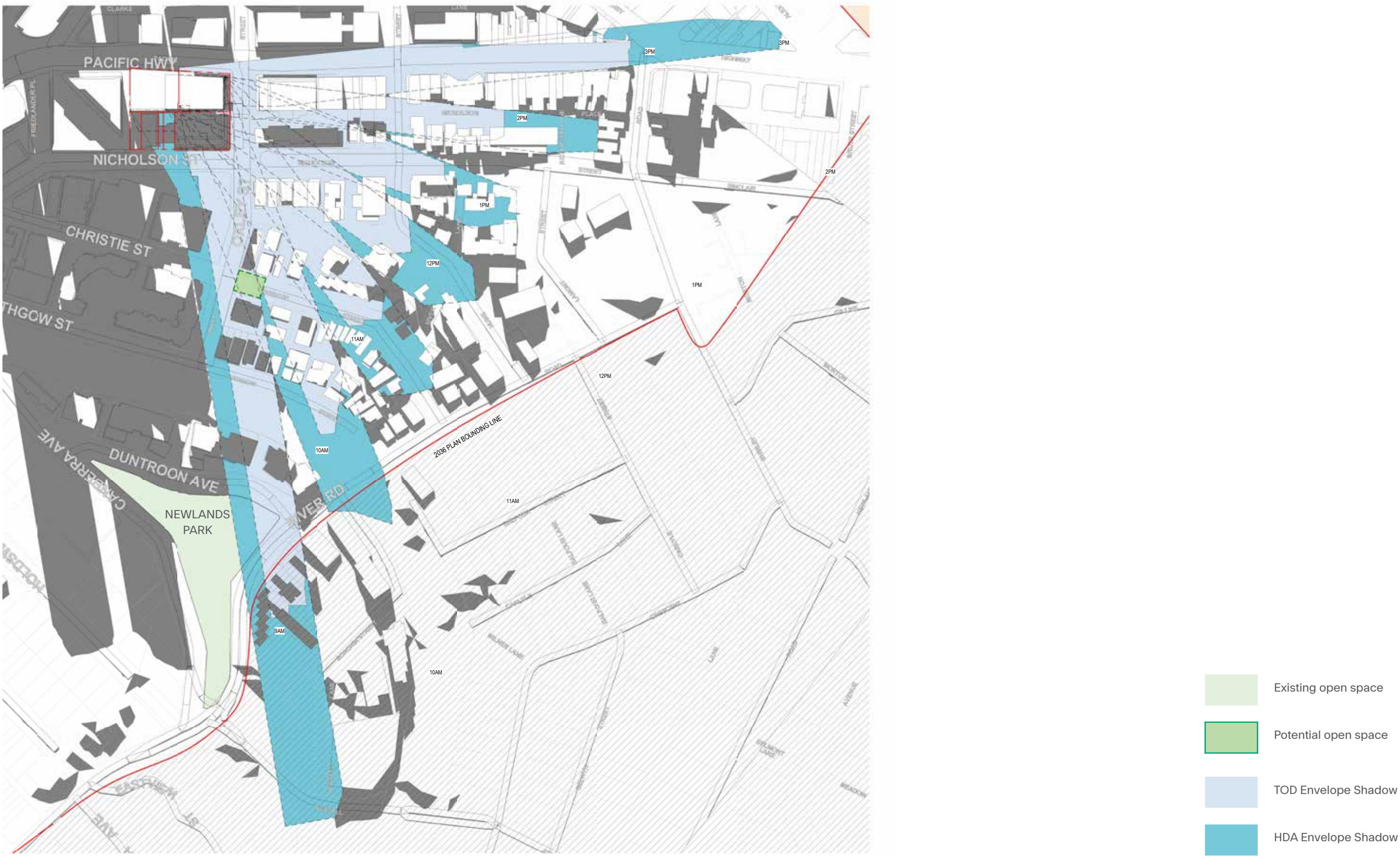


HDA Ground Plane
HDA Massing & Site Connections



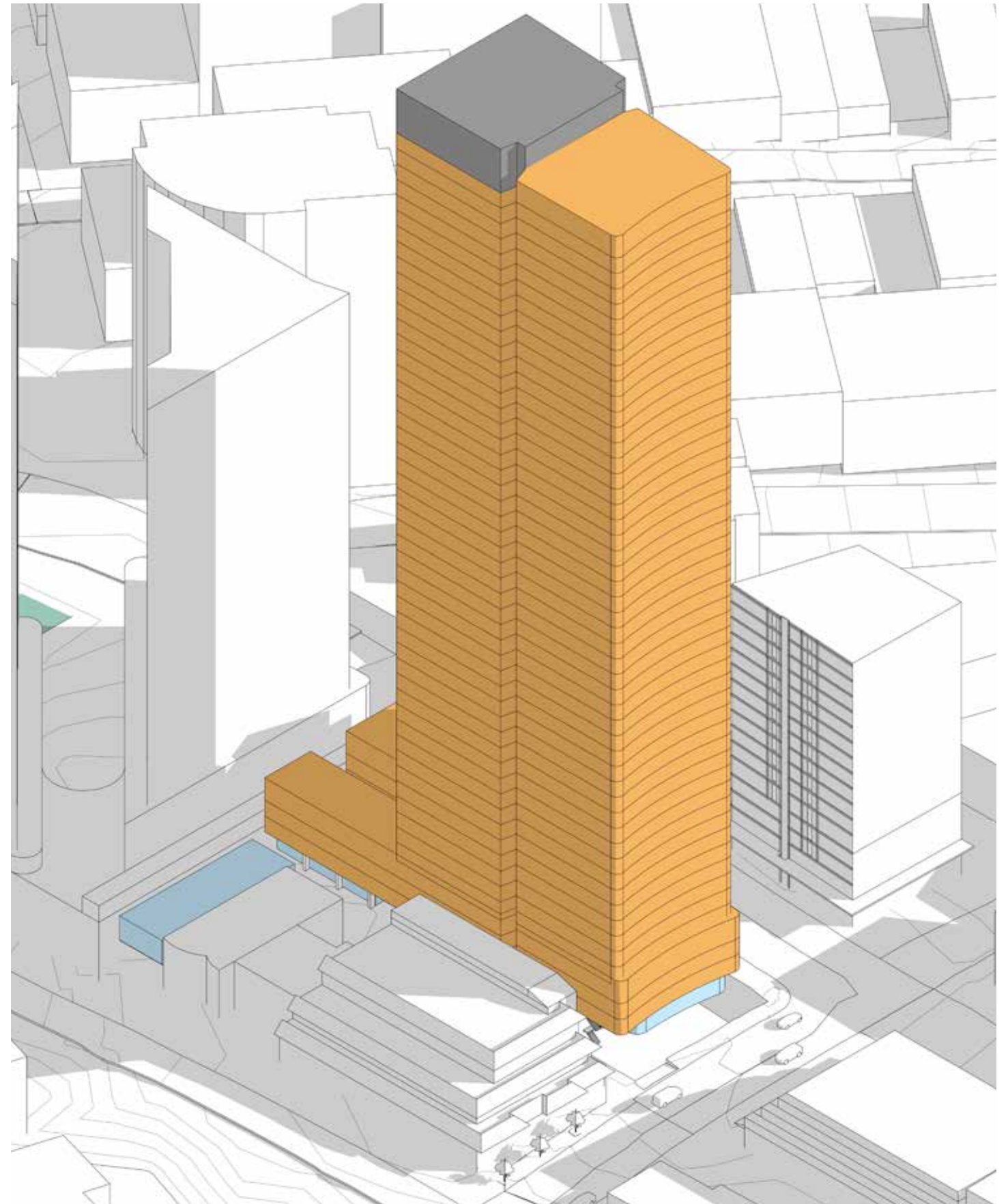
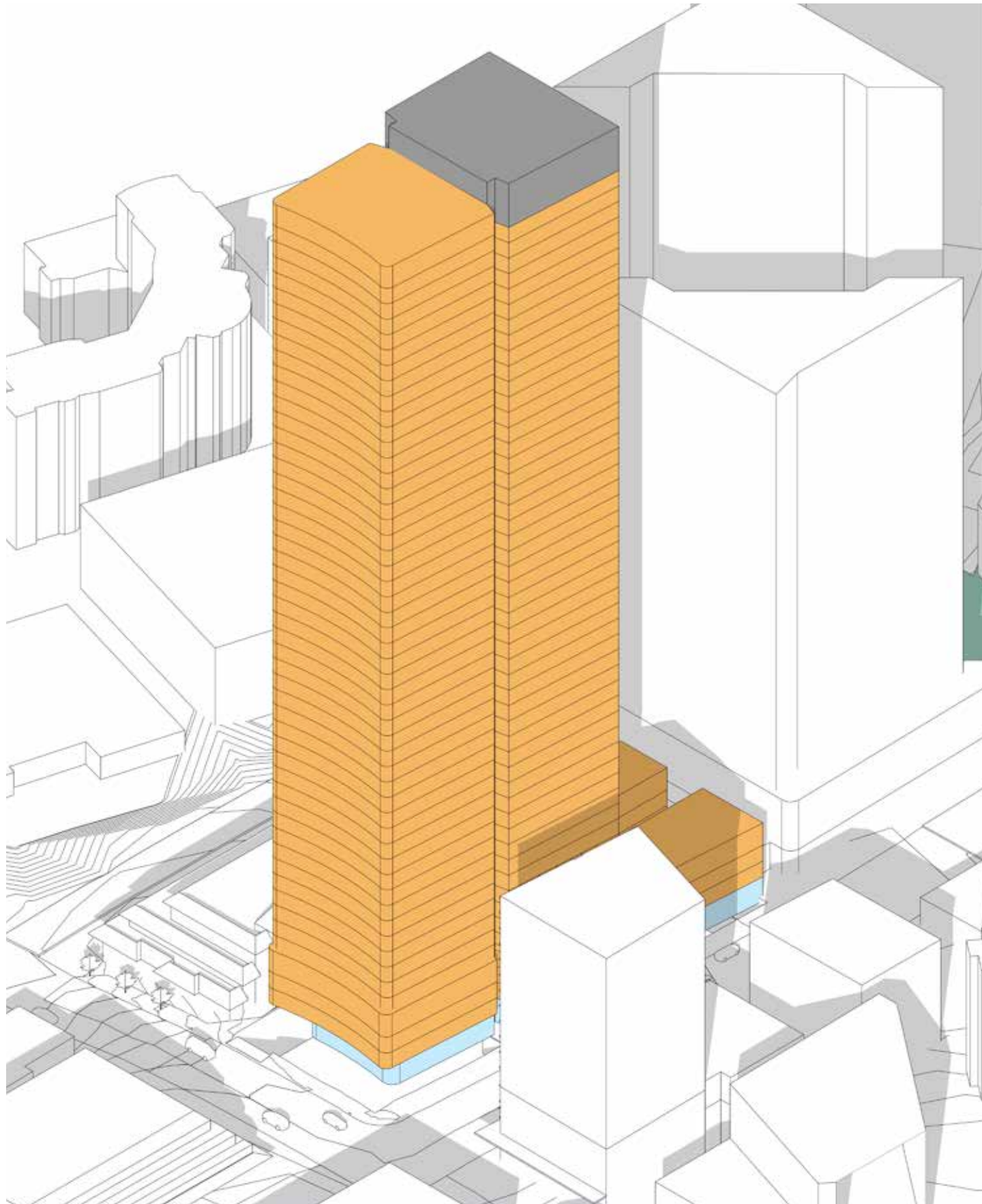
HDA Massing Envelope

Shadow Extents Study - Existing Context - 9am-3pm



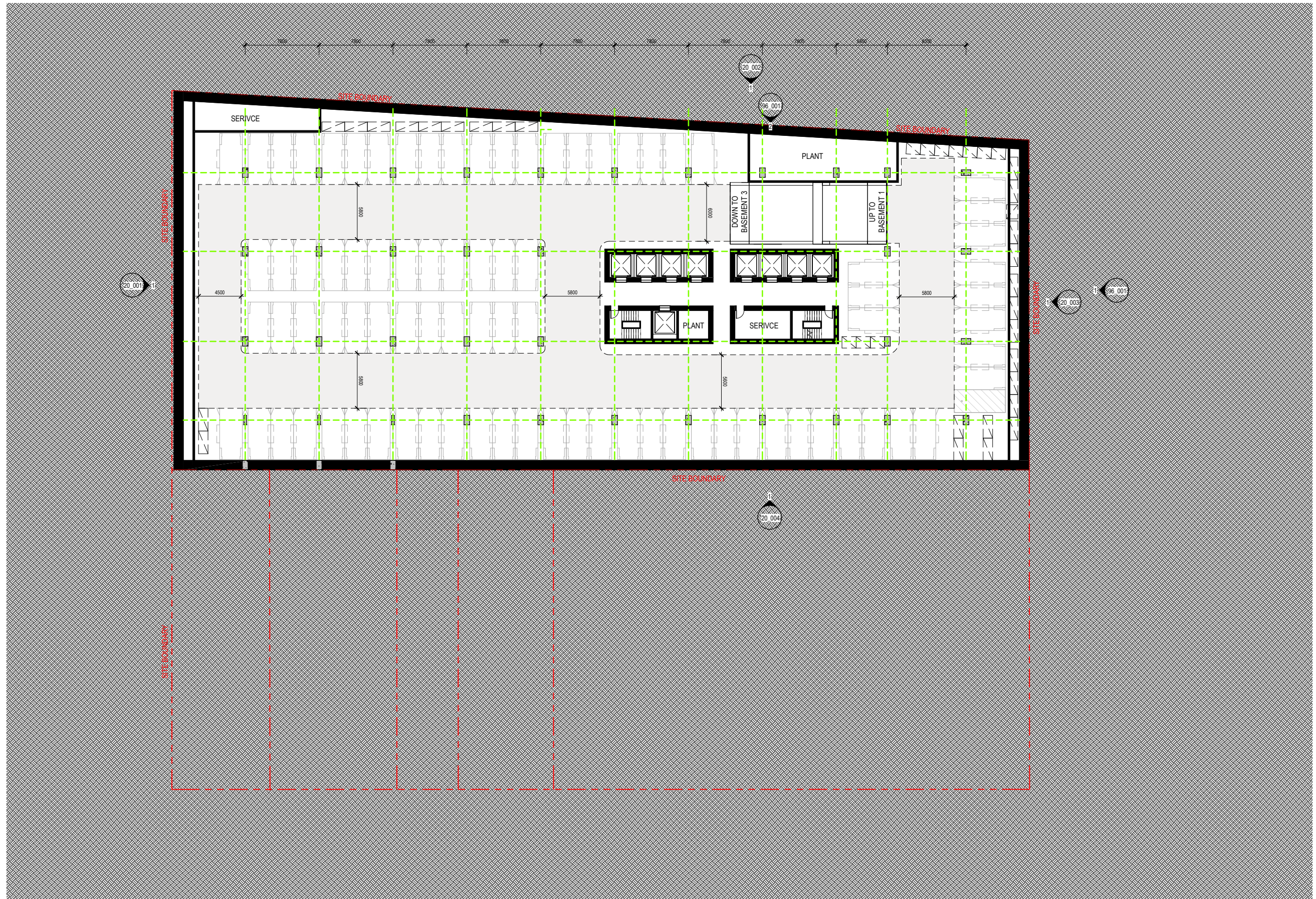
HDA Massing Envelope

HDA Massing Indicative Articulated Form

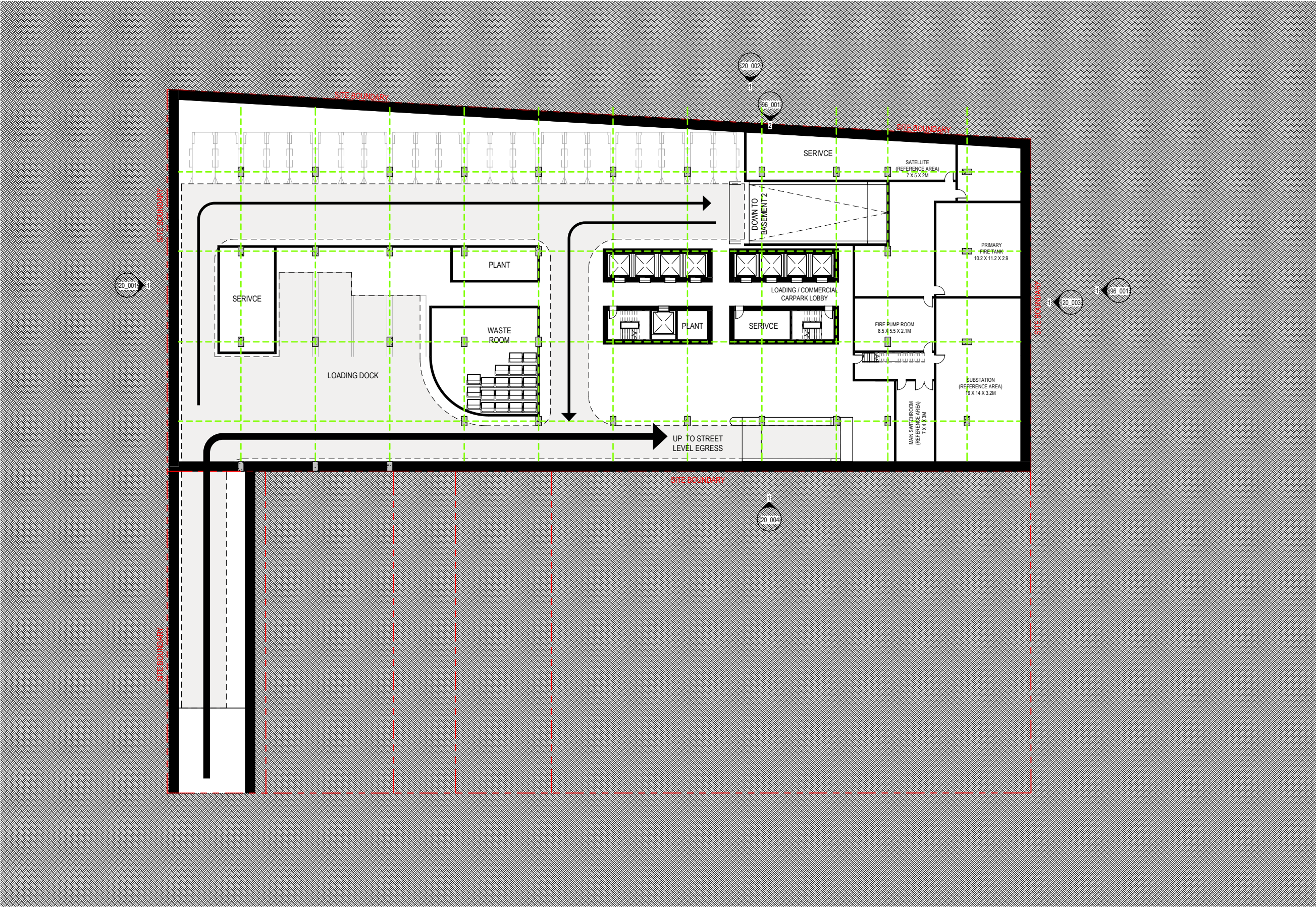


Working Plans

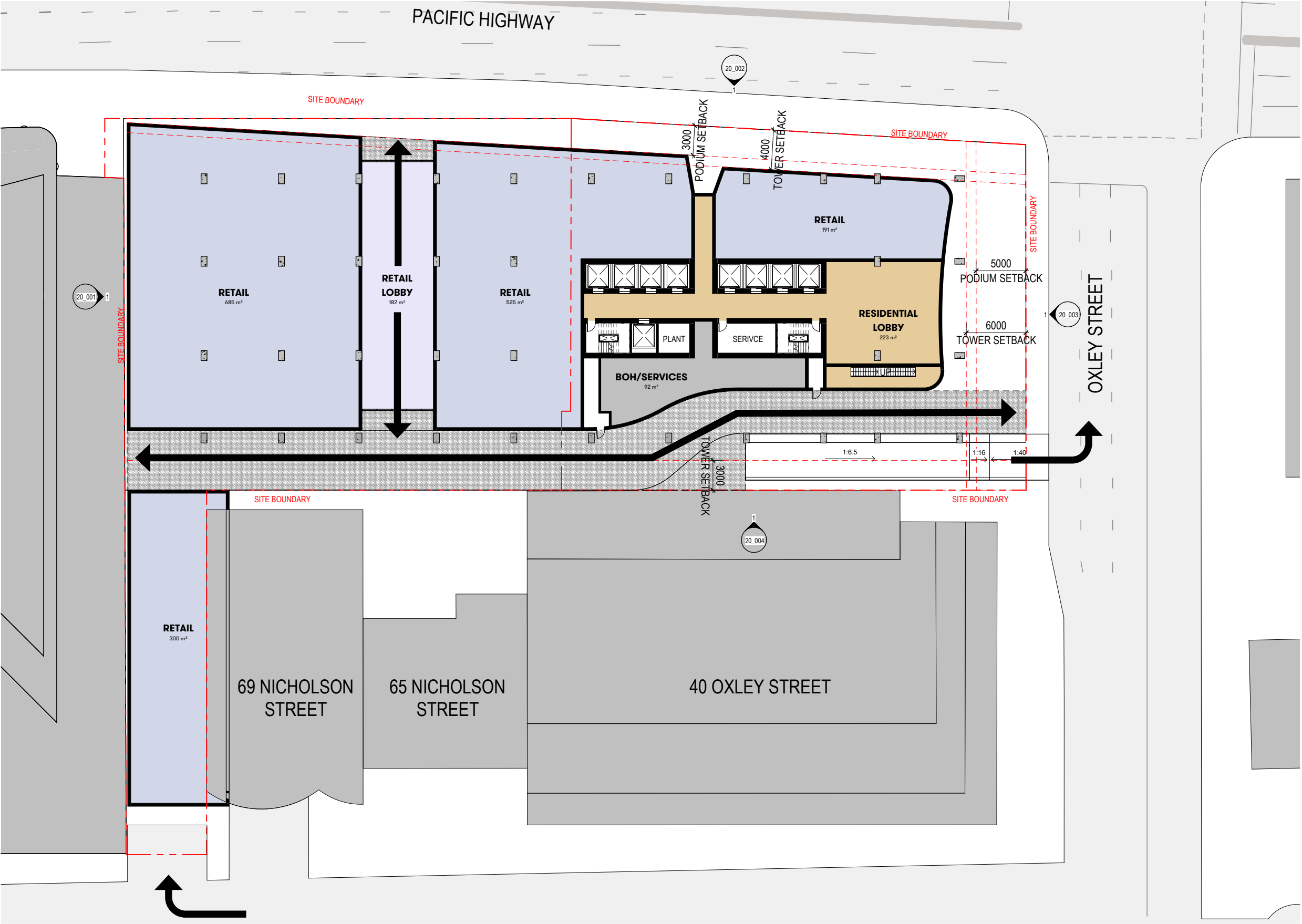
Basement 2 (Typical Example)



Basement 1



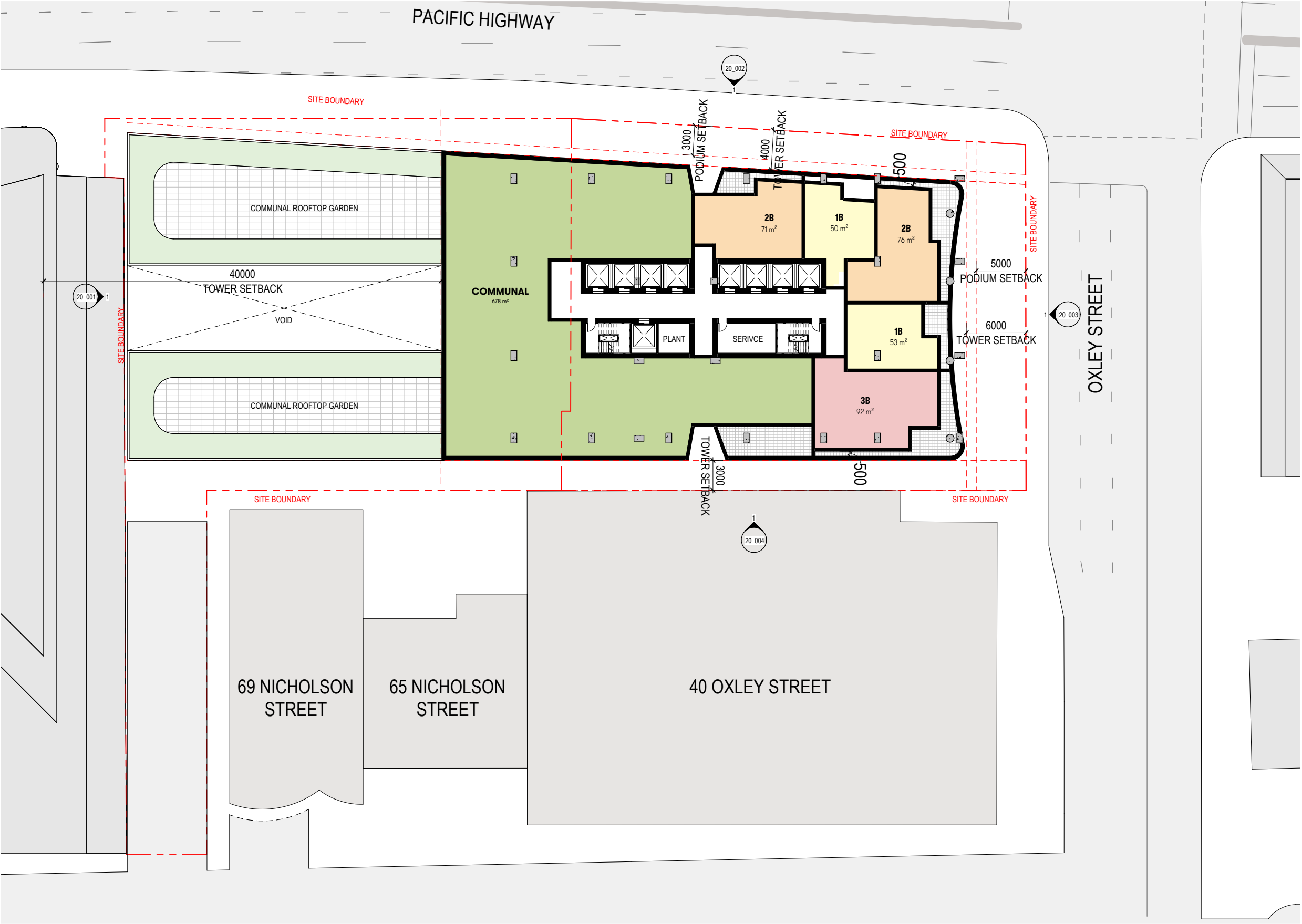
Ground Level



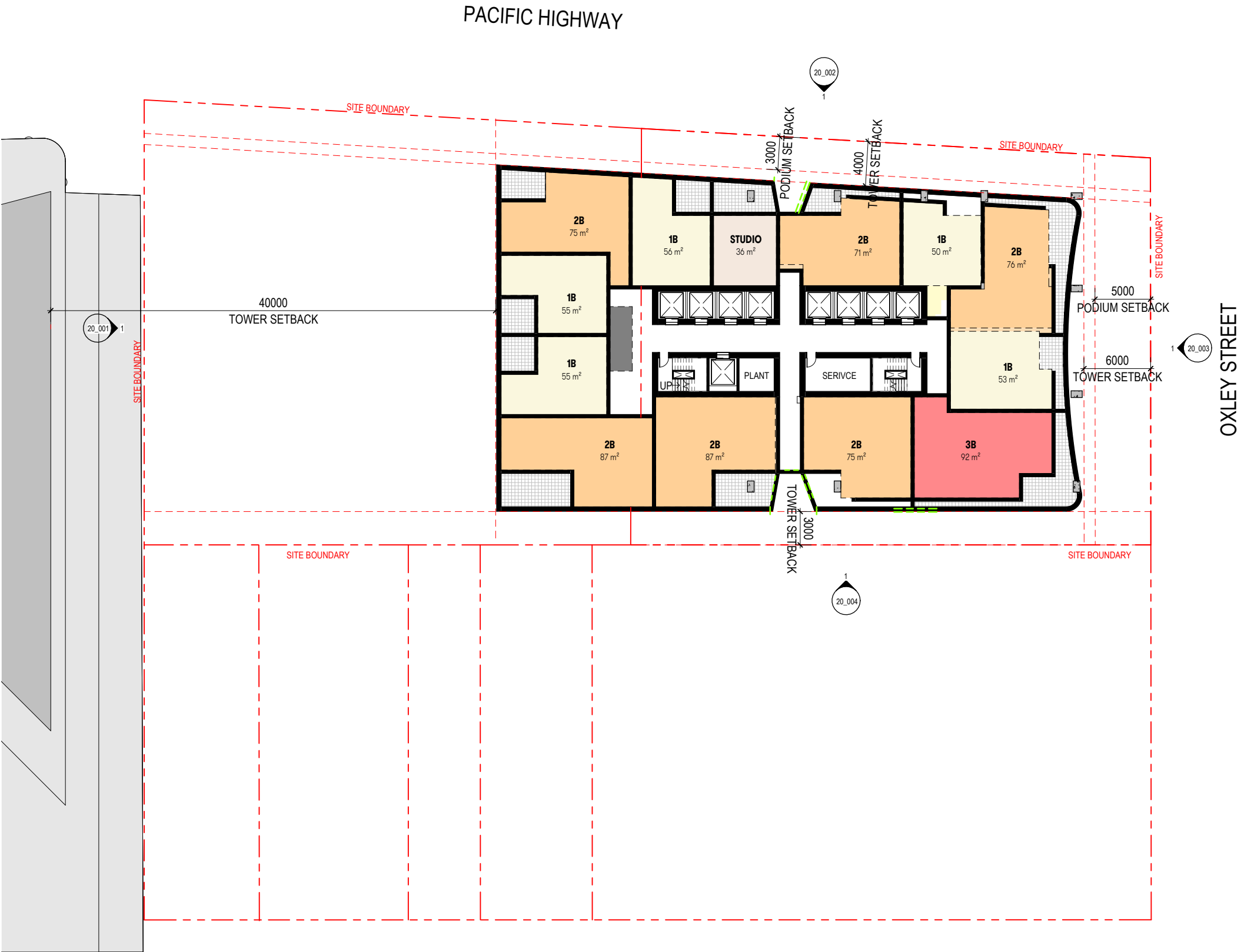
Level 1 Podium



Level 4 Communal Rooftop Garden



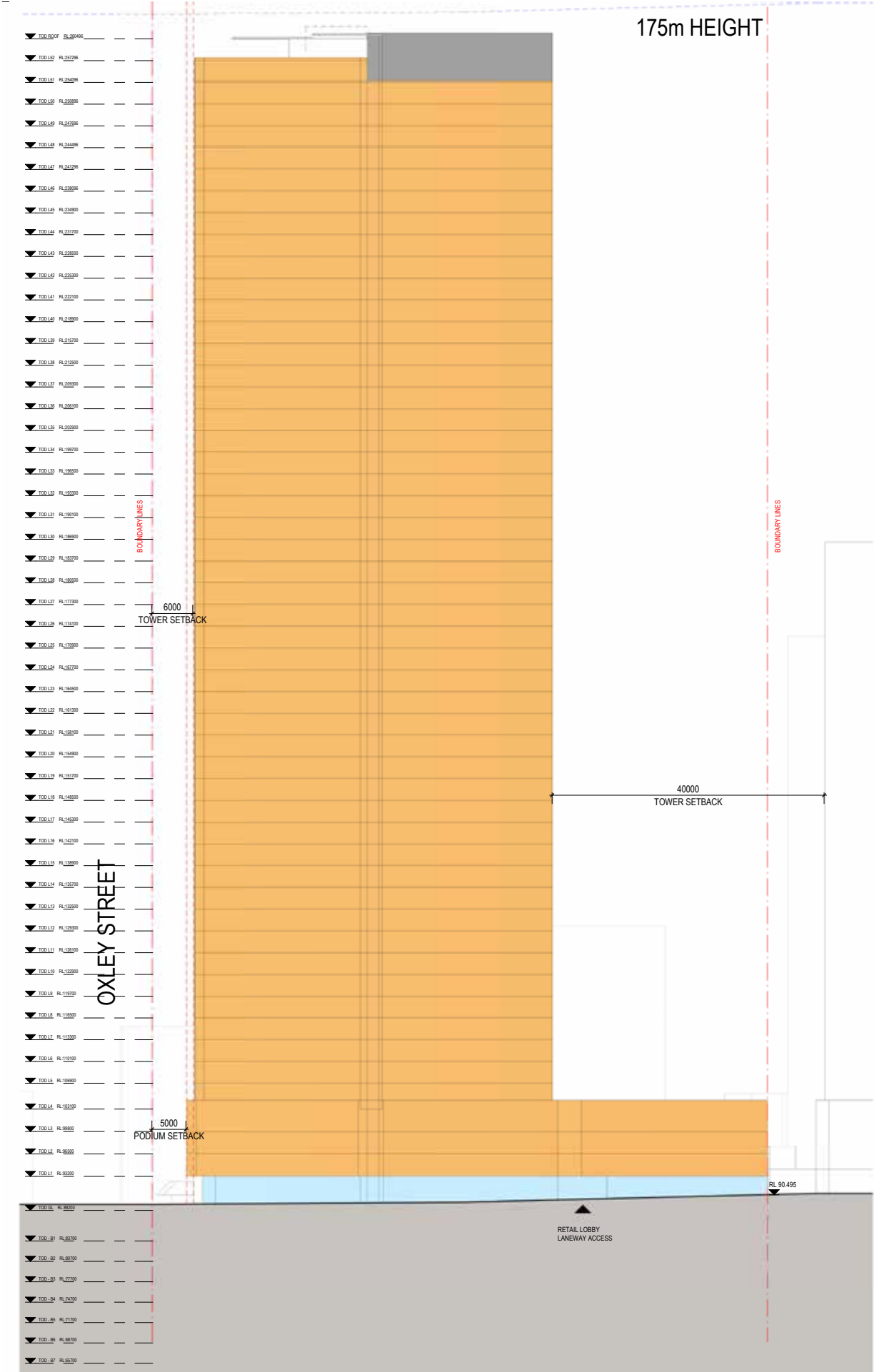
Tower Typical Lower Levels



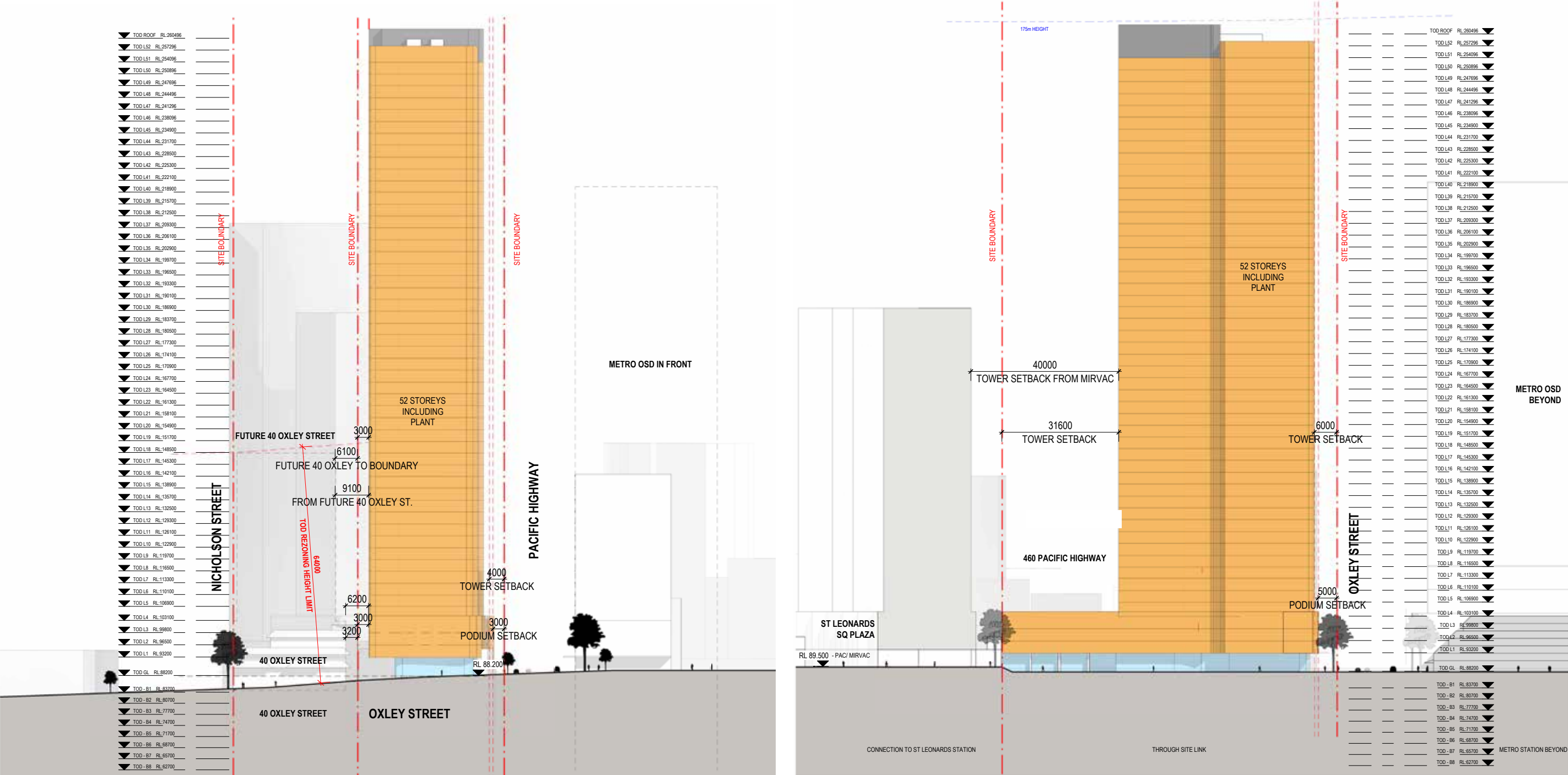
Tower Tyical Mid to High Levels

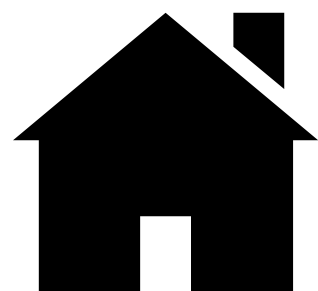


Elevation



Sections





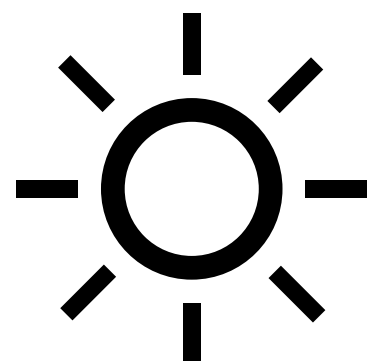
602

Dwelling Number

Dwelling Mix	Total	% Mix
Studio	40	7%
1 Bed	206	34%
2 Bed	289	48%
3 Bed	58	10%
Penthouse	9	1%
Total	602	100%

To be limited to 18% Resi GFA

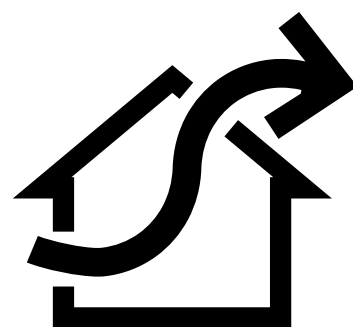
Affordable Studio	13	12%
Affordable 1B	45	41%
Affordable 2B	48	44%
Affordable 3B	3	3%



70%

Solar Access

[ADG minimum 70% of dwellings]



60%

Cross Ventilation

[ADG minimum 60% of dwellings]



517

Total Car Parking

Residential	364
Visitor	120
Commercial	19
Commercial Accessible	2
Visitor Accessible	12

White Model Concepts

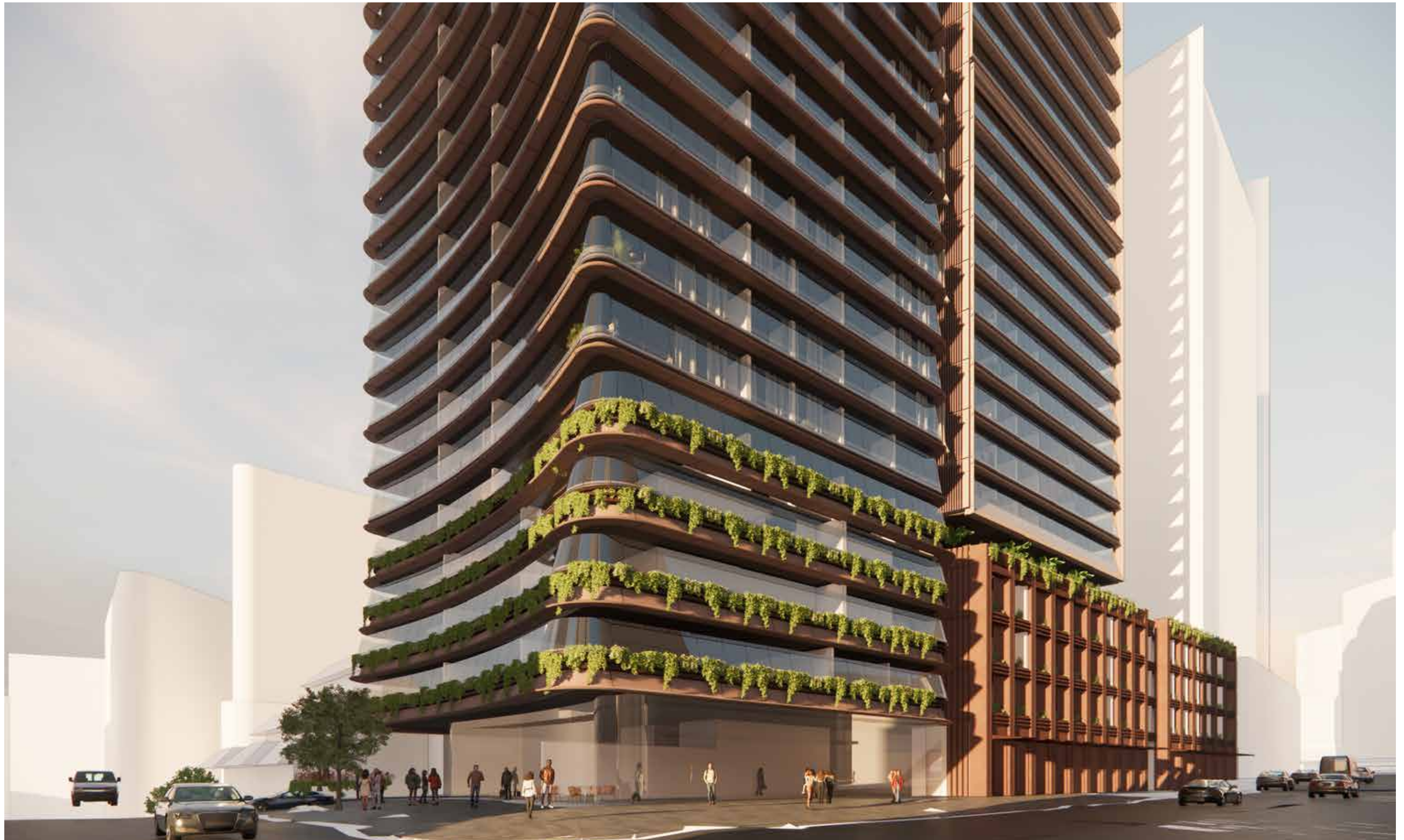
White Model Concepts

Working Massing Views



White Model Concepts

Working Massing Views



Sydney
Level 1, One Chifley Square
Sydney NSW 2000 AUS
P. +61 2 9957 3988
E. hello@studiosc.com.au

Melbourne
Level 5, 447 Collins Street
Melbourne VIC 3000 AUS
P. +61 3 8584 1020
E. hello@studiosc.com.au

Nominated Architects
Doug Southwell 7362
Edward Salib 9469
Nicholas Bandounas 8499
Thomas Hansen 9527