

# HERITAGE DESIGN GUIDE

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*St Leonards Centre*  
Nos 28-34 Clarke Street, Crows Nest  
September 2018 | J2971

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Heritage

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## 1.0 INTRODUCTION

### 1.1 Preamble

The Department of Planning and Environment require design guidelines for new development above of the Crows Nest Metro Station Redevelopment. These guidelines are required to mitigate impact on the significance of the local heritage item *St Leonards Centre*, Nos 28-34 Clarke Street, Crows Nest, New South Wales.

### 1.2 The Site

The site, *St Leonards Centre*, is located at 28-34 Clarke Street, Crows Nest. The site is located within the North Sydney Council Area and is listed as a heritage item (Heritage Item No. I0141) of local significance by Schedule 5 Part 1 of the *North Sydney Local Environmental Plan (LEP) 2013*.

Figure 1 below provides the following map of the site.



**Figure 1: An map showing the lot boundaries of the site. The curtilage of the heritage item is highlighted in yellow.**

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## 2.0 ASSESSMENT OF SIGNIFICANCE

### St. Leonards Centre, 28-34 Clarke Street, Crows Nest

- The site is listed as a heritage item of local significance by Schedule 5 Part 1 of the *North Sydney LEP 2013*. Item No. I0141.
- The site is not located within a Heritage Conservation Area by Schedule 5 Part 2 of the *North Sydney LEP 2013*.
- The site is not listed under the auspices of the *NSW Heritage Act 1977*

Figure 3 below shows the subject site (outlined in blue and marked I01141) and heritage items coloured brown and numbers in the vicinity.



**Figure 2: An extract from Heritage Map 001 from the North Sydney LEP 2013 the extent of the site is outlined in blue.**

## 3.0 The Site

The State Heritage Inventory provides the following description of the site:

*A six storey commercial building with four levels of car parking below ground. It is designed in the late Twentieth Century, Brutalist style. with expressed, curved risers to the perimeter in off form, fluted concrete with a deeply inset plan form that varies at each level. The elevations are heavily modelled in both directions with raking, metal framed glazing. The building sits on a pebblecrete plinth to the street with sloping walls, steps and sculptural air vents and seating. Above, the plan steps out at each level and at the roof there are several metal screen walls. The structure is infilled with aluminium framed glazing and there is extensive use of curved walls at the upper level with curved balconies to the front elevation.*

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*A dramatically assertive building marked by curvilinear plan bastion tower elements of textured off form reinforced concrete. Between these the storeys step outwards towards the top, bestowing upon the structure a character of great and not totally pleasant strength. It is a well-made and crafted building. This building is designed in the Late twentieth century brutalist style.*



**Figure 3: Looking south towards the site from Oxley Street.**

### **3.1 View Corridors**

The most significant views towards the *St Leonards Centre* are gained from directly outside of it and when travelling south on Oxley Street and north on Clarke Street.

Due to the construction of the Crows Nest Metro Station the western elevation is now visible from the Pacific Highway. Once the station building is constructed these views towards the western elevation will be restricted to Clarke Lane.

Figures 4 – 7 indicate the most significant view corridors towards the site.





Figure 4: Looking towards the St Leonards Centre



Figure 5: Looking south east from Oxley Street and Clarke Lane towards the site.



**Figure 6: Kellys Place and childcare centre.**



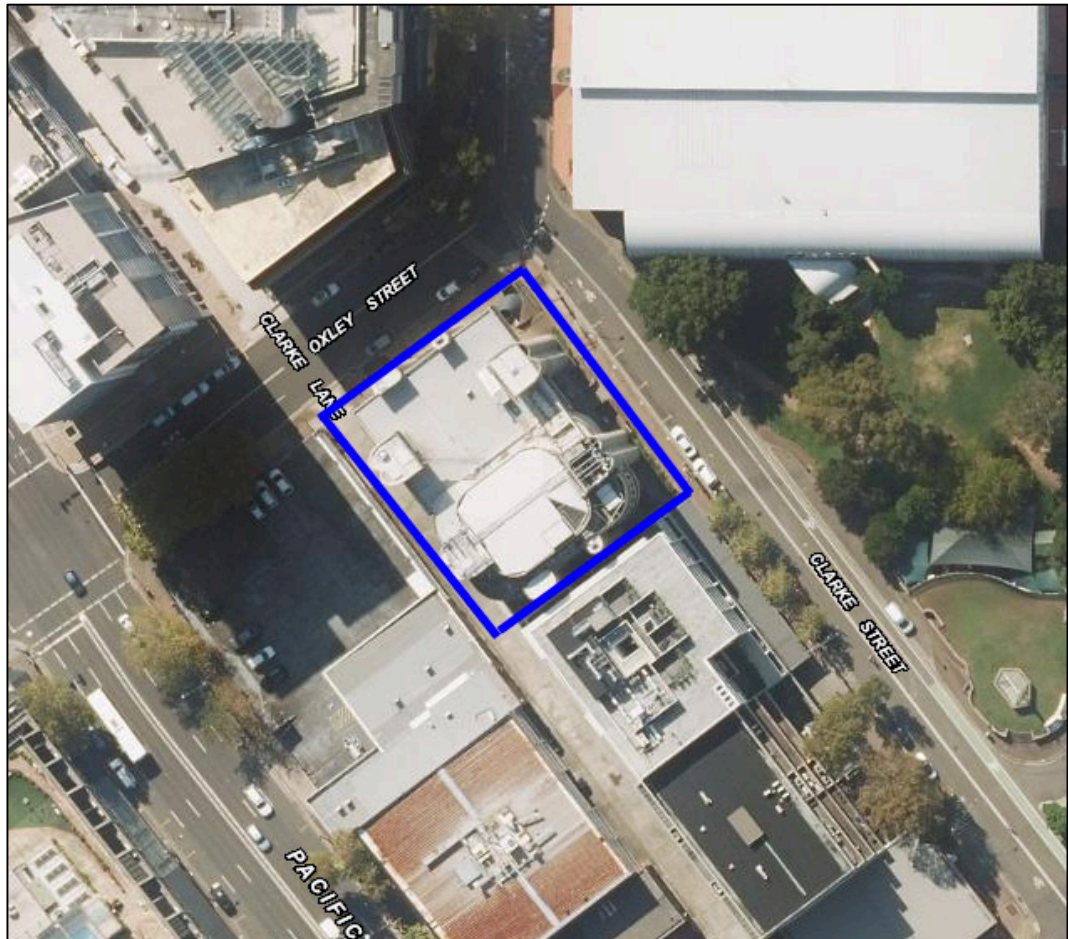
**Figure 7: The site when viewed from the Pacific Highway.**



### 3.2 Surrounding Area

The St Leonards Centre is located in a high density commercial area close to St Leonards Station. Figure 11 below shows the site (outlined in blue) and its immediate surrounds.

North Sydney Indoor Sports Centre is located to the north east of the site. A childcare facility and Kellys Park are located to the east of the site. Further to the north is the Electricity Power House which is a heritage item of State Heritage Significance. The Crows Nest Metro Station Entry is currently under construction is located on the south west of the site beyond Clarke Lane.



**Figure 8: An aerial photograph of the site and immediate surrounds. Note the Crows Nest Metro Station development is located to the south of the site.**

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Figures 9 – 10 below show the surrounding area.





**Figure 9: Kelly's Place and childcare centre.**



**Figure 10: The Crows Nest Metro Station under construction.**

### 3.3 Statement of Significance

The State Heritage Inventory provides the following Statement of Significance for the site:

*'28 Clarke Street is an unusual example of a six storey, late Twentieth Century commercial building built c. 1972 designed by Kerr and Smith, Architects and Planners, in the late Twentieth Century Brutalist style and is a dominant building in the local streetscape.'*<sup>1</sup>

This statement has been adopted for the purposes of this assessment.

The below photographs provide excerpts from The Commonwealth Bank Brochure that accompanied the opening of the St Leonards Centre in 1972.



**Figure 11: The Commonwealth Bank Brochure that accompanied the opening of the St Leonards Centre in 1972.**

Welcome to the St Leonards Centre, Sydney, 1972. (2018). Dirtymodernscoundrel.blogspot.com. Retrieved 24 August 2018, from <http://dirtymodernscoundrel.blogspot.com/2017/02/welcome-to-st-leonards-centre-sydney.html>

<sup>1</sup> St Leonards Centre, 28 – 34 Clarke Street, Crows Nest. State Heritage Inventory Database No.: 2181335





**Figure 12: The interior of the building on Level 8.**

Welcome to the St Leonards Centre, Sydney, 1972. (2018).



**Figure 13: Further photographs inside the St Leonards Centre when it opened in 1972.**

Welcome to the St Leonards Centre, Sydney, 1972. (2018).



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## 4.0 DESIGN GUIDELINES

Contextually, the site is located in an evolving commercial district, which will start to experience significant change following the completion of the Crows Nest Metro Station to the west of the *St Leonards Centre*. New buildings will be constructed of greater scale in the immediate vicinity of the site, that will alter the setting of the item. It is therefore important to provide guidelines for future development to ensure the significance of the site is protected and enhanced, while still facilitating new development.

The monumentality and sculptural form of the St Leonards Centre, at the intersection of Oxley and Clarke Street contribute to its significance as 20<sup>th</sup> Century Brutalist style building. Protecting this monumentality is an essential component in ensuring the significance of the building is retained.

This presents an opportunity for any new proposal above Crows Nest Metro Station. Provided the proposed building does not emulate the Brutalist form of the site, the design of the proposal is limitless (if it complies with other controls). Nonetheless, a building constructed above the Crows Nest Metro Station may take some cues from the St Leonards Centre to ensure the site retains its significance.

Design elements that may be considered to ensure the proposed developments fits contextually with the St Leonards Centre include:

- Ensure that the envelope of any proposed building is considered as deferential to the heritage item. This may come about through set back from the front elevation to Oxley Street.
  - For example, Oxley Street could be set back to align with ground floor foyer. This way the curved risers and pebblecrete plinth retain their prominence on the streetscape.
  - Any podium could align with the top of the parapet. If a tower is proposed it may be set back from this point.
- Elevations, particularly along Oxley Street and Clarke Lane may take cues from the floor level arrangement of the building.
- The separation along Clarke Lane could be maintained to ensure the building is understood as a separate entity.
- Height is not the most significant factor in any new development, but setbacks (as described above) are key to retaining the heritage significance of the *St Leonards Centre*.
- The proposal could consider the provision of heritage interpretation for the item, to including history and photographs of its original use to enhance the significance of the site to the general public using the station.