

27-57 FALCON STREET



CROWS NEST

Welcome Home

At Lindsay Bennelong Developments our focus has always been on securing premium sites so we were excited by the opportunity to reimagine this significant location.

Given the imminent arrival of the Metro railway in Crows Nest, which is due for completion around the same time as Delano, this sought-after locale is firmly in the spotlight. Our vision was to fashion a landmark that creates a transition between cosmopolitan Crows Nest village and the adjoining heritage conservation zone – one that echoes the area's modern sophistication while celebrating its history through a beautiful materiality and fine craftsmanship.

We worked closely with the community throughout the planning process to ensure that the design respects and enhances the character of the neighbourhood. In a meeting of creative minds, we drew on the considerable talents of award-winning names in architecture, landscaping and construction to deliver an address with a village-like feel and intimate scale. I'm confident that we have collaboratively achieved a place to live that's poised to become an important part of the rich and diverse architectural fabric of Crows Nest.



FOREWORD BY PETER CAMPBELL

Managing Director, Lindsay Bennelong

*A vision for the future,
with respect to history*





ARTIST'S IMPRESSION

ARCHITECTURE

AN EMOTIVE ARCHITECTURAL WORK OF ART

Drawing inspiration from the past to create an icon of the future, Delano is a fusion of timeless design and contemporary innovation, much like Crows Nest itself. With both architecture and interiors envisioned by celebrated firm Allen Jack+Cottier (AJ+C), the project's three boutique low-rise buildings and townhomes transition in scale and height from the nearby steady residential area to the lively and energetic Crows Nest town centre.

Set amid private, beautifully landscaped gardens, Delano showcases a collection of generous, flawlessly crafted one, two and three-bedroom apartments, some with studies, along with seven townhomes fronting Hayberry Lane. The distinct curvature and detail of the façade is a homage to the Art Deco architecture that is prolific in the area, enhanced by a palette of robust, enduring materials such as steel and face brickwork in contrasting tones.





*Innovative design
Robust materials
Meticulous craftsmanship*

ARTIST'S IMPRESSION



A BESPOKE SENSIBILITY

Taking cues from classic architectural detailing, Delano's interiors are elegant, warm and inviting, with a distinctly handcrafted feel.

A sense of harmony and refinement permeates throughout the spaces, which draw together Art Deco-inspired elements such as natural stone, metallic touches and decorative flourishes. Engineered Herringbone timber floors add texture to the living areas, complemented by stone accents throughout the kitchens and bathrooms and plush broadloom carpet in the bedrooms.

Creating a seamless transition to the outdoor spaces, floor-to-ceiling glass harnesses natural light, cooling breezes and leafy vistas, while ducted air conditioning ensures year-round comfort. The interior colour scheme has a light, warm palette which creates an ambient neutral background.

Fine detailing & elegant finishes create warm, welcoming spaces





ARTIST'S IMPRESSION

WARM SCHEME

*A perfect marriage of
harmonious features &
carefully conceived layouts*

FORM MEETS FUNCTION

As aesthetically beautiful as they are effortlessly functional and practical, the kitchens have been designed to form the welcoming heart of each home and impress the most fastidious chefs. A suite of top quality Miele appliances elevates your culinary experience, often including a built-in microwave, while an integrated fridge enhances the streamlined look.

Natural stone benchtops and splashbacks are balanced by cabinetry in contrasting tones, including overhead joinery with a scalloped profile echoing the Art Deco era. While accents of brushed brass add a modern metallic touch.



ARTIST'S IMPRESSION

AMBIENT ENTERTAINING INDOORS AND OUT

Oriented to capture sunlight, the generous free-flowing lounge and dining spaces create the perfect environment in which to entertain, with higher levels gazing over the leafy district towards North Sydney or east towards Mosman. Spacious covered balconies, oversized rooftop terraces and private courtyard gardens play to our love of year-round alfresco living.

*Relax & unwind in your
private alfresco domain*



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

WARM SCHEME

CAREFULLY CURATED SPACES

Exuding a refined minimalism, Delano bathrooms are characterised by clean lines, uncluttered spaces and beautiful finishes. High quality porcelain tiles run floor to ceiling, complemented by Studio Bagno vanity basins and Astrawalker brushed platinum tapware, including a shower rose and hand-held shower.

Adding depth and contrast to the spaces are thoughtful details such as finger mosaic tiled feature walls, natural stone vanity tops and tall cabinets featuring a textured scalloped door panel. Select bathrooms feature built-in baths while a number of the ensuites enjoy the luxury of a freestanding bath in which you can unwind after a long day.

Textural, tonal bathrooms are beautiful to behold



ARTIST'S IMPRESSION

TOWNHOMES

A REFINED ENVIRONMENT FOR FAMILY LIVING

Seven luxuriously appointed three-storey three-bedroom plus study townhomes are set behind landscaped private front gardens fronting Hayberry Lane, which has been reimagined as an appealing thoroughfare to the Crows Nest town centre. Complete with integrated barbeques, the rear courtyards open to a communal garden which provides ambient additional space for alfresco entertaining. Bathed in sunshine courtesy of overhead lightwells and floor-to-ceiling glass, the townhomes' free-flowing living areas encompass marble island kitchens around which friends and family will love to congregate, while the upper level is devoted to a secluded primary suite opening to a private balcony.



*Designed to foster a sense
of community*



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

*Timeless, contemporary
& exuding elegance*

AN ACTIVE LIFESTYLE

Embark on your health and wellness journey in your private on-site gym. The space provides a motivating environment for individuals of all fitness levels with modern amenities and state-of-the-art gym equipment. With a seamless fusion of functionality and elegance, our gym provides an unrivalled sanctuary for those seeking to elevate their well-being.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

Sublime communal gardens provide havens of serenity

A COMMUNAL GARDEN SANCTUARY

At the heart of Delano, beautifully landscaped communal grounds provide a glorious green backdrop to the residences. Manicured lawns invite you to relax under the jacaranda trees for which the area is renowned, while shady pergola seating areas and barbeque stations encourage you to entertain outdoors and engage with your neighbours.

A communal room/gym is available to reserve should you wish to host get togethers, meetings or recreational pursuits. In a nod to sustainable design, an electric vehicle is available for use by residents with charging stations in the basement parking.



*A friendly community
full of life & colour*

LOCATION & LIFESTYLE

A VILLAGE ALIVE WITH ENERGY AND VIBRANCY

A true village in every sense of the word, Crows Nest's allure lies in its welcoming sense of community, its culinary culture and its proximity to the city. At Delano, convenience is key and everything lies within walking distance. It's a 450m stroll to the forthcoming high-frequency Sydney Metro railway, due for completion in 2024, which will take you to the city in just five minutes. Numerous local parks, reserves and golf courses make it easy to relax or keep fit. There's also easy access to medical amenities, with Mater Hospital, Royal North Shore Hospital and North Shore Private Hospital moments away.





*The beauty of nature meets
charming & lively urban life*

A WELCOMING SENSE OF COMMUNITY

Delano is a three-minute stroll away from the heart of Crows Nest village, a colourful urban hub loved for its cuisine, sophisticated shops and friendly neighbourhood vibe.

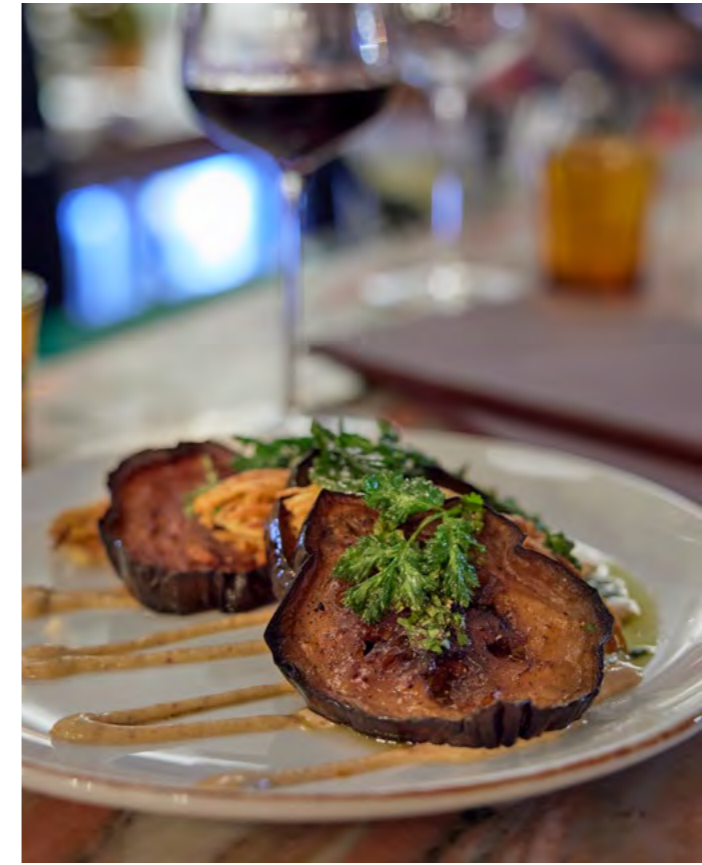
Whether you're doing your banking, visiting the post office, getting your hair done, hitting the gym or grabbing a bottle of wine for dinner, it's all at your fingertips in Crows Nest village. Pick up your daily essentials from Woolworths, just a minute's walk from your door, buy oven-fresh bread from artisan bakers and peruse designer fashion and homewares at upmarket emporiums.

Coveted by families and downsizers alike, it's a walkable, accessible environment where you'll feel right at home and rarely need to get in the car. Abundant parks, reserves and golf courses provide glorious green open spaces where you can relax or keep fit.

A RENOWNED CAFE AND RESTAURANT SCENE

Wake up and grab your morning coffee from your favourite local barista or relax over breakfast at a fashionable café. Take a stroll around the picturesque streets or green open spaces as you soak up Crows Nest's charming village atmosphere.

Crows Nest's vibrant dining scene is firmly on Sydney's culinary map. Experience an array of multicultural eateries, from laidback cafes to upmarket restaurants where you can linger over lunch and fine dining establishments for those special occasions.





*Wine, dine & shop
to your heart's content*



BUSTLING NIGHTLIFE

Crows Nest has a bustling after-dark vibe with plenty to explore once the sun goes down. Enjoy an after-work drink at the welcoming local pub or explore the thriving small bar scene and meet friends for cocktails or a glass of wine and tapas in intimate surrounds.



Sydney CBD

Kirribilli Point

M 5 min to Barangaroo

Balls Head Bay

M 2 min to North Sydney

DELANO

Crows Nest Village

FALCON STREET

PACIFIC HIGHWAY

5 min to walk to station

St Leonards T

Crows Nest M

WILLOUGHBY ROAD

M1

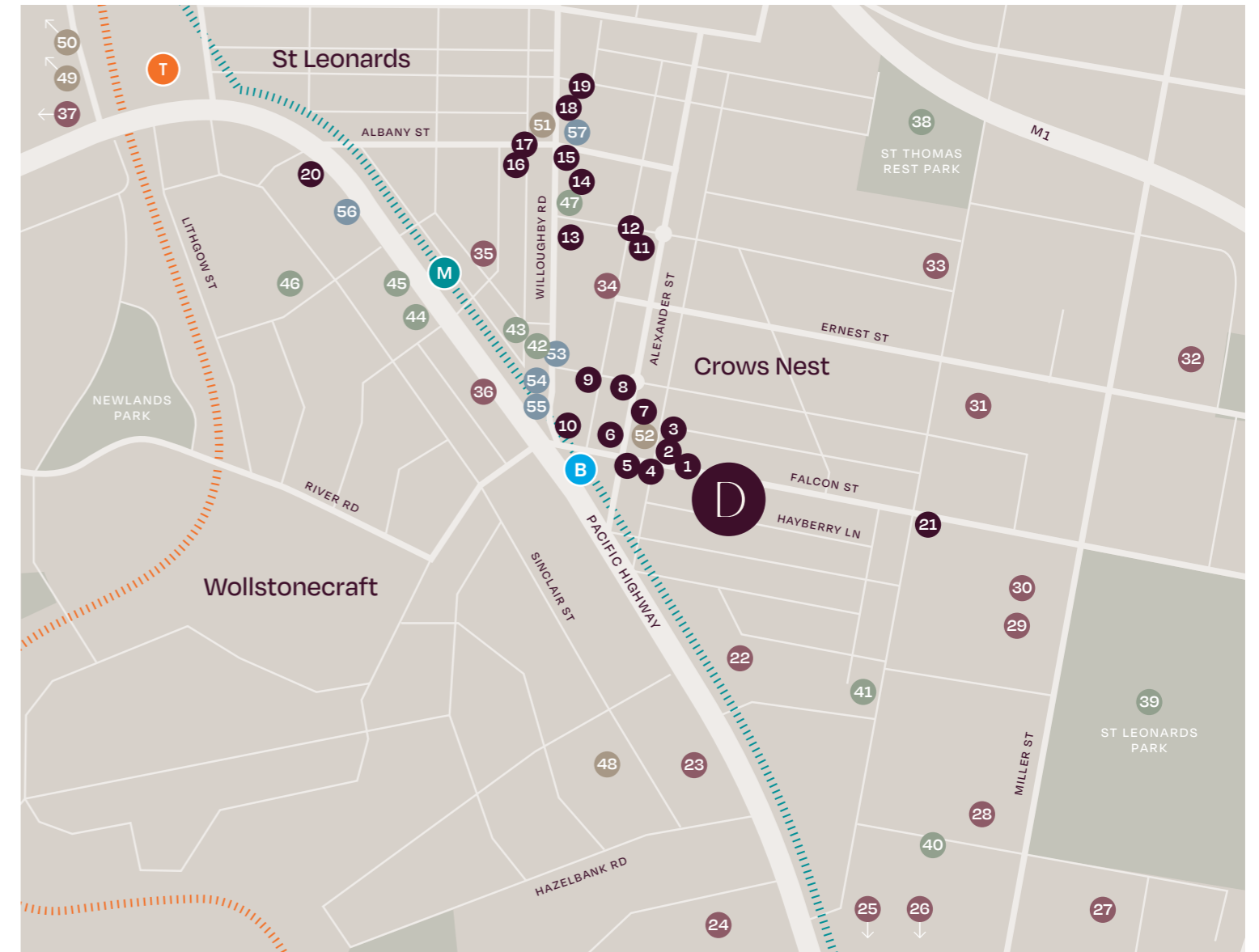
AT DELANO CONVENIENCE IS KEY

All your essential services are just moments away in Crows Nest's bustling commercial hub, from supermarkets and providers to specialty stores and banks. Local schools are highly regarded while medical amenities such as Mater and Royal North Shore hospitals are close by.

It's a 5 minute walk to the forthcoming high-frequency Sydney Metro railway, due for completion in 2024, which will take you to the city in just 5 minutes, with a number of bus routes close by.



SOURCE: SYDNEY METRO



GROCERY, RESTAURANTS AND BARS

- 1. No.32 Restaurant and Bar
- 2. The Foxtrot Cocktail Bar
- 3. Lees Fortuna Court
- 4. Unique Whole Foods
- 5. Lola Cocina
- 6. Woolworths
- 7. Stuyvesant House
- 8. Ume-Ya
- 9. Xenos
- 10. Crows Nest Hotel
- 11. Hendricks Cognac and Wine
- 12. Garfish
- 13. Annata Restaurant & Wine Bar
- 14. Small Bar
- 15. The Hayberry
- 16. Knird
- 17. Double Cross Espresso Bar
- 18. Salmon & Bear
- 19. Coles
- 20. The Mayflower
- 21. Ryo's Noodles

SCHOOLS AND CHILDCARE

- 22. North Sydney Girls
- 23. Cammeraygal High School, Middle School Campus
- 24. North Sydney Public School
- 25. SHORE – Sydney Church of England Grammar School
- 26. Monte Sant' Angelo Mercy College
- 27. Wenona School
- 28. St Marys Catholic Primary
- 29. Marist College
- 30. North Sydney Boys High School
- 31. Cammeraygal High School, Senior Campus
- 32. Anzac Park Public Primary School
- 33. Curious Minds Early Learning Centre
- 34. Kidsnest – Crows Nest Occasional Care
- 35. Kelly's Place Children's Centre
- 36. Artarmon Family Day Care
- 37. International Chinese School

PARKS AND RECREATION

- 38. St Thomas Rest Park
- 39. St Leonards Park
- 40. Tennis World North Sydney
- 41. West Street Wellbeing
- 42. Curves
- 43. Simply Yoga
- 44. Mantra Yoga
- 45. Plus Fitness Gym
- 46. Fitness First Platinum
- 47. KX Pilates

HOSPITALS AND VETS

- 48. Mater Hospital
- 49. Royal North Shore Hospital
- 50. North Shore Private Hospital
- 51. Crows Nest Animal Hospital
- 52. Paw Republic

SERVICES

- 53. Westpac Bank Branch
- 54. St George Bank Branch
- 55. NAB Branch
- 56. Crows Nest Post Office
- 57. Commonwealth Bank Branch

*A shared aspiration to
create a remarkable, iconic address*



WHITTON LANE, BONDI JUNCTION

TEAM

A MEETING OF MINDS

Drawing on the success of revered Sydney projects such as Advanx and Advanx East in Rushcutters Bay and Whitton Lane and Vue in Bondi Junction, Lindsay Bennelong Developments brought together a team of award-winning leaders in their respective fields to collaboratively bring the ambitious vision for Delano to life. These accomplished architects, landscape architects and construction experts have well-established relationships with Lindsay Bennelong Developments and can be trusted to uphold their exemplary quality standards and values.





WHITTON LANE, BONDI JUNCTION



ADVANX, RUSHCUTTERS BAY



VUE, BONDI JUNCTION

DEVELOPER

LINDSAY BENNELONG DEVELOPMENTS

As an experienced opportunity-driven Australian property development enterprise, Lindsay Bennelong has the proven ability to create innovative design solutions for unique development sites across diverse property sectors.

The company is dedicated to creating progressive developments that combine cutting-edge design with state-of-the-art construction techniques and a commitment to environmentally sustainable development.



WEEHUR STUDENT HOUSING, REDFERN

A unique architectural vision brought to life

ARCHITECT & INTERIOR DESIGNER

ALLEN JACK+COTTIER

Established in 1952, Allen Jack+Cottier is a multi award-winning Australian architectural firm based in Sydney. Their work covers the spectrum of architectural and professional services including residential, commercial, retail, urban design, interiors, heritage, education, seniors living and graphic design.

Combining experience, integrity and innovation, AJ+C's designs continue to change the way in which people live, work and play.



AKOYA, NORTH SYDNEY

BUILDER

ULTRA CONSTRUCTION CO

ULTRA Building Co is a distinguished leader in the luxury residential construction industry, with a strong reputation for unwavering commitment to quality, attention to detail and excellence. Founded by Adrian Sicari, a highly experienced construction expert with over 25 years of professional experience, the company prioritises safety, well-being, and environmental consciousness in their construction methods.

ULTRA Building Co adhere to all relevant laws and regulations, and take pride in their sustainable construction practices that minimize environmental impact. Their team has achieved notable recognition in the industry, including winning the Master Builders Association of NSW Excellence in Housing Awards for Home Units \$3 Million & Over in 2022 for the 1788 Residences project in Double Bay.



321 KENT ST

LANDSCAPE ARCHITECT PLACE DESIGN GROUP

Creating a powerful connection between people and place, Place Design Group draws on a unique balance of planning and design to deliver exceptional outcomes. With teams across Australia, China and South East Asia, they have become trusted advisors across landscape architecture, urban design, master planning, development approvals, strategic planning, community engagement and strategic communications.

Proudly developed by



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