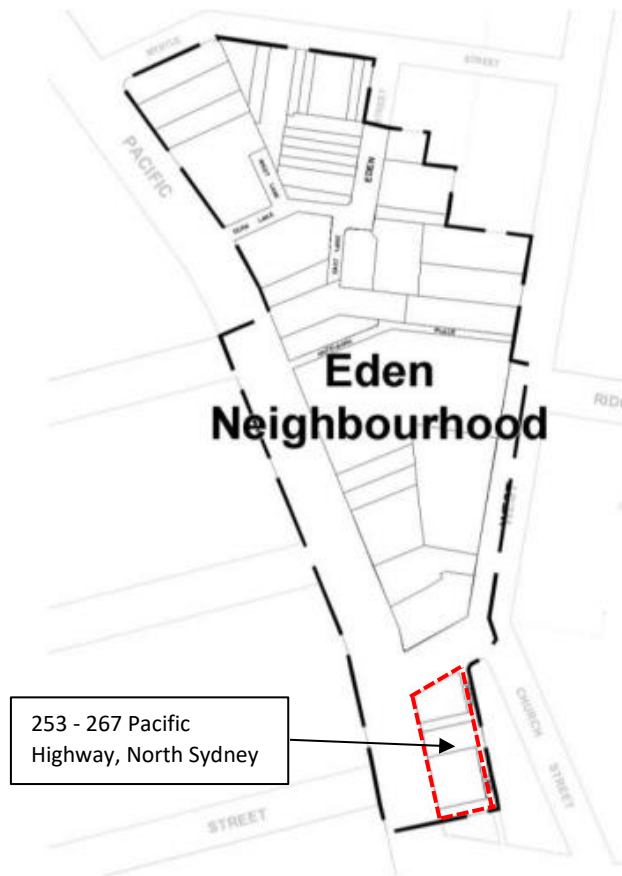


## North Sydney Development Control Plan 2013

### Area Character Statements - North Sydney Planning Area

#### 2.3 Eden Neighbourhood



#### 2.3.4 253 - 267 Pacific Highway, North Sydney Precinct Controls

##### Solar access

P1 Any proposal must not reduce the level of solar access currently available to the primary play area of the educational use opposite the site during school hours (9:00 – 3:00pm). Any additional overshadowing outside school hours should not exceed the shadow cast by the building envelope contemplated in Council's Civic Precinct Planning Study.

##### Heritage interfaces

P2 The podium element of any new development shall be modulated and present an appropriate scale at its interface with No 6-8 McLaren Street.

P3 A sensitive architectural treatment shall be provided at this interface in order to create a sympathetic relationship between these building elements.

P4 Blank walls or an abrupt imposing form and presentation are to be avoided.

##### Podium – street wall height

P5 The proposed podium element shall be stepped to respond to the topography of the site.

P6 A maximum 2-storey street wall height at the interface with 6-8 McLaren Street is required.

P7 A maximum 2-3 storey street wall height to Pacific Highway is required.

P8 A maximum 2-storey street wall height to West Street is required.

P9 A maximum 2-3 storey street wall height to Church Lane is required.

#### Tower

P10 The tower facade, articulation and massing treatment should present as two expressed forms to break up the scale and massing of the tower.

P11 A minimum tower setback of 2.3m shall be provided to the retained heritage item at 265 Pacific Highway.

P12 A minimum above podium tower setback of 3m shall be provided to the site's southern boundary.

P13 The tower, including the podium component is to be a maximum of 10 storeys in height.

P14 The height in storeys is to achieve a stepped form with a maximum height of 10 storeys at the southern end of the site, stepping to 8 storeys, and then to 3 storeys at the northern end of the site.

P15 A minimum setback of 1m shall be provided above level 2 to the site's northern boundary.

#### Pacific Highway setback

P16 A minimum above podium tower setback of 1m is to be provided, with at least 40% of the envelope set back to 2m.

#### Church Lane setback

P17 A minimum above podium tower setback of 3m is to be provided, with a predominant setback of 4m being provided for at least 60% of the building length.

#### Church Lane widening

P18 A 6m widening of Church Lane inclusive of public footpaths is required to improve neighbourhood amenity and passive surveillance to the public domain.

#### Design excellence

P19 Any future DA for this site is to be subject to Council's Design Excellence Advisory Panel (DEAP).

#### Wind

P20 Any future DA for this site is to be accompanied by an Environmental Wind Assessment which confirms the design meets all relevant criteria.




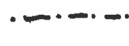
P21 A continuous awning is to be provided along the Pacific Highway frontage to provide weather protection at street level to the footpath and building entrances.

P22 The communal terrace shall incorporate a 1.8m high balustrade to assist with wind mitigation.

#### Architectural Character

P23 The architectural character of the development shall provide a fine grain appearance at the street wall level.

P24 The architectural design shall incorporate the use of durable and high-quality materials, together with visually integrated treatment of plant areas.

-  CHURCH LANE SETBACK
-  HERITAGE ITEM
-  ARTICULATION ZONE
-  SITE BOUNDARY
- ST MAX # OF STOREYS

