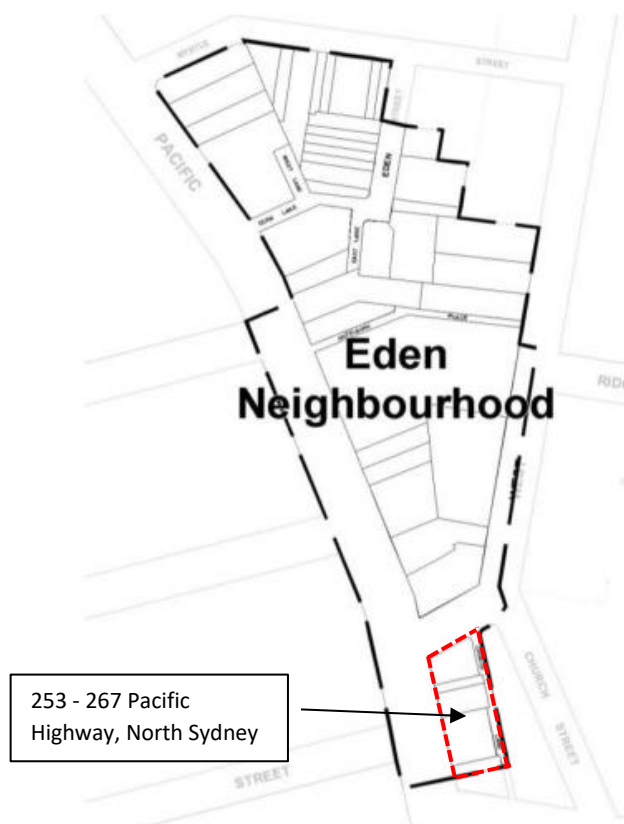


North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

2.3 Eden Neighbourhood



2.3.4 253 - 267 Pacific Highway, North Sydney Precinct Controls

2.3.4.1 Desired Future Character, Design Objectives and Key Principles

Provisions

P1 Development is to respond appropriately to the scale and character of the existing development and the desired future character of the surrounding area.

P2 The built form and massing are to transition in height and scale across the site from a higher density typology on the southern portion to a medium density typology on the northern portion.

P3 Landscaped podiums and terraces are to be incorporated within the design and used to provide high amenity to future occupiers and employees as well as mitigating and softening impacts.

P4 Vehicular access is to be provided from Church Lane.

P5 Development shall avoid a "wall effect" along the Pacific Highway by providing appropriate design measures including setbacks and articulation along the western facade.

P6 Consideration shall be given to key views from the development and how they can be enhanced including District views from the upper levels of the tower.

2.3.4.2 Desired Built Form

Objectives

- O1 To provide for increased opportunity for height and density, close to public transport and services.
- O2 To provide sufficient commercial floorspace to support increased job density and economic activity within the St Leonards and Crow's Nest precinct.
- O3 Building envelopes are to respond to the site's surrounding context which transitions in character from the higher scale in the south to lower scale in the north.
- O4 To achieve appropriate separation distances between existing and proposed buildings and ensure reasonable privacy and solar access is maintained to surrounding dwellings.
- O5 To ensure appropriate building lengths, a variety of building facades and a 'fine-grain' response to the public domain.
- O6 To implement the built form controls envisioned for the site under the Civic Precinct Planning Study 2020.

Provisions

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.
- P5 The podium element of any new development shall be setback and articulated in accordance with Figure C-2.3.3 to present an appropriate scale at its interface with the existing heritage item located No. 265 Pacific Highway.
- P6 The existing heritage item located at No. 265 Pacific Highway shall be retained, protected and enhanced.

Podium – street wall height

- P7 The proposed podium element shall be stepped to respond to the topography of the site.
- P8 A maximum 2-storey street wall height at the interface with 6-8 McLaren Street is required.
- P9 A maximum 2-3 storey street wall height to Pacific Highway is required.
- P10 A maximum 2-storey street wall height to West Street is required.
- P11 A maximum 2-3 storey street wall height to Church Lane is required.

Tower

- P12 The tower facade, articulation and massing treatment should present as two expressed forms to break up the scale and massing of the tower.
- P13 A minimum tower setback of 2.3m shall be provided to the retained heritage item at 265 Pacific Highway.
- P14 A minimum tower setback of 3m shall be provided to the site's southern boundary.
- P15 The tower, including the podium component is to be a maximum of 10 storeys in height.

P16 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.

P17 A minimum setback of 1m shall be provided above level 2 to the site's northern boundary.

Pacific Highway setback

P18 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

P19 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

P20 A widening of Church Lane to 6 metres inclusive of public footpaths is required for the length of the site to improve neighbourhood amenity and passive surveillance to the public domain.

Design excellence

P21 Any future DA for this site is to be subject to Council's Design Excellence Advisory Panel.

Wind

P22 Any future DA for this site is to be accompanied by an Environmental Wind Assessment which confirms the design meets all relevant criteria.

P23 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.

P24 The communal terrace shall incorporate a 1.8m high balustrade to assist with wind mitigation.

Architectural Character

P25 The architectural character of the development shall provide a fine grain appearance at the street wall level.

P26 The architectural design shall incorporate the use of durable and high-quality materials, together with visually integrated treatment of plant areas.

2.3.4.3 Residential Apartment Building Design

Objectives

O1 Ensure that residential apartment buildings consider and are consistent with the nine design quality principles within SEPP 65 – Design Quality of Residential Apartment Development.

Provisions

P1 The residential apartment building design is subject to the requirements of SEPP 65 – Design Quality of Residential Apartment Development including the Design Quality Principles and the Apartment Design Guide.

2.3.4.4 Landscaping

Objectives

O1 To ensure that landscaping is used to provide appropriate amenity for residents and tenants of the development.

O2 To ensure that landscaping is used to soften the appearance of buildings and their interface with the neighbouring dwellings and the public domain.

O3 To provide a level of landscaped area commensurate with Apartment Design Guidelines that is mindful of the site's unique location and building typologies.

Provisions

P1 There is no minimum landscaped area or deep soil area requirements for the site.

P2 Podium/terrace areas are to include landscaped elements including planter boxes with appropriate dimensions to facilitate mature vegetation.

P3 Existing street tree plantings along the Pacific Highway is to be retained and enhanced.

P4 A schedule of plant species is to be submitted with any development application on the site for Council's approval.

2.3.4.5 Communal Open Space

Objectives

O1 To provide a level of communal open space commensurate with Apartment Design Guidelines that is mindful of the site's unique location and building typologies.

O2 To ensure communal open space is useable.

Provisions

P1 Communal open space is provided in the locations shown on the Site Layout Plan at Figure C-2.3.1.

P2 Communal open space can be provided on the rooftop only if the space is designed such that there is no potential for overlooking into private open space and its location will not create any noise issues for surrounding dwellings.

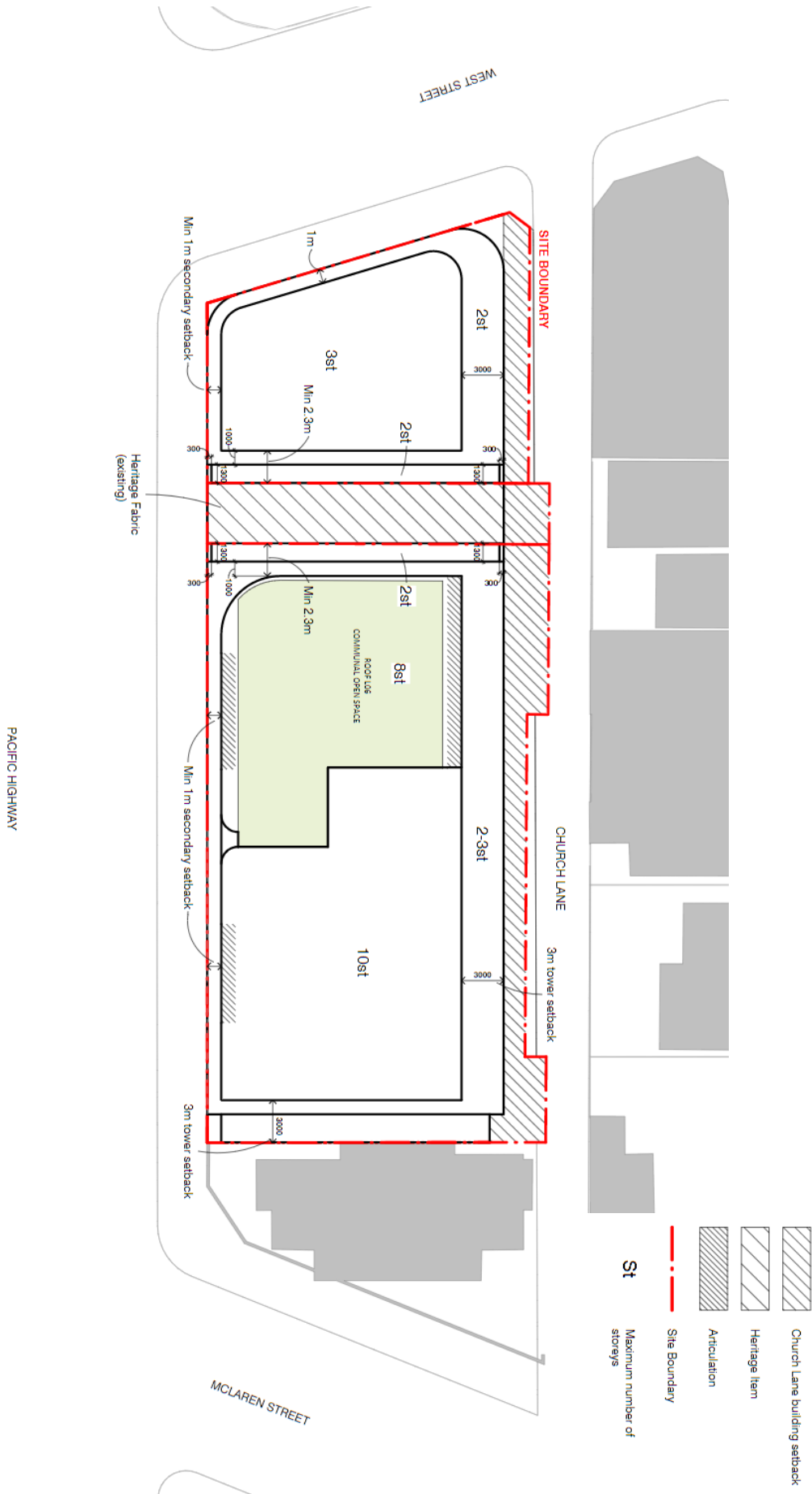


Figure C-2.3.1: Site Layout Plan

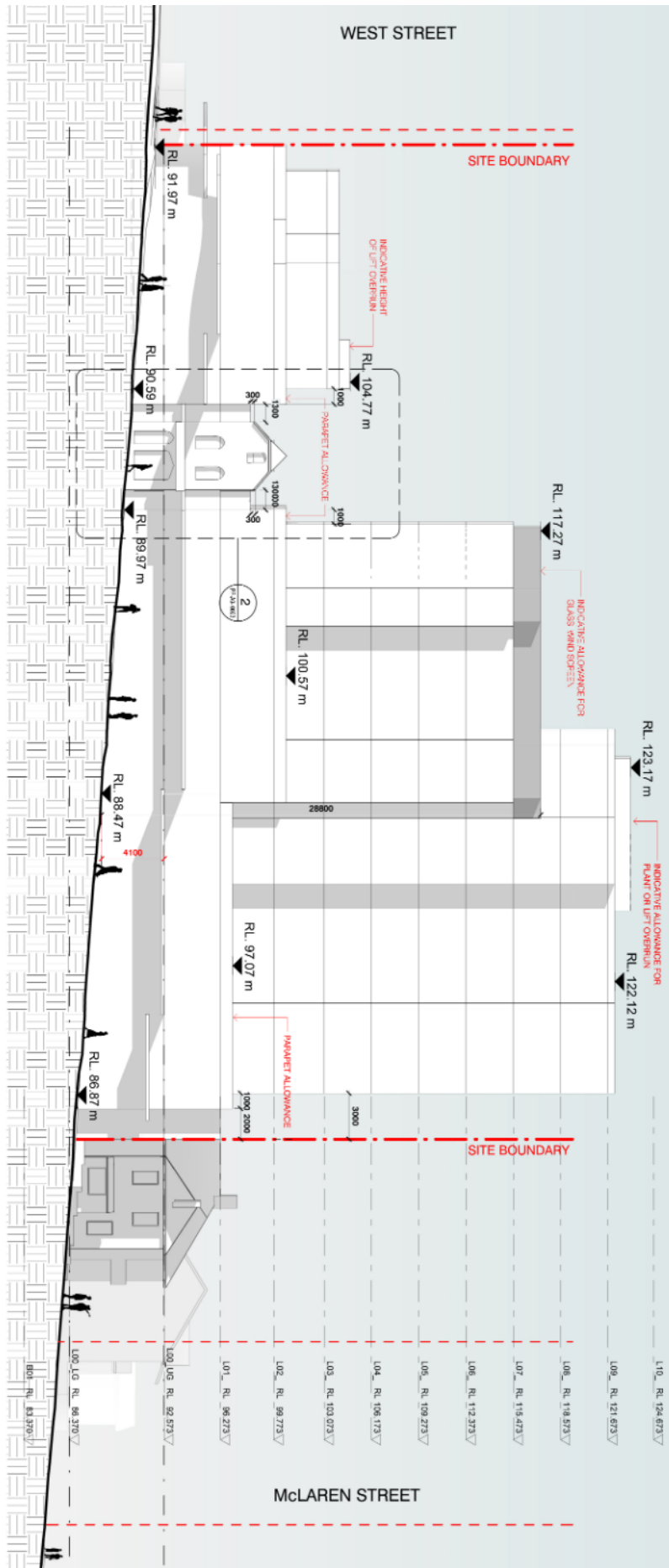


Figure C-2.3.2: Western Elevation (Pacific Highway)

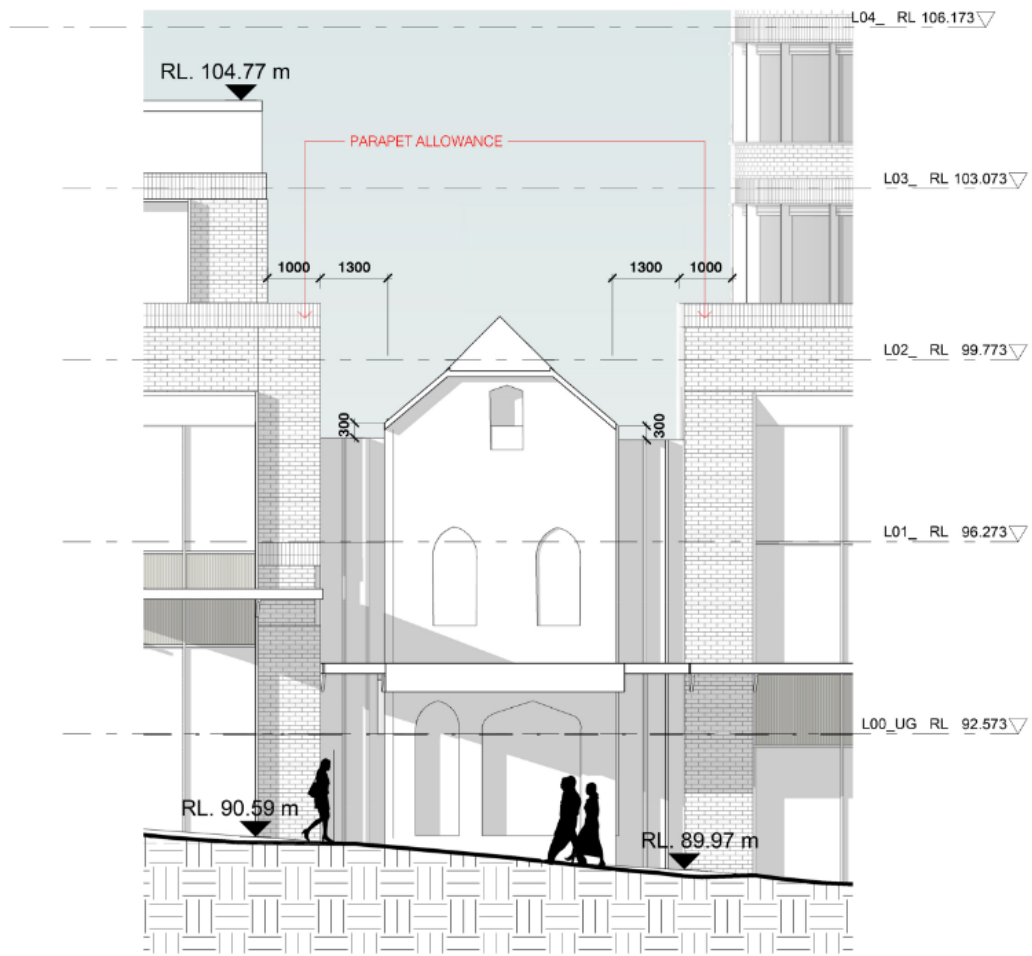


Figure C-2.3.3: Heritage Interface Elevation