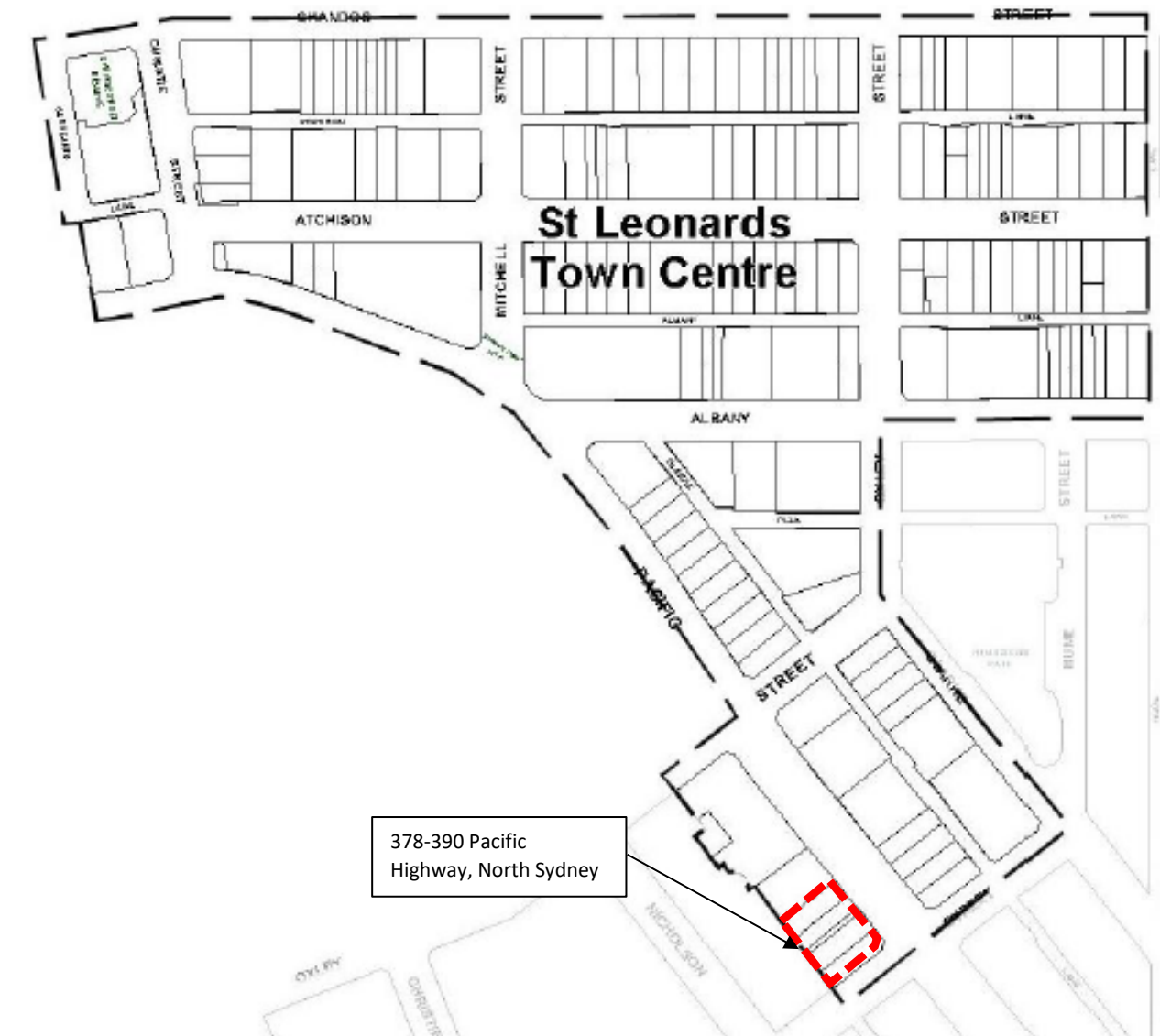


North Sydney Development Control Plan 2013

Area Character Statements – St Leonards/ Crows Nest Planning Area

3.1 St Leonards Town Centre



Section 3.1.4 – 378- 390 Pacific Highway, Crows Nest Precinct Controls

Building height

Building height in storeys

P1 The maximum building height permitted on the site is 24 storeys

Street wall height in storeys

P2 4 storey street wall height to Pacific Highway and Hume Street

Setbacks

Podium setbacks

Future development at the site is to incorporate the following podium setbacks:

P3 North: 0m

P4 East: Pacific Highway – 3m

P5 South: Hume Street – 0m (the building envelope along Hume Street is to be built to the boundary).

P6 West: 0m – 11.9m

P7 The western podium is to have a setback of 45 degrees, measured at 3.5m above ground level.

Above podium / Tower setback

P8 North: 6m

P9 East: Pacific Highway – 6m

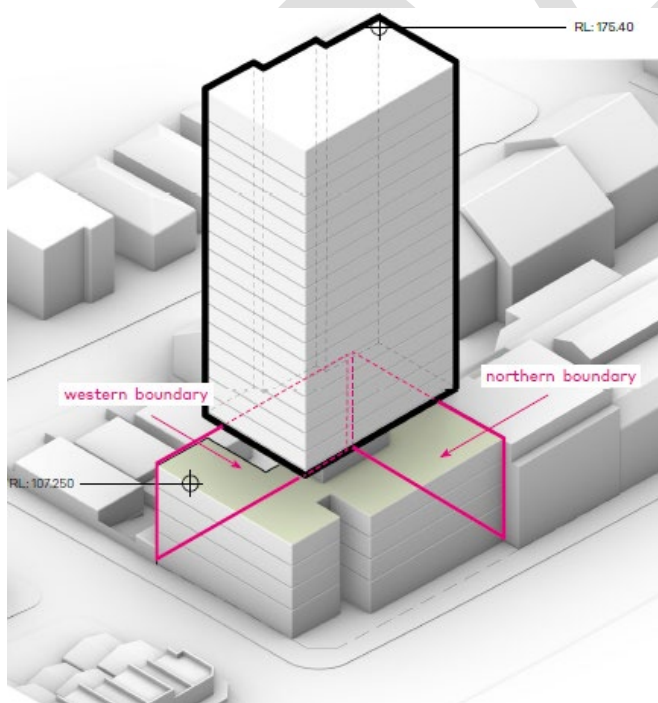
P10 South: Hume Street – 3m

P11 West: 8m weighted setback with a variation of no more than 2m.

Building envelope

Building envelope

P12 Future development at the site is to be designed generally in accordance with the building envelope diagram below:



Design requirements

Podium design

P13 A highly considered architectural treatment shall be provided to the podium façade along the western boundary, to minimise visual impact and void exposed blank façade treatment when viewed from the western neighbours.

P14 The podium level is to include substantial landscaping, including a range of small to medium trees to assist in breaking up the visual bulk of the built form.

P15 The western façade of the podium is to incorporate a minimum 1m wide planter box at the edge of each of the terrace levels.

P16 Incorporate a void above the podium with a minimum height of 10m.

Tower undercroft

P17 The undercroft of the tower should be architectural design with materials and finishes that provide for visual interest, to avoid an exposed under ceiling form.

P18 The northern façade should be architecturally designed to avoid the appearance of a blank façade. Design treatment is to include a combination of elements such as:

- High level windows
- Openings with privacy screens
- Articulated material forms.

Design excellence

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

Overshadowing

P20 Solar access must be maintained for 2 hours mid-winter to the western neighbours.

P21 Off-site building overshadowing is to remain within the 2036 Plan study boundary.

Car Parking Rates

P22 Car parking at the site is not to exceed the following maximum parking rates:

Use	Parking Rates
1 bed	0.4
2 bed	0.6
3 bed	0.7
Commercial	1 space per 400m ² GFA
Supermarkets	4 spaces per 100m ² of GFA
Pubs	1 space per 100m ² licenced area