

The Base of 378-390 Pacific Highway is a commercial area of 2618m² GFA at an FSR of 2 : 1. It will offer a mix of large and fine grain sized retail premises.

As a key corner site, The Base form opens up to the intersection, contributing additional public space to cater for the expected future activation at the intersection by the upcoming metro development.

The West boundary of the podium has been designed to be compliant with the DCP, with a stepped form that matches the existing condition of the current neighbouring properties along Pacific Highway including the directly adjacent property to the North, the details of which will be explored in more detail as part of this section.

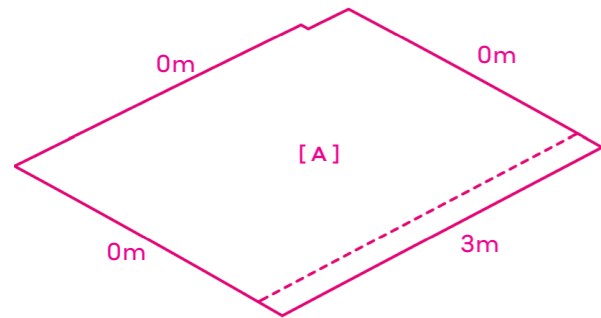
This design will also suggest a significant green microclimate with deep soil planting for taller trees to avoid becoming a heat island and to provide privacy and protection between the street and the tower.



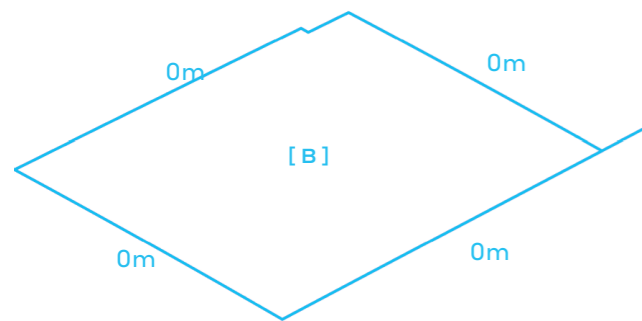
The Base

Engaging The Street

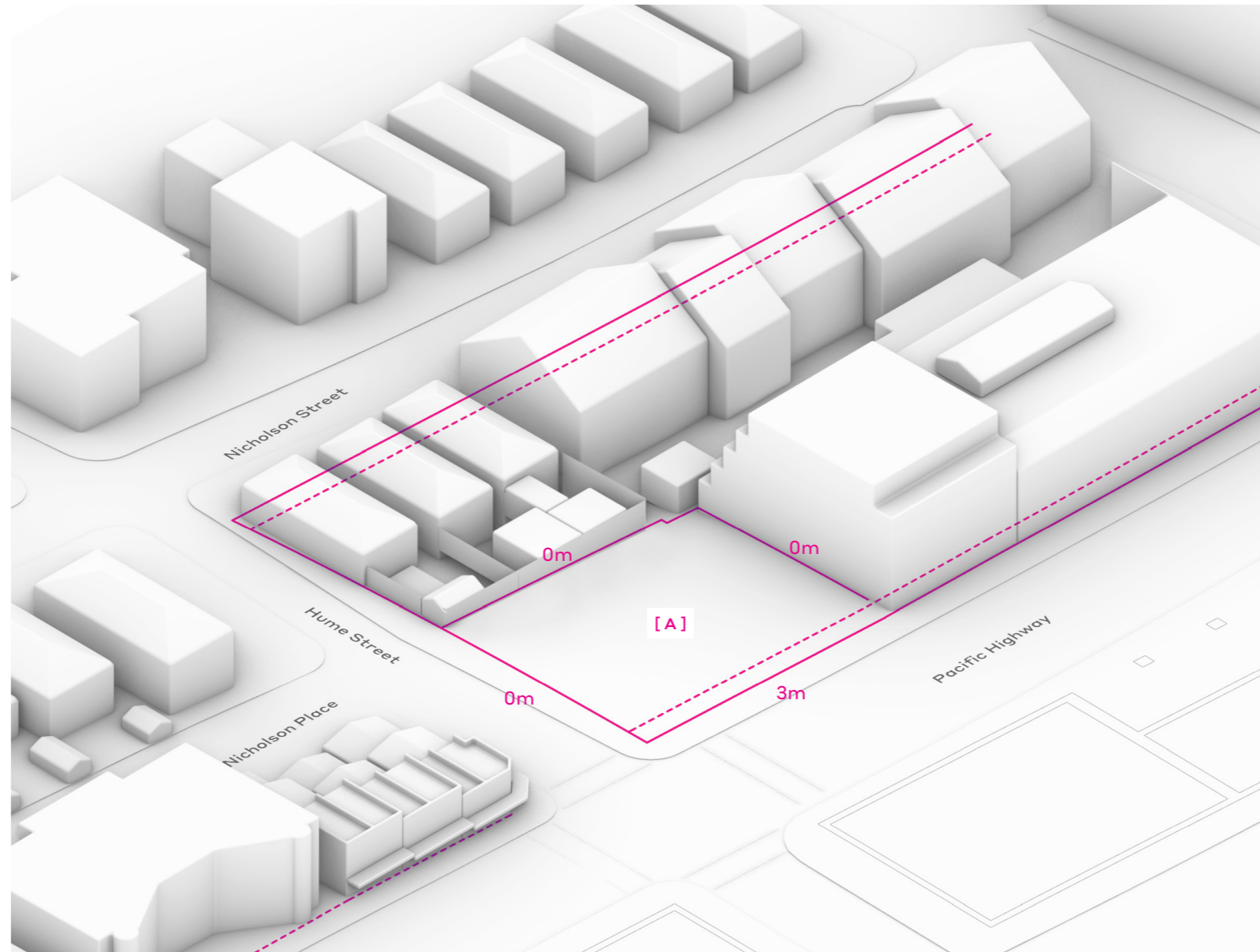
Setbacks



Plot setbacks as per 2036 Plan



Plot setbacks as per DCP.



- A Setbacks as per 2036 plan - Indicated as 3m along Pacific Highway up until Hume Street.
- B Setbacks as per DCP regulations.

Setbacks

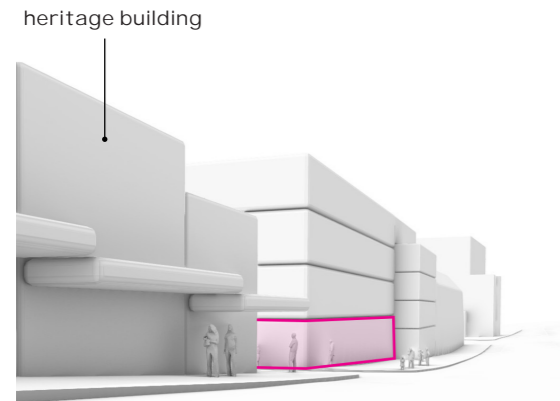
- 3m reverse setback
- 1m reverse setback
- 0m setback
- 3m setback
- 5m setback



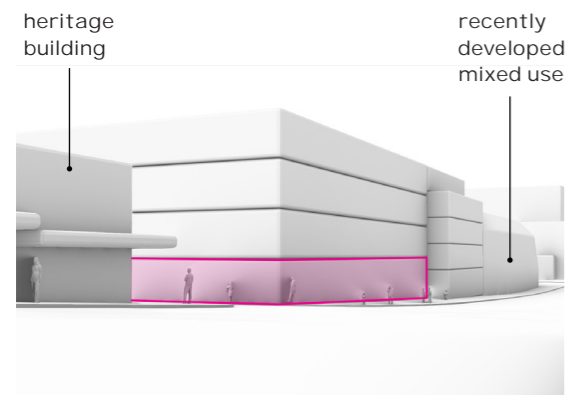
Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	– p70 Setbacks Map, setbacks indicated broadly as 3m along Pacific Highway.	– Apparent discrepancy between 2036 plan (indicated as 3m) and DCP (as 0m)
North Sydney Council DCP	– Part C 3.1.3 Figure C-3.2 Building Setbacks Map, 0m setbacks shown.	

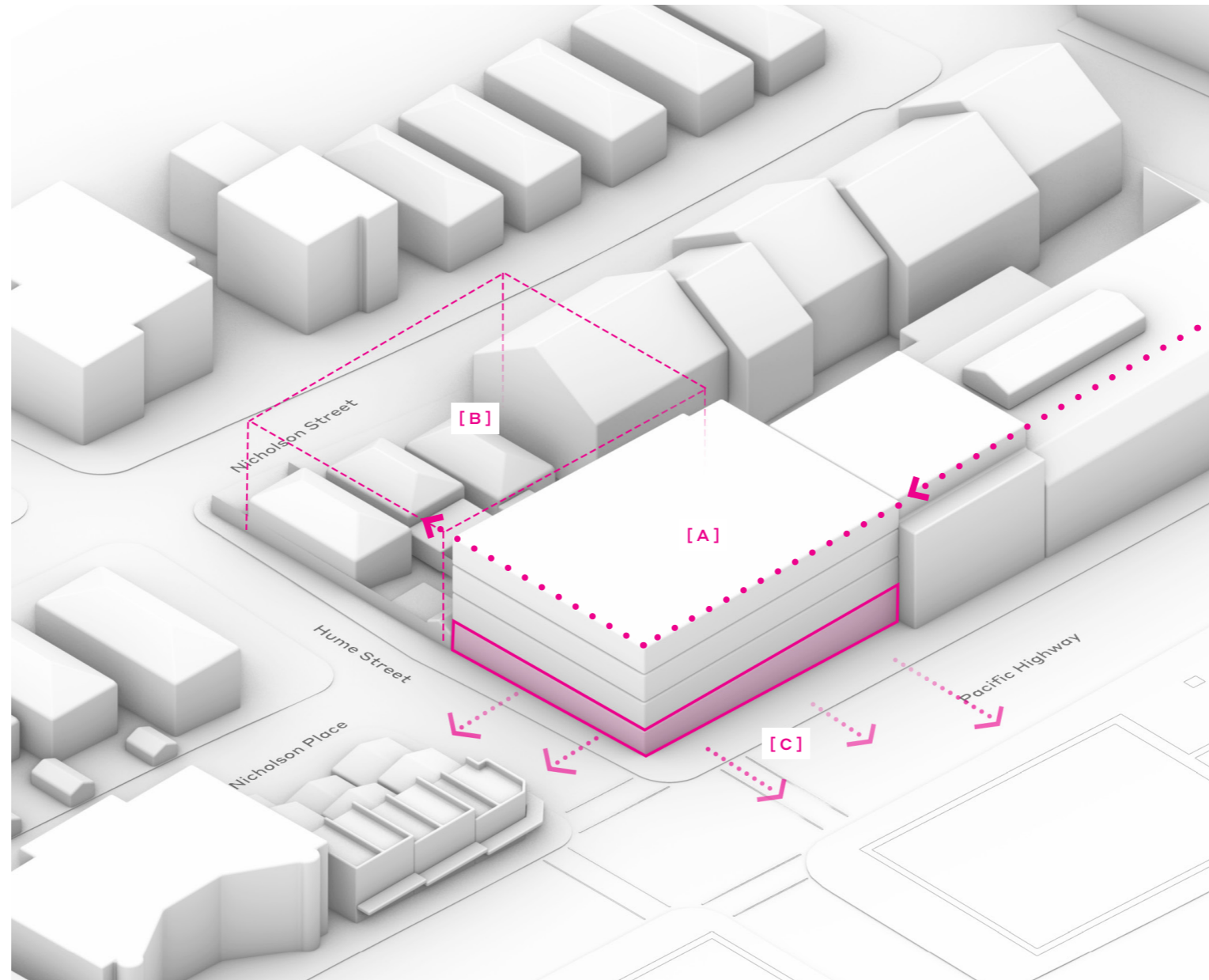
Podium



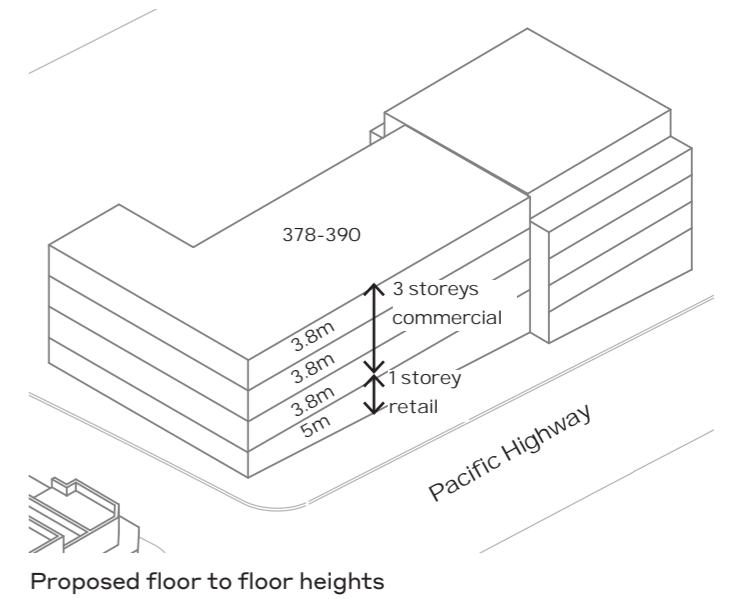
View North West along Pacific Highway



View North West along Pacific Highway



- A** Podium built to 4 storey height
- B** Possible future residential development
- C** Street activation



Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	– p69 Street wall height is nominated to be 4 storeys.	
North Sydney Council DCP	– Part C 3.1.3 P8 Podiums are to be provided in accordance with the building podiums map *Podiums map indicates 4 storey podium. – Part C 3.1.3 P9 Despite P8, corner sites are to maintain a consistent podium height to all street frontages to achieve consistent built form.	

DCP Height Plane

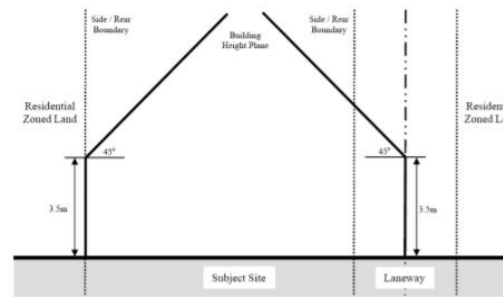
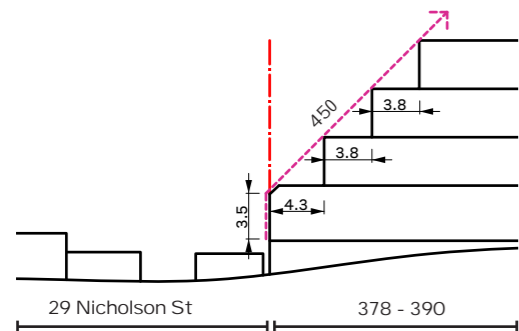
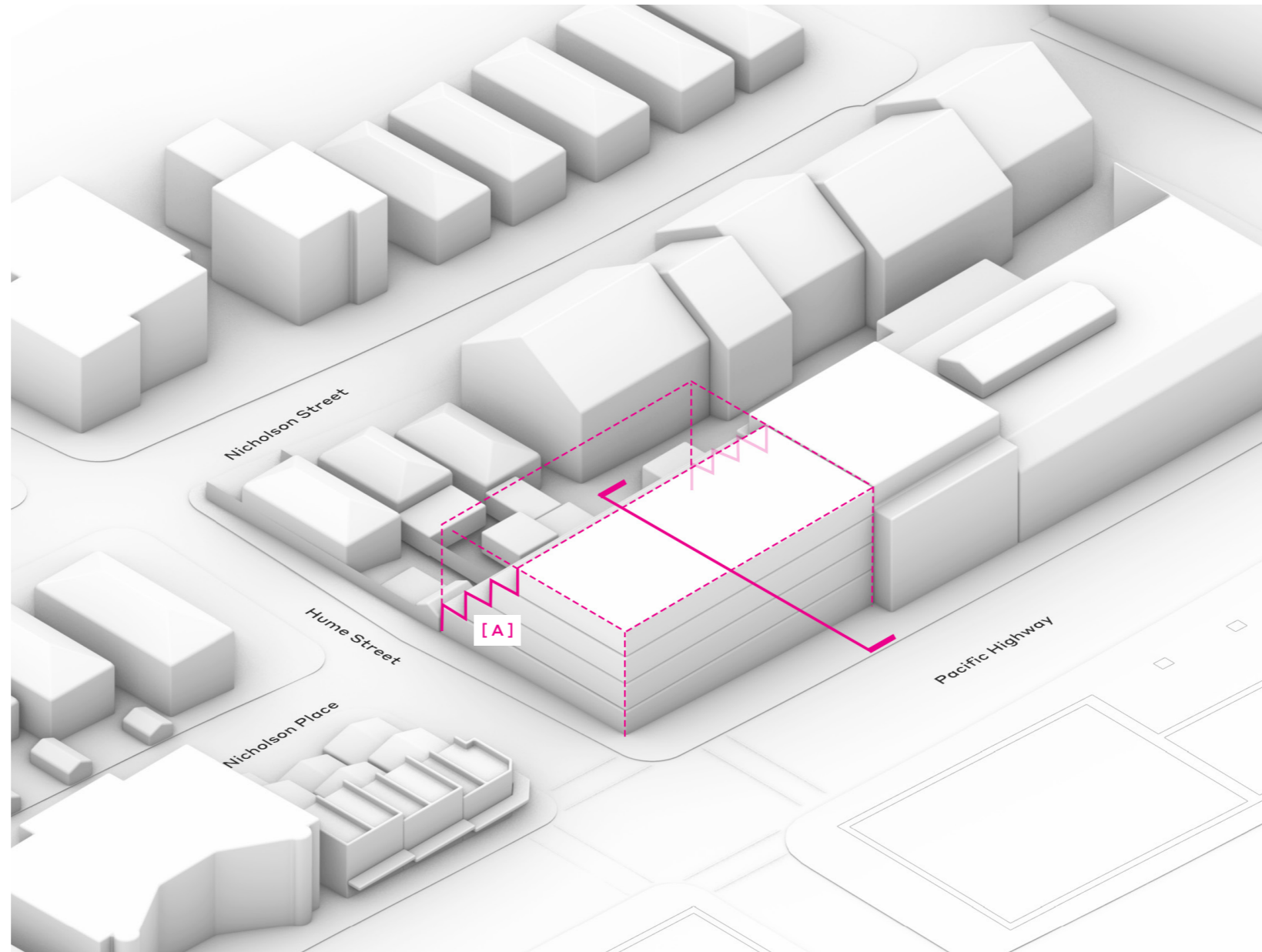


Figure B-2.2 from North Sydney DCP 2013



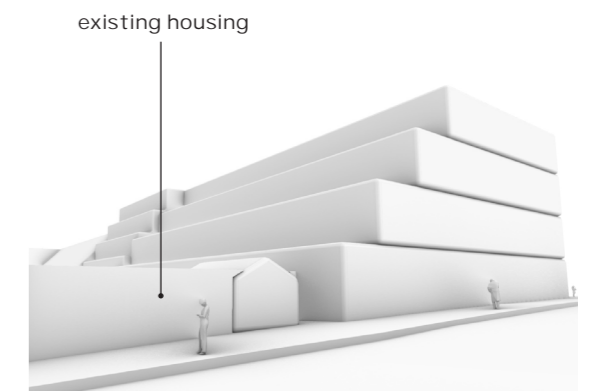
Section showing the 45° height plane, starting at 3.5m above ground level



A Stepping created by 450 height plane



View South West along Hume Street



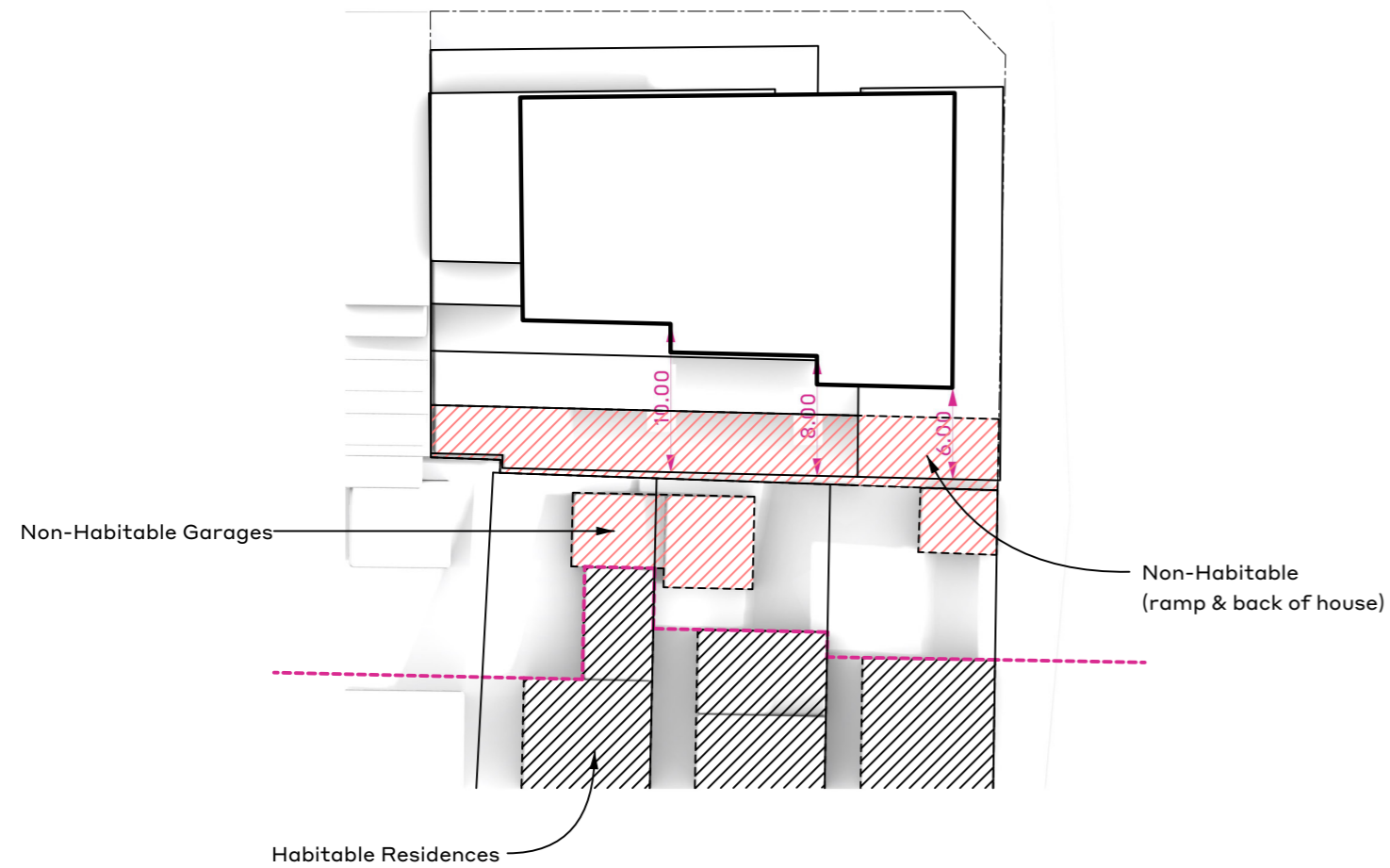
View North East along Hume Street

Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	- p66 Building height is nominated as 24 Storeys.	
North Sydney Council DCP	- Part B Section 2.4.3 P7 (a) at 3.5m above ground level (existing) and projected at an angle of 45 degrees internally to the site from all boundaries that directly adjoin land zoned R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential.	

Habitable Spaces Analysis

Key Plan - Habitable/Non-Habitable



Habitable Spaces Analysis

Key Plan - Setback Applications

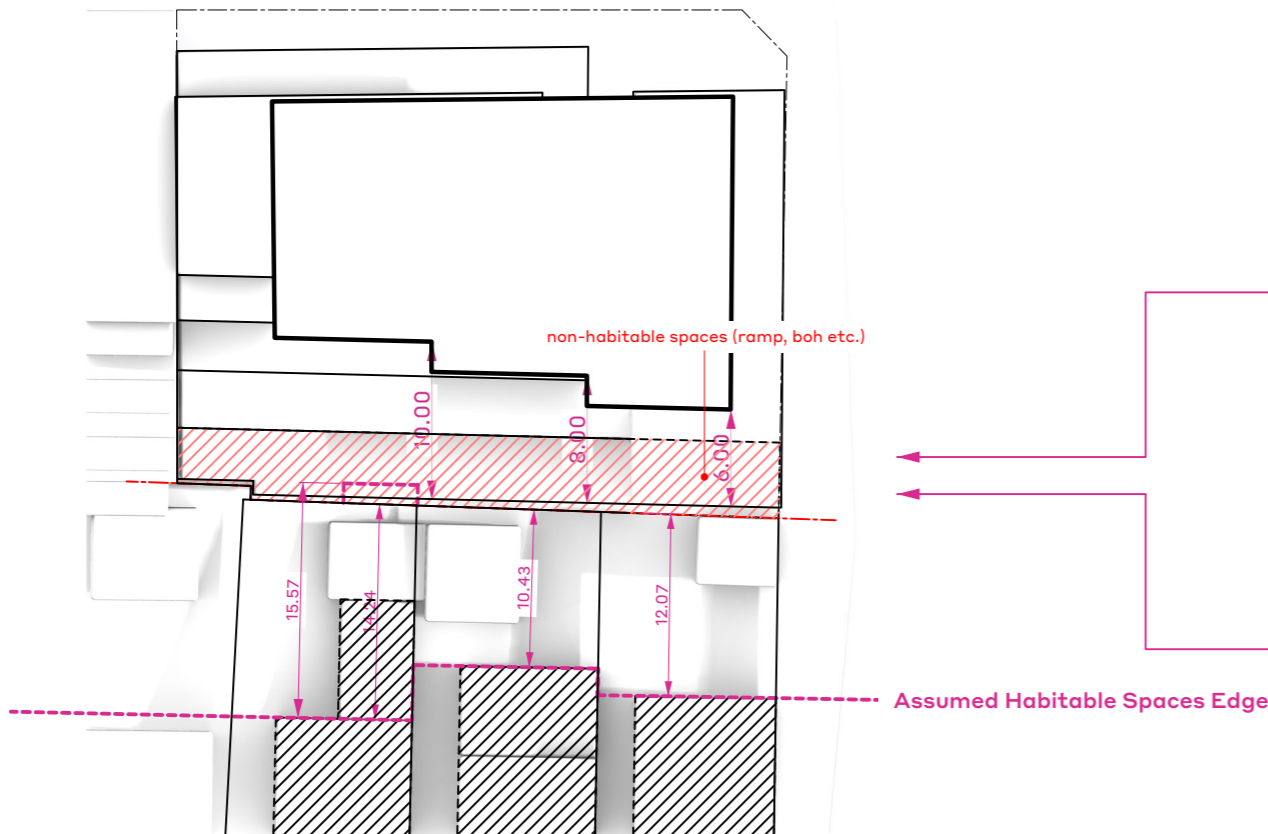


Figure 2F.3 Building separation supports residential amenity and helps to provide suitable communal open space areas

Table 1 Minimum building separation increases proportionally to the building height

Building height	Separation distance
9 storeys and above	12-24m
Up to 8 storeys	9-18m
Up to 4 storeys	6-12m

How to measure building separation

Gallery access circulation areas should be treated as habitable space, with separation measured from the exterior edge of the circulation space.

When measuring the building separation between commercial and residential uses, consider office windows and balconies as habitable space and service and plant areas as non-habitable.

Where applying separation to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary. This distributes the building separation equally between sites (consider relationship with section 3F Visual privacy).

Considerations in setting building separation controls

Design and test building separation controls in plan and section

Test building separation controls for sunlight and daylight access to buildings and open spaces

Minimum separation distances for buildings are:

Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms **+4.5m**
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

Building separation may need to be increased to achieve adequate sunlight access and enough open space on the site, for example on slopes

increase building separation proportionally to the building height to achieve amenity and privacy for building occupants and a desirable urban form

At the boundary between a change in zone from apartment buildings to a lower density area, increase the building setback from the boundary by 3m **+3m**

No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres

Required setbacks may be greater than required building separations to achieve better amenity outcomes

SouthWest Boundary - ADG Separation Distances

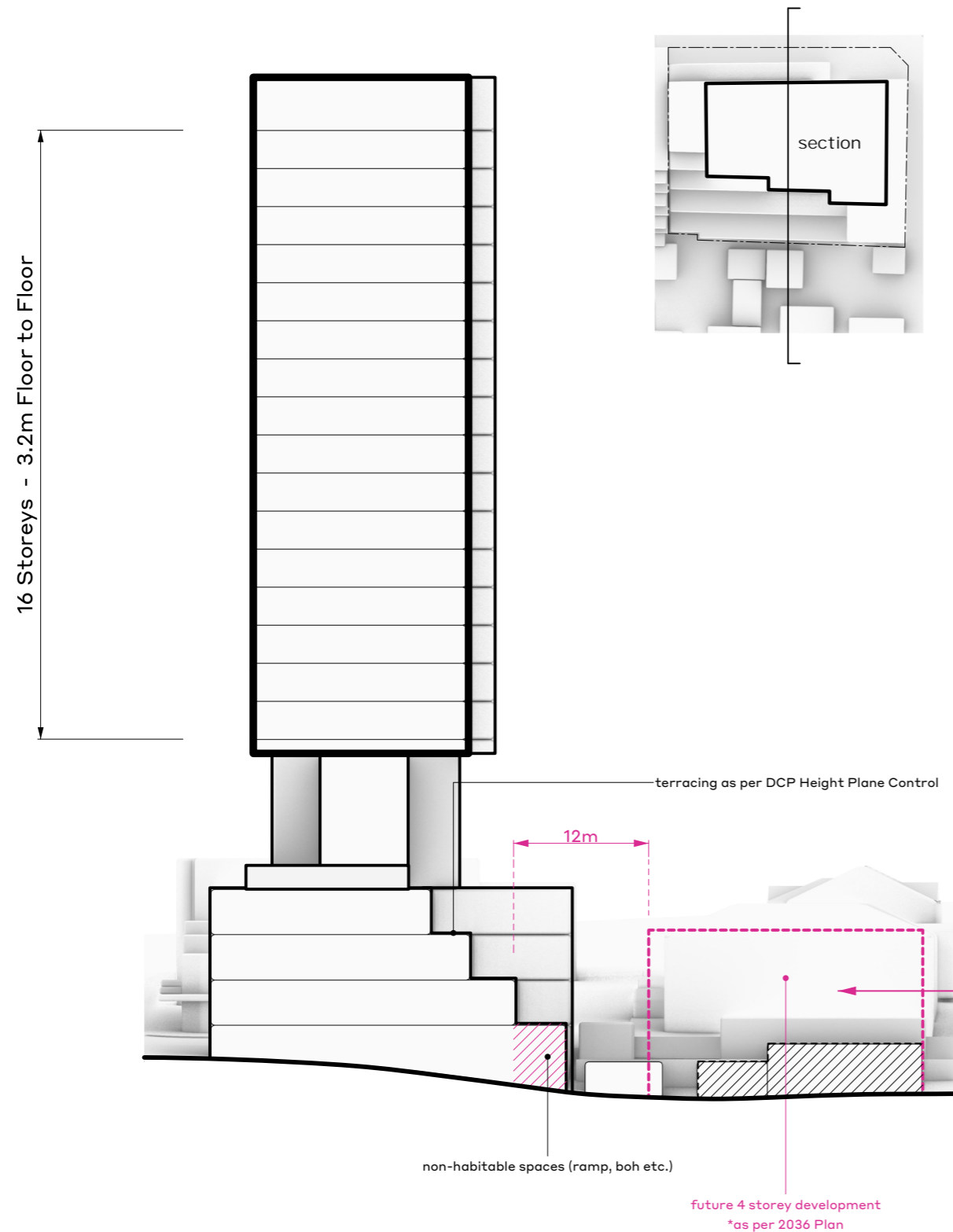


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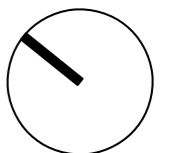
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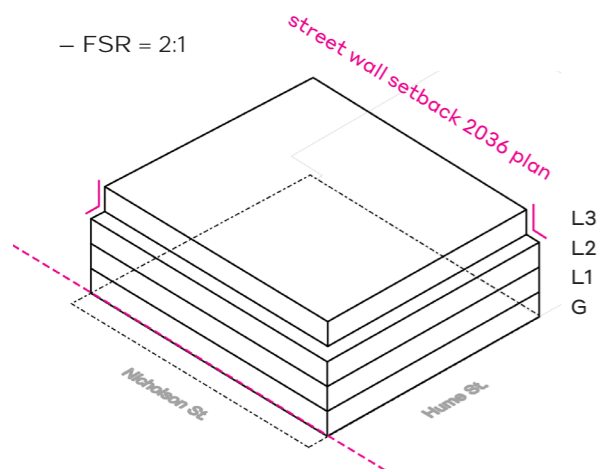
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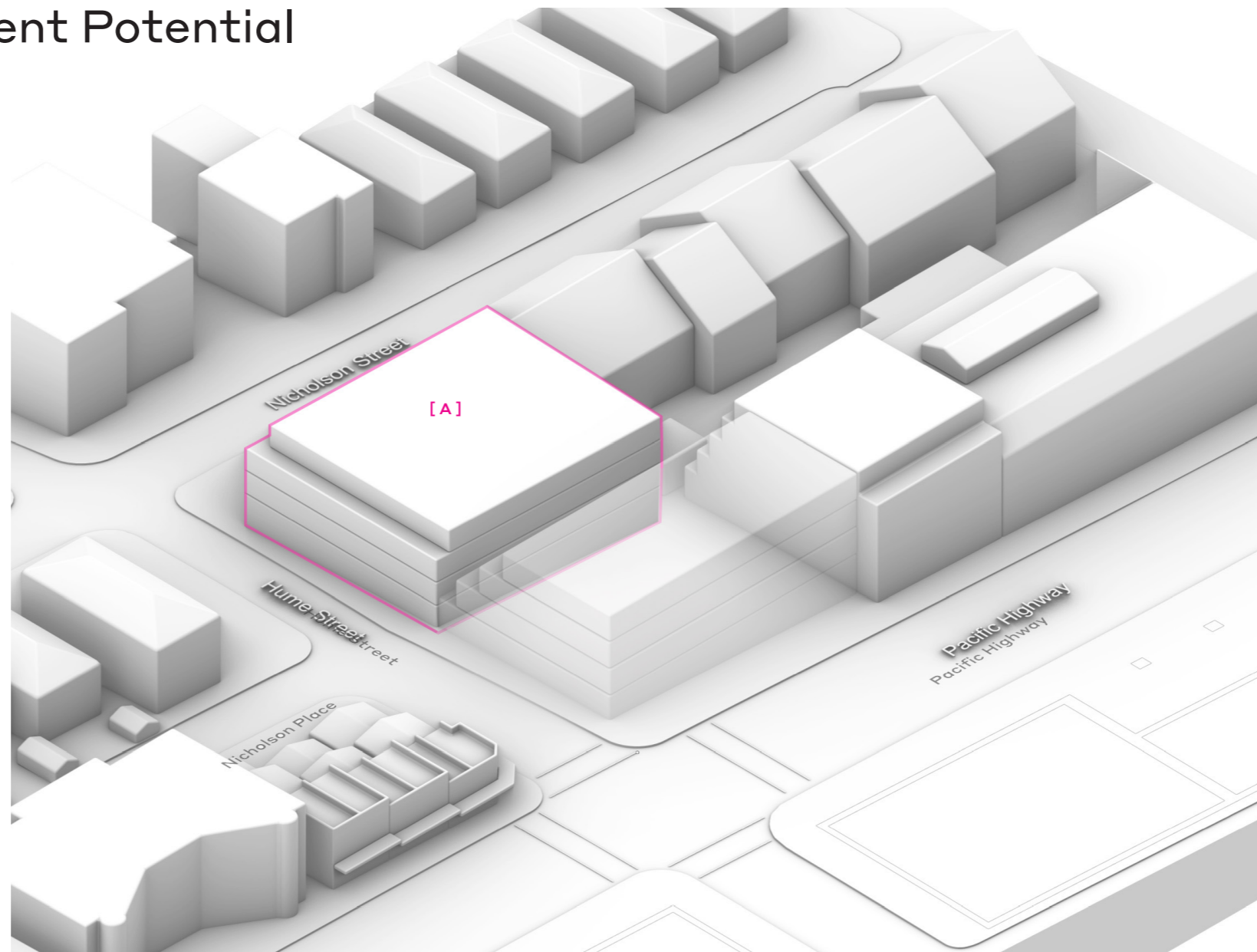
Adjacent Development Potential

Area Analysis

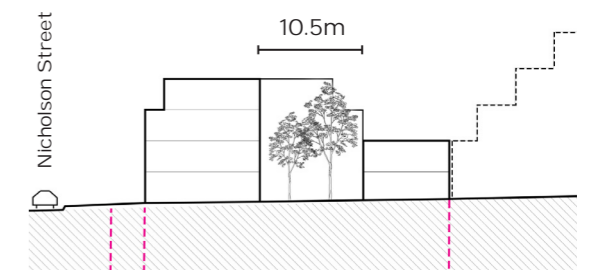
- 2036 Plan Required FSR = 2:1 over 4 levels.
- Site Area = 1257m²
- G / L1 / L2 / L3 Total BUA = 3352m²
- GFA = 75% x BUA = 2514m²
- GFA (2514m²) / Site Area (1257m²)
- FSR = 2:1



3m setback applied as per 2036 plan for Nicholson Street



A Assumed L-shaped apartment block with central court for maximum number of units and solar exposure.



Section through potential apartment block

Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	- p70 Setbacks along Nicholson St. are nominated to be 3m.	- 29-33 Nicholson Street currently zoned as R3 Medium Residential, not permitting residential flat buildings. Any future planning proposal would require the site to be rezoned as R4 High Density Residential.
North Sydney Council DCP		