

A considered & timeless design

253-267 Pacific Highway, North Sydney Planning Proposal



COMMUNITY UPDATE
JUNE 2021

Legacy Property is leading the redevelopment of 253-267 Pacific Highway to create an active and vibrant residential, retail and commercial offering near the heart of North Sydney.

The proposal brings to life the community and Council's aspirations outlined in the North Sydney Civic Precinct Planning Study (2020), with vibrant streets, homes and jobs close to the new Victoria Cross Metro station, whilst protecting North Sydney's heritage and local character.

We understand this is a busy part of North Sydney – surrounded by homes, businesses, schools and Churches. We are focused on creating a place which benefits the whole community.

Throughout the planning and design process we have carefully considered how the design can minimise impacts on neighbours and positively contribute to the community. We have:

- Collaborated with North Sydney Council on the shape and height, reducing the height from 19 storeys to 8-10 storeys, consistent with Council's Civic Precinct Planning Study, a study informed by community consultation
- Set back the building from the street reducing overshadowing on neighbours
- Widened Church Lane, to make it easier for residents to access their garages and backyards
- Stepped the height down towards the heritage precinct, to be in keeping with surrounding buildings
- Transform outdated buildings with a timeless architectural design, to enhance the neighbouring heritage building.

Snapshot



39 modern, quality apartments



Cafes, restaurants and shops



Pedestrian and cyclist friendly streets



Widening of Church Lane



Restoration of the heritage listed Cloisters Antiques store



Traffic & Transport

The site is well-located on Pacific Highway, a major arterial road, and close to public transport. A wide range of public transport options are available including the future Victoria Cross Metro station, North Sydney train station, and frequent bus services on the Pacific Highway. Two levels of parking will be provided with approximately 39 spaces for residents and commercial tenants, bicycle and motorbike parking.

A Traffic Impact Assessment has been prepared and informed the proposal. This has found the proposal will generate a total increase of no more than 11 car trips during the busiest hour of the day, and the surrounding traffic networks will adequately support this number of trips.

A management plan will be developed and implemented as part of the development process to minimise impacts on local residents.

The proposal weaves contemporary design with the leafy, character filled North Sydney – preserving and celebrating the heritage of the area.

— DESIGNED BY PTW ARCHITECTS

Planning Pathway

We have submitted a Planning Proposal and continue to engage with Council. We are early in the process, however we wanted to provide near neighbours and the community an update before public exhibition.

✓ **We are here:** Keeping neighbours informed. The Planning Proposal was submitted to North Sydney Council for consideration.

○ **Mid-late 2021:** North Sydney Council will review the proposal and make a recommendation.

If Council supports the Planning Proposal, it will be issued to Minister for Planning and Public Spaces for a Gateway Determination.

Following Gateway Determination, Council will make the proposal available to view for comment during a public exhibition period.

Dates are subject to the rezoning process, led by North Sydney Council and the NSW Department of Planning, Industry and Environment.

Legacy Property has commissioned Urbis Engagement to collect your feedback and provide further information about the proposal.

Following endorsement of the Planning Proposal and gateway determination the community will be further consulted during a public exhibition period, to be managed by Council.

You can reach the team on:

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☎ 1800 244 863

