

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 highly considered 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 scale at the site interface with 6-8 McLaren Street.

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

Tower

P8 The tower facade, articulation and massing treatment should present as two expressed forms to break up the scale and massing of the tower.

P9 A minimum tower setback of 2.3m shall be provided to the retained heritage item at 265 Pacific Highway.

P10 A minimum above podium tower setback of 3m shall be provided to the site's southern boundary.

P11 The tower, including the podium component is to be a maximum of 10 storeys in height.

P12 A minimum setback of 1m shall be provided above level 2 to the site's northern boundary.

Pacific Highway setback

P13 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

P14 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

P15 A 6m widening of Church Lane inclusive of public footpaths is required to improve neighbourhood amenity and passive surveillance to the public domain.