

**DECISION OF 3681st COUNCIL MEETING
HELD ON 14 JUNE 2016**

181. CiS03: Draft Amendment to NSDCP 2013 - Implementing Education Precinct Planning Study (2013) and St Leonards/Crows Nest Planning Study - Precincts 2&3 (2015) - Post Exhibition Report

Report of Katerina Pikoulas, Graduate Strategic Planner

On 21 March 2016, Council resolved to adopt a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) for the purposes of public exhibition. The draft amendment is informed by the *Education Precinct Planning Study* adopted by Council on 19 August 2013 and *St Leonards/Crows Nest Planning Study Precincts 2&3* adopted by Council on 18 May 2015.

The planning studies recommend a number of principles be adopted and formalised to guide and inform the consideration of any future development proposals that propose to contribute to the delivery of the study's objectives. The draft amendment to NSDCP 2013 reflects these recommended principles.

The draft amendment to NSDCP 2013 was placed on public exhibition for a period of 28 days, from Thursday 21 April 2016 to Wednesday 18 May 2016. Council received a total of five (5) submissions during the exhibition period, three (3) relating to the Education Precinct and two (2) that also addressed St Leonards Precincts 2 & 3. Two (2) submissions supported the intent of the draft DCP amendments and three (3) submissions requested further changes in relation to:

- Locality boundaries
- Alignment with Conservation Management Plan and Concept Approval for the Graythwaite site;
- Street activation provisions
- Through-site link provisions
- Scale, massing and bulk provisions

As a result of the submissions, a number of minor amendments to the exhibited documents are recommended. The submissions, staff responses and recommendations are contained within the submissions summary table (refer to Attachment 1).

This report seeks Council's resolution to adopt the recommendations made resulting from public submissions and adopt the amended draft documents (refer to Attachment 2).

Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period.

The Guidelines have been considered in the preparation of this report and are not applicable.

Recommending:

- 1. THAT** Council note the results of the exhibition of the draft DCP amendment.
- 2. THAT** Council adopt the draft amendments to *North Sydney Development Control Plan 2013* as attached to this report (Attachment 2).
- 3. THAT** public notice of the amendments to *North Sydney Development Control Plan 2013* be given.
- 4. THAT** all submitters be notified of Council's decision and thanked for their submissions.

The Motion was moved by Councillor Baker and seconded by Councillor Gibson.

Voting was as follows:

For/Against 8/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Beregi	Y	
Reymond	Y		Barbour	Y	
Clare	Y		Morris		Absent
Baker	Y		Marchandean		Absent
Carr	Y		Bevan	Y	

RESOLVED:

- 1. THAT** Council note the results of the exhibition of the draft DCP amendment.
- 2. THAT** Council adopt the draft amendments to *North Sydney Development Control Plan 2013* as attached to this report (Attachment 2).
- 3. THAT** public notice of the amendments to *North Sydney Development Control Plan 2013* be given.
- 4. THAT** all submitters be notified of Council's decision and thanked for their submissions.

**Report to General Manager**

Attachments:

1. Submissions Summary Table
2. Draft Amendment to NSDCP 2013

SUBJECT: Draft Amendment to NSDCP 2013 - Implementing *Education Precinct Planning Study (2013)* and *St Leonards/Crows Nest Planning Study - Precincts 2&3 (2015)* - Post Exhibition Report

AUTHOR: Katerina Pikoulas, Graduate Strategic Planner

ENDORSED BY: Joseph Hill, Director City Strategy

EXECUTIVE SUMMARY:

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Re: Draft amendment to NSDCP 2013 - implementing *Education Precinct Planning Study (2013)* and *St Leonards/Crows Nest Planning Study - Precincts 2&3 (2015)* - Post exhibition report.

(2)

FINANCIAL IMPLICATIONS:

Nil.

Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period.

The Guidelines have been considered in the preparation of this report and are not applicable.

RECOMMENDATION:

- 1. THAT** Council note the results of the exhibition of the draft DCP amendment.
 - 2. THAT** Council adopt the draft amendments to *North Sydney Development Control Plan 2013* as attached to this report (Attachment 2).
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LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

- Direction: 1. Our Living Environment
- Outcome: 1.2 Quality urban greenspaces
1.5 Public open space, recreation facilities and services that meet community needs
- Direction: 2. Our Built Environment
- Outcome: 2.1 Infrastructure, assets and facilities that meet community needs
2.2 Improved mix of land use and quality development through design excellence
2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community
2.4 North Sydney's heritage is preserved and valued
2.5 Sustainable transport is encouraged
2.6 Improved traffic management
- Direction: 3. Our Economic Vitality
- Outcome: 3.1 Diverse, strong, sustainable and vibrant local economy
- Direction: 4. Our Social Vitality
- Outcome: 4.1 Community is connected
4.2 Community is diverse
4.9 Enhanced community safety and accessibility
4.10 Improved affordable housing and accommodation
- Direction: 5. Our Civic Leadership
- Outcome: 5.1 Council leads the strategic direction of North Sydney
5.3 Council is ethical, open, accountable and transparent in its decision making
5.4 Community is informed and aware

BACKGROUND

1.1 Education Precinct Planning Study

At its meeting on 19 August 2013, Council resolved to adopt the *Education Precinct Planning Study* (the EP Study).

The Education Precinct is located on the western edge of the North Sydney CBD. It supports

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(4)

the North Sydney Demonstration School, Australian Catholic University and Sydney Church of England Grammar School.

The EP Study articulates a vision for the emerging Education Precinct and recommends strategies to enhance the area's identity, character and function, namely to:

- Improve pedestrian connectivity between the centre and education campuses;
- Enable more efficient traffic circulation;
- Protect the amenity of surrounding residential properties and heritage value;
- Improve urban design and street level amenity; and
- Identify any future public benefits that can be delivered with new development.

Some of the EP Study's recommendations require amendments to NSDCP 2013, which relate to three Planning Areas and seven Locality Areas under *Part C - Area Character Statements* (refer to Figure 1).

On 21 March 2016, Council resolved to adopt a draft amendment to NSDCP 2013 for the purposes of public exhibition.

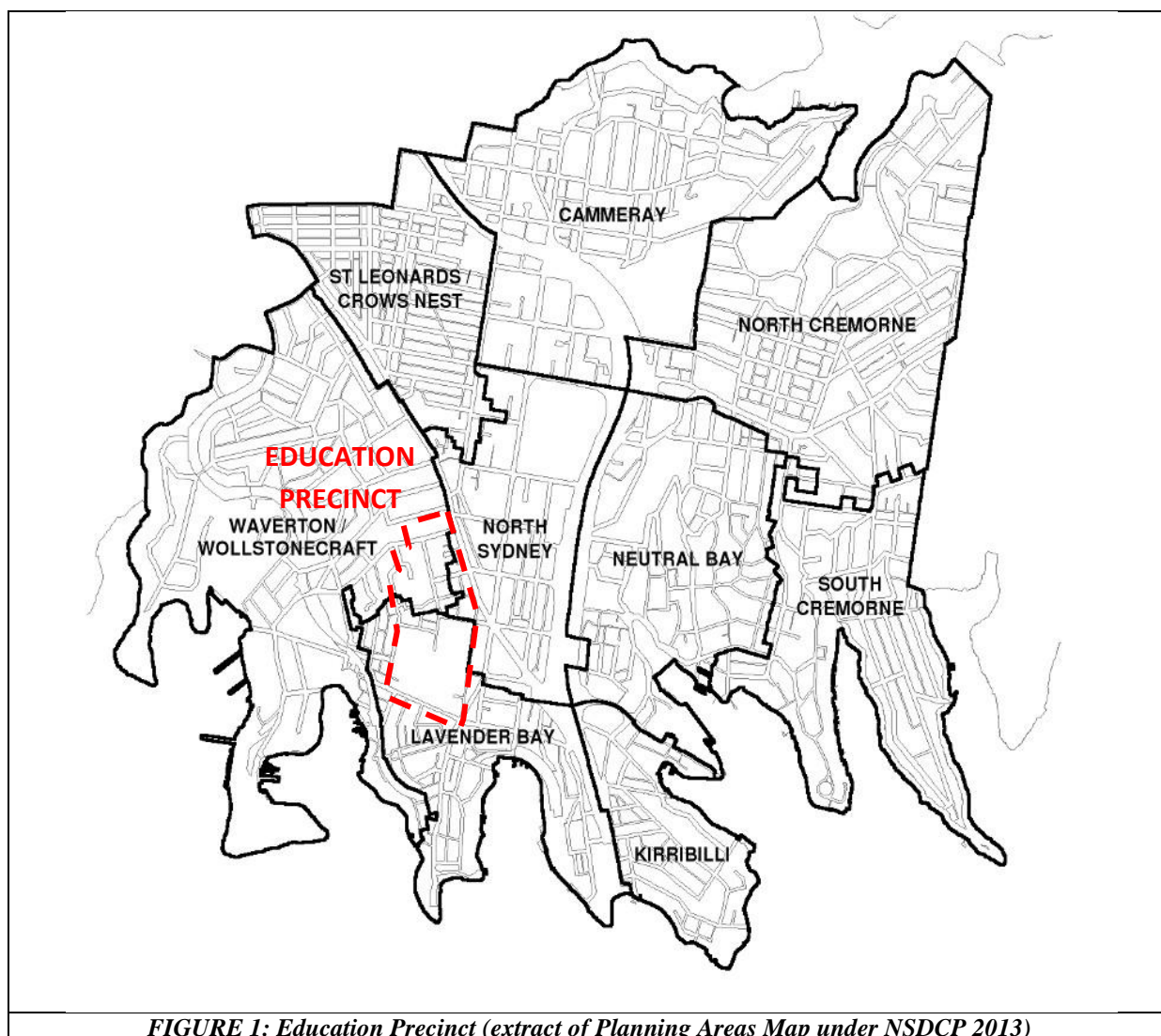


FIGURE 1: Education Precinct (extract of Planning Areas Map under NSDCP 2013)

1.2 Notice of Motion No. 32/14

At its meeting on 17 November 2014, Council considered a Notice of Motion from Councillor Reymond which sought the potential expansion of the present garden area to the rear of 100 Pacific Highway in the direction of Wheeler Lane, across the rear portion of the adjacent North Sydney Exchange site at 1 Wheeler Lane (Figures 2 and 3). The potential expansion was considered via an amendment to NSDCP 2013 in a report to Council on 21 March 2016.

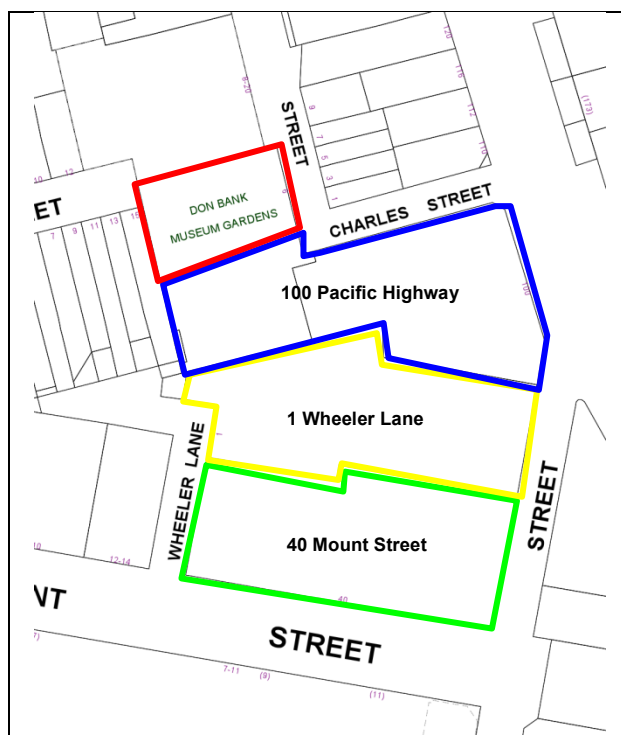


FIGURE 2: Extract of Land Application Map to NSLEP 2013



FIGURE 3: Aerial Photo

1.3 St Leonards/Crows Nest Planning Study - Precinct 2&3

At its meeting on 18 May 2015, Council resolved to adopt the *St Leonards/Crows Nest Planning Study - Precincts 2&3* (the SLCN Study).

Precincts 2 and 3 encompass the high density commercial and mixed use area immediately east of St Leonards Station and residential area that extends to Hume Lane, Crows Nest.

The SLCN Study recommends strategies to:

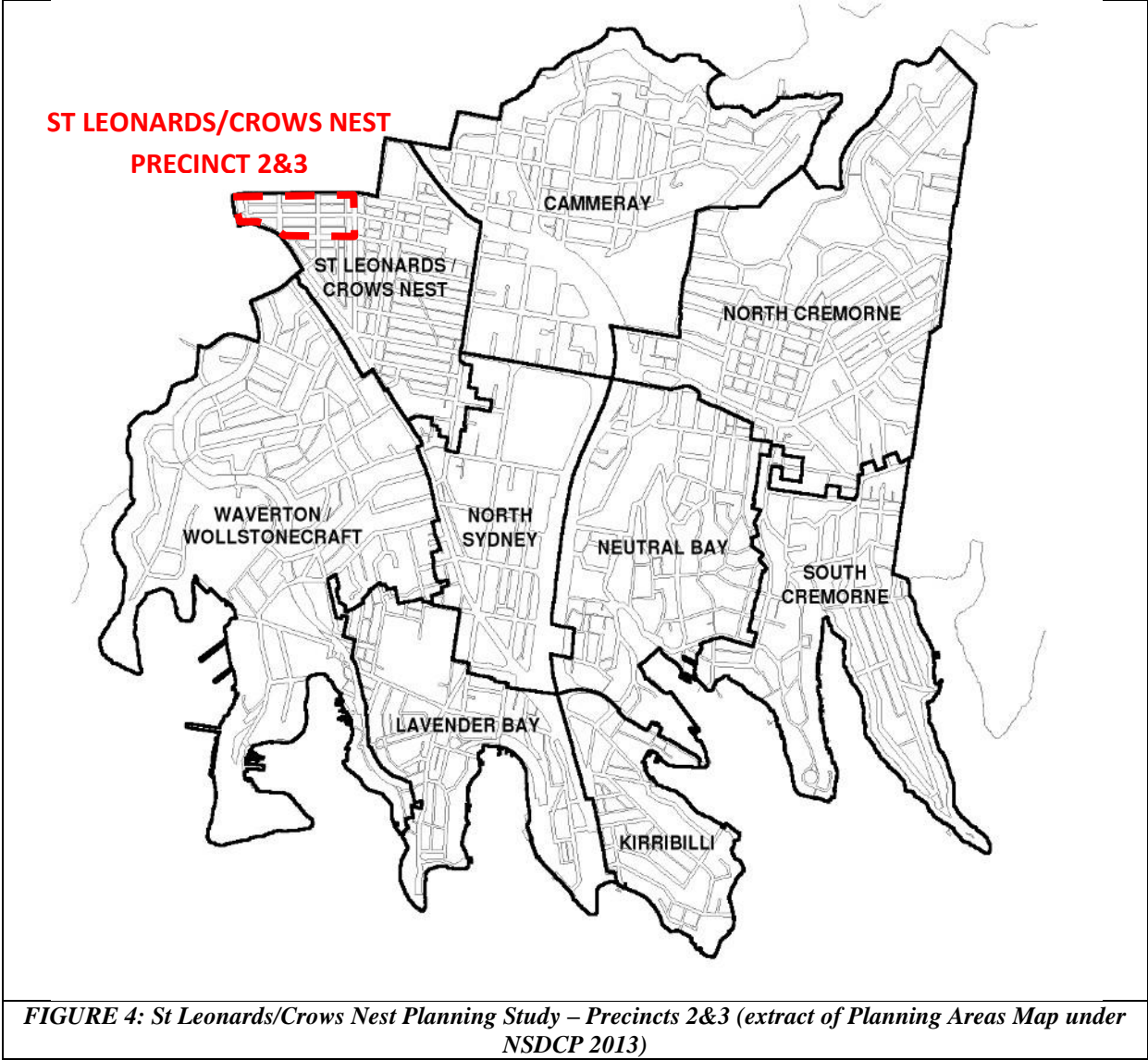
- Establish a liveable, high amenity mixed use centre;
- Support creative/innovative industries to establish and grow;
- Improve urban design and street level amenity;
- Improve building design and residential amenity; and
- Increase investment in St Leonards.

Some of the SLCN Study's recommendations require amendments to NSDCP 2013, which relate to *Section 3 - St Leonards Town Centre* in Part C of NSDCP 2013, with several relating to other parts of the DCP (refer to Figure 4).

Some minor amendments have also been made to clauses to improve clarity. The new provisions also result in the need to incorporate new definitions within the Dictionary to the DCP to ensure that the intentions of the Planning Study are realised.

On 21 March 2016, Council resolved to adopt a draft amendment to NSDCP 2013 for the

purposes of public exhibition.



CONSULTATION REQUIREMENTS

Community engagement has been undertaken in accordance with Council’s Community Engagement Protocol.

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

DETAIL

1 Public exhibition

The draft DCP amendment was publicly exhibited for 28 days (Thursday 21 April 2016 to Wednesday 18 May 2016).

Notification letters of the exhibition period were sent to all properties within the Education Precinct and St Leonards Precincts 2 and 3.

Copies of the draft amendment were provided to the Precinct Committees for comment.

An advertisement was placed in the 21 April 2016 edition of the Mosman Daily.

2 Submissions received

Council received five (5) submissions on the draft amendment to NSDCP 2013. Three (3) submissions specifically related to the Education Precinct and two (2) related to St Leonards Precincts 2 & 3. A summary and response to all submissions is provided in Attachment 1. A complete copy of all submissions has been made available to Councillors via the submissions folder placed in the Councillor room.

3 Issues

Overall, the draft amendment received considerable support. Notably:

- The Sydney Church of England Grammar School commends Council on recognising the social, economic and vibrancy benefits that education provides North Sydney and strategically planning for schools;
- The Holterman Precinct Committee strongly supports the draft amendment; and
- Lane Cove Council supports the draft amendment.

The main issues raised during the public exhibition of the draft amendment to NSDCP 2013 that warrant further consideration are as follows:

Key Issues

3.1 Locality Boundaries

It was recommended that the boundaries of the Graythwaite, Shore & St Joseph Neighbourhood Locality Area be amended to include three (3) sites recently acquired by the Sydney Church of England Grammar School (Shore). The three (3) sites acquired by Shore to accommodate a new physical education centre are currently identified under NSDCP 2013 as part of the Lavender Bay Neighbourhood Locality Area.

Recommendation: Any amendments to the boundaries of existing Locality Areas under NSDCP 2013 requires further investigation and falls beyond the formal scope of the current DCP amendment.

3.2 Alignment with Conservation Management Plan and Concept Approval

It was recommended that various amendments under section 9.4 (Graythwaite, Shore & St Joseph Neighbourhood) to NSDCP 2013 be made to ensure the DCP's consistency with a concept approval granted for the Graythwaite site by the Planning and Assessment Commission in 2012 and a new Conservation Management Plan endorsed by the Heritage Council of NSW in 2011.

Recommendation: The recommendations relate to existing provisions under section 9.4 to NSDCP 2013 which fall beyond the formal scope of the current DCP amendment. However, a minor omission was identified in a draft provision under section 9.4.3 (P2) (refer to Attachment 2). The draft provision has been amended to incorporate the indicated omission. In addition, a minor typographical error was identified which related to a draft provision under section 9.4.3 (P12). This provision has also been amended to correct the indicated typographical error (refer to Attachment 2).

3.3 Street Activation

Concern was raised in relation to P26 under section 2.1.3 of the draft DCP amendment (refer to Attachment 2). It was suggested that the provision was too prescriptive and that alternative forms of street activation should be suggested under the DCP.

Recommendation: The provision has been amended to incorporate the recommendation. The wording of the provision has been amended from suggesting that Napier Street be activated by 'commercial tenancies' to 'non residential tenancies' to facilitate greater flexibility.

3.4 Through-site Links

Concern was raised in relation to two (2) through-site links suggested under section 2.1.2 of the draft DCP amendment, in particular the through-site links proposed under P14(j) and P15 (refer to Attachment 2). It was recommended that both provisions be removed. In relation to P14 (j) it was suggested that the through-site link was not required and conflicted with JRPP approval conditions. In relation to P15, the practicality of the through-site link was questioned due to steep topography. In addition, concerns were raised regarding potential conflicts between vehicular traffic and pedestrians on Napier Street.

Recommendation: The intent of the provisions is to improve permeability and activity in the area, in line with the Education Precinct Planning Study and Education Precinct Public Domain Masterplan. The study identifies the links as potential public benefits that could be associated with redevelopment. The DCP is a statement of the desired outcomes for the area and is not required to reflect conditions of consent issued by the JRPP. In addition, the potential conflict between pedestrian and vehicles is considered to be low and will be further reduced by streetscape upgrades. As such, the removal of P14 (j) and P15 is not recommended.

3.5 Scale, Massing and Bulk

It was recommended that P7 under section 2.1.3 of the draft DCP amendment be removed (refer to Attachment 2). The provision suggests that a number of buildings fronting Napier Street be designed such that their bulk steps down to the street to protect sunlight access to the Don Bank Museum and to enhance the pedestrian amenity of Napier Street. It was suggested that the intent of the provision was already reflected in the Local Environmental Plan (LEP) and Apartment Design Guide requirements and was therefore not required.

Recommendation: The intent of the provision is to protect sunlight access to the Don Bank Museum and the amenity of students, workers and residents in Napier Street by avoiding any ‘canyon effect’ that would occur in the absence of such controls. The proposed DCP provision is intended to support the LEP controls. As such, the removal of the provision is not supported. However, the provision has been amended to apply to only the relevant sites fronting Napier Street. This is to more accurately reflect the intent of the provision.

4 Further Amendments

A minor typographical error relating to number sequencing was identified in the draft DCP amendment placed on public exhibition. The North Sydney ‘Central Business District’ was incorrectly numbered section 2.0 and should reflect section 2.1. The ‘Graythwaite, Shore & St Joseph’s Neighbourhood’ was incorrectly numbered 9.3 and should reflect section 9.4 (refer to Attachment 2). The Lavender Bay Neighbourhood was incorrectly numbered 9.4 and should reflect section 9.5. The amended draft DCP reflects these corrections.

Conclusion

The draft DCP amendment as publically exhibited sought to implement a number of principles recommended in the *Education Precinct Planning Study (2013)* and *St Leonards/Crows Nest Planning Study - Precincts 2&3 (2015)*.

A total of five (5) submissions was received by Council. All submissions received have been carefully considered. The recommended amendments to the exhibited version of the draft DCP result from the submissions received and are considered to be minor in nature.

It is therefore recommended that Council adopt the DCP amendments as attached to this report in Attachment 2.

ATTACHMENT 1

**Proposed amendment to NSDCP 2013 – Implementing the recommendations of Education Precinct Planning Study (2013) and St Leonards / Crows Nest Planning Study Precincts 2 and 3 (2015)
Summary of submissions received during public exhibition period**

The following criteria are used to analyse all submissions received, and to determine whether or not the plan would be amended:

1. The proposed amendment to NSDCP 2013 – Implementing the recommendations of the Education Precinct Planning Study (2013) and St Leonards / Crows Nest Planning Study Precincts 2 and 3 (2013) **would be** amended if issues raised in the submission:
 - a provided additional information of relevance.
 - b indicated or clarified a change in government legislation, Council’s commitment or management policy.
 - c proposed strategies that would better achieve or assist with Council’s objectives.
 - d was an alternate viewpoint received on the topic and is considered a better option than that proposed in the Draft Study or;
 - e indicated omissions, inaccuracies or a lack of clarity.

2. The proposed amendment to NSDCP 2013 – Implementing the recommendations of the Education Precinct Planning Study (2013) and St Leonards / Crows Nest Planning Study Precincts 2 and 3 (2013) **would not be** amended if the issues raised in the submission:
 - a addressed issues beyond the scope of the draft Study.
 - b was already in the draft Study or will be considered at a later stage of the planning process.
 - c offered an open statement, or no change was sought.
 - d clearly supported the draft proposals.
 - e was an alternate viewpoint received on the topic but the recommendation of the draft Study was still considered the best option.
 - f was based on incorrect information.
 - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

LEP	Local Environmental Plan	PP	Planning Proposal VPA	Voluntary Planning Agreement
LGA	Local Government Area	SEPP 65	State Environmental Planning Policy – No.65	

ATTACHMENT 2: The proposed amendment to NSDCP 2013 – Implementing the recommendations of the Education Precinct Planning Study (2013) and St Leonards / Crows Nest Planning Study Precincts 2 and 3 (2013) – PUBLIC SUBMISSIONS TABLE						
No.	Name & Address	Property / Issue	Key Points Raised	Council Response	Recommended Action	Criteria
1		Support	Generally supports the recommended amendments to the NSDCP 2013.	Noted.	Nil	2d
		Public Amenity	Raised concern about smokers on Oak Street, Oak Lane, Mount Street and Wheeler Lane, particularly on weekdays. Would like to see smoking banned on at least Oak Street, Oak Lane and Wheeler Lane.	This concern is beyond the scope of the DCP. However, the submission has been referred to Open Space and Environmental Services Division.	Nil	2a
		Parking	Raised concern that ACU students parking on the weekend causes residents inconvenience. Suggested parking restrictions to be extended to Saturday.	This concern is beyond the scope of the DCP. However, the submission has been referred to Traffic Management Division.	Nil	2a
2		Support	Strongly supports the amendments to NSDCP 2013 for St Leonards / Crows Nest Precincts 2 & 3. Thanks Strategic Planning Team for ongoing work on St Leonards / Crows Nest.	Noted.	Nil	2d
3		Support	Commends Council on its recognition of the social, economic and vibrancy benefits that education provides for North Sydney. Council's proposal to strategically plan for schools is also supported.	Noted.	Nil	2c
		Boundary Change	Recommends that the boundaries to the Graythwaite, Shore & St Joseph Neighbourhood be amended to include 4, 5 Hunter Crescent and 16 William Street and that these properties be removed from the Lavender Bay Neighbourhood Locality Areas. These three sites have been acquired by the Sydney Church of England Grammar School (Shore) and will accommodate a new physical education centre, subject to approval.	Whilst these acquisitions are noted, wider considerations need to be given which falls outside the formal scope of the current DCP amendment.	Nil	2a
		Typographical error	Section 9.4.3 Fences (P12): Recommends that "Fences to Graythwaite frontages to be base don historical evidence" be amended to "Fences to Graythwaite frontages to be based on historical evidence."	Noted. Agree that the provision should be amended to correct the indicated typographical error.	Provision has been amended to incorporate recommendation	1e

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No.	Name & Address	Property / Issue	Key Points Raised	Council Response	Recommended Action	Criteria
3		<p>Consistency with CMP and Concept Approval:</p> <ul style="list-style-type: none"> • Identity • Community Access • Accessibility • Siting 	<p>A Concept Approval for the Graythwaite site was granted by the Planning and Assessment Commission in 2012 and a new Conservation Management Plan (2011) was endorsed by the Heritage Council of NSW. Recommends NSDCP 2013 be amended to be consistent with the CMP and Concept Approval.</p> <p>Section 9.4.1 Identity/Icons (P8): Recommends “Graythwaite Mansion” be amended to “Graythwaite House”.</p> <p>Section 9.4.2 Diversity (P5): Recommends amending provision from “Consideration is given to making some of the buildings on the Graythwaite site available for community use” to “Community access to the Graythwaite site should be available at nominated times throughout the year (eg. Heritage Week by arrangement). Community access is to be provided on the basis that it does not interfere with school activities.”</p> <p>Section 9.4.2 Accessibility and permeability (P7): Recommends amending provision from “Provide a student pick up and drop off route through the Sydney Church of England Grammar School (Shore), between Union Street and William Street” to “Retain the existing student pick up and drop off route through the Sydney Church of England Grammar School (Shore), between Union Street and Hunter Crescent / William Street.”</p> <p>Section 9.4.3 Siting (P2): Recommends amending the provision from “New buildings on the Graythwaite site are located to the north east and north west of Graythwaite” to “New buildings on the Graythwaite site are located to the north, north east and north west of Graythwaite House, consistent with the endorsed CMP and Concept Approval”.</p>	<p>Noted. (Refer to responses below regarding individual recommendations).</p> <p>The North Sydney Heritage Inventory sheet refers to this heritage item as a ‘mansion’ and therefore no change is required.</p> <p>The intent of the provision is to provide a diverse mix of uses in the Education Precinct. Any impacts relating to the use of the Graythwaite site can be addressed at the DA stage.</p> <p>Noted. The current provision is satisfactory and the proposed amendment will not change the intent of the provision.</p> <p>Agree that the provision should be amended to incorporate the indicated omission.</p>	<p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Provision has been amended to incorporate recommendation</p>	<p>2c</p> <p>2e</p> <p>2e</p> <p>2e</p> <p>1e</p>

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No.	Name & Address	Property / Issue	Key Points Raised	Council Response	Recommended Action	Criteria
3		<ul style="list-style-type: none"> <li data-bbox="517 233 719 475">• Use and Maintenance <li data-bbox="517 480 719 722">• Built form <li data-bbox="517 727 719 970">• Roof form and materials <li data-bbox="517 975 719 1217">• Windows and Doors <li data-bbox="517 1222 719 1479">• Materials, colour, detail 	<p>Section 9.4.3 Form, massing and scale (P4): Recommends amending the provision from “Graythwaite, a grand Victorian Italianate mansion...is to be conserved and reused in accordance with the Conservation Management Plan for the site” to “Graythwaite House and grounds should be maintained in accordance with the endorsed CMP.”</p> <p>Section 9.4.3 Form, massing and scale (P5): Recommends amending the provision from “Scale of development reduces in intensity the further away from William Street it is located” and “New buildings are subordinate to massing and scale of Graythwaite Mansion, are lower in height and have a smaller footprint” to “The scale of new buildings on Graythwaite should be consistent with that provided for in the endorsed CMP and Concept Approval.”</p> <p>Section 9.4.3 Roofs (P7): Recommends amending the provision from “Roofs are pitched between 30-45 degrees made of either slate or terracotta tiles” to “Replacement roofs on existing buildings are to reflect traditional forms and materials. Contemporary roof forms and materials may be appropriate for new buildings.”</p> <p>Section 9.4.3 Windows and doors (P8): Recommends amending the provision from “Windows are timber framed with traditional vertical proportions” to “Replacement windows in existing buildings are to reflect traditional forms and materials. Contemporary window forms and materials may be appropriate for new buildings.”</p> <p>Section 9.4.3 Windows materials, colour, detail (P9): Recommends amending the provision from “Buildings are constructed of either face brick, masonry, timber and/or sandstone” to “New buildings are to be constructed of materials which related sympathetically to those of historical buildings (this is particularly relevant on the Graythwaite site).”</p>	<p>Recommendations are noted, however, they do not formally lie within the scope of current set of NSDCP 2013 amendments. Can be considered in a future amendment of the DCP.</p> <p>Recommendations are noted, however, they do not formally lie within the scope of current set of NSDCP 2013 amendments. Can be considered in a future amendment of the DCP.</p> <p>Recommendations are noted, however, they do not formally lie within the scope of current set of NSDCP 2013 amendments. Can be considered in a future amendment of the DCP.</p> <p>Recommendations are noted, however, they do not formally lie within the scope of current set of NSDCP 2013 amendments. Can be considered in a future amendment of the DCP.</p> <p>Recommendations are noted, however, they do not formally lie within the scope of current set of NSDCP 2013 amendments. Can be considered in a future amendment of the DCP.</p>	<p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p>	<p>2a</p> <p>2a</p> <p>2a</p> <p>2a</p> <p>2a</p>

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No.	Name & Address	Property / Issue	Key Points Raised	Council Response	Recommended Action	Criteria
4		Supports	Supports the amendments to the NSDCP 2013.	Noted.	Nil	2d
5		Supports	Generally supports the recommended approach to the amendments to the NSDCP 2013 with a few exceptions.	Noted.	Nil	2d
		General	Requests that further consultation be undertaken with the submitter prior to the finalisation of the DCP amendment	Council officers phoned the submitter on 27/5/2016 where it was considered that a meeting was not necessary. The submitter has been advised of when the report is to be considered by Council.	-	-
		Street Activation	Section 2.1.3 Streetscape (P26): Raised concern about provision which states: “33 Berry Street should be designed such that Napier Street is activated by commercial tenancies (At least 50% of its frontage should comprise of commercial tenancies at the ground level).” Suggests the provision is too prescriptive, as there are alternative forms of activation such as student study areas with wifi access on a frontage. Recommends the above mentioned control be removed.	The intent of the provision is to increase active frontages to Napier Street. Streetscape upgrades are being planned for Napier Street. Active frontages will support these upgrades by improving the vibrancy of the area and offer better passive surveillance for students, workers and residents. Agree that the provision should be amended as ground level can be activated by uses other than ‘commercial’ tenancies.	Provision has been amended to incorporate recommendation	1e
		Through site link	Section 2.1.2 Accessibility and permeability (P14): Does not believe the through site link identified under P14(j) is required: “An east - west pedestrian link from Napier Street to Oak St across the southern side of 8 – 20 Napier Street.” The existing link through the Don Bank Museum should be pursued. Also raised concerns that the proposed amendment conflicts with JRPP approval conditions. Recommends the above mentioned control be removed.	The intent of the provision is to improve permeability and activity in the area, in line with the Education Precinct Planning Study and the Education Precinct Public Domain Masterplan. The recommended link will better connect ACU campuses in the precinct. It will reduce the number of students observed walking down the driveway. It is considered a more appropriate route for students than through the heritage-listed Don Bank Museum. The DCP is a statement of the desired outcome for the area. It is not required to reflect conditions of consent set by the JRPP.	Nil	2e

ATTACHMENT 2: The proposed amendment to NSDCP 2013 – Implementing the recommendations of the Education Precinct Planning Study (2013) and St Leonards / Crows Nest Planning Study Precincts 2 and 3 (2013) – PUBLIC SUBMISSIONS TABLE						
No.	Name & Address	Property / Issue	Key Points Raised	Council Response	Recommended Action	Criteria
5		Through site link	<p>Section 2.1.2 Accessibility and permeability (P15): Questions the practicality of the through site link due to steep topography: “Consideration should be given to the provision of an east-west pedestrian link from the Pacific Highway to Napier St across either the northern side of 120 Pacific Highway or the southern side of 33 Berry St.”</p> <p>Seeks clarity on the wording of “Consideration”: does not provide certainty in execution. Raises concerns that the potential through site link would increase the conflict of vehicular traffic and pedestrians on Napier Street.</p> <p>Recommends the above mentioned control be removed. Recommends that: improvement of the footpath should occur as per Section 2.4, Option 1 - Napier and Charles Streets within the Education Precinct Public Domain Masterplan enabling more effective use of Napier St for both pedestrians and vehicles.</p>	<p>The intent of the provision is to improve permeability and activity in the area, in line with the Education Precinct Planning Study. A pedestrian link would be desirable to further activate the ground plane and improve passive surveillance for students, workers and residents. It would offer a less steep link than Berry St.</p> <p>Buildings on the southern side of 33 Berry St were identified in the Study as an ‘opportunity’ site for redevelopment. The Study identifies the link as a potential public benefit that could be associated with any redevelopment of the opportunity site. ‘Consideration’ is a term that recognises Council and the landowners may negotiate a good outcome for the site. The proposed provision is not mandatory and will be subject to merit assessment.</p> <p>Napier Street is being converted into a shared zone, in line with the Education Precinct Public Domain Masterplan. Pedestrians will have priority. Vehicular traffic is low. Accordingly, conflict between pedestrian and vehicles is considered low and will be further reduced by the upgrades.</p>	<p>Nil</p> <p>Nil</p>	<p>2e</p> <p>2e</p>
		Form, massing and scale	<p>Section 2.1.3 Form, massing and scale (P7): Does not consider the above control to be effective as the Local Environment Plan and Apartment Design Guide requirements already have provisions for the intended objectives. Recommends the above mentioned control be removed.</p>	<p>This provision supports the LEP controls. The intent is to protect sunlight access to the Don Bank Museum, but also the amenity of students, workers and residents in Napier Street by avoiding any ‘canyon effect’ that would occur in the absence of such controls. The proposed provision is not mandatory and will be subject to merit assessment.</p>	<p>Nil</p>	<p>2e</p>

IT IS RECOMMENDED THAT COUNCILLORS REFER TO THE COMPLETE SUBMISSIONS MADE AVAILABLE TO THEM, AND TO THE REPORT TO COUNCIL, WHICH EXPANDS ON THE ISSUES RAISED IN THE SUBMISSIONS.

ATTACHMENT 2

SECTION B-2 COMMERCIAL & MIXED USE DEVELOPMENT



2.4.10 Streetscape

Objectives

- O1 To ensure that footpaths, kerb and guttering and street trees contribute to a consistent streetscape.
- O2 To promote the creation of lively and active street and laneway frontages.
- O3 To create visual interest in the built form.
- O4 To create a feeling of safety both by day and night.

Provisions

- P1 The ground level of buildings should align with the corresponding level of the adjacent footpath, laneway or outdoor space.
- P2 Continuous active uses, such as shops and cafes, should be provided at the ground level of the building to all streets, laneways and public spaces.
- P3 Where practical, the building's ground level façade to a laneway should be provided as an active frontage (e.g. has a retail or commercial premises fronting the laneway).
- P4 Landscaping and changes in level at building frontages is to be avoided where possible to facilitate natural surveillance of public areas and views into buildings.
- P5 All ground level windows fronting street, laneways and public spaces must be glazed with clear glass, to promote active surveillance of the public domain.
- P6 All ground level shopfronts are to have a zero metre setback unless specified in the relevant area character statement (refer to Part C of the DCP).
- P7 Introduce visually interesting elements to the building façade such as articulation, detailing and art works.
- P8 Streetscape elements, such as street furniture, lighting, paving, awnings, outdoor seating and umbrellas, are to be consistent with Council's ~~corporate standards~~, Public Domain Style Manual and Design Codes.

2.4.11 Entrances and exits

Objectives

- O1 To enable equitable access to all persons regardless of ability.
- O2 To ensure that entrances are clearly visible from the street and convey a sense of address.

Provisions

- P1 Main entrances and exits located at the front of the site must be directly visible from the street.
- P2 At least one main entrance to the building provides a continuous path of travel.
- P3 Entrances must not be obscured by landscaping or other obstacles and have clear sight lines.
- P4 Entrances are clearly identifiable to reduce confusion and unintentional entry.
- P5 If exits to the building are closed after hours, this must be indicated at the entrance of the building.
- P6 Entrance lobbies are well illuminated, with seating provided and a firm and level non-slip floor surface.
- P7 Places of safe refuge are incorporated into the overall design of buildings. Lift lobbies or toilets may be used as all or part of a safe refuge.
- P8 Access to the building must be designed in accordance with the provisions contained within Part B: Section 12 – Access of the DCP.

SECTION B-10

CAR PARKING & TRANSPORT

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Car Parking and Transport****Location**

- P6 Locate private bicycle storage facilities within basement parking levels of the building where provided.
- P7 If private storage facilities are located in a basement, they are to be located:
- on the uppermost level of the basement; and
 - as close to the primary entry point as possible; and
 - subject to security camera surveillance where such security systems exist.

Access

- P8 A safe path of travel from bike parking areas to entry/exit points is to be marked.
- P9 Access to bike parking areas are to be:
- a minimum of 1.8m wide to allow passage of a pedestrians and bikes to pass each other (access ways can be shared with vehicles within buildings and at entries to buildings);
 - accessible via a ramp;
 - clearly identified by signage; and
 - accessible via appropriate security/intercom systems.
- P10 Locate visitor storage facilities in an accessible at-grade location near a major public entrance to the development and is to be signposted.

Changing / shower facilities

- P11 For non-residential uses, the following facilities for bike parking are to be provided at the following rates:
- 1 personal locker for each bike parking space;
 - 1 shower and change cubicle for up to 10 bike parking spaces;
 - 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;
 - 2 additional shower and change cubicles for each additional 20 bike parking spaces or part thereof;
 - Showers and change facilities may be provided in the form of shower and change cubicles in a unisex area or in both female and male change rooms; and
 - Locker, change room and shower facilities are to be located close to the bicycle parking area, entry/exit points, and within an area of security camera surveillance where there are such building security systems.

10.6 GREEN TRAVEL PLANS

Green Travel Plans (GTP) are a site-specific plan which provides details to visitors/ workers on how to access that site by walking, cycling or public transport and form a key action in the *Metropolitan Plan for Sydney 2036*. GTPs encourages people to consider alternate means to accessing a site rather than by private motor vehicle and may also be known as:

- Workplace Travel Plan (e.g. for commercial premises and industry and the like);
- Education Travel Plans (e.g. educational establishments);
- Residential Travel Plans (e.g. residential accommodation); and
- Visitor and Leisure Travel Plans plus others (e.g. Tourist and Visitor Accommodation and recreational facilities)



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Car Parking and Transport

Objectives

O1 To encourage employees within an organisation to make greater use of public transport, cycling, walking and car sharing for commuting and work related journeys.

Provisions

P1 Green Travel Plans must be submitted with all development applications that involve:

- (a) New, or redevelopment of, educational establishments which result in the total number of students exceeding 100 persons.
- (b) New, or redevelopment of, non-residential developments which result in the total floor space of the development exceeding 2,000m² (approximately 100 employees in an office development).

(c) The provision of 50 or more dwellings.

~~(e)~~(d) Any development involving the construction of a new building in the St Leonards/Crows Nest Planning Study Precincts 2 & 3.

P2 Components/strategies of a Green Travel Plan will likely vary according to the nature of the proposed development and may incorporate:

- (a) Identification and promotion of public transport options to access the site (for example, on a website and /or business cards);
- (b) Preparation of a Transport Access Guide (TAG) for the site.

Note: *Transport Access Guides (TAGs) provide information to staff and clients on how to reach places via public transport, walking or cycling. More information on development, implementation and publicising TAGs is available on the Roads and Traffic Authority website: www.rta.gov.au/usingroads/traveldemandmanagement/transportaccessguides/index*

- (c) Implementation of a car pool system for employees;
- (d) Introduce staff car sharing scheme for fleet vehicles;
- (e) Use taxis or public transport for work related journeys;
- (f) Provide priority parking for staff who car pool with more than 2 passengers;
- (g) Encouragement of cycling and walking to the workplace through generous provision of bicycle parking, showers and lockers;
- (h) Incentive schemes to encourage employees to commute using sustainable transport modes (such as the provisions of public transport vouchers/subsidised public transport tickets);
- (i) Allocation of designated parking spaces for a car sharing scheme;
- (j) Prominent display of a large map of cycling routes (i.e. in the foyer of a residential complex);
- (k) Provide staff with cycling allowances, loans and insurance together with bicycle storage and showering and changing facilities;
- (l) Provision of a bus to pick up and drop off staff to the nearest railway station.
- (m) The undertakings made in the submitted GTP will be included under the terms of any development consent

Note: *The strategies listed in P2 above do not comprise an exhaustive list and Council will consider alternative strategies that reduce the reliance on the use of private motor vehicles.*

P3 Green Travel Plans for development within St Leonards/Crows Nest Planning Study Precincts 2 & 3 (being all sites within the area bounded by Chandos Street, Oxley Street, Albany Street, the Pacific Highway and the northern railway line) should include a comprehensive, empirically based assessment of parking demand undertaken by a suitably qualified consultant and consider innovative parking management schemes. Such an assessment will provide a starting point for travel planning measures that further reduce parking supply below maximum parking controls.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS***Car Parking and Transport***

- P4 At Council's discretion, requirements for on site car parking may be reduced on the basis of a written agreement between Council and the owner/ occupiers for the implementation of a Green Travel Plan.
- P5 The undertakings made in a Green Travel Plan submitted with a development application may be included as conditions to any development consent.

SECTION C-1

AREA CHARACTER STATEMENTS



SECTION 1 AREA CHARACTER STATEMENTS

1.1 INTRODUCTION

This Part of the DCP contains a suite of Area Character Statements applying to each neighbourhood within the Local Government Area.

These Statements have been derived from the *Area Character Study* that was originally undertaken by Council in 1998. The purpose of the Study originated from the addressing an objective to the North Sydney Strategy (1996) – “to use the desired future character of areas as the basis for urban design planning and implementation”. The Study represented the introduction of “*place management*” as a means of planning the urban environment. Under place management, the focus of planning moves away from controls which apply to particular zones or land uses across a whole Council area to tailored controls which aim to achieve a particular character for each unique place.

The place management approach used by Council differs from that which has been or is being introduced by other councils. Whilst place management elsewhere has been linked to pursuing a desired future character in terms of built environment through planning controls, the Study also considered character in a wider context to include the natural environment, quality of life and function.

The Statements are also informed by Council’s Residential Development Strategy, which aims to accommodate growth in an appropriate manner in terms of local characters, access to facilities and services, employment and transport opportunities and environmental impact. The basic principals of the Strategy are to:

- Concentrate new dwellings in centres within walking distance of shops, jobs, public transport, facilities and services;
- Minimise the impact of new development on local character, amenity, environment and heritage;
- Preserve existing and potential commercial floor space in the commercial core of the North Sydney CBD;
- Maintain existing mixed use areas as village centres for the local community;
- Discourage intensification and inappropriate redevelopment in sensitive areas, the foreshores or adjoining bushland, or where traffic access is limited, by maintaining existing lower density zones;
- Maintain housing choice by retaining intact areas of detached and semi detached housing and allowing for further development of apartments and attached dwellings only in appropriate locations; and
- Discourage further intensification in the areas of Kirribilli, McMahons Point, Waverton, Wollstonecraft and Cremorne Point which are considered fully developed in terms of the impacts of existing development on parking, traffic, heritage and infrastructure.

The Local Government Area has been divided into 9 Planning Areas, which are further subdivided into 61 Locality Areas. A Character Statement has been provided for each Planning Area and Locality Area.

1.1.1 When does this Part of the DCP apply?

This Part of the DCP applies to all development applications.



1.1.2 Relationships to Other Documents

This Part of the DCP needs to be read in conjunction with the following:

- (a) North Sydney LEP 2013;
- (b) North Sydney DCP 2013: Part A – General Requirements; and
- (c) North Sydney DCP 2013: Part B – Development Controls.

Where there is an inconsistency between this Part (C) and Part B of the DCP, the provisions within this Part of the DCP prevail.

Applicants need to refer to both the Area Character Statements for the Planning Area and Locality Area relevant to their property, as matters covered for a Planning Area are not necessarily covered in a Locality Area.

1.1.3 Planning Areas

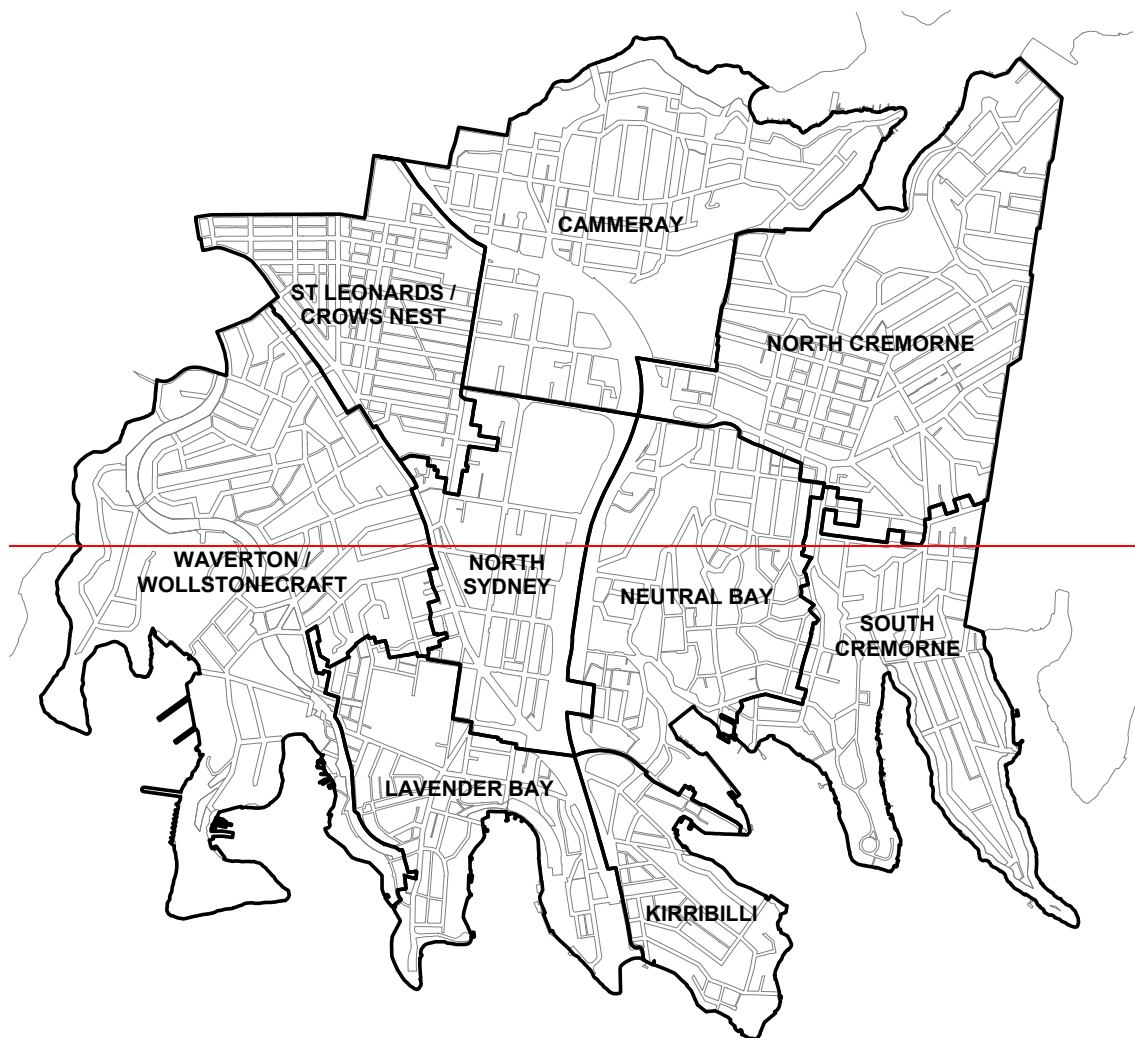


Figure C-1.1: Planning Areas



Area Character Statements

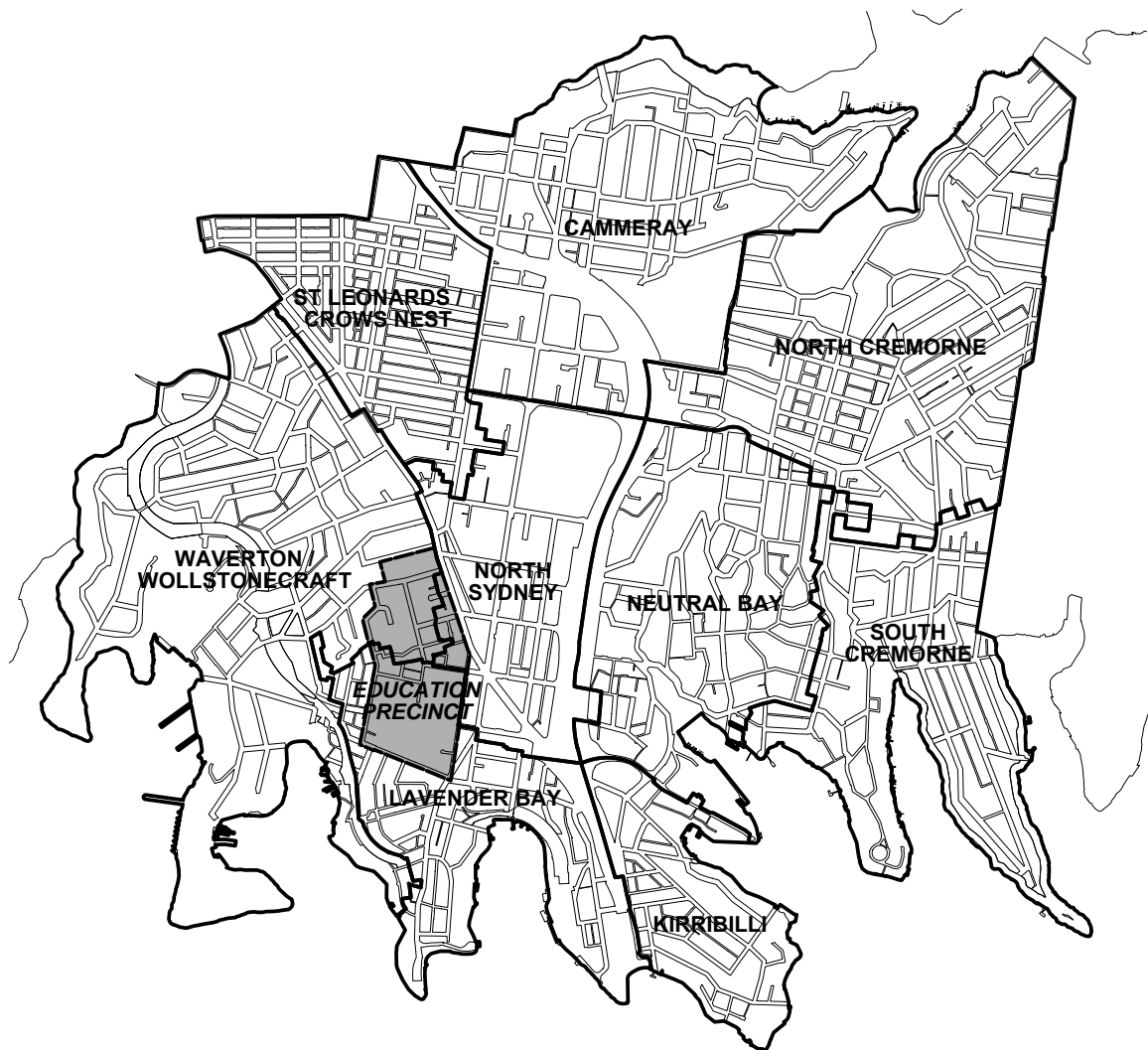


Figure C-1.1: Planning Areas



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements

The LGA is divided into 9 Planning Areas (refer to Figure C-1.1) and generally reflects the extent of each official suburb within the LGA. These Planning Areas are addressed in the following Sections of this Part of the DCP:

- Section 2: North Sydney Planning Area
- Section 3: St Leonards / Crows Nest Planning Area
- Section 4: Cammeray Planning Area
- Section 5: North Cremorne Planning Area
- Section 6: South Cremorne Planning Area
- Section 7: Neutral Bay Planning Area
- Section 8: Kirribilli Planning Area
- Section 9: Lavender Bay Planning Area
- Section 10: Waverton / Wollstonecraft Planning Area

The opening sub-section of Sections 2 to 10 of this Part of the DCP comprises a Character Statement for the Planning Area which outlines the broad desired character sought for that Area.

1.1.4 Locality Areas

Each Planning Area is further subdivided into a number of Locality Areas, which generally reflects the following hierarchy where applicable:

- Central Business District
- Town Centres
- Village Centres
- Neighbourhoods
- Conservation Areas

The extent of these areas generally reflects one of the following:

- (b) a heritage conservation area,
- (c) common land uses under the LEP, or
- (d) an area exhibiting a generally consistent character.

Figures C-2.1, C-3.1, C-4.1, C-5.1, C-6.1, C-7.1, C-8.1, C-9.1 and C-10.1 located in the opening sub-section to each Planning Area identifies the physical extent of each Locality Area.

Each Locality Area outlines the desired future outcomes and does not necessarily describe the existing character or existing features of any of those neighbourhoods unless those features are to be retained. They also contain a suite of development controls to ensure that those outcomes can be met.

In some instances, site specific controls are identified within the Area Character Statement. These additional controls have been incorporated to ensure that specific developments have a minimal impact on the wider locality. These controls are contained within a sub-section to each Locality Area. Where there is an inconsistency between the site specific controls and those within the relevant Locality Area, the site specific controls will prevail.

1.1.5 Education Precinct

The Education Precinct accommodates close to one third of North Sydney's student population and supports a strong workforce of teaching and support staff. It provides significant social and economic benefits to the local government area and contributes to the vibrancy and local economy of the North Sydney Centre.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements**

The Education Precinct straddles across 3 Planning Areas and 7 Locality Areas (refer to Figure C-1.2), including:

Section 2: North Sydney Planning Area

Section 2.1: Central Business District

Section 9: Lavender Bay Planning Area

Section 9.4: Graythwaite Shore & St Josephs Neighbourhood

Section: 9.5: Lavender Bay Neighbourhood

Section 9.10: Union, Bank, Thomas Street Conservation Area

Section 10: Waverton/Wollstonecraft Planning Area:

Section 10.2: The Upper Slopes

Section 10.12: Edward Street Conservation Area

Section 10.13: Priority Road Conservation Area

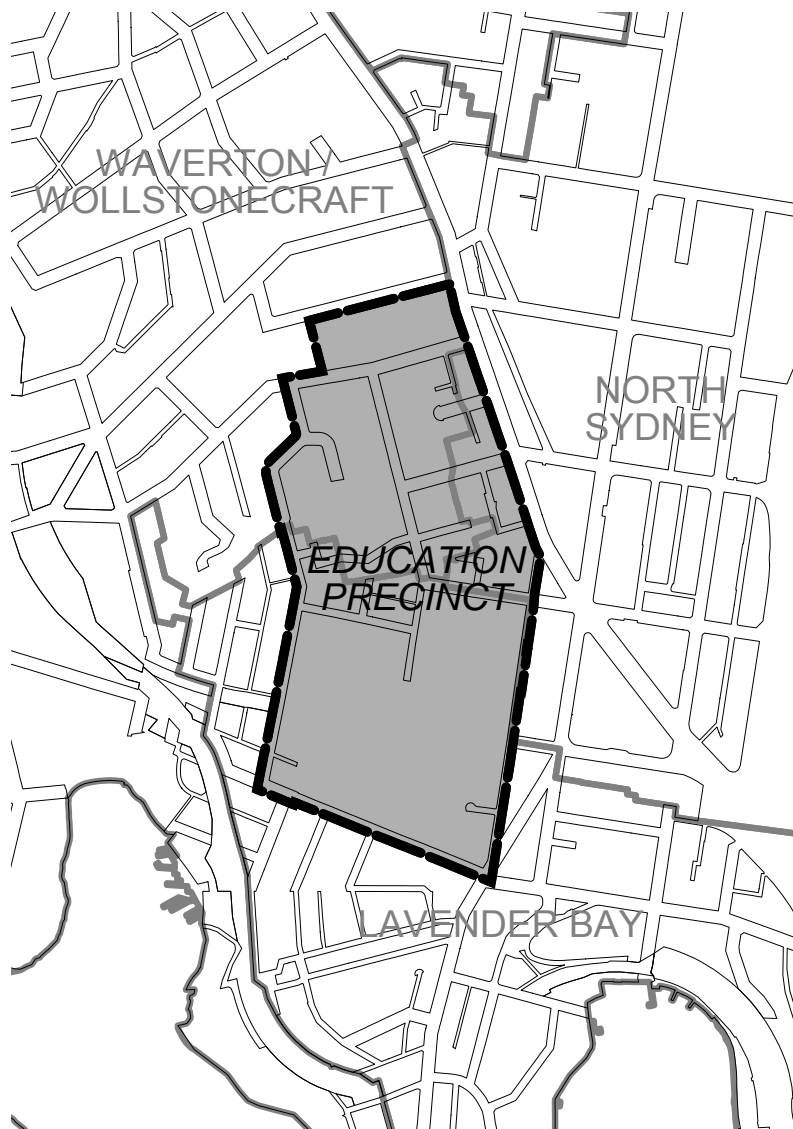


Figure C-1.2: Education Precinct

SECTION C-2 NORTH SYDNEY PLANNING AREA



SECTION 2 NORTH SYDNEY PLANNING AREA

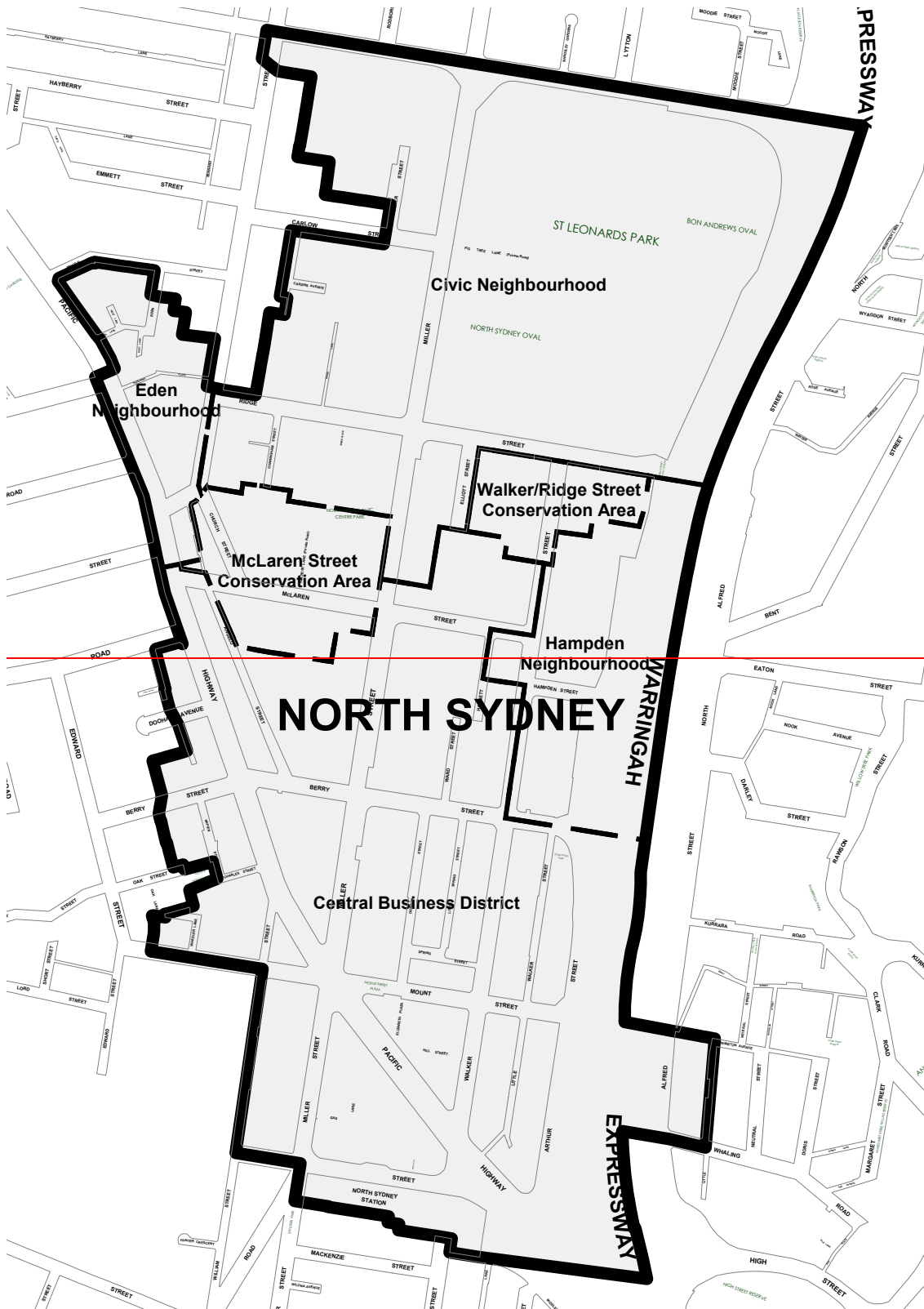


Figure C-2.1: North Sydney Planning Area and associated Locality Areas



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

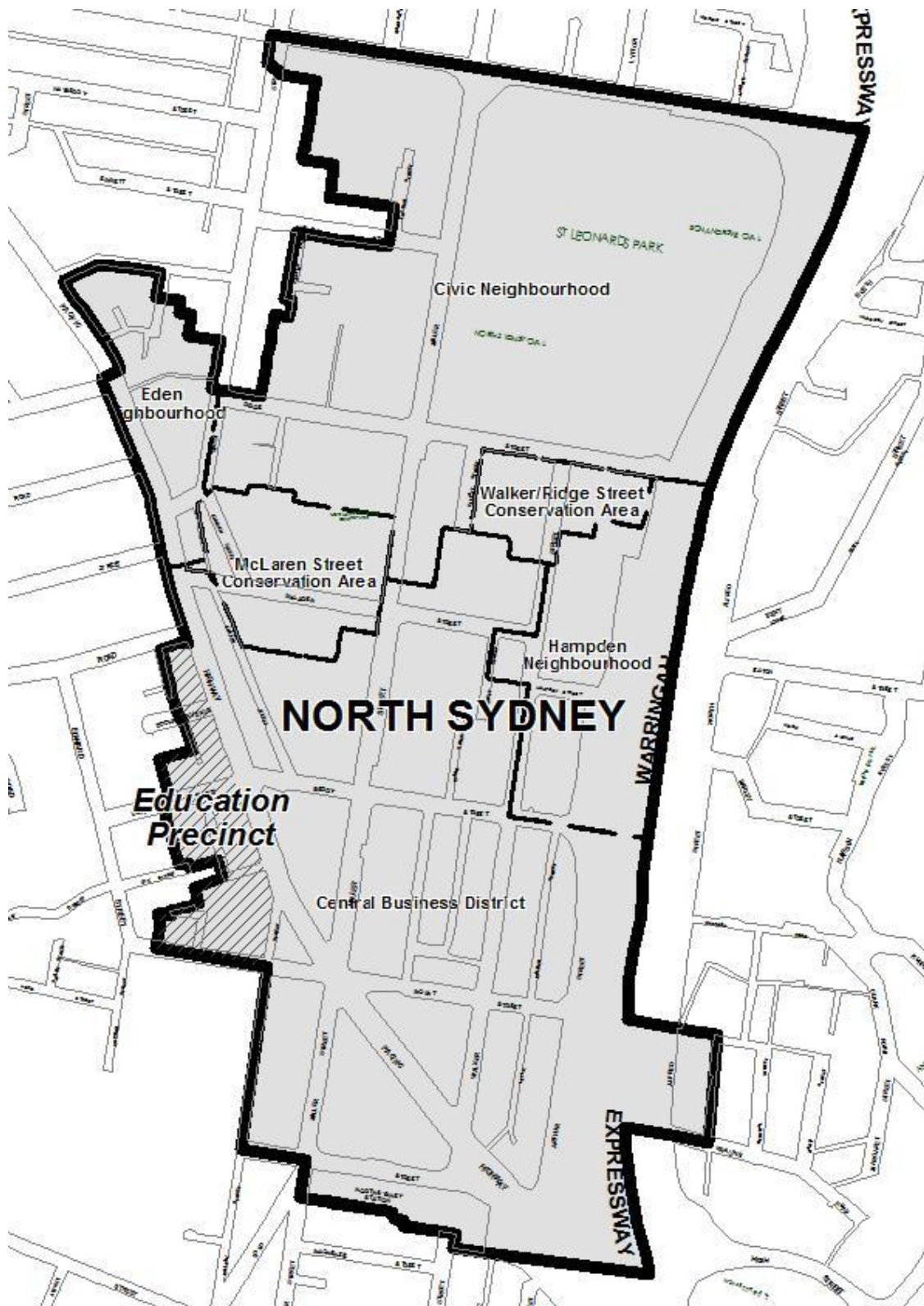
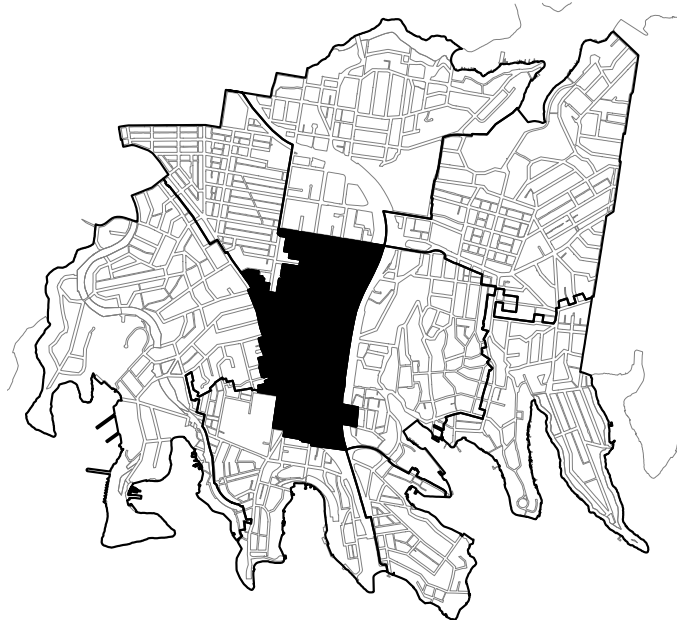


Figure C-2.1: North Sydney Planning Area and associated Locality Areas



2.0 NORTH SYDNEY PLANNING AREA CHARACTER STATEMENT



The North Sydney Planning Area is an iconic, attractive, and sustainable area, with the focus on the North Sydney Centre, which is identified under the Metropolitan Strategy 2036 as a global commercial centre. A portion of the Education Precinct is located within the Planning Area on the western edge of the North Sydney Centre.

New development within the Planning Area should result in:

- a viable and attractive employment centre
- a diverse range of living, employment, recreation and social opportunities being provided that attract both local and regional populations which contribute to the vibrancy of the Centre
- a vibrant and engaging Education Precinct with safe pedestrian networks and a range of formal and informal public spaces for students to study, socialise and engage with the local community
- a high level of amenity for residents, workers, students and visitors to enjoy
- a high quality of the built form
- a high level of public transport patronage which is easily accessible to residents, workers, students and visitors
- the area being linked to the Sydney CBD, other suburban centres and many parts of the Sydney Region by rail and bus as well as by road and is a place of interchange between the various modes

and where:

Function

- The North Sydney Centre comprises one of Australia's largest commercial centres serving the local population and that of the Sydney region
- There is a mix of uses and activities to meet the demands of the residents, workforce, students and visitors



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

- There is a civic focus supported by community facilities such as North Sydney Oval, the Stanton Library and the Independent Theatre
- There is an education focus in the Education Precinct, supported by educational establishments such as the Australian Catholic University (ACU), the Sydney Church of England Grammar School (Shore) and North Sydney Demonstration School
- Community facilities meet the needs of the Centre's working and resident population, students, visitors, and residents of nearby neighbourhoods, in terms of wellbeing, culture and recreation, and add to the diversity and activity of the Centre
- Various grades and sizes of commercial floorspace accommodate a mix of small and larger business, services and retail
- Residential development should not occur in the commercial core, with further high density housing to be concentrated in the areas zoned mixed-use
- There is housing choice in the mix of dwelling sizes and in the range of affordability
- There are active uses outside of standard business hours
- Parks and public spaces are well used and provide for a range of social and recreational activities

Environmental Criteria

- The extremes of sun, wind and rain are mitigated by good building design
- Buildings, public places and streets all receive good access to natural light
- Mechanical noise and other commercial noise is controlled, to protect residential amenity
- Use of local flora extends habitats for native birds and other fauna
- Solar access to special areas and open spaces is maintained and contributes to the enjoyment of those spaces for use by the public
- There is an opportunity to enjoy the views from and within the area towards the Sydney CBD, Sydney Harbour, heritage items and surrounding areas
- additional public open space is provided for increased residential population

Built Form

- There is a pleasant, well designed and well lit series of urban plazas and gardens, connected by a continuous pedestrian walkway
- The setback on the eastern edge of Miller Street between McLaren Street and Mount Street is maintained and incorporates landscaped areas and actively utilised open space
- The grid pattern of streets and lanes imposes order and allows freedom of movement
- Miller and Walker Streets are the principal access north/south through the Centre
- The significance of heritage items is retained, and promotes the rich development history and provides interest in the physical fabric of the area
- Heritage items are protected, and significant streetscape elements are conserved in the Walker and McLaren Street Conservation Areas
- Predominant early 20th Century character of the McLaren Street Conservation Area is maintained and protected

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - North Sydney Planning Area**

- Victorian and Federation character of streets in the Walker Street conservation Area is maintained and protected
- Buildings are stepped down from Northpoint (100 Miller Street) and Shopping World (79-81 Berry Street) towards the boundaries of the Centre
- Pedestrian connections provide alternate east/west routes through the centre to promote pedestrian movement

Quality Urban Environment

- There are links to the Sydney CBD, other suburban centres and many parts of the Sydney region by ferry, rail, bus and road and the Centre is a place of interchange between the various transport modes
- Public transport, including walking and cycling, is the main form of access to the Centre and the Education Precinct
- Traffic is managed so that pedestrians can move within the area freely and safely, and amenity is maintained
- Parking is managed in a way that maintains pedestrian safety and the quality of the public realm and minimises traffic generation
- Rear lanes allow for the primary vehicular access to properties
- The level of public parking within the centre is maintained
- Limited increase to the capacity of private parking
- Pedestrians are assisted to safely cross barriers such as the Pacific Highway
- Educational establishments are oriented to the public domain to provide increased surveillance and activation

Efficient Use of Resources

- Energy efficient design and life cycle assessment of buildings enables the conservation of natural resources and minimisation of use of non-renewable energy resources
- Stormwater runoff is minimised, and recycled on-site where possible

Public Domain

- Additional open space is provided to service the increased residential and working and student population of the North Sydney Centre and the Education Precinct
- Streetscape improvements occur in accordance with the *North Sydney Centre Public Domain Strategy* and Education Precinct Public Domain Masterplan

In addition to the above character statement for the Planning Area, the relevant character statement for the following Locality Areas also requires consideration:

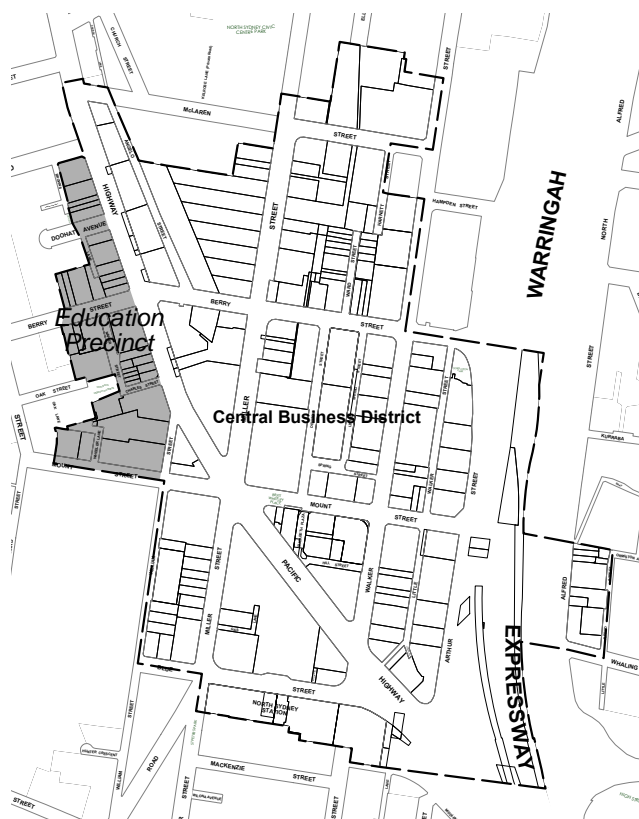
- Section 2.1: Central Business District
- Section 2.2: Civic Neighbourhood
- Section 2.3: Eden Neighbourhood
- Section 2.4: Hampden Neighbourhood
- Section 2.5: McLaren Street Conservation Area
- Section 2.6: Walker Street Conservation Area



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

2.1 CENTRAL BUSINESS DISTRICT



North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - North Sydney Planning Area****2.1.1 Significant Elements****Land Use**

- P1 Predominantly high rise commercial development.
- P2 Medium to high rise mixed commercial and residential development at the fringes.
- P3 Educational facilities.
- P4 Regional road and rail infrastructure.

Topography

- P5 Typically falling from the north to the south towards Sydney Harbour.

Natural Features

- P6 Natural rock outcrops at 136 Walker Street.

Views

- P7 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Views to between buildings on east side of Miller Street, between Berry and McLaren Streets.
 - (b) From the plaza at No.5 Blue Street and located over North Sydney Rail Station to the Sydney Harbour Bridge.
 - (c) From Doris Fitton Park (160-166 Arthur Street) to Sydney Harbour and Neutral Bay district.
 - (d) Views along the Pacific Highway to the Post Office on Mount Street from the south-east.
 - (e) Views along the Pacific Highway to Sydney Harbour from the intersection with Mount Street.

Identity / Icons

- P8 Greenwood.
- P9 Post Office and Court House.
- P10 MLC Building.
- P11 Don Bank Museum.
- P12 Mount Street Plaza.
- P13 Monte St Angelo Convent and Girls School.

Subdivision

- P14 Predominantly large consolidated allotments within a rigid grid pattern.
- P15 Smaller allotments generally along the Pacific Highway north of Berry Street.

Streetscape

- P16 Wide fully paved footpaths, promoting heavy pedestrian use.
- P17 Active street frontages provided with a variety of shops, cafes and other commercial uses.
- P18 Buildings generally built to the boundary, with entry at street level.
- P19 Continuous awnings provided on commercial buildings.
- P20 Irregular planting of street trees.



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

Public transport

P21 Development is to take advantage of high levels of accessibility to high frequency public train and bus services.

2.1.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

- P1 High rise and medium density, commercial and mixed use developments.
- P2 Provision of a variety of different sized office, retail, community and entertainment spaces.
- P3 Provision of a variety of outdoor and indoor community spaces (e.g. urban plazas, gymnasium; gardens; outdoor and indoor dining areas and food courts).
- P4 The commercial focus of the Centre is to be enhanced by preventing any further residential development from occurring in its core (i.e. the B3- Commercial Core zone).
- P5 Public open space and a community facility is provided at Ward Street Plaza (car parking station site).
- P6 Provide roof top gardens and/or public facilities that allow the public and/or residents to access district views.

P7 Mount Street Plaza comprises a focus point for North Sydney CBD.

P8 Provide a diverse mix of higher density, non-residential land uses in the B4 Mixed Use zone of the Education Precinct, including education, shops, cafes, gyms, entertainment and small businesses.

P9 Provide continuous active uses such as shops and cafes at the ground level of all buildings along Pacific Highway, Berry Street and Napier Street, especially within the Education Precinct.

P10 Consideration should be given to the inclusion of educational or community-related purposes in the redevelopment of 110, 112, 116 and 120 Pacific Highway and 9 Napier Street.

Accessibility and permeability

~~P7~~P11 North Sydney railway station is designed to accommodate the predicted growth of the Centre.

~~P8~~P12 New development focuses on the use of public transport, cycling and walking.

~~P9~~P13 Pick up and drop off points for public transport and taxi ranks are located as close as possible to public spaces and activities, and main building entries.

~~P10~~P14 The following through site links are to be provided, retained and enhanced:

- (a) A north - south pedestrian link from McLaren Street to Elliot Street across 54 McLaren Street.
- (b) A north - south pedestrian link from McLaren Street to Ward Street across the vehicle access of 221 Miller Street.
- (c) A east - west pedestrian link from Miller Street to Ward Street across 221 Miller Street.
- (d) A north - south pedestrian link from Charles Street to Wheeler Lane across 100 Pacific Highway and 16 Mount Street.
- (e) A east - west pedestrian link from Harnett Street to Walker Street across 142 Walker Street.
- (f) A east - west pedestrian link from Harnett Street to Walker Street across 144-150 Walker Street.

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - North Sydney Planning Area**

- (g) A east - west pedestrian link from Walker Street to Little Walker Street across 81-83 Walker Street.
- (h) A east - west pedestrian link from Little Walker Street to Arthur Street across 100 Arthur Street.
- (i) A east - west pedestrian link from Ward Street to the open space area at the north-western corner of 76 Berry Street across 3-11 Ward Street.
- (j) A east - west pedestrian link from Napier Street to Oak Street across the southern side of 8-20 Napier Street.
- (k) A north - south pedestrian link from the green space of 100 Pacific Highway to Wheeler Lane across the western side of 1 Wheeler Lane. The pedestrian link may be made through the building envelope or an alternative architectural treatment that gradually 'reveals' the establishments on either side.

P11P15 Consideration should be given to the provision of an east - west pedestrian link from the Pacific Highway to Napier Street across either the northern side of 120 Pacific Highway or the southern side of 33 Berry Street.

2.1.3 Desired Built Form**Subdivision**

- P1 Development sites should be of a size which enables the creation of large high quality floor plates which helps to reinforce the Centre's role as a Global City as identified within the Metropolitan Strategy.
- P2 Proposals involving the complete redevelopment of a site should comply with site amalgamation criteria as indicated outlined in cl.6.3(2)(c) to the LEP.
- P3 Where a proposed development will result in an adjacent property becoming isolated and incapable of complying with the minimum site criteria to cl.6.3(2)(c) of the LEP, the applicant must undertake negotiations with the affected property owner/s prior to the lodgement of the development application to determine whether the site is capable of being incorporated within the proposal.
- P4 Where no satisfactory result is achieved from the negotiations undertaken pursuant to P3 above, the details of the negotiations undertaken between the two parties and their outcomes must be submitted with the development application. Details of the negotiations should include offers to the owner of the isolated property. A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on at least one recent independent valuation and may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property. The level of negotiation and any offers made for the isolated site are matters that can be given weight in the consideration of the development application. The amount of weight will depend on the level of negotiation, whether any offers are deemed reasonable or unreasonable and any relevant planning requirements.

Form, massing and scale

- P5 Buildings should generally step down in height from the tallest buildings, being Northpoint (100 Miller Street) and Shopping World (79-81 Berry Street) to the boundary of the North Sydney Centre and surrounding residential areas.
- P6 Roof design contributes to building's appearance from a regional view catchment.
- P7 Buildings on ~~110, 112, 116~~ and 120 Pacific Highway and 9 Napier Street should be designed such that their bulk steps down from the Pacific Highway to Napier Street to protect sunlight access to the Don Bank Museum and enhance pedestrian amenity to Napier Street.



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - North Sydney Planning Area

Setbacks

P6P8 Zero setback to all street frontages at the ground floor level and adjacent to heritage items, with the following exceptions:

- (a) In accordance with cl.6.4 of the LEP for all properties on the eastern side of Miller Street, north of the Pacific Highway.
- (b) 7m from the western side of Walker Street, north of Berry Street.
- (c) 5.4m from the southern side of Berry Street, between Pacific Highway and Miller Street.
- (d) 14.5m from the western side of Miller Street, at No.60 Miller Street.
- (e) 15m from the southern side of Mount Street, at No.60 Miller Street.
- (f) Maintaining the setback of existing buildings to all properties comprising Monte St Angelo Convent and Girls School.

(g) Maintaining the setback of existing buildings to all properties on the northern side of McLaren Street.

(g)(h) 1.5m whole of building setback from the eastern side of Napier Street, at No. 1-9 Napier Street and No.120 Pacific Highway.

P7P9 Buildings must be setback to conserve views to, and the setbacks and settings of, heritage items at 86 and 146 - 150 Walker Street, 94 Pacific Highway (Post Office), 36 Blue Street (Greenwood), 153 Miller Street (MLC Building), 168 - 172 Pacific Highway and 1-7 Napier Street.

P8P10 The setback of new buildings or alterations and additions to existing buildings on land fronting McLaren Street between Miller and Walker Streets are to match that existing to protect the existing fig trees. Encroachments will only be permitted where the development does not cover the drip line of any of the existing trees.

Podiums

P9P11A maximum podium of 5 storeys to all streets, with a weighted setback of 5m above the podium with the following exceptions:

- (a) No podium to Arthur Street.
- (b) A maximum podium of 3 storeys to McLaren Street and Miller and Walker Streets north of McLaren Street, with a weighted setback of 3m above the podium.
- (c) A podium of between 2 and 3 storeys to Wheeler Lane and Angelo, Charles, Denison, Harnett, Napier, Little Spring and Little Walker Spring, Ward Streets, with a weighted setback of 4m above the podium

P10P12 Podium heights should match or provide a transition in height between immediately adjacent buildings.

P11P13 Podium heights should match the height of adjacent heritage items.

P12P14 Podium height may be reduced to that part of the building devoted to commercial use in mixed-use buildings.

P13P15 If there is no commercial component, and therefore no podium, adequate side separation should be provided for residential amenity.

Building design

P14P16 Provide architectural detailing, high quality materials and ornamentation provide a rich visual texture and a symbolic/decorative reference to the history of the place, the building's use or occupant.

P15P17 Provide a visually rich intimate pedestrian environment with active street frontages at ground level.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - North Sydney Planning Area**

~~P16~~P18 The natural rock outcrop at 136 Walker Street should be incorporated into the design of any redevelopment proposal for the site.

Awnings

~~P17~~P19 Continuous awnings must be provided to all commercial buildings, except on the eastern side of Miller Street between the Pacific Highway and McLaren Street.

~~P18~~P20 Consideration should be given to the provision of weather protection at the pedestrian entrances or over outdoor seating areas for buildings fronting Miller Street between the Pacific Highway and McLaren Street.

Streetscape

~~P19~~P21 A 'sense of arrival' is established at North Sydney Station with strong linkage to the north to connect with the pedestrian bridge over Pacific Highway and Denison Street.

~~P20~~P22 The Greenwood historic school building and large Moreton Bay Figs are retained and incorporated as the southern pedestrian gateway to the North Sydney Centre.

P23 The intersection of Miller Street and Pacific Highway forms an important focal point of the North Sydney Centre with a distinctive character reinforced by the Post Office and the MLC building.

P24 Improve amenity and safety by installing lighting, public art and/or landscape along the eastern facade of 12-14 Mount Street.

P25 Provide a consolidated green space over the Don Bank Museum and 100 Pacific Highway. Consideration should be given to extending this green space over the western side of 1 Wheeler Lane to allow for a more direct north – south pedestrian link from Charles/Napier Street to Wheeler Lane.

~~P21~~P26 33 Berry Street should be designed such that Napier Street is activated by non residential tenancies such as commercial or educational facilities commercial tenancies (At least 50% of its frontage should comprise of non residential tenancies commercial tenancies at the ground level).

Public Domain

~~P22~~P27 Have regard to Public Domain designed in accordance with the *North Sydney Centre Public Domain Strategy* and *North Sydney Council Infrastructure Manual*.

Landscaping

~~P23~~P28 Continued use of tree planting and use of native vegetation to enhance the urban environment and attract birdlife.

~~P24~~P29 Choice of trees and vegetation in accordance with *North Sydney Centre Public Domain Strategy*, *Street Tree Strategy* and *North Sydney Council Infrastructure Manual*.

Car accommodation

~~P25~~P30 Short stay parking spaces should be located within or as close as possible to meeting places.

~~P26~~P31 Reduce the amount of long stay commuter parking on site.

~~P27~~P32 Reduce the amount of non-residential parking on site.

SECTION C-3 ST LEONARDS/ CROWS NEST PLANNING AREA



SECTION 3 ST LEONARDS / CROWS NEST PLANNING AREA

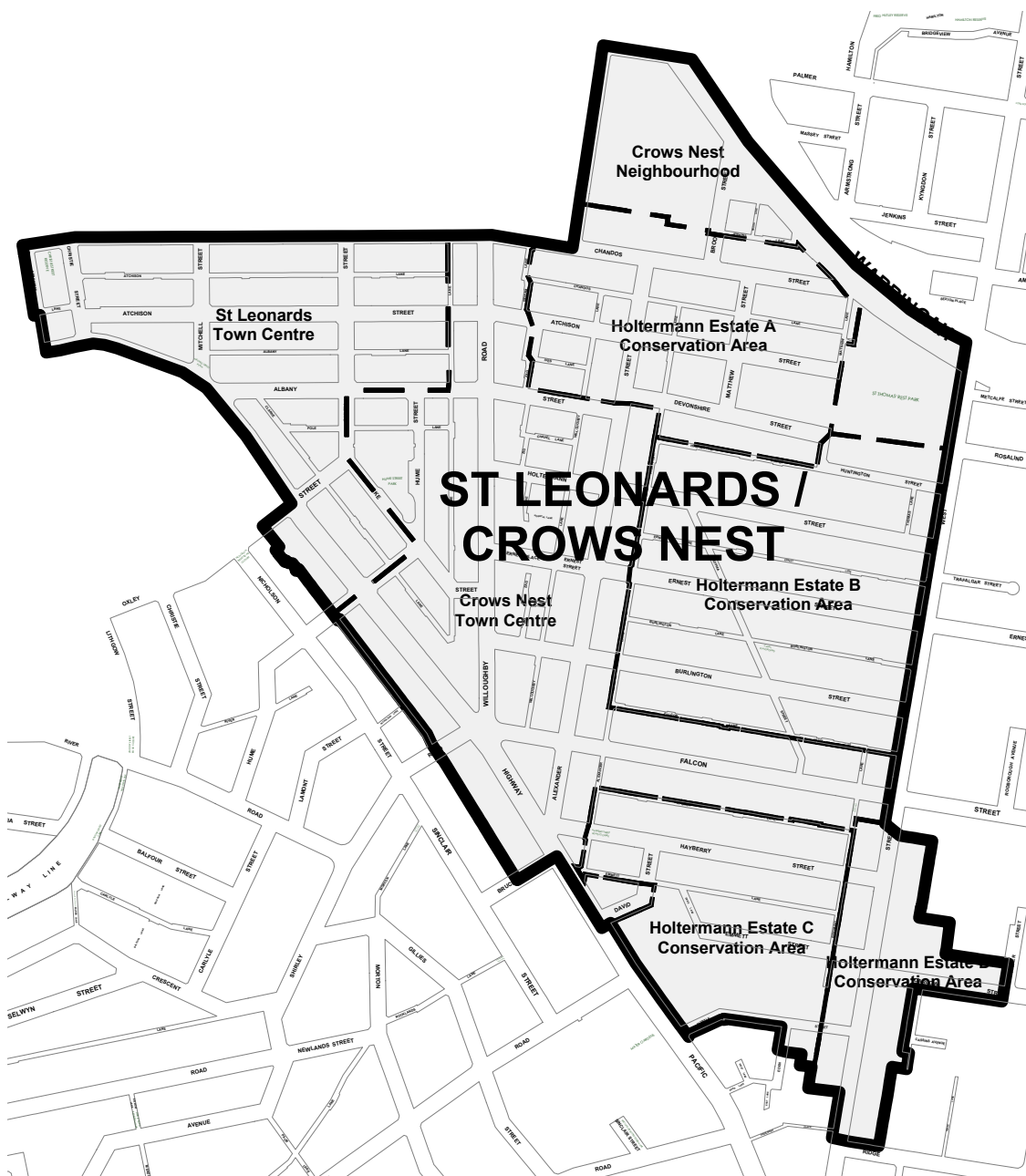


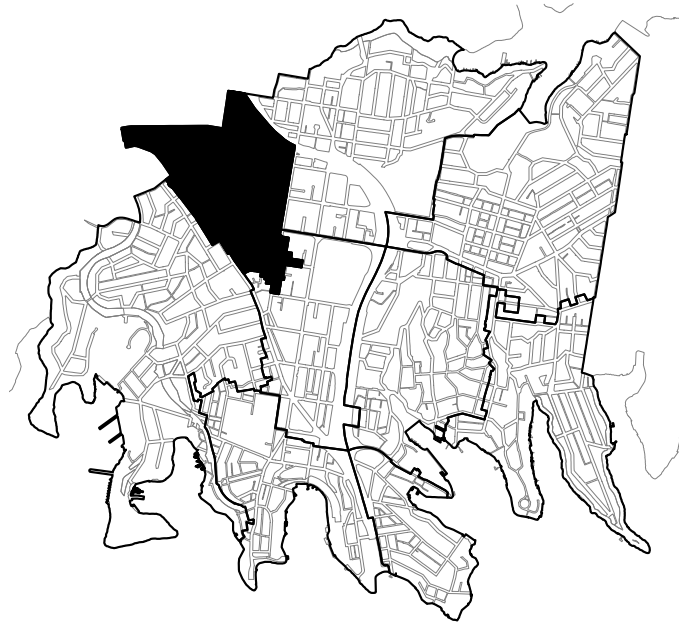
Figure C-3.1: St Leonards / Crows Nest Planning Area and associated Locality Areas



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.0 ST LEONARDS / CROWS NEST PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the St Leonards/Crows Nest Planning Area.

The Planning Area is focussed around the town centres of St Leonards and Crows Nest in the north-west of the area both of which are situated on major traffic routes. The remainder of the Area comprises a number of predominantly low density residential neighbourhoods, much of which is characterised by retention of the historic subdivision pattern.

St Leonards Town Centre, which is identified as a Specialist Centre under the Metropolitan Strategy 2036, is a significant, sustainable and busy urban centre where:

- Creative industries, small to medium sized businesses, startups, galleries, entertainment and speciality retail are supported to enhance the economic function of North Sydney.
- a diverse range of living, employment, recreation and social opportunities are provided which serve both local and regional populations and contribute to the vibrancy of the centre
- residents, workers and visitors enjoy a high level of amenity and quality of the natural and built environment
- residents, workers and visitors can easily access the Area through excellent public transport links to the Sydney CBD, other suburban centres and many parts of the Sydney Region by rail and bus.

Crows Nest Town Centre is smaller in scale in comparison to St Leonards, with 19th Century, two storey shopfront parapets along Willoughby Road and the Pacific Highway. The Town Centre services the daily needs of residents and visitors, as well as having a lively dining district. Traffic is managed so pedestrians can move freely across Willoughby Road.

The residential neighbourhoods are generally quiet and characterised by wide roads with street tree plantings. Laneways facilitate movement and provide rear lane access to properties. Local shops, dispersed throughout the area, serve both local and regional needs.

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - St Leonards / Crows Nest Planning Area**

St Thomas Rest Park, located toward the northern edge of the area, provides much needed open space and complements pocket parks within the area, with access to St Leonards Park on the eastern edge.

and where:

Function

- there is housing choice in the mix of dwelling types and in the range of affordability
- various grades and sizes of business spaces are provided in the St Leonards and Crows Nest Town Centres to accommodate a mix of small and large business premises, retail premises and community services
- the lower levels of mixed use buildings in the St Leonards Town Centre are designed to provide flexible spaces to support the growth of creative industries, small to medium sized businesses, startups, galleries, entertainment and speciality retail.
- existing uses, such as the fruit market on Atchison Street, which are important to the community, are maintained
- community facilities meet the needs of the centre's working and resident population, visitors, and residents of nearby neighbourhoods, in terms of wellbeing, culture and recreation, and add to the diversity and activity of the centre
- public transport, including walking and cycling, is the main form of access to the St Leonards Town Centre
- parking is adequate but is managed in a way that maintains pedestrian safety, the quality of public space and built form, and minimises traffic generation
- traffic is managed so that pedestrians can move within the area freely and safely and amenity is maintained
- pedestrians are assisted to safely cross barriers such as the Pacific Highway and the railway
- the grid pattern of streets and lanes imposes order and allows freedom of movement
- north/south mid-block pedestrian connections provide alternative routes through blocks at street level to assist pedestrian movement
- the area is highly permeable for pedestrians

Environmental Criteria

- the extremes of sun, wind and rain are mitigated by good building design
- natural light reaches buildings, public places and streets
- mechanical and other noise is controlled to protect residential amenity
- there is opportunity for all to enjoy views within the area
- additional public open space is provided for increased residential population

Quality Built Form

- a safe, high quality urban environment is achieved through careful design of buildings and use of materials, and a well designed and maintained public domain
- the high ridge that underlies St Leonards is reflected in its built form and the skyline is an interesting and distinctive feature in the broader landscape, with the station marked by the Forum development



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Area Character Statements - St Leonards / Crows Nest Planning Area

- buildings are scaled down from the Forum development towards surrounding areas, to fit in with lower scale development and reducing adverse affects on lower scale areas
- high rise development is generally contained by Pacific Highway to the west, Oxley Street to the east and south and Chandos Street to the north
- the character in the St Leonards Town Centre is highly urbanised, but softened through urban design and landscaping
- the visual characteristics of the Crows Nest neighbourhood's heritage conservation status are reflected in new development, with low rise small scale dwellings predominating
- the heritage items retain their heritage significance, illustrate a rich development history and provide interest in the physical fabric of the area

Quality Urban Environment

- tree planting in private and public spaces and small landscaped areas provides softening from the built form
- traffic is managed so that pedestrians can move within the area safely and freely
- parking is managed to maintain pedestrian safety and the quality of traffic generation
- rear lanes are used for vehicle access to properties
- pedestrians are assisted in safely crossing barriers such as the Pacific Highway

Efficient Use of Resources

- energy efficient design and life cycle assessment of buildings enables the conservation of natural resources and minimal use of non-renewable energy resources
- stormwater runoff is minimised, and reused on-site where possible

In addition to the above character statement for the Planning Area, the character statements for the following Locality Areas also require consideration:

- Section 3.1: St Leonards Town Centre
- Section 3.2: Crows Nest Town Centre
- Section 3.3: Crows Nest Neighbourhood
- Section 3.4: Holtermann Estate Conservation Area A
- Section 3.5: Holtermann Estate Conservation Area B
- Section 3.6: Holtermann Estate Conservation Area C
- Section 3.7: Holtermann Estate Conservation Area D



3.1 ST LEONARDS TOWN CENTRE



A comprehensive master planning process may be required to be prepared in consultation with Council and neighbouring landowners for key sites identified in the St Leonards/Crows Nest Planning Study Precincts 2&3. These sites include:

(a) Christie Street Masterplan: 655 & 657 Pacific Highway and 100 Pacific Highway

(a)(b) Oxley Street Masterplan: 75-89 Chandos Street, 21-35 and 58-64 Atchison Street.

3.1.1 Significant elements

Land Use

- P2 Predominantly mixed commercial and residential development.
- P3 Commercial development.
- P4 Community facilities.
- P5 Passive and active recreational spaces.

Topography

- P6 Slight falls to the east and north east from the Pacific Highway which generally follows the ridgeline.

Identity / Icons

- P7 The Forum development and plaza.
- P8 St Leonards Station a major transport interchange hub.
- P9 Pacific Highway, a major sub-arterial thoroughfare.

Subdivision

- P10 Generally rectilinear grid pattern with dual frontages

Streetscape

- P11 Wide fully paved footpaths along Pacific Highway and other commercial and mixed use buildings.
- P12 Atchison Street between Christie Street and Mitchell Street is one way only, with wide paved footpaths, landscaping and other urban furniture.



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

P13 Awnings provided along the Pacific Highway and for other commercial and mixed use buildings.

P14 Irregular planting of street trees.

Public transport

P15 Development is to take advantage of high levels of access to high frequency public train and bus services.

P16 Public transport, cycling and walking are the main forms of transport to the Centre.

3.1.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 Predominantly medium-high rise, mixed commercial and residential development.

~~P2 Provision of a variety of different sized non-residential spaces (e.g. showrooms, boutique shops & cafes, suites for medical/legal centres and small offices).~~

P2 Provision of a variety of different sized commercial office, business, retail, recreation, (indoor and outdoor) community, entertainment, food and drink and other active non-residential uses at the street level in the Commercial Core and Mixed Use zones.

~~P3 Provision of a variety of outdoor and indoor community spaces (e.g. urban plazas, gymnasium, gardens, outdoor and indoor dining areas and food courts).~~

~~P4 Community and entertainment facilities.~~

P3 Intensify the provision of commercial office and business premises along Christie Street with active uses such as food and drink premises and retail located at the ground level addressing the public domain.

P4 Maximise ground level activation along Mitchell Street and Chandos Street by focusing food and drink premises and retail within a fine grain built form. This can be achieved through the emphasis of small to medium sized tenancies which directly address the public domain.

~~P5 High density residential accommodation according to zone.~~

P5 High density residential accommodation within mixed use buildings is concentrated closest to the railway station.

Public spaces and facilities

P6 Establish Atchison Street as the civic main street by:

(a) ensuring that the design of building exteriors at the lower levels incorporates high levels of architectural modulation (i.e. no blank walls) along with high quality materials and finishes;

(b) maximising active uses such as retail, food and drink and outdoor dining at the ground level; and

(c) improving the public domain in accordance with Council's Public Domain Style Manual and Design Codes.

P7 Outdoor dining to be concentrated along widened footpaths to Atchison, Mitchell and Oxley Streets.

P8 Public plaza is provided at the closure of Mitchell Street with Pacific Highway.

P6P9 A linear park is provided along the western side of Mitchell and Oxley Streets, between Chandos and Albany Street.

~~P7P10~~A shared way is provided along Mitchell Street from Atchison Street to properties in Albany Lane.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - St Leonards / Crows Nest Planning Area**

~~P8~~P11 Artworks and water features are integrated into design of the plaza - artworks and other features act as windbreaks, particularly at the Pacific Highway end of Mitchell Street.

~~P9~~P12 Plazas incorporate space for public entertainment and expression of community identity, large enough to hold an open air performance or market.

~~P10~~ Footpath paving along property frontages in accordance with Council's specifications.

~~P11~~P13 Roof top gardens and public facilities that allow public access to district views from higher floors.

Accessibility and permeability

P14 The following through site links are to be provided, retained and enhanced:

- (a) A north - south pedestrian link from Chandos to Atchison Street across 63-65 or 67-69 Chandos Street and 40-48 Atchison Street.
- (b) A north - south pedestrian link from Atchison to Albany Street across 15-19 Atchison Street and 22, 26 or 28 Albany Street.
- (c) A north - south pedestrian link from Chandos to Atchison Street across 21-33 or 35-37 Chandos Street and 14 6-16 Atchison Street.

P15 Consideration should be given to expanding the existing through site link across 6-16 Atchison Street along the western side of 20 Atchison Street.

~~P12~~P16 New through site links are to align as best as possible with existing through site links to maximise permeability.

3.1.3 Desired Built Form**Subdivision**

- P1 Maintain a frontage of 20m - 40m, which equates approximately to the amalgamation of two or three original allotments.
- P2 Development on consolidated allotments with a frontage wider than 20m - 40m frontage is to be broken down by articulation, design and detailing, change in materials and colours.

Form, massing and scale

P3 Buildings should generally step down in height from the tallest buildings, being the Forum (201-207 Pacific Highway) down to the surrounding areas and the lower scale development on Chandos Street, Willoughby Road, Crows Nest Town Centre, the Upper Slopes Neighbourhood and Crows Nest Neighbourhood.

P4 Roof design presents a varied, composed and interesting skyline when viewed from a regional context.

P5 Architectural detailing and ornamentation provides a rich visual texture and a symbolic reference to the history of the place, the building's use or occupant.

~~P5~~P6 Developments on land greater than 1,000m² should consider the incorporation of internal courtyards adjacent to laneways and through site links to broaden the range and form of open space in the locality.

Setbacks

~~P6~~ Zero setback to all street frontages, with the following exceptions:

P7 Zero setback to all street frontages, with the exception of the setbacks on the Building Setbacks Map (refer to Figure C-3.2)

- (a) 3m setback to Atchison Street and southern side of Chandos Street, between Mitchell and Oxley Streets for landscaping and outdoor seating.



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Area Character Statements - St Leonards / Crows Nest Planning Area

~~(b) 3m setback on eastern side of Pacific Highway, between Albany Street and Hume Street, and on the northern side of Oxley Street and Hume Street, between the Pacific Highway and Clarke Street, to allow for increased footpath width.~~

~~(c) 3m setback on western side of Oxley Street, between Albany Street and Pole Lane, for landscaping and outdoor seating.~~

~~(d) 6m setback on southern side of Oxley Street, between Pacific Highway and Clarke Street, predominantly to allow for increased footpath width and, if appropriate, for landscaping and outdoor seating.~~

~~(e) 1.5m setback to all laneway frontages.~~

~~(f) 3m to all street and laneway frontages in a residential zone.~~

~~P7 Zero setback to all side boundaries, with a minimum 3m side setback above the podium, except to residentially zoned land which is to comply with the setback provisions within Part B *Development Controls* of the DCP.~~

~~P8 A minimum separation of 6m above podium, between windows and balconies of adjacent buildings.~~

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - St Leonards / Crows Nest Planning Area****Figure C-3.2: Building Setbacks Map****Podiums**

~~P9—A podium of 13m (4 storey) to all street frontages, with a setback of 3m above the podium, with the following exceptions:~~

- ~~(a)—A podium of 13m (4 storey) to Atchison Street and southern side of Chandos Street, between Mitchell and Oxley Streets, with a setback of 1.5m above the podium.~~
- ~~(b)—A podium of 10m (3 storeys) to the Pacific Highway, between Oxley Street and Hume Street, with a setback of 3m above podium.~~
- ~~(c)—A podium of 10m (3 storeys) to all laneway frontages, with a setback of 1.5m above the podium.~~
- ~~(d)—No podiums to residential zoned land which are to comply with the setback provisions within Part B—Development Controls of the DCP~~



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Area Character Statements - St Leonards / Crows Nest Planning Area

P8 Podiums are to be provided in accordance with the Building Podiums Map (refer to Figure C-3.3)

P9 Despite P8, corner sites are to maintain a consistent podium height to all street frontages to achieve consistent built form.



Figure C-3.3: Building Podiums Map

Above Podium Setbacks

P10 All buildings are to be designed to provide setbacks above the podium in accordance with the Above Podium Setbacks Map (refer to Figure C-3.4). Setbacks above the podium are to be measured from the outer wall of the podium.

P11 Despite P10, increased setbacks above the podium may be required to achieve adequate building separation in accordance with SEPP 65.

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - St Leonards / Crows Nest Planning Area**

Figure C-3.4: Above Podium Setbacks Map

Awnings

~~P10P12~~ Awnings are to be provided along all street frontages in the B3 Commercial Core and B4 Mixed Use zones, ~~including where setbacks are required for the purpose of increased footpath width.~~

~~P11~~ Where additional ground floor setbacks are required for purposes other than increased footpath width, full frontage awnings are not required, however, weather protection at building entrances or over outdoor seating areas should be provided.

Solar access

~~P12P13~~ Development to the north of Atchison Street and east of Mitchell Street is restricted in height and massing to maintain and improve existing solar access on June 21 between 12pm and 3pm to the open space area at the south end of Mitchell Street.

Noise

~~P13P14~~ Elevations of buildings fronting Pacific Highway and Chandos Street are to be designed and incorporate design features to minimise traffic noise transmission (e.g.



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Area Character Statements - St Leonards / Crows Nest Planning Area

the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Views

P14P15 Slot views to the sky and between higher buildings are to be provided.

R4 – High Density Residential Zone

Note: these provisions only apply to land within the R4 – High Density Residential Zone. Provisions P15-P26 prevail over the provisions P1-P14 under s.3.1.3 to Part C of the DCP to the extent of any inconsistency that arises.

P15P16 Generally 5 storeys with flat roofs.

P16P17 Development compliments the physical form of development in the adjoining mixed use areas.

P17P18 Height of development responds to adjacent building height and form.

P18P19 Landscaped areas should be accessible to all residents and not fenced off into separate courtyards.

P19P20 Rear open spaces must be accessible from the street.

P20P21 Laneway fences generally between 900 and 1200mm high.

Car accommodation

P21P22 Where a property has a frontage to a laneway, vehicular access must be provided from the laneway

P22P23 All off-street car parking must be provided underground.

P23P24 Pick up and drop off points for public transport and taxi ranks should be located close to public spaces and activities, and main building entries.

P24P25 Short stay (ten minute) parking spaces should be located close to meeting places.

P25P26 The amount of long stay commuter parking is minimised.

P26P27 Non-residential parking is minimised.

SECTION C-9 LAVENDER BAY PLANNING AREA



SECTION 9 LAVENDER BAY PLANNING AREA

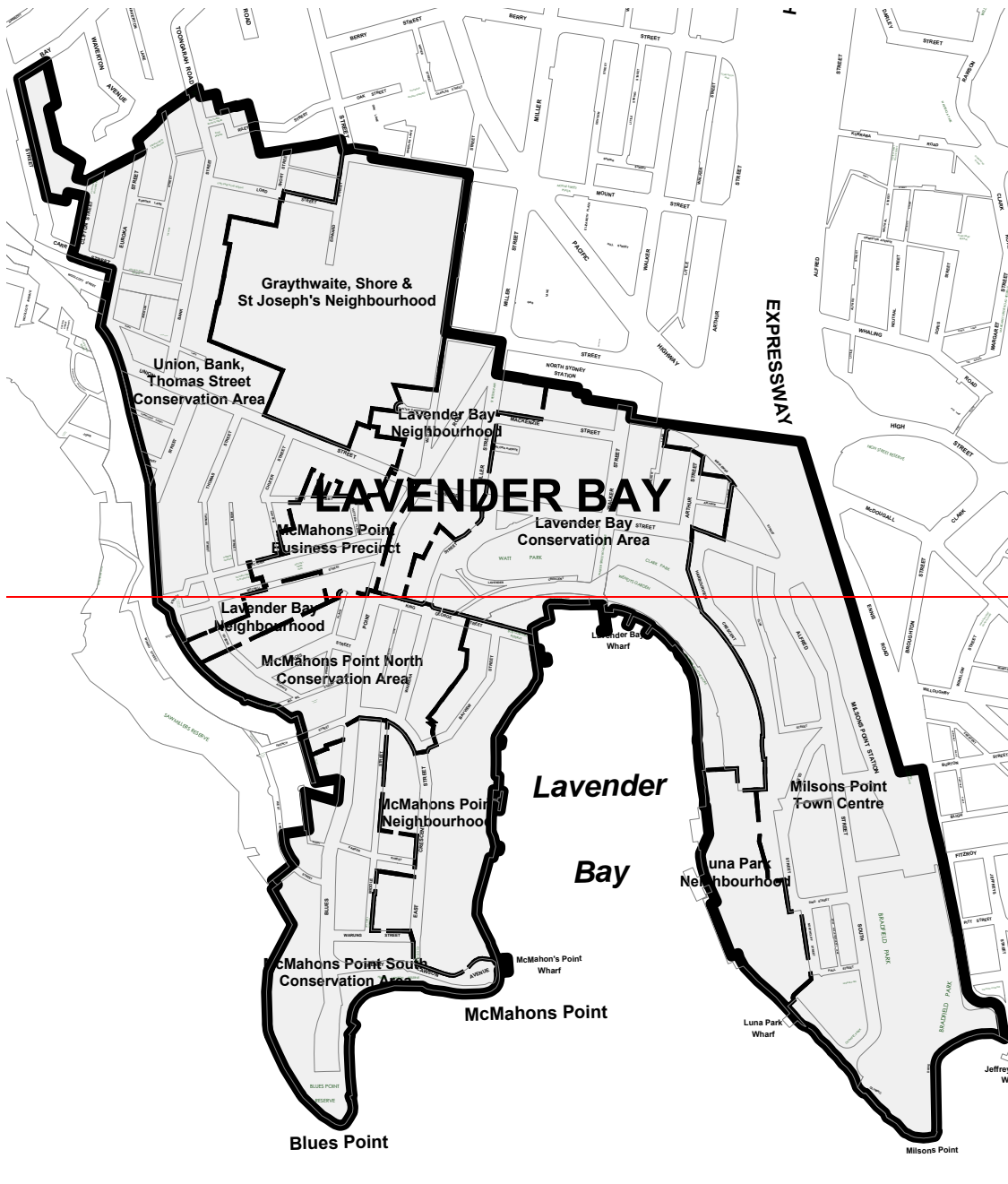


Figure C-9.1: Lavender Bay Planning Area and associated Locality Areas



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Area Character Statements - Lavender Bay Planning Area

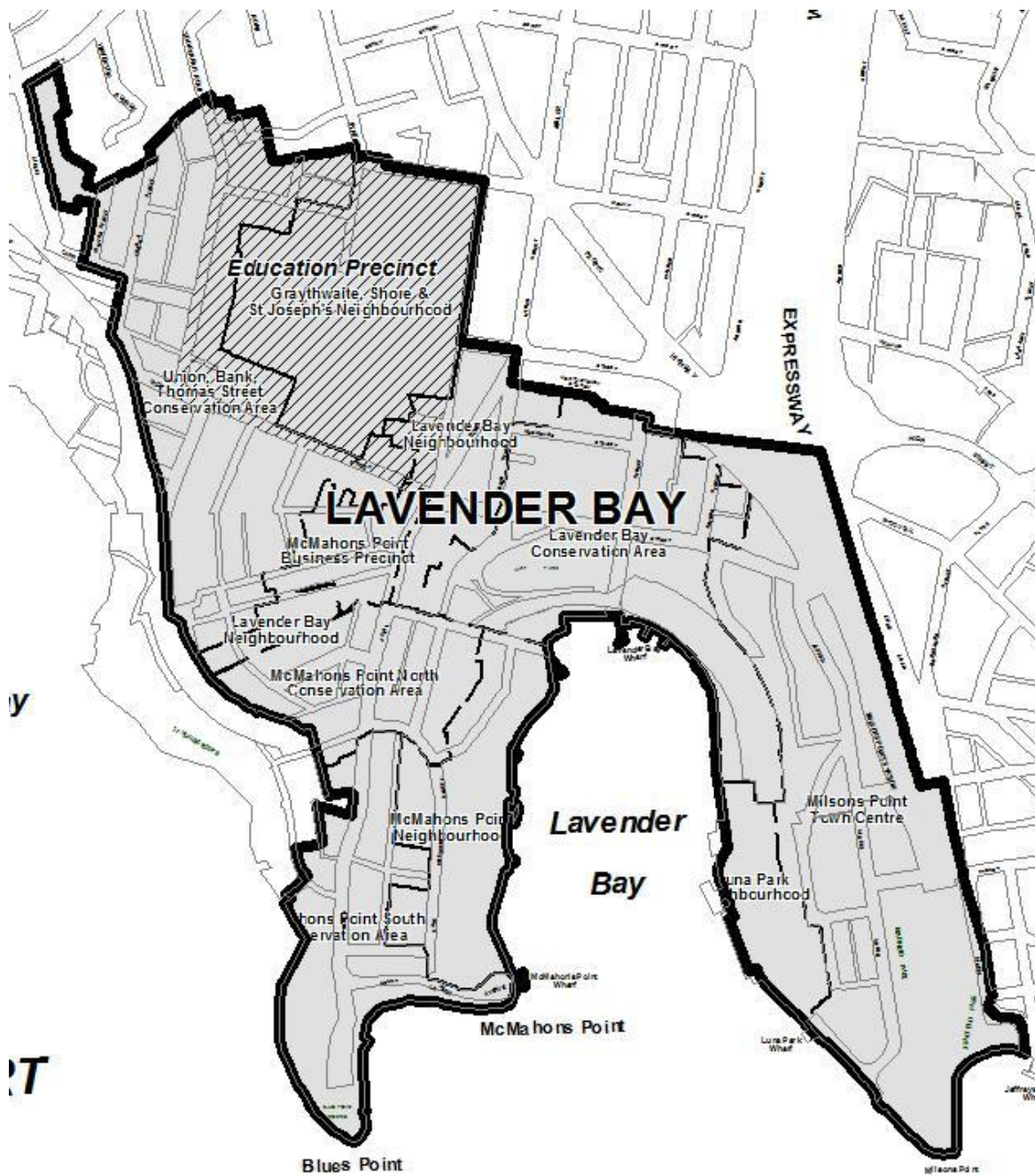


Figure C-9.1: Lavender Bay Planning Area and associated Locality Areas



9.0 LAVENDER BAY PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the Lavender Bay Planning Area.

The Lavender Bay Planning Area is a diverse area reflected by the very wide range of land uses occurring within the Area, including a mixture low, medium and high density residential accommodation, commercial premises, light industry, education establishments, places of worship and public recreational facilities. Many of these land uses are located in a leafy setting with strong links to Sydney Harbour and are often associated with landmark buildings such as Graythwaite, the Shore School and St Peter's Church.

The Planning Area is noted for its historical character arising from the retention of much of its original subdivision pattern and good examples of largely intact mid 19th century and early 20th Century buildings. Blues Point Road in McMahons Point is a popular village centre enjoyed by local residents and visitors to the area with its outdoor cafes, galleries and small specialty shops.

A large portion of the Education Precinct is located in the Planning Area, which consists of landmark educational establishments such as the Australian Catholic University (ACU), the Sydney Church of England Grammar School (Shore) and North Sydney Demonstration School and supports a growing student population and workforce of teaching and support staff.

Milsons Point is on the shores of Sydney Harbour and consists of a large concentration of mixed residential and commercial towers located at the base of the Sydney Harbour Bridge, surrounded by landmarks such as Luna Park, Bradfield Park and North Sydney Pool.

Development within the Planning Area should result in:

- any residential growth being in accordance with the Residential Development Strategy, with high density residential accommodation mainly being accommodated within the mixed use zone at Milsons Point, with no substantial change in the other residential and light industrial areas.
- a wide range of single household residential types being distributed in a number of distinctive built forms/landscape areas, including purpose-built student accommodation to support the functioning of the Education Precinct.



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Area Character Statements - Lavender Bay Planning Area

- any retail premises being of a scale to cater to the local community and which provide a balance between basic (e.g. food and groceries) and recreational (e.g. cafes and galleries) needs.
- the conservation of features which positively contribute to the local identity.
- a vibrant and engaging Education Precinct with high quality built form, safe pedestrian networks and a range of formal and informal public spaces for students to study, socialise and engage with the local community.

and where:

Function

- the community centre is in an accessible location and provides a meeting place for the local community and is part of North Sydney's network of community and cultural centres.
- non-residential uses such as public recreation, schools, light industrial, places of public worship, railway and shops coexist peacefully with the residential character.
- public open space areas are utilised by local residents and the wider regional population for a variety of social and recreational activities.
- access to the Harbour foreshores is improved with pedestrian links from Luna Park to the public reserve in Munro Street, Waverton Park and Smoothery Park.
- public transport, cycling, and walking are the preferred means of transport.
- through traffic is discouraged from using the already overloaded road network and commuter parking managed through parking schemes.
- local identity, icons and heritage are conserved.
- Luna Park is a public recreational and amusement park, enjoyed by local, regional and international users, that is easily accessed by public transport.
- the boardwalk adjacent to Luna Park on the foreshore is always accessible to the general public maintaining links to the wharf, other landing facilities and adjoining foreshore land.
- local identity, icons and heritage are preserved.
- man-made features such as the railway and pedestrian cuttings through the approach to Sydney Harbour Bridge are maintained as local landmarks that are important to the community.

Environmental Criteria

- the remaining natural foreshores are conserved with improved pedestrian access to the foreshore.
- public open space is protected from the adverse effects of development – such as stormwater runoff, spread of introduced plants and weeds, and visual impact of structures.
- both residential and non-residential land uses minimise noise and air pollution.
- solar access is maximised to open space areas in public and private domains.
- natural features (rock formations, trees) are conserved and maintained.
- major views from Luna Park, lookouts, and other vantage points are not obscured by structures or landscaping.

Quality Built Form

- any development that occurs reflects and reinforces the existing distinctive built form/landscape areas and distribution of accommodation types.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - Lavender Bay Planning Area**

- buildings in Milsons Point are designed to preserve views and prevent wind tunnels.
- there is adequate open space within Luna Park for passive recreation and free movement within the park.
- the character, bulk and scale of new development within Luna Park complement the original features of Luna Park and enhance its appearance when viewed from within and Sydney Harbour.
- development within Luna Park is complementary to redevelopment of adjacent SRA land.
- there is an appropriate built form on the foreshore to maintain the significance of Sydney Harbour.

Quality Urban Environment

- traffic flows are managed to promote pedestrian amenity and there are improved pedestrian links between Kirribilli and Milsons Point.
- through traffic is discouraged to prevent traffic congestion.
- development promotes the safety of people that is enhanced by good street lighting.
- public open space provides recreational opportunities and acts as a buffer to the high density development.
- the demand for on-street parking is managed by allowing only appropriate levels of development.
- backyards are used for a variety of activities particularly for families with children and for practical and recreation needs of residents in residential flat buildings.

Efficient Use of Resources

- stormwater is retained for reuse on site.
- existing buildings are maintained and adaptively reused to prevent unnecessary waste of building materials.

Public Domain

- buildings and street furniture are compatible with unique features of Milsons Point including Luna Park, the Olympic Pool and Sydney Harbour.
- street furniture and landscaping, outdoor advertising in McMahons Point and Kirribilli respect the historical character of the area.
- educational establishments are oriented to the public domain to provide increased surveillance and activation.
- streetscape improvements within the Education Precinct occur in accordance with the North Sydney Centre Public Domain Strategy and Education Precinct Public Domain Masterplan.

In addition to the above character statement for the Planning Area, the character statements for the following Locality Areas also require consideration:

- Section 9.1: Milsons Point Town Centre
- Section 9.2: McMahons Point Business Precinct
- Section 9.3: Luna Park Neighbourhood
- Section 9.4: Graythwaite, Shore & St Joseph Neighbourhood
- Section 9.5: Lavender Bay Neighbourhood

**DRAFT AMENDMENTS –North Sydney Development Control Plan 2013*****Area Character Statements - Lavender Bay Planning Area***

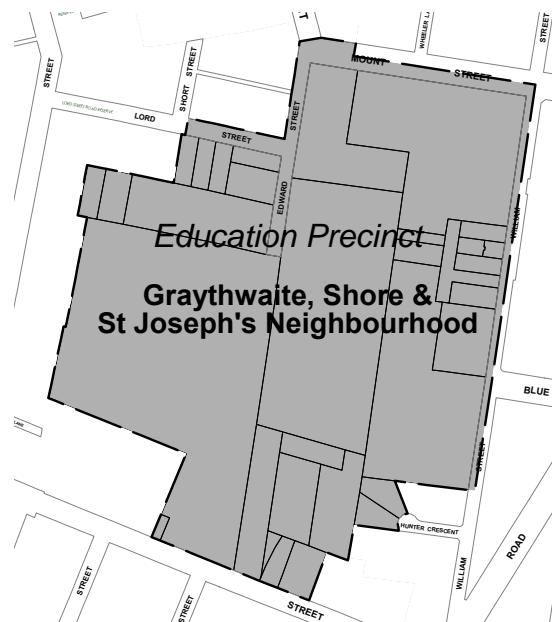
- Section 9.6: McMahons Point Neighbourhood
- Section 9.7: McMahons Point North Conservation Area
Section 9.7.8: Blues Point Village
- Section 9.8: McMahons Point South Conservation Area
Section 9.8.8: 1 Henry Lawson Avenue
- Section 9.9: Lavender Bay Conservation Area
- Section 9.10: Union, Bank, Thomas Street Conservation Area



DRAFT AMENDMENTS – North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

9.4 GRAYTHWAITE, SHORE & ST JOSEPHS NEIGHBOURHOOD



9.4.1 Significant Elements

Land Use

- P1 Educational establishments.
- P2 Place of public worship.

Topography

- P3 Generally flat across the northern portion of the Area and falls to the south across the southern portion of the site.
- P4 Terraced lands across the Graythwaite site.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - Lavender Bay Planning Area****Natural Features**

- P5 Shrubberies and trees in the grounds of Graythwaite (Giant Bamboo, Moreton Bay and Port Jackson Figs, Washington Palms, Small fruit fig; Cook Pine; Firewheel tree; Jacaranda; English Oak; Monterey pine; Coral trees, Camphor laurels; Brush Box).
- P6 On the Graythwaite site:
- (a) Pond, well and underground cistern.
 - (b) Three natural springs.
 - (c) Areas above former air raid shelters.
 - (d) Embankment.

Views

- P7 The following views and vistas are to be preserved and where possible enhanced:
- (a) Distant views of Sydney CBD, Sydney Harbour Bridge and Sydney Harbour
 - (b) Views of the mansion and substantial landscaping from Union Street.

Identity / Icons

- P8 Graythwaite Mansion and grounds.
- P9 Sydney Church of England Grammar School (Shore).
- P10 St Joseph's Convent.

Subdivision

- P11 Large consolidated land holdings.

Streetscape

- P12 Fully paved verges with street trees to Union, Edward and Lord Streets.
- P13 Buildings setback from the boundary and aligned to the street on Edward and Lord Streets with low open fences.
- P14 Buildings built to the boundary along William and Mount Streets.

Public transport

- P15 Development is to take advantage of the high levels of accessibility to public train and bus services.

9.4.2 Desired Future Character**Diversity**

- P1 Predominantly educational establishments.
- P2 Places of public worship and associated activities.
- P3 The intensity of development reduces, the further away from William Street it is located.
- P4 The open landscaped setting of the Graythwaite site is retained.
- P5 Consideration is given to making some of the buildings on the Graythwaite site available for community use.
- P5P6 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.

Accessibility and permeability

- P7 Provide a student pick up and drop off route through the Sydney Church of England Grammar School (Shore), between Union Street and William Street.



DRAFT AMENDMENTS –North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

Archaeology

P6P8 Archaeological relics on the Graythwaite site are protected and can be used to shed light on its development or add to understanding of past uses.

9.4.3 Quality Built Form

Subdivision

P1 The grounds of Graythwaite form the curtilage to the mansion and should not be subdivided. The landscaped terraces should not be broken up or separated from the mansion.

Siting

P2 New buildings on the Graythwaite site are located to the north, north east and north west of Graythwaite Mansion.

P3 New buildings are to maintain view corridors to Sydney Harbour, Parramatta River and Parramatta.

Form, massing and scale

P4 Graythwaite, a grand Victorian Italianate mansion on a large prominent urban property is to be conserved and reused in accordance with the Conservation Management Plan for the site. Any future use must be non-intrusive and maintain the heritage fabric of the site. An interpretive feature or explanation may be incorporated into the site.

P5 Scale of development reduces in intensity the further away from William Street it is located.

P6 New buildings are subordinate to massing and scale of Graythwaite Mansion, are lower in height and have a smaller footprint.

Roofs

P7 Roofs are pitched between 30 - 45 degrees made of either slate or terracotta tiles.

Windows and doors

P8 Windows are timber framed with traditional vertical proportions.

Materials, colour, detail

P9 Buildings are constructed of either face brick, masonry, timber and/or sandstone.

P10 Colours used are browns, greens, grey for infill buildings. ~~Colour~~ scheme to heritage buildings in ~~traditional~~traditional schemes.

P11 Architectural detail, external finishes of any new building are compatible with the Graythwaite collection of building but not a copy.

Fences

P12 Fences to Graythwaite ~~frontages~~frontages to be based ~~on~~ on ~~historical~~historical evidence.

P13 Fencing includes open timber picket fences, low brick or stone wall or a hedge.

Gardens

P14 Historic plantings and significant trees are retained, including giant bamboo, figs, pines and remnant vineyards.

P15 The lower, middle landscaped terraces on the Graythwaite site are retained as open space for recreational purposes.

P16 Historic cultural features including sandstone stairs, pond, well, cistern and WW 11 bunkers are retained and interpreted.

P17 Natural springs retained.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - Lavender Bay Planning Area****Car accommodation**

P18 Car spaces or underground parking is available to accommodate cars.

Design Principles

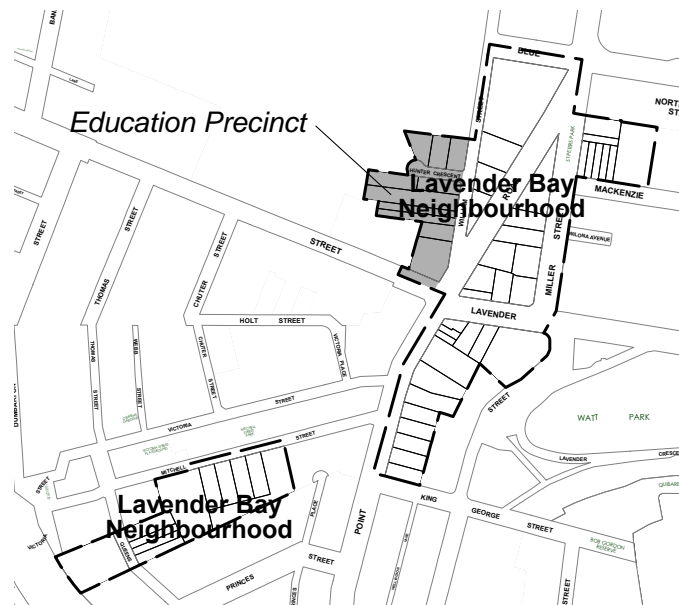
P19 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.



DRAFT AMENDMENTS – North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

9.5 LAVENDER BAY NEIGHBOURHOOD



9.5.1 Significant Elements

Land Use

- P1 Predominantly residential development.
- P2 Places of public worship.
- P3 Mixed commercial and residential development.

Topography

- P4 Generally falls to the south from Blue Street.
- P5 Steep falls occur to the east of Blues Point Road.

Views

- P6 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Views of Lavender Bay and Sydney Harbour Bridge from intersection of Miller and Lavender Streets.

North Sydney Development Control Plan 2013 – DRAFT AMENDMENTS**Area Character Statements - Lavender Bay Planning Area**

- (b) Views of Harbour Bridge from St Peter's Park Lookout (79)

Identity / Icons

- P7 St Peter Church.
P8 Sydney Church of England Grammar School (Shore School).

Subdivision

- P9 Irregular subdivision pattern due to the streets following the irregular topography.

Streetscape

- P10 Low masonry fences and retaining ways to the street frontage.
P11 Fully paved verges with street trees.
P12 Buildings generally setback a minimum from the boundary with a skewed alignment to respective street frontages.

Public transport

- P13 Development is to take advantage of the high levels of accessibility to public train and bus services.

9.5.2 Desired Future Character**Diversity**

- P1 Predominantly a mixture of medium and high density residential accommodation comprising attached dwellings, multi dwelling housing and residential flat buildings, according to zone.
P2 Limited mixed commercial and residential development with small scale shops at the ground level and residential above.
P2P3 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.

9.5.3 Desired Built Form**Form, massing and scale**

- P1 Development is to generally conform with the provisions contained within Part B – *Development Controls* of the DCP.
P2 Development in the B1 Neighbourhood Centre zone is to:
(a) have symmetrical facades fronting the primary street frontage.

Maintain the nineteenth century two storey shopfronts incorporating parapets and awnings to the primary street frontages.

Design Principles

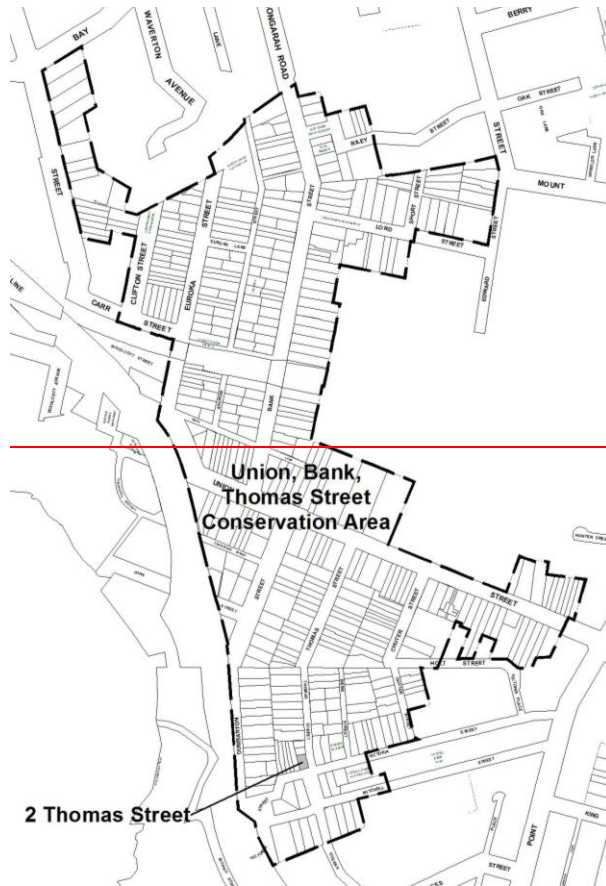
- P3 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.

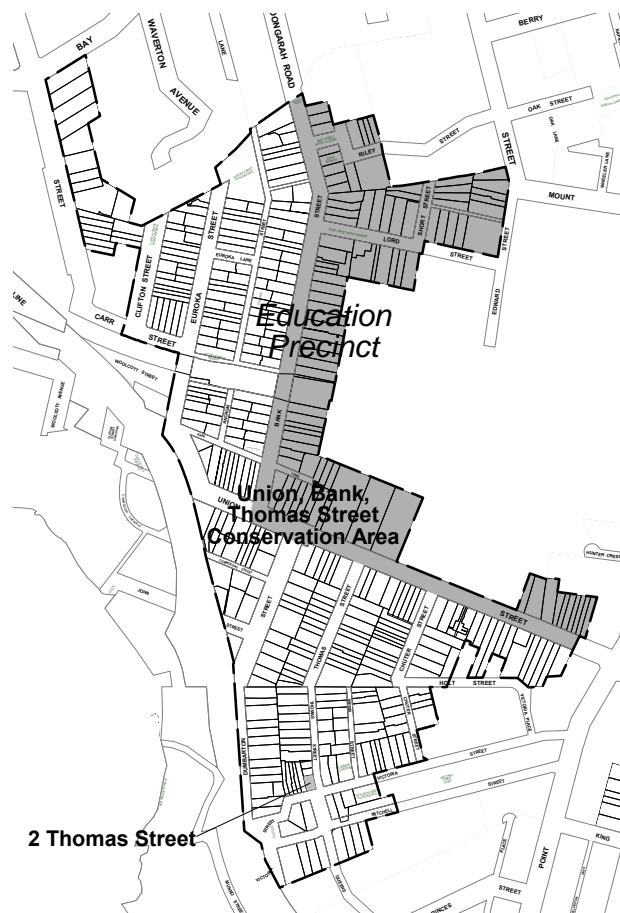


DRAFT AMENDMENTS –North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

9.10 UNION, BANK, THOMAS STREET CONSERVATION AREA



North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - Lavender Bay Planning Area**

9.10.1 History

The Union/Bank/Thomas Street Area is loosely contained within two residential subdivisions of the mid-nineteenth century. The land on the south side of Union Street was part of the William Blue grant, inherited by his daughter Susannah, and subdivided c. 1859 by her husband, William Chuter.

Land on the northern side of Union Street was granted to Thomas Walker who later sold it to Edwin Sayers. Sayers built *Euroka Villa* on the Graythwaite site in Union Street. The western facing slopes of Sayer's land was subdivided during the 1860s as the Euroka Estate.

The area experienced significant upheaval during the construction of the railway in two phases, first during the 1890s and again in the 1930s. Despite the railway intrusion, the area retains its nineteenth century buildings and streetscape form.

9.10.2 Description

The Union, Bank Thomas Street Conservation Area is bounded to the east by the North Sydney Commercial area where the land rises to the crest of North Sydney and to the west by the railway line along the foreshore of Berry's Bay.

The areas on either side of Union Street have distinct characters within the Conservation Area. The subdivision pattern is irregular to the south of Union Street reflecting the topography and street pattern with various street widths reflecting different phases of development. The subdivision pattern is more regular to the north of Union Street reflecting the flatter topography. The area has a close subdivision pattern, with cross streets and laneways that give a dense, urban texture. The area is characterised by long north/south streets, with streets north of Union Street running mostly across the steeply graded contours.



DRAFT AMENDMENTS –North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

Characteristic buildings of the area include 19th and early 20th century cottages, including attached, semi-detached and detached houses. The buildings are typically one to two storeys on small lots interspersed with pockets of larger, two storey Victorian terraces, early 20th century housing, and three storey Inter-war residential flat buildings.

A range of architectural styles are represented in the Conservation Area, including Victorian Georgian, Victorian Regency, Victorian Filigree, Victorian Italianate, Federation Queen Anne and Federation Arts and Crafts, most of which are interpreted in a simplified manner.

There are pocket parks and lookouts distributed throughout the area. The townscape character is also defined by regular, processional planting in the street reserves, and by extensive use of stone elements within streets and street formations.

The topography of the locality facilitates expansive views down streets running south off Union Street, including Dumbarton and Thomas Streets.

	<p>Figure C-9.10 (left): Circa 1890</p> <p>Figure C-9.11 (below left): Circa 1943</p> <p>Figure C-9.12 (below right): Circa 2008</p>

9.10.3 Statement of Significance

The Union, Bank, Thomas Street Conservation Area is significant:

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - Lavender Bay Planning Area**

- (a) As the largest area of mid to late Victorian buildings in the North Sydney area including a substantial number of individually significant buildings, groups of buildings and unique streetscapes in the local context.
- (b) For the clarity of its subdivision history that is still clearly seen in variations of road widths between sections of streets and changes of directions of the subdivision pattern in response to the subdivision of earlier estates.
- (c) For the way development has responded to the topography through stepped building forms and excavation in some locations.
- (d) For its fine streetscapes with intact rows of Victorian residences, especially in Thomas, Union and Chuter Streets.
- (e) For its relatively large number of surviving timber residences.

9.10.4 Significant elements**Topography**

P1 Area slopes to the west with escarpments to the north.

Subdivision

P2 Irregular subdivision to the south of Union Street with boundary to street frontage.

P3 Mostly rectilinear subdivision to the north of Union Street with boundary to street frontage.

P4 Restricted lot sizes.

Streetscape

P5 Varying width streets following the contours or slopes.

P6 Sandstone retaining walls and kerbing.

P7 Double rail timber fences.

Views

P8 Dumbarton Street lookout, Commodore Crescent lookout, Lord Street lookout.

P9 Dumbarton Street, Commodore Street, John Street: views to Berry's Bay.

P10 Slot views over and between buildings throughout area.

9.10.5 Characteristic buildings

P1 A mixture of:

- (a) 19th and early 20th Century cottages, including attached, semi-detached and detached single storey dwellings in the Victorian Georgian, Victorian Regency, Victorian Filigree, Victorian Italianate.
- (b) Two storey, Victorian Filigree, Victorian Italianate attached dwellings
- (c) Early 20th Century single and two storey Federation Queen Anne and Federation Arts and Crafts housing.
- (d) Three storey Inter-war residential flat buildings.

9.10.6 Characteristic building elements**Siting**

P1 Forward on lot with larger rear garden.

P2 Consistent setbacks



DRAFT AMENDMENTS –North Sydney Development Control Plan 2013

Area Character Statements - Lavender Bay Planning Area

Form, massing and scale

- P3 Single and two storey, detached and semi-detached dwellings with verandahs.
 P4 Two and three storey attached dwellings with front verandahs.
 P5 Rear additions behind and below the ridge line, submissive in scale.

Roofs

- P6 Pitched between 30 and 45 degrees with some use of parapets to the street, skillion roofs to rear extensions.
 P7 Hipped and gabled roofs to cottages; projecting gables to street.
 P8 Stone, brick and rendered brick chimneys.

Materials

- P9 Walls: Sandstone; weatherboards; face brick and rendered masonry on sandstone bases.
 P10 Roofs: Slate; corrugated metal; terracotta tiles.

Windows and doors

- P11 Original Victorian, Federation and Edwardian.

Fences

- P12 Low stone, brick and rendered walls.
 P13 Metal palisade on low stone plinths.
 P14 Timber picket fences.

Car accommodation

- P15 Located off rear lanes.
 P16 Single car parking in modest structures.

9.10.7 Uncharacteristic elements

- P1 Over-scaled additions; Carports and garages to front of lot; dormers and conditions to front and side roofs; removal of original details; painting and rendering of face brickwork; high fences to street; inappropriate fence details; paving of gardens.

9.10.8 Future built elements

- P1 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.
P2 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Area Character Statements - Lavender Bay Planning Area****9.10.89.10.9** 2 Thomas Street

- P1 To ensure the amenity of adjoining residents is not further compromised, the cafe at 2 Thomas Street, McMahons Point must not:
- (a) exceed a capacity of more than 45 patrons, whether those patrons be seated or standing; and
 - (b) operate outside the hours of 7.00am to 5.00pm on Monday to Saturday inclusive.

SECTION C-10

**WAVERTON/ WOLLSTONECRAFT
PLANNING AREA**



SECTION 10 WAVERTON / WOLLSTONECRAFT PLANNING AREA

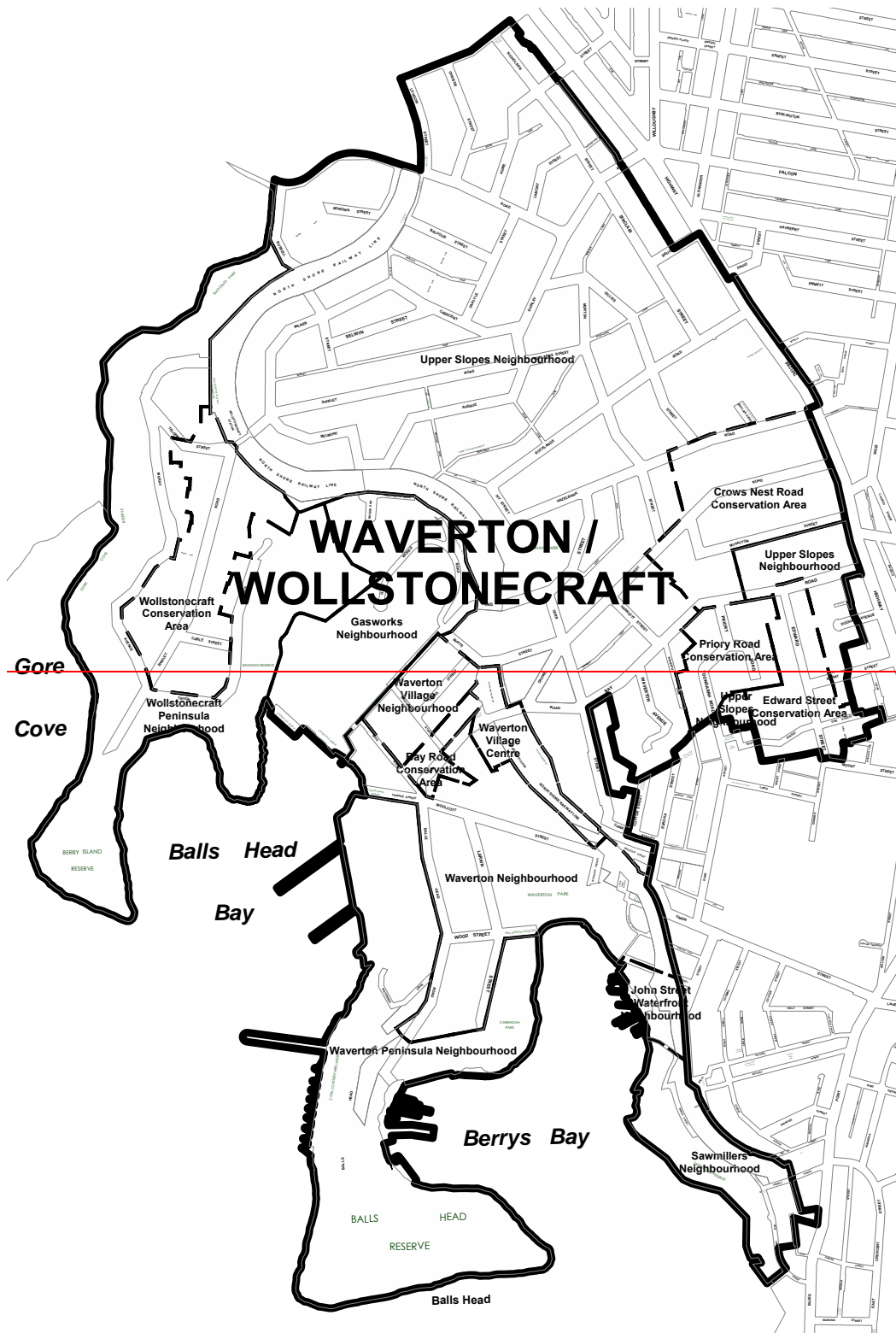


Figure C-10.1: Waverton / Wollstonecraft Planning Area and associated Locality Areas



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - Waverton / Wollstonecraft Planning Area

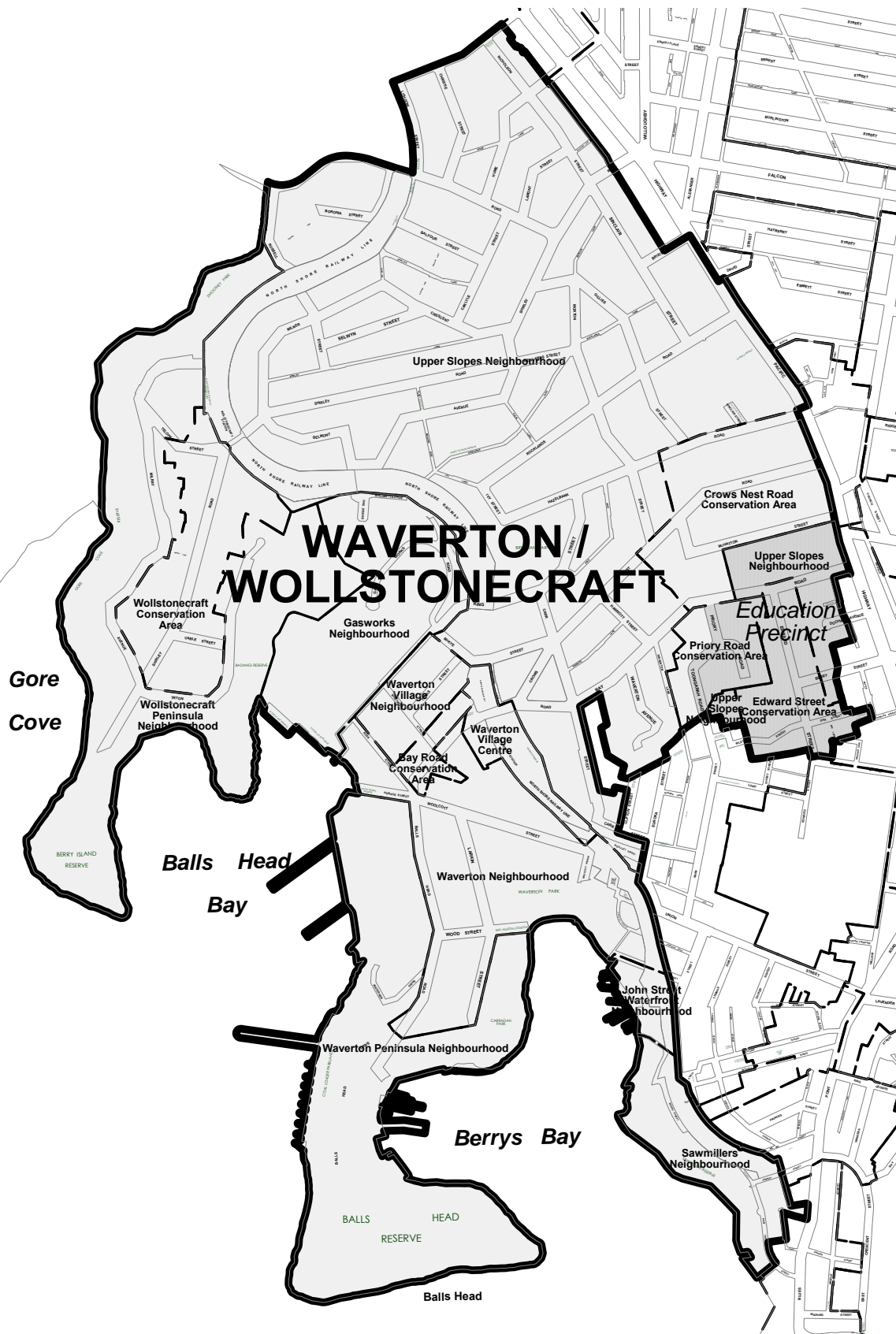


Figure C-10.1: Waverton / Wollstonecraft Planning Area and associated Locality Areas



10.0 WAVERTON / WOLLSTONECRAFT PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the Waverton/Wollstonecraft Planning Area.

The Planning Area generally comprises a diverse residential neighbourhood ranging from low density residential development adjacent to the foreshore areas of Sydney Harbour to high density residential development generally on the upper slopes and in close proximity to railway stations. The suburbs of Waverton and Wollstonecraft essentially align with the two ridges/peninsulas that project out into Sydney Harbour. The Area is also physically divided by the North Shore Railway line. Both neighbourhoods are in a pleasant setting, as a result of buildings being setback from boundaries, onsite landscaping, street trees and strong links to Sydney Harbour.

A large portion of the Education Precinct is located in the Planning Area, which consists of landmark educational establishments such as the Australian Catholic University (ACU), the Sydney Church of England Grammar School (Shore) and North Sydney Demonstration School and supports a growing student population and workforce of teaching and support staff.

The foreshores of the Planning Area are generally protected from development by recreational and bushland buffers, with the minor exception of maritime industrial activities which are reliant on a land-water interface.

Development within the Planning Area, should result in:

- residential growth being provided in accordance with Council's Residential Development Strategy, predominantly comprising attached dwellings, multi dwelling housing and residential flat buildings in the appropriate zones
- redevelopment of sites respects the existing built form and maintains the character of the area. This includes any alterations and additions to existing buildings



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - Waverton / Wollstonecraft Planning Area

- a wide range of residential types being distributed in a number of distinctive built forms and landscape areas, including purpose built student accommodation to support the functioning of the Education Precinct.
- local shops cater to the local community and are balanced between basic needs of food and grocery, and social needs- such as cafes and galleries
- a vibrant and engaging Education Precinct with safe pedestrian networks, high quality built form and a range of formal and informal public spaces for students to study, socialise and engage with the local community.
- future maritime uses having a minimal impact on residential amenity
- features contributing to local identity are promoted and conserved

and where,

Function

- a community centre being provided in an accessible location in the Waverton Neighbourhood, provides a meeting place for the local community and is part of North Sydney's network of community and cultural centres
- a limited number of non-residential uses such as maritime industrial, defence, hospital and educational establishments coexist peacefully with the residential character without adverse effect
- large areas of open space are used by local residents and the wider regional population for a variety of social and recreational needs
- comfortable and safe pedestrian routes are maintained and extended to achieve a continuous route from Smoothey Park to Waverton Park and on to McMahons Point
- public transport, cycling and walking are the preferred means of transport
- through traffic is discouraged from using the already overloaded road network and commuter parking managed through parking schemes

Environmental Criteria

- the remaining natural foreshores and water courses are conserved and protected, and pedestrian access to these is extended and improved
- bushland is protected from the adverse effects of development – such as stormwater runoff, spread of introduced plants and weeds, and visual impact of structures
- use of local flora extends habitats for native birds and other fauna
- mechanical noise and other industrial noise is controlled, to protect the ambience of natural features

Quality Built Form

- any development reflects and reinforces the existing distinctive built form/landscape areas and distribution of accommodation types
- cohesiveness is achieved in the area and through landscaping and street tree planting
- development in foreshore areas is carefully designed to consider the existing topography and not disrupt views from neighbouring properties
- significant views from lookouts and other vantage points are not obscured by structures or landscaping
- man-made features such as the railway cutting at Waverton Station and the tank cuttings on the BP site are maintained as local landmarks important to the community

North Sydney Development Control Plan 2013 - DRAFT AMENDMENTS**Area Character Statements - Waverton / Wollstonecraft Planning Area**

- educational establishments are oriented to the public domain to provide increased surveillance and activation

Quality Urban Environment

- backyards are used for a variety of activities particularly for families with children and for the practical and recreation needs of residents in apartments

Efficient Use of Resources

- existing buildings are maintained to prevent unnecessary waste of building materials
- stormwater is retained for reuse on-site

Public Domain

- streetscape improvements within the Education Precinct occur in accordance with the North Sydney Centre Public Domain Strategy and the Education Precinct Public Domain Masterplan

In addition to the above character statement for the Planning Area, the relevant character statement for the following Locality Areas also requires consideration:

- Section 10.1: Waverton Village Centre
- Section 10.2: Upper Slopes Neighbourhood
 - Section 10.2.4 Newlands Lane Open Space Area
- Section 10.3: Wollstonecraft Peninsula Neighbourhood
 - Section 10.3.4 12 Shirley Road
- Section 10.4: Gasworks Neighbourhood
- Section 10.5: Waverton Village Neighbourhood
- Section 10.6: Waverton Neighbourhood
- Section 10.7: Waverton Peninsula Neighbourhood
 - Section 10.7.4 HMAS Waterhen – Upper Terrace
 - Section 10.7.5 Former Quarantine Depot
 - Section 10.7.6 Former Woodleys Boatyard
- Section 10.8: John Street Waterfront Neighbourhood
- Section 10.9: Sawmillers Neighbourhood
- Section 10.10: Wollstonecraft Conservation Area
- Section 10.11: Crows Nest Road Conservation Area
- Section 10.12: Edward Street Conservation Area
- Section 10.13: Priory Road Conservation Area
- Section 10.14: Bay Road Conservation Area



10.2 THE UPPER SLOPES





DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - Waverton / Wollstonecraft Planning Area



10.2.1 Significant Elements

Land Use

- P1 Diverse range of low, medium and high density residential accommodation.
- P2 Passive and active recreational spaces.
- P3 Educational establishments.
- P4 Health services facilities.

Topography

- P5 Generally falls from the ridge following the Pacific Highway down to the south-west.

Natural Features

- P6 Remnant bushland in Smoothery Park.

Views

- P7 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Vistas to Sydney Harbour along Crows Nest Road are maintained.
 - (b) Remaining views from Brennan Park are maintained.

Identity / Icons

- P8 Mater Hospital.
- P9 Bradfield College.

North Sydney Development Control Plan 2013 - DRAFT AMENDMENTS**Area Character Statements - Waverton / Wollstonecraft Planning Area**

- P10 North Sydney Demonstration School.
 P11 Pacific Highway, a major regional thoroughfare.
 P12 North Shore railway line.
 P13 Brennan Park.
 P14 Smoothery Park.

Subdivision

- P15 A diverse mixture of allotment sizes and shapes reflective of the street alignments which follow the undulating topography of the land.

Streetscape

- P16 Wide streets with trees set into the carriageway.
 P17 Grass verges and concrete paths.
 P18 Buildings setback and generally aligned with the street frontage.
 P19 Low masonry fences.
 P20 Garages built to the boundary along the southern side of Rocklands Road and set into the slope of the land.

Public transport

- P21 Development is to take advantage of the high levels of accessibility to public train and bus services.

10.2.2 Desired Future Character**Diversity**

- P1 Predominantly residential accommodation, comprising
- Residential flat buildings on garden lots, according to zone.
 - Attached dwellings and multi dwelling housing, according to zone.
 - Dwelling houses and dual occupancies, particularly in the Balfour and Carlyle Street area.
 - Rows of semi-detached housing in Sinclair Street.
- P2 Supporting community facilities such as educational establishments and health care facilities.

P2P3 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.

10.2.3 Desired Built Form

- P1 Development in the form of residential flat buildings and multi dwelling housing in the relevant zones.
- P2 Educational development on the Bradfield College land is residential in scale, similar to attached dwellings and smaller residential flat buildings – with bulk and scale of larger buildings broken down into a number of elements.
- P2P3 Educational establishments must address and activate the public domain areas including streets, pedestrian links, laneways and public spaces.



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - Waverton / Wollstonecraft Planning Area

10.2.4 Newlands Lane Open Space Area



Objectives

- O1 Development should maintain the established open landscaped setting provided by the area.
- O2 Development should maintain the established scenic, environmental and cultural qualities of Newlands Lane.
- O3 Restrict development within the open space area subject area to works relating to the provision of landscaping or open space.
- O4 Development should encourage a native bushland setting.

Provisions

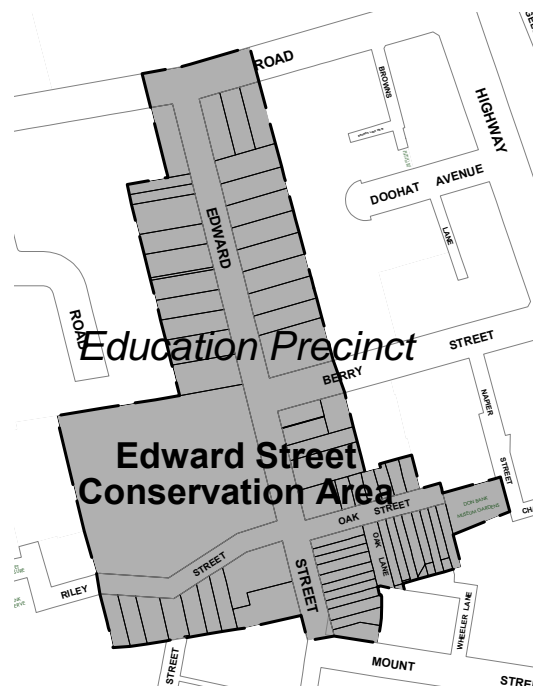
- P1 Development should not be undertaken in the open space building line area identified by shading in the figure to this section.
- P2 Fences of a height of no more than 900mm may be permitted.



DRAFT AMENDMENTS - North Sydney Development Control Plan 2013

Area Character Statements - Waverton / Wollstonecraft Planning Area

10.12 EDWARD STREET CONSERVATION AREA



10.12.1 History

The Edward Street Conservation Area includes land from *The Priory* and *Rockleigh Grange*, both of which were sold from the Wollstonecraft Estate in the 1840s. It also includes parts of a later (1850s) subdivision by Alexander Berry, a partner of Edward Wollstonecraft.

The 1850s subdivision was designed for small township building blocks and various small scale dwelling houses and attached dwellings were built at the southern end of Edward Street as a result.

North Sydney Development Control Plan 2013 - **DRAFT AMENDMENTS****Area Character Statements - Waverton / Wollstonecraft Planning Area**

Blocks at the northern end of Edward Street were purchased and consolidated by Capt. RF Pockley who built "Doohat". The three large properties were sold during the 1880s and sections of the estates subdivided and sold during the 1890s. Residential development then followed in the early 20th century.

10.12.2 Description

The Edward Street Conservation Area runs each side of Edward Street with larger areas to the south including the Catholic University site. It is bounded to the east by high rise along the Pacific Highway, the North Sydney School to the north and by the steep slope to the west.

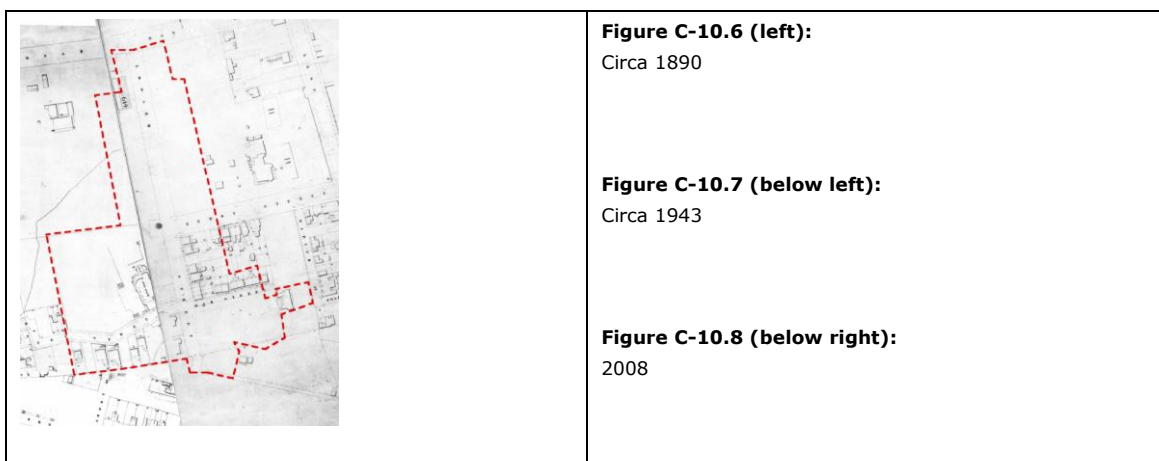
Edward Street runs along the top of a ridge and is flat to the east falling steeply to the west along Riley Street. Subdivision is determined by the street layout and topography with rectangular and irregular lot sizes, some developed for attached housing with no rear lanes.

The area is characterised by each phases of development and groupings of identical rows of houses. The early phase of development is represented by the Don Bank Group; small scale, attached, single storey weatherboard and brick houses in the Victorian Georgian and Italianate style. These buildings create an intimate 19th century atmosphere and context for the Victorian Filigree style developments at the southern end and the later detached dwellings at the northern end in the Federation Queen Anne and Inter War styles. There is some two storey Victorian and Federation attached dwellings houses and residential flat buildings and later infill developments. The Catholic University occupies the west of the conservation area and contains *Rockleigh*, modern buildings and car parking.

Street verges are 3.5 metres wide to Edward and Berry Street with grass and concrete footpaths and crossovers for parking. Houses to the high side of the street are set on brick and sandstone plinths and the houses to Riley Street are set on elevated sites with high, sandstone retaining walls to the street.

There are views from Edward Street to the CBD and to the west to the Harbour. The axial view north along Edward Street looks directly to the stone gateway of the original Lady Hay's Estate.

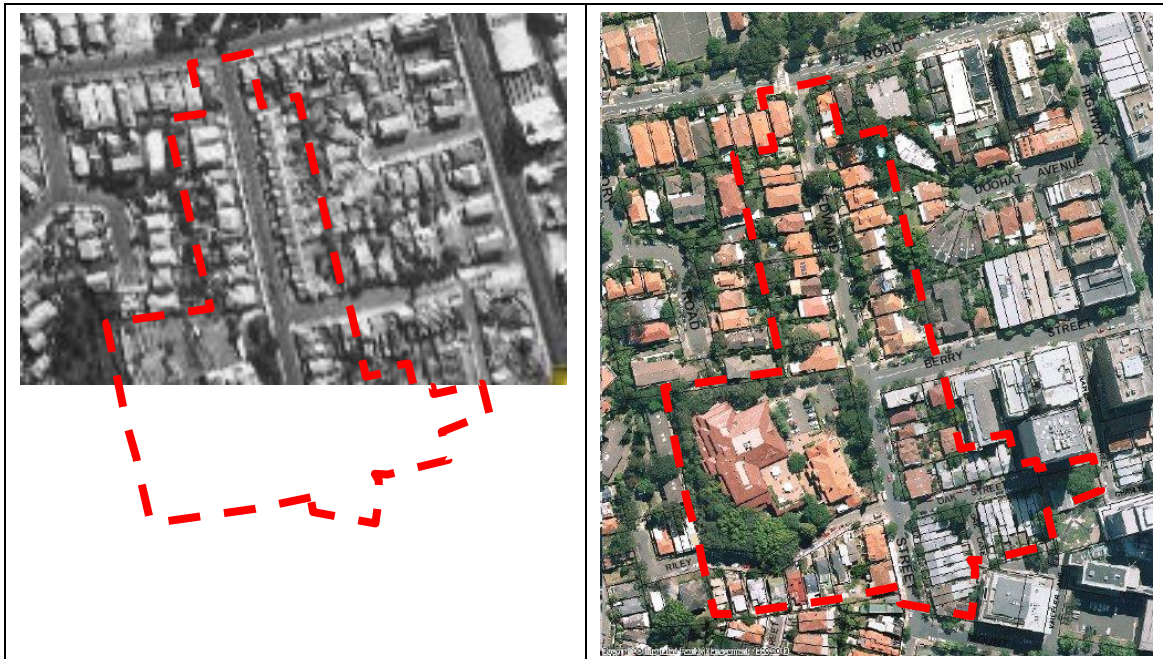
The land steps across Edward Street with a high side to the east with houses and a low side to the west and there are low street trees. Front gardens contribute to the landscaping of the street and there are remnant trees in the former *Rockleigh Estate*.





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Area Character Statements - Waverton / Wollstonecraft Planning Area



10.12.3 Statement of Significance

The Edward Street Conservation Area is significant:

- (a) As an intact example of early township development in North Sydney.
- (b) As a subdivision of the *Priory* and *Rockleigh Grange* Estates.
- (c) For its grouping of intact and commonly detailed mid Victorian and Federation houses.

10.12.4 Significant elements

Topography

P1 Top of ridge, flat to the east falling away to west.

Subdivision

P2 Rectilinear subdivision with narrower boundary to street frontage.

P3 Irregular lots to slope.

Streetscape

P4 Split streets and changes in level.

P5 Double rail timber fences.

P6 Strong skyline of simple pitched roofs and tall chimneys without dormers or openings to the street.

Views

P7 Street views along Edward and Riley Streets.

P8 Slot views over and between buildings to western Sydney from Edward Street.

10.12.5 Characteristic buildings

P1 A mixture of:

- (a) Single storey semi-detached and attached Victorian Georgian and Filigree dwelling houses.



- (b) Single storey Federation and Queen Anne style detached dwelling houses to common detail.
- (c) Two storey Federation residential flat buildings.

10.12.6 Characteristic built elements

Siting

- P1 Located forward on the lot with large rear gardens.
- P2 Consistent setbacks.

Form, massing and scale

- P3 Single storey detached, semi-detached and attached dwellings with projecting bays and verandahs to the street.
- P4 Skillion rear wings.
- P5 Reduced height and scale to rear.
- P6 Dwellings in groups of identical design (detached, semi detached and attached).

Roofs

- P7 Gabled and hipped between 30 and 45 degrees.
- P8 Gable ends to side.
- P9 Skillion roofs to rear extensions. Brick and rendered chimneys.

External Materials

- P10 Face brick, original rendered masonry walls.
- P11 Slate, corrugated metal, terracotta tiles roofs timber joinery on sandstone base course.
- P12 Timber windows with original coloured glass and leadlight, doors and joinery.
- P13 Cast iron lacework.
- P14 Original front garden landscaping.

Windows, doors and joinery

- P15 Victorian, Federation and Edwardian. Timber

Fences

- P16 Original low front fences.
- P17 Timber fences to rear.
- P18 Sandstone plinths, sandstone piers, metal palisade and gates, timber pickets, original face brick with piers.

Car accommodation

- P19 To street with paved hardstand areas. No garages or carports in front of building line.

10.12.7 Uncharacteristic elements

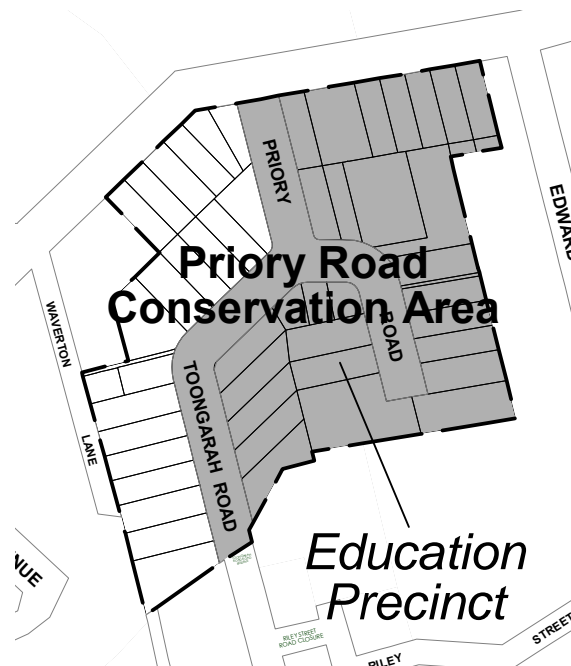
- P1 Uncharacteristic elements include modern, multi-storey commercial buildings; over-scaled, two storey additions; carports and garages in front setback, over-scaled and poorly detailed carports and garages; paving of front setback for car parking, front and side dormers and rooflights; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.

**DRAFT AMENDMENTS - North Sydney Development Control Plan 2013****Area Character Statements - Waverton / Wollstonecraft Planning Area****10.12.8 Future built elements**

- P1 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.
- P2 Cluster education-related development along Edward Street between Berry Street and Oak Street.
- P3 Where educational establishments provide night classes, these activities should be concentrated along Napier Street and Berry Street, within easy walking distance of public transport.
- P4 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.



10.13 PRIORY ROAD CONSERVATION AREA



10.13.1 History

The Priory Road Conservation Area was part of the land granted to Edward Wollstonecraft in 1825 and subsequently known as the Berry Estate. Berry and Wollstonecraft were business partners and related by marriage.

Colonel George Barney (Commander of Royal Engineers) leased the Priory Estate from Berry in the mid-1830s. In 1843 he purchased an extra one and a half acres, which included "Toongarah", forming an estate of about 10 acres.

"The Priory" was built in the 1840s at a time when the north shore was becoming more attractive as a residential location for the mansions built between the 1830s and the 1860s



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Area Character Statements - Waverton / Wollstonecraft Planning Area

In 1913 the estate was subdivided into 40 lots forming Toongarah Road and Priory Road. At this time both of the original dwelling houses, "Toongarah" and "The Priory" were extant. Further subdivisions occurred in the 1920s and 1930s.

"Toongarah" was purchased by SCEGGS school in 1917. The land was subdivided in 1939 into six blocks, and "Toongarah" was demolished. The original "Priory" building was incorporated into flats.

10.13.2 Description

The Priory Road Conservation Area is a small residential area bounded by Bay Road and the escarpment and reserve to the end of Toongarah Road.

The landform falls to the south with the southern end of strongly defined by the cliff. The subdivision pattern is determined by the wide, horseshoe shaped road and their being cul de sacs. Lot sizes are irregular though generally rectangular. The road system has been affected by the topography with Priory and Toongarah Roads falling down the slight hill and finishing at dead ends. Both ends are relatively wide.

The area is characterised by detached dwelling houses on medium sized lots and a few residential flat buildings on larger lots. The majority of buildings are single storey and were built between 1915 and 1928 soon after subdivision in the Inter-war Californian Bungalow style. There are a few Federation era buildings, 1930s flats and several buildings from the 1940s built after the subdivision of the site of "Toongarah". There are modern infill residential flat buildings.

Streets verges are typically 3.5 m wide and include grass with concrete footpaths and kerbs. Street trees and plantings in the private gardens are important to the character of the area. The area is heavily planted with trees.

There are views to trees and rooftops of the Bank Street valley, and to the Sydney CBD and long views from the lookout at the end of Toongarah Road.

Uncharacteristic elements include modern residential flat buildings; modern dwelling houses; over-scaled, two storey additions; over-scaled and poorly detailed carports and garages; front and side dormers and rooflights; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; garages and car ports to the street; high walls and fences to the street.

The materials used in the Conservation Area are consistently dark face brick, unglazed terracotta tiled hipped and gabled roofs, and timber framed casement windows. Front fences are generally low and typically in brick to match the house style. Priory Road also features some sandstone retaining walls. The setbacks from the street allow for small front gardens.

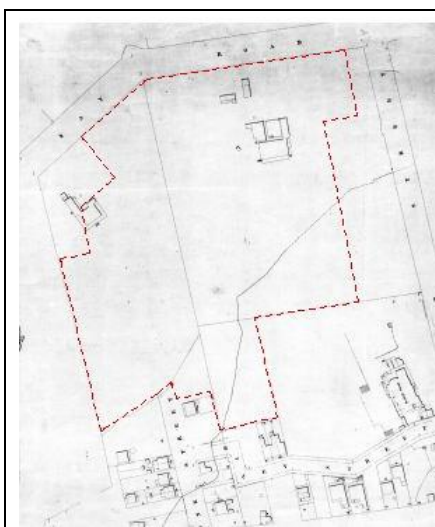


Figure C-10.9 (left):

Circa 1890

Figure C-10.10 (below left):

Circa 1943

Figure C-10.11 (below right):

Circa 2008



10.13.3 Statement of Significance

The Priory Road Conservation Area is significant:

- (a) As a subdivision of the 1840s curtilage of the early mansions, "The Priory" and "Toongarah".
- (b) As a largely intact and consistent early 20th century residential area that has a mix of Inter-war buildings, including bungalows and residential flat buildings in original condition.
- (c) For its quiet landscape setting derived from the mature street plantings, grassed verges, small open front gardens, low front fences and backdrop of trees in the valley below.
- (d) For its contained character derived from the cul-de-sac street pattern, the topography and the consistency of building form and materials.

10.13.4 Significant elements

Topography

P1 Sloping southwards to the cliff edge.

Subdivision

P2 Detached dwelling houses: 380m² lots with 10m frontage.

P3 Detached, semi-detached houses and attached houses: 180m² to 260m² lots with 4-6m frontages.

P4 Generally rectangular blocks with irregular shaped blocks on the corners and along the eastern side of Toongarah Road.

Streetscape

P5 Street trees planted in verges, mainly small eucalypts, Plane Trees and paperbarks.

P6 Pedestrian linkages from Priory Road to Edward Street, and from Toongarah Road to Waverton Lane.



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Area Character Statements - Waverton / Wollstonecraft Planning Area

Views

- P7 Views of trees and houses in the valley below, and limited views to the tops of the higher buildings in North Sydney, mostly from private domain.
- P8 Views from Toongarah Street lookout over the valley to Sydney CBD.

10.13.5 Characteristic buildings

- P1 Detached, single storey inter-war Californian bungalows on garden lots
- P2 1930s/40s residential flat buildings.

10.13.6 Characteristic built elements

Siting

- P1 To the front of block.
- P2 Dwellings on the eastern side of Toongarah Road are oriented to side boundaries.
- P3 Consistent setbacks.

Form, massing and scale

- P4 Single storey with hipped and gabled roofs with skillion rear extensions.
- P5 Reduced height and scale to rear.
- P6 Open verandahs to front.

Roofs

- P7 Hipped and gabled, pitched between 30 and 40 degrees without dormers to front and sides. Brick and rendered chimneys with terracotta chimney pots.

External Materials

- P8 Sandstone bases, face brick walls, wall shingles, original render and roughcast render. Textured and dark brick to residential flat buildings.
- P9 Slate, terracotta tiles, asbestos cement sheet, corrugated metal roofs.
- P10 Original timber windows, doors and decorative joinery.
- P11 Original front garden landscaping.

Windows, doors and external joinery

- P12 Federation and Inter-war casements and double hung sash. Timber

Fences

- P13 Low timber pickets, timber rails and mesh original face brick with piers.

Car accommodation

- P14 Located off street with crossovers and garages and carports at side or rear. No garaged or carports in front of building line.

10.13.7 Uncharacteristic elements

- P1 Uncharacteristic elements include modern, multi-storey commercial buildings; over-scaled, two storey additions; carports and garages in front setback, over-scaled and poorly detailed carports and garages; paving of front setback for car parking, front and side dormers and rooflights; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.

**10.13.8 Future built elements**

- P1 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.
- P2 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.

SECTION D-1

DICTIONARY

**Dictionary****DICTIONARY**

Abbreviations used in this DCP are defined as follows:

ABS	Australian Bureau of Statistics
AS	Australian Standards
BCA	Building Code of Australia
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulations	Environmental Planning and Assessment Regulations 2000
LEP	Local Environmental Plan
LGA	Local Government Area
NSLEP 2013	North Sydney Local Environmental Plan 2013
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
WELS	Water Efficiency Labelling Scheme
WSUD	Water Sensitive Urban Design

This DCP adopts all the definitions contained within NSLEP 2013. In addition to these definitions, the following terms used in this DCP are defined as follows:

adjoining land means land which abuts an application site or is separated from it only by a road, land, pathway, driveway, right of way or similar thoroughfare.

advertising display area means an area of an advertisement or advertising structure used for signage, and includes any borders of, or surrounds to, the advertisement or advertising structure, but does not include safety devices, platforms or lighting devices associated with advertisements or advertising structures.

apartment means a dwelling within a residential flat building or a dwelling comprising shop top housing within a mixed use development.

application site means the land to which an application for development consent relates and includes any easement or right of way relating to the site.

black-water means the leftover water from toilets and kitchen sinks. However, the left over water from the kitchen sink can be defined as grey-water, but only if it has been subject to appropriate treatment.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol, but that does not include general advertising of products, goods or services.

building work means any physical activity involved in the erection of a building.

building wrap advertisement means an advertisement that covers or wraps:

- (a) a building or land, or
- (b) a building that is under construction, renovation, restoration or demolition,

but does not include a wall advertisement.

bushland means any land zoned E2 - Environmental Conservation identified on the zoning maps to NSLEP 2013 or other public land that is managed by Council as bushland.

continuous accessible path of travel means an uninterrupted path of travel to or within a building providing access to all required facilities. For non-ambulatory people, this accessible



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path should not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment which would prevent it from being safely negotiated by people with disabilities.

Council means North Sydney Council and extends to include any Council officers who may make a decision on an application with delegated authority.

delegated authority means authority to make a decision as resolved by Council under s.377 of the [Local Government Act 1993](#) or as described in Council's Delegations Manual.

demolition means the complete or partial dismantling of a building or structure including damage, defacement or the relocation of a building or structure.

dominant skyline is the common or typical height of buildings, structures or trees in a locality rather than the average or mean height.

freestanding advertisement means an advertisement displayed on a structure mounted on the ground on one or more supports.

grey-water means the leftover water from baths, showers, hand basins and washing machines only. It may also include the left over water from the kitchen sink, but only if it has been subject to appropriate treatment.

gross building area means the total enclosed and unenclosed area of the building at all building floor levels measured between the outside face of any enclosing walls, balustrades and supports.

impulsive noise means having a high peak of short duration or a sequence of such peaks.

intermittent noise means the level suddenly drops to that of the background noise several times during the assessment period, with a noticeable change in noise level of at least 5 dB.

kerb ramp, in relation to Part B: Section 12 – Access, means an inclined access way with a length not greater than 1520mm and a gradient not steeper than 1 in 8, located within a kerb.

land includes any building or part of a building erected on the land.

landing, in relation to Part B: Section 17 - Access, means a flat or crowned surface with gradient not steeper than 1 in 40.

low-frequency noise means containing major components within the low frequency range (20 Hz–250 Hz) of the frequency spectrum.

multi-dwelling development means a development containing 3 or more dwellings on the same parcel of land regardless of whether other land uses are also proposed on the same land.

neighbouring land means any land, other than adjoining land, which may be adversely affected by the use of an application site or the erection of a building on an application site (includes properties in a neighbouring Local Council Area).

owner means the name and address of the proprietor of land as registered in Council's rating records.

prescribed tree means any living perennial plant with a single, woody self-supporting stem or trunk, unbranched from some distance from the ground.

product image means any words, letters, symbols or images that identify a product or corporate body, but does not include any object to which the words, letters, symbols or images are attached or appended.

Public Art Policy means a policy adopted by a consent authority, in a development control plan or otherwise, that establishes forms and locations for art works in the public domain.

rail corridor means land:

- (a) that is owned, leased, managed or controlled by a public authority for the purpose of a railway or rail infrastructure facilities, or

North Sydney Development Control Plan 2013 – **DRAFT AMENDMENTS****Dictionary**

- (b) that is zoned under an environmental planning instrument predominantly or solely for development for the purpose of a railway or rail infrastructure facilities, or
- (c) in respect of which the Minister has granted approval under Part 3A or (before its repeal) Division 4 of Part 5 of the Act for the carrying out of development (or for a concept plan for a project comprising or including development) for the purpose of a railway or rail infrastructure facilities.

Note Copies of the Minister's approvals are available on the website of the Department of Planning

residential zones means the R2 – Low Density Residential, R3 – Medium Density Residential, R4 – High Density Residential zone or E4 – Environmental Living under NSLEP 2013.

roof or sky advertisement, in relation to Part B: Section 9 – *Advertising and Signage* means an advertisement displayed on or above the parapet or eaves of a building.

Special Areas means that area marked red with a black cross hatch as shown on the North Sydney Centre Map to NSLEP 2013.

special promotional advertisements means an advertisement for an activity or event of a civic or community nature but not including wall advertisement.

suitably qualified arborist means:

- (a) for the purpose of carrying out pruning work or certifying a tree as dead must hold minimum qualification Australian Qualification Framework (AQF) level 3 in Arboriculture and/or equivalent experience, knowledge and skills.
- (b) A Qualified Arborist for the purpose of providing written reports or tree hazard assessments must hold minimum qualification Australian Qualification Framework (AQF) level 5 in Arboriculture and/or equivalent experience, knowledge and skills.

tall building means a building 18 storeys in height or greater.

tonal noise means containing a prominent frequency and characterised by a definite pitch.

tower means a tall, vertical structure above the podium level of a building.

wall advertisement, in relation to Part B: Section 9 – *Advertising and Signage* means an advertisement that is painted on or fixed flat to a wall of a building, but does not include a special promotional advertisement or building wrap advertisement.



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