

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

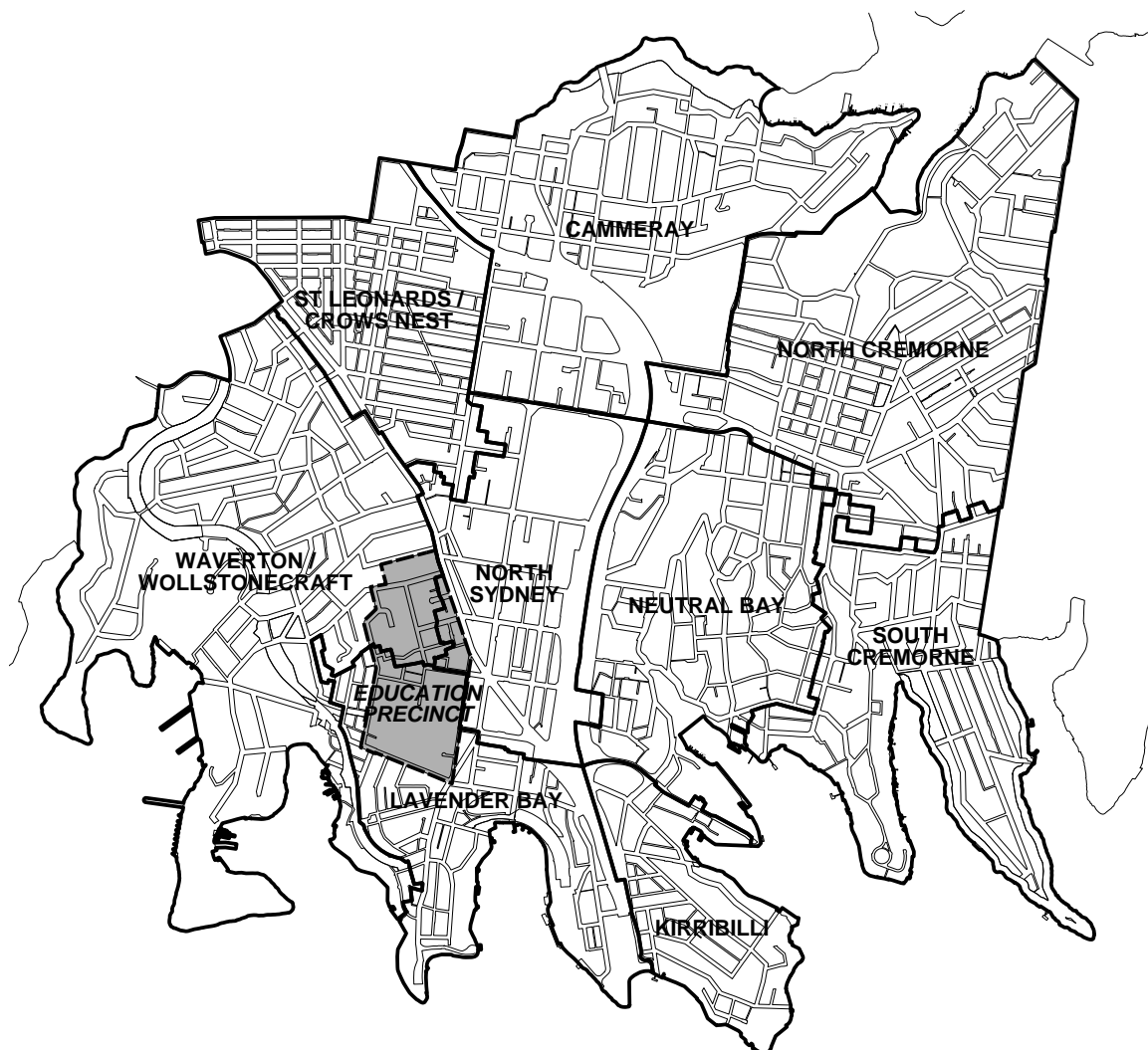


Figure C-1.1: Planning Areas

Area Character Statements

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.

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

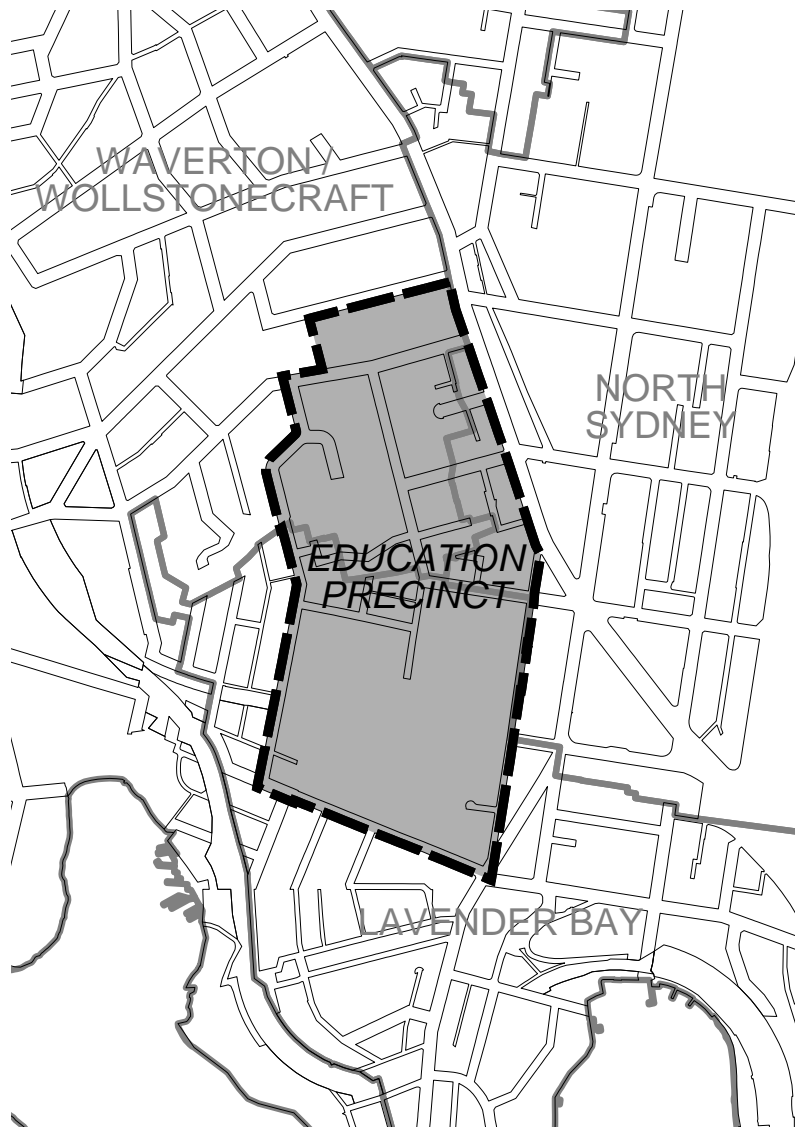


Figure C-1.2: Education Precinct