

8.11. Development Control Plan - 23-35 Atchison Street, St Leonards

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ATTACHMENTS:

1. Draft DCP Amendment 23-35 Atchison Street St Leonards [8.11.1 - 34 pages]

PURPOSE:

The purpose of this report is to seek Council's re-endorsement of a previously exhibited site-specific amendment to the North Sydney Development Control Plan (DCP). The required notification of the DCP amendment did not occur within the specified 28-day timeframe as the accompanying LEP amendment was not made until considerably later (15 May 2020).

EXECUTIVE SUMMARY:

On 23 September 2019, Council considered a post exhibition report for a Planning Proposal and site specific DCP to amend the NSLEP 2013 and DCP as it applies to 23-35 Atchison Street, St Leonards. At this meeting Council resolved, in regard to the DCP:

THAT in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, Council adopts the amendments to North Sydney Development Control Plan 2013 forming Attachment 5 to this report.

Clause 21 (2) of the Environmental Planning and Assessment Regulation 2000 requires Council to publish notice of its decision on its website within 28 days after the decision is made. This did not occur within the specified 28-day timeframe as the accompanying LEP amendment was not made until considerably later (15 May 2020).

In order to ensure procedural correctness, the previously endorsed DCP amendment is being re-presented for Council's adoption. The DCP amendment introduces a 6m ground level setback along the Atchison Street frontage of the site and will help guide the detailed design of the proposal through the Development Application assessment process.

During the previous exhibition, there were no submissions received concerning the DCP amendment.

FINANCIAL IMPLICATIONS:

There are no financial implications arising as a result of this matter.

RECOMMENDATION:

1. THAT in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, Council adopts the amendment to North Sydney Development Control Plan 2013 forming Attachment 1 to this report.

2. THAT in accordance with Clause 25AB of the Environmental Planning and Assessment Regulation 2000, a copy of the adopted amendment to North Sydney Development Control Plan 2013 be forwarded to the Planning Secretary of the Department of Planning, Industries and Environment.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
 - 1.2 North Sydney is sustainable and resilient
2. Our Built Infrastructure
 - 2.2 Vibrant centres, public domain, villages and streetscapes
4. Our Social Vitality
 - 4.1 North Sydney is connected, inclusive, healthy and safe
5. Our Civic Leadership
 - 5.1 Council leads the strategic direction of North Sydney

BACKGROUND

On 23 September 2019, Council considered a post exhibition report for a Planning Proposal to amend the North Sydney Local Environmental Plan 2013 (NSLEP 2013) and a site specific DCP amendment as it applies to 23-35 Atchison Street St Leonards. The Planning Proposal sought to:

- Increase the maximum building height from 20m to 56m;
- Introduce a maximum overall floor space ratio of 6.3:1
- Increasing the minimum non-residential floor space ratio from 0.6:1 to 1.5:1

The Planning Proposal was accompanied by an amendment to the North Sydney DCP to introduce a 6m ground level setback along the Atchison Street frontage of the site to provide a more appropriate interface at the public domain at ground level.

Following the public exhibition of the Planning Proposal and DCP amendment, at this meeting Council resolved:

- 1. THAT having completed the community consultation requirements outlined in the Gateway Determination, Council forward the Planning Proposal (Attachment 2) to the Department of Planning, Industry and Environment with a request that a Local Environmental Plan be made in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979, to give effect to the Planning Proposal.*
- 2. THAT Council finalise the Voluntary Planning Agreement with the view to have it in force prior to the gazettal of the LEP amendment.*
- 3. THAT Council write to the Minister for Planning seeking an undertaking to exempt this site, in the same manner that the Minister acted for 617-621 Pacific Highway, from the application of any Special Infrastructure Contributions (SIC)*

on the basis of the delivery of defined public benefits within this Voluntary Planning Agreement.

4. THAT in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, Council adopts the amendments to North Sydney Development Control Plan 2013 forming Attachment 5 to this report.

5. THAT in accordance with Clause 25AB of the Environmental Planning and Assessment Regulation 2000, a copy of the adopted amendments to North Sydney Development Control Plan 2013, along with this Council report and resolution be forwarded to the Planning Secretary of the Department of Planning, Industries and Environment.

6. THAT Council notify all submitters of Council's decision.

Clause 21 (2) of the Environmental Planning and Assessment (EPA) Regulation 2000, requires Council to publish notice of its decision on its website within 28 days after the decision is made.

Clause 21 (4) of the EPA Regulation 2000 states that a development control plan comes into effect on the date that notice of the Council's decision to approve the plan is published in its website, or on a later date specified in the notice.

Where a DCP amendment is required as a result of a site-specific Planning Proposal (as is the case for the subject site), this presents a challenge for Council administratively, as the date the Planning Proposal comes into effect is unknown. Identifying a date for the DCP amendment to come into effect in these circumstances is difficult given the uncertainties regarding timelines associated with the LEP amendment process and State Government approval processes.

On 15 May 2020, Amendment No 27 to NSLEP 2013 came into force following their publication on the NSW legislation website. This amendment formed part of the Minister for Planning and Public Space's recent first tranche of "fast-tracked" planning approvals to stimulate the economy moving post COVID-19.

CONSULTATION REQUIREMENTS

The Planning Proposal and DCP amendments were previously the subject of community consultation, the outcomes of which were detailed in a report to Council on 23 September 2019. Further community engagement is not required.

DETAIL

As detailed in the background section above, this report is presented to Council to address a procedural requirement of the EPA Regulation 2000. Council's re-adoption of the DCP amendment, which is included at Attachment 1, is consistent with its previously adopted position which was difficult to address given its relationship to a

Planning Proposal as explored within this report and is required to assist with the assessment of the Development Application for the site. The DCP amendment seeks to introduce a 6m ground level setback along the Atchison Street portion of the site to accommodate widened footpaths and active ground level uses. During the public exhibition process, no objections were received regarding this matter.

As such, it is recommended that Council endorse the amendment to NSDCP 2013 associated with the Planning Proposal.



SECTION 3 ST LEONARDS / CROWS NEST PLANNING AREA

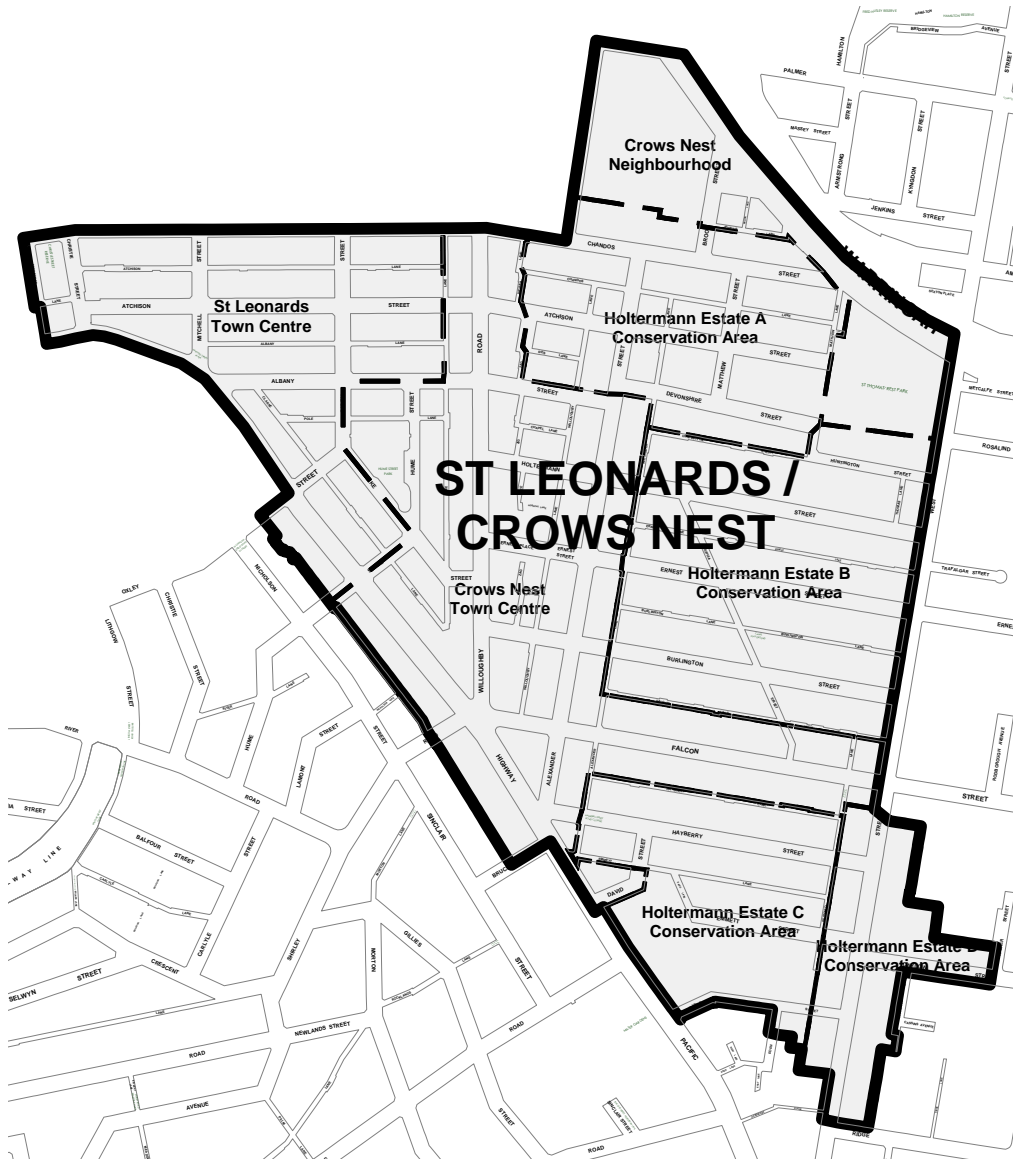
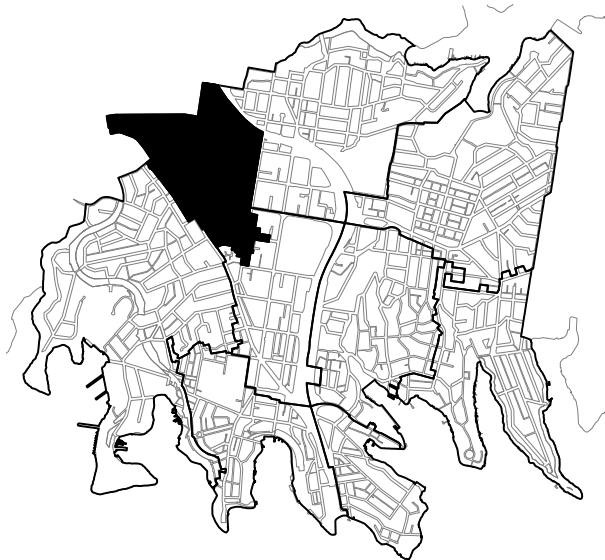


Figure C-3.1: St Leonards / Crows Nest Planning Area and associated Locality Areas



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.

C	Part
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C3-2	Page
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DRAFT North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area**

St Thomas Rest Park, located toward the northern edge of the area, as well as Hume Street Park, 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



DRAFT North Sydney Development Control Plan 2013

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 3.2.4 Hume Street Park
- 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

C Part

C3-4 Page

DRAFT North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****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
- (b) Oxley Street Masterplan: 75-89 Chandos Street, 21-35 and 58-64 Atchison Street.

3.1.1 Significant elements**Land Use**

- P1 Predominantly mixed commercial and residential development.
- P2 Commercial development.
- P3 Community facilities.
- P4 Passive and active recreational spaces.

Topography

- P5 Slight falls to the east and north east from the Pacific Highway which generally follows the ridgeline.

Identity / Icons

- P6 The Forum development and plaza.
- P7 St Leonards Station a major transport interchange hub.
- P8 Pacific Highway, a major sub-arterial thoroughfare.

Subdivision

- P9 Generally rectilinear grid pattern with dual frontages

Streetscape

- P10 Wide fully paved footpaths along Pacific Highway and other commercial and mixed use buildings.
- P11 Atchison Street between Christie Street and Mitchell Street is one way only, with wide paved footpaths, landscaping and other urban furniture.



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Area Character Statements - St Leonards / Crows Nest Planning Area

P12 Awnings provided along the Pacific Highway and for other commercial and mixed use buildings.

P13 Irregular planting of street trees.

Public transport

P14 Development is to take advantage of high levels of access to high frequency public train and bus services.

P15 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 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 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 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.

P9 A linear park is provided along the western side of Mitchell and Oxley Streets, between Chandos and Albany Street.

P10 A shared way is provided along Mitchell Street from Atchison Street to properties in Albany Lane.

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.

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

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

C Part

C3-6 Page

DRAFT North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****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 33 or 35-37 Chandos Street and 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.
- 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.
- 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

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



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Area Character Statements - St Leonards / Crows Nest Planning Area



Diagram above to be deleted

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Area Character Statements - St Leonards / Crows Nest Planning Area



Figure C-3.2: Building Setbacks Map

Diagram above to be added

Podiums

- 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.



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Area Character Statements - St Leonards / Crows Nest Planning Area



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.

C	Part
C3-10	Page

DRAFT North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area



Figure C-3.4: Above Podium Setbacks Map

Awnings

P12 Awnings are to be provided along all street frontages in the B3 Commercial Core and B4 Mixed Use zones.

Solar access

P13 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.

P14 Development should not increase overshadowing of the existing or proposed public open space area at Hume Street Park bounded by Pole Lane, Oxley Street, Clarke Street and Hume Street between the hours of 9am – 3pm.

Noise

P15 Elevations of buildings fronting Pacific Highway and Chandos Street are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).



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Area Character Statements - St Leonards / Crows Nest Planning Area

Views

P16 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.

P17 Generally 5 storeys with flat roofs.

P18 Development compliments the physical form of development in the adjoining mixed use areas.

P19 Height of development responds to adjacent building height and form.

P20 Landscaped areas should be accessible to all residents and not fenced off into separate courtyards.

P21 Rear open spaces must be accessible from the street.

P22 Laneway fences generally between 900 and 1200mm high.

Car accommodation

P23 Where a property has a frontage to a laneway, vehicular access must be provided from the laneway

P24 All off-street car parking must be provided underground.

P25 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.

P26 Short stay (ten minute) parking spaces should be located close to meeting places.

P27 The amount of long stay commuter parking is minimised.

P28 Non-residential parking is minimised.

C Part

C3-12 Page



3.2 CROWS NEST TOWN CENTRE



3.2.1 Significant elements

Land Use

- P1 Predominantly mixed commercial and residential development.
- P2 Public parking facilities.
- P3 Community facilities.
- P4 Medium density residential accommodation.
- 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.

Natural Features

- P7 Ridge line following the alignment of Pacific Highway.

Views

- P8 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Vista north along Willoughby Road and Pacific Highway.
 - (b) District views from the upper levels of taller buildings.

Identity / Icons

- P9 Crows Nest five ways intersection.



DRAFT North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

P10 Formalised outdoor dining on Willoughby Road, Burlington, Ernest and Holtermann Streets.

P11 Pacific Highway and Falcon Streets, major sub-arterial thoroughfares.

P12 Hume Street Park.

Subdivision

P13 Regular grid pattern interrupted by diagonal streets.

P14 Generally long narrow allotments with dual street frontages.

Streetscape

P15 In mixed use areas, buildings are built to the street and aligned with the street frontage.

P16 Continuous awnings provided for shops, cafes and other commercial uses.

P17 Wide footpaths with designated outdoor dining areas on Willoughby Road, Burlington, Ernest and Holtermann Streets.

P18 Landscaping provided along Willoughby Road to improve amenity for pedestrians and outdoor diners.

P19 Traffic calming and pedestrian crossings provided near shops and cafes on and around Willoughby Road.

P20 Irregular planting of street trees and shrubs.

Public transport

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

3.2.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 Willoughby Road, between Falcon Street and Albany Street, and Pacific Highway, between Shirley Road and Hume Street, two storey parapet shopfront with shops at ground level, non-residential or residential above, with additional height set back above 2 storey parapet.

P2 Remainder of the Centre medium rise, mixed use development, boundary to boundary, with setbacks at laneway, public spaces and above podium - shops at ground level, non-residential/residential on first floor, residential above.

P3 Medium density residential development along Falcon Street.

P4 Provision of a large connected piece of open space connecting Willoughby Road to Oxley Street.

Accessibility and permeability

P5 Pedestrian access from Willoughby Road to through to Alexander and Hume Streets, improves access to the Council car parks.

Public spaces and facilities

P6 Ernest Place is a focus for the Town Centre.

P7 A significant urban park (Hume Street Park) is provided on land bound by Pole Lane, Oxley Street, Clarke Street and Hume Street.

P8 A public plaza with a pedestrian link to Willoughby Road is provided between Hume Street and Hume Lane adjacent to Hume Street Park.

C Part

C3-14 Page

DRAFT North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****3.2.3 Desired Built Form****Subdivision**

- P1 Maintain a 10m - 15m frontage (consistent with two storey parapet shopfront scale), especially along Willoughby Road and Alexander Street.
- P2 Frontages of sites larger than this have their apparent width broken down with detailing and design features.

Setbacks

- P3 Zero setback to all street frontages
- P4 A 1.5m setback to all laneways.

Podiums

- P5 A podium of 13m (4 storey) to all streets with a setback of 3m above the podium level, with the following exceptions:
- (a) A podium of 13m (4 storey) with a weighted average setback of 4m above the podium level to:
 - (i) the northern, eastern and southern frontages of the street blocks bounded by Falcon Street, Alexander Street, Holtermann Street and Willoughby Lane, and
 - (ii) the triangular street block bounded by Falcon Street, Alexander Street and the Pacific Highway.
 - (b) A podium of 8.5m (2 storey) with a setback of 3m above the podium to:
 - (i) Willoughby Road, between Falcon Street and Albany Street, and
 - (ii) Pacific Highway, between Shirley Road and Hume Street
 - (c) A podium of 10m (3 storeys) to all laneways, with a setback of 3m above the podium.

Building design

- P6 Consistent parapet facade heights are provided along Willoughby Road and the Pacific Highway.
- P7 Off street car parking must be provided underground except when owned and operated by Council as a public car park.

Noise

- P8 Elevations of buildings fronting Falcon Street and Pacific Highway are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Awnings

- P9 Awnings must be provided to all street frontages, except laneways.

Car accommodation

- P10 No vehicular access is permitted to:
 - (a) Willoughby Road, between Falcon Street and Albany Street, and
 - (b) Pacific Highway, between Shirley Road and Hume Street.
- P11 Shared vehicular access to Shirley Road must be maintained to all properties between 286 and 306 Pacific Highway.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.2.4 Hume Street Park

Plan of Management

- P1 Development is not permitted on the Hume Street Park site:
- (a) until a Plan of Management has been prepared for the site; and
 - (b) the development is consistent with the Plan of Management.

Diversity

- P2 The principal purposes is to provide a large recreational area and urban plaza with a variety of community, recreational and business purposes provided below ground level.

Form, massing and scale

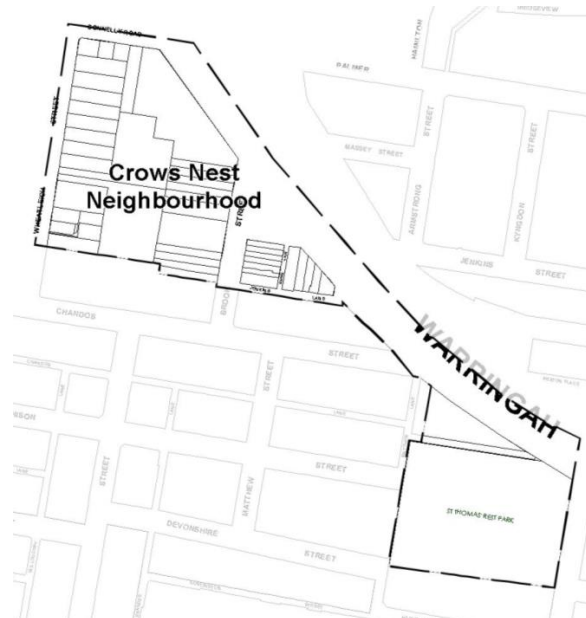
- P3 Development is predominately located below ground, to ensure that the land is highly accessible for pedestrians and can be actively used as a recreational space and urban plaza.
- P4 Any development located above ground shall not exceed 1 storey in height.

C Part

C3-16 Page



3.3 CROWS NEST NEIGHBOURHOOD



3.3.1 Significant Elements

Land Use

- P1 Predominantly residential accommodation.
- P2 Passive recreational spaces.

Topography

- P3 Gentle falls to the north-east towards the Warringah Expressway.

Views

- P4 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Vista north along Willoughby Road and Pacific Highway.

Identity / Icons

- P5 Warringah Expressway a major arterial thoroughfare.
- P6 St Thomas Rest Park.
- P7 Holtermann Estate Conservation Areas.

Subdivision

- P8 Traditional grid subdivision pattern interrupted by the juxtaposition of the Warringah Expressway.
- P9 A mix of narrow deep allotments reflecting detached and semi-detached housing forms and larger consolidated allotments reflecting multi dwelling housing and residential flat building forms.

Streetscape

- P10 Tree lined streets with grassed verges and concrete footpaths.
- P11 Buildings setback from the boundary and aligned with the street frontage.



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Area Character Statements - St Leonards / Crows Nest Planning Area

P12 Low brick fences.

3.3.2 Desired Future Character

Diversity

P1 Predominantly a mix of dwelling houses, attached dwellings, multi dwelling houses and residential flat buildings according to zone.

P2 Retention and enhancement of existing public open spaces.

3.3.3 Desired Built Form

Form, massing and scale

P1 Retention of a low density residential character along Wheatley Street.

Access

P2 Vehicle access on Brook Street should be carefully designed to minimise disruption to vehicular traffic

Noise

P3 Elevations of buildings fronting Chandos Street and Warringah Expressway are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

C Part

C3-18 Page



3.4 HOLTERMANN ESTATE A CONSERVATION AREA



3.4.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by BO Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The Holtermann Estate A Conservation Area was subdivided and offered for sale during the 1880s and 1890s.

Main period of construction-1884 to 1915.

3.4.2 Description

The Holtermann Estate A Conservation Area is the northern most section of the larger Holtermann Estate and is bounded by St. Thomas Rest Park, the Warringah Expressway and commercial development to the west.

The landform falls slightly to the north and west. Subdivision is determined by a grid pattern of wide streets, rear lanes and narrow cross lanes. Lot sizes are slightly larger than other parts of the Holtermann Estate though many lots have been developed for attached dwelling houses.

The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that includes a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian, Filigree and Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with post war residential flat buildings and modern infill housing.

Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths and crossings to off-street parking. Deep set sandstone kerbs remain in some locations. Houses to the high side of the street are often set on sandstone plinths with retaining walls to the street. Rear lanes are lined with fences, carports and garages with some development fronting the lanes.

There are long views along the main streets and cross views along the lanes.

Front gardens contribute to the landscaping of the streets. Gardens follow the natural fall of the land with steps to the street on the high side. High and low scale street trees.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.4.3 Statement of Significance

The Holtermann Estate A Conservation Area is significant:

- (a) as a late 19th century subdivision for speculative housing.
- (b) For its regular grid of streets, rear lanes and cross lanes.
- (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.



3.4.4 Significant elements

Topography

P1 Slight falls to the north and west.

Subdivision

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

P3 Semi-detached and attached houses and some detached houses: 180m² to 260m² lots with 4-6m frontages. Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

P4 Street trees align streets.

P5 Sandstone retaining walls relate to changes in level between streets and lots.

C Part

C3-20 Page

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- P6 Continuous grass verges and sandstone kerbs without vehicle crossings.
 P7 Lanes have a low scale and service character.

Views

- P8 Vistas along major streets and lanes.

3.4.5 Characteristic buildings

- P1 Single storey, detached, semi-detached and attached dwelling houses.

3.4.6 Characteristic built elements**Siting**

- P1 Located towards the front of the block.
 P2 Consistent setbacks.

Form, massing and scale

- P3 Single storey with hipped and gabled roofs with skillion rear extensions.
 P4 Reduced height and scale to rear.
 P5 Open verandahs to front.
 P6 Projecting front gables beside recessed verandahs.
 P7 Dwelling houses in groups of identical design (detached, semi-detached and attached) often have continuous front verandahs.
 P8 Strong skyline of simple pitched roofs and tall chimneys visible from street and rear lanes and stepped along the streets/lanes.

Roofs

- P9 Hipped roofs pitched between 30 and 45 degrees without dormers or openings that can be seen from the street.
 P10 Gabled ends for projecting bays to the street.
 P11 Skillion roofs to rear extensions.
 P12 Brick and rendered chimneys with terracotta chimney pots.

External Materials

- P13 Sandstone, timber weatherboards or face brick on sandstone foundations.
 P14 Original rendered walls.
 P15 Slate, corrugated metal and terracotta tiled roofs.
 P16 Timber windows, doors and joinery in a Victorian, Federation or Edwardian style.
 P17 Original front garden landscaping.

Fences

- P18 Original low front fences.
 P19 Timber fences rear and side.
 P20 Sandstone plinths, sandstone piers, metal palisade and gates, timber pickets, timber rails and mesh, pipe and mesh gates, original face brick with piers.

Car accommodation

- P21 Located off rear lanes.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.4.7 Uncharacteristic elements

- P1 Over-scaled, two storey additions; contemporary buildings with laneway frontages; over-scaled and poorly detailed carports and garages; front and side dormers and rooflights; modified roof forms; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.



3.5 HOLTERMANN ESTATE B CONSERVATION AREA



3.5.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by BO Holtermann in the 1880s led to the consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

Main period of construction 1880-1915.

3.5.2 Description

The Holtermann Estate B Conservation Area includes the central portion of the larger Holtermann Estate.

The landform is generally level, with slight falls to the south. Subdivision is determined by a grid pattern of wide streets and narrow, rear lanes. Lot sizes vary and many lots have been developed for attached houses.

The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that include a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with some post war residential flat buildings and modern infill housing. There are examples of high quality attached dwellings.

Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths. Deep set sandstone kerbs remain in some locations. Rear lanes are lined with fences, garages and carports with some remnant dunnies. The lane intersections are sometimes terminated by the side profile of a corner building oriented to the cross street.

Sophia Street provides diagonal views.

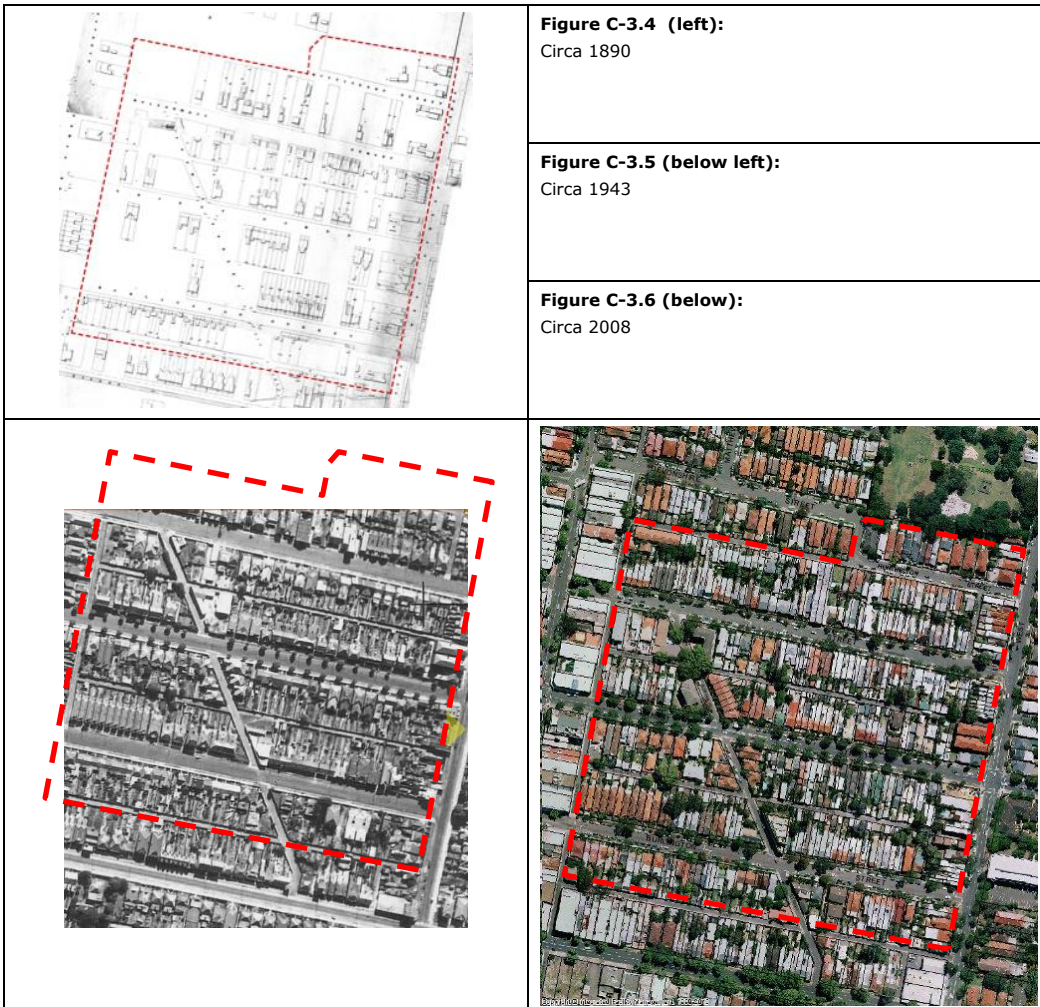
Front gardens contribute to the landscaping of the streets. Gardens follow the natural fall of the land with steps to the street on the high side. There are high and low scale street trees and shrubs.



3.5.3 Statement of Significance

The Holtermann Estate B Conservation Area is significant:

- (a) As a late 19th century subdivision for speculative housing.
- (b) For its regular grid of streets, rear lanes and cross lanes.
- (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.



3.5.4 Significant elements

Topography

P1 Generally level, slight falls to the south east.

Subdivision

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

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

- P3 Detached, semi-detached and attached dwelling houses: 180m² to 260m² lots with 4-6m frontages.
- P4 Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

- P5 Street trees and shrubs align streets. Sandstone retaining walls relate to changes in level between streets and lots. Continuous grass verges and sandstone kerbs without vehicle crossings. Lanes have a low scale and service character.

Views

- P6 Along Sophia Street.

3.5.5 Characteristic buildings

- P1 Single storey, detached, semi-detached and attached dwelling houses.

3.5.6 Characteristic built elements**Siting**

- P1 Located towards the front of the block.
- P2 Consistent setbacks.

Form, mass and height

- P3 Single storey with hipped and gabled roofs with skillion rear extensions.
- P4 Reduced height and scale to rear.
- P5 Open verandahs to front.
- P6 Projecting front gables beside recessed verandahs with decorative detailing.
- P7 Dwelling houses in groups of identical design (detached, semi-detached and attached) which often have continuous front verandahs.
- P8 Strong skyline of simple pitched roofs and tall chimneys visible from the street and rear lanes.

Roofs

- P9 Hipped roofs pitched between 30 and 45 degrees without dormers or openings.
- P10 Gabled ends for projecting bays to the street.
- P11 Skillion roofs to rear extensions.
- P12 Brick and rendered chimneys with terracotta chimney pots.

External Materials

- P13 Sandstone, timber weatherboards or face brick on sandstone foundations.
- P14 Original rendered walls.
- P15 Slate, terracotta tiles, corrugated metal roofs.
- P16 Original timber windows, doors and decorative joinery in a Victorian, Federation and Edwardian style.
- P17 Original front garden landscaping.

Fences

- P18 900-1600mm high to the street.
- P19 1800mm high to laneways.
- P20 Sandstone plinths, sandstone piers, metal palisade fences and gates, timber pickets, timber rails and mesh, pipe and mesh gates, original face brick with piers.



DRAFT North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

Car accommodation

P21 Located off rear lanes.

3.5.7 Uncharacteristic elements

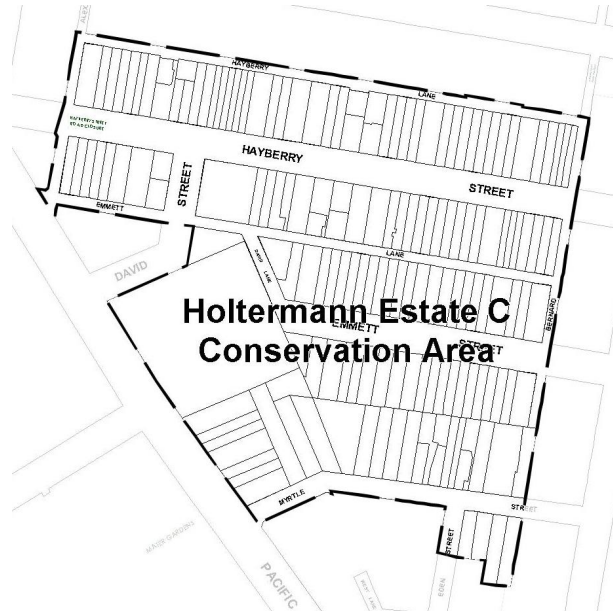
P1 Over-scaled two storey additions; contemporary buildings with laneway frontages; over-scaled and poorly detailed carports and garages; front and side dormers and rooflights; modified roof forms; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.

C Part

C3-26 Page



3.6 HOLTERMANN ESTATE C CONSERVATION AREA



3.6.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by B. O. Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

The main period of construction across the Holtermann Estate was between 1884 and 1915.

3.6.2 Description

The Holtermann Estate C Conservation Area includes part of the southern end of the larger Holtermann Estate and is bounded by Falcon Street, West Street and the Pacific Highway.

The landform is generally level with some stepping across the streets. Lot sizes are irregular and the urban form is determined by a strongly defined grid pattern of wide streets and narrow rear lanes.

The area is characterised by modest, speculative cottages in the Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow styles. There are also some Inter-War Californian Bungalow and Art Deco styles and later infill development including the large campus of the Sydney Girls High School.

Street verges are typically 3.5m wide and include grass with concrete or bitumen footpaths. Deep set sandstone kerbs remain in some locations. Front cottage gardens contribute to the landscaping of the streets. Gardens are sometimes raised with centrally located steps to the street.




Rear lanes are important to the townscape and allow car access that helps the streets to maintain a pedestrian character. There are intrusive off street parking structures where rear lane access is not available. Other uncharacteristic elements include two storey additions constructed to the street, lot amalgamations and loss of original subdivision pattern, contemporary buildings with laneway frontages.



3.6.3 Statement of Significance

The Holtermann Estate C Conservation Area is significant:

- (a) For its late 19th and early 20th century residential character that is characterised by single storey, detached and semi detached dwelling houses of modest scale in a mixture of late Victorian and early Federation styles.
- (b) As an area that represents the working class residential development of North Sydney at the turn of the century.

	<p>Figure C-3.7 (left): Circa 1890</p>
	<p>Figure C-3.8 (below left): Circa 1943</p>
	<p>Figure C-3.9 (below): Circa 2008</p>
	

3.6.4 Significant elements

Topography

P1 Generally level, slight falls to the north and west with stepped street.

Subdivision

P2 Long narrow lots with frontages to street and laneway (where they occur). Semi-detached houses and some detached house.

C	Part
C3-28	Page

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

- P3 Sandstone retaining walls relate to changes in level between streets and lots.
- P4 Continuous grass verges and sandstone kerbs without vehicle crossings.
- P5 Lanes have an open, low scale and service character with lines of timber fences.

Views

- P6 Limited street views.

3.6.5 Characteristic buildings

- P1 Detached, late Victorian, Federation and Edwardian semi-detached dwelling houses.

3.6.6 Characteristic built elements**Siting**

- P1 Located towards the front of the block, with gardens to rear.
- P2 Consistent setbacks.

Form, massing and scale

- P3 Predominantly single storey.
- P4 Rear extensions located within a single storey roof line of reduced height and scale to the main dwelling.
- P5 Dwelling houses with wide frontages have projecting bays to the street beside recessed verandahs.
- P6 Dwelling houses in groups of identical design (detached, semi-detached and attached) with continuous front verandahs.
- P7 Strong skyline of a series of simple pitched roofs and tall chimneys stepped along the streets/lanes and following the natural changes in landform.

Roofs

- P8 Hipped roofs pitched between 30 and 45 degrees and without dormer windows or openings that can be seen from the street.
- P9 Gabled ends for projecting bays to the street, skillion roofs to rear extensions.
- P10 Brick chimneys are unpainted, unrendered or rendered with detailing, or rough cast with chimney pots.

Materials

- P11 Walls: face brick, timber weatherboards or sandstone on sandstone foundations.
- P12 Roofing materials: unglazed terra cotta tiles, or slate and corrugated metal on Victorian cottages and rear extensions.

Windows and doors

- P13 Late Victorian, Federation and Edwardian.

Fences

- P14 Rusticated sandstone base walls, face brick, timber (vertical pickets and horizontal railing and wire fences) or metal palisade. Face brick or sandstone piers and base with metal palisade panels. Higher timber fences to rear.

Car accommodation

- P15 Located off rear lanes.



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Area Character Statements - St Leonards / Crows Nest Planning Area

3.6.7 Uncharacteristic elements

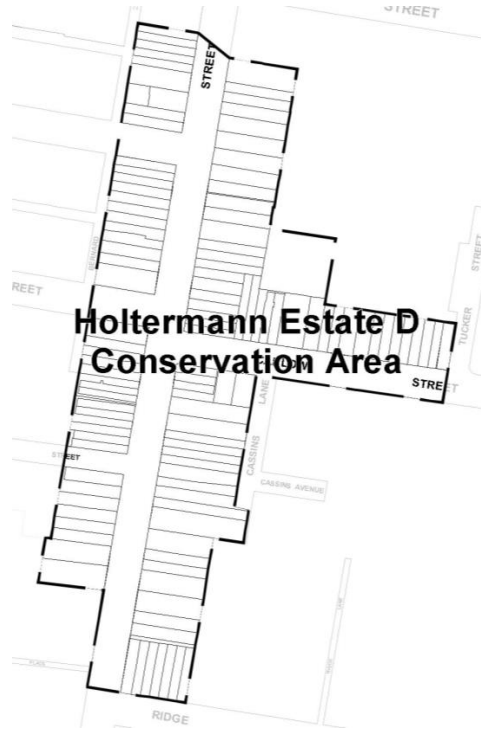
- P1 Modern additions; loss of original detail, painting and rendering of face brickwork; modern infill developments removal of original detailing, front and side dormers and rooflights.

C Part

C3-30 Page



3.7 HOLTERMANN ESTATE D CONSERVATION AREA



3.7.1 History

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by B.O. Holtermann in the 1880s led to consolidated subdivision of large areas.

Holtermann’s Estate sought to provide “comfortable working men’s houses”. The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

The main period of construction across the Holtermann Estate was between 1884 and 1915.

3.7.2 Description

The Holtermann Estate D Conservation Area is set to both sides of the southern end of West Street and is defined by Falcon Street and Ridge Street.

The landform is generally level and the urban form is determined by a strongly defined grid pattern of wide streets and narrow rear lanes.

The Area is characterised by modest, speculative cottages that include a mix of late 19th and early 20th century building styles including Victorian Georgian and Filigree, Federation Queen Anne and Federation Bungalow. There are also some two storey Victorian Italianate and Victorian Filigree terraces and Inter-War, Californian Bungalow and Art Deco styles.

The mature street trees are also a prominent and unifying feature of the West Street streetscape.

Front cottage gardens contribute to the landscaping of the streets, and are typical of small lot development of the pre-war era.

Part	C
Page	C3-31



DRAFT North Sydney Development Control Plan 2013

Area Character Statements - St Leonards / Crows Nest Planning Area

There are rear lanes that have a distinct character that is different to the streets and that allow car access.

3.7.3 Statement of Significance

The Holtermann Estate D Conservation Area is significant:

- (a) for its consistent late 19th and early 20th century residential character that is characterised by single storey dwelling houses of modest scale and two storey attached dwellings in a mixture of late Victorian and early Federation styles.
- (b) for its regular grid subdivision pattern, the level landform and development over a single main development period.

	<p>Figure C-3.10 (left): Circa 1890</p>
	<p>Figure C-3.11 (below left): Circa 1943</p>
	<p>Figure C-3.12 (below): Circa 2008</p>
	

C	Part
C3-32	Page

DRAFT North Sydney Development Control Plan 2013**Area Character Statements - St Leonards / Crows Nest Planning Area****3.7.4 Significant elements****Topography**

P1 Generally level, slight falls to the north and west.

Subdivision

P2 Long narrow lots with frontages to street and laneway (where they occur).

Streetscape

P3 Sandstone retaining walls relate to changes in level between streets and lots. Continuous grass verges and sandstone kerbs without vehicle crossings. Street trees align streets. Lanes have an open, low scale and service character with lines of timber fences.

Views

P4 Along West and Carlow Streets.

3.7.5 Characteristic buildings

P1 A mixture of single storey detached and semi-detached dwelling houses and two storey attached dwellings.

3.7.6 Characteristic built elements**Siting**

P1 Located towards the front of the block.

P2 Consistent setbacks.

Form, massing and scale

P3 Single storey detached and semi-detached dwellings.

P4 Two storey attached dwelling houses.

P5 Single storey, rear extensions within single storey roof line – reduced height and scale to rear of housing.

P6 Dwelling houses with wide frontages have projecting bays to the street beside recessed verandahs.

P7 Dwelling houses in groups of identical design often have continuous front verandahs.

P8 Strong skyline of a series of simple pitched roofs and tall chimneys stepped along the streets/lanes.

Roofs

P9 Hipped roofs pitched between 30 and 45 degrees and without dormer windows or openings that can be seen from the street.

P10 Gabled ends for projecting bays to the street, skillion roofs to rear extensions.

P11 Brick chimneys are unpainted, unrendered or rendered with detailing, or rough cast with chimney pots.

Materials

P12 Walls: face brick, timber weatherboards or sandstone on sandstone foundations. Where walls are painted darker shades are typically used for detailing.

P13 Roofs: unglazed terra cotta tiles, or slate and corrugated metal on Victorian cottages and rear extensions.

Windows and doors

P14 Late Victorian, Federation, Edwardian and Inter War.



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Area Character Statements - St Leonards / Crows Nest Planning Area

Fences

P15 A mixed use of:

- (a) low rusticated sandstone base walls, face brick;
- (b) timber (vertical pickets and horizontal railing and wire fences);
- (c) metal palisade.
- (d) face brick or sandstone piers and base with metal palisade panels.

Car accommodation

P16 Located off rear lanes.

3.7.7 Uncharacteristic buildings

P1 Over-scaled, two storey additions; contemporary buildings with laneway frontages; front and side dormers and rooflights; modified roof forms, removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street, car parking in front setback, lot amalgamation and loss of original subdivision pattern.

C

Part

C3-34

Page