

8.6. Draft Amendment to NSDCP 2013 - Ward Street Precinct Masterplan

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ATTACHMENTS:

1. NSDCP 2013 - Draft Amendment to Part C Section 2 North Sydney Planning Area [8.6.1 - 30 pages]

PURPOSE:

To seek Council's endorsement of a draft amendment to North Sydney Development Control Plan 2013 to implement the desired outcomes of the Ward Street Precinct Masterplan and place that draft amendment on public exhibition.

EXECUTIVE SUMMARY:

On 14 June 2016, Council resolved to prepare a masterplan for the Ward Street Precinct to ensure that an appropriate strategic direction is set for its future redevelopment, in light of the return of the Ward Street Carpark to Council control, the construction of the Victoria Cross Metro Station and development pressures in the locality.

Following the public exhibition of two Masterplans for the Precinct, Council resolved on 24 June 2019 to adopt a finalised Masterplan which centred on the delivery of a Central Square of 2,080sqm and an interconnecting Green Square of 1,155sqm to its north-west interfaced with community facilities and active commercial edges.

To ensure that the objectives and desired outcomes identified within the *Ward Street Precinct Masterplan* are delivered, it is proposed amend the Area Character Statements within NSDCP 2013.

Council is also currently in receipt of a Planning Proposal for 45 McLaren Street (PP6/20) and is in preliminary discussions with owners and proponents of a number of sites within and directly adjacent to the Ward Street Precinct. The concept proposals associated with the planning proposal and preliminary discussions may have the potential to undermine the delivery of the desired outcomes of the adopted Masterplan.

It is therefore recommended that the attached draft amendments be adopted by Council and placed on public exhibition.

FINANCIAL IMPLICATIONS:

There will be expenses with respect to the public exhibition of the DCP amendment and its implementation which can be found through existing recurrent budgeting lines.

RECOMMENDATION:

1.THAT Council resolves to adopt the draft amendments to NSDCP 2013, as provided in Attachment 1.

2.THAT the draft amendments to NSDCP 2013 be placed on public exhibition for a period of 28 days

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
 - 1.3 Quality urban greenspaces
 - 1.4 Public open space and recreation facilities and services meet community needs

2. Our Built Infrastructure
 - 2.1 Infrastructure and assets meet community needs
 - 2.2 Vibrant centres, public domain, villages and streetscapes
 - 2.3 Sustainable transport is encouraged
 - 2.4 Improved traffic and parking management

3. Our Future Planning
 - 3.1 Prosperous and vibrant economy
 - 3.2 North Sydney CBD is one of NSW's pre-eminent commercial centres
 - 3.4 North Sydney is distinctive with a sense of place and quality design

4. Our Social Vitality
 - 4.1 North Sydney is connected, inclusive, healthy and safe
 - 4.2 North Sydney is creative and home to popular events
 - 4.3 North Sydney supports lifelong learning

5. Our Civic Leadership
 - 5.1 Council leads the strategic direction of North Sydney

BACKGROUND

The Ward Street Precinct forms the northern end of North Sydney Centre and supports a mix of privately owned commercial, mixed use and residential development. It also contains the Ward and Harnett Street car parks, which are in Council ownership. In 2013, Council identified that the Precinct was undergoing significant and transformational changes, including:

- The return of the Council-owned Ward and Harnett Street car parks in 2020;
- Construction of the proposed Victoria Cross Metro Station adjacent to the Precinct;
- Strong private development interest from within the precinct continues to be strong, with a number of possible 'opportunity sites' for redevelopment;
- The decommissioning of a portion of the Ausgrid substation fronting Berry Street, due to it being surplus to its needs; and

- Ongoing development approvals restricting the opportunity to cohesively address Council's public domain and pedestrian permeability objectives within the Precinct.

In light of these changes, Council resolved on 14 June 2016 to prepare a masterplan for the Precinct to ensure that an appropriate strategic direction is set for its future redevelopment. In setting out the parameters for the Masterplan, the following objectives and principles were identified to guide its preparation:

Objectives

Our objectives for the Ward Street Precinct and its role in the evolving city centre will include:

- a) Building on the outcomes of the North Sydney Centre review and applying a precinct scale methodology.*
- b) Assisting property owners and Council by providing clarity on the future strategic growth of the precinct.*
- c) Providing a bold and vibrant public domain and built form response to the proposed Victoria Cross Metro Station.*
- d) Ensuring a built form response that effectively balances growth within the Centre and amenity to surrounding properties.*
- e) Improving the public domain across the precinct by identifying the precinct as a destination, via high quality new and embellished public spaces, that prioritise pedestrians.*
- f) Encouraging public and private development outcomes that activate the precinct, stimulating North Sydney Centre as a destination.*
- g) Ensuring that significant public benefit is achieved as a result of development that is seeking to amend the planning controls.*
- h) Identifying opportunities for the Council-owned Ward and Harnett Street car parks.*
- i) Ensuring that community benefit is a key project driver.*
- j) Ensuring that a financial return to Council is a key project driver.*

Principles

Council is committed to undertaking the Masterplan according to the following principles:

- P1 Advocate design excellence, best practice and sustainability in both the built form and public domain.*
- P2 Capitalise on placemaking and land use opportunities associated with the proposed Victoria Cross Metro Station.*
- P3 Facilitate safe, attractive and high quality public and community spaces to best practice standards.*
- P4 Require universal access principles govern all new public and community spaces.*

- P5 Ensure transparency where the leveraging of public benefits is pursued in exchange for additional development potential.*
- P6 Prioritising pedestrian amenity.*
- P7 Advocate for a mix of uses to revitalise the precinct, with a focus on employment generation, community spaces and the 18 hour economy.*
- P8 Acknowledge that commercial amenity and viability of the North Sydney Centre is critical to future investment and prosperity.*
- P9 Ensure that total parking provision, including public and private parking assets, delivers no net increase in traffic generated with the Ward Street Precinct and responds to the Victoria Cross Metro Station.*

Council initially placed a draft Masterplan on public exhibition in early 2017. However, in its consideration of submissions to the public exhibition, Council resolved on 1 May 2017 that the draft Masterplan be revised and placed back on public exhibition. The revisions were to address the issues raised in the submissions, be informed by a more detailed design analysis, implications from the release of the North District Plan and the decision to locate a northern portal to the Victoria Cross Metro Station just to the North of the Precinct.

The revised draft WSP Masterplan took a significant departure from the first draft by effectively presenting two options that would deliver on the aims and objectives of the initial draft Masterplan.

On 24 June 2019, Council resolved to endorse the finalised Ward Street Masterplan, which had been amended to address the issues raised in the public submissions. Of particular note, was the final masterplan was revised to generally reflect Option 2 of the draft Masterplan, which centred on the delivery of a Central Square of 2,080sqm and an interconnecting Green Square of 1,155sqm to its north-west interfaced with community facilities and active commercial edges.

Development pressures

There is currently development interest and a number of current and past planning proposals within and adjacent to the Ward Street Precinct that, if not appropriately managed, have the potential to undermine the desired outcomes for the Ward Street Precinct.

41 McLaren Street

Council has been in receipt of 2 planning proposals (PP 4/17 & PP 1/20) seeking increased density for the redevelopment of 41 McLaren Street, North Sydney. This property lies directly to the north of the proposed public squares identified in the adopted Masterplan.

Council did not support the progression of both requests, in part relating to the potential undermining of the strategic planning work council was doing within the Ward Street Precinct, with particular adverse impacts on the amenity of a future public square. Despite the applicant seeking Rezoning Reviews for both applications through the State Government, both requests were also rejected by the Sydney North Regional Planning Panel and Independent Planning Commission for the same reasons.

45 McLaren Street

Following Council's resolution of 24 June 2019 to give consideration to a planning proposal at 45 McLaren Street, a planning proposal (PP6/20) was lodged with Council on 22 October 2020 to enable the redevelopment of this site. This planning proposal is still under consideration by Council with a number of issues yet to be resolved. Some of the preliminary issues that Council has requested to be addressed relate to the revision of the concept proposal such that it does not result in increased overshadowing to the future public squares within the Ward Street Precinct consistent with outcomes of the WSP Masterplan.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

1. Ward Street Precinct Master Plan

With respect to the adopted Masterplan, it incorporates a suite of strategies aimed at:

- Creating a vibrant and diverse CBD for residents and workers;
- Capitalise on the City and South West Metro investment;
- Provide high amenity open space and community facilities;
- Provide high quality floorspace;
- Ensure built form is an exemplar of environmental and design quality;
- Realise a commercial return for Council land.

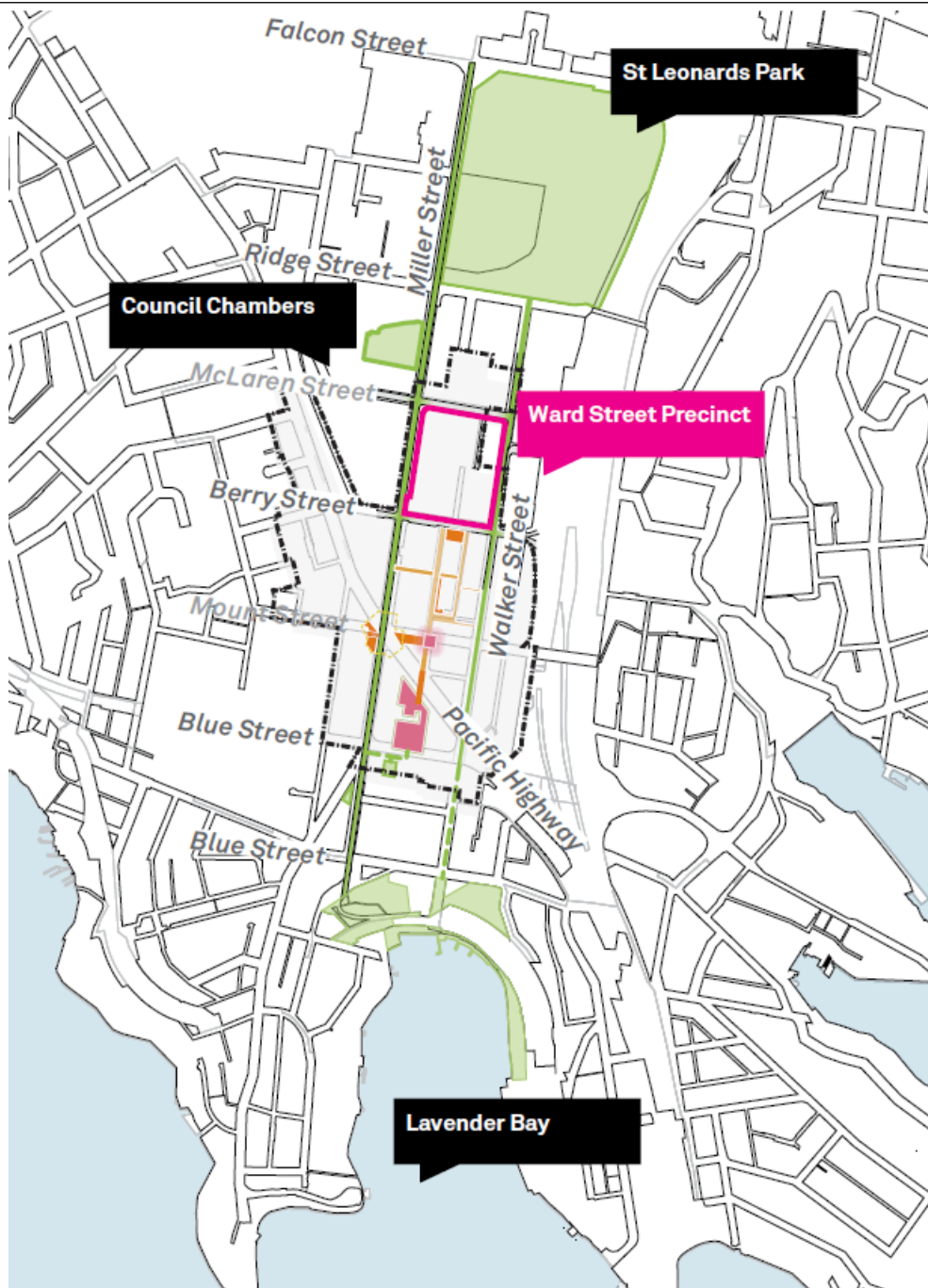


FIGURE 1: Ward Street Precinct

To achieve the desired outcomes of the Masterplan, an amendment is proposed to *Part C – Area Character Statements* of NSDCP 2013 to implement the Masterplan’s DCP related recommendations.

1.1 Issues

Part C of the NSDCP 2013 implements a ‘place management’ planning approach. It contains a suite of Area Character Statements whereby controls are tailored to achieve a desired character that is unique to each place in the Local Government Area (LGA).

The DCP's Area Character Statements are divided into 9 Planning Areas, which generally reflect the extent of each official suburb in the LGA. Each Planning Area is further subdivided into 61 Locality Areas, which generally reflect:

- a heritage conservation area;
- an area with common land uses under the Local Environmental Plan (LEP);
or
- an area exhibiting a generally consistent character.

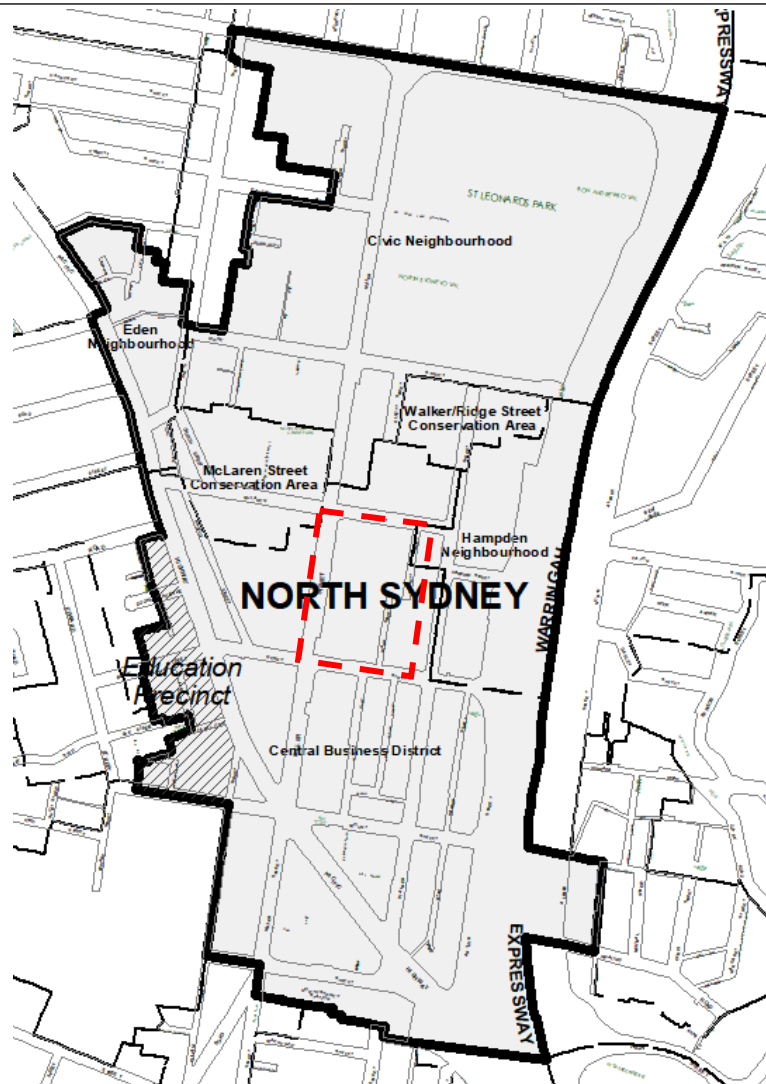


FIGURE 2: Ward Street Precinct (red dashed line) in relation to the North Sydney Planning Area and its Locality Areas under NSDCP 2013

As Figure 2 illustrates, the Ward Street Precinct is located within a single Planning Area (North Sydney), but straddles 2 Locality Areas (Central Business District and Hampden Neighbourhood) under NSDCP 2013. However, the outcomes of the Masterplan may

also have implication for development within a third Locality Area (Civic Neighbourhood) within the same Planning Area.

It was therefore questioned whether all of the desired outcomes of the *Ward Street Precinct Masterplan* should be located entirely within its own section of the DCP or separated and incorporated into the relevant Planning Area and Locality Areas of the DCP. Pursuing each of these options has been considered in the following 2 sub-sections.

1.1.1 Option 1 – New Area Character Statement

Option one involves creating a new standalone Area Character Statement for the Ward Street Precinct within the North Sydney Planning Area incorporating all of the Masterplan's desired outcomes. The main advantage of this approach is that all the relevant controls for the Ward Street Precinct could be located in a single place. It could also help reinforce the importance that Council places on the emerging Precinct's distinct identity, character and function.

However, the ability to create a new standalone section is not supported by the DCP's existing structure. The extent of the Planning and Locality Areas is predominantly dictated by the extent of heritage conservation areas identified under NSLEP 2013 and areas of consistent zonings. The remaining Planning and Locality Areas fit in around these areas. As the Ward Street Precinct covers 2 existing two Locality Areas, it will require proponents to consider multiple locality statements rather than just the one. A new section would therefore require the duplication of numerous provisions and result in a lengthy and cumbersome document. In addition, there is potential that the new section could be overlooked, thereby the full intent of the Masterplan may not be realised.

In addition, there is potential for developments located outside of the Ward Street Precinct to impact upon the delivery of the desired outcomes within the Precinct. In particular, the need for development outside of the Ward Street Precinct to maintain solar access to the proposed new public squares.

1.1.2 Option 2 - Amend Area Character Statements (preferred)

Option 2 involves amending the DCP to reflect the desired outcomes of the Masterplan under the relevant Locality Area. The main advantage to this approach is that it would ensure that proponents consider the Masterplan's recommendations at the same time as it is considering other relevant controls within the locality, and therefore, proponents are more likely to take the Masterplan's recommendations into consideration.

The main disadvantage to this approach is that it may not reinforce the presence of the Ward Street Precinct as effectively as creating a new section. However, the significance of the Precinct could be reinforced by incorporating a statement in the introductory sections of the relevant Planning Area under NSDCP 2013.

Consideration was given to the best way to amend NSDCP 2013 from a user's perspective. Whilst it was noted that a new section for the Ward Street Precinct would be ideal, it was not recommended. The DCP's existing structure limits the ability to create a new section without causing considerable duplication.

Council pursued this option when incorporating the outcomes of the Education Precinct Planning Study in 2016.

It is therefore recommended that the Masterplan's recommendations be incorporated into the relevant Planning Area and Locality Area Statements. In addition, it is recommended that a statement be incorporated into the introductory section of the relevant Planning Area and each Locality Area to reinforce the significance of the emerging Ward Street Precinct's distinct identity, character and function.

2. Draft Amendments

The draft amendments to the DCP are contained in Attachment 1 to this report. It is recommended that the draft amendments be placed on public exhibition for a period of 28 days in accordance with the Environmental Protection and Assessment (EP&A) Act and Regulations.

Council will note that the amendments proposed have been foreshadowed by the previously adopted studies as discussed previously in this report. For the sake of brevity, those individual proposed amendments have not been itemised in this report, however, for ease of reference, they are as shown as 'mark ups' in attachment 1.

3. Conclusion

Council resolved to adopt the *Ward Street Precinct Masterplan* on 24 June 2019. The Masterplan sets out a number of desired outcomes, many of which require an amendment to NSDCP 2013 to ensure they are delivered.

The attached draft DCP amendment addresses these outcomes. It is recommended that Council adopt the attached draft amendments and they be placed on public exhibition.



SECTION 2 NORTH SYDNEY PLANNING AREA

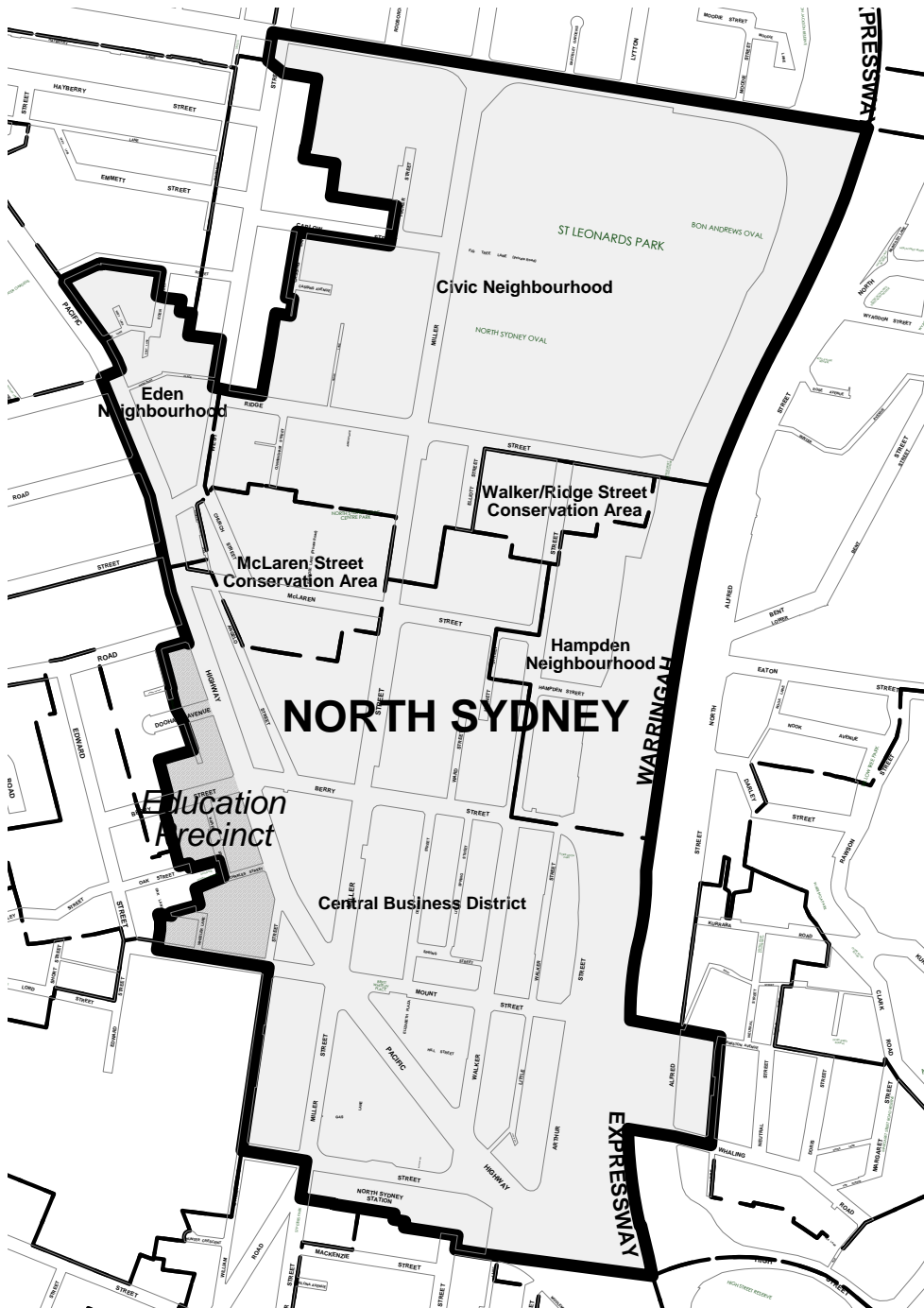
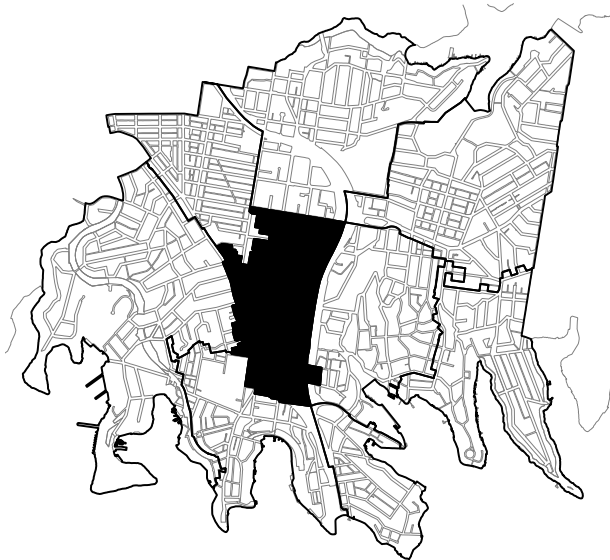


Figure C-2.1: North Sydney Planning Area and associated Locality Areas

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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 CBD, 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 CBD and the Ward Street Precinct is located within the northern portion of the Planning Area.

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 North Sydney CBD
- 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
- the creation of a new vibrant public meeting place within the Ward Street Precinct for workers, residents and visitors which has high levels of amenity and activated in the daytime, evenings and weekends
- a high level of amenity for residents, workers, students and visitors to enjoy
- a high quality 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:

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

- The North Sydney CBD 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
- 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
- Creation of a new pedestrian focal point within the heart of the Ward Street Precinct, through the provision of new public squares which integrate with the existing and enhanced fine-grain pedestrian networks and activated by commercial and community frontages
- Community facilities meet the needs of the CBD'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 CBD
- Various grades and sizes of commercial floorspace accommodate a mix of small and larger business, services and retail
- New residential development will 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 worker and residential populations

Built Form

- There is a pleasant, well designed and well-lit series of easily accessible and connected urban plazas and gardens.
- 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 significance of heritage items is retained, and promotes the rich development history and provides interest in the physical fabric of the area

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North Sydney Development Control Plan 2013 – **DRAFT AMENDMENT**

Area Character Statements - North Sydney Planning 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
- Victorian and Federation character of streets in the Walker Street Conservation Area is maintained and protected
- Pedestrian connections provide alternate east/west and north/south routes through the CBD 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 CBD is a place of interchange between the various transport modes
- Public transport, including walking and cycling, is the main form of access to the North Sydney CBD 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
- 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
- Loading and delivery facilities should be located away from the street and where possible be located underground

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, working and student population of the North Sydney CBD and the Education Precinct
- A new public square/s centrally located within the Ward Street Precinct which is integrated with existing and enhanced fine-grain pedestrian networks
- 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

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North Sydney Development Control Plan 2013 – DRAFT AMENDMENT

Area Character Statements - North Sydney Planning Area



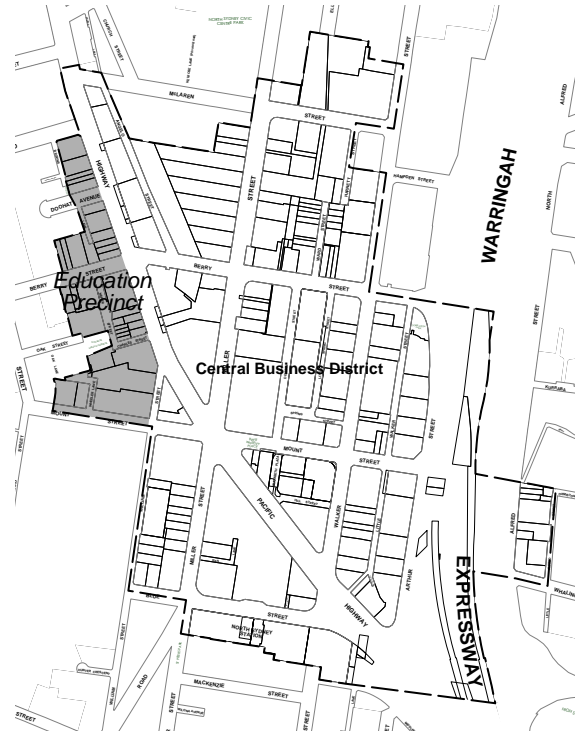
Section 2.6: Walker Street Conservation Area



North Sydney Development Control Plan 2013 – **DRAFT AMENDMENT**

Area Character Statements - North Sydney Planning Area

2.1 CENTRAL BUSINESS DISTRICT



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 rail and road 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) From the plaza at No.5 Blue Street and located over North Sydney Rail Station to the Sydney Harbour Bridge.
 - (b) From Doris Fitton Park (160-166 Arthur Street) to Sydney Harbour and Neutral Bay district.
 - (c) Views along the Pacific Highway to the Post Office on Mount Street from the south-east.
 - (d) Views along the Pacific Highway to Sydney Harbour from the intersection with Mount Street.

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North Sydney Development Control Plan 2013 – DRAFT AMENDMENT**Area Character Statements - North Sydney Planning Area****Identity / Icons**

- P8 Brett Whiteley Place.
- P9 Greenwood.
- P10 Post Office and Court House.
- P11 MLC Building.
- P12 Don Bank Museum.

Subdivision

- P13 Predominantly large consolidated allotments within a rigid grid pattern.
- P14 Smaller allotments generally along the Pacific Highway north of Berry Street.

Streetscape

- P15 Wide fully paved footpaths, promoting heavy pedestrian use.
- P16 Active street frontages provided with a variety of shops, cafes and other commercial uses.
- P17 Buildings generally built to the boundary, with entry at street level.
- P18 Continuous awnings provided on commercial buildings.
- P19 Street trees.

Public transport

- P20 Development is to take advantage of the accessibility provided by existing and planned public transport infrastructure.

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 CBD is to be enhanced by preventing any further residential development from occurring in its core (i.e. the B3- Commercial Core zone).
- P5 Development above the Victoria Cross metro station will provide significant commercial floorspace, as well as retail, dining and community uses that will contribute to the overall amenity and vitality of the CBD.
- P6 Council will pursue its vision for Miller Street as the civic heart of North Sydney. This will involve significant interventions and public domain improvements aimed at creating a vibrant place for people, with vehicle movements removed or minimised as much as practicable and both sides of Miller Street activated.
- P6P7 Creation of a substantial new public space within the middle of the street block bound by McLaren, Walker, Berry and Miller Streets, activated by surrounding buildings and new community facilities consistent with the Ward Street Precinct Masterplan. This space is to be designed to be highly adaptable for events and prominent activities and form a spill over space for other community events associated with community facilities to be located in adjacent buildings.
- P8 Brett Whiteley Place is a key public space for the North Sydney CBD which will incorporate an expanded Elizabeth Plaza, as well as portions of Denison Street and



North Sydney Development Control Plan 2013 – DRAFT AMENDMENT

Area Character Statements - North Sydney Planning Area

Mount Street. This expanded plaza will provide dedicated space for outdoor dining, large and small events, and other activities.

~~P7~~P9 Consideration be given to expanding Berrys Square to the northern side of Berry Street.

~~P8~~P10 The Central Laneways precinct will become a major focal point of pedestrian activity and amenity.

~~P9~~P11 Active frontages to the Metro site, 1 Denison Street and the MLC building will contribute to the activation of the public domain in the Central Laneways Precinct.

~~P10~~P12 A new laneway is provided across the redevelopment of 1 Denison Street to link the Metro site, Denison Street, Little Spring Street and Walker Street.

~~P11~~P13 Alternatives to the current entry of the commercial car park entry at 100 Miller Street (Northpoint) will be pursued to reduce or remove traffic on Miller Street and improve pedestrian amenity.

~~P12~~ Public open space and a community facility is provided at Ward Street Plaza (car parking station site).

~~P13~~P14 Provide roof top gardens and/or public facilities that allow the public and/or residents to access district views.

~~P14~~P15 Development should maximise opportunities to incorporate retail, restaurant, bar facilities and other non-residential floor space at ground level to promote street level activation, amenity, diversity and place making objectives.

~~P15~~P16 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.

~~P16~~P17 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.

P18 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.

~~P17~~P19 Community facilities that are of a type that support the creation of a cultural destination which is activated in the daytime, evenings and weekends are to be incorporated into the lower levels of the redevelopment of 56-66 Berry Street and the Ward Street Carpark site and these facilities are to front onto a new public square consistent with the Ward Street Precinct Masterplan.

Accessibility and permeability

P20 Victoria Cross metro station is designed to enhance the North Sydney CBD as a major commercial centre and further encourage the use of public transport. Pedestrians are prioritised throughout the CBD with a number of interconnected pedestrian routes that facilitates all direction movement and encourages fine grain retail and dining uses.

~~P18~~P21 Consideration be given to providing a direct pedestrian connection between the new public open space within the Ward Street Precinct and Victoria Cross Station.

~~P19~~P22 Barriers to pedestrian movement, particularly the Ward Street Precinct, Miller Street, Berry Street and the Pacific Highway, will be reimagined such that their function and treatment favour pedestrian movement and amenity.

~~P20~~P23 New development focuses on the use of public transport, cycling and walking.

~~P21~~P24 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.

~~P22~~P25 Loading and delivery facilities should be located away from the street and where possible be located underground.

~~P23~~P26 The following through site links are to be provided, retained and enhanced:

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

- (a) A north - south pedestrian link from McLaren Street to Elliot Street across 52 and 54 McLaren Street.
- (b) A north - south pedestrian link from McLaren Street to Ward Street across the vehicle access of 221 Miller Street.
- ~~(c)~~ An east-west pedestrian link of at least 3m in width is provided from Miller Street to the future public open space off Ward Street along the northern boundary of 201 Miller Street.
- ~~(d)~~ An east-west pedestrian link of at least 6m in width is provided from Miller Street to the future public open space off Ward Street along the southern boundary of 213-219 Miller Street.
- ~~(e)~~(e) An east - west pedestrian link from Miller Street to Ward Street across 221 Miller Street.
- ~~(d)~~(f) A north - south pedestrian link from Charles Street to Wheeler Lane across 100 Pacific Highway and 16 Mount Street.
- ~~(e)~~(g) An east - west pedestrian link from Harnett Street to Walker Street across 142 Walker Street.
- ~~(f)~~—An east - west pedestrian link from Harnett Street to Walker Street across 144-150 Walker Street.
- ~~(g)~~(h) An east - west pedestrian link from Walker Street to Little Walker Street across 81-83 Walker Street.
- ~~(h)~~(i) An east - west pedestrian link from Little Walker Street to Arthur Street across 100 Arthur Street.
- ~~(i)~~(j) An 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)~~(k) An east - west pedestrian link from Napier Street to Oak Street across the southern side of 8-20 Napier Street.
- ~~(k)~~(l) 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.
- ~~(l)~~(m) An east - west pedestrian link through the Victoria Cross metro station linking Miller Street and Denison Street.
- ~~(m)~~(n) A new laneway is provided across the redevelopment of 1 Denison Street to link the Metro site, Denison Street, Little Spring Street and Walker Street.
- ~~(n)~~(o) A widened and improved pedestrian link from Little Spring Street and Walker Street across 102 Walker and 110 Walker Street.
- ~~P24~~P27 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.
- ~~P25~~P28 Consideration should be given to the demolition of the single storey structure at the northern end of 105 Miller Street (MLC Building) to improve accessibility and permeability to Miller Street and the Victoria Cross metro station.

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.



North Sydney Development Control Plan 2013 – **DRAFT AMENDMENT**

Area Character Statements - North Sydney Planning Area

P2 Development on small sites should not detrimentally impact on the long term ability of the amalgamation of sites for significant commercial development.

P2P3 Site amalgamation should occur generally in accordance with that identified within the Ward Street Precinct Masterplan to maximise the delivery of the desired outcomes of the Masterplan.

Form, massing and scale

P3P4 Buildings should be carefully designed to minimise the impact of their height and bulk on surrounding residential areas.

P4P5 Roof design contributes to building's appearance from a regional view catchment.

P6 Buildings on 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.

P5P7 Development is to be designed to maintain year round solar access to the new public squares to be created within the Ward Street Precinct.

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.
- (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 ~~146-144~~ - 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

P9P11 A 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.

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~~(e)~~(d) A podium of between 3 and 5 storeys above the finished level of the new public squares to be created within the Ward Street Precinct, where buildings front onto those squares, with setbacks above the podium that result in the minimising of potential wind impacts and maintaining a human scale to the squares.

~~P10~~P12 Podium heights should match or provide a transition in height between immediately adjacent buildings.

~~P11~~P13 Podium heights should match the height of adjacent heritage items.

~~P12~~P14 Podium height may be reduced to that part of the building devoted to commercial use in mixed-use buildings.

~~P13~~P15 If there is no commercial component, and therefore no podium, adequate side separation should be provided for residential amenity.

Building design

~~P14~~P16 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.

~~P15~~P17 Provide a visually rich intimate pedestrian environment with active street frontages at ground level.

~~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 CBD.

~~P21~~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.

~~P22~~P24 Improve amenity and safety by installing lighting, public art and/or landscape along the eastern facade of 12-14 Mount Street.

~~P23~~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.

~~P24~~P26 33 Berry Street should be designed such that Napier Street is activated by non-residential tenancies such as commercial or educational facilities (At least 50% of its frontage should comprise of non-residential tenancies at the ground level).

Public Domain

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

~~P28~~ A new multi purpose public square with a minimum dimension of 52m by 40m is to be created in the centre of the Ward Street Precinct and integrated with a secondary



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public square of minimum dimension 35m by 33m consistent with the Ward Street Masterplan. The squares are to be designed to maximise the flexibility of uses.

P29 Consideration be given to activating the secondary northern square within the Ward Street Precinct with a café, public facilities or other active and community uses.

P25P30 Consideration be given to expanding Berry Square across to the northern side of Berry Street.

Landscaping

P26P31 Continued use of tree planting and use of native vegetation to enhance the urban environment and attract birdlife.

P27P32 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

P28P33 Short stay parking spaces should be located within or as close as possible to meeting places.

P29P34 Reduce the amount of long stay commuter parking on site.

P35 Reduce the amount of non-residential parking on site.

P30P36 Development within the Ward Street Precinct does not result in a nett increase in traffic generation for the Precinct.

Vehicle Servicing

P37 Consideration to be given to providing all vehicular access to 213-219 Miller Street, 56-66 Berry Street and the Ward Street Carpark site from Harnett Lane, to maximise pedestrian amenity within the Ward Street Precinct.

P31P38 Vehicular access to 76 Berry Street be provided from Walker Street.

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2.2 CIVIC NEIGHBOURHOOD



2.2.1 Significant elements

Land Use

- P1 Predominantly community based facilities such as educational establishments, places of public worship and public administration buildings.
- P2 Mixed commercial and residential development.
- P3 Passive and active recreational spaces.

Topography

- P4 Generally flat forming the top of the ridgeline, with a fall from the north to the south along Miller Street south of McLaren Street

Views

- P5 The following views and vistas are to be preserved and where possible enhanced:
 - (a) To Kirribilli and Sydney Harbour from St Leonards Park.

Identity / Icons

- P6 Stanton Library
- P7 St Leonards Park & North Sydney Oval
- P8 North Sydney Council Chambers
- P9 Independent Theatre
- P10 Civic Centre and Park
- P11 Warringah Freeway a major arterial thoroughfare.
- P12 Miller and Falcon Streets a major sub-arterial thoroughfare.

Subdivision

- P13 Regular grid pattern with rectangular lots of varying sizes.

Streetscape

- P14 Wide fully paved footpaths.



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Area Character Statements - North Sydney Planning Area

P15 Buildings are aligned to the street.

P16 Awnings generally provided for shops, cafes and other commercial uses on Miller Street.

P17 A variety of street trees and shrubs.

Public transport

P18 Development is to take advantage of high accessibility to high frequency public bus services along Miller and Falcon Streets.

P19 Public transport, cycling and walking are the main forms of public transport.

P20 Traffic calming measures along Miller Street, Falcon Street, and Ridge Street.

2.2.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 A variety of specialty uses including education, public services, community facilities and recreational parks.

P2 Active street frontages from such activities as cafes and shops at ground level on both Miller and Ridge Streets.

P3 Limited residential development in the form of dwelling houses, semi detached dwellings, multi dwelling housing and residential flat buildings according to zone.

P4 Open space used by local residents, students and the wider regional population for social and recreational purposes.

Accessibility and permeability

P5 Pedestrian connections are to be provided to Stanton Library from Ridge and Miller Streets.

P6 Pedestrian connections through Civic Park and St Leonards Park.

P7 Pedestrian routes are as direct as possible with direct through views from adjacent streets or public domain.

Public spaces and facilities

P8 Cohesiveness throughout the area is achieved through landscaping and tree planting.

P9 Safe pedestrian links with improved lighting and passive surveillance.

Junction and termination of streets

P10 Junction at Miller and Falcon Streets provides a gateway to North Sydney Centre.

2.2.3 Desired Built Form

Form, scale and massing

P1 Generally 1-3 storeys in height with a strong relationship with adjacent building heights.

P1P2 Development is to be designed to maintain solar access year round to the new public squares to be created within the Ward Street Precinct.

Setbacks

P2P3 Minimum front setback of 3m for residential zoned land with landscaping, including trees and shrubs provided at street frontage.

Fences

P3P4 Front fences no higher than 800mm.

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Area Character Statements - North Sydney Planning Area

Gardens

P4P5 Substantial planting including trees in front gardens to complement street trees.

Car accommodation

P5P6 Short stay metered car parking for visitors on-street.

P6P7 Retention and enhancement of off-street public car parking at the Ridge Street car park.

Streetscape

P7P8 Avenue of trees to line roads provides attractive streetscape and provides borders to the road.

P8P9 Encourage open street frontages with low fences or no fences, landscaping to complement street planting.

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2.3 EDEN NEIGHBOURHOOD



2.3.1 Significant elements

Land Use

P1 Predominantly commercial and mixed commercial and residential development.

Topography

P2 Slight falls to the south west from West and Myrtle Streets.

Views

P3 The following views and vistas are to be preserved and where possible enhanced:

- (a) Views to the North Sydney CBD along the Pacific Highway.

Identity / Icons

P4 Union Hotel

P5 Freemasons Hall (Wellbeing Centre)

P6 Pacific Highway, a major sub regional thoroughfare.

Subdivision

P7 Irregular grid pattern, due to the streets aligning with the topography.

Streetscape

P8 Wide fully paved footpaths.

P9 Buildings built to street along the Pacific Highway.

P10 Awnings provided along the Pacific Highway

P11 Irregular planting of street trees and shrubs.

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North Sydney Development Control Plan 2013 – DRAFT AMENDMENT**Area Character Statements - North Sydney Planning Area****Public transport**

- P12 Development to take advantage of high levels of accessibility to high frequency bus services along the Pacific Highway.

2.3.2 Desired Future Character**Diversity**

- P1 Diverse range of activities including residential, public services (including the postal service and police) commercial and retail.
- P2 A variety of different sized non-residential spaces (e.g. smaller showrooms, small offices).
- P3 Pick up and drop off points for public transport and taxi ranks are located close to public spaces and activities, and main building entrances.

Accessibility and permeability

- P4 The following through site links are to be provided, retained and enhanced:
- (a) An east-west pedestrian link along Hazelbank Place from West Street to Pacific Highway, with good lighting and paving.
 - (b) New pedestrian links which encourage access along Eden Lane to Myrtle Street, West Street and Pacific Highway.
 - (c) New pedestrian links which encourage access to and from Pacific Highway, West Street and Ridge Street.
- P5 Through site links are made safe through adequate lighting and passive surveillance.

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

- P1 A variety of building heights in the mixed use area with the average height being 4 storeys.
- P2 Buildings adjacent to conservation areas transition in height to match building height in conservation areas.

Podiums

- P3 A podium of 4 storeys to all streets, with a weighted setback of 3m above the podium with the following exceptions:
- (a) A podium of 4 storeys to Eden Street, Eden Lane and Myrtle Street, with a setback of 1.5m above the podium.
 - (b) A podium of 3 storeys to Hazelbank Lane and Church Lane, with a setback of 1.5m above the podium.

Building Design

- P4 Building form differs throughout the area, with an emphasis on quality mixed use design to complement heritage items.
- P5 Form, scale and massing reflects surrounding development to provide visual interest through a range of detailing such as recesses, balconies and a variety of materials.
- P6 Ground floor commercial/retail uses to provide activity and interest along Pacific Highway, Eden Street and Eden Lane.
- P7 Active uses along Eden Street and Eden Lane such as outdoor dining to encourage activity outside standard business hours.
- P8 Mixed use development complements lower scale residential development in adjoining conservation areas.



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Noise

P9 Elevations of buildings fronting the 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

P10 Consistent awnings along Pacific Highway to provide shelter from weather conditions.

Car accommodation

P11 Short stay metered on-street parking for visitors.

P12 Access to underground car parking should be provided through a single combined entry and exit.

Public Spaces and facilities

P13 Footpath paving along property frontages in accordance with Council's specifications.

P14 Roof top gardens and public facilities that allow public access to district views from higher floors.

P15 Encourage active uses outside standard business hours to encourage active streets and street surveillance.

P16 Locate any outdoor dining within clearly defined areas located away from main roads; provide weather protection providing equal and unobstructed pedestrian movement.

Streetscape

P17 Streetscape to provide consistency with surround areas with street tree planting and use of street furniture.

P18 Tree lined streets encourage birdlife and lessen impact to traffic noise.

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2.4 HAMPDEN NEIGHBOURHOOD



2.4.1 Significant elements

Land Use

- P1 Residential accommodation.
- P2 Educational establishments.

Topography

- P3 Moderate falls to the south from Ridge Street and steep falls to the east from Walker Street to the Warringah Expressway.

Views

- P4 The following views and vistas are to be preserved and where possible enhanced:
 - (a) Maintain views of Kirribilli and the Harbour from Walker Street.
 - (b) Strong vista along Walker Street to southern part of CBD.

Identity / Icons

- P5 North Sydney Club
- P6 Warringah Expressway, a major arterial thoroughfare.
- P7 Sandstone wall in the middle of Walker Street

Streetscape

- P8 Tree lined streets with grassed verges and concrete footpaths.
- P9 Split level streets to Hampden Street.
- P10 Landscaped medians on Hampden Street.
- P11 Double rail timber fences on Hampden Street.



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- P12 Low front fences of brick or masonry on Walker Street.
- P13 Residential flat buildings are setback from the boundary and aligned with the street frontage.

Public transport

- P14 Development to take advantage of reasonable proximity to high levels of public bus and train services.
- P15 Public transport, cycling and walking are the main forms of public transport.

2.4.2 Desired Future Character

Diversity

- P1 A mixture of modern multi-level residential flat buildings with older low rise residential flat buildings.

P2 Retention of the 2-3 storey original attached dwelling houses on Hampden Street.

P2P3 Consideration be given to the rezoning of 45 McLaren Street to B4 Mixed Use, to align with the zoning in the remainder of the street block.

Accessibility and permeability

P4 Pedestrian walk along the western side of Warringah Expressway accessed from Hampden Street.

P3P5 An east - west pedestrian link from Harnett Street to Walker Street across 45 McLaren Street, to enhance the existing east - west pedestrian link from Harnett Street to Walker Street across 144-150 Walker Street.

2.4.3 Desired Built Form

Form, scale and massing

- P1 Early and original residential buildings complement the topography to maintain views and easy access.

- P2 Ground floors may not relate to street level due to topography of the area, with high sandstone retaining walls at ground level.

P3 Generally a maximum of 2 storeys on Hampden Street.

P4 Development is to be designed to maintain solar access year round to the new public squares to be created within the Ward Street Precinct.

P5 Council may consider a Planning Proposal to increase maximum building heights on sites within the Locality Area, but only where the proposal is:

(a) generally consistent with the desired built form under an endorsed Planning Study; and

(b) the future building envelope maintains solar access year round to the proposed new public squares to be created within the Ward Street Precinct.

P6 If 45 McLaren Street is to be redeveloped subject to a planning proposal for a mixed use development:

(a) a zero metre setback to Harnett Street and McLaren Streets

(b) a 1-3 storey podium height to McLaren Street with a minimum 3m weighted setback above the podium.

(c) the podium height to Walker Street must positively relate to the height and scale of the heritage dwellings at 144-150 Walker Street.

(d) A minimum 1.5m setback is to be provided to its southern boundary to enable the provisions of a widened through site link between Harnett Street and Walker Street

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~~(e)~~(e) The building's Harnett Street and McLaren Street frontages are activated with non-residential uses.

Setbacks

~~P7~~ P7 Maintain existing setbacks from property boundary along the eastern side of Walker Street and the northern side of Berry Street.

~~P3~~P8 A 7m landscaped setback is to be provided along the western side of Walker Street.

Fences

~~P4~~P9 Low fences (max 800mm)

~~P5~~P10 Small picket fences above sandstone bases

Car parking

~~P6~~P11 Located off-street and below ground for all residential flat buildings and multi dwelling housing.

~~P7~~P12 Located on-street parking for all heritage listed attached dwellings.

~~P8~~P13 Short term on-street meter parking.

~~P9~~P14 Existing sandstone retaining walls on street frontages must not be breached to accommodate garages or car parking spaces.

Streetscape

~~P10~~P15 Heritage features such as Walker Street and Hampden Street sandstone walls.

~~P11~~P16 Substantial gardens within front setback area.

~~P12~~P17 Steps and pathways along Walker and Hampden Streets are maintained.

~~P13~~P18 Landscaping in front gardens/private open space.

~~P14~~P19 Tree lined streets and mature vegetation on median enhances area.

Noise

~~P15~~P20 Elevations of buildings fronting the Warringah Freeway 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).



2.5 WALKER/RIDGE STREET CONSERVATION AREA



2.5.1 History

The Walker/Ridge Streets Conservation Area was subdivided as part of the Town Plan for North Sydney, known at the time as St Leonards, but remained largely undeveloped until the 1880s. Some of the first buildings were "Lamona", built by Dr Kelynack in 1883, "Park House" built by Francis Punch in 1886, followed by "St Helens" 1889.

Land on the western side of Walker Street was owned by Francis Lord as part of an estate surrounding his house "The Lodge". A smaller block was owned by William Tucker. Subdivision and development on the western side of Walker Street occurred in the late 19th century, mostly for private homes. The area was once comprised part of "the Macquarie Street of the north" due to the number of doctors surgeries and cottage hospitals. A portion of the area is now occupied by Wenona School.

The main building period is 1880-1900.

2.5.2 Description

The Walker/Ridge Streets Conservation Area includes the eastern end of Ridge Street and the sloping, northern portion of Walker Street. It is bounded St Leonards Park to the north, Elliot Street to the west and the Warringah Expressway to the east.

The landform falls to the south. Subdivision is determined by the grid pattern of the streets and lot sizes are irregular and many are developed for attached housing.

The area is characterised by intact groups of single and two storey detached and attached dwelling houses in a mix of Victorian Italianate and Federation styles with St. Helens being a remnant of the Victorian Georgian. The main buildings at the northern end of Walker Street are substantial residences in the Federation Arts and Crafts and Queen Anne styles. There is some modern residential infill and educational buildings associated with Wenona.

Street verges are 3.5 metres wide with concrete footpaths and lined with regularly spaced street trees.

The vista towards the War Memorial in St Leonards Park up Walker Street is a significant feature of the Conservation Area and there are views from the eastern edge to Sydney Harbour. Original fencing and retaining walls are important unifying elements in the streetscape.

Mature landscaping is a unifying and significant feature of the Conservation Area and the gardens to Walker Street contribute to this. There are street trees to Walker Street.

Uncharacteristic elements include contemporary multi-storey buildings; over-scaled, two storey additions; over-scaled and poorly detailed carports and garages; front and side

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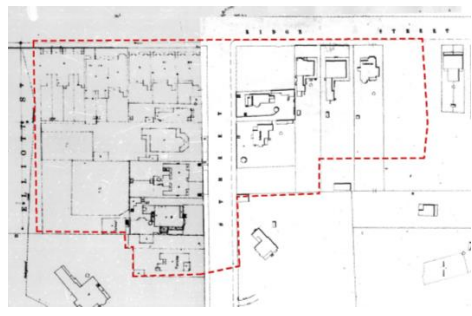
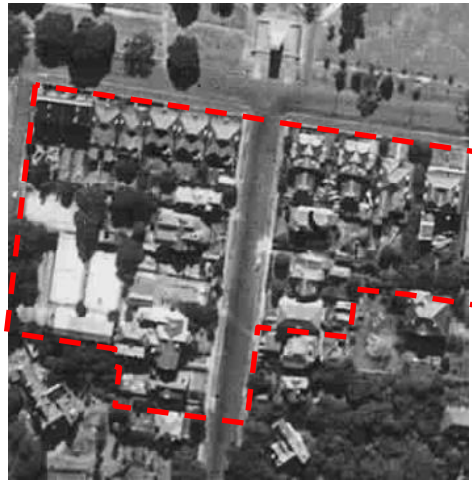

Area Character Statements - North Sydney Planning Area

dormers and rooflights; removal of original detailing; verandah infill; rendered and painted face brickwork; modernised facades; high walls and fences to the street.

2.5.3 Statement of Significance

The Walker/Ridge Streets Conservation Area is significant:

- (a) For its late 19th and early 20th century character defined by the number of intact heritage items in the area.

	<p>Figure C-2.1 (left): Circa 1890</p>
	<p>Figure C-2.2 (below left): Circa 1943</p>
	<p>Figure C-2.3 (below): Circa 2008</p>
	

2.5.4 Significant elements

Topography

P1 Steeply sloping to the south along Walker Street from Ridge Street.

Subdivision

P2 Lot sizes – 700m² to 1250m².

P3 Rectilinear with narrow boundary to street.

Streetscape

P4 Continuity of fences and landscaping.

Views

P5 Warringah Expressway Lookout at the end of Ridge Street. Towards St Leonards Park War Memorial along Walker Street.



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2.5.5 Characteristic buildings

- P1 Detached and attached Victorian Italianate dwelling houses.
- P2 Detached Federation Queen Anne and Arts and Crafts style dwelling houses.

2.5.6 Characteristic built elements

Siting

- P1 Dwellings are oriented to face the street, parallel to the street alignment.
- P2 Dwellings are sited forward and middle of lot.

Form, massing and height

- P3 Single storey and two storey dwelling houses with hipped and gabled roofs with skillion rear wings.
- P4 Reduced height and scale to rear.
- P5 Open verandahs to front.
- P6 Projecting front gables beside recessed verandahs.
- P7 Detached and semi-detached dwelling houses of identical design often have continuous front verandahs.
- P8 Strong skyline of simple pitched roofs and chimneys visible from street and St Leonards Park.
- P9 Front setbacks generally between 4-5m.
- P10 Side setbacks of 1.5m.

Roofs

- P11 Pitched between 30 and 45 degrees without dormers or openings that can be seen from the street.
- P12 Hipped roofs with some gabled elements.
- P13 Gabled ends for projecting bays to the street.
- P14 Skillion roofs to rear extensions.
- P15 Brick and rendered chimneys with terracotta chimney pots.

External Materials

- P16 Face brick on Federation buildings with sandstone foundations.
- P17 Original rendered walls on Victorian buildings.
- P18 Slate, corrugated metal and terracotta tiled roofs.
- P19 Timber windows, doors and joinery.
- P20 Original front garden landscaping.

Windows, doors and joinery

- P21 Consistent with building period and style. Timber

Fences and kerbing

- P22 Original front fences less than 800 mm height with views to the garden.
- P23 Timber fences to rear and side.
- P24 Sandstone plinths, sandstone piers, metal palisade and gates, timber pickets, timber rails and mesh, pipe and mesh gates, original face brick with piers.
- P25 Sandstone kerbing.

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Car accommodation

P26 No garages or carports located in front of building line.

2.5.7 Desired built form

P1 Views to the war memorial in St Leonards Park should not be obstructed and opportunities to improve the vistas to and from the park along Walker Street should be sought.

P2 Improve the interface of the Walker/Ridge Street conservation area boundary with ST Leonards Park.

2.5.8 Uncharacteristic elements

P3 Modern infill development, loss of original detailing and materials on elevations visible from the public domain, dormers and skylights on front or side elevations, modified roof planes, glazed roofing, new balconies and decks above street level, infilled verandas and balconies, roof cut-outs for decks and terraces, full width roof additions, glazed balustrades, metal wall cladding, extensive glazing, infill of breezeways, paved gardens, lack of landscape setting including trees, high solid walls and fences to the street, parking except at the rear, concrete kerbing.



2.6 McLAREN STREET CONSERVATION AREA



2.6.1 History

The McLaren Street Conservation Area was subdivided as part of the Town Plan for North Sydney, known at the time as St Leonards.

The land for St Thomas' Church was allocated in 1842 and the first church erected in 1843. Further land was purchased by the Church and a schoolhouse was erected in 1848. The original Church was replaced by a larger Church erected around it between 1877 and 1884 to a design by Edmund Blacket.

A rectory, designed by E. Jeaffreson Jackson, was built to the east of the Church in 1900, and a memorial hall was added to the site in 1922. The earliest recorded occupant of adjacent land was James Husband, and plans from 1892 show "St Thomas' Terrace" fronting Miller Street.

During the 1890's a large residence and doctor's surgery, designed by E. Jeaffreson Jackson, was erected for Dr Capper at the corner of Miller and McLaren Streets. The building was acquired in 1926 and remodelled as Council Chambers for North Sydney Council.

At the turn of the 20th century Miller Street was known as the "Macquarie Street of the North Shore" because of the concentration of doctors, dentists and hospitals.

2.6.2 Description

The McLaren Street Conservation Area is made up of two areas either side of McLaren Street and Church Street including the park to the north of the North Sydney Council Chambers.

The topography slopes down from Ridge Street towards McLaren Street with Church Street following the slope. The park is modelled with small rises and a terraced area towards Miller Street. The subdivision pattern relates only to McLaren Street and Church Street and the Victorian pattern has been lost in the Civic precinct.

The characteristic buildings in the area are typically Federation and Edwardian Queen Anne with pockets of Victorian dwelling houses along Church Street. The area contains several public buildings including St Thomas's Church and Hall and the North Sydney Council Chambers, a Federation building with modern extension. The buildings are typically:

- (a) single and two storey, freestanding buildings with materials relating to the age of construction,
- (b) Victorian rendered dwelling houses with verandahs and slate and corrugated metal roofs, and
- (c) Federation face brick dwelling houses with verandahs and terracotta tile roofs.

The church is a prominent, stone building with associated vestry building and halls.

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There are street plantings along each of the streets and plantings in the park.

2.6.3 Statement of Significance

The McLaren Street Conservation Area is significant:

- (a) As an area that is close to the centre of North Sydney that retains representative details from its development from the late 19th and early 20th centuries, including street formation, buildings, gardens and fencing.
- (b) For its landmark qualities and associations with St Thomas’ Church, North Sydney Council buildings, park and public court

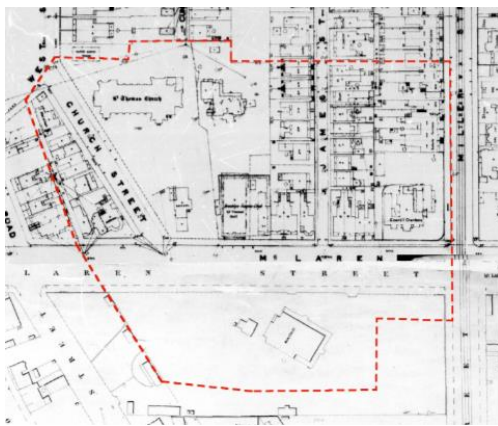


Figure C-2.4 (left):
Circa 1890



Figure C-2.5 (below left):
Circa 1943

Figure C-2.6 (below):
Circa 2008



2.6.4 Significant elements

Topography

P1 Sloping to the south from Ridge Street



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Area Character Statements - North Sydney Planning Area

Subdivision

- P2 Variety of lot sizes related to land use and building/dwelling type. Generally rectilinear with narrowest frontage to street for perimeter development.

Streetscape

- P3 Buildings at street level or raised above it.
 P4 Varying scale of housing facing the street in garden settings located forward on the lot.
 P5 Public buildings in landscaped setting.
 P6 Concrete and stone kerbs, sandstone walls, palisade fences, street gardens.
 P7 Street trees and Stanton Park.

Views

- P8 Views within area along Miller and McLaren Streets to St Thomas' Church and the Council buildings.

2.6.5 Characteristic buildings

- P1 Victorian and Federation.

2.6.6 Characteristic elements

Siting

- P1 Dwellings are oriented to face the street, parallel to the street alignment, forward on lots.
 P2 Front setback 6-8m and side setbacks of 1.5-2m.

Form, massing and height

- P3 Single and two storey, detached dwelling houses.
 P4 Simple forms articulated with verandahs to front.
 P5 Reduced bulk and scale to the rear.
 P6 Multi-storey public buildings.
 P7 Mainly gabled and hipped roofs pitched between 30 and 45 degrees.

Materials

- P8 Walls: render, stone and face brick on sandstone foundations.
 P9 Roofs: slate, terracotta and corrugated metal on rear extensions.
 P10 Windows and doors: Timber.
 P11 Tall chimneys with chimney pots, stucco and face brick.
 P12 Tessellated tiles to verandahs.

Windows and doors

- P13 Consistent with building period and style. Timber

Fences

- P14 Brick or sandstone piers and base with metal palisade and timber panels.
 P15 Stone boundary wall to Church.

Car accommodation

- P16 Locate garages and carports to rear of the property.
 P17 No garages or carports located in front of building line.

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P18 Single driveways.

2.6.7 Uncharacteristic elements

P1 Modern additions and buildings; painting and rendering of face brick; high fences to street; excessive paved areas for parking; buildings built to the front boundary.

P2 Modern shopfront to 5-7 McLaren St.



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Area Character Statements - North Sydney Planning Area

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