

North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part A - Section 1 - Introduction			
1.6 AIMS OF THIS DEVELOPMENT CONTROL PLAN	<p>The aims of this DCP are to:</p> <p>(a) Ensure that development positively contributes to the quality of the natural and built environments;</p> <p>(b) Encourage development that contributes to the quality of the public domain;</p> <p>(c) Ensure that development is economically, socially and environmentally sustainable;</p> <p>(d) Ensure future development has consideration for the needs of all members of the community;</p> <p>(e) Ensure development positively responds to the qualities of the site and its context;</p> <p>(f) Ensure development positively responds to the character of the surrounding area;</p> <p>(g) Ensure that the actions of the North Sydney Local Strategic Planning Statement (as amended) and the North Sydney Local Housing Strategy (as amended) are achieved; and</p> <p>(h) Ensure that the Directions Outcomes and Strategies of the North Sydney Community Strategic Plan are achieved</p>	YES	<p>The proposed development at Site B aligns with the strategic planning established by DPHI including in the <i>St Leonards and Crows Nest 2036 Plan</i> (2036 Plan) and the <i>Crows Nest Sydney Metro Site Rezoning Proposal</i> (Rezoning Proposal), and other strategic policies released by North Sydney Council (Council). The proposal is consistent with the principles of transport oriented development (TOD) to create compact, walkable, sustainable, mixed use communities around public transport nodes. Site B will also contribute to North Sydney Council's housing target established in the <i>North District Plan</i>.</p>



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.1 Diversity of activities, facilities, opportunities and service			
Objectives	<p><i>O1 To ensure a diversity of activities, facilities, opportunities and services is provided, including high grade business accommodation, community services, employment, entertainment, government agencies, health and welfare, recreation and retail.</i></p> <p><i>O2 To ensure that streets are appropriately activated to encourage pedestrian use.</i></p>	YES	Active frontages are proposed to Hume Street and the Pacific Highway.
P1 : Provisions	<i>Non-residential buildings or components of buildings should incorporate a variety of different sized spaces that reflect a site's location in the commercial centre hierarchy (i.e. large floor plates should be provided in higher order centres with small floor plates in lower order centres).</i>	YES	A variety of spaces is provided.
P2 : Provisions	<i>Consideration should be given to incorporating community and entertainment facilities within a development.</i>	YES	This will be a matter for consideration in future applications.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.1 Diversity of activities, facilities, opportunities and service			
P3 : Provisions	<i>A variety of uses should be provided at street level, which contributes positively to economic and social vitality.</i>	YES	Active frontages are proposed to Hume Street and the Pacific Highway.
P4 : Provisions	<i>Avoid blank walls that face streets and laneways at the ground level.</i>	YES	Active frontages are proposed to Hume Street and the Pacific Highway. Elsewhere the site is occupied by Sydney Metro infrastructure.
P5 : Provisions	<i>Enhance the amenity of the public domain to meet the needs of the workforce, residents and visitors.</i>	YES	Active frontages are proposed to Hume Street and the Pacific Highway.
P6 : Provisions	<p><i>Mixed use developments within the E1 Local Centre, MU1 Mixed Use or E3 Productivity Support zones should:</i></p> <p><i>(a) ensure all residential common areas of the building (including the principal entrance to the building) are accessible to all persons regardless of mobility; and</i></p> <p><i>(b) have the retail/commercial uses located on the ground floor, retail/commercial or residential</i></p>	YES	See the Architectural Drawings at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.1 Diversity of activities, facilities, opportunities and service			
	<i>uses on the first floor, and residential uses on upper floors.</i>		

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.2 Maximise use of public transport			
Objectives	<i>O1 To ensure that developments maximise access to public transport, walking and cycling. O2 To try and achieve a modal split of 60% public transport and 30% private car.</i>	YES	Site B is located above the Crows Nest Metro Station.
Provision P1	<i>Locate pick up and drop off points for public transport and taxi ranks as close as possible to public spaces and activities.</i>	N/A	N/A



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.2 Maximise use of public transport			
Provision P2	<i>Locate short stay (ten minute) parking spaces within or as close as possible to meeting places.</i>	N/A	
Provision P3	<i>Limit the amount of long stay off street commuter parking to that which existed at the time of gazettal of NSLEP 2001 (Amendment No.9 – North Sydney Centre) on the 28 February 2003.</i>	N/A	
Provision P4	<i>Minimise any non-residential parking on site</i>	YES	There is no non-residential parking on site.
Provision P5	<i>Bicycle storage facilities are provided in accordance with Part B: Section 10 - Car Parking and Transport of the DCP.</i>	YES	See discussion at Section 7.1.10 of the EIS. The proposed development will provide 100 bicycle spaces across the two car park levels. Whilst this will result in a shortfall of 47 bicycle spaces, it is noted that residents will also be able to store their bicycles in their dwellings.
Provision P6	<i>Provide showers for use by cyclists and people that walk to work.</i>	N/A	Having regard for the extensive Sydney Metro infrastructure there is no opportunity to provide shower facilities.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.3 Mixed Residential Population			
Objectives	<i>To provide a mixed residential population in terms of age, gender, household type and size, education, income and employment, including households with children, households on low to moderate incomes, households with aged or disabled persons.</i>	YES	
Provision P1	<i>Mixed use developments incorporating residential accommodation containing less than 20 dwellings must include, at least two of the following dwelling types: (a) studio; (b) 1-bedroom; (c) 2-bedroom; and (d) 3-bedroom.</i>	N/A	
Provision P2	<i>Despite P1 above, no more than 55% of all dwellings must comprise a combination of both studio and 1-bedroom dwellings</i>	N/A	
Provision P3	<i>Mixed use developments incorporating residential accommodation containing 20 or more dwellings should provide a mix of dwelling sizes in accordance with Table B-2.1.</i>	YES*	Total number of apartments = 130



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT																						
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.3 Mixed Residential Population																									
	<table border="1"> <thead> <tr> <th colspan="2">TABLE B-2.1: Dwelling Mix</th> </tr> <tr> <th>Dwelling Size</th> <th>% of Total Dwellings</th> </tr> </thead> <tbody> <tr> <td>studio</td> <td>10-20%</td> </tr> <tr> <td>1 bedroom</td> <td>25-35%</td> </tr> <tr> <td>2 bedroom</td> <td>35-45%</td> </tr> <tr> <td>3 bedroom+</td> <td>10-20%</td> </tr> </tbody> </table>	TABLE B-2.1: Dwelling Mix		Dwelling Size	% of Total Dwellings	studio	10-20%	1 bedroom	25-35%	2 bedroom	35-45%	3 bedroom+	10-20%		<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>% of Total Dwellings</th> </tr> </thead> <tbody> <tr> <td>Studio = 0</td> <td>0</td> </tr> <tr> <td>1 bedroom = 44</td> <td>33.8%</td> </tr> <tr> <td>2 bedroom = 63</td> <td>48.5%</td> </tr> <tr> <td>3 bedroom + = 23</td> <td>17.7%</td> </tr> </tbody> </table> <p>*Detailed analysis of current market conditions has been undertaken and the above mix is the most appropriate.</p>	Dwelling Size	% of Total Dwellings	Studio = 0	0	1 bedroom = 44	33.8%	2 bedroom = 63	48.5%	3 bedroom + = 23	17.7%
TABLE B-2.1: Dwelling Mix																									
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Provision P4	<i>Variations to the dwelling mix within P2 or P3 will not be considered, unless the applicant can adequately demonstrate by an authoritative analysis of current and future market demand that the suggested mix is not reasonable.</i>	YES	See justification provided at P3.																						
Provision P5	<i>In mixed use developments containing residential accommodation, all new dwellings must satisfy the Silver level performance requirements of the Livable Housing Design Guidelines. The incorporation of Gold and Platinum level universal design features is strongly supported.1</i>	YES	See Appendix 3.																						



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.3 Mixed Residential Population			
Provision P6	<i>A minimum of 20% of dwellings in mixed use developments containing more than 5 dwellings must comprise adaptable housing², and be designed and constructed to a minimum Class C Certification under AS 4299 – Adaptable Housing.</i>	YES	See Appendix 3 and Appendix 9 .
Provision P7	<i>Where adaptable housing is to be provided, the adaptable housing components must: (a) be integrated into the overall design of the development, and must not be isolated; and (b) not use a different standard of materials and finishes to the remainder of the building.</i>	YES	See Appendix 3 and Appendix 9 .
Provision P8	<i>Where universally designed and adaptable dwellings are proposed, those dwellings must be clearly identified as such on the submitted development application plans.</i>	YES	See Appendix 3 and Appendix 9 .
Provision P9	<i>Developments requiring adaptable housing must also satisfy the provisions of Part B: Section 12 - Access of this DCP</i>	YES	See Appendix 3 and Appendix 9 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.2 Function: 2.2.3 Mixed Residential Population			
Provision P10	<i>Provide services and facilities within the development that meet the needs of different population groups and build flexibility into communal spaces to meet changing needs.</i>	YES	See Appendix 3 and Appendix 9 .

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.1 Clean Air			
Objectives	<i>O1 To ensure that development does not adversely affect air quality.</i>	YES	
Provision P1	<i>Operating plant, building materials and finishes should be incorporated that are nontoxic and reduce toxic emissions.</i>	YES	



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NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.1 Clean Air			
Provision P2	<i>Discourage use of the private motor car and encourage walking, cycling and use of public transport.</i>	YES	Site B is located above Crows Nest Metro Station.
Provision P3	<i>Car parking is provided in accordance with Part B: Section 10 - Car parking and Transport of the DCP.</i>	YES	Car Parking is provided in accordance with the Concept Approval.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.2 Noise			
Objectives	<i>O1 To ensure reasonable levels of acoustic amenity to nearby residents.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .



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CLAUSE	CONTROL	COMPLIANCE	COMMENT																														
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.2 Noise																																	
Provision P1	<p>Noise emission associated with the operation of non-residential premises or nonresidential components of a building must not exceed the maximum 1 hour noise levels (LAeq 1 Hour) specified in Table B-2.3</p> <table border="1"> <thead> <tr> <th colspan="4">TABLE B-2.3 –Noise Emission Limits</th> </tr> <tr> <th rowspan="2">Day</th> <th colspan="2">Time Period</th> <th rowspan="2">Max 1 hour noise level (LAeq 1 Hour)</th> </tr> <tr> <th>Week</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Weekday</td> <td>Day</td> <td>7am – 6pm</td> <td>60 dBA</td> </tr> <tr> <td>Evening</td> <td>6pm – 10pm</td> <td>50 dBA</td> </tr> <tr> <td>Night</td> <td>10pm – 7am</td> <td>45 dBA</td> </tr> <tr> <td rowspan="3">Weekend</td> <td>Day</td> <td>8am – 7pm</td> <td>60 dBA</td> </tr> <tr> <td>Evening</td> <td>7pm – 10pm</td> <td>50 dBA</td> </tr> <tr> <td>Night</td> <td>10pm – 8am</td> <td>45 dBA</td> </tr> </tbody> </table>	TABLE B-2.3 –Noise Emission Limits				Day	Time Period		Max 1 hour noise level (LAeq 1 Hour)	Week	Time	Weekday	Day	7am – 6pm	60 dBA	Evening	6pm – 10pm	50 dBA	Night	10pm – 7am	45 dBA	Weekend	Day	8am – 7pm	60 dBA	Evening	7pm – 10pm	50 dBA	Night	10pm – 8am	45 dBA	YES	See Noise and Vibration Impact Assessment at Appendix 22.
TABLE B-2.3 –Noise Emission Limits																																	
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	Evening	7pm – 10pm	50 dBA																														
	Night	10pm – 8am	45 dBA																														
Provision P2	<p>In terms of determining the maximum noise levels as required by P1 above, the measurement is to be taken at the property boundary of the nearest residential premises. Within a mixed use development, the boundary is taken to be nearest floor ceiling or wall to a residential dwelling on the site.</p>	YES	See Noise and Vibration Impact Assessment at Appendix 22.																														



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.2 Noise			
Provision P3	<i>Despite P1 above, the noise emission associated with the operation of non-residential premises or non-residential components of a building must not exceed 5 dBA above the background maximum 1 hour noise level (LAeq 1 Hour) during the day and evening and not exceeding the background level at night when measured at the boundary of the property.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.
Provision P4	<i>Council may require the submission of an Acoustic Report to ensure compliance with P1 above</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.
Provision P5	<i>Plant and machinery should incorporate noise reduction measures to minimise their impacts.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.
Provision P6	<i>Developments should be designed and / or incorporate features that reduce noise transmission</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.2 Noise			
Provision P7	<i>Where practical, development should incorporate adequate measures for tonal, low frequency, impulsive, or intermittent noise.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.
Provision P8	<i>Developments must comply with EPA Noise Policy for Industry 2017 in particular the modification required for acceptable noise level (ANL)</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.3 Wind Speed			
Objectives	<i>O1 To ensure pedestrian comfort is not adversely affected by wind when walking along public streets or sitting down in public spaces.</i>	YES	See Wind Report at Appendix 11.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.3 Wind Speed			
Provision P1	<i>Buildings should be designed to reduce wind velocity at footpaths and public outdoor spaces.</i>	YES	See Wind Report at Appendix 11.
Provision P2	<i>Development should not result in the wind speed exceeding 13m/s at footpaths and accessible outdoor spaces.</i>	YES	See Wind Report at Appendix 11.
Provision P3	<i>A Wind Impact Report, prepared by an appropriately qualified person, must be submitted with any application where the proposal results in the building exceeding 33m in height.</i>	YES	See Wind Report at Appendix 11.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.4 Reflectivity			
Objectives	<i>O1 To minimise the impacts by reflected light and solar reflectivity from buildings on pedestrians and motorists.</i>	YES	See Reflectivity Report at Appendix 37.
Provision P1	<i>Buildings should provide a greater proportion of solid to void on all facades and use non-reflective materials.</i>	YES	See Reflectivity Report at Appendix 37.
Provision P2	<i>Buildings should use non-reflective glass and / or recess glass behind balconies. P3 Sun shields, such as awnings, canopies and pergolas should be provided to zed areas.</i>	YES	See Reflectivity Report at Appendix 37.
Provision P3	<i>Council may require the submission of a Reflectivity Study prepared by a suitably qualified consultant.</i>	YES	See Reflectivity Report at Appendix 37.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.5 Artificial Illumination			
Objectives	<p><i>O1 To minimise the impact of artificial illumination on the amenity of residents and pedestrians.</i></p> <p><i>O2 To provide a safe urban environment without adverse effects on surrounding development or the public domain.</i></p> <p><i>O3 To minimise the impact of artificial illumination in contributing to sky glow.</i></p>	YES	
Provision P1	<i>External facades of buildings should not be floodlit.</i>	YES	No floodlit facades are proposed.
Provision P2	<p><i>Where external artificial illumination is proposed:</i></p> <p><i>(a) it should be designed and sited to minimise glare.</i></p> <p><i>(b) It must comply with the standards set out in Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting.</i></p>	YES	No floodlit facades are proposed.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT								
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.5 Artificial Illumination											
Provision P3	<p><i>Illumination of roof top and/or podium level facilities is not to exceed the curfew outlined in Table B-2.4</i></p> <table border="1"> <thead> <tr> <th colspan="2">TABLE B-2.4 – Illumination curfews</th> </tr> <tr> <th>Zone</th> <th>Curfew Time</th> </tr> </thead> <tbody> <tr> <td>E2 Commercial Centre</td> <td>1.00am</td> </tr> <tr> <td>E1 Local Centre E3 Productivity Support MU1 Mixed Use</td> <td>11.00pm</td> </tr> </tbody> </table>	TABLE B-2.4 – Illumination curfews		Zone	Curfew Time	E2 Commercial Centre	1.00am	E1 Local Centre E3 Productivity Support MU1 Mixed Use	11.00pm	YES	No floodlit facades are proposed.
TABLE B-2.4 – Illumination curfews											
Zone	Curfew Time										
E2 Commercial Centre	1.00am										
E1 Local Centre E3 Productivity Support MU1 Mixed Use	11.00pm										
Provision P4	<i>Entrances must be well lit and do not produce shadows or adverse glare</i>	YES	Entrances will be well lit.								
Provision P5	<i>Staff entrances which are separated from the main building entrance must be well lit and opportunities for casual surveillance is maximised.</i>	YES	Staff entrances will be well lit.								
Provision P6	<i>Timers and sensors should be used to minimise sky glow.</i>	N/A									



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.5 Artificial Illumination			
Provision P7	<i>Council may require the submission of a Lighting Report for a development prepared by an appropriately qualified person.</i>	Noted	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.6 Awnings			
Objectives	<i>O1 To provide adequate weather protection for people using streets and other public spaces.</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.
Provision P1	<i>Provide continuous, horizontal awnings on all street frontages which are activated by ground floor uses and those streets identified in the relevant area character statement (refer to Part C of the DCP), using materials that are sun, rain and wind proof.</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT																									
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.6 Awnings																												
Provision P2	<p><i>Awnings must be provided as required in Table B-2.5.</i></p> <table border="1"> <thead> <tr> <th colspan="4">TABLE B-2.5 – Awnings</th> </tr> <tr> <th colspan="2" rowspan="2">Requirement</th> <th colspan="2">Zone</th> </tr> <tr> <th>E2 Commercial Centre MU1 Mixed Use</th> <th>E1 Local Centre</th> </tr> </thead> <tbody> <tr> <td colspan="2">Minimum Width</td> <td>2m (min)</td> <td>2m (min)</td> </tr> <tr> <td rowspan="2">Setback from kerb -</td> <td>General</td> <td>1.1m (or 600mm where walkway is not of sufficient width)</td> <td>600mm</td> </tr> <tr> <td>To accommodate street trees</td> <td>1.5m</td> <td>2.0m</td> </tr> <tr> <td colspan="2">Height above footpath level</td> <td>3.2m - 4.2m</td> <td>3.0m - 3.6m</td> </tr> </tbody> </table>	TABLE B-2.5 – Awnings				Requirement		Zone		E2 Commercial Centre MU1 Mixed Use	E1 Local Centre	Minimum Width		2m (min)	2m (min)	Setback from kerb -	General	1.1m (or 600mm where walkway is not of sufficient width)	600mm	To accommodate street trees	1.5m	2.0m	Height above footpath level		3.2m - 4.2m	3.0m - 3.6m	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.
TABLE B-2.5 – Awnings																												
Requirement		Zone																										
		E2 Commercial Centre MU1 Mixed Use	E1 Local Centre																									
Minimum Width		2m (min)	2m (min)																									
Setback from kerb -	General	1.1m (or 600mm where walkway is not of sufficient width)	600mm																									
	To accommodate street trees	1.5m	2.0m																									
Height above footpath level		3.2m - 4.2m	3.0m - 3.6m																									
Provision P3	<i>New awnings should match the height of existing awnings on adjacent sites.</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.																									
Provision P4	<i>Weather seals are to be provided between new and existing awnings on adjacent sites and between the awning and the building.</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.																									



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.6 Awnings			
Provision P5	<i>Where appropriate, temporary shade structures such as retractable blinds, umbrellas and pergolas may be provided (e.g. to outdoor café and gardens).</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.
Provision P6	<i>Openings with a minimum dimension of 1.5m - 2m (measured from kerb) by 2.5m wide must be provided in awnings located over public footpaths to allow for the accommodation of street trees.</i>	N/A	Awnings are already provided as part of the Sydney Metro Infrastructure constructed on Site B.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.7 Solar Access			
Objectives	<i>O1 To ensure that solar access is maintained to Special Areas, open spaces and publicly accessible outdoor places. O2 To maintain solar access to residential areas surrounding the North Sydney Centre. O3 To avoid the creation of long solid masses of development which prevent the penetration of daylight and/or sunlight through to pedestrian levels and to northern and eastern facades of buildings. O4 To ensure that all</i>	YES	See solar access diagrams at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.7 Solar Access			
	<i>dwelling have reasonable access to sunlight and daylight.</i>		
Provision P1	<i>Developments within the North Sydney Centre must comply with the height and overshadowing requirements contained within cl.4.3, and cl.6.3 of NSLEP 2013.</i>	YES	See solar access diagrams at Appendix 3 .
Provision P2	<i>Developments located outside of the North Sydney Centre should be designed and sited such that solar access at the winter solstice (21st June) provides a minimum of 3 hours between the hours of 9.00am and 3.00pm to: (a) any solar panels; (b) the windows of main internal living areas; (c) principal private open space areas; and (d) any communal open space areas. located on the subject property and any adjoining residential properties.</i>	N/A	
Provision P3	<i>Despite P2 above, living rooms and private open spaces for at least 70% of dwellings within a residential flat building or shoptop housing should receive a minimum of 2 hours of solar access between the hours of 9.00am and 3.00pm at the winter solstice (21st June).</i>	YES*	*63% of apartments meet 2 hour solar access requirements. Details are provided in the Solar Access drawing DA-2303 at Appendix 3 . Notwithstanding this, the ADG recognises that full compliance may not be possible on some sites that are south facing and where significant views are available away from the desired aspect for direct sunlight. In relation to Site B, additional facade openings have been



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.7 Solar Access			
			designed for south facing apartments. The proposal envelope has a long south facing façade which also orientates towards city views, therefore strict adherence to criteria not possible.
Provision P4	<i>New development should not overshadow existing or proposed public open spaces located outside of the North Sydney Centre between 11.30am and 2.30pm.</i>	N/A	
Provision P5	<i>Spaces are to be created between taller buildings to avoid a solid mass of development and to allow daylight and/or sunlight to penetrate through to pedestrian level.</i>	YES	The proposed built form complies with the Concept Approval.
Provision P6	<i>Setbacks must be provided between buildings above the podium level.</i>	YES	The proposed built form complies with the Concept Approval.
Provision P7	<i>Provide a mix of sun-protected and unprotected areas in public open space, roof top gardens and other outdoor spaces</i>	YES	See Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.7 Solar Access			
Provision P8	<i>Avoid providing apartments within mixed use developments that have a sole orientation to the south. Where south facing apartments cannot be avoided, ensure that they are provided with adequate access to natural light (e.g. by providing enlarged windows, skylights and the like). No more than 15% of all dwellings in the development must not receive no direct sunlight between 9am and 3pm at mid-winter.</i>	YES	See discussion at P3 above.
Provision P9	<i>The use, location and placement of photovoltaic solar panels take into account the potential permissible building form on adjoining properties.</i>	YES	See PV cells at Appendix 3 .

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.8 Views			
Objectives	<i>O1 To protect and enhance opportunities for vistas and views from streets and other public places.</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.8 Views			
	<p><i>O2 To protect and enhance existing views and vistas from streets and other public spaces.</i></p> <p><i>O3 To provide additional views and vistas from streets and other public spaces where opportunities arise.</i></p> <p><i>O4 To encourage view sharing as a means of ensuring equitable access to views from dwellings, whilst recognising development may take place in accordance with the other provisions of this DCP and the LEP.</i></p>		
Provision P1	<i>Where appropriate, the opening up of views should be sought to improve the legibility of the area.</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12.
Provision P2	<i>Provide public or semi-public access to top floors where possible (e.g. restaurants, roof top gardens and facilities).</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12.
Provision P3	<i>Use setbacks, design and articulation of buildings to maintain street views, views from public areas and those identified in the relevant area character statement (refer to Part C of the DCP).</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.8 Views			
Provision P4	<i>Maintain and protect views identified in the relevant area character statement (refer to Part C of the DCP) from future development</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12.
Provision P5	<i>Where a proposal is likely to adversely affect views from either public or private land, Council will give consideration to the Land and Environment Court’s Planning Principles for view sharing established in Rose Bay Marina Pty Ltd v Woollahra Municipal Council and anor [2013] NSWLEC 1046 and Tenacity Consulting v Warringah Council [2004] NSWLEC 140.</i>	YES	See Landscape and Visual Impact Assessment at Appendix 12.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy			
Objectives	<i>O1 To ensure all residents within mixed use developments are provided with a reasonable level of acoustic privacy.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT												
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy															
Provision P1	<i>This subsection only applies to the residential component of any mixed use development.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .												
Provision P2	<p><i>New dwellings shall be designed and constructed to comply with the criteria specified in Table B-2.6 for all noise intrusion from external noise sources (including mechanical services noise from within the development itself), with windows and doors closed:</i></p> <table border="1" data-bbox="380 824 947 948"> <thead> <tr> <th colspan="3">TABLE B-2.6: Acoustic Amenity</th> </tr> <tr> <th>Internal Space</th> <th>Time Period</th> <th>Max 1 hr noise level (LAeq 1 Hour)</th> </tr> </thead> <tbody> <tr> <td>Living areas</td> <td>Day or Night</td> <td>≤ 40 dBA</td> </tr> <tr> <td>Sleeping Areas</td> <td>Day or Night</td> <td>≤ 35 dBA</td> </tr> </tbody> </table>	TABLE B-2.6: Acoustic Amenity			Internal Space	Time Period	Max 1 hr noise level (LAeq 1 Hour)	Living areas	Day or Night	≤ 40 dBA	Sleeping Areas	Day or Night	≤ 35 dBA	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
TABLE B-2.6: Acoustic Amenity															
Internal Space	Time Period	Max 1 hr noise level (LAeq 1 Hour)													
Living areas	Day or Night	≤ 40 dBA													
Sleeping Areas	Day or Night	≤ 35 dBA													
Provision P3	<i>Where multiple dwellings are provided within the same building, the residential components of the building shall be designed and constructed to comply with the requirements in Table B-2.7 regarding acoustic insulation of walls and floors.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .												



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT										
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy													
	<table border="1"> <thead> <tr> <th colspan="2">TABLE B-2.7: Acoustic transmission</th> </tr> <tr> <th>Item</th> <th>Criteria</th> </tr> </thead> <tbody> <tr> <td>Field Sound Reduction Index R'w of walls floors services and ducts</td> <td>BCA as Amended, Except that Field Noise Reduction Index of all inter-tenancy walls shall be designed to achieve $\geq R'w55$ and the intent of the BCA requirements.</td> </tr> <tr> <td>Field Sound reduction Index R'w of doors</td> <td>Any door (including the effects of its frame and any edge gaps) in a wall between a dwelling and a stairwell or other internal common area shall be designed to achieve an $\geq R'w28$</td> </tr> <tr> <td>Impact Isolation of Floors</td> <td>Where the floor of a dwelling separates a habitable room of one dwelling and a habitable room, bathroom, toilet, laundry, kitchen, plant room, stairway, public corridor, hallway and the like of a separate tenancy, the floor shall be designed to achieve a weighted standardised impact sound pressure level, L_{n1w} not more than 55 dB.</td> </tr> </tbody> </table>	TABLE B-2.7: Acoustic transmission		Item	Criteria	Field Sound Reduction Index R'w of walls floors services and ducts	BCA as Amended, Except that Field Noise Reduction Index of all inter-tenancy walls shall be designed to achieve $\geq R'w55$ and the intent of the BCA requirements.	Field Sound reduction Index R'w of doors	Any door (including the effects of its frame and any edge gaps) in a wall between a dwelling and a stairwell or other internal common area shall be designed to achieve an $\geq R'w28$	Impact Isolation of Floors	Where the floor of a dwelling separates a habitable room of one dwelling and a habitable room, bathroom, toilet, laundry, kitchen, plant room, stairway, public corridor, hallway and the like of a separate tenancy, the floor shall be designed to achieve a weighted standardised impact sound pressure level, L_{n1w} not more than 55 dB.		
TABLE B-2.7: Acoustic transmission													
Item	Criteria												
Field Sound Reduction Index R'w of walls floors services and ducts	BCA as Amended, Except that Field Noise Reduction Index of all inter-tenancy walls shall be designed to achieve $\geq R'w55$ and the intent of the BCA requirements.												
Field Sound reduction Index R'w of doors	Any door (including the effects of its frame and any edge gaps) in a wall between a dwelling and a stairwell or other internal common area shall be designed to achieve an $\geq R'w28$												
Impact Isolation of Floors	Where the floor of a dwelling separates a habitable room of one dwelling and a habitable room, bathroom, toilet, laundry, kitchen, plant room, stairway, public corridor, hallway and the like of a separate tenancy, the floor shall be designed to achieve a weighted standardised impact sound pressure level, L_{n1w} not more than 55 dB.												
Provision P4	<i>An acoustic report prepared by a certified acoustic consultant must be submitted with all development applications which involves the construction of 4 or more new dwellings and must address the requirements to P2.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .										
Provision P5	<i>Buildings are to be designed and rooms positioned to reduce noise transmission within and between dwellings.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .										



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy			
Provision P6	<i>Bedrooms should be designed so that wardrobes provide additional sound buffering between rooms within the dwelling or between adjoining dwellings over and above the requirements in P3 above.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P7	<i>Windows and doors should be located away from external noise sources, or buffers used where separation cannot be achieved</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P8	<i>Materials with low noise penetration properties should be used where practical.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P9	<i>Locate bedrooms and private open spaces away from noise sources such as garages, driveways, mechanical equipment and recreation areas</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P10	<i>Mechanical equipment, such as pumps, lifts or air conditioners should not be located adjacent to bedrooms or living rooms of dwellings within the development or on adjoining properties.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy			
Provision P11	<i>Where dwellings are located on busy roads incorporate the following into the design of the development to reduce traffic noise within the dwelling: (a) cavity brick walls; North Sydney Development Control Plan 2013 Commercial & Mixed Use Development Part B Page B2-13 (b) double glazing; (c) solid core doors; (d) concrete floors; and (e) recessed balconies.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P12	<i>Development comprising places of public worship, hospitals, educational facilities or child care centres or containing residential uses on land which is on or is within 100m of a railway corridor, a road corridor for a freeway, a tollway, a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the Transport for NSW) must consider the requirements of the DoP’s Development Near Rail Corridors and Busy Roads – Interim Guideline (19 December 2008) in accordance with cl.s 2.100(2) and 2.120(2) of SEPP (Transport and Infrastructure) 2021. An acoustic report may be required to be prepared to demonstrate compliance with this Guideline and the acoustic requirements within cl.s 2.100(3) and 2.120(3) of the SEPP (Transport and Infrastructure) 2021.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.9 Acoustic Privacy			
Provision P13	<i>Where possible, avoid the use high brick fences on busy roads. High fences present a harsh and bland appearance to the street, obstruct views from the footpath to gardens and dwelling entries, reduce amenity for pedestrians and reduce casual surveillance of the street. Try to reduce acoustic impacts through other acoustic reduction measures.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.10 Vibration			
Objectives	<i>O1 To minimise the impact on safety and the operation of road and rail tunnels.</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .
Provision P1	<i>Development on land which is on or is within 60m of a railway corridor, or is adjacent to a road corridor for a freeway, a tollway, a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on</i>	YES	See Noise and Vibration Impact Assessment at Appendix 22 .



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.10 Vibration			
	<p><i>the website of the Transport for NSW) must consider the requirements of the DoP's Development Near Rail Corridors and Busy Roads – Interim Guideline (19 December 2008) in accordance with cl.s 2.100(2) and 2.120(2) of SEPP (Transport and Infrastructure) 2021. In particular, consideration should be given to the vibration criteria contained within the Department of Environment Climate Change and Water's Assessing Vibration: a technical guideline. A vibration assessment report may be required to be prepared to demonstrate compliance with these Guidelines.</i></p>		

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.11 Visual Privacy			
Objectives	<p><i>O1 To ensure that existing and future residents are provided with a reasonable level of visual privacy.</i></p>	YES	See Design Statement at Appendix 5.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.11 Visual Privacy			
Provision P1	<i>Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.</i>	YES	See Design Statement at Appendix 5.
Provision P2	<i>Where windows are located with a direct outlook to windows of an adjacent dwelling, the windows must be provided with a minimum sill height of 1.5m, or use fixed obscure glazing or other privacy devices.</i>	YES	See Design Statement at Appendix 5.
Provision P3	<i>Provide suitable screening structures or planting to minimise overlooking from proposed dwellings to the windows, balconies or private open space of adjacent dwellings, to windows, balconies or private open space of dwellings within the same development.</i>	YES	See Design Statement at Appendix 5.
Provision P4	<i>Provide visual separation between any non-residential use and residential uses within buildings and sites</i>	YES	See Design Statement at Appendix 5.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT																				
Part B - Section 2 – Commercial and Mixed Use Development: 2.3 Environmental Criteria: 2.3.11 Visual Privacy																							
Provision P5	<p>The residential components of mixed use developments are to provide adequate separation between habitable rooms, balconies and non-habitable rooms, consistent with SEPP (Housing) 2021. The relevant separation distances are reproduced in Table B-2.8.</p> <table border="1"> <thead> <tr> <th colspan="4">TABLE B-2.8: Building Separation Requirements</th> </tr> <tr> <th>Building height (metres)</th> <th>Between habitable rooms and balconies</th> <th>Between habitable & non-habitable rooms</th> <th>Between non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 4 storeys (approx. 12m)</td> <td>12m</td> <td>9m</td> <td>6m</td> </tr> <tr> <td>5 to 8 storeys (approx. 12-25m)</td> <td>18m</td> <td>12m</td> <td>9m</td> </tr> <tr> <td>9 storeys + (approx. 25m +)</td> <td>24m</td> <td>18m</td> <td>12m</td> </tr> </tbody> </table>	TABLE B-2.8: Building Separation Requirements				Building height (metres)	Between habitable rooms and balconies	Between habitable & non-habitable rooms	Between non-habitable rooms	Up to 4 storeys (approx. 12m)	12m	9m	6m	5 to 8 storeys (approx. 12-25m)	18m	12m	9m	9 storeys + (approx. 25m +)	24m	18m	12m	YES	See Design Statement at Appendix 5.
TABLE B-2.8: Building Separation Requirements																							
Building height (metres)	Between habitable rooms and balconies	Between habitable & non-habitable rooms	Between non-habitable rooms																				
Up to 4 storeys (approx. 12m)	12m	9m	6m																				
5 to 8 storeys (approx. 12-25m)	18m	12m	9m																				
9 storeys + (approx. 25m +)	24m	18m	12m																				
Provision P6	<p>Council may consider a variation to the building separation control within P5 above, but only where the applicant can demonstrate that the variation has been made in response to site and context constraints and that the variation is not made at the expense of amenity (e.g. visual and acoustic privacy, outlook, solar access). However, Council will not consider a variation if an apartment's only outlook is onto an area that is under the minimum building separation distance.</p>	YES	See Design Statement at Appendix 5.																				



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.1 Context			
Objectives	<i>O1 To ensure that the site layout and building design responds to the existing characteristics, opportunities and constraints of the site and within its wider context (adjoining land and the locality).</i>	YES	See Design Statement at Appendix 5 .
Provision P1	<i>Proposed developments must be designed to respond to the issues identified in the site analysis and in the relevant area character statement (refer to Part C of the DCP)</i>	YES	See Design Statement at Appendix 5 .
Provision P2	<i>A Site Analysis is undertaken in accordance with Part A: Section 5 - Site Analysis of this DCP.</i>	YES	See Design Statement at Appendix 5 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.2 Site Consolidation			
Objectives	<i>O1 To enable the creation of a human scale that also reflects a consistent subdivision pattern. O2 To enable the creation of suitably sized commercial floor plates that can be tenanted easily.</i>	YES	The built form is in keeping with the Concept Approval.
Provision P1	<i>Amalgamate lots to achieve lot frontage identified in the relevant area character statement (refer to Part C of the DCP).</i>	N/A	The built form is in keeping with the Concept Approval.
Provision P2	<i>Break down the apparent length of buildings by incorporating articulation, design and detailing and or a change in materials, finishes and colours.</i>	N/A	The built form is in keeping with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.3 Setbacks			
Objectives	<i>O1 To enable a reduction in the impact of scale. O2 To ensure adequate ventilation, solar access, sky views, privacy, view sharing and a reduction of adverse wind effects. O3 To improve pedestrian flow and amenity and allow a range of activities to be accommodated.</i>	YES	The built form is in keeping with the Concept Approval.
Provision P1 General	<i>Provide a setback for public space at ground level where indicated in the relevant area character statement (refer to Part C of the DCP).</i>	YES	The built form is in keeping with the Concept Approval.
Provision P2 General	<i>New development must give consideration to the setbacks of adjacent buildings and heritage items.</i>	YES	The built form is in keeping with the Concept Approval.
Provision P3 General	<i>A zero metre setback must be provided, unless an alternative setback is identified within the in the relevant area character statement (refer to Part C of the DCP).</i>	YES	The built form is in keeping with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.3 Setbacks			
Provision General	P4 <i>That part of the building located above the podium must be setback a weighted average (refer to Figure B-2.1) in accordance with the relevant area character statement (refer to Part C of the DCP).</i>	YES	The built form is in keeping with the Concept Approval.
Provision P5 and Rear	Side <i>A zero metre setback, unless an alternative setback is identified within the relevant area character statement (refer to Part C of the DCP).</i>	YES	The built form is in keeping with the Concept Approval.
Provision P6 and Rear	Side <i>Despite P5 above, buildings containing non-residential activities must be set back a minimum of 3m from the property boundary where the adjoining site has balconies or windows to main living areas of dwellings or serviced apartments located at the same level.</i>	N/A	The built form is in keeping with the Concept Approval.
Provision P7 and Rear	Side <i>Despite P5 above, a development proposed on land adjoining or adjacent to a residential or recreation zone must not exceed a building height plane commencing: (a) at 3.5m above ground level (existing) and projected at an angle of 45 degrees internally to the site from all boundaries that directly adjoin land zoned R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation, or (b) at 3.5m above ground</i>	N/A	The built form is in keeping with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.3 Setbacks			
	<i>level (existing) and projected at an angle of 45 degrees internally to the site from the centre line of any adjoining road or laneway separating the site from land zoned R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation</i>		
Provision P8 and Rear Side	<i>Where setbacks are required from existing property boundary this should be clear of all structures above and below ground level, excluding awnings and other elements allowed by Council.</i>	N/A	The built form is in keeping with the Concept Approval.
Provision P9 and Rear Side	<i>Where an applicant seeks a basement structure built to the property boundary fronting a laneway in the E1 Local Centre or MU1 Mixed Use zone for the purposes of underground car parking, Council may require a 1.5m setback at street level to be provided subject to an s.88B instrument application outlining public access rights, clear of any structure to 1.5m below ground level (existing) and 3m above ground level (existing) and requiring all maintenance, cleaning and the like to be the responsibility of the property owner. Applicants are advised to contact Council prior to the lodgement of any development application seeking a basement car park built to the property boundary fronting any laneway to determine if</i>	N/A	The built form is in keeping with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.3 Setbacks			
	<i>the setbacks in this provision are required to be met</i>		
Provision P10 Side and Rear	<i>Stratum subdivisions will generally not be accepted for dedication of land/airspace to Council.</i>	Noted	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.4 Podiums			
Objectives	<i>O1 For buildings to reinforce a human scale when read from the public domain. O2 To ensure that laneways are integrated into pedestrian network. O3 To ensure that laneways are safe and comfortable for pedestrians.</i>	YES	



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.4 Podiums			
Provision P1	<i>Where required, a podium must be provided along all street frontages including laneways, with a height and setback above the podium, in accordance with the relevant area character statement (refer to Part C of the DCP).</i>	YES	A podium is provided above the Metro Infrastructure. See the Architectural Report at Appendix 04 .
Provision P2	<i>Podiums should match the height and setbacks of adjacent buildings or the average of the heights of the adjacent podiums having regard to their existing nature and/or their redevelopment potential.</i>	YES	A podium is provided above the Metro Infrastructure. There are no adjacent podiums. See the Architectural Report at Appendix 04 .
Provision P3	<i>Where the ground level changes across the width of a site, the podium should be stepped at an appropriate location to maintain a characteristic podium height</i>	YES	A podium is provided above the Metro Infrastructure. Given the existing infrastructure there is no opportunity for stepping. See the Architectural Report at Appendix 04 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT																				
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.5 Building Design																							
Objectives	<i>O1 To ensure that buildings are designed to reinforce the urban character of a locality. O2 To ensure that buildings clearly define streets, street corners and public spaces. O3 To encourage high quality, built form outcomes and achieve design excellence.</i>	YES																					
Provision P1	<p><i>Floor to ceiling heights should be provided in accordance with the minimum requirements set out in Table B-2.9</i></p> <table border="1"> <caption>TABLE B-2.9: Minimum floor to ceiling height requirements</caption> <thead> <tr> <th>Zone</th> <th>Ground Floor</th> <th>First Floor</th> <th>Upper Floors</th> </tr> </thead> <tbody> <tr> <td>E1 Local Centre</td> <td>3.3m</td> <td>2.7m</td> <td>2.7m</td> </tr> <tr> <td>E2 Commercial Centre</td> <td>3.3m</td> <td>3.3m</td> <td>3.3m</td> </tr> <tr> <td>MU1 Mixed Use</td> <td>3.3m</td> <td>3.3m</td> <td>2.7m</td> </tr> <tr> <td>E3 Productivity Support</td> <td>3.3m</td> <td>2.7m</td> <td>2.7m</td> </tr> </tbody> </table>	Zone	Ground Floor	First Floor	Upper Floors	E1 Local Centre	3.3m	2.7m	2.7m	E2 Commercial Centre	3.3m	3.3m	3.3m	MU1 Mixed Use	3.3m	3.3m	2.7m	E3 Productivity Support	3.3m	2.7m	2.7m	YES	See the Architectural Plans at Appendix 3 .
Zone	Ground Floor	First Floor	Upper Floors																				
E1 Local Centre	3.3m	2.7m	2.7m																				
E2 Commercial Centre	3.3m	3.3m	3.3m																				
MU1 Mixed Use	3.3m	3.3m	2.7m																				
E3 Productivity Support	3.3m	2.7m	2.7m																				
Provision P2	<i>Council may consider a variation to the minimum requirements in P1, but only if the applicant can demonstrate that the dwelling or non-residential floor space is capable of receiving satisfactory natural daylight and ventilation (e.g. shallow apartments / commercial tenancies with large amounts of window area).</i>	Noted																					



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.5 Building Design			
Provision P3	<i>The apparent length of buildings should be broken down through the use of articulation, design and detailing, changes in materials and colours.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P4	<i>High quality materials should be used throughout the building design.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P5	<i>Podiums are to be built to the boundary of the site unless providing a setback for public space at ground level as required by the relevant area character statement (refer to Part C of the DCP)</i>	YES	The podium location is guided by the existing Metro Infrastructure.
Provision P6	<i>Buildings should be built predominantly to setback alignment</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P7	<i>Building should be articulated and have a positive relationship with the public domain in terms of scale and setbacks</i>	YES	See the Architectural Plans at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.5 Building Design			
Provision P8	<i>Building elements, such as materials, finishes, and window dimensions should relate to neighbouring buildings.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P9	<i>Buildings are to respect the setting and curtilage of heritage items (refer to Part B: Section 13 - Heritage and Conservation of the DCP).</i>	YES	See the Statement of Heritage Impact at Appendix 27 .
Provision P10	<i>Buildings should incorporate architectural detailing and ornamentation which provides a rich visual reference for pedestrians</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P11	<i>Where party walls are exposed or new developments result in a blank wall, a visually interesting treatment is required for that wall. The architectural treatment used should be sympathetic to the character of the area and any nearby heritage items or conservation areas.</i>	YES	See the Architectural Plans at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.5 Building Design			
Provision P12	<i>Balconies are to be incorporated within the setback or building envelopes.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P13	<i>Within the E1 Local Centre zone, provide a traditional 2-storey shopfront parapet form along the primary street frontages, with any development above two storeys (where permissible) set back in accordance with the relevant area character statement</i>	N/A	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.6 Skyline			
Objectives	<i>O1 To provide a distinctive and well designed skyline through the introduction of visually interesting elements in the articulation and detailing of the upper levels and roofs of buildings</i>	YES	See the Architectural Plans at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.6 Skyline			
Provision P1	<i>Buildings located on land within the North Sydney Centre must comply with the building height requirements outlined in cl.4.3 and cl.6.3 of NSLEP 2013.</i>	N/A	
Provision P2	<i>The built form should step down from the centre of each commercial or mixed use centre to a comparable scale at the interface of any adjoining residential zone.</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.
Provision P3	<i>Roofs should be designed such that they are integral with the overall design of the building</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.
Provision P4	<i>All roof top located building plant and services are to be contained within a single structure. It should be centrally located to avoid overshadowing and other impacts.</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.
Provision P5	<i>If telecommunication aerials are to be provided, they must be incorporated into the roof top design, and not comprise ad-hoc additions.</i>	Noted	



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.6 Skyline			
Provision P6	<i>With respect to buildings greater than 30m in height, and all buildings within the North Sydney Centre, the roof is to be designed such that consideration is given to the building being seen in a regional view catchment.</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.
Provision P7	<i>All plant room equipment must not be visible from any location viewed from ground level.</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.7 Junction and termination of streets			
Objectives	<i>O1 To ensure that the design and form of buildings reinforces the junction and termination of streets (excluding laneways).</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.7 Junction and termination of streets			
Provision P1	<i>Buildings located on the corner of a street intersection or at the termination of a street should: (a) be designed with increased emphasis to anchor primary vistas and nodal points; (b) be designed such that the corner of the building addressing an intersection is reinforced through utilisation of splays, curves, building entries and other architectural elements; (c) where located at a street intersection, incorporate a minimum 1.5m splay measured from the corner of the intersection along each property boundary; and (d) be designed such that the building’s height is concentrated on that section of the building located at the corner of the street intersection or is centralised on the street façade where it is located at the termination of a street.</i>	YES	See the Architectural Plans at Appendix 3 . The built form complies with the Concept Approval.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.8 Balconies - Apartments			
Objectives	<i>O1 To ensure the provision of functional private open space for apartment</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P1	<i>Balconies must be incorporated within building envelope (as specified by setbacks and or building height plane) and should not be located on roofs, podiums or be cantilevered.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P2	<i>Balconies should be integrated into the overall architectural form and detail of the building.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P3	<i>No balconies, verandahs or the like are to project over the public domain.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P4	<i>Where a proposal involves the conversion of an existing commercial building, and that commercial building’s envelope does not comply with the setback and/or building envelope</i>	N/A	



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.8 Balconies - Apartments			
	<i>controls for the site, any new balcony must not project beyond the existing building's envelope.</i>		
Provision P5	<i>Balconies should not be enclosed.</i>	YES*	See the Architectural Plans at Appendix 3 and the Architectural Report at Appendix 4 . Some balconies proposed winter gardens.
Provision P6	<i>Notwithstanding P5, Council may permit the enclosure of a balcony, but only if: (a) the building is predominantly characterised by enclosed balconies; or (b) if the building is not predominately characterised by enclosed balconies, subject to the approval of a balcony strategy for the building.</i>	YES	See the Architectural Plans at Appendix 3 and the Architectural Report at Appendix 4 . Some balconies proposed winter gardens
Provision P7	<i>A balcony strategy should: North Sydney Development Control Plan 2013 Commercial & Mixed Use Development B Part B2-20 Page (a) include details outlining the size, scale and choice of materials of the proposed enclosure/s; and (b) be adopted by the body corporate before being submitted to Council.</i>	YES	See the Architectural Plans at Appendix 3 and the Architectural Report at Appendix 4 . Some balconies proposed winter gardens



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.10 Streetscape			
Objectives	<i>O1 To ensure that footpaths, kerb and guttering and street trees contribute to a consistent streetscape. O2 To promote the creation of lively and active street and laneway frontages. O3 To create visual interest in the built form. O4 To create a feeling of safety both by day and night. O5 To minimise visual clutter associated with overhead infrastructure.</i>	YES	The public domain works within and surrounding the Crows Nest Station precinct are part of the design and delivery package for the CSSI Approval and are not within the scope of the Site B OSD. See the Landscape Design Report at Appendix 15 .
Provision P1	<i>The ground level of buildings should align with the corresponding level of the adjacent footpath, laneway or outdoor space.</i>	YES	See the Landscape Design Report at Appendix 15 .
Provision P2	<i>Continuous active uses, such as shops and cafes, should be provided at the ground level of the building to all streets, laneways and public spaces</i>	YES	Active frontages are provided to Hume Place and the Pacific Highway.
Provision P3	<i>Where practical, the building's ground level façade to a laneway should be provided as an active frontage (e.g. has a retail or commercial premises fronting the laneway).</i>	YES	Active frontages are provided to Hume Place and the Pacific Highway. Limitations are imposed by the existing Metro Infrastructure.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.10 Streetscape			
Provision P4	<i>Landscaping and changes in level at building frontages is to be avoided where possible to facilitate natural surveillance of public areas and views into buildings.</i>	YES	See the Landscape Design Report at Appendix 15 .
Provision P5	<i>All ground level windows fronting street, laneways and public spaces must be glazed with clear glass, to promote active surveillance of the public domain.</i>	YES	Noted
Provision P6	<i>All ground level shopfronts are to have a zero metre setback unless specified in the relevant area character statement (refer to Part C of the DCP).</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P7	<i>Introduce visually interesting elements to the building façade such as articulation, detailing and art works.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P8	<i>Streetscape elements, such as street furniture, lighting, paving, awnings, outdoor seating and umbrellas, are to be consistent with Council’s Public Domain Style Manual and Design Codes.</i>	YES	The public domain works within and surrounding the Crows Nest Station precinct are part of the design and delivery package for the CSSI Approval and are not within the scope of the Site B OSD. See the Landscape Design Report at Appendix 15 .



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.10 Streetscape			
Provision P9	<i>Undergrounding of overhead infrastructure should be provided in association with significant new development, consistent with the North Sydney Council Undergrounding Master Plan.</i>	YES	The public domain works within and surrounding the Crows Nest Station precinct are part of the design and delivery package for the CSSI Approval and are not within the scope of the Site B OSD. See the Landscape Design Report at Appendix 15.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.11 Entrances and exits			
Objectives	<i>O1 To enable equitable access to all persons regardless of ability. O2 To ensure that entrances are clearly visible from the street and convey a sense of address. O3 To maximise safety and amenity of occupants to building containing a mixture of land uses.</i>	YES	
Provision P1	<i>Main entrances and exits located at the front of the site must be directly visible from the street</i>	YES	See the Architectural Plans at Appendix 3.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.11 Entrances and exits			
Provision P2	<i>At least one main entrance to the building provides a continuous path of travel</i>	YES	See the Architectural Plans at Appendix 3 and the Access Report at Appendix 9 .
Provision P3	<i>Entrances must not be obscured by landscaping or other obstacles and have clear sight lines.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P4	<i>Entrances are clearly identifiable to reduce confusion and unintentional entry.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P5	<i>If exits to the building are closed after hours, this must be indicated at the entrance of the building.</i>	Noted	
Provision P6	<i>Entrance lobbies are well illuminated, with seating provided and a firm and level nonslip floor surface.</i>	YES	See the Architectural Plans at Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.11 Entrances and exits			
Provision P7	<i>Places of safe refuge are incorporated into the overall design of buildings. Lift lobbies or toilets may be used as all or part of a safe refuge.</i>	YES	See the Architectural Plans at Appendix 3 .
Provision P8	<i>Access to the building must be designed in accordance with the provisions contained within Part B: Section 12 – Access of the DCP</i>	YES	See the Architectural Plans at Appendix 3 and the Access Report at Appendix 9 .
Provision P9	<i>Separated pedestrian entrances and lobbies are to be provided where it is proposed to accommodate within the same building, the following mixture of land uses: (a) residential accommodation and non-residential development; or (b) hotel or motel accommodation or serviced apartments and any other form nonresidential development.</i>	YES	See the Architectural Plans at Appendix 3 and the Access Report at Appendix 9 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.12 Nighttime appearance			
Objectives	<i>O1 To improve the visual interest of the street and cityscape by nigh</i>	YES	See the Architectural Plans at Appendix 3.
Provision P1	<i>Encourage the use of large windows to enable internal illumination to spill onto public footpaths and public areas.</i>	YES	See the Architectural Plans at Appendix 3.
Provision P2	<i>Decorative elements or prominent architectural features of a building should be illuminated, but only where they do not result in adverse impacts upon nearby residents.</i>	YES	See the Architectural Plans at Appendix 3.



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.13 Public Spaces and Facilities			
Objectives	<i>O1 To ensure that buildings contribute to external and internal public spaces and facilities nearby and inclusion of these areas as part of the public domain. O2 To ensure that buildings interact with and contribute positively to their surroundings at street level. O3 To ensure that buildings contribute to diversity, vitality, social engagement and “a sense of place”.</i>	YES	
Provision P1	<i>In terms of built form and intensity, new development should respect the scale, character and density of existing development located adjacent to employment and mixed use zoned land</i>	YES	See the Architectural Plans at Appendix 3 . The proposed development will comply with the Concept Approval.
Provision P2	<i>Development should not detrimentally affect the amenity of the existing area, having regard to its redevelopment potential.</i>	YES	See the Architectural Plans at Appendix 3 . The proposed development will comply with the Concept Approval.
Provision P3	<i>A range of outdoor spaces should be provided. Larger spaces and deeper footpaths provide opportunities for a wider range of activities to be accommodated.</i>	YES	The building setbacks are established by the existing Metro Infrastructure.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B - Section 2 – Commercial and Mixed Use Development: 2.4 Quality Built Form: 2.4.13 Public Spaces and Facilities			
Provision P4	<i>Avoid cluttering spaces and changes of level</i>	YES	See the Architectural Plans at Appendix 3 . The proposed development will comply with the Concept Approval.
Provision P5	<i>Locate facilities that attract people, such as public phones, seating and information kiosks, in public spaces to reinforce activity at ground level.</i>	YES	The public domain works within and surrounding the Crows Nest Station precinct are part of the design and delivery package for the CSSI Approval and are not within the scope of the Site B OSD.
Provision P6	<i>Avoid over-management of public spaces by security patrols or through the use of closed circuit television (CCTV).</i>	Noted	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.2 Desired Future Character: 3.2.2.1 Diversity of activities, facilities, opportunities and services			
Provision P1	<i>Intensify commercial and mixed use development in close proximity to the Metro station and along the Pacific Highway with active uses at the ground floor levels,</i>	YES	The development of Site B is in keeping with the Concept Approval.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<i>commercial within the podium levels and residential above.</i>		
Provision P2	<i>Maintaining a low scale built form to Willoughby Road, between Falcon Street and Albany Street, with two storey parapet shopfronts with shops at ground level, non- residential or residential above, with additional height set back above a 2 storey parapet.</i>	YES	The development of Site B is in keeping with the Concept Approval.
Provision P3	<i>Predominantly medium rise mixed use development, built boundary to boundary, with setbacks to laneways, and above the podium, with shops at ground level, non-residential/residential on first floor and residential above.</i>	YES	The development of Site B is in keeping with the Concept Approval.
Provision P4	<i>Medium density residential development along Falcon Street, consistent with its residential zoning.</i>	N/A	
Provision P5	<i>Expansion of Hume Street Park to provide a large connected piece of open space connecting Willoughby Road to Oxley Street.</i>	N/A	
Provision P6	<i>Provision of a new public open space off Holtermann Street and backing onto the Crows Nest Community Centre.</i>	N/A	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.2 Desired Future Character: 3.2.2.2 Accessibility and permeability			
Objectives	<i>O1 Improve permeability and provide connections to main pedestrian and cycling networks, key destinations and residential areas.</i>	N/A	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<p><i>O2 Ensure that the design of through site links and mid-block connections is high quality, safe, well-lit, accessible and pedestrian friendly.</i></p> <p><i>O3 Encourage walking and cycling as part of the broader street network to promote community interaction, better health outcomes and reduce vehicle movements.</i></p> <p><i>O4 Encourage active frontages along through site link without compromising safe pedestrian access and use.</i></p> <p><i>O5 Ensure that any proposed privately owned lanes have a fully public nature equivalent to the public domain.</i></p>		
Provision P1	<p><i>Provide, retain and enhance through site links for pedestrians identified on the Through Site Link Map (refer to Figure 3.2-2).</i></p>	N/A	A through site link is not identified at Site B.
Provision P2	<p><i>New through site links are to align as best as possible with existing through site links to maximise permeability.</i></p>	N/A	
Provision P3	<p><i>Through site links that are proposed in addition to those identified under P1 must demonstrate that it meets the objectives and provisions of this subsection.</i></p>	N/A	
Provision P4	<p><i>Through site links are to be provided in accordance with Section 2.4.9 to Part B of the DCP and the following criteria:</i></p> <p><i>(a) The design and finish must be in accordance with the relevant Public Domain Strategy.</i></p>	N/A	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

(b) Include landscaping where practical to assist guiding people along the link while maintaining long sightlines.

(c) Be fully open to the sky. Internal through site links will only be considered where they are provided with double height spaces to convey a sense of publicness.

(d) Provide public access 24 hours a day 7 days a week.

(e) Be activated on both sides of the link.

(f) Be clearly distinguished from vehicular accessways.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.2 Desired Future Character: 3.2.2.3 Public spaces and facilities			
Objectives	<p><i>O1 To increase the quantum of public open space in the locality.</i></p> <p><i>O2 To ensure public spaces are enhanced to maximise their amenity.</i></p>	N/A	
Provision P1	<p><i>Maintain Willoughby Road as the civic main street of the Town Centre by:</i></p> <p><i>(a) ensuring that the design of building exteriors at the lower levels incorporate high levels of architectural modulation (i.e. no blank walls) along with high quality materials and finishes;</i></p> <p><i>(b) maximising active uses such as retail, food and drink and outdoor dining at the ground level;</i></p> <p><i>(c) seamlessly integrating with adjoining and neighbouring public open spaces; and</i></p> <p><i>(d) improving the public domain in accordance with Council's Public Domain Style Manual and Design Codes.</i></p>	N/A	Site B is not located on Willoughby Road.
Provision P2	<p><i>Hume Street Park is expanded to provide the principle public open space area within the St Leonards / Crows Nest locality, generally located on land bound by Pole Lane, Oxley Street, Clarke Street and Hume Streets, with an integrated connection through to Willoughby Road.</i></p>	N/A	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B
25 Hume Street, Crows Nest (Lot 3 DP 1296669)

Provision P3	<i>Ernest Place provides a strong community focus for the Town Centre.</i>		
Provision P4	<i>A new park off Holtermann Street adjacent to the Crows Nest Community Centre will provide additional public open space with excellent year-round sunlight.</i>	N/A	
Provision P5	<i>Ensure that community facilities are integrated with public open spaces to maximise their use.</i>	N/A	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.1 Subdivision			
Objectives	<i>O1 To enable the development of feasible built forms which also incorporate suitable side and rear setbacks at the upper levels to afford daylight and ventilation between buildings.</i>	N/A	
Provision P1	<i>Maintain a frontage of 20m - 40m along the Pacific Highway, which generally equates approximately to the amalgamation of two or three original allotments.</i>	N/A	The proposed development of Site B is in keeping with the Concept Approval.
Provision P2	<i>Maintain a 10m - 15m frontage in the remainder of the Locality Area (except residentially zoned land) consistent with two storey parapet shopfront scale, especially along Willoughby Road and Alexander Street.</i>	N/A	The proposed development of Site B is in keeping with the Concept Approval.
Provision P3	<i>Development on consolidated allotments with a frontage wider than that identified in P1 or P2 is</i>	N/A	The proposed development of Site B is in keeping with the Concept Approval.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

to be broken down by articulation, design and detailing, change in materials and colours.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.2 Form, massing and scale			
Objectives	<p><i>O1 To ensure that density and scale is concentrated close to the metro station and along the Pacific Highway.</i></p> <p><i>O2 To ensure a positive transition in height and scale down from tall towers to neighbouring and adjoining lower density areas.</i></p> <p><i>O3 To enable the lower levels of buildings to be converted between retail, commercial and community uses over time.</i></p> <p><i>O4 To increase amenity for the occupants of buildings by providing direct access to sunlight, daylight and natural ventilation.</i></p> <p><i>O5 To maximise year round solar access to existing and new public spaces to be created within the Planning Area.</i></p>	YES	
Provision P1	<i>Buildings should generally transition in height from the Crows Nest Metro Station and Pacific Highway down to the surrounding areas and the lower scale development within the Crows Nest Town Centre, the Upper Slopes Neighbourhood and Crows Nest Neighbourhood.</i>	YES	The built form complies with the Concept Approval.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

Provision P2	<i>Roof design presents a varied, composed and interesting skyline when viewed from a regional context.</i>	YES	The built form complies with the Concept Approval.
Provision P3	<i>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.</i>	YES	See the Architectural Report at Appendix 4 .
Provision P4	<i>Consistent parapet facade heights are provided along Willoughby Road and the Pacific Highway.</i>	YES	The parapet façade is dictated by the existing Metro Station infrastructure.
Provision P5	<i>Developments on land greater than 1,000sqm 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.</i>	N/A	The Metro Station infrastructure is already constructed on Site B.
Provision P6	<i>Development is to be designed to maximise year round solar access to existing and the new public spaces to be created within the Planning Area.</i>	YES	See the solar access diagrams at Appendix 3 .
Provision P7	<i>Tower elements located above the podium level should not exceed 45m in width, unless it can be adequately demonstrated that sufficient physical vertical articulation can be provided to break the tower elevation into two distinct elements.</i>	YES	Extensive vertical articulation is achieved. See the Architectural Report at Appendix 4 .
Provision P8	<i>Minimum floor to floor heights on land zoned E2 Commercial Centre or MU1 Mixed Use must be provided: (a) Ground floor level:</i>	YES	Levels above the Metro Station infrastructure comply with the minimum floor level requirements. See the Architectural Plans at Appendix 3 .



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<p>(b) First floor level:</p> <p>(c) Levels above:</p> <p>4.0 – 4.5m</p> <p>3.6m</p> <p>3.0m (residential uses) or 3.6m (non-residential uses)</p>		
Provision P9	<p>Residential floor to floor heights should generally not exceed 3.2m, except on the first floor level in accordance with P7 above.</p>	YES	<p>Levels above the Metro Station infrastructure comply with the minimum floor level requirements. See the Architectural Plans at Appendix 3.</p>
Provision P10	<p>Rooftop plant and structures should be designed and positioned to comprise a minor element of the roofscape and minimise any increases to the building’s overall overshadowing impacts.</p>	YES	<p>See the Architectural Plans at Appendix 3.</p>

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.3 Setbacks			
Objectives	<p>O1 Reinforce the spatial definition of streets and public spaces.</p> <p>O2 Emphasise the street as a distinct spatial entity and design the street wall frontage with an appropriate human scale and sense of enclosure for the street.</p> <p>O3 Ensure consistent street frontages along the street alignment.</p>	YES	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<p><i>O4 Recognise the variation in street frontage heights throughout the centre and allow flexibility to respond to context.</i></p> <p><i>O5 Ensure adequate transition in scale between employment / mixed use zones and residential zones.</i></p> <p><i>Note. Additional setbacks may be required for any part of the building located above the podium level. Refer to Section 3.2.3.5.</i></p>		
Provision P1	<p><i>Buildings are to be setback from all street frontages in accordance with the Building Setbacks Map (refer to Figure C-3.2-3). Where a street setback is not indicated on the Buildings Setback Map, setbacks are to be in accordance with:</i></p> <p><i>(a) Section 1.4.6 to Part B of the DCP for land zoned R3 Medium Density Residential; or</i></p> <p><i>(b) Section 3.2.5 to Part C of the DCP for land zoned R4 High Density Residential.</i></p>	YES	The existing Metro Station infrastructure complies with the building setback requirements. The proposed OSD building will also comply with setback requirements as shown in Appendix 3 .
Provision P2	<p><i>A nil setback is permitted to all side and rear boundaries without a street frontage on land zoned E2 Commercial Centre or MUI Mixed Use.</i></p>	YES	Setback to the side (southern boundary) is as follows: South – 0m to RL 108.01, 0.8m to RL 113.7, 4.8m to RL 147.8, 6.63m to RL 155, 13.6m to RL 158
Provision P3	<p><i>Despite P2, a minimum 6m setback is required where land zoned E2 Commercial Centre or MUI Mixed Use directly adjoins land which is residentially zoned along the zone interface. This requirement does not apply if the land is separated by a public road.</i></p>	N/A	Site B does not adjoin land zoned residential.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

Provision P4	<i>Side and rear setbacks on residentially zoned land are required to be setback in accordance with Section 1.4.6 to Part B of the DCP.</i>		
Provision P5	<i>Despite P1 and P2, setbacks may be varied to be consistent with the built form envelope approved as part of the approval for the Crows Nest Metro Station and Over Station Development (OSD).</i>	YES	Site B complies with the building envelope approved by the Concept Approval as shown in Appendix 3 .
Provision P6	<i>Despite P1-P4, where a site contains a heritage item and that item is to be retained, the heritage item may maintain its existing setback.</i>	N/A	
Provision P7	<i>Despite P1-P4, increased setbacks may be required for the podium levels contain residential uses to achieve adequate building separation in accordance with SEPP (Housing) 2021.</i>	YES	The proposed OSD building will also comply with setback requirements as shown in Appendix 3 .
Provision P8	<i>Building alignments and setbacks should also respond to important elements of the nearby context including public spaces and heritage buildings, monuments and landscape elements, in order to complement the streetscape. In some places, this may require greater building setbacks than those specified in Figure C-3.2-3).</i>	YES	The proposed OSD building will also comply with setback requirements as shown in Appendix 3 .



NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.4 Podium Heights			
Objectives	<p><i>O1 To strengthen the urban form of the Centre with consistent street wall heights.</i></p> <p><i>O2 To achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.</i></p> <p><i>O3 To enhance the distinctive character of streets within the Centre.</i></p> <p><i>O4 To ensure the context of heritage items are not adversely eroded.</i></p>	YES	
Provision P1	<i>Podiums are to be provided to in accordance with the Podium Heights Map (refer to Figure C-3.2-4).</i>	YES	See discussion at P4 below.
Provision P2	<i>Despite P1, corner sites are to maintain a consistent podium height to all street frontages to achieve consistent built form.</i>	YES	See discussion at P4 below.
Provision P3	<i>Despite P1, sites containing a heritage item and where that heritage item is to be retained the existing podium height may be retained.</i>	YES	See discussion at P4 below.
Provision P4	<i>Despite P1 podium heights may be varied to be consistent with the built form envelope approved as part of the approval for the Crows Nest Metro Station and Over Station Development (OSD). However, distinct</i>	YES	The proposed development at Site B will comply with the built form envelope approved via the Concept Approval.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<i>architectural elements are to be incorporated to reflect the desired podium heights.</i>		
Provision P5	<i>If required, podiums are to step down with the topography.</i>	N/A	

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.5 Above Podium Setbacks			
Objectives	<p><i>O1 To protect daylight access at street level and permit views of sky from the street by providing setbacks above the podium that promote separation between buildings and assist in mitigating urban heat.</i></p> <p><i>O2 To ensure that built form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale, and mitigation of urban heat and wind effects of tower buildings.</i></p> <p><i>O3 To reinforce important elements of the local context including public spaces, heritage buildings, monuments and landscape elements.</i></p> <p><i>O4 To provide adequate privacy, access to light, air and outlook for the occupants of buildings, neighbouring properties and future buildings.</i></p> <p><i>O5 To ensure towers are sufficiently separated to be seen in the round and reduce the cumulative overshadowing impact of towers on neighbouring residential areas.</i></p>	YES	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<p><i>O6 To ensure development does not prejudice the re-development of adjoining sites in the future.</i></p> <p><i>O7 To avoid awkward ziggurat style built form outcomes.</i></p>		
Provision P1	<p><i>All buildings are to be designed to provide setbacks above the podium in accordance with the Above Podium Setbacks Map (refer to Figure C-3.2-5). Setbacks above the podium are to be measured from the outer wall of the podium.</i></p>	YES	See discussion at P3 below.
Provision P2	<p><i>A minimum above podium setback to all side and rear boundaries is required as follows:</i></p> <p><i>(a) 4.5m for buildings up to 8 storeys in height; or</i></p> <p><i>(b) 6m for buildings from 9 storeys up to 18 storeys in height; or</i></p> <p><i>(c) 12m for buildings over 18 storeys in height.</i></p>	YES	See discussion at P3 below.
Provision P3	<p><i>Despite P1 and P2, above podium setbacks may be varied to be consistent with the built form envelope approved as part of the approval for the Crows Nest Metro Station and Over Station Development (OSD).</i></p>	YES	The proposed development at Site B will comply with the built form envelope approved via the Concept Approval.
Provision P4	<p><i>Despite P2, the following minimum above podium setbacks, measured from the property boundary, is required where land zoned E2 Commercial Centre or M1 Mixed Use directly adjoins land which is residentially zoned along the zone interface:</i></p> <p><i>(a) 12m for buildings up to 8 storeys in height; or</i></p>	N/A	Site B does not adjoin land that is residentially zoned.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	(b) 15m for buildings over 8 storeys in height. This requirement does not apply if the land is separated by a public road.		
Provision P5	Despite P1, P2 and P3, increased setbacks above the podium may be required to achieve adequate building separation in accordance with SEPP (Housing) 2021.	YES	See Design Statement at Appendix 5 .
Provision P6	Only one step in the built form between the podium walls and tower is permissible.		
Provision P7	An existing adjacent building, even if heritage listed, cannot be used to justify a reduced setback that would compromise the development potential of the adjacent site in the future. Note. Above podium setbacks are measured to the outer face of any part of the building including balconies, architectural detailing and the like.	YES	The proposed development at Site B will comply with the built form envelope approved via the Concept Approval.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.6 Active Frontages			
Objectives	O1 To provide for the amenity, interest and liveliness of the street environment and public open spaces.	YES	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<p><i>O2 To ensure a positive experience for pedestrians with the necessary fine grain environment of the street.</i></p> <p><i>O3 To enable sensory engagement with the street and public spaces.</i></p> <p><i>O4 To provide an active ground floor frontage that is accessible and integrated with the design of the public domain.</i></p> <p><i>O5 To maximise the extent of active frontages in the public domain.</i></p> <p><i>O6 To promote activity, connectivity and variety in the public domain.</i></p> <p><i>O7 To increase passive surveillance of the street and other public spaces and enhance safety.</i></p>		
Provision P1	<i>Buildings must contain active frontages to all street frontages, with the exceptions of public laneways.</i>	YES	Active frontages are proposed to Hume Street and Pacific Highway.
Provision P2	<p><i>Where a site has a direct frontage to an existing or proposed open space, an active frontage is to be provided to that interface. In particular, active frontages are to be provided to:</i></p> <p><i>(a) Hume Street Park, including the link between Willoughby Road and Hume Street;</i></p> <p><i>(b) Ernest Place, between Willoughby Road and Willoughby Lane; and</i></p> <p><i>(c) Holtermann Reserve (proposed).</i></p>	N/A	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

Provision P3	<i>Active frontages are to be provided along both sides of through site links.</i>	N/A	
Provision P4	<i>Active frontages to public laneways are encouraged where practical but not where they do not have an interface with residentially zoned land.</i>	N/A	Having regard for the existing Metro Infrastructure, an active frontage to Clarke Lane is not able to be achieved.
Provision P5	<i>Where a site has multiple street frontages, all service and vehicular access points must not be provided off the primary street frontage.</i>	YES	Service and vehicular access points are located off Clarke Lane.
Provision P6	<i>Fire escapes and service doors must be seamlessly incorporated into the facade with quality materials.</i>	YES	Appropriate materials will be used.
Provision P7	<i>Avoid the use of colonnades along all street frontages.</i>	YES	No colonnades are proposed.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.7 Solar Access			
Objectives	<p><i>O1 To ensure existing and future parks and public spaces in and around the Centre are afforded a high level of amenity through the maintaining and maximising of solar access during periods in the day when they are most used throughout the year.</i></p> <p><i>O2 To promote active and passive recreation to public spaces to service existing and planned population of the Centre and surrounds.</i></p>	YES	



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

	<i>O3 To ensure the successful growth and survival of trees and vegetation within the parks and public spaces.</i>		
Provision P1	<i>Development is to be designed to maximise year round solar access to existing and proposed new public spaces to be created within the Planning Area.</i>	YES	See the solar access diagrams at Appendix 3 .
Provision P2	<p><i>Development must not result in a net increase in overshadowing to the following existing and proposed public spaces between 10am and 3pm from the March Equinox to the September Equinox (inclusive):</i></p> <p><i>(a) Hume Street Park, comprising all land located between Pole Lane, Willoughby Road, Clarke Street and Oxley Street and zoned RE1 Public Recreation; and</i></p> <p><i>(b) Ernest Place, comprising all land within the Ernest Street road reserve located between Willoughby Road and Willoughby Lane and zoned RE1 Public Recreation; and</i></p> <p><i>(c) Holtermann Reserve (proposed), comprising that part of Lot 1, DP 785343 and zoned SP2 Infrastructure – Car Park.</i></p>	YES	See the solar access diagrams at Appendix 3 .
Provision P3	<i>Development must not result in a net increase in overshadowing to the Willoughby Road road reserve, between Chandos Street and Falcon Street between 10am and 3pm from the March Equinox to the September Equinox (inclusive).</i>	YES	See the solar access diagrams at Appendix 3 .
Provision P4	<i>Despite P2 and P3, development on land located directly adjacent to the identified public spaces</i>	YES	See the solar access diagrams at Appendix 3 .



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

<p><i>may result in a net increase in overshadowing of that space, but only if that development strictly complies with relevant built form envelope controls that apply to that land under both NSLEP 2013 and this DCP.</i></p>		
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North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.8 Awnings			
Objectives	<i>O1 To maximise pedestrian comfort and continuous protection.</i>	YES	
Provision P1	<i>Awnings must be provided to all street frontages on land zoned E2 Commercial Centre and MU1 Mixed Use, except laneways.</i>	YES	Awnings are provided as part of the existing Metro Station built form.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C - Section 3 – St Leonards / Crows Nest Planning Area: 3.2 Crows Nest Town Centre: 3.2.3 Desired Built Form: 3.2.3.9 Car accommodation			
Objectives	<i>O1 To minimise the impact on pedestrian safety. O2 Ensure that traffic generation is minimised. O3 To minimise the visual impact of vehicles. O4 Ensure high levels of accessibility.</i>	YES	
Provision P1	<i>Where a property has a frontage to a laneway, vehicular access must be made from the laneway.</i>	YES	Vehicular access is via Clarke Lane.
Provision P2	<i>No vehicular access is permitted to: (a) Willoughby Road, (b) Pacific Highway, or (c) Falcon Street.</i>	YES	Vehicular access is via Clarke Lane.



North Sydney Development Control Plan

Proposed Over Station Development at Crows Nest – Site B

25 Hume Street, Crows Nest (Lot 3 DP 1296669)

Provision P3	<i>Shared vehicular access to Shirley Road must be maintained to all properties between 286 and 306 Pacific Highway.</i>		
Provision P4	<i>All off-street car parking must be provided underground, except when owned and operated by Council as a public car park.</i>	N/A	As per the Concept Approval, car parking is provided above the Metro Station infrastructure.
Provision P5	<i>The level of parking provided on sites in close proximity to the metro station should be minimised as far as practical.</i>	YES	Car parking is consistent with the Concept Approval.

