

North Sydney Development Control Plan 2002 Compliance Table

Control	Requirement	Comment	Compliance
Section 9 – Car Parking			
9.2 – Non-residential Zones	<ul style="list-style-type: none"> ▪ In North Sydney Centre car parking should be provided at a maximum rate of one space per 400sqm GFA. ▪ All off street parking is to be provided underground. ▪ 1 – 2% of spaces should be provided as disabled car parking spaces. ▪ Disabled car parking spaces should be located close to the main entrance. ▪ Parking for motor cycles should be provided at the minimum rate of 1 space per 10 cars or part thereof, with each bay being 1.2m x 3m. ▪ The use of car spaces should be restricted to the occupiers of a development. 	<p>Total commercial GFA = 38 105m²</p> <p>Total retail GFA = 1435 m²</p> <p>Total GFA = 39 540m²</p> <p>Therefore 99 spaces required as a maximum</p> <p>130 provided which equates to 1 space per 300m² GFA. Refer to section 6.6 of the EA for further details.</p> <p>The proposal meets the requirement for disabled car parking provision, as well as motor cycle and bicycle parking.</p>	Partly. Refer section 6.6 of the EA for further details.
Section 16 – Outdoor Advertising			
16.2 – Advertising design, location and content	<ul style="list-style-type: none"> ▪ Signage should be visually interesting and complement the architecture of the building. ▪ Signage should be of an appropriate scale relative to the streetscape. ▪ Signage should not obstruct any views or cause overshadowing. ▪ Signage over 20sqm in area and within 250m of or visible 	No signage is proposed as part of this application.	N/A

	<p>from a classified road will be referred to the RTA for comment.</p> <ul style="list-style-type: none"> ▪ Where signs are illuminated, hours of light should be limited. ▪ <i>Roof / Sky Advertisements</i> should: <ul style="list-style-type: none"> – Improve the visual amenity of the area – Not be higher or wider than the building. ▪ Disabled signage should be incorporated into the development and designed/located in accordance with the relevant Australian Standard. 		
Section 19 – Waste Management			
19.1 – Demolition Waste	<ul style="list-style-type: none"> ▪ Maximise the reuse and recycling of demolition materials. ▪ A Waste Management Plan should be provided including details of waste to be generated and on-site storage and sorting practices. 	A Waste management Plan accompanies the EA report at Appendix Z .	Complies
19.2 – Construction Waste	<ul style="list-style-type: none"> ▪ Waste generation should be minimised. ▪ A Waste Management Plan should be provided detailing the waste to be generated and how it will be disposed of. 	Construction waste management is detailed in the Construction Management Plan at Appendix B	Complies
19.3 – Waste Facilities and Management	<ul style="list-style-type: none"> ▪ Buildings should be designed to encourage waste minimisation, i.e. source separation, recycling etc. ▪ Adequate space should be designated for the storage and sorting of waste. ▪ Storage spaces should be conveniently located and complement the streetscape. 	A waste storage area and compactor is provided in the basement level 1 within the loading dock area. This storage area will be screened from the public domain.	Complies
Section 20 – Commercial Development			

20.2 – Environmental Criteria	<ul style="list-style-type: none"> Select machinery to limit emissions. Encourage the use of public transport. 	<p>The building is located in close proximity to public transport, which will help to encourage use of these services.</p> <p>The building will achieve 5 State GreenStar rating. Refer ESD report at Appendix Q for details on plant specifications</p>	Complies
	<p><i>Noise</i></p> <ul style="list-style-type: none"> Noise emissions should not exceed 55dB(a) between 7am and 6pm, 45dB(a) between 7pm and 10pm, and 40dB(a) at all other times. 	Noise criteria are addressed within the Acoustic Report at Appendix P . The proposal will comply with the recommendations of that report.	Complies
	<p><i>Wind Speed</i></p> <ul style="list-style-type: none"> The maximum wind speed at footpaths and outdoor spaces should be 13m per second. Building design should minimise wind velocity. Where buildings are over 33m in height, a Wind Impact Report should be submitted. 	A Wind Study report has been prepared and accompanies the EA report at Appendix N . It recommends the installation of certain building features and the planting of trees so as to ameliorate wind impacts on the pedestrian environment. The recommendations of this impact report will be incorporated into the design of the building.	Complies
	<p><i>Reflected Light</i></p> <ul style="list-style-type: none"> The use of non-reflective materials is encouraged. The building should have a high ratio of solid materials to voids. Sunshields such as canopies and pergolas, should be fitted to glass. 	Materials used on the building facades will be non-reflective. Details of the materials and finishes are included at section 6.2.4 of the EA .	Complies.
	<p><i>Artificial Light</i></p> <ul style="list-style-type: none"> No flood lighting is permitted. A 1am curfew should be placed on lights on and above 	All lighting over the public domain will comply with relevant Australian Standards.	Complies

	podium levels.		
	<p><i>Outdoor Lighting</i></p> <ul style="list-style-type: none"> Renewable energy sources should be used for outdoor lighting. Solar power is particularly encouraged. Entrances should be well lit. 	<p>All lighting over the public domain will comply with relevant Australian Standards.</p> <p>ESD measures for the proposal are outlined in the ESD report at Appendix Q.</p>	Complies
	<p><i>Awnings</i></p> <ul style="list-style-type: none"> Continuous horizontal awnings should be provided. Awnings should have a minimum width of 2m and extend to within 1.1m of the kerb. Awnings should be between 3.2m and 4.2m above street level. 	<p>Awnings will be provided along the Mount Street and Walker Street frontages. At these locations they will be provided along the frontages of the retail tenancies. It is noted that at the ground floor level fronting Mount Street an internal plaza will extend into the site below the building's upper levels, providing some form of weather protection.</p>	Complies
	<p><i>Solar Access</i></p> <ul style="list-style-type: none"> Solar access should be maintained to open spaces. The height of new commercial buildings should be controlled to allow solar access and limit shadowing. 	<p>This is addressed within the LEP assessment section of the EA report. Refer section 6.1.3 and 6.1.4 of that report.</p>	Partly complies
	<p><i>Views</i></p> <ul style="list-style-type: none"> Views should be maintained through building design and setbacks 	<p>View lines to the south from Beau Monde will be obscured by the proposed building. Refer discussion at section 6.1.3 and 6.4.2 of the EA report.</p>	Complies
	<p><i>Water</i></p> <ul style="list-style-type: none"> Water usage should be minimised through the installation of 	<p>Sustainability options are outlined within the ESD report at Appendix Q</p>	Complies

	<p>environmentally sustainable technologies and devices.</p> <ul style="list-style-type: none"> ▪ Greywater should be reused for toilet flushing and irrigation. ▪ Rainwater and stormwater should be harvested for reuse in toilets and gardens. ▪ 50% of paved areas should be pervious to limit runoff. ▪ Endemic species should be used in landscaping. 		
20.3 – Quality Built Form	<p><i>a) Context</i></p> <ul style="list-style-type: none"> ▪ Building design responds to character of the area and the site. 	The building presents active street frontages along main pedestrian routes within the North Sydney CBD. The commercial nature of the building is consistent with the built form context of other similar buildings.	Complies
	<p><i>b) Public Spaces</i></p> <ul style="list-style-type: none"> ▪ The development should respond to existing spaces near by and interact / contribute to the streetscape. 	Streetscape treatment along Mount and Walker Streets will contribute to these significant public domain areas. Extension of the Mount Street pedestrian space below the building's undercroft area will improve the appearance and feeling of this pedestrian space. Further, the effective widening of the public domain along Walker Street will provide better circulation spaces for pedestrians at this busy intersection.	Complies
	<p><i>c) Skyline</i></p> <ul style="list-style-type: none"> ▪ The building design should contribute to a distinctive skyline. ▪ All roof top machinery should be contained in one location to reduce visual impact. 	<p>The architectural design of the building will contribute to the iconic skyline of North Sydney CBD. Façade design will assist in this distinctive design.</p> <p>Rooftop plant is centralised and will be located behind blade walls, reading as part of the building form and not an afterthought addition.</p>	Complies

	<p><i>d) Junctions</i></p> <ul style="list-style-type: none"> Built form should be emphasised on corners through the use of splays, curves and building entries. 	<p>Located on a prominent street corner characterised by significant pedestrian activity, the building responds by increasing the space available at the street for public use. Design of the atrium and upper levels</p>	Complies
	<p><i>e) Through Site Pedestrian Links</i></p> <ul style="list-style-type: none"> The development should incorporate active uses to encourage pedestrian visitation. Pedestrian entries to the building should be maximised. Linkages should be provided to other facilities, outdoor spaces and public transport. 	<p>Active frontages are provided to the main pedestrian interfaces at Mount Street and Walker Street.</p> <p>Pedestrian entries will be located within each retail tenancy, as well as to the commercial lobby.</p> <p>No opportunity exists for creation of a through site link.</p>	Complies
	<p><i>f) Streetscape</i></p> <ul style="list-style-type: none"> Frontages should accommodate active uses over at least 50% of their length. Changes in level and landscaping should be avoided at ground level to provide natural surveillance. Shop fronts may have zero setback at ground level. Windows are to be clear glazed at ground level. Visually interesting elements should be included in the building facades e.g. art works and articulation. 	<p>Retail tenancies will front Mount Street for 50% of the building length, and the entirety of the Walker Street frontage. These retail tenancies will step down the Mount Street hill, following the topography in order to maximise pedestrian access and casual surveillance.</p> <p>A set back is provided at the ground floor level in order to provide an undercroft plaza area, effectively extending the public domain fronting the two pedestrian streets. The articulation of the building form above the retail levels will create a visually interesting corner element on this prominent corner.</p>	Complies
	<p><i>g) Setbacks</i></p> <ul style="list-style-type: none"> Setbacks for public space should be incorporated at ground level. A minimum setback of 3m is required above podium level 	<p>Setbacks are provided to the Mount Street and Walker Street frontages to enhance the width and sense of space within the public domain. This presents a 'reverse podium', with the upper levels projecting out to the site</p>	Complies with the intent. Refer to section 6.5 and 6.1.5 of

	<p>where serviced apartments and residential development is adjacent.</p>	<p>boundary, forming an undercroft below.</p> <p>Given the prominence of this corner and street address to three sides, the nil setback upper levels are considered appropriate in this location. The restricted floor areas available on the neighbouring site mean that lift efficiencies would limit the number of storeys to that modelled and shown on the accompanying architectural plans.</p> <p>Refer to section 6.1.5 and 6.5 of the EA report</p>	<p>the EA report.</p>
	<p><i>h) Entrances and Exits</i></p> <ul style="list-style-type: none"> ▪ The main entrance/exit should be located at the front of the site and visible from the street. ▪ Entrances/exits should not be obscured by landscape and have clear site lines. ▪ Entrances should be clearly identifiable. 	<p>The main entrance to the commercial building fronts Mount Street, the main property address. Entrances to the retail shops front both Mount and Walker Streets.</p> <p>The pedestrian entrances will be clearly identifiable from the public domain and will not be obscured.</p>	<p>Complies</p>
	<p><i>i) Street Frontage Podium</i></p> <ul style="list-style-type: none"> ▪ The street frontage should be consistent and contribute to human scale ▪ The podium should match the height or average height of adjacent buildings having regard to their existing nature and redevelopment potential. 	<p>The building frontage presents a reverse podium effect, with the lower levels set back with an atrium design, maximising the appearance and effective extent of public domain at the ground level. This presents a human scale to the streetscape with a 2-3 storey building height for the retail and building entry component.</p> <p>The upper levels, built to the property boundary, maximise leasable floor area within the commercial levels without generating issues of building separation. Refer discussion at section 6.1.5 and 6.5 of the EA report.</p>	<p>Complies with the intent. Refer to section 6.5 and 6.1.5 of the EA report</p>

	<p><i>j) Laneways</i></p> <ul style="list-style-type: none"> Provide a podium at the laneway frontage. 	<p>The built form is constructed to the site boundary along the Spring Street laneway frontage . No podium is provided. Refer discussion at section 6.1.5 and 6.5 of the EA report.</p>	<p>Complies with the intent. Refer to section 6.5 and 6.1.5 of the EA report</p>
	<p><i>k) Building Design</i></p> <ul style="list-style-type: none"> Maximise floor to ceiling heights. The minimum ceiling height at ground level should be 3.6m and on upper floors 3.3m. Break down the length of frontages with articulation, design, detailing, changes in materials and colours. Building the podium to the boundary, except where a setback is being provided for public space. Build to the setback alignment. Relate building design to that of neighbouring buildings. 	<p>Floor to ceiling heights for the lower level retail tenancies will range from 3.3m to 5.1m.</p> <p>Upper level commercial floors will have clear internal floor to ceiling heights of minimum 3.3m.</p> <p>Articulation along all street frontages, and especially at the lower levels will create an interesting presentation to the public domain.</p> <p>Discussion regarding the podium and setbacks is provided within section 6.1.5 and 6.5 of the EA report.</p> <p>Design options are provided within the report which demonstrate that future redevelopment of 80 Mount Street will be achievable.</p>	<p>Complies with the intent. Refer to section 6.5 and 6.1.5 of the EA report</p>
	<p><i>l) Nighttime Appearance</i></p> <ul style="list-style-type: none"> Lower levels should let light onto the street. Internal and external lighting should be used to illuminate the building form and decorative elements. 	<p>Lighting of the public domain will comply with relevant Australian standards.</p>	<p>Complies</p>

20.4 – Quality Urban Environment	<p><i>a) Accessibility</i></p> <ul style="list-style-type: none"> ▪ Paths should be straight and continuous. ▪ Paths should be a minimum 1000mm wide with at least 2000mm head room at all times. ▪ Ramps should not be the only means of movement between levels. Lifts should be provided where appropriate and be designed in accordance with relevant Australian Standards. ▪ Kerb side ramps should be provided from the footpath to the road at all intersections. ▪ Signs should include tactile communication methods to assist those with disabilities. 	Accessibility assessment has been prepared for the proposed scheme. Refer Appendix X .	Complies. Refer Appendix X .
	<p><i>d) Safety and Security</i></p> <ul style="list-style-type: none"> ▪ Personal security should be maximised through the use of lighting and avoiding the creation of shadowed areas. ▪ Rear service areas and access ways should be secured or easily visible. ▪ Local after hour's activities on well used pedestrian routes. ▪ Public facilities should be located with direct access and good visibility to pedestrian areas. ▪ Durable materials and design features should be selected to discourage vandalism. ▪ Security grills should be avoided at the street frontage. Use toughened glass. ▪ Recesses for roller doors and fire escapes should be avoided. Where these are necessary, recesses should be shallow to ensure safety isn't compromised. ▪ Overlooking and overshadowing should be provided to rear lanes from upper storeys. 	An assessment of the proposal against the heads of consideration of CPTED has been undertaken within the SEE report.	Complies. . Refer to section 6.5 of the EA report

	<ul style="list-style-type: none"> ▪ Clear lines of sight should be maintained around vehicle access points. ▪ Street numbers should be clearly visible and identifiable. 		
	<p><i>e) Lighting</i></p> <ul style="list-style-type: none"> ▪ Public areas should be sufficiently lit. ▪ Accent lighting should be used to highlight solid sections of buildings adjacent to public footpaths. ▪ Lighting design should be consistent with adjacent buildings. 	Lighting of public areas will meet the requirements of relevant Australian Standards.	Complies.
	<p><i>i) Car Parking</i></p> <ul style="list-style-type: none"> ▪ All car parking should be located underground ▪ Where security gates are proposed, intercom systems should be provided to facilitate access. 	Basement car parking is provided over 5 levels. Security access will be managed through swipe card system.	Complies
	<p><i>j) Bicycle Storage</i></p> <ul style="list-style-type: none"> ▪ The development should include on site, secure bicycle storage at the rate of: <ul style="list-style-type: none"> – 1 storage locker / 600sqm of GFA – 1 bicycle rail / 2500sqm of GFA 	Bicycle storage is provided within basement level 1 for 215 tenant bicycles and 47 visitor bicycles adjacent to the change room areas. This more than exceeds the DCP requirements.	Complies
	<p><i>k) Vehicular Access</i></p> <ul style="list-style-type: none"> ▪ Pedestrian safety and disruption to the street should be minimised. ▪ All access should be provided from laneways where possible. ▪ Access points should be limited to 1 per building. ▪ Where possible, buildings should share access points with 	<p>Vehicular access is provided off the rear lane (Spring Street), away from the main pedestrian thoroughfares. Two vehicular entrances are provided – one for the basement car parking and one for service vehicles.</p> <p>The two main pedestrianised frontages remain undisturbed for this purpose.</p>	Complies

	<p>adjacent buildings.</p> <ul style="list-style-type: none"> Pipes and service ducts should be concealed from visibility. 		
	<p><i>l) Garbage Storage</i></p> <ul style="list-style-type: none"> Sufficient storage space should be provided with facilities for source separation. Food scraps should be contained separately and collected daily. Storage areas should be provided away from entrances. Collection points should be within 2m of the street boundary. Bins should be stored within 3m of the entrance of the storage facility. Storage areas should be screened from public view. Facilities should be located and managed to avoid odours and animal nuisance. Drainage and ventilation should be provided. 	<p>Compactor is located in the loading dock for garbage minimisation and collection, at the Spring Street boundary.</p> <p>All facilities will be screened from public view and will be appropriately ventilated.</p>	Complies
	<p><i>m) Site Facilities</i></p> <ul style="list-style-type: none"> Locate facilities in the most convenient location and near regularly staffed areas. Provide direct and clear access to facilities. 	<p>Facilities will be located around the building core at the commercial floors. None are provided in the building foyer.</p>	Complies.
20.5 – Efficient Use and Management of Resources	<p><i>a) Energy Efficiency</i></p> <ul style="list-style-type: none"> The development should be capable of achieving a 4.5 star rating under the Sustainable Energy Development Authority (SEDA) guidelines. Evidence should be provided that a Commitment Agreement has been entered into with SEDA. 	<p>An ESD report has been prepared for the proposal demonstrating that the building will meet 5 Star GreenStar. Refer Appendix Q.</p>	Complies

	<p><i>b) Waste Management</i> See Section 19 Above.</p>	A waste management Plan accompanies the EA at Appendix Z	Complies. Refer Appendix Z.
	<p><i>c) Waste Minimisation</i> See Section 19 Above.</p>	A waste management Plan accompanies the EA at Appendix Z	Complies. Refer Appendix Z.
	<p><i>d) Stormwater and Water Management</i> See Section 20.2 Above.</p>	A stormwater report accompanies the EA at Appendix R.	Complies. Refer Appendix R.
	<p><i>e) Materials</i></p> <ul style="list-style-type: none"> ▪ Use locally manufactured and durable materials. ▪ Maximise the reuse of materials. ▪ Use materials with high recycled content (>50%). ▪ Use toxin free materials. 	Details of materials are provided on the architectural plans at Appendix A and within section 6.2.4 of the EA.	Refer Appendix A and section 6.2.4 of the EA.
	<p><i>g) Adaptive Re-use of Buildings</i></p> <ul style="list-style-type: none"> ▪ Include adaptable office floor space to accommodate changes occupier requirements. 	No adaptive re-use is proposed. New building only.	Not relevant
20.6 – Public Domain	<ul style="list-style-type: none"> ▪ Street furniture, landscaping and utilities should contribute to the public domain but not impede upon pedestrian movements. ▪ Integrate artworks that are relevant to the community into public spaces and new developments. ▪ Pedestrian surfaces should be consistent with the streetscape and be provided along all property boundaries. 	<p>Activation of the street will be provided through use of the outdoor part of the site for outdoor seating along Mount Street.</p> <p>Refer section 6.5 of the EA report</p>	Refer section 6.5 of the EA report

	<ul style="list-style-type: none">▪ Provision should be made for users with disabilities.		
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North Sydney Development Control Plan 2002 – Area Character Statements

Section 1 – North Sydney Centre Planning Area			
1.1 – Central Business District	<ul style="list-style-type: none"> Solar access to open spaces should be maintained between 10am and 2pm year round. 	Some overshadowing will occur over open space between 10am and midday at mid summer. Refer section 6.1.3 of the EA report.	Refer section 6.1.3 of the EA report.
	<ul style="list-style-type: none"> With regard to the stepping down of building heights in the CBD, the subject site is located in the centre and hence is identified as having potential for greater height. Mount Street plaza is to be a focal point of the CBD. 	The building exceeds the stipulated building height under the LEP. Refer section 6.1.3 of the EA report.	Refer section 6.1.3 of the EA report.
	<ul style="list-style-type: none"> 0m setbacks are to be provided on ground level. 	Ground floor setback is provided to the public domain. Refer to discussion regarding setbacks within section 6.1.5 and 6.5 of the EA report.	Refer to discussion within section 6.1.5 and 6.5 of the EA report.
	<ul style="list-style-type: none"> The maximum podium height at Mount Street should be 5 storeys. The maximum podium height at Spring Street is to be between 2 and 3 storeys (7-10m) Setbacks above the podium are to be an average of 5m at Mount Street and 4m at Spring Street. 	<p>Upper levels of the building are designed to the site boundary.</p> <p>Refer to discussion regarding setbacks within section 6.1.5 and 6.5 of the EA report.</p>	Refer to discussion within section 6.1.5 and 6.5 of the EA report.