

ATTACHMENT B

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**DRAFT SYDNEY DEVELOPMENT CONTROL
PLAN 2012 – AMENDMENT X**

ATTACHMENT B

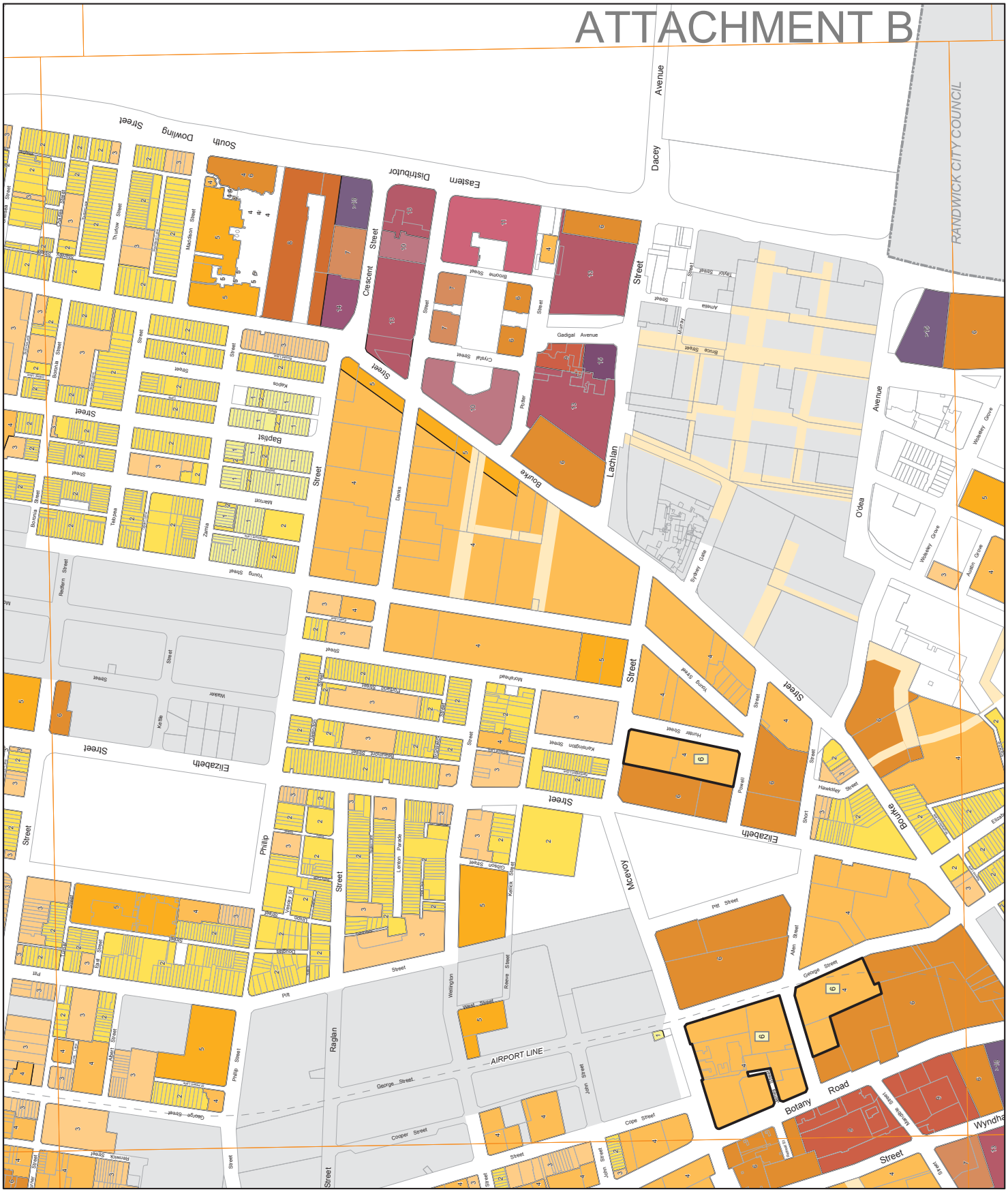
Draft Sydney Development Control Plan 2012 – Amendment X

[1] Maps to be replaced

Replace these existing maps:

- Height in storeys map – Sheet 017
(Waterloo Park Precinct)
- Building street frontage height in storeys map – Sheet 017
(Waterloo Park Precinct)
- Building street frontage height in storeys map – Sheet 011
(18 Huntley Street, Alexandria)

with the following maps:



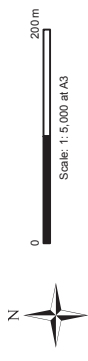
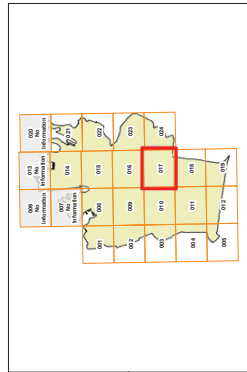
RANDWICK CITY COUNCIL

Sydney Development Control Plan 2012



Height in storeys map
Sheet 017

- Legend**
- 1 Storey
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys
 - 9 Storeys
 - 10 Storeys
 - 11 Storeys
 - 12 Storeys
 - 13 Storeys
 - 14 Storeys
 - 15 Storeys
 - >15 Storeys
 - Land excluded from this DCP
 - Subject to change



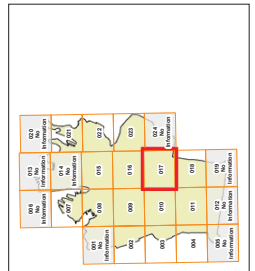
Copyright ©2013 City of Sydney Council. All Rights Reserved.
 Projection: MGA Zone 56
 Datum: GDA94
 Prepared by: SDCP
 Date: 15/05/2013
 File: SDCP2012_KCB_Storeys_102011.mxd
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Sydney Development Control Plan 2012

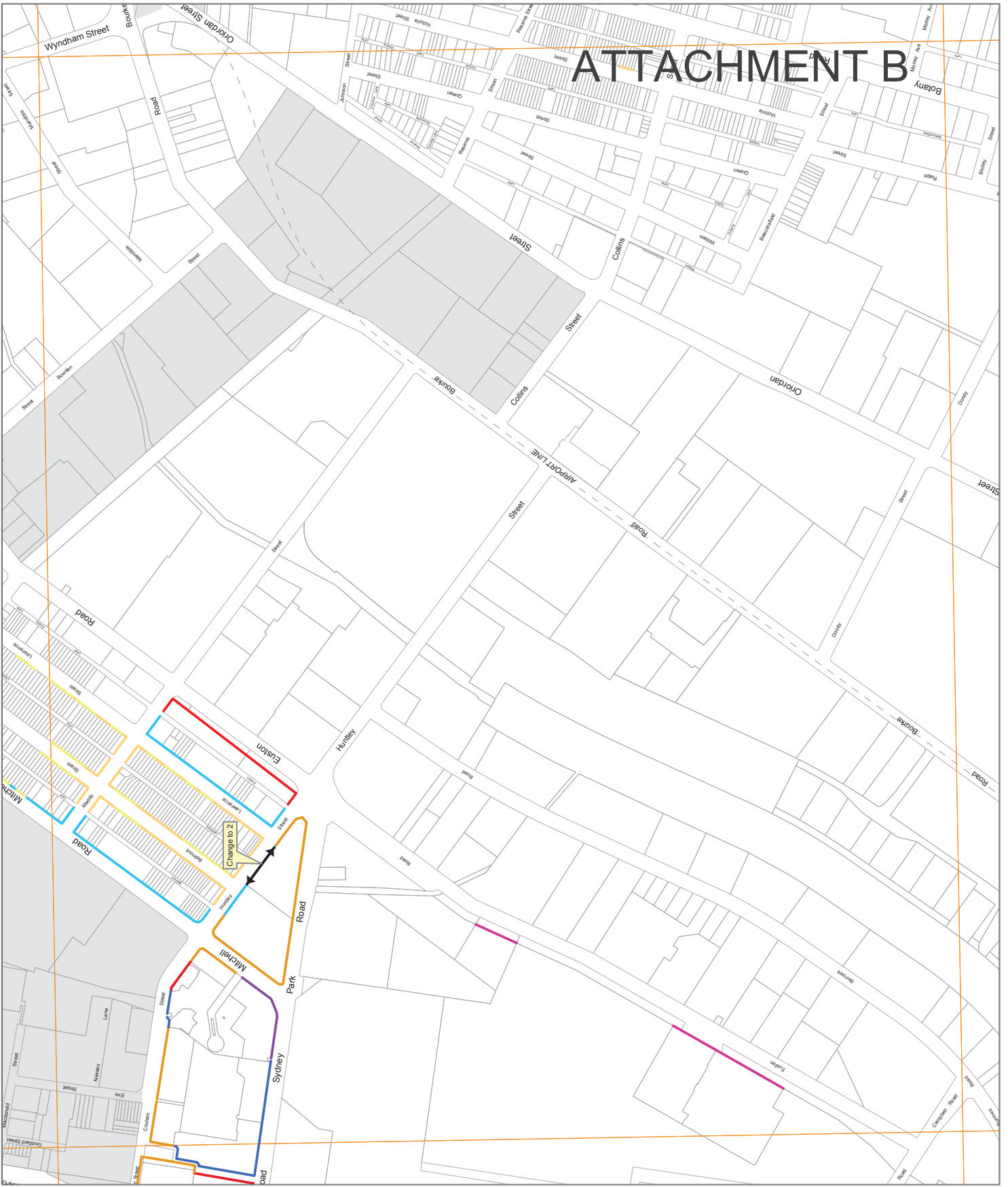
Building street frontage height in storeys map Sheet 017

- Legend**
- 1 Storey
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys
 - 9 Storeys
 - 10 Storeys
 - Existing height
 - Land excluded from this DCP



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 Datum: GDA 1984
 Prepared by: SPUD
 Date: 13/03/2012
 File: SDCP2012_S017.mxd
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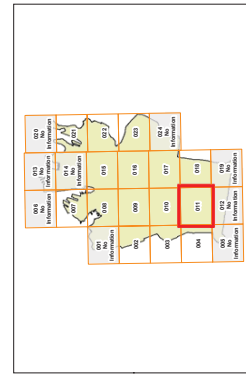
ATTACHMENT B



Sydney Development Control Plan 2012

Building street frontage height in storeys map Sheet 011

- Legend**
- 1 Storey
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys
 - 9 Storeys
 - 10 Storeys
 - Existing height
 - Land excluded from this DCP



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[2] Text to be replaced

Amend the following sections of text:

- Section 2: Locality Statements - 2.5.11 – Waterloo Park
- Section 6: Specific Sites - 6.2.4 – 18 Huntley Street, Alexandria (Huntley St and Sydney Park Rd)

with the following sections of text, where new text is shown underlined and deleted text is shown as ~~strikethrough~~:

2.5.11 Waterloo Park



This locality is bound by McEvoy Street to the north, Bourke Street to the east and south and Botany Road to the west.

The character of Waterloo Park is to be primarily low to medium scale residential mixed use development with some increases in height at appropriate locations on Bourke Street and Botany Road. Some existing medium density residential and mixed use developments in the neighbourhood achieve excellent design standards and illustrate good examples for other new development in the area.

The existing community park at Waterloo Park, and the new linear parks created around the water channel are to provide civic amenity and focal points for the neighbourhood. Opportunities for visual interpretation and landscaping of the underground water channel are to be explored.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Development is to respond to and complement heritage items contributory buildings within heritage conservation areas, including streetscapes and lanes.
- (c) The existing 'Mondrian' development at 2-4 Powell Street, Waterloo is an example of appropriate medium scale residential built form for this neighbourhood in terms of streetscape presentation, architectural design, residential amenity and choice of materials.
- (d) Encourage ~~mixed-use~~ non-residential development and active frontages at ground level along Botany Road, McEvoy Street and Bourke Street to increase pedestrian activity ~~and~~, create a better public domain and to act as a buffer against traffic impact for residential uses above.
- (e) Incorporate a 4 storey street frontage height along east-west streets to reinforce the pedestrian scale of these lower-order, more local streets and to achieve good levels of solar access to the public domain.
- (f) Recognise and support the future function of Waterloo Park as a community node. Encourage an appropriate mix of uses adjoining the park, undertaking future public domain improvements and ensuring new development addresses the open space.
- (g) Open up the existing water channel to create a linear open space with a shared path that links the northern neighbourhoods to the Alexandra Canal and to Sydney Park. The linear open space and shared path is to be fronted by buildings and activities to enhance the quality of the space.

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6.2.4 18 Huntley Street, Alexandria (Huntley St and Sydney Park Rd)

The following objectives and provisions apply to 18 Huntley Street, Alexandria as shown in Figure 6.1 Specific sites map.

This site is a remnant industrial site in a highly visible location on the Sydney Park Road/ Euston Road intersection. The rest of Sydney Park Road has been redeveloped as mixed use or residential. A building on this site would ~~comprise residential use only, in keeping with development that has already occurred~~ provide mixed uses at ground level along the Sydney Park Road frontage to activate and define the street and to provide separation between the busy street and residential above. Building heights will respond to the existing context.

Objectives

- (a) Improve the pedestrian amenity, solar access and potential views, by aligning buildings to the street edge and incorporating street tree plantings along the footpaths.
- (b) Ensure building depths and separations are consistent with best practice, to provide visual and acoustic privacy and allow for landscaped courtyards and garden areas.
- (c) Ensure future development is not adversely impacted by flooding issues caused by the flat site being located on the lowest point on Sydney Park Road.
- (d) Set building heights and frontage alignments to respect the local context.

Provisions

- (1) ~~Capitalise on~~ Respond to the prominent location by ensuring that the design is of high quality so that the buildings present attractively when viewed from a distance particularly from Sydney Park.
- (2) Provide a through-site pedestrian link from Sydney Park Road to Huntley Street to connect with Belmont Street along the easement at the western side of the site.
- (3) ~~Provide a view corridor (minimum 6m wide) to Sydney Park from Lawrence Street.~~ The potential for incorporation of public open space is to be considered where the required easement opens out to activate this space in the south western corner of the site.
- (4) The building setbacks for development along Sydney Park Road and Huntley Street are is to align with adjacent buildings.
- (5) ~~The street wall height datum is to match the existing height of the Sydney Park Village Residential building.~~
- (5) Design buildings on Huntley Street to a maximum 3 storeys (12m) to provide a transition to the lower scale Belmont Street precinct.
- (6) The typology, form and design of the 3 storey building fronting Huntley Street is to reflect the fine grain of the Cooper Estate Conservation Area including the incorporation of multiple entries and the predominant vertical/horizontal proportions of existing buildings.
- (7) Provide parking underground and parking/service access from Huntley Street.
- (8) Non-residential uses are to be incorporated at ground level along the Sydney Park Road frontage to act as a buffer for residential uses above against traffic noise and air pollution.

ATTACHMENT B

Delete:



Replace with:

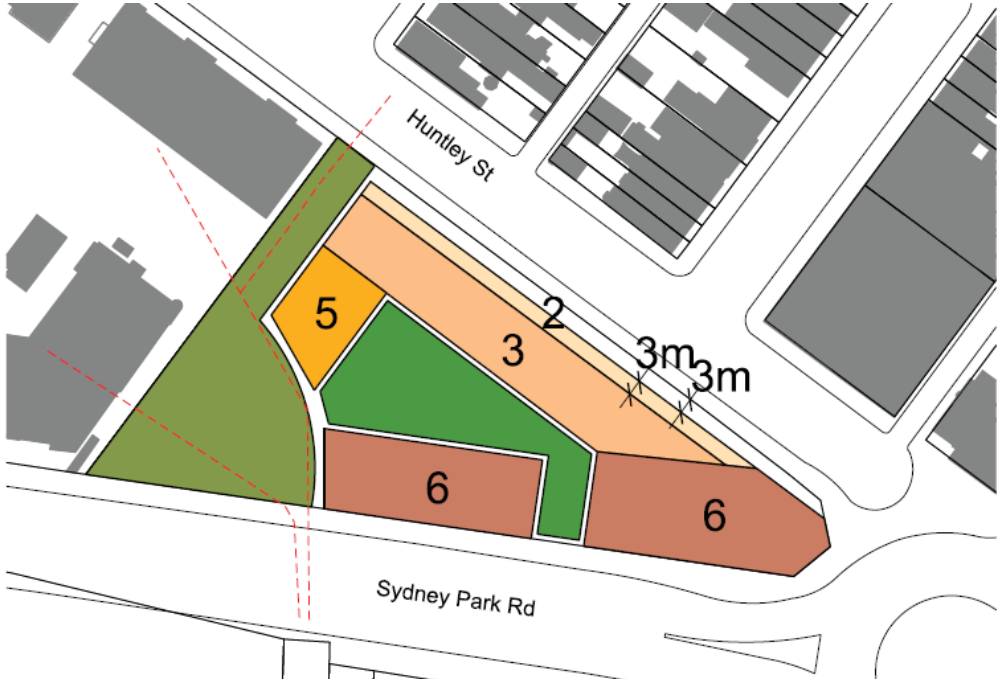


Figure 6.37 Indicative design for Huntley Street and Sydney Park Road