

**ATTACHMENT C**

**DRAFT SYDNEY DEVELOPMENT CONTROL  
PLAN 2012 – AMENDMENT NO. 3**



# ATTACHMENT C

## **Sydney Development Control Plan 2012 – Amendment No. 3**

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## **1. The purpose of this Development Control Plan**

The purpose of this Development Control Plan is to amend *Sydney Development Control Plan 2012*, to:

- a. provide a locality statement for the Alexandria Park locality that reflects its mixed-uses character and allows for its ongoing transition;
- b. provide a series of objectives and design requirements to control future built form at 287-289 Crown Street, Surry Hills;
- c. amend the following *Sydney Development Control Plan 2012* map for 287-289 Crown Street:
  - a. Building Height in Storeys Map; and
- d. ensure provisions are consistent with *Sydney Local Environmental Plan 2012*.

## **2. Citation**

This Plan may be referred to as the *Sydney Development Control Plan 2012 - Amendment No. 3*.

## **3. Land covered by this plan**

This plan applies to the land identified as the Alexandria Park locality in Section 2.5 of *Sydney Development Control Plan 2012*; and to the land known as 287-289 Crown Street Surry Hills, which is Lot 1 in Deposited Plan 513205

## **4. Relationship of this plan to *Sydney Development Control Plan 2012***

This plan amends the *Sydney Development Control Plan 2012* in the manner set out in Schedule 1 and Schedule 2 below. This DCP was adopted by Council on [date] and came into effect on [date].

## Schedule 1 – Amendment to *Sydney Development Control Plan 2012*

### [1.] Section 2.5.1 Alexandria Park

Replace the existing Section with the following new Section:

#### 2.5.1 Alexandria Park



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

Alexandria Park will be a mixed use neighbourhood with a mix of residential, retail, commercial and café/dining uses that will create a vibrant neighbourhood. Alexandria Park will be the focal point of the neighbourhood and a meeting place for residents.

Future development of the neighbourhood will respond to the emerging mixed-use character, and provide an appropriate transition between the small scale residential development to the north, and large scale industrial buildings south of McEvoy Street.

Key changes in the area include the treatment of Botany Road as it evolves as a public transport corridor, and the transition of the western part of the neighbourhood from industrial uses to harmonious, high-quality mixed-use development.

#### Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Create a new, tree-lined local street by extending Park Road to McEvoy Street to provide a connection to the parkland for future development.
- (c) Enhance street tree planting along the north-south streets between Alexandria Park and McEvoy Street to provide green links to the park, and to promote the park to pedestrian on McEvoy Street.

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- (d) Introduce mainly low to medium scale development, with some increase in height along McEvoy Street and Botany Road.
- (e) Introduce buildings that align and address McEvoy Street at the ground level.
- (f) Retain the smaller scale residential buildings along Wyndham Street which contribute to the built form character of the area.
- (g) Strengthen Botany Road as a mixed use strip to activate the street, provide services to the population and workforce, and create a more attractive public domain.
- (h) Recognise the function of Alexandria Park as a community node that is supported through the provision of future public domain improvements and development that addresses the open space to improve passive surveillance and create an active edge.
- (i) Facilitate the transition of the area from employment-based uses to primarily mixed use and residential. Commercial and industrial land uses can continue in this neighbourhood provided that the operational impacts of non-residential uses can be appropriately managed for residential amenity.

## **Schedule 2 – Amendment to *Sydney Development Control Plan 2012***

### **[1.] Figure 6.1**

Amend Figure 6.1: Specific Sites Map to include 287-289 Crown Street Surry Hills

### **[2.] Section 6.3 – Specific site controls prepared as part of a planning proposal**

**Insert new section 6.3.2 and figures 6.54 to 6.55 as follows:**

#### **6.3.2 287-289 Crown Street, Surry Hills**

The following objectives and provision apply to 287-289 Crown Street, Surry Hills as shown in Figure 6.1 Specific Sites map.

The site is part of a mixed use area at the northern part of Crown Street and adjoins residential areas to the south on Crown Street and west on Reservoir Street.

#### **Objectives**

- (a) Encourage development that is appropriate to its context.
- (b) Deliver a high quality built form that provides a transition between Crown Street and the lower scale buildings in Reservoir Street, Surry Hills.

#### **Provision**

##### **6.3.2.1 Built form**

- 1. Building heights are to be consistent with **Figure 6.54: Height in Storeys** and **Figure 6.55 Indicative height cross-section**.

##### **6.3.2.1 Setbacks**

- 1. Provide a 3m setback above level 4 to the Crown Street frontage.
- 2. Provide a 4m setback for levels 3 and 4 to Reservoir Lane, with level 5 to be no more than 50% of the area of level 4.

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Figure 6.54 Heights in Storeys for 287-289 Crown Street, Surry Hills

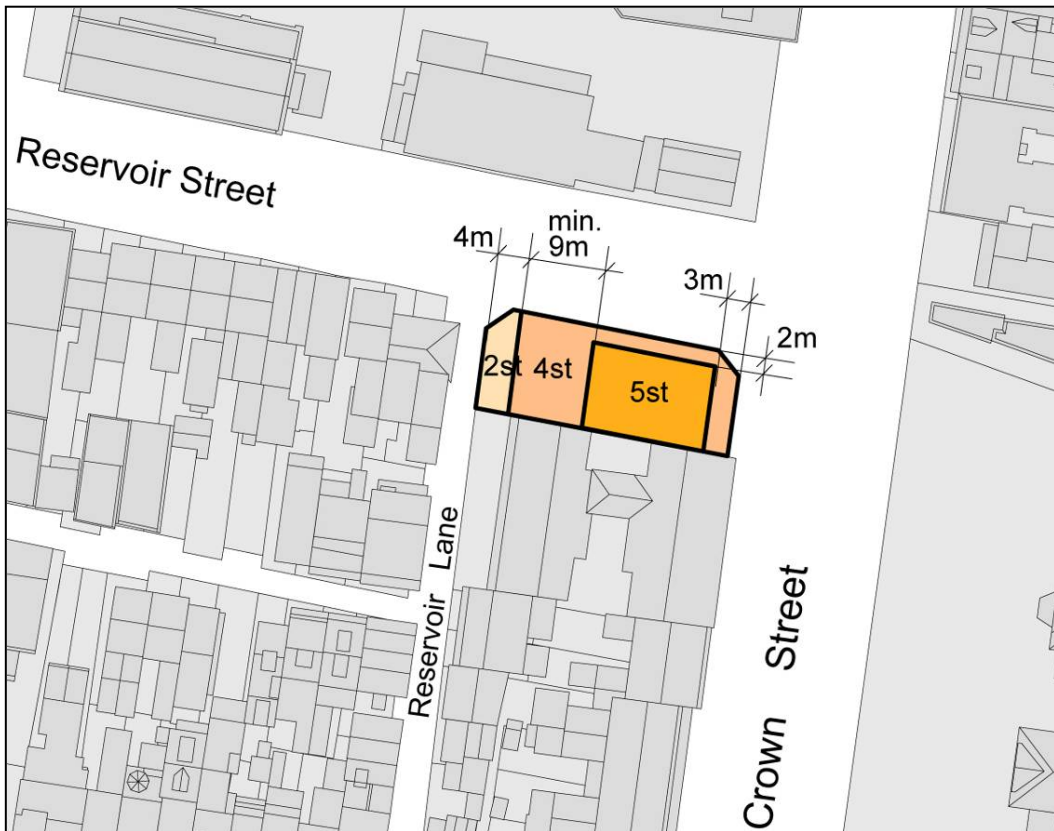


Figure 6.55 Indicative height cross-section for 287-289 Crown Street, Surry Hills

