

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012 –
AMENDMENT X DATED AUGUST 2014**

ATTACHMENT B

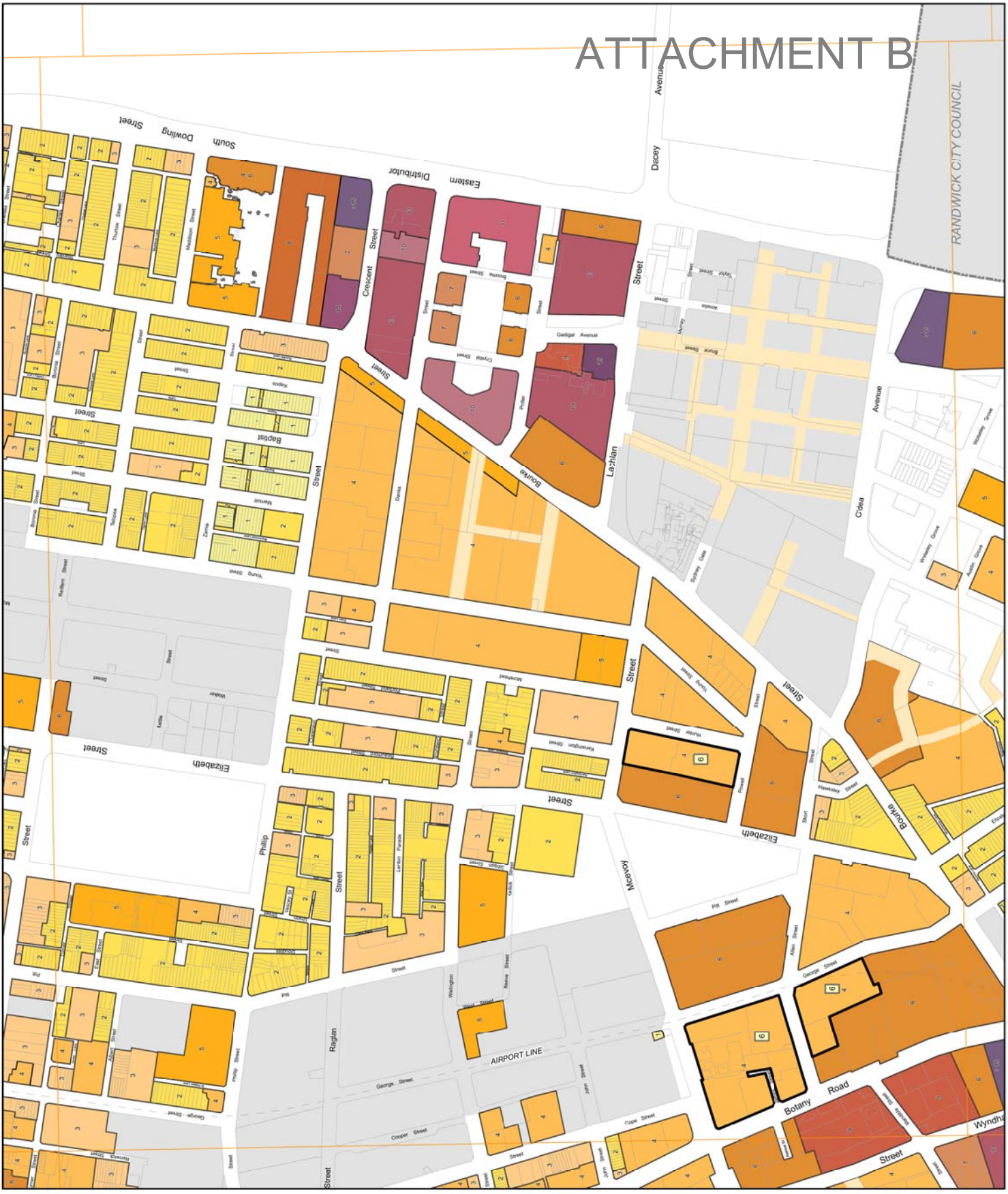
Draft Sydney Development Control Plan 2012 – Amendment X

[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)

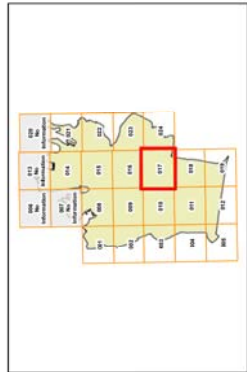
with the following maps:



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



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 Plan: DCP
 Date: 15/03/2013
 Prepared by: SPUD
 File: SDP2012_H08_017.rvt
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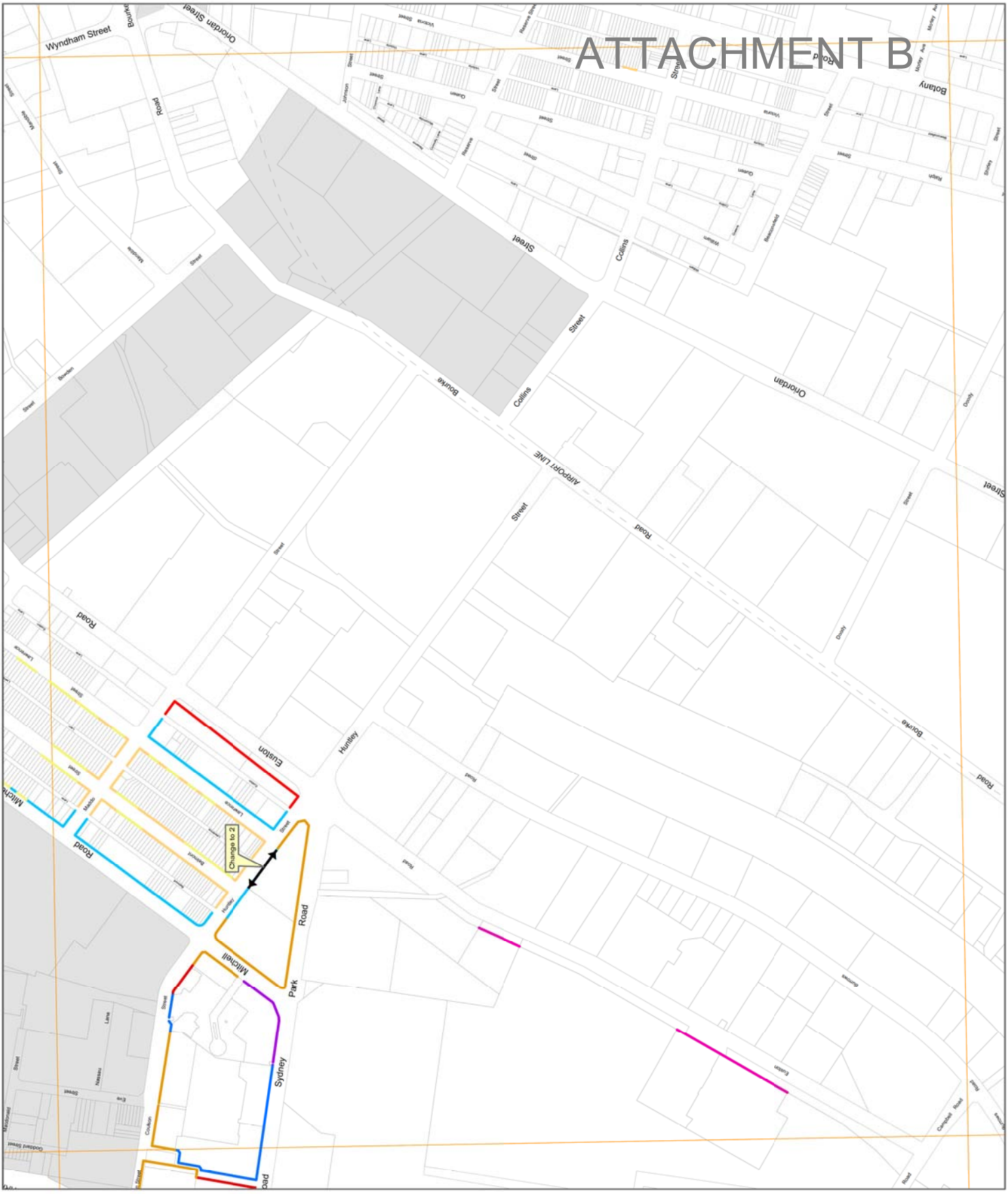
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Building street frontage height in storeys map Sheet 017

- 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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 Prepared by: SPUD
 File: SDCP012_017.mxd
 Date: 13/03/13
 Prepared by: SPUD
 File: SDCP012_017.mxd
 Date: 13/03/13



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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 Datum: GDA94
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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 and diagrams are shown as ~~strikethrough~~.

Additional changes post-exhibition are shown in underlined blue text and deleted text and diagrams are 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~~ higher buildings 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 and 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.

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~~ in preference, 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.

6.2.4.1 Built Form

- (1) Design buildings on Huntley Street to a maximum 3 storeys (12m) to provide a transition to the lower scale Belmont Street precinct as shown in Figure 6.37.2 Height of buildings.
- (2) 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 and horizontal proportions of existing buildings.
- (3) 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.
- (4) Building envelopes are to respond to the proposed stormwater channel alignment as shown in Figure 6.37.1 Principles. If the proposed stormwater channel alignment is different from Figure 6.37.1 Principles, building envelopes are to be modified to respond to the alignment.

6.2.4.2 Building Materials

- (1) Materials used are to be of a high quality and complement the character of the Cooper Estate Conservation Area.
- (2) External finishes and colour palettes are to complement and include materials predominantly used in surrounding areas, including blue, red and brown bricks (which were formerly made in the Sydney Park Brick Kilns). Glazed bricks may be suitable.
- (3) External structures and paving are to be of timber and stone finishes that relate to the landscape setting of courtyards and street trees.

6.2.4.3 Land Uses and Setbacks

- (1) Non-residential uses are preferred at ground level along the Sydney Park Road frontage as shown in Figure 6.37.7 Uses to act as a buffer for residential uses above against traffic noise and air pollution.
- (2) Development setbacks are to be in accordance with Figure 6.37.4 Setbacks and the sections in Figures 6.37.8 to 6.37.11.
- (3) If residential uses are provided at ground level along the Sydney Park Road frontage, the development is to:
 - (a) include appropriate screening devices, plantings and acoustic treatment such as double glazing to mitigate traffic noise and air pollution; and
 - (b) be set back in accordance with Figure 6.37.5 Setbacks (Residential) providing a minimum setback of 3 metres for at least 50% of the frontage and a minimum setback of 1.5 metres for not more than 50% of the frontage, excluding the frontage to the stormwater easement setback.

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- (4) The Basement setback along the Sydney Park Road Frontage may depart from the general DCP provision only where the development exceeds the required minimum area of deep soil landscaping across the site.
- (5) The building setbacks for development along Sydney Park Road and Huntley Street are to align with adjacent buildings as shown in Figure 6.37 Indicative design for Huntley Street and Sydney Park Road.

6.2.4.4 Through-site link

- (1) Provide a through-site pedestrian link from Sydney Park Road to Huntley Street to connect with Belmont Street along the western side within the central portion of the site, incorporating a view corridor (minimum 10m wide) to Sydney Park from Lawrence Street as shown in Figure 6.37.1 Principles. The through-site link is to be designed in accordance with Provision 3.1.2.2 – Through-site links.
- (2) The design of the through-site link is to ensure that a clear and safe path that is unobstructed by parking and services is available for pedestrians at all times.
- (3) The design of the through-site link is to incorporate high quality landscaping with features such as indigenous tree species, public art and sculptural elements.
- (4) The through-site link is to include a selection of paving materials that blend with the landscape environment and is in keeping with the building architecture, including natural stone colours and angular stone patterns.

6.2.4.5 Access

- (1) Provide parking underground and parking/service access from Huntley Street, as shown in Figure 6.37.1 Principles.

6.2.4.6 Green Roof

- (1) Provide a green roof and/or community garden on the roof of the three storey building fronting Huntley Street as shown in Figure 6.37.3 Landscape.
- (2) The design of the green roof is to:
 - (a) allow for access and ease of movement from within the development to and from the green roof and facilities;
 - (b) minimise overlooking of neighbourhood properties through use of passive screening or plantings;
 - (c) provide a variety of ornamental grasses and hardy low shrubs suitable for the rooftop context soil provisions, planter boxes and lower water usage; and
 - (d) incorporate productive garden herbs, vegetables, citrus plants.

6.2.4.7 Common room and music practice room

- (1) Development is to provide at least one common room and one music practice room (or combined if of sufficient size) that are:
 - (a) easily accessible to all residents within the development, preferably at the ground floor level or other common area; and
 - (b) of a size that can support their intended function.
- (2) Music practice rooms are to be appropriately sound proofed so as not to disturb adjoining building occupants when in use.

6.2.4.8 Design Excellence

- (1) Any additional floor space that results from a competitive design process is to be accommodated within the building envelopes as shown in Figure 6.37.2 Height of buildings.
- (2) Design Excellence floor space will not add any additional overshadowing to neighbouring properties

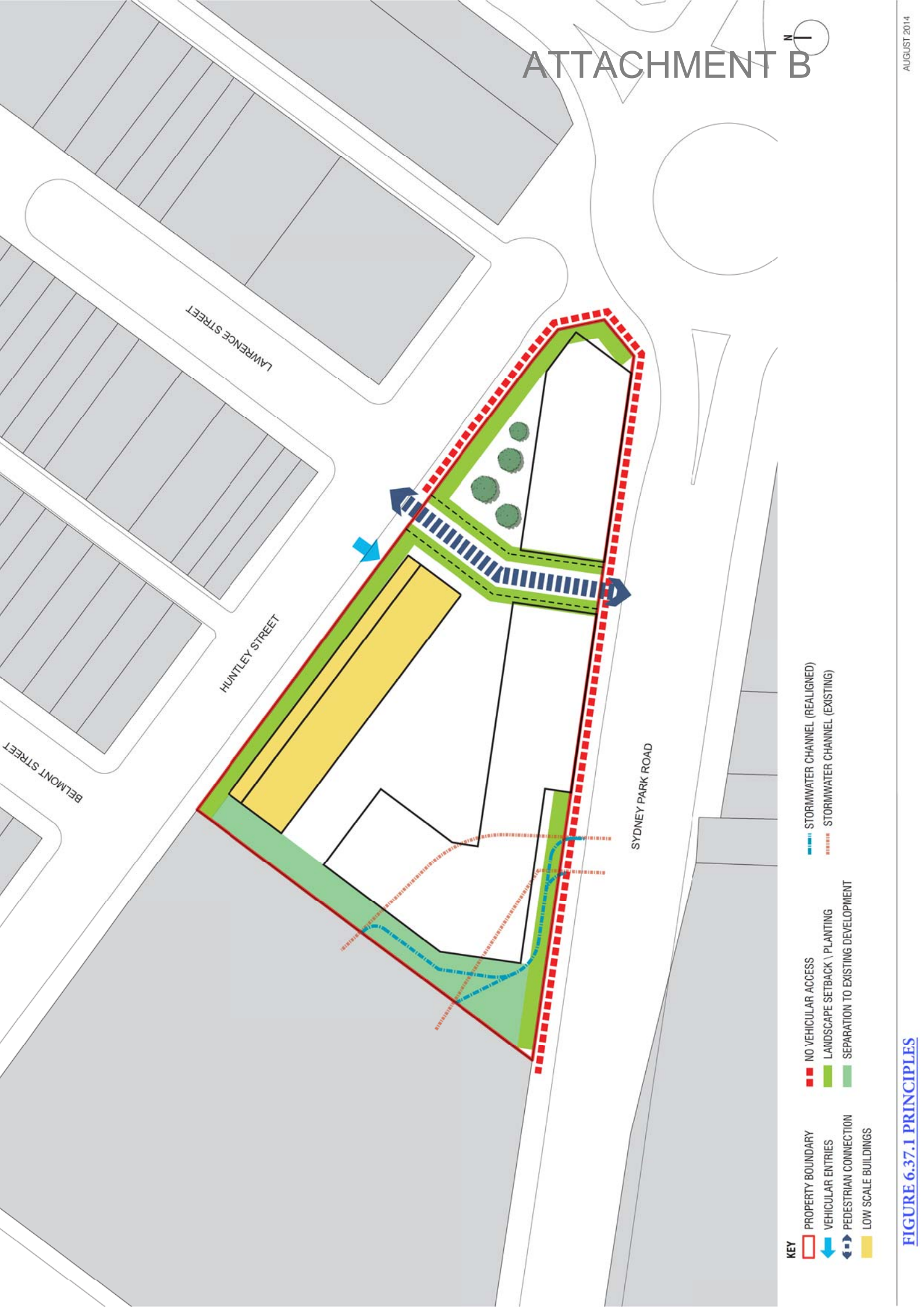
6.2.4.9 Public Art

- (1) Public art placement and selection is to consider the opportunities of the site, its history and context when developing a theme and concept.
- (2) The preferred location for the public art is the through-site link and the landscaped area on the Huntley Street frontage as shown in Figure 6.37.7 Uses.



Figure 6.37 Indicative design for Huntley Street and Sydney Park Road.

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- KEY**
- PROPERTY BOUNDARY
 - VEHICULAR ENTRIES
 - PEDESTRIAN CONNECTION
 - LOW SCALE BUILDINGS
 - NO VEHICULAR ACCESS
 - LANDSCAPE SETBACK \ PLANTING
 - SEPARATION TO EXISTING DEVELOPMENT
 - STORMWATER CHANNEL (REALIGNED)
 - STORMWATER CHANNEL (EXISTING)

FIGURE 6.37.1 PRINCIPLES

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- KEY**
- PROPERTY BOUNDARY
 - DESIGN EXCELLENCE BONUS
 - HEIGHTS IN STOREYS
 - 2 STOREYS
 - 3 STOREYS
 - 6 STOREYS

FIGURE 6.37.2 HEIGHT OF BUILDINGS

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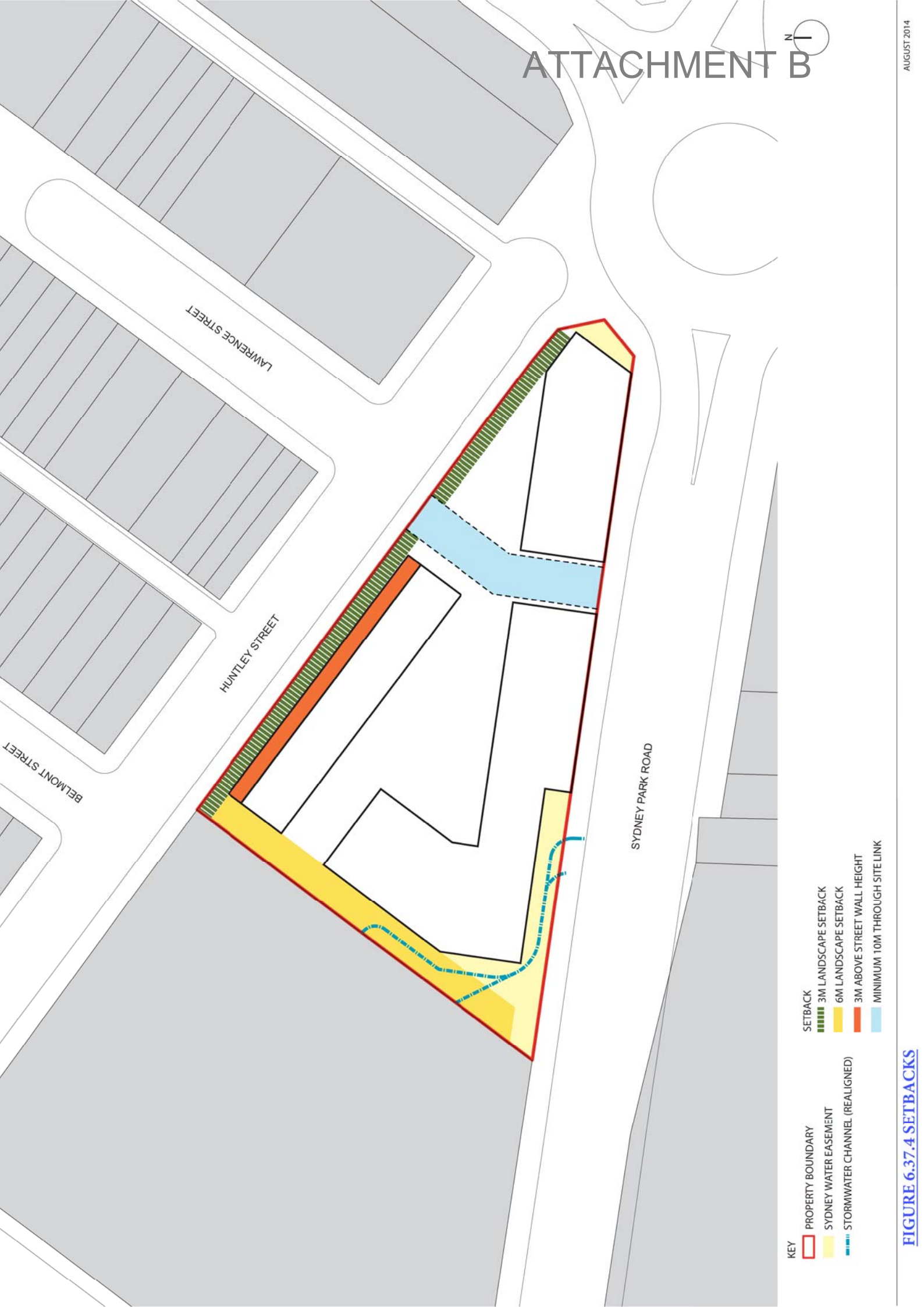
- KEY**
-  PROPERTY BOUNDARY
 -  LANDSCAPE GARDEN OPEN TO STREET
 -  ROOFTOP COMMUNAL GARDENS
 -  LANDSCAPED EDGE
 -  STORMWATER CHANNEL (REALIGNED)

FIGURE 6.37.3 LANDSCAPE

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- KEY**
- PROPERTY BOUNDARY
 - SYDNEY WATER EASEMENT
 - STORMWATER CHANNEL (REALIGNED)
- SETBACK**
- 3M LANDSCAPE SETBACK
 - 6M LANDSCAPE SETBACK
 - 3M ABOVE STREET WALL HEIGHT
 - MINIMUM 10M THROUGH SITE LINK

FIGURE 6.37.4 SETBACKS

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FIGURE 6.37.5 SETBACKS (RESIDENTIAL)

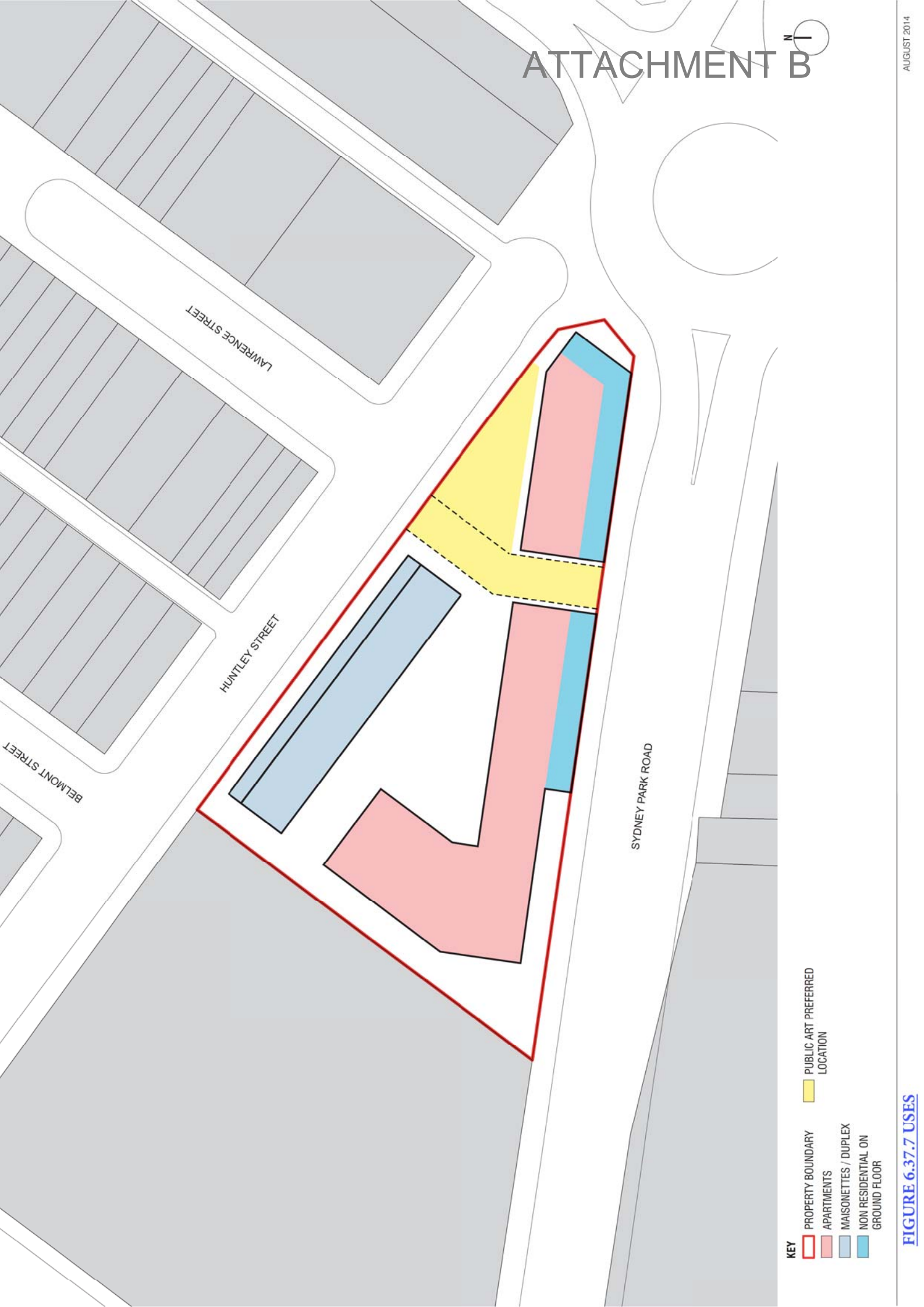
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- KEY**
- PROPERTY BOUNDARY
 - 2 STOREYS

FIGURE 6.37.6 STREET WALL HEIGHTS

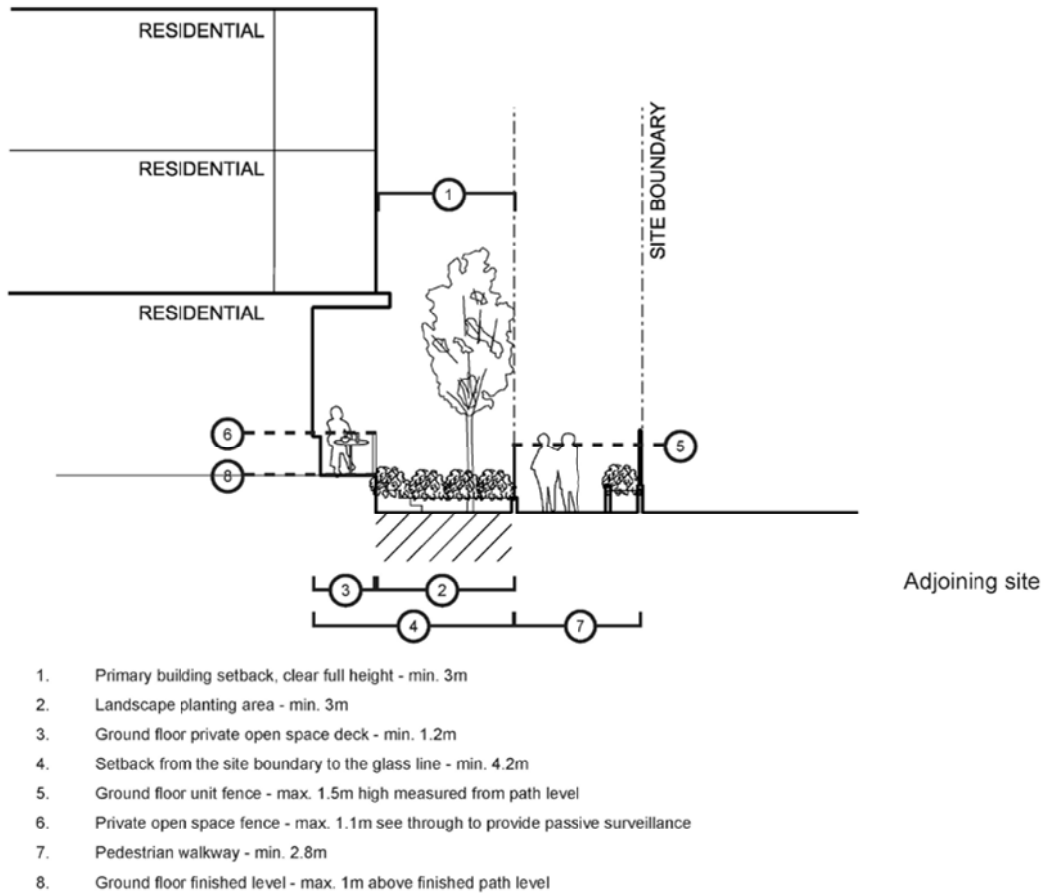
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- KEY**
- PROPERTY BOUNDARY
 - APARTMENTS
 - MAISONETTES / DUPLEX
 - NON RESIDENTIAL ON GROUND FLOOR
 - PUBLIC ART PREFERRED LOCATION

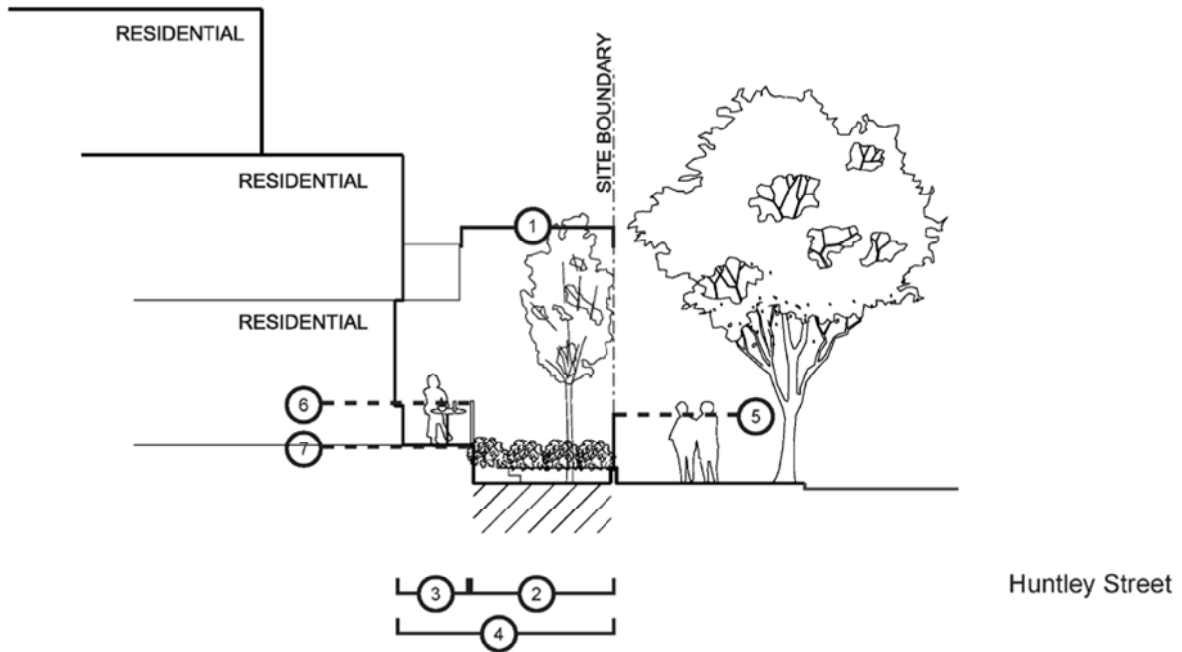
FIGURE 6.37.7 USES

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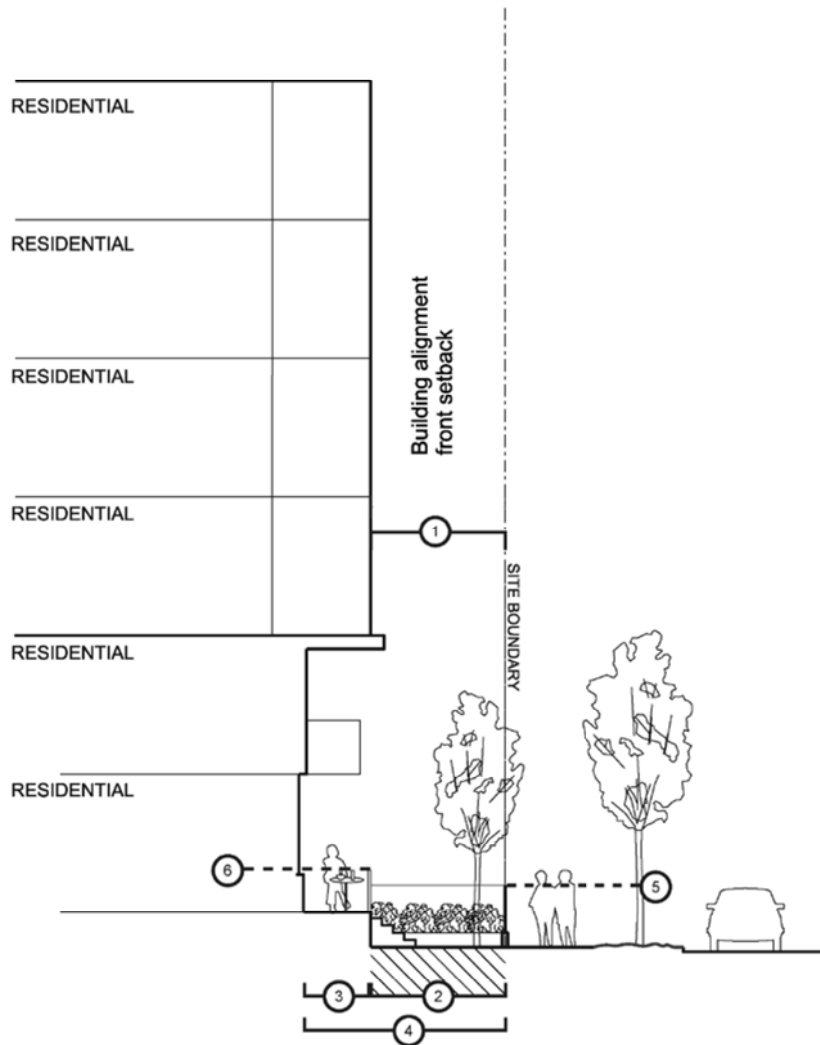
[Figure 6.37.8 Huntley Street interface with adjoining site to west](#)

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1. Primary building setback, clear full height - 3m
2. Deep soil landscape planting area - min. 3m no basement carpark encroachment
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line - min. 4.2m
5. Site boundary fence - max. 1.4m high measured from footpath level
6. Private open space fence - max. 1.1m see through to provide passive surveillance
7. Ground floor finished level - max 1m above footpath level

[Figure 6.37.9 Huntley Street frontage](#)

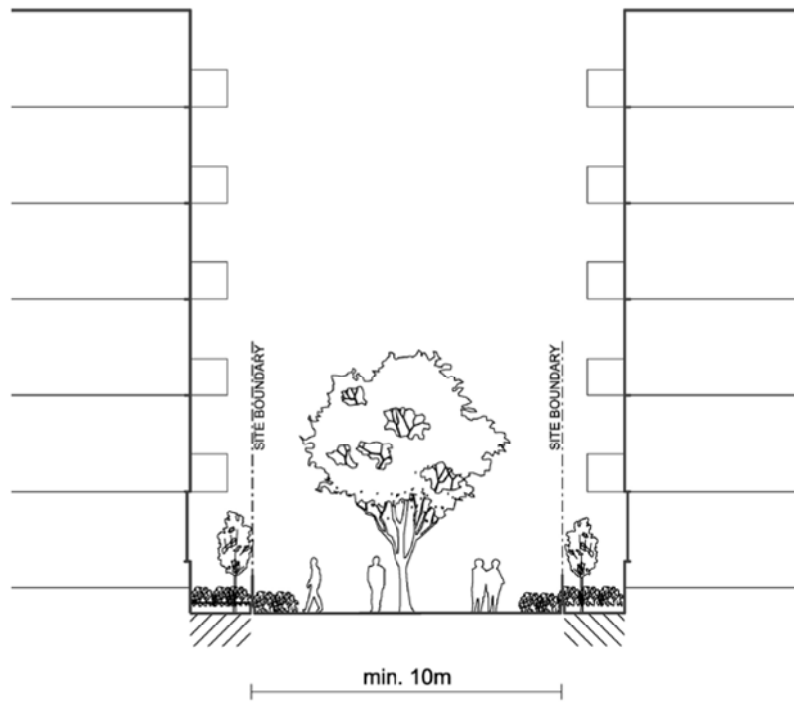


1. Primary building setback, clear full height - 3m (min. 1.5m up to 50% of the length of the facade not affected by Sydney Water easement)
2. Landscape planting area - min. 3m
3. Ground floor private open space deck - min. 1.5m
4. Setback from the site boundary to the glass line - min. 4.5m
5. Site boundary fence - max. 1.4m high measured from footpath level
6. Private open space fence - max. 1.1m see through to provide passive surveillance

Sydney Park Rd
resi on ground

[Figure 6.37.10 Sydney Park Road frontage](#)

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[Figure 6.37.11 Through-site link](#)