

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012 –
904 BOURKE STREET, ZETLAND
AMENDMENT**

DATED MAY 2015

**POST EXHIBITION CHANGES
MARKED IN RED**

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 904 BOURKE STREET, ZETLAND AMENDMENT

1. The purpose of the Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend Sydney Development Control Plan 2012, adopted by Council on 14 May 2012 and which came into effect on 14 December 2012.

The provisions guide future development of 904 Bourke Street, Zetland.

2. Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 904 Bourke Street, Zetland Amendment.

3. Land Covered by this Plan

This plan applies to the land marked in red on Map 1



Map 1: 904 Bourke Street, Zetland

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

This plan amends Sydney Development Control Plan 2012 as set out in Schedule 1 below.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

[1] Amendment to Section 2.5.8

Amend Section 2.5.8 (Locality Statement – Mary O’Brien Park) as shown below. Text to be deleted is shown in ~~strike through~~ and text to be added is shown as underlined.

2.5.8 Mary O’Brien Park

This locality is bound by O’Dea Avenue to the north, Bourke Street to the west, Joynton Avenue to the east and the Green Square Town Centre boundary to the south.

The character of this neighbourhood is to be influenced by the existing residential neighbourhood. New development in the north is to provide a sympathetic transition from the low scale residential development of the Zetland Conservation Area to the denser residential areas located in the north of Green Square.

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) Encourage the development of the area as an attractive residential destination.
- (d) Promote quiet, green spaces throughout the neighbourhood, with new open spaces in the north to balance the impacts of denser residential development.
- (e) Provide active frontages and well designed entries to enhance the function of Bourke Street as a gateway to the Green Square Town Centre.
- (f) Extend and upgrade Mary O’Brien Park through the development of the site at 13 Joynton Avenue (~~the ‘Email’ site~~ the Emerald Park development). The park is to act as a transition to the conservation area and as a focus for the local residents.
- (g) Ensure new development addresses the open space to provide opportunities for casual surveillance.
- (h) Provide public domain improvements along O’Dea Avenue and Bourke Street including widened footpaths, street trees, awnings and street furniture to enhance the public domain and generate pedestrian activity.
- (i) Introduce a 10m landscaped setback along Joynton Avenue to reflect the setback achieved on the opposite side of the street in the Victoria Park development.
- (j) Introduce a landscaped setback along McPherson Lane to provide a buffer between new, denser residential development and the existing conservation area.
- (k) Provide a new public park in the north west part of 904 Bourke Street to act as a focal point for local residents and provide opportunities for passive recreation

[2] Amendment to Section 6.3

At the end of Section 6.3 – ‘Specific site controls prepared as part of a Planning Proposal’, insert new sub-section 6.3.x and figures 6.xx to 6.xx as shown on the following pages:

6.3.x 904 Bourke Street, Zetland

The following principles, objectives, provisions and figures apply to 904 Bourke Street, Zetland as shown in 'Figure 6.1 Specific Sites Map'.

Principles

- (a) New development should demonstrate design excellence, respond to the context of the area and define and enhance the public domain
- (b) The amenity and character of the neighbouring Zetland Estate Conservation Area should be respected through appropriate building setbacks, use of materials and transitions in building height
- (c) A new street and pedestrian and cycle only connections should be provided to allow greater connectivity with adjacent areas, encourage use of active and public transport and respond to local traffic and urban design considerations
- (d) New public open spaces should be provided and designed to have a strong landscape character, serve the recreational needs of the community and encourage social interaction
- (e) Individual buildings are to be of high design quality and varied design and should allow for high residential amenity and solar access to public and private open spaces, both within the development and on adjacent properties



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Figure 6.xx: 904 Bourke Street, Zetland – Urban strategy

6.3.X.1 Pedestrian, Cycle and Street network

Objectives

- (a) Provide a legible network of pedestrian and cycle links and a new street to allow for greater permeability through the site and provide greater connectivity to local attractors including the Green Square Town Centre and train station and Mary O'Brien Reserve.
- (b) Provide a high level of public domain amenity through street design that maximises pedestrian space and calms traffic

Provisions

- (1) Where required to be provided by Council, a new pedestrian and cycle link, a new pedestrian green link and a new local street are to be provided in the locations shown in 'Figure 6.xx: 904 Bourke Street, Zetland – Public Domain and Local Infrastructure'.
- (2) The green link is to provide a pedestrian and cycle connection through the site and serve a secondary function as a public open space. See also provision 6.3.X.2 (3) and (4).
- (3) The design of the pedestrian and cycle links should be designed to be integrated with the park and should ensure the privacy and amenity of adjacent dwellings is protected.
- (4) The local street is to allow vehicular access from Bourke Street to the Sydney Water site at 900 Bourke Street at all times.
- (5) Streets and links are to designed in accordance with Figure 6.xx to 6.xx (Sections A to D C). Locations of sections are shown on 'Figure 6.xx: 904 Bourke Street, Zetland – Public Domain and Local Infrastructure'.



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Figure 6.xx: 904 Bourke Street, Zetland – Public Domain and Local Infrastructure

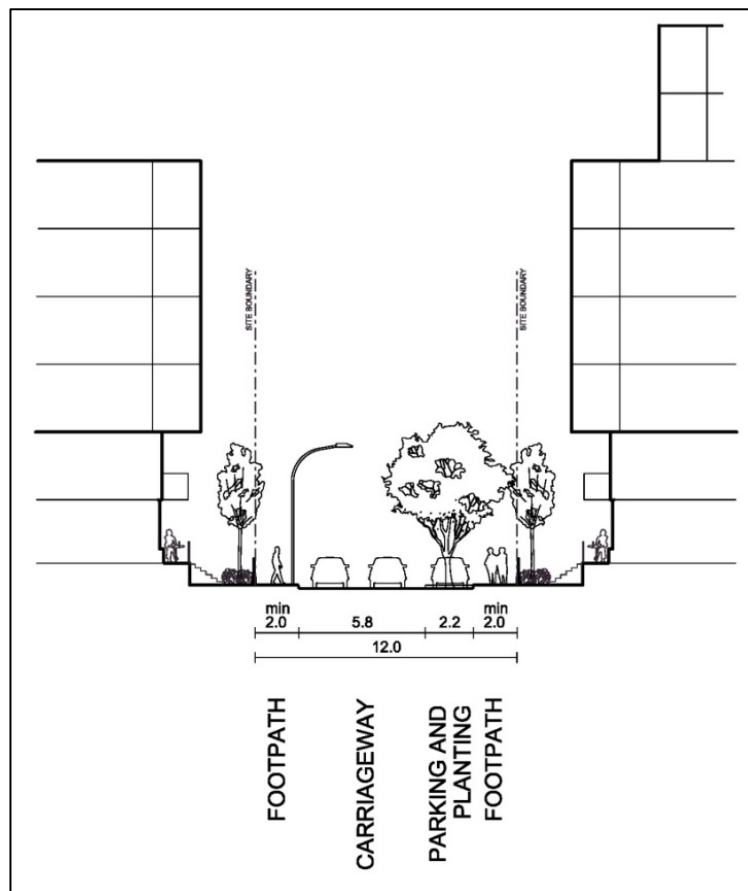


Figure 6.xx: Section A – Local Street

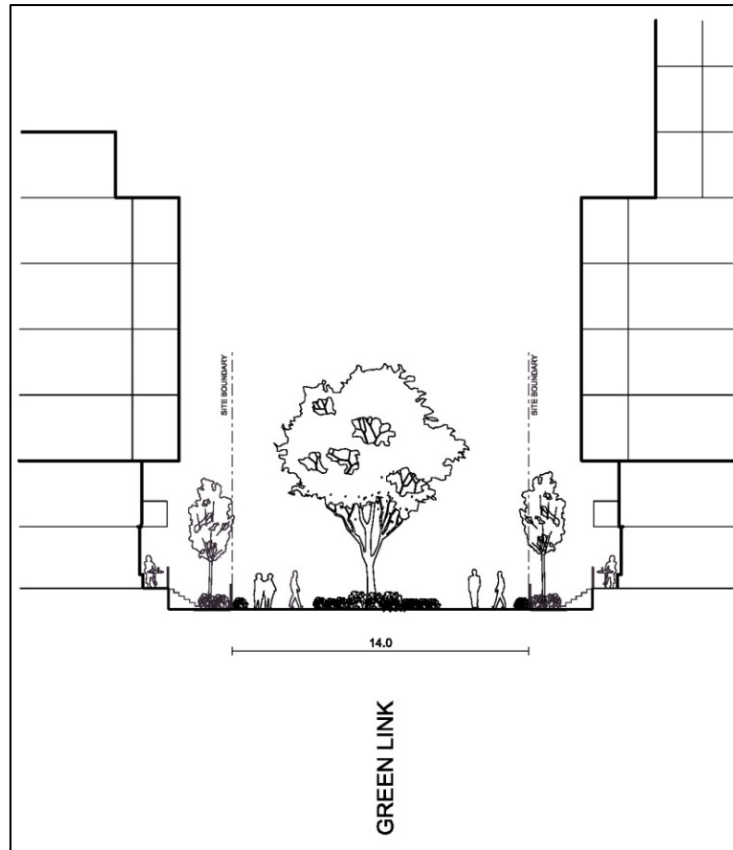


Figure 6.xx: Section B – Green Link

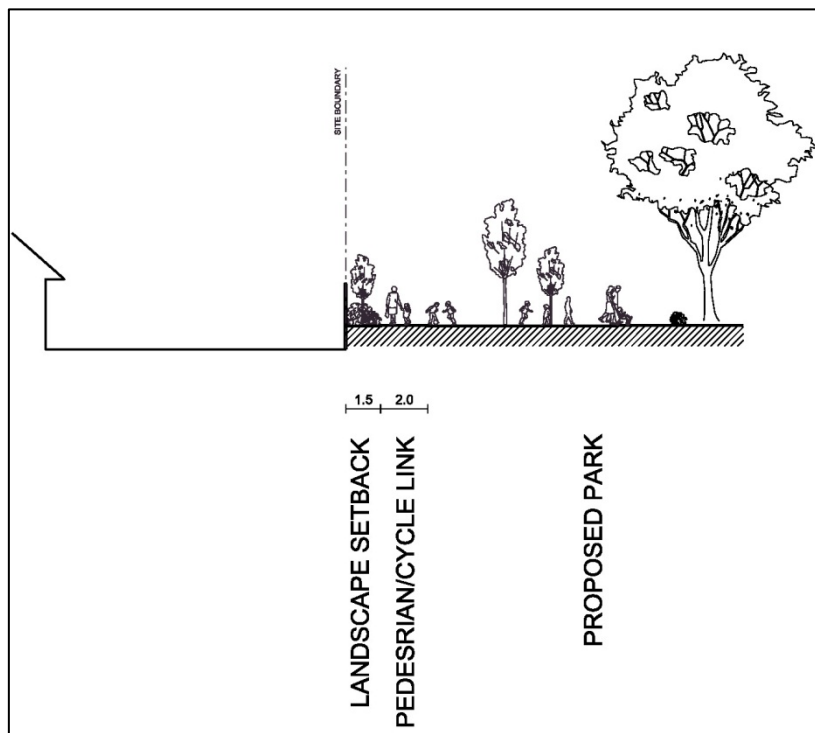


Figure 6.xx: Section D C – Indicative interface between proposed park, pedestrian and cycle link and rear yards

6.3.x.2 Public Open Space

Objectives

- (a) Create new public open spaces which have a strong landscape character, allow for a variety of recreational uses, promote social interaction and enhance the lifestyle of existing and future residents
- (b) Ensure public open spaces are legible as 'public', are highly visible from surrounding streets and sites and integrate with the wider network of public open spaces in the area
- (c) Capitalise on the amenity offered by the existing significant Moreton Bay fig tree fronting McPherson Lane and provide for its protection by creating a new public open space in this vicinity

Provisions

- (1) Where required to be provided by Council, a new local park and green link are to be provided in the locations shown in 'Figure 6.xx: 904 Bourke Street – Public Domain and Local Infrastructure'.
- (2) The public park is to be designed and delivered in accordance with the guidelines set out in Table 6.x.
- (3) The green link is to be designed as a space for passive recreation and so as to be clearly legible as a public place. It should incorporate high quality landscaping and be activated by individual entries to ground floor units along its edges.
- (4) If an opening for pedestrian access to below ground commercial or storage uses is proposed within the green link, it should only be permitted where, in the opinion of the consent authority:
 - (a) it does not adversely impact the primary function of the green link as a public open space for passive recreation;
 - (b) generous pedestrian circulation space is provided on both sides of the opening;
 - (c) the green link retains a strong landscaped character with significant planting; and
 - (d) the function of the green link as a connection through the site remains legible.
- (5) Where appropriate, public art which references the history of the site and the locality should be incorporated into public open spaces on the site.

Type	Requirements	Guidelines
Local Park	One park with a minimum area of 2,650 square metres for passive recreation.	<p>A neighbourhood park with a focus on passive recreation</p> <p>The park should capitalise on the amenity offered by the existing mature Moreton Bay Fig tree which is to be retained and protected</p> <p>Provide well designed paths and garden beds with spaces for seating and overlooking</p> <p>Provide 'nature play' features which encourage imaginative and explorative play</p>

Table 6.x – Public open space design guidelines

6.3.X.1 Public Dedication

Objectives

- (a) Ensure public spaces within the site are appropriately maintained and managed on an ongoing basis by Council and remain legible as public places
- (b) Ensure land dedicated to Council in stratum is of a sufficient depth and appropriate design to accommodate landscape elements and necessary services

Provisions

- (1) Where required to be provided by Council, land identified for a local park, green link, widened footpath or new street in 'Figure 6.xx:904 Bourke Street, Zetland – Public Dedication' is to be dedicated to Council
- (2) A consolidated underground car park is permitted under the green link. The land required for the green link is to be dedicated in stratum to a depth to be determined by the consent authority and so as to allow landscape elements and necessary services to be accommodated.





Figure 6.xx: 904 Bourke Street, Zetland – Public dedication

6.3.x.4 Built Form

Objectives

- Provide a range of building heights, types and architectural styles to create diversity and visual interest
- Minimise overshadowing and overlooking of existing and proposed buildings and open spaces
- Ensure terrace buildings complement the built form of terraces in the adjoining Zetland Estate Heritage Conservation Area
- Locate taller buildings centrally within the site to allow for an appropriate height transition to surrounding sites

Provisions

- Building heights are to be generally consistent with 'Figure 6.xx: 904 Bourke Street, Zetland – Building heights in storeys' and 'Figure 6.xx: 904 Bourke Street, Zetland – Street frontage height in storeys'.
- Building types are to be consistent with 'Figure 6.xx: 904 Bourke Street – Building Types'.
- Any component of a residential building that is above 35 metres high must have a maximum floor plate size of 750 square metres including balconies.

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- (4) Where a development on the site seeks to utilise additional FSR permitted by Clause X (new clause) of *Sydney Local Environmental Plan 2012*, the additional floor space must be located solely within the basement and the resulting built form must still comply with the figures and provisions of this section of the DCP.
- (5) Where the topography of the land or other constraints result in basement car parking projecting above ground, it should be sleeved by residential or other active uses.
- (6) Individual entries are to be provided to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (7) Buildings fronting McPherson Lane should respond to the character of the neighbouring Zetland Estate Conservation Area through use of complementary materials and design
- (8) Fences on front property boundaries are to be predominantly open to enable some overlooking of the street for safety and surveillance.
- ~~(9) A typical ground floor residential built form condition for buildings fronting the southern part of McPherson Lane is shown in Figure 6.xx: 904 Bourke Street, Zetland—Typical ground floor condition McPherson Lane South.~~
- ~~(10) A typical ground floor residential built form condition across the rest of the site is shown in Figure 6.xx: 904 Bourke Street, Zetland—Typical ground floor condition.~~

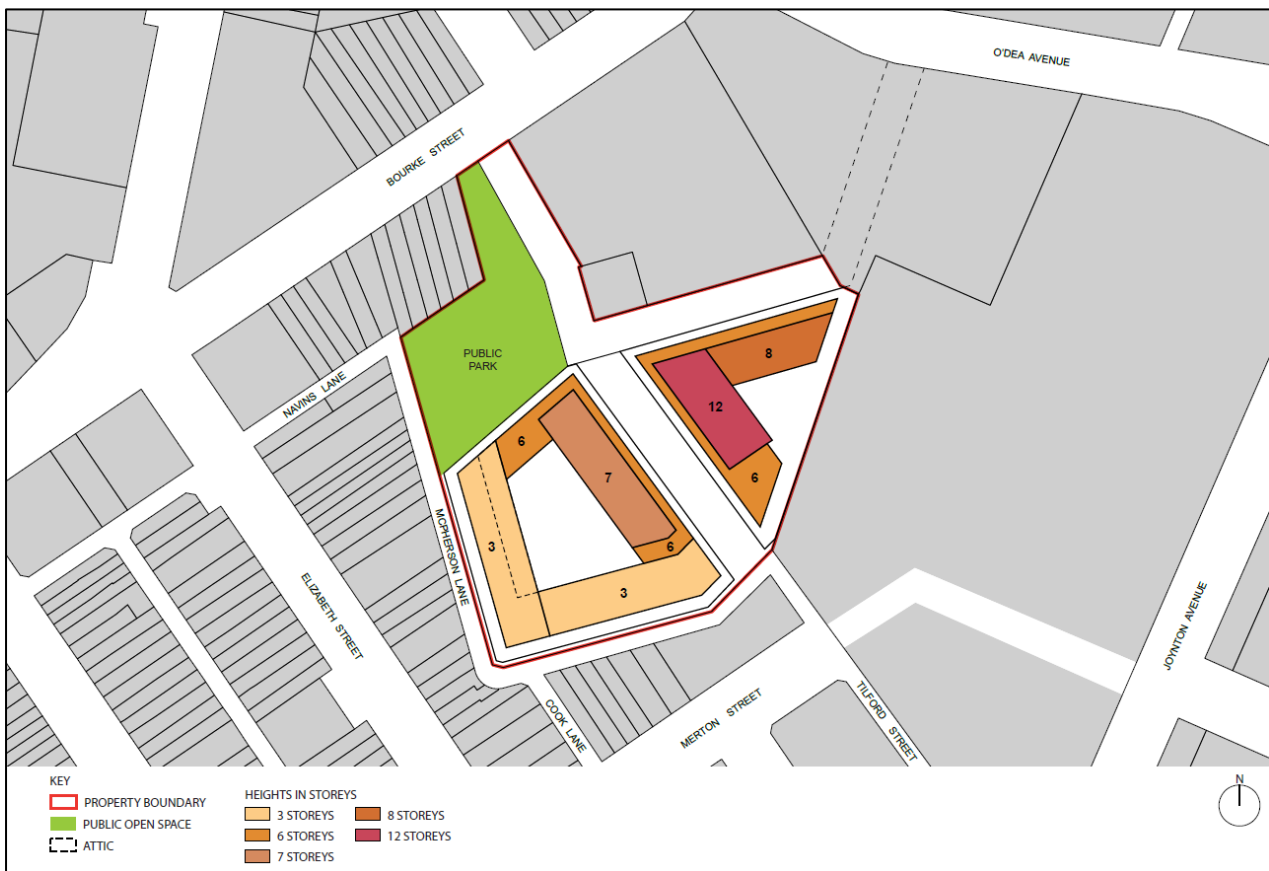


Figure 6.xx: 904 Bourke Street, Zetland – Building heights in storeys

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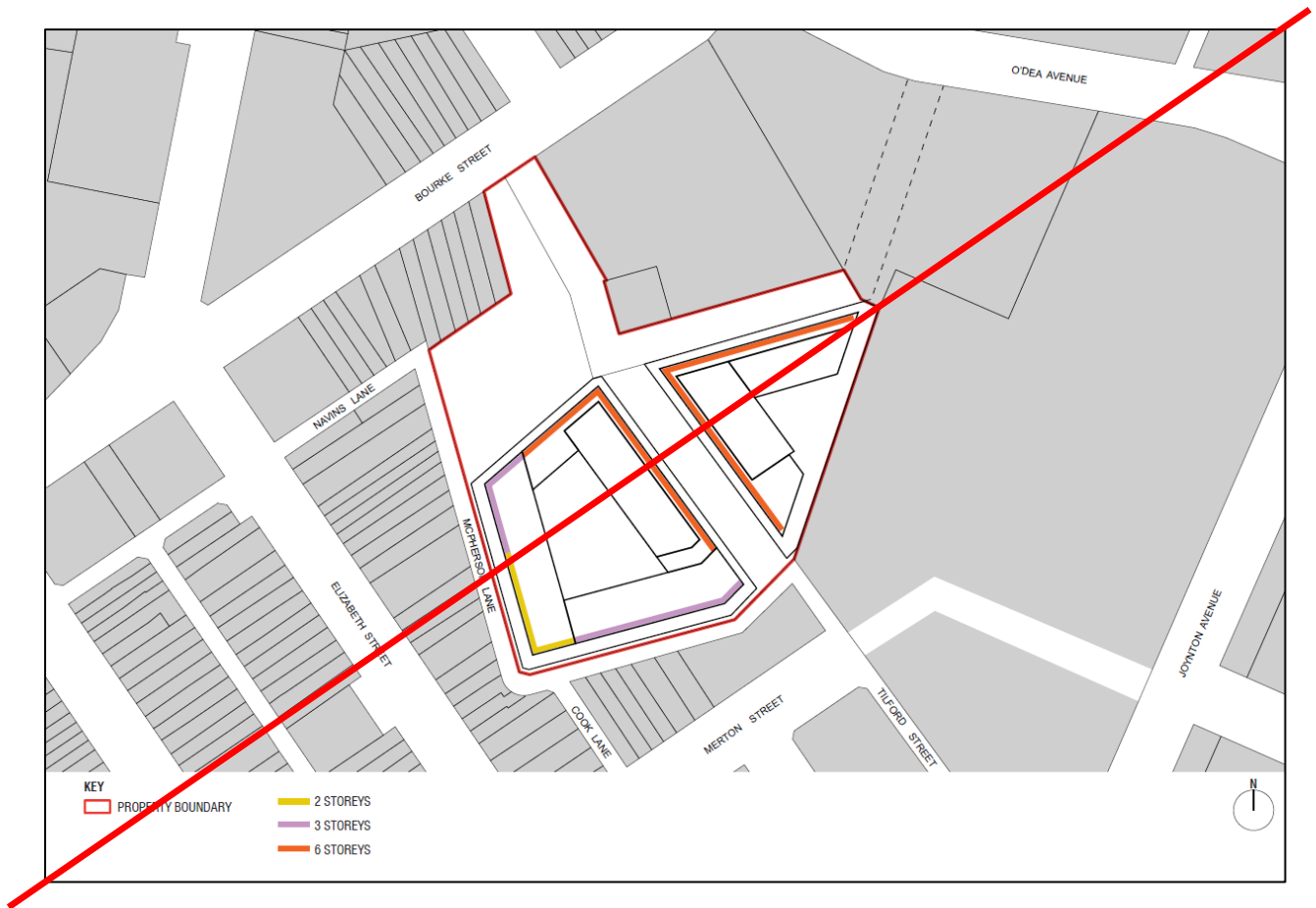


Figure 6.xx: 904 Bourke Street – Street frontage height in storeys

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Figure 6.xx: 904 Bourke Street, Zetland – Building types

6.3.x.5 Setbacks

Objectives

- (a) Ensure that buildings contribute to the physical definition of the public domain
- (b) Provide an appropriate separation between the public domain and private development
- (c) Provide appropriate separation between new development fronting McPherson Lane and existing properties which back onto the lane
- (d) Maximise a sense of openness and create important view corridors within the site and to adjacent areas
- (e) Reduce the scale of buildings as perceived from the public domain

Provisions

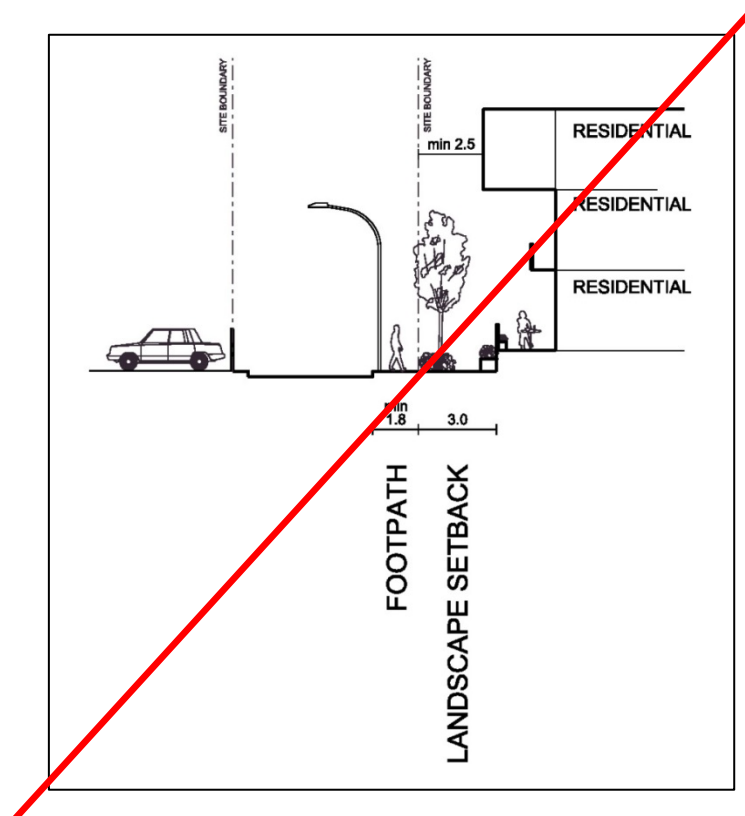
- (1) Setbacks at street level and upper levels are to be provided in accordance with Figure 6.xx: 904 Bourke Street, Zetland – Setbacks
- (2) Typical designs for setbacks to ground floor residential development fronting the northern and southern parts of McPherson Lane are illustrated in Figure 6.xx (Section D) and 6.xx (Section E) respectively.
- (3) A typical design for setbacks to ground floor residential development across the rest of the site is illustrated in 'Figure 6.xx: Typical ground floor condition for the remainder of the site'.
- (4) Buildings and solid structures are to be set back by 15 metres from the trunk of the existing mature Moreton Bay fig tree to allow for the future health and protection of the tree.



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Figure 6.xx: 904 Bourke Street, Zetland – Setbacks



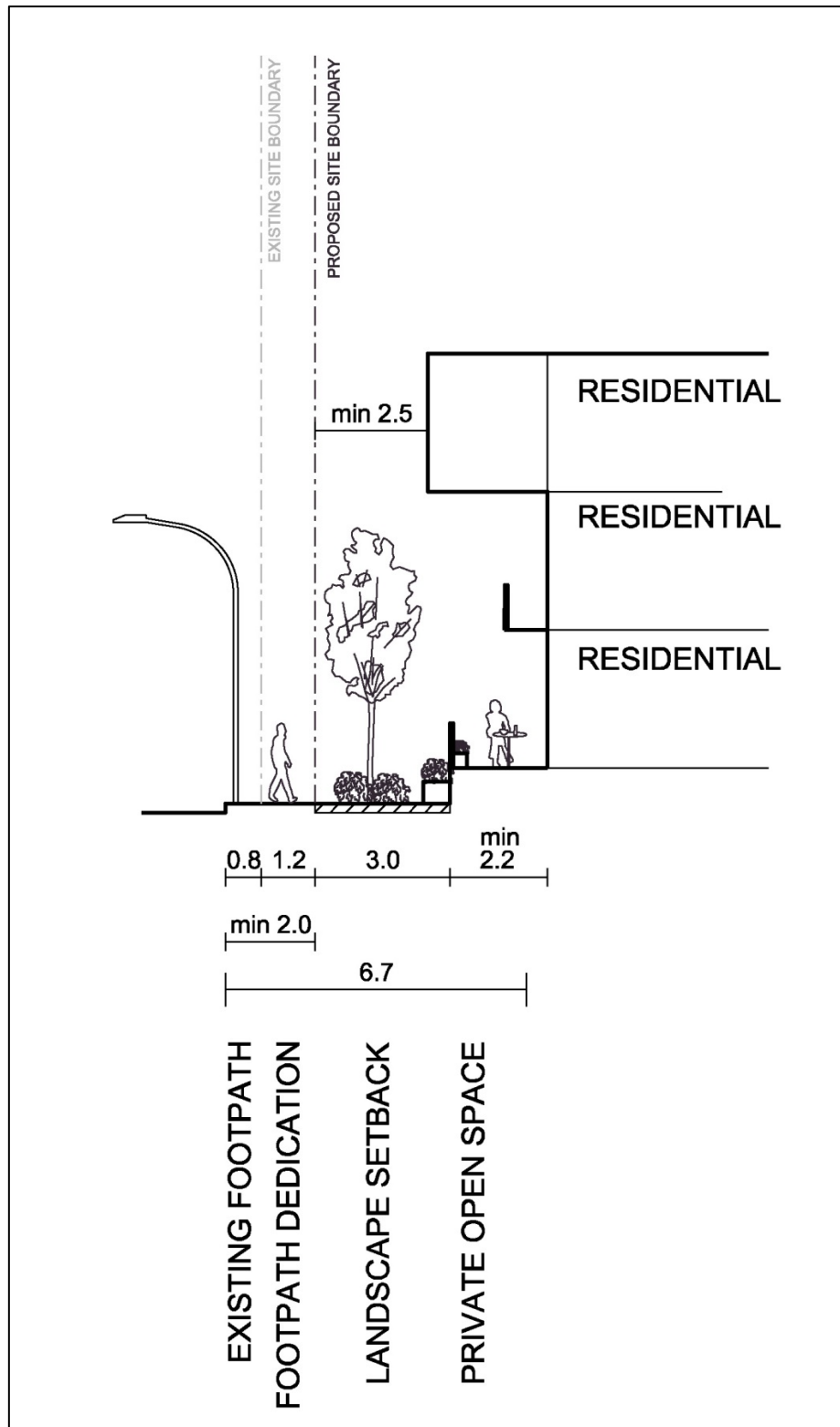
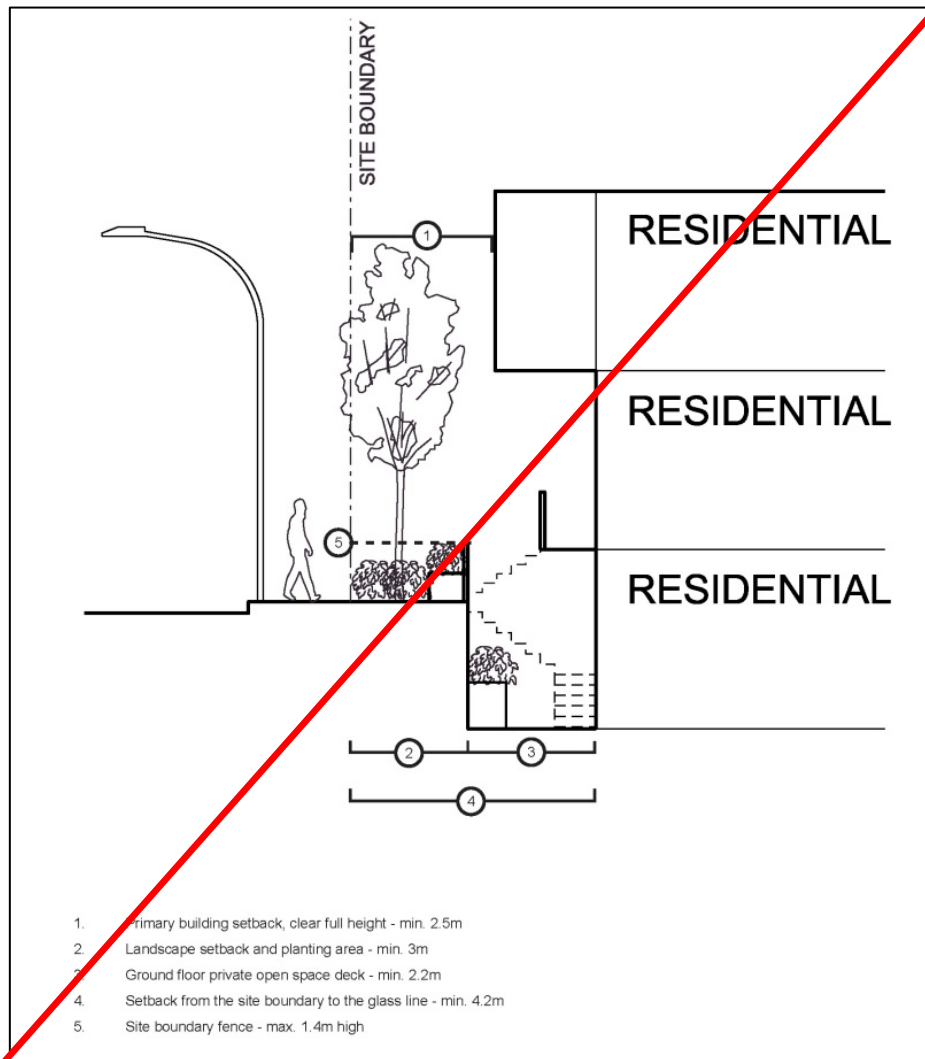


Figure 6.xx: Section G D – Interface at Northern part of McPherson Lane
Typical ground floor condition for McPherson Lane North

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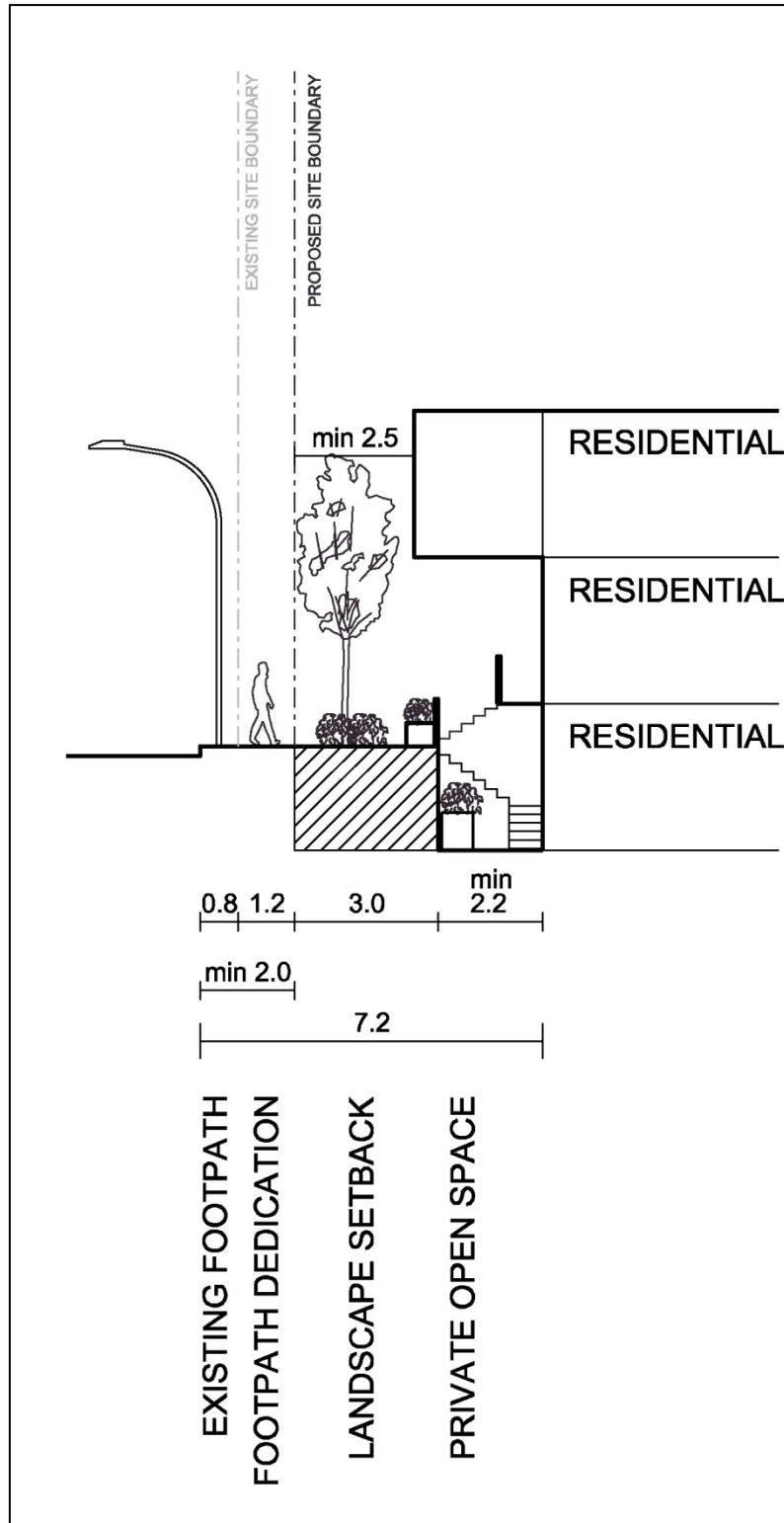


Figure 6.xx: Section E 904 Bourke Street, Zetland – Typical ground floor condition for McPherson Lane South

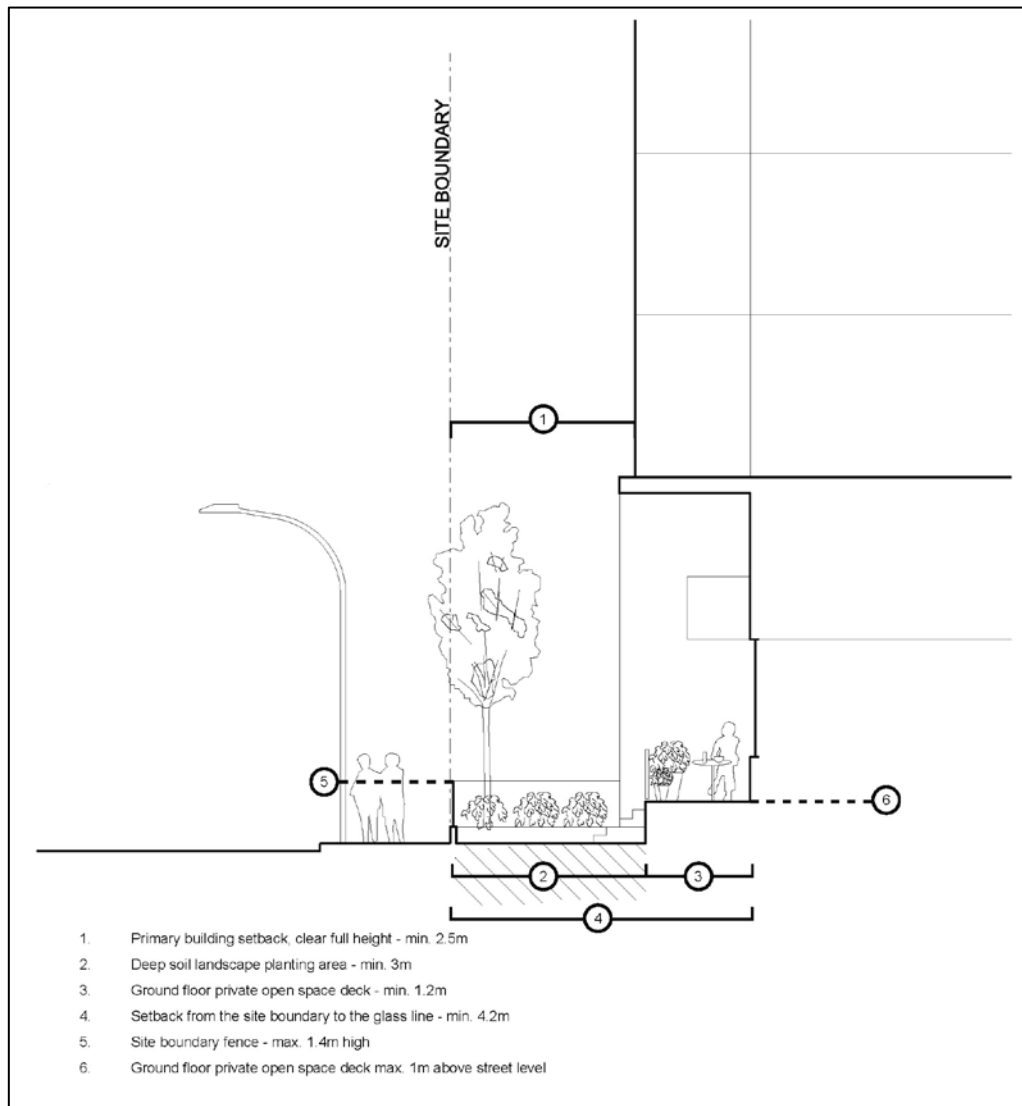


Figure 6.xx: 904 Bourke Street, Zetland—Typical ground floor condition for remainder of site

6.3.x.6 Parking, Access and Circulation

Objectives

- Ensure that the safety and amenity of pedestrians and cyclists is not compromised by off-street parking access points and vehicle movements through and within the site
- Maintain the primary function of McPherson Lane as access to the rear of properties on Elizabeth Street and Merton Street and discourage the use of this lane by additional vehicular through traffic

Provisions

- A single vehicular driveway access points to off-street car parking ~~are is~~ to be provided ~~in accordance~~ with regard to prohibitions indicated in 'Figure 6.xx: 904 Bourke Street - Access and Circulation'.
- Vehicle circulation through the site is to be consistent with 'Figure 6.xx – 904 Bourke Street – Access and Circulation'
- No vehicular access is to be permitted to or from the site from McPherson Lane



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Figure 6.xx: 904 Bourke Street, Zetland – Access and Circulation

[3] Amendments to existing figures

Amend the following figures to reflect amendments introduced in 'Section 6.3.x – 904 Bourke Street, Zetland':

- Figure 5.34 - Green Square Structure Plan
- Figure 5.36 - Green Square Street Hierarchy and Layout
- Figure 5.39 - Green Square Public Open Space
- Figure 5.43 - Green Square Setbacks and Public Domain Improvements
- Figure 6.1 - Specific Sites Map

[4] Amendments to existing maps

Amend the following maps to reflect amendments introduced in 'Section 6.3.x – 904 Bourke Street, Zetland':

- Active Frontages Map – Sheet 17 and 18
- Building Height in Storeys Map – Sheet 17 and 18
- Building Setback and Alignment Map – Sheet 17 and 18
- Building Street Frontage Height in Storeys Map – Sheet 17 and 18
- Footpath, Awnings and Colonnades Map – Sheet 17 and 18
- Pedestrian Priority Map – Sheet 17 and 18
- Proposed Open Space Map – Sheet 17 and 18
- Stormwater Management Map – Sheet 17 and 18
- Streets and Lanes Map – Sheet 17 and 18
- Through Site Links Map – Sheet 17 and 18