

ATTACHMENT B

**SYDNEY DEVELOPMENT CONTROL
PLAN 2012 –
45 MURRAY STREET, PYRMONT**

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 45 MURRAY STREET 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 45 Murray Street, Pyrmont.

2. Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 45 Murray Street Amendment.

3. Land Covered by this Plan

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

Map 1: 45 Murray Street, Pyrmont



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 6.3

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

6.3.X 45 Murray Street, Pyrmont

The objectives and provisions in this section apply to 45 Murray Street, Pyrmont, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional building height permitted by Clause X (new clause) of *Sydney Local Environmental Plan 2012*.

Clause X (new clause) of *Sydney Local Environmental Plan 2012* enables development to exceed the height shown in the height in metres map up to a prescribed amount provided development is for the purpose of ‘hotel or motel accommodation’ and ancillary uses.

If a development proposed at 45 Murray Street, Pyrmont seeks to utilise additional height permitted by Clause X (new clause), then the provisions in this section also apply to the assessment of the proposed development and override other provisions in this DCP where there is an inconsistency.

Objectives

- (a) Facilitate the provision of new tourist and visitor accommodation in appropriate locations.
- (b) Provide a development on the site that relates to the surrounding context including other built form on Murray Street.
- (c) Define maximum building envelope, including setbacks and street wall heights, to deliver a high quality built form that respects the local context and minimises amenity impacts including solar access, view, privacy and acoustic amenity impacts.
- (d) Activate Murray Street and Union Lane through appropriate uses and design.

Provisions

- (1) Development must not exceed the maximum building envelopes described by ‘Figure 6.xx: Maximum building envelope setbacks and alignment’, ‘Figure 6.xx: Maximum building envelope heights’, ‘Figure 6.xx: Maximum building envelope eastern elevation – Murray Street’, ‘Figure 6.xx: Maximum building envelope southern elevation – Union Lane’, ‘Figure 6.xx: Maximum building envelope south east perspective’ and ‘Figure 6.xx: Maximum building envelope south west perspective’.
- (2) The envelopes described by the maps are the maximum permissible extent of the built form and the final building designs must be appropriately massed within the envelope.
- (3) Active uses and frontages should be provided on the ground floor fronting Murray Street and Union Lane.

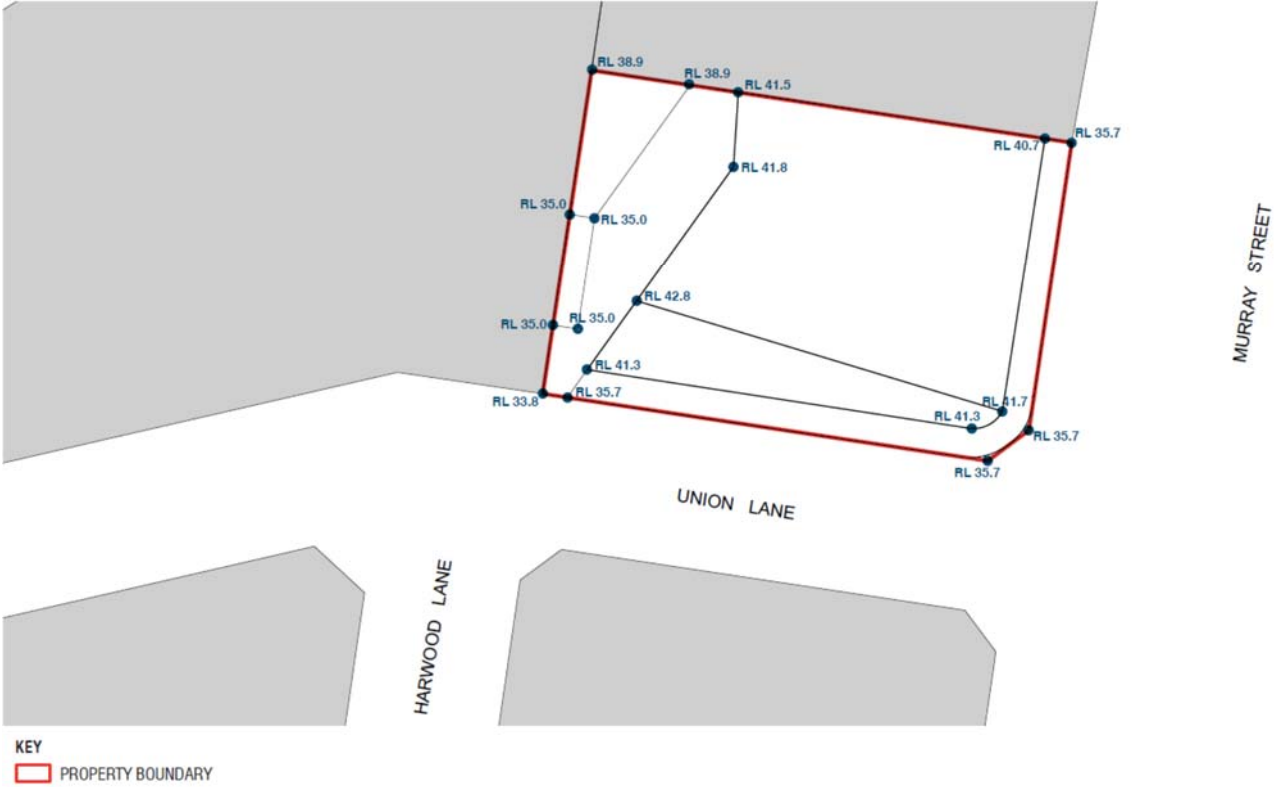
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Figure 6.xx: Maximum building envelope setbacks and alignment



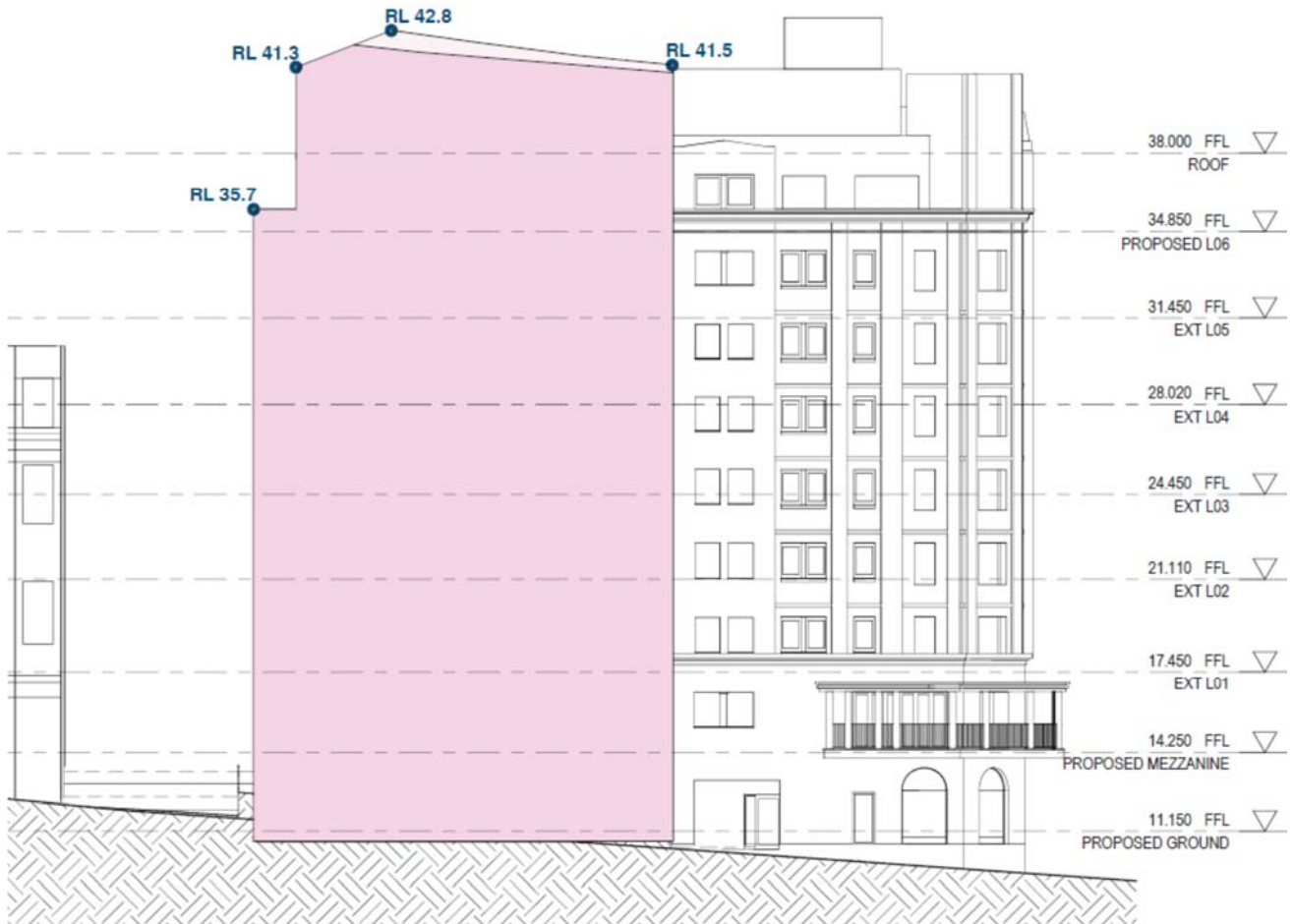
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Figure 6.xx: Maximum building envelope heights



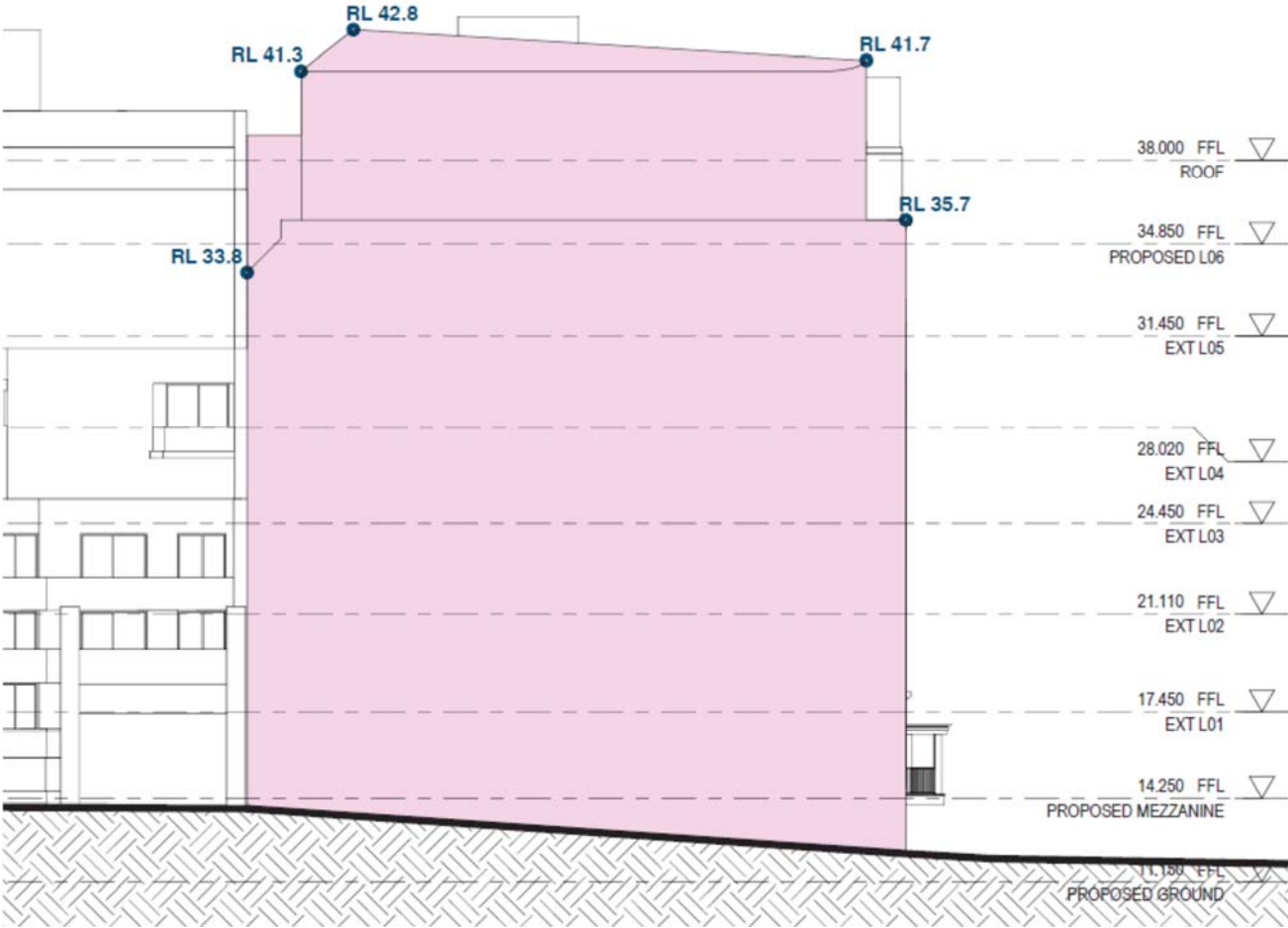
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Figure 6.xx: Maximum building envelope eastern elevation – Murray Street



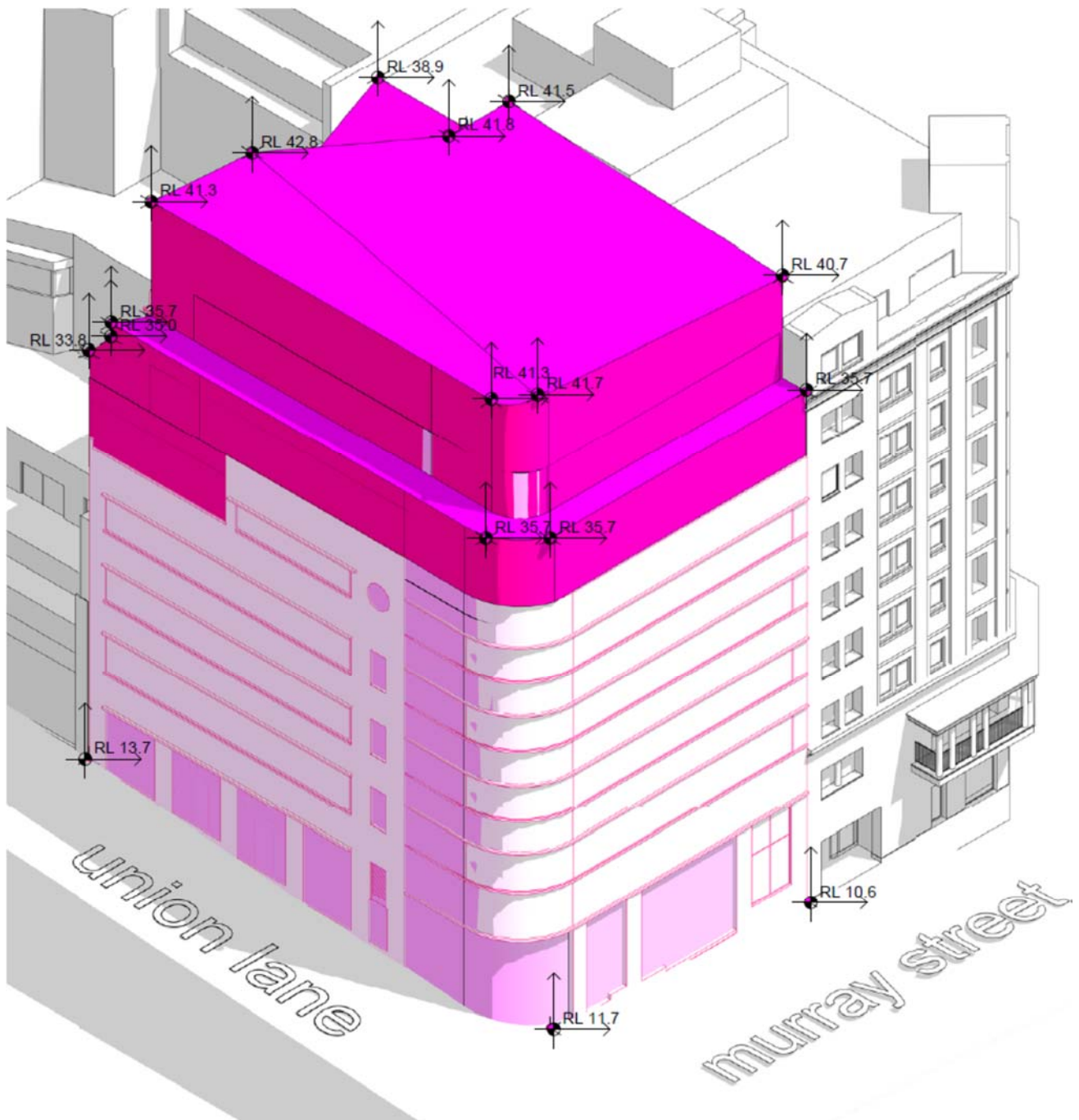
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Figure 6.xx: Maximum building envelope southern elevation – Union Lane



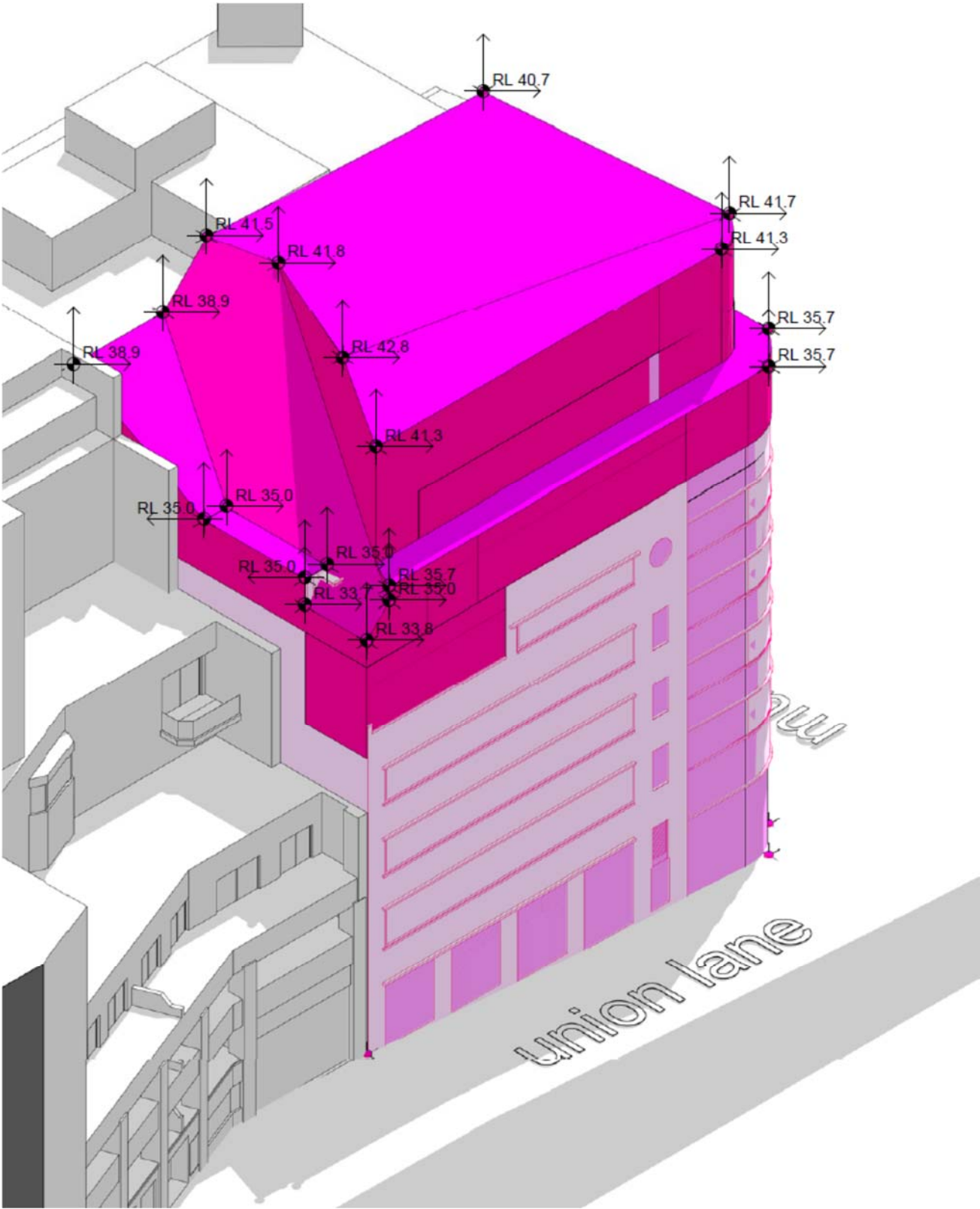
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Figure 6.xx: Maximum building envelope South east perspective



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Figure 6.xx: Maximum building envelope South west perspective



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[2] Amendments to existing figures

Amend 'Figure 6.1 – Specific Sites Map' of Sydney DCP 2012 to reflect amendments introduced in 'Section 6.3.x – 45 Murray Street, Sydney'.