

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012 –
2-32 JUNCTION STREET, FOREST LODGE
AMENDMENT**

Draft Sydney Development Control Plan 2012: 2-32 Junction Street, Forest Lodge

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

September 2016



The purpose of the Development Control Plan

- 1) The purpose of this Development Control Plan (DCP) is to amend Sydney Development Control Plan 2012 to insert site specific provisions to guide future development at 2-32 Junction Street, Forest Lodge.

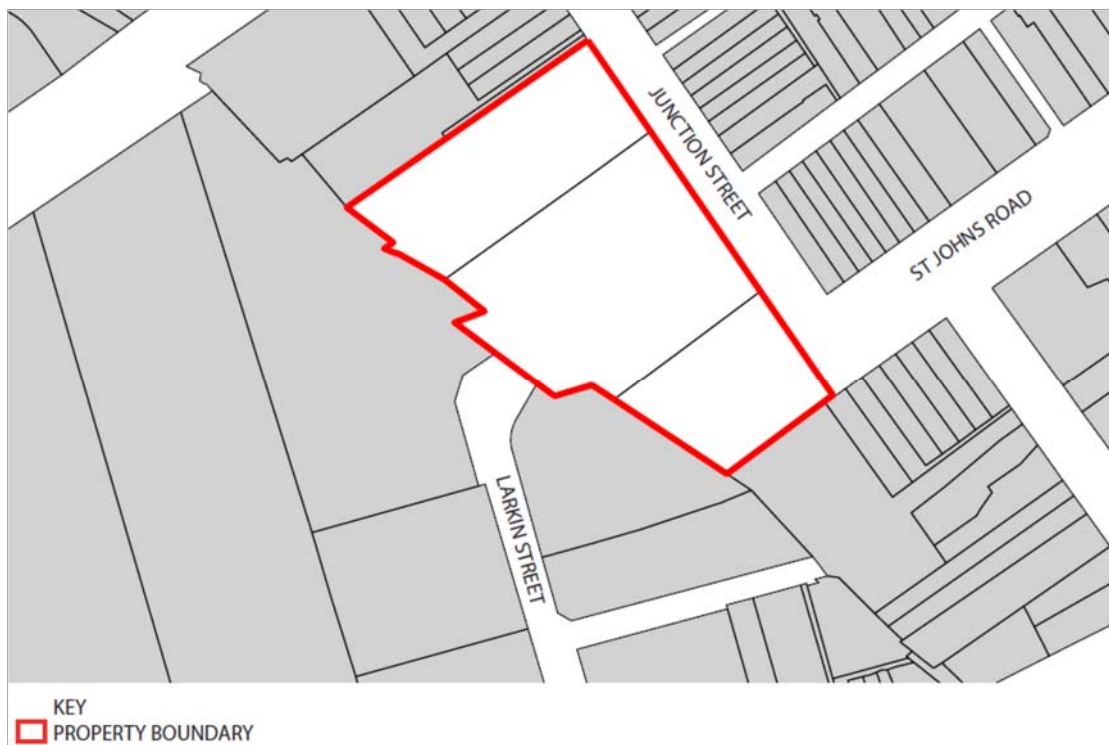
Citation

- 2) This amendment may be referred to as *Sydney DCP 2012: 2-32 Junction Street*.

Land covered by this Plan

- 3) This plan applies to the land marked in red on Map 1.

Map 1: 2-32 Junction Street, Forest Lodge



Relationship of this Plan to Sydney Development Control Plan 2012

- 4) This plan amends *Sydney DCP 2012* as follows:
 - a) At the end of section 6.3 – ‘Specific site controls prepared as part of a Planning Proposal’, insert new section 6.3.x *2-32 Junction Street, Forest Lodge* as shown at Schedule 1.
 - b) Amend ‘Figure 6.1 – Specific Sites Map’ of Sydney DCP 2012 and ‘Building contributions map Sheet 002’ as shown at Schedule 2.

Schedule 1: Amendment to Sydney Development Control Plan 2012

[1] Amendment to section 6.3

6.3.X 2-32 Junction Street, Forest Lodge

The objectives and provisions in this section apply to 2-32 Junction Street, Forest Lodge, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional floor space permitted by Clause 6.XX (new clause) of *Sydney LEP 2012*.

Clause 6.XX of *Sydney LEP 2012* enables development to exceed the maximum floor space ratio shown in Floor Space Ratio Map up to a prescribed amount provided development provides publicly accessible open space and a link through the site.

If a development proposed at 2-32 Junction Street, Forest Lodge seeks to utilise additional floor space permitted by Clause 6.XX, 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) Define the maximum building envelope to deliver a high quality built form that respects the local context and ensures an appropriate level of amenity within the site and to surrounding properties.
- (b) Encourage the provision of identified local open space infrastructure by establishing the circumstances under which the maximum gross floor area can be achieved.
- (c) Introduce new high quality publicly accessible open space integrated with Larkin Street Reserve that supports a diversity of uses and responds to residents' needs.
- (d) Increase passive surveillance and opportunities for social interaction from ground floor dwellings fronting Junction Street.
- (e) Introduce new and improve existing publicly accessible links through and adjacent to the site that respond to key connections, increases opportunities for walking and cycling and improves accessibility.
- (f) Ensure risks to life and property from flooding are managed appropriately and avoid significant adverse impacts on flood behaviour and the environment.
- (g) Conserve and enhance the heritage significance of the heritage conservation area including the contribution of the existing Federation warehouse building at 12 Junction Street, Forest Lodge.

Provisions

6.3.X.1 Local open space and access infrastructure

- (1) Where local open space and access infrastructure works are proposed to the satisfaction of the consent authority, consent may be granted for development up to the maximum gross floor area achievable under Clause 6.XX of *Sydney LEP 2012* but only if the development contributes to the desired character of the locality and has little or no impacts on the amenity of that locality.
- (2) The maximum gross floor area under Clause 6.XX of *Sydney LEP 2012* can only be achieved where the development provides local public open space and access infrastructure, including embellishment, which is over and above that required under the provisions of the relevant City of Sydney development contributions plan.
- (3) Where proposed community infrastructure is not to the satisfaction of the consent authority, development to the maximum gross floor area, as determined by the maximum floor space ratio under clause 6.XX of *Sydney LEP 2012* will not be possible and development is to be consistent with the maximum gross floor area as determined by the maximum floor space ratio under Clause 4.4 of *Sydney LEP 2012*.
- (4) Local public open space and access infrastructure is to include:
 - (a) Dedication and embellishment of land identified as 'A' in 'Figure 6.xx: Required public open space and setbacks' for new public open space, to the satisfaction of the Council, and be integrated with the existing Larkin Street Reserve to form a single park,
 - (b) Dedication and embellishment for land identified as 'B' in 'Figure 6.xx: Required public open space and setbacks' for a new publicly accessible link through the site. The through site link must be universally accessible and have a minimum width of 6 metres, and
 - (c) Embellishment and public access to land identified as 'C' in 'Figure 6.xx: Required public open space and setbacks' as a pedestrian extension to the existing public access on the boundary of 1-3 Larkin Street to improve the public domain and pedestrian access.
- (5) Local public open space and access infrastructure dedicated under subclause (3) is to be fit for purpose and not constrained by contaminated land restrictions.

- (1) Development must not exceed the maximum building envelopes described by 'Figure 6.xx: Maximum building envelope setbacks and alignment', 'Figure 6.xx: Required public open space, through site link, landscape screening and setbacks', 'Figure 6.xx: Northern section including maximum building heights' and 'Figure 6.xx: Southern section including maximum building heights'.
- (2) Despite subclause 1, the maximum building envelope in the area identified as '(i)' in 'Figure 6.xx: Maximum building envelope setbacks and alignment' may be increased from four storeys to six storeys' subject to the development demonstrating design excellence under clause 6.21 of Sydney Local Environmental Plan 2012.
- (3) Despite subclause 1, the area identified as '(ii)' in 'Figure 6.xx: Maximum building envelope setbacks and alignment' may be increased from three storeys to four storeys' subject to the development demonstrating design excellence under clause 6.21 of Sydney Local Environmental Plan 2012.
- (4) Variations to the Height of Buildings Map of Sydney Local Environmental Plan 2012 for clauses 2 and 3 above may be considered under clause 4.6 of Sydney Local Environmental Plan 2012.

Site plan of the proposed development at 18-20 Junction Street, showing buildings A, B, C, and D with their dimensions and setbacks. The plan includes a red line for the site boundary, a grey line for the street frontage, and a red line for the maximum extent of the car park and alignment. Dimensions are given in meters.

Legend:

- Site boundary
- Height in storeys above Junction Street
- Building identification code (letter)
- Height variation clauses apply
- Dimensions - minimum setbacks and separations and maximum building depths

Dimensions and Setbacks:

- Building A: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Building B: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Building C: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Building D: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Car park area: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Street frontage: 18m wide, 12.9m deep, 3m setbacks on all sides.
- Maximum extent of car park and alignment: 18m wide, 12.9m deep, 3m setbacks on all sides.

Figure 6.xx: Required public open space, through site link, landscape screening and setbacks



Figure 6.xx: Northern section including maximum building heights

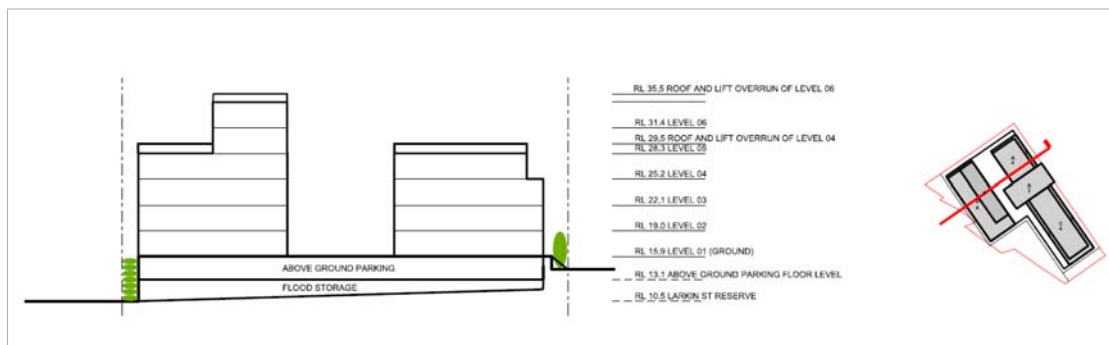
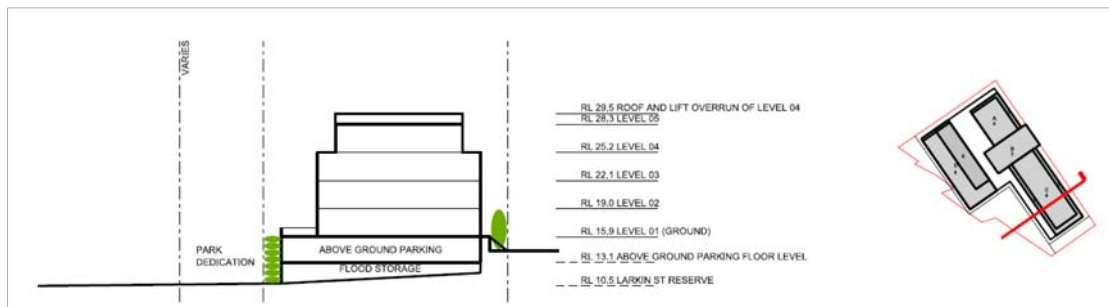


Figure 6.xx: Southern section including maximum building heights



6.3.X.3 Entries to ground floor dwellings fronting Junction Street

- (1) Individual entries are to be provided to ground floor dwellings fronting Junction Street to increase passive surveillance and opportunities for social interaction

6.3.X.4 Solar Access to open space

- (1) Solar access to the existing Larking Street Reserve is to comply with the Provisions in Section 3.1.4 of this DCP. Solar access to the land identified as A in Figure 6.XX is to be maximised.

6.3.X.5 Flood risk management

- (1) A site specific flood study consistent with section 3.7 of this DCP and City of Sydney's *Interim Floodplain Management Policy* is to be prepared and submitted with the Development Application.
- (2) The floor of a new under croft car park must be elevated to the 5% annual exceedance probability.
- (3) The floor of the under croft car park must be suspended to allow flood inundation beneath so that flood storage is equivalent to or greater than existing conditions, consistent with 'Figure 6.xx: Northern section including maximum building heights' and 'Figure 6.xx: Southern section including maximum building heights'.
- (4) The under croft car park's and flood storage area's walls are to be constructed from permeable architectural screening on all sides except Junction Street to ensure flood waters can flow into and out of the car park. The permeable screening must be of high quality materials and finishes. A positive covenant must be created on the title of all affected lots requiring the screening to be retained for the life of the development.
- (5) The car park and flood storage areas must be screened by mature landscaping at least 2 metres wide in plan, consistent with 'Figure 6.xx: Required public open space and setbacks'. Such landscaping is not to be dedicated for public open space. A positive covenant must be created on the title of all affected lots requiring the landscaped area and associated landscaping to be retained for the life of the development.
- (6) A single lane vehicle access point must be located in the north east corner of the site, at Junction Street. Vehicle access from Larkin Street is not permitted.
- (7) The area identified as 'F' in 'Figure 6.xx: Required public open space and setbacks' must include mature screen planting along the entire north west boundary.
- (8) Three pedestrian flood evacuation points must be provided in the under croft car park, at the northern, central and southern part of the car park to Junction Street. The southern evacuation point must evacuate to the ground floor of the development away from the St Johns Road overland flow path.
- (9) Permanent signs must be placed in all visible key locations of the under croft car park advising residents the car park is subject to flooding. A positive covenant must be created on the title of all affected lots requiring the signs to be retained for the life of the development.
- (10) The overland flow path from St Johns Road to Larkin Street must be maintained.

6.3.X.6 Heritage conservation

- (1) The existing warehouse building at 12 Junction Street to the extent of the stepped side parapet (approximately 10 metres from the building's front façade) must be retained and conserved. Alterations may be made to the remainder of the building. The existing contemporary rear addition does not need to be retained.
- (2) A schedule of conservation works for the warehouse must be prepared by a suitably qualified heritage consultant and must include, but not be limited to, reinstating the original timber façade windows and conservation of the face brickwork.
- (3) New buildings fronting Junction Street must respond positively to the character of the existing warehouse building and be setback from Junction Street so that they are behind the front building line of the warehouse building.
- (4) New buildings fronting Junction Street must be sympathetic to and complement the fine grained character of the conservation area, existing terraces on Junction Street and there warehouse building though:
 - (a) A fine grain design and massing that responds to the vertical rhythm and horizontal elements of buildings in the area and reduces the perceived length of the Junction Street elevation,
 - (b) The use of materials and finishes compatible with materials and finishes of nearby contributory buildings in the conservation area and the warehouse building, and
 - (c) Being compatible with the proportions of contributory buildings within the conservation area including bulk, scale and detailing.
- (5) A heritage assessment and heritage impact statement must be prepared by a suitably qualified heritage consultant assessing the significance of the site, including the sandstone retaining wall, and the impact of the proposed development on the significance of the site and conservation area.
- (6) An archaeological assessment must be prepared and submitted with any future development application. Depending on the findings of the heritage assessment and archaeological assessment, the in-situ sandstone retaining wall to Junction Street may need to be retained.

Schedule 2: Amendment to Sydney Development Control Plan 2012 existing figures and maps

[1] Amendments to existing figures

Amend 'Figure 6.1 – Specific Sites Map' of Sydney DCP 2012 to identify that 'Section 6.3.X: 2-32 Junction Street, Forest Lodge' applies to 2-32 Junction Street, Forest Lodge, as shown enclosed.

[2] Amendments to existing maps

Amend 'Building contributions map Sheet 002' to identify 12 Junction Street, Forest Lodge (Lot 1 DP 1035720) as 'contributing' and 2-10 Junction Street, Forest Lodge (Lot A DP 439209, Lot B DP 439209, Lot C DP 439209, Lot 1 DP 1092420) as 'detracting', as shown enclosed.

