

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT CONTROL
PLAN 2012 – MILLERS POINT AMENDMENT,
NOVEMBER 2017**

**(MINOR POST-EXHIBITION CHANGES SHOWN
WITH ~~STRIKETHROUGH~~ (DELETIONS) AND
BOLD ITALICS (ADDITIONS))**

Draft Sydney Development Control Plan 2012 – Millers Point Amendment

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

November 2014–November 2017



Draft Sydney Development Control Plan 2012 - Millers Point Amendment

1. The purpose of Sydney Development Control Plan 2012 – Millers Point Amendment

- 1) The purpose of this plan is to amend the Sydney Development Control Plan 2012 to:
 - a) ensure the Millers Point Locality Statement and supporting principles are consistent with the statement of significance for the Millers Point Heritage Conservation Area; and
 - b) support the statutory listings of individual heritage items by updating the Building Contributions Map to identify buildings within the Millers Point Heritage Conservation Areas as contributory, neutral or detracting.

Citation

- 2) This plan may be referred to as the *Draft Sydney Development Control Plan 2012 - Millers Point Amendment*.

Land covered by this plan

- 3) This plan applies to land shown at Figure 1.1 of the *Sydney Development Control Plan 2012*, marked 'Land covered by this DCP'.

Relationship of this plan to Sydney Development Control Plan 2012

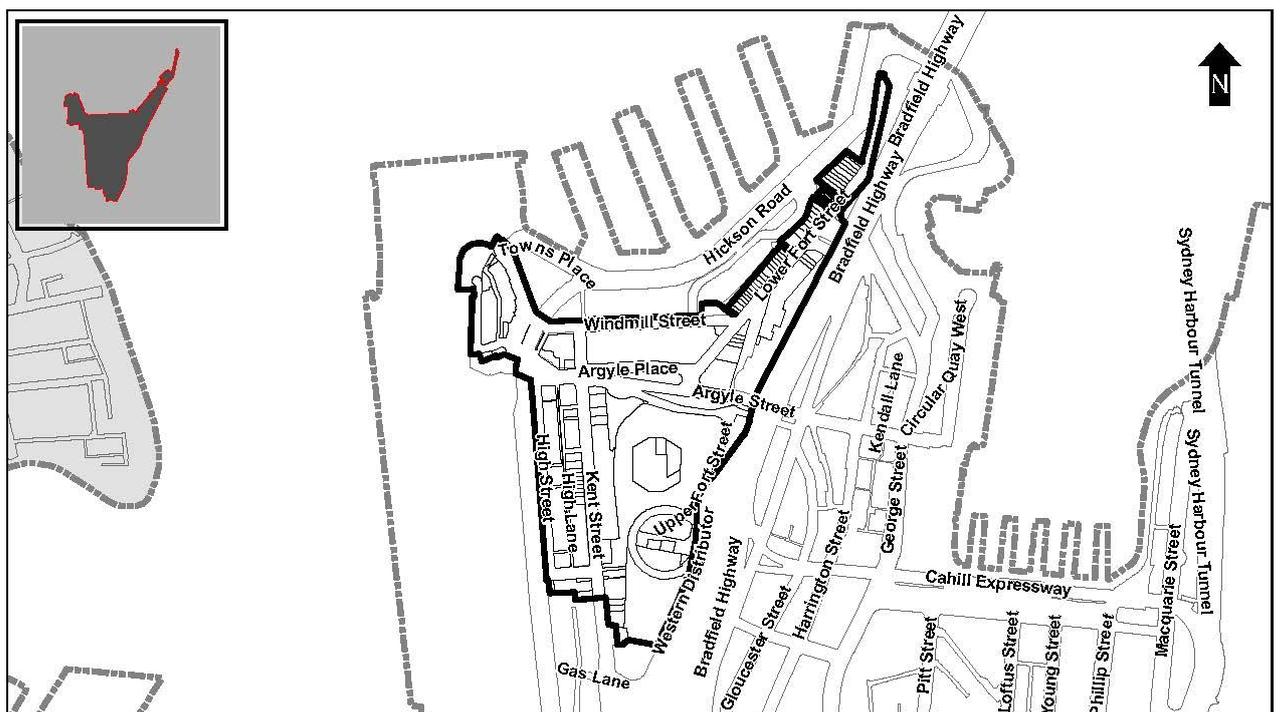
- 4) This plan amends the Sydney Development Control Plan 2012 in the manner set out below.

Amendment to Sydney Development Control Plan 2012

Amend Sydney Development Control Plan 2012 by inserting text shown as underlined and deleting text shown as ~~strikethrough~~:

Section 2 Locality Statements

Section 2.6 Millers Point



Millers Point Heritage Conservation Area is an intact residential and maritime precinct of outstanding state and national significance due to its unique characteristics, composition, architectural diversity and continuity of 19th and 20th century residential and maritime elements. Its architecture is representative of each decade from the 1820s to the 1930s.

The Millers Point Heritage Conservation Area is of state significance for its ability to demonstrate, in its physical forms, historical layering and social composition, the development of colonial and post-colonial settlement in Sydney and New South Wales.

The character of the area is almost defined on a street by street basis, but the most prominent feature of Millers Point is the consistent townscape and high degree of integrity of the whole area. Its unity and authenticity of fabric make it one of the rarest and most historic urban places in Australia.

The NSW Government and the Council have recognised the very high heritage significance of the Millers Point Heritage Conservation Area. The area is listed on the State Heritage Register and the Sydney LEP. Individual items are also listed on the State Heritage Register and Sydney LEP. This unprecedented degree of listing is unique to Millers Point and reflects the significance of the conservation area.

The area is characterised by a fine grain subdivision pattern, the use of sandstone and other traditional building materials, two to three storey residential terraces, similar scaled commercial buildings (often pubs) defining the corners and pitched roofs. While there is a consistency of materials, scale and form, a diversity of architectural variety of styles and street alignments are represented, with many of the terraces setback at street level.

The maintenance of original fabric in a highly intact state creates a degree of rarity and authenticity. The area's architectural elements are both intact and outstanding examples of their type. Many groups of buildings in Millers Point are unified by their history, construction and type.

The area's steep, coastal topography and early development have generated its character and built form with evidence of quarrying, retaining walls, and a public domain which includes public staircases, laneways, pedestrian pathways, bridges and parks of a variety of scales.

~~The locality has a strong history as consists of a residential community, with a which is unique and in City terms for its strong identity and that evolved as a self-contained area with employment and community facilities available within the area. Government ownership of a majority of properties has played an important role in the area with successive demolitions and redevelopments since the Darling Harbour Resumptions in the 1900s, the involvement of the Sydney Harbour Trust from 1908, the Housing Board in the inter-war period and more recently the Department of Housing.~~

~~There is a significant change in level to the west with the lower buildings addressing Hickson Road. The area affords significant views to and from the water and of the Harbour Bridge. A significant panorama of the Harbour and the City is gained from the Observatory Hill precinct, particularly Observatory Hill Park which is of outstanding historical significance and a major component of the precinct.~~

The conservation of the Millers Point Heritage Conservation Area will be based on a respect for the existing building fabric, high degree of integrity residential uses and historical association.

Principles

- (a) ~~Retain and~~ conserve and reinforce the historic character and heritage significance of the Millers Point Heritage Conservation Area and individual items on the State Heritage Register.
- (b) Development must ~~be~~ consistent with the locality statement and achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (c) Development (including maintenance and repairs) is to ~~be consistent with an~~ **have regard to any** endorsed Conservation Management Plan for a site, **or any other conservation management plan prepared to the satisfaction of the consent authority, and be consistent with** the *Millers Point Conservation Management Guidelines 2007*, and the principles of *Burra Charter: The Australia ICOMOS Charter for places of Cultural Significance*.
- (d) New development is to respect and maintain the existing heights and established character of the area.
- (e) Conserve unifying building details and the paint scheme for groups of terraces and streetscapes.
- (f) Conserve and repair early and original building fabric.
- (g) Cliff faces, retaining walls, stairs and early public domain elements are to be retained and conserved.
- (h) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.
- (i) ~~Ensure that~~ new development respects the siting, scale, form, integrity, use of materials, character and significance of the area, heritage items and contributory existing buildings.
- (j) In the event of destruction of a building, replacement buildings must have a floor area that does not exceed that which it replaces and be sympathetic to the scale, setting and proportions of existing development, including adjacent heritage items, and use materials, finishes, textures and details appropriate to the building type and scale.
- (k) ~~Maintain existing views and vistas into and from~~ out of the precinct, to the water, and the Harbour Bridge, north and to Central Sydney the city south, and Observatory Hill Park.
- (l) ~~Conserve the continuity of Millers Point and maintain the diverse social mix of the area.~~

