

Attachment A2

**Draft Site-specific DCP – Prepared by
Proponent**

Draft Site Specific DCP

*41 & 43-49 Mountain Street,
Ultimo*

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Project Code	P0057496
Report Number	Final



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working

Title: Sacred River
Dreaming
Artist Hayley Piqram

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Purpose of this Development Control Plan

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

The amendment provides objectives and provisions to inform future development at 41 & 43-49 Mountain Street, Ultimo.

Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 41 & 43-49 Mountain Street, Ultimo.

Land covered by this Plan

This plan applies to the land identified as 41 & 43-49 Mountain Street, Ultimo – otherwise referred to as Lot 1 in DP 191928 and Lot 21 DP 5567.

Relationship of this plan to Sydney Development Control Plan 2012

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

Amendments to the Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites map to include 41 & 43-49 Mountain Street, Ultimo.
2. Inserting a new section 6.3.X 41 & 43-49 Mountain Street, Ultimo, as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 41 & 43–49 Mountain Street, Ultimo

The following objectives and provisions apply to 41 & 43–49 Mountain Street, Ultimo as shown in Figure 6.1 Specific Sites Maps, where relevant site-specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

If development at 41 & 43–49 Mountain Street, Ultimo is developed utilising the additional floor space permitted under clause 6.XX of the Sydney LEP 2012, then the provisions of this section apply to the assessment of that development application.

This site specific DCP does not apply to minor building works or minor increases in gross floor area.

Where there is a discrepancy between the provisions in this chapter of the DCP and another part of the DCP, this section will prevail.

Objectives

- a) To deliver a high-quality built form and design outcome that:
 - i. Respects the sites existing State heritage listed substation (SHR# 00934) and responds to the streetscape character.
 - ii. Accentuates the corner and becomes a prominent landmark building
 - iii. Is of a scale and form that suitably integrates with the neighbouring 55 Mountain Street and 1–3 Smail Street buildings.
 - iv. Celebrates the site's cultural, historical, and spatial significance while enhancing public engagement throughout the design
 - v. Provides increased public amenity and improve pedestrian permeability and connectivity within the precinct.
 - vi. Ensures development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.

Provisions

6.3.XX.1 Maximum building envelope

- 1) Building massing, height, footprint and minimum setbacks are to be consistent with the following:
 - a. 'Figure 6.22#: 41 & 43–49 Mountain Street, Ultimo – Elevation envelope layout'; and
 - b. 'Figure 6.22#: 41 & 43–49 Mountain Street, Ultimo – Envelope setback plan'.
- 2) A 3m setback should be provided to the State heritage listed substation. The substation is to be retained and adapted.

Figure 6.22# 41 & 43-49 Mountain Street, Ultimo – Elevation envelope layout

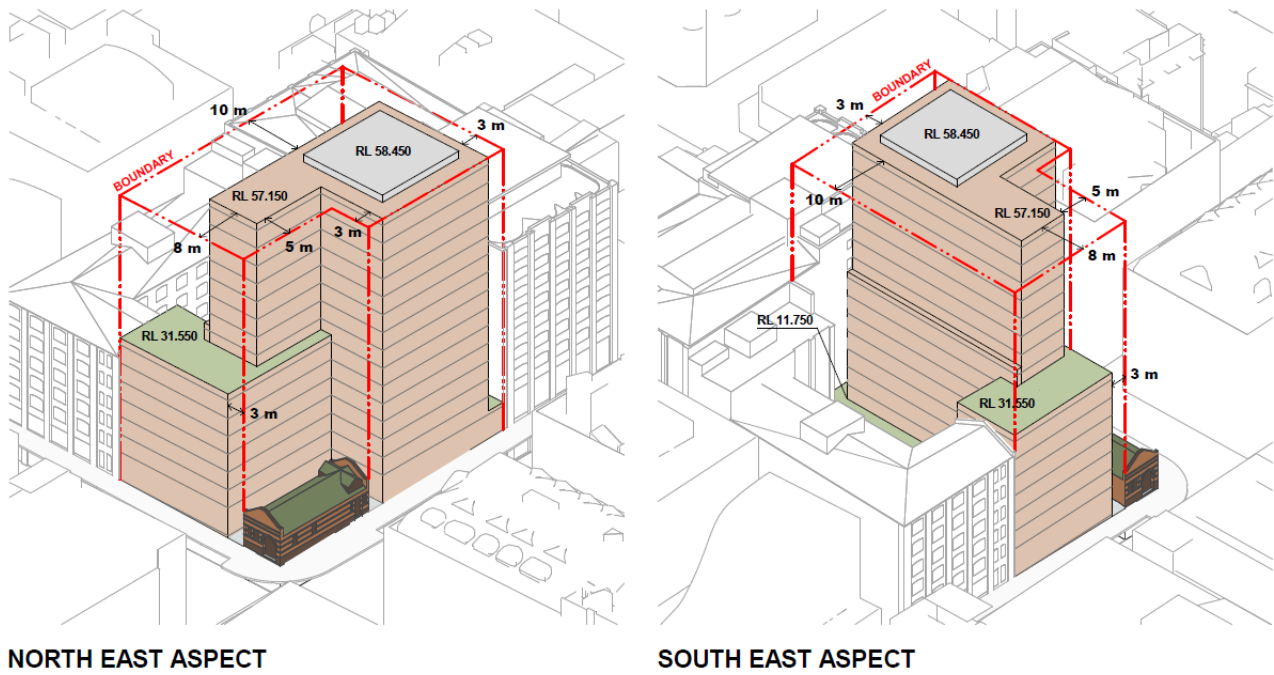


Figure 6.22# 41 & 43-49 Mountain Street, Ultimo –Envelope setback plan



6.3.XX.2 Public domain

- 1) Section 3.2.3 Active Frontages is to apply to the Smail Street frontage.
- 2) An active laneway between proposed built form and the existing substation to facilitate provision retail spaces.
- 3) Incorporate high quality public art in publicly accessible areas on site to contribute to the identity and amenity of the place.
- 4) The laneway is to act as a connective corridor between development and the State heritage listed substation. The laneway is to include provision for public art.
- 5) Clear pedestrian entrance points, that are legible and visible from the public domain.

6.3.XX.4 Heritage

- 1) The form, scale, materiality, articulation and façade treatments of development must respond to adjacent development, the State heritage listed substation, and proximate heritage items.
- 2) Development must demonstrate that there would be direct conservation benefits for the existing State heritage substation.

6.3.XX.5 Sustainability

Provisions:

- 1) The development must be designed to optimise energy efficiency and, where appropriate, the use of renewable energy generated on-site.

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