

Relevant Information for Council

FILE: X018038 **DATE:** 17 September 2018

TO: Lord Mayor and Councillors

FROM: Graham Jahn, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 9.3 – Public Exhibition – Planning Proposal and Draft Development Control Plan - Darlinghurst Road, Potts Point

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

The memo responds to queries raised regarding the proposed draft Development Control Plan – Darlinghurst Road, Potts Point (draft DCP) to properties along the section of Darlinghurst Road from Bayswater Road to Macleay Street.

Background

The draft DCP has been structured by two types of considerations.

The first was largely informed by the community consultation regarding what is important about Darlinghurst Road and what defines the unique qualities of the neighbourhood centred on Darlinghurst Road. The successful workshop and online consultation has some clear themes about fine grain active street frontages, building articulation and materials, access, awnings and land use. These staff-supported community-derived directions are proposed to apply to both sections of Darlinghurst Road up to Bayswater Road from Macleay Street to Victoria Street and Bayswater Road (as defined by the red broken outline in Figure 1 in the draft DCP).

The second consideration relates to proposed site-specific built-form development controls. The report before Council proposes detailed volumetric massing and setbacks for the future built form for the Iris Capital owned sites on Darlinghurst Road between Fitzroy Gardens and Roslyn Street (the site subject of the withdrawn DA). This preferred envelope was derived from and supported by a detailed urban design study and a heritage study.

The next tranche of work will be considered in a future report to Council. This second stage will audit the controls and propose draft DCP envelopes for the future built form for the remaining length of Darlinghurst Road from Roslyn Street to Bayswater Road. This work will be derived from and be supported by additional urban design study work and further heritage study work.

Parts of the Draft DCP that are proposed to apply only to the Iris Capital site (Bourbon) 18-32A Darlinghurst Road

Sections 6.2.12.8 to 6.2.12.16, if adopted, will apply only to the Bourbon development site at 18-32A Darlinghurst Road. This area is outlined in blue in Figure 1 of the draft DCP. These controls are derived from the urban design study and provide detailed guidance for setbacks, building form, heritage, access and urban grain for the Bourbon site.

Future consultation with land owners

The City will write to all land owners affected by the draft DCP and offer a meeting during the exhibition. The City will also notify residents and businesses in the wider area of the exhibition. The City will consider all written submissions made during the exhibition of the draft DCP.

Memo from Graham Jahn, Director City Planning, Development and Transport

Prepared by: Ben Pechey, Manager Planning Policy

Approved



**GRAHAM JAHN, AM
DIRECTOR CITY PLANNING,
DEVELOPMENT AND TRANSPORT**