

Attachment B

**Sydney Development Control Plan 2012 –
72-84 Foveaux Street, Surry Hills (Draft)**

As amended

Sydney Development Control Plan 2012

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

72-84 Foveaux Street, Surry Hills amendment



The purpose of this Development Control Plan

The purpose of this plan is to amend *Sydney Development Control Plan 2012* to provide objectives and provisions to inform future development on 72-84 Foveaux Street, Surry Hills.

This plan is to be read in conjunction with draft Planning Proposal: 72-84 Foveaux Street, Surry Hills.

Citation

This plan may be referred to as the *72-84 Foveaux Street, Surry Hills Amendment*.

Land covered by this plan

This plan applies to land identified as 72-84 Foveaux Street, Surry Hills – which is Lot 1 Deposited Plan 625093.

Relationship of this plan to Sydney Development Control Plan 2012

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

Amendment to Sydney Development Control Plan 2012

Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 72- 84 Foveaux Street, Surry Hills.

Amendment to Section 6.3

Insert a new sub-section at the end of section 6.3 containing all text and figures as follows:

6.3.# 72-84 Foveaux Street, Surry Hills

The following objectives and provisions apply to 72-84 Foveaux Street, Surry Hills as shown in 'Figure 6.1 Specific sites map', where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.### of the Sydney LEP 2012 enables development to exceed the height and floor space ratio shown in the height in metres and floor space ratio maps up to a prescribed amount, providing the entire site is developed for commercial use.

If a development at 72-84 Foveaux Street, Surry Hills, seeks to utilise additional height and/or floor space permitted by Clause 6.###, 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) Deliver a high quality built form that:
 - (i) provides an appropriate height transition between adjacent taller and lower scale buildings along Foveaux Street, Surry Hills;
 - (ii) ensure the bulk, massing and modulation of buildings responds to the characteristics of the surrounding streetscapes and heritage conservation area;
 - (iii) identifies the location of pedestrian and service vehicle entries;
 - (iv) includes active uses to provide passive surveillance of the public domain; and
 - (v) includes the provision of visible and well integrated public art.
- (b) Define the maximum building envelope that respects the local context and minimises amenity impacts including solar access and acoustic amenity impacts.
- (c) Establish benchmarks to achieve ecologically sustainable development.

Provisions:

6.3.x.x Built form

- (1) Building layout, including height (expressed in RLs and storeys) and pedestrian entries to ensure at grade access it provided, is to be set out in accordance with 'Figure 6.XX: 72-84 Foveaux Street – Structure plan'.
- (2) Building heights are to be in accordance with:
 - (a) 'Figure 6.XX: 72-84 Foveaux Street – Structure plan'

- (b) 'Figure 6.XX: 72-84 Foveaux Street – Foveaux Street elevation'; and
 - (c) 'Figure 6.XX 72-84 Foveaux Street – Maximum building envelope'.
- (3) Development is not to exceed the maximum number of storeys shown in Figure 6.XX: Foveaux Street – Elevation, established by the current floor levels of the existing building and shall not exceed 6 storeys fronting Foveaux Street including the roof terrace.
 - (4) The final building extent is to be entirely within the envelope shown at 'Figure 6.XX 72-84 Foveaux Street – Maximum building envelope'.
 - (5) Street frontage heights shall be a maximum of:
 - (a) RL 55.00 metres fronting Foveaux Street;
 - (b) RL ~~52.53~~ **53.50** metres fronting Corben Street; and
 - (c) RL 44.15 metres fronting Waterloo Street
 - (6) Future development along the Waterloo Street boundary is to include the followings:
 - (a) A maximum height of RL 44.15; and
 - (b) A zone for skylights up to a maximum height of RL 46.60.

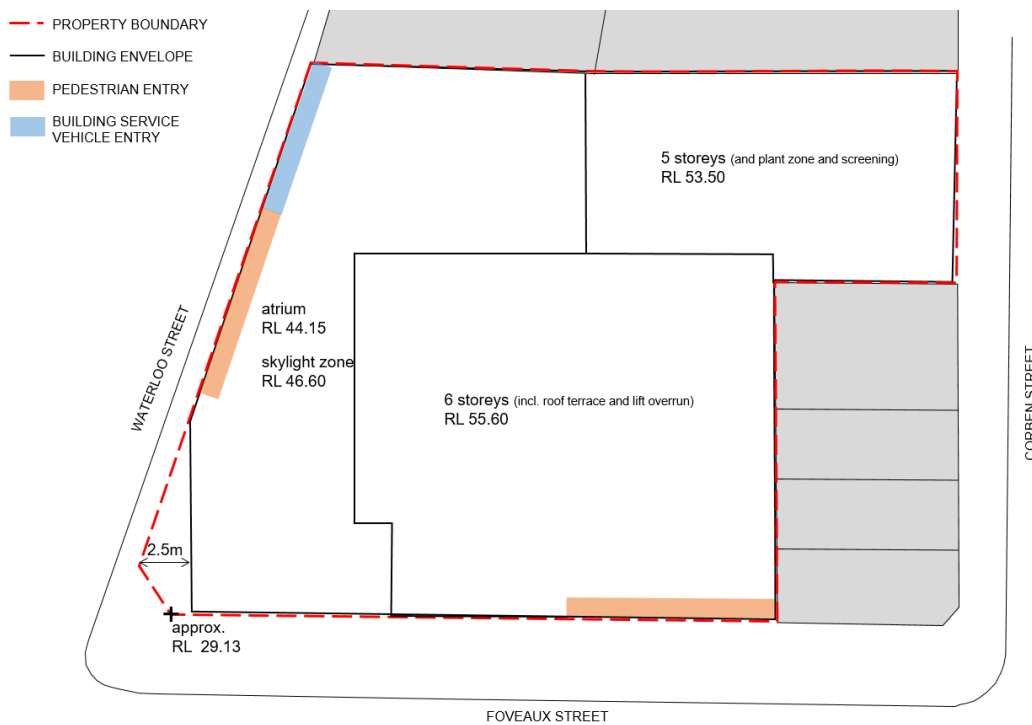


Figure 6.XX: 72-84 Foveaux Street – Structure plan

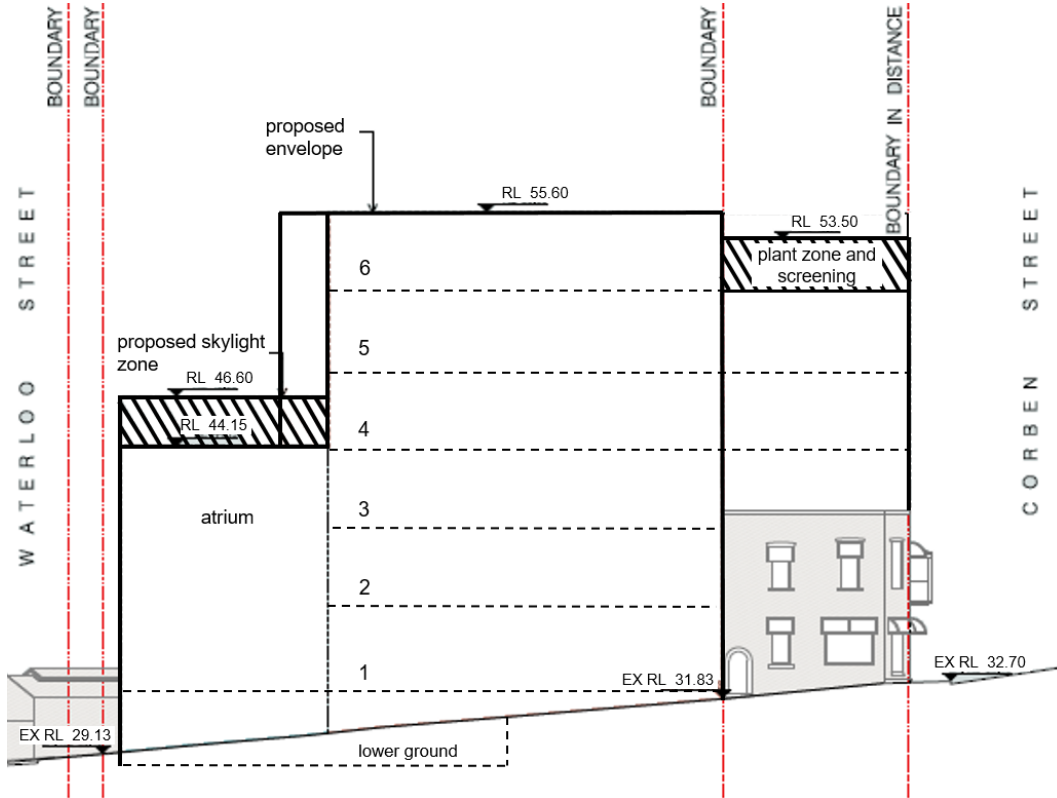


Figure 6.XX: 72-84 Foveaux Street – Foveaux Street elevation

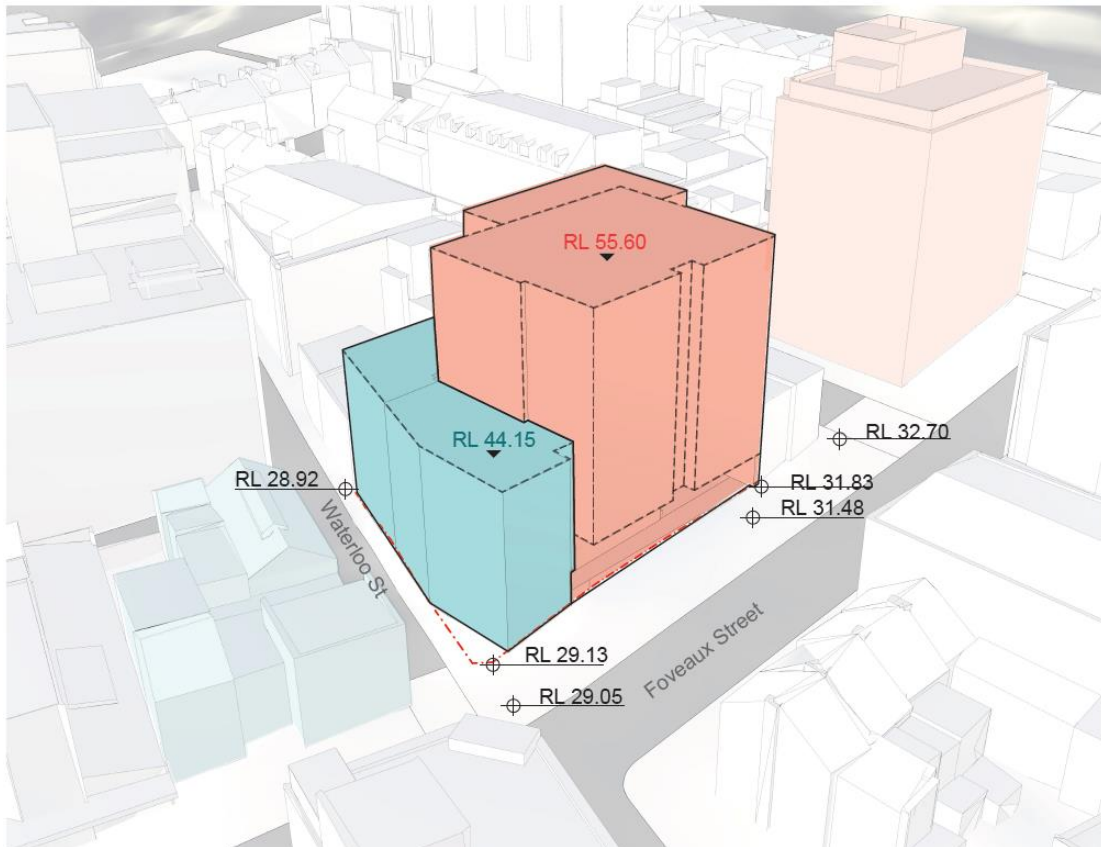


Figure 6.XX: 72-84 Foveaux Street – Maximum building envelope

6.3.x.x Public Domain

- (1) Active uses are to be located at ground level to provide passive surveillance of the public domain.
- (2) Development must ensure it does not damage or affect the health or structural stability of adjacent street trees.
- (3) A setback must be provided at the corner adjacent to the intersection of Foveaux Street and Waterloo Street in accordance with 'Figure 6.XX: 72-84 Foveaux Street – Structure plan'.

6.3.x.x Heritage and Public Art

- (1) The design of the building is to relate sympathetically to the heritage conservation area through:
 - (a) fine grain glazing and façade detail that responds to the vertical rhythm of buildings in the area equal in quality to 'Figure 6.XX: 72-84 Foveaux Street – Southern elevation perspective'.
 - (b) provide a visual transition from taller buildings that front Foveaux Street to the east of the site to lower scale buildings to the site's west.
- (2) Future development is to provide high quality public art integrated in the building's primary façade along Foveaux Street and Waterloo Street.



Figure 6.XX: 72-84 Foveaux Street – Southern elevation perspective

6.3.x.x Parking, vehicular access and servicing

- (1) All basement car parking should be removed.
- (2) A single vehicular access is to be provided for building servicing from Waterloo Street in accordance with '72-84 Foveaux Street – Structure plan'.

6.3.x.x Sustainability

- (1) Development must be accompanied by a **6 5.5** star NABERS Energy Commitment Agreement.
- (2) A photovoltaic system must be on the roof of the building, to achieve a minimum of 14 kWp.
- (3) Operable windows are to be incorporated into the façade design to permit passive ventilation.
- (4) End of Journey facility and bicycle parking is to be provided in the basement.