

Attachment B

**Draft Development Control Plan: 1-3
Burrows Road, St Peters**

Draft DCP

The purpose of the Development Control Plan

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

The provisions guide future development of land known as 1-3 Burrows Road, St Peters when development is subject to Clause 6.XX – 1-3 Burrows Road, St Peters of Sydney Local Environmental Plan 2012 (Sydney LEP 2012).

This DCP amendment does not apply to development on land to which Clause 6.XX does not apply.

This DCP amendment is to be read in conjunction with draft Planning Proposal: 1-3 Burrows Road, St Peters.

Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 1-3 Burrows Road, St Peters amendment.

Land covered by this plan

This plan applies to the land identified as 1-3 Burrows Road, St Peters – which is Lot 11 DP 606737, Lot 1 DP 1227450.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out in Schedule 1 below.

Amendment to Sydney Development Control Plan 2012

Section 6.X.X 1-3 Burrows Road, St Peters

The following objectives and provisions apply to 1-3 Burrows Road, St Peters, as shown in Figure 6.1 Specific sites map.

This section is to be read in conjunction with other relevant sections of this DCP, in particular Section 3 – General Provisions and Section 5.8 Southern Employment Lands. Where there is conflict, this section applies to the extent of any inconsistency.

Objectives

- (a) Ensure development results in high quality design and materiality appropriate to the high visibility of the site from the public domain and the St Peters Interchange.
- (b) Ensure development provides adequate setbacks to Canal Road and Burrows Road to soften the built form and provide opportunity for deep soil and increased canopy cover.
- (c) Ensure development results in an active frontage to Burrows Road to activate the street.
- (d) Ensure development achieves a high standard of sustainability

Provisions

6.X.X.1 Built form, landscape setbacks and access

- (1) Development is not to exceed the maximum number of storeys and height in metres shown in **Figure 6.X: Height in Storeys and Table 6.X: Height in Storeys and Metres.**

Figure 6.X: Height in Storeys

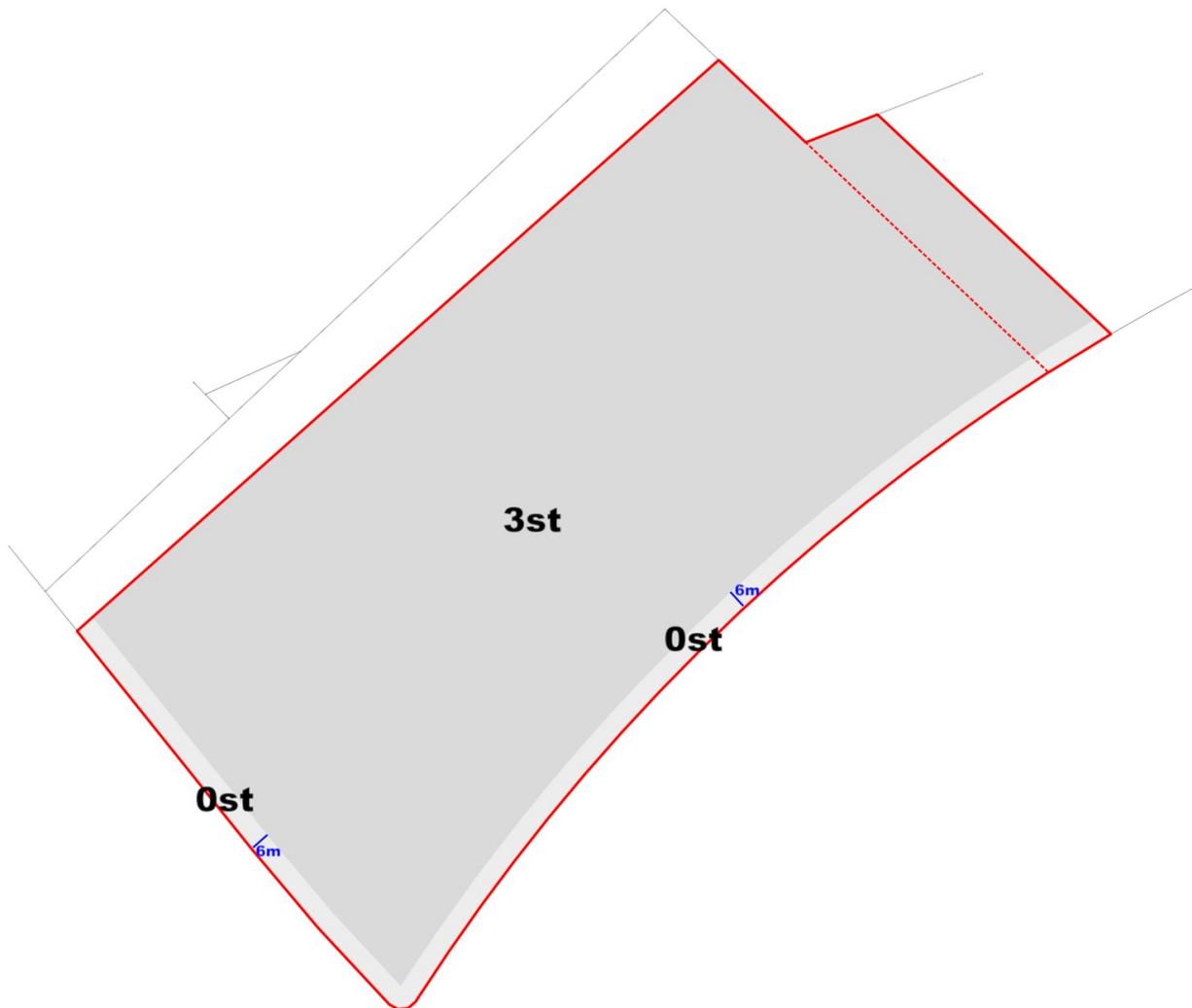


Figure 6.X – Key

Black number followed by “st” – maximum permitted number of storeys for industrial uses (other uses given in Table 6.X)

Blue number followed by “m” – minimum horizontal dimension of area with no built form (this area is shown light grey)

Table 6.X: Height in Storeys and Metres

Height in storeys shown in Figure 6.X	Maximum height in storeys for industrial uses	Maximum height in storeys for ancillary office uses	Maximum height in metres for buildings
0st	0	0	0
3st	3 (excluding mezzanines)	6	30 (33 including additional height awarded for design excellence)

- (1) The building is to be entirely within the envelope shown at **Figure 6.X: Height in Storeys** and **Table 6.X: Height in Storeys and Metres**.
- (2) Development must provide minimum 6m wide landscape setbacks in accordance with **Figure 6.XX: Landscape Setback**. Landscape setbacks are to accommodate substantial planting including densely planted large trees. Landscape setbacks are not to be overhung by building elements or include any above ground services. They may include pedestrian paths and vehicle driveways.
- (3) Landscape setbacks are not required to be dedicated to Council.

Figure 6.XX: Landscape Setback

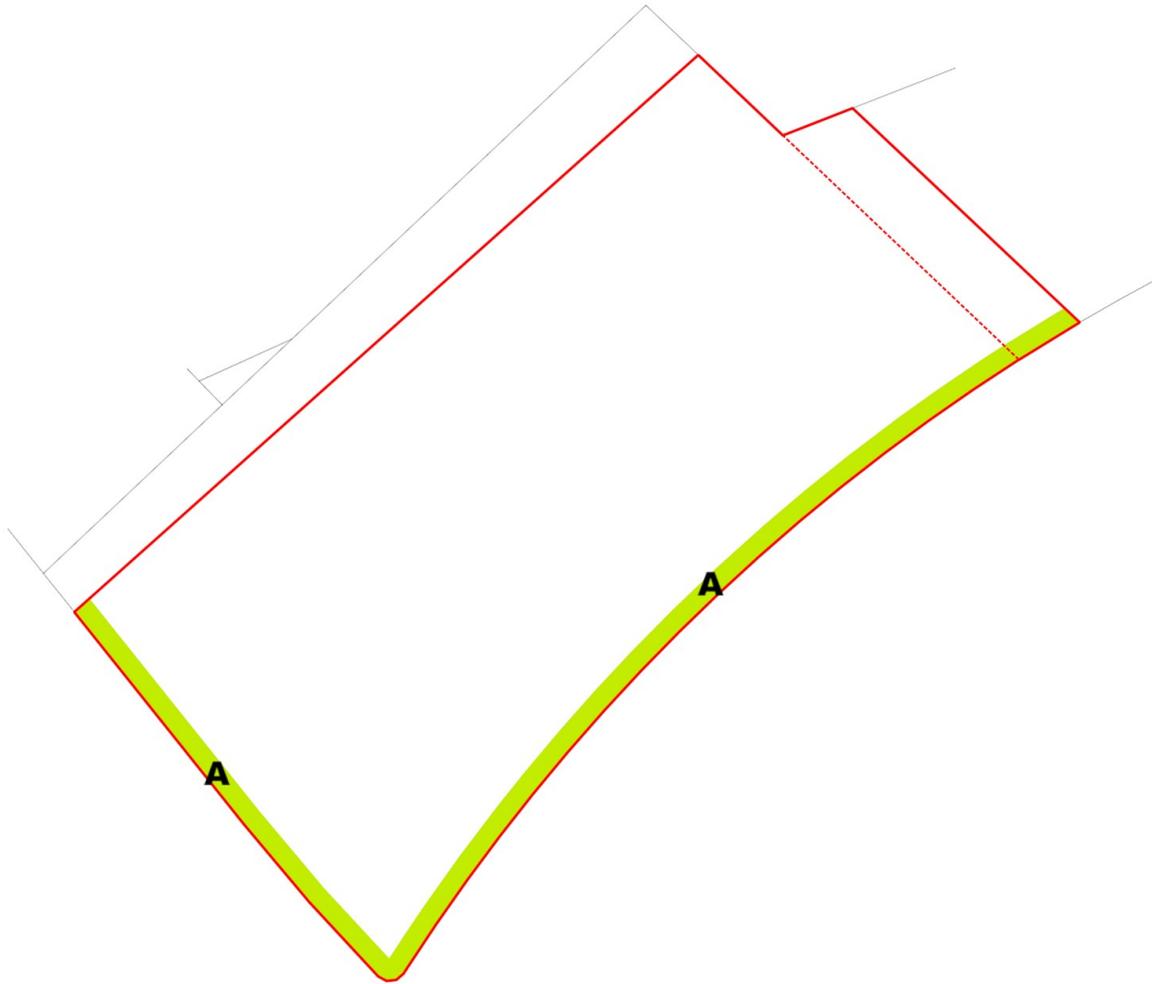


Figure 6.XX – Key

A – 6m landscape setback (shown light green)

- (4) Pedestrian access points must be provided that are direct, clear, accessible (step free) and safe (provided with natural surveillance from streets).
- (5) Pedestrian access points must be provided that are direct, clear, accessible (step free) and safe (provided with natural surveillance from streets).

6.X.X.2 Design and materiality

- (1) Development is to be of high aesthetic quality in relation to its materials and architectural composition and details, and is not to show exposed services.
- (2) Services, structure, soffits, vehicle circulation, parking, loading areas and the like are not to be visible from outside the site except where they have been purposefully designed as part of a high quality coherent composition.
- (3) Vehicle ramps visible from Canal Road or Burrows Road are to include suitable shielding.
- (4) Development is to have ground floors designed to maximise views from internal office spaces to the street and be visually interesting.

6.X.X.3 Communal open space

- (1) Any communal open space must be easily accessible to workers and tenants of all parts of the building.
- (2) Any communal open space must be protected from pollution impacts from St Peters Interchange and internal vehicle ramps.

6.X.X.4 Sustainability

- (1) Buildings should be designed to meet 5 Star Green Star rating.
- (2) Any ancillary office space, provided separately to warehouse, must enter into a 5.5 Star NABERS Energy Commitment Agreement.
- (3) On-site stormwater detention and treatment are to be delivered in the form of water tanks and water sensitive urban design bio swales at ground level.
- (4) At least 15% of the roof area should contain a green roof, as described in Section 9 - Green roofs and walls and are encouraged to be delivered on both the Burrows Road and WestConnex St Peters Interchange frontages.
- (5) A photovoltaic system must be delivered on the roof of the building to achieve a minimum of 2000 kWp.
- (6) Any ancillary office component is to include suitable window shading.

6.X.X.5 Signage

- (1) All signage must only be located on the Canal Road and Burrows Road frontages, and not be visible from the St Peters Interchange or Sydney Park.

6.X.X.6 Design Excellence Strategy

- (1) The following competitive design process must be completed before the lodgement of a detailed development application for the site:
 - a. A competitive design alternatives process is to be undertaken in accordance with clause 6.21 of Sydney LEP 2012 for the entire site identified in Figure 6.1 *Specific sites map*.
 - b. The competitive design alternatives process is to involve a minimum of three (3) invited competitors including at least one emerging architectural firm.
 - c. The Selection Panel is to comprise a total of four (4) selection panel members. The proponent is to nominate two (2) selection panel members and the City of Sydney is to nominate two (2) selection panel members.
 - d. Any additional building height that results from a competitive design process is to be accommodated in accordance with Table 6.X Height in Storeys and Metres.
 - e. No additional floor space under clause 6.21(7)(b) is to be awarded as a result of the competitive design process.