Attachment B

Draft Sydney Development Control Plan 2012 – 30-62 Barcom Avenue, Darlinghurst, November 2021

(Post exhibition changes marked in red)

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN – 30-62 BARCOM AVENUE, DARLINGHURST

1. 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 30-62 Barcom Avenue, when development is subject to Clause 6.XX - 30-62 Barcom Avenue, Darlinghurst of *Sydney Local Environmental Plan 2012* (Sydney LEP 2012).

Clause 6.XX - 30-62 Barcom Avenue, Darlinghurst of Sydney LEP 2012 allows additional floor space for uses other than residential, where no additional parking would be provided and where a 6 star Energy Commitment Agreement is secured.

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

2. Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 30-62 Barcom Avenue, Darlinghurst*.

3. Land covered by this plan

This plan applies to the land identified as 30-62 Barcom Avenue, Darlinghurst – which is Lot B in DP 111138.

4. 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.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

[1] Section 6.3 Specific site controls prepared as part of a Planning Proposal

At the end of this section insert new Section 6.3.X and figures 6.XX and 6.XX as follows:

Section 6.3.X 30-62 Barcom Avenue, Darlinghurst

The following objectives and provisions apply to 30-62 Barcom Avenue, Darlinghurst where the provisions of the *Sydney Local Environmental Plan 2012* Clause 6.XX 30-62 Barcom Avenue Darlinghurst are implemented.

All other relevant provisions of this DCP apply. The provisions of this section shall prevail in the event of any inconsistency.

Objectives

(a) To ensure that the building is of appropriate bulk and scale in response to its context of adjoining low scale residential and the Barcom Avenue Conservation Area;

(b) To ensure that acceptable levels of solar access and privacy for residential neighbours; and

(c) To ensure that development exhibits a high level of environmental performance.

Provisions

6.3.x.x Built Form

(1) Development is not to exceed the maximum number of storeys shown in Figure 6.XX Height in Storeys.

(2) Development is to provide third and fourth storey upper level setbacks ~~to the building~~ to deliver a building envelope ~~in accordance with Figure 6.XX Building Setbacks.~~ which achieves:

(a) building setbacks in accordance with Figure 6.XX Building Setbacks;

(b) a third storey height not exceeding RL 25.61 and a fourth storey height not exceeding RL 30.10; and

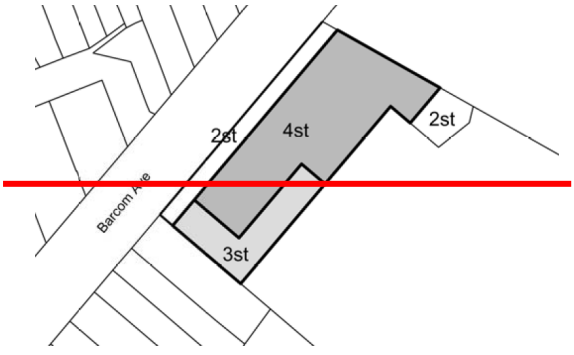
(c) a 'lower fourth storey' in the areas demarked as 'A' and 'B' in Figure 6.XX Height in Storeys and as dimensioned in Figure 6.XX Building Setbacks, with a building height not exceeding RL 29.35 at 'A' and not exceeding RL 28.32 at 'B'.

(3) Windows are to be suitably screened or treated to provide high levels of privacy to nearby residential properties.

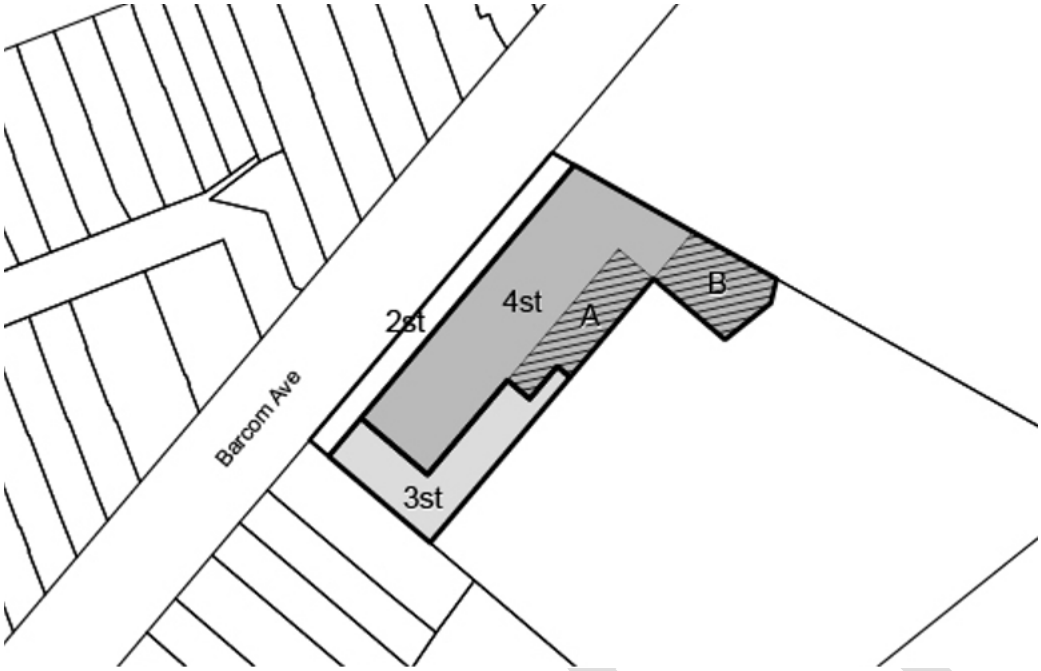
(4) The roof of the third level is not to be used as private open space and no balustrades are permitted.

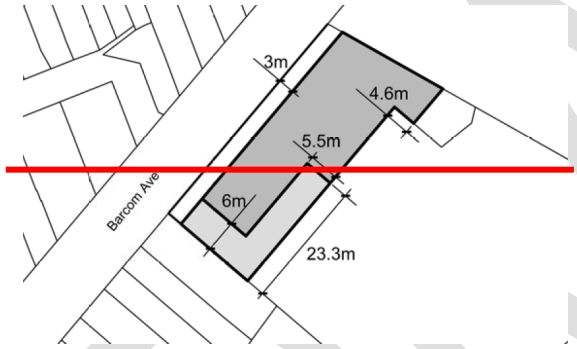
(5) The existing building is to be retained and adapted.

Note: The LEP includes the consent authority to consider overshadowing to neighbours before awarding additional height and/or floor space which may limit the potential to achieve the maximum floor space ratio.



~~Figure 6.XX Height in Storeys~~





~~Figure 6.XX Building Setbacks~~

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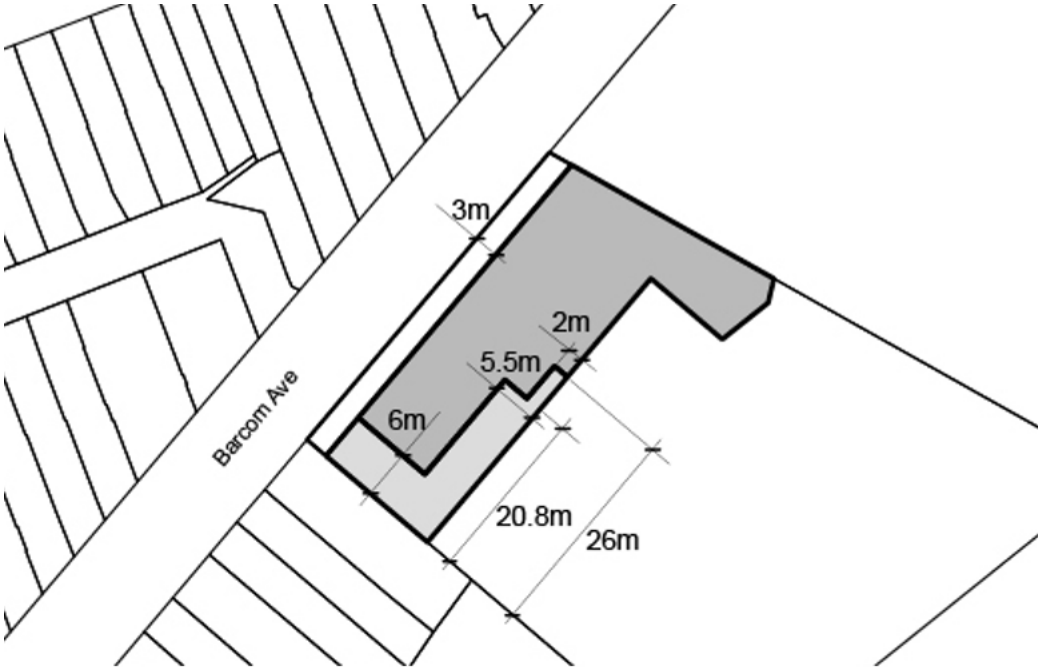

6.3.x.x Sustainability

(1) Development is to be accompanied by a 6 star base building NABERS Energy Commitment Agreement.

(2) A PV system is encouraged on the roof of the building, which can also include some solar water heating for the building.

(3) Building design is to consider how best to maximise the roof top solar potential and is to avoid high parapet walls, unnecessary roof clutter and the like.

(4) A green roof, intensive or extensive, covering 30% of available roof space is encouraged, with available roof space being the total roof area minus areas for renewable energy, where the renewable energy system cannot be incorporated into and work appropriately with a green roof.

6.3.x.x Sustainable Travel

(1) Bike parking spaces are to be provided in conjunction with the new office floor space permitted under Clause XX of Sydney Local Environmental Plan 2012 as follows:

a. 9 employee spaces; and

b. 4 visitor spaces.

(2) Development is to be accompanied by a Green Travel Plan promoting sustainable travel behaviours to and from the site.

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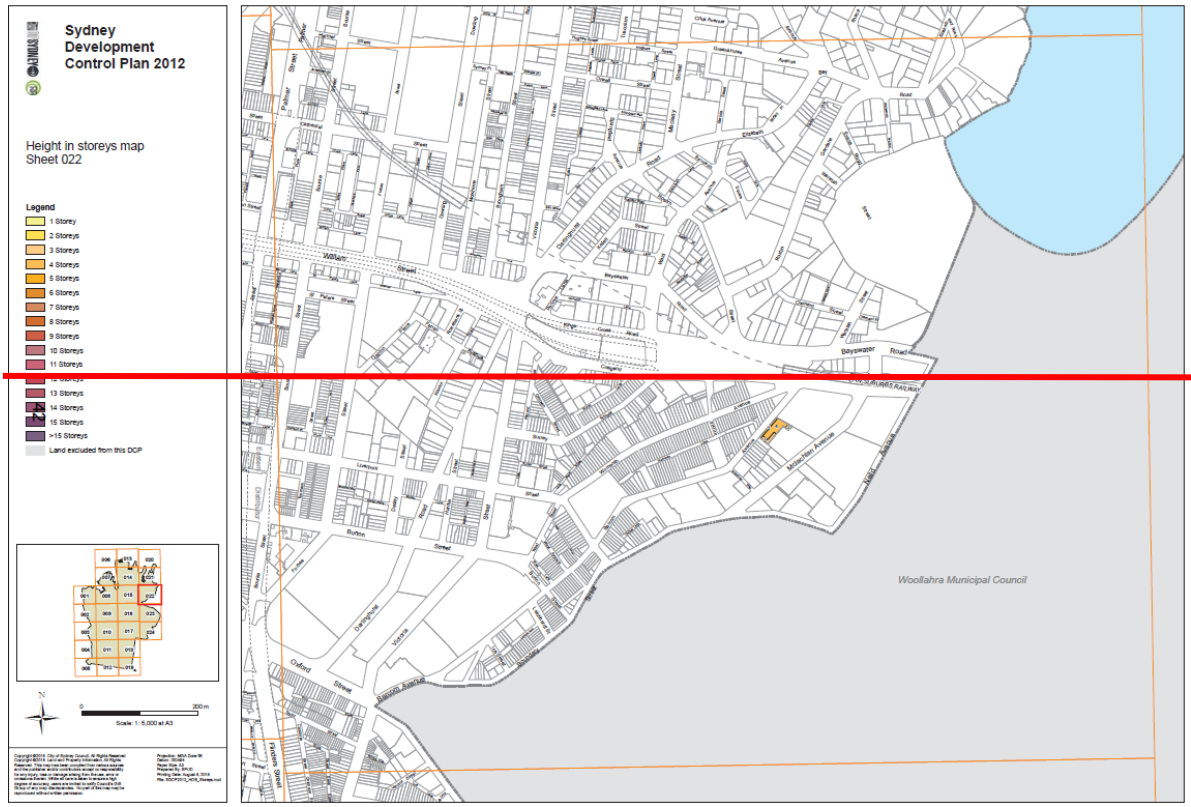
[2] Mapping

Amend Sydney Development Control Plan 2012 local map sheets as follows:



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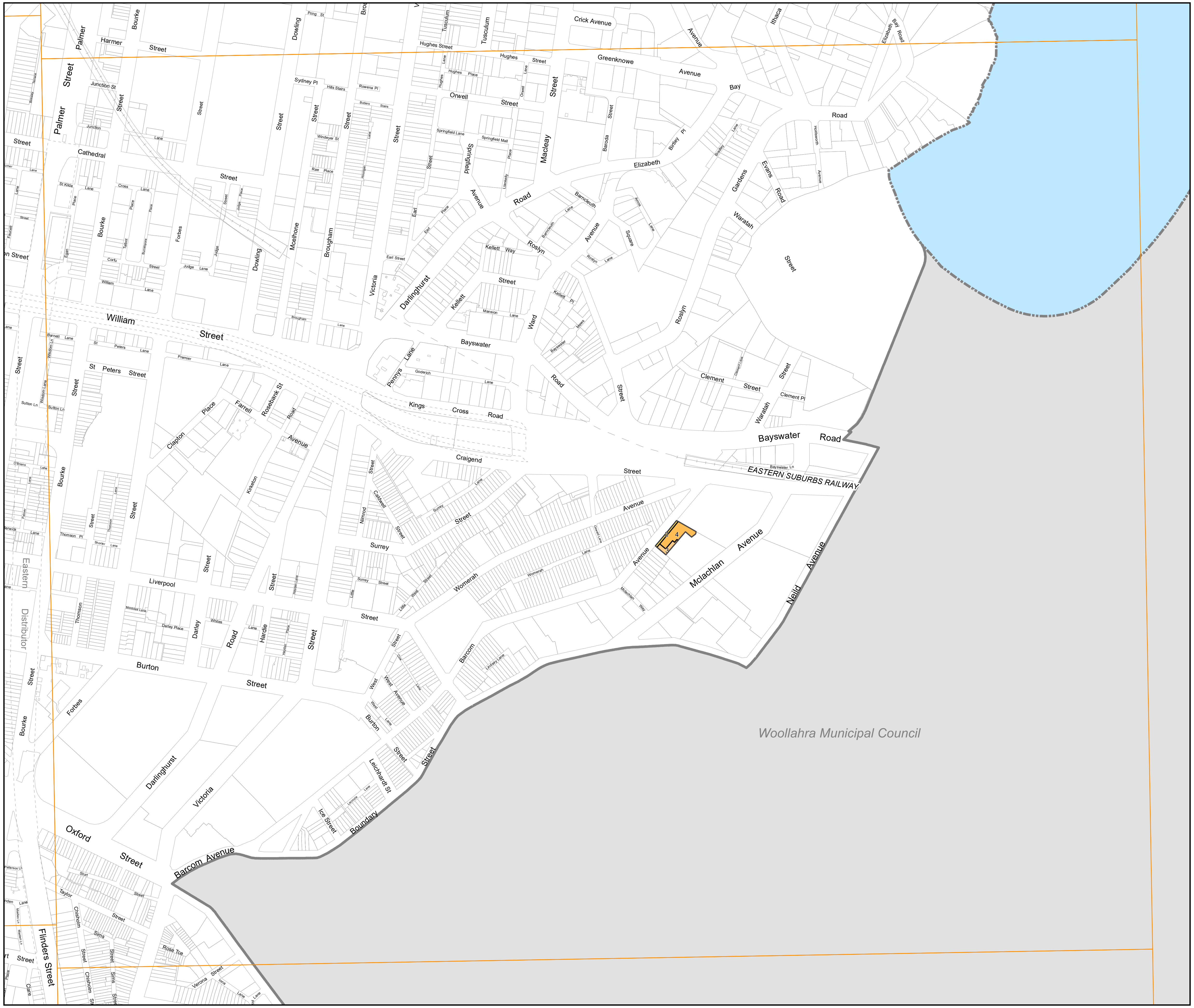
Sydney Development Control Plan 2012

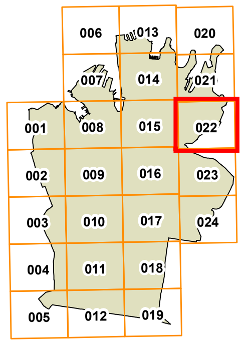
CITY OF SYDNEY

Height in storeys map
Sheet 022

Legend

- 2 Storeys
- 3 Storeys
- 4 Storeys
- Land excluded from this DCP





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0 200 m

Scale: 1: 5,000 at A3

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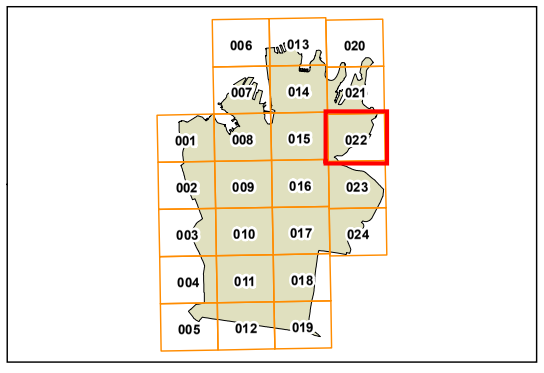
Datum: GDA94
Paper Size: A3
Prepared By: SPUD
Printing Date: November 3, 2021
File: SDCP2012_BHS.mxd

Sydney Development Control Plan 2012

Building street frontage height in storeys map
Sheet 022

Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- Existing height
- Land excluded from this DCP



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0 200 m

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Projection: MGA Zone 56
Datum: GDA94
Paper Size: A3
Prepared By: SPUD
Printing Date: August 14, 2018
File: SDCP2012_SFH.mxd