

Attachment B

**Draft Sydney Development Control Plan -
8-24 Kippax Street, Surry Hills**

Development Control Plan – 8-24 Kippax Street, Surry Hills



Purpose of this 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 amendment provides objectives and provisions to inform future development at 8-24 Kippax Street, Surry Hills.

This plan is to be read in conjunction with draft Planning Proposal – 8-24 Kippax Street, Surry Hills.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 8-24 Kippax Street, Surry Hills*.

Land covered by this plan

This plan applies to that land identified as 8-24 Kippax Street, Surry Hills – which is Lot 3 DP 547558.

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.

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific maps to include 8-24 Kippax Street, Surry Hills
2. Inserting a new section 6.3.X 8-24 Kippax Street, Surry Hills
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

Figure 6.1 Specific sites map

Amend Figure 6.1: Specific sites map to include 8-24 Kippax Street, Surry Hills.

Amendment to Section 6.3

6.3.# 8-24 Kippax Street, Surry Hills

If a development at 8-24 Kippax Street, Surry Hills (as shown in Figure 6.1 Specific sites map) seeks to utilise additional height or floor space ratio permitted by clause 6.## of the LEP, then the provisions in this section also apply to the proposed development and override other provisions in the DCP where there is an inconsistency.

Objectives

- a. Deliver a high-quality urban form that:
 - i. ensures the existing building is retained and appropriately adapted;
 - ii. comprises accessible rooftop spaces for occupants and to support landscaping, planting and canopy coverage;
 - iii. includes active uses at street level to provide increased passive surveillance of the public domain; and
 - iv. provides for on-site loading and servicing and does not include any on-site private vehicle parking; and
- b. Define the building envelope, including heights, setbacks and external terraces that respects the local context and minimises amenity, overshadowing and acoustic impacts.

Provisions

6.3.X.1 Built form

1. Building massing, height, footprint and minimum setbacks are to be consistent with the following:
 - a. 'Figure 6.xx 8-24 Kippax Street, Surry Hills – envelope elevations'; and
 - b. 'Figure 6.xx 8-24 Kippax Street, Surry Hills – envelope setbacks'.
2. The building is to include photovoltaic systems and a rainwater harvesting and storage system.
3. The existing building is to be retained and adapted.

6.3.X.2 Public domain, servicing and access

1. Section 3.2.3 Active Frontages applies to all street frontages.
2. Incorporate high quality public art in publicly accessible areas on site to contribute to the identity and amenity of the place.
3. Vehicle access, site servicing, loading and delivery shall be as follows:
 - a. no private vehicle parking is to be provided, due to the site's high level of accessibility by public transport services and active transport.
 - b. with the exception of waste collection, all site servicing, loading and delivery shall be accommodated wholly within the site:

- i. a minimum of two (2) loading vehicle spaces provided;
- ii. no vehicle access from Kippax Street is permitted
- c. waste collection may take place from Sophia Street directly adjacent to the waste storage room; and
- d. a transport management plan incorporating all operations and servicing shall be submitted with the future development application.

6.3.X.3 External terraces and landscaping

1. New additions to the building shall feature landscaping and planting as follows:
 - a. in the locations indicated in Figure 6.xx 8-24 Kippax Street, Surry Hills – Indicative envelope setbacks’
 - b. a perimeter zone of planting of at least 1m width is required on Level 10;
 - c. planting to the Level 11 external terrace is to have a canopy of not less than 10% of the site area and may exceed the maximum building height control once mature;
 - d. a green roof is to be incorporated to the rooftop, including beneath any photovoltaic cells; and
 - e. any landscaping must be designed so as to be capable of maintenance from within the site.
2. The proposed upper level external terraces are not to be enclosed or serve as an extension of the building envelope, with the exception of an awning as shown in ‘Figure 6.xx 8-24 Kippax Street, Surry Hills – Indicative envelope elevations’ and ‘Figure 6.xx 8-24 Kippax Street, Surry Hills – Indicative envelope setbacks’.

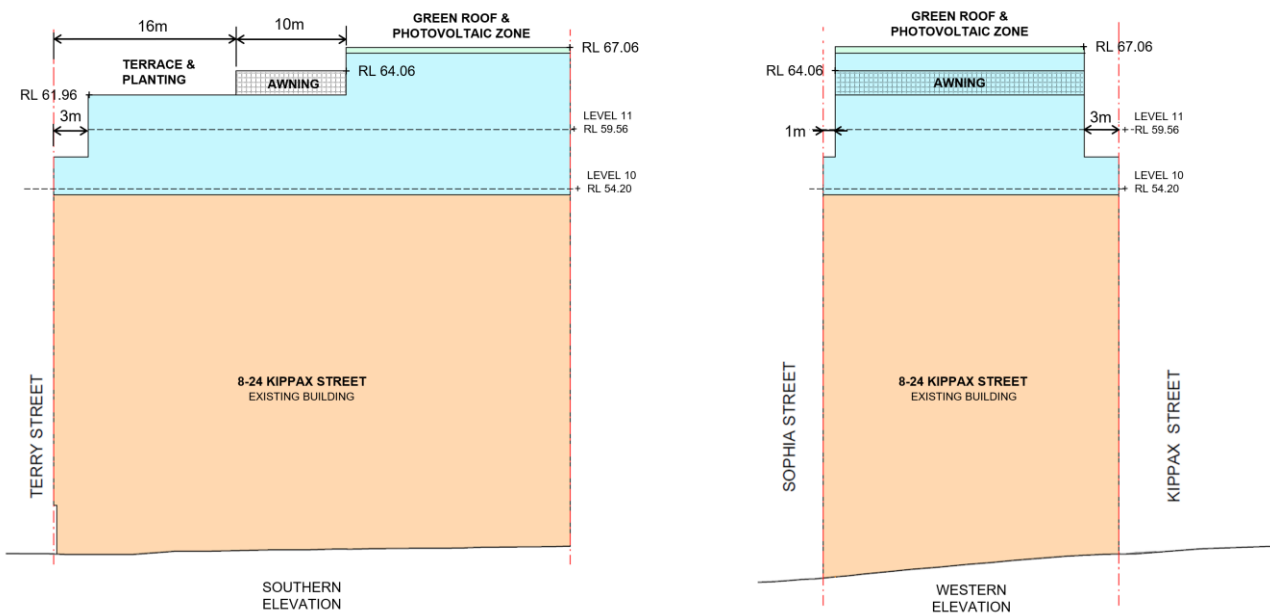


Figure 6.xx 8-24 Kippax Street, Surry Hills – envelope elevations

Insert new figure: 8-24 Kippax Street, Surry Hills – envelope elevations

Development Control Plan – 8-24 Kippax Street, Surry Hills

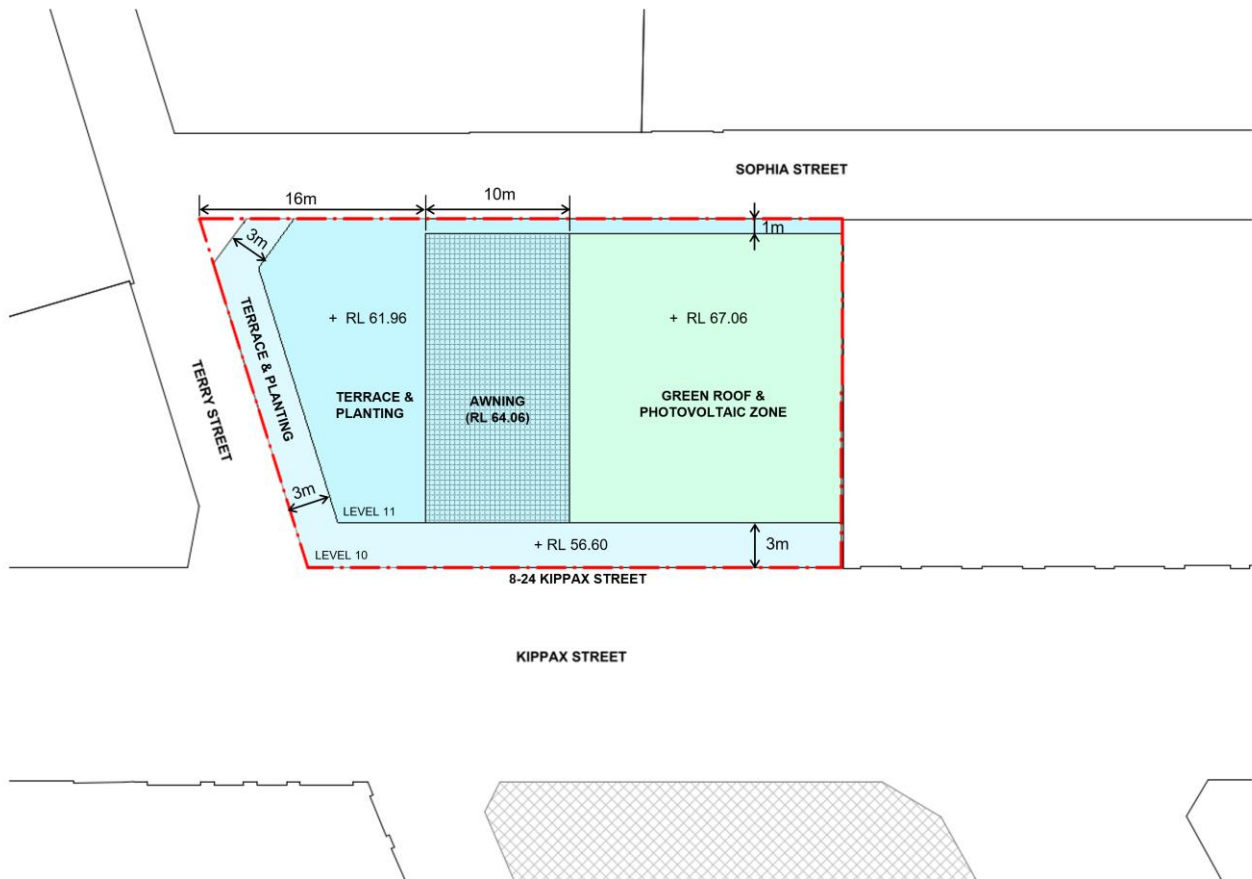


Figure 6.xx 8-24 Kippax Street, Surry Hills – envelope setbacks

Insert new figure: 8-24 Kippax Street, Surry Hills – envelope setbacks

