

Attachment B

**Draft Sydney Development Control Plan
47-51 Riley Street, Woolloomooloo**

Sydney Development Control Plan – 47-51 Riley Street, Woolloomooloo



The 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 47-51 Riley Street, Woolloomooloo.

This plan is to be read in conjunction with Planning Proposal – 47-51 Riley Street, Woolloomooloo.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 47-51 Riley Street, Woolloomooloo*.

Land covered by this plan

This plan applies to the land identified as 47-51 Riley Street, Woolloomooloo – which is Lot 1 in DP 83489.

Relationship of this plan to Sydney Development Control Plan 2012

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

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites map to include 47-51 Riley Street, Woolloomooloo.
2. Inserting a new section 6.3.X 47-51 Riley Street, Woolloomooloo, as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 47-51 Riley Street, Woolloomooloo

If a development at 47-51 Riley Street, Woolloomooloo, seeks to utilise additional height and/or floor space permitted by clause 6.XX of Sydney LEP 2012, then the provisions in this section also apply and override other provisions in this DCP where there is an inconsistency.

Objectives

- a. Deliver a high quality built form within a defined maximum building envelope that is an appropriate contextual fit with nearby development and minimises overshadowing of residential development.
- b. Provide street activation, urban greening and safe and efficient pedestrian and vehicular access.

6.3.X.1 Built Form

1. Maximum building height including any rooftop structures, plant or lift overruns must not exceed the heights shown in Figures 6.X-6.X and as described in Sydney LEP 6.XX.
2. Development is not to exceed the building envelope shown in Figure 6.X 47-51 Riley Street, Woolloomooloo – Maximum Building Envelope Section A; and Figure 6.X 47-51 Riley Street, Woolloomooloo – Maximum Building Envelope Section B. The maximum height of the building excluding any rooftop structures, plant, fire stairs and lift overruns, but including parapets, must not exceed RL29.3.
3. Maximum building height in storeys are to be in accordance with Figure 6.X Height in Storeys.
4. Maximum Street Frontage Heights and minimum upper-level setbacks are to be in accordance with the Height in Storeys map (Figure 6.X).



Figure 6.X Height of Building in Storeys and Upper Level Setbacks (setbacks are dimensioned in metres)

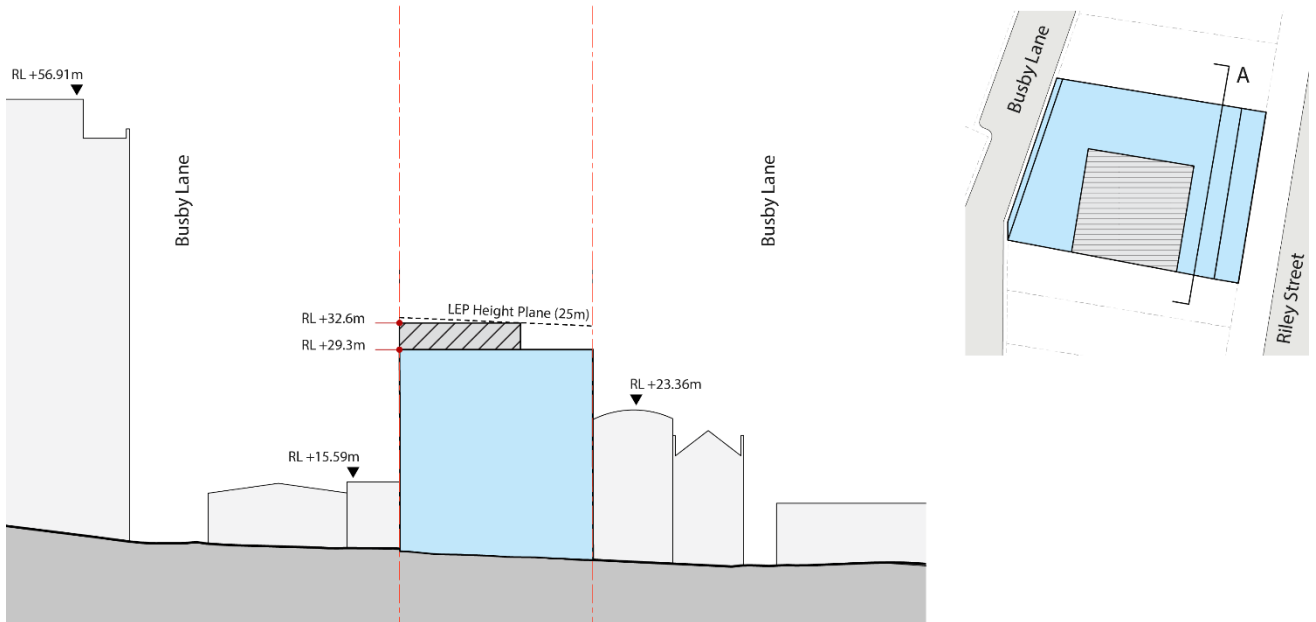


Figure 6.X 47-51 Riley Street, Woolloomooloo – Maximum Building Envelope Section A (hatched area represents an allowance for roof top structures under the LEP Height control)

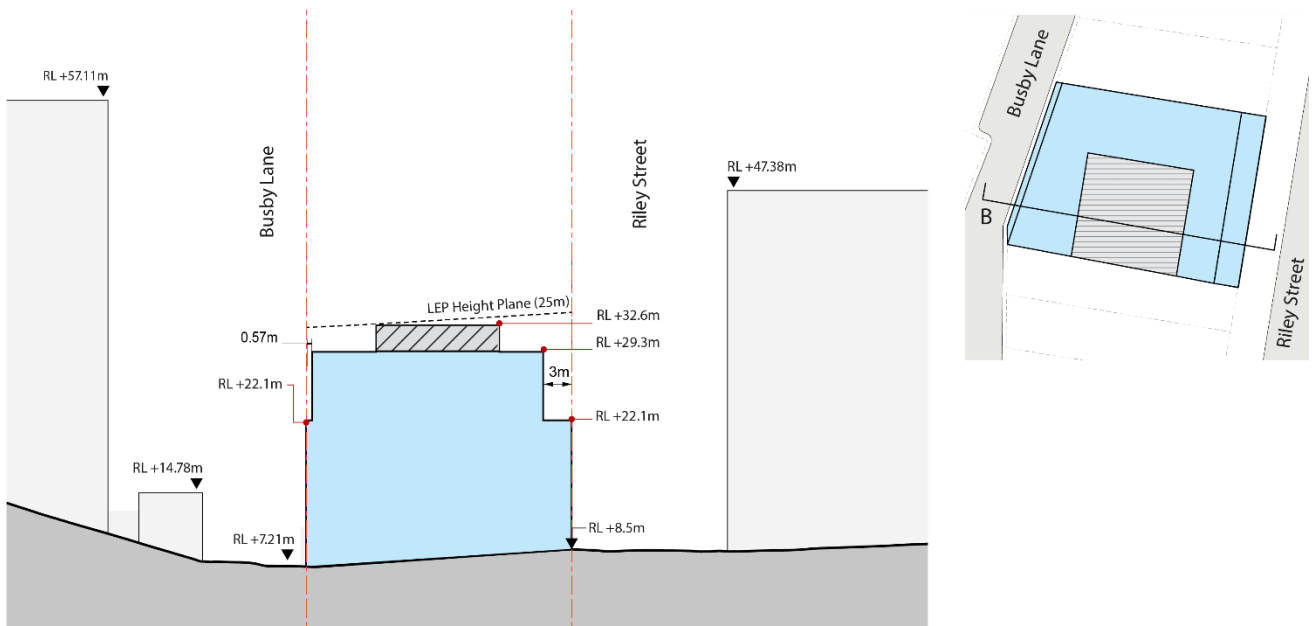


Figure 6.X 47-51 Riley Street, Woolloomooloo – Maximum Building Envelope Section B (hatched area represents an allowance for roof top structures under the LEP Height control)

6.3.X.2 Public domain, servicing and access

1. Vehicular access is to be from Busby Lane.
2. The main pedestrian access is to be from Riley Street.
3. The commercial lobby is to be visible from Riley Street.
4. A retail use is to occupy a minimum of 158m² of the ground floor area, with a minimum frontage to Riley Street of 11.5m.

6.3.X.3 Urban Ecology

1. A green roof of at least 148m² is to be provided.

