

Attachment B

**Draft Sydney Development Control Plan 2012
232-240 Elizabeth Street, Surry Hills**

Sydney Development Control Plan – 232-240 Elizabeth Street, Surry Hills



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 232-240 Elizabeth Street, Surry Hills.

This plan is to be read in conjunction with Planning Proposal – 232-240 Elizabeth Street, Surry Hills.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 232-240 Elizabeth Street, Surry Hills*.

Land covered by this plan

This plan applies to the land identified as 232-240 Elizabeth Street, Surry Hills – which is Lots 1 & 2 SP 1379, Lots 1 & 2 DP 779385, and Lot 1 DP 664653.

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 232-240 Elizabeth Street, Surry Hills
2. Inserting a new section 6.3.X 232-240 Elizabeth Street, Surry Hills, as shown at Schedule 1
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 232-240 Elizabeth Street, Surry Hills

If a development at 232-240 Elizabeth Street, Surry Hills, 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 urban form that is an appropriate contextual fit with regard to adjoining development and the prevailing street wall.
- b. Define a maximum-building envelope, including heights, setbacks and envelope planes, that minimises overshadowing impacts to neighbouring residential buildings.
- c. Maximise active frontages and minimise services, vehicle access and lobbies at ground level.
- d. Improve public accessibility and activation, including through the delivery of a pedestrian through-site link.

6.3.X.1 Built Form

1. Development is not to exceed the above ground envelope shown in 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope plan', 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope axonometric' and 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope southern elevation'.
2. A pedestrian through-site link, open to the sky, with a minimum width of 3400mm is to be provided along the site's eastern boundary to connect Reservoir Street and Foster Lane as shown in 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope plan', 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope axonometric' and 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope southern elevation'.

6.3.X.2 Public domain, servicing and access

1. Active uses and frontages should be provided along Elizabeth Street, Reservoir Street and the through site link.
2. A single vehicular driveway crossover off Reservoir Street is permitted for access to basement parking and for loading.
3. A transport management plan incorporating all operations and servicing on the site must be submitted with the development application.

6.3.X.3 Design Excellence Strategy

1. A competitive design process is to be undertaken in accordance with clause 6.21D of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
2. The competitive process is to include:
 - a. No less than three (3) competitors invited to participate;
 - b. The selection of competitors should include a mix of emerging and established architectural practices;
 - c. The majority of competitors are to be Australian firms;
 - d. Each competitor is to have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) award or commendation, or in the case of overseas competitors, the same with their professional association;
 - e. Each competitor is to have demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings high level of skill in sustainable design; and
 - f. Competitors should have a balanced gender mix within their design and leadership teams.
3. The jury/selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) jurors and the City of Sydney is to nominate two (2) jurors.
4. Any additional floor space pursued for a building demonstrating design excellence under clause 6.21D(3)(b) must be accommodated within the building envelope shown within 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope plan', 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope axonometric' and 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope southern elevation'.
5. No additional building height under clause 6.21D(3)(a) is to be awarded as a result of the competition.

6.3.X.4 Residential Amenity

1. The development is to ensure amenity for occupants of adjoining residential development is not detrimentally impacted by ensuring adequate solar access as determined by the envelope shown in 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope plan', 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope axonometric' and 'Figure 6.X 232-240 Elizabeth Street, Surry Hills – Maximum building envelope southern elevation'.
2. The design, construction and ongoing operation of any external terrace through a management plan is to minimise any adverse acoustic impacts to adjacent residents, as follows:
 - a. The hours of operation are to be restricted to 7am to 8pm Monday to Friday; and
 - b. No playing of amplified speech or music will be undertaken on any external terrace.

Figure 6.X 232-240 Elizabeth Street, Surry Hills - Maximum building envelope plan

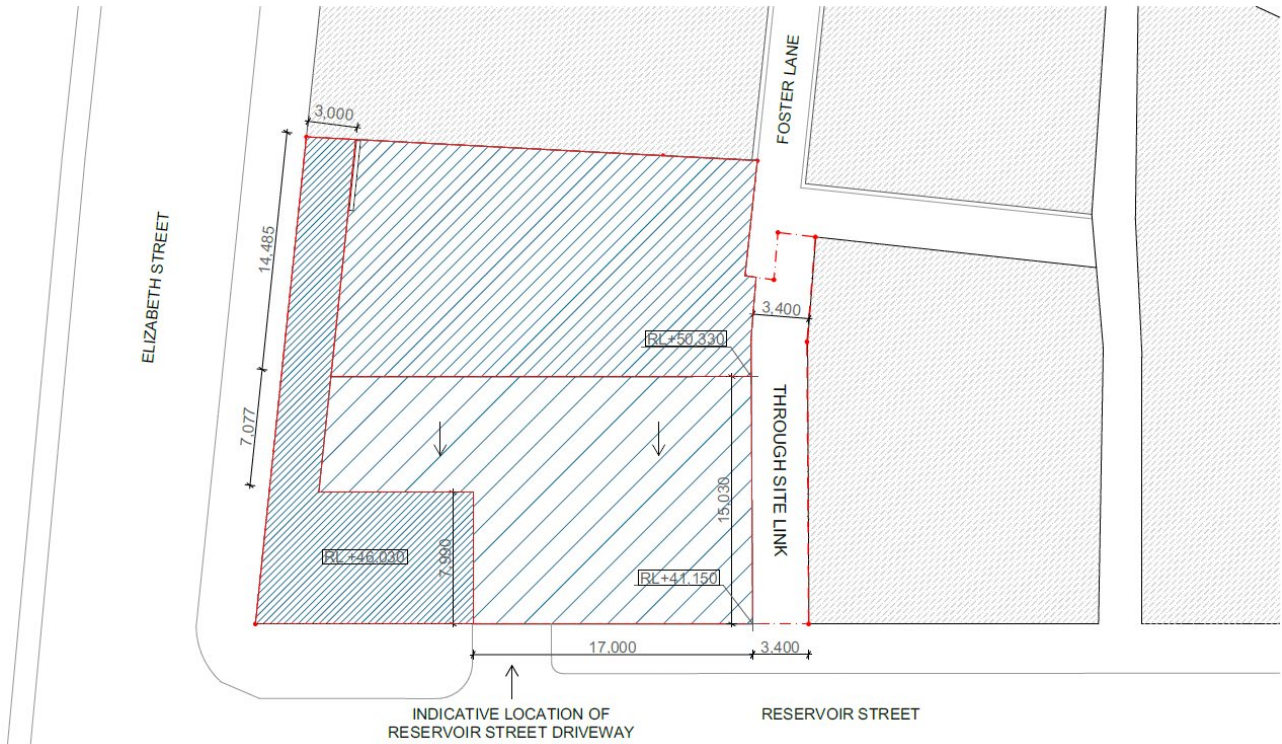


Figure 6.X 232-240 Elizabeth Street, Surry Hills - Maximum building envelope axonometric

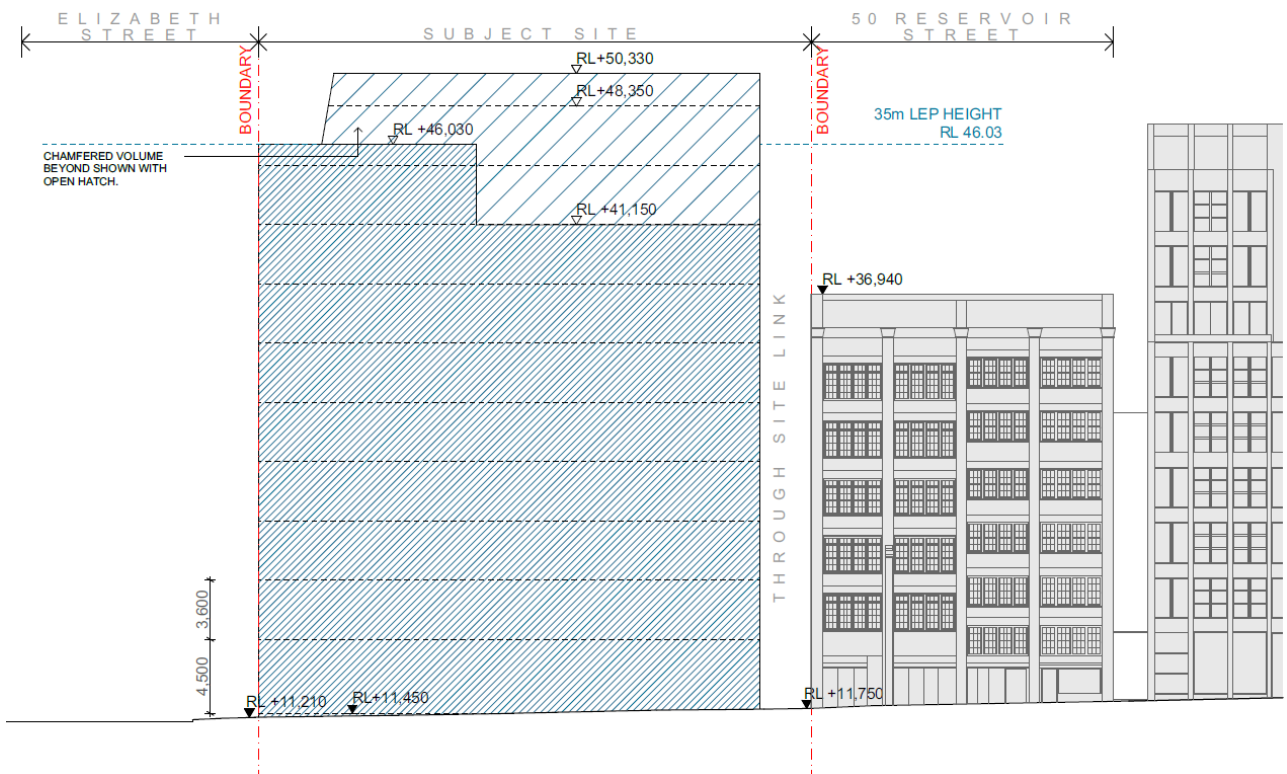


Figure 6.X 232-240 Elizabeth Street, Surry Hills - Maximum building envelope southern elevation

