

Attachment D

**Amended Draft Sydney Development
Control Plan – Ultimo Pyrmont**



Draft Sydney Development Control Plan 2012 – Ultimo-Pyrmont



Post-exhibition amendments – explanatory note

This version has been amended in response to public exhibition.

Amendments are indicated throughout the document as follows:

- Red text indicates added text
- ~~Red strikethrough~~ indicates deleted text
- Red frame indicates a newly added map or diagram 
- Yellow frame indicates post-exhibition changes to a map or diagram 

Post-exhibition changes include:

- For clarity, DCP provisions and maps now differentiate where development does and does not utilise incentive building heights or FSR available under clause 6.60B of Sydney LEP 2012. This is largely a restructure of exhibited materials. This has resulted in:
 - Separate maps and provisions relating to height in storeys and upper-level setbacks for sites with alternative height or FSR.
 - Separate maps and provisions relating to publicly accessible open space, through-site links, deep soil, ground floor use, active frontage, and awnings and colonnades for 13A-29 Union Street.
- Site specific changes were made, including:
 - **26-38 Saunders Street:** amendments to the provisions and mapping to better manage wind impacts.
 - **86-92 Harris Street and 28-48 Wattle Street:** amendments to the mapping to accommodate a different built form.
 - **1-27 Murray Street, 46-48 Pyrmont Street and 13A-29 Union Street:** amendments to the provisions and mapping to support a mixed-use option, where development does not utilise incentive building heights or FSR available under clause 6.60B of Sydney LEP 2012.
 - **562-576 Harris Street:** amendments to the provisions and mapping to support a commercial option, where development does utilise incentive building heights or FSR available under clause 6.60B of Sydney LEP 2012.

Please see the report to Council for further explanation of these amendments.

Draft Sydney Development Control Plan 2012 – Ultimo-Pyrmont Precinct

The purpose of this draft Development Control Plan

The purpose of this draft development control plan (DCP) is to amend the 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 within the area known as the Ultimo-Pyrmont identified within the City of Sydney Local Environmental Plan 2012.

Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – Ultimo-Pyrmont.

Land covered by this plan

This plan applies to all land identified in the Ultimo-Pyrmont, shown in Figure 5.1 Specific Areas.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012

Amendment to Sydney Development Control Plan 2012

1. Replace Figure 5.1 Specific areas map in accordance with the new map provided at Appendix 1.
 2. Insert a new sub-section at the end of Section 5 in accordance with Appendix 2.
 3. Amend DCP map sheets 7 and 8 in accordance with Figures provided in Appendix 2.
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Appendix 1

Update Figure 5.1 to show the Figure provided below:

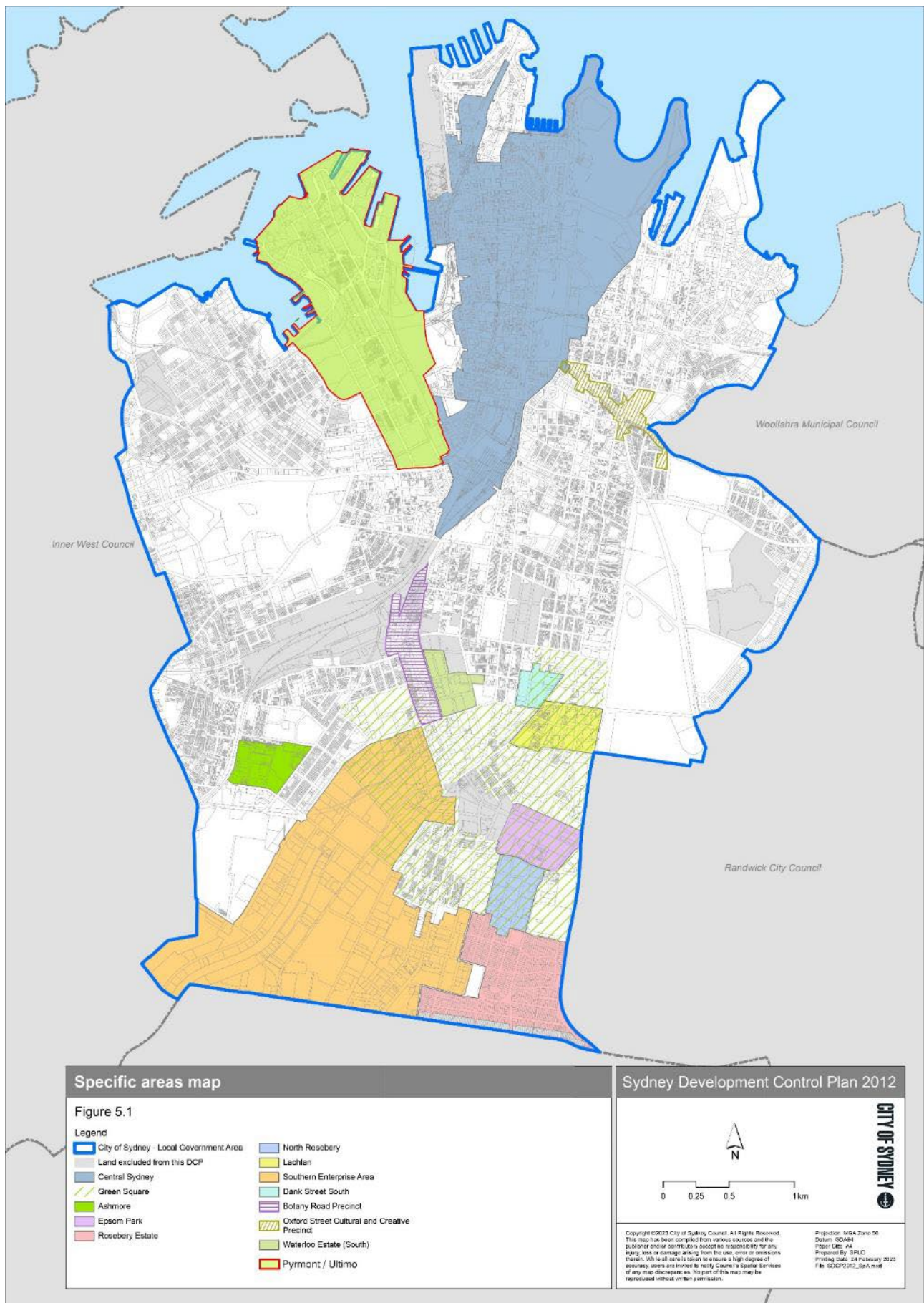


Figure 1 Specific Areas Map

Appendix 2

5.X Ultimo-Pyrmont

This section applies to the land identified as the Ultimo-Pyrmont in Figure 5.1 Specific Areas map. It should be read in conjunction with:

- other requirements of this DCP; and
- the locality statement and principles in Section 2.4 Harris Street Village.

The Ultimo-Pymont area has been divided into six groups for the purposes of this DCP, as outlined in Table 1 Sites included and

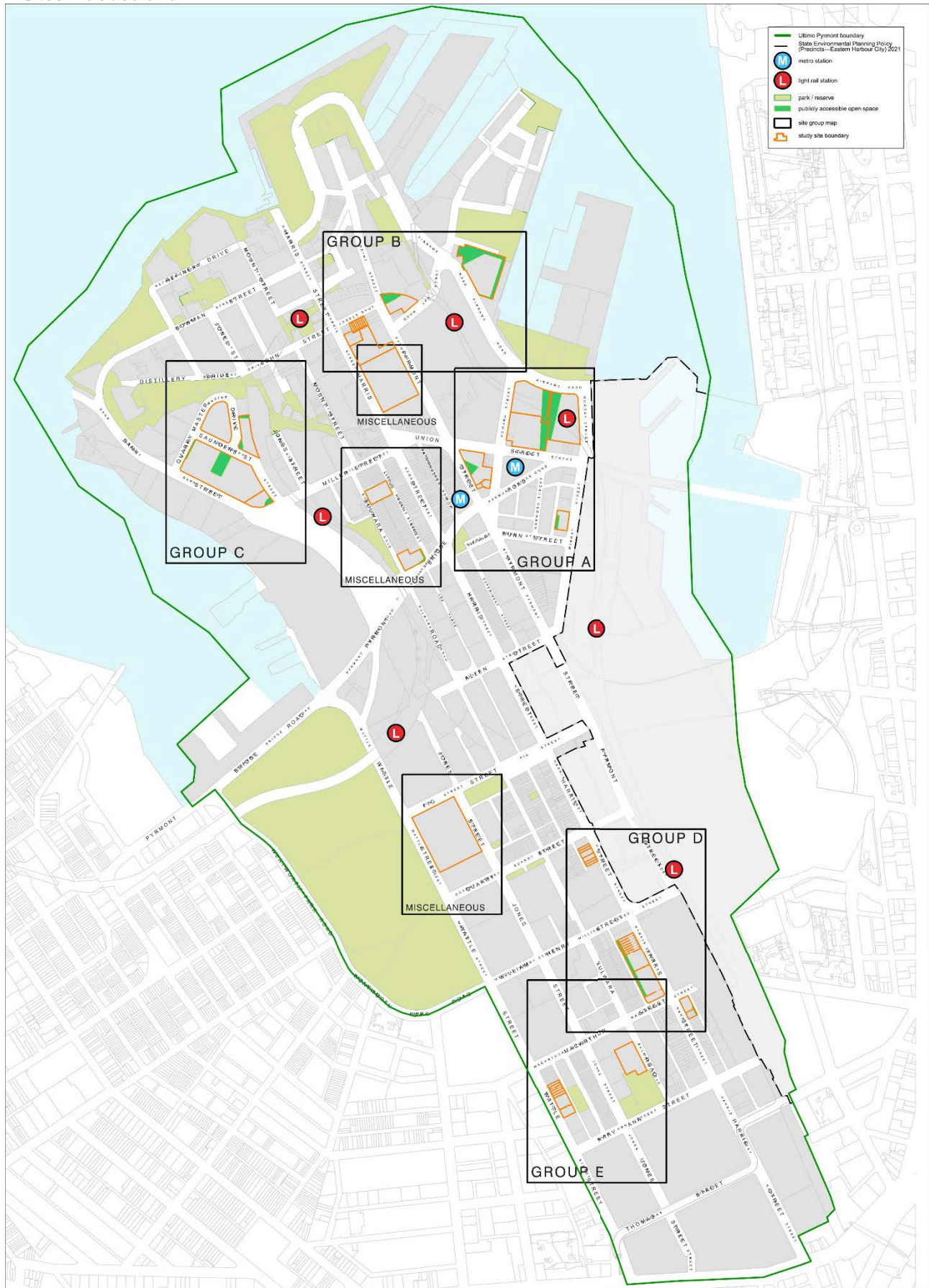


Figure 2 Groups of sites included

Clause XX [new clause] of the Sydney LEP 2012 incentivises development for employment generating uses on sites identified as Area A – Metro Station in

Figure 2 Groups of sites included. This section applies to development which utilises the incentive planning controls available under Clause XX of the Sydney LEP 2012. This section does not apply to development on sites identified as Area A – Metro Station which does not utilise incentive planning controls available under Clause XX of the Sydney LEP 2012.

Table 1 Sites included

Area	Sites
Group A – Metro Station	13A-29 Union Street Pyrmont 69-71 Edward Street Pyrmont 2 Edward Street Pyrmont 60 Union Street Pyrmont 1-27 Murray Street Pyrmont 55 Murray Street Pyrmont 102 Pyrmont Street Pyrmont
Group B - John Street	79-93 John Street Pyrmont 12 Pyrmont Street Pyrmont 14-18 Pyrmont Street Pyrmont 48 Pirrama Road Pyrmont 80-84 Harris Street Pyrmont 86-92 Harris Street Pyrmont
Group C - Saunders Street	26-38 Saunders Street Pyrmont 14 Quarry Master Drive Pyrmont 1-33 Saunders Street Pyrmont 140-148 Bank Street Pyrmont 20-28 Bulwara Road Pyrmont 46-48 Pyrmont Bridge Road Pyrmont
Group D - Harris Street Ultimo	469-471 Harris Street Ultimo 473-475 Harris Street Ultimo 477-479 Harris Street Ultimo 481-483 Harris Street Ultimo 535-547 Harris Street Ultimo 549-559 Harris Street Ultimo 561-577 Harris Street Ultimo 562-576 Harris Street Ultimo 383 -389 Bulwara Road Ultimo
Group E - Wattle Street	446-456 Wattle Street Ultimo 458-468 Wattle Street Ultimo 470 Wattle Street Ultimo
Miscellaneous sites	100 Harris Street Pyrmont 46-48 Pyrmont Bridge Road Pyrmont 20-28 Bulwara Road Pyrmont 28-48 Wattle Street Ultimo 50-54 Wattle Street Ultimo

5.X.1 General

Objectives

- (a) Protect amenity for current and future residents.
- (b) Protect the heritage character of Ultimo Pyrmont.
- (c) Provide for deep soil planting provisions for new developments.
- (d) Ensure that habitable rooms in existing residential dwellings maintain an appropriate level of sun access.
- (e) Ensure that public spaces have an appropriate level of sun access.
- (f) Protect and enhance identified public view corridors.

Provisions

- (1) Development is to be in accordance with the locality statement at Section 2.4 Harris Street Village and supporting principles for the locality.

Development is to be in accordance with

- (2) Figure 3 Ultimo-Pyrmont Urban Strategy Map

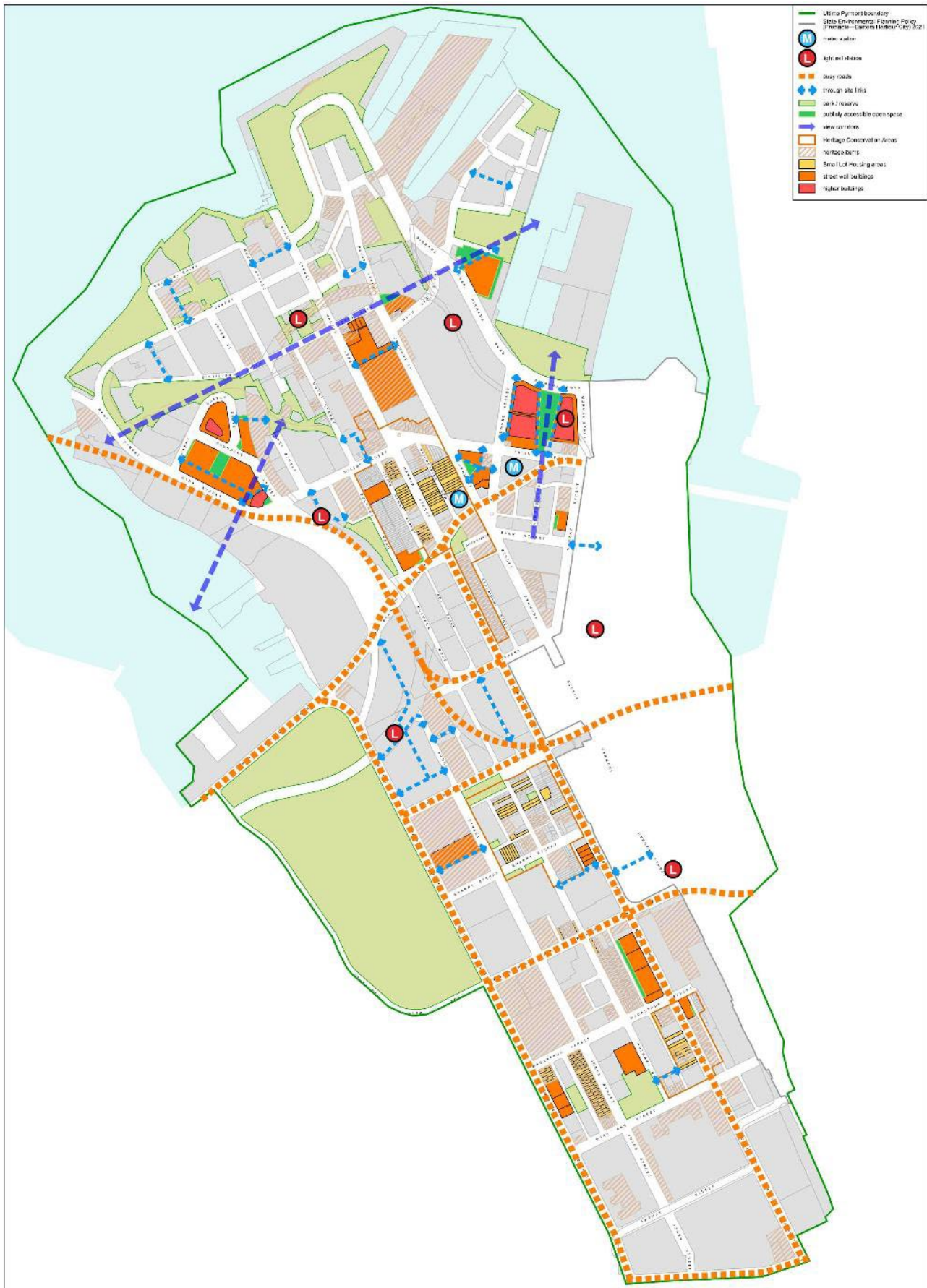


Figure 3 Ultimo-Pyrmont Urban Strategy Map

5.X.2 Movement and accessible open space

Objectives

- (a) To ensure that appropriate publicly accessible spaces are provided as part of new developments.
- (b) Improve pedestrian safety and amenity through the targeted widening of footpaths and increases in street setbacks on key sites.
- (c) Create a walkable and pedestrian friendly network to improve through-site links within Ultimo Pymont and surrounds.
- (d) Deliver tree canopy cover and greening within road corridors and reservations.
- (e) Increase visibility of, and access to, key public transport nodes.
- (f) Increase permeability of large street blocks and reduce walking distances to key destinations.

Provisions

- (1) Where identified on Figures 4 to 9, buildings are to be set back to increase pedestrian safety and amenity.
- (2) Development is to provide publicly accessible open space in accordance with Figures 10 to 15.
- (3) Despite 5.X.2(2) where 13A-29 Union Street Pymont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, development is to provide publicly accessible open space in accordance with Figure 75
- (4) Where identified by Figures 10 to 15, accessible through-site links are to be provided to ensure unencumbered public pedestrian accessibility across Ultimo Pymont and surrounds.
- (5) Despite 5.X.2(4) where 13A-29 Union Street Pymont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, development is to provide through-site links are to be provided to ensure unencumbered public pedestrian accessibility in accordance with Figure 75.
- (6) Where through-site links require a lift, the lift provided is to be exclusively for the through-site link.
- (7) The through-site link at 60 Union Street Pymont and 2 Edward Street Pymont is to be in accordance with the elevations at Figures 16A and 16B.
- (8) Building arrangement and through-site link at 28-48 Wattle Street Ultimo is to be in accordance with the sections at Figures 17A and 17B.
- (9) Driveways and vehicle access points are only to be provided where shown on Figures 18 to 23.



Figure 4 Group A – Metro Sites - Street Level Setbacks map

[Public exhibition note: Figure 5 Group B - John Street - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]

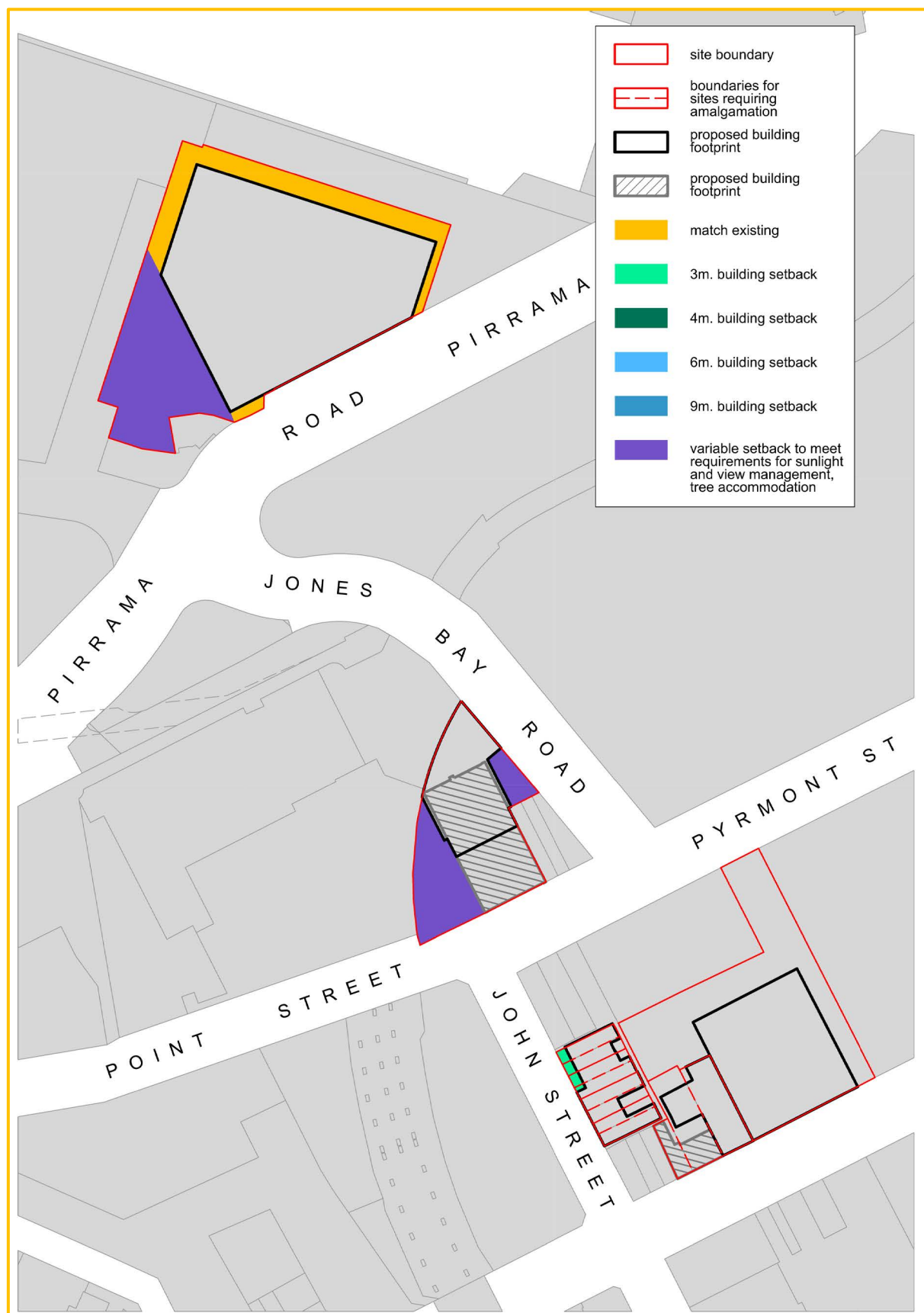


Figure 5 Group B - John Street - Street Level Setbacks map

[Public exhibition note: Figure 5 Group B - John Street - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]

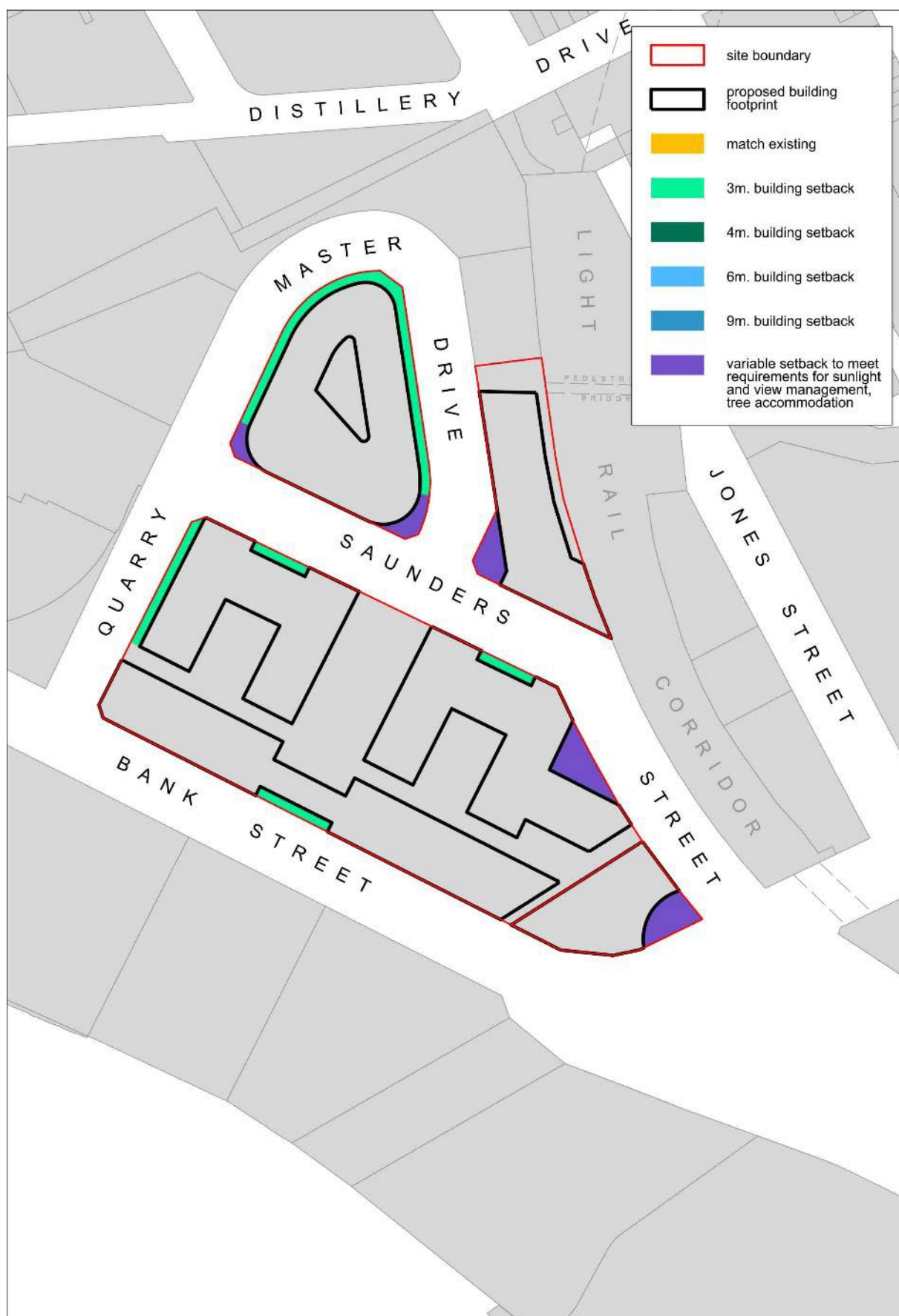


Figure 6 Group C - Saunders Street - Street Level Setbacks map

[Public exhibition note: Figure 6 Group C - Saunders Street - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]



Figure 7 Group D - Harris Street Ultimo - Street Level Setbacks map

[Public exhibition note: Figure 7 Group D - Harris Street Ultimo - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]



Figure 8 Group E - Wattle Street - Street Level Setbacks map

[Public exhibition note: Figure 8 Group E - Wattle Street - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]



Figure 9 Miscellaneous Sites - Street Level Setbacks map

Public exhibition note: Figure 9 Miscellaneous Sites - Street Level Setbacks map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map*.]



Figure 10 Group A – Metro Sites - Pedestrian Accessibility Map

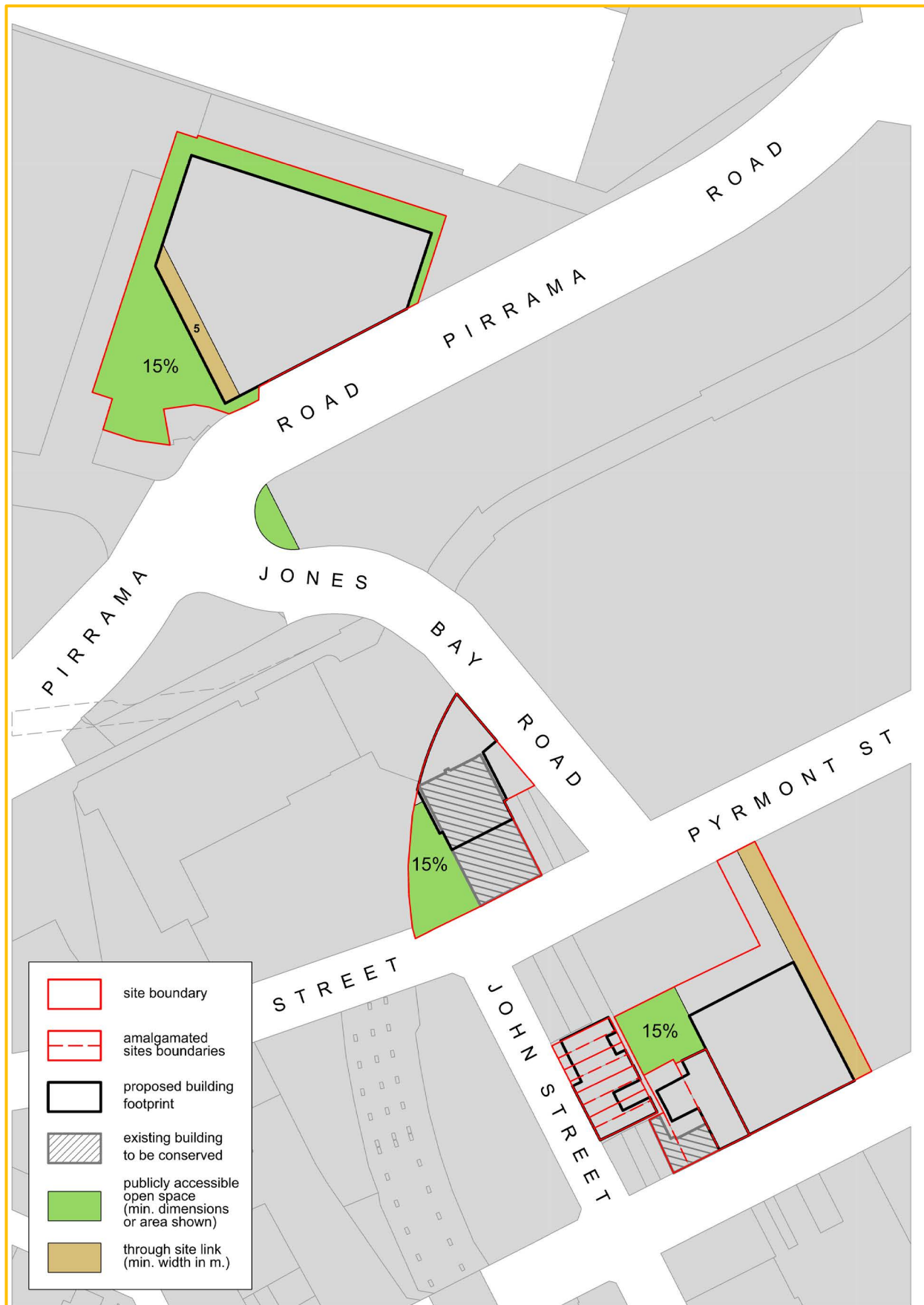


Figure 11 Group B - John Street - Pedestrian Accessibility Map



Figure 12 Group C - Saunders Street - Pedestrian Accessibility Map

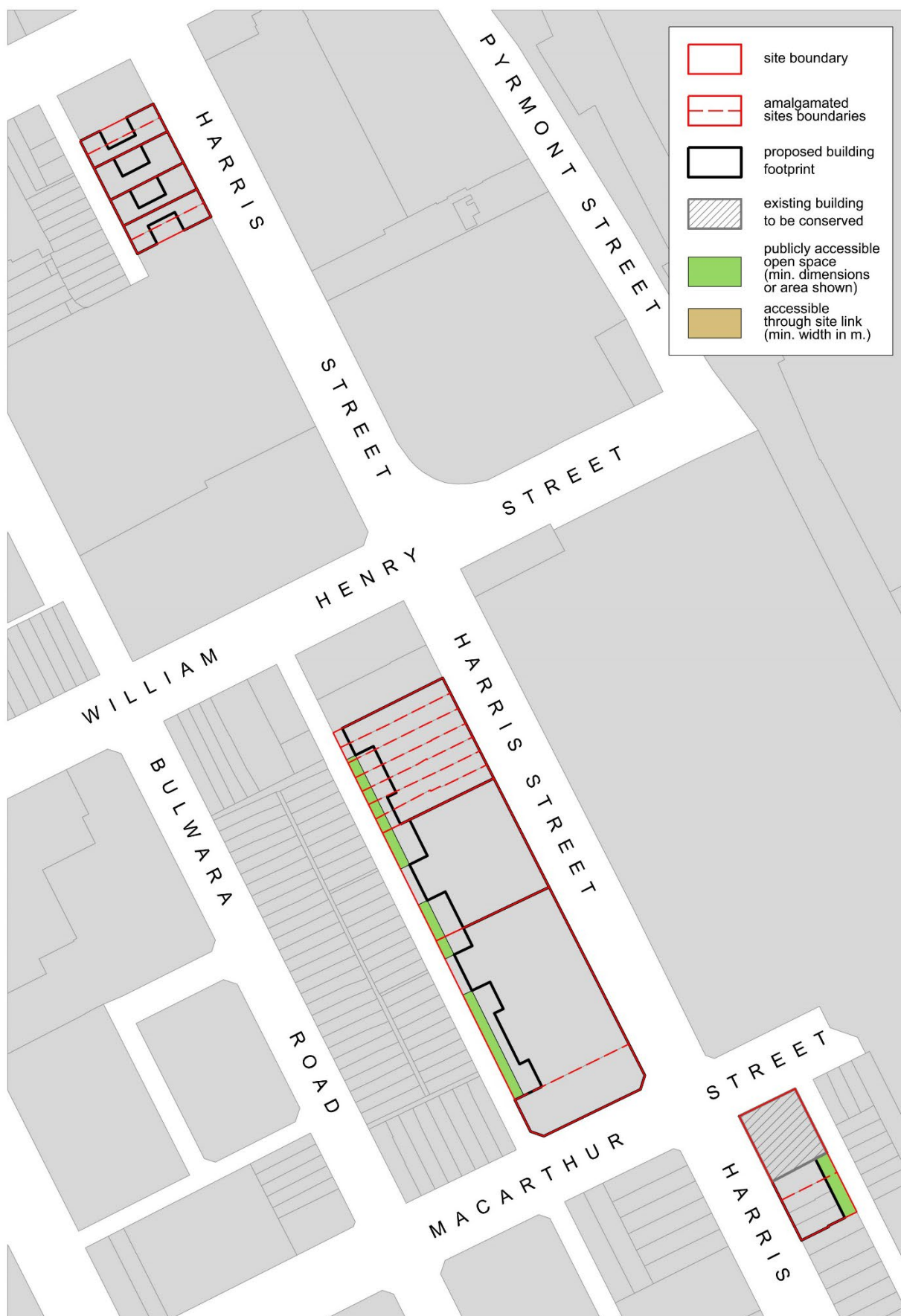


Figure 13 Group D - Harris Street - Pedestrian Accessibility Map

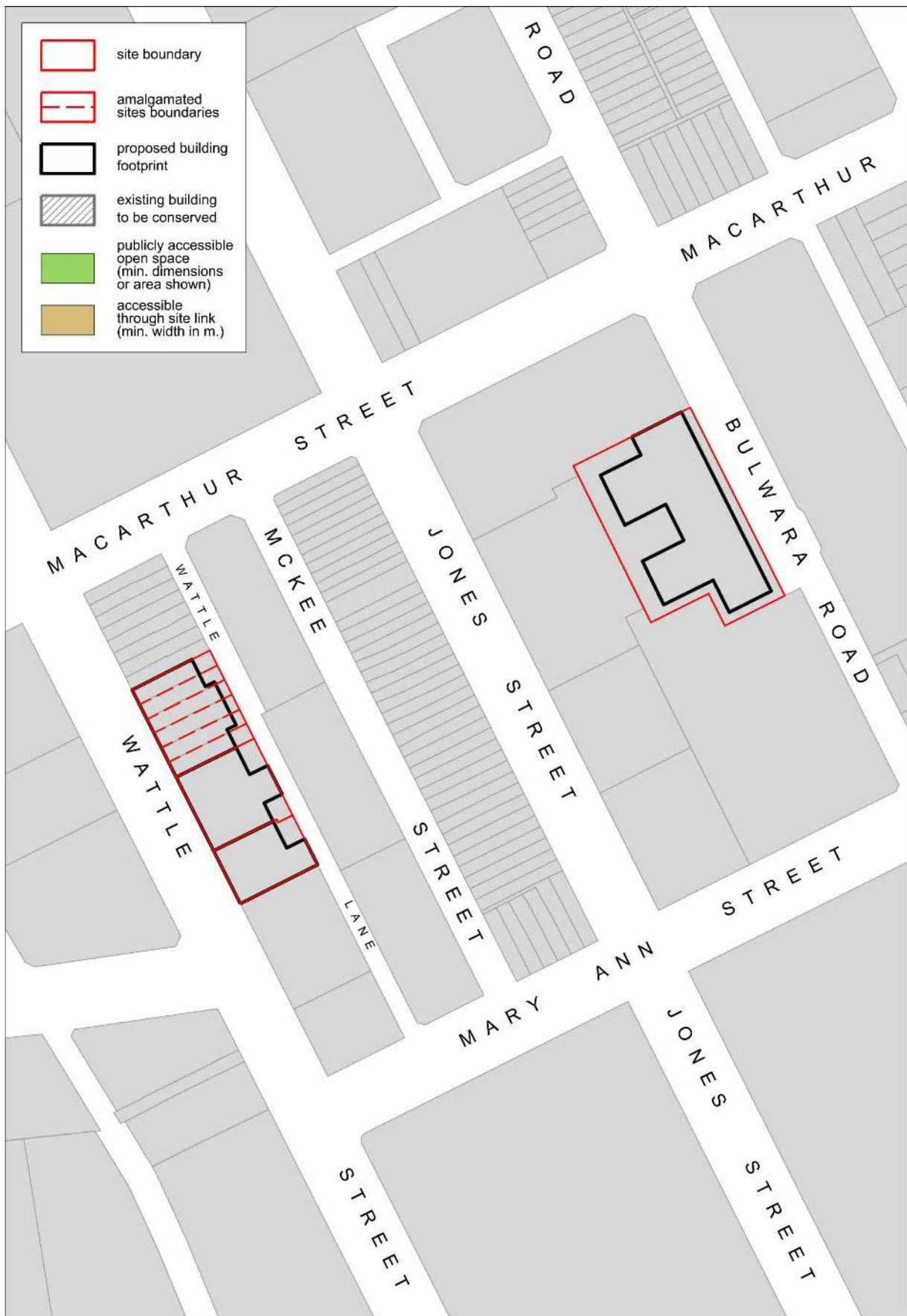


Figure 14 Group E - Wattle Street - Pedestrian Accessibility Map

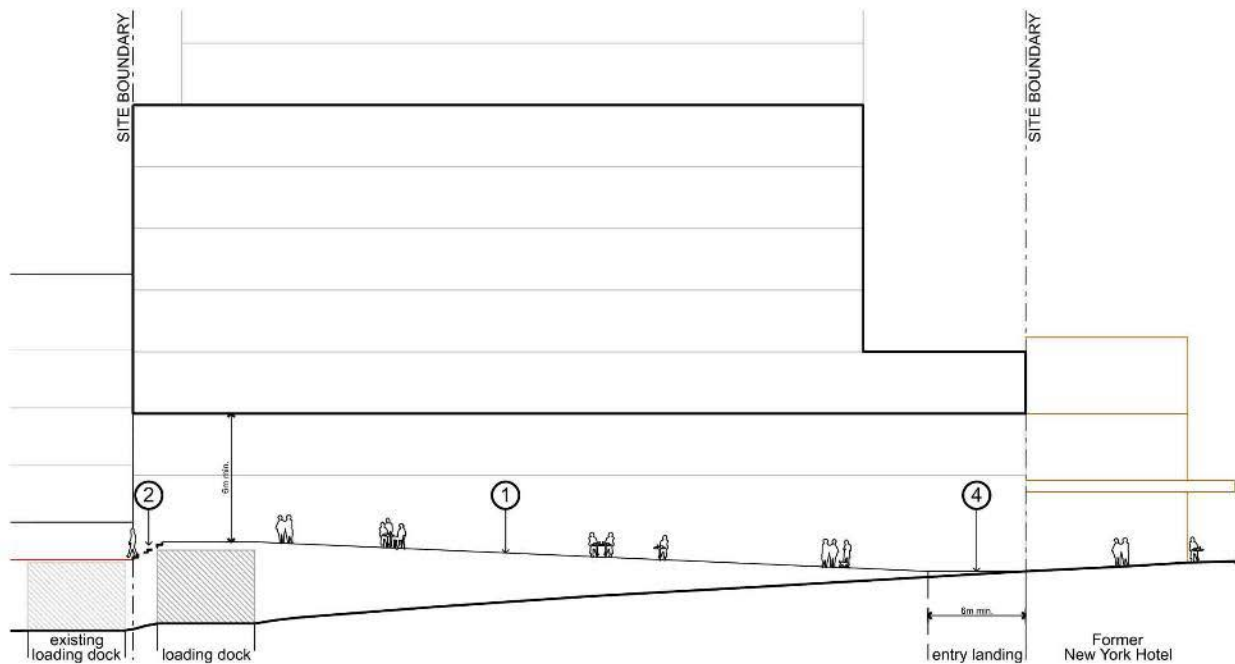


Figure 15 Miscellaneous Sites - Pedestrian Accessibility Map

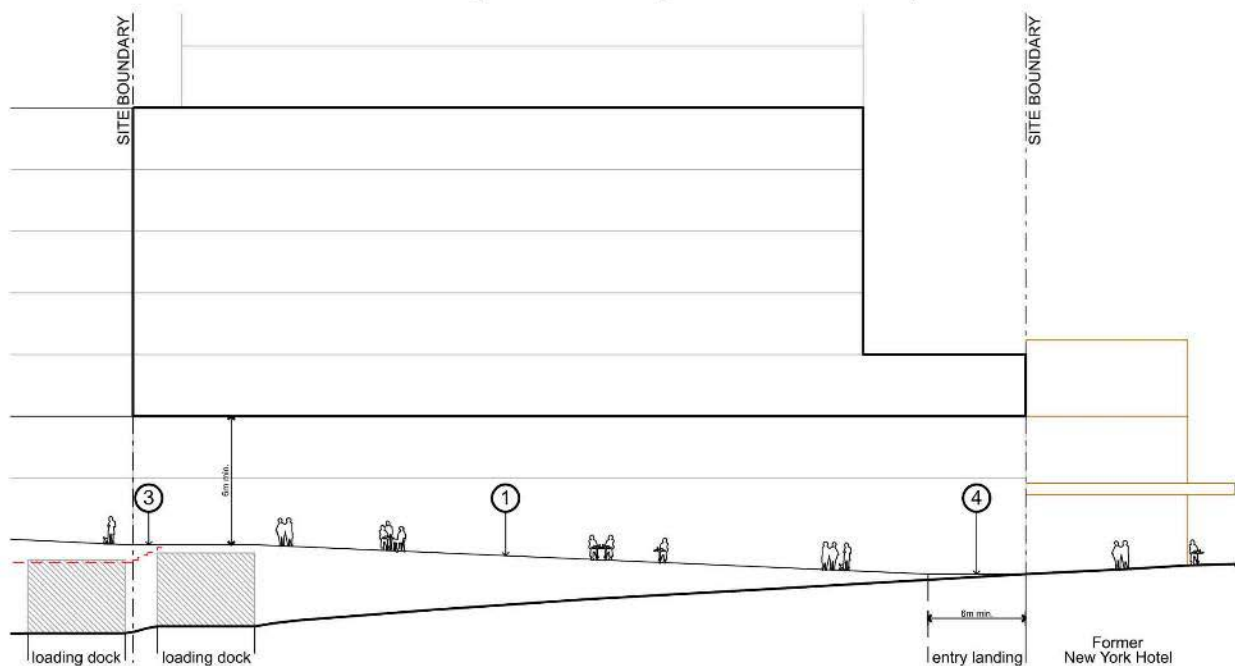
LEGEND

- ① public accessible light rail over bridge (min. min 6m width and fully covered for weather protection), provides a connection for all people from Union Street to Pirrama Road
- ② stairs provides an interim solution to connect to existing 2 Edward Street pedestrian link
- ③ connection future-proofed for integration with redevelopment of 2 Edward Street
- ④ pedestrian link meets Edward Street next to heritage listed New York Hotel building (min. 6m entry width)

NOTE: all ramps, stairs, lifts, handrails, etc., are to comply with AS 1428 .1, .2, .3, and .4



**Edward Street light rail crossing at 60 Union Street –
interim integration with existing 2 Edward Street development**



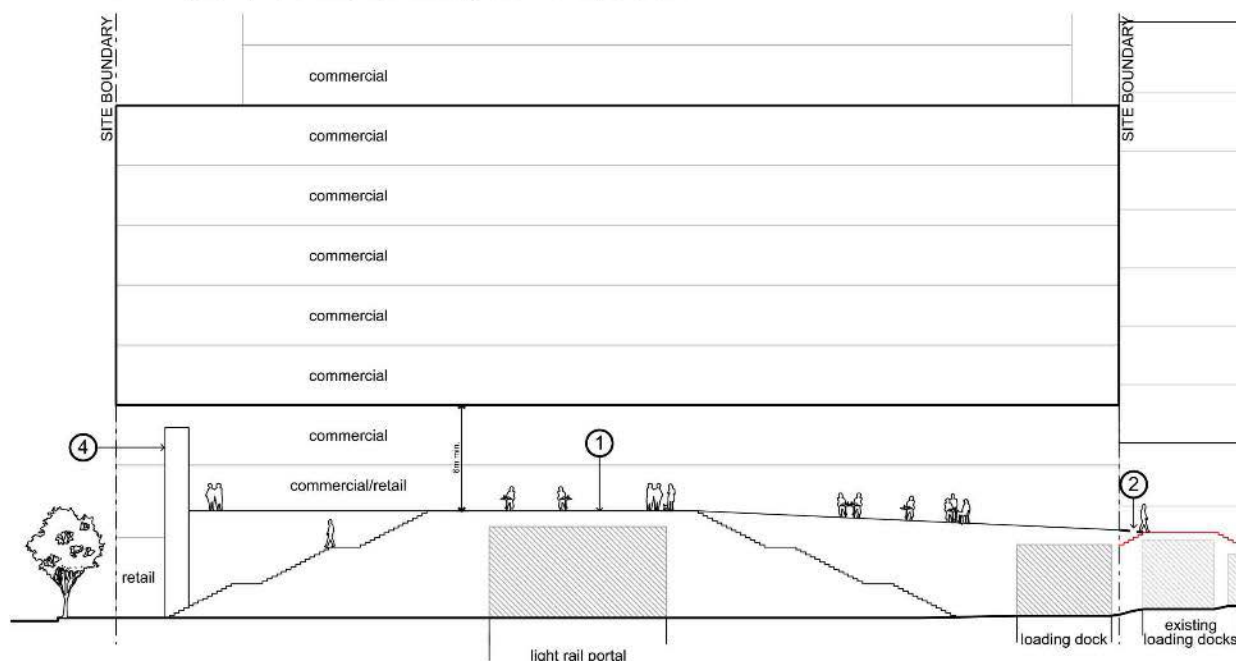
**Edward Street light rail crossing at 60 Union Street –
future integration with 2 Edward Street when redevelopment**

Figure 16A Elevation showing Edward Street light rail crossing at 60 Union Street – interim and future integration with 60 Union Street

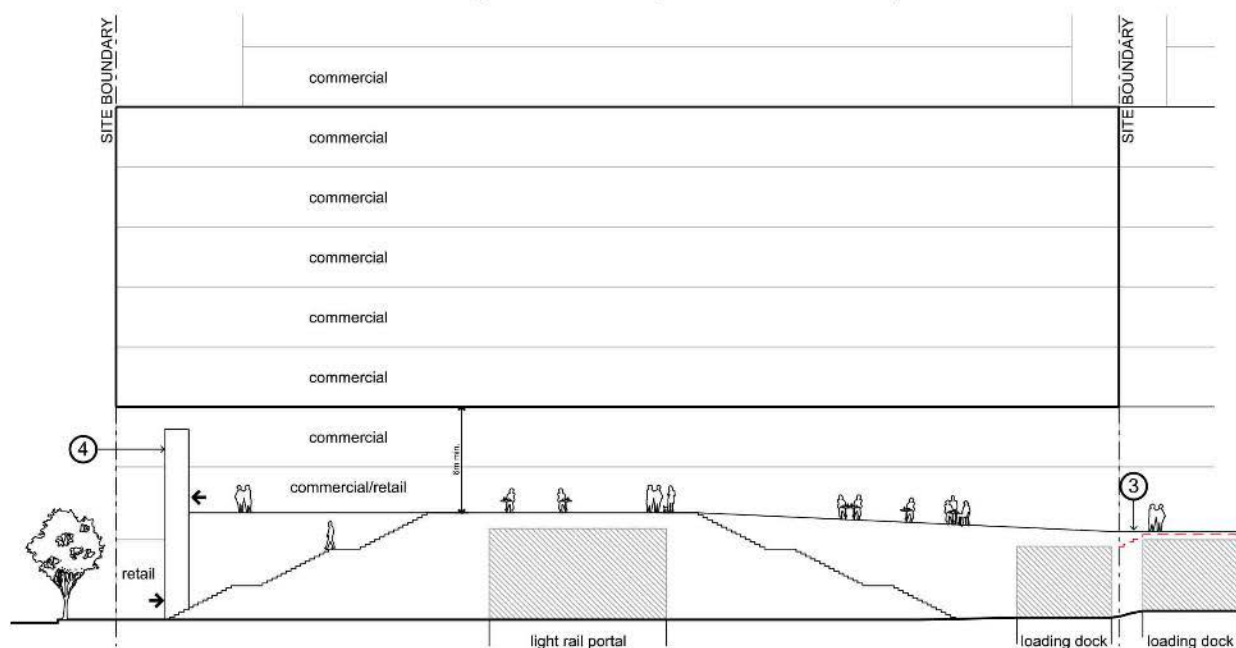
LEGEND

- ① public accessible light rail over bridge (min. min 6m width and fully covered for weather protection), provides a connection for all people from Union Street to Pirrama Road
- ② step ramp provides an interim solution to connect to existing 60 Union Street pedestrian link
- ③ connection future-proofed for integration with redevelopment of 60 Union Street
- ④ new through-lift provides public access from Pirrama Road to light rail over bridge

NOTE: all ramps, stairs, lifts, handrails, etc., are to comply with AS 1428 .1, .2, .3, and .4



**Edward Street light rail crossing at 2 Edward Street –
interim integration with existing 60 Union Street development**



**Edward Street light rail crossing at 2 Edward Street –
future integration with 60 Union Street when redevelopment**

Figure 16B Elevation showing Edward Street light rail crossing at 2 Edward Street – interim and future integration with 60 Union Street

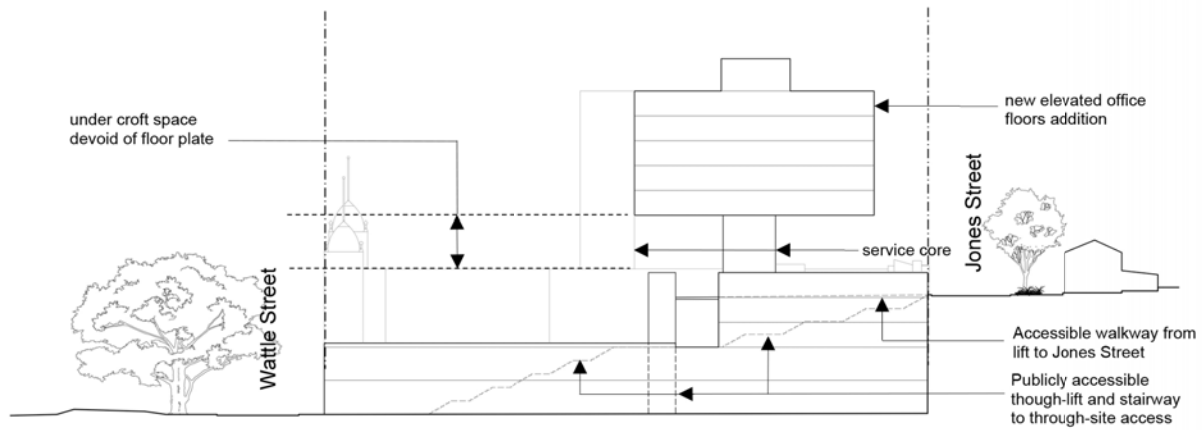


Figure 17A Section of the building arrangement and through-site link at 28-48 Wattle Street Ultimo.



Figure 17B Section of the through-site link at 28-48 Wattle Street Ultimo.

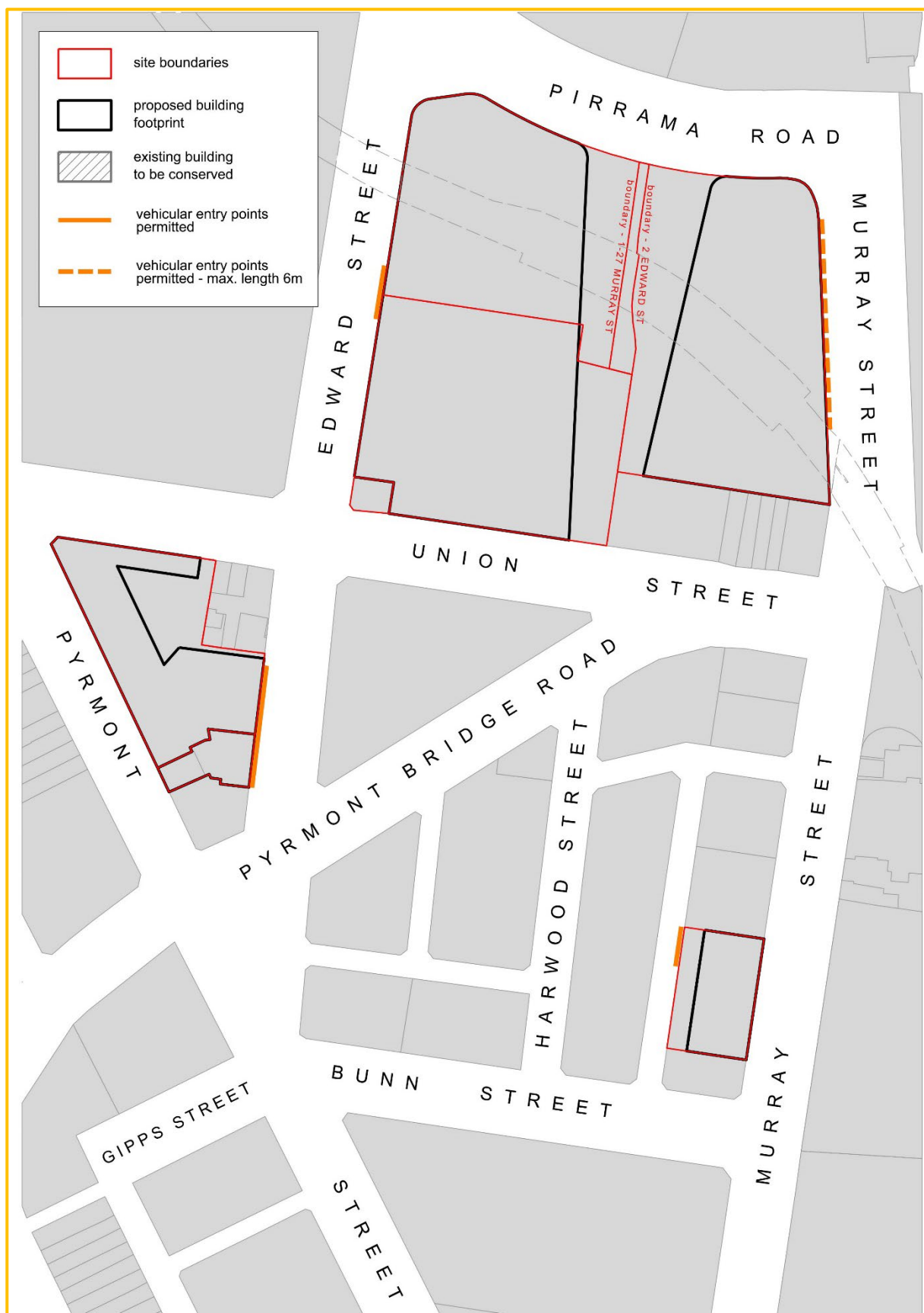


Figure 18 Group A - Metro Station Vehicle Entry Locations Map

[Public exhibition note: Figure 19 Group B - John Street Vehicle Entry Locations Map is provided for public exhibition purposes only, and shows where this draft DCP will amend the *Pedestrian Priority map*.]

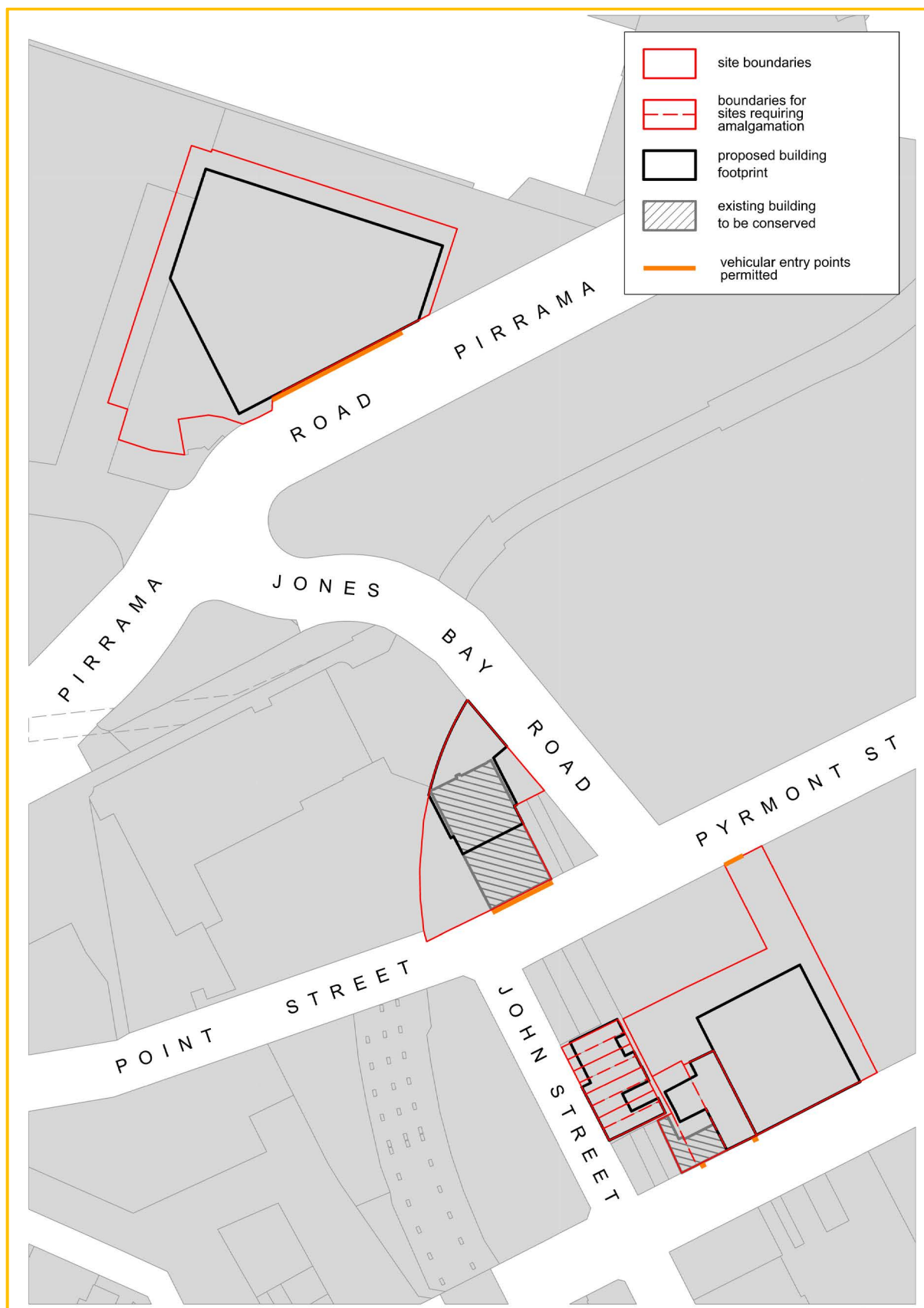


Figure 19 Group B - John Street Vehicle Entry Locations Map

[Public exhibition note: Figure 19 Group B - John Street Vehicle Entry Locations Map is provided for public exhibition purposes only, and shows where this draft DCP will amend the *Pedestrian Priority map*.]

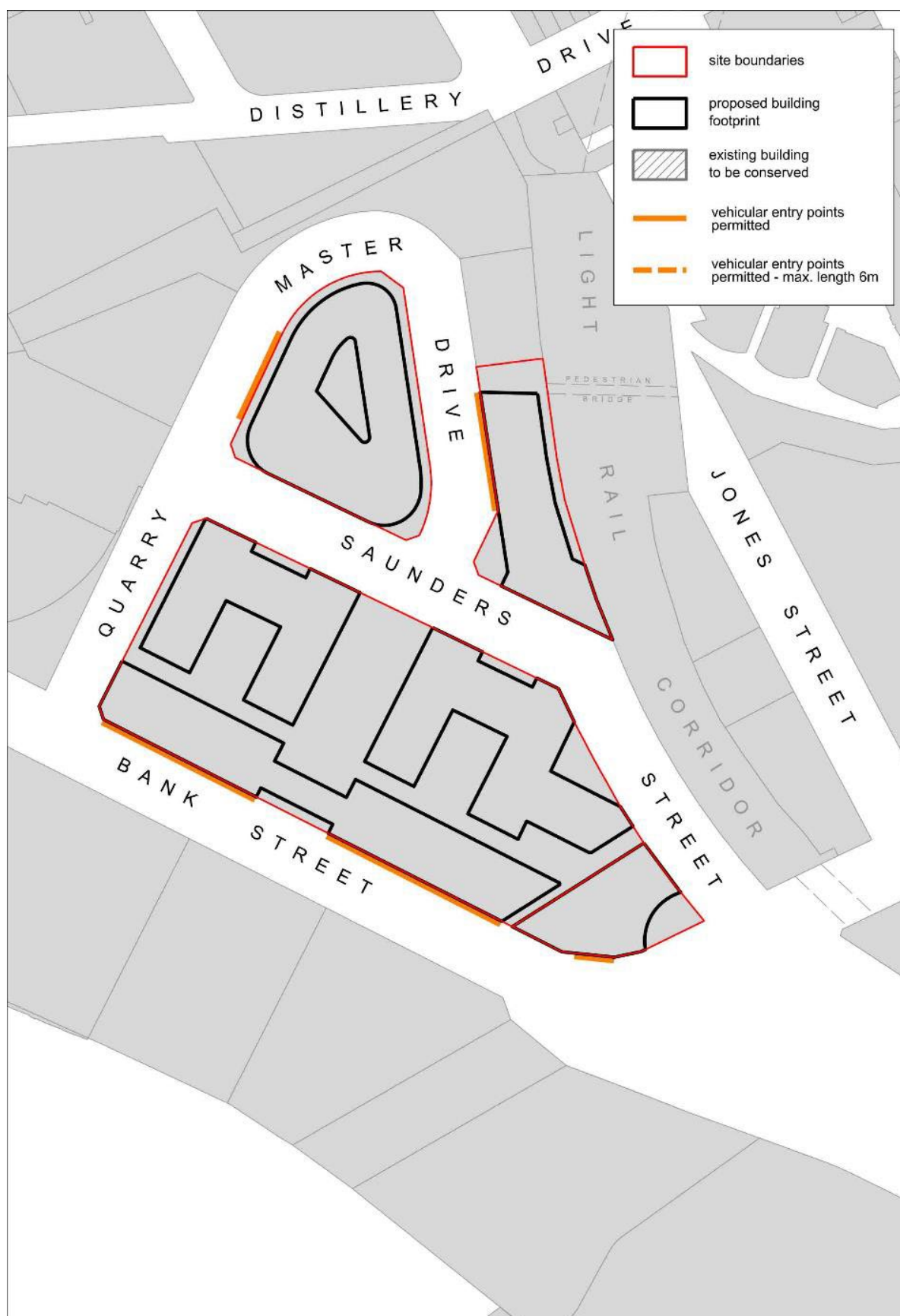


Figure 20 Group C - Saunders Street Vehicle Entry Locations Map

[Public exhibition note: Figure 20 Group C - Saunders Street Vehicle Entry Locations Map is provided for public exhibition purposes only and shows where this draft DCP will amend the Pedestrian Priority map.]

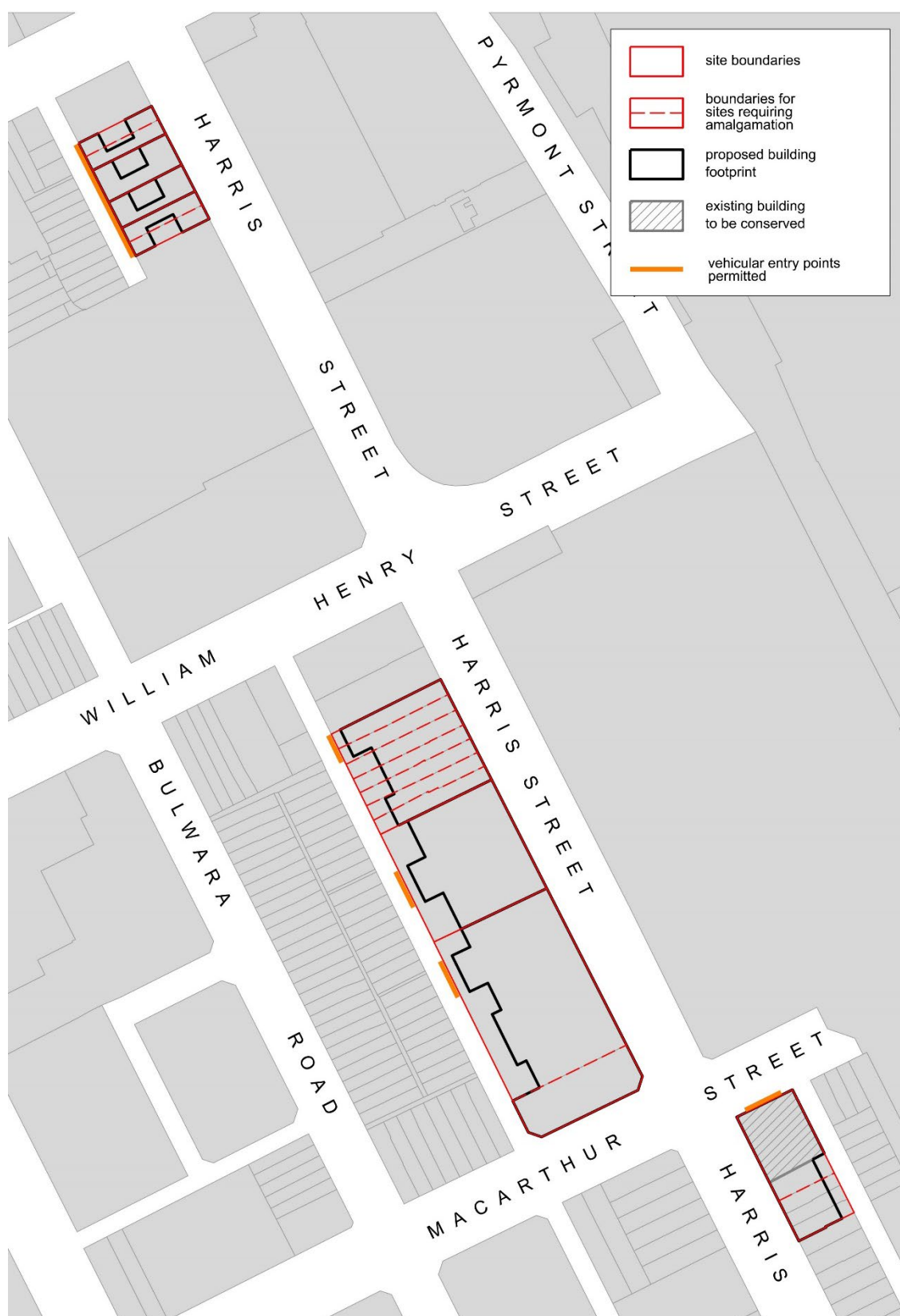


Figure 21 Group D - Harris Street Ultimo Vehicle Entry Locations Map

[Public exhibition note: Figure 21 Group D - Harris Street Ultimo Vehicle Entry Locations Map is provided for public exhibition purposes only and shows where this draft DCP will amend the *Pedestrian Priority map*.]



Figure 22 Group E - Wattle Street Vehicle Entry Locations Map

[Public exhibition note: Figure 22 Group E - Wattle Street Vehicle Entry Locations Map is provided for public exhibition purposes only and shows where this draft DCP will amend the *Pedestrian Priority map*.



Figure 23 Miscellaneous Sites - Vehicle Entry Locations Map

[Public exhibition note: Figure 23 Miscellaneous Sites - Vehicle Entry Locations Map is provided for public exhibition purposes only and shows where this draft DCP will amend the *Pedestrian Priority map*.

5.X.3 Deep soil and landscaping

Objectives

- (a) Ensure appropriate deep soil areas are provided for in new developments.
- (b) Increase tree canopy to limit the impacts of heat and increase amenity and wellbeing.

Provisions

- (1) Unless otherwise identified, new developments are to provide for a minimum 15% Deep Soil zone.
- (2) Development is to provide areas of deep soil in accordance with Figures 24 to 29.
- (3) Despite 5.X.3(2) where 13A-29 Union Street Pyrmont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, development is to areas of deep soil in accordance with Figure 75.
- (4) Street tree plantings to be provided in accordance with the City of Sydney Street Tree Planting Masterplan.

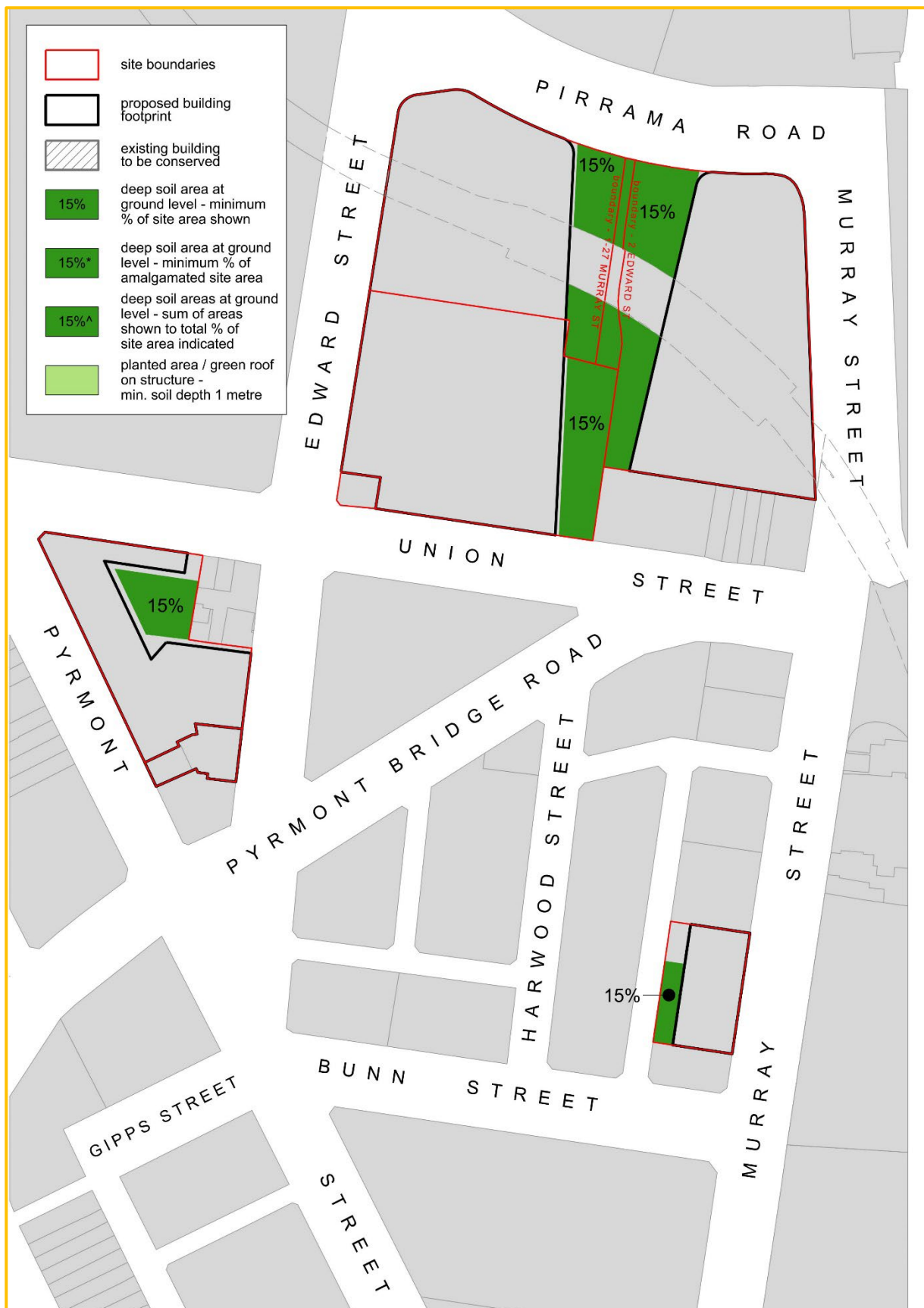


Figure 24 Group A - Metro Station - Deep Soil Areas Map

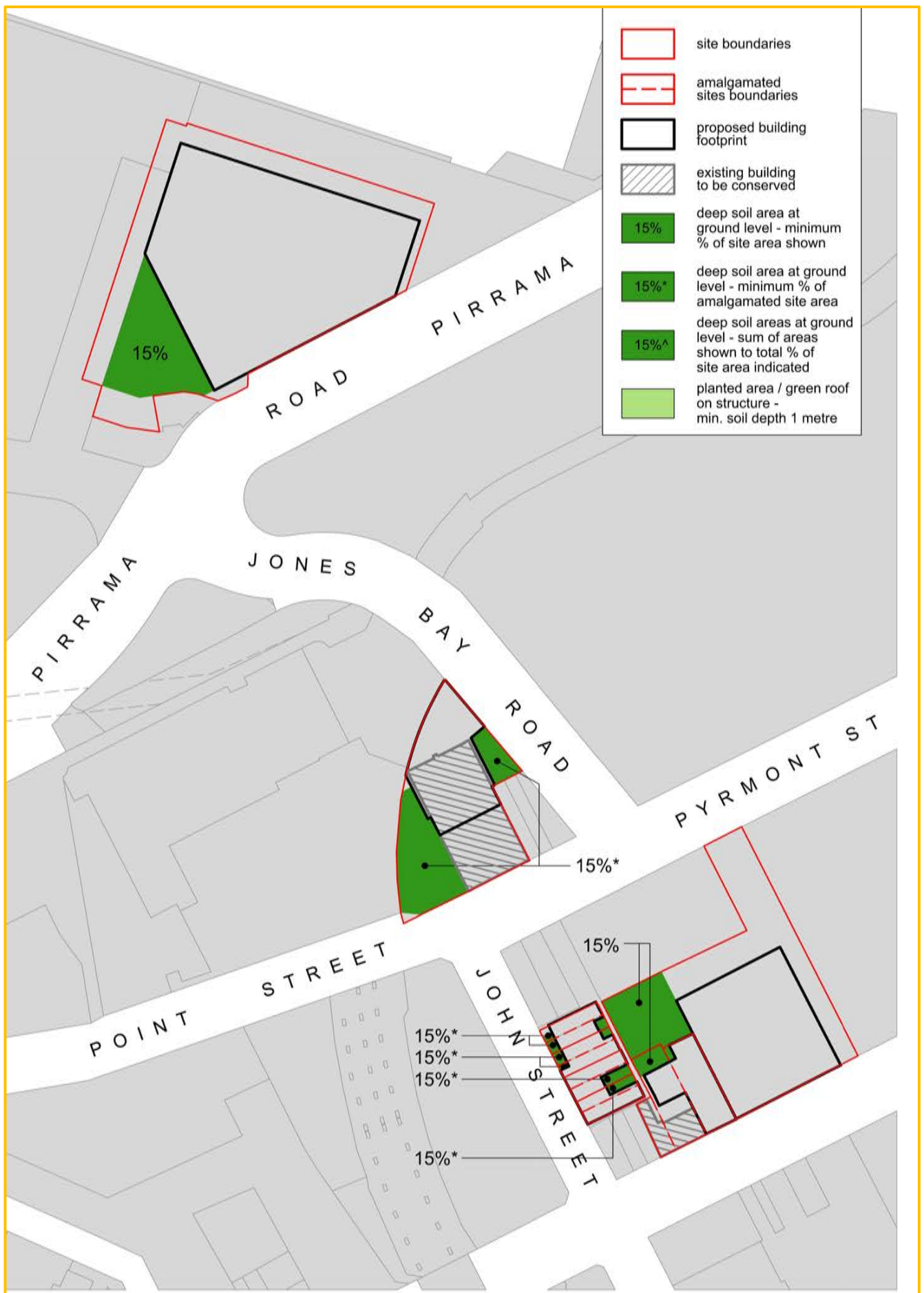


Figure 25 Group B - John Street - Deep Soil Areas Map

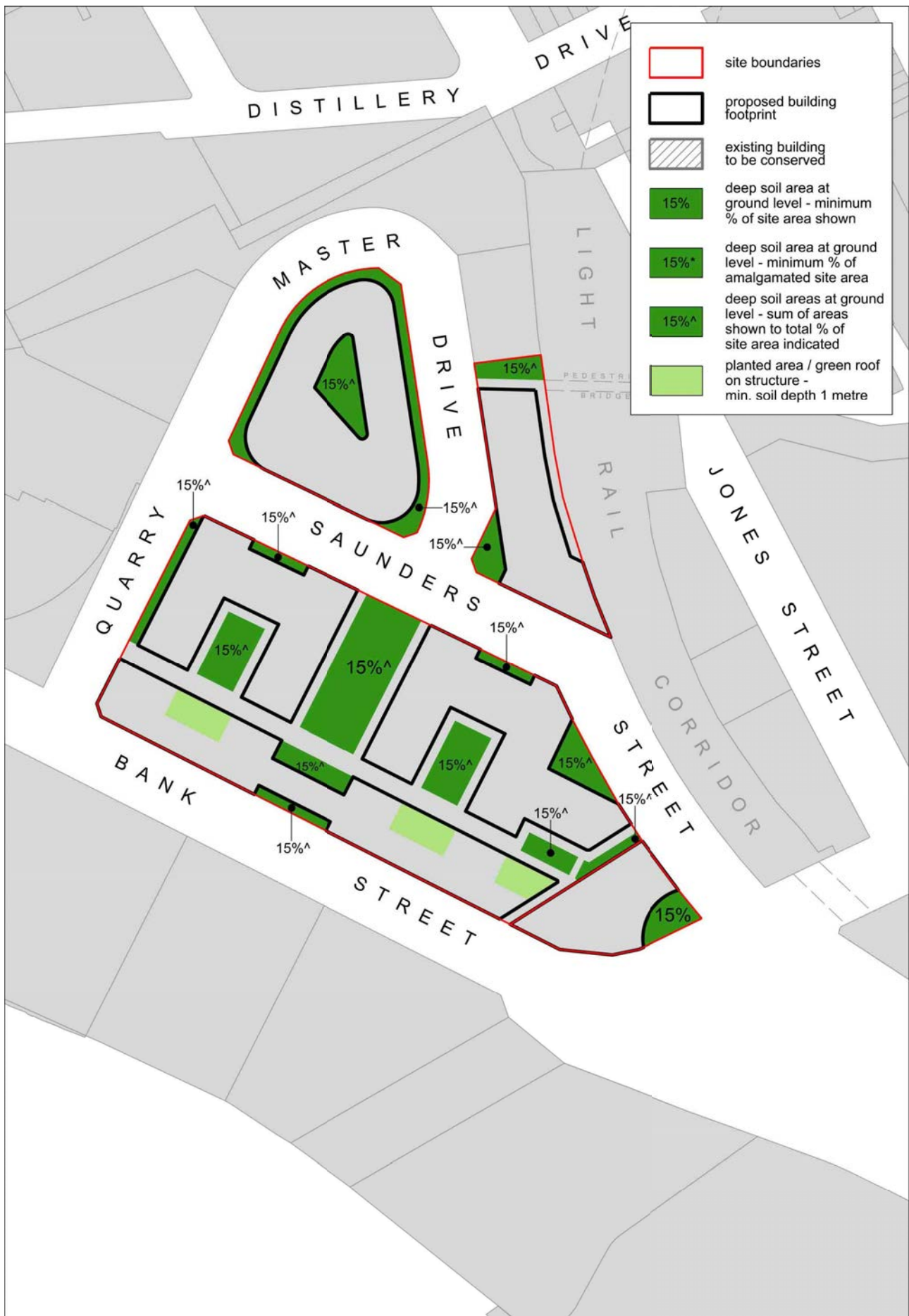


Figure 26 Group C - Saunders Street - Deep Soil Areas Map



Figure 27 Group D - Harris Street Ultimo - Deep Soil Areas Map

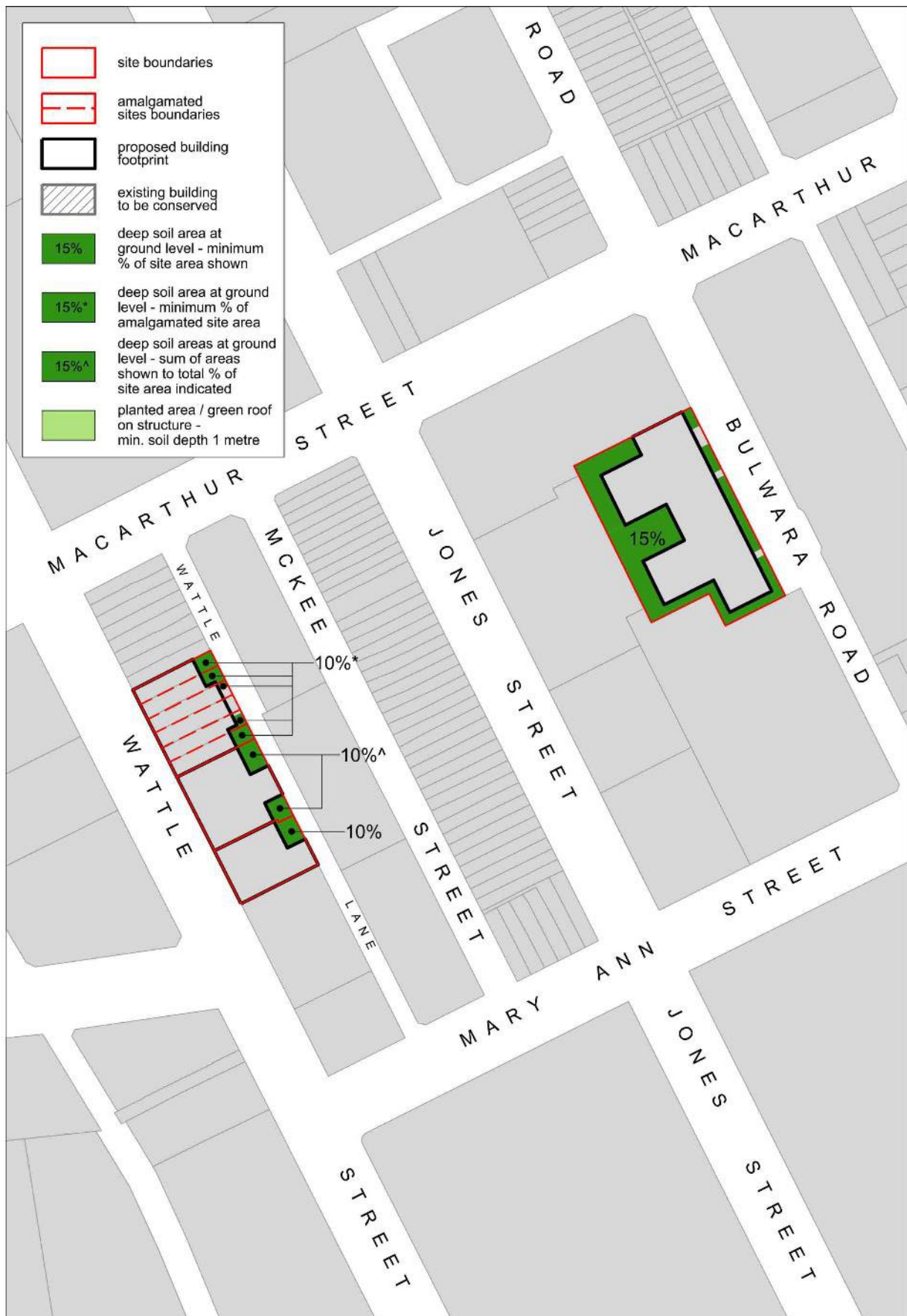


Figure 28 Group E - Wattle Street - Deep Soil Areas Map



Figure 29 Miscellaneous Sites - Deep Soil Areas Map

5.X.4 Building form, setbacks, layout and design

Objectives

- (a) Incentivise provision of employment floor space in well located areas.
- (b) Ensure a high level of amenity to streets, parks and public spaces with sunlight and a comfortable and safe wind environment.
- (c) Establish appropriate street wall heights and horizontal articulation.
- (d) Ensure setbacks are provided to transition to nearby heritage items and heritage conservation areas.
- (e) Provision of flexible and adaptable spaces for diverse businesses and other non-residential activities.
- (f) Ensure existing parks and open space are protected from excessive overshadowing from new development.
- (g) Ensure the amenity of future residents is protected through appropriate design controls.
- (h) Locate uses more capable of absorbing noise closer to noise generating activities.

Provisions

- (1) Where development does not utilise incentive building heights available under clause 6.60B of Sydney LEP 2012 the maximum height in storeys of development is to be in accordance with Figures 30 to 35
- (2) Where development does not utilise incentive building heights available under clause 6.60B of Sydney LEP 2012 upper level setbacks are to be provided in accordance with Figures 36 to 41.
- (3) Where upper level setbacks are not identified in (2), buildings are to present a consistent street wall, with no upper level setback to the street frontage.
- (4) Where development utilises incentive building heights or FSR available under clause 6.60B of Sydney LEP 2012 maximum height in storeys are to be in accordance with Figure 42 to 44 Alternative Height in Storeys.
- (5) Where development utilises incentive building heights or FSR available under clause 6.60B of Sydney LEP 2012 upper level setback to the street frontage are to be in accordance with Figures 45 to 46 Alternative Upper Level Setbacks.
- (6) Buildings are to preserve view corridors in accordance with Figures 427 to 4651.
- (7) Street cross sections, including building depth and arrangement of internal spaces to attenuate noise, are to be generally in accordance with Figures 4752 to 4954.
- (8) Buildings elevations are to be generally in accordance with Figures 505 to 546.
- (9) Further to (1), (2) and (57), building layouts may be varied through the competitive design process required for each site provided the building layout demonstrates better amenity for the development, neighbouring developments and the public domain.
- (10) Sun shading devices to glazing on walls at the street alignment are permitted to project up to 0.6 metres beyond the building line subject to any required approval under the Roads Act 1997.

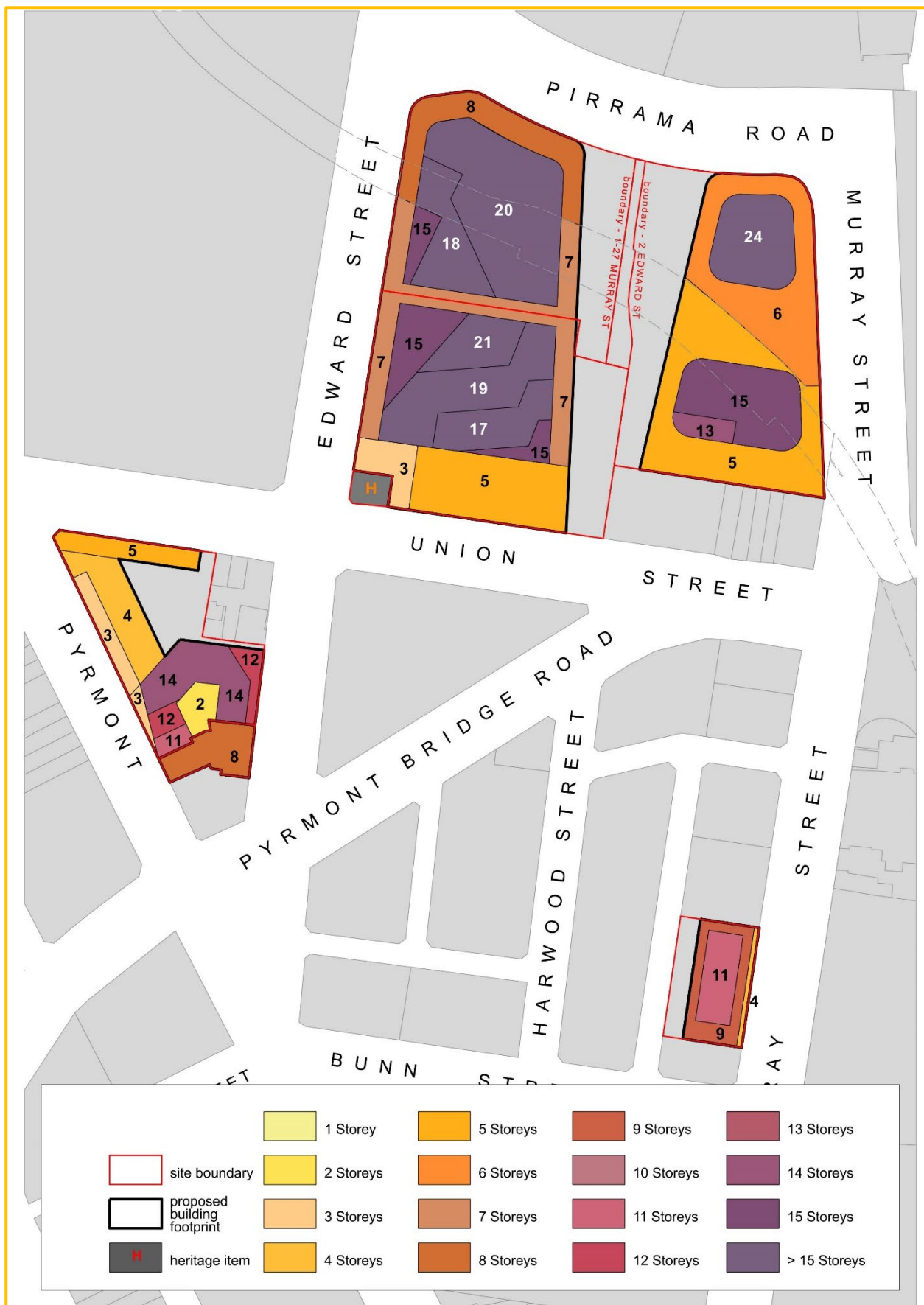


Figure 30 Group A - Metro Station - Height in Storeys Map

[Public exhibition note: Figure 31 Group B - John Street - Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Height in Storeys map*.]

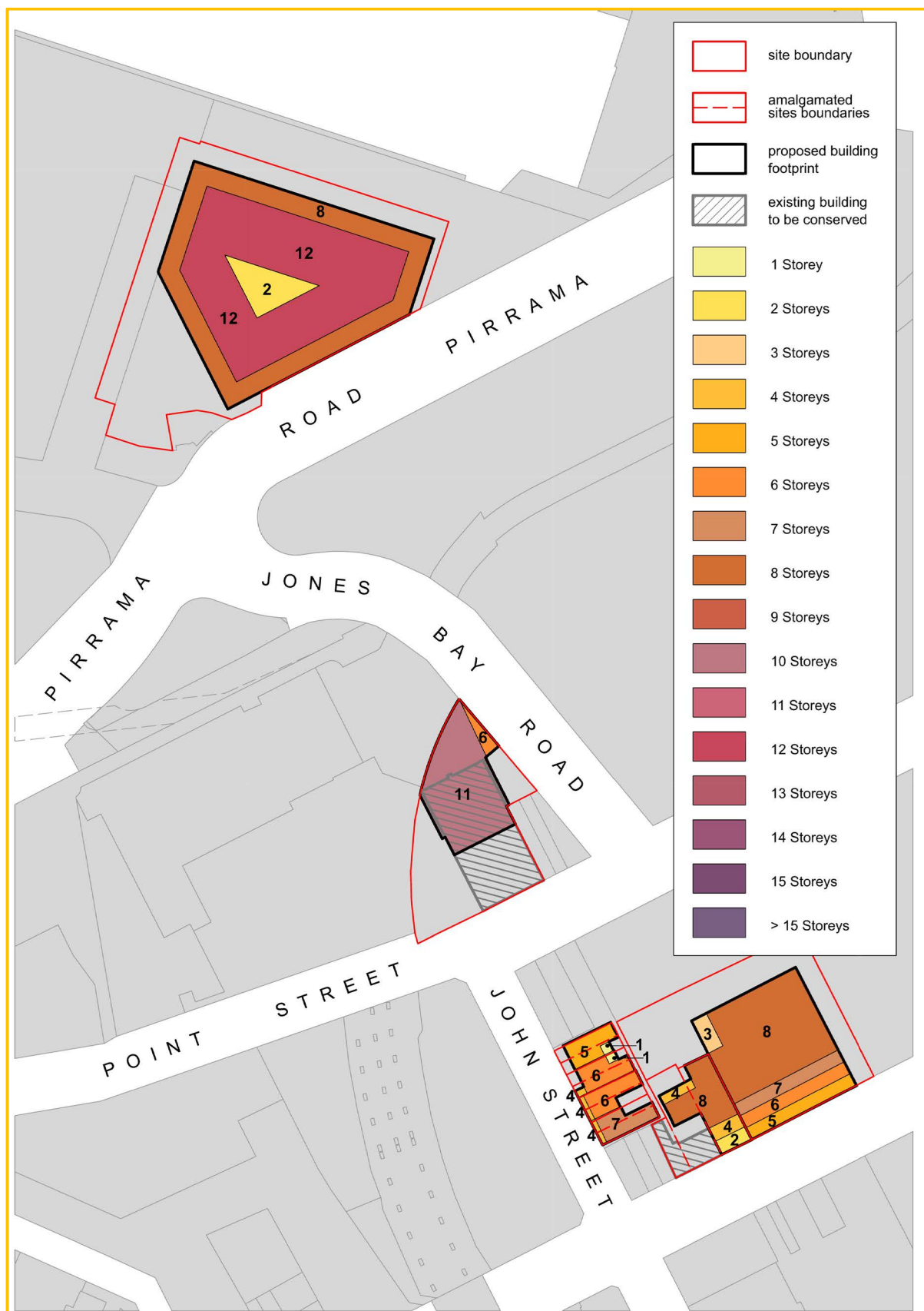


Figure 31 Group B - John Street - Height in Storeys Map

[Public exhibition note: Figure 31 Group B - John Street - Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Height in Storeys map*.]

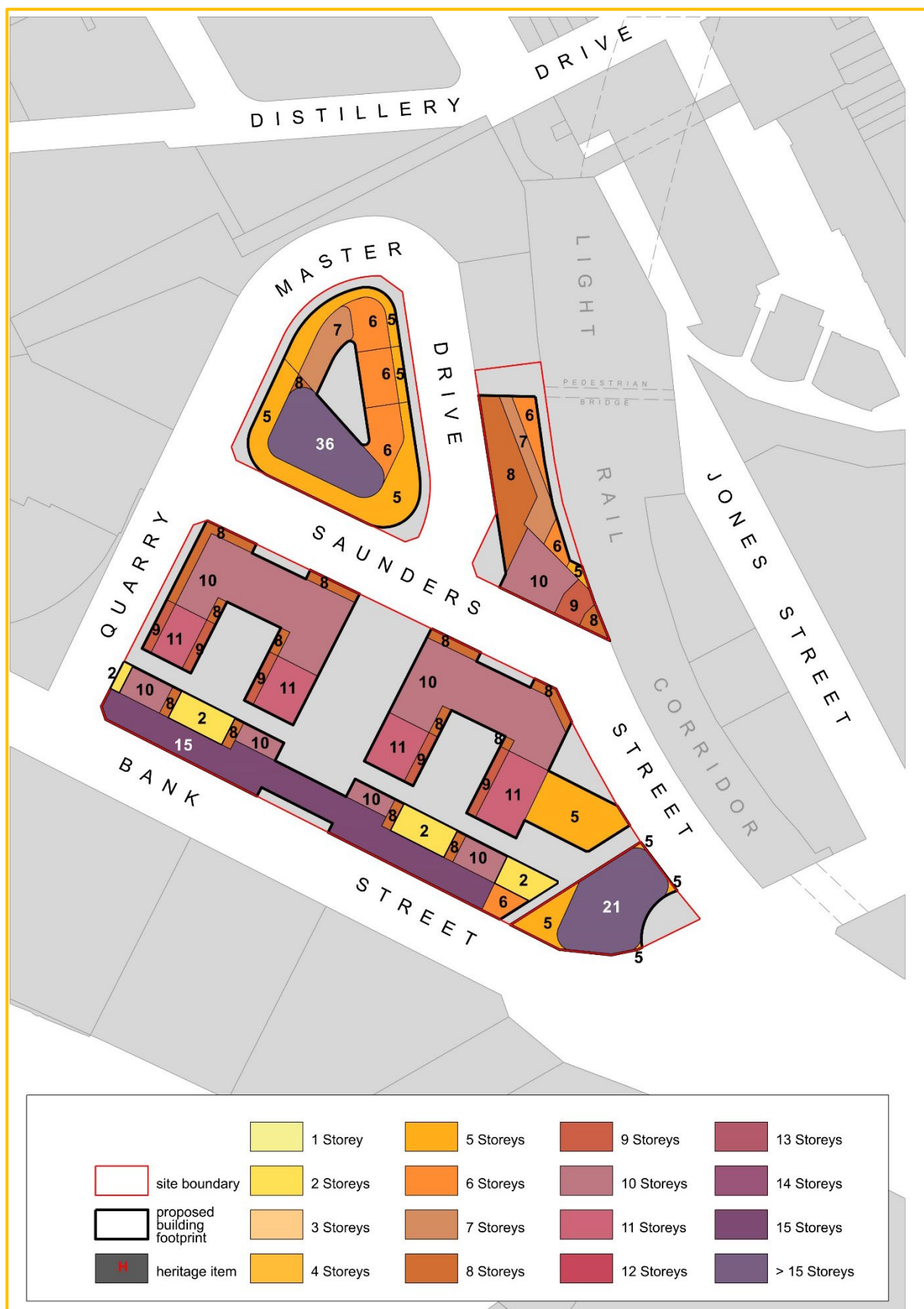


Figure 32 Group C - Saunders Street - Height in Storeys Map

[Public exhibition note: Figure 32 Group C - Saunders Street - Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Height in Storeys map*.]

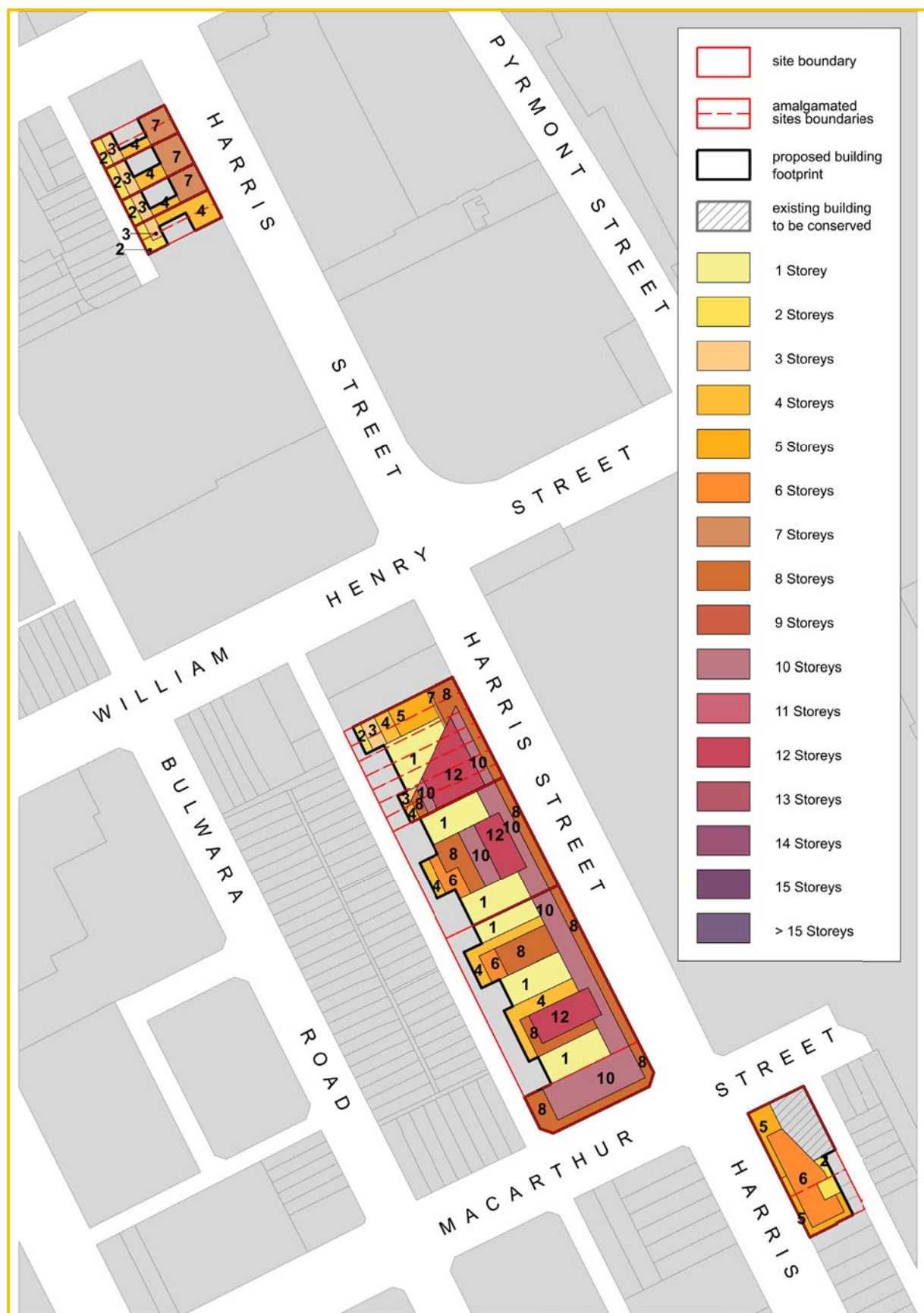


Figure 33 Group D - Harris Street Ultimo - Height in Storeys Map

[Public exhibition note: Figure 33 Group D - Harris Street Ultimo - Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Building Height in Storeys map.]



Figure 34 Group E - Wattle Street - Height in Storeys Map

[Public exhibition note: Figure 34 Group E - Wattle Street - Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Height in Storeys map*.]



Figure 35 Miscellaneous Sites Height in Storeys Map

[Public exhibition note: Figure 35 Miscellaneous Sites Height in Storeys Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Height in Storeys map*.]

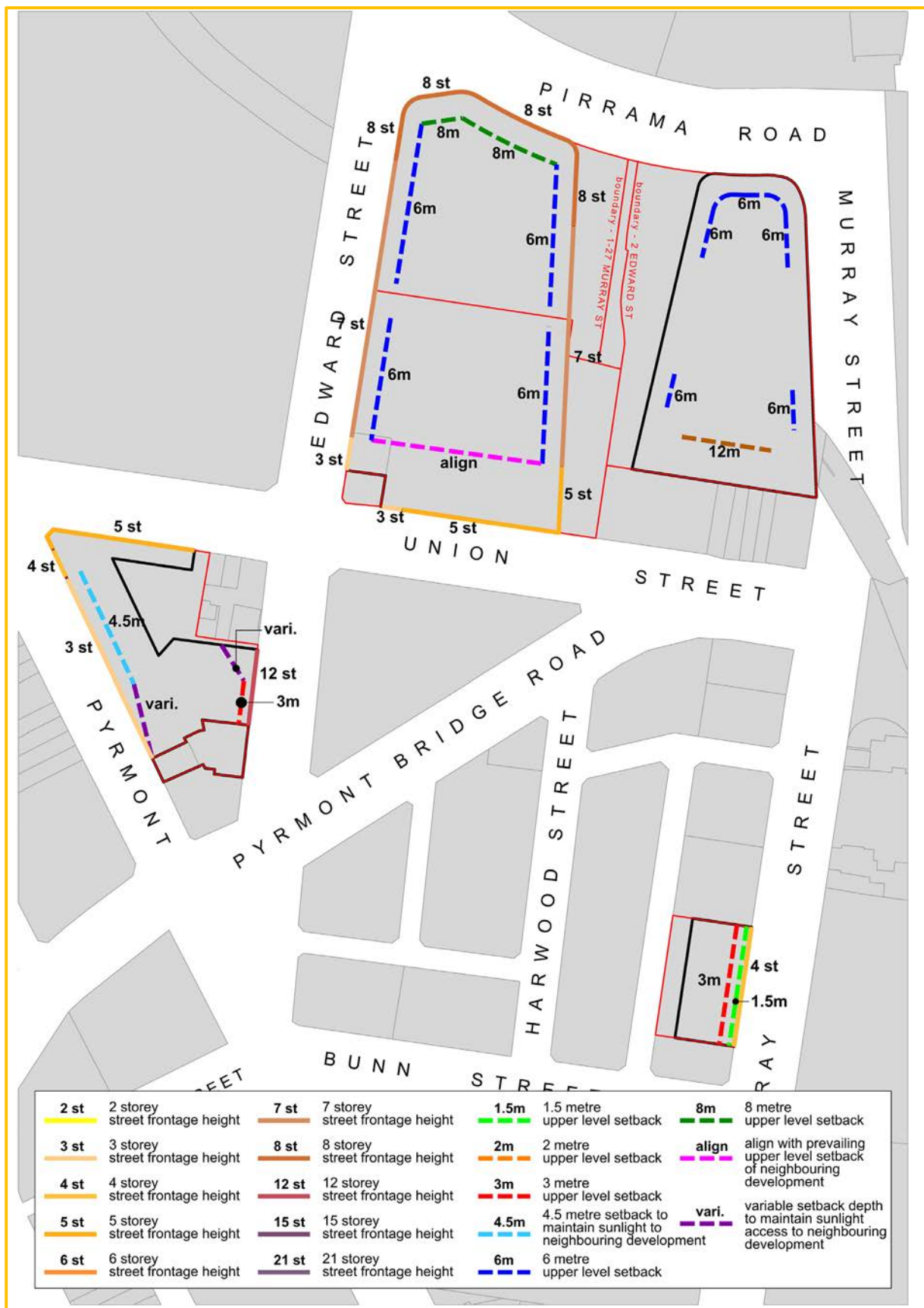


Figure 36 Group A - Metro Station Upper Level Setbacks Map

[Public exhibition note: Figure 37 Group B - John Street - Upper Level Setbacks is provided for public exhibition purposes only, and shows sites where this draft DCP will amend the *Building Setback and Alignment map* and *Building Street Frontage Height in Storeys map*.]

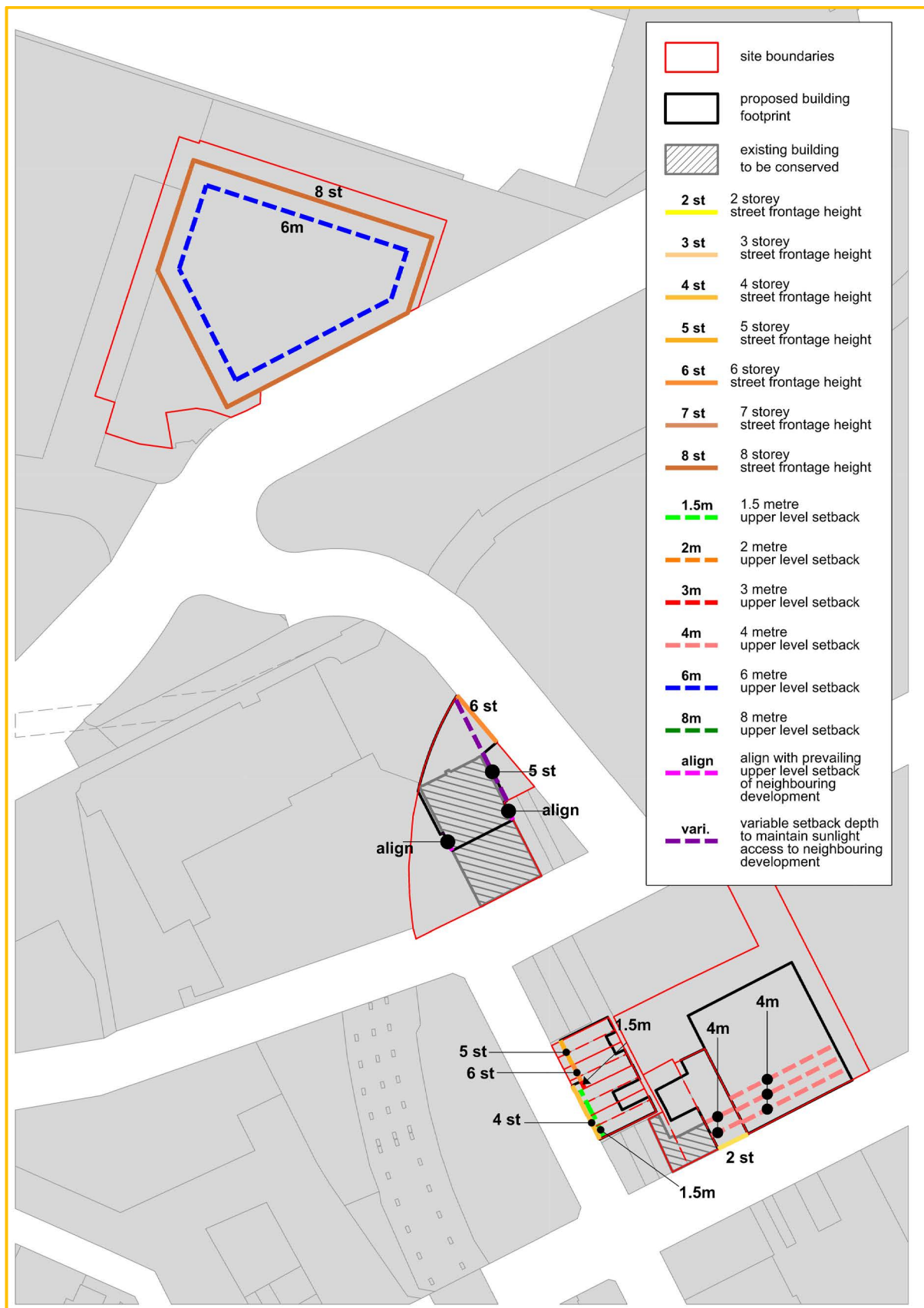


Figure 37 Group B - John Street - Upper Level Setbacks Map

[Public exhibition note: Figure 37 Group B - John Street - Upper Level Setbacks is provided for public exhibition purposes only, and shows sites where this draft DCP will amend the *Building Setback and Alignment map* and *Building Street Frontage Height in Storeys map*.]

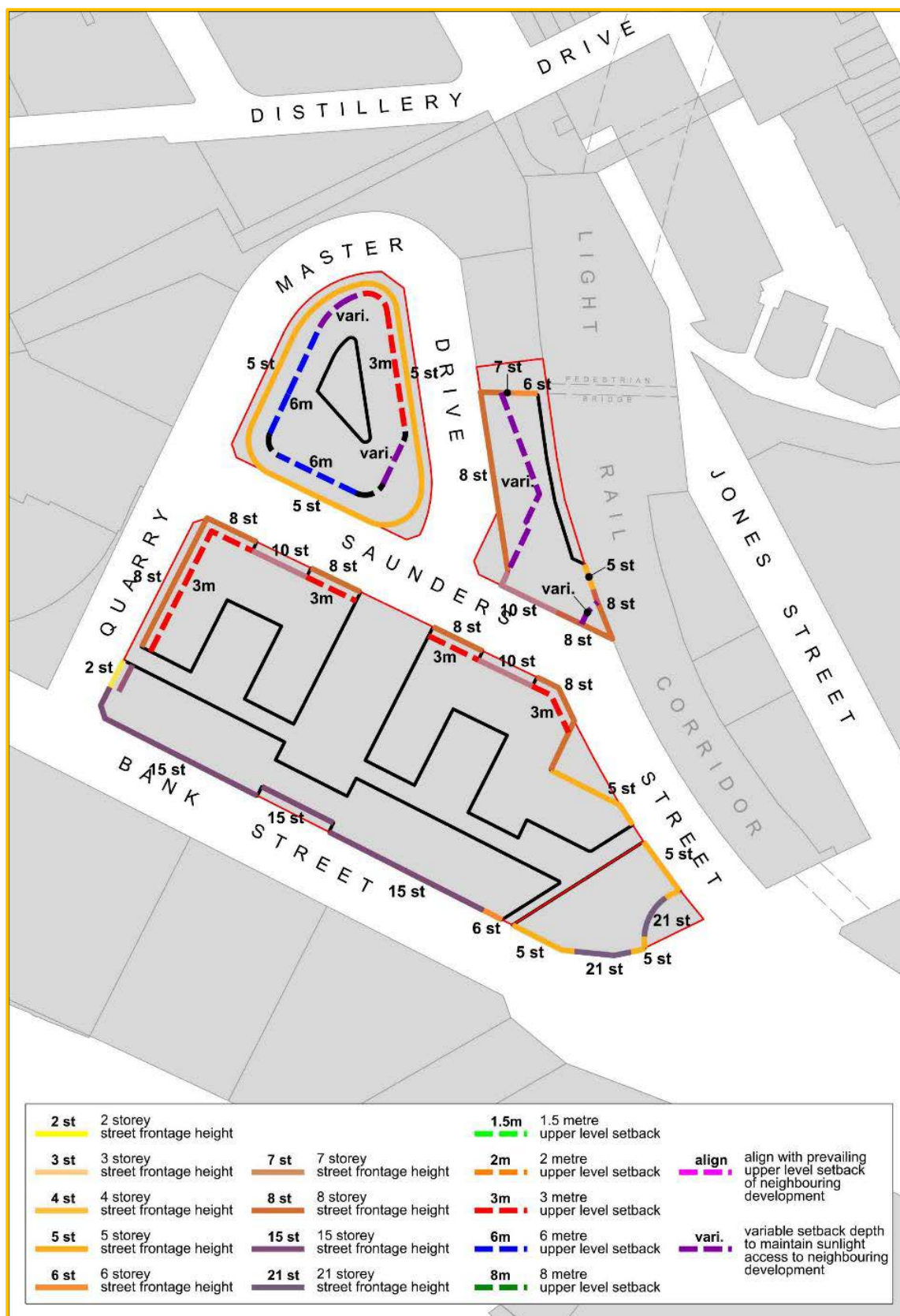


Figure 38 Group C - Saunders Street - Upper Level Setbacks Map

[Public exhibition note: Figure 38 Group C - Saunders Street - Upper Level Setbacks Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Building Setback and Alignment map* and *Building Street Frontage Height in Storeys map*.]

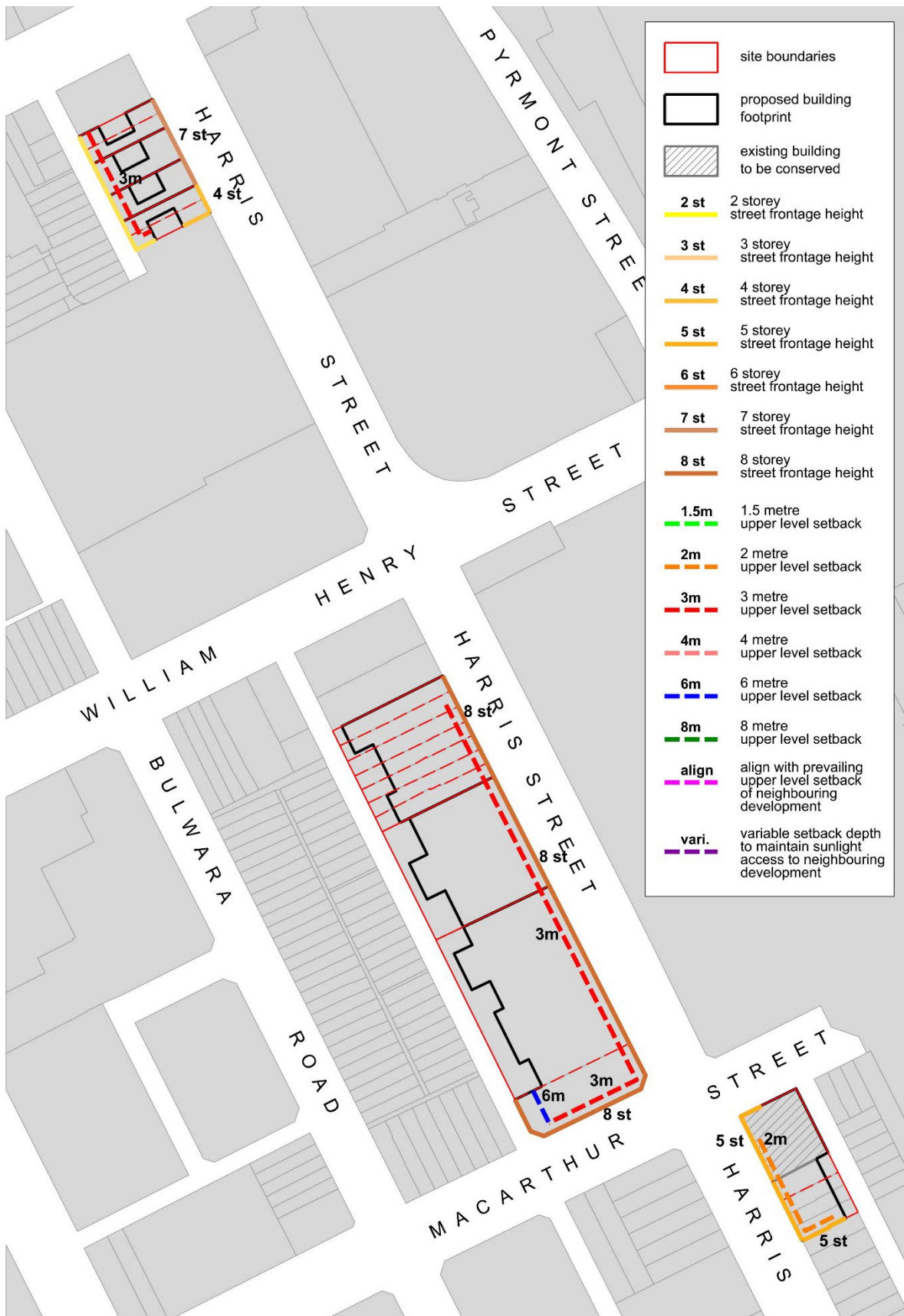


Figure 39 Group D - Harris Street Ultimo - Upper Level Setbacks Map

[Public exhibition note: Figure 39 Group D - Harris Street Ultimo - Upper Level Setbacks Map is provided for public exhibition purposes only, and shows sites where this draft DCP will amend the Building Setback and Alignment map and Building Street Frontage Height in Storeys map.]

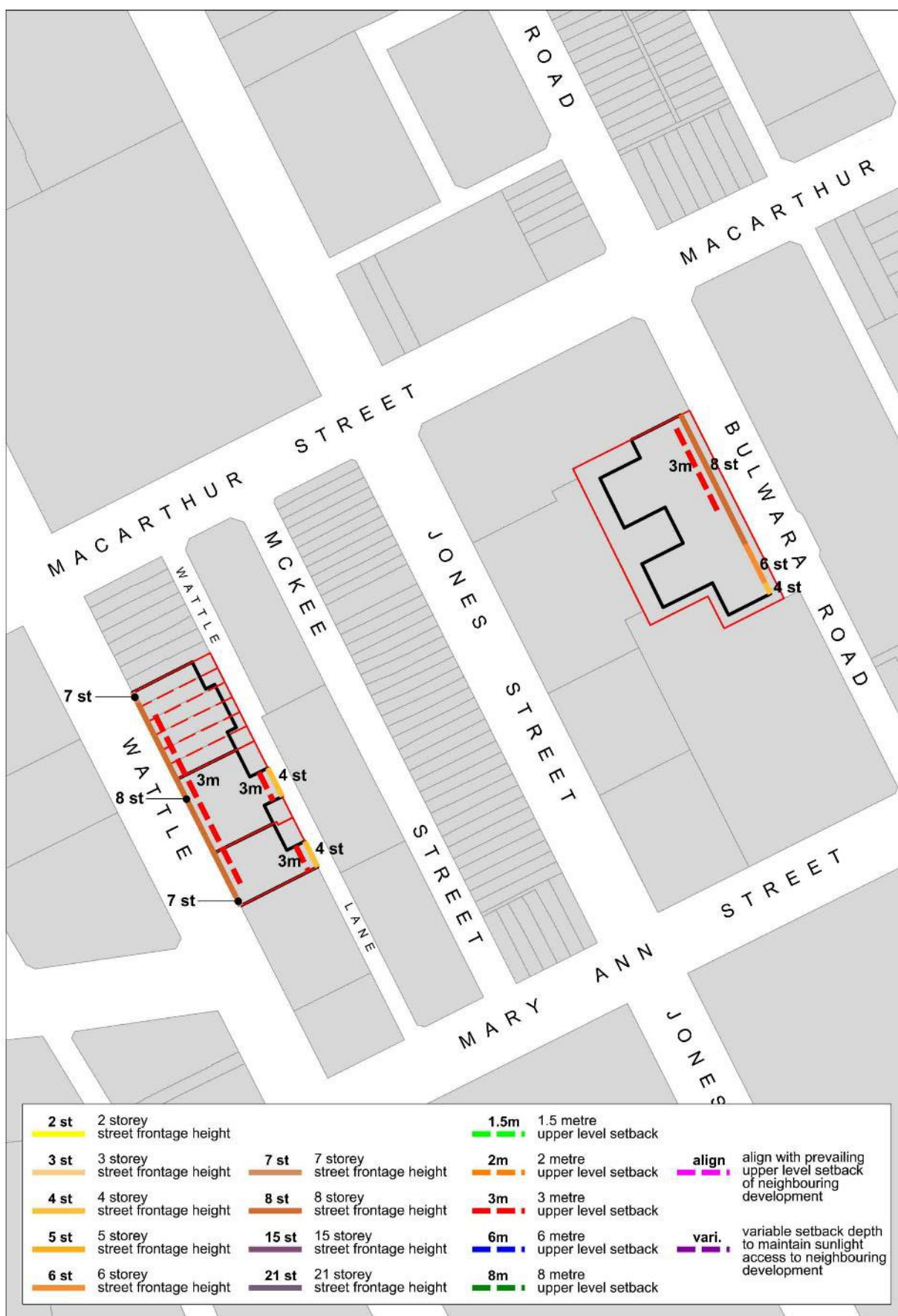


Figure 40 Group E - Wattle Street - Upper Level Setbacks Map

[Public exhibition note: Figure 40 Group E - Wattle Street - Upper Level Setbacks is provided for public exhibition purposes only, and shows sites where this draft DCP will amend the *Building Setback and Alignment map* and *Building Street Frontage Height in Storeys map*.]

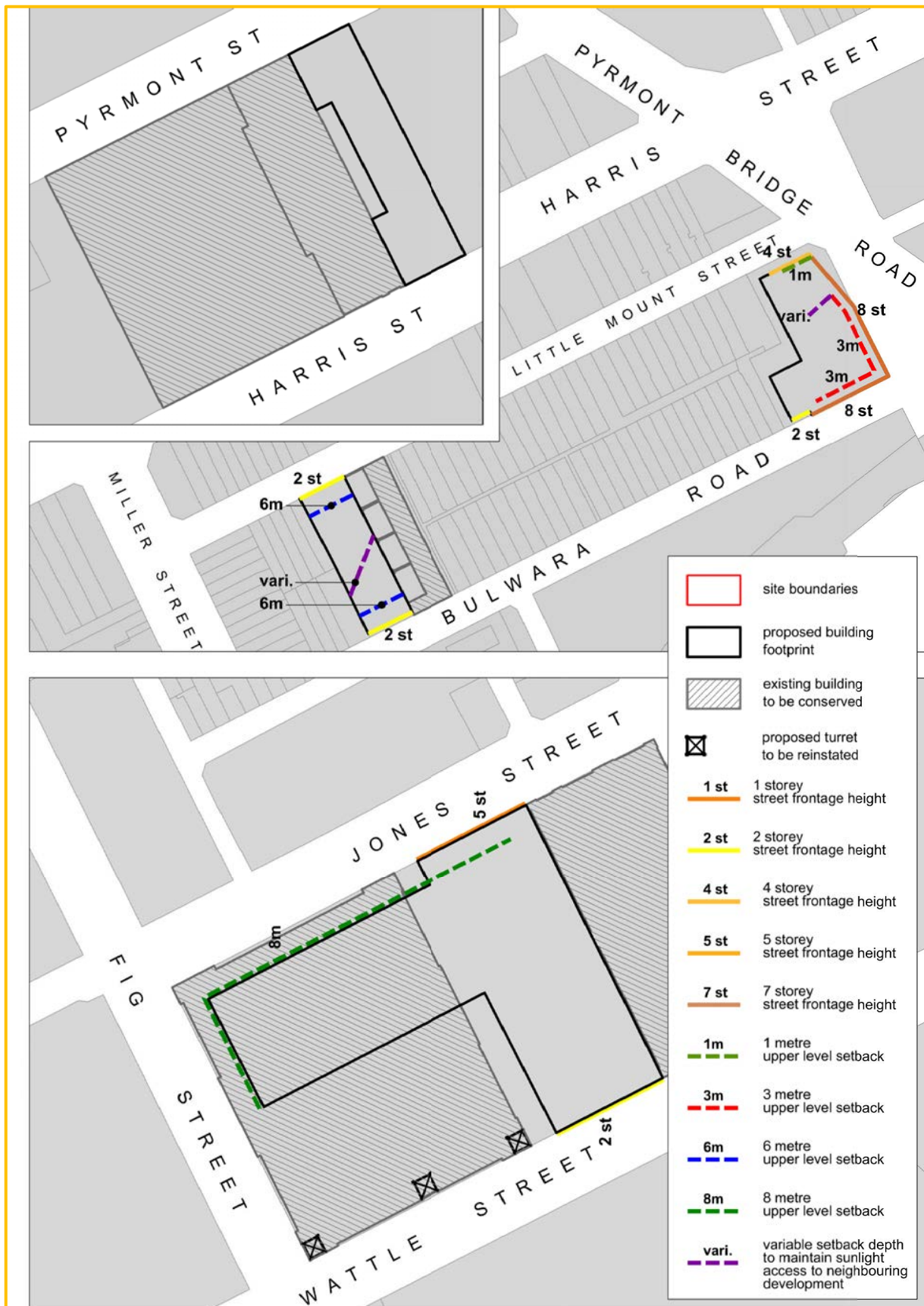


Figure 41 Miscellaneous Sites - Upper Level Setbacks Map

[Public exhibition note: Figure 41 Miscellaneous Sites - Upper Level Setbacks Map is provided for public exhibition purposes only, and shows sites where this draft DCP will amend the *Building Setback and Alignment map* and *Building Street Frontage Height in Storeys map*.]

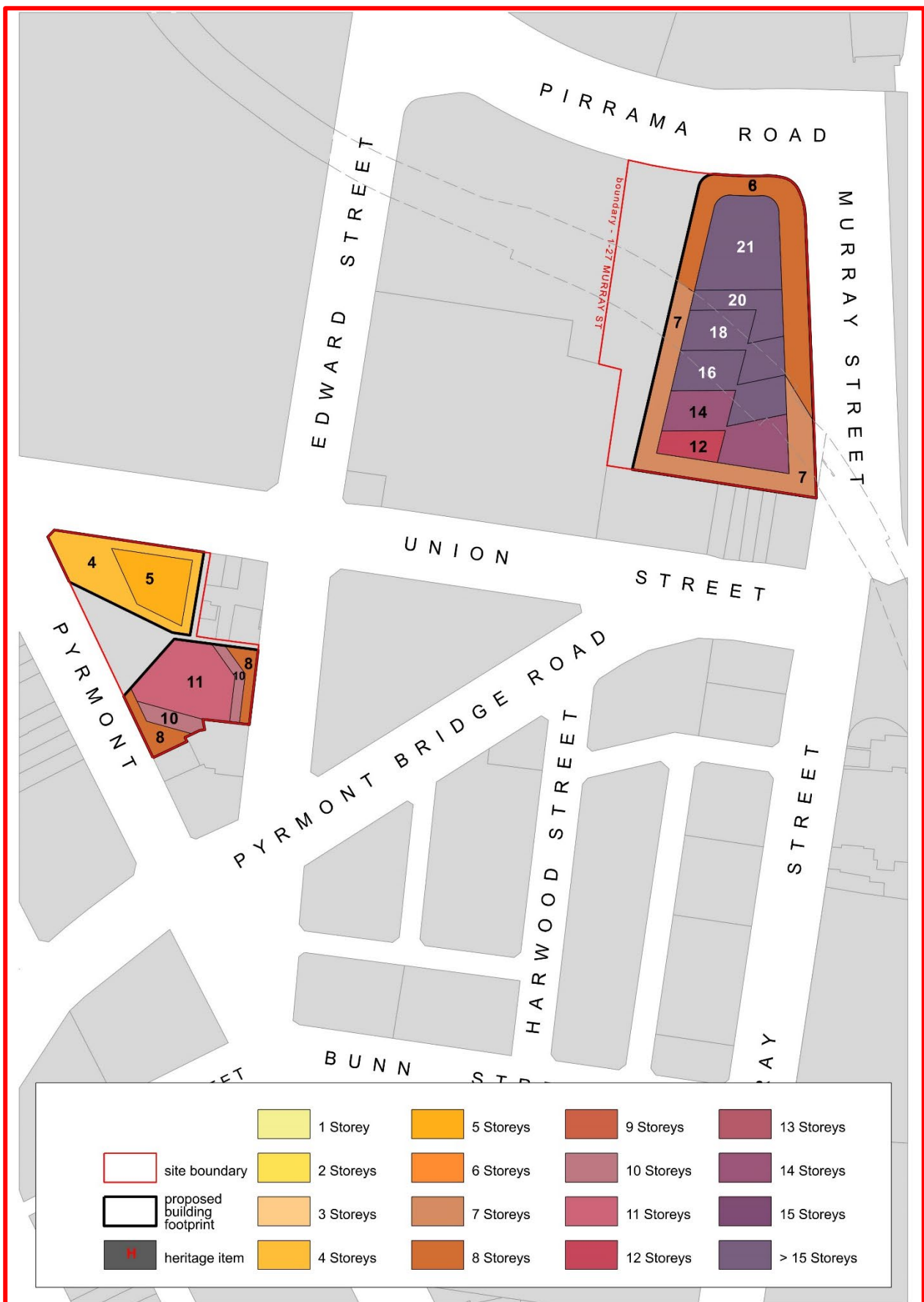


Figure 42 Group A - Metro Station – Alternative Height in Storeys Map



Figure 43 Group D – Harris Street Ultimo – Alternative Height in Storeys Map

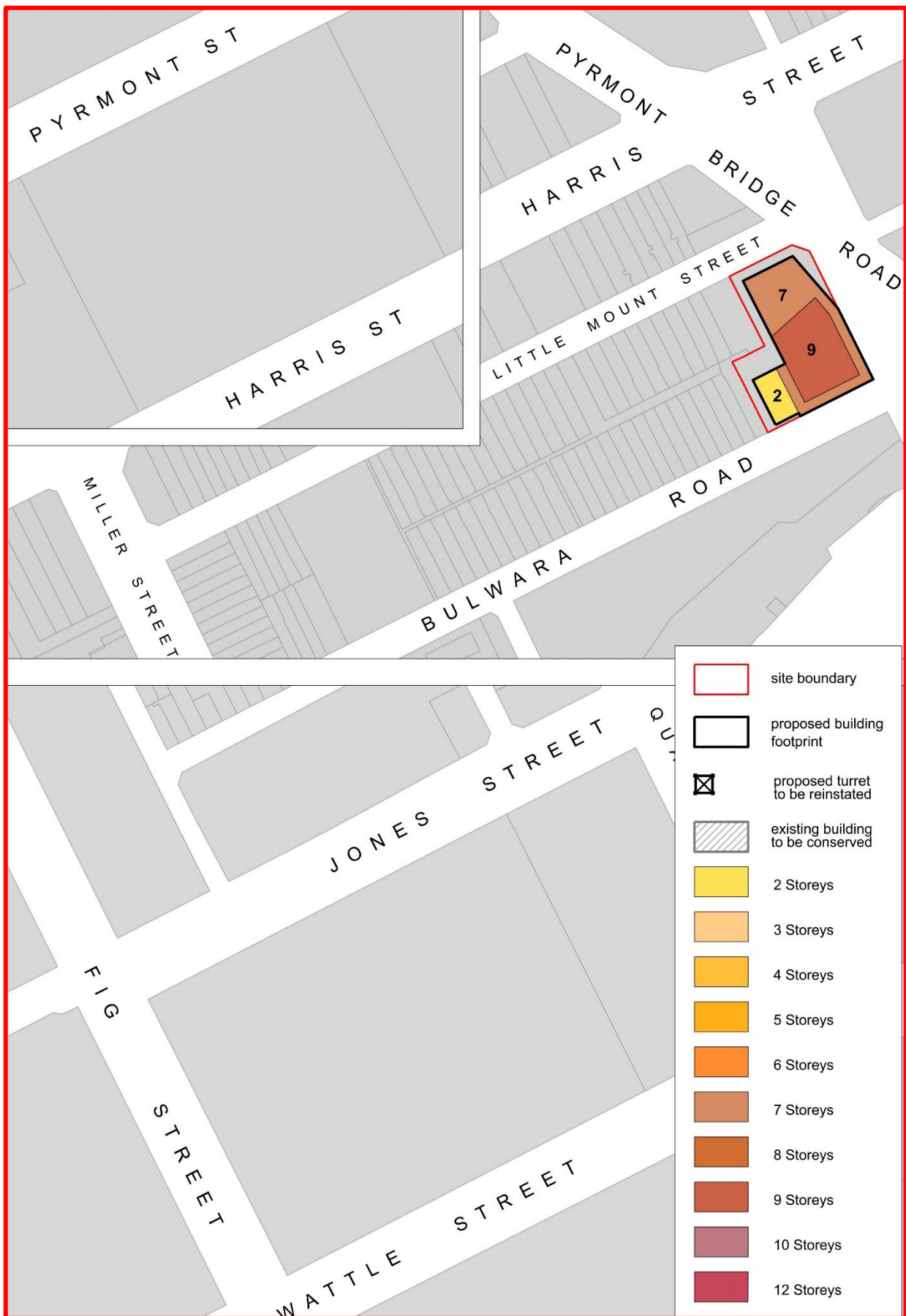


Figure 44 Miscellaneous Sites – Alternative Height in Storeys Map

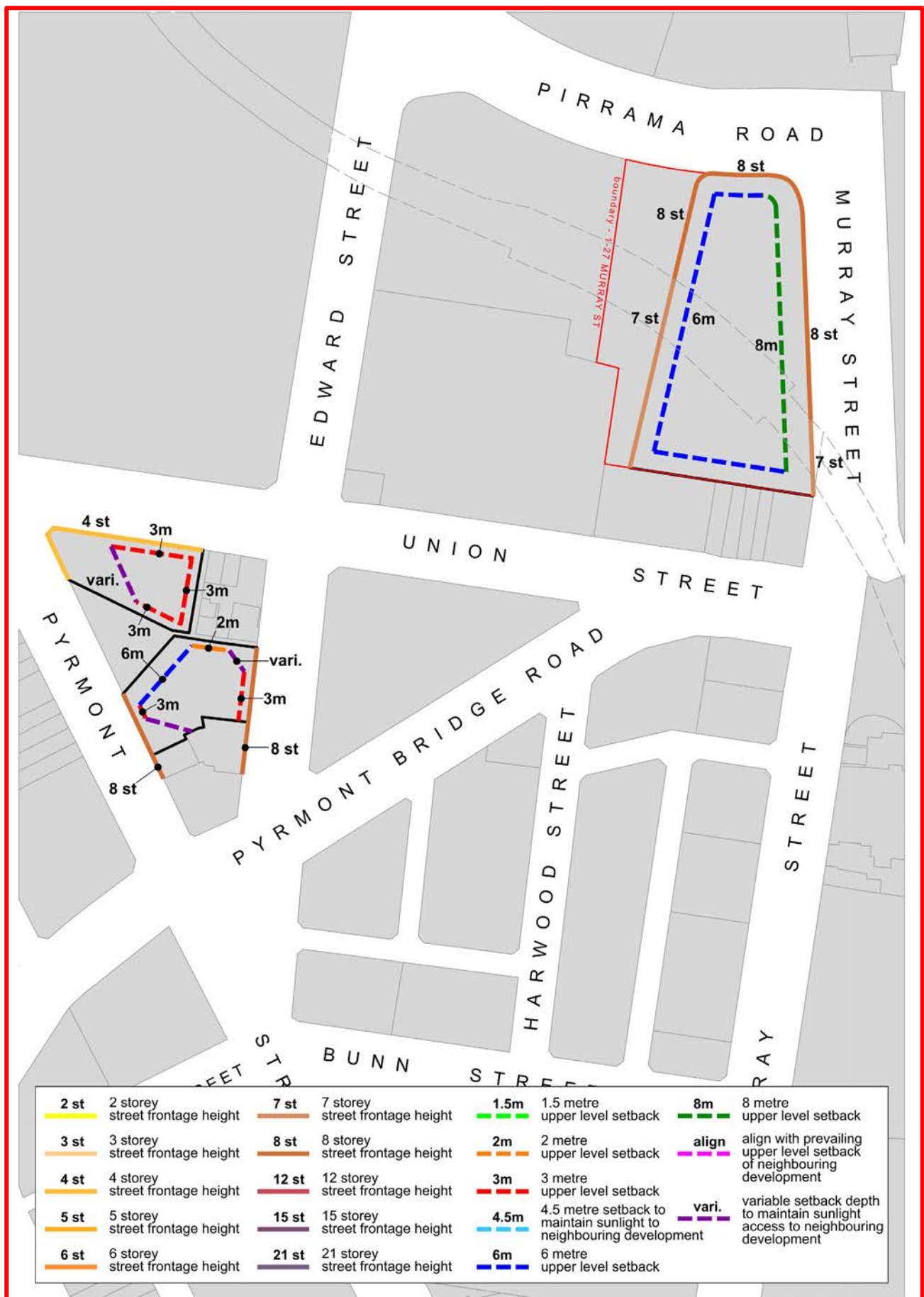


Figure 45 Group A Metro Area - Alternative Upper Level Setbacks

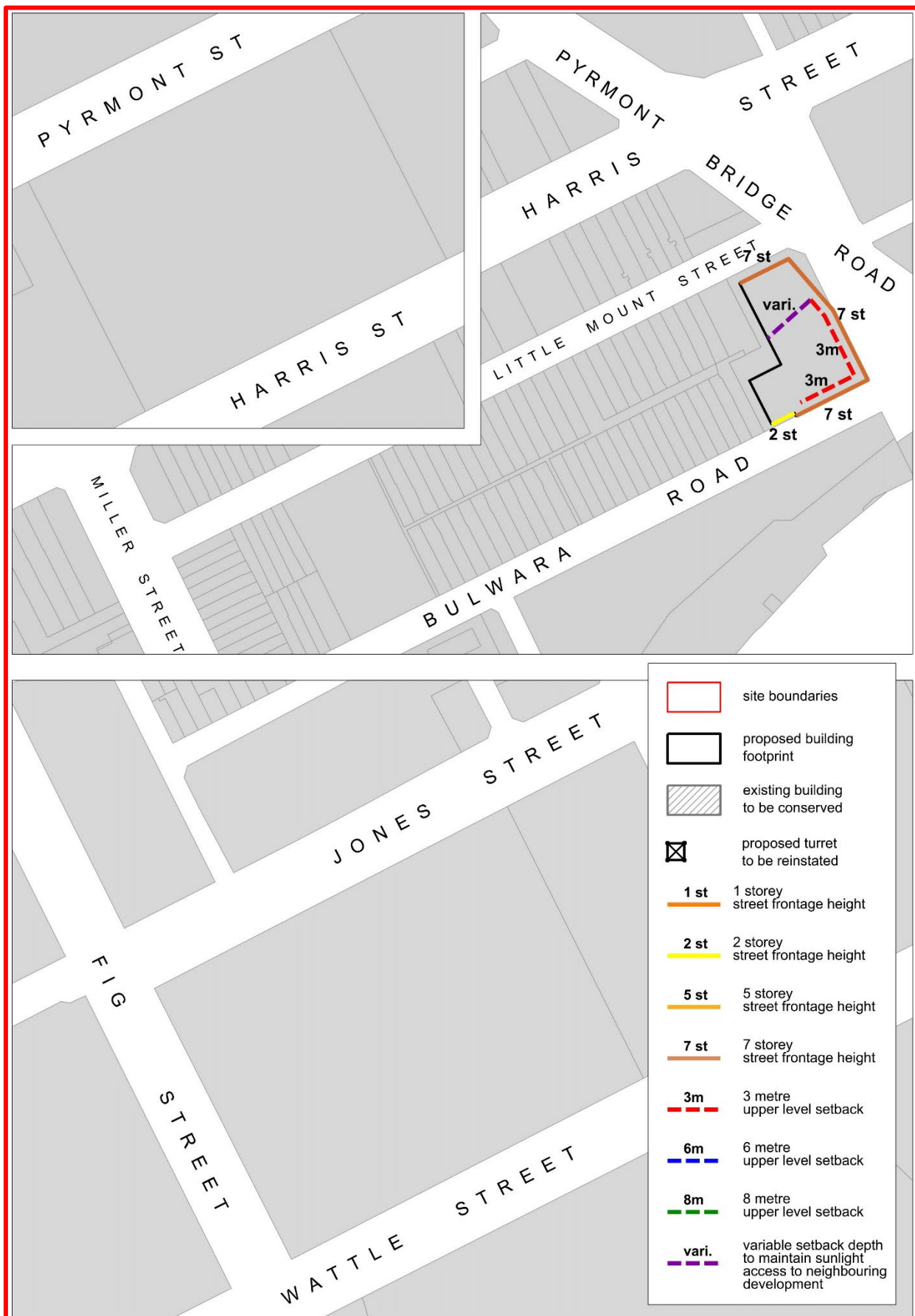


Figure 46 Miscellaneous - Alternative Upper Level Setbacks

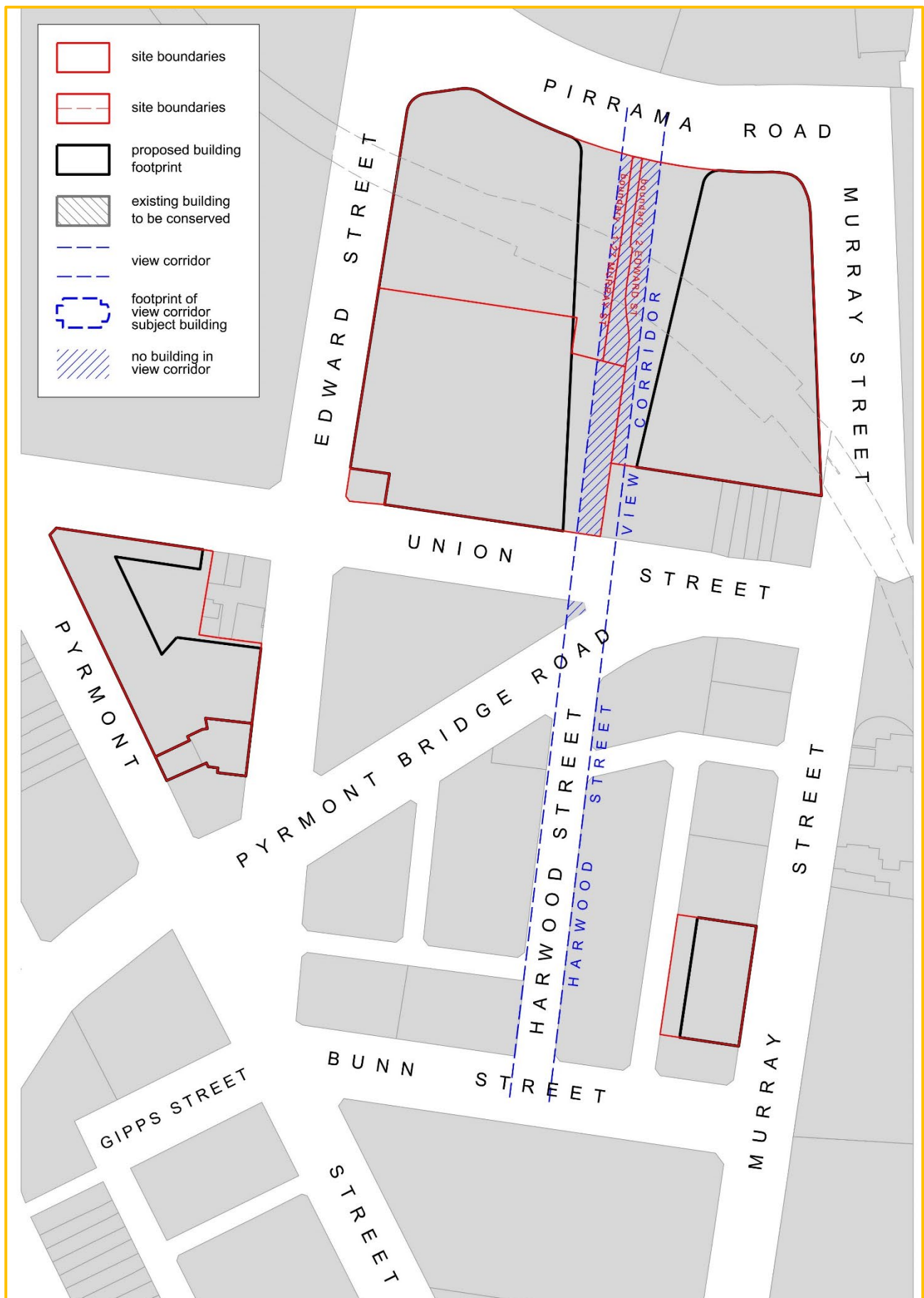


Figure 47 Group A - Metro Station - View Corridors

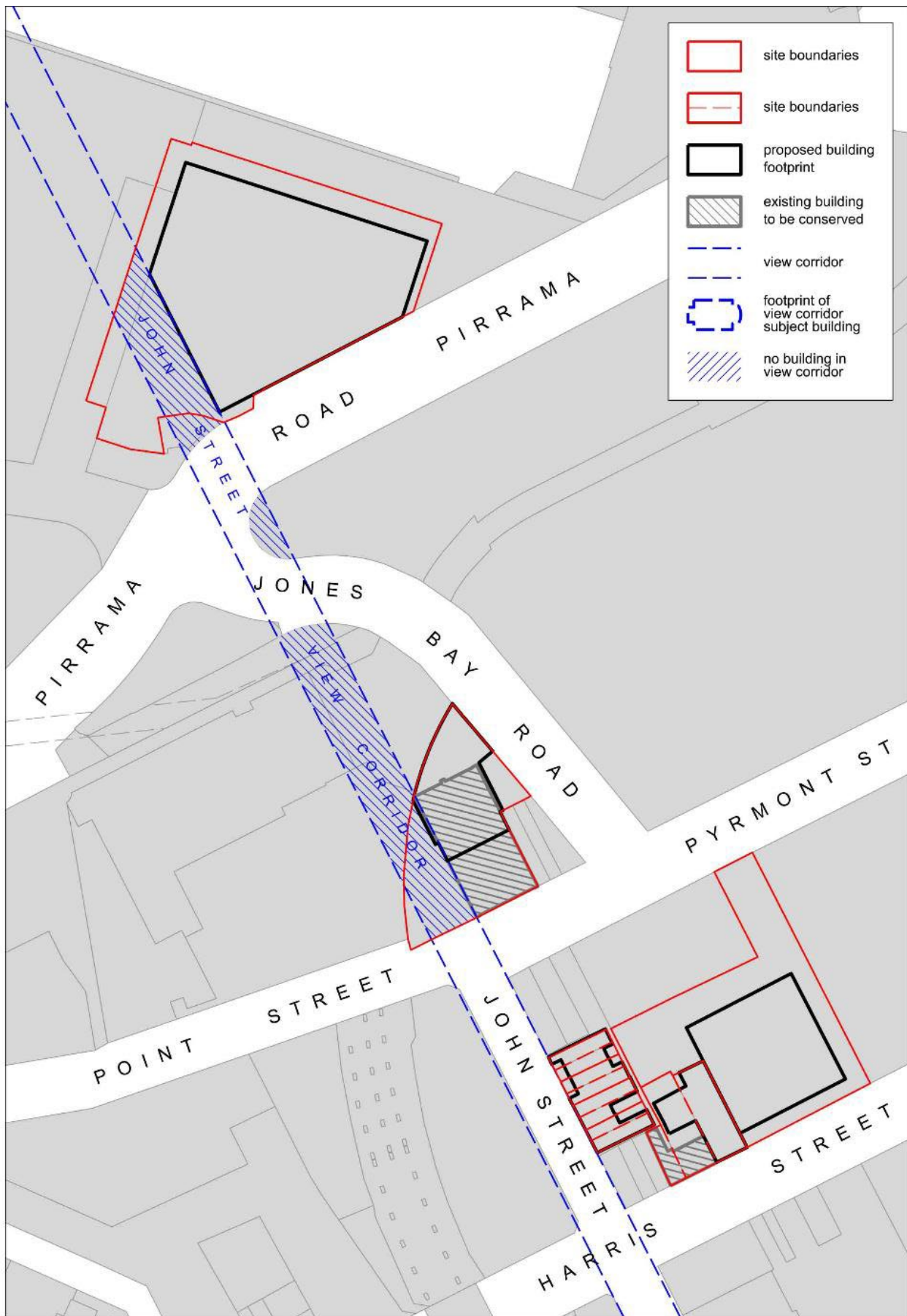


Figure 48 Group B - John Street - View Corridors

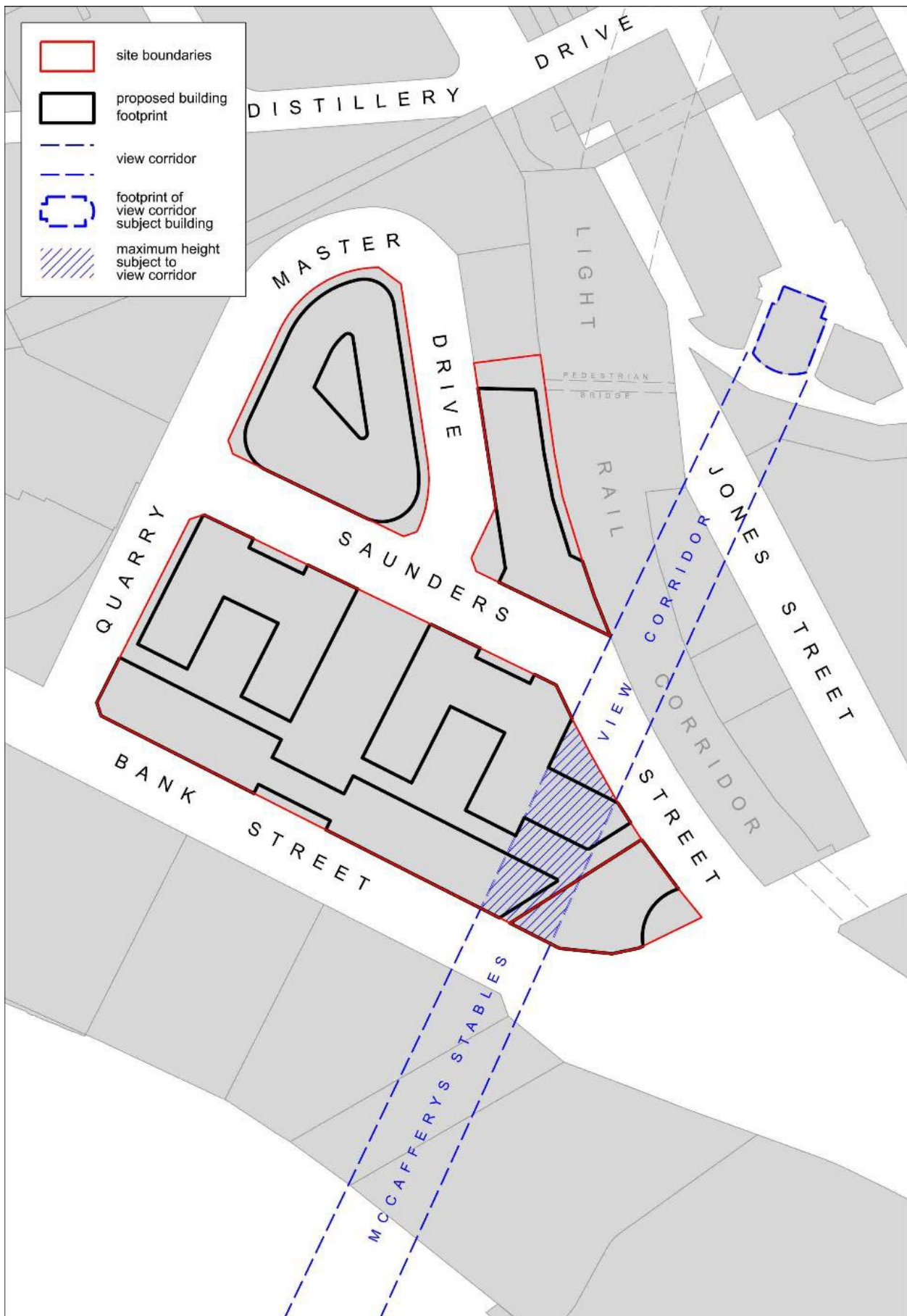


Figure 49 Group C - Saunders Street - View Corridors

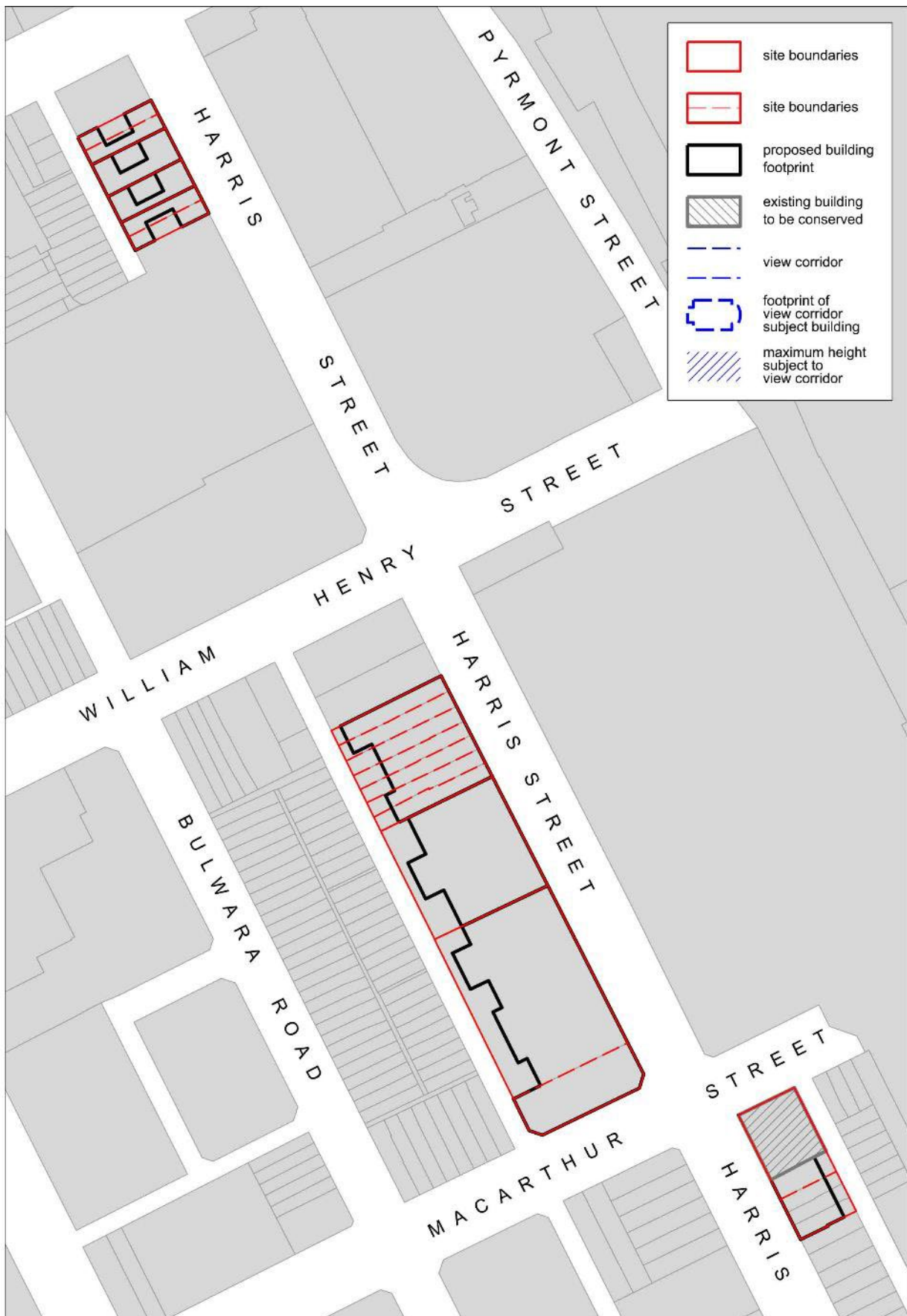


Figure 50 Group D - Harris Street - View Corridors

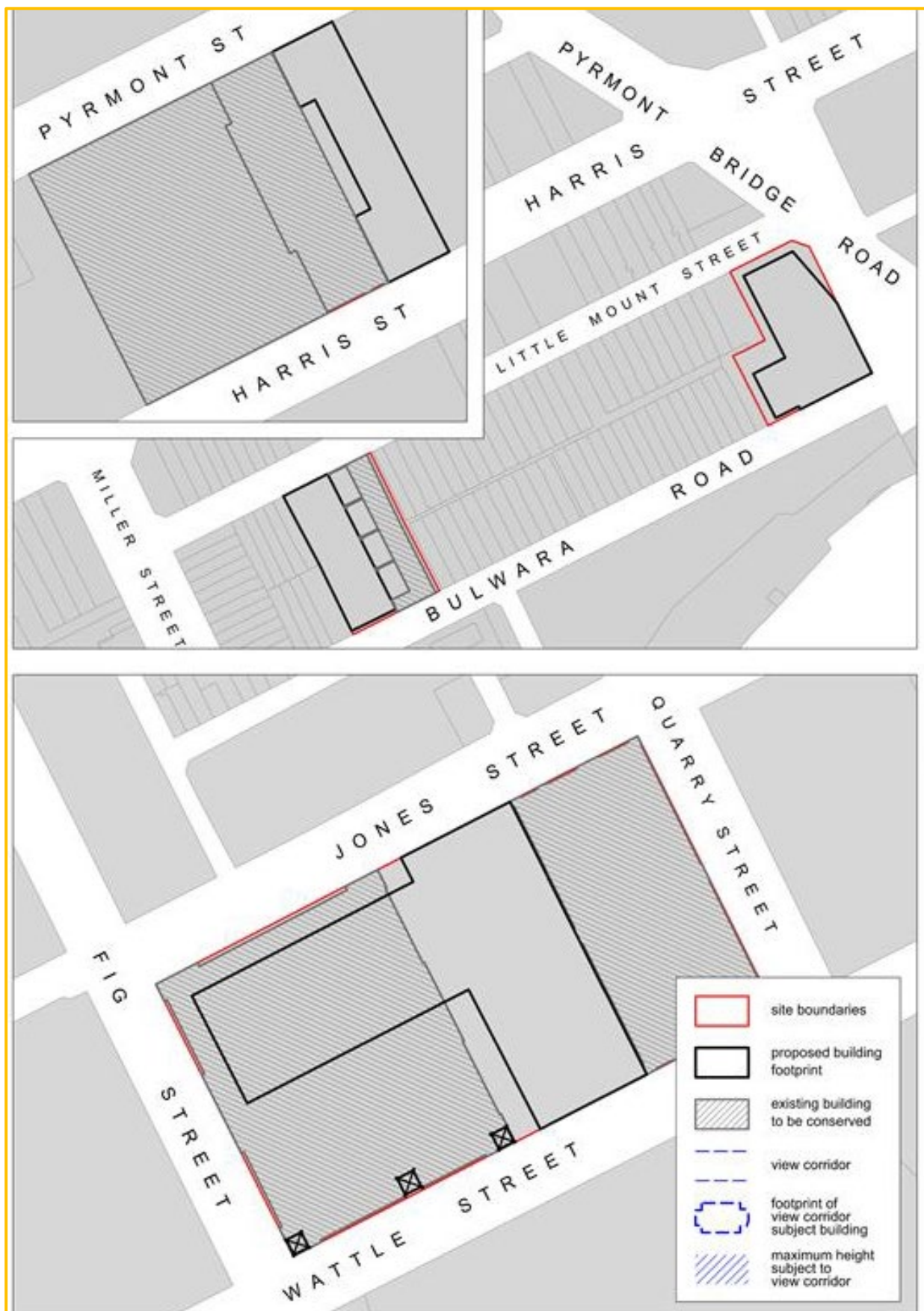


Figure 51 Miscellaneous Sites - View Corridors

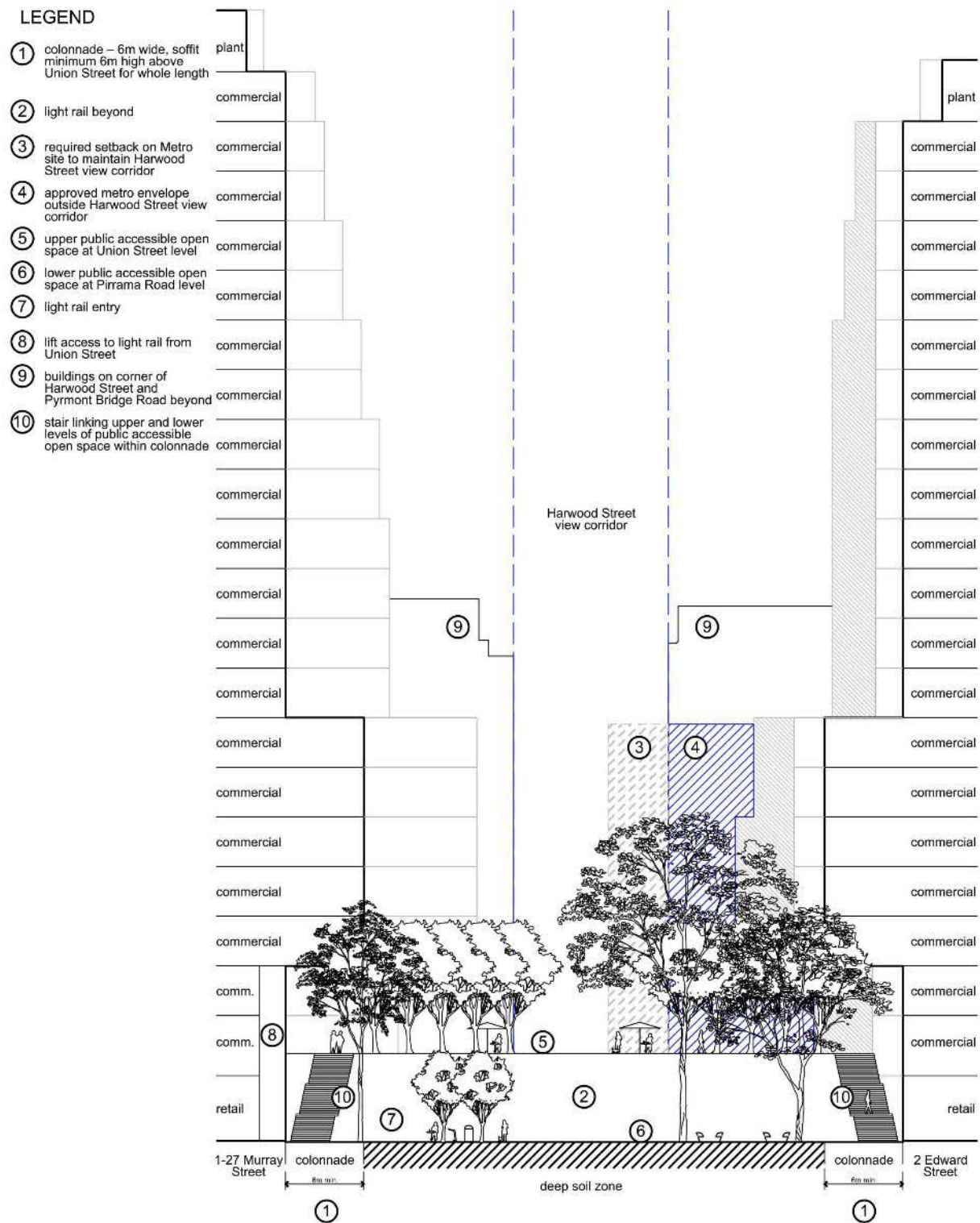


Figure 52 Harwood Place typical section

LEGEND

- ① public accessible open space, provides an improved connection from Quarry Master Drive to John Street Pocket Park
- ② additional deep soil, for more cool, green places for people to gather
- ③ minimum setback of 3m to Quarry Master Drive

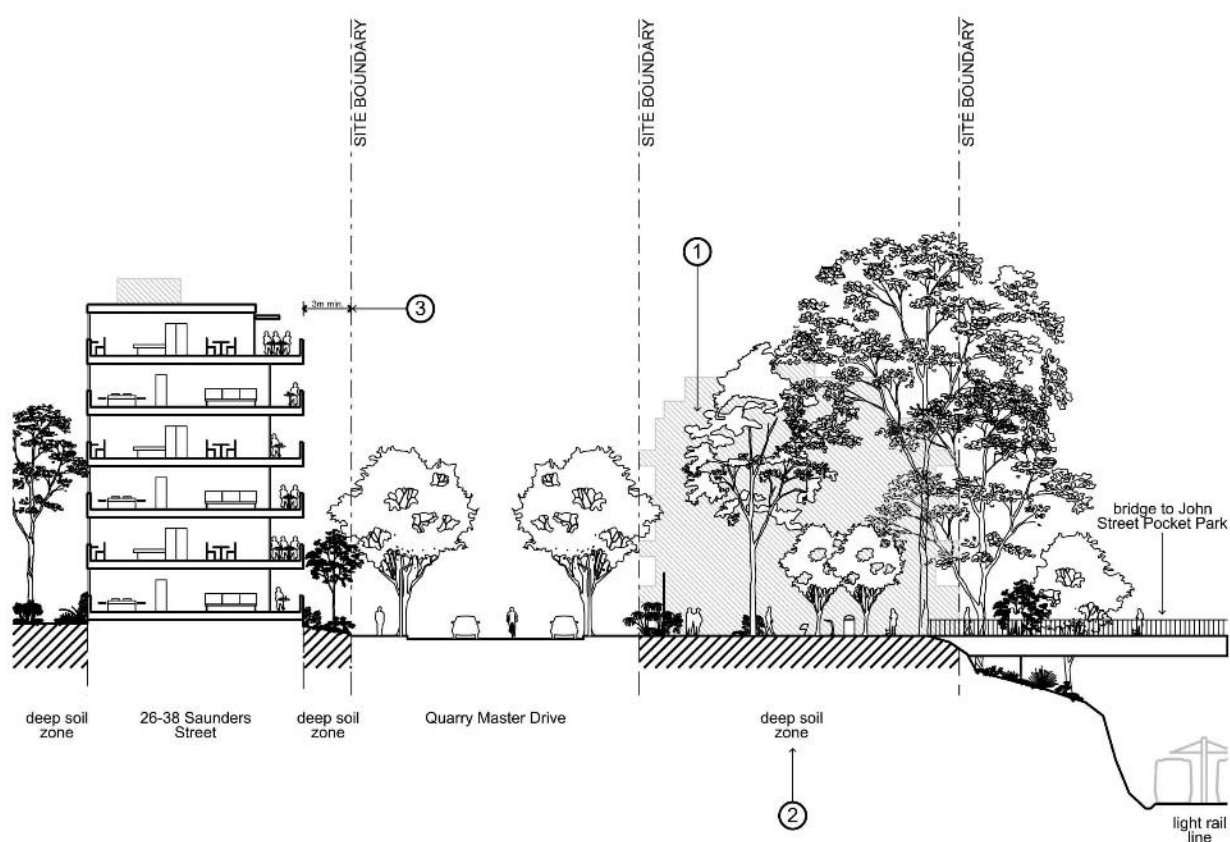


Figure 53 Street Cross Section - Quarry Master Drive

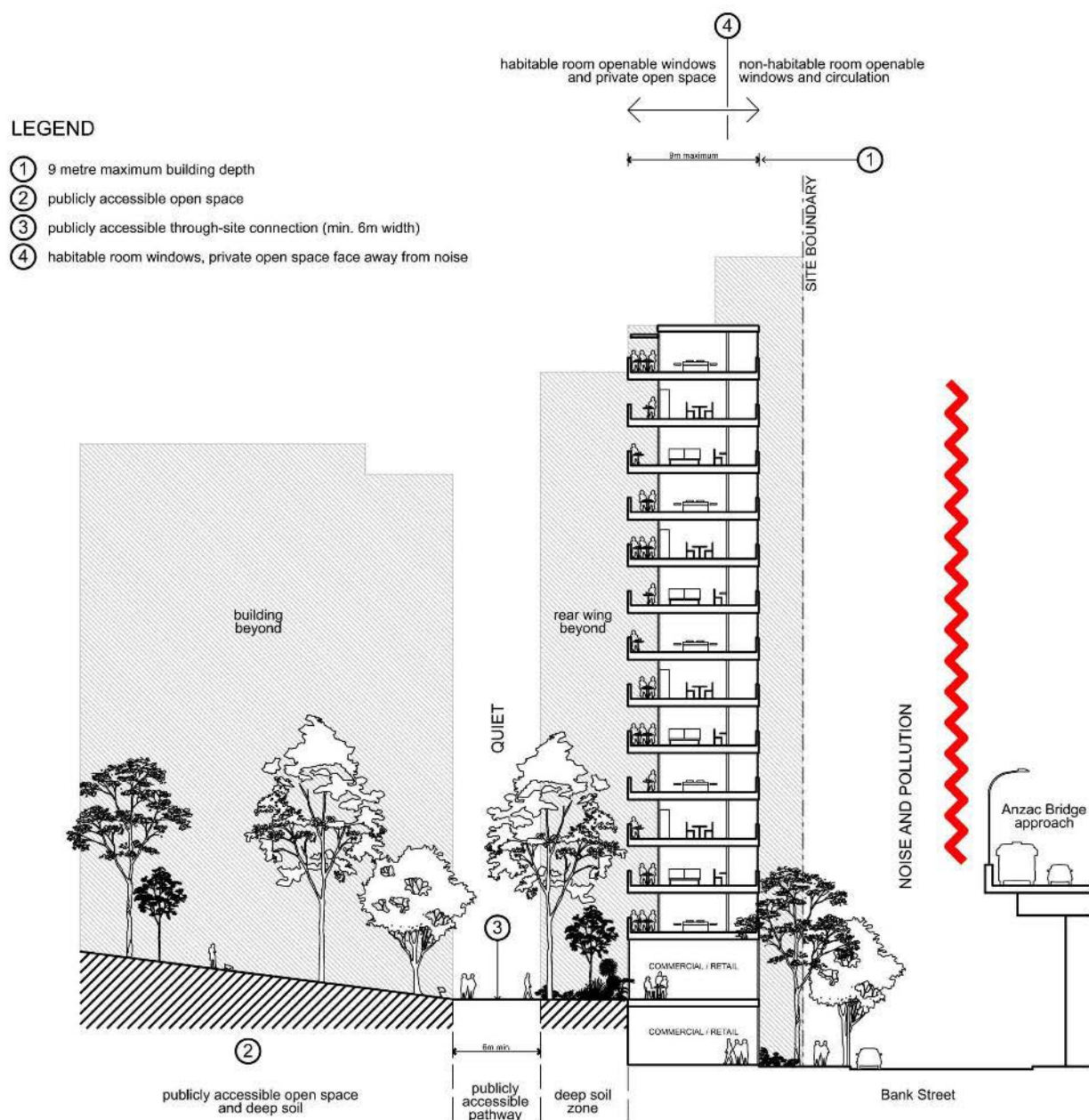


Figure 2c: Residential buildings fronting Bank Street

Figure 54 Street Cross Section - residential buildings fronting Bank Street

LEGEND

- ① 9 metre maximum building depth on street frontage
- ② communal open space and green roofs
- ③ awning
- ④ private open space and openable windows to habitable rooms face away from noise
- ⑤ communal open space

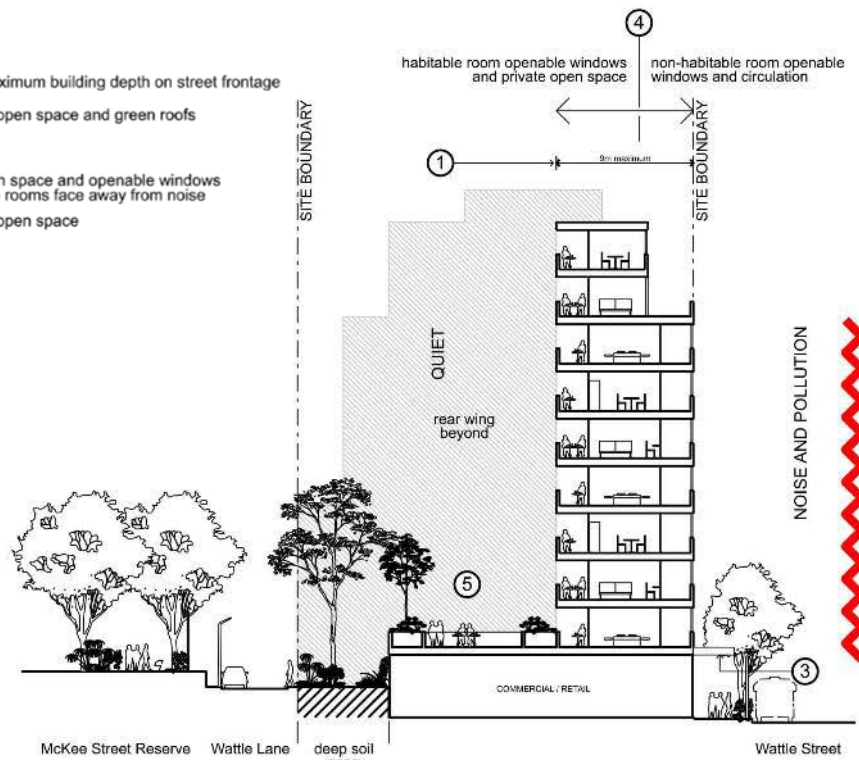


Figure 55 Street Cross Section - residential buildings between Wattle Street and Wattle Lane; residential buildings between Harris Street and Hacket Street and Harris Street and Systurm Street are similar

LEGEND

- ① 9 metre maximum building depth on street frontage
- ② communal open space and green roofs
- ③ awning
- ④ private open space and openable windows to habitable rooms face away from noise
- ⑤ communal open space

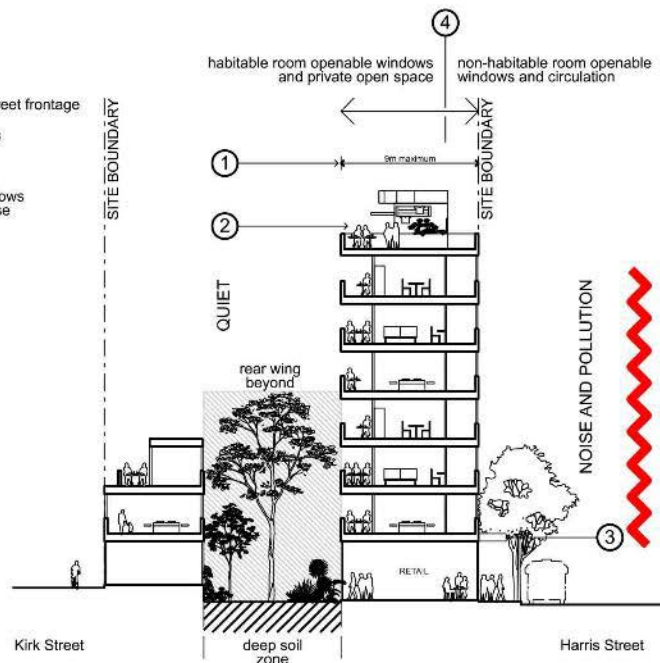


Figure 56 Street Cross Section – residential buildings between Harris Street and Kirk Street

5.X.4.2 Ground and first floor uses, active frontages and awnings

This section is to be read in conjunction with the provisions in section 3.2.3 Active frontages and section 2.3.4 Awnings of this DCP.

Objectives

- (a) Ensure street frontages are active and create interest at the street level.
- (b) Ensure the needs of workers are met with supporting retail, services and food and drink premises.
- (c) Facilitate safe and comfortable pedestrian environments, including protection from direct sun, rain and wind, and passive surveillance.

Provisions

- (1) Ground floor uses are to be in accordance with Figures ~~527~~ to ~~5762~~.
- (2) ~~Despite 5.X.4.2(1) here 13A-29 Union Street Pyrmont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, ground floor uses are to be in accordance with Figure 75~~
- (3) Ground floor uses fronting Harris St and Wattle Street are to provide windows and entrances to provide passive surveillance of the public domain and indirect lighting at night time.
- (4) Sites identified in the Active street frontages maps Figures ~~5863~~ to ~~6368~~ must give consideration to managing flooding and stormwater impacts while maintaining an active frontage with minimal setbacks and direct street access.
- (5) ~~Despite 5.X.4.2(4) where 13A-29 Union Street Pyrmont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, development is to maintain an active frontage with minimal setbacks and direct street access, while giving consideration to managing flooding and stormwater impacts in accordance with Figure 75~~
- (6) Provide continuous awnings and colonnades in accordance with Figures ~~6469~~ to ~~6974~~.
- (7) ~~Despite 5.X.4.2(6) where 13A-29 Union Street Pyrmont utilises incentive building heights or floor space ratios available under clause 6.60B of Sydney LEP 2012, development is to provide continuous awnings and colonnades in accordance with Figure 76.~~

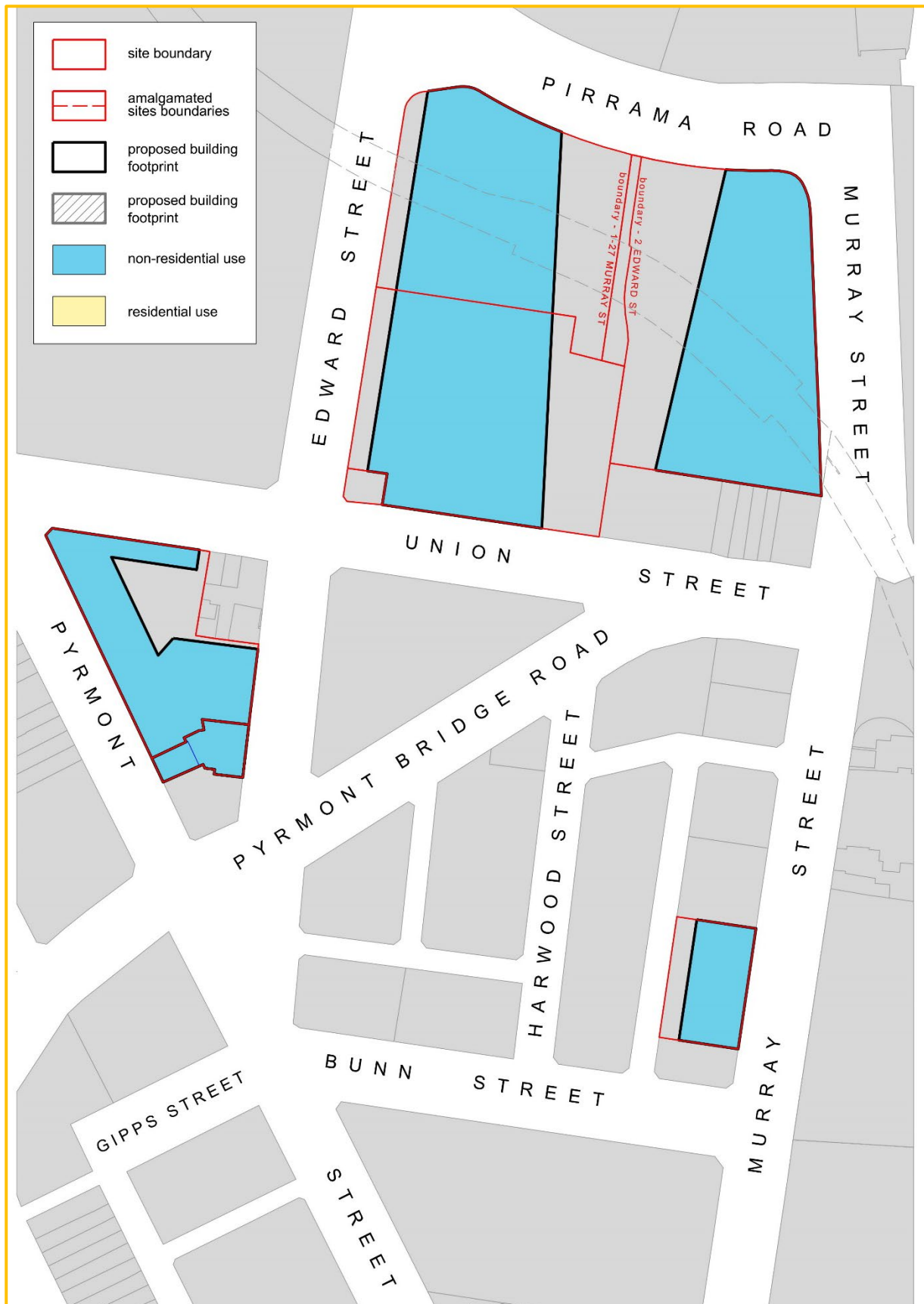


Figure 57 Group A - Metro Station - Street Level Land Use

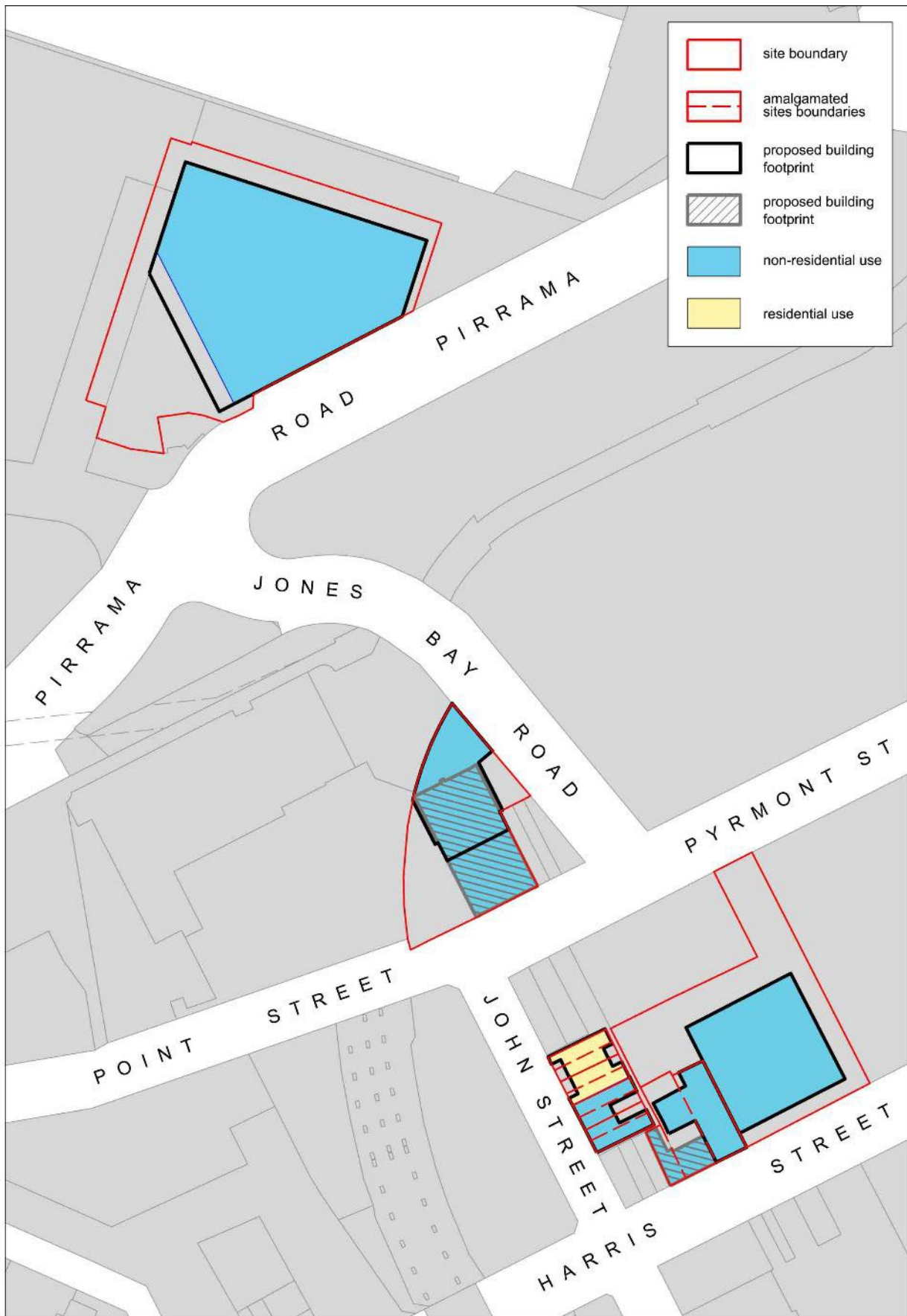


Figure 58 Group B - John Street - Street Level Land Use

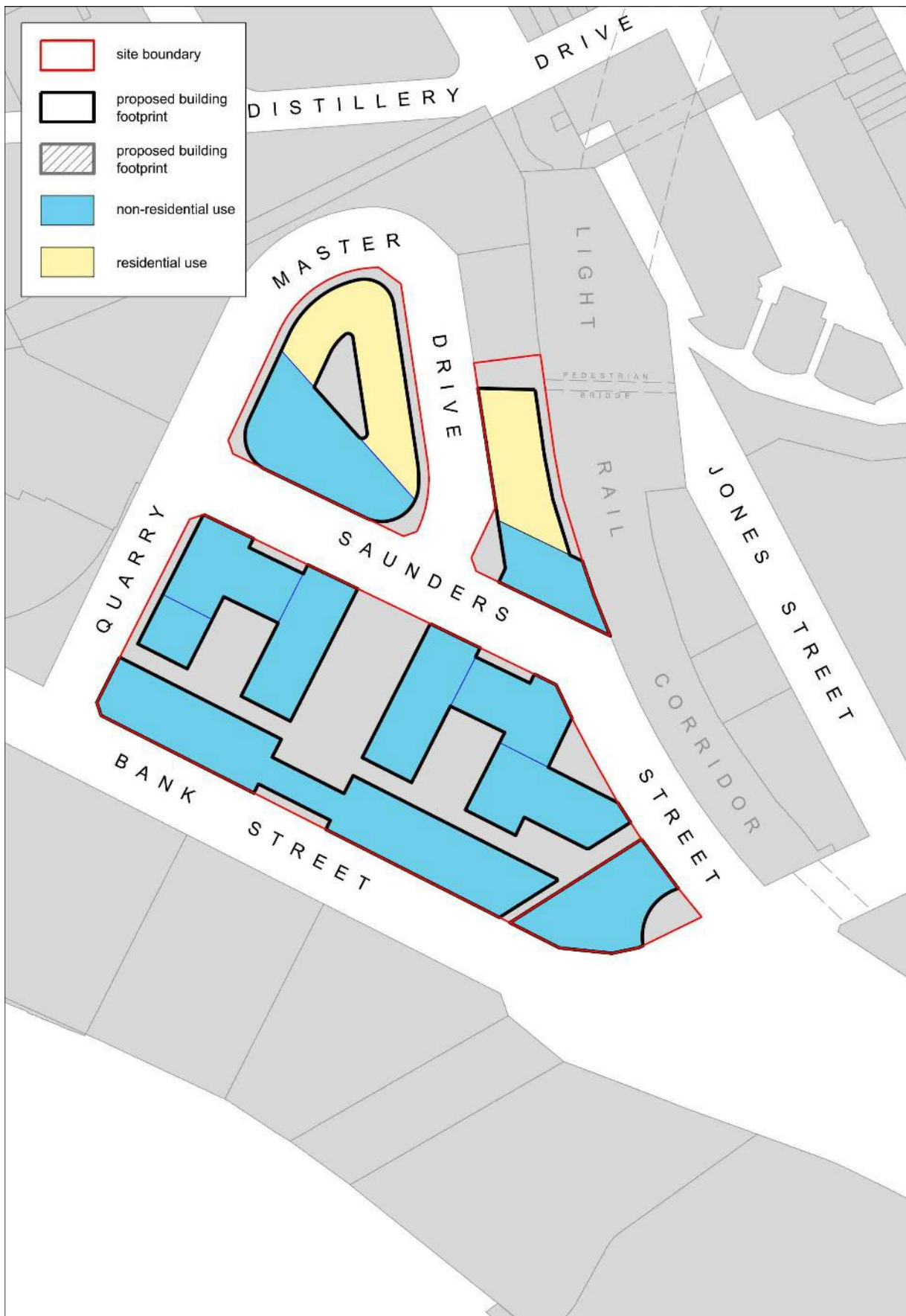


Figure 59 Group C - Saunders Street - Street Level Land Use

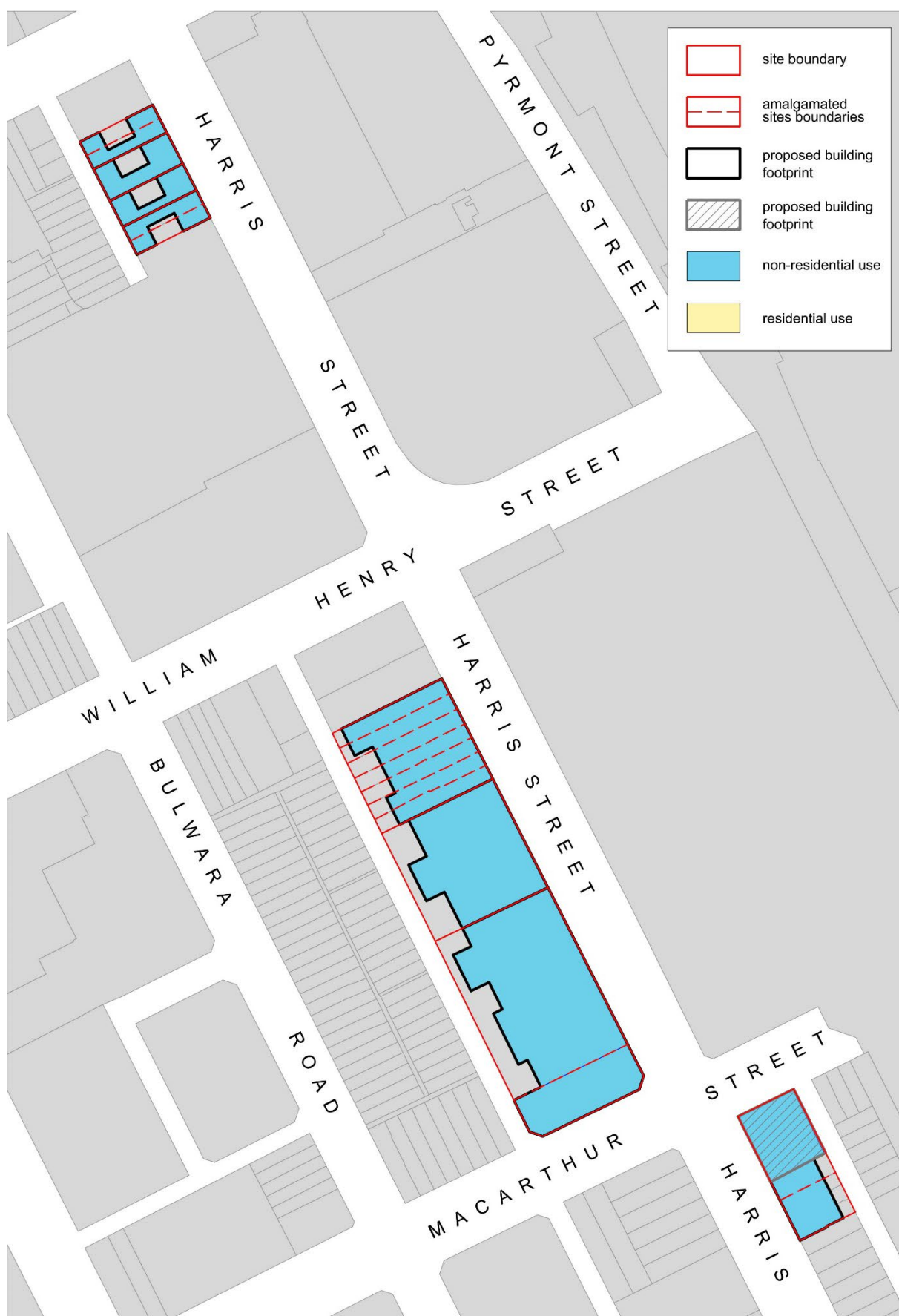


Figure 60 Group D - Harris Street Ultimo - Street Level Land Use

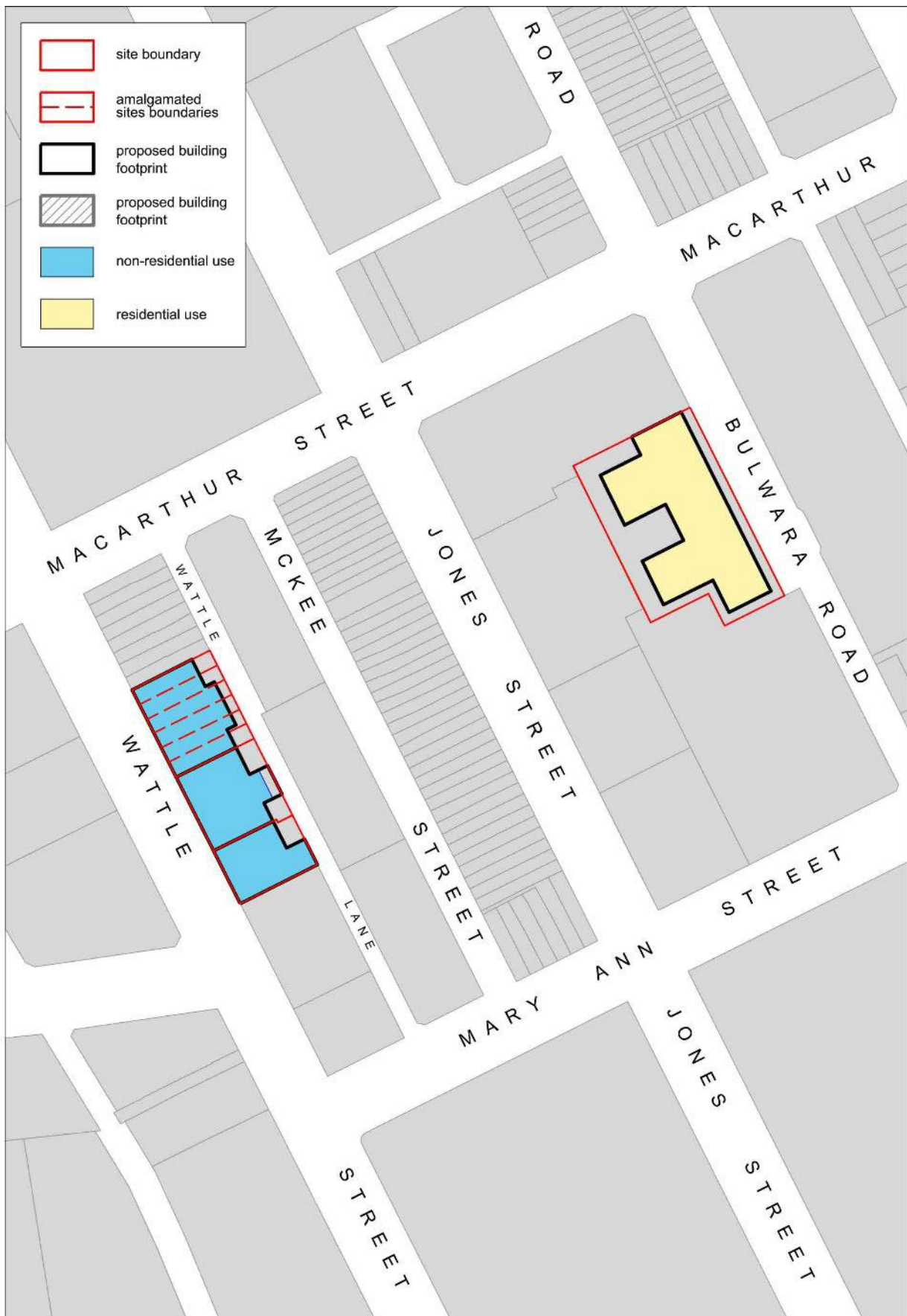


Figure 61 Group E - Wattle Street - Street Level Land Use



Figure 62 Miscellaneous sites - Street Level Land Use

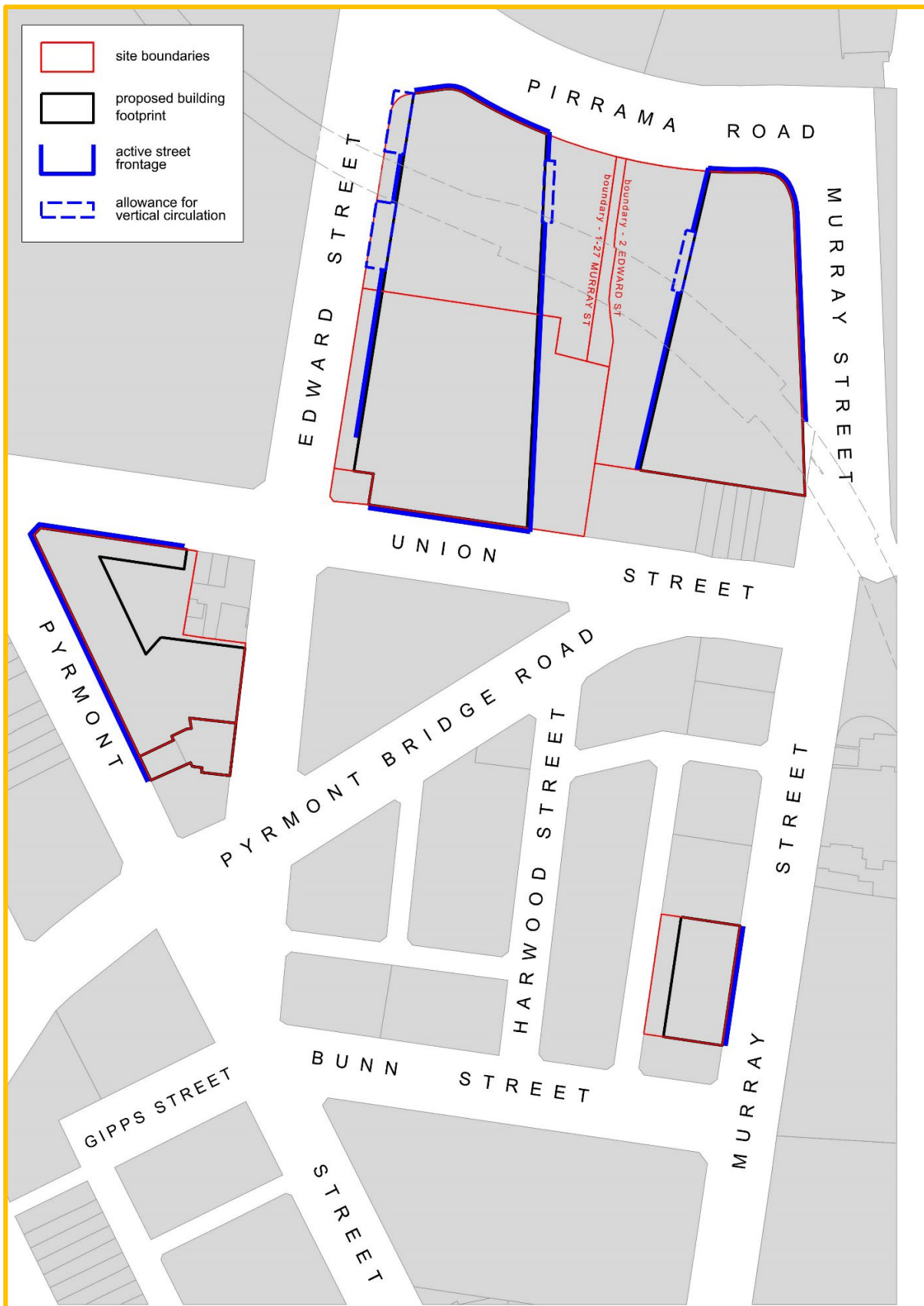


Figure 63 Group A - Metro Station - Active Street Frontages Map

[Public exhibition note: Figure 64 Group B - John Street - Active Street Frontages Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend *the Active Street Frontages map*.]

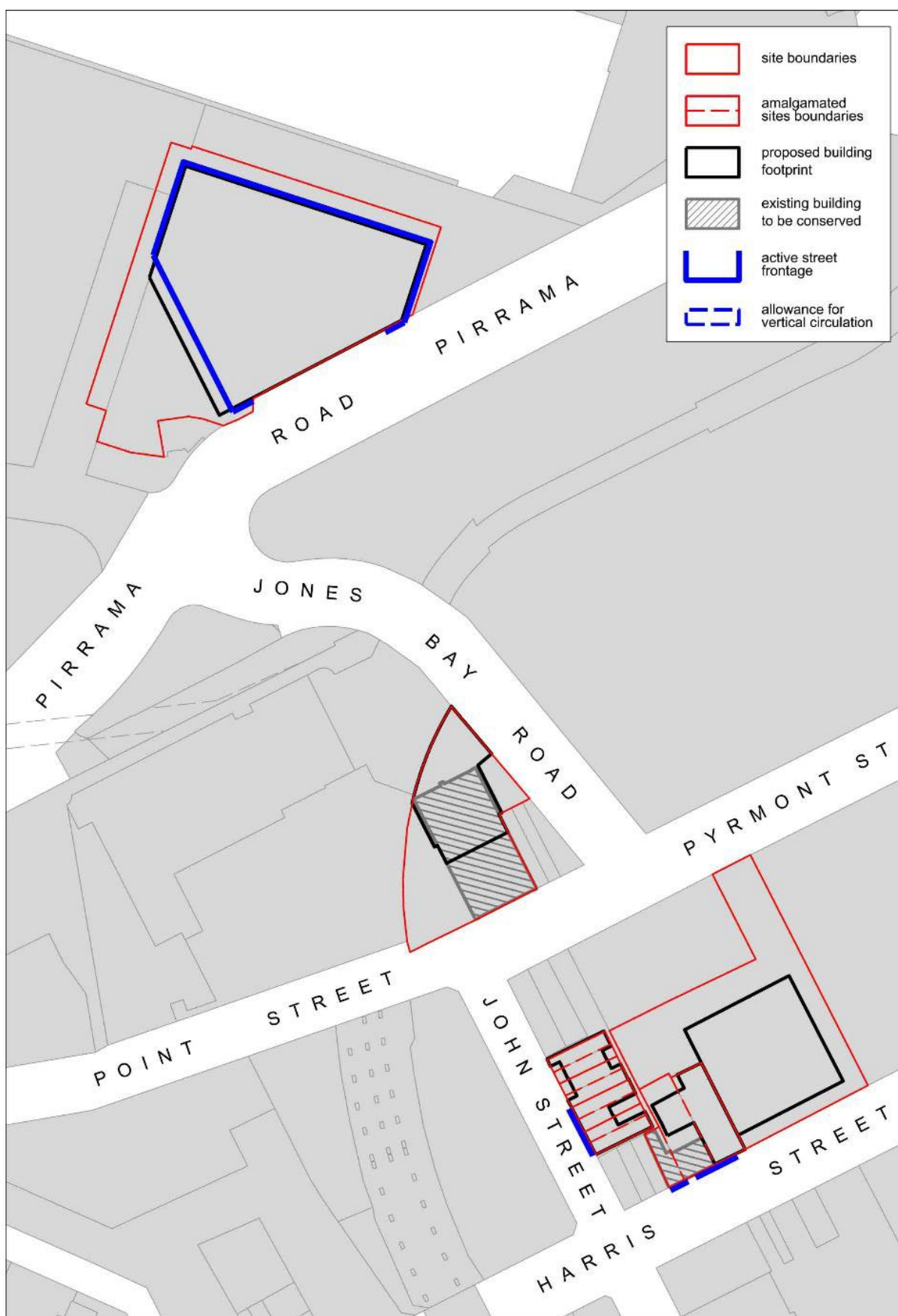


Figure 64 Group B - John Street - Active Street Frontages Map

[Public exhibition note: Figure 64 Group B - John Street - Active Street Frontages Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend *the Active Street Frontages map*.]

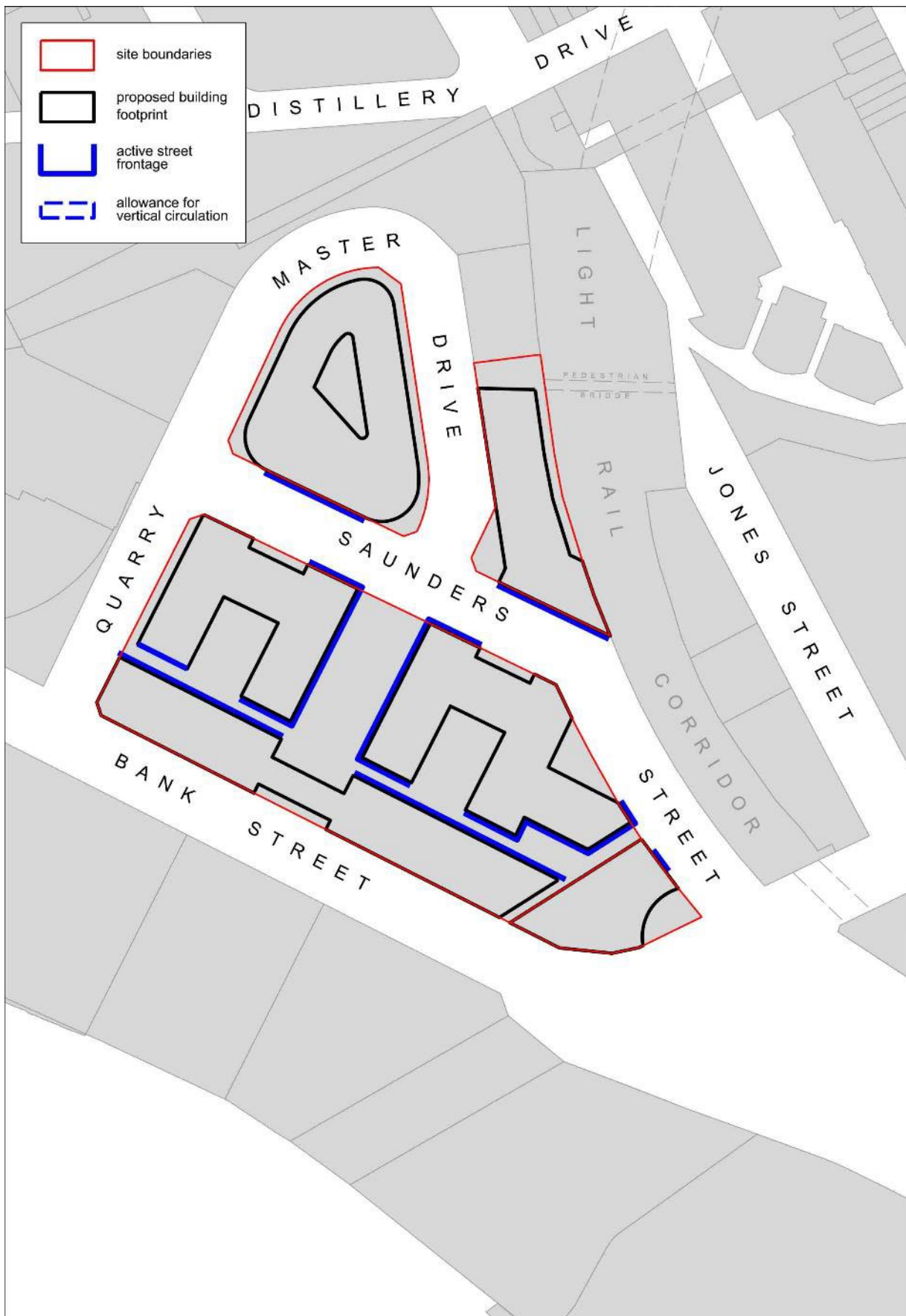


Figure 65 Group C - Saunders Street - Active Street Frontages Map

[Public exhibition note: Figure 65 Group C - Saunders Street - Active Street Frontages Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Active Street Frontages map.]

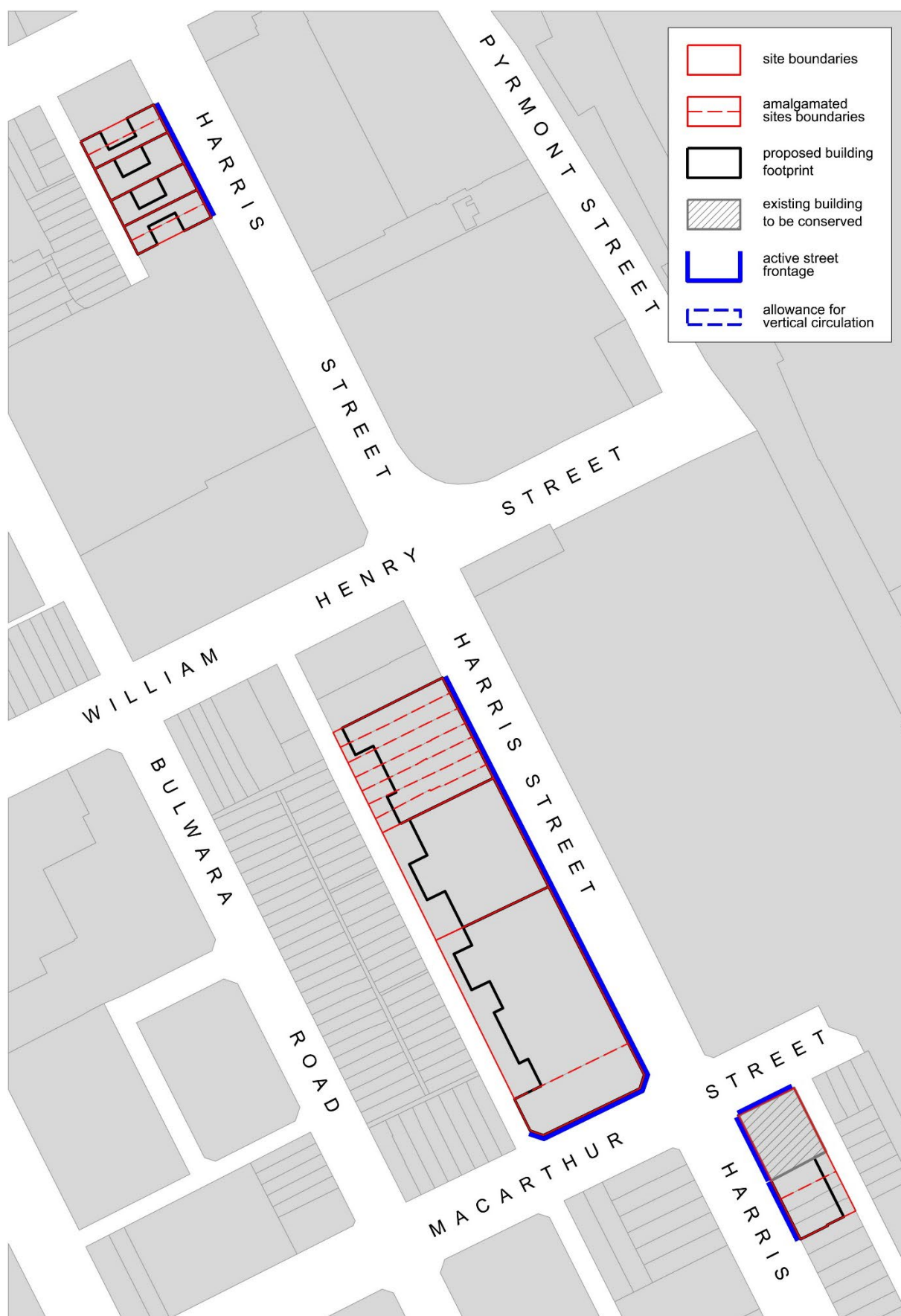


Figure 66 Group D - Harris Street Ultimo - Active Street Frontages Map

[Public exhibition note: Figure 66 Group D - Harris Street Ultimo - Active Street Frontages Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Active Street Frontages map.]

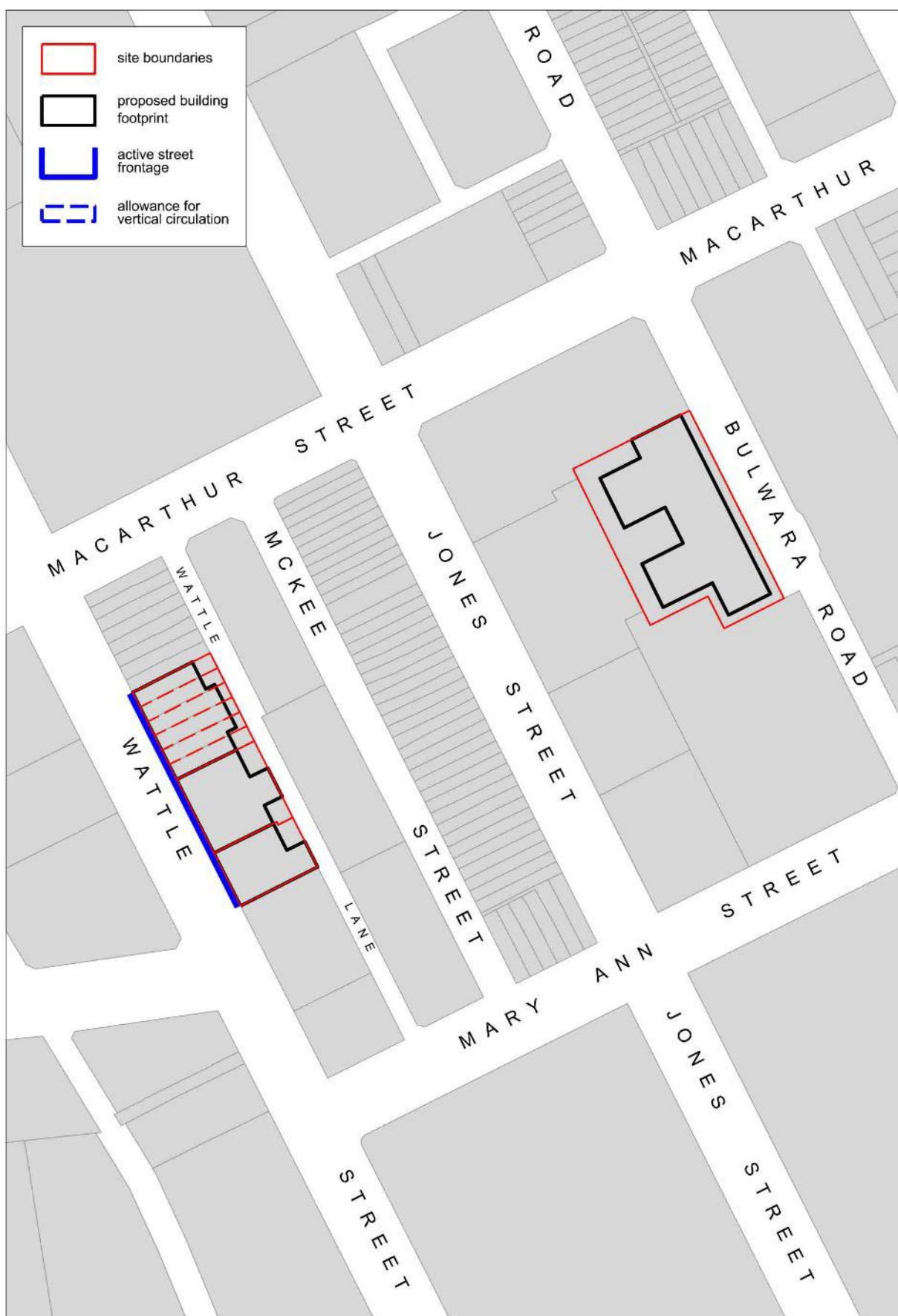


Figure 67 Group E - Wattle Street - Active Street Frontages Map

[Public exhibition note: Figure 67 Group E - Wattle Street - Active Street Frontages is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Active Street Frontages map*.]



Figure 68 Miscellaneous sites - Active Street Frontages Map

[Public exhibition note: Figure 67 Group E - Wattle Street - Active Street Frontages is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Active Street Frontages map*.]

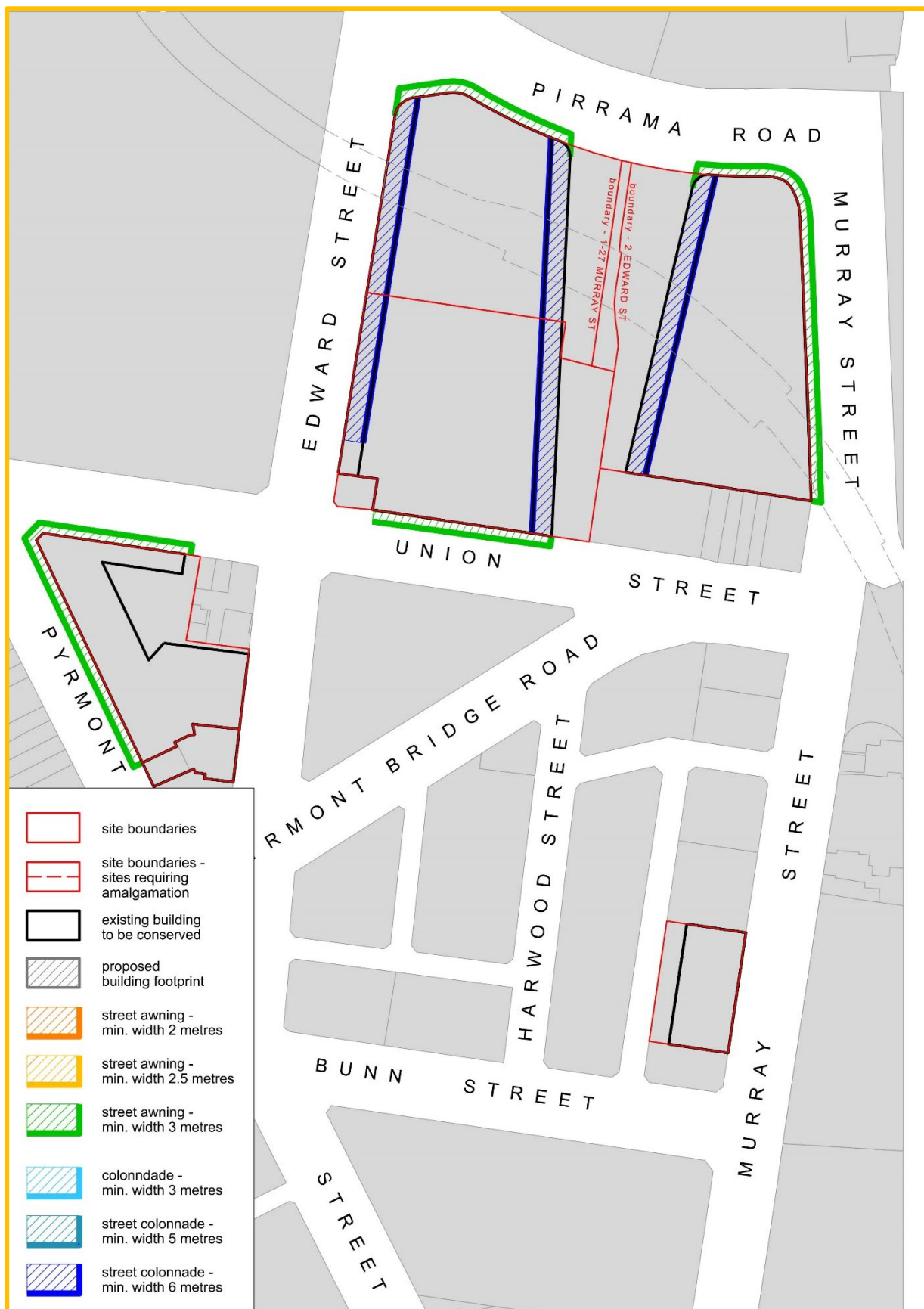


Figure 69 Group A - Metro Station - Awnings and Colonnades Map

[Public exhibition note: Figure 70 Group B - John Street - Awnings and Colonnades Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Footpath, Awnings and Colonnades map.]

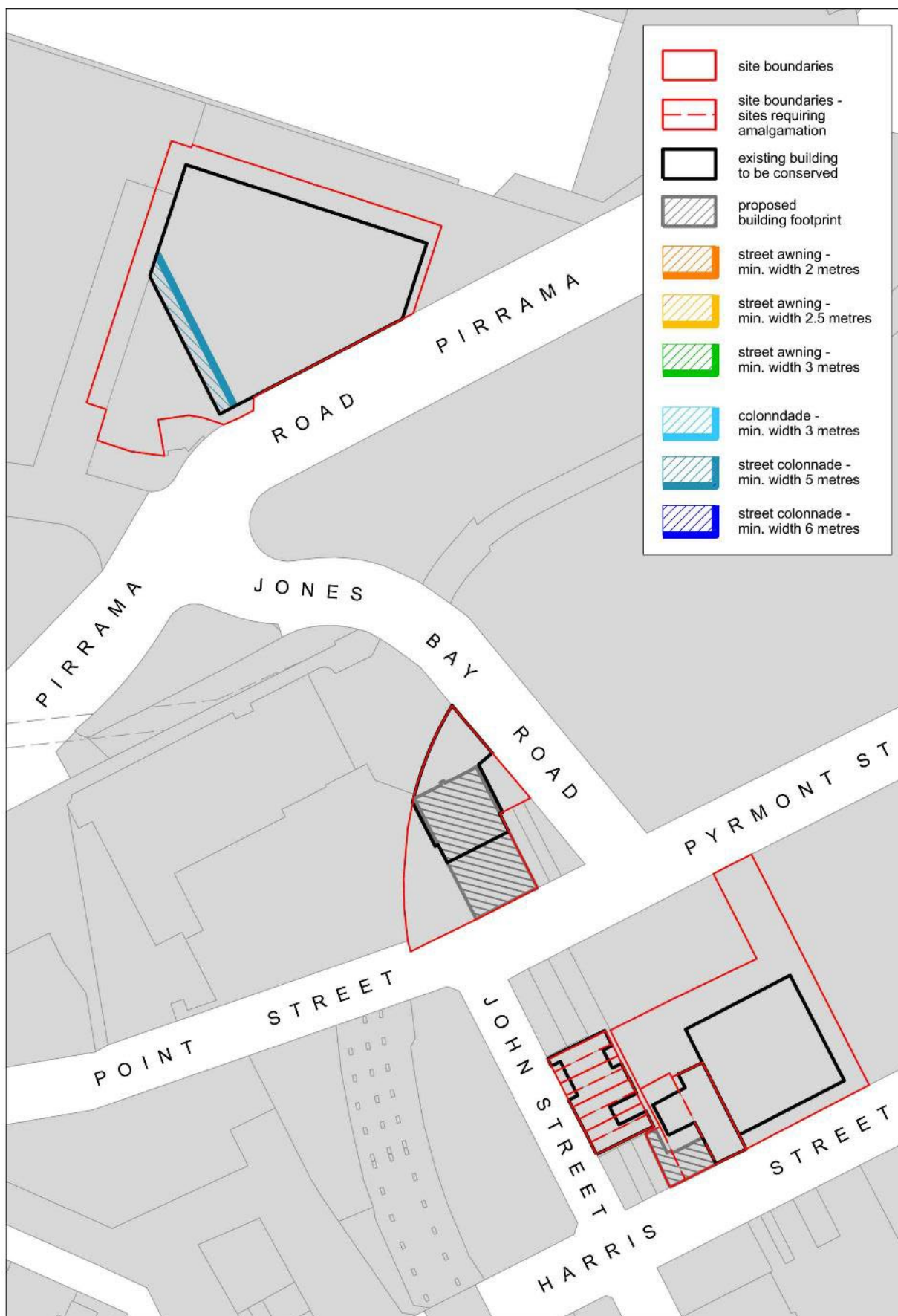


Figure 70 Group B - John Street - Awnings and Colonnades Map

[Public exhibition note: Figure 70 Group B - John Street - Awnings and Colonnades Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Footpath, Awnings and Colonnades map.]

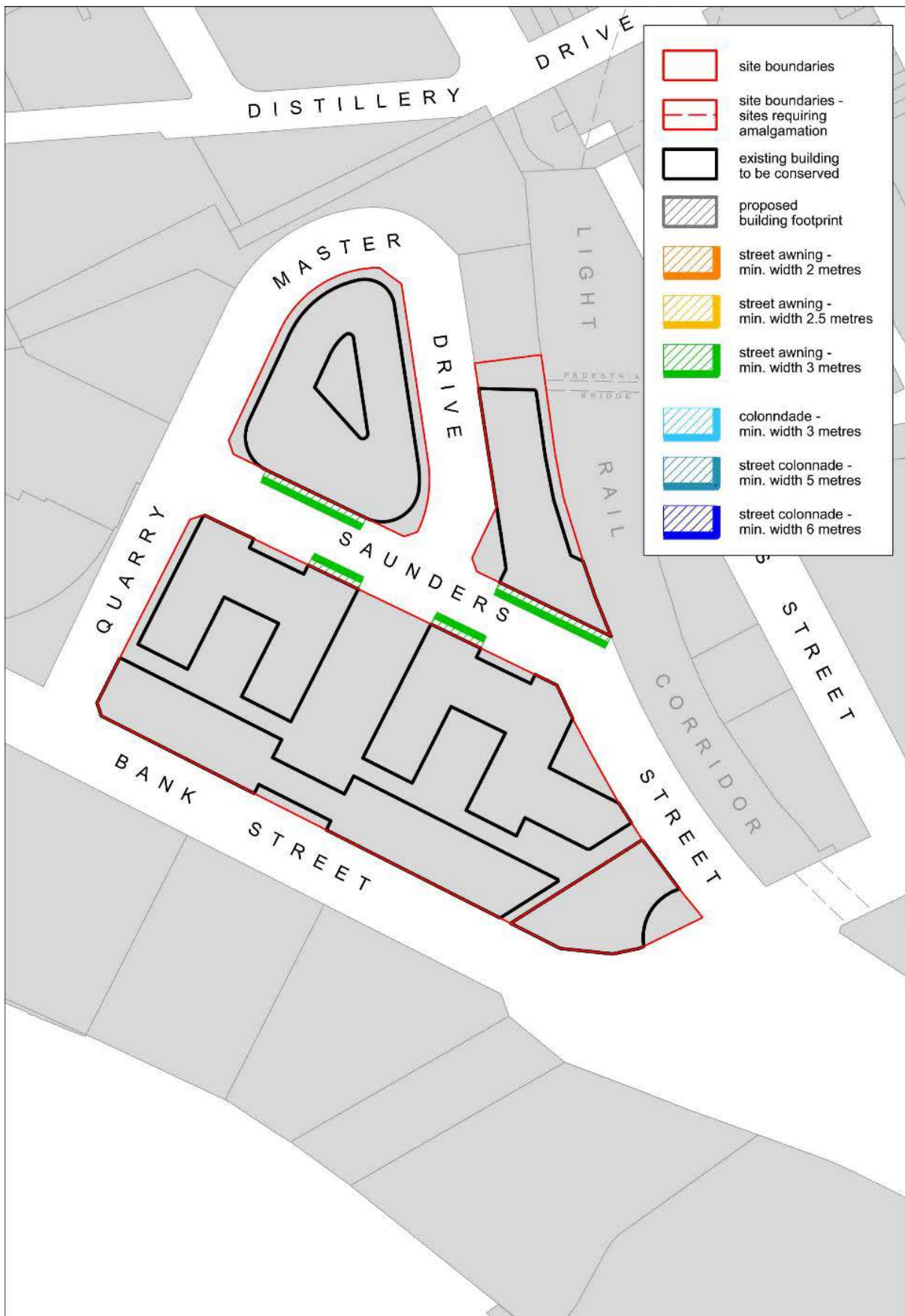


Figure 71 Group C - Saunders Street - Awnings and Colonnades Map

[Public exhibition note: Figure 71 is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Footpath, Awnings and Colonnades map*.]

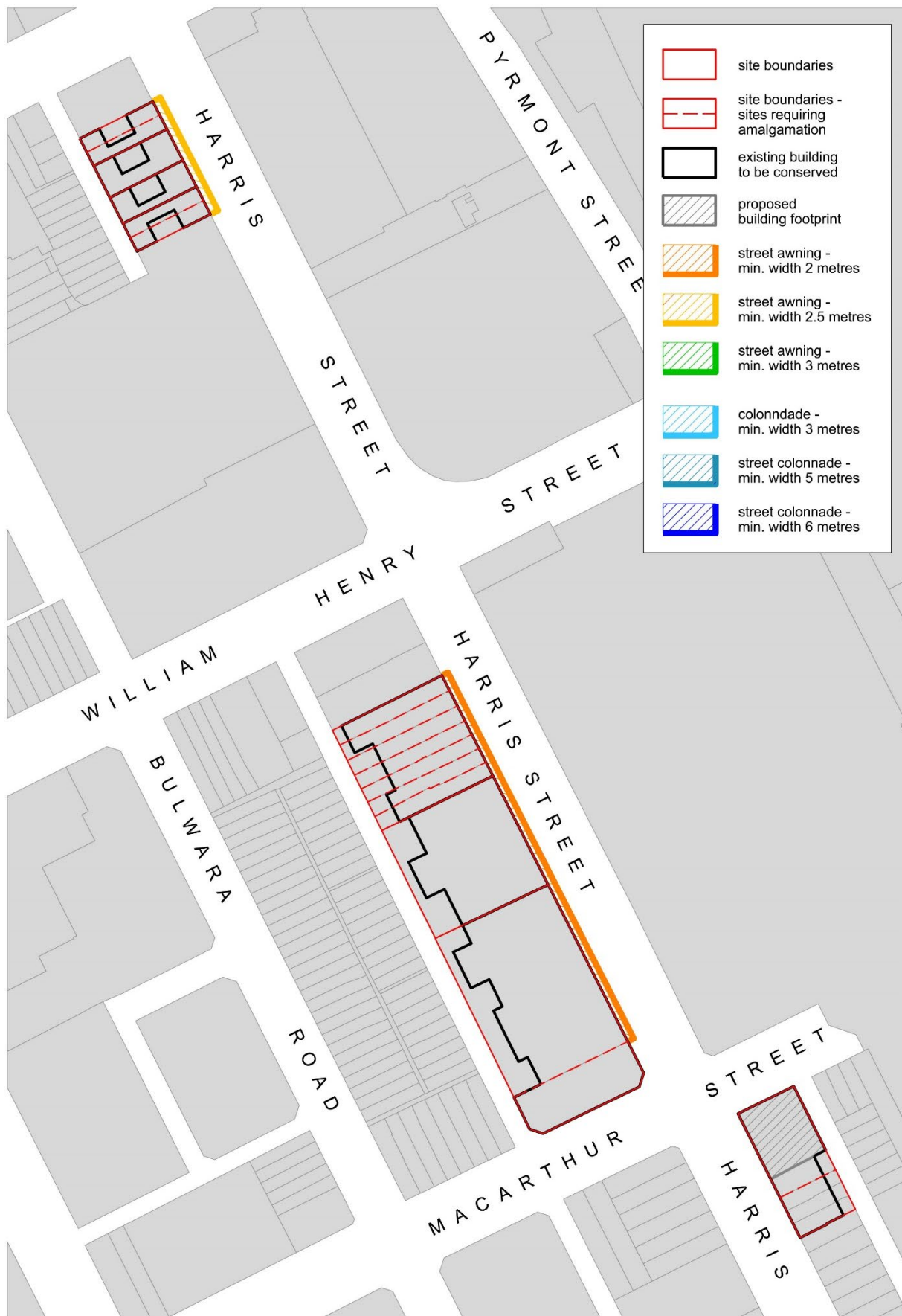


Figure 72 Group D - Harris Street Ultimo - Awnings and Colonnades Map

[Public exhibition note: Figure 72 Group D - Harris Street Ultimo - Awnings and Colonnades Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Footpath, Awnings and Colonnades map.]



Figure 73 Group E - Wattle Street - Awnings and Colonnades Map

[Public exhibition note: Figure 73 Group E - Wattle Street - Awnings and Colonnades Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the Footpath, Awnings and Colonnades map.]



Figure 74 Miscellaneous sites - Awnings and Colonnades Map

[Public exhibition note: Miscellaneous sites - Awnings and Colonnades Map is provided for public exhibition purposes only and shows sites where this draft DCP will amend the *Footpath, Awnings and Colonnades map*.]

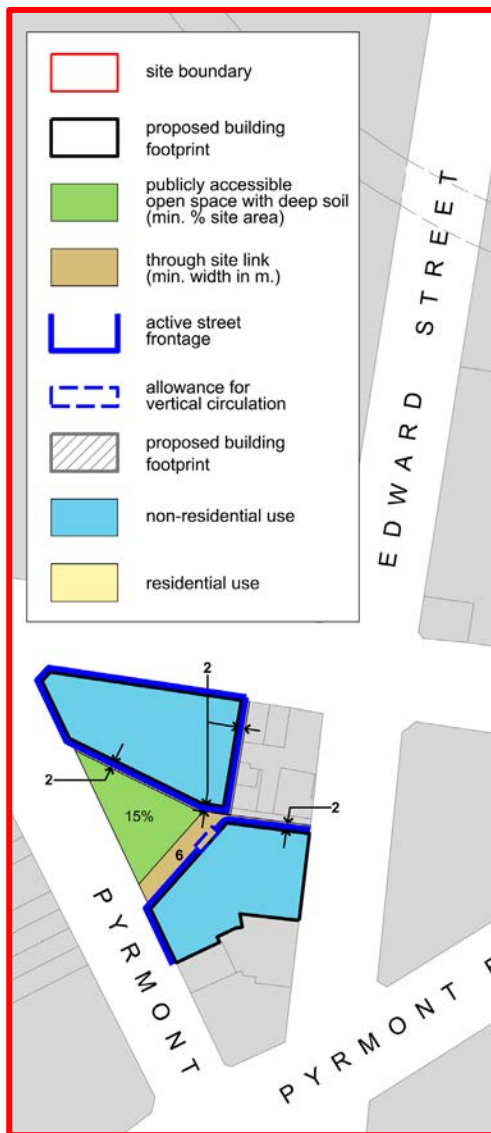


Figure 75 13A-29 Union Street – Alternative controls ground plane map

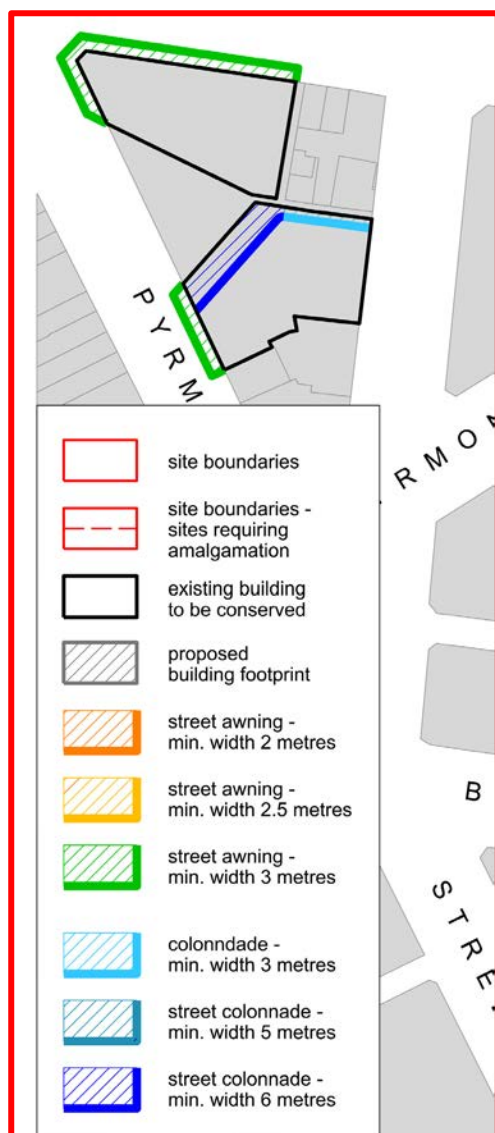


Figure 76 13A-29 Union Street – Alternative awnings and colonnades map

5.X.6 Land amalgamation

Objectives

- (a) To facilitate the planned built form in efficient buildings and with high amenity.

Provisions

- (1) The maximum Floor Space Ratio and Height of Building applicable to sites identified in Figures 797 to 7380 may only be achieved when landholdings are amalgamated in accordance with Figures 797 to 7380.
- (2) Any alternative land amalgamation scheme must be supported by an urban design study and will be assessed on its merits.

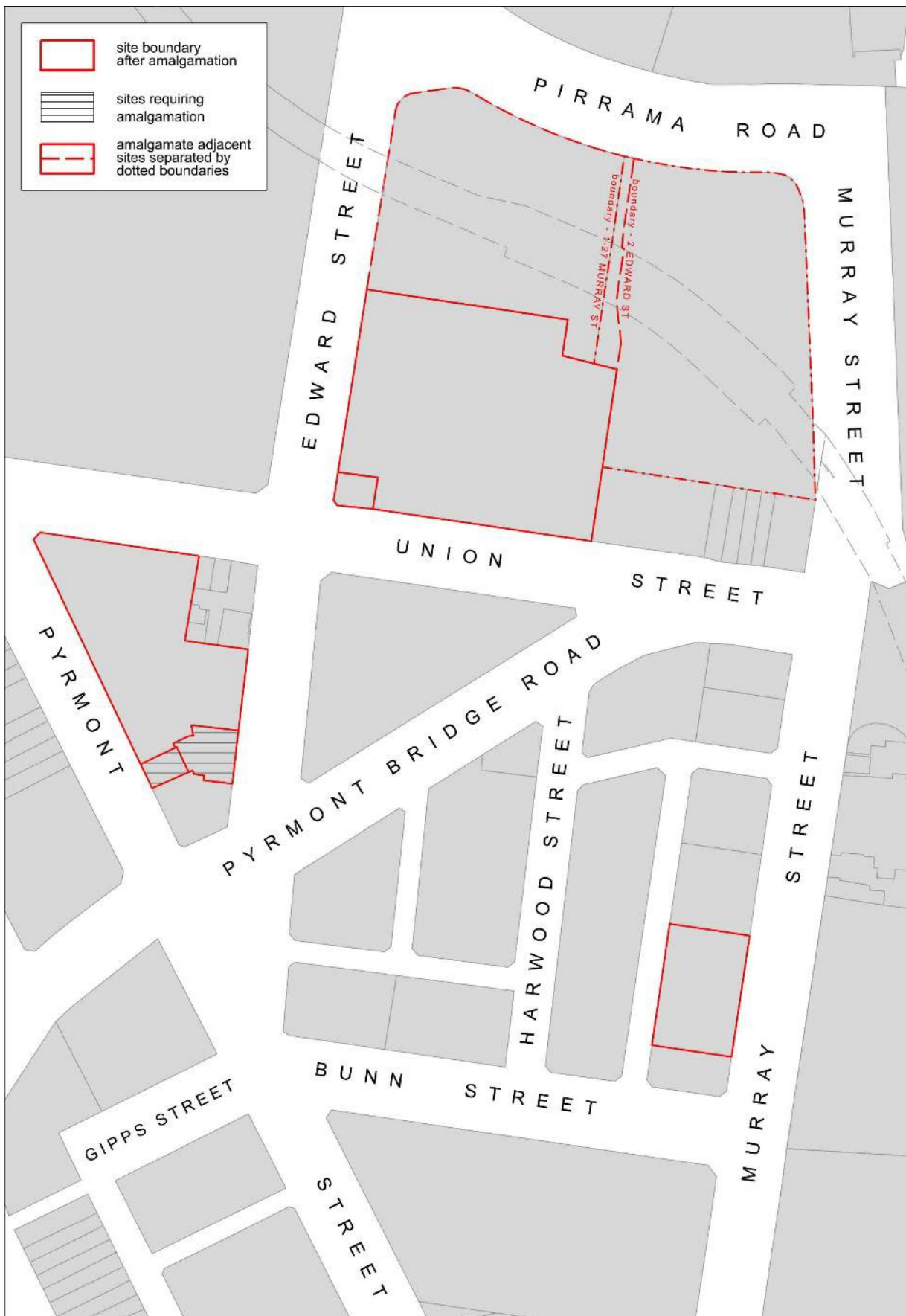


Figure 77 Group A - Metro Station - Required Land Amalgamation Map

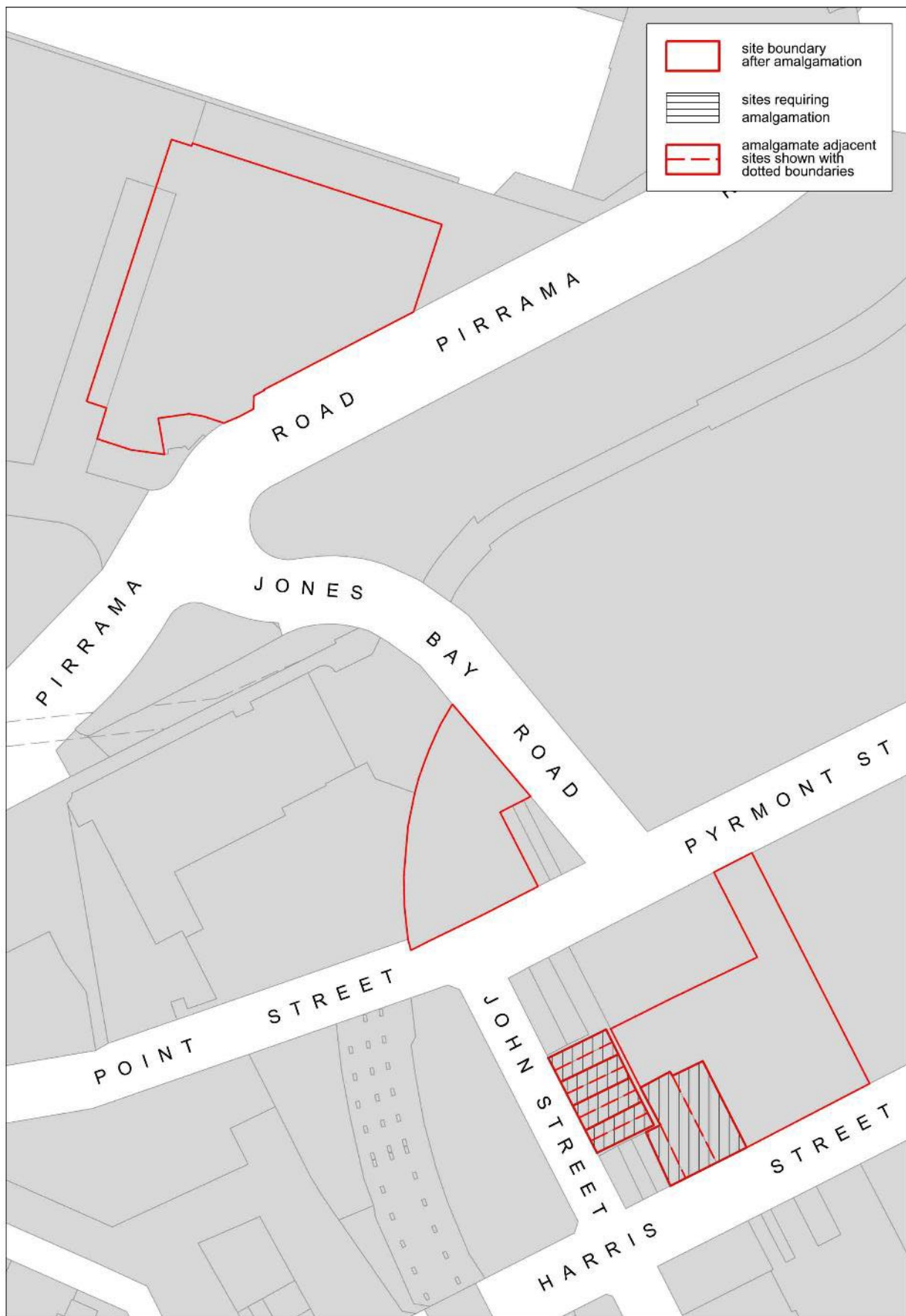


Figure 78 Group B - John Street - Required Land Amalgamation Map



Figure 79 Group D - Harris Street - Required Land Amalgamation Map

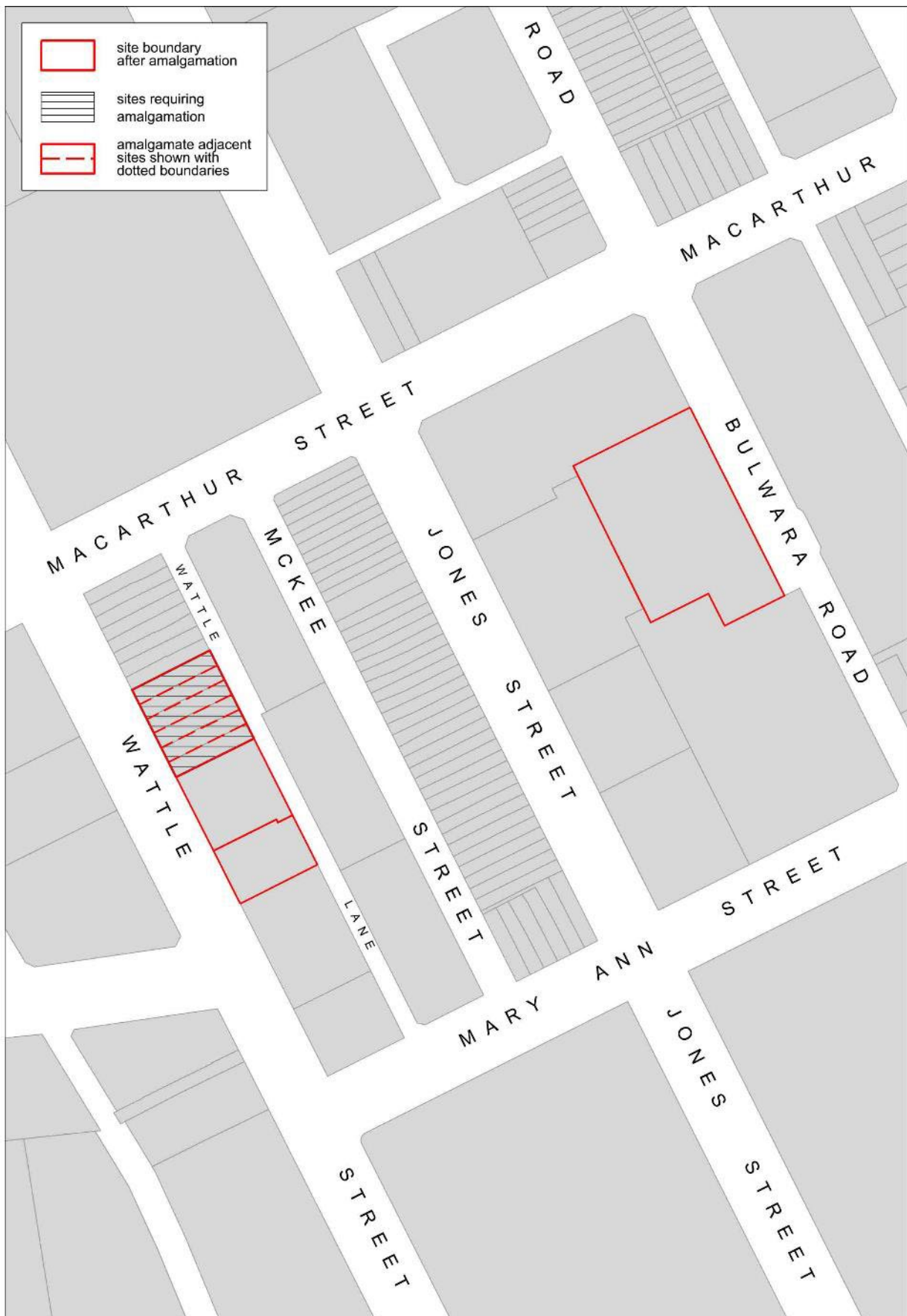


Figure 80 Group E - Wattle Street - Required Land Amalgamation Map

5.X.7. Design excellence strategy

This section applies to the land identified in Figure 2 Groups of sites included.

Objectives

- ~~(a) To ensure that the building design is the result of an architectural design competition to achieve design excellence.~~

Provisions

- ~~(1) Separate competitive design processes are to be undertaken for each competitive design process site in accordance with Clause 6.21D of Sydney LEP 2012 and the City of Sydney Competitive Design Policy.~~
- ~~(2) For each competitive design process site, a minimum of three architectural firms, including at least one emerging architectural firm, must participate.~~
- ~~(3) The selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) panel members and the City of Sydney is to nominate two (2) panel members.~~
- ~~(4) No additional height is to be awarded as a result of a competitive design process.~~

5.X.8. Managing wind impacts

Objectives

- (a) To ensure the safety and comfort of people in streets and publicly accessible areas

Provisions

- (1) Provisions relating to wind in Sydney DCP 2012 apply to Ultimo Pyrmont.
- (2) Publicly accessible open space is to be considered a public place for the purposes of Table 3.9 Relevant wind safety standards and criteria for adjacent public place uses.
- (3) Development is to provide wind tunnel testing that demonstrates that publicly accessible open space complies with the following wind standard:
- a) Wind Comfort Standard for Walking for any active use areas; and
 - b) Wind Comfort Standard for Sitting for all other areas.
- (4) At least 50 per cent of a site's publicly accessible open space must be suitable for sitting.
- (5) Development is to provide wind tunnel testing that demonstrates that through-site links comply with the Wind Comfort Standard for Walking.
- (6) Recommendations from wind experts as a result of the testing required at (2) above are to be implemented to ensure safe and comfortable conditions for walking in all the surrounding public space and publicly accessible open space.
- (7) Building corners are to be curved and the profile shaped, including additional setbacks, to minimise wind downdraft as shown in Figures 30 and 32.
- (8) A minimum 6 metre setback above street wall height is to be provided to arrest wind downdraft as shown in Figure 3432 and Figure 3638.
- (9) Where a taller tower structure is proposed, such as that at 26-38 Saunders Street, provide a clear horizontal break in the building form as illustrated in Figure 81, that:
- a) is located at least above the level of any upper level setback to the building podium;
 - b) is a minimum of 9 metres in height to minimise wind downdraft at street level;
 - c) allows access only for maintenance; and
 - d) minimises physical elements in the break other than vertical circulation, structural columns, and plant equipment

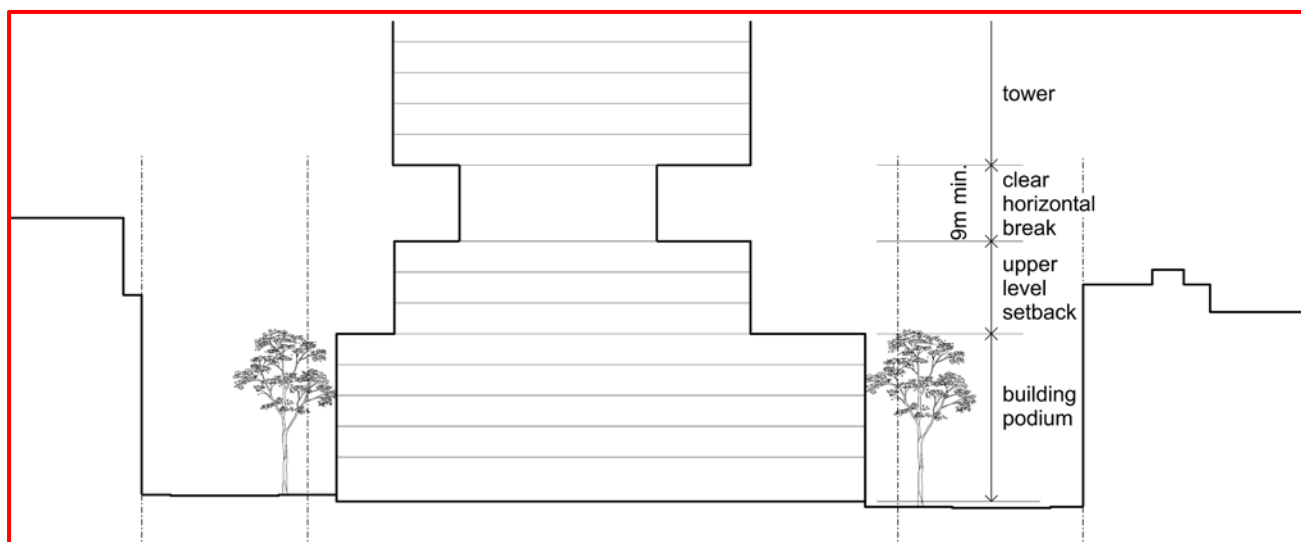


Figure 81 Clear horizontal breaks in tower structures to manage wind impacts

5.X.9. Noise and ventilation

This Section must be read in conjunction with the NSW Apartment Design Guide objectives for noise and ventilation.

Objectives

- (a) To ensure appropriate natural ventilation and comfort for people living in apartments.
- (b) Ensure appropriate facade design to maximise internal amenity in apartments.

Provisions

- (1) Provisions relating to environmental noise in Sydney DCP 2012 apply to Ultimo Pymont.
- (2) Street cross sections, including residential building depth and arrangement of internal spaces to attenuate noise, are to be generally in accordance with section 5.X.4, including the provision of continuous, unbroken buildings along busy roads to act as noise barriers.
- (3) Residential buildings fronting busy roads are to be no more than 9 metres deep inclusive of all built elements.
- (4) Habitable rooms are to be located so that windows required for ventilation face away from busy roads.
- (5) Non-habitable rooms, vertical circulation and common access corridors may be located on the busy road side of the building. Habitable rooms are only permitted to have a frontage to busy roads where they also have a frontage to which they can be naturally ventilated.
- (6) Any windows facing busy roads are to provide appropriate noise protection and are not to be used for ventilating habitable rooms.
- (7) Windows to habitable rooms on the ends of buildings perpendicular to busy roads are to be minimised.
- (8) Windows to habitable rooms in these locations are to have external projecting noise shields with a projection of 0.6-1m that may extend into the primary ground level setback, publicly accessible open space and the street reservation.

Note: In Ultimo Pymont, busy roads include Wattle Street, the Western Distributor, Harris Street (south of Pymont Bridge Road), Pymont Bridge Road and William Henry Street as shown in Figure 3.

- (9) Buildings with ground floor non-residential premises are to provide for appropriate exhaust ventilation to accommodate food and beverage services that avoid noise and air quality impacts to residential premises.

5.X.10 Ultimo-Pyrmont small lot housing

This section applies to sites identified as Small lot housing in the Sydney LEP 2012.

Clause XX [new clause] of the Sydney LEP 2012 provides for the subdivision of identified sites and construction of small lot housing, a new small dwelling similar in size to a studio to increase housing diversity and improve the amenity of small streets. The subdivision of land is a requirement for this development type.

The height in storeys control limits these buildings to two storeys to ensure development relates to the character of a neighbourhood and streetscape. The Sydney LEP 2012 maximum height in metres allows for roof plantings, roof terraces and access to the roof terrace.

Objectives

- (a) Provide for a diverse range of housing options within identified areas of Ultimo-Pyrmont.
- (b) To create small lot houses fronting rear streets that are attractive, liveable and usable.
- (c) Ensure that appropriate private open space is provided for existing and new dwellings.
- (d) Ensure that appropriate sun access to private open space is provided.
- (e) That any small lot housing developments are accompanied by the subdivision of land.
- (f) Encourage the use of public and active transportation over private vehicle use.
- (g) Support pedestrian focussed streets by reducing the amount of driveway crossovers.
- (h) Increase tree canopy to limit the impacts of heat and increase amenity and wellbeing.
- (i) To minimise impacts on adjoining properties.

5.X.10.1 Subdivision

- (1) The existing lot (the lot containing the existing dwelling after subdivision) is to have:

Description	Control
Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot dimension	N/A
Open Space	Consolidated 16m ² with a minimum 3m width

- (2) The proposed lot (the lot containing the new small lot dwelling after subdivision) is to:
- a. have a frontage to a street with a minimum width of 6m; and
 - b. be capable of accommodating a small lot dwelling which meets the requirements in Section 5.X.10.3 Building layout, form, design and open space.
- (3) A development application for subdivision must include the development of a small lot dwelling.

5.X.10.2 Car parking, vehicle crossings and street trees

- (1) Car parking is prohibited under this development type, for both the existing and proposed lot.
- (2) Where the subdivision of land and construction of small lot housing is carried out:

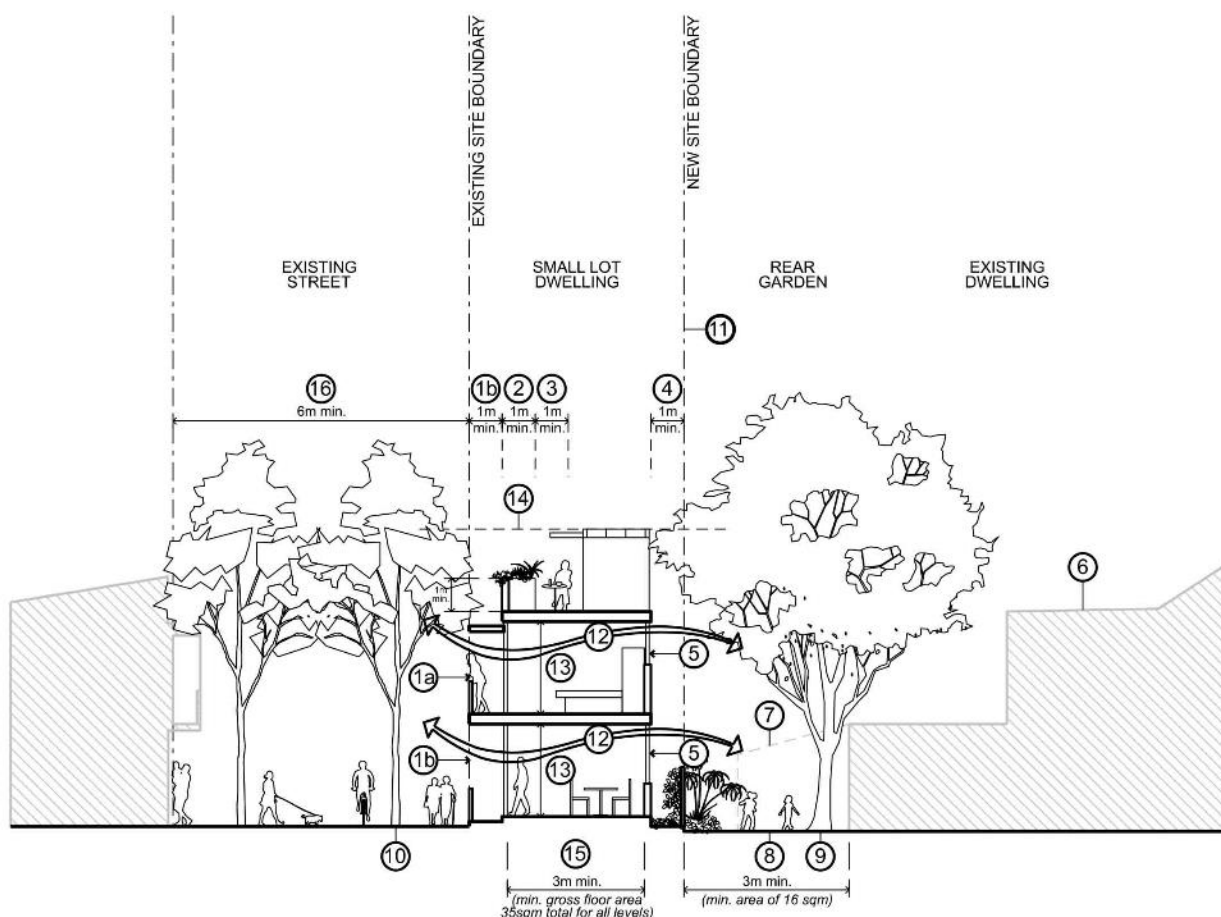
- a. a street tree must be planted;
 - b. any existing vehicle crossing is to be removed; and
 - c. any footpath reinstated.
- (3) Any street tree planting is to be carried out in accordance with the City of Sydney Street Tree Masterplan, Street Tree Masterplan Precinct Plan and Street Tree Masterplan Technical Guidelines.

5.X.10.3 Building layout, form, design and open space

- (1) A small lot dwelling is to meet the following standards:

Standard	Control
Minimum street width	6m
Front setback	0m
Side setback	0m
Minimum rear setback from new lot boundary	1m (excluding any privacy screens)
Height in storeys	2 (excluding any access to roof terrace)
Minimum Gross Floor Area (excluding any stairwell)	35m ²
Minimum internal width and depth of internal habitable rooms	3m
Minimum floor to ceiling heights for habitable rooms	2.7m
Minimum solar access	2 hours direct sunlight on winter solstice to 1m ² of a living room window 2 hours direct sunlight on winter solstice to 1m ² of private open space
Cross ventilation	Natural cross ventilation required on each level
Minimum front balcony depth	1m
Rooftop terrace	4m ² minimum area 1m minimum depth 2m front setback
Roof garden	1m minimum soil depth 1m minimum dimension and to extend the full width of the site 1m front setback

- (2) A small lot dwelling is to be in accordance with Figure 82.



LEGEND

- | | | | | | |
|----|---|----|---|----|--|
| 1a | front balcony overlooks street (min. depth 1m) | 6 | retain original dwelling and original rear wing in heritage conservation areas and for heritage items | 12 | natural cross ventilation to each level |
| 1b | front balcony for privacy and utility requirements (min. depth 1m) | 7 | remove non-original structures if required | 13 | 2.7m minimum floor to ceiling height |
| 2 | roof garden (min. soil depth 1m, min. dimension 1m, min. setback 1m from street) | 8 | private open space to original dwelling | 14 | 9 metre maximum height |
| 3 | private open space on roof (min. dimension 1m, min. area 4sqm) | 9 | retain existing trees | 15 | 3 metre minimum internal width and depth |
| 4 | rear setback (min. 1m) allows for windows, natural cross-ventilation | 10 | new street tree | 16 | existing street minimum width 6m |
| 5 | design windows to provide privacy to existing neighbouring private open space and windows, privacy devices allowed in rear setback zone | 11 | new boundary | | |

Figure 82 Small Lot Houses Typical Section

