

Attachment G3

<p>Amended Ultimo Pyrmont Urban Design Study – Part 3</p>
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50-54 Wattle Street

Overview

50-54 Wattle Street (Lot 1 DP 62297) is located between Wentworth Park and the Ultimo Heritage Conservation Area. The site has frontages (clockwise) to Wattle Street to the west, Jones Street to the east and Quarry Street to the south, as can be seen in Figure 159 and Figure 160.



Figure 159 – location plan of 50-54 Wattle Street



Figure 160 – oblique aerial of 50-54 Wattle Street

Background

50-54 Wattle Street was included in the Department of Planning's initial study. In this review it was given an FSR of 5.0:1, as shown in Figure 161, with the height limit to be set at the Solar Access Plane as defined within the Pyrmont Peninsula Place Strategy (refer Figure 162), however the envelope shown in Figure 161 protrudes into this plane. The study did not consider the significant heritage value of the existing sawtooth roof. These controls can be seen in Table 44 below.

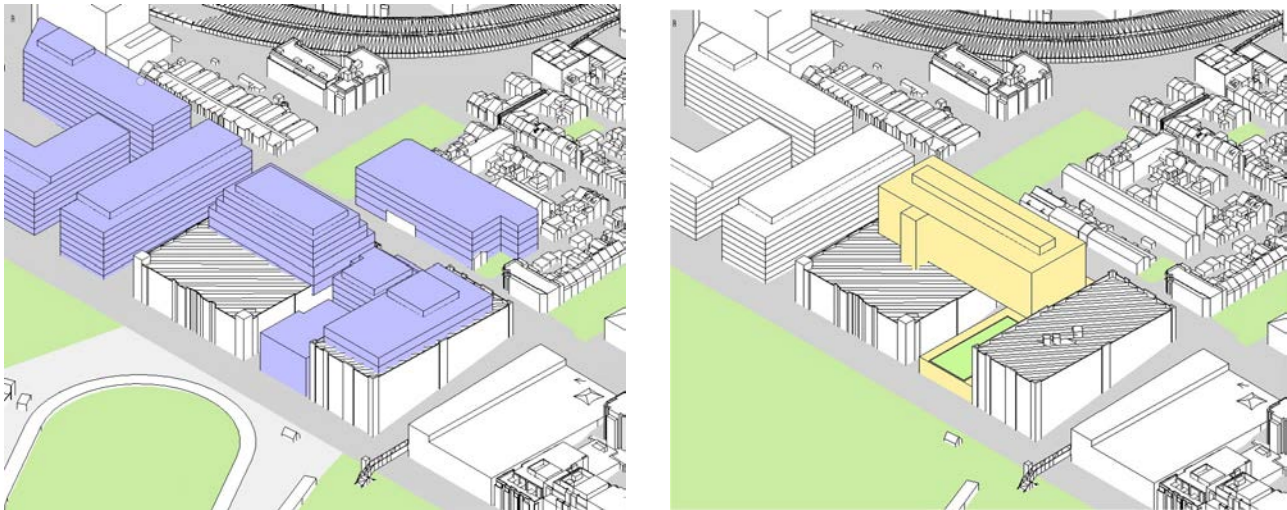


Figure 161 – comparison of Department of Planning's initial study and City of Sydney's study for 50-54 Wattle Street

Table 44 – Department of Planning's initial study for 50-54 Wattle Street

	Department of Planning's initial study	City of Sydney's study
Gross floor area	Commercial	Commercial
Floor space ratio	5.0	4.36 + DesEx** (1.7 of 3 car park levels converted)
Height of building	SAP	RL 36.5m (unchanged)
Height in storeys	9 (HiS not specified)	7^ (unchanged)
Notes	Creates additional Wentworth Park overshadowing	Potential for ground level car parking to be reconfigured to connect to central building/future basement

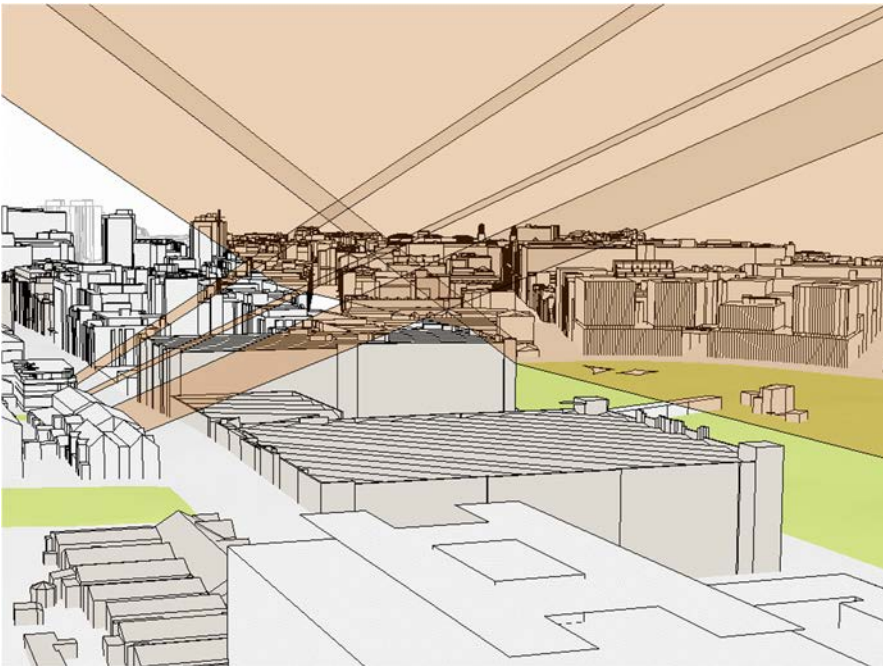


Figure 162 – solar access to neighbouring residential properties and Wentworth Park

Original structure

50-54 Wattle Street was originally built with a saw-tooth roof structure, which remains largely intact. The warehouse utilises a large amount of timber construction, typical of Federation-style warehouses of that era, as shown in Figure 163.



Figure 2-5: Interior of Level 7 and wool chute, photographed circa 1977 (Source: D Basden and others, Commonwealth Wool and Produce Store thesis, 1977).

Figure 163 – top floor interior of 54 Wattle Street c. 1977

Existing controls

50-54 Wattle Street is currently occupied by a seven storey Federation-style former Woodstore, with the lower three levels occupied by car parking and the upper four refurbished as commercial office space. These controls, along with the layout and position of the site can be seen in Table 45 and Figure 164, respectively.

Table 45 – existing building and existing planning controls for 50-54 Wattle Street

	Existing building	Existing controls
Land use & zoning	Mixed use	B4 – MU
Floor space ratio	3.38**	4.0
Height of building	34m*	33m
Height in storeys	7	8
Deep soil	0%	10%

NOTES:

**FSR based off figures provided in D/2011/2126 approval

^Conversion of existing car parking space to GFA (commercial), could result in approx. additional GFA 9,755 sqm (FSR 2.51), bringing the total to 5.89 within the existing building

*Only Wattle Street pediment exceeds height limit



Figure 164 – existing site plan for 50-54 Wattle Street

Proposed controls

For 50-54 Wattle Street, the proposed controls are to maintain the existing building height and exterior, but increase the FSR to 4:36:1 with a Design Excellence clause to allow refurbishment of existing car parking levels to other uses, as shown in Table 46 and Figure 165.

Table 46 – proposed planning controls for 50-54 Wattle Street

	<i>Existing building</i>	Existing controls	Proposed controls*
Land use & zoning	<i>Mixed use</i>	B4 – MU	Commercial
Floor space ratio	3.38**	4.0	4.36 + DesEx** (1.7 of 3 car park levels converted)
Height of building	34m*	33m	RL 36.5m (unchanged)
Height in storeys	7	8	7^ (unchanged)
Deep soil	0%	10%	10%

NOTES

**Relies on conversion of 1.7 levels of existing car parking space to GFA (commercial), resulting in approx. additional GFA 5,540 sqm (FSR 1.43). This would require a site specific car parking reduction provision (similar to Central Sydney), where the existing GFA calculation excludes car parking to allow any space that is converted to be bonus GFA.

*Potential controls are draft only and subject to further detailed study

^Excluding plant



Figure 165 – proposed site plan for 50-54 Wattle Street (exterior of building unchanged)

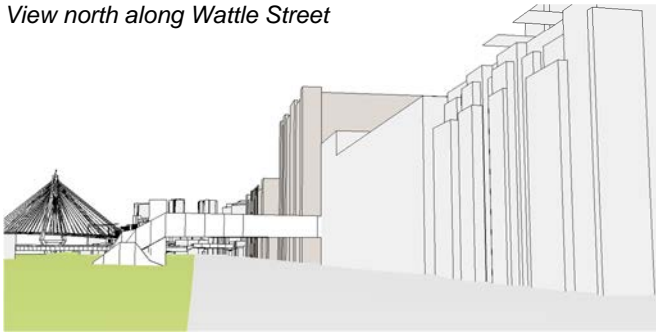
Visualisation



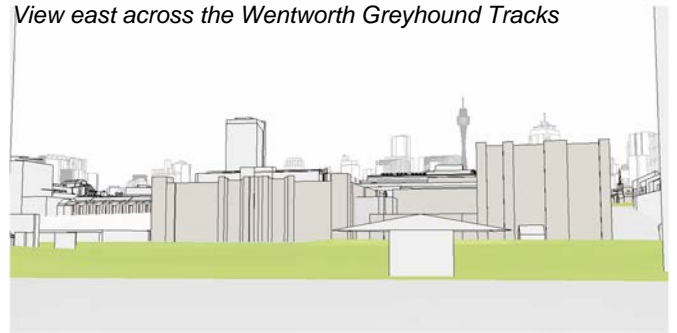
Figure 166 – view locations

Existing

View north along Wattle Street



View east across the Wentworth Greyhound Tracks



View south along Jones Street

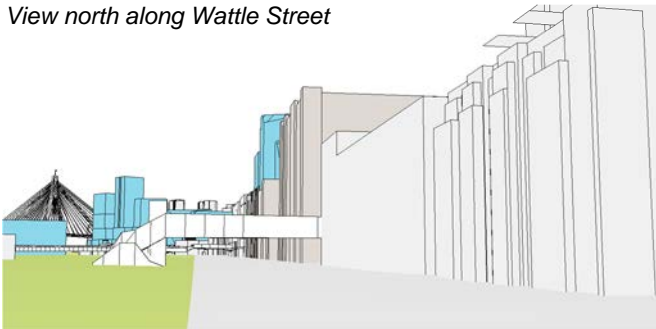


View north along Jones Street

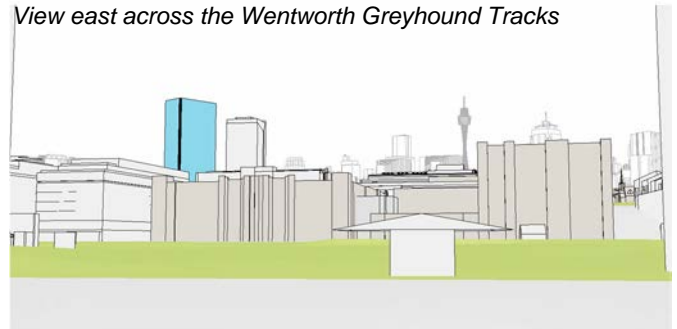


Existing + approved

View north along Wattle Street



View east across the Wentworth Greyhound Tracks



View south along Jones Street

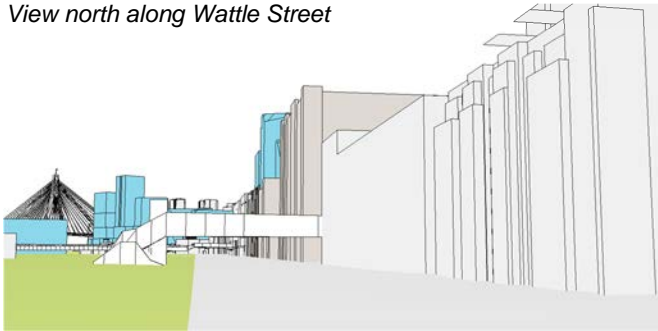


View north along Jones Street

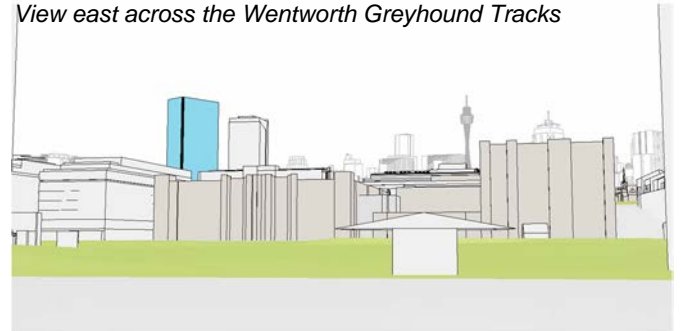


Proposed (unchanged)

View north along Wattle Street



View east across the Wentworth Greyhound Tracks



View south along Jones Street



View north along Jones Street



469-483 Harris Street

Overview

469-483 Harris Street contains six separate lots on the western side of Harris Street, between Quarry Street and William Henry Street, as follows:

- 469 Harris Street (Lot 1 DP 69694)
- 471 Harris Street (Lot 1 DP 64212)
- 473-475 Harris Street (Lot 1 DP 64213)
- 477-479 Harris Street (Lot 1 DP 90991, and Lot 2 DP 90991)
- 481 Harris Street (Lot 3 DP 90991)
- 483 Harris Street (Lot 4 DP 90991)

469-483 have three frontages (clockwise); Kirk Street to the west, Harris Street to the east and Harrison Lane to the south. The location and existing buildings can be seen in Figure 167 and Figure 168.



Figure 167 – location plan of 469-483 Harris Street



Figure 168 – oblique aerial of 469-483 Harris Street

Background

469-483 Harris Street was not included in the Department of Planning's initial study. Subsequently, the City reviewed all of the sites in the peninsula and 469-483 Harris Street was identified as a site capable of change.

Existing controls

469-483 Harris Street are currently occupied by a mixture of two-storey commercial, retail and shop-top houses. These controls, along with the layout and position of the site can be seen in Table 47 and Figure 169, respectively.

Table 47 – existing building and existing planning controls for 469-483 Harris Street

	<i>Existing buildings</i>	<i>Existing controls</i>
469-471 Harris Street (amalgamated)		
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU
Floor space ratio	<i>1.59 approx.</i>	1.5
Height of building	<i>8m</i>	9m
Height in storeys	2	2
Deep soil	-	10%
473-475 Harris Street		
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU
Floor space ratio	<i>1.48 approx.</i>	1.5
Height of building	<i>7m</i>	9m
Height in storeys	2	2
Deep soil	-	10%
477-479 Harris Street		
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU
Floor space ratio	<i>2.0 approx.</i>	1.5
Height of building	<i>8m</i>	9m
Height in storeys	2	2
Deep soil	-	10%
481-483 Harris Street (amalgamated)		
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU
Floor space ratio	<i>1.75 approx.</i>	1.5
Height of building	<i>8m</i>	9m
Height in storeys	2	2
Deep soil	-	10%



Figure 169 – existing site plan for 469-483 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

Courtyards at the centre of the site provide deep soil for the planting of trees.

More public space for more people – streets and open spaces –

The street wall building form and small site sizes combine such that new public space on this site is not appropriate.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 170).

Reinforce **'street wall' form** of most buildings –

The height of the building along Harris Street responds to the existing heights of nearby buildings extending the existing street wall. Similarly on Kirk Street the building height responds to the heights of the existing buildings opposite.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Harris Street, a busy road. The building form is designed to be narrow in depth and continuous to Harris Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

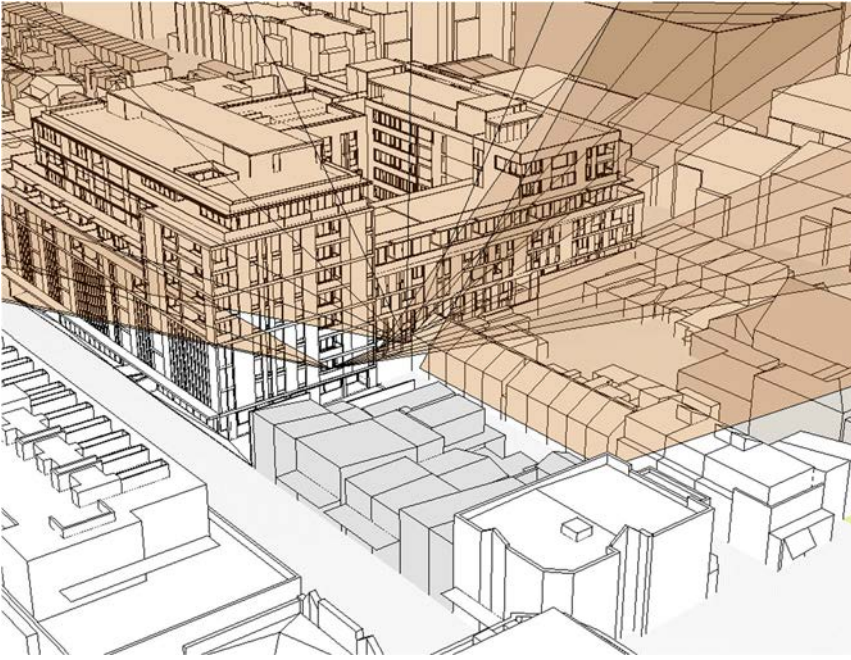


Figure 170 – solar access to neighbouring residential properties

Proposed controls

For 469-483 Harris Street, the proposed controls are for residential uses, with ground floor retail uses to Harris Street. As shown Table 48, a different FSR and height has been developed for each site; with all having a deep soil requirement for at least 15% of the site. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 171

Table 48 – proposed planning controls for 469-483 Harris Street

	<i>Existing building</i>	Existing controls	Proposed controls
469-471 Harris Street (amalgamated)			
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU	Mixed use
Floor space ratio	<i>1.59 approx.</i>	1.5	2.65
Height of building	<i>8m</i>	9m	27m
Height in storeys	2	2	7
Deep soil	-	10%	15%
473-475 Harris Street			
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU	Mixed use
Floor space ratio	<i>1.48 approx.</i>	1.5	2.65
Height of building	<i>7m</i>	9m	27m
Height in storeys	2	2	7
Deep soil	-	10%	15%
477-479 Harris Street			
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU	Mixed use
Floor space ratio	<i>2.0 approx.</i>	1.5	2.65
Height of building	<i>8m</i>	9m	27m
Height in storeys	2	2	7
Deep soil	-	10%	15%
481-483 Harris Street (amalgamated)			
Land use & zoning	<i>Commercial & residential</i>	MU1 – MU	Mixed use
Floor space ratio	<i>1.75 approx.</i>	1.5	1.61
Height of building	<i>8m</i>	9m	18m
Height in storeys	2	2	4
Deep soil	-	10%	15%



Figure 171 – proposed site plan for 469-483 Harris Street

Visualisation

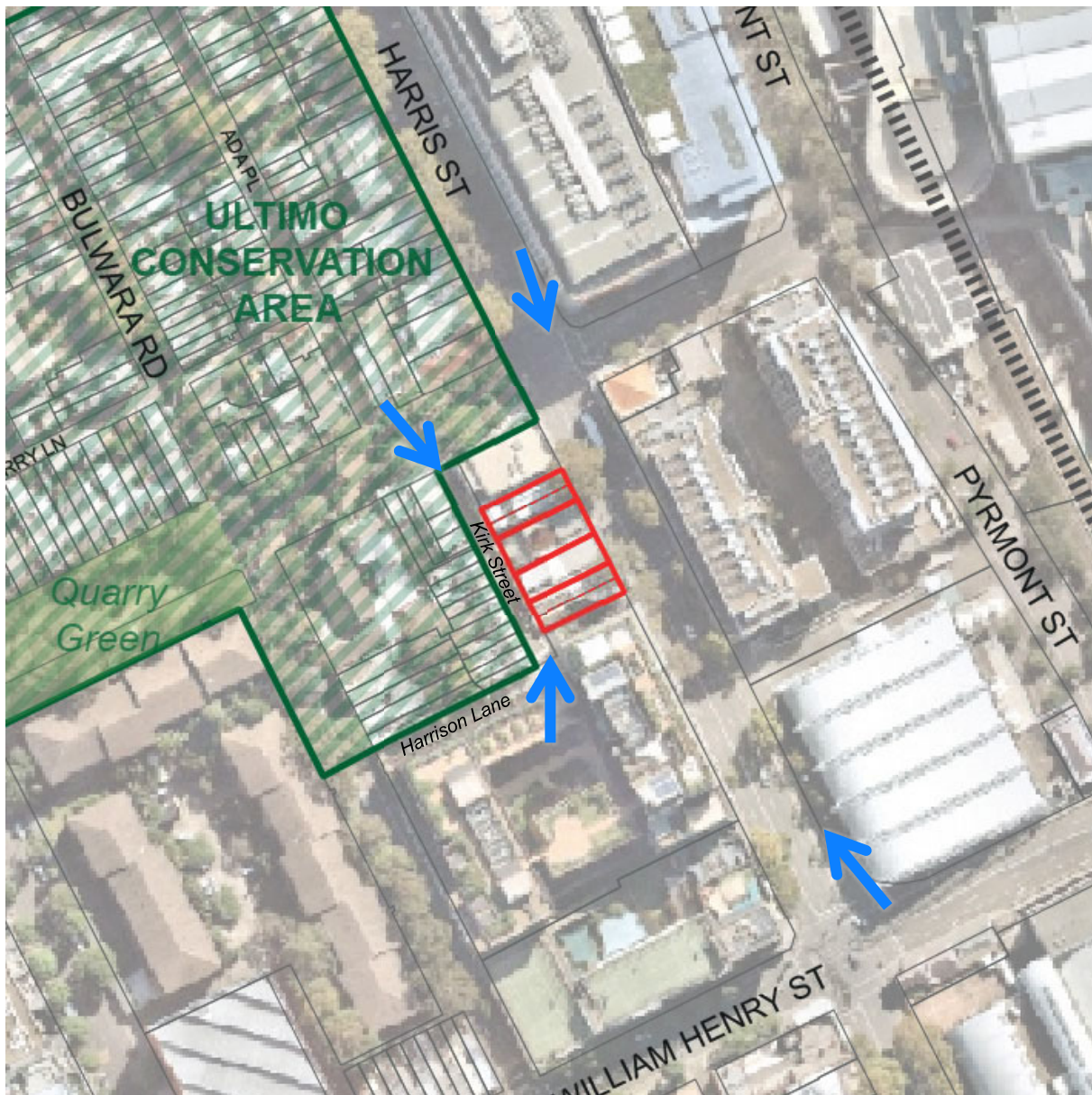


Figure 172 – view locations

Existing

View south along Harris Street



View north along Harris Street



View south along Kirk Street



View north along Kirk Street



Existing + approved

View south along Harris Street



View north along Harris Street



View south along Kirk Street



View north along Kirk Street



Proposed

View south along Harris Street



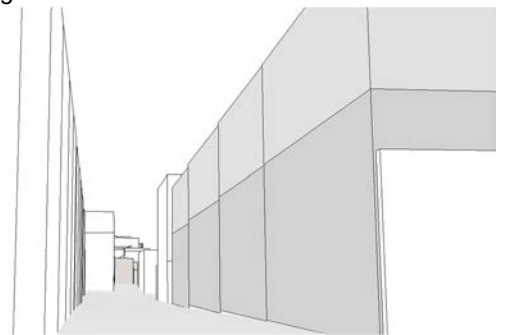
View north along Harris Street



View south along Kirk Street



View north along Kirk Street



535-547 Harris Street

Overview

535-547 Harris Street contains seven separate lots on the western side of Harris Street, between William Henry Street and Macarthur Street, as follows:

- 535 Harris Street (Lot 1 DP 928999)
- 537 Harris Street (Lot 2 DP 928999)
- 539 Harris Street (Lot 3 DP 928999)
- 541 Harris Street (Lot 4 DP 928999)
- 543 Harris Street (Lot 5 DP 928999)
- 545 Harris Street (Lot 6 DP 928999)
- 547 Harris Street (Lot 7 DP 928999)

535-547 has two frontages (clockwise); Hackett Street to the west, and Harris Street to the east. The location and existing buildings can be seen in Figure 173 and Figure 174.



Figure 173 – location plan of 535-547 Harris Street



Figure 174 – oblique aerial of 535-547 Harris Street

Background

535-547 Harris Street was not included in the Department of Planning's initial study. Subsequently, the City reviewed all of the sites in the peninsula and 535-547 Harris Street was identified as a site capable of change.

Existing controls

535-547 Harris Street are currently occupied by five two storey terrace houses across the northern five lots, with the southern two currently vacant. The existing controls, along with the layout and position of the site can be seen Table 49 and Figure 175, respectively.

Table 49 – existing building and existing planning controls for 535-547 Harris Street

	<i>Existing buildings</i>	Existing controls
Land use & zoning	<i>Vacant & residential</i>	B1 – NC
Floor space ratio	<i>varies</i>	3.5
Height of building	<i>6-7.5m</i>	22m
Height in storeys	<i>0-2</i>	5
Deep soil	<i>varies</i>	10%



Figure 175 – existing site plan for 535-547 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Hackett Street.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Hackett Street.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 176).

Reinforce **'street wall' form** of most buildings –

The height of the building along Harris Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Harris Street, a busy road. The building form is designed to be narrow in depth and continuous to Harris Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

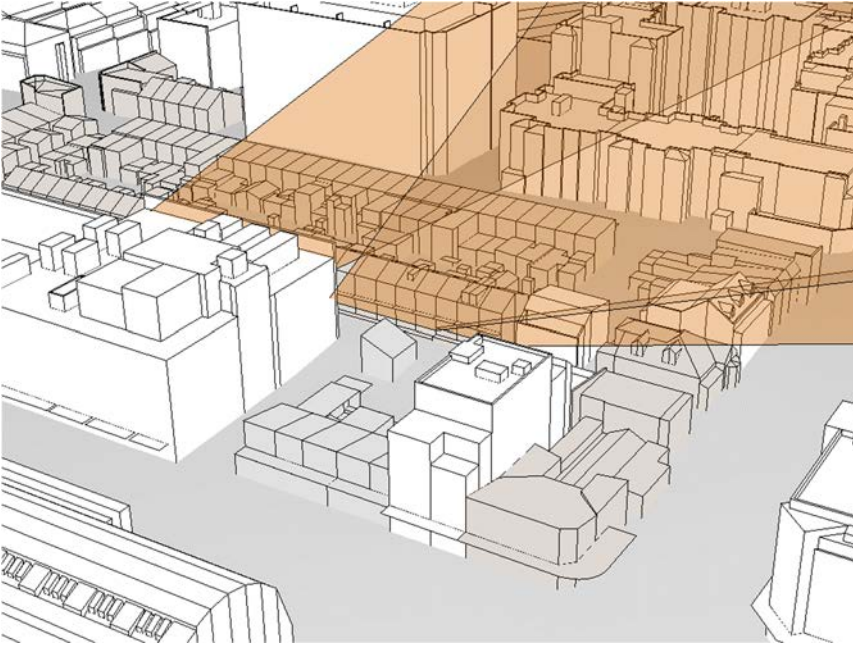


Figure 176 – solar access to adjoining residential properties

Proposed controls

For 535-547 Harris Street, the proposed controls are for a residential use, with ground floor retail uses to Harris Street. The site is to have an FSR of 3.33:1 with a Design Excellence clause; a height limit of 41.5 metres and 12 storeys; and a deep soil requirement for at least 15% of the site, as shown in Table 50 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 177.

Table 50 – proposed planning controls for 535-547 Harris Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	Vacant & residential	B1 – NC	Mixed use
Floor space ratio	<i>varies</i>	3.5	3.33 + DesEx Comm = .53 Res = 3.13
Height of building	6-7.5m	22m	41.5m
Height in storeys	0-2	5	12^
Deep soil	<i>varies</i>	10%	10%



Figure 177 – proposed site plan for 535-547 Harris Street

Visualisation

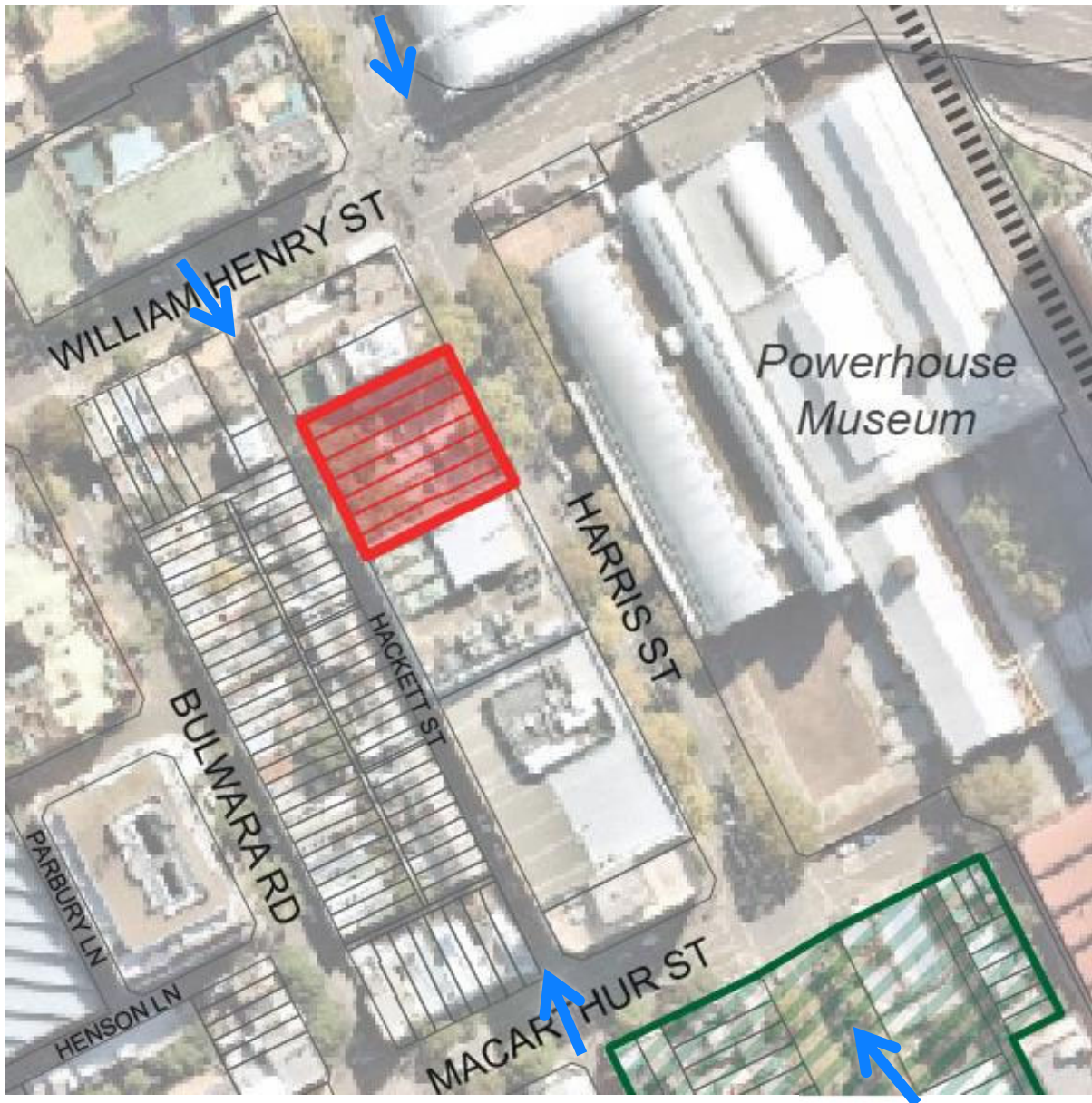
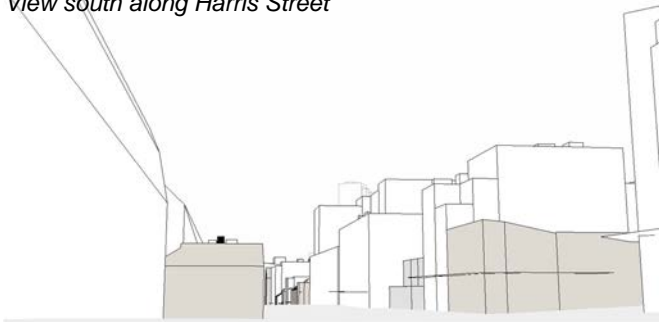


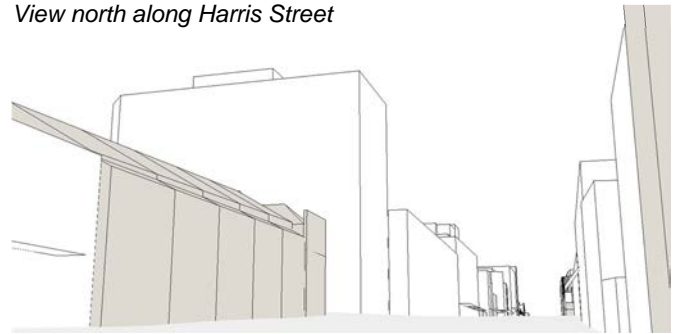
Figure 178 – view locations

Existing

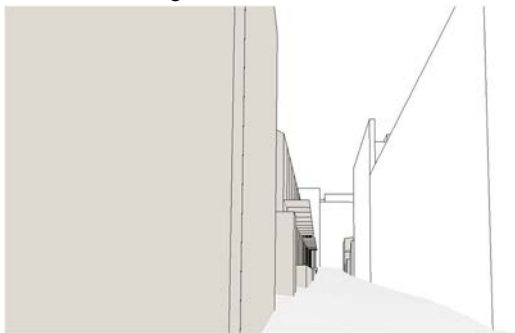
View south along Harris Street



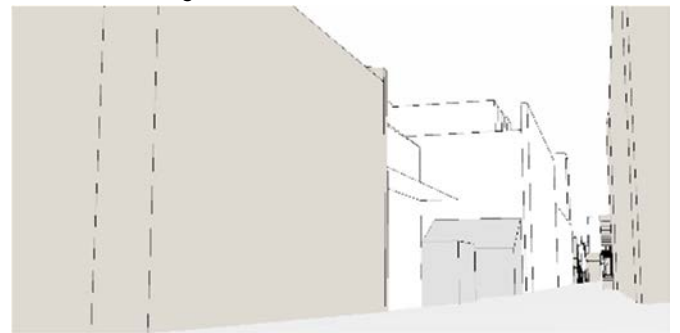
View north along Harris Street



View north along Hackett Street



View south along Hackett Street

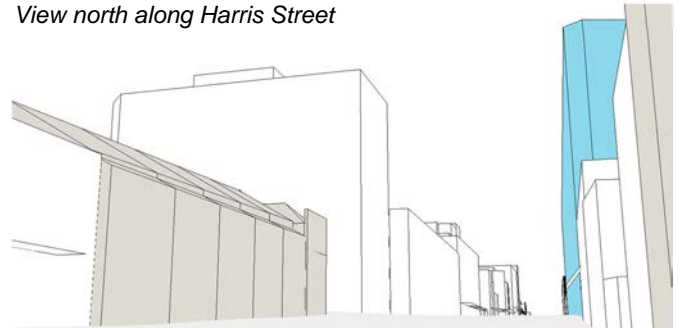


Existing + approved

View south along Harris Street



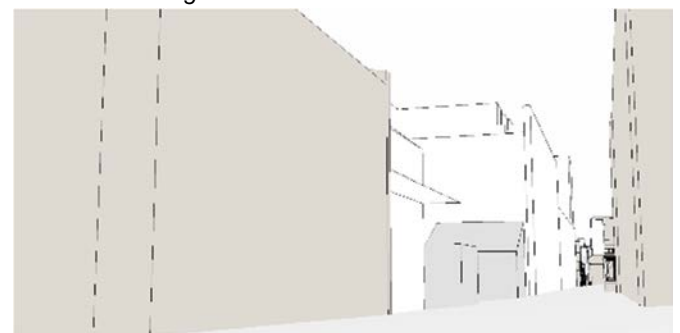
View north along Harris Street



View north along Hackett Street

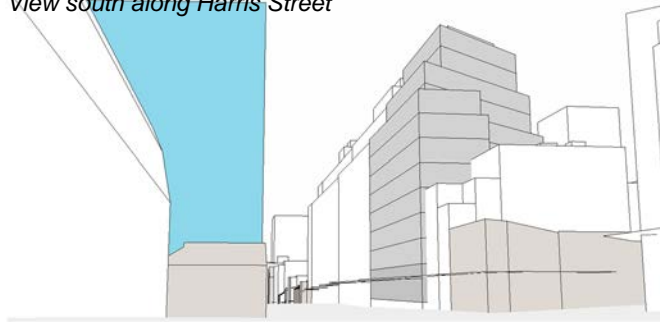


View south along Hackett Street



Proposed

View south along Harris Street



View north along Harris Street



View north along Hackett Street



View south along Hackett Street



549-559 Harris Street

Overview

549-559 Harris Street (Lot 1 DP 79179) is located on the western side of Harris Street, between William Henry Street and Macarthur Street. The site has two frontages (clockwise); Hackett Street to the west, and Harris Street to the east. The location and existing buildings can be seen in Figure 179 and Figure 180.



Figure 179 – location plan of 549-559 Harris Street



Figure 180 – oblique aerial of 549-559 Harris Street

Background

549-559 was included in the Department of Planning's initial study. In this review it was given an FSR of 5.0:1 and a height of 35m. The study did not consider good design for noise, the amenity of Hackett Street, the need for greening and more publicly accessible space, and effects of sunlight on surrounding sites. This form and the associated study figures can be seen in Figure 181 and Table 51.

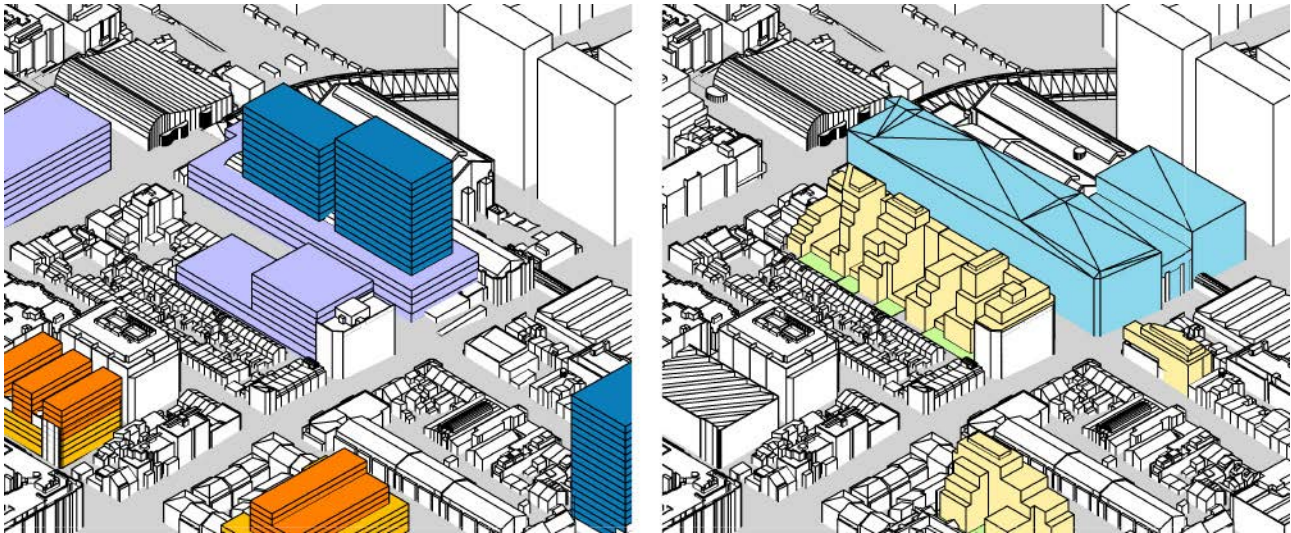


Figure 181 – comparison of Department of Planning's initial study and City of Sydney's study for 549-559 Harris Street

Table 51 – Department of Planning's initial study for 549-559 Harris Street

	Department of Planning's initial study	City of Sydney's study
Gross floor area	6,740 sqm*	5,365 sqm
Floor space ratio	5.0	3.62 + DesEx
Height of building	35 m	41.5m
Height in storeys	3 (<i>HiS not specified</i>)	12^
Deep soil	0%	10%
*Model shown represents GFA of approx. 2,786 sqm (FSR 2.06) using the City of Sydney's building efficiencies, not the controls indicated above		

Existing controls

549-559 Harris Street is currently occupied by a four-storey commercial/industrial building with zero setbacks to all sides. The existing controls, along with the layout and position of the site can be seen in Table 52 and Figure 182, respectively.

Table 52 – existing building and existing planning controls for 549-559 Harris Street

	<i>Existing buildings</i>	<i>Existing controls</i>
Land use & zoning	<i>Commercial / Industrial</i>	B1 – NC
Floor space ratio	<i>4.41 approx.</i>	4.0
Height of building	<i>22m</i>	22m
Height in storeys	<i>4</i>	5
Deep soil	<i>0%</i>	10%



Figure 182 – existing site plan for 549-559 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Hackett Street.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Hackett Street.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 183).

Reinforce **'street wall' form** of most buildings –

The height of the building along Harris Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Harris Street, a busy road. The building form is designed to be narrow in depth and continuous to Harris Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

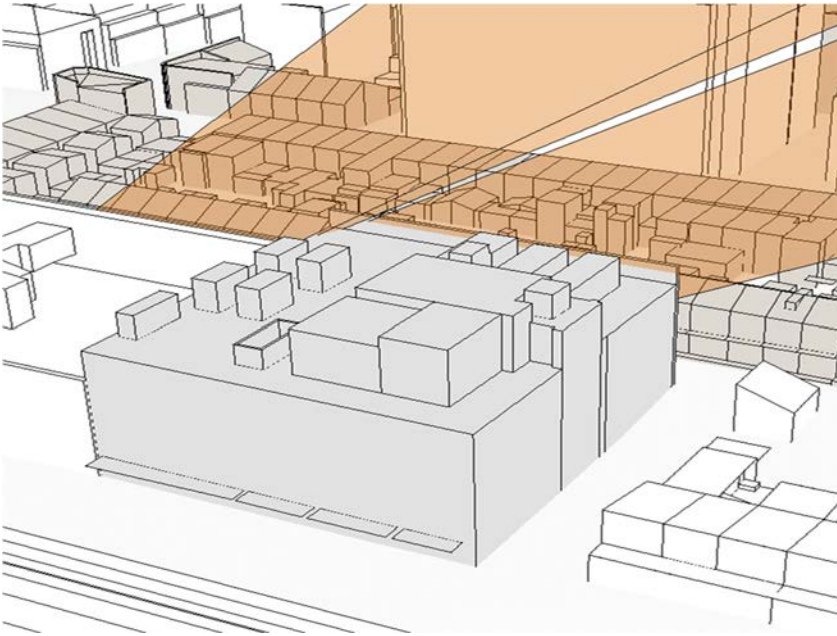


Figure 183 – solar access to adjoining residential properties

Proposed controls

For 549-559 Harris Street, the proposed controls are for a residential use, with ground floor retail uses to Harris Street. The site is to have an FSR of 3.62:1 with a Design Excellence clause; a height limit of 41.5 metres and 12 storeys; and a deep soil requirement for at least 15% of the site, as shown in Table 53 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 184.

Table 53 – proposed planning controls for 549-559 Harris Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	Commercial / Industrial	B1 – NC	Mixed use
Floor space ratio	4.41 approx.	4.0	3.62 + DesEx Comm = 0.53 Res = 3.45
Height of building	22m	22m	41.5m
Height in storeys	4	5	12^
Deep soil	0%	10%	10%



Figure 184 – proposed site plan for 549-559 Harris Street

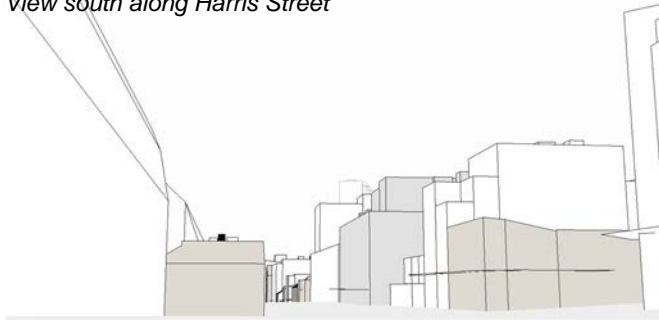
Visualisation



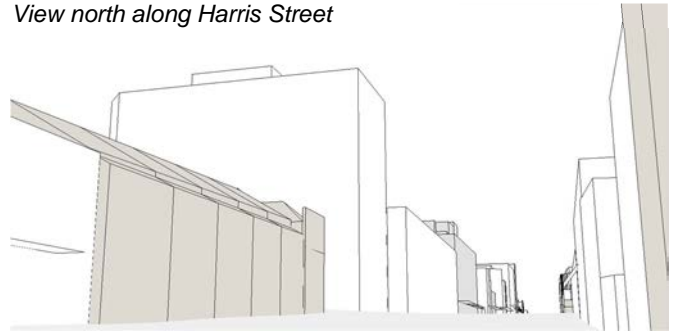
Figure 185 – view locations

Existing

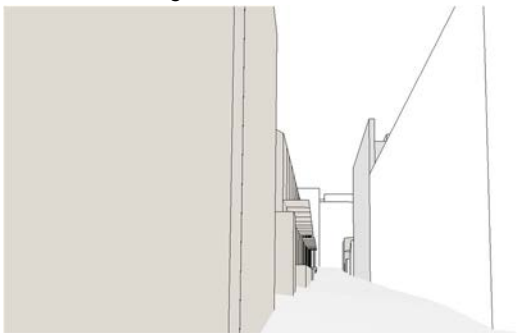
View south along Harris Street



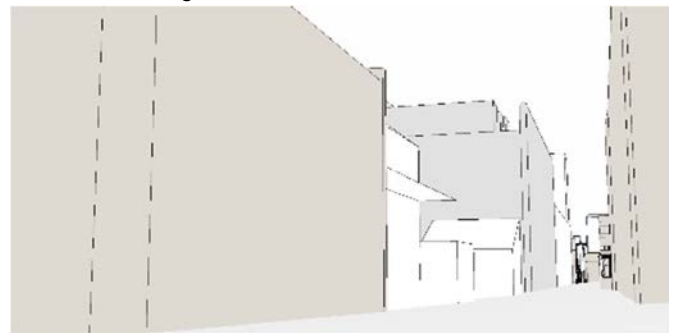
View north along Harris Street



View north along Hackett Street



View south along Hackett Street

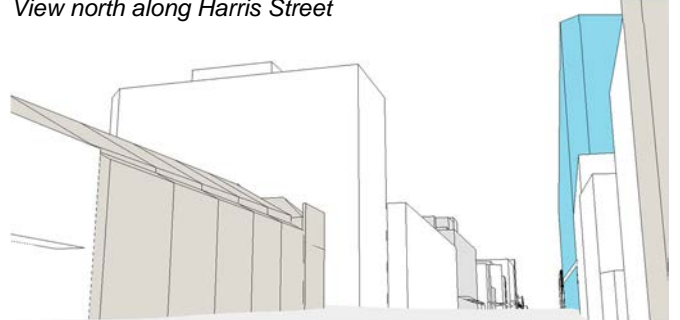


Existing + approved

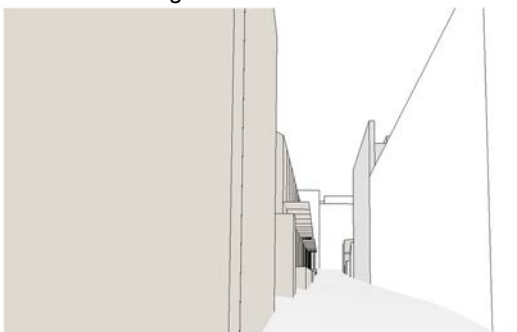
View south along Harris Street



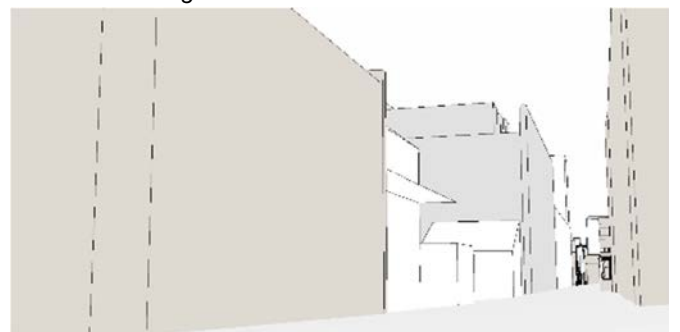
View north along Harris Street



View north along Hackett Street



View south along Hackett Street



Proposed

View south along Harris Street



View north along Harris Street



View north along Hackett Street



View south along Hackett Street



561-577 & 579-583 Harris Street

Overview

561-577 & 579-583 Harris Street (Lot 1 DP 631356, Lot 1 DP 229201, Lot 2 DP 229201, Lot 1 DP 1102413) is located adjacent the Powerhouse Museum. The site has frontages (clockwise) to Harris Street to the east, Macarthur Street to the south and Hackett Street to the west (refer Figure 187 and Figure 186).



Figure 187 – location plan of 561-577 & 579-583 Harris Street



Figure 186 – aerial view of 561-577 & 579-583 Harris Street

Background

561-577 Harris Street was included in the Department of Planning's initial study (note, 579-583 Harris Street was not included in the Department's study). In this review it was given an FSR of 5.0:1 and a height of 35m. The study did not consider good design for noise, the amenity of Hackett Street, the need for greening and more publicly accessible space, and effects of sunlight on surrounding sites. This form and the associated study figures can be seen in Figure 188 and Table 54.

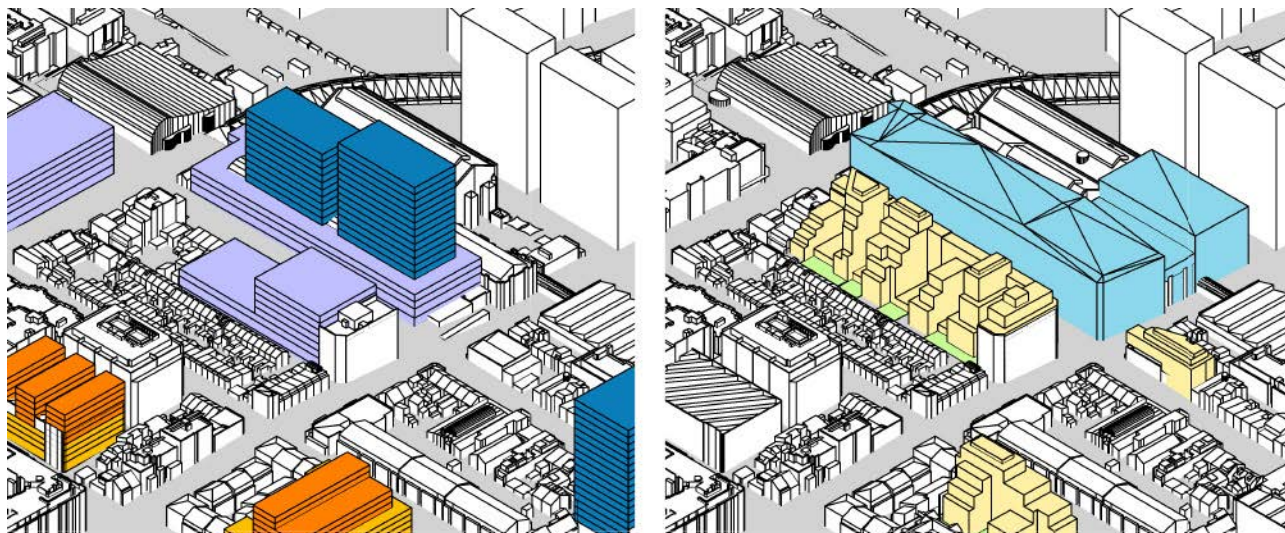


Figure 188 – comparison of Department of Planning's initial study and City of Sydney's study for 561-577 Harris Street

Table 54 – Department of Planning's initial study for 561-577 Harris Street

	Department of Planning's initial study	City of Sydney's study (561-577 Harris Street only)
Gross floor area	9,940 sqm	7,428 sqm
Floor space ratio	5.0	3.40 DesEx
Height of building	35 m	41.5m
Height in storeys	8 (<i>HiS not specified</i>)	12 [^]
Deep soil	0%	15%

Existing controls

561-577 Harris Street is currently occupied by a three-storey commercial building with zero setbacks to all sides. 579-583 Harris Street is currently occupied by commercial building with seven levels of commercial office space above two levels of car parking. The existing controls, along with the layout and position of the site can be seen in Table 55 and Figure 189, respectively.

Table 55 – existing building and existing planning controls for 561-577 & 579-583 Harris Street

	<i>Existing building</i>	Existing controls
561-577 Harris Street		
Land use & zoning	<i>Commercial</i>	B1 – NC
Floor space ratio	<i>1.95 approx.</i>	4.0
Height of building	<i>17.5m</i>	22m
Height in storeys	3	5
Deep soil	<i>0%</i>	10%
579-583 Harris Street		
Land use & zoning	<i>Commercial</i>	B1 – NC
Floor space ratio	<i>6.47 approx.</i>	6.3
Height of building	<i>29m</i>	35m
Height in storeys	7	9
Deep soil	<i>0%</i>	10%

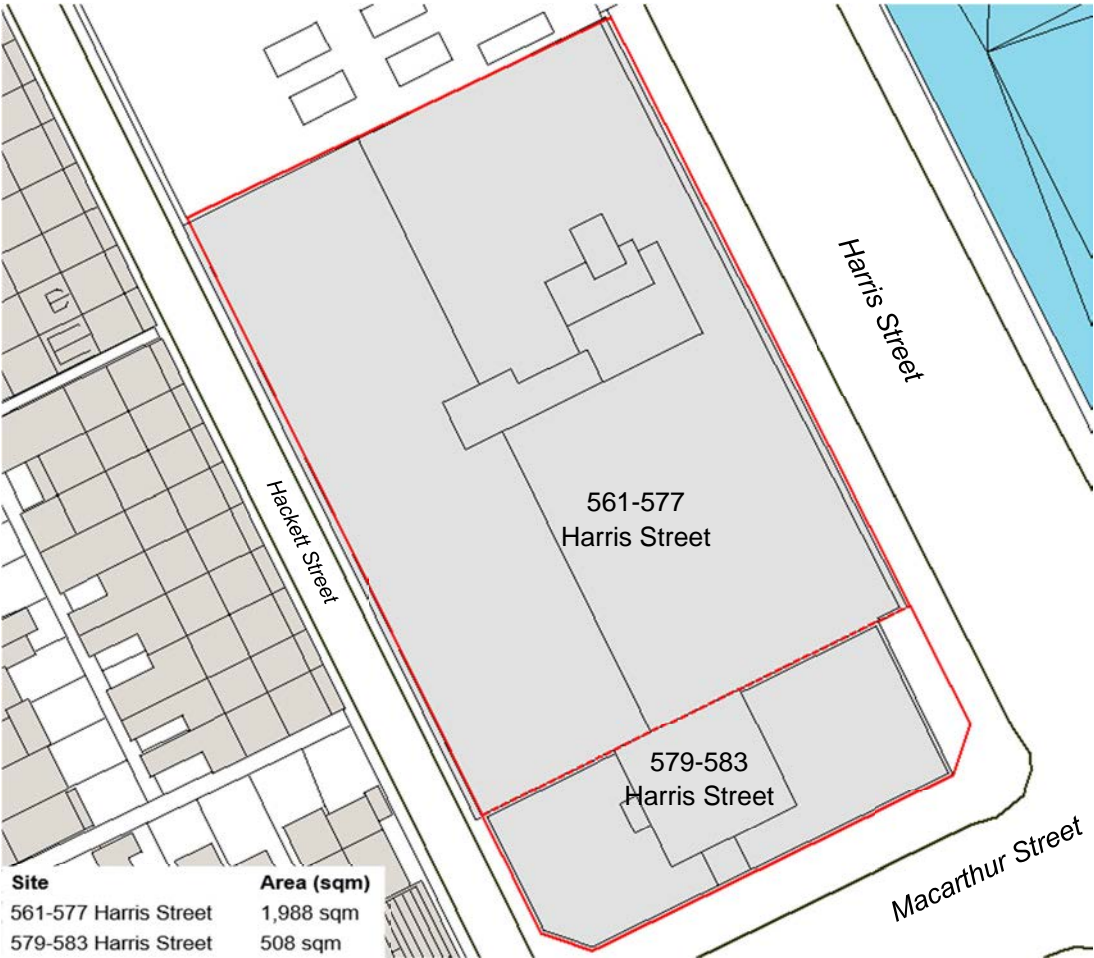


Figure 189 – existing site plan for 561-577 & 579-583 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Hackett Street.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Hackett Street.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 190).

Reinforce '**street wall**' form of most buildings –

The height of the building along Harris Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Harris Street, a busy road. The building form is designed to be narrow in depth and continuous to Harris Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.



Figure 190 – solar access to neighbouring residential properties

Proposed controls

For 561-577 Harris Street, the proposed controls are for a residential use, with ground floor retail uses to Harris Street. The site is to have an FSR of 3.62:1 with a Design Excellence clause; a height limit of 41.5 metres and 12 storeys; and a deep soil requirement for at least 15% of the site. For 579-583 Harris Street, the proposed controls are for a residential use, with ground floor retail uses to Harris and Macarthur Streets. The site is to have an FSR of 6.41:1 with a Design Excellence clause; and a height limit of 38 metres and 10 storeys. The controls for both sites can be seen in Table 56 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 191.

Table 56 – proposed planning controls for 561-577 & 579-583 Harris Street

	<i>Existing building</i>	Existing controls	Proposed controls
561-577 Harris Street			
Land use & zoning	<i>Commercial</i>	B1 – NC	Mixed use
Floor space ratio	<i>1.95 approx.</i>	4.0	3.40 + DesEx Comm = 0.53 Res = 3.20
Height of building	<i>17.5m</i>	22m	41.5m
Height in storeys	3	5	12^
Deep soil	0%	10%	15%
579-583 Harris Street			
Land use & zoning	<i>Commercial</i>	B1 – NC	Mixed use
Floor space ratio	<i>6.47 approx.</i>	6.3	6.41 + DesEx Comm = 0.80 Res = 6.25
Height of building	<i>29m</i>	35m	38.0m
Height in storeys	7	9	10^
Deep soil	0%	10%	-



Figure 191 – proposed site plan for 561-577 & 579-583 Harris Street

Visualisation

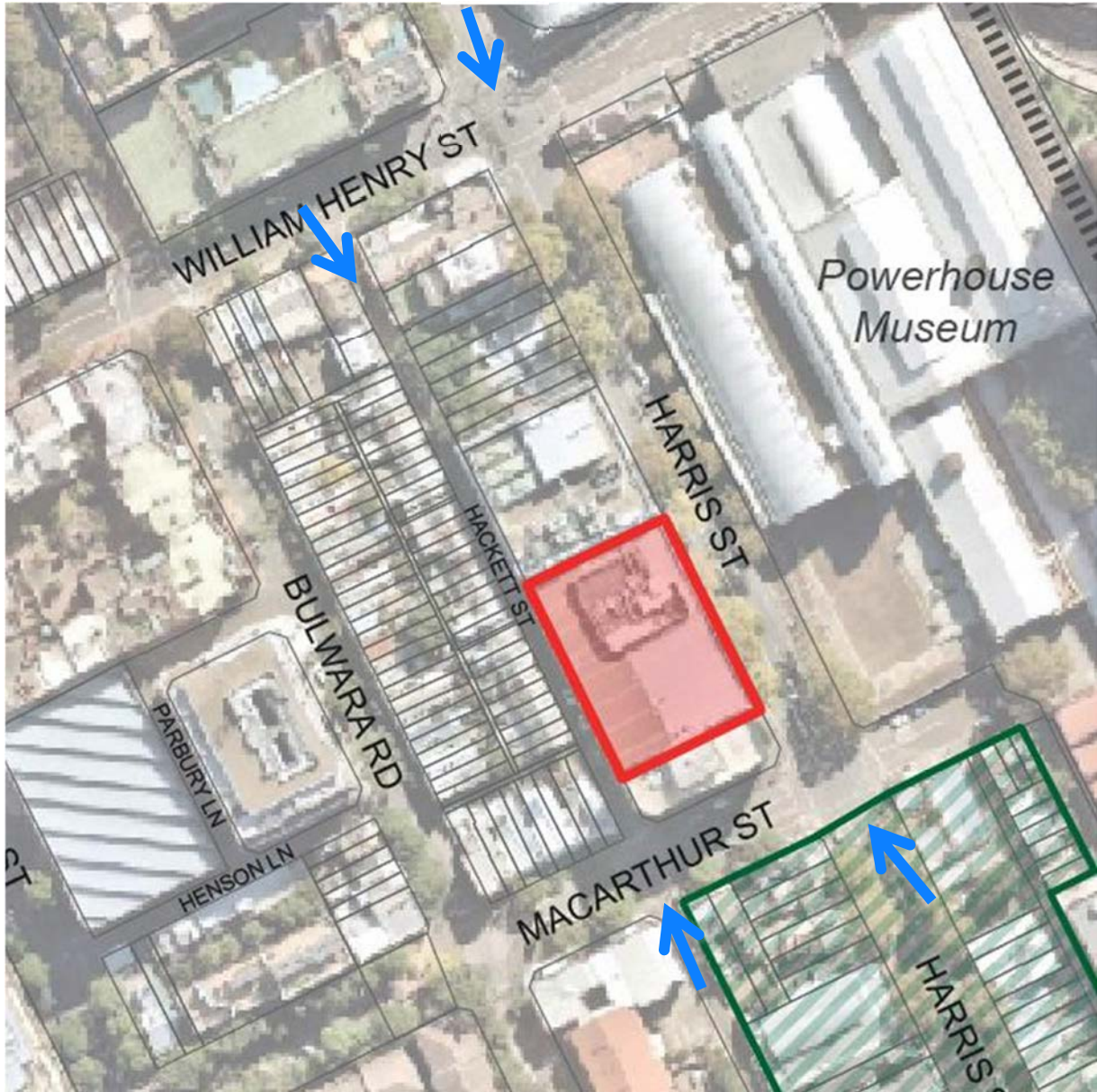
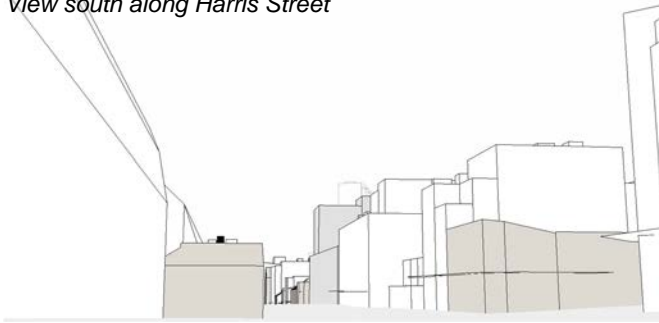


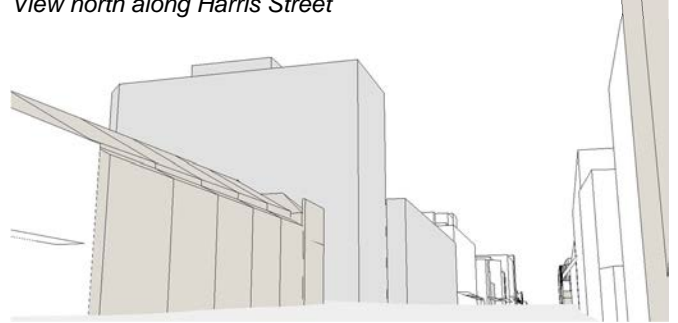
Figure 192 – view locations

Existing

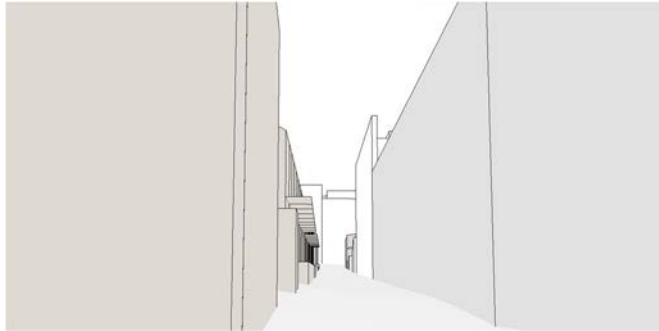
View south along Harris Street



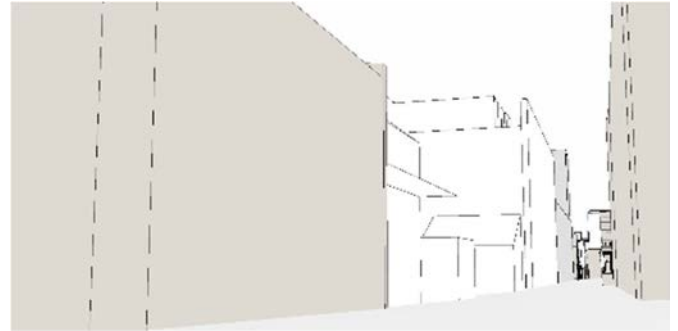
View north along Harris Street



View north along Hackett Street



View south along Hackett Street



Existing + approved

View south along Harris Street



View north along Harris Street



View north along Hackett Street

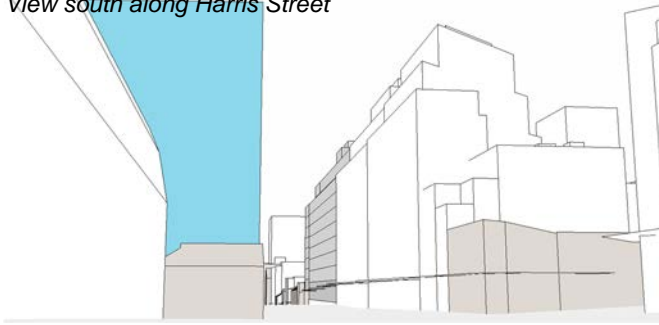


View south along Hackett Street



Proposed

View south along Harris Street



View north along Harris Street



View north along Hackett Street



View south along Hackett Street



562-576 Harris Street

Overview

562-570 Harris Street and 572-576 Harris Street (Lots 44-47 DP 868670) are located adjacent the Powerhouse Museum. The site group has frontages (clockwise) to Harris Street to the west, Macarthur Street to the north and Systum Street to the east (refer Figure 193 and Figure 194).

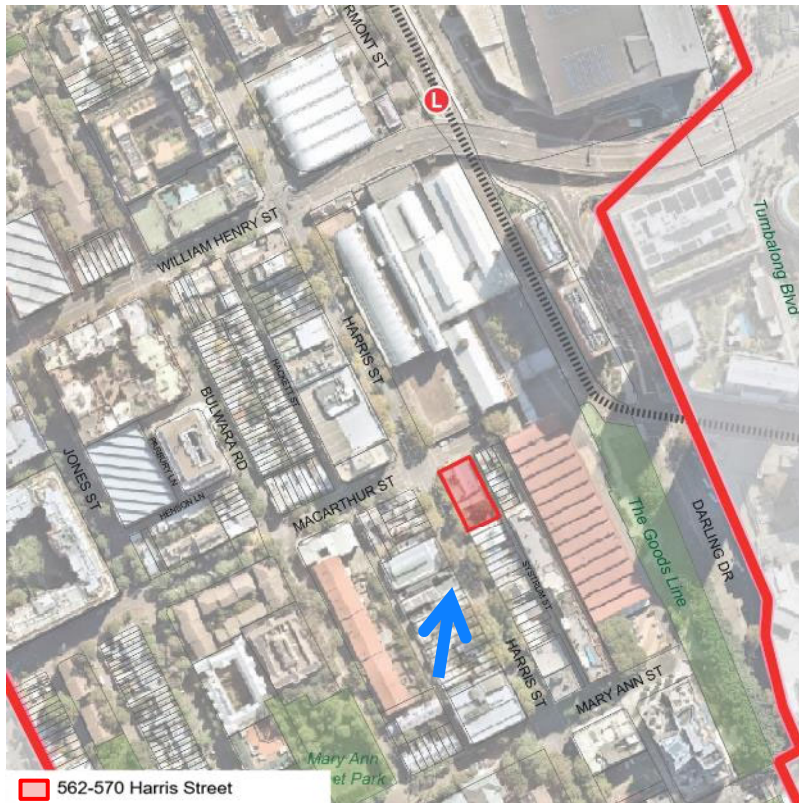


Figure 193 – location plan of 562-576 Harris Street



Figure 194 – oblique aerial of 562-576 Harris Street

Background

562-570 Harris Street, and 572-576 Harris Street were not included in the Department of Planning's initial study. Subsequently, the City reviewed all of the sites in the peninsula and the sites from 562-576 Harris Street were identified as sites capable of change.

In 2023 a Pre-DA (PDA-2023/134) was submitted for 562-576 Harris Street. The submission proposed a scheme for visitor accommodation with an FSR of 2.34:1 (2.13:1 with a Design Excellence clause), as shown in Figure 195 and Table 57. The Pre-DA was subsequently withdrawn.

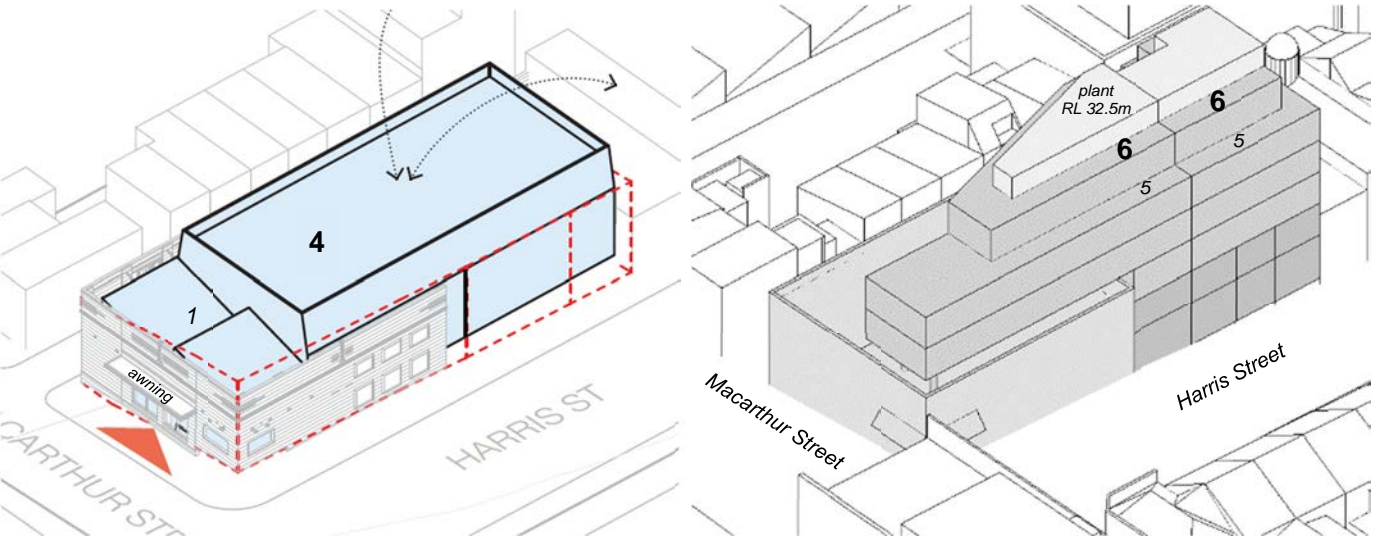


Figure 195 – comparison of proponent’s scheme for 562-576 Harris Street and CoS urban design study

Table 57 – Proponent’s proposed scheme for 562-576 Harris Street (PDA-2023/134)

	PDA-2023/134	CoS study	Alternative controls
Gross floor area	Visitor Accommodation	Residential (mixed use)	Non-residential use
Floor space ratio	2.34	1.98	2.75
Height of building	13.5m	23.5 m	23.5 m
Height in storeys	4^	6^	6^
Deep soil	0%	10%	10%

Existing controls

562-576 Harris Street is currently occupied by single storey warehouse fronting Macarthur Street. South of this is a small two storey annex and lean-to, the remainder of the site group is vacant. These controls, along with the layout and position of the site can be seen in Table 58 **Error! Reference source not found.** and Figure 196 respectively.

Table 58 – existing building and existing planning controls for 562-576 Harris Street

	<i>Existing building</i>	<i>Existing controls</i>
Land use & zoning	<i>Commercial</i>	MU1 – MU
Floor space ratio	<i>0.61 approx.</i>	1.0 & 1.5
Height of building	<i>10m</i>	9m
Height in storeys	2	2
Deep soil	-	10%

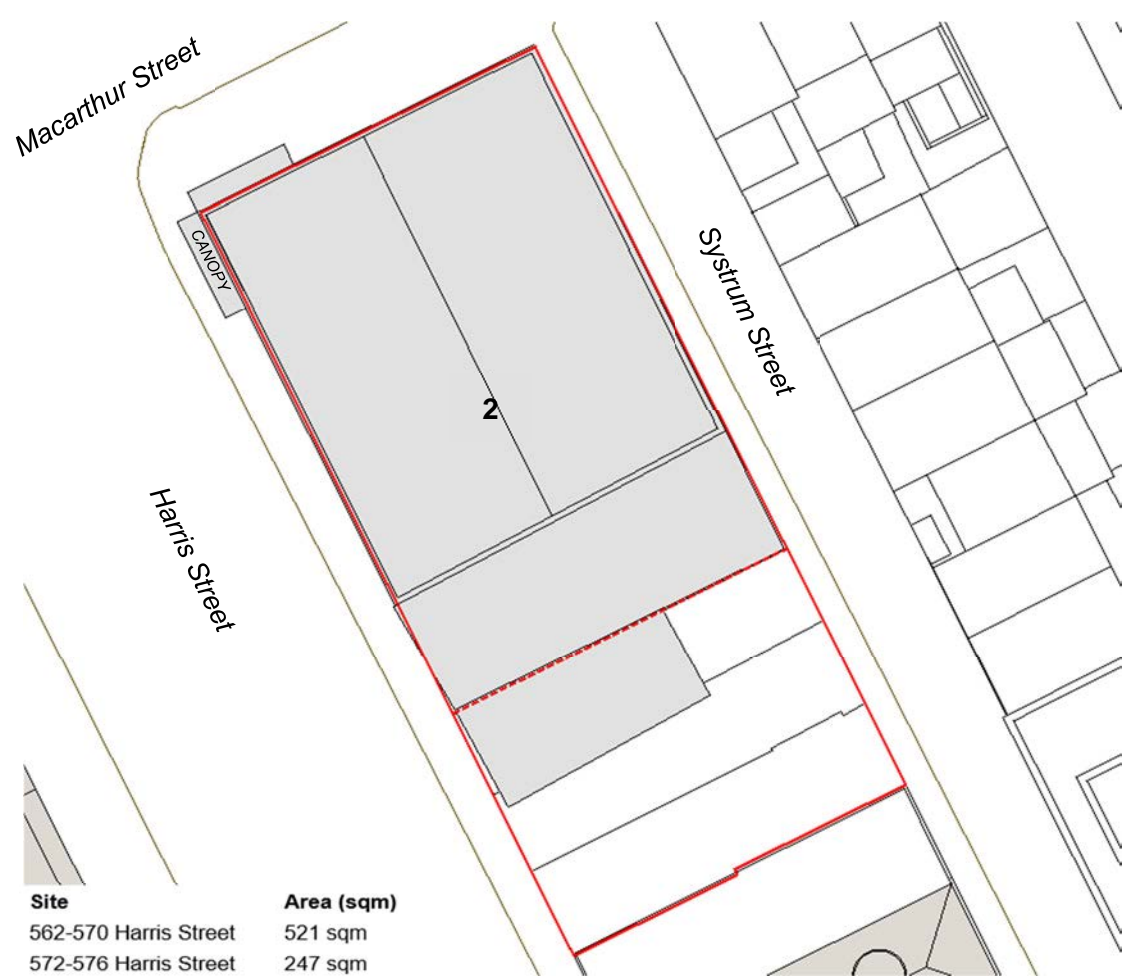


Figure 196 – existing site plan for 562-576 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Systrum Street.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Hackett Street.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 197).

Reinforce **'street wall' form** of most buildings –

The height of the building along Harris Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

The existing Hannah's Pies warehouse is conserved and carefully built over on part of the Harris Street frontage.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Harris Street, a busy road. The building form is designed to be narrow in depth and continuous to Harris Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places –

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

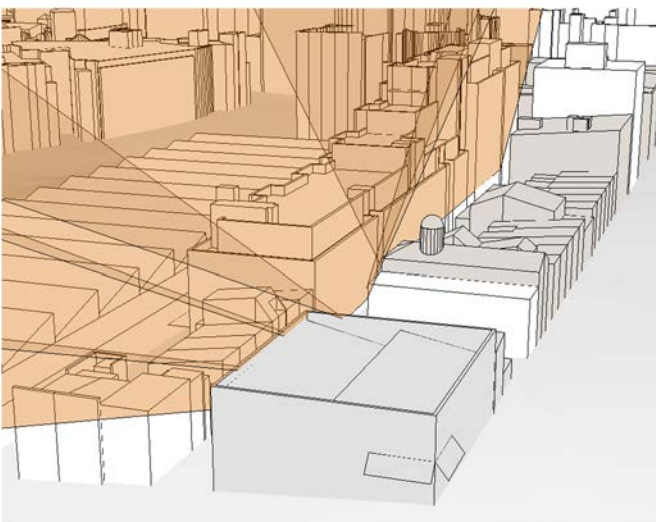


Figure 197 – solar access to neighbouring residential properties

Proposed controls

For 562-576 Harris Street, changes to controls are proposed to support two possible outcomes for floor space use. The mixed use provisions exhibited in late 2024 support street level commercial uses with residential floor space above. In response to feedback from the public exhibition, an alternative scheme is also proposed to incentivise a solely non-residential outcome.

Controls for mixed use development

The exhibited controls are for street level retail-commercial uses fronting Harris and Macarthur Streets with residential uses above. The combined sites would have an FSR of 2:1; a height limit of 23.5 metres and 6 storeys; and a deep soil requirement for at least 10% of the site, as shown in Table 59 **Error! Reference source not found.** below. Additional requirements regarding street and upper-level setbacks, street wall height, and site layout requirements are shown in Figure 198.

Table 59 – controls for mixed use development at 562-576 Harris Street

	<i>Existing building</i>	Existing controls	Proposed controls
Land use & zoning	<i>Commercial</i>	MU1 - MU	Mixed use
Floor space ratio	<i>0.65 approx.</i>	1.0 & 1.5	2.0 <i>Comm = 0.86</i> <i>Res = 1.31</i>
<i>Northern site -</i>		1.0	<i>1.66 + DesEx</i> <i>Comm = 0.73</i> <i>Res = 1.09</i>
<i>Southern site -</i>		1.5	<i>2.67 + DesEx</i> <i>Comm = 1.14</i> <i>Res = 1.79</i>
Height of building	<i>10m</i>	9m	23.5m
Height in storeys	2	2	6^
Deep soil	-	10%	10%



Figure 198 – site plan showing controls for mixed use development at 562-576 Harris Street exhibited late 2024

Alternative controls for non-residential development

The alternative controls proposed for this site group support a solely non-residential approach.

The combined sites would have an FSR of 2.75:1; a height limit of 23.5 metres and 6 storeys; and a deep soil requirement for at least 10% of the site, as shown in Table 60 **Error! Reference source not found.** below. Additional requirements regarding street and upper-level setbacks, street wall height, and site layout requirements are shown in Figure 199.

Table 60 – proposed alternative controls for commercial development at 562-576 Harris Street

	<i>Existing building</i>	Existing controls	Proposed controls
Land use & zoning	<i>Commercial</i>	MU1 - MU	Mixed use
Floor space ratio	<i>0.65 approx.</i>	1.0 & 1.5	2.75 <i>Comm = 1.0 Accomm. = 1.70</i>
<i>Northern site -</i>		1.0	<i>1.72 + DesEx Comm = 0.69 Res = 1.06</i>
<i>Southern site -</i>		1.5	<i>3.08 + DesEx Comm = 1.04 Res = 2.04</i>
Height of building	<i>10m</i>	9m	23.5m
Height in storeys	2	2	6^
Deep soil	-	10%	10%



Figure 199 – proposed site plan for 562-560 Harris Street

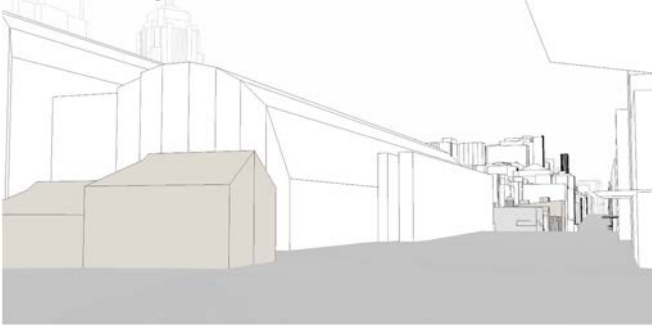
Visualisation



Figure 200 – view locations

Existing

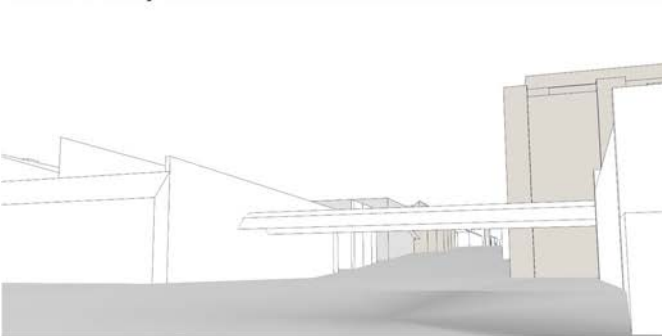
View south along Harris Street



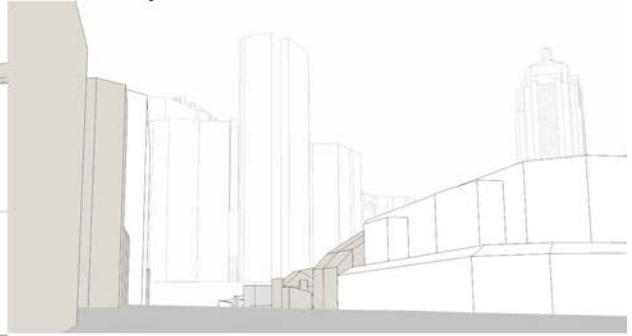
View north along Harris Street



View west along Macarthur Street

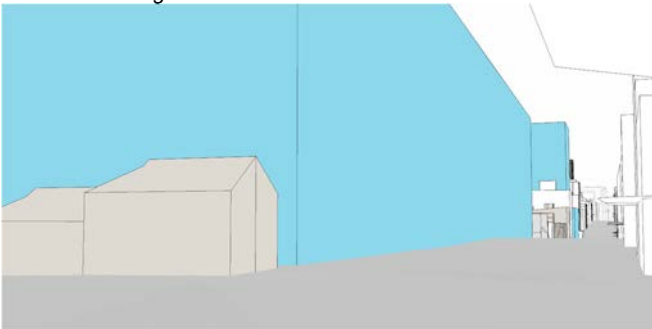


View east along Macarthur Street

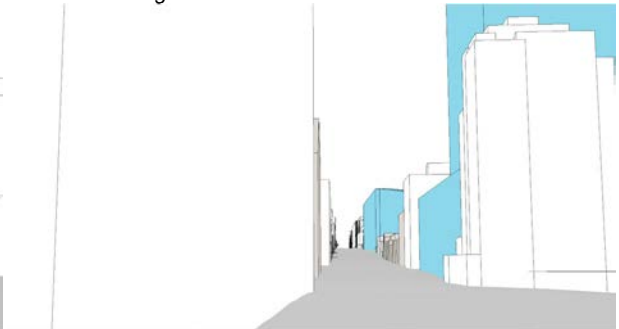


Existing + approved

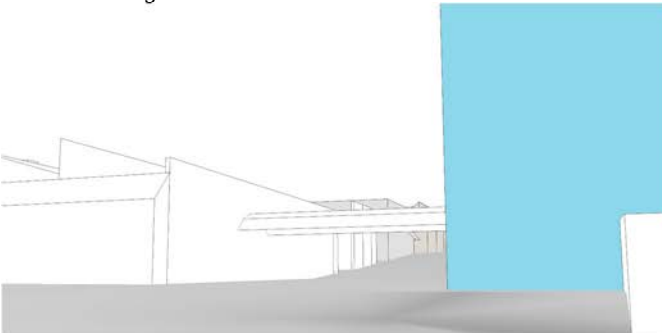
View south along Harris Street



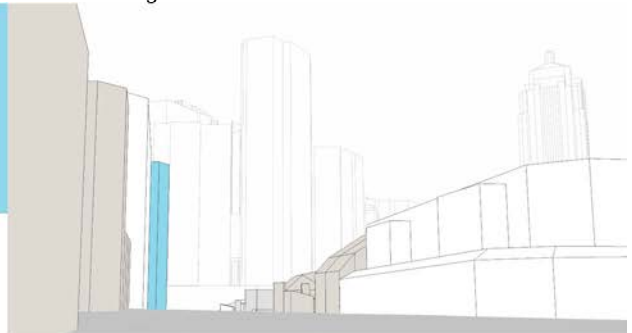
View north along Harris Street



View west along Macarthur Street

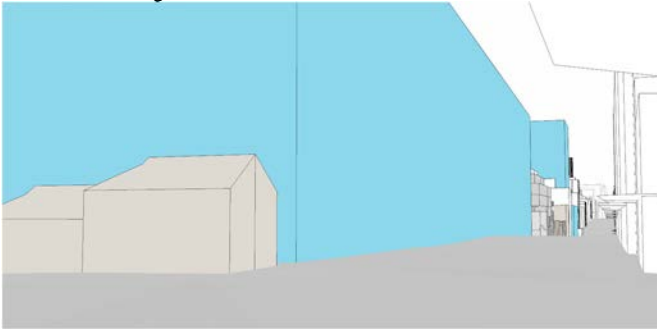


View east along Macarthur Street

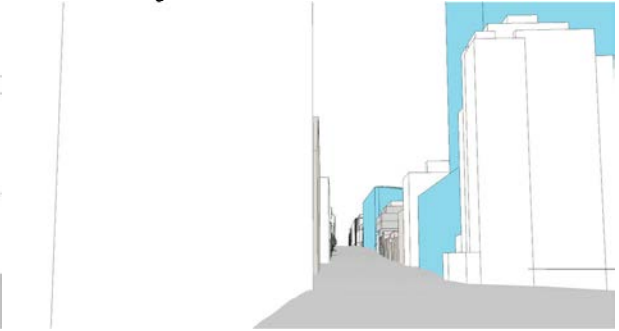


Mixed use controls – exhibited late 2024

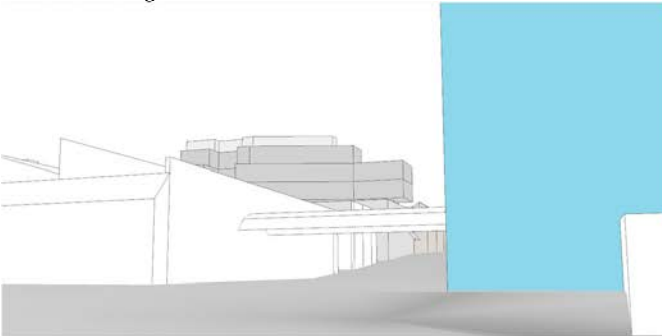
View south along Harris Street



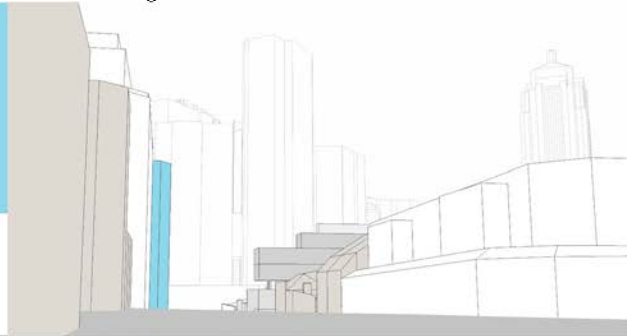
View north along Harris Street



View west along Macarthur Street

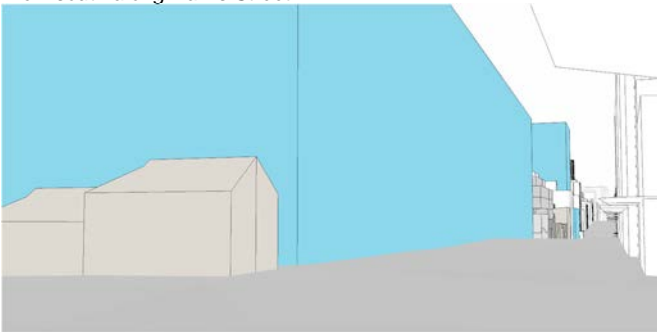


View east along Macarthur Street



Proposed alternative controls for commercial use

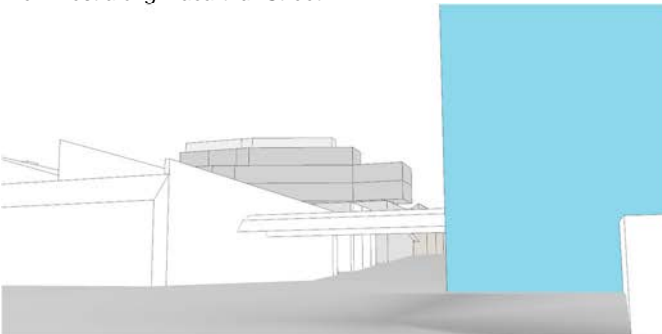
View south along Harris Street



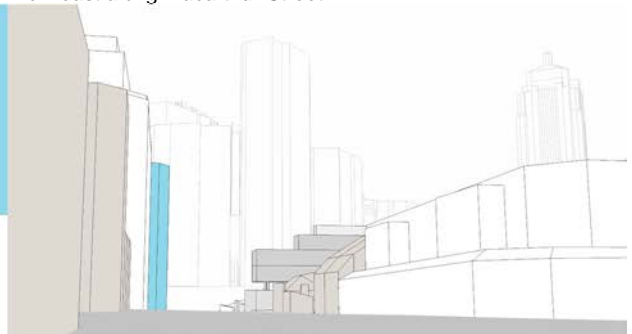
View north along Harris Street



View west along Macarthur Street



View east along Macarthur Street



383-389 Bulwara Road

Overview

383-389 Bulwara Road (Part Lot 1 DP 773656) is located immediately north of the Mary Ann Street Reserve on the western side of Bulwara Road (refer Figure 201 and Figure 202).



Figure 201 – location plan of 383-389 Bulwara Road



Figure 202 – oblique aerial of 383-389 Bulwara Road

Background

383-389 Bulwara Road was included in the Department of Planning's initial study. In this review it was given an FSR of 4.0:1 and a height of 32m and 9 storeys, as shown in Figure 203. The study did not consider the amenity of park, the difficulty of site amalgamation with a public authority, the need for greening and more publicly accessible space, and effects of sunlight on surrounding sites. These controls can be seen in Table 61 below.

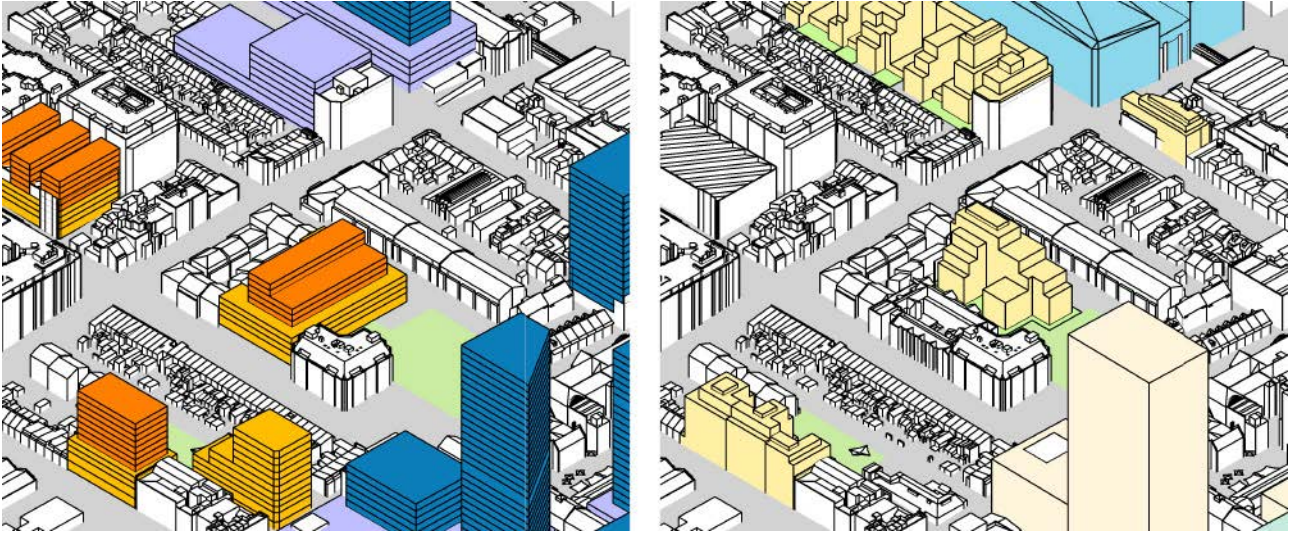


Figure 203 – comparison of Department of Planning's initial study and City of Sydney's study for 383-389 Bulwara Road

Table 61 – Department of Planning's initial study for 383-389 Bulwara Road

	Department of Planning's initial study	City of Sydney's study
Gross floor area	8,892 sqm	7,845 sqm
Floor space ratio	4.0	3.16 + DesEx
Height of building	32m (<i>HoB not specified</i>)	35m
Height in storeys	9 (<i>HiS not specified</i>)	10^
Deep soil	Not specified	15%

Existing controls

383-389 Bulwara Road is currently occupied by a five-storey hotel/visitor-accommodation, setback behind a porte-cochère on Bulwara Road. The existing controls, along with the layout and position of the site can be seen in Table 62 and Figure 204 respectively.

Table 62 – existing building and existing planning controls for 383-389 Bulwara Road

	<i>Existing building</i>	<i>Existing controls</i>
Land use & zoning	<i>Visitor accommodation</i>	R1 – GR
Floor space ratio	<i>1.86 approx.</i>	2.0
Height of building	<i>21m</i>	18m
Height in storeys	<i>5</i>	4
Deep soil	<i>TBC</i>	10%

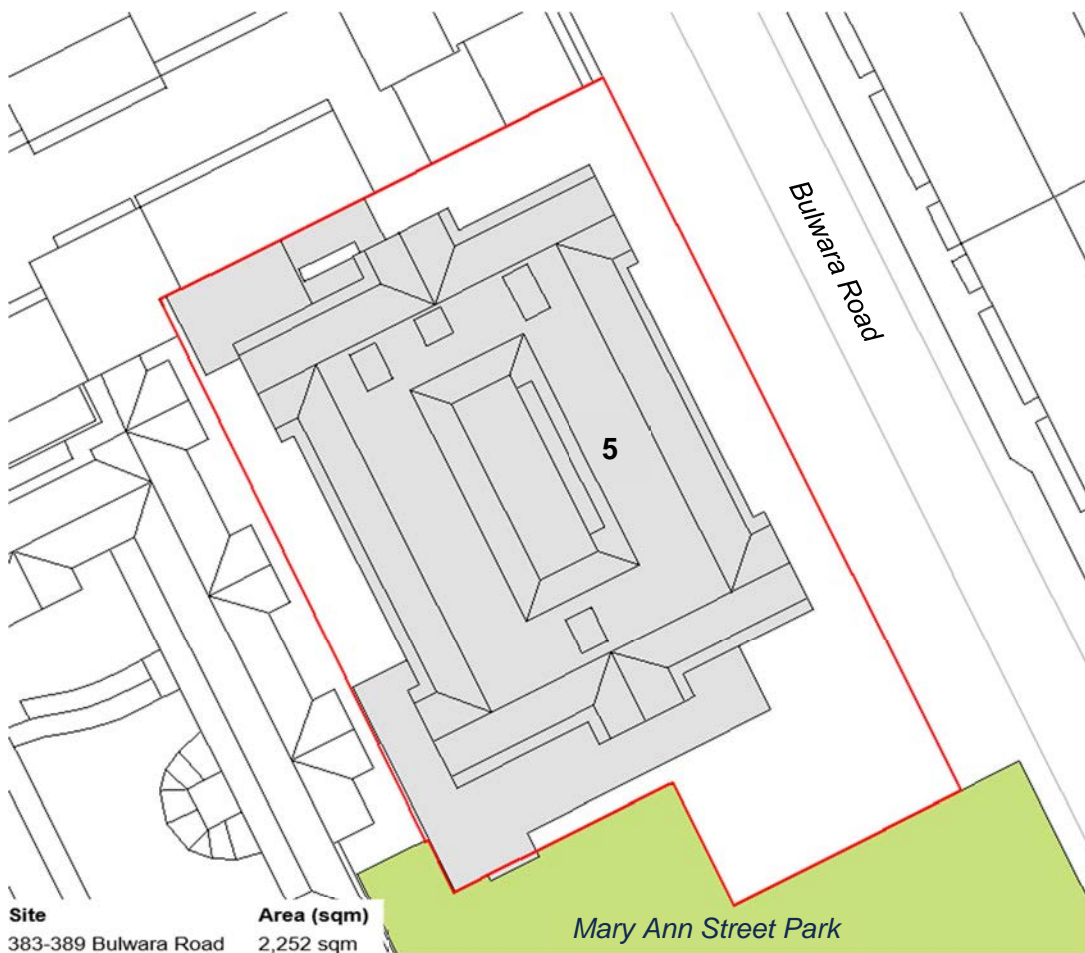


Figure 204 – existing site plan for 383-389 Bulwara Road

Urban design principles

More deep soil for **more trees** and cool green spaces –

The street setback, rear setback, and setback to the park provides deep soil for the planting of trees that extend the greenery of the park.

More public space for more people – streets and open spaces –

The street setback is publicly accessible open space that extends the public space of Bulwara Road.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 205). Additional overshadowing to neighbouring Mary Ann Street Park has also been minimised (refer Figure 206)

Reinforce '**street wall**' form of most buildings –

The height of the building along Bulwara Road responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is not exposed to noise.

Match **land use** to place –

Residential land use extends the existing surrounding residential land use.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

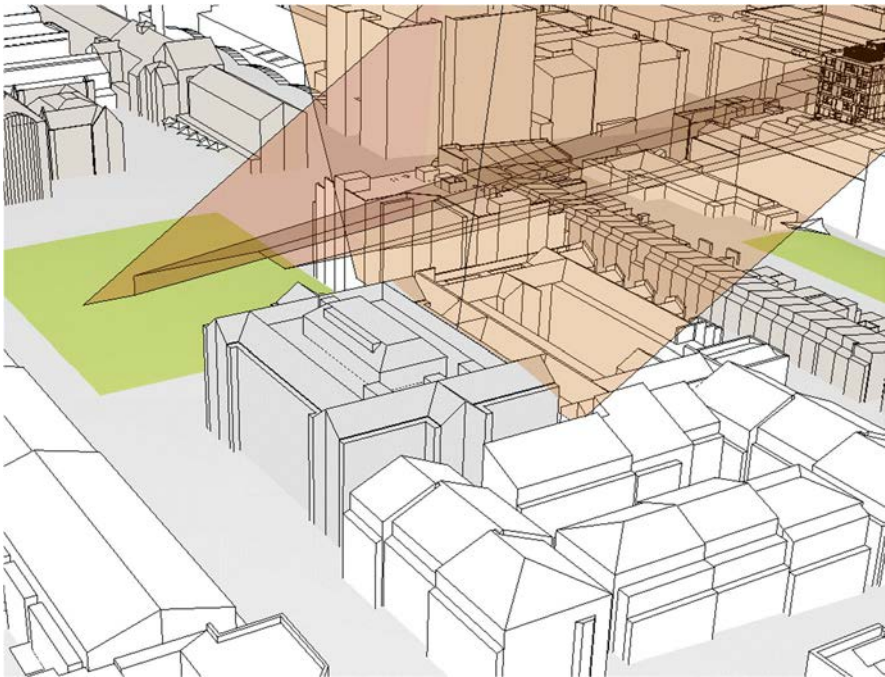


Figure 205 – solar access to adjoining residential properties and Mary Ann Street Park

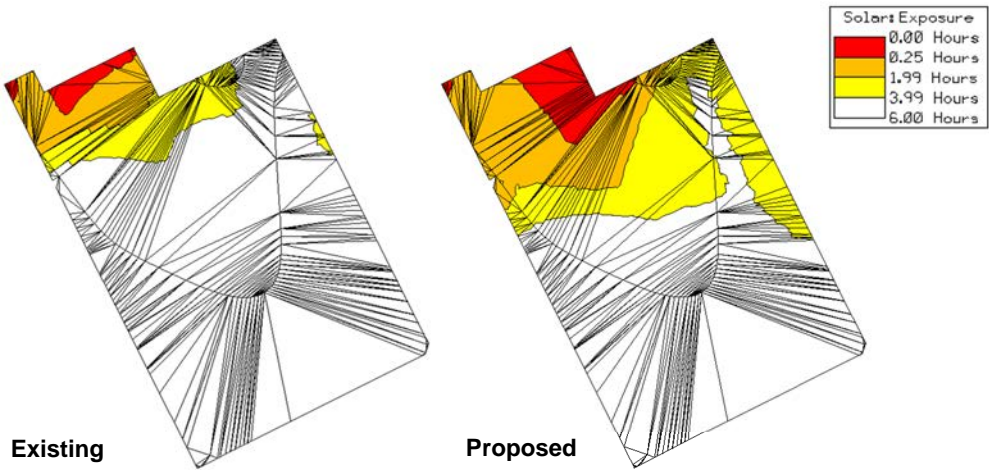


Figure 206 – solar insolation to Mary Ann Street Park

Proposed controls

For 383-389 Murray Street, the proposed controls are for a residential use. The site is to have an FSR of 3.05:1 with a Design Excellence clause; a height limit of 35 metres and 10 storeys; and a deep soil requirement for at least 15% of the site, as shown in Table 63 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 207.

Table 63 – proposed planning controls for 383-389 Bulwara Road

	Existing building	Existing controls	Proposed controls
Land use & zoning	Visitor accommodation	R1 – GR	Residential
Floor space ratio	1.86 approx.	2.0	3.05 + DesEx
Height of building	21m	18m	35m
Height in storeys	5	4	10^
Deep soil	TBC	10%	15%

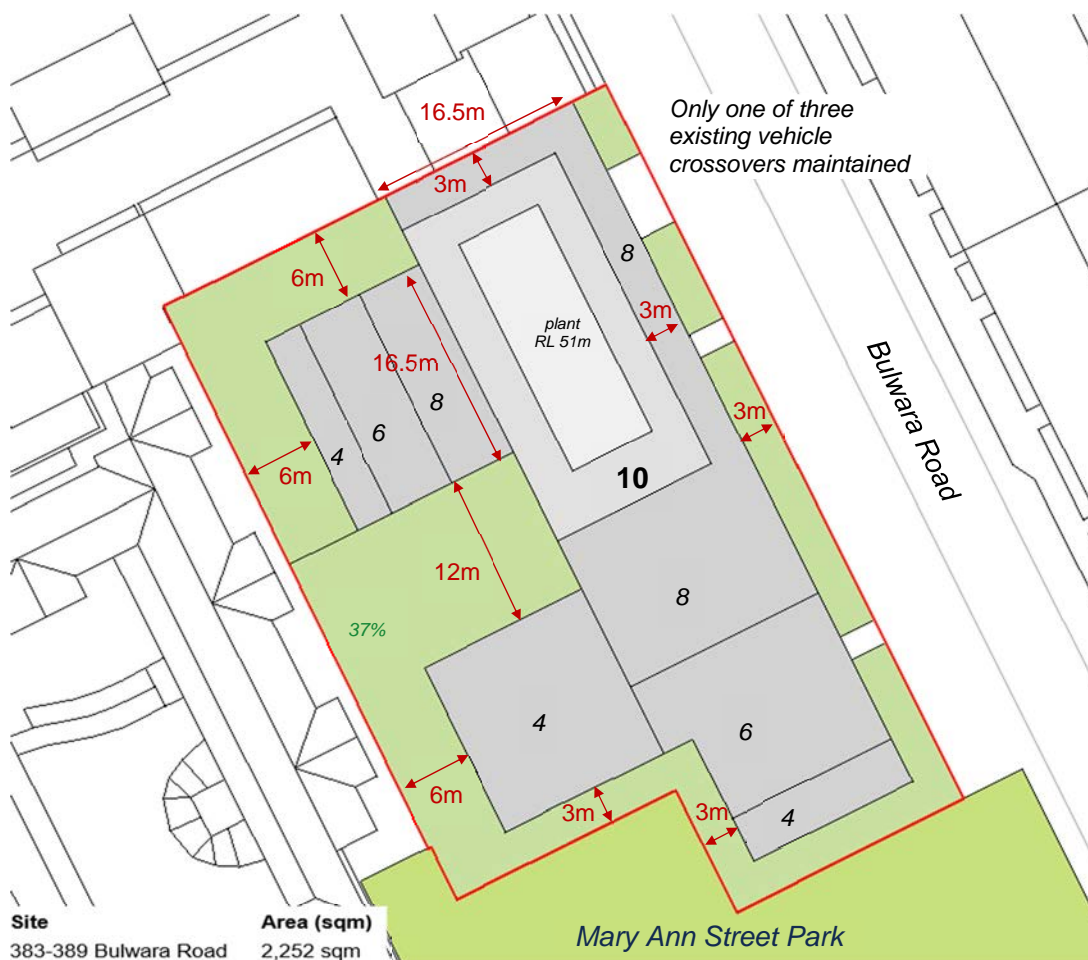


Figure 207 – proposed site plan for 383-389 Bulwara Road

Visualisation

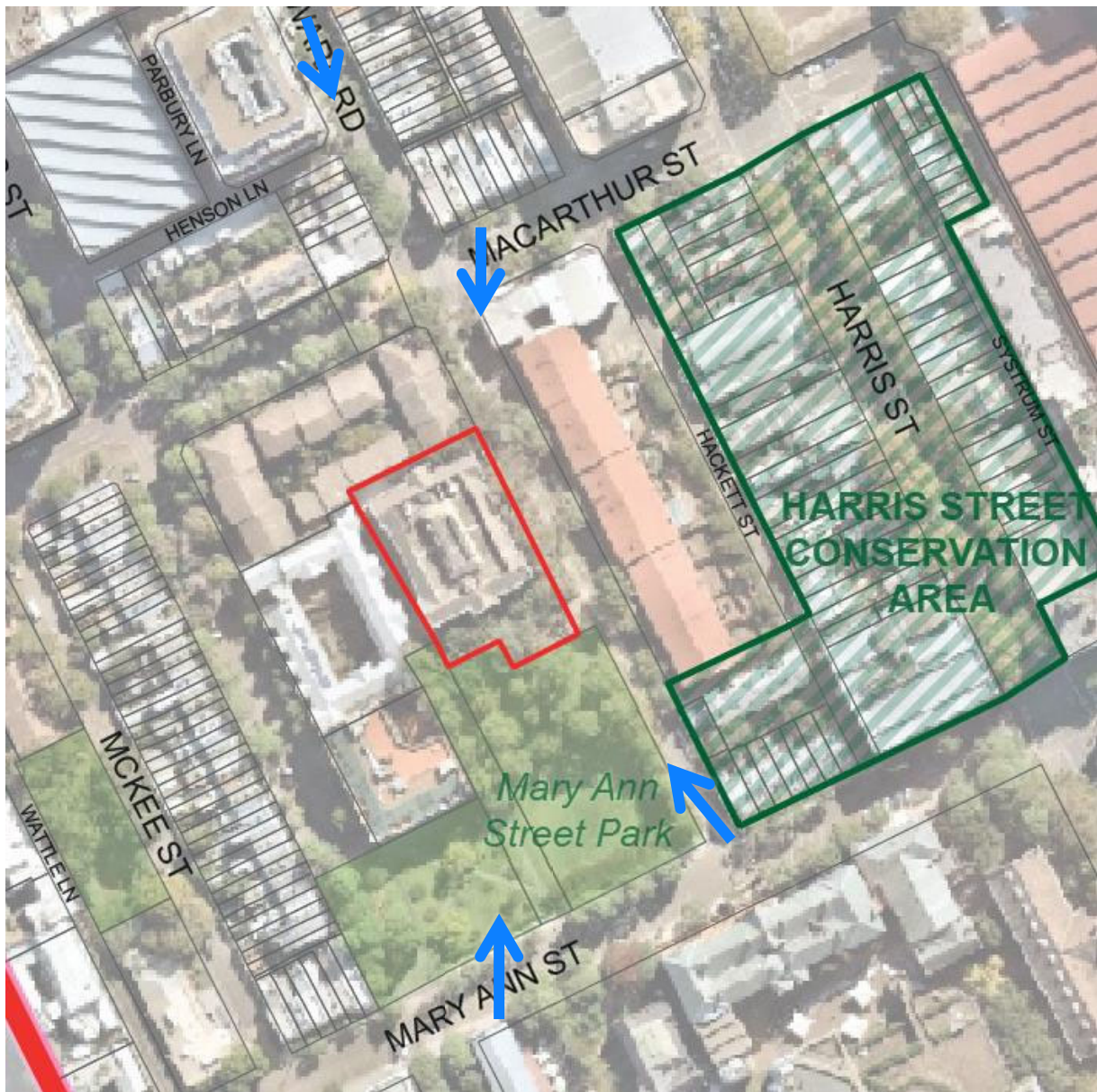
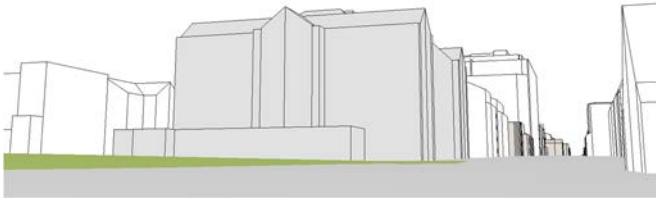


Figure 208 – view locations

Existing

View north along Bulwara Road



View north across Mary Ann Street Park



View southwest from Macarthur Street

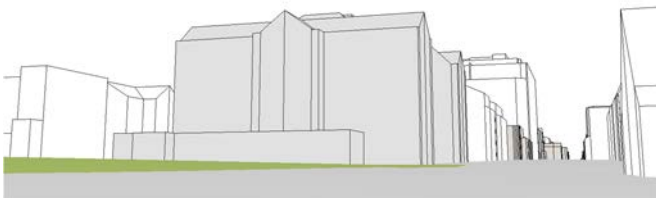


View south along Bulwara Road

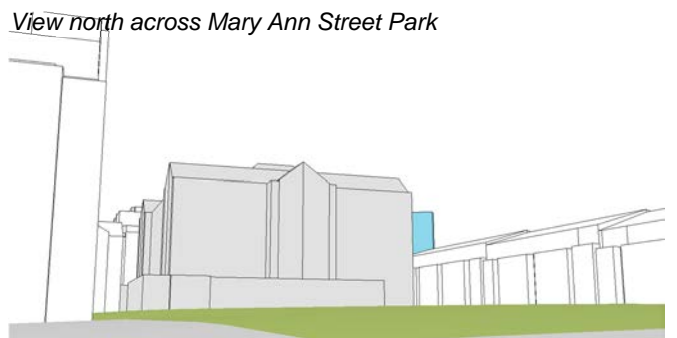


Existing + approved

View north along Bulwara Road



View north across Mary Ann Street Park



View southwest from Macarthur Street

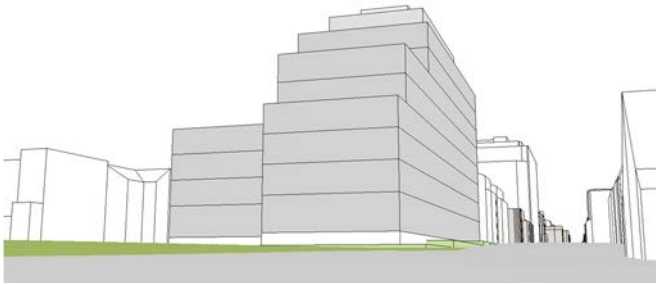


View south along Bulwara Road

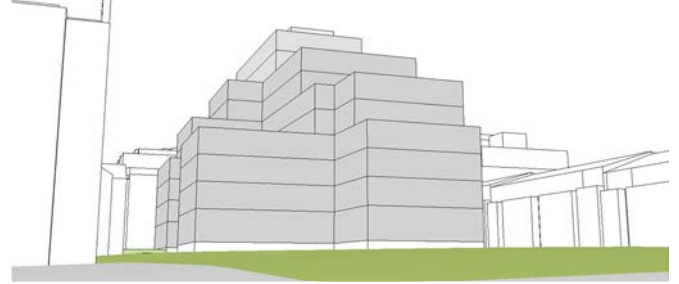


Proposed

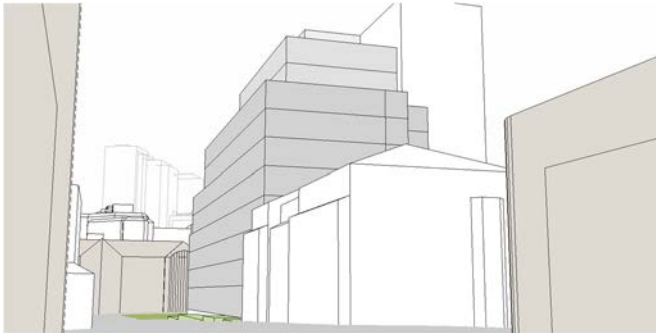
View north along Bulwara Road



View north across Mary Ann Street Park



View southwest from Macarthur Street



View south along Bulwara Road



446-456 Wattle Street

Overview

446-456 Wattle Street (Lot 9-14 DP 260374) is located on the eastern side of Wattle Street, between Macarthur Street and Mary Ann Street. The sites front Wattle Street to their west and Wattle Lane to their east (refer Figure 210 and Figure 209).



Figure 210 – location plan of 446-456 Wattle Street



Figure 209 – oblique aerial of 446-456 Wattle Street

Background

446-456 Wattle Street was not included in the Department of Planning's initial study. Subsequently, the City reviewed all of the sites in the peninsula and 446-456 Wattle Street was identified as a site capable of change.

Existing controls

446-456 Wattle Street (Lot 9-14 DP 260374) are currently occupied by six separate terrace houses, all fronting Wattle Street, with rear lane access from Wattle Lane. The existing controls and the layout and position of the sites can be seen in Table 64 and Figure 211, respectively.

Table 64 – existing building and existing planning controls for 446-456 Wattle Street

	<i>Existing building</i>	<i>Existing controls</i>
Land use & zoning	<i>Residential</i>	MU1 – MU
Floor space ratio	<i>1.07 approx.</i>	1.0
Height of building	<i>7.5m</i>	9m
Height in storeys	2	2
Deep soil	<i>n/a</i>	10%



Figure 211 – existing site plan for 446-456 Wattle Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Wattle Lane.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Wattle Lane.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan. Additional overshadowing to nearby Mckee Street Reserve has also been minimised (refer Figure 212)

Reinforce '**street wall**' form of most buildings –

The height of the building along Wattle Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Wattle Street, a busy road. The building form is designed to be narrow in depth and continuous to Wattle Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

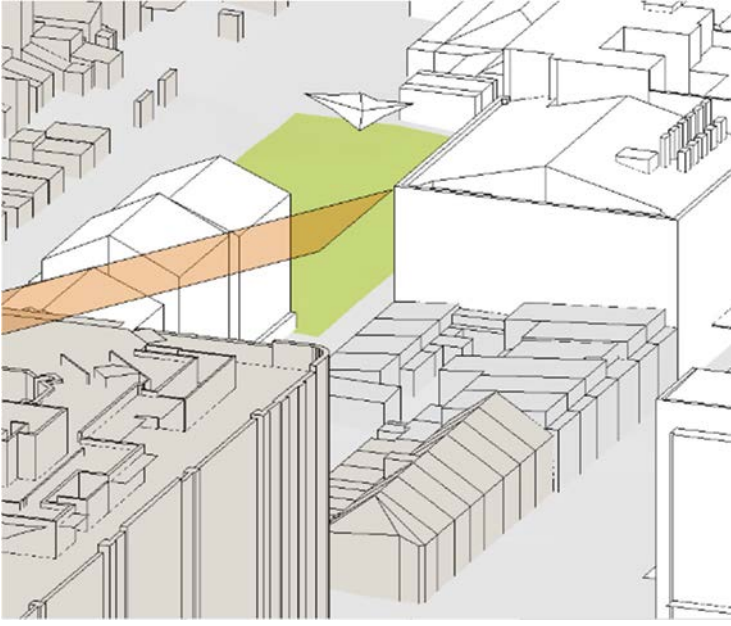


Figure 212 – solar access to McKee Street Reserve community gardens

Proposed controls

For 446-456 Wattle Street, the proposed controls are for a residential use, with ground floor retail uses to Wattle Street. The site is to have an FSR of 3.76:1 with a Design Excellence clause; a height limit of 36 metres and 10 storeys; and a deep soil requirement for at least 10% of the site, as shown in Table 65 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 213.

Table 65 – proposed planning controls for 446-456 Wattle Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	<i>Residential</i>	MU1 – MU	Mixed use
Floor space ratio	<i>1.07 approx.</i>	1.0	3.76 + DesEx
Height of building	<i>7.5m</i>	9m	36m
Height in storeys	<i>2</i>	2	10^
Deep soil	<i>n/a</i>	10%	10%



Figure 213 – proposed site plan for 446-456 Wattle Street

Visualisation



Figure 214 – view locations

Existing

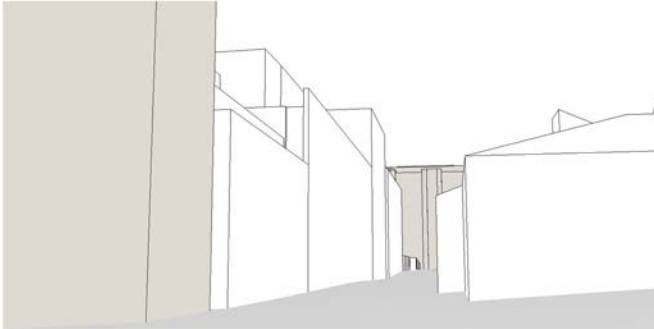
View south along Wattle Street



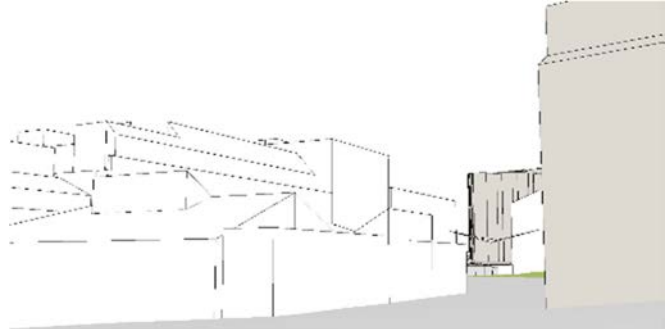
View north along Wattle Street



View north along Wattle Lane

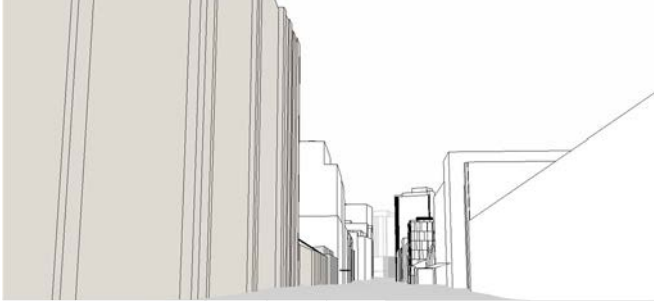


View west across McKee Street Reserve

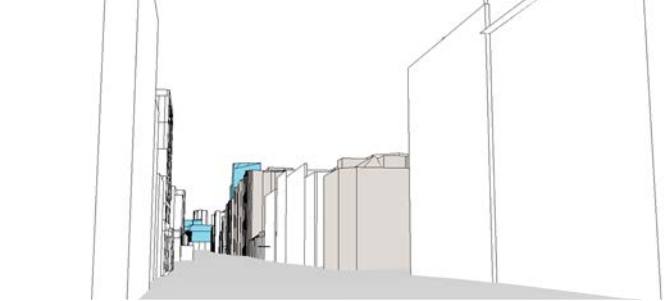


Existing + approved

View south along Wattle Street



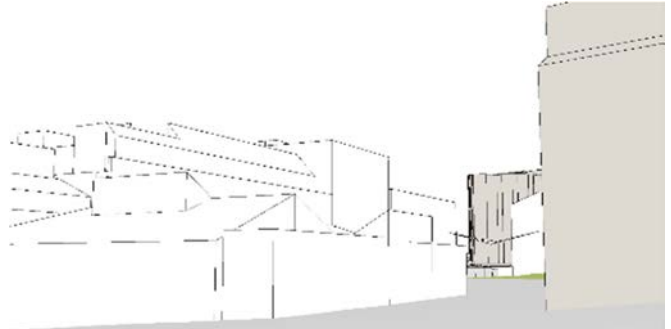
View north along Wattle Street



View north along Wattle Lane

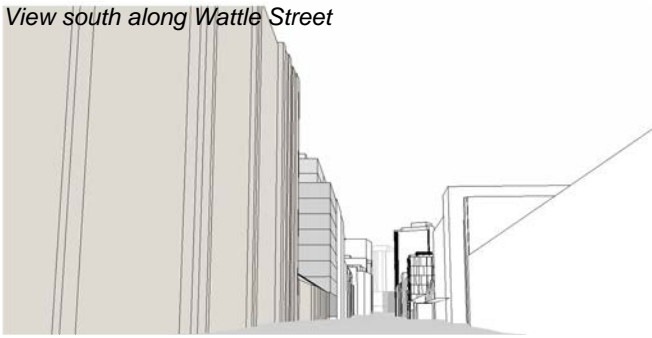


View west across McKee Street Reserve



Proposed

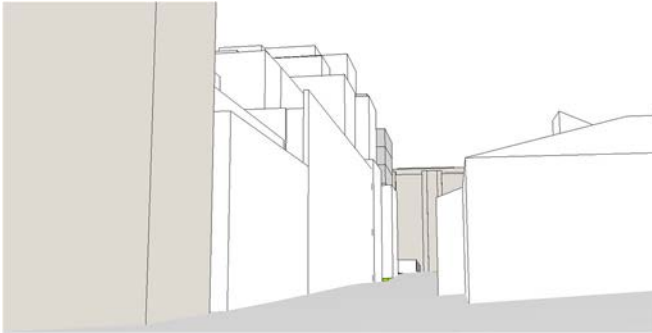
View south along Wattle Street



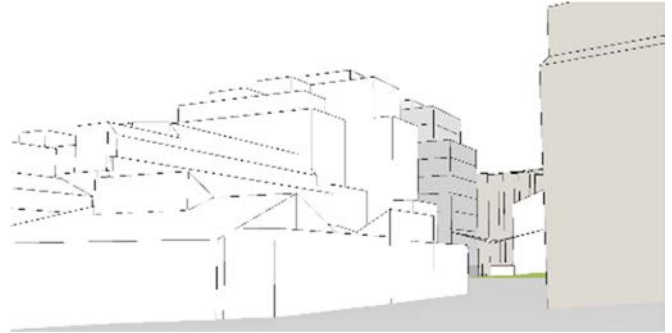
View north along Wattle Street



View north along Wattle Lane



View west across McKee Street Reserve



458-468 Wattle Street

Overview

458-468 Wattle Street (Lot 2 DP 209558, Lots 1-4 SP 65741) is located on the eastern side of Wattle Street, between Macarthur Street and Mary Ann Street. The site front Wattle Street to the west and Wattle Lane to the east (refer Figure 215 and Figure 216).



Figure 215 – location plan of 458-468 Wattle Street



Figure 216 – oblique aerial of 458-468 Wattle Street

Background

458-468 Wattle Street was included in the Department of Planning's initial study. In this review it was given an FSR of 5.50:1 and a height of approximately 43 metres and 12 storeys, as shown in Figure 217. The study did not consider good design for noise, the amenity of Wattle Lane, the need for greening and more publicly accessible space, and effects of sunlight on surrounding sites. These controls can be seen in Table 66 below.

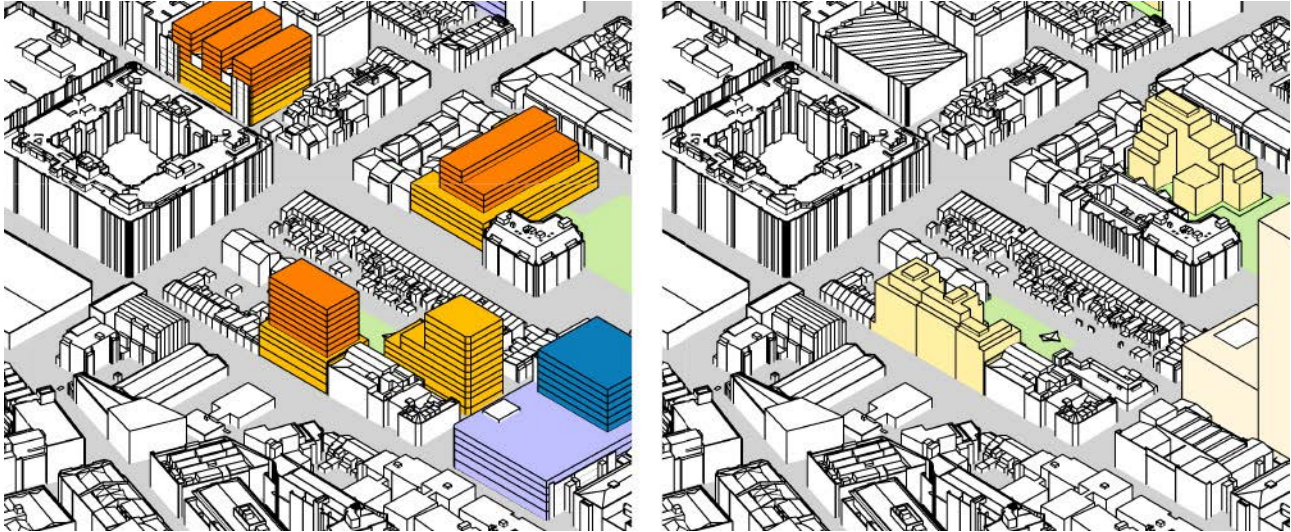


Figure 217 – comparison of Department of Planning's initial study and City of Sydney's study for 458-468 Wattle Street

Table 66 – Department of Planning's initial study for 458-468 Wattle Street

	DPE study	CoS study
Gross floor area	3,520 sqm*	2,693 sqm
Floor space ratio	5.50	3.82 + DesEx
Height of building	43m (<i>HoB not specified & plant excl.</i>)	36m
Height in storeys	12 (<i>HiS not specified</i>)	10^
Deep soil	Not specified	10%
*Site was amalgamated 470 Wattle Street in the Department of Planning's initial study; figures shown only represent 458-468 Wattle Street		

Existing controls

458-468 Wattle Street is currently occupied by a four-storey commercial building, the existing building's characteristics and current planning controls can be seen in Table 67 below. The layout and position of the site can be seen in Figure 218.

Table 67 – existing building and existing planning controls for 458-468 Wattle Street

	<i>Existing building</i>	<i>Existing controls</i>
Land use & zoning	<i>Commercial</i>	MU1 – MU
Floor space ratio	<i>3.11 approx.</i>	2.5
Height of building	<i>18.5m</i>	15m
Height in storeys	<i>4</i>	3
Deep soil	<i>n/a</i>	10%



Figure 218 – existing site plan for 458-468 Wattle Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Wattle Lane.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Wattle Lane.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan.

Reinforce **'street wall' form** of most buildings –

The height of the building along Wattle Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Wattle Street, a busy road. The building form is designed to be narrow in depth and continuous to Wattle Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

Proposed controls

For 458-468 Wattle Street, the proposed controls are for a residential use, with ground floor retail uses to Wattle Street. The site is to have an FSR of 3.82:1 with a Design Excellence clause; a height limit of 36 metres and 10 storeys; and a deep soil requirement for at least 10% of the site, as shown in Table 68 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 219.

Table 68 – proposed planning controls for 458-468 Wattle Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	Comm.	MU1 – MU	Mixed use
Floor space ratio	3.11 approx.	2.5	3.82 + DesEx
Height of building	18.5m	15m	36m
Height in storeys	4	3	10^
Deep soil	n/a	10%	10%



Figure 219 – proposed site plan for 458-468 Wattle Street

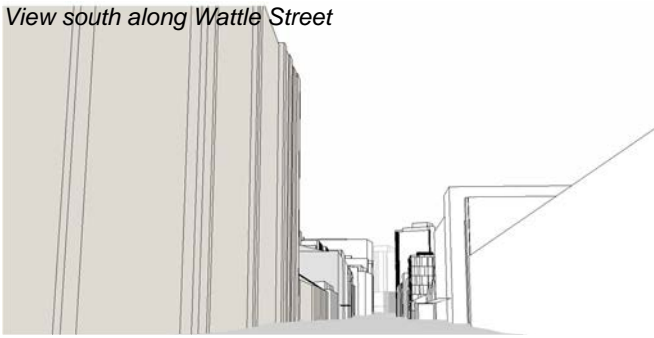
Visualisation



Figure 220 – view locations

Existing

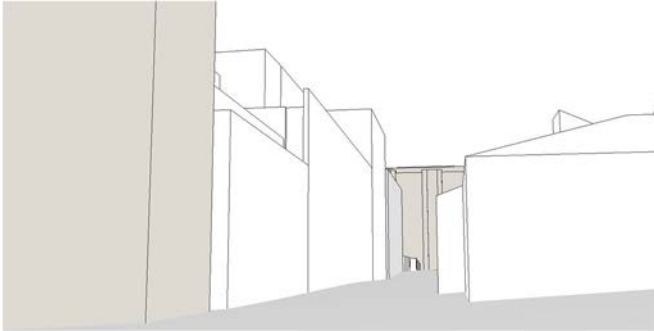
View south along Wattle Street



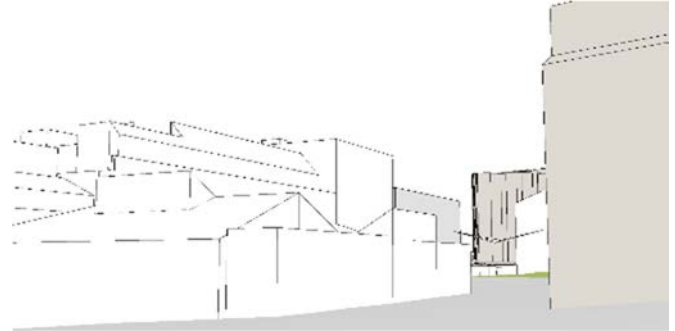
View north along Wattle Street



View north along Wattle Lane

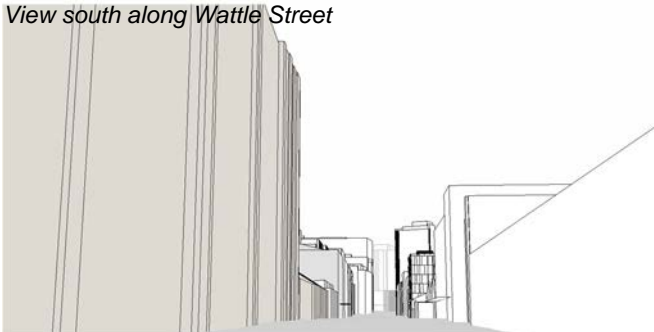


View west across McKee Street Reserve

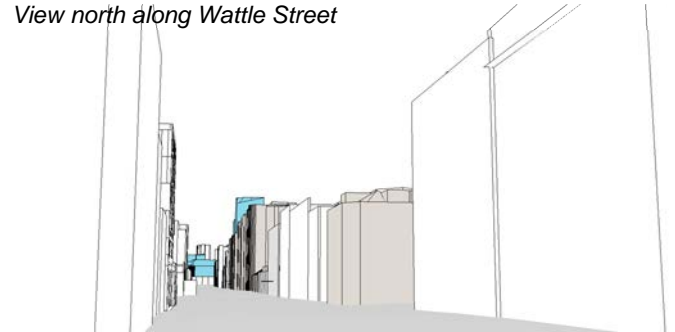


Existing + approved

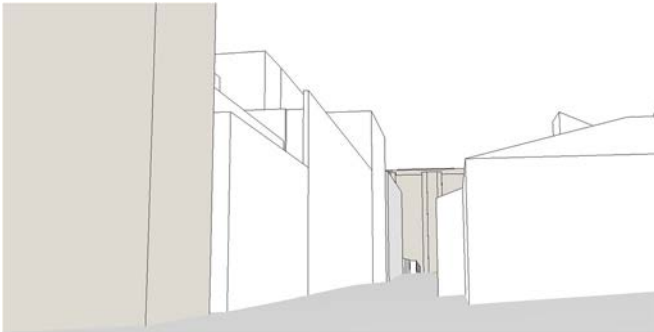
View south along Wattle Street



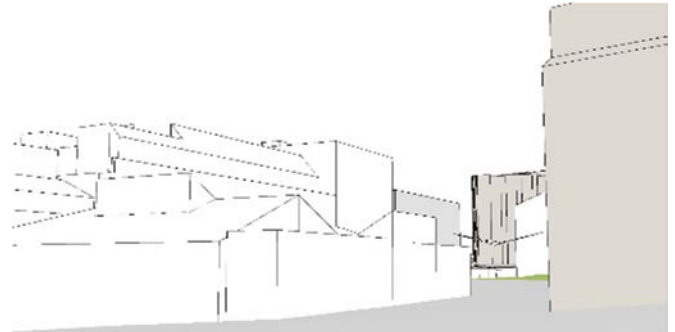
View north along Wattle Street



View north along Wattle Lane

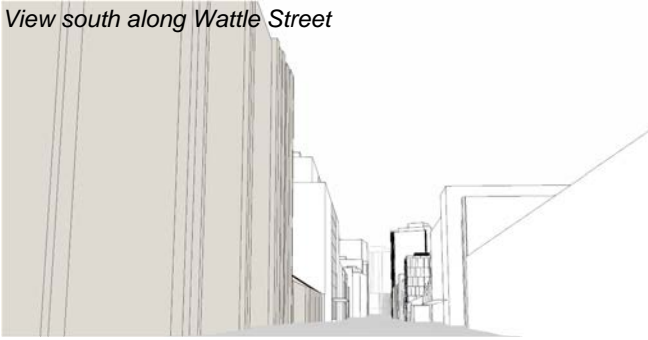


View west across McKee Street Reserve

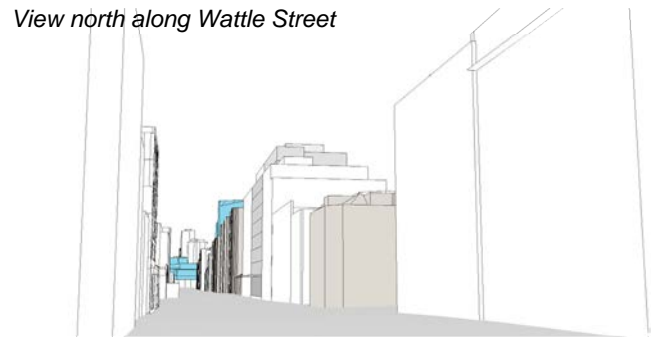


Proposed

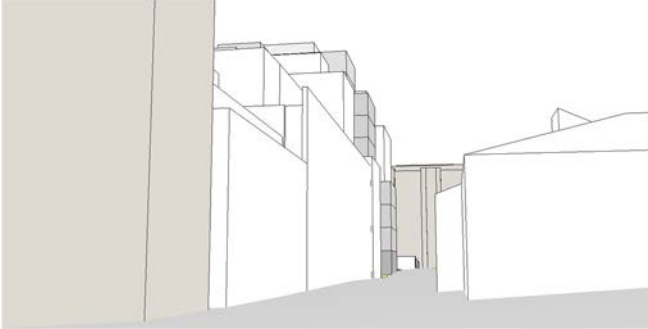
View south along Wattle Street



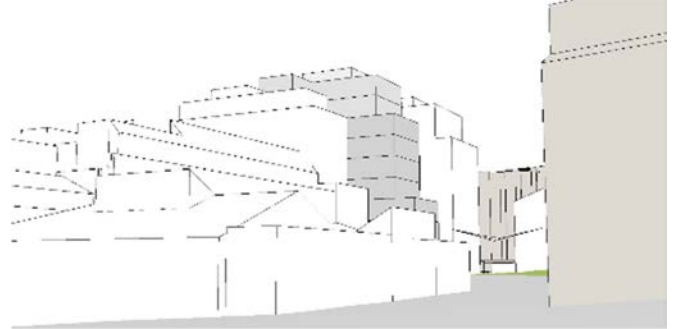
View north along Wattle Street



View north along Wattle Lane



View west across McKee Street Reserve



470 Wattle Street

Overview

470 Wattle Street (Lot 1 DP 209558) is located on the eastern side of Wattle Street, between Macarthur Street and Mary Ann Street. The site fronts Wattle Street to the west and Wattle Lane to the east (refer Figure 221 and Figure 222)



Figure 221 – location plan of 470 Wattle Street

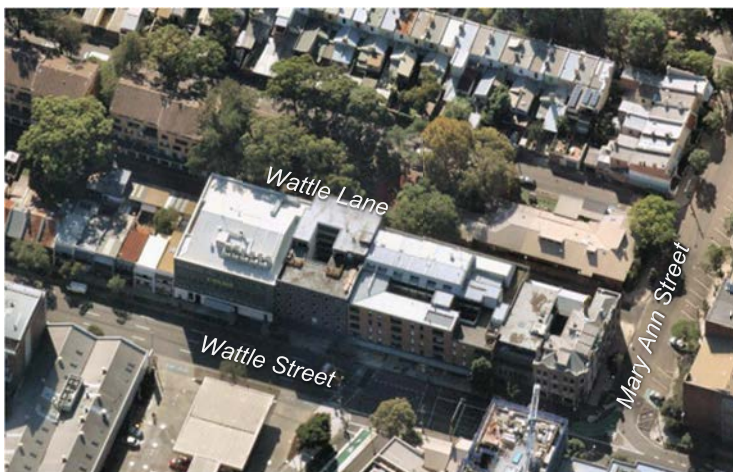


Figure 222 – oblique aerial of 470 Wattle Street

Background

458-468 Wattle Street was included in the Department of Planning's initial study. In this review it was given an FSR of 5.50:1 and a height of approximately 43 metres and 12 storeys, as shown in Figure 223. The study did not consider good design for noise, the amenity of Wattle Lane, the need for greening and more publicly accessible space, and effects of sunlight on surrounding sites. These controls can be seen in Table 69 below.

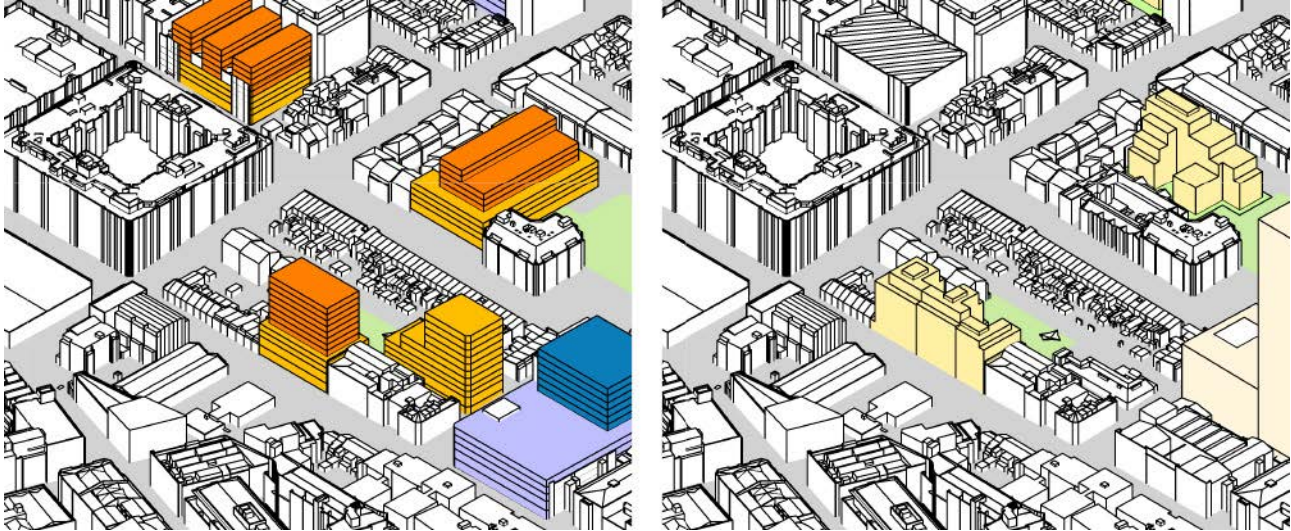


Figure 223 – comparison of Department of Planning's initial study and City of Sydney's study for 470 Wattle Street

Table 69 – Department of Planning's initial study for 470 Wattle Street

	DPE study	CoS study
Gross floor area	2,446 sqm*	1,731 sqm
Floor space ratio	5.50	3.50 + DesEx
Height of building	43m (<i>HoB not specified & plant excl.</i>)	30m
Height in storeys	12 (<i>HiS not specified</i>)	8^
Deep soil	Not specified	10%
*Site was amalgamated 458-468 Wattle Street in the Department of Planning's initial study; figures shown only represent 470 Wattle Street		

Existing controls

470 Wattle Street is currently occupied by a five-storey mixed-use building, the existing building's characteristics and current planning controls can be seen in Table 70 below. The layout and position of the site can be seen in Figure 224.

Table 70 – existing building and existing planning controls for 470 Wattle Street

	<i>Existing building</i>	Existing controls
Land use & zoning	<i>Boarding Accommodation</i>	MU1 – MU
Floor space ratio	<i>4.09 approx.</i>	2.5
Height of building	<i>20m</i>	15m
Height in storeys	<i>6</i>	3
Deep soil	<i>n/a</i>	10%

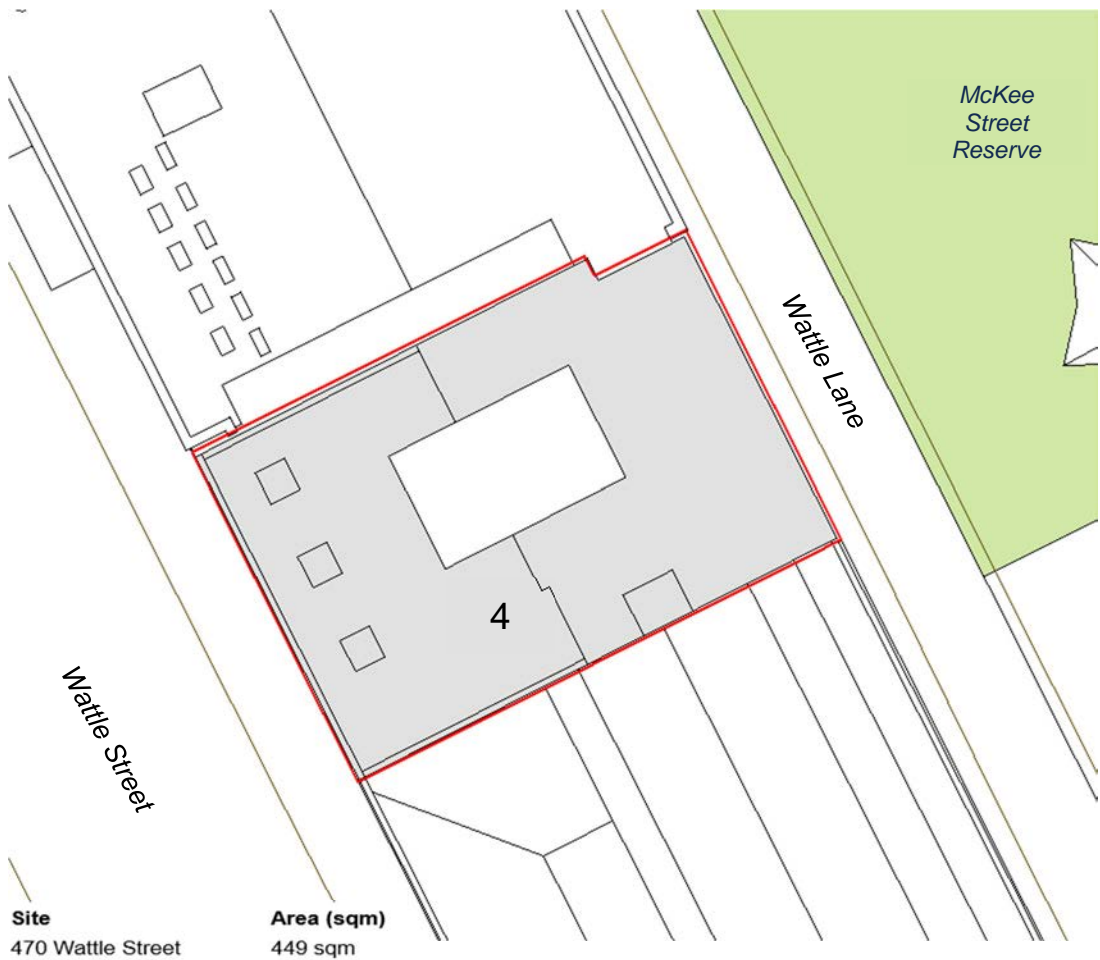


Figure 224 – existing site plan for 470 Wattle Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

The rear setback provides deep soil for the planting of trees to Wattle Lane.

More public space for more people – streets and open spaces –

The rear lane setback is publicly accessible open space that extends the public space of Wattle Lane.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 225).

Reinforce '**street wall**' form of most buildings –

The height of the building along Wattle Street responds to the existing heights of nearby buildings extending the existing street wall.

Conserve **heritage** values –

There are no heritage items on the site.

Good **design for wind and noise** –

The site is not exposed to winds as it is protected by surrounding development.

The site is exposed to noise from Wattle Street, a busy road. The building form is designed to be narrow in depth and continuous to Wattle Street to form a barrier to noise. Larger rear wings combine with the narrow depth to enable openable windows to habitable rooms and private open space to face away from the noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

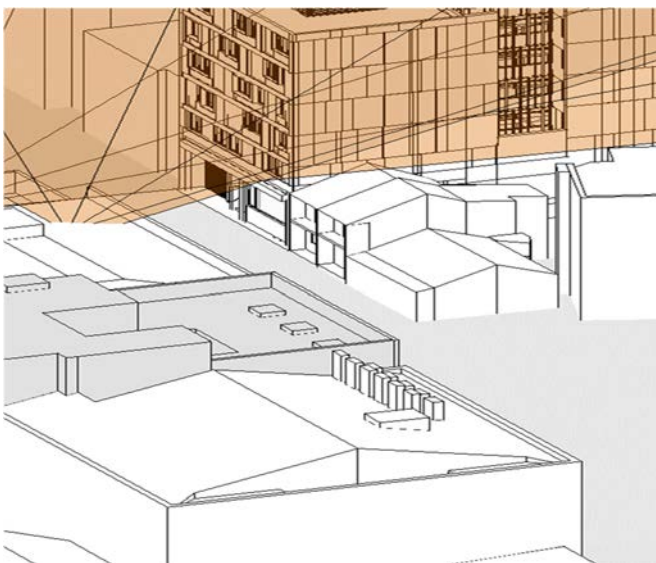


Figure 225 – solar access to adjoining residential properties

Proposed controls

For 470 Wattle Street, the proposed controls are for a residential use, with ground floor retail uses to Wattle Street. The site is to have an FSR of 3.50:1 with a Design Excellence clause; a height limit of 30 metres and 8 storeys; and a deep soil requirement for at least 10% of the site, as shown in Table 71 below. In addition to these planning controls there are various street and upper-level setbacks, street wall height, and site layout requirements, as can be seen in Figure 226.

Table 71 – proposed planning controls for 470 Wattle Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	Boarding Accommodation	MU1 – MU	Mixed use
Floor space ratio	4.09 approx.	2.5	3.50 + DesEx
Height of building	20m	15m	30m
Height in storeys	6	3	8^
Deep soil	n/a	10%	10%



Figure 226 – proposed site plan for 470 Wattle Street

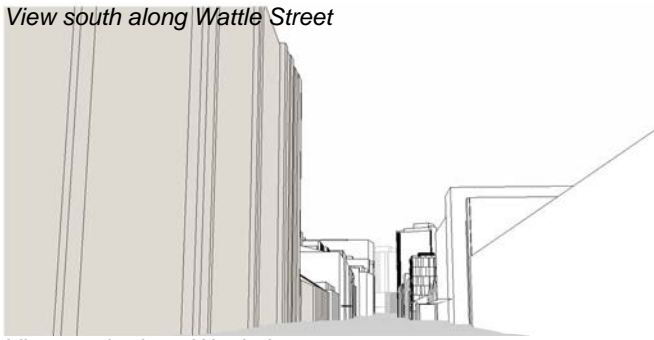
Visualisation



Figure 227 – view locations

Existing

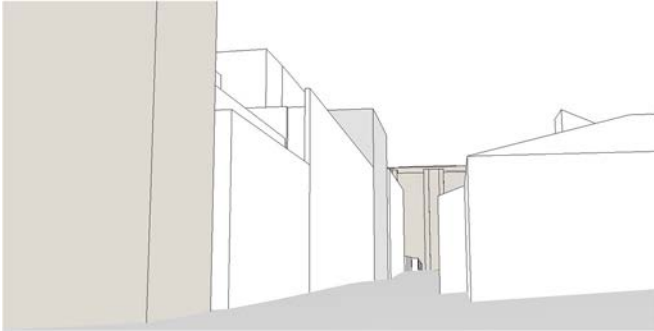
View south along Wattle Street



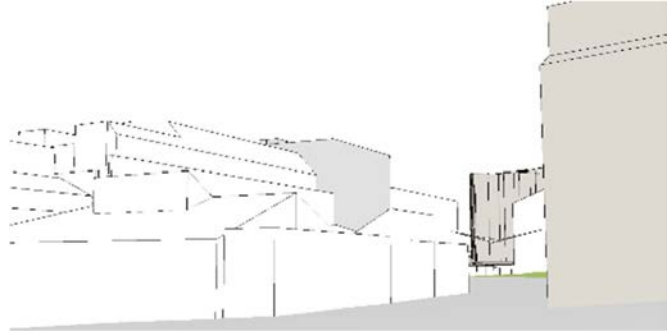
View north along Wattle Street



View north along Wattle Lane

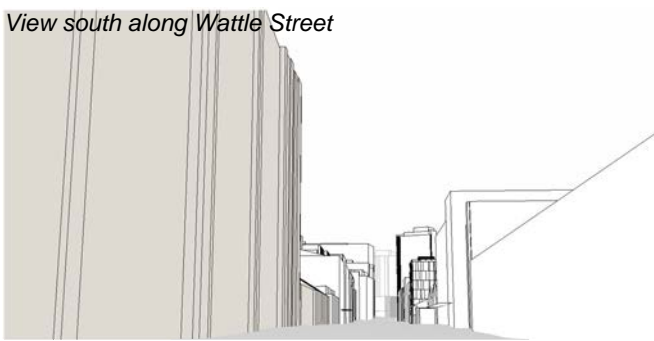


View west across McKee Street Reserve



Existing + approved

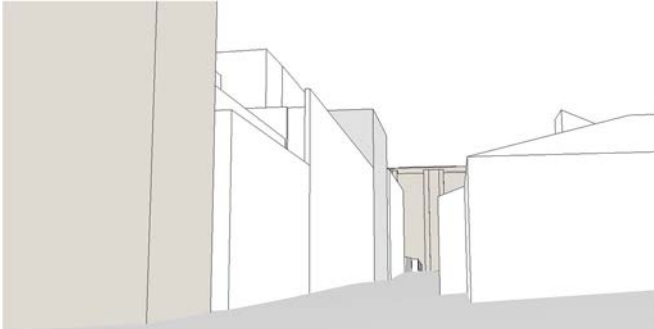
View south along Wattle Street



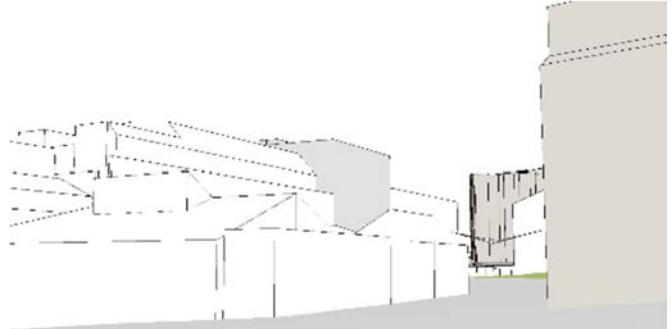
View north along Wattle Street



View north along Wattle Lane

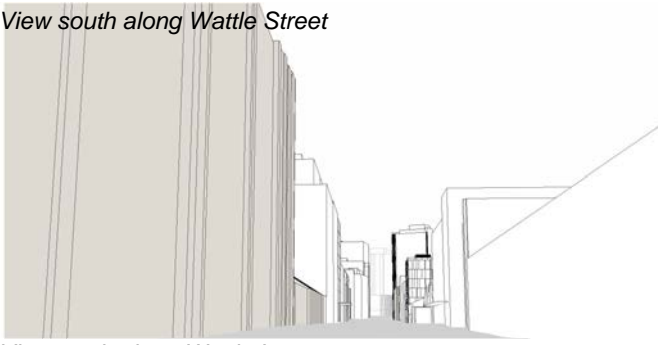


View west across McKee Street Reserve



Proposed

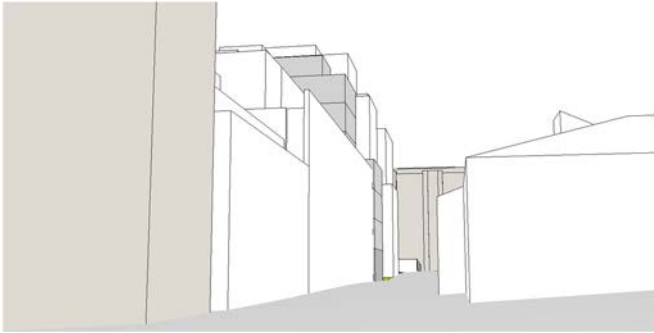
View south along Wattle Street



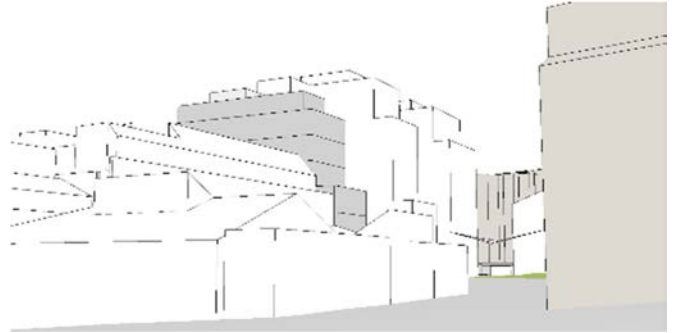
View north along Wattle Street



View north along Wattle Lane



View west across McKee Street Reserve



86-92 Harris Street

Overview

86-92 Harris Street (Lot 1 DP 791724) is located at the northern end of Harris Street, with a secondary frontage to Pyrmont Street, as can be seen in Figure 228 and Figure 229.



Figure 228 – location plan of 86-92 Harris Street

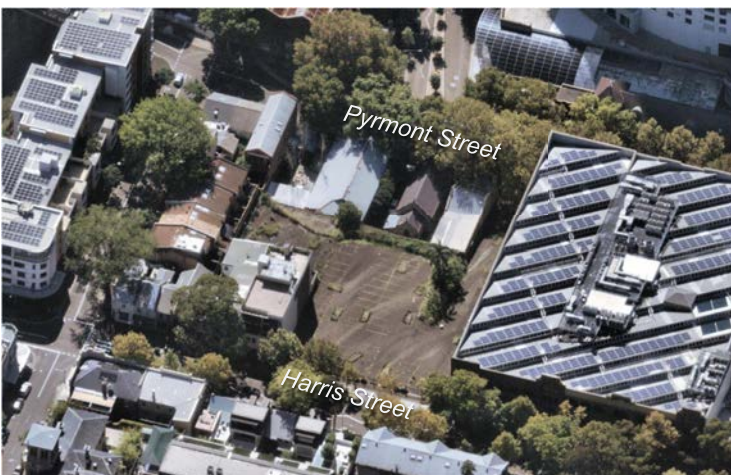


Figure 229 – oblique aerial of 86-92 Harris Street

Background

86-92 Harris Street was included in the Department of Planning's initial study. In this review it was given an FSR of 4.0:1, a height of 15 storeys, as shown in Figure 230. The initial study did not consider the sites context adjacent to heritage items to its south and east, opposite on Harris Street and nearby to the north. It did not consider minimising overshadowing of neighbouring residential buildings opposite on Harris Street, and the provision of deep soil. These controls can be seen in Table 72 below.

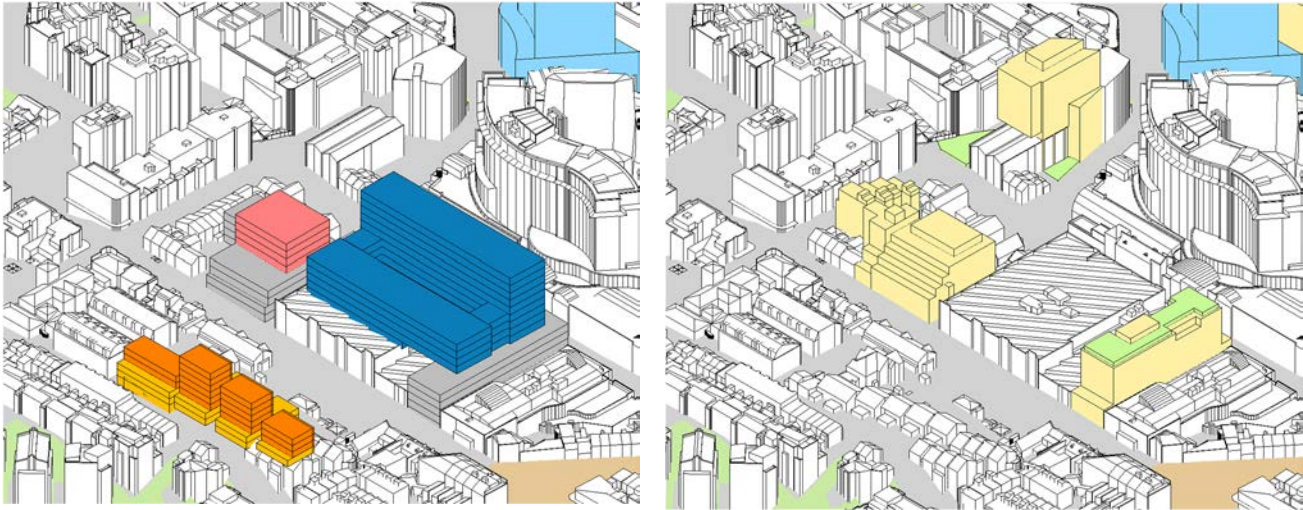


Figure 230 - comparison of Department of Planning's initial study and the proposed form for 86-92 Harris Street

Table 72 – Department of Planning's initial study for 86-92 Harris Street

	Department of Planning's initial study	Proposed form
Gross floor area	11,044 sqm	8,300 sqm
Floor space ratio	4.0	3.0
Height of building	To Solar Access Planes	27 m
Height in storeys	15	8^
Deep soil	0%	15%

Existing controls

86-92 Harris Street is currently vacant, however, was previously used as an at-grade carpark, with much of the infrastructure still present. The present site condition and existing planning controls are summarised in Table 73 below. The layout and position of the site can be seen in Figure 231.

Table 73 – existing building and existing planning controls for 86-92 Harris Street

	<i>Existing building</i>	<i>Existing controls</i>
Land use & zoning	<i>Vacant/carpark</i>	E2 – Commercial Centre
Floor space ratio	<i>0</i>	2.0
Height of building	<i>n/a</i>	15m
Height in storeys	<i>n/a</i>	3
Deep soil	<i>n/a</i>	10%

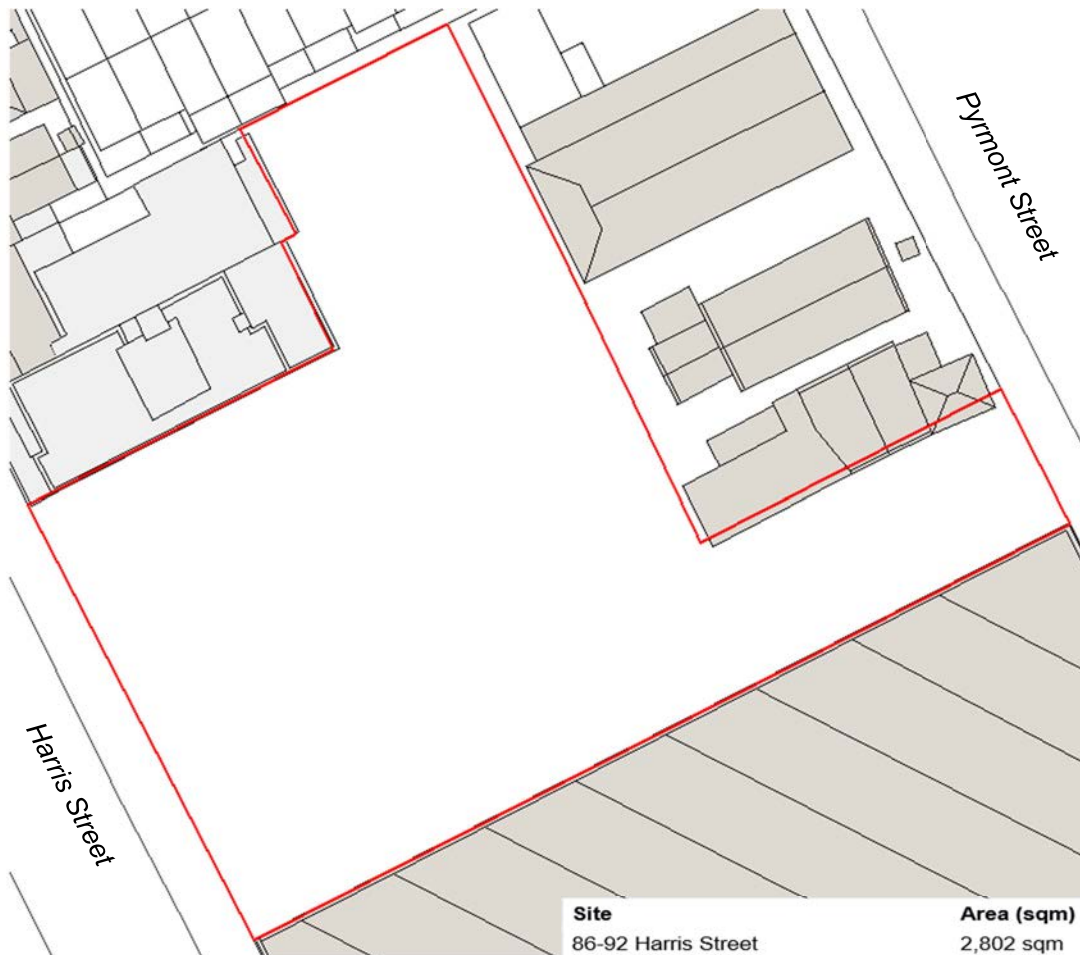


Figure 231 – existing site plan for 86-92 Harris Street

Urban design principles

More deep soil for **more trees** and cool green spaces –

Minimum of 15% deep soil is provided in the northern part of the site in a consolidated area that will enable the planting of a substantial bosque of trees contributing a green outlook to neighbouring sites and a cool oasis in the centre of the large block the site sits within.

More public space for more people – streets and open spaces –

The block bounded by Harris, John, Pymont and Union streets is long in the north south direction along Harris and Pymont streets. The site allows for a six-metre wide through site walkway linking these streets. The width allows for a pathway and tree planting to provide it with shade. The difference in elevation between the two street frontages requires a dedicated publicly accessible lift to ensure the walkway is accessible to all people.

Minimise overshadowing of existing residential properties –

Overshadowing to neighbouring residential properties is minimised as guided by the Apartment Design Guide and the City's Development Control Plan (refer Figure 232).

Reinforce '**street wall**' form of most buildings –

The site's slope is used to the development's advantage by locating two storeys below the Harris Street level behind an excavated area adjacent to the street to provide light and ventilation. To maintain the street wall on Harris Street a freestanding wall, like that previously approved, will be needed on the street frontage (refer Figure 233). The building height fits within streetscape and upper-level setbacks to accommodate additional storeys without disturbing the context.

Conserve **heritage** values –

On Pymont Street an open frontage without buildings provides the appropriate setting for the heritage items to the north and south. The freestanding wall on Harris Street completes the setting for the heritage items to the south and north. The walkway along the southern boundary allows the existing wall and windows to the heritage item adjacent to maintain its presence and outlook.

Good **design for wind and noise** –

The building's height and surrounding development means that unsafe or uncomfortable winds are not a likely to occur.

The site is not on a busy road and is relatively quiet.

Match **land use** to place –

The surrounding commercial uses to the south and west means that the existing commercial land use continues to be appropriate for this site.

Consider **views** to and from public places –

The site does not interrupt key views from public places.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.

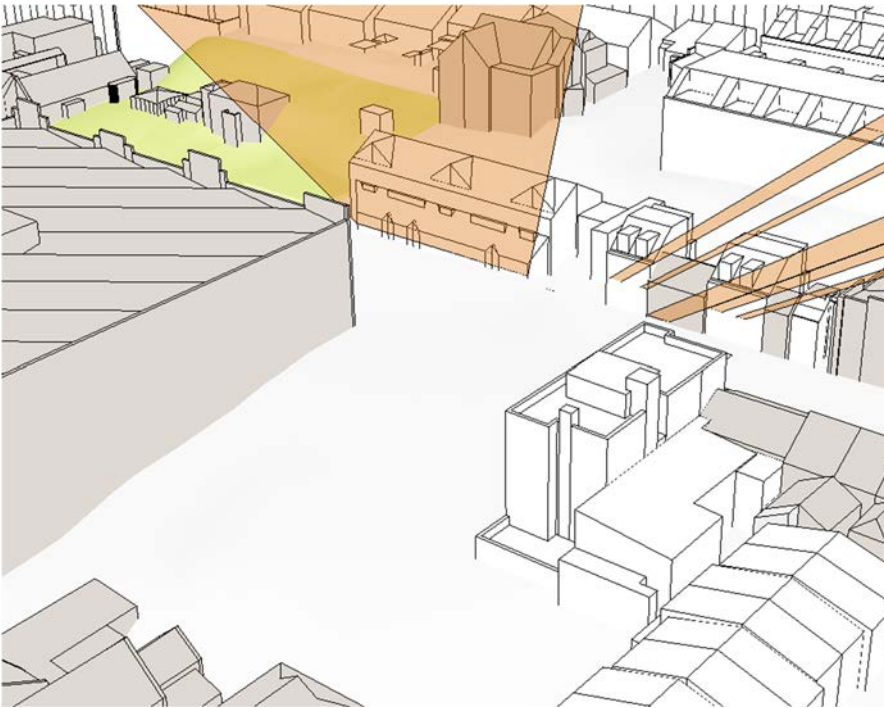


Figure 232 – minimise overshadowing of neighbouring residences and Maybanke Recreation Centre

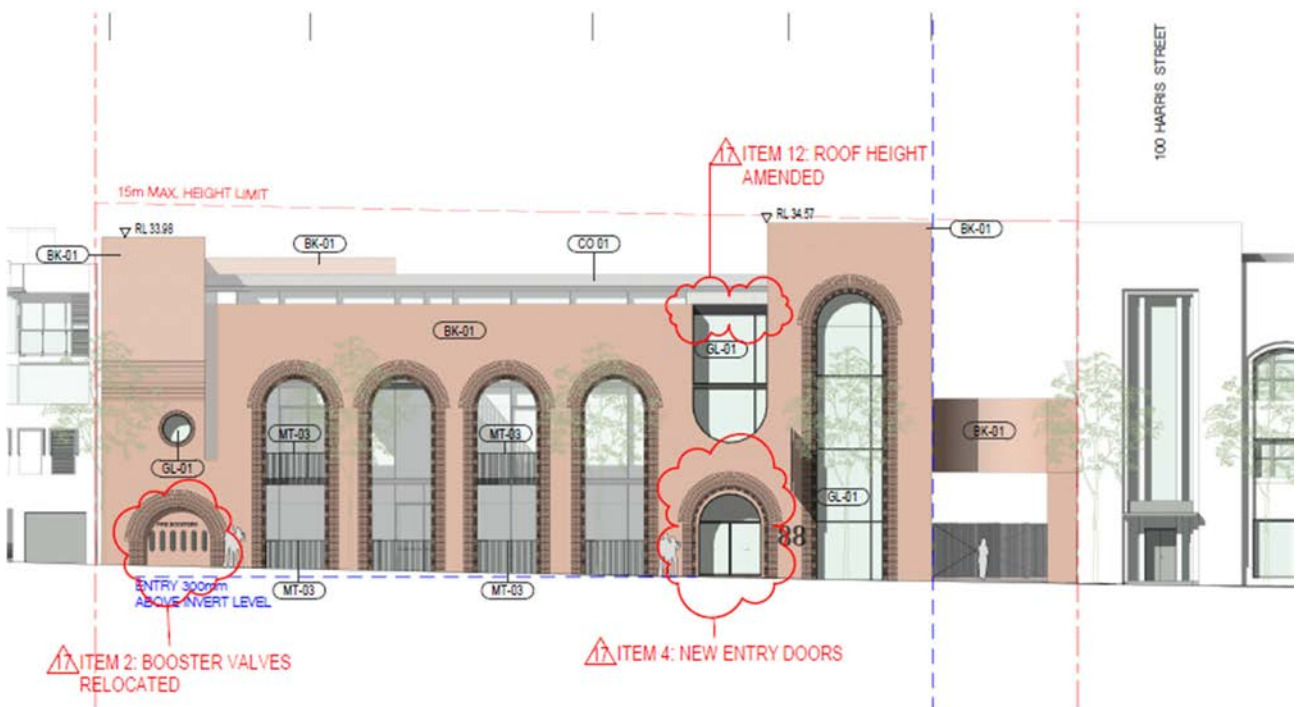


Figure 233 – The freestanding wall, previously approved for 86-92 Harris Street [D/2018/875/B]

Proposed controls

In response to the exhibited controls, the landowner of this site made a submission to the City for an alternative scheme on the site. The overall built form remains at 8 storeys, and the through site link and deep soil areas are also retained. The proposal differs in overall height in metres, floor space, street level setback and the presentation of the street wall form to the Harris Street frontage.

The resulting FSR is 3:1. The overall height limit is 33 metres and 8 storeys. The setback at the Harris Street frontage is now set at the site boundary with a 3-storey street wall height. The upper levels set back a further 4 metres at each level. The modified controls are summarised in Table 74 below and details of site layout are shown in Figure 234.

Table 74 – modified planning controls for 86-92 Harris Street

	Existing building	Existing controls	Proposed controls
Land use & zoning	Vacant/carpark	E2 – CC	Commercial
Floor space ratio	0	2.0	3.0
Height of building	n/a	15m	33m
Height in storeys	n/a	3	8^
Deep soil	n/a	10%	15%

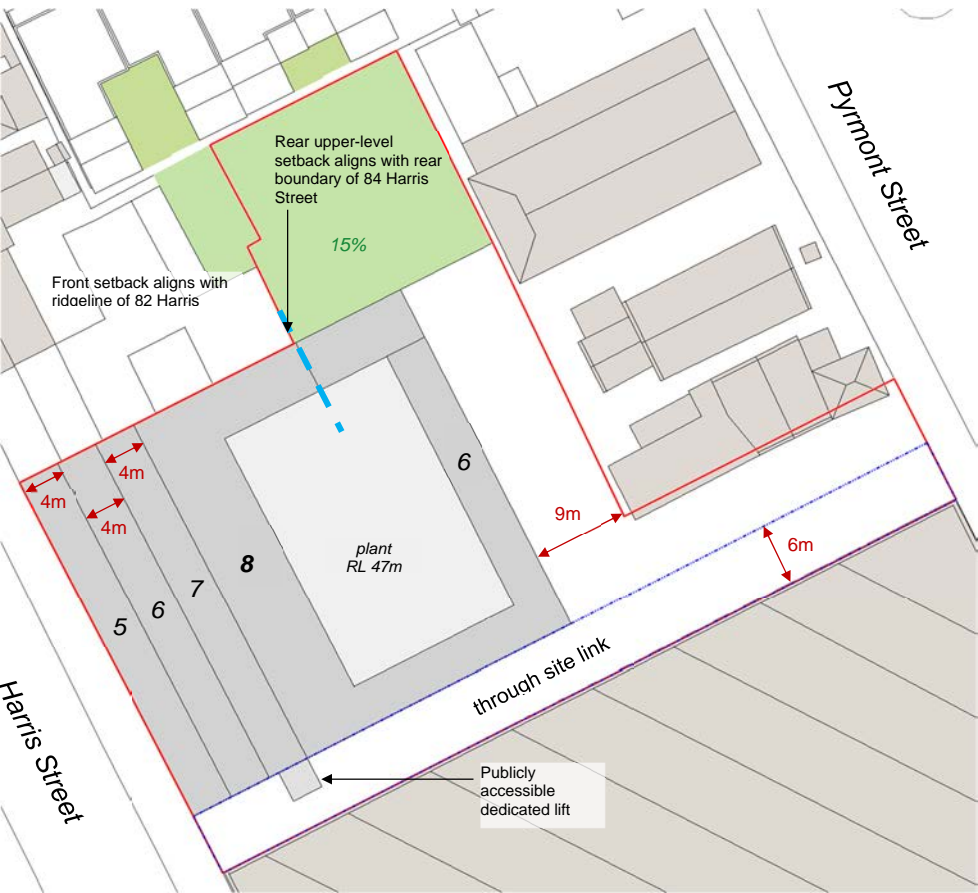


Figure 234 – modified site plan for 86-92 Harris Street

Visualisation



Figure 235 – view locations

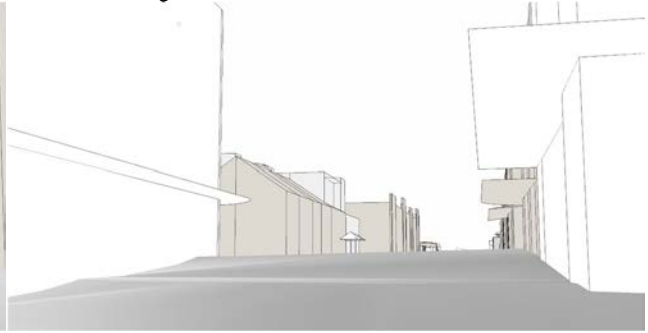


Existing

View north along Harris Street



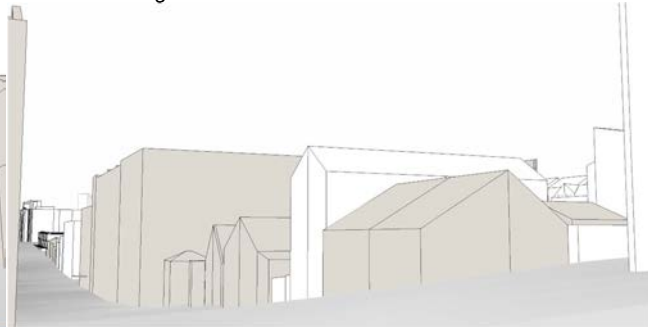
View south along Harris Street



View west along Jones Bay Road



View north along Point Street

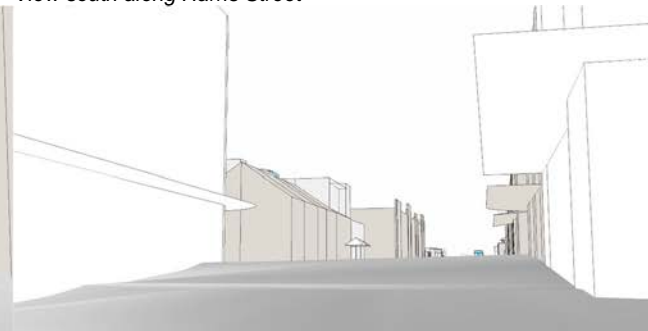


Existing + approved

View north along Harris Street



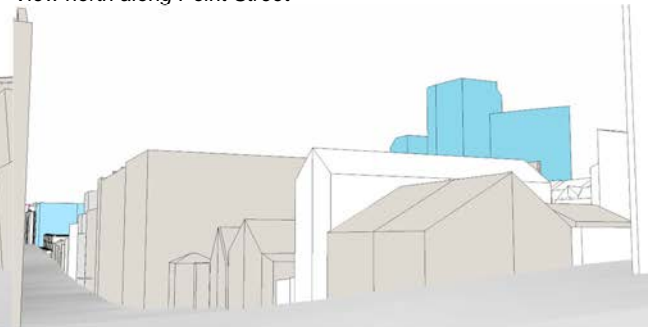
View south along Harris Street



View west along Jones Bay Road



View north along Point Street

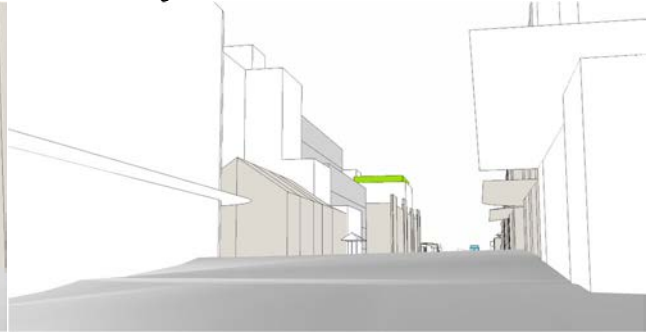


Exhibited controls

View north along Harris Street



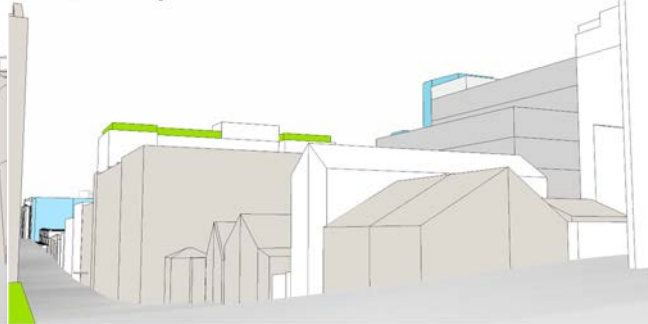
View south along Harris Street



View west along Jones Bay Road



View north along Point Street



Modified controls

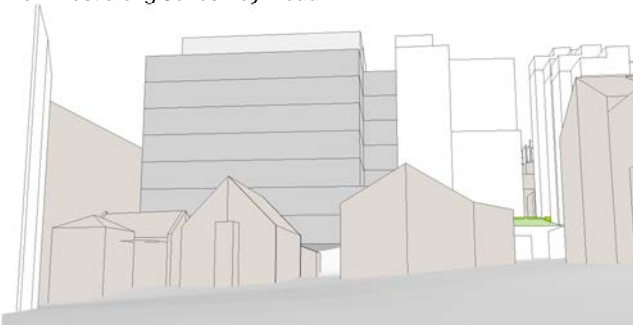
View north along Harris Street



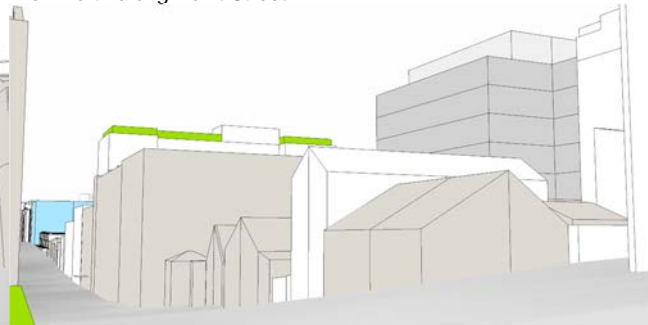
View south along Harris Street



View west along Jones Bay Road



View north along Point Street



Small Lot Houses

Overview

In Pyrmont and Ultimo there are some small streets of around 9 – 12 metre reservation width that are well liked by local residents. They contain a distinctive housing type that adds to housing diversity and choice in the area, and are, relatively, less expensive. These houses have a single frontage, zero side and front setbacks, are generally two stories high, are relatively small in size, and have small areas of private open space. They were generally created by subdivision of lots that in other cases run between a standard 20 metre wide street and a small street. The two lot types, single double frontage lots between street and small street and two single frontage lots, one facing a street the other facing a small street are intermixed.

Small streets with this housing type have less car parking and the lack of street crossings allow for more tree planting and safer more comfortable conditions for people walking or riding bicycles. They are overlooked by the small houses and have more people coming and going on the street by foot. Together these conditions produce the environment that local's understand, value and enjoy.

In recent decades, this pattern of development, unanticipated in, but not prevented by, the City's Development Control Plan has languished. Reviving it will increase the overall density of the peninsula while reinvigorating the small streets. It will reinforce rather than change the existing character of the area.

The new small lot houses are modelled on the existing houses in the small streets of Pyrmont, with some amenity criteria similar to the Apartment Design Guide criteria for studio apartments.

Like the existing small lot dwellings in Pyrmont and Ultimo there are no front or side setbacks, no car parking requirements, front porches and balconies, a setback area at the rear, and two storeys height. Like the apartment design guide there are criteria for: for natural cross ventilation – at each level, minimum internal floor area – 35 square metres, minimum habitable room dimension – three metres, minimum sun access for living rooms and private open space – one square metre for two hours between 9am and 3pm at mid-winter, minimum private open space, privacy screening and roof gardens. To ensure private open space amenity is easy to achieve roof terraces are suggested.

Urban design principles

More deep soil for **more trees** and cool green spaces –

The building type makes possible more street tree planting by eliminating the need for driveway cross overs. Roof planting adds to the overall greening.

More public space for more people – streets and open spaces –

The small lot sizes prevent the addition of more publicly accessible open space. The housing type reduces the need for vehicle access in the streets freeing up more space for people in the small streets in a slower speed street environment.

Minimise overshadowing of existing residential properties –

Additional overshadowing to the living rooms and private open space of adjoining residential properties have been minimised, as guided by the Apartment Design Guide and the City's Development Control Plan.

Reinforce '**street wall**' form of most buildings –

The small lot houses will infill the "missing teeth" of the existing two storey street wall on the small streets.

Conserve **heritage** values –

The reintroduction of a traditional housing type reinforces the existing character of Heritage Conservation Areas and is compatible with heritage items.

Good **design for wind and noise** –

The small scale of the small lot houses will not adversely affect wind conditions in the small streets.

Small streets are protected from noise.

Match **land use** to place –

The existing residential land use is maintained.

Consider **views** to and from public places –

The sites are not affected by view corridors.

Maximise development **within constraints** –

Within the limits set by other urban design principles described above the potential floor area is maximised.



Where driveways dominate, people do not



Small houses improve a small street

Figure 236 – 12 new small lot houses will make Paternoster Row a better place

Proposed controls

Table 75 – proposed planning controls for small lot houses

Proposed controls	
Access	frontage to a min 6m wide street [mostly 9m wide]
	no car parking [new and existing lots]
Size	min. GFA 35 sqm
	min. width and depth 3m [interior of habitable rooms]
	existing max. height [generally 9m]
Height	2 storeys; excluding stair and landing allowed for access to roof terrace
	2.7m minimum floor to ceiling height to habitable rooms
Setbacks	no street and side setbacks
	1m min. rear setback – excluding privacy devices for windows
Private open space	existing residential lot – 16 sqm courtyard, 3m min width (existing DCP controls)
	new lots must provide the following private open space <ul style="list-style-type: none"> - front balcony; 1m min depth - roof terrace; 4sqm min area, 1m min depth, setback 2m from the primary street frontage
Solar access and overshadowing	2 hrs midwinter sunlight to 1sqm of living room window
	2 hrs midwinter sunlight to 1sqm of private open space
	minimise overshadowing of existing living room windows and private open space
Natural cross ventilation	natural cross ventilation on each level
Deep soil and rooftop gardens	no deep soil requirement (no requirement in current & proposed DCP for lots <150sqm);
	rooftop garden to each new dwelling; setback 1m from the primary street, minimum width of 1m and minimum soil depth of 1m
Ecology	existing trees to be maintained (per tree definition with section 3.5-3 of the DCP);
	tree in the street in front of the new dwelling
Note: potential controls are draft only and subject to further detailed study	



Figure 237 – proposed controls for small lot houses, indicative layout along Paternoster Row



Figure 238 – proposed controls for small lot houses, indicative layout

Visualisation

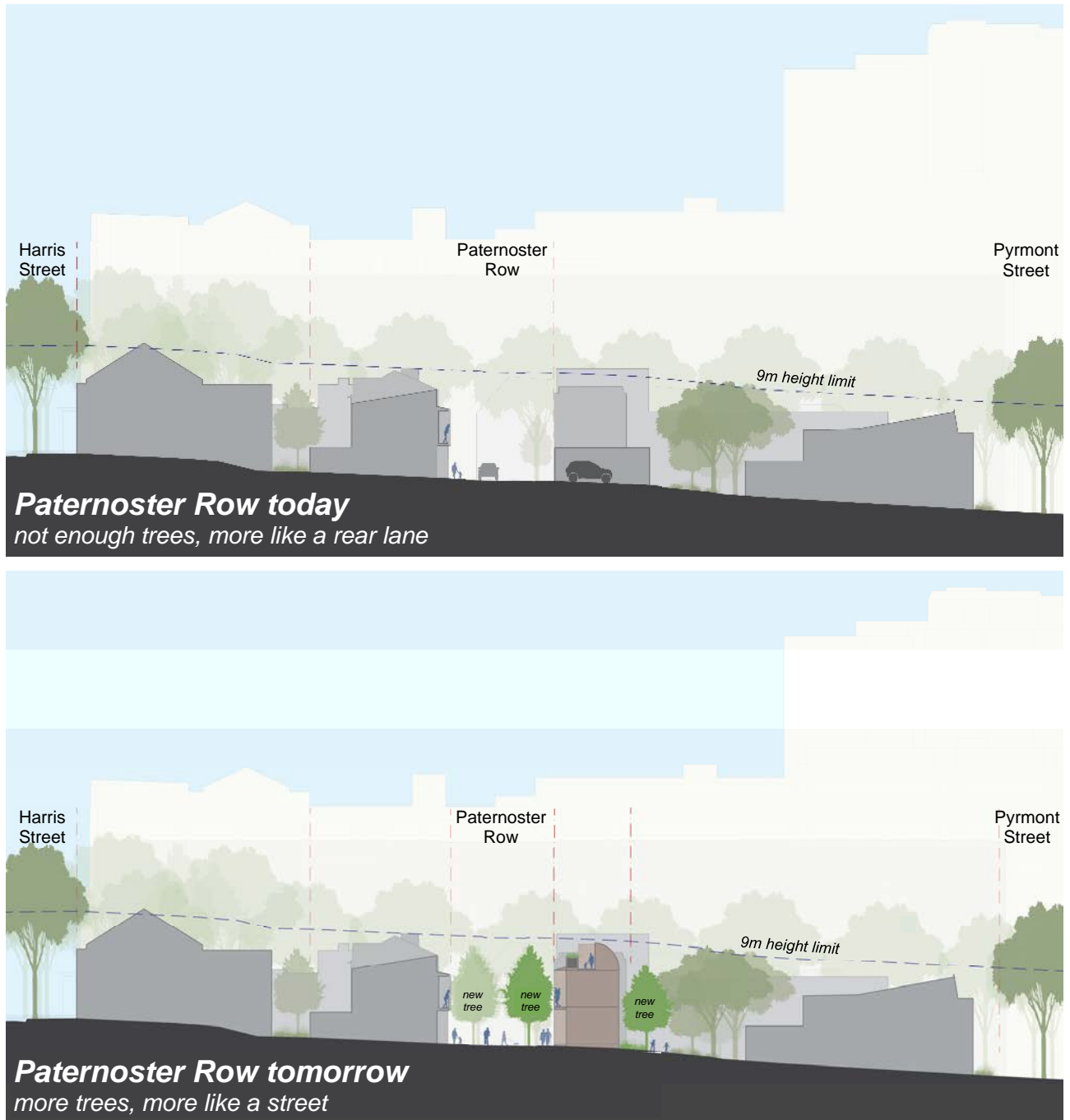


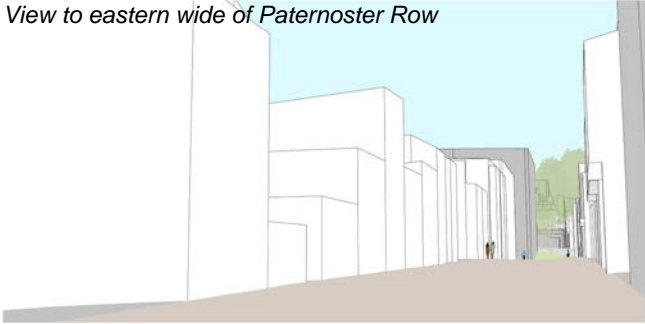
Figure 239 – cross section through Paternoster Row towards the north

Paternoster Row today – not enough trees, like a rear lane

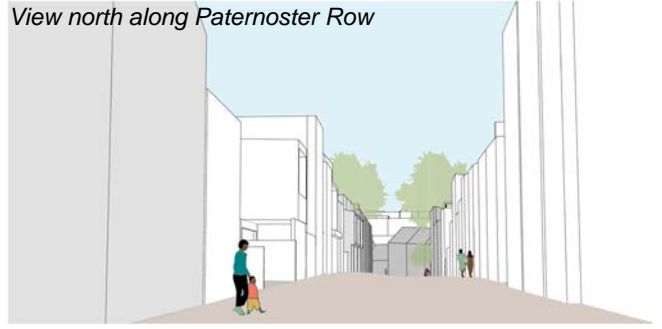
View south along Paternoster Row



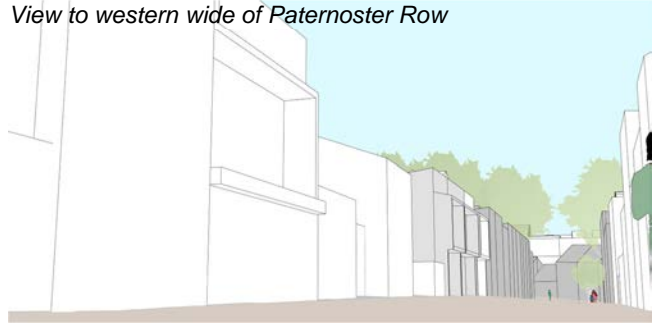
View to eastern wide of Paternoster Row



View north along Paternoster Row

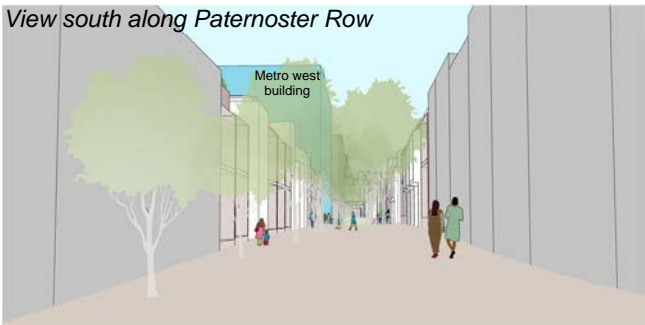


View to western wide of Paternoster Row

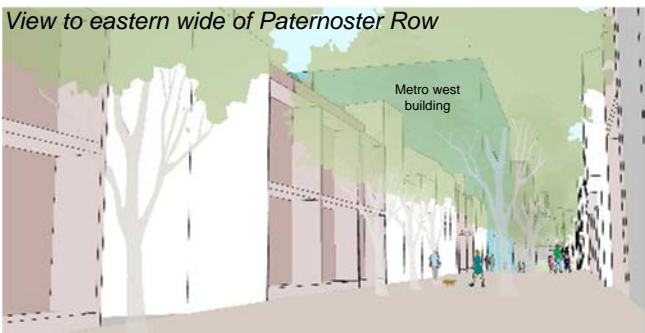


Paternoster Row tomorrow – more trees, like a street

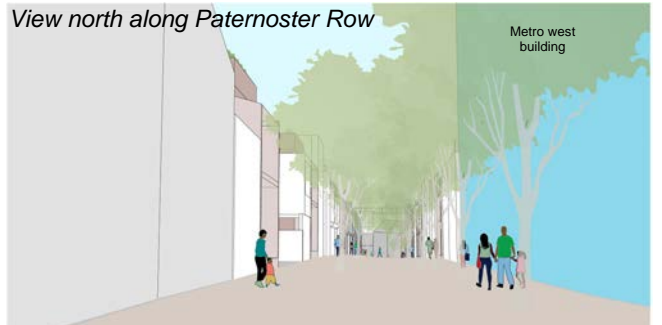
View south along Paternoster Row



View to eastern wide of Paternoster Row



View north along Paternoster Row



View to western wide of Paternoster Row

