

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012

Danks Street South Precinct Amendment

November 2016



Explanatory note

This draft amendment to the *Sydney Development Controls Plan 2012* (draft DCP), applies to a precinct known as Danks Street South in the suburb of Waterloo.

The draft DCP is to be read in conjunction with draft Planning Proposal – Danks Street South Precinct, Waterloo.

Deletions to figures and text are shown in red ~~striketrough~~. New text is shown in red.

The following amendments are proposed to the Sydney Development Control Plan 2012 (Sydney DCP 2012).

[1] General

Where affected by this draft DCP, amend numbering of Sections, Objectives and Provisions.

[2] Section 2 Locality statements

Amend the following locality statements:

2.5.3 Danks Street

This locality is bound by Phillip and Crescent Streets to the north, South Dowling Street to the east, Lachlan Street to the south and Young Street to the west.

Danks Street, Waterloo, is one of Sydney's most interesting and vibrant villages, with art galleries, cafes and restaurants located to the west of Bourke Street. Danks Street, both to the east and west of Bourke Street is identified as a Local Village and is increasingly becoming a thriving retail precinct for residents and workers.

The Danks Street Neighbourhood includes the Crown Square development to the east of Bourke Street. This development extends between Crescent Street in the north and Lachlan Street in the south, and is a recently constructed residential area. It is not considered to provide a good model for development due to its lack of variety in scale and architectural design, its sense of visual enclosure and poor definition of the public domain.

Future development for this neighbourhood is to have a mix of uses and encourage a diverse built form that creates a distinctive, busy and attractive precinct and northern gateway to Green Square.

This neighbourhood also includes the Danks Street South precinct. This precinct is bound by Bourke Street to the east, McEvoy Street to the south and Morehead Street to the west, and is immediately adjacent to Danks Street to the north.

The Danks Street South precinct will build on the existing vibrancy and diversity of the wider locality. It will be a predominantly residential precinct, with some retail/commercial uses fronting the plaza, Bourke Street, Young Street and McEvoy Street.

The existing large industrial land parcels will be further subdivided with a new internal street network which maximises legibility and permeability. Redevelopment of the precinct will bring two new parks of about 2,750 square metres and 1,600 square metres that will provide opportunities for passive recreation, and a plaza area around the two Sydney Water heritage listed buildings of about 1,500 square metres. There will be an emphasis on making streets pedestrian and cycle friendly with slow vehicles speeds.

The setting of the new parks and plaza will be reinforced and celebrated through public art and heritage interpretation.

This locality statement should be read in conjunction with the Young Street locality statement.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- ~~(b) Protect the existing character to the west of Bourke Street with development of predominantly four storeys in height. A small increase in height is permitted on Phillip and Bourke Streets where development helps define the street edge.~~
- (b) Provide a variety of building types and scales, and define appropriate locations for taller buildings and their orientation.
- (c) Encourage innovative adaptation or redevelopment of existing warehouse buildings for mixed use residential and creative business development particularly along Young Street.
- (d) Introduce a through-site link between Phillip Street and Danks Street.
- (e) Provide continuous active frontages along Danks Street to connect Danks Street to the supermarket in Crown Square. This Local Village will meet the local convenience retail demands of residents, and also act as a regional attractor due to the popularity of Danks Street.
- (f) Support Danks Street function as a Local Village through public domain improvements and good public transport connections.
- (g) Introduce a new park ~~on the Sydney Water site located on the corner of Bourke and McEvoy Streets. Open space in this location will p~~ of 2750 square metres in the centre of the precinct for passive recreation and a pedestrian and cycle only link that connects to Danks Street.
- (h) Provide an appropriate curtilage for the Sydney Water heritage buildings ~~and will to~~ allow the current operation of those buildings ~~as pumping stations~~ to continue.
- (i) Introduce one new public plaza, to be located between the Sydney Water heritage listed buildings. This plaza should be designed to encourage social interaction, cafes and passive recreation where appropriate, whilst allowing for vehicular access to these buildings.

~~(h) Create an opportunity for the inclusion of a 10m landscaped setback for buildings on the eastern side of Young Street between Danks and McEvoy Streets. This increased building setback and landscaping will improve the interface between residential uses and established business to the west; accommodate and overland flowpath along Young Street (as recommended in the draft 2005 Green Square Public Domain Plan, by McGregor and Coxall Partners)~~

...

2.13.17 Young Street

This locality is bounded by Phillip Street to the north, Young Street to the east, McEvoy Street to the south and Morehead Street to the west. ~~This locality falls within the Sydney Metropolitan Development Authority Operational area. The locality forms part of the Danks Street South precinct (see Section 2.5.3).~~

Redevelopment of this locality will provide an appropriate transition between the existing low scale residential development in the Waterloo Conservation Area, and the higher density development in Green Square.

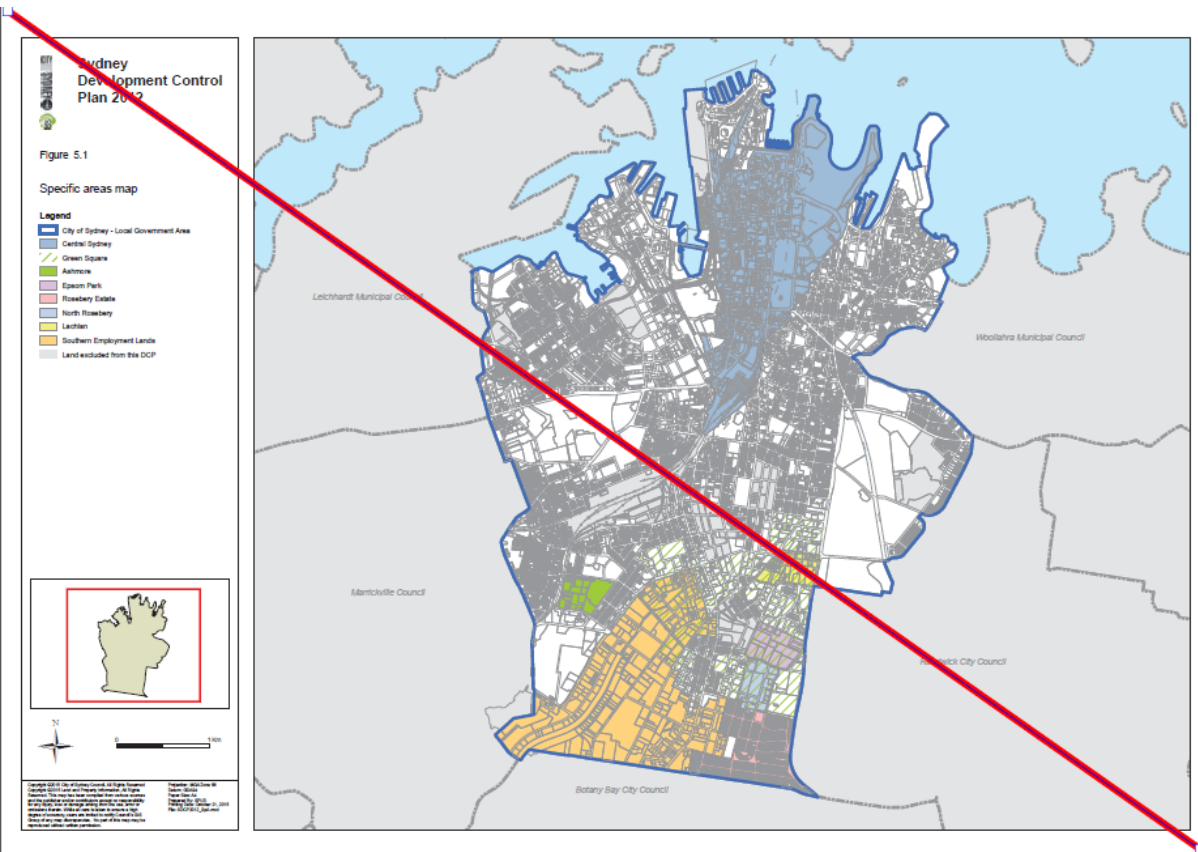
Morehead Street will be a predominantly residential street, with lower scale development. Young Street will have a mix of large floor plate retail and commercial uses on the ground floor, with residential development above it. East-west through site links are to connect this locality to Green Square and to Wellington and Kellick Streets.

~~The neighbourhood is to establish an appropriate transition between the existing low scale residential development and the higher density of development in Green Square. Young and Morehead Streets are to be enlivened with a vibrant and diverse mix of uses and buildings that align with the street to create a new and active edge. Breaks in building mass should enhance opportunities to link these streets and connect Waterloo with Green Square.~~

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Retain heritage items, maintaining the commercial use or adaptively reusing part of the building for residential purposes.
- (c) Limit building heights to ~~Morehead Street to five~~ ~~four~~ storeys with setbacks ~~to the topmost level, creating a transition to lower buildings on the west side of Morehead Street~~ of three and four storeys.
- (d) Align buildings with and actively address the street.
- (e) Break-up building mass of new development and introduce east-west through-site links in association with new perimeter development.
- (f) Provide new building envelopes to facilitate dual aspect apartments with cross ventilation and provide generous communal open space mid-block.
- (g) Ensure a high quality design to the landmark site at the intersection of Young and McEvoy Streets.
- (h) Encourage residential (in the form of residential flat buildings or mixed use buildings), commercial, retail, community, educational and recreational uses.

[3] Section 5 Specific Areas – Introduction



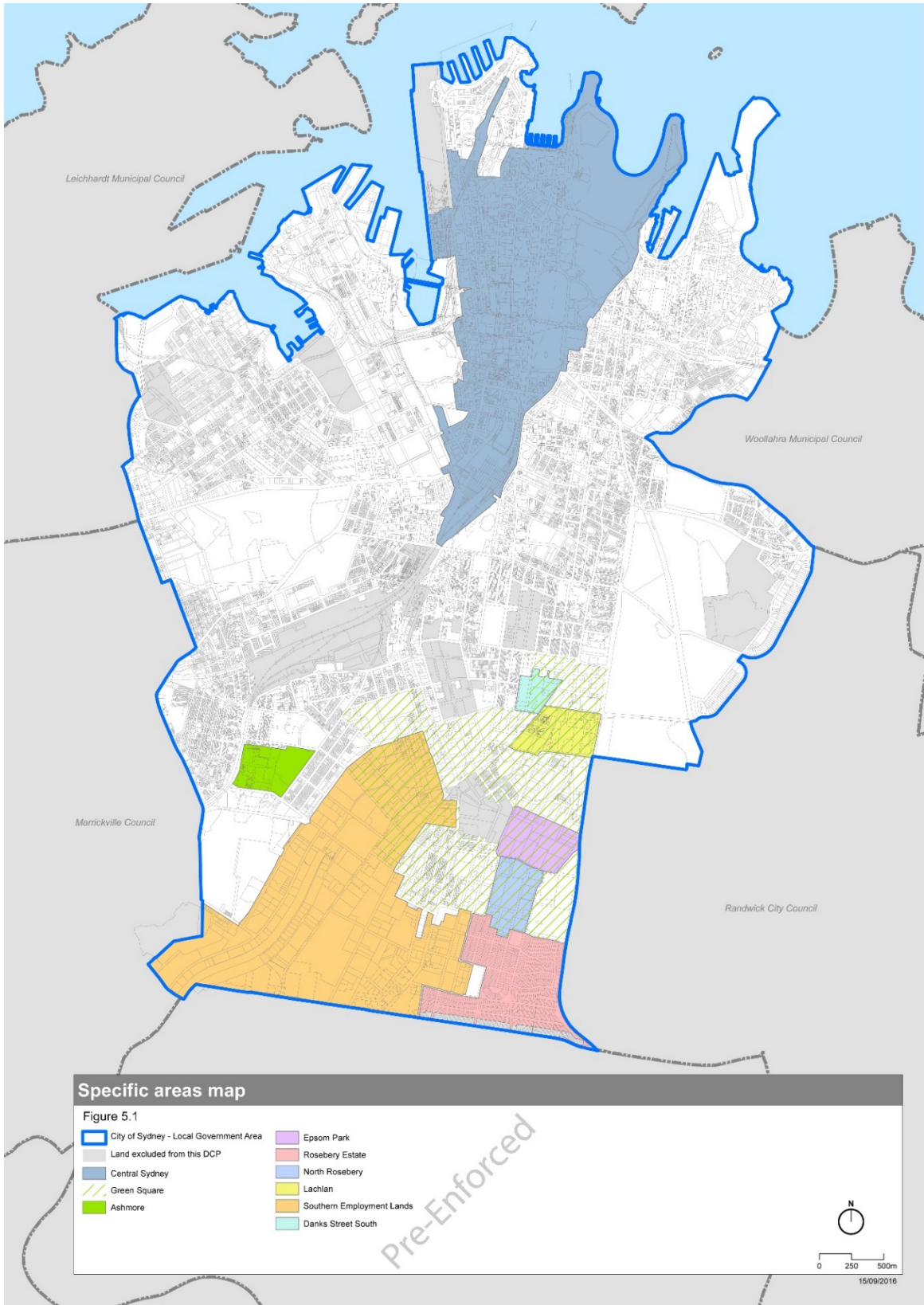
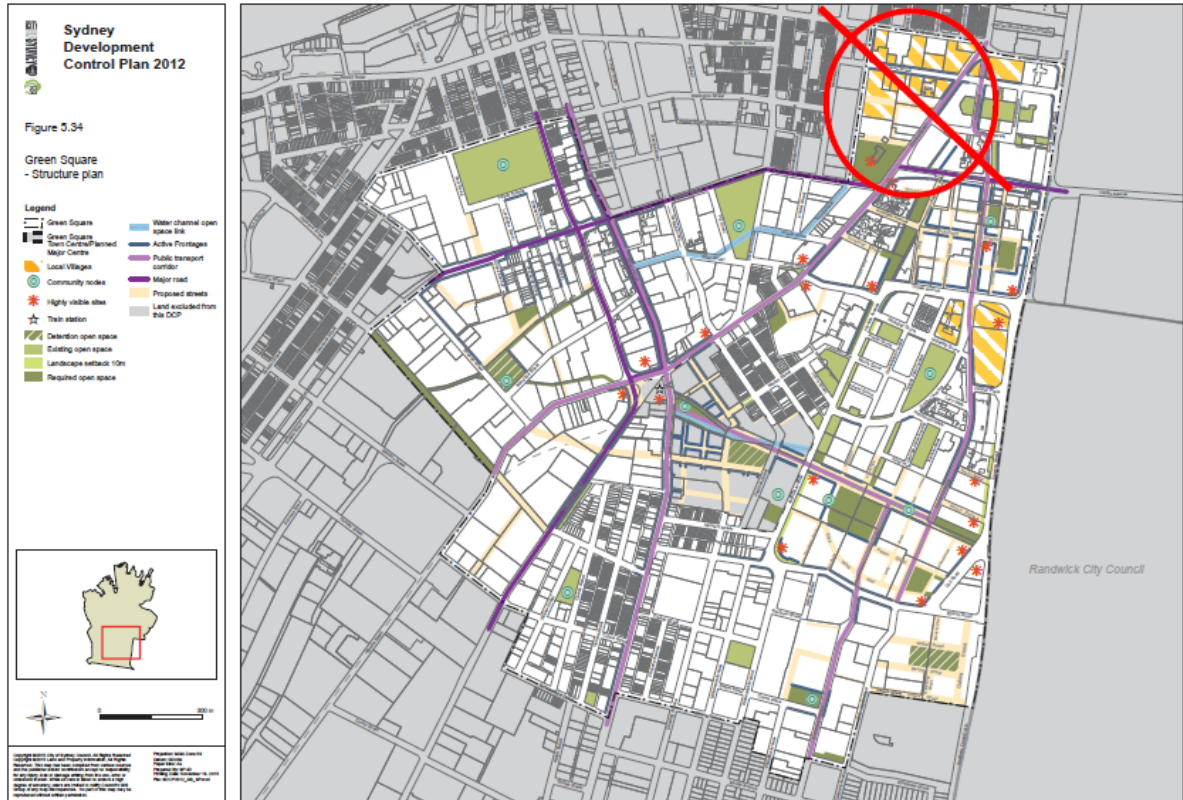
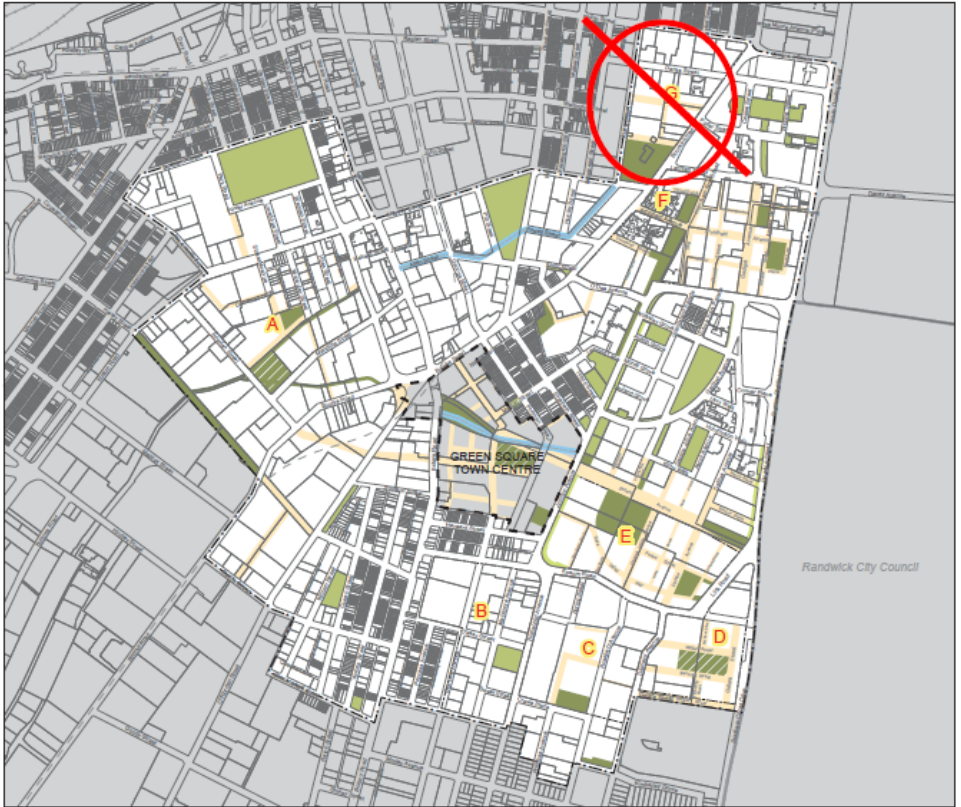
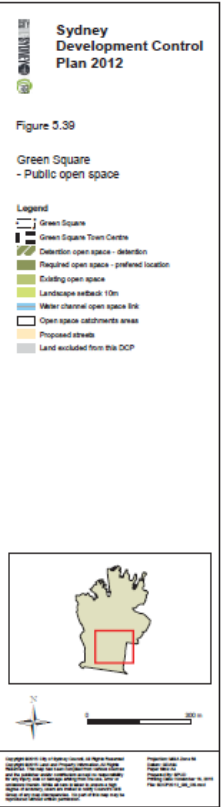
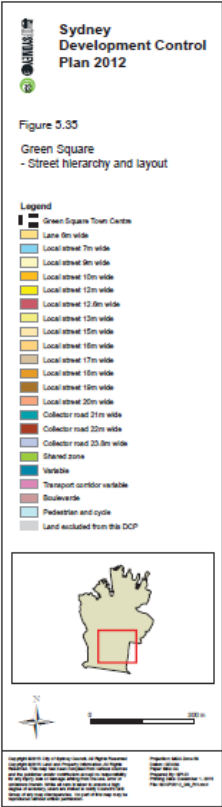


Figure 5.1 Specific Areas

[4] Section 5 Specific Areas – 5.2 Green Square – Amend the following maps as shown only in so far as they relate to the Danks Street South Precinct











Refer to Green Square
Town Centre Structure Plan

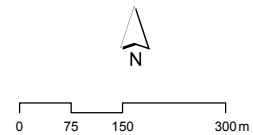
Randwick City Council

Green Square - Structure plan

Figure 5.34

-  Highly visible sites
-  Active frontages
-  Require open space
-  Proposed streets

Sydney Development Control Plan 2012



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA84
 Paper Size: A4
 Prepared By: SPUD
 Printing Date: 25 November 2016
 File: SDCP2012_GS_SP.mxd



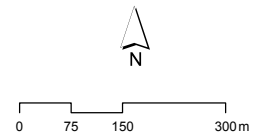
Green Square - Street hierarchy and layout

Figure 5.35

Legend

- Local street 20m wide
- Shared zone

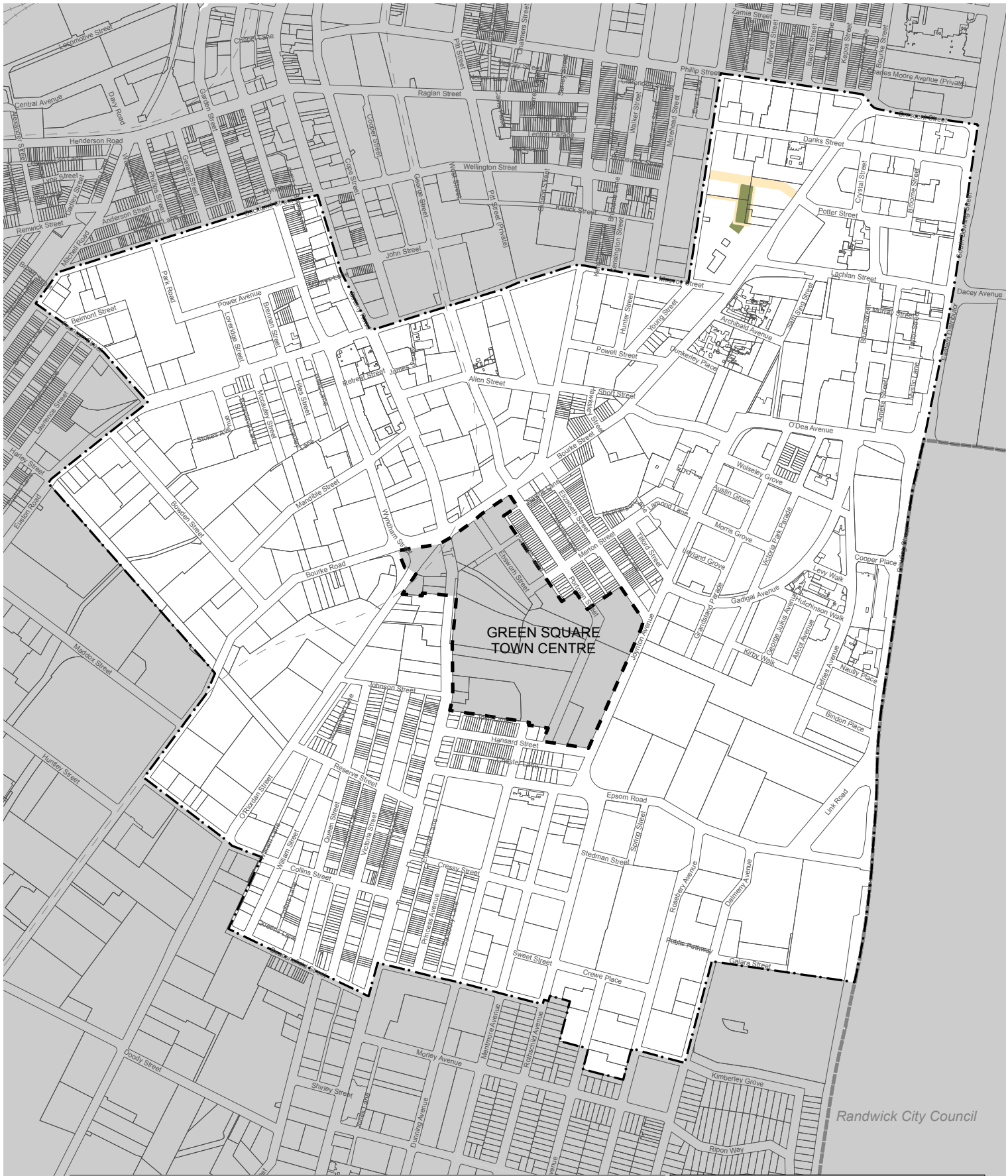
Sydney Development Control Plan 2012



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A4
 Prepared By: SPUD
 Printing Date: 23 November 2016
 File: SDCP2012_GS_RH.mxd





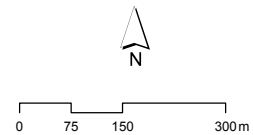
Randwick City Council

Green Square - Public open space

Figure 5.39

- Required open space - preferred location
- Proposed streets
- Land excluded from this DCP

Sydney Development Control Plan 2012



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A4
 Prepared By: SPUD
 Printing Date: 23 November 2016
 File: SDCP2012_GS_OS.mxd

Table 5.4: Provisions for open space catchment areas in Green Square

...

Catchment	Requirements	Guidelines
Area E Epsom Park neighbourhood district park - 20,000 sqm of open space	One park of approximately 15,500 sqm. Other park configured in support of water channel open space links and pedestrian connections.	(a) Refer to Section 5.3 Epsom Park Neighbourhood for more details on the open space requirements. (b) Open space to include a half-sized sports field and park consistent with the Council's strategy for the provision of community facilities and Section 94 Contributions Plan.
Area F Lachlan neighbourhood local park - 15,000 sqm of open space	One park of approximately 8,850 sqm to link Lachlan Street and O'Dea Avenue. One park of a minimum 4,000 sqm for stormwater detention. One park of approximately 2,000 sqm for community activities.	Refer to Section 5.4 Lachlan for more details on the open space requirements.
Area G Danks Street neighbourhood local park - 6,000 2,750 sqm of open space	One central park with an area not less than 5,000 2,350 sqm to be configured for stormwater detention. One smaller park 400 sqm south of central park.	(a) The preferred location in the centre of catchment Area G on southern part of Sydney Water site at 903-921 Bourke Street to provide curtilage to heritage buildings. (b) Centralised main park for passive recreation. (c) Explore opportunities for children's playground in smaller park.

[5] Section 5 Specific Areas

Add Section 5.9 - Danks Street South as follows:

5.9 Danks Street South

This Section applies to the land identified as Danks Street South in Figure 5.1 Specific Areas. It should be read in conjunction with the locality statement and principles in Section 2.5.3 Danks Street and Section 2.13.7 Young Street.

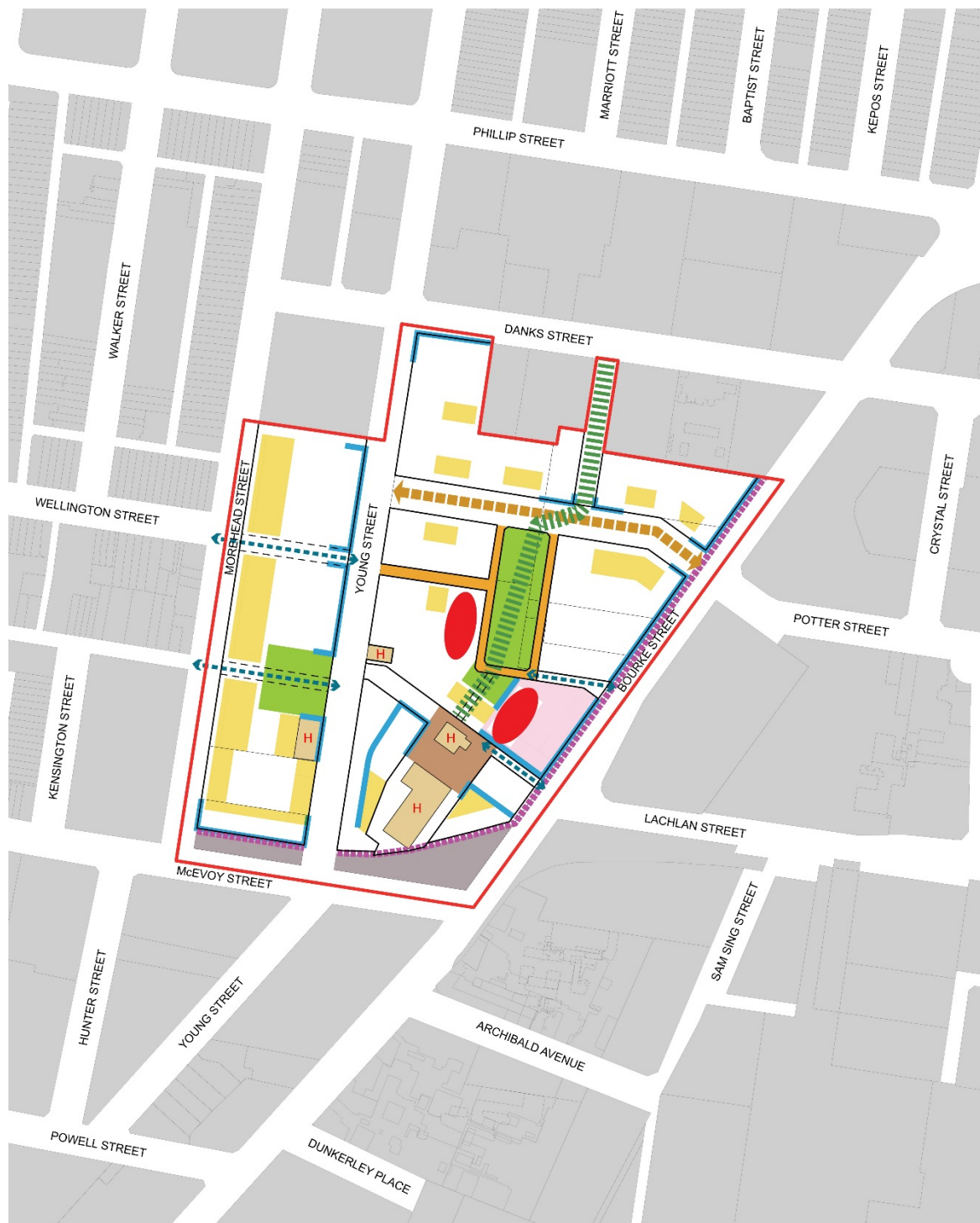
Where land is located in Danks Street South both Section 5.2 Green Square and this section of the DCP apply. Where there is an inconsistency between Section 5.2 and this Section, this section applies to the extent of the inconsistency.

5.9.1 Danks Street South urban strategy

Objectives

- (a) Development in Danks Street South is to be undertaken in accordance with the following objectives and Figure 5.9.1 Danks Street South Urban Strategy.
- (b) Ensure development is of the highest quality, and responds to the existing surrounding local character and its history, particularly its former industrial uses.
- (c) Ensure that redevelopment is coordinated and effectively managed to provide appropriate community facilities and services as required.
- (d) Introduce a mix of dwelling types to provide flexibility and choice for a diverse community.
- (e) Provide a variety of building heights and form which responds to the hierarchy of streets and open spaces, residential amenity and solar access.
- (f) Ensure towers are designed to minimise wind impact to the public domain, including the use of setbacks and podiums.
- (g) Introduce a permeable network of streets and pedestrian links that respond to key desire line connections and maximise opportunities for walking and cycling.
- (h) Design new streets to prioritise pedestrians and cyclists and slow speed traffic.
- (i) Ensure all streets include tree planting. Large street trees species should be located in central medians to provide shade, amenity and reduce the scale of surrounding buildings.
- (j) Use landscaping to assist in the management of stormwater quality.
- (k) Provide one central park within the precinct of 2,350 square metres. The park design should allow for passive recreation.
- (l) Provide one new plaza area for passive recreation and social interaction opportunities, small scale community events, and designed so as to be cycle and pedestrian friendly.
- (m) Provide a pedestrian and cycle connection between Danks Street and the central park.
- (n) Create a strong and consistent landscape character throughout the precinct. Native plants should be a characteristic feature.
- (o) Introduce a mix of land uses with commercial and retail uses at ground level on Bourke Street, McEvoy Street, Young Street and around the plaza.

- (p) Provide local shops and services (including childcare facilities) to meet the needs of the population.
- (q) Provide Sydney Water 24-hour vehicular and pedestrian access to their assets, namely the Valve House and Pump House.
- (r) Minimise the exposure of habitable areas of buildings and public spaces to traffic noise and ensure dwellings can be naturally ventilated while not exceeding appropriate internal noise levels.



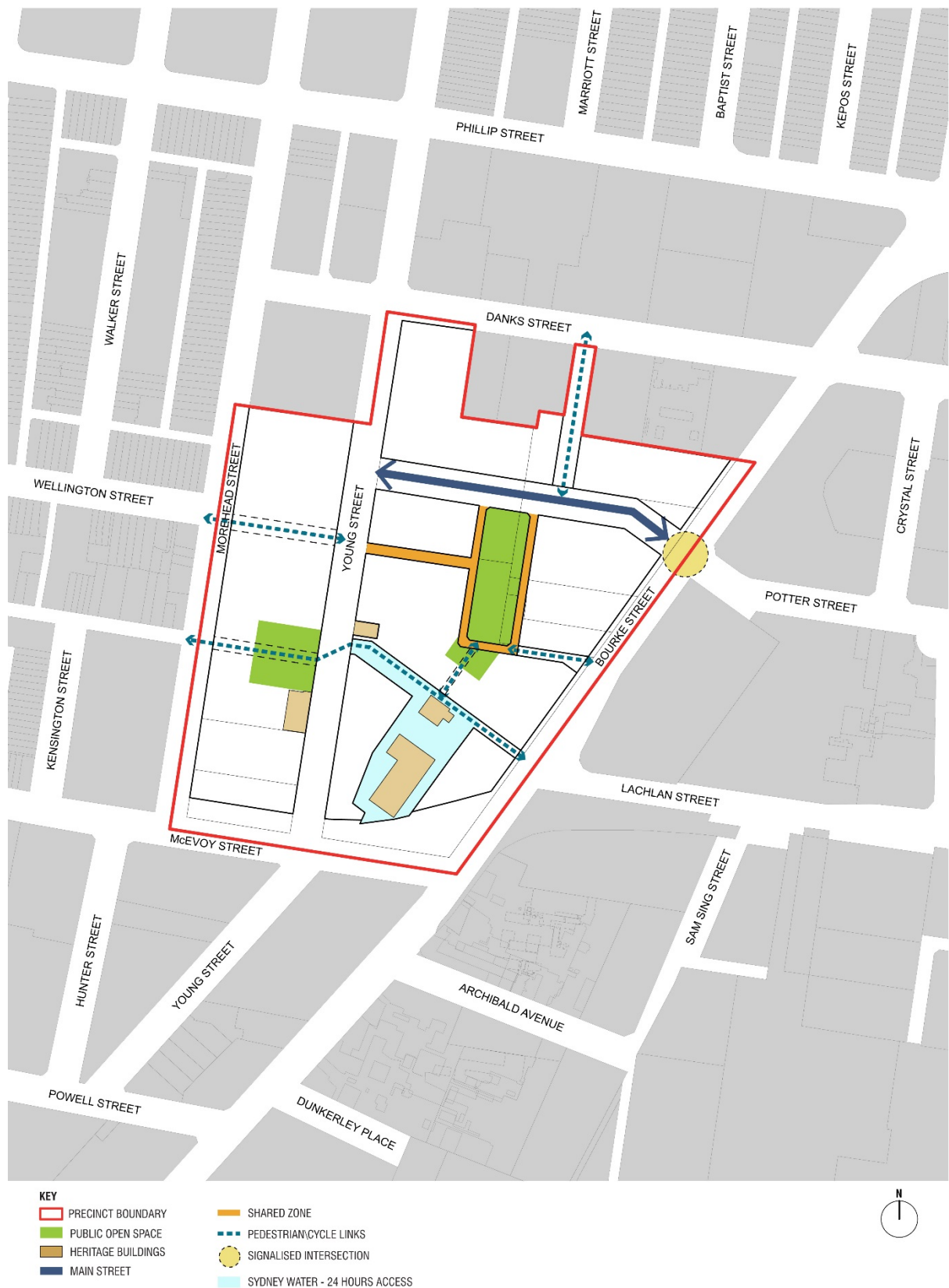
KEY			
	PRECINCT BOUNDARY		NOISE CONSIDERATION
	SHARED ZONE		TALLER ELEMENTS
	PEDESTRIAN \ CYCLE LINK		HERITAGE BUILDING
	GREEN LINK		RMS ACQUISITION
			LOW BUILT FORM
			LARGE FLOORPLATES
			PLAZAS
			EAST-WEST CONNECTION
			ACTIVE FRONTAGES

Figure 5.9.1 – Danks Street South – Urban Strategy

5.9.2 Urban design principles

Principle 1 Connections

- Taller buildings are to be located in the centre of the precinct and are to minimise overshadowing impact to open space and surrounding residential buildings.
- Provide street frontage heights that provide a human scale to buildings.
- Provide building heights that transition down to meet the Waterloo Heritage Conservation Area to the west of Morehead Street.
- East-west oriented buildings are to be of low scale to maximise solar access to the site.
- Provide a north-south connection from Danks Street to the new central park and plaza.
- Provide clear and direct access to public transport routes.



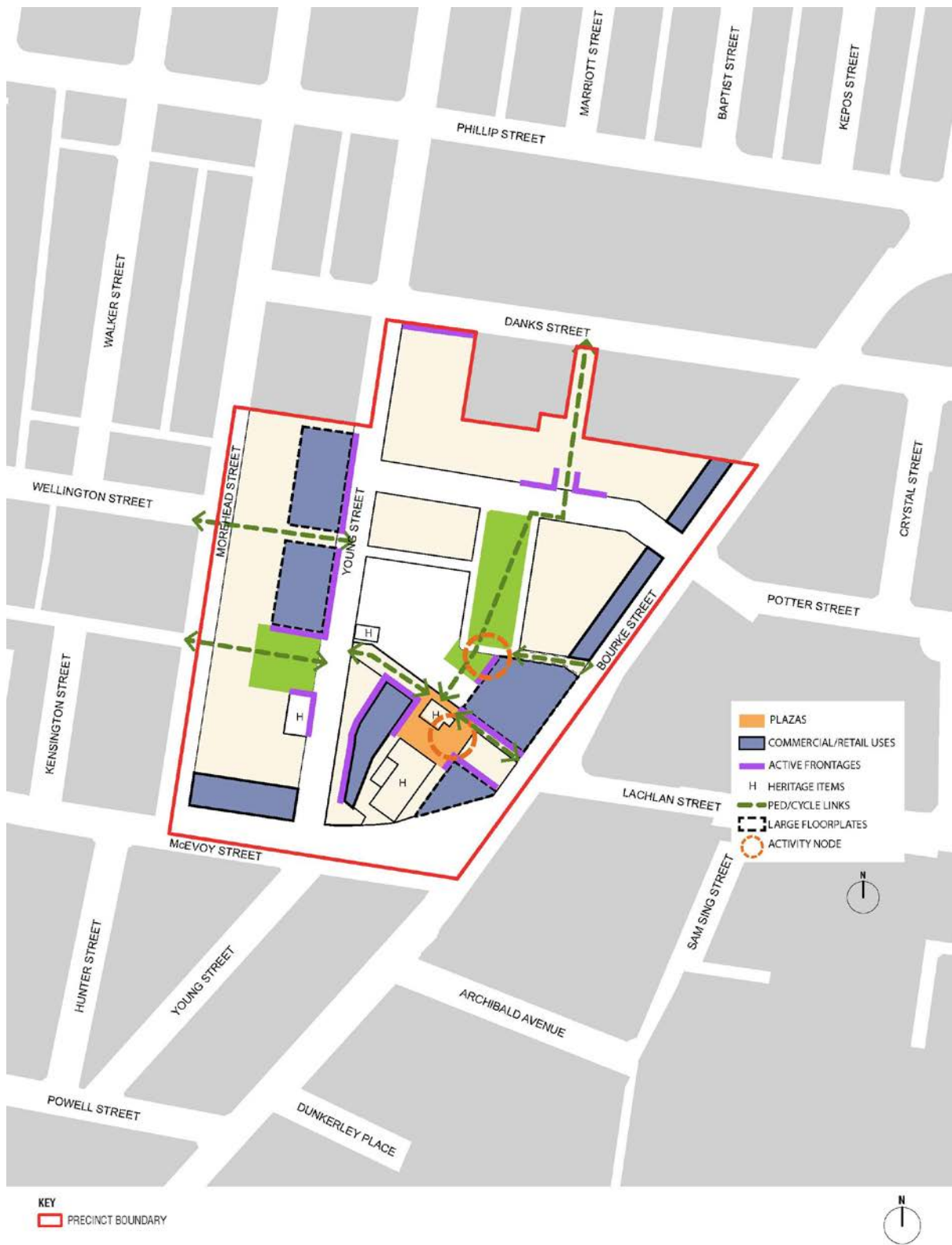
CONNECTIONS

NOVEMBER 2016

Figure 5.9.2 – Danks Street South – Connections

Principle 2 Land uses

- Locate commercial/ retail uses at ground level along Bourke Street, McEvoy Street, Young Street and around the new plaza.
- Provide one central park for passive recreation.
- Provide one plaza area for passive recreation, associated retail uses and access to Sydney Water's Pump House and Valve House.
- Provide an additional park adjacent to the heritage item at 198-222 Young Street.



SEPTEMBER 2016

Figure 5.9.3 – Danks Street South – Land Use

Principle 3 Built Form

- Provide a variety of building types and scales.
- Define appropriate locations for taller buildings and their orientation.
- Minimise overshadowing and wind impact to open space and surrounding developments.
- Provide a permeable built form.
- Integrate the precinct with the surrounding neighbourhoods.
- Respond to the low scale of the Waterloo Conservation Area to the west.



Figure 5.9.4 – Danks Street South – Built Form

5.9.3 Local infrastructure and public domain

The objectives and provisions within this Section must be read in conjunction with the provisions for streets, lands and footpaths in Section 3.1.1 under the General provisions, and Section 5.2 Green Square, which set out specific provisions for local infrastructure.

Objectives

- (a) Introduce a main east-west street that connects Young Street to the intersection of Bourke Street and Potter Street.
- (b) Introduce a central park with frontage to the new east-west street that accommodates passive recreation.
- (c) Provide a north-south pedestrian/cycle link from Danks Street to the plaza through the central park.
- (d) Introduce a legible and permeable pattern of streets, lanes and generous footpaths that respond to key connections to the adjacent neighbourhoods and within the Danks Street South precinct and are designed for pedestrian and cycle priority.
- (e) All public open space and landscaping is to be designed to be the highest quality, and of consistent design that is accessible for all people.
- (f) Provide a pleasant and safe environment for the enjoyment of pedestrians and cyclists, and improve the amenity of the area for residents, workers, and visitors through provision of solar access in the public domain.

Provisions

5.9.3.1 Public open space

Section 5.2 Green Square locates the Danks Street South precinct within Catchment Area G 'Danks Street neighbourhood' in Figure 5.39 Green Square Public Open Space and Table 5.4 Provision for open space catchment areas.

- (1) Where required by Council, public open space is to be dedicated to Council in the locations identified on Figure 5.9.5 Danks Street South – Open Space and Figure 5.9.6 Danks Street South – Dedications.
- (2) Provide one central park of no less than 2,350 square meters and one park of no less than 1,600 square metres as identified in Figure 5.9.5 Danks Street South – Open Space.
- (3) Provide a plaza area of 1,500 square metres as identified in Figure 5.9.5 Danks Street South – Open Space. This plaza is to provide curtilage to the two heritage listed Sydney Water buildings – the Valve House and Pump House.
- (4) Design of the parks and plaza is to incorporate and be in accordance with the requirements set out in Table 5.9.1 Open Space Design Requirements.
- (5) Provide a high quality landscape setting that enhances the built form and heritage of the precinct.
- (6) Create active, engaging and unique spaces that respond to the site, context and sense of place, and enhance the Sydney Water heritage listed buildings.
- (7) Create spaces that foster community participation and understanding of the local environment, including influences from the past occupants of the site, natural history and landforms, past uses, location and climate.
- (8) Ensure all existing significant trees and heritage curtilages are protected and enhanced as part of the public domain design.
- (9) Create public spaces that are flexible, adaptive and positively address environmental performance and sustainability.

- (10) Maximise visual permeability and opportunities for passive surveillance including improving views from the surrounding streets and identified view corridors.
- (11) All public spaces are designed to be inclusive and universally accessible, to cater for all ages, enrich the community and provide infrastructure that promotes leisure time and maximises social interaction.
- (12) The central park is to provide flexible spaces that provide for a range of passive recreation activities and interests.
- (13) Meeting places, points of interest and grouped social seating opportunities are to be located at predicted nodes of activity.
- (14) Public spaces are to provide shade in areas of predicted activity and long stay.
- (15) All public spaces are to be sufficiently robust and resilient to cater for everyday use and activities.
- (16) Seamlessly integrate new public spaces with streets, access requirements and through site links in adjacent development sites.
- (17) All public spaces are to respond to the precinct ground floor active uses, built form interface, site hydrology, street hierarchy and surrounding material palettes.

Key Site Considerations

- (18) Ensure the interface between the central park and surrounding buildings is clearly delineated with a laneway/shared zone to invite public use of the park.
- (19) Ensure the design of the plaza responds to the Sydney Water heritage listed Valve House and Pump House and does not impede the ongoing Sydney Water operation.
- (20) Utilise a broad range of distinctive place making elements such as cultural plantings of trees and grasses, landscaping installations, lighting or sound art integrated into seating or standalone artworks. Opportunities may exist to interpret all five senses of scent, sight, sound, touch and taste.
- (21) Respond to the planned future road widening and signalised intersection upgrades along Lachlan Street and McEvoy Street, in particular noise and high level vehicular movement to maximise pedestrian amenity.
- (22) Provide legible links to the Bourke Street cycle network.
- (23) Provide a landscaped/green pedestrian/cycle connection that links Danks Street in the north to McEvoy Street in the south.
- (24) The plaza area is to include seating, and spaces for outdoor dining where the plaza interfaces with adjacent buildings where appropriate, whilst allowing for Sydney Water and essential services vehicular access. Materials are to reflect the industrial past of the site.
- (25) The plaza must be designed to provide vehicular access for the essential services and Sydney Water vehicles only.

Type	Requirement	Guidelines
Central park	2,350sqm	<ul style="list-style-type: none"> (a) Provide for deep soil planting (b) To be used for passive recreation (c) Where appropriate provide informal active spaces, such as fitness stations, that complement the public domain and provide activity in the park

		<ul style="list-style-type: none"> (d) Provide a clear link from the plaza area to the park (e) Park design should accommodate, passive recreation spaces, and some areas of mass planting (f) Tree species should be native species with good tree canopy cover
Small park (south of central park)	400sqm	<ul style="list-style-type: none"> (a) Provide space for a future children’s playground for 0-7 years and 8-13 years play
Plaza (south)	1,500sqm	<ul style="list-style-type: none"> (b) Limit vehicular access to essential services and Sydney Water vehicles only (c) Provide a seamless public domain that integrates with adjacent areas and buildings (d) Provide seating (e) Provide outdoor dining opportunities at the interface with adjacent buildings for local cafes and restaurants, where appropriate in the context of the need for vehicle access (f) Predominantly hard surface with trees to define the shared zone and public plaza area (g) Open and flexible space able to cater for a range of gatherings, day and night
Danks Street pedestrian cycle link	1,170sqm	<ul style="list-style-type: none"> (a) Provide a pedestrian and cycle connection between Danks Street to the main east- west street (b) Provide a tree lined walkway using native tree species (c) Provide soft landscaping with mass planting and good tree canopy cover (d) Accommodates safe cycle and pedestrian movement
Young Street park	1,600sqm	<ul style="list-style-type: none"> (a) Explore opportunities for community garden (b) Provide for deep soil planting (c) Be used for passive recreation (d) Tree species should be native species that provides good tree canopy cover

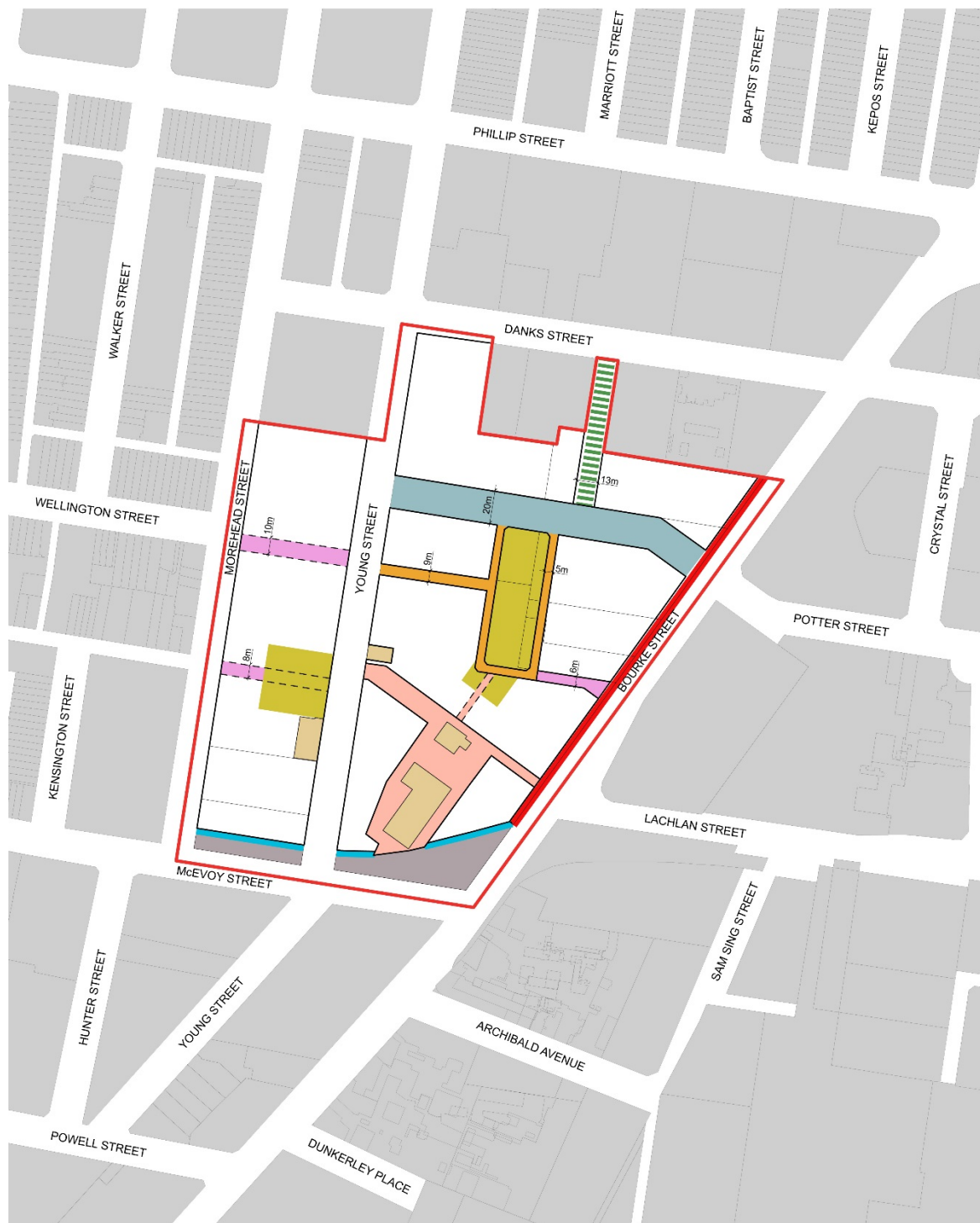
Table 5.9.1: Open space design requirements



OPEN SPACE

NOVEMBER 2016

Figure 5.9.5 – Danks Street South – Open Spaces



KEY			
	PRECINCT BOUNDARY		DEDICATED PUBLIC OPEN SPACE
	DEDICATED 2M FOOTPATH WIDENING		DEDICATED STREET
	DEDICATED 3M FOOTPATH WIDENING		DEDICATED THROUGH SITE LINKS - OPEN TO SKY
	ROAD WIDENING - ROAD AND MARITIME SERVICES		DEDICATED SHARED ZONE
	HERITAGE BUILDING		DEDICATED GREEN LINK
	EASEMENTS OPEN (TO PUBLIC) 24HRS - OPEN TO SKY		



PUBLIC DOMAIN DEDICATION

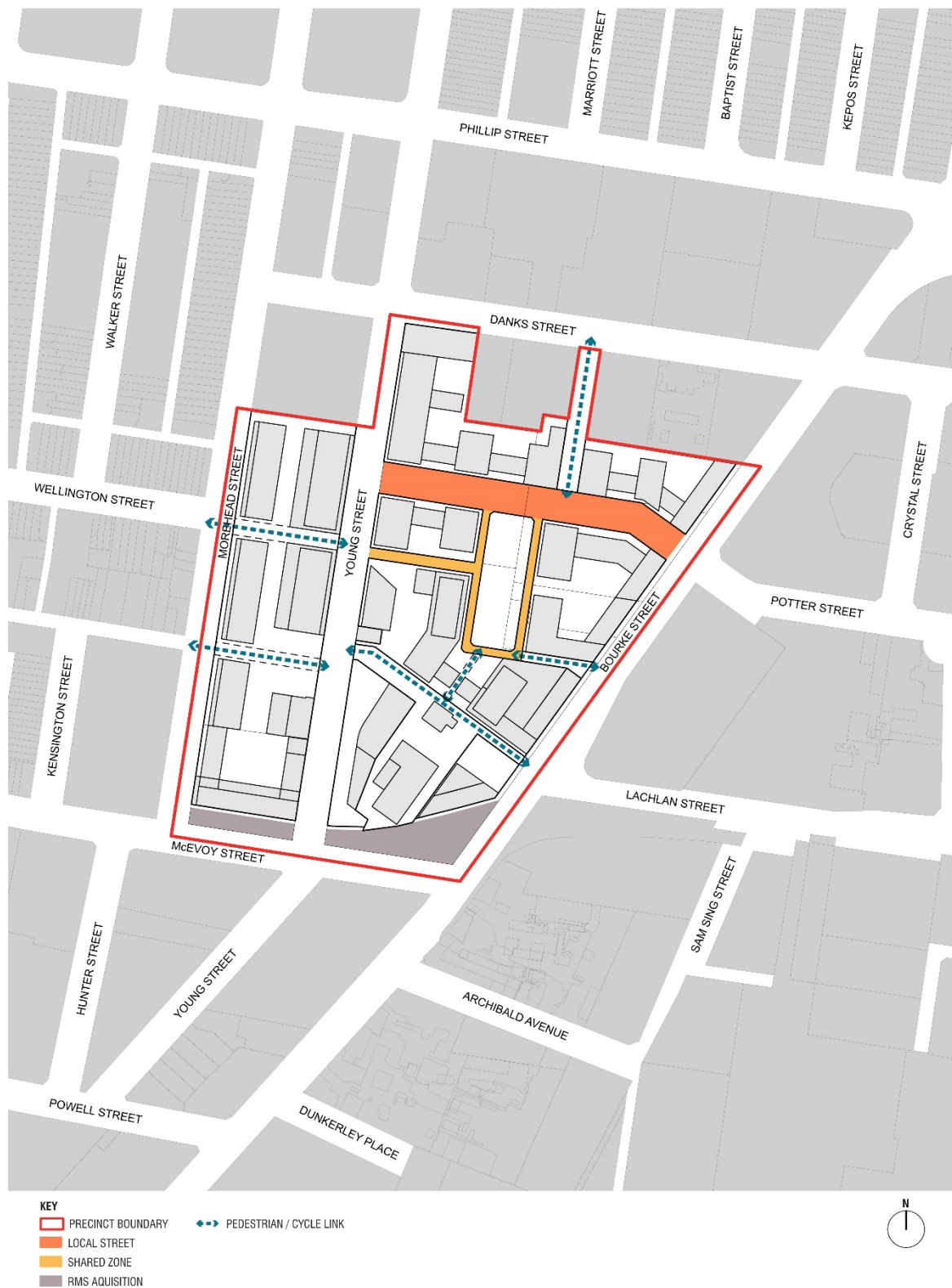
NOVEMBER 2016

Figure 5.9.6 – Danks Street South – Dedications

5.9.3.2 New Streets

The following provisions for streets within Green Square are to be read in conjunction with Section 3.1.1 General provisions for streets, lanes and footpaths.

- (1) Where required to be provided, new streets and lanes, are to be introduced and dedicated to Council in the locations identified in Figure 5.9.7 Danks Street South – Street Hierarchy and designed in accordance with the standards set out in Figure 5.9.8 Danks Street South – Street Sections, 5.9.9 to 5.9.10.
- (2) A three metre setback is to be dedicated along Bourke Street to provide a shared cycle/pedestrian zone, and is to be designed as part of the public domain and in accordance with the *City of Sydney Cycle Strategy and Action Plan 2007-18*.
- (3) The new street surrounding the central park is to be one-way (clockwise) and be provided as shared zone.
- (4) The design of the shared zone along the new park's edge is to be incorporated into the overall design of the park.
- (5) If necessary, in the short term, traffic may be permitted on the pedestrian/cycle link (from Bourke Street) for construction staging requirements only.



STREET HIERARCHY

NOVEMBER 2016

Figure 5.9.7 – Danks Street South – Street Hierarchy

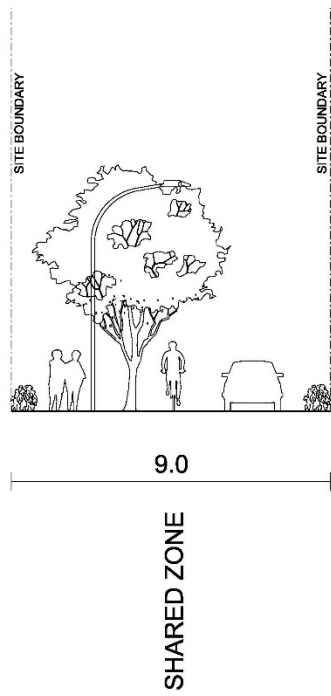


Figure 5.9.8 – Danks Street South – Street Section – Park Edge (9m shared zone)

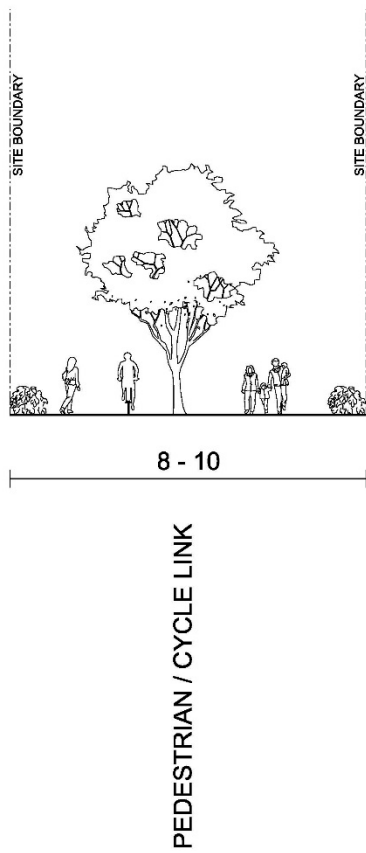


Figure 5.9.9 – Danks Street South – Street Section – Pedestrian/cycle link (8-10m)

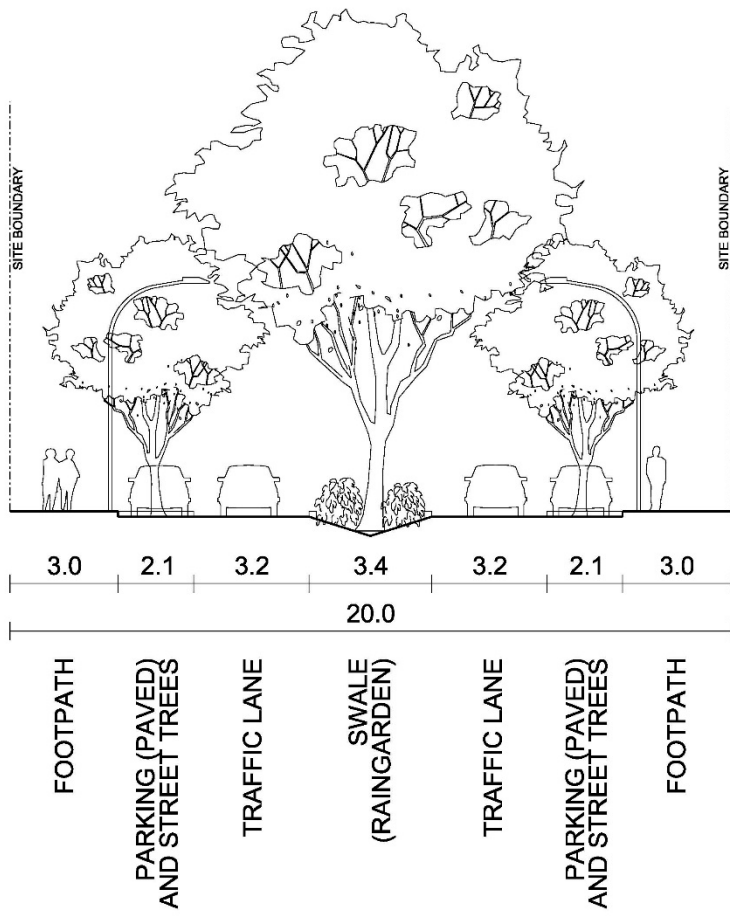
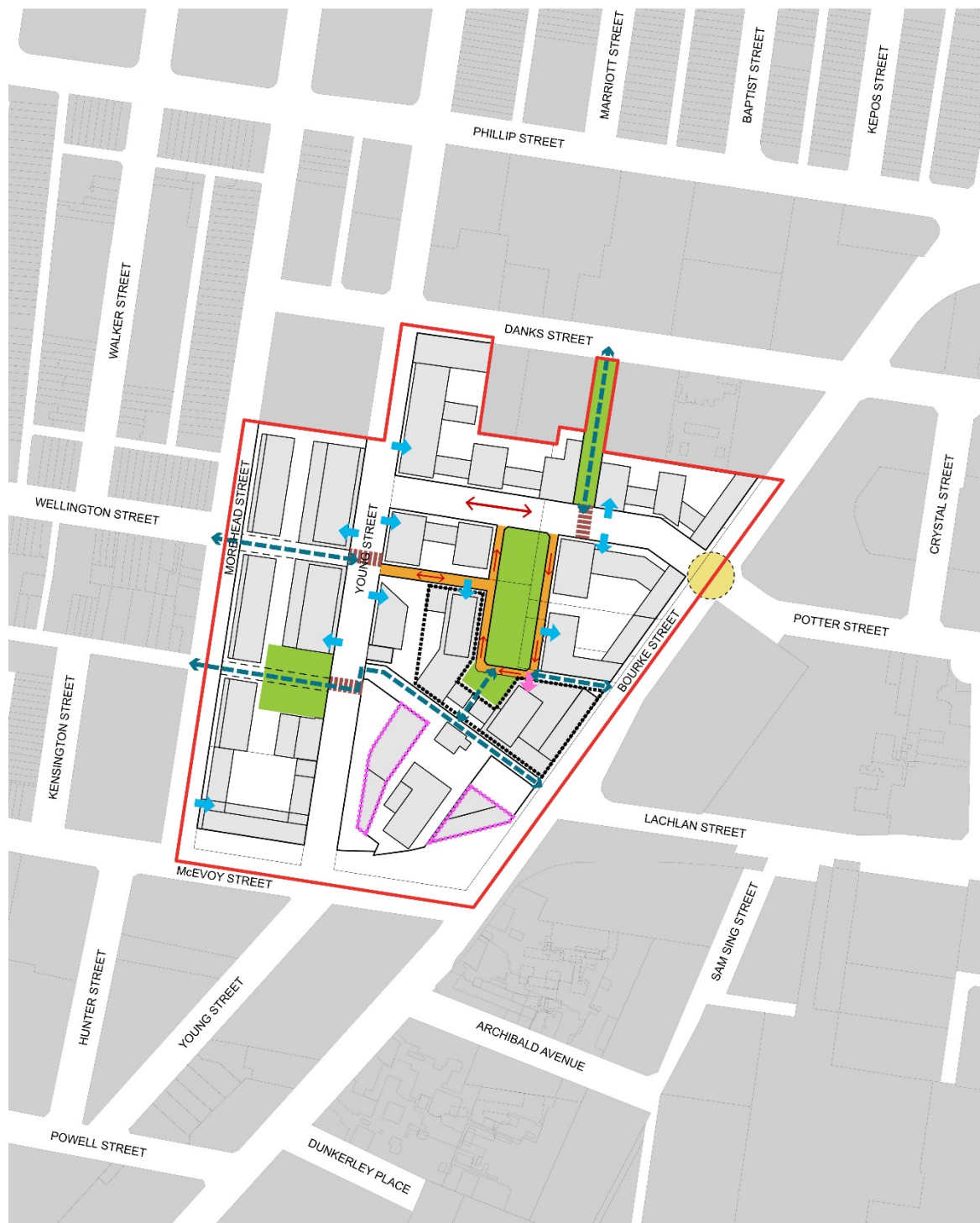


Figure 5.9.10 – Danks Street South – Street Section – East - West Street (20m)

5.9.3.3 Movement and connectivity

Provisions

- (1) Circulation and major vehicular access and egress points are to be consistent with Figure 5.9.11 Danks Street South – Circulation and Access.
- (2) The short term carpark entry for the City West Housing development (895-901 Bourke Street) is to be provided off Bourke Street until the new north-south shared zone adjacent to the central park is provided. Long term carpark entry is to be provided off this shared zone.
- (3) Introduce new traffic signals at the junction of the new main east-west street and Bourke Street in accordance with Figure 5.9.11 Danks Street South – Circulation and Access.
- (4) Driveways and car park entries are to be minimised. Consolidated carparks should be provided where possible in accordance with Figure 5.9.11 Danks Street South – Circulation and Access.
- (5) Consolidated car parks are not to be built under proposed parks or other public domain identified for dedication in Figure 5.9.6 Danks Street South – Dedications.
- (6) Design of the public domain is to provide sufficient space for cyclists and pedestrians to move around each other, and be consistent with the Sydney Street Design Code requirements for Activity Strips and mid to high Activity Local Streets.
- (7) Provision of parking spaces for Sydney Water maintenance vehicles only is to be provided adjacent to the Sydney Water heritage buildings.



- KEY**
- PRECINCT BOUNDARY
 - VEHICULAR ENTRIES
 - VEHICULAR ENTRIES (OPTIONAL)
 - SHARED ZONE (WITH DIRECTION OF TRAVEL)
 - DIRECTION OF TRAVEL
 - NO CAR PARKING
 - CONSOLIDATED CAR PARK (OPTIONAL)
 - PEDESTRIAN CROSSING
 - PEDESTRIAN / CYCLE LINK
 - PUBLIC OPEN SPACE
 - SIGNALISED INTERSECTION



CIRCULATION AND ACCESS

NOVEMBER 2016

Figure 5.9.11 – Danks Street South – Circulation and Access

5.9.3.4 Bike routes and facilities

- (1) Bike facilities, including bike routes and bike parking facilities are to be designed as part of the public domain and in accordance with the Council's *Cycle Strategy 2007-2018* and Figure 5.9.11 Danks Street South – Circulation and Access.
- (2) A three metre setback clear to the sky is to be dedicated along the full length of Bourke Street for a shared footpath extension for bicycles and pedestrians.
- (3) A bicycle and pedestrian link from Danks Street is to connect the pedestrian/cycle link on Danks Street through to the central park and the plaza. Its design must fully cater for bikes and pedestrians with crossing points in accordance with Figure 5.9.11 Danks Street South – Circulation and Access and Figure 5.9.5 Danks Street South – Open Spaces.
- (4) Bicycle and pedestrian links are to be provided connecting Morehead Street to Young Street. Where bicycle connections cannot be provided pedestrian only links are to be provided.
- (5) All bicycle through site links are to be clear to the sky.

5.9.3.5 Quality of landscaping and landscape setbacks

- (1) All setbacks are to be provided in accordance with Figure 5.9.18 Danks Street South – Setback and Alignment.
- (2) All landscaped setbacks must be designed in accordance with the City's Landscape Code and must remain in the private domain with the maintenance responsibility of the body corporate/strata.
- (3) A minimum dimension of 2 metres of the private front gardens required for ground floor apartments is to be included as part of the deep soil area.
- (4) Private open spaces to all dwellings on the ground floor are to be located to address the street and be accessible from the footpath.

5.9.3.6 Street trees

- (1) Tree planting details and spacing requirements must be in accordance with the City's *Street Tree Master Plan*.
- (2) The minimum pot size for new trees is to be 100 litres for smaller growing species and between 200- 400 litres for larger growing species.

Species Type

- (3) The following species are indicative of the size and form of tree for each street/location.
 - East West Street Median:
 - Brush Box (*Lophostemon confertus*)
 - East West Street footpath:
 - Maple (*Acer buergarianum*)

- Shared zones:
 - Water Gum (*Tristaniaopsis laurina*)
 - Tulip Tree (*Liriodendron tulipifera*) or
 - Ash (*Fraxinus pennsylvanica*)

Soil Volume

- (4) The minimum volume of soil available to support the growth of each tree is to be not less than 30 cubic meters. The following is to be considered in the calculation of available soil volumes:
- (a) the space occupied by rock (structural soil) or other structural pavement supports is generally be excluded from the soil volume calculation;
 - (b) existing site soil is included in soil volume calculations only if it can be demonstrated that the soil has acceptable physical and chemical qualities to sustain long term tree growth and tree roots have unrestricted access to it; and
 - (c) the alignment of service trenches, the space they occupy, and their possible restriction of natural root spread and development is considered in the calculation of available soil volumes.

5.9.4 Staging and implementation

It is envisaged that development in Danks Street South will be delivered in stages, progressively implemented as each property is redeveloped.

Objectives

- (a) Ensure the redevelopment of Danks Street South is coordinated in an orderly manner to ensure the activities on adjacent sites and amenity of residential neighbours are not adversely impacted on.
- (b) Secure high quality, legible and useful public domain at the earliest opportunity, in particular the shared zone from Young Street to the plaza, and the 3 metre setback on Bourke Street.
- (c) Ensure 24 hour access at all times for Sydney water maintenance vehicles on the site at 903-921 Bourke Street.
- (d) Ensure that as far as practicable, the development of sites can occur independently, without reliance on infrastructure from adjacent sites.
- (e) Provide vehicular access during the construction phase of sites.
- (f) Address stormwater management upon the outset of construction works, to ensure adjacent areas as not adversely affected.

Provisions

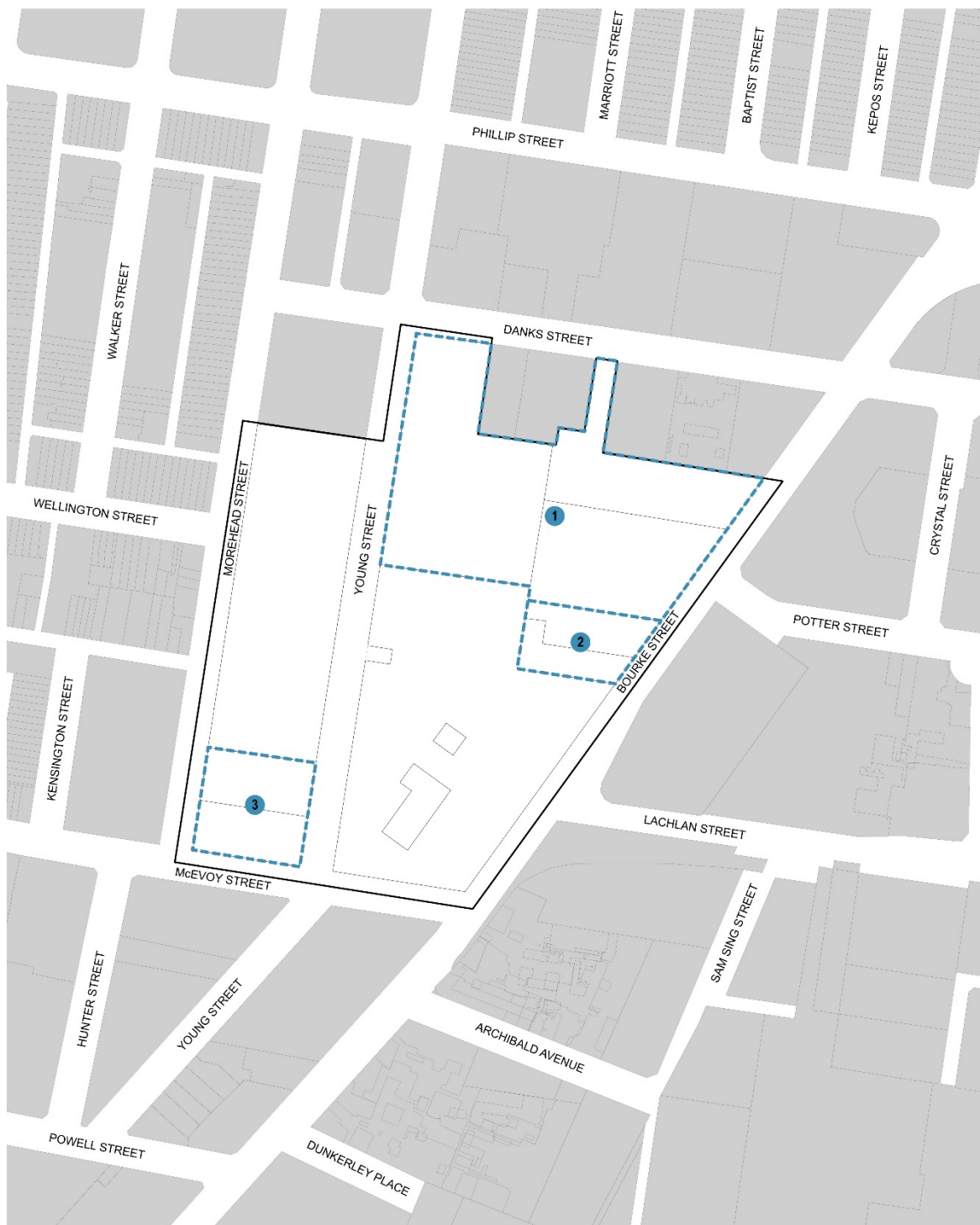
- (1) A staging plan is to be submitted to Council with a staged development application.
- (2) All sites are to have a public road frontage and be accessible via a public street or shared zone.
- (3) Development is to ensure any necessary flood or stormwater management solutions are co-ordinated in each stage of development.

- (4) Access to the Sydney Water buildings is to be maintained for Sydney Water and Ausgrid maintenance vehicles, as well as emergency vehicles, throughout all construction phases.

5.9.4.1 Floor Space Ratio

Provisions

- (1) Consolidation of land identified in Figure 5.9.12 Danks Street South – Land Amalgamation is to occur before a development application can be considered by the consent authority.
- (2) Alternative amalgamation schemes are to be assessed individually and are to be supported by an urban design study.
- (3) Any land that is identified for acquisition by the NSW Government's Roads and Maritime Service is not to be included in the developable site area calculations.
- (4) Any staged development application or application for subdivision is to identify how the gross floor area will be distributed through the site.



- KEY**
- ▭ PRECINCT BOUNDARY
 - ▭ LOTS REQUIRED TO AMALGAMATE
 - ① LOT 3 DP 775039, LOT 4 DP 600884, LOTS A & B DP 438772 and LOT 1 DP 89250
 - ② LOT 1 DP 88482 and LOT B DP 88095
 - ③ LOT 1 DP 68206 and LOT 2 DP 592165



LAND AMALGAMATION

NOVEMBER 2016

Figure 5.9.12 – Danks Street South – Land Amalgamation

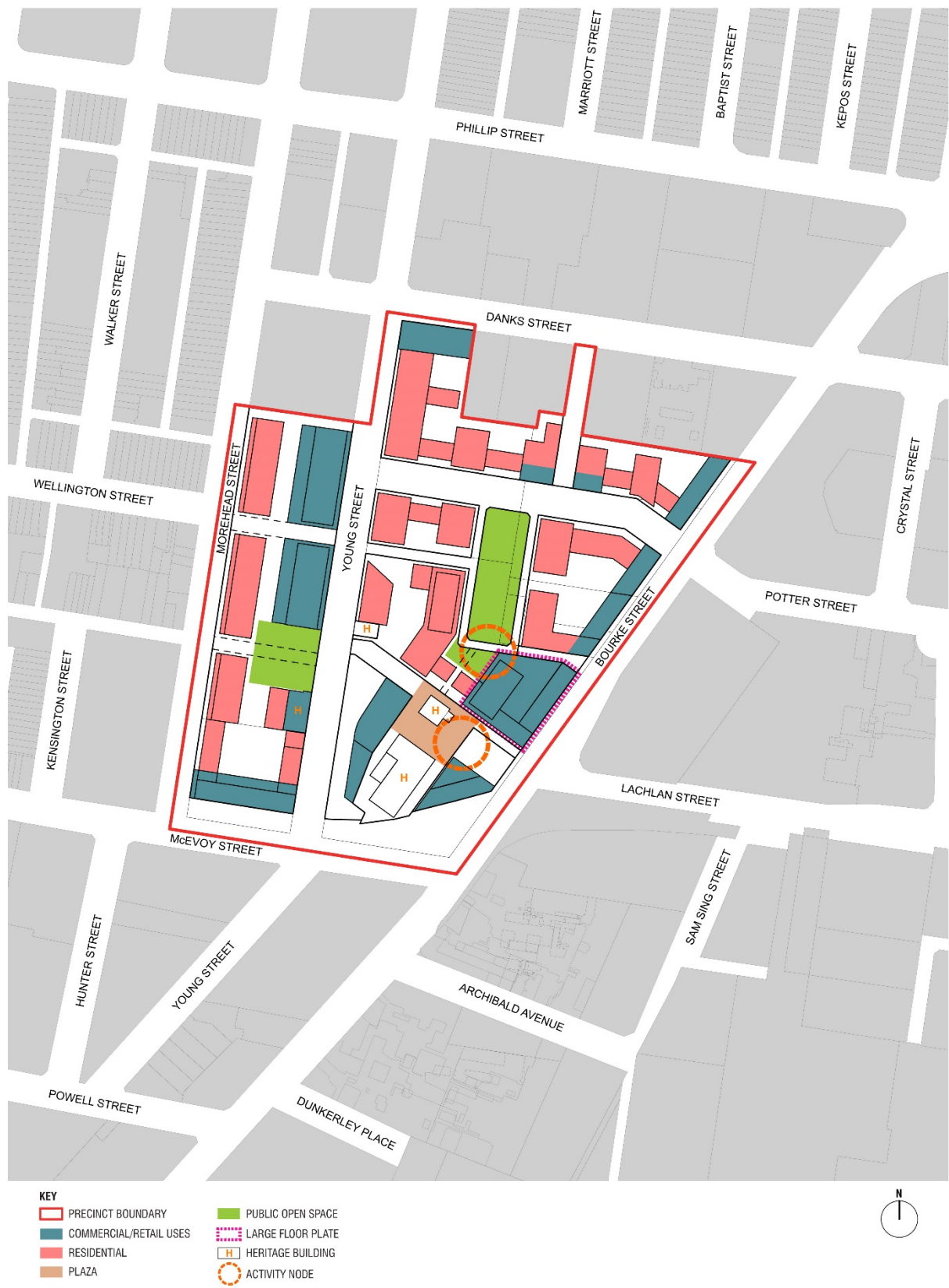
5.9.5 Land uses

Objectives

- (a) Create pockets of mixed uses across the precinct to activate the precinct during the day and in the evenings.
- (b) Ensure land uses cater to the needs of the local community.

Provisions

- (1) Land uses are to be consistent with Figure 5.9.13 Danks Street South – Ground Floor Level Uses.
- (2) A range of retail and commercial spaces are to be provided at ground floor level through-out the precinct, particularly around the plaza, along Bourke Street, McEvoy Street and Young Street. These uses are to be located in accordance with Figure 5.9.13 Danks Street South – Ground Floor Level Uses.
- (3) Childcare and community facilities are encouraged within the precinct.
- (4) The habitable areas of residential development are to be orientated away from high traffic impact and potential land use conflicts, both horizontally and vertically.
- (5) Showrooms, fresh food, small scale supermarkets, and tenancies to accommodate dentists, accountants and medical practices are encouraged in the precinct to serve the future and existing community.



GROUND FLOOR LEVEL USES

NOVEMBER 2016

Figure 5.9.13 – Danks Street South – Ground floor level uses

5.9.6 Building layout, form and design

Refer also to Section 3 Development Types.

Objectives

- (a) Provide a range of building heights, types and architectural styles to create architectural diversity and visual interest.
- (b) Ensure the design of the built form and heights contribute to the physical definition of the existing and proposed street network.
- (c) Retain important views in and out of Danks Street South by extending vistas along new streets, parks and plazas.
- (d) Ensure the use of high quality façade design and finishes throughout the precinct with particular attention to built form terminating a vista or highly visible.
- (e) Ensure development of high quality architectural design, particularly towers.
- (f) Provide a transition of building heights to the built form in adjacent precincts.
- (g) Ensure new development is designed to minimise negative impacts on surrounding development in terms of privacy and solar access. Ensure buildings provide articulation and a human scale to the public domain.
- (h) Ensure ground floor entries are clearly demarcated and distinguishable from the rest of the development.

Provisions

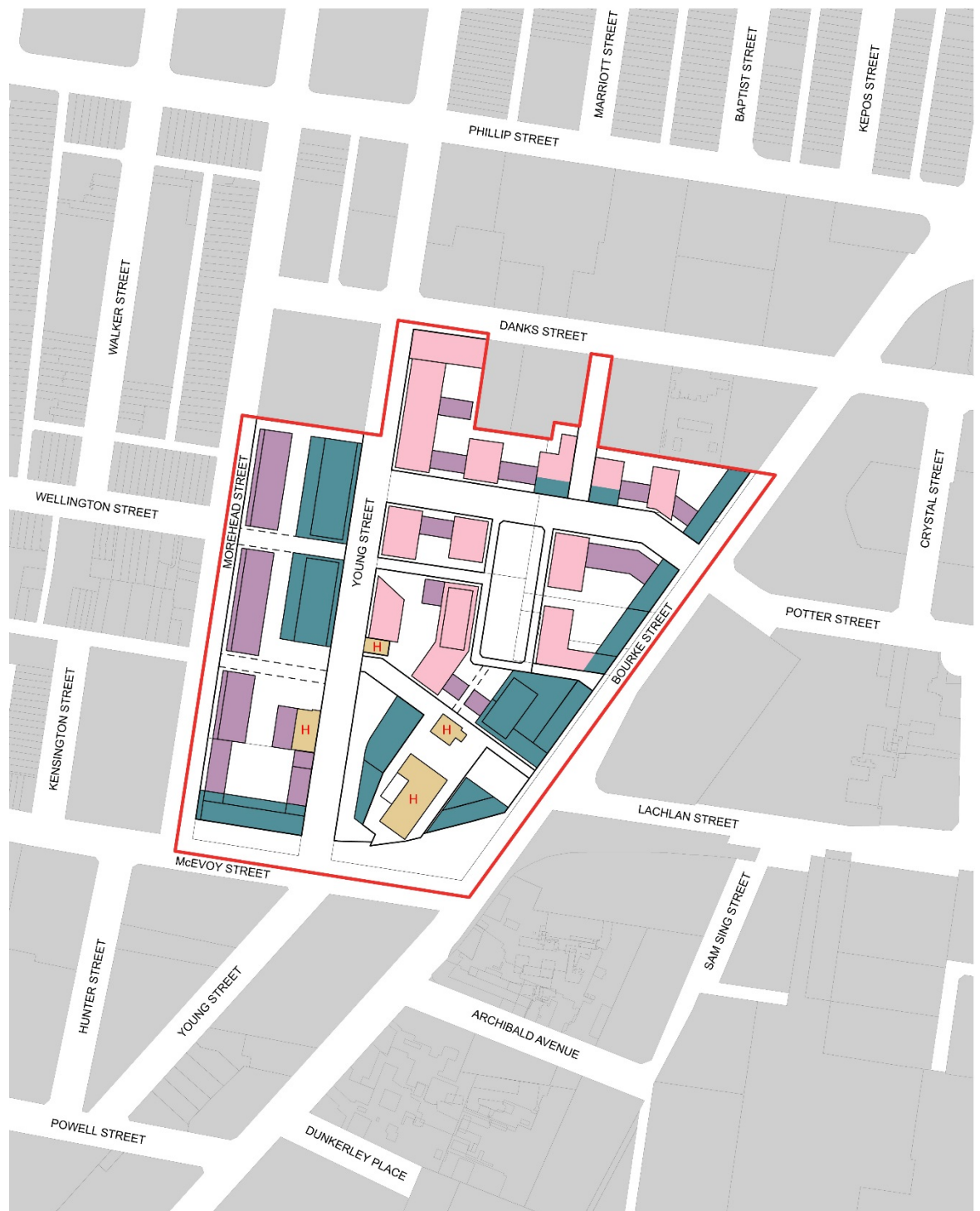
5.9.6.1 Design and architectural diversity

- (1) Provide diversity and interest in the architectural character of the precinct. Buildings that are located adjacent to or opposite one other are not to be of the same or similar design.
- (2) Large development sites which have multiple buildings or building cores are to be designed to provide individual character so that each core is recognisable from the street (including different architectural languages for elements such as building entrances, balconies and balustrades, awnings, planters, pergolas, boundary walls and fences).

5.9.6.2 Development sites and building layout

- (1) The layout of buildings within the development sites are to be consistent with the following principles:
 - (a) The built form layout is generally consistent with that shown in Figure 5. 9.14 Danks Street South – Building Typology. Changes to this built form will only be considered where an improved public benefit and design excellence is demonstrated.
 - (b) Building forms and depths respond to noise from busy roads and allow habitable spaces to be naturally ventilated whilst meeting internal noise criteria.
 - (c) Buildings face the street or plaza to provide street address to apartments.

- (d) Full height gaps are provided between buildings for solar access and visual connections between street and private open spaces, but not adjacent to busy roads to minimise noise intrusion within sites.
- (e) Low angle views between buildings are maximised to allow orientation throughout the precinct and to reduce the effects of visual enclosure.
- (f) All ground floor building entrances integrate with the shared cycleway on Bourke Street.
- (g) Building entries are to be clearly demarcated for residents of buildings and pedestrians.
- (h) Building entries are not located adjacent to bus stops.



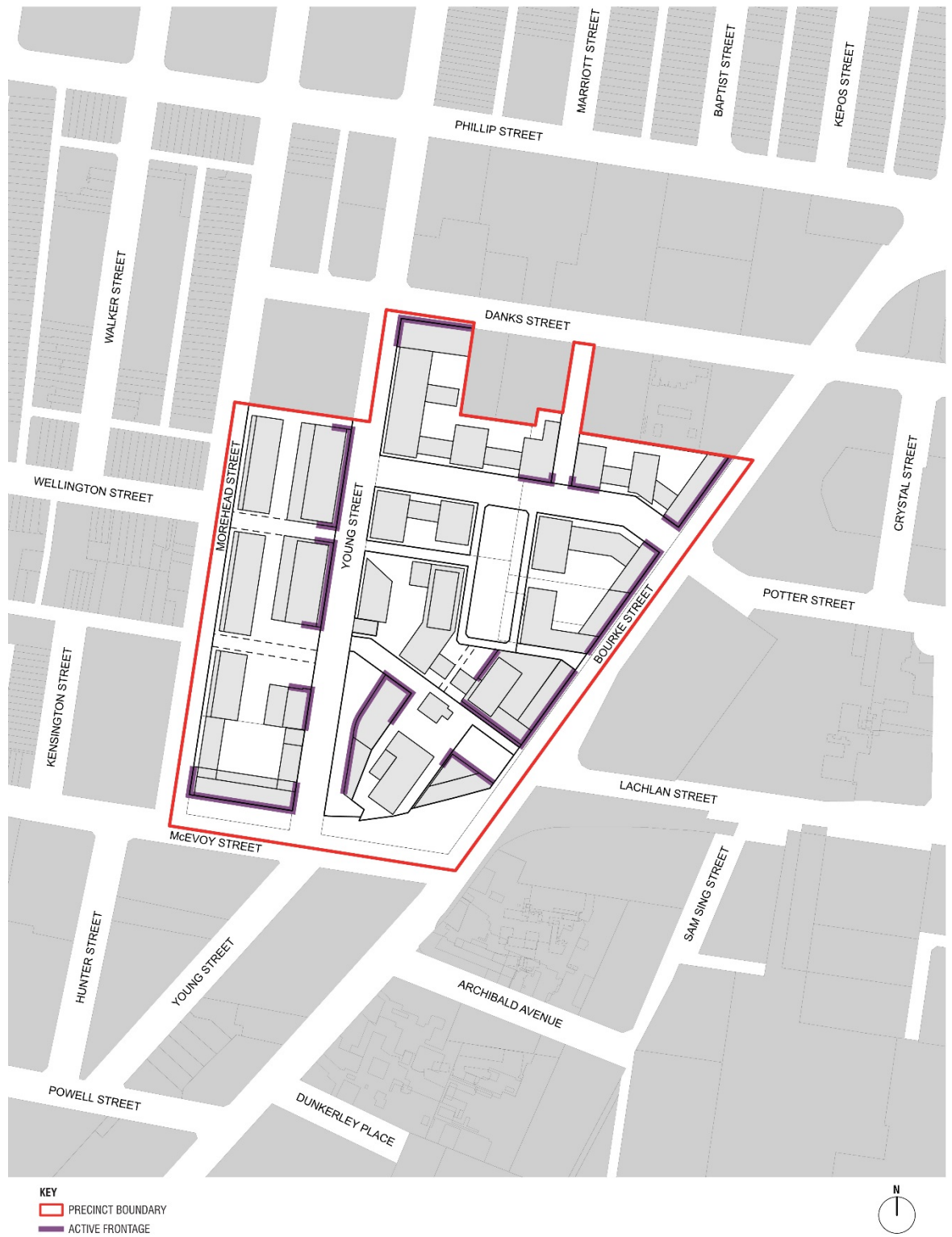
KEY		
PRECINCT BOUNDARY	GROUND FLOOR COMMERCIAL/RETAIL USES WITH APARTMENTS ON TOP	
APARTMENT	HERITAGE BUILDINGS	
MAISONNETTES / DUPLEX		



BUILDING TYPOLOGY

NOVEMBER 2016

Figure 5.9.14 – Danks Street South – Building Typology



ACTIVE FRONTAGES

NOVEMBER 2016

Figure 5.9.15 – Danks Street South – Active Frontages

5.9.6.3 Height of Buildings

- (1) Development is not to exceed the maximum number of storeys as shown in Figure 5.9.16 Danks Street South – Height in Storeys.
- (2) Street frontage heights are not to exceed the maximum height shown in Figure 5.9.17 Danks Street South – Street Frontage Heights.
- (3) A variety of built form options are possible within each of the street blocks. An indicative built form is presented in Figure 5.9.16 Danks Street South – Height in Storeys. Alternate building layouts may be considered within each street block provided they respond to the Danks Street South Urban Strategy and Principles and demonstrate better amenity for the development, neighbouring developments and the public domain in relation to sunlight, wind and noise.
- (4) Plant and lift overruns are to be incorporated within the roof form.



HEIGHT IN STOREYS

NOVEMBER 2016

Figure 5.9.16 – Danks Street South – Heights in Storeys



STREET FRONTAGE HEIGHT

NOVEMBER 2016

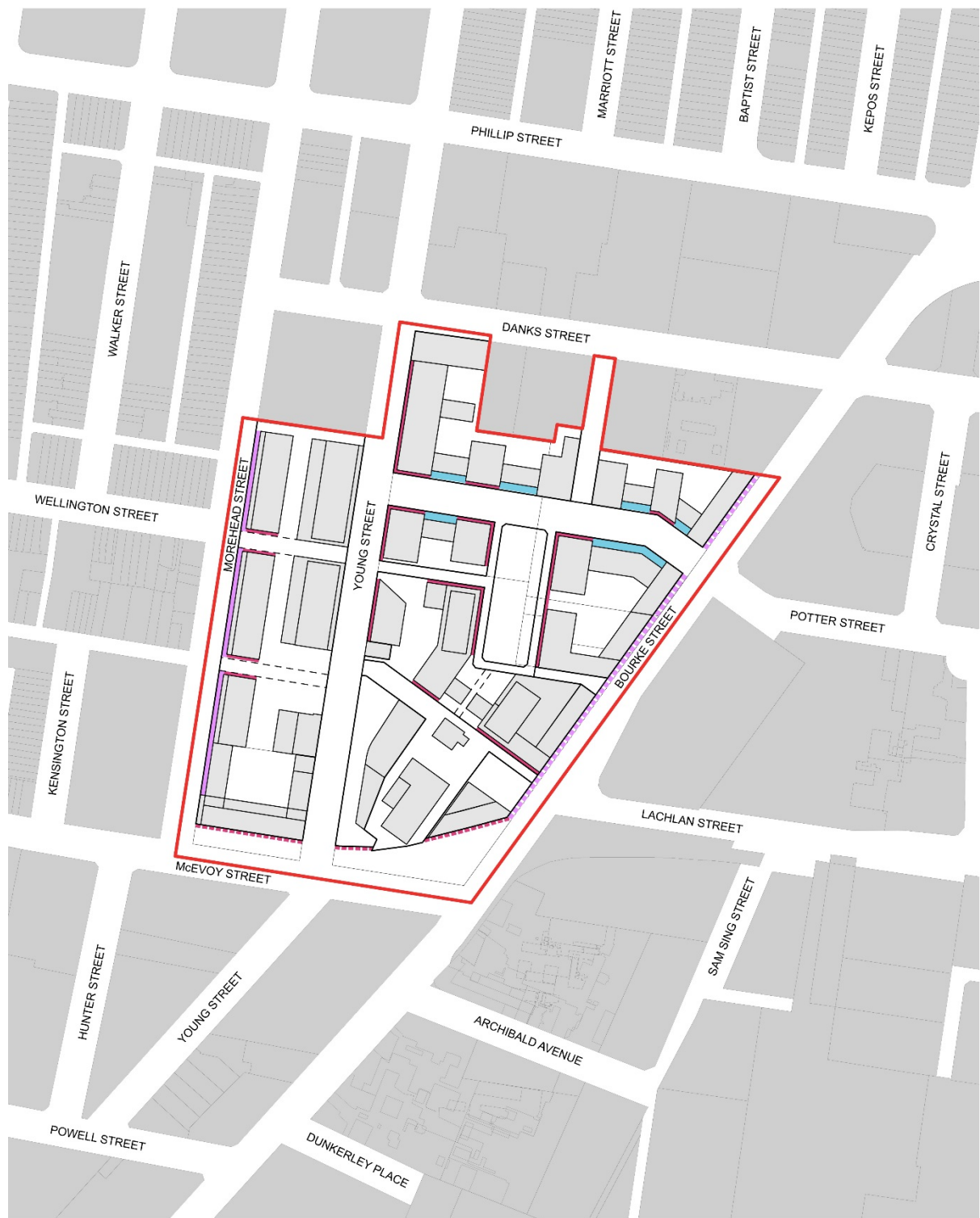
Figure 5.9.17 – Danks Street South – Street Frontage Height

5.9.6.4 Building typologies

- (1) Dwelling types are to comply with Figure 5.9.14 Danks Street South – Building Typology.
- (2) Tall buildings are to be designed to manage wind effects in the public domain.

5.9.6.5 Building alignment and setbacks

- (1) All levels above the street frontage height are to be setback a minimum of 3 metres from the primary building line in accordance with Figure 5.9.17 Danks Street South – Public Street Frontage Height.
- (2) Buildings with ground floor apartments must be setback at least 2 metres from the street for the full height of the building.
- (3) Ground and first floor residential street setbacks may be delineated by vertical fin walls to mark individual dwellings.
- (4) Side and rear building setbacks are to be provided in a manner that does not impede development on adjoining sites and maximises privacy.



KEY	PRECINCT BOUNDARY	2M LANDSCAPE SETBACK	2M FOOTPATH WIDENING
	3M LANDSCAPE SETBACK	3M FOOTPATH WIDENING	
	5M LANDSCAPE SETBACK		



SETBACKS AND ALIGNMENT

NOVEMBER 2016

Figure 5.9.18 – Danks Street South – Setback and Alignment

5.9.6.6 Residential Uses on the Ground Floor

The following provisions should be read in conjunction with the provisions for residential uses on the ground floor within Section 4 Development Types.

- (1) Further to the above, residential uses at ground and first floors to be in accordance with Figure 5.9.13 Danks Street South – Ground Floor Land Uses.
- (2) All ground floor apartments are to provide:
 - (a) A minimum 3.2m setback, preferably 4m setback from the site boundary to the glass line enclosing an internal space at the ground a first floor.
 - (b) A minimum 2m wide deep soil landscape setback as a private front garden, which can be 1m above the street level.
- (3) Ground floor apartments are to be designed in a manner similar to a two storey terrace house or maisonette.
- (4) Ground floor apartments are to provide individual entries from the street.

5.9.6.7 Active frontages

Objectives

- (a) Provide active frontages along nominated “active frontages” streets and public places to encourage a vibrant urban environment that facilitates community activity, safety, natural surveillance and territoriality.

Provisions

- (1) Active uses including retail and commercial uses are to be provided in the locations identified in Figure 5.9.15 Danks Street South – Active Frontages with a minimum tenancy depth of 10m from the line of enclosure.
- (2) Active retail frontages are to contribute to the liveliness and vitality of the street by maximising display windows to shops and/or food and drink premises to provide pedestrian interest and interaction.
- (3) Active frontages are to include a minimum of 80% of transparent glazing with a predominantly unobstructed view from the adjacent footpath to a depth of 6m within the building.
- (4) Except where required by flood planning level provisions, ground floor uses are to be at the same level as the footpath at the entry to the individual tenancies.

5.9.6.8 Attics

Objectives

- (a) To reduce the visibility of attics from the street.

Provisions

- (1) All attic spaces are to have a maximum coverage of 50% of the floor below.
- (2) Lift and plant overrun is to be accommodated within the attic space.
- (3) Attics in apartments are to be setback a minimum 3 metres on each of the building.

5.9.6.9 Fences

Provisions

- (1) Fences at the front of a property are to:
 - (a) Be sufficiently transparent to enable some outlook from the front doors of ground level apartments to the street for safety and surveillance.
 - (b) Assist in highlighting entrances and in creating a sense of communal identity within the streetscape.
 - (c) Designed and detailed to provide visual interest to the streetscape.
 - (d) Be a maximum of 1.4 metres high from footpath level.

5.9.6.10 Design Excellence

This Section applies to competitive design processes in Danks Street South. Competitive Design Process sites identified in Figure 5.9.19 Danks Street South – Competitive Design Process Sites, are required to undertake a competitive design process. Where there is an inconsistency between Section 3.3.5 Awarding additional floor space and this section, this section applies to the extent of the inconsistency.

The following provisions complement Clause XXX under Part XX, Division XX of Sydney LEP 2012.

Provisions

- (1) Each competitive design process site in Danks Street South is to be the subject of a separate competitive design process. The number of competitive design processes and the location and extent of each is to be in accordance with Figure 5.9.19 Danks Street South – Competitive Design Process Sites.
- (2) A Design Excellence Strategy is required for each development site as shown in Figure 5.9.19 Danks Street South – Competitive Design Process Sites, and is to be approved by Council prior to the commencement of a competitive design process.
- (3) The sequencing of competitive design process sites is to be commensurate with the project staging plan prepared for each development site.
- (4) Floor space is not be transferred across competitive design process sites.
- (5) Only additional building height is to be awarded as a result of a competitive design process. It is to be accommodated within the proposed envelopes as shown in Figure 5.9.16 Danks Street South – Height in Storeys.
- (6) No additional floor space is to be awarded as a result of a competitive design process.



Figure 5.9.19: Danks Street South – Competitive Design Process Sites

5.9.6.11 Wind Testing

Provisions

- (1) Development is to provide wind tunnel testing that demonstrates that all streets comply with the following wind standards:
 - (a) Wind Safety Standard, being an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.
 - (b) Wind Comfort Standard for Walking, being an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.
- (2) Development is to provide wind tunnel testing that demonstrates that all non-active use areas of public open spaces comply with the following wind standard:
 - (a) Wind Comfort Standard for Sitting in Parks, being an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second.
- (3) Development is to provide wind tunnel testing that demonstrates that all active use areas of public open spaces comply with the Wind Comfort Standard for Walking (as defined in provision 1(b) above).

5.9.6.12 Car parks

Objectives

- (a) To minimise the number of car park entries within the precinct.
- (b) To protect existing street trees where possible.

Provisions

- (1) Car park entries are to be in accordance with Figure 5.9.11 Danks Street South – Circulation and Access
- (2) All basement car parks are to be set back 3 metres from the property boundary.

- (3) Consolidated car parks are to be in accordance with Figure 5.9.11 Danks Street South – Circulation and Access.
- (4) Car parking is not permissible in the buildings identified in Figure 5.9.11 Danks Street South – Circulation and Access.

5.9.7 Heritage

There are four heritage listed buildings within Danks Street South. These are an electricity sub-station (still operational), two operational buildings housing key infrastructure owned by Sydney Water (the Valve House and Pump House) and 198-222 Young Street. These provisions apply to these heritage items and development within the vicinity of these items.

The following provisions should be read in conjunction with the provisions in Section 3.9 Heritage of this DCP.

Objectives

- (a) Ensure development is undertaken in accordance with the principles of the Burra Charter (ICOMOS Australia) and appreciate the Conservation Management of this precinct.
- (b) Ensure development maintains the heritage significance of the individual buildings and the group of buildings as a whole.
- (c) Ensure development in the vicinity of the heritage items is designed and sited to minimise impact on the heritage significance of the item and its setting

Provisions

- (1) Development affecting a heritage item is to retain an appropriate setting to allow for the continued appreciation, prominence and integrity of the item including the following minimum setbacks:
 - (a) 3 metre setback around the Sydney Water Pump House
 - (b) 3 metre setback around the Sydney Water Valve House
- (2) Development affecting a heritage item is to achieve the following:
 - (a) Minimise the extent of exterior alterations.
 - (b) Use traditional techniques and materials, unless contemporary techniques and material result in a better conservation outcome.
 - (c) Provide interpretation of each building including their significance, history and ongoing use.
 - (d) Where required to be adapted, to meet contemporary needs or safety standards, alterations to be reversible and minimal, where possible.
- (3) Where practicable, development is to enhance the heritage items by:
 - (a) Removing unsympathetic additions and alterations, particularly the area facing the plaza and central park.
 - (b) Face-brick and sandstone not to be rendered, painted or otherwise coated.

- (c) Noise mitigation measures in the Sydney Water buildings to be completed prior to the occupation of any of the surrounding buildings. Mitigation measures to not detract from the heritage significance of the building.
- (d) Providing interpretation of each building including their significance, history and ongoing use.

[6] Amendments to maps

Update the following maps to include the Danks Street South precinct and provide detail in accordance with the detailed controls shown in this DCP amendment:

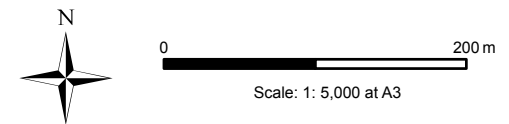
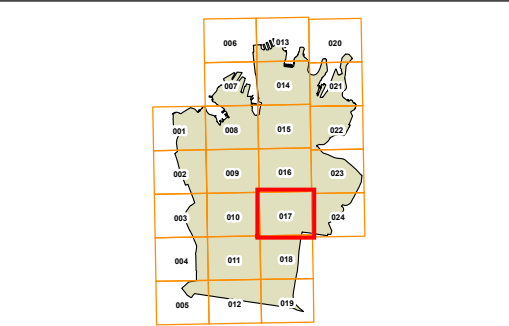
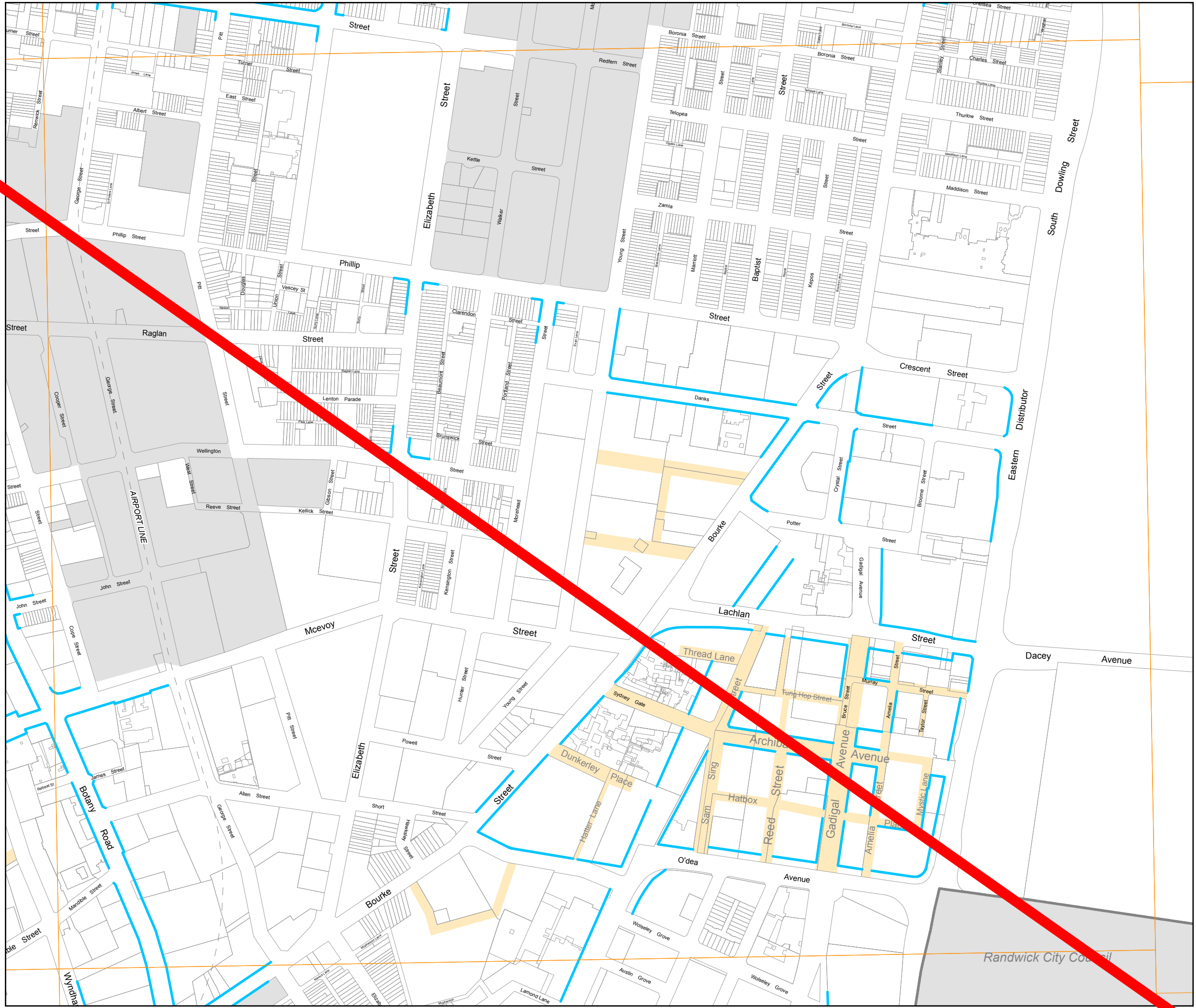
- (a) Active frontages - Sheet 17
- (b) Building setback and alignment - Sheet 17
- (c) Footpath, awnings and colonnades - Sheet 17
- (d) Height in storeys - Sheet 17
- (e) Public domain setbacks – Sheet 17
- (f) Proposed open space – Sheet 17
- (g) Pedestrian priority - Sheet 17
- (h) Building street frontage height in storeys - Sheet 17
- (i) Streets and lanes - Sheet 17
- (j) Stormwater management - Sheet 17
- (k) Through Site Links - Sheet 17



Sydney Development Control Plan 2012

Active frontages map Sheet 017

- Legend**
- Active frontages
 - Proposed lane
 - Proposed streets
 - Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 11, 2015
 File: SDCP2012_AF.mxd

Randwick City Council

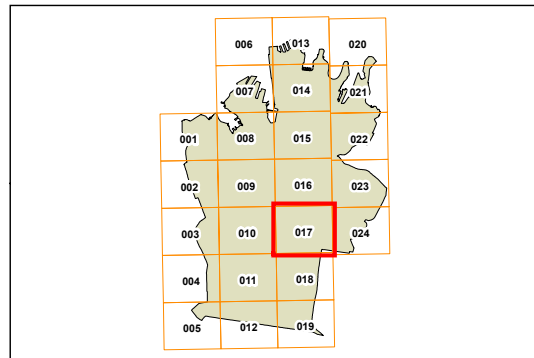


Sydney Development Control Plan 2012

Building setback and alignment map Sheet 017

Legend

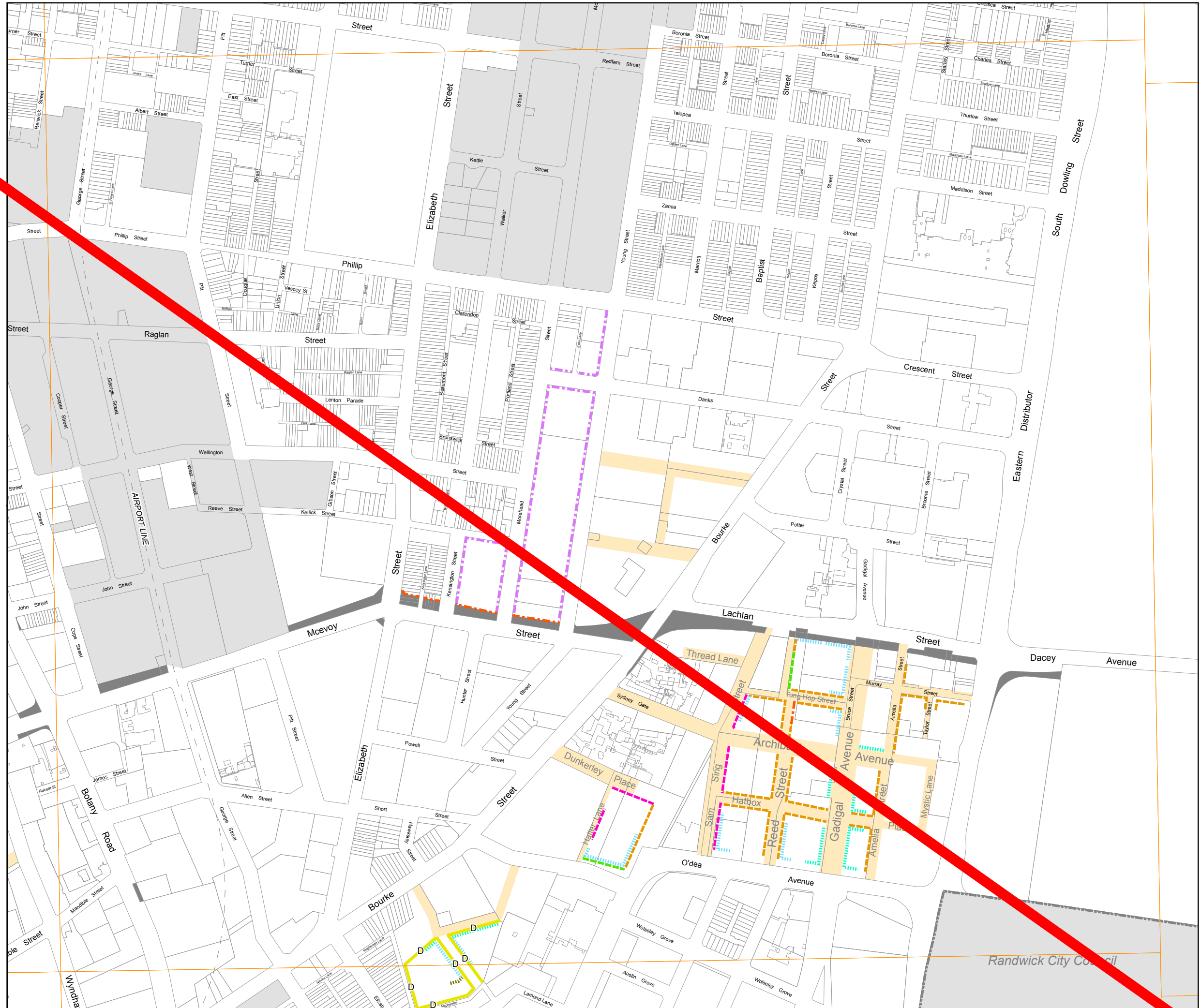
- 1.5m Primary setback
- 3m Primary setback
- 4m Primary setback
- 4m Build to alignment
- 6m Minimum setback
- 3m Active edge setback
- 3m Side setback
- 1m Upper level setback
- 3m Upper level setback
- 4m Upper level setback
- 6m Upper level setback
- A 1.5m Landscape setback
- B 2m Landscape setback
- C 2.5m Landscape setback
- D 3m Landscape setback
- E 4m Landscape setback
- F 5m Landscape setback
- G 6m Landscape setback
- H 10m Landscape setback (for public use)
- I 12m Landscape setback (for public use)
- Dedication - Roads and Maritime Services
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: December 7, 2015
 File: SDCP2012_BSA.mxd







Randwick City Council

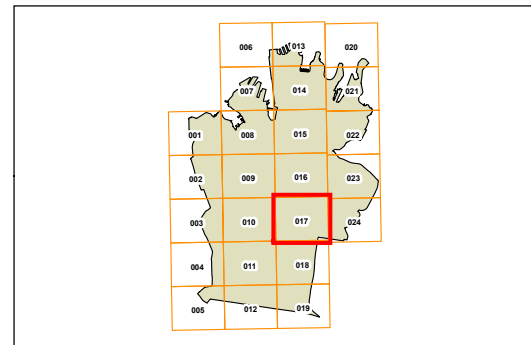


Sydney Development Control Plan 2012

Footpath awnings and colonnades map Sheet 017

Legend

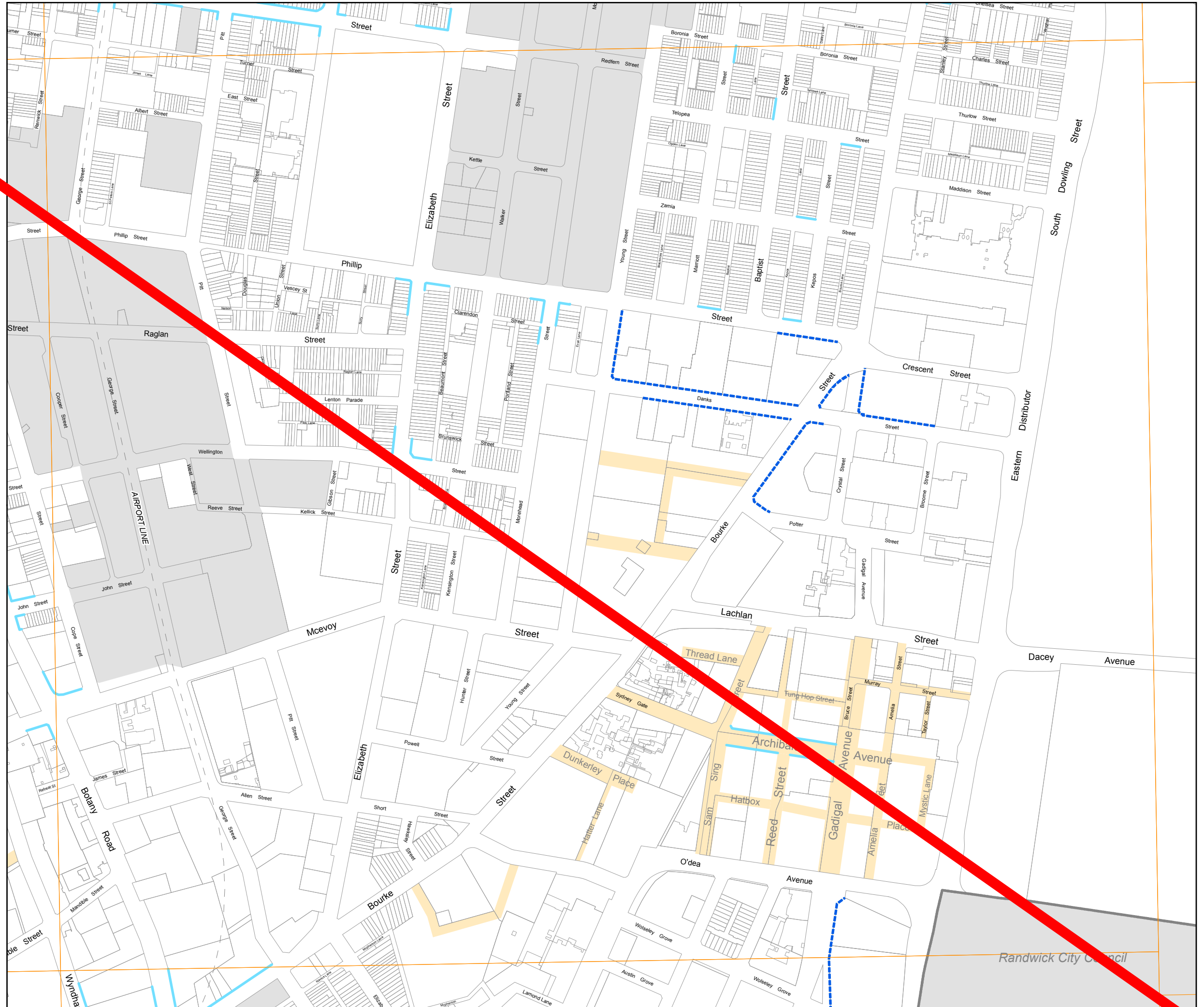
-  Awning over entries
-  Colonnades
-  Continuous awning
-  Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 11, 2015
 File: SDCP2012_FAC.mxd



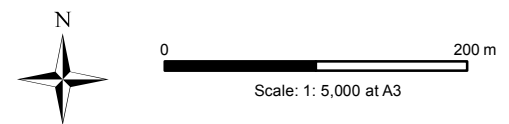
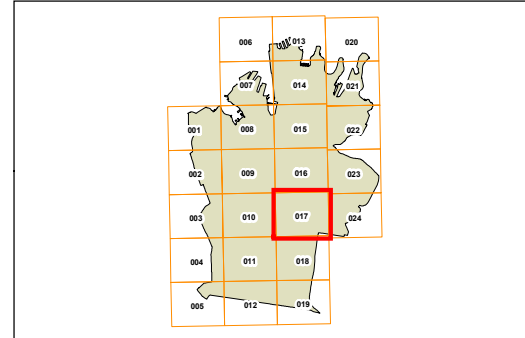
Randwick City Council



Sydney Development Control Plan 2012

Height in storeys map Sheet 017

- Legend**
- 1 Storey
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys
 - 9 Storeys
 - 10 Storeys
 - 11 Storeys
 - 12 Storeys
 - 13 Storeys
 - 14 Storeys
 - 15 Storeys
 - >15 Storeys
 - Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 30, 2015
 File: SDCP2012_HOB_Storeys.mxd



Randwick City Council

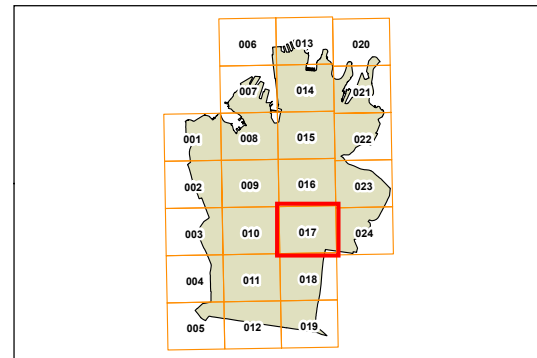


Sydney Development Control Plan 2012

Public domain setbacks map Sheet 017

Legend

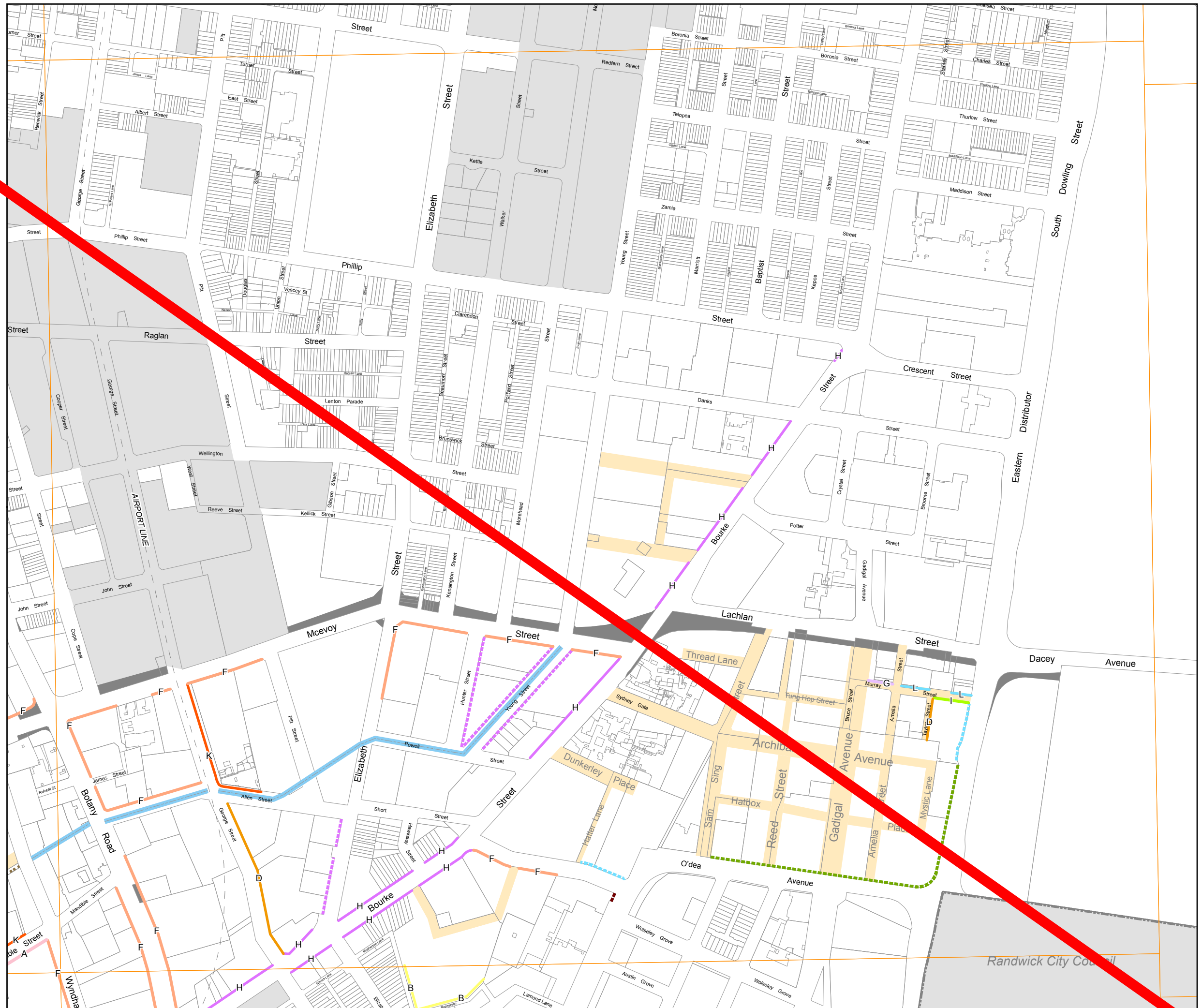
- A 0.5m Setback - Footpath widening
- B 1.2m Setback - Footpath widening
- C 1.4m Setback - Footpath widening
- D 1.5m Setback - Footpath widening
- E 2m Setback - Footpath widening
- F 2.4m Setback - Footpath widening
- G 2.9m Setback - Footpath widening
- H 3m Setback - Footpath widening
- I 3.2m Setback - Footpath widening
- J 4m Setback - Footpath widening
- K 6.4m Footpath widening / Landscape setback
- L Footpath widening varying width
- - - 3m Landscape setback
- - - 10m Landscape setback
- - - 12.5m Landscape setback
- - - Landscape setback varying width
- - - 10m Setback - Liveable Green Network
- - - Liveable Green Network varying width
- Water channel open space link
- Dedication - Roads and Maritime Services
- Proposed streets
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: December 7, 2015
 File: SDCP2012_PDS.mxd



Randwick City Council

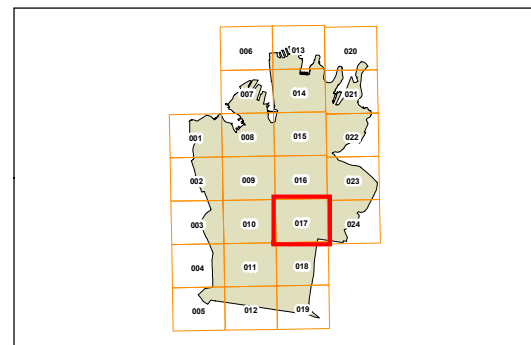


Sydney Development Control Plan 2012

Proposed open space map Sheet 017

Legend

- Required open space
- Liveable green network (linear park)
- Proposed streets
- Proposed lane
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 12, 2015
 File: SDCP2012_POS.mxd



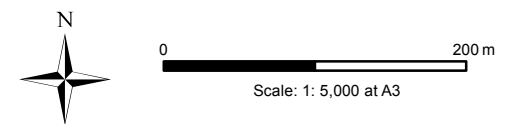
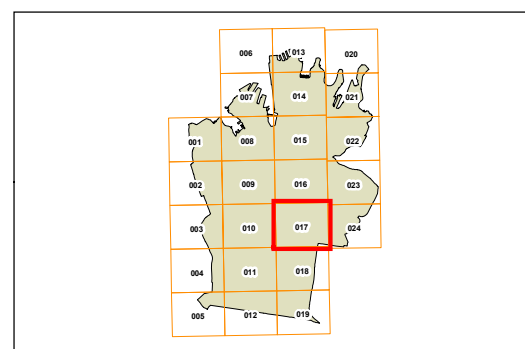
Randwick City Council



Sydney Development Control Plan 2012

Pedestrian priority map Sheet 017

- Legend**
- New vehicle access restricted
 - New vehicle access not preferred
 - Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 12, 2015
 File: SDCP2012_PP.mxd



Randwick City Council

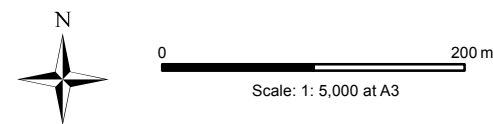
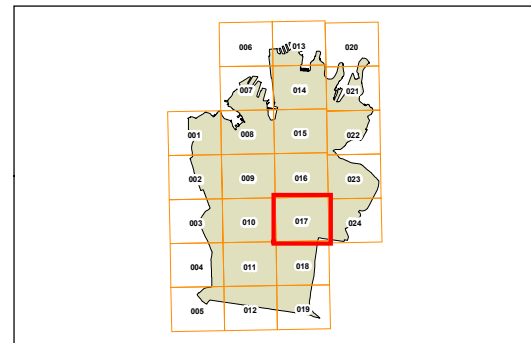


Sydney Development Control Plan 2012

Building street frontage height in storeys map Sheet 017

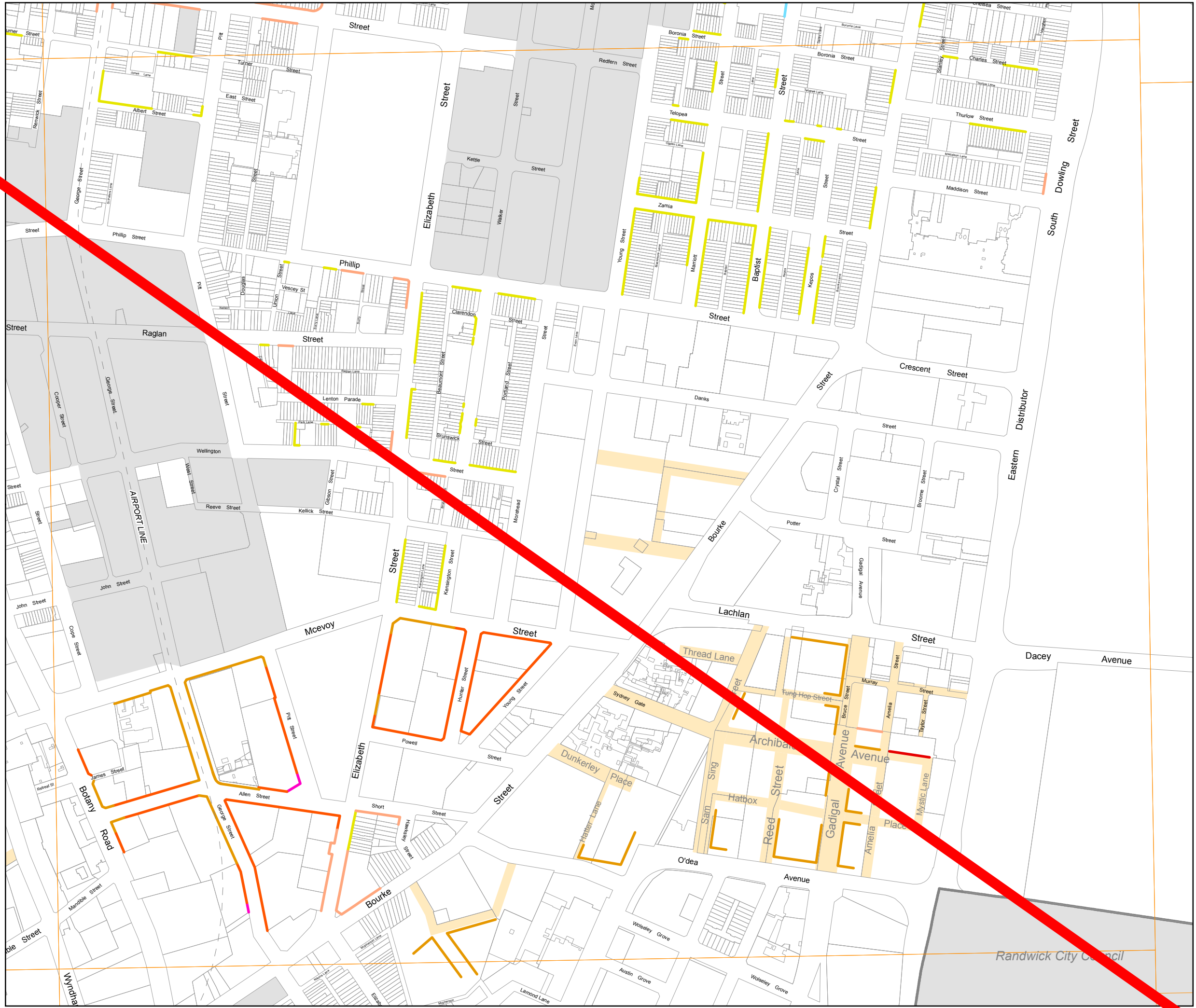
Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- Existing height
- Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 12, 2015
 File: SDCP2012_SFHMxd



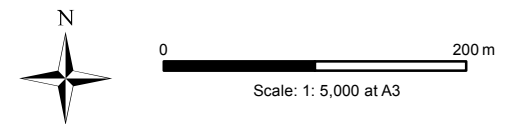
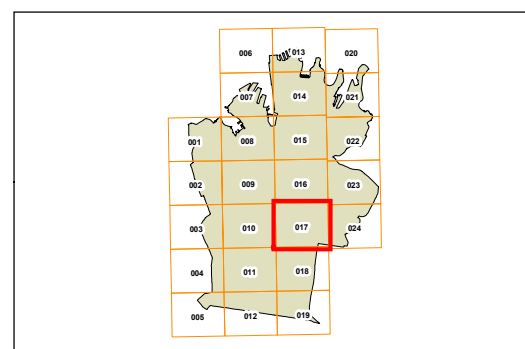
Randwick City Council



Sydney Development Control Plan 2012

Streets and lanes map Sheet 017

- Legend**
- Proposed streets
 - Proposed lane
 - Central Sydney existing lane
 - Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 12, 2015
 File: SDCP2012_SL.mxd









Randwick City Council

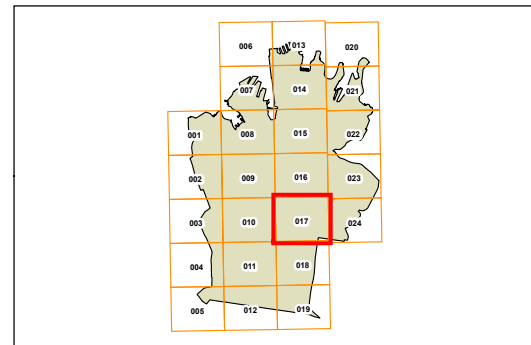


Sydney Development Control Plan 2012

Stormwater management map Sheet 017

Legend

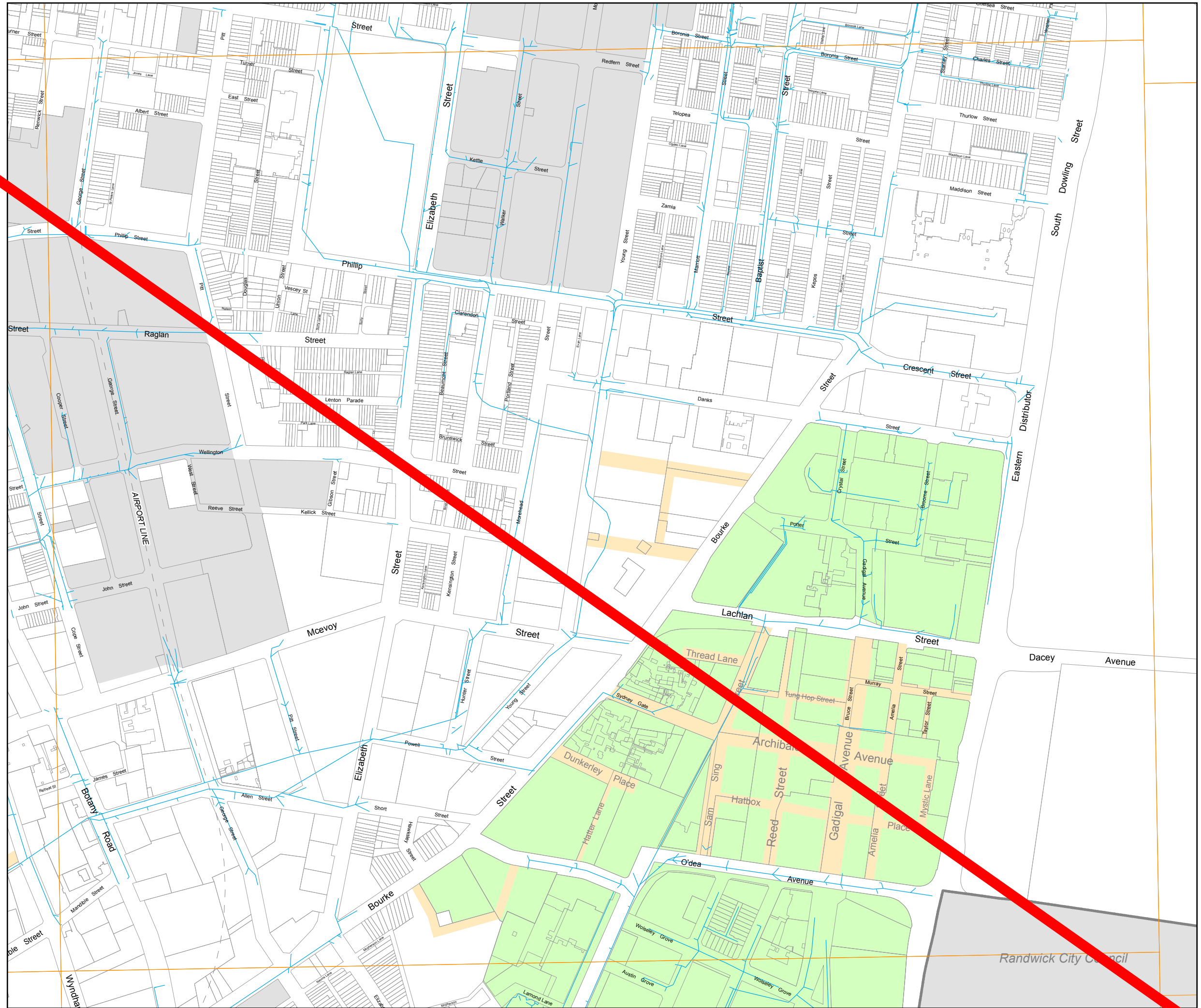
-  Fowlers Creek catchment
-  Site where stormwater detention is integrated with and/or dedicated open space
-  Major drainage lines (position indicative only)
-  Proposed streets
-  Proposed lane
-  Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: December 1, 2015
 File: SDCP2012_SM.mxd



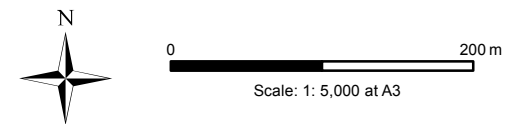
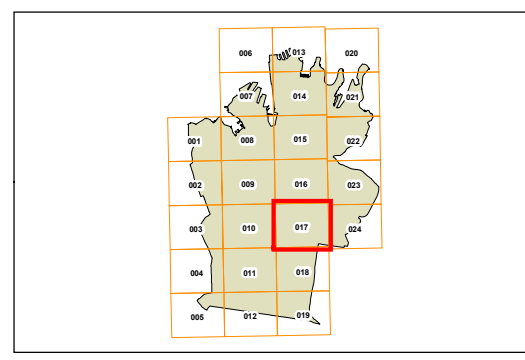
Randwick City Council



Sydney Development Control Plan 2012

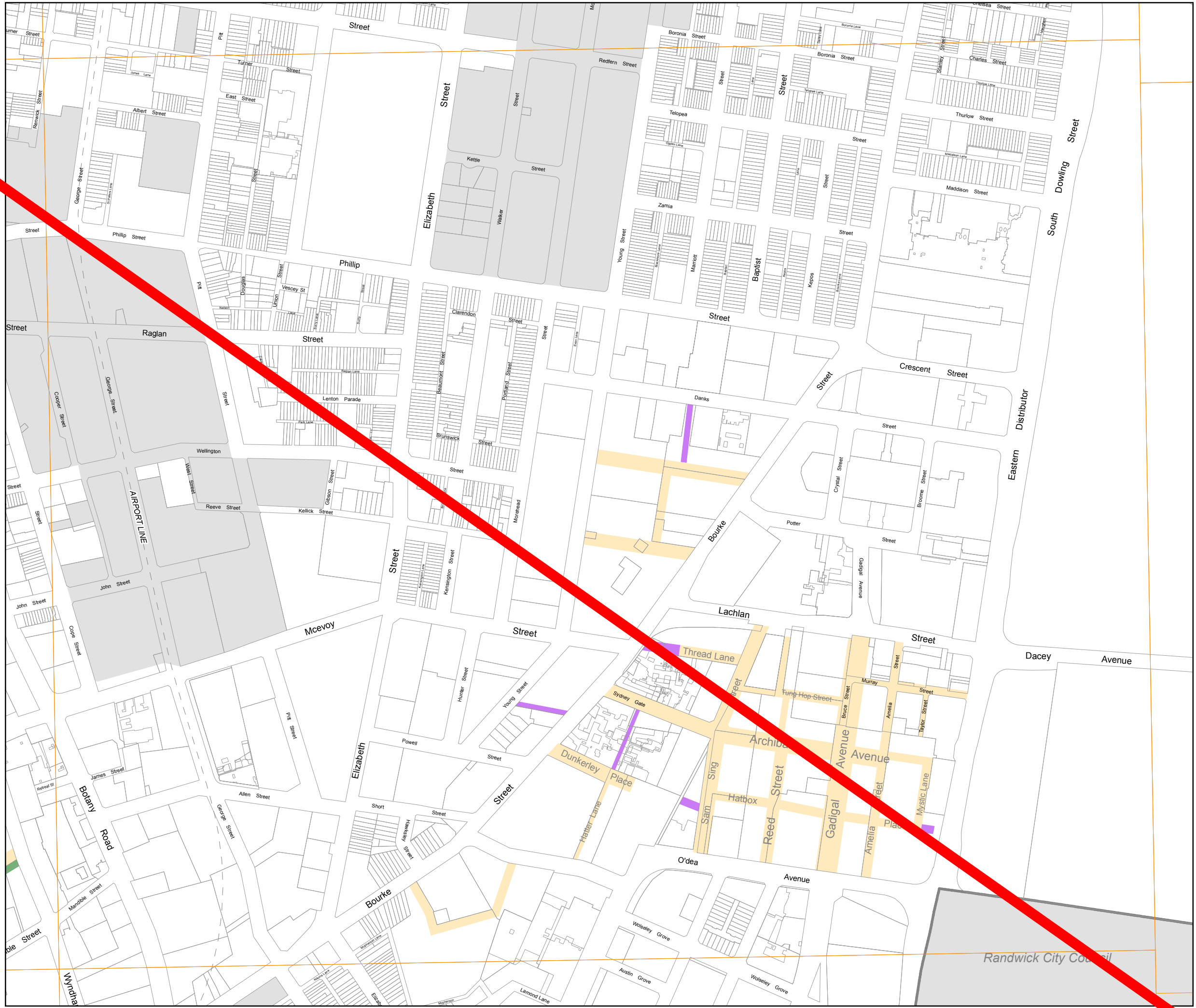
Through site links map Sheet 017

- Legend**
- Existing above & underground through site link
 - Existing through site link
 - Existing underground through site link
 - Proposed through site link
 - Liveable green network
 - Proposed streets
 - Proposed lane
 - Land excluded from this DCP



Copyright ©2015 City of Sydney Council. All Rights Reserved
 Copyright ©2015 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 12, 2015
 File: SDCP2012_TSL.mxd



Randwick City Council

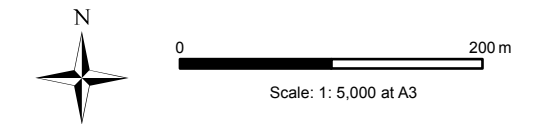
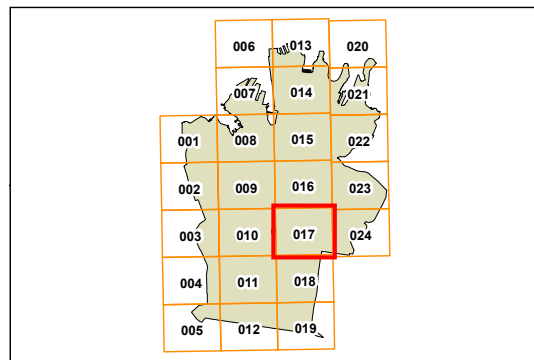


Sydney Development Control Plan 2012

Active frontages map Sheet 017

Legend

- Active frontages
- Proposed streets
- Land excluded from this DCP



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 25, 2016
 File: SDCP2012_AF.mxd



Randwick City Council

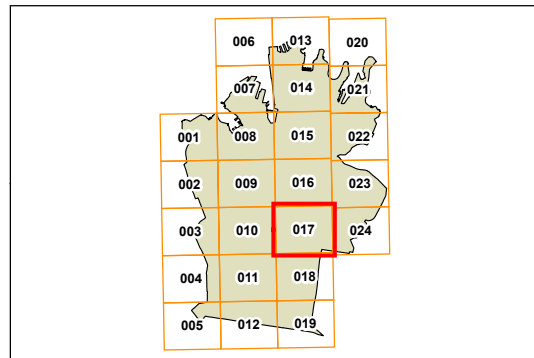


Sydney Development Control Plan 2012

Building setback and alignment map Sheet 017

Legend

- B 2m Landscape setback
- D 3m Landscape setback
- F 5m Landscape setback
- Proposed streets
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_BSA.mxd






Randwick City Council

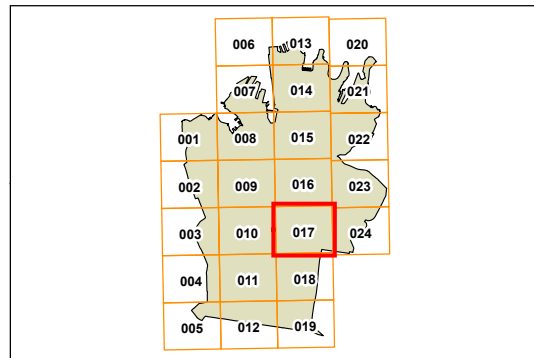


Sydney Development Control Plan 2012

Footpath awnings and colonnades map Sheet 017

Legend

-  Awning over entries
-  Continuous awning
-  Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_FAC.mxd



Randwick City Council

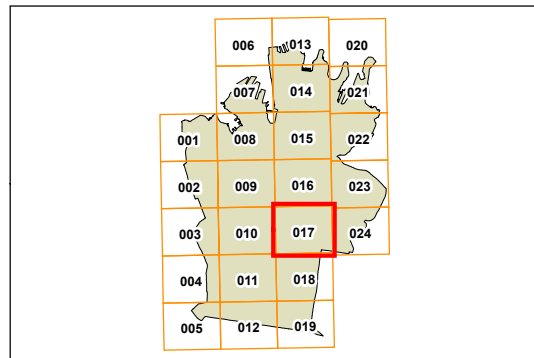


Sydney Development Control Plan 2012

Height in storeys map Sheet 017

Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 12 Storeys
- >15 Storeys
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_HOB_Storeys.mxd








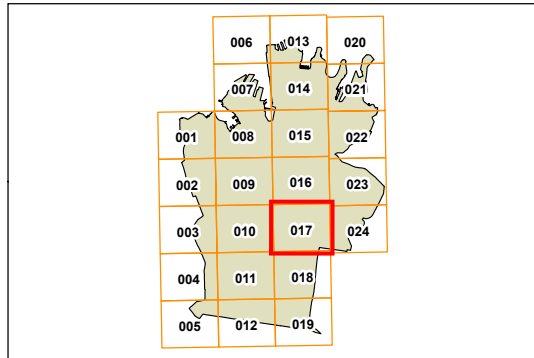


Sydney Development Control Plan 2012

Public domain setbacks map Sheet 017

Legend

-  Dedication - Roads and Maritime Services
-  E 2m Setback - Footpath widening
-  H 3m Setback - Footpath widening
-  Proposed streets
-  Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

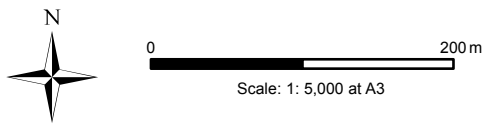
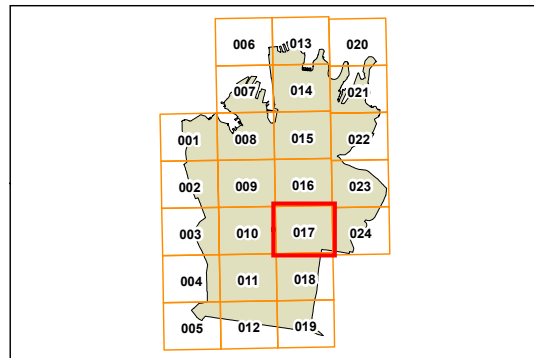
Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_PDS.mxd

Randwick City Council

Proposed open space map Sheet 017

Legend

- Required open space
- Proposed streets
- Land excluded from this DCP





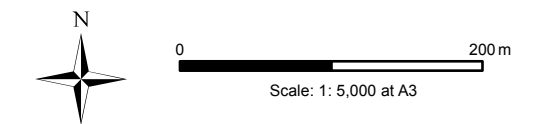
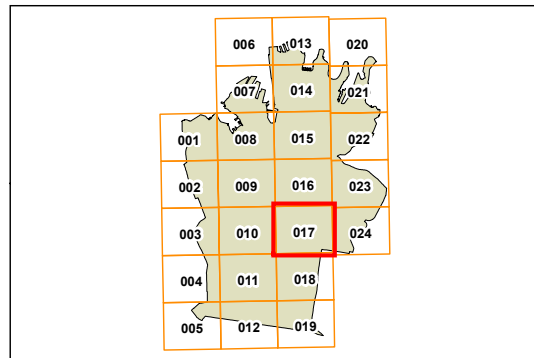


Sydney Development Control Plan 2012

Pedestrian priority map Sheet 017

Legend

-  Proposed streets
-  Land excluded from this DCP



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_PP.mxd



Randwick City Council

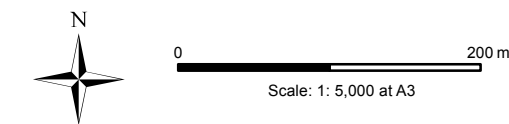
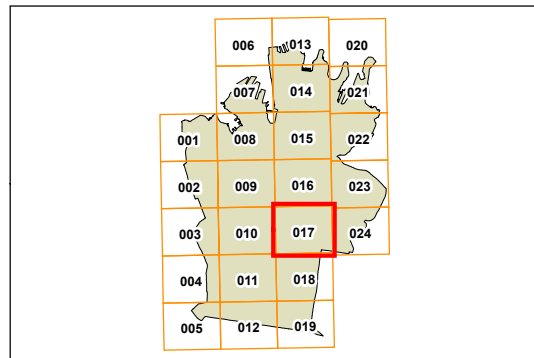


Sydney Development Control Plan 2012

Building street frontage height in storeys map Sheet 017

Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- Land excluded from this DCP



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_SFH.mxd



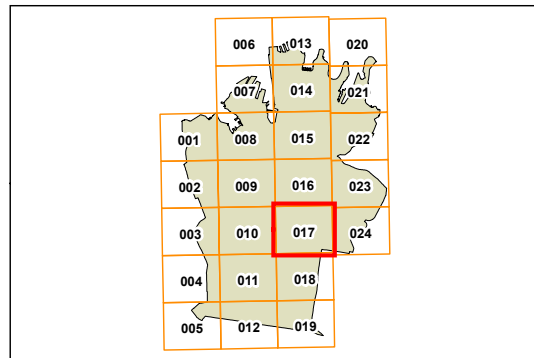


Sydney Development Control Plan 2012

Streets and lanes map Sheet 017

Legend

- Proposed streets
- Land excluded from this DCP



0 200 m
Scale: 1: 5,000 at A3

Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_SL.mxd





Randwick City Council

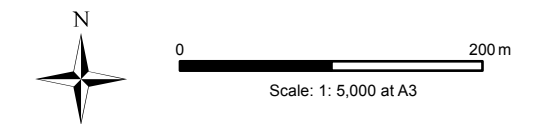
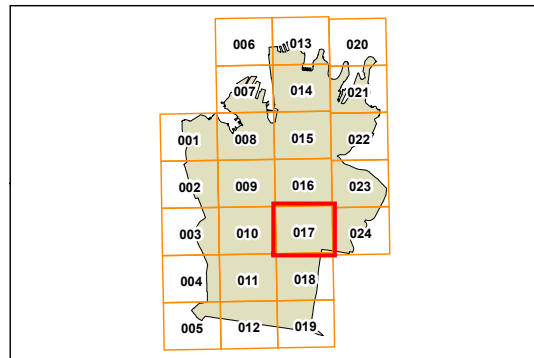


Sydney Development Control Plan 2012

Stormwater management map Sheet 017

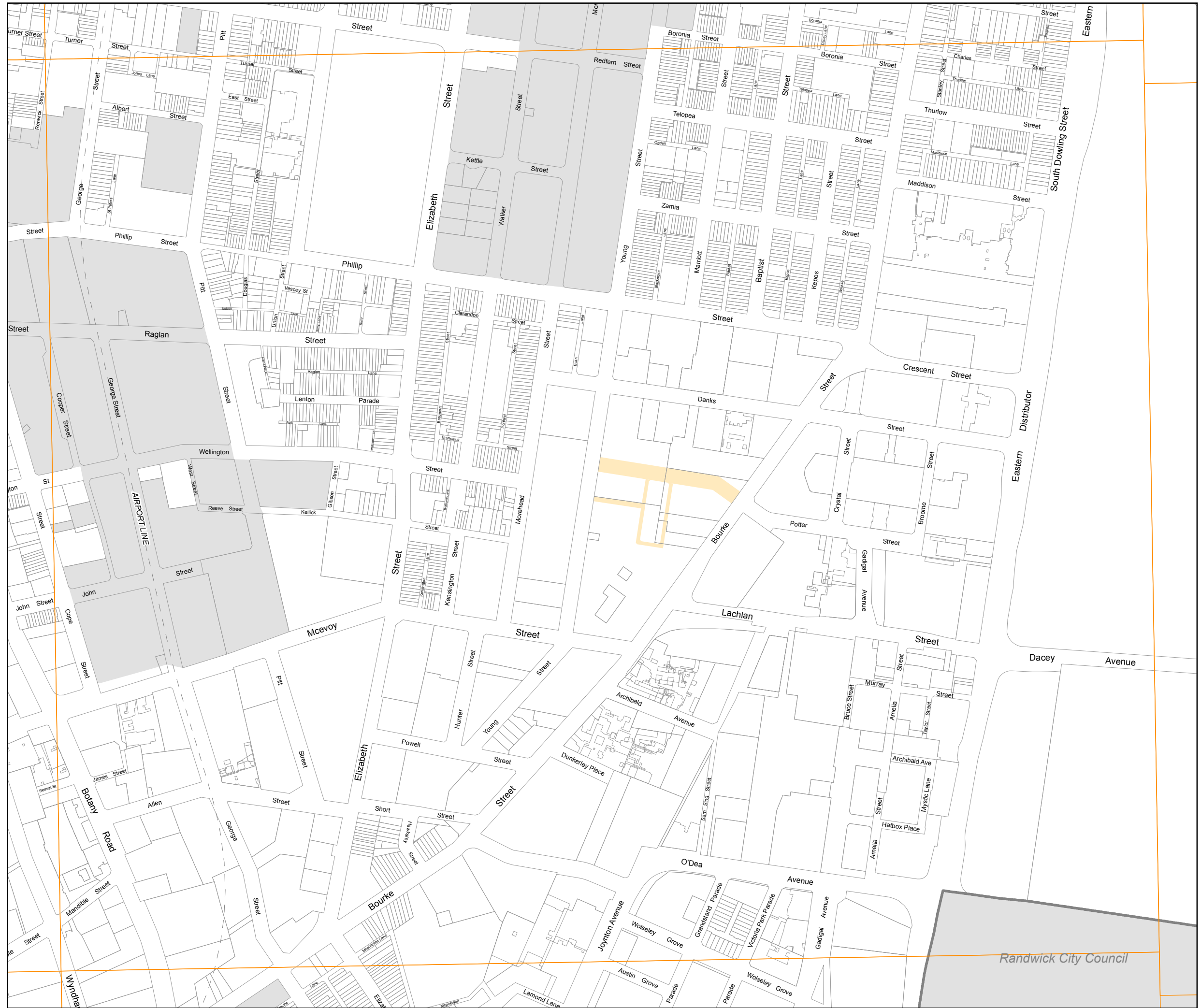
Legend

-  Proposed streets
-  Land excluded from this DCP



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_SM.mxd



Randwick City Council

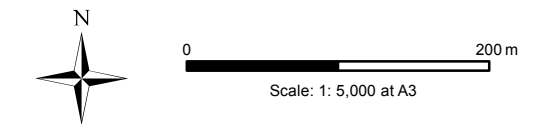
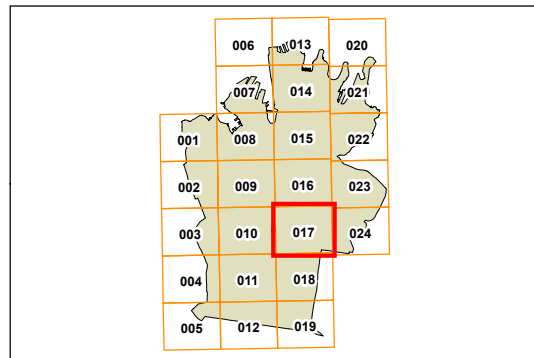


Sydney Development Control Plan 2012

Through site links map Sheet 017

Legend

- Proposed through site link
- Proposed streets
- Land excluded from this DCP



Copyright ©2016 City of Sydney Council. All Rights Reserved
 Copyright ©2016 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
 Datum: GDA94
 Paper Size: A3
 Prepared By: SPUD
 Printing Date: November 23, 2016
 File: SDCP2012_TSL.mxd



Randwick City Council