

**COUNCIL OF THE CITY OF SOUTH SYDNEY**

**DEVELOPMENT CONTROL PLAN NO. 6**

**1. CITATION**

*This plan may be cited as "South Sydney Development Control Plan No. 6".*

**2. LAND TO WHICH THIS PLAN APPLIES**

*This plan applies to land edged heavy black on the map marked "South Sydney Draft Development Control Plan No.6. - Site Map No.1"*

**3. RELATIONSHIP TO OTHER PLANNING INSTRUMENTS**

*This plan applies to land which is the subject to the provisions of South Sydney Draft Local Environmental Plan No. 116. The plan should be read in conjunction with Interim Development Order No. 22, Draft Local Environmental Plan No. 116 and South Sydney Development Control Plan No. 1 which contain further design and environmental standards.*

**4. AIMS AND OBJECTIVES**

*The aims and objectives of this plan are:*

- (a) To provide development guidelines to assist in the formulation and assessment of development applications.*
- (b) To protect and enhance the character of the existing and proposed heritage items on the land to which this plan applies (ie: St Johns' Church and Hall, and the former St Johns' Manse and new Manse).*
- (c) To promote an urban environment and design which meets high standards of conservation and visual quality.*
- (d) To ensure the scale and height of development is compatible with the surrounding residential building.*
- (e) To protect the amenity of existing and proposed residential and commercial development.*
- (f) To ensure the scale and height of development is compatible with the surrounding residential building.*
- (g) To protect the amenity of existing and proposed residential and commercial development.*

5. **DEVELOPMENT GUIDELINES**

5.1 **Land Use**

- \* *Nothing in this plan prevents the Council from granting consent to an application to the use, for any purpose, of a building that is a heritage item or the land on which the building is erected;*

*if it is satisfied that -*

- (c) the proposed use would have little or no adverse effect on the amenity of the area; and*
- (d) the conservation of the building depends on the Council granting consent under this clause.*

5.2 **Floor Space Ratio**

- \* *The maximum permissible floor space ratio for building on land to which this plan applies shall be 1:1.*
- \* *It must be stressed that the floor space ratio is a maximum limit and may not be achievable. Other factors such as overshadowing, privacy, parking, landscaping requirements and the actual design of a proposed development may not allow this limit to be achieved.*
- \* *When considering an application to erect a building on land on which there is situated a building which is a heritage item, the Council may -*
  - (i) for the purpose of determining a floor space ratio; and*
  - (ii) for the purpose of determining the number of parking spaces to be provided on the site exclude from its calculation of the space of the buildings erected on the land the floor space of the item but only if the Council is satisfied that the conservation of the building would be assisted by the Council granting consent under this clause.*
- \* *Councils consent for new development will be conditional upon the restoration of the existing heritage items to appropriate standards.*

### 5.3 Height

#### **Objectives:-**

- \* *To protect the scale and character of the heritage items;*
- \* *To protect adjoining residential development from overshadowing and overlooking;*
- \* *To ensure building heights are compatible with the predominant height of adjoining development.*
- \* *To ensure that building height is generally maintained at RL 75.0 metres but to provide an opportunity for increased height (to a maximum no higher than the top most point of the St. Johns Church building) in recognition of the complex constraints operating on the site, providing that detailed planning ensures: the protection of existing standards of sunlight access to adjoining residential properties; a compatible physical relationship with the existing and proposed heritage items on the site; that new building heights follow the contour levels in Renny Lane; that new buildings will be well articulated to minimise the visual impact of the development; a high standard of visual presentation including landscaping, appropriate materials, details of finish etc.*

#### **Controls:-**

- \* *Height in relation to a building means the vertical distance expressed in metres between the ceiling of the topmost habitable floor and the natural ground level immediately below that point.*
- \* *'Natural ground level' in relation to a site means the level determined by the Council to be the natural surface of the site.*
- \* *Development shall not exceed the height limits shown on the attached Height Control Map No. 2. The maximum permissible height limit is expressed in terms of metres above the Australian Height Datum (AHD).*
- \* *Development will not be permitted outside the nominated height areas specified in Height Control Map 2.*

(4)

- \* *Building heights off Renny Lane will be stepped and sloped to follow the contour of the laneway and minimize overshadowing of adjacent residential properties.*
- \* *The detailed design of new development must address the need to minimise the effects of building bulk. This could be achieved in a number of ways, including the stepping down of building height towards the boundaries and the modulation of building setbacks to the boundary. Detailed design must also address the appropriateness of achieving modulation in facade details, landscaping, use of contrasting (but complementary) materials and other appropriate measures, to mitigate the effects of building bulk and to enhance the appearance of the development.*
- \* *Parapets, lift towers, low-pitched sloping roofs, plant rooms, antennae and materials may be permitted above the height limits indicated on Height Control Map No. 2, if in the opinion of the Council they will have no significant adverse effect on neighbouring sites, especially in relation to additional building bulk and overshadowing.*
- \* *Existing levels of sunlight access to adjacent residential properties are to be maintained, and wherever possible enhanced.*
- \* *Applicants will be required to submit detailed Shadow Diagrams with any development application demonstrating the degree of overshadowing resulting from the proposed development.*

#### 5.4 Setbacks

##### **Objectives:-**

- \* *In the case of the rear boundary setback, to protect access to natural light and ventilation of adjoining sites and to protect adjoining sites from overshadowing.*
- \* *In the case of the front setback, to protect the cultural significance of the St. Johns' Church and Manse buildings and to improve pedestrian amenity.*

##### **Controls:-**

- \* *The minimum building setback for development on the land is indicated on the Design Control Map 4;*

- \* *Notwithstanding the above clause, minor intrusions into the 3 metre setback area located at the rear of the Church building will be permitted for the purposes of: providing a link between the heritage items and new buildings; protection of the heritage item against natural elements and on site security but not for the purposes of useable floorspace, and subject to the preservation of access and internal views of and around the heritage item.*
- \* *Awnings may be permitted above the setback area.*
- \* *Structures below ground level may be permitted underneath the setback area.*

## 5.5 Building Design

### Objectives:-

- \* *To ensure the conservation and restoration of existing heritage items and new manse building.*
- \* *To ensure the association of the former St. Johns Church complex with the development of nineteenth Century Paddington not be obscured but interpreted for the public benefit.*
- \* *To ensure the historic relationship between the Old Manse and St. Johns Church and Oxford Street is not altered or concealed.*
- \* *To ensure the historic relationship between the New Manse and Regent Street is not altered or concealed.*
- \* *To ensure that any new buildings and other unavoidable intervention on the site occur in areas of less conservation significance as identified in the Conservation Analysis (Section 5.3) prepared by Clive Lucas Stapleton and Partners (1992).*
- \* *To ensure any alterations and refurbishment of the interior spaces of the buildings be done with regard to their relative cultural significance as identified in the Conservation Analysis (Section 5.3) described above.*
- \* *To ensure any unavoidable removal of building and siting of new buildings are done with regard to the relative cultural significance, as identified in the Conservation Analysis (Section 5.3) described above and with proper supervised regard for the archaeological significance of the site.*

- \* *To promote the interpretation of the historic buildings, flora, spaces, and their relationship, to the public and specialists.*
- \* *To protect the townscape character of the site as an important element of Paddington and to promote an attractive and harmonious streetscape.*

**Controls:-**

- \* *As a place of high cultural significance, procedures for decision making and implementation of works and activities should be guided by an appropriate conservation plan prepared in accordance with the Burra Charter and be submitted with any subsequent development application.*
- \* *All development should conform with the Conservation Analysis, plan and the controls embodied in the analysis specifically Sections 5 and 6 'Design Controls' Map No. 4.*
- \* *Facade design should be of high aesthetic quality and complement the form, roofline, fenestration, material, finishes and colour of the historical buildings.*
- \* *The size and proportion of window and door openings in all walls, should be vertically proportioned and designed to reduce overlooking of adjoining properties. Particular attention is to be paid to the window openings on the north western boundary wall which should be treated in such a way (e.g. frosted glass, glass bricks etc) as to minimise overlooking of the adjoining flat buildings.*
- \* *Rear facades to Renny Lane should be designed to a high standard of visual quality and protect the privacy of adjoining properties and should be divided into bays of dimensions appropriate to the scale of the building proposed and that of adjoining development.*
- \* *Any alteration to the external surface or appearance of the heritage items shall be in character with the historical style and exterior of the building and shall be justified in the conservation plan.*
- \* *New additions should be in architectural harmony with the adjoining heritage buildings in respect of massing, modelling of facades, fenestration and external materials, colours and finishes.*
- \* *New roof forms will be in sympathy with the existing heritage items.*

## 5.6 Open Space, Landscaping and Pedestrian Amenity

### **Objectives:-**

- \* *To protect and improve the visual quality of the site and adjoining streetscape.*
- \* *To encourage pedestrian access around the heritage items to aid in their interpretation;*
- \* *To provide for the integration of the open spaces and landscaping surrounding the heritage items with the Regent Street closure and public park.*
- \* *To encourage the preservation of existing mature trees located on the subject land.*

### **Controls:-**

- \* *All future development on the subject land shall give consideration to the suitable design and location of open space so as to extend and enhance the existing public open space in the Regent Street closure and enhance pedestrian access within the site.*
- \* *New development should generally be sited to allow pedestrian access around the heritage items as indicated on Open Space and Landscaping Map No.5.*
- \* *A tree preservation order made by Council under Clause 8 of the Environmental Planning and Assessment Model Provisions, 1980 applies to the subject site. All development must give due consideration to the retention of all mature trees on the subject site, including those marked on the Heritage Items and Development Sites Map No.2. Measures to protect the identified trees during the full construction period must be provided.*
- \* *Applicants will be required to submit a landscaping principles plan together with any development application. This plan is to show details of locations, size and spread of trees, shrubs, ground covers and fences. Where necessary details of earthworks and other preparation should be included.*

## 5.7 Parking

- \* *Parking requirements shall be in accordance with the provisions of the Council Parking Control Code.*
- \* *Applicants will be required to provide information demonstrating that usage of public transport, as opposed to private transport, likely to occur and the*

*capacity of the public transport system to accommodate the additional demand generated by the development with a view to minimising the car parking requirements as specified in Council's Car Parking Code.*

- \* *Vehicular access to the Oxford Street frontage will be denied in conjunction with any redevelopment of the site.*

MAP 1: SITE MAP



SOUTH SYDNEY CITY COUNCIL

DEVELOPMENT  
CONTROL  
PLAN  
No. 6

OXFORD STREET

OXFORD STREET

STREET

REGENT STREET

BRICK & STONE CHURCH

1 & 2 STOREY  
RENO BRICK

TIMBER UPST

2 STOREY BRICK

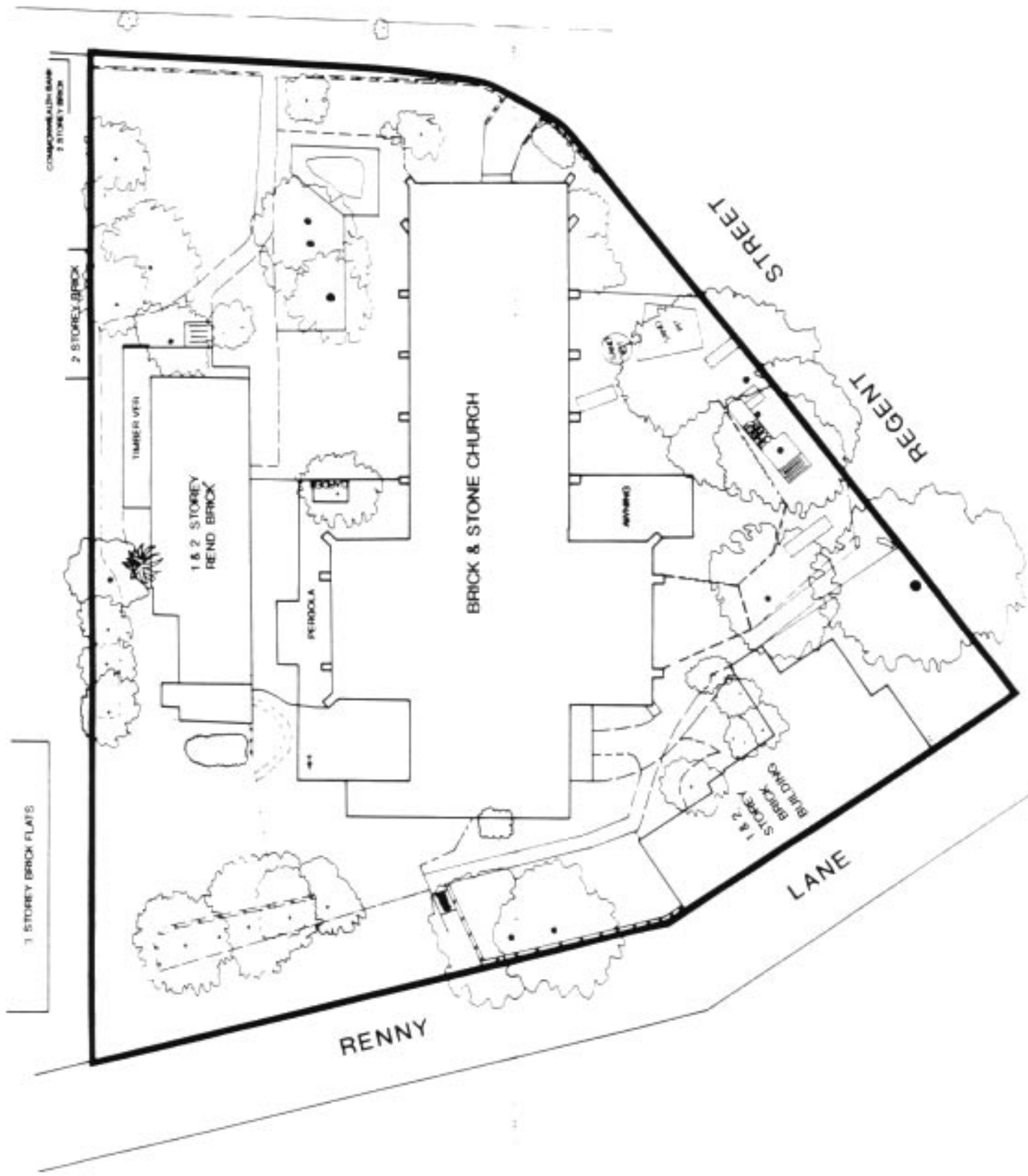
COMMERCIAL/ALCOHOL SHOP  
2 STOREY BRICK

1 STOREY BRICK FLATS

RENNY LANE

LANE

1 & 2  
STOREY  
BRICK  
BUILDING



**MAP 2: HERITAGE  
ITEMS &  
DEVELOPMENT SITES**



Potential  
Development  
Sites



Heritage  
Items

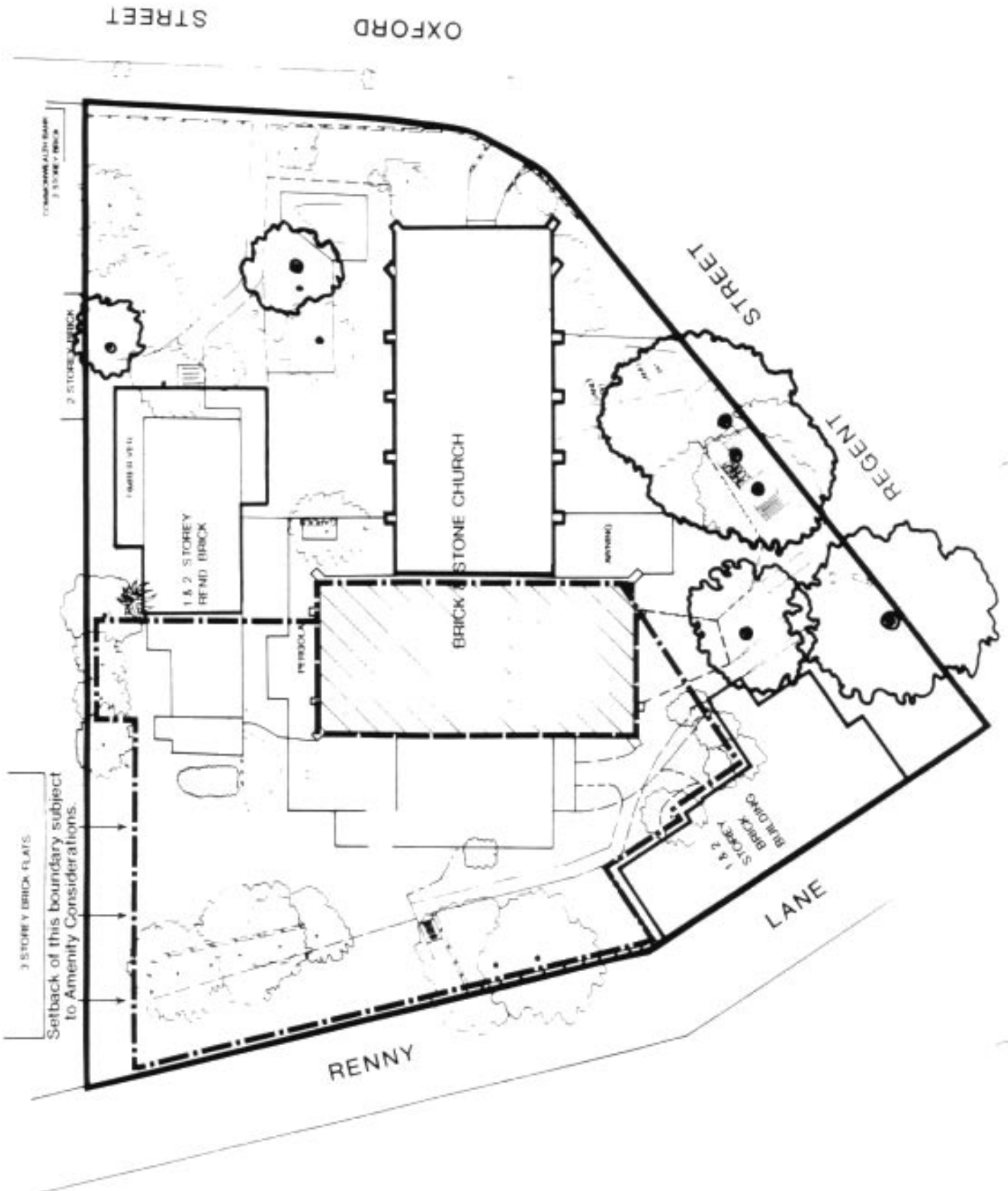


Area included  
in Potential  
Development  
Site subject to sub-  
mission and approval of  
Detailed Documentary  
and Physical Evidence  
that would allow reco-  
nstruction of Pre 1885  
church configuration



SOUTH SYDNEY CITY COUNCIL

**DEVELOPMENT  
CONTROL  
PLAN  
No. 6**





MAP 4: DESIGN CONTROLS

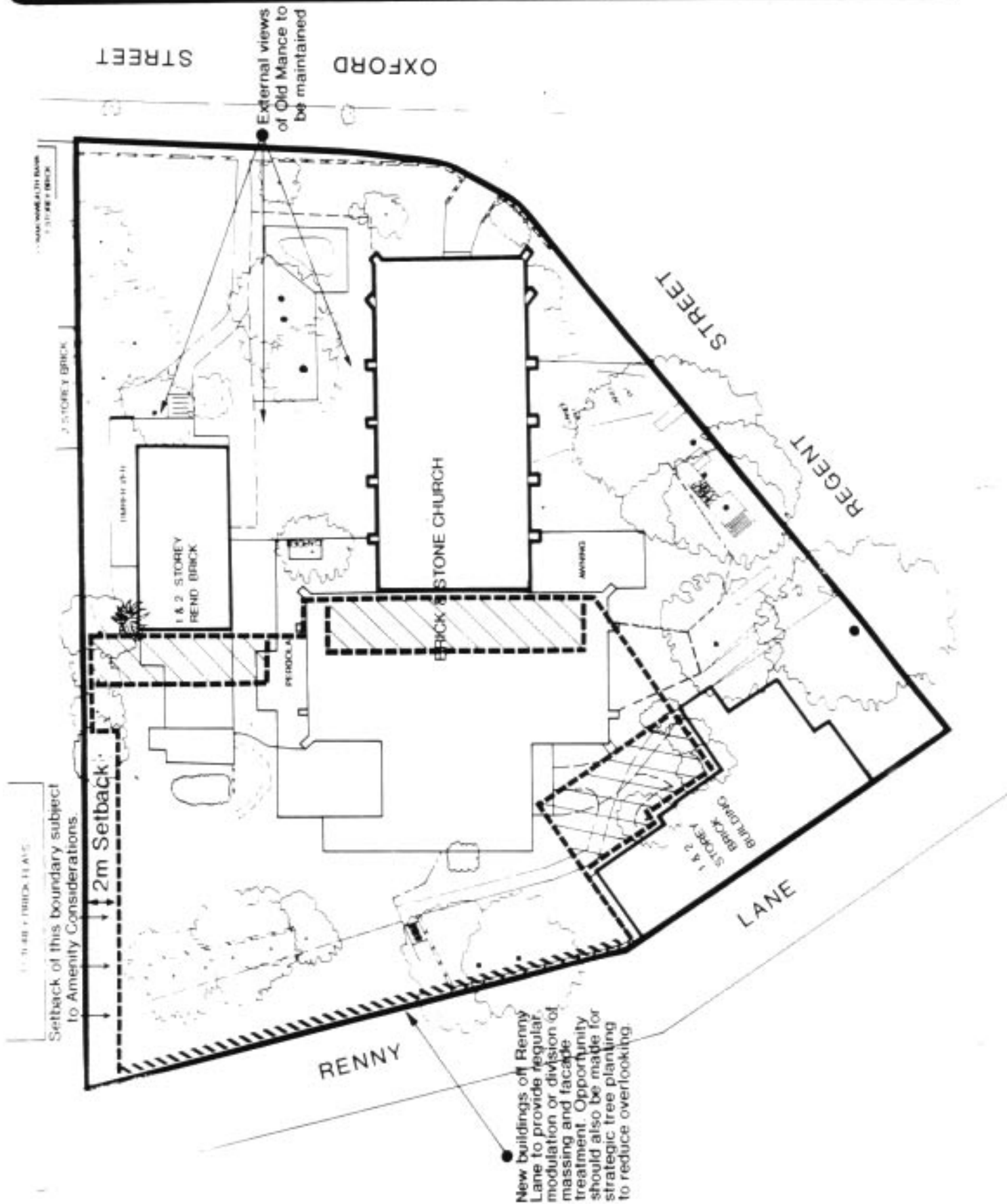


Design to allow appreciation of architecture, design and materials of rear elevations of heritage items



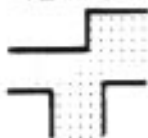
SOUTH SYDNEY CITY COUNCIL

DEVELOPMENT CONTROL PLAN No. 6



MAP 5 : OPEN SPACE  
& LANDSCAPING

Areas where  
pedestrian  
access to be  
preserved for  
the public.



SOUTH SYDNEY CITY COUNCIL

DEVELOPMENT  
CONTROL  
PLAN  
No. 6

