



South Sydney

Development Control Plan 1997: Urban Design – Part G Special Precinct No.10

23-45 Pyrmont Bridge Road, Camperdown

June 2010



Prepared by City of Sydney

This DCP amendment commenced operation on 14 June 2010.

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1 Introduction

Land to which the Plan Applies

This Part G applies to the Housing NSW land at 23-45 Pyrmont Bridge Road, Camperdown, bounded by Pyrmont Bridge Road to the north, Lyons Road to the east, Lambert Street to the south and Layton Street to the west shown in heavy black on Figure 1 South Sydney Development Control Plan Special Precinct No. 10, 2010 (Amendment).

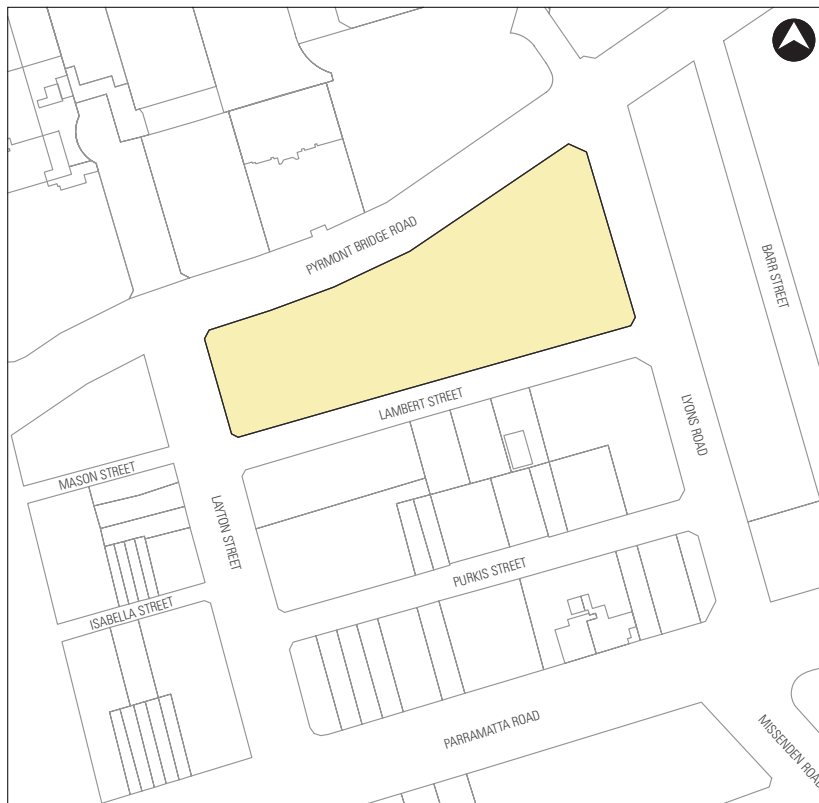


Figure 1 Land to which this plan applies (shown in black)

Commencement

Part G – Special Precinct No. 10 was approved by the Council of the City of Sydney on 31 May 2010. This Part G commenced operation on 14 June 2010.

Relationship to other Environmental Planning Instruments and Development Control Plans

The South Sydney DCP 1997 is amended by inserting the following, after Part G Special Precinct No. 9 Green Square.

This Part sets out objectives, performance criteria and controls that specifically apply to 23-45 Pyrmont Bridge Road, Camperdown and complements South Sydney Development Control Plan 1997. This Part must be used in conjunction with South Sydney Development Control Plan 1997, as well as *South Sydney Local Environmental Plan 1998* (South Sydney LEP 1998).

Where there is an inconsistency between *Part G: Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown* and other controls of South Sydney DCP 1997, the provisions of *Part G: Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown* shall prevail, as far as they apply to the land affected.

Objectives

The objectives of this DCP are as follows.

- To provide planning and design concepts for the site in consideration of the desired future character of the area;
- To facilitate appropriate and reasonable redevelopment of the site.

2 Building Design and Form

2.1 Masterplan

2.1.1 Future development is to be consistent with the Masterplan in Figure 2

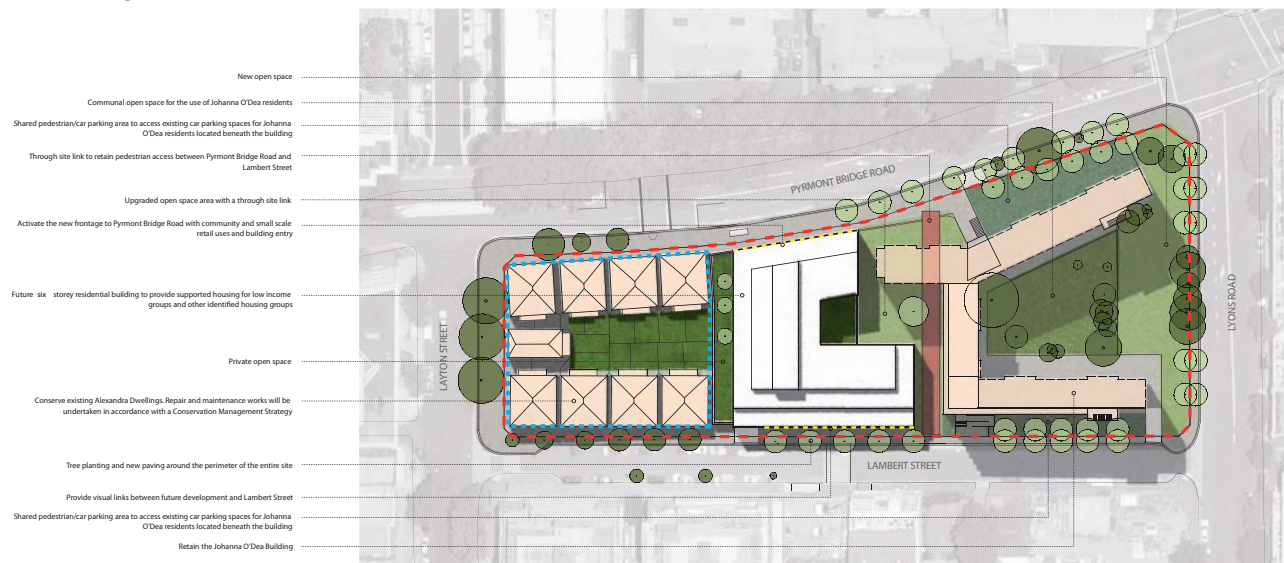


Figure 2: Concept Plan for 23-45 Pyrmont Bridge Road

2.2 Height

2.2.1 The Height Control map referred to in Clause 2.3 within Part E, Environmental Design Criteria of *South Sydney Development Control Plan 1997* is amended in so far as it applies to Nos 23-45 Pyrmont Bridge Road, Camperdown, to show a maximum Height of 6m for part Lot 39 DP 859594 being the Alexandra Dwellings and 21m for part Lot 39 DP 859594 Lot 1 DP 859591 as shown on the map marked South Sydney Development Control Plan 1997: Urban Design – Part G Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown – Height Control.

2.3 FSR

2.3.1 The Floor Space Ratio map referred to in Clause 2.2 within Part E, Environmental Design Criteria of *South Sydney Development Control Plan 1997* is amended in so far as it applies to Nos 23-45 Pyrmont Bridge Road, Camperdown, to show a maximum Floor Space Ratio of 2:1 for Lots 39 DP 859594 and Lot 1 DP 859591 as shown on the map marked South Sydney Development Control Plan 1997: Urban Design – Part G Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown – FSR Map.

2.4 Links / Context

2.4.1 North-south through site link(s) is/are to be provided across the site.

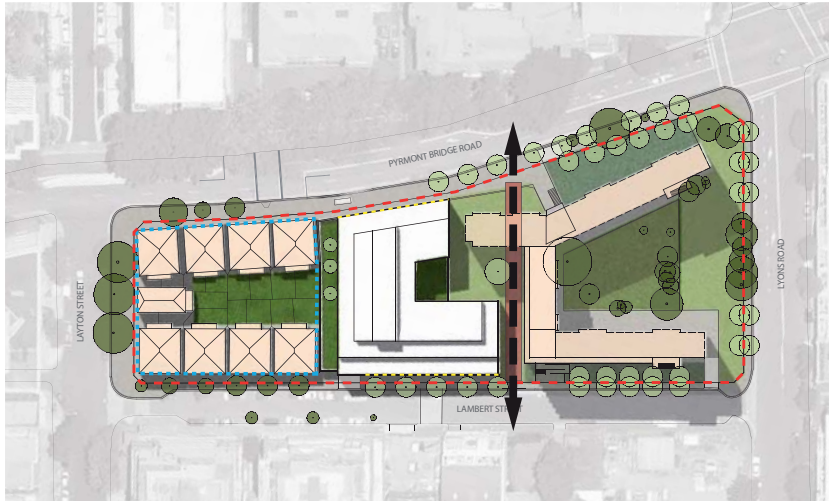


Figure 2: Possible North-South through site link(s)

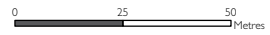
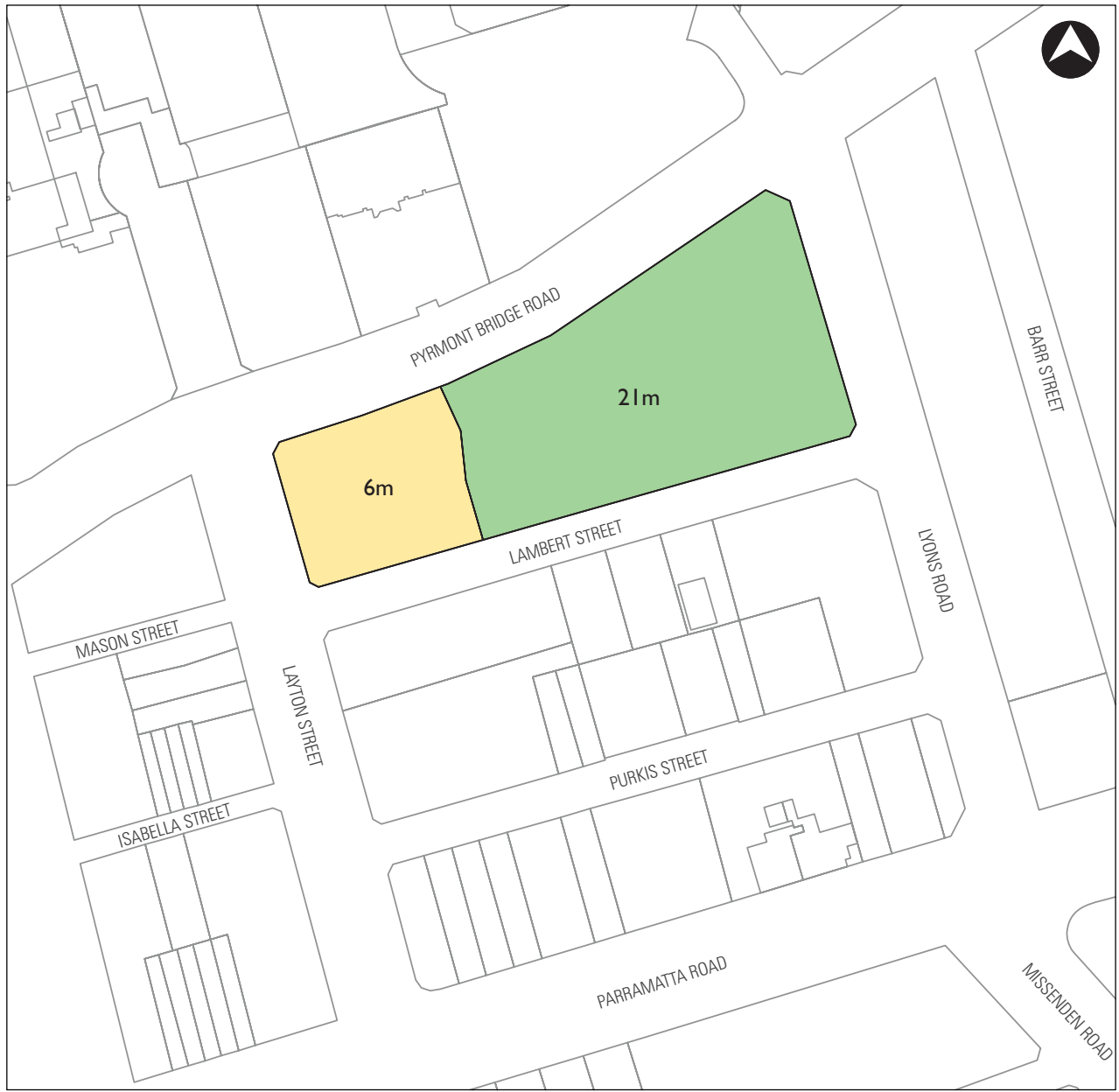
2.5 Perimeter Buildings

2.5.1 Perimeter development is encouraged for the Lyons Road and Pyrmont Bridge road frontage on Lot 1 DP 859591 also known as 23-25 Pyrmont Bridge Road.

2.6 Overshadowing

2.6.1 New buildings and alterations and additions to existing buildings must maintain a reasonable level of solar access to the principle living areas of adjacent buildings.

South Sydney Development Control Plan 1997: Urban Design – Part G Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown – Height Control



South Sydney Development Control Plan 1997: Urban Design – Part G Special Precinct No. 10 – 23-45 Pyrmont Bridge Road, Camperdown – FSR Map

