

# Part A: General Information

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## 1. INTRODUCTION

### Title

This Plan is entitled South Sydney Development Control Plan 1997: Urban Design.

### Adoption date

This Development Control Plan (DCP) has been prepared in accordance with Sections 51A and 72 of the Environmental Planning and Assessment Act 1979 (the Act) and Clauses 19 to 25A of Part III of the Environmental Planning and Assessment Regulation, 1980.

The Plan was adopted by Council on 25 of June 1997, and came into force on 2 of July 1997.

### Land to which this DCP applies

This DCP applies to land within the South Sydney Local Government Area, including land shown as a 'deferred matter' under South Sydney Local Environmental Plan 1998 (LEP 1998), but excluding land covered by Regional Environmental Plan No.26 - Eveleigh Precinct, and State Environmental Planning Policy No. 47 - Moore Park Showground. (See MAP 1). For any development taking place in the Eveleigh Precinct, Council will consider the principles outlined in this DCP.

### Relationship to plans, policies and other documents

This Urban Design Plan has been formulated having regard to AMCORD - A national resource document for residential development, 1995 produced by the Commonwealth Department of Housing and Regional Development. This Plan adopts the system of control and principles established by AMCORD. This Plan is one component of a three tiered comprehensive planning

strategy for the City of South Sydney. The three tiers are:

*Strategy for a Sustainable City of South Sydney.* The Strategy develops a broad framework for sustainable development encompassing the natural environment, land uses, transport, and community well being.

The Strategy provides the framework for a new approach to development control which incorporates planning principles and promotes an "integrated approach to planning to ensure that urban design, transport, land use and environmental considerations are the focus of all planning decisions".

*South Sydney Local Environmental Plan 1998.* This plan replaces planning instruments that applied to different parts of South Sydney. It is a statutory planning instrument that identifies land use zones, and the aims and objectives for development within these zones. The LEP is the statutory planning framework for this DCP.

*South Sydney Development Control Plan 1997 Urban Design.* Supplements the controls in South Sydney LEP 1998 and establishes the design framework and criteria within which development is to take place. The Urban Design Principles in PART B of this Plan aim to guide all development within the City. They are based on the Strategy for a Sustainable City of South Sydney, and reflect Council's and the community's vision for the City.

This Plan must be read in conjunction with South Sydney LEP 1998. Should there be any inconsistency between this DCP and the LEP, the LEP shall prevail.

Each development application will be assessed on its merits having regard to this DCP. However, compliance with the provisions in this DCP does not guarantee that consent will be granted to an application. Other matters in Section 79 of the *Environmental Planning and Assessment Act 1979*, must also be considered.

When preparing an application, you may need to consider other Council's plans and policies, including but not limited to the following:

- Section 94 Contributions Plan, which empowers Council to require for certain developments, a monetary contribution, land dedication and/or the provision of a material public benefit.
- Other policies and plans of Council referred to in design elements dealt with in this Plan.

You can obtain copies of these from Council's Planning and Building Department.

If you require formal documentation of the zoning, planning controls and other matters relating to a site, you can obtain from Council's One Stop Shop counter a certificate under Section 149 of the *Environmental Planning and Assessment Act, 1979*.

## 2. PURPOSE AND AIMS OF THIS PLAN

The purpose of this Plan is to provide detailed design and environmental standards, illustrate the urban development objectives embodied in South Sydney LEP 1998, and achieve a high quality built environment with the proper balance between development, conservation and environmental sustainability.

The aims of the Plan are:

- to provide detailed design principles, criteria and controls so that development responds to its context and is aesthetically harmonious and environmentally compatible with the existing built environment and the Public Domain.
- to ensure development contributes to environmental improvements to the Public Domain.
- to encourage design that enhances and contributes to the City's heritage, including its heritage items, conservation areas, precincts of special character and contributory buildings.
- to ensure design is sustainable and environmentally responsible, and takes into account its social impact and impact on environmental amenity.
- to provide for flexibility and an integrated approach to the development process.

## 3. STRUCTURE OF THIS PLAN

The Plan is divided into seven Parts:

### PART A – General Information

gives background information for all development types, the procedural context, general rationale of the Plan and the process by which development proposals should be designed.

### PART B – Urban Design Principles

outlines the broad urban design principles that will guide Council's decisions regarding development in the South Sydney area.

### PART C – Public Domain

sets out the rationale for improvements to the Public Domain and provides the link between Urban Design Principles and how development can contribute to implement the improvements outlined in the Public Domain Improvement Plan, including concept plans for William Street, and urban village centres – Erskineville Road, Crown Street and Botany Road.

### PART D – Design Criteria for Social Planning

sets objectives and performance criteria to ensure proposals give adequate consideration to social impacts.

PART E – Environmental Design Criteria deals with all types of development within the City boundaries. It provides background information, design criteria and controls under the following key headings:

*Site Planning* deals with issues that relate to the analysis and assessment of the constraints and opportunities of a site, such as site layout, orientation, drainage, access and parking.

*Building Form and Appearance* deals with the siting, form and design of buildings in response to a site's context, and includes design elements controlling bulk and scale of buildings and their appearance.

*Heritage and Conservation* expands on the heritage and conservation provisions in South Sydney LEP 1998 and deals with the development of heritage items, conservation areas, contributory buildings and precincts of special character.

*Amenity* deals with the built form elements that affect the quality of life of the occupants of a development and its neighbours.

*Energy Efficiency* establishes controls for the design and construction of buildings to reduce consumption of non-renewable energy sources.

*Operational Controls* relate to the environmental effects during the operational phase of a development.

### PART F – Design criteria for specific developments types

sets more specific controls for major development types. These controls complement the general controls in PART E. The specific development types are:

*Single Dwelling Houses* applies to detached and semi-detached housing, including terraces, and town houses built in the form of terrace houses.

*Residential Flat Buildings* applies to medium and high density residential development, and includes town houses, other than town houses in the form of terrace houses, and multi-level residential flats.

*Industrial Development* provides design criteria for industrial activities on land zoned Industrial (4).

*Mixed Use Development* applies to a range of development such as residential, commercial, entertainment and light industrial uses in the Mixed Use 10 zone, and to non-residential uses that occur within a residential zone. It provides design criteria for both vertical and horizontal mixed use development.

*Shopping Streets* provides design criteria for main shopping streets, including Oxford Street, King Street, Cleveland Street, Crown Street, Redfern Street

and Erskineville Road.

## PART G – Special precincts

includes areas of a particular character which require specific design criteria, such as rear lanes, the Rosebery area, Ultimo, Alexandra Canal and the former Royal Alexandra Hospital for Children site, Camperdown.

## Glossary and Bibliography

Defines the terms used in this Plan and gives a list of resource documents.

## Additional Information

Includes additional technical information and submission and procedural requirements for development applications.

## 4. HOW TO USE THIS PLAN

This Plan is a guide for residents and developers for the preparation of development (and building) applications.

In assessing development applications, the Council will have regard to section 90 of the *Environmental Planning and Assessment Act 1979*, the provisions of South Sydney Local Environmental Plan 1998 and this Urban Design Plan.

Applicants are encouraged to consult Council's Planning and Building Department prior to lodging a Development Application. This can save time and expense and enable Council staff to explain the contents of this Plan.

Refer to Appendix iii, Lodging a Development Application, to establish what you need to submit with your application.

This Urban Design Plan is an integrated resource document based on a set of design elements. It adopts a performance-based system of control that focuses on matters to be addressed called performance criteria, to achieve desired outcomes. This approach allows flexibility and innovation by not restricting design solutions to a particular prescriptive standard (except for health and safety reasons).

The emphasis of the Plan is on the assessment of applications on merit to achieve the best possible balance between the diverse and sometimes conflicting issues that affect development sites.

The chart describes the way the design elements are presented.

### Explanation

Where relevant, describes the rationale for the elements and gives supporting information



### Objective(s)

Describe the primary purpose and intent of each element, and are further clarified by performance criteria.



### Performance Criteria

Set out the means to achieve the objective(s). The criteria offer a guide to 'best' practice while providing designers and developers with the opportunity to develop a variety of design responses. Not all performance criteria will be applicable to every development.



### Controls

The controls complement the performance criteria and are examples of ways to achieve the performance criteria. They are not an alternative prescriptive form of regulation nor do they preclude other ways.

All applications must include a written *statement of environmental effects* (SEE) that identifies the ways by which the proposal satisfies (or does not satisfy) the relevant performance criteria, either as stated in the controls or other innovative means.

Refer to Appendix iii: Lodging a Development Application for information on what a SEE should include.

## 5. THE DESIGN AND DEVELOPMENT PROCESS

In preparing a development proposal, applicants should undertake the following design and development process:

### Step 1

Understand the Design Principles that guide development in South Sydney. (Refer to PART B: Urban Design Principles).

### Step 2

Consider the Public Domain Improvement Plan and how the development may contribute to enhance the Public Domain. (Refer to PART C Public Domain).

### Step 3

Consider the social context of the site and any aspects of the social environment that may affect development of the site and to which the development may contribute. (Refer to PART D Social Planning).

#### Step 4

Establish siting constraints and opportunities by preparing a site analysis and a Master Plan if required. (Refer to Part E: Site Planning and the appropriate Part F: Site Planning controls specific for the development type).

#### Step 5

Determine the appropriate building envelope. (Refer to Part E Building Envelope and the appropriate Part F Building envelope controls specific for the development type).

#### Step 6

Design the building to have the appropriate appearance or 'fit' in relation to its context and heritage aspects, and to achieve adequate amenity and energy efficiency. (Refer to Part E Building Form and Appearance, Heritage and Conservation, Amenity and Energy Efficiency, and the appropriate Part F controls specific for the development type).

Consider the environmental impact the development may have on the amenity of the locality. Design the building and include specifications to ensure the future use of the building will not cause environmental harm or reduce environmental amenity in the locality. Ensure any discharges/emissions are in compliance with pollution control legislation. (Refer to Part E Operational Controls).

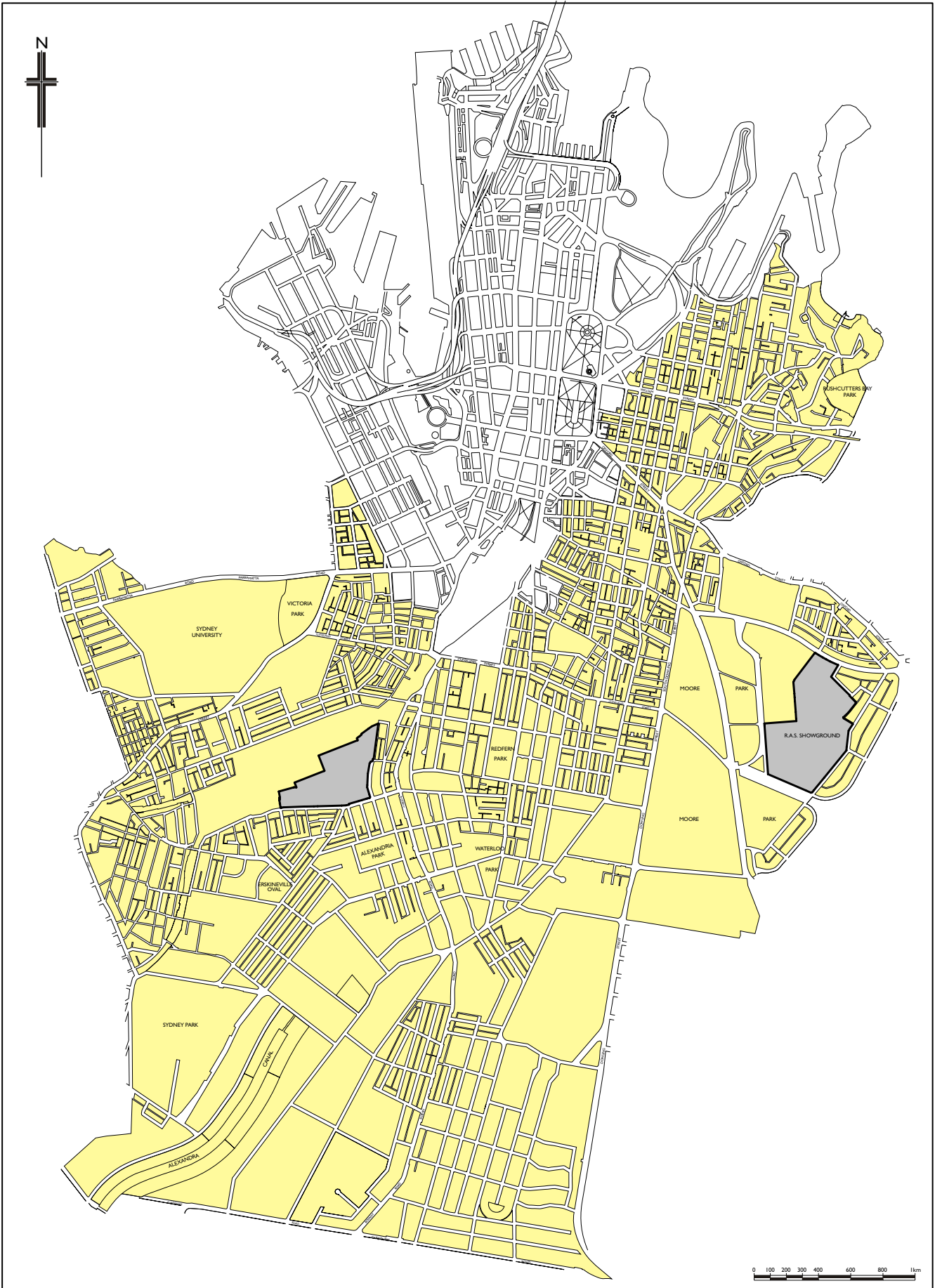
## 6. NOTIFICATION OF DEVELOPMENT APPLICATIONS

Where Council considers an application may affect the amenity of surrounding properties, Council will notify those property owners it considers may be affected.

Master Plans will require notification as outlined in Part E.

## 7. PRE-DA PANEL

Council has a Pre-DA Panel system through which Council officers will provide detailed preliminary advice on development proposals, particularly dealing with large development sites. There is a fee charged for Pre-DA Panel meetings. Please enquire at Council's One Stop Shop Counter.





**MAP 1**

Environmental Planning and Assessment Act, 1979

**SOUTH SYDNEY  
DEVELOPMENT CONTROL PLAN  
1997**

**AREA COVERED BY THIS DCP**

-  Area covered by this DCP
-  Area *not* covered by this DCP