

ATTACHMENT C



0 10 25 50 100



Summary

Urban Strategy

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The Urban Strategy for 904 Bourke Street, Zetland is to:

- Provide a transition of building heights to respond to the existing 1-2 storeys dwellings to the south and west of the site.
- Locate taller buildings in the middle of the site to reduce the perception of scale and minimise overshadowing to private open spaces
- Provide pedestrian and cyclist links to connect Bourke Street to Emerald Park and Mary O'Brien Reserve.
- Provide a public open space to the north of the site to serve the needs of the local community.
- Provide generous front landscape setbacks to reduce the bulk of buildings to the street and to enhance amenity to the public domain.
- Provide a new street connecting the site to Bourke Street and in the future, to O'Dea Avenue.

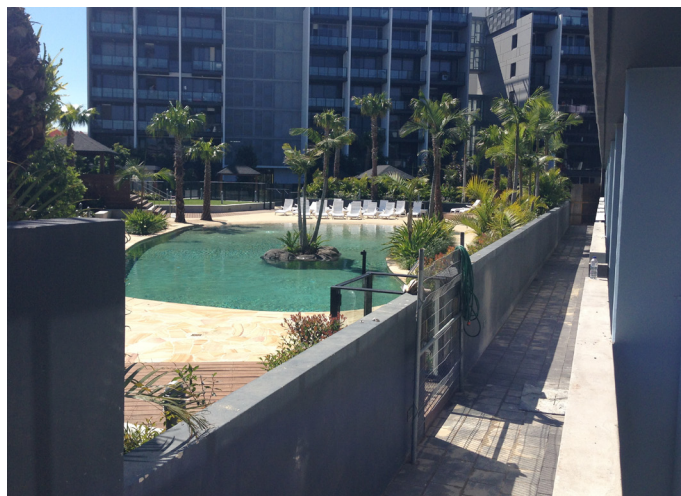


Figure 2 - View of Private Open Space from South Eastern end of McPherson Lane



Figure 3 - View of properties with frontages to McPherson Lane



Figure 4 - View of Terrace houses facing Bourke Street southwest of the site entry



Figure 1 - Existing Moreton Bay fig tree

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KEY

- | | | |
|---|---|---|
|  Public Park |  Low Edge |  Pedestrian and Cyclist Link |
|  Landscape Setback |  Tall Building |  6 Storey Street Wall Height |
|  Sydney Water Site |  Green Link |  Existing Moreton Bay Fig tree |

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Introduction

Current Controls

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Currently permissible

Currently, the site is zoned B4 - Mixed Use.

The maximum allowable FSR on the site is 1.5:1 plus an additional 0.5:1 FSR subject to the provision of 'community infrastructure'.

Sydney DCP 2012 currently identifies the provision of a public open space adjacent to McPherson Lane and to the western boundary of the site.

A 12m public road is also identified in the DCP, that runs north-south through the centre of the site connecting to McPherson Lane.

The maximum permissible height of buildings on the site is 15m and 4 storeys.

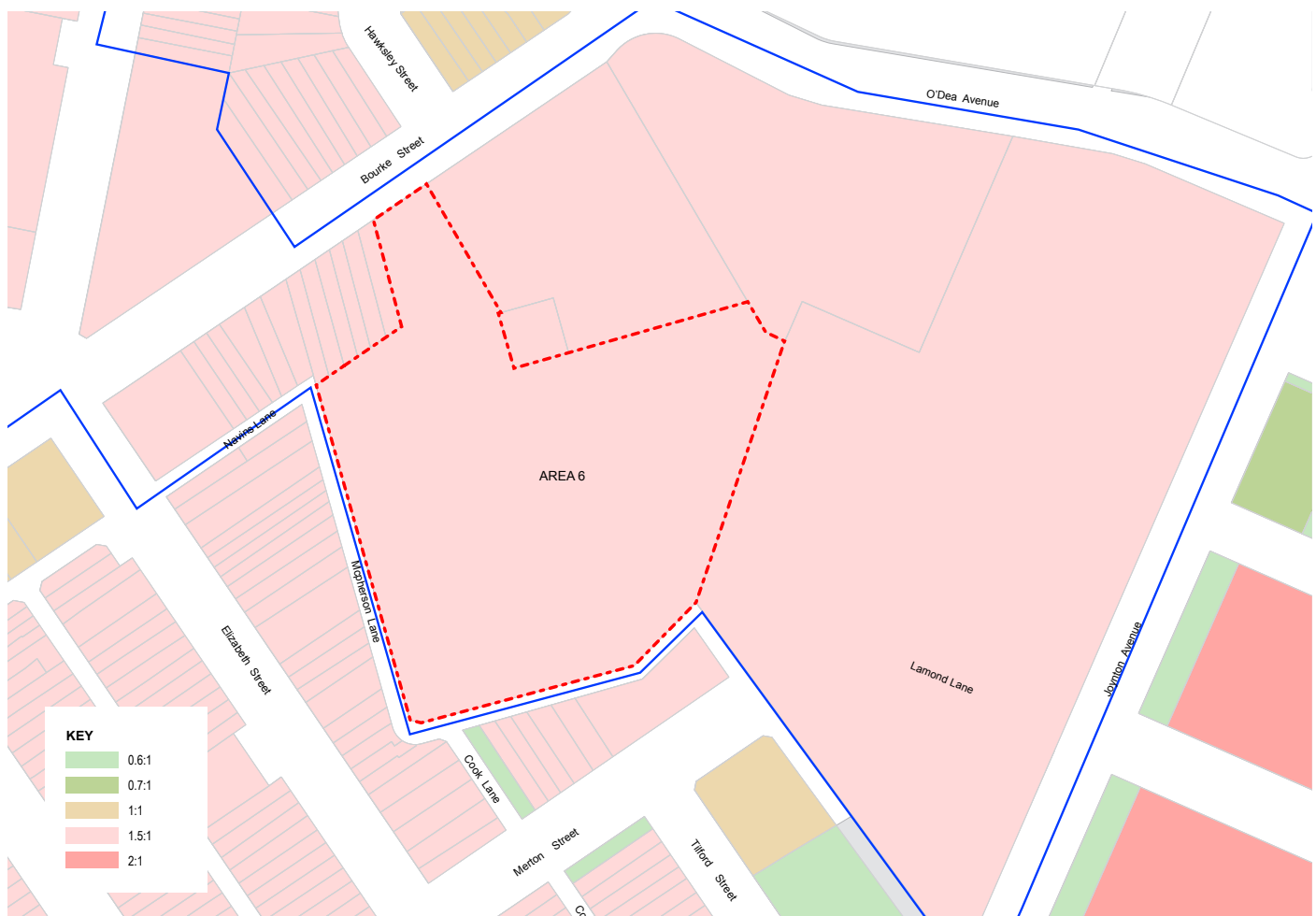


Figure 7 - Floor Space Ratio

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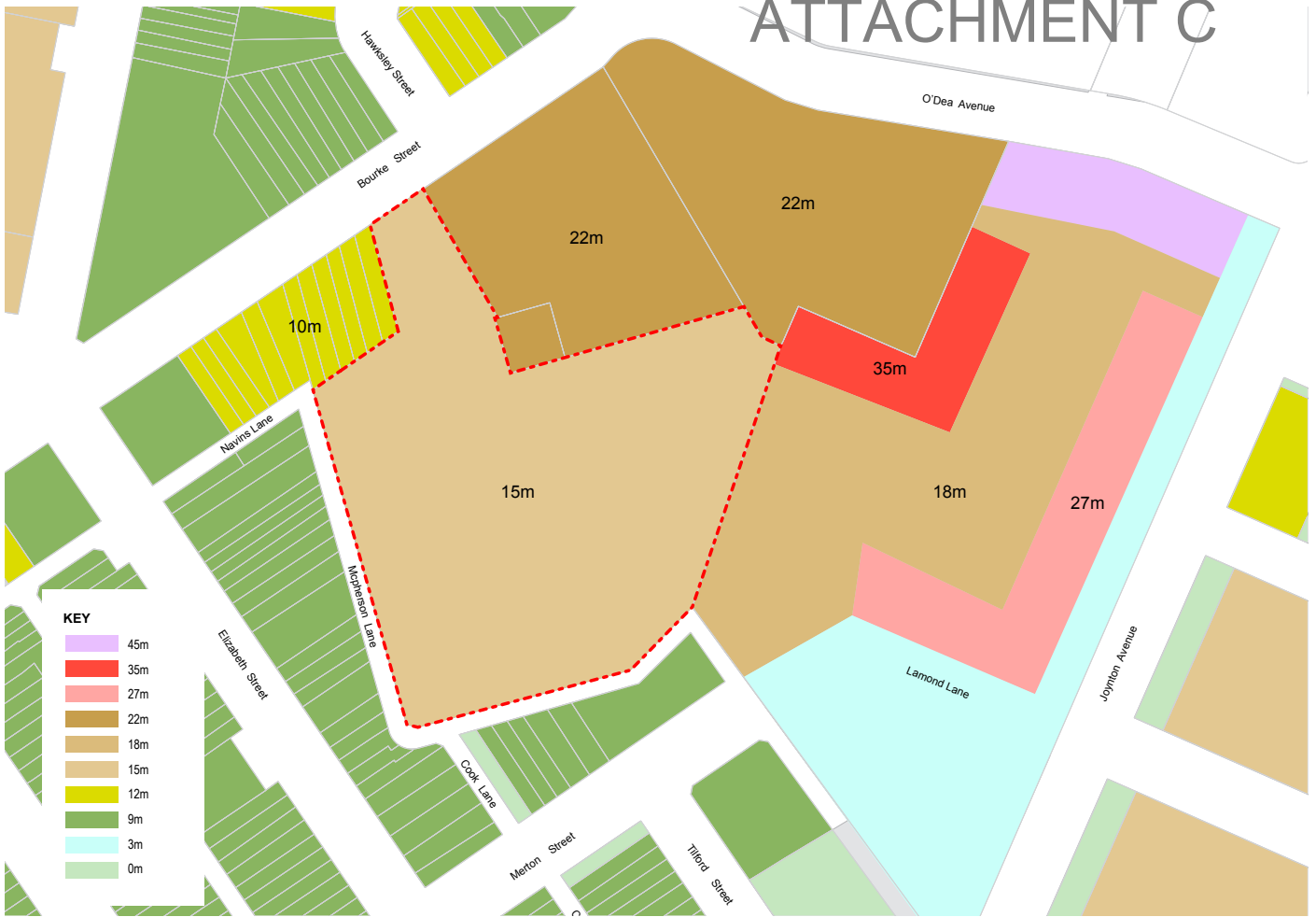


Figure 8 - Height of Buildings (m)



Figure 9 - DCP Future Streets and Open Spaces