

Draft DCP 2012 Amendment

Section 6: Specific Sites

8-24 Kippax Street, Surry Hills
Prepared on behalf of Canva





'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways, and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

Contact	Stephen Gouge Associate Director	sgouge@ethosurban.com 9956 6962	
Version No.	Date of issue	Revision by	Approved by
Working Draft	1.12.2023	JWL	SG
Draft	11.12.2023	SG	SG
Final	12.12.2023	SG	SG

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.



Ethos Urban Pty Ltd | ABN 13 615 087 931 | 173 Sussex Street Sydney NSW 2000 (Gadigal Land) | +61 2 9956 6962 | ethosurban.com

Draft Sydney Development Control Plan 2012

Section 6: Specific Sites

8-24 Kippax Street, Surry Hills

Drafting Note:

This document provides a draft of suggested amendments to the Sydney DCP 2012 that will operate in unison with the site-specific provision of Sydney LEP 2012. The controls are intended to provide the necessary specific to the Planning Proposal, so as to ensure the outcome envisage in the proposal will be realised in any future development.

Where a reference to “##” is provided below, this is subject to the final numbering to coincide with the sequencing to which this section is incorporated into the Sydney DCP 2012 upon adoption by Council.

Section 6. ## 8-24 Kippax Street, Surry Hills

The following objectives and provisions apply to 8-24 Kippax Street, Surry Hills as shown in 'Figure 6.1 Specific sites map', where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.## of the Sydney LEP 2012 enables development to exceed the height and floor space ratio shown in the height in metres and floor space ratio maps up to a prescribed amount, providing the development delivered in accordance with site specific provisions.

If a development at 8-24 Kippax Street, Surry Hills, seeks to utilise additional height and/or floor space permitted by Clause 6.##, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in this DCP where there is an inconsistency.

Objectives

- 1) Deliver a high quality built form that:
 - a) provides an appropriate height transition between adjacent taller and lower scale buildings along Kippax Street, Surry Hills;
 - b) ensure the bulk, massing and modulation of buildings responds to the characteristics of the surrounding streetscapes surrounding heritage items ;
 - c) identifies the location of pedestrian entries and activate frontage – to Kippax Street and Sophia Street;
 - d) provides opportunities for accessible rooftop spaces for occupants and to support for increased planting and canopy coverage;
 - e) includes active uses to provide passive surveillance of the public domain; and
 - f) includes the provision of visible and well-integrated public art.
- 2) Define the maximum building envelope that respects the local context and minimises amenity impacts including solar access and acoustic amenity impacts.
- 3) Establish benchmarks to achieve ecologically sustainable development.

Provisions

6.### Built Form

- 1) Building layout, including height (expressed in RLs and storeys) and pedestrian entries to ensure at grade access is provided, is to be set out in accordance with 'Figure 6.##: 8-24 Kippax Street – Structure plan'.
- 2) Building height and form are to be in accordance with:
 - a) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Maximum building envelope'.
 - b) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Level 10 Floor Plan'.
 - c) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Level 11 Floor Plan'.
 - d) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Kippax Street Elevation';
 - e) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Sophia Street Elevation'; and
 - f) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Terry Street Elevation';
 - g) 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Eastern Elevation';
- 3) Development is not to exceed the maximum number of storeys shown in Figure 6.##: 8-24 Kippax Street, Surry Hills – Kippax Street elevation', established by the current floor levels of the existing building and shall not exceed 9 storeys to the parapet fronting Kippax Street, with the remaining built form set back.
- 4) The final building extent is to be entirely within the envelope shown at 'Figure 6.##: 8-24 Kippax Street, Surry Hills – Maximum building envelope'.
- 5) Street frontage heights shall be maximum of RL 59.6 metres fronting Kippax Street, with massing above this height to be set back in accordance with Figure 6.##: 8-24 Kippax Street, Surry Hills – Maximum building envelope, including:
 - a) RL 62.66 metres to level 10 and RL 64.060 to the top of the proposed canopy extent above level 10
 - b) RL 66.060 metres to the top of roof/plant
- 6) The area identified as canopy extent is to be constructed to be unenclosed (with the exception of the horizontal projection) and shall not comprise of an extension of the building envelope.

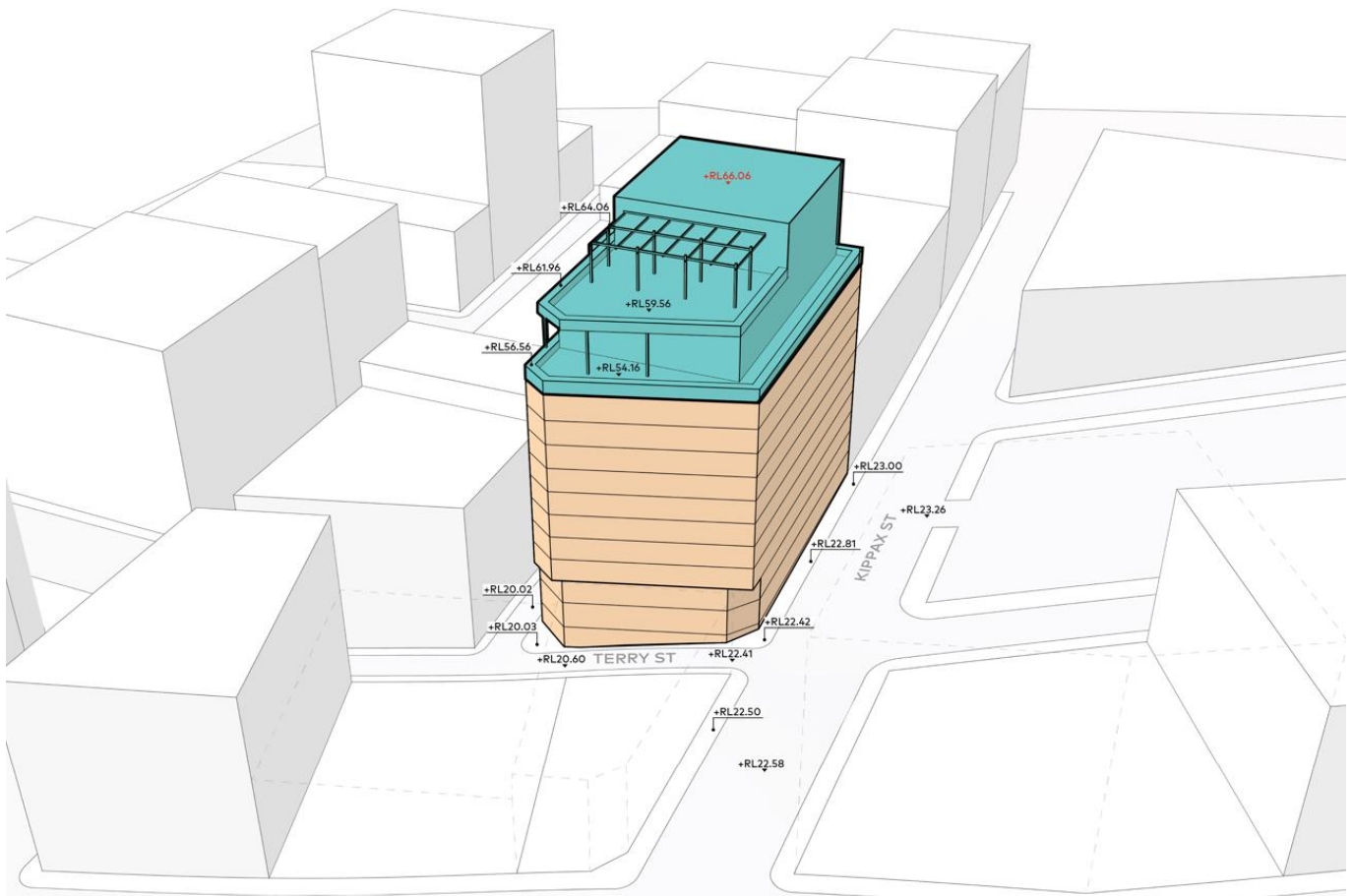


Figure 6.## Maximum Building Envelope

Source: Cox Architecture

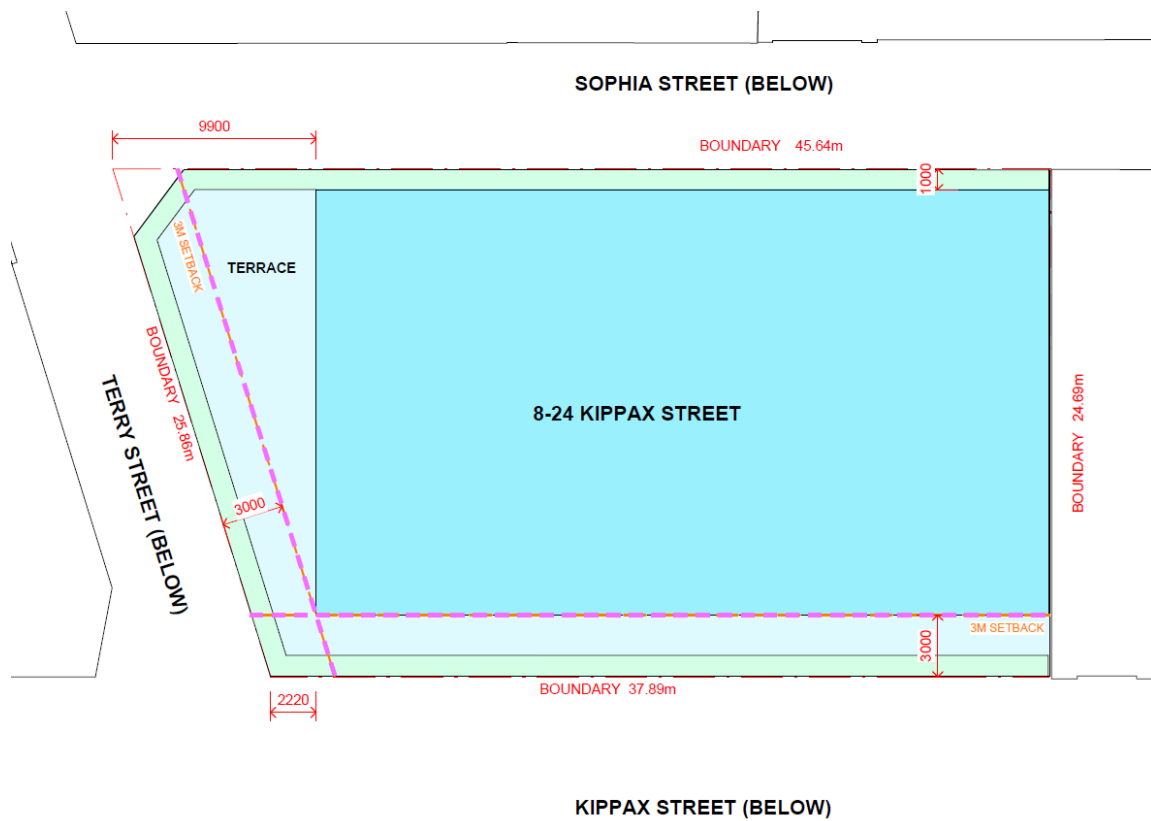


Figure 6## Level 10 Floor Plan
Source: Cox Architecture

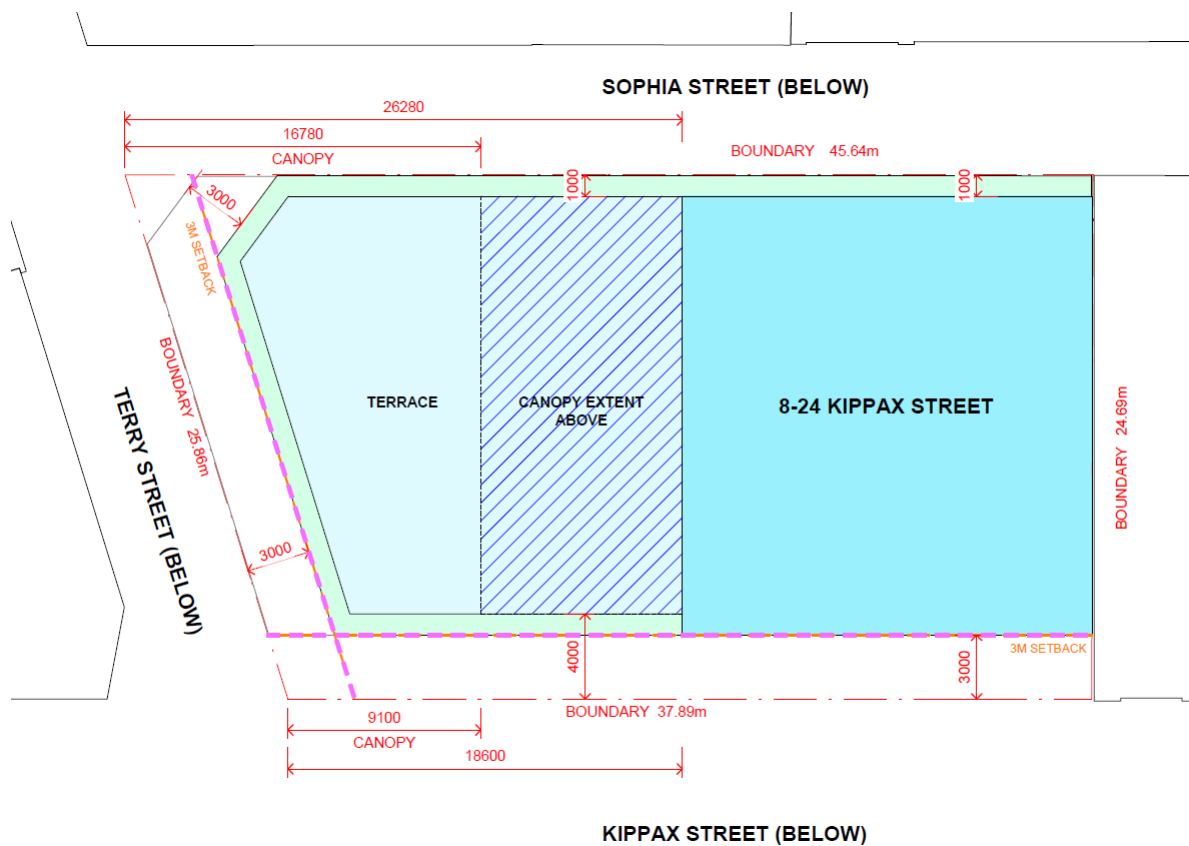


Figure 6## Level 11 Floor Plan
Source: Cox Architecture

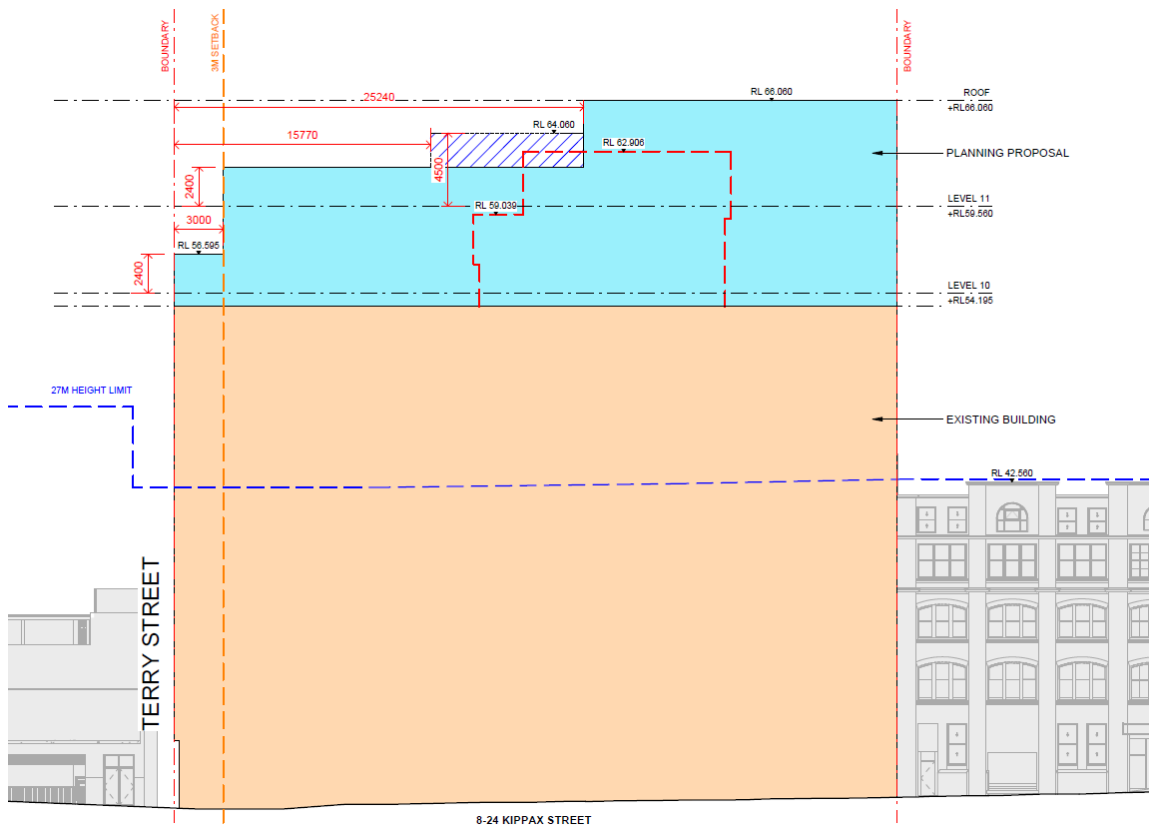


Figure 6## Kippax Street Elevation

Source: Cox Architecture

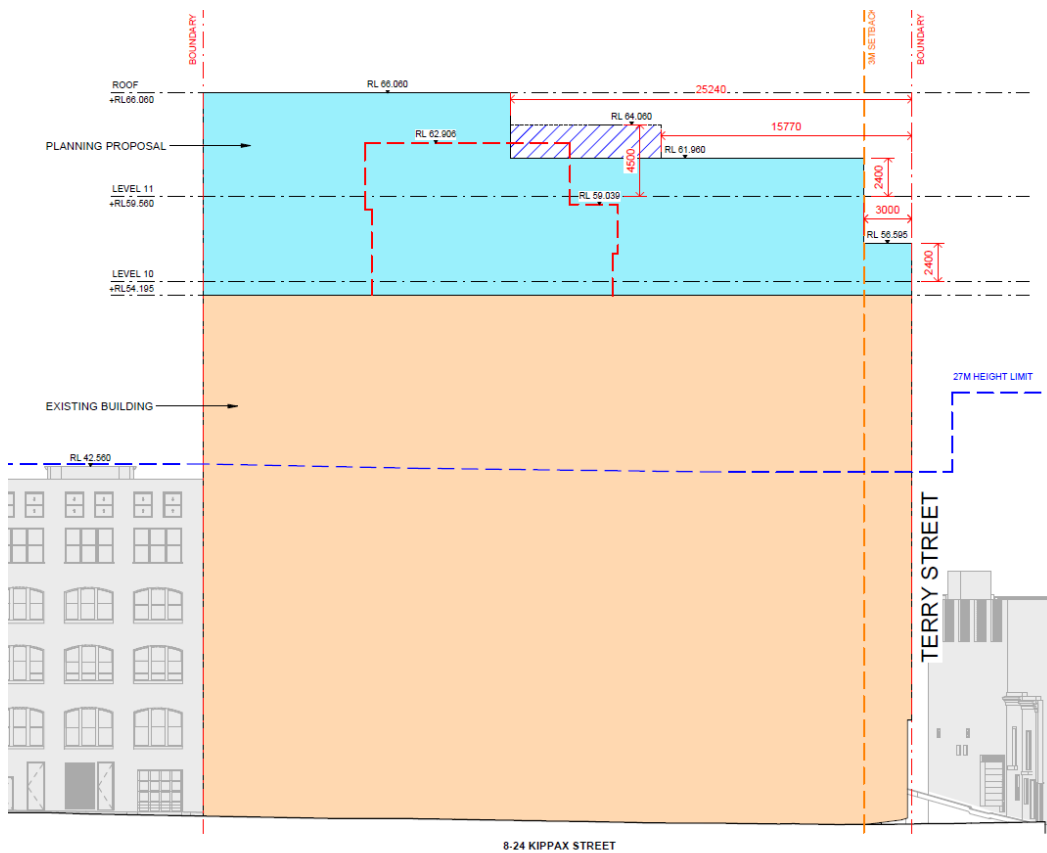


Figure 6## Sophia Street Elevation

Source: Cox Architecture

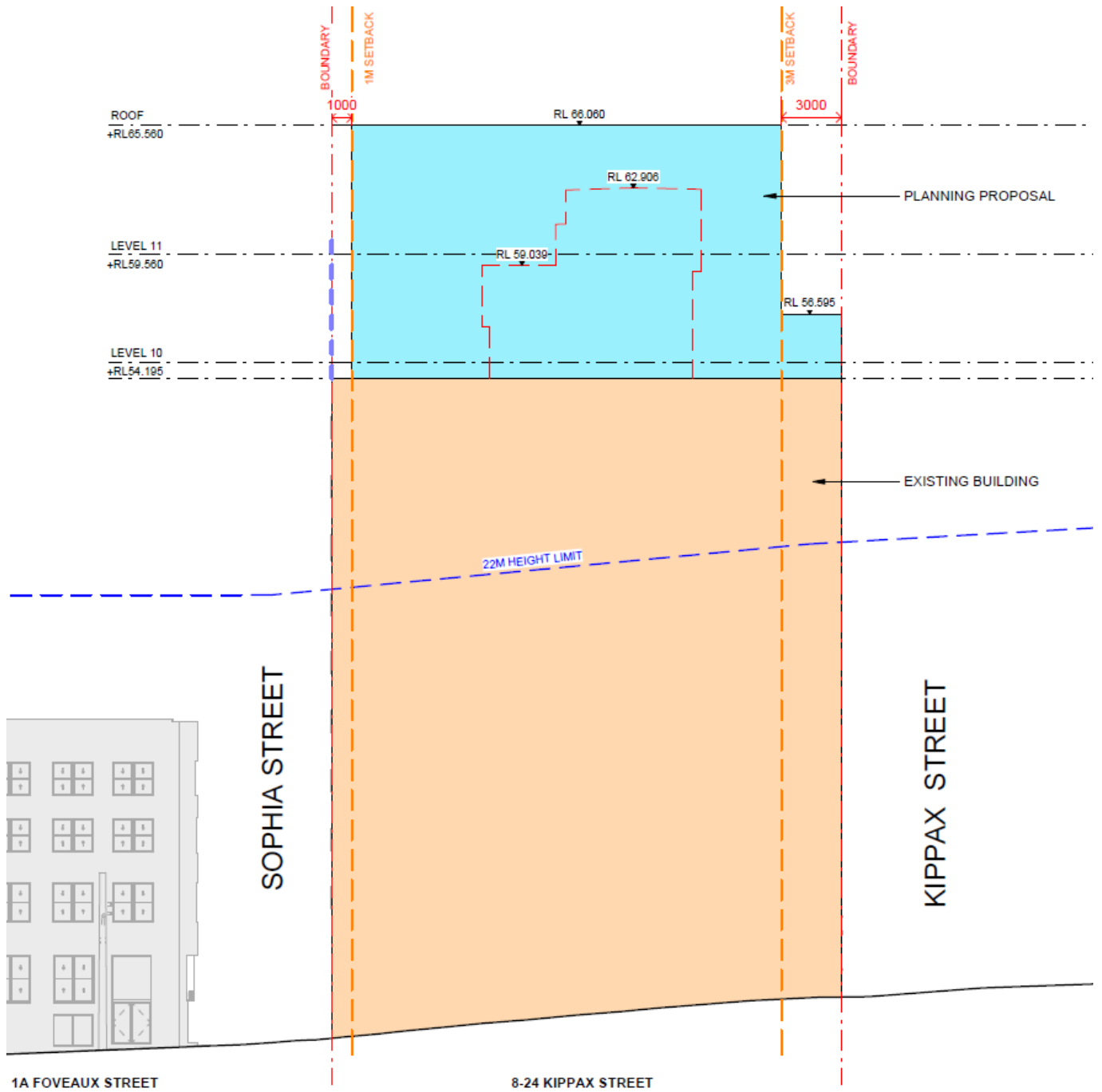


Figure 6## Terrey Street Elevation

Source: Cox Architecture

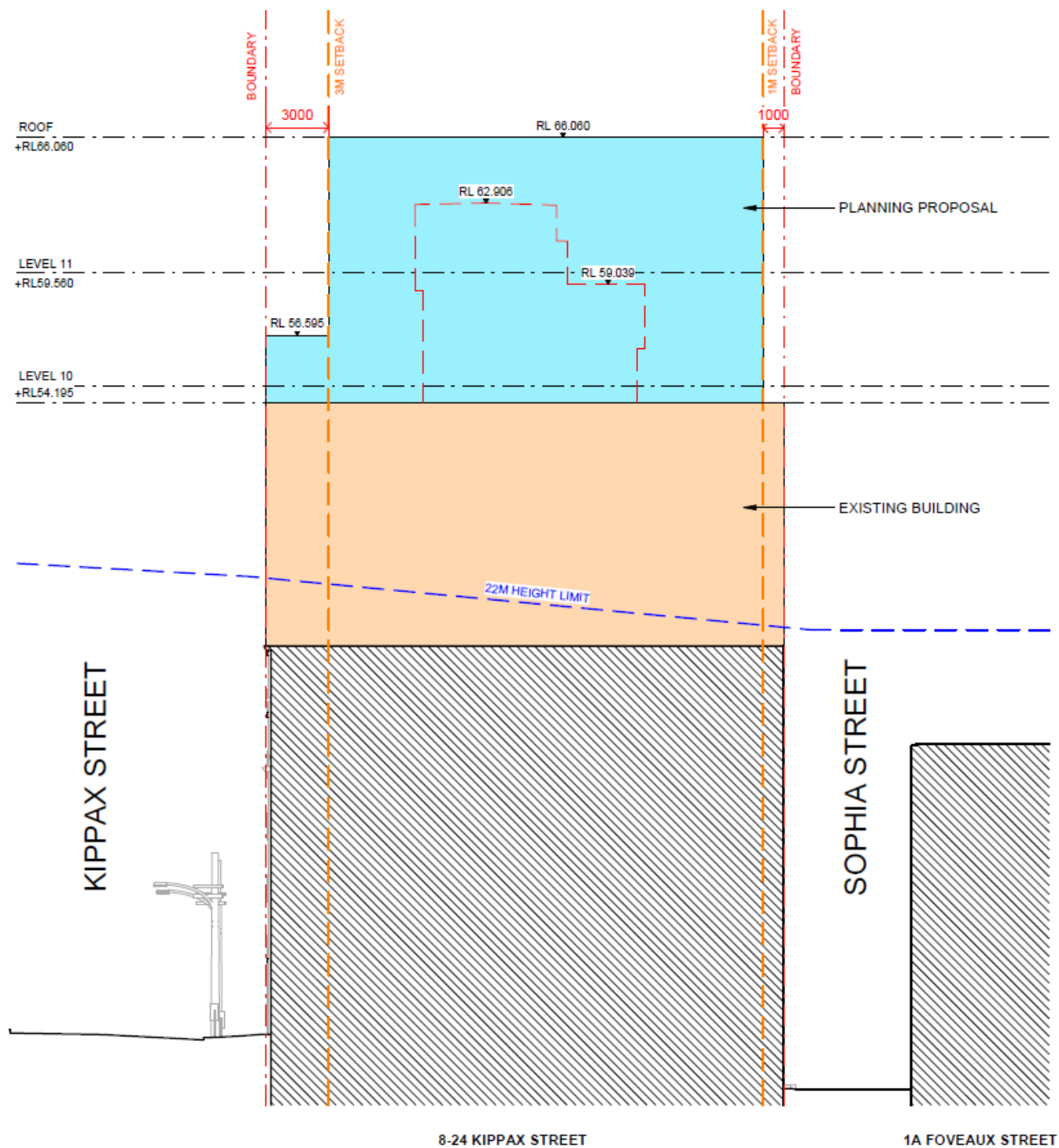


Figure 6## East Elevation
Source: Cox Architecture

6.6.6.6 Public Domain

- 1) Active uses or uses that allow visual permeability to the ground floor use are to be located at ground level to Kippax Street and Sophia Street to provide passive surveillance of the public domain.
- 2) Development must ensure it does not damage or affect the health or structural stability of any adjacent street trees.

6.6.6.7 Landscaping and Tree Canopy

- 1) Landscaping is to be provided generally in accordance with the following plans:
 - a) 'Figure 6.6.6.7: 8-24 Kippax Street, Surry Hills – Maximum building envelope'.
 - b) 'Figure 6.6.6.7: 8-24 Kippax Street, Surry Hills – Level 10 Floor Plan'.
 - c) 'Figure 6.6.6.7: 8-24 Kippax Street, Surry Hills – Level 11 Floor Plan'.
- 2) A perimeter zone of planting of no less than 1m width for landscaping is required to be provided to level 10
- 3) Planting to the level 11 terrace is to have a canopy cover of not less than 10% of the site area within 10 years from the completion of development.
- 4) Landscaping is to be incorporated to the rooftop (other than the area of level 10 and 11 terrace), including beneath any installed photovoltaic cells.
- 5) The design of any planter boxes to the building façade are to project no more than 450mm from the existing site boundary and have a clearance of not less than 3000mm.
- 6) Any landscaping to the building façade must be designed so as to be capable of maintenance from within the site.

6.6.6.8 Sophia Street Retail

- 1) The corner of Sophia and Terry Street at the lower ground floor is to be used for active retail use

6.6.6.9 Articulation and Public Art

- 1) The design of the building is to relate sympathetically to the surrounding heritage items and streetscape character through:
 - d) maintaining the existing architectural language and proportions of openings to the existing
 - e) provide a visual transition to surrounding building through the use of varied materiality and form for any new additions.
- 2) Future development is to provide high quality public art integrated in the building's eastern façade and opportunities to Sophia Street at the rear of the site.