

The background image is a photograph of a tall, modern building with a distinctive grid-like facade. The building has multiple stories with a series of rectangular openings that create a rhythmic pattern. In the foreground, there is a parking area with a few cars, including a white sedan and a dark car. A metal railing runs across the bottom of the frame. The sky is overcast with soft clouds. The overall color palette is muted, with a purple tint at the top.

Section 6

Specific Sites

6 Specific Sites

Contents

Introduction	6.0-1
6.1 Sites identified in previous DCPs, masterplans or development consents	6.1-1
6.1.1 Repealed	
6.1.2 Repealed	
6.1.3 Commonwealth Bank “Money Box” site 108-120 Pitt Street, Sydney (Lot 120 in Deposited Plan 882436)	6.1-1
6.1.4 The APDG site (bounded by Alfred, Pitt, Dalley and George Streets)	6.1-3
6.1.5 Local Infrastructure and Public Domain	6.1-4
6.1.6 Built Form and Design	6.1-6
6.1.7 Parking and Vehicular Access	6.1-7
6.1.8 261-263 Oxford Street, St. John’s Church, Hall & Manse, Paddington	6.1-18
6.1.9 50-58 & 60-72 Sir John Young Crescent, Former Sydney Eye Hospital, Woolloomooloo	6.1-22
6.1.10 Victoria Park – South Dowling Corridor	6.1-24
6.1.11 Email Site – 13 Joynton Avenue, Zetland	6.1-27
6.1.12 AMP Circular Quay Precinct	6.1-30
6.2 Sites identified through Urban Design Studies	6.2-1
6.2.1 Repealed	
6.2.2 Repealed	
6.2.3 Repealed	
6.2.4 18 Huntley Street, Alexandria (Huntley St and Sydney Park Rd)	6.2-1
6.2.5 Repealed	
6.2.6 25-33 Erskineville Road, Erskineville	6.2-10
6.2.7 349-351 and 361-379 Oxford Street, Paddington (Telecommunications Building)	6.2-11
6.2.8 397-399 Cleveland Street and 2-38 Baptist Street, Surry Hills Shopping Village, Redfern	6.2-13
6.2.9 164-172 and 174-194 William Street, Bayswater Car Rental, Woolloomooloo	6.2-26
6.2.10 219-241 Cleveland Street (Australia Post site)	6.2-28
6.2.11 97-101 Pyrmont Bridge Road, Pyrmont	6.2-29
6.2.12 Darlinghurst Road, Potts Point	6.2-30

6.3	Specific site controls prepared as part of a Planning Proposal	6.3-1
6.3.1	87 Bay Street, Glebe	6.3-1
6.3.2	287-289 Crown Street, Surry Hills	6.3-5
6.3.3	904 Bourke Street, Zetland	6.3-7
6.3.4	60 Martin Place	6.3-18
6.3.5	65-79 Sussex Street, Sydney	6.3-21
6.3.6	230-238 Sussex Street, Sydney	6.3-24
6.3.7	505-523 George Street, Sydney	6.3-28
6.3.8	45 Murray Street, Pyrmont	6.3-33
6.3.9	51-55 Missenden Road, Camperdown	6.3-37
6.3.10	296-298 Botany Road and 284 Wyndham Street, Alexandria	6.3-40
6.3.11	7-15 Randle Street, Surry Hills	6.3-50
6.3.12	2-32 Junction Street, Forest Lodge	6.3-54
6.3.13	102-106 Dunning Avenue, Rosebery	6.3-59
6.3.14	4-6 Bligh Street, Sydney	6.3-65
6.3.15	225-279 Broadway, Glebe	6.3-68
6.3.16	12-22 and 24 Rothschild Avenue, Rosebery	6.3-71
6.3.17	72-84 Foveaux Street, Surry Hills	6.3-78
6.3.18	1-11 Oxford Street, Paddington	6.3-82
6.3.19	1-3 Burrows Road, St Peters	6.3-90
6.3.20	4-44 Wentworth Avenue, Surry Hills	6.3-93
6.3.21	187 Thomas Street, Haymarket	6.3-104
6.3.22	7-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe	6.3-113
6.3.23	30-62 Barcom Avenue, Darlinghurst	6.3-124
6.3.24	2 Chifley Square, Sydney	6.3-126
6.3.25	757-763 George Street, Haymarket	6.3-132
6.3.26	15-23 Hunter Street and 103-107 Pitt Street, Sydney	6.3-139
6.3.27	923-935 Bourke Street, Waterloo	6.3-147

Introduction

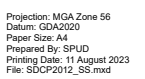
This Section includes objectives and provisions for each of sites identified on Figure 6.1 Specific sites map.

Section 6 is divided into three separate sections.

Section 6.1 comprises provisions for sites that have been identified in a pre-existing DCP or masterplan (deemed DCP) and for sites with a pre-existing masterplan development consent.

Section 6.2 consists of provisions for other sites identified in the urban design studies undertaken for the different neighbourhoods. The sites were identified as having potential to make a significant contribution to the desired future character of their neighbourhood.

Section 6.3 contains provisions to guide development on sites identified through a Planning Proposal.



6.1

Sites identified in previous DCPs, masterplans or development consents

This DCP repeals the DCPs listed in Section 1 Introduction as well as all deemed DCPs and masterplans that previously applied within the City of Sydney LGA.

The objectives and provisions for the following sites are a translation of the controls of repealed DCPs (including masterplans) and relevant development consents.

Development on these sites is to be designed with regard to Section 3 General Provisions and Section 4 Development Types of this DCP, with an emphasis on the specific requirements within this Section.

6.1.3 Commonwealth Bank “Money Box” site 108-120 Pitt Street, Sydney (Lot 120 in Deposited Plan 882436)

The following objective and provisions apply to the Commonwealth Bank “Money Box” site 108-120 Pitt Street, Sydney, being Lot 120 DP882436, as shown in Figure 6.1 Specific sites map.

Objective

- (a) Establish the building envelope requirements for the Money Box site.

Provisions

- (1) The development of the Commonwealth Bank “Money Box” site is to be in accordance with the development control envelope illustrated in Figure 6.2 and Figure 6.3 Money Box Development control envelope.
- (2) To ensure suitable light clearances above lightwells, development must be undertaken in accordance with the section diagrams in Figure 6.4 and Figure 6.5.

Figure 6.2
Development
control envelope

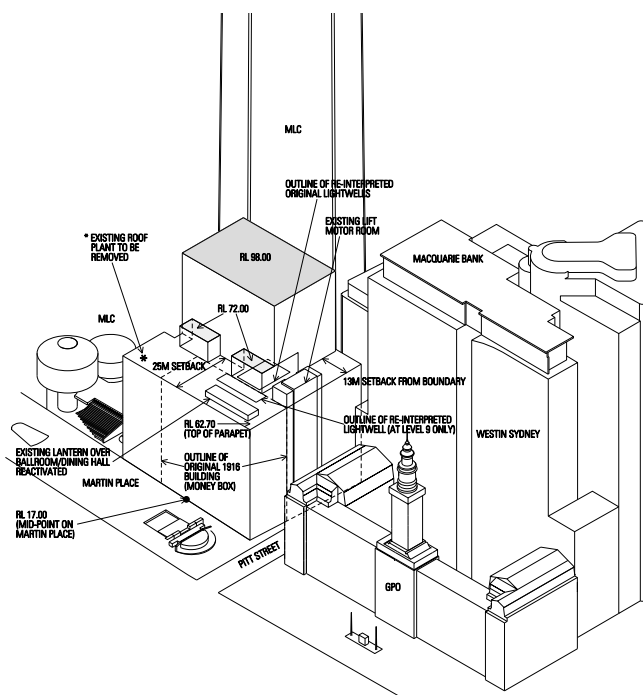


Figure 6.3
Money Box
development control
envelope

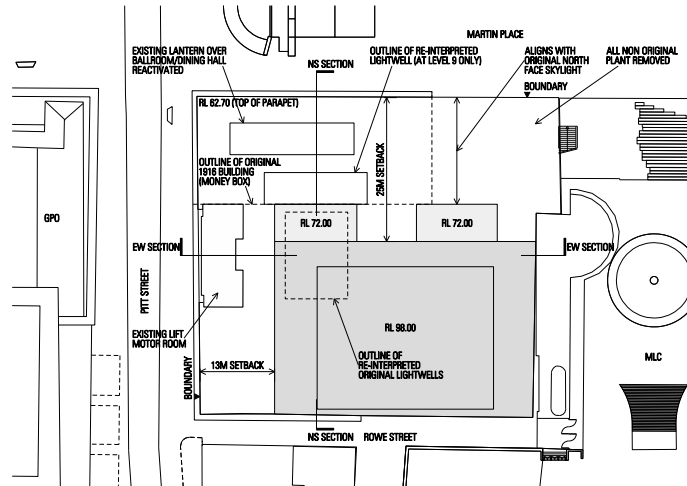


Figure 6.4
Money Box light
well – north south
section

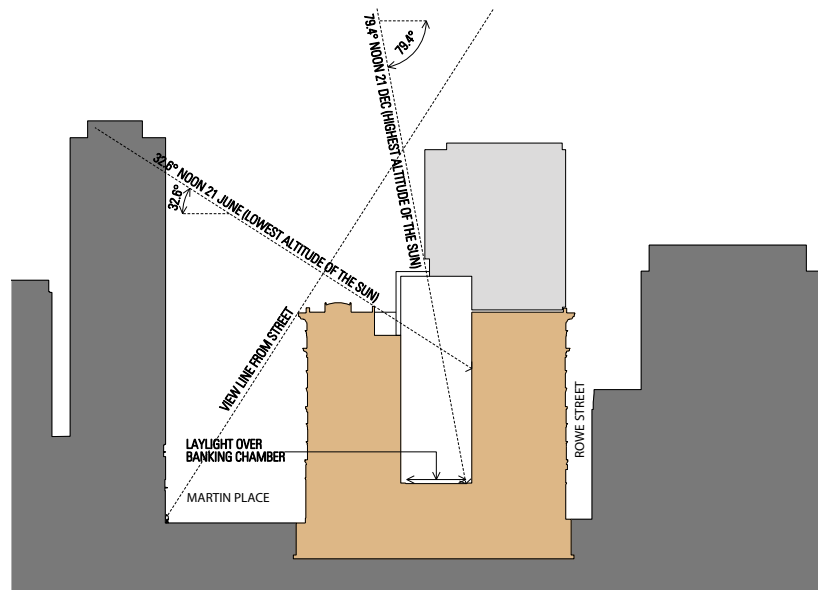
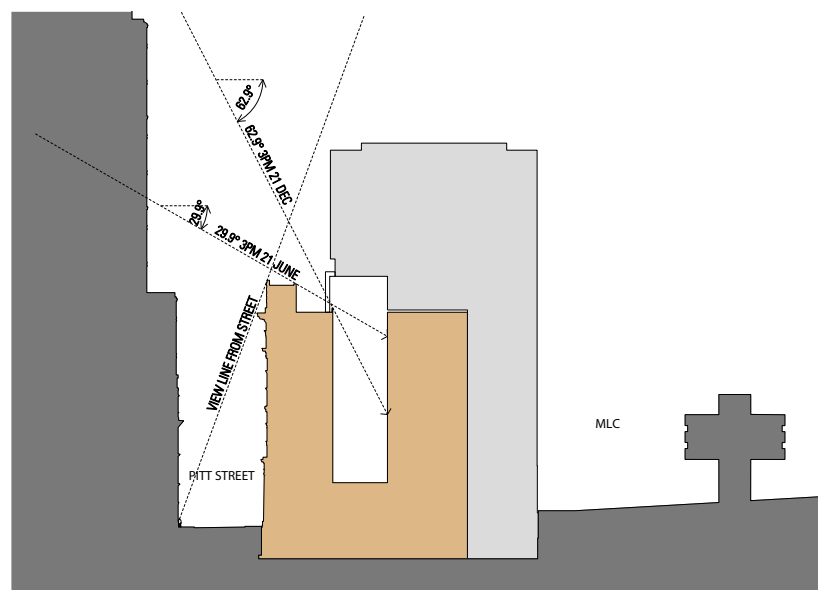


Figure 6.5
Money Box light well
– east west section



6.1.4 The APDG site (bounded by Alfred, Pitt, Dalley and George Streets)

The following objectives and provisions apply to the APDG site bounded by Alfred, Pitt, Dalley and George Streets, Sydney as shown in Figure 6.1 Specific sites map and Figure 6.6 The APDG Site Plan.

If a development proposal within the APDG site is subject to Clause 6.25 APDG block in *Sydney LEP 2012*, then the provisions contained in this section of the DCP override similar provisions in this DCP, where there is inconsistency.

If development proposed for 1 Alfred Street retains the design integrity and is generally in accordance with the winning entry of the architectural competition held in November 2009, known as the Kerry Hills Architects Scheme, then the building envelope controls shown in Figure 6.17 1 Alfred Street Site Development Control Envelope (Kerry Hill Architects Scheme), override similar provisions where there is inconsistency.

Figure 6.6
The APDG Site Plan



Clause 6.25 APDG block in *Sydney LEP 2012* enables taller buildings to parts of the street block in order to provide an integrated lane network, a central publicly accessible open space and greater tower separation for better views and daylight access. These benefits can be achieved by certain landholdings being developed cooperatively.

There are a number of alternate outcomes to achieve these objectives. Development Blocks 1, 2 and 3 under clause 6.25 of SLEP 2012 are one option while Development Block 4 and Development Block 5 under clause 6.25 of SLEP 2012 allows for another option.

In this DCP, Figures 6.7 to 6.17 apply to the development of Blocks 1, 2 or 3 and Figures 6.7A to 6.16A apply to the development of Block 4 and Block 5 as relevant.

Objectives

- (a) Provide detailed controls to satisfy the provisions of Clause 6.25 APDG block in *Sydney LEP 2012*.
- (b) Facilitate the redevelopment of the site to achieve a high quality urban form.
- (c) Ensure that development on the APDG site results in major public benefits.
- (d) Ensure the publicly accessible open space is fronted with active uses and linked to surrounding streets with a network of lanes and through-site links.
- (e) Maintain the legibility of the historical alignment of laneways and through-site links within the site.
- (f) Enable additional building height at certain sites where the development of the site provides for publicly accessible open space, lanes and through-site links.
- (g) Encourage commercial uses at the southern end of the site.
- (h) Protect sunlight access to Australia Square.
- (i) Create opportunities for views to and from Circular Quay.
- (j) Deliver an activated Queens Court through-site link suitable for outdoor dining and enhanced by visual connections to adjacent office space in the podium and retail space.

6.1.4.1 Local Infrastructure and Public Domain

Provisions

General

- (1) Where required to be provided, new streets, lanes and through-site links are to be provided in the locations identified in Figure 6.7 Public domain plan for blocks 1, 2 and 3 and in Figure 6.7A Public domain plan Option B for block 4 and block 5, and are to be designed and constructed in accordance with Figure 6.8 Streets, lanes and through-site links for blocks 1, 2 and 3 and in Figure 6.8A Streets, lanes and through-site links Option B for block 4 and block 5.
- (2) Ensure the design of the laneway network and square integrates with the ground floor uses of adjoining buildings and provides opportunities for external leisure activities.

Streets, lanes and through-site links

- (1) Through-site links are to be provided in the locations identified on the Through-site links map and Figure 6.9 Public domain principles plan for blocks 1, 2, and 3 and in Figure 6.9A Public domain principles plan Option B for block 4 and block 5.
- (2) Extend the existing north-south alignment of Underwood Street up to Alfred Street to enhance pedestrian movement on the site.
- (3) Create opportunities for outdoor dining along Alfred and George Streets.
- (4) Bridge the level change between George and Pitt Streets through terracing along Alfred Street whilst maintaining equal access.
- (5) Design Pitt Street to allow safe crossing points between Bulletin Place and Rugby Place and Bulletin Place and Underwood Street.
- (6) Dalley Street is to have the character of a wide lane and function as a service street fronting with the service entries of the Stock Exchange building facing Bridge Street.
- (7) Introduce widened footpaths on the southern side of Underwood Street, adjoining the new square and on the northern side of Dalley Street to the crossing of George Street at Grosvenor Street.

- (8) Design laneway thresholds that indicate pedestrian crossing priority.
- (9) Ensure lane alignments maintain clear sight-lines from each end.
- (10) Where required to be provided, introduce a north-south lane and through-site link in the location shown as 1A in Figure 6.9 and Figure 6.9A Public domain principles plan. The link will connect Herald Square and Dalley Street and have the character of a narrow through-site pedestrian link to the north and shared use lane to the south.
- (11) Rugby Place identified as 1B on Figure 6.9 and Figure 6.9A Public domain principles plan is to be a narrow lane for its entire length and is to widen towards the approach to the Rugby Club to create a seating area and encourage outdoor dining.
- (12) Enhance pedestrian amenity of the redevelopment of 188-194A George Street by introducing widened footpaths on the southern side of Crane Place, identified as 1C on Figure 6.9 Public domain principles plan.
- (13) For a development of block 4, integrate the George St plaza, marked G on Figure 6.9A Public domain principles plan, with the publicly accessible area on the northern part of 188-194A George Street.
- (14) For a development of block 1 and block 5 enhance pedestrian amenity opposite the proposed square by introducing widened footpaths on the southern side of Underwood Street, identified as 1D on Figure 6.9 and Figure 6.9A Public domain principles plan.
- (15) Enhance pedestrian amenity by introducing widened footpaths on the northern side of the through-site link identified as 1E on Figure 6.9 Public domain principles plan.
- (16) Through-site links are to have a clear height up to the levels indicated on Figure 6.7 and Figure 6.7A Public domain plan.
- (17) Enhance pedestrian amenity by extended and widening Queens Court to become an accessible through-site link identified as 1F on Figure 6.9 and 6.9A Public domain principles plan.
- (18) The design of the Queens Court through-site link is to:
 - (a) be of a high standard of visual quality;
 - (b) be activated through double-height fine grain retail spaces that provide direct and visual connections to the through-site link;
 - (c) include a high-level glazed roof/awning to a minimum height of 9.2m above the finished ground level, to ensure high quality amenity is delivered that supports outdoor dining;
 - (d) incorporate public art to the blast wall, bracing and roof/glazed awning in a holistic manner;
 - (e) have a minimum clearance of 5.4m between the underside of the bridge link over part of the through-site link and the finished ground level. The bridge link is to be no greater than 3m total external width;
 - (f) reduce flooding impacts, be accessible and maintain clear sight lines from each end;
 - (g) include ground level as shown in Figure 6.19 to prevent a 100 year flood event passing through to Underwood Street;
 - (h) be of high quality materials in accordance with the City's Public Domain Codes.
- (19) The building is to be planned and designed to accommodate future conversion of Dalley Street and Underwood Street into shared and/or pedestrian zones and associated stormwater works.

New Square – generally

- (1) Any new public plaza is to:
 - (a) be designed in a manner that minimises changes in level while meeting the existing level conditions at adjoining publicly accessible land;
 - (b) be of high quality materials in accordance with the City's Public Domain Code;
 - (c) have the minimum number of signage and lighting structures to avoid visual clutter and minimise the use of bollards;
 - (d) provide opportunities for casual outdoor dining.

New Square – development of blocks 1 and 2

- (1) For development of blocks 1 and 2 introduce a publicly accessible square near the centre of the street block in the location shown on Figure 6.7 Public domain plan.
- (2) The new square is to:
 - (a) have a minimum area of 1,300sqm as shown outlined in red on Figure 6.9 Public Domain Principles plan;
 - (b) be defined by development and the convergence of new and existing lanes and through-site pedestrian links;
 - (c) be visually activated with doors and windows fronting the square, creating views into circulation spaces and elevated gathering spaces; and
 - (d) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of the square.

New Square – development of block 4

- (1) Public plazas are to be provided as shown generally on Figure 6.7A Public domain plan Option B.
- (2) The combined area of the public spaces outlined in red on Figure 6.9A Public Domain Principles plan Option B, shall be a minimum of 1,800sqm.
- (3) The new public plaza to George Street, marked G on Figure 6.9A Public Domain Principles Plan Option B, is to:
 - (a) have direct access from George Street;
 - (b) have a high level of solar access;
 - (c) be defined by George Street, new and existing lanes and through-site pedestrian links, and fine grain development;
 - (d) contain public access stairs on the northern edge from the plaza to lane level;
 - (e) integrate a multi-level building at the eastern edge of the plaza for community and associated uses, access to below plaza level community uses, and an internal passenger lift to facilitate equitable access from George Street to the laneways and Pitt Street;
 - (f) be visually activated to the north and east by active edges (including potential balconies and roof terraces) creating views into circulation spaces and gathering spaces; and
 - (g) incorporate high quality public art.

- (4) The new public plaza at the Pitt Street level, marked P on Figure 6.9A Public Domain Principles Plan Option B, is to:
 - (a) integrate laneways and plaza areas with existing and proposed ground floor uses; and
 - (b) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of this plaza.

Active Frontages

- (1) For development of blocks 1, 2, and 3, active frontages are to be provided in the locations nominated on the Active frontages map.
- (2) For development of block 4 and block 5, active frontages are to be provided in the locations nominated generally on Figure 6.12A Active Frontages Option B.

Awnings

- (1) Footpath awnings are to be provided in the locations nominated on the Footpath awnings and colonnades map.
- (2) For development of block 4, retractable canvas awnings are to be provided to internal laneways and squares.

6.1.4.2 Built Form and Design

Building Height

- (1) Development must not exceed the maximum height in metres and RL for the land as shown in Figure 6.10 Alternative heights for blocks 1, 2 and 3 and in Figure 6.10A Alternative heights Option B for block 4 and block 5.
- (2) Encourage a variety of built form options within development blocks 1, 2, 3, 4 and 5. The site area of each development block may increase with the addition of one or more optional additions A, B or C as indicated on Figure 6.11 APDG site development blocks 1, 2 and 3 and Figure 6.11A APDG site development blocks Option B.

Street Frontage Height and setbacks

- (1) The street frontage height of a building is not to exceed the maximum height shown for the land on Figure 6.13 Street frontage height for blocks 1, 2, and 3 and as shown on Figure 6.13A Street frontage height Option B for block 4 and block 5.
- (2) The maximum width of an elevation above the street frontage height of buildings, as shown in Figure 6.13, is to be 35% of the total height of the building, excluding curved facades where the change in tangent across the facade is greater than 60 degrees.

Note: For example, a tower of 200m height may have a maximum elevation width above the street wall of 70m (200m x 35%).

- (3) Ensure a minimum of 95% of each of the building frontages are built to the alignment of the public domain to the height shown on Figure 6.13 Street frontage height for blocks 1, 2, and 3 and on Figure 6.13A Street frontage height in metres Option B for block 4 and block 5.
- (4) Provide setbacks above the street-wall in accordance with Figure 6.14 Setbacks above the street frontage height for blocks 1, 2, and 3 and on Figure 6.14A Setbacks above the street frontage height Option B for block 4.
- (5) The following minimum setbacks are required for tower forms:
 - (a) the north-western tower on block 1 - 0m to Alfred and George Streets and the new lane and 3m to southern boundary;
 - (b) the western tower - 4m to George Street at 188-194A George Street, increasing to 8m at the southern boundary of 196-208 George Street; 3m to the southern boundary and 4m to the eastern side;

- (c) the south-eastern tower on block 1 - 8m to all streets and lanes;
- (d) the eastern tower on block 4 - 6m to Pitt Street; 6m to tower building at 188-194A George Street; 6m to podium of approved building envelope for Tower B at 19-31 Pitt Street under development consent D/2015/1049; and variable to other streets and lanes; and
- (e) the south-eastern tower on block 5:
 - (i) Pitt Street – 6m at the northeast corner of the tower, transitioning to 4m at the southeast corner of the tower;
 - (ii) Underwood Street – 3m at the western corner of the tower, stepping to 4m at the eastern corner of the tower; and
 - (iii) Queens Court (future through-site link) – 1m above RL 47.7m as shown in figure 6.10A Alternative heights Option B.
- (6) The minimum setback for a wall with openings is 3m from a shared boundary.

Building design and bulk

- (1) Building envelopes are to be in accordance with Figure 6.10 Alternative heights for blocks 1, 2 and 3 and with Figure 6.10A Alternative heights Option B for block 4 and block 5.
- (2) Notwithstanding Figure 6.10 Alternative heights, a reduced building envelope for Block 1 may be permitted on the lot marked 'X' in Figure 6.13: Street frontage heights to allow a larger central public square.
- (3) Introduce a slender tower in the north-west corner of the site known as 1 Alfred Street, which fronts Circular Quay in accordance with Figure 6.10 Alternative heights.
- (4) For blocks 1 and 2 introduce two new commercial towers on the site, one in the south-east corner and the other on the western side fronting George Street as identified in Figure 6.10 Alternative heights for blocks 1 and 2.
- (5) For block 4 introduce a new commercial tower on the eastern side of block 4 as identified in Figure 6.10A Alternative heights Option B.
- (5A) For block 5 introduce a new commercial tower on the eastern side of block 5 as identified in Figure 6.10A Alternative heights Option B.
- (6) Design the lower levels of the tower fronting Alfred Street to address the pedestrian scale environment at George Street and Herald Square.
- (7) For block 4, any building on PT 181 DP606865 (the site of Jacksons on George) shall have a maximum height of RL 16 at the southern boundary of the lot increasing in height to the north in accordance with the 21 June 12pm Sun Angle.
- (8) For block 4, the proposed community use building and the portion of the tower podium facing the new north-south lane shall be built to a maximum height of RL24.
- (9) The tower on Block 4 shall be designed to mitigate wind impacts on Underwood and Pitt Streets including active systems, form and materials.
- (10) New development must not cause the ground level environment on the APDG site or surrounding streets and lanes to have a mean wind speed or Gust Equivalent Mean wind speed exceeding:
 - (a) 10 metres per second for more than 5% of the year; or
 - (b) 15 metres per second more than once per year.

Developments are not to rely on physical barriers such as screenings or awnings.

- (11) For block 5, the new commercial tower shall include an allowance for facade articulation equivalent to 1% of the building envelope established in Figure 6.10A Alternative Heights Option B.
- (12) Ground floor retail/commercial uses are to accommodate amenities, storage, general back of house activities and other spatial requirements to support these uses.
- (13) Where retail space is provided, generous double height spaces are to be provided to give visual connectivity to public spaces for activation.
- (14) Open-plan office space is to be located on the lower levels of the podium that opens onto the Queens Court through-site link to provide visual connectivity and interest.
- (15) Future development applications are to be informed by consultation with Sydney Water, Heritage NSW and Sydney Metro infrastructure to minimise any impacts on the Tank Stream and the Sydney Metro corridor.
- (16) Where the building is in close proximity to adjacent towers, the design is to include sufficient treatments to ensure privacy impacts are minimised.

Design Excellence Strategy for Development Block 4

- (1) The following competitive design processes must be completed before the lodgement of a stage 2 development application for Block 4:
 - (a) An invited architectural design competition for a building on the land shown as Area A on Figure 6.16A Design Excellence Option B; and
 - (b) The preparation of design alternatives on a competitive basis for a building on the land shown as Area B on Figure 6.16A Design Excellence Option B.
- (2) The selection of architectural practices for each competitive design process will be informed by individual design briefs to be developed in accordance with the following:
 - (a) A range of emerging and established architects will participate in competitive design processes to ensure architectural design variety within Block 4.
 - (b) To ensure architectural design variety across Block 4, no architectural practice may participate in more than one competitive design process.
 - (c) A minimum selection of 6 established architectural practices will be invited to participate in the architectural design competition for Area A.
 - (d) A selection of 4 emerging architectural practices will be invited to participate in the competitive design alternatives process for Area B.
 - (e) To achieve a whole of site design excellence, the architectural design processes for the land shown as Area A and Area B on Figure 6.16A are to be run concurrently.
- (3) For development on Block 4 to be eligible for the maximum additional floor space bonus available under clause 6.21D(3) of SLEP 2012, competitive design processes must be completed for both Area A and Area B on Figure 6.16A Design Excellence Option B.
- (4) Having regard to the total area of Block 4 for which competitive design processes are required, the amount of any additional bonus floor space available to development on Block 4 under clause 6.21D(3) of Sydney LEP 2012 will be as follows:
 - (f) The amount attributable to a competitive design process for Area A is up to 77% of the maximum additional floor space available under clause 6.21D(3);
 - (g) The amount attributable to a competitive design process for Area B is up to 23% of the maximum additional floor space available under clause 6.21D(3).

Design Excellence Strategy for Development Block 5

- (1) The following competitive design processes must be completed before the lodgement of a detailed development application for block 5:
 - (a) An invited architectural design competition is to be undertaken in accordance with Division 4 of Sydney LEP 2012 for the entire block 5 site identified as block 5 in Figure 6.11A – APDG Site- Development blocks Option B;
 - (b) The invited architectural design competition is to involve no less than five architectural firms;
 - (c) Any additional floor space pursued for a building demonstrating design excellence under clauses 6.25 (3A)(d) and 6.21D(3)(b), is to be accommodated within the building envelope shown in Figure 6.10A Alternative Heights Option B; and
 - (d) No additional building height under clause 6.21D(3)(a) is to be awarded as a result of the Competition.

6.1.4.3 Parking and Vehicular Access

- (1) Vehicle and service entry points are to be consistent with Figure 6.15 Vehicular access plan for blocks 1, 2 and 3 and with Figure 6.15A Vehicular access plan Option B for block 4 and 5.
- (2) One way vehicular access provided from the new north-south lane to George Street identified as 'A' and 'B' on Figure 6.15 Vehicular access Plan for blocks 1, 2 and 3 is short term only.
- (3) Provide shared basement access between developments to minimise vehicular movements on lanes.
- (4) Loading docks are not permitted on George, Pitt or Alfred Streets or on the new public square frontage.
- (5) Above ground parking is not permitted.

6.1.4.4 Floodplain Management for Development Block 5

- (1) A site specific flood study consistent with section 3.7 of this DCP and City of Sydney's Interim Floodplain Management Policy is to be prepared and submitted with the Development Application.
- (2) Entry to the basement carpark is to be designed to prevent a 100 year flood event and include a crest of the basement carpark ramp to prevent a 20 year flood event at a minimum level of RL 4.15m.

6.1.4.5 Sustainability for Development Block 5

- (1) New commercial buildings should be designed to meet a 6 star Greenstar rating.
- (2) New commercial buildings should be designed to meet a 5.5 star NABERS Energy rating for base building of the commercial component, evidenced by the provision of a NABERS Energy Commitment Agreement prior to the issuing of relevant Construction Certificate.
- (3) New commercial buildings should be designed to meet a 4 star NABERS Water score for the commercial component.
- (4) New commercial development should achieve net-zero carbon, zero waste and water efficient outcomes.

Figure 6.7

APDG Site
- Public domain plan

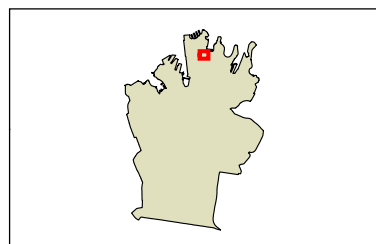
Legend

Public domain open to the sky and noted on property title

- Extension of Herald Square
- Lane - 6m wide minimum (types A & B).
Open to sky unless height is shown on plan.
- Optional extension of square
- Publicly accessible square

Public domain noted on property title

- Through-site link 4.5m-6m wide.
Height varies as shown on the plan as RLs.



0 30 m





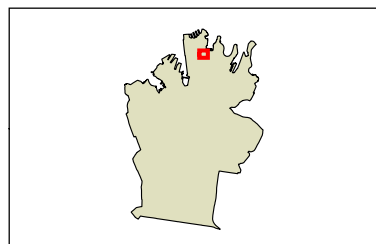
Sydney Development Control Plan 2012

Figure 6.7A

APDG Site - Public domain plan (Option B)

Legend

- Extension of Herald Square
- Through-site link 4.5-6.0m wide
Height varies as shown on the plan as RL's
- Lane - 6m wide minimum
Open to sky unless height is shown on plan
- Publicly accessible square
- Optional extension of square
- Colonnade 3m wide



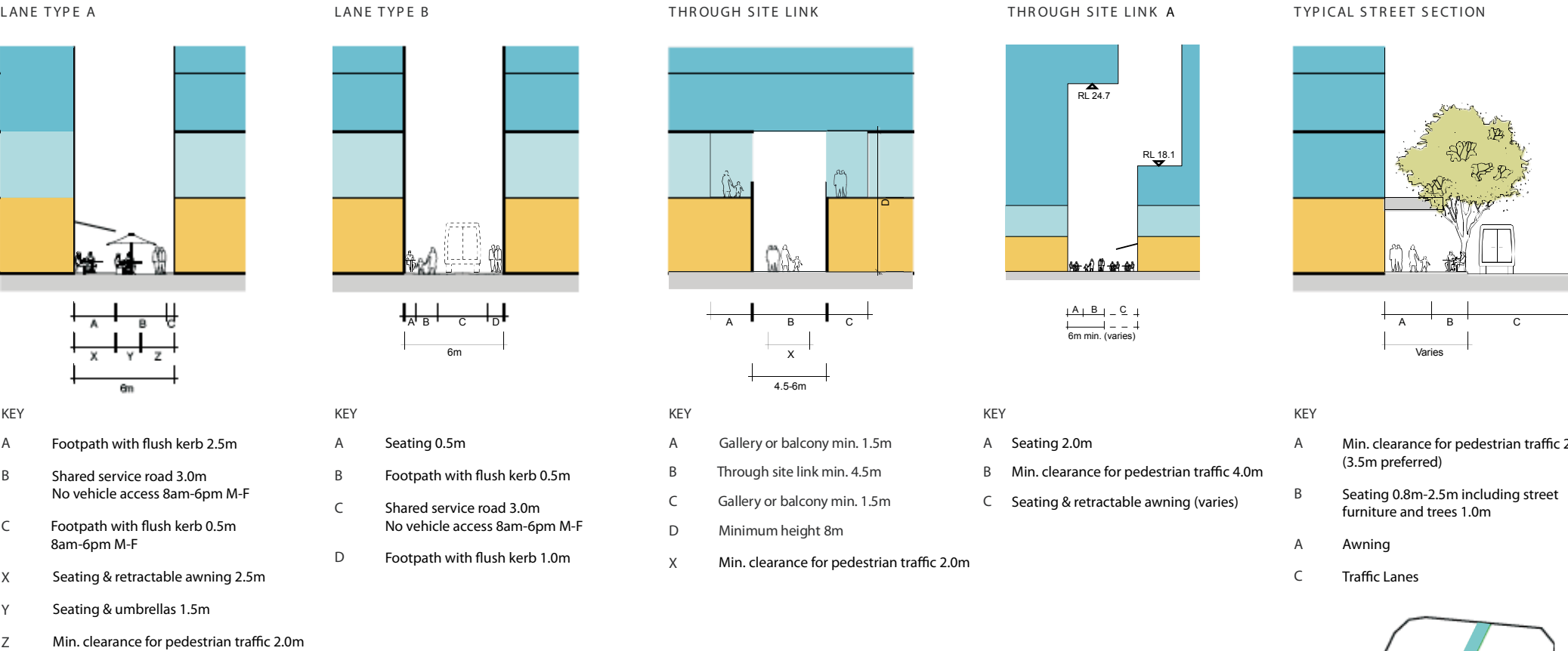
0 30 m

Copyright ©2020 City of Sydney Council. All Rights Reserved
Copyright ©2020 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA84
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



STREETS, LANES AND THROUGH SITE LINKS



LANE TYPE B

KEY

A

Seating 0.5m

B

Footpath with flush kerb 0.5m

C

Shared service road 3.0m
No vehicle access 8am-6pm M-F

D

Footpath with flush kerb 1.0m

THROUGH SITE LINK

KEY

A

Gallery or balcony min. 1.5m

B

Through site link min. 4.5m

C

Gallery or balcony min. 1.5m

D

Minimum height 8m

X

Min. clearance for pedestrian traffic 2.0m

THROUGH SITE LINK A

KEY

A

Seating 2.0m

B

Min. clearance for pedestrian traffic 4.0m

C

Seating & retractable awning (varies)

TYPICAL STREET SECTION

KEY

A

Min. clearance for pedestrian traffic 2.0m
(3.5m preferred)

B

Seating 0.8m-2.5m including street
furniture and trees 1.0m

A

Awning

C

Traffic Lanes

Generally

- All seats, tables and umbrellas in the public domain must be removable (consistent with the concept of “naked streets” including minimal signage).
- Laneway awnings must not have fixed elements or vertical screens.
- Other street furniture (eg. planters and temporary bollards) should not be permitted.
- Design of the public domain and lanes should prioritise pedestrian activities and provide an equitable clear path of travel, preferably adjacent to the building line.
- Integrated surface treatments may also be used to provide navigational assistance.
- TGSi and fixed barriers are not preferred.
- Seating areas should be in consistent locations throughout a lane.

KEY

- Active uses (consistent with SDCP 1996 Part 2.5.2)
- Small commercial tenancies <200sqm
- Commercial uses (Residential uses on 1 Alfred Street)

KEY

- Lanes (Types A & B)
- Through Site Links

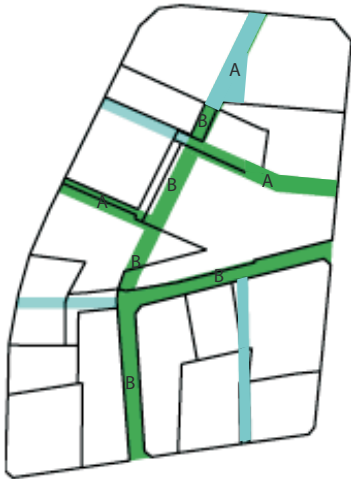
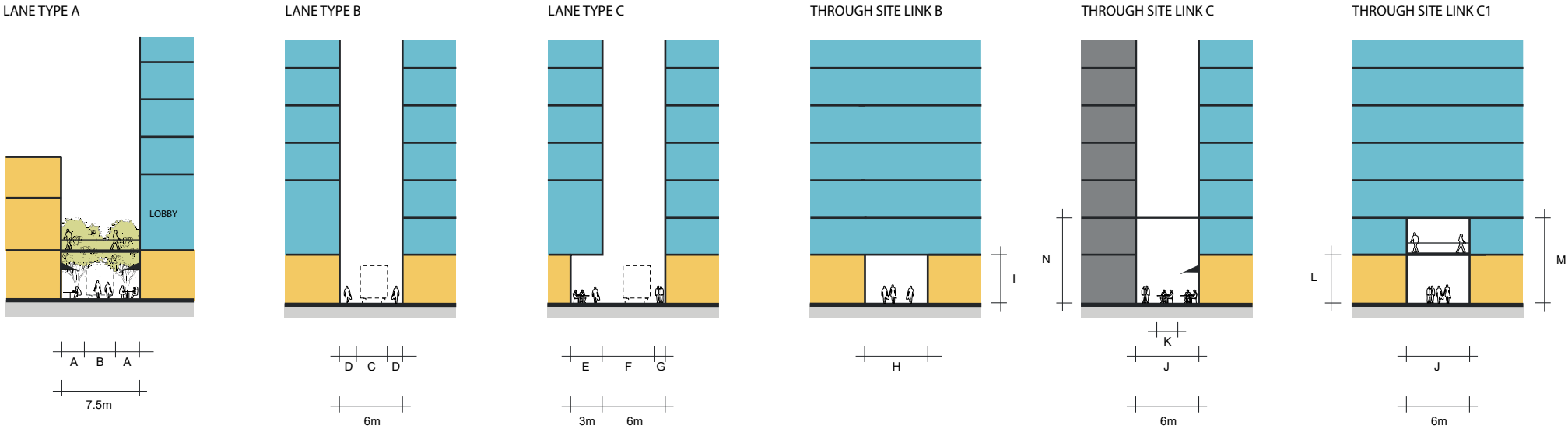
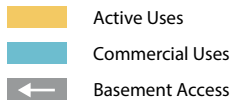


Figure 6.8A

STREETS, LANES AND THROUGH SITE LINKS - OPTION B



KEY



- A Seating & retractable awning or umbrella 2.25m
- B Laneways. No vehicle access.
- C Shared service road 3m
- D Footpath with flush kerb 1.5m
- E Pedestrian setback 3m
- F Shared service road 5m. No vehicle access 8am- 6pm Monday to Friday.
- G Footpath with flush kerb 1m

- H Through site link min. 4m
- I Minimum height 4m on variant
- J Through site link min. 6m
- K Minimum clearance for pedestrian traffic 2m
- L Bridge link height 5.5m
- M Minimum height 9.5m
- N Glazed awning min height 9.2m

Generally

- All seats, tables and umbrellas in the public domain must be removable (consistent with the concept of "naked streets" including minimal signage).
- Laneway awnings must not have fixed elements or vertical screens.
- Other street furniture (eg. planters and temporary bollards) should not be permitted.
- Design of the public domain and lanes should prioritise pedestrian activities and provide an equitable clear path of travel, preferably adjacent to the building line.
- Integrated surface treatments may also be used to provide navigational assistance.
- TGSI and fixed barriers are not preferred.
- Seating areas should be in consistent locations throughout a lane.

KEY

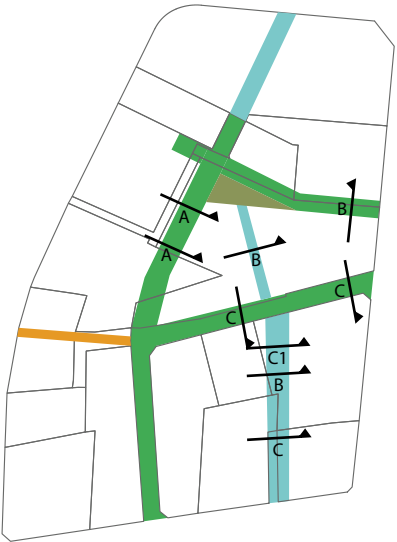
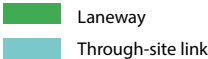
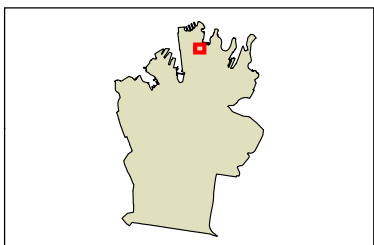


Figure 6.9

**APDG Site
- Public domain principles plan**

Legend

- New square
- Publicly accessible square within block
- Lane
- Through-site link
- Connected laneway network



0 30 m





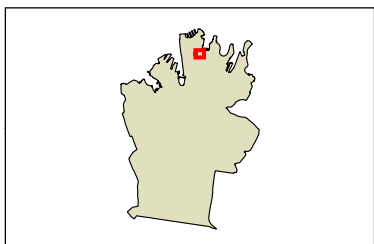
Sydney Development Control Plan 2012

Figure 6.9A

APDG Site - Public domain principles plan (Option B)

Legend

- Lane
- Publicly accessible squares (G and P) within block
- Through-site link
- New squares
- Connected laneway network
- Optional extension of square
- x Indicative location of through site link



0 30 m

Copyright ©2020 City of Sydney Council. All Rights Reserved.
Copyright ©2020 Land and Property Information. All Rights Reserved.
This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



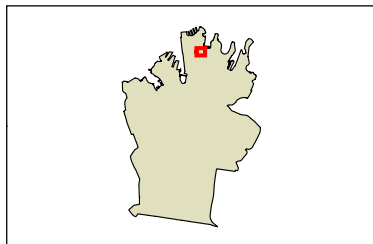
Figure 6.10

APDG Site
- Alternative heights

Legend

Height (in metres above ground)

- 15
- 25
- 45
- 55
- 75
- 126
- Tower - height noted on plan
- * Max height determined by Clause 6.20 of Sydney Local Environmental Plan 2012
- Align with property corners



0 30 m

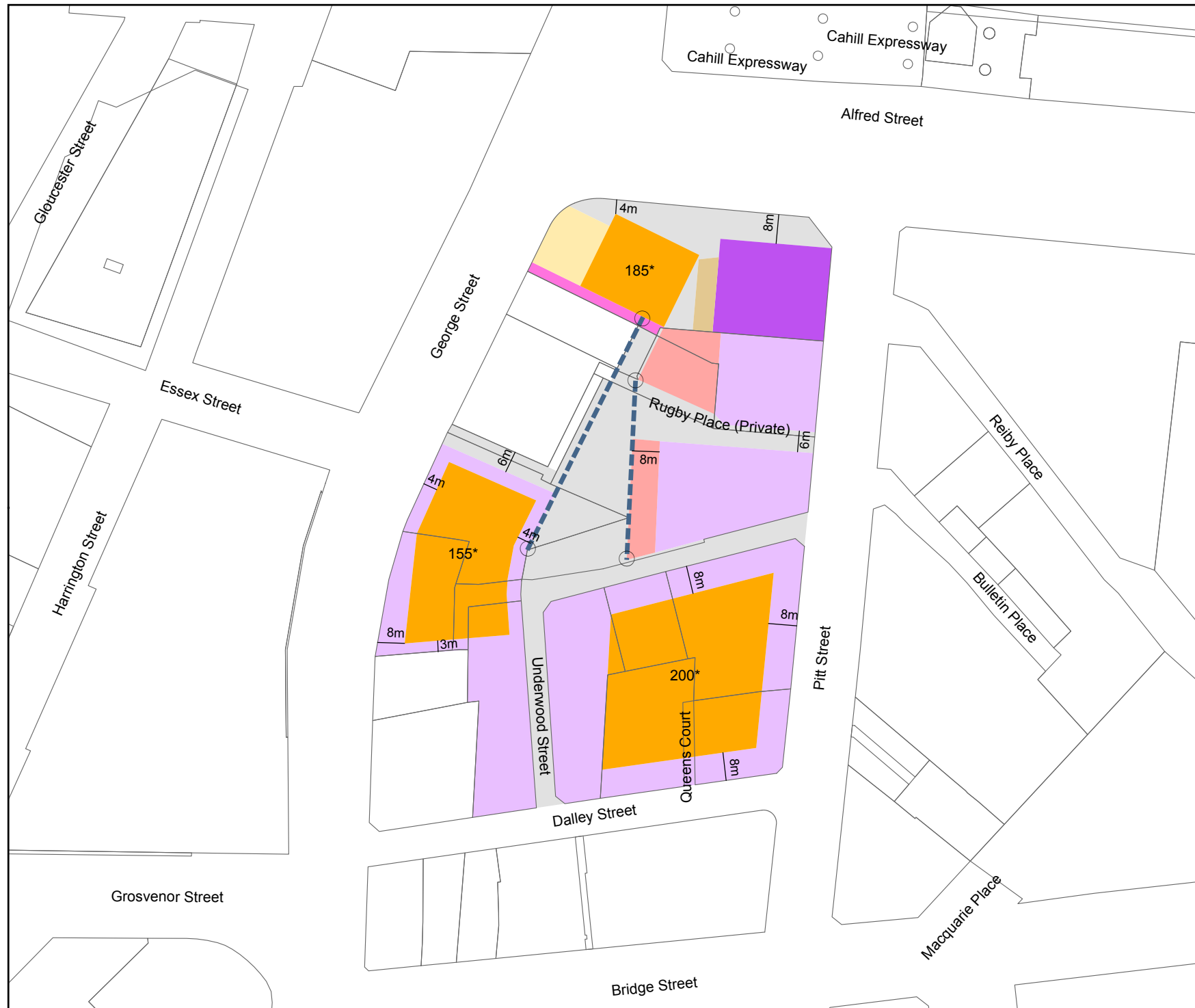


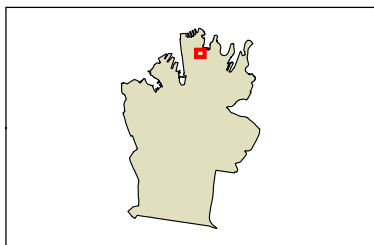
Figure 6.10A

APDG Site
- Alternate heights (Option B)

Legend

- 9.5 to 17m above George Street ★
 15m
 20m / RL 24.0 ★
 25m
 45m
 55m
 75m
 126m
 Tower - height noted on plan
 Maximum height determined by clause 6.25 of Sydney Local Environmental Plan 2012
 Align with property corners

 ★ Refer to clause 6.1.6.3 of this DCP



A horizontal scale bar with a black outline. The left end is labeled '0' and the right end is labeled '30 m'. The bar is divided into three equal segments by two vertical tick marks.

Copyright ©2020 City of Sydney Council. All Rights Reserved
Copyright ©2020 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



Figure 6.11

APDG Site
- Development blocks

Legend

1 Development Block 1

2 Development Block 2

3 Development Block 3

Optional Additions to Development Block 1

A Development Block A

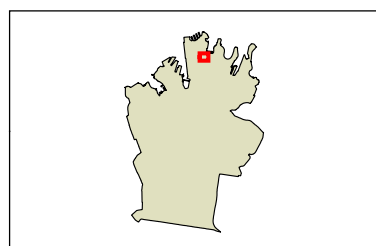
B Development Block B

C Development Block C

Optional Additions to Development Block 3

A Development Block A

B Development Block B



0 30 m





**Sydney
Development
Control Plan 2012**

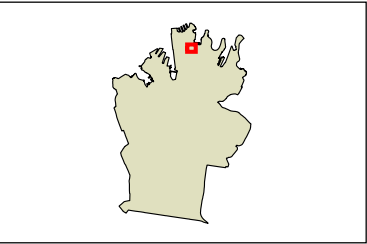
Figure 6.11A

**APDG Site
- Development blocks (Option B)**

- Legend**
- 2 Development Block 2
 - 3 Development Block 3
 - 4 Development Block 4
 - 5 Development Block 5

Optional Additions to Development Block 3 or Block 4

- A Development Block A
- B Development Block B



0 30 m

Copyright ©2020 City of Sydney Council, All Rights Reserved
Copyright ©2020 Land and Property Information, All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions thereof. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



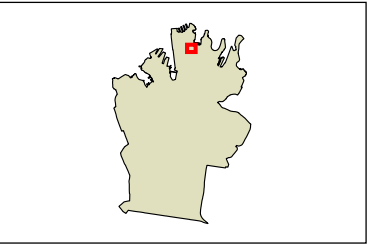


**Sydney
Development
Control Plan 2012**

Figure 6.12A

**APDG Site
- Active frontages (Option B)**

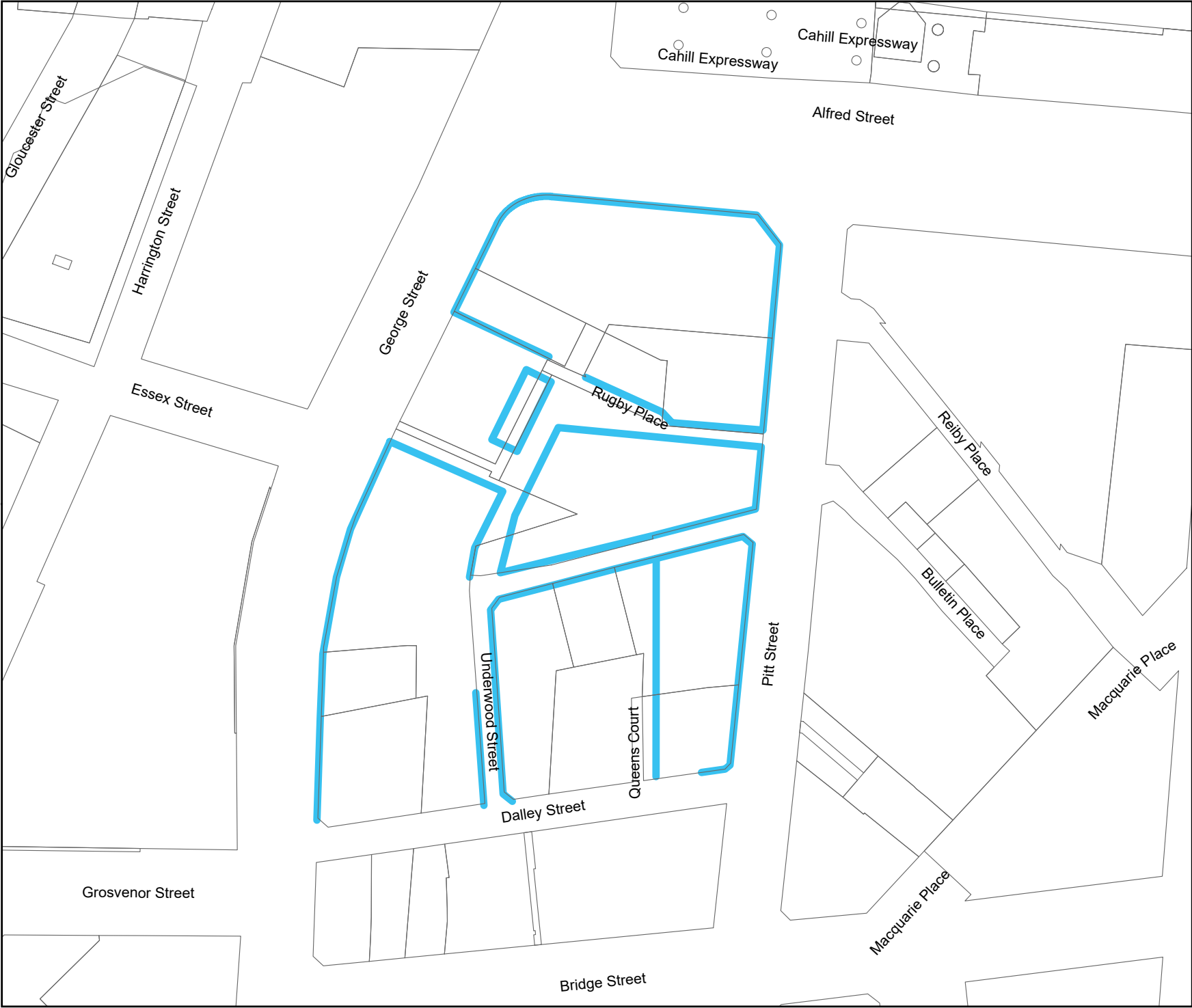
Legend
Active frontages



0 30 m

Copyright ©2020 City of Sydney Council. All Rights Reserved
Copyright ©2020 Land and Property Information. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions thereof. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



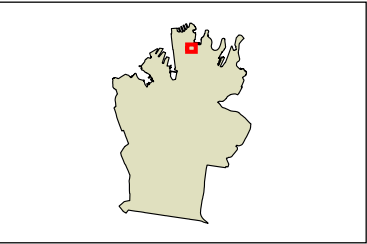


Sydney Development Control Plan 2012

Figure 6.13

APDG Site - Street frontage height in metres

- Legend**
- Minimum / maximum height
- 20m / 25m
 - 40m / 45m
 - 15m / 55m
 - 70m / 185m
 - Public Space
 - x Refer to clause 6.1.6.3 of this DCP



0 30 m





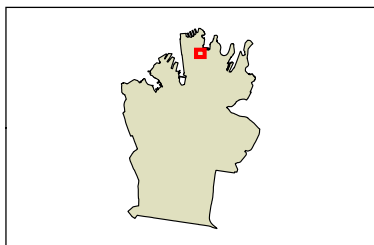
Sydney Development Control Plan 2012

Figure 6.13A

APDG Site - Street frontage height in metres (Option B)

Legend

- 9m / 17m
- 20m / 25m
- 40m / 45m
- 15m / 55m
- 70m / 185m
- Publicly accessible spaces/streets/lanes



0 30 m

Copyright ©2020 City of Sydney Council. All Rights Reserved.
Copyright ©2020 Land and Property Information. All Rights Reserved.
This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions thereof. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



Figure 6.14

**APDG Site
- Setback above the
street frontage height****Legend**

Minimum / maximum setbacks

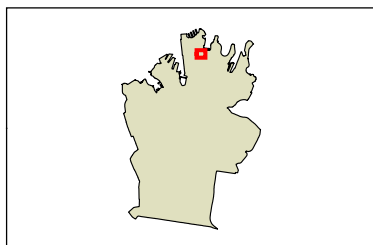
0m

4m / 6m

Transition from 4m to 8m

8m / 10m

Publicly accessible spaces/streets/lanes



0 30 m

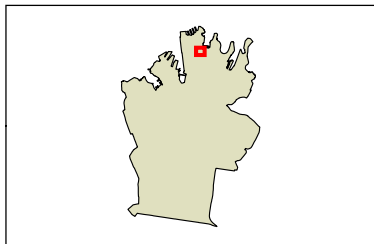


Figure 6.14A

APDG Site - Setback above the street frontage height (Option B)

Legend

- 0m
- 3m
- 3m to a height of RL 47.7m, and 1m above RL 47.7m
- 4m
- Transition from 6m to 4m
- 4m - 8m
- 6m
- Transition from 4m to 8m
- 8m - 10m
- Transition from 0m to 8m
- Publicly accessible spaces/streets/lanes











0 30 m

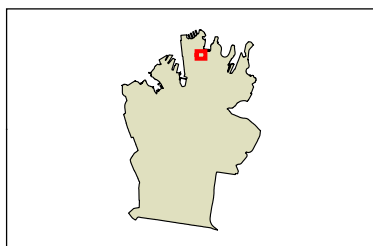


Figure 6.15

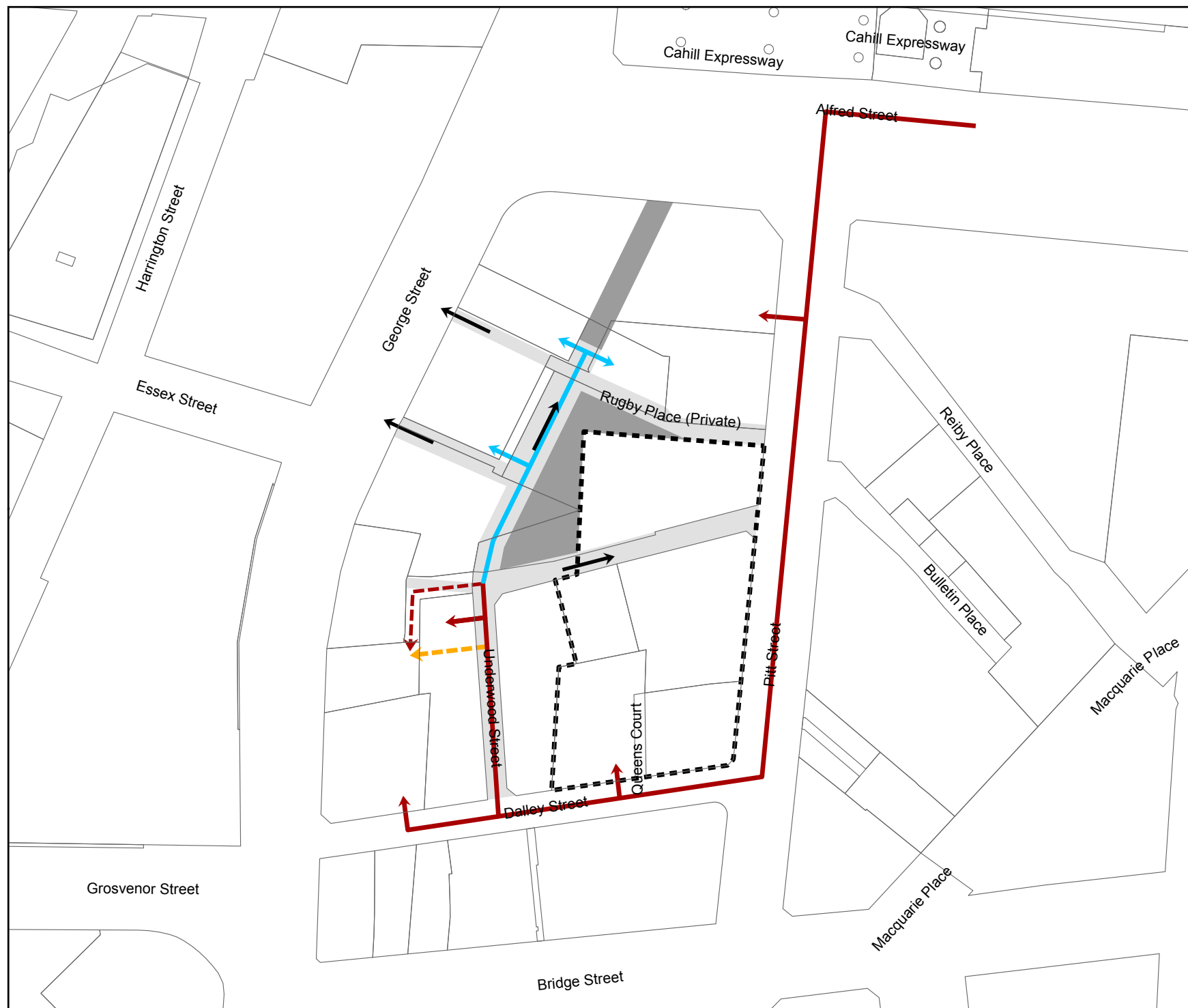
APDG Site
- Vehicular access plan

Legend

-  Preferred vehicular access location
-  No vehicle access 8am-6pm mon-fri
-  Short term access location
-  Preferred long term access location
-  One way traffic circulation direction
-  No vehicular access
-  Publicly accessible space/
streets/lanes
-  Shared basement/servicing



0 30 m





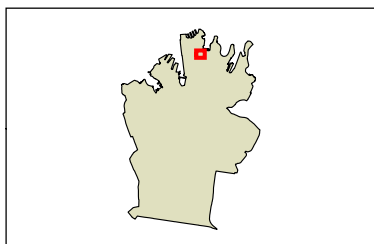
Sydney Development Control Plan 2012

Figure 6.15A

APDG Site - Vehicular access plan (Option B)

Legend

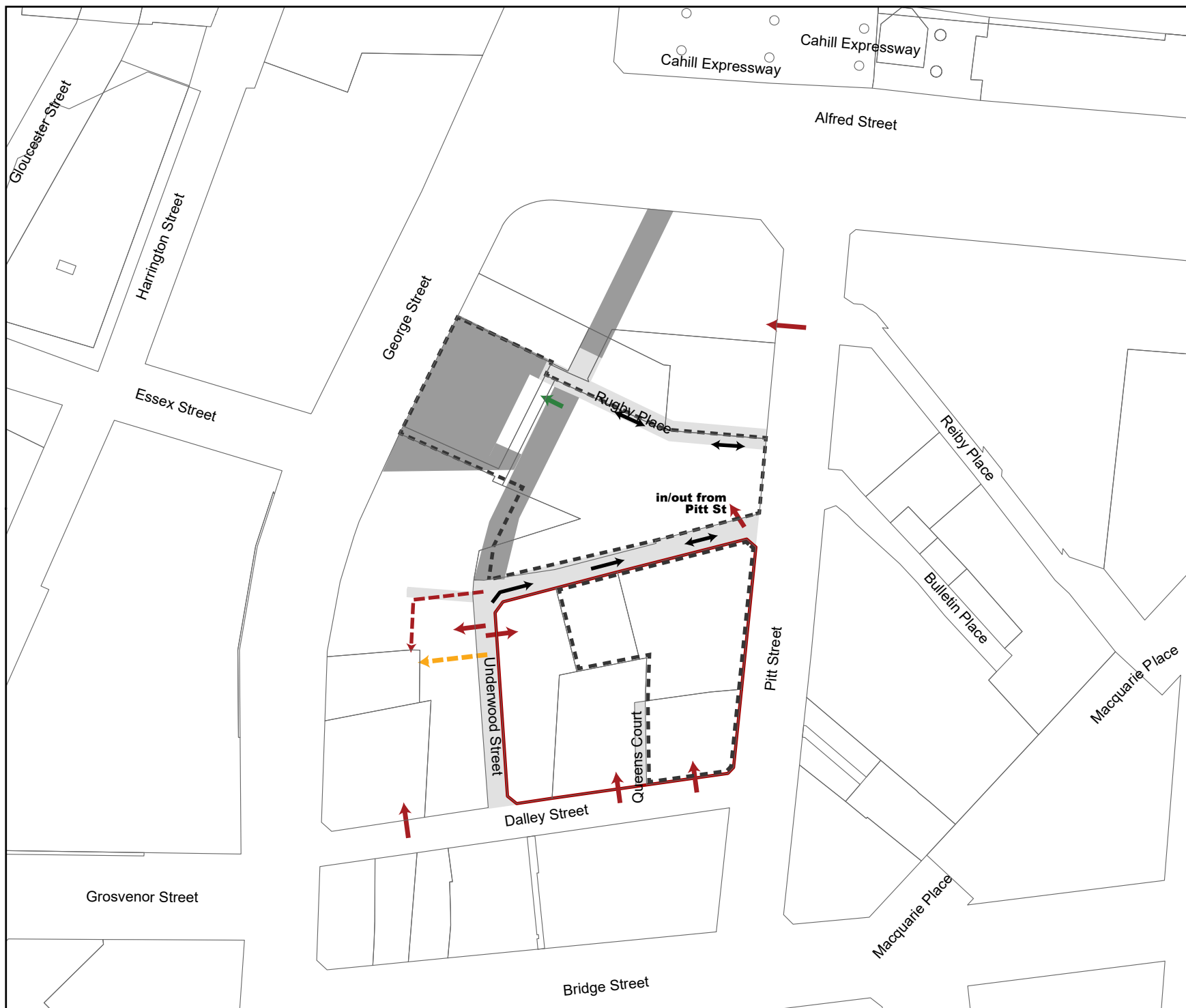
- Preferred vehicular access location
- No vehicle access 8am-6pm Monday to Friday
- Short term access location
- Preferred long term access location
- Access to end trip facility (bike hub)
- Traffic circulation direction
- No vehicular access
- Publicly accessible space/street/lanes
- Shared basement/servicing
- Land subject to a separate planning proposal



0 30 m

Copyright ©2020 City of Sydney Council. All Rights Reserved.
Copyright ©2020 Land and Property Information. All Rights Reserved.
This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions thereof. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's GIS Group of any map discrepancies. No part of this map may be reproduced without written permission.

Projection: MGA Zone 56
Datum: GDA94
Paper Size: A4
Prepared By: SPUD
Printing Date: 27 February, 2020



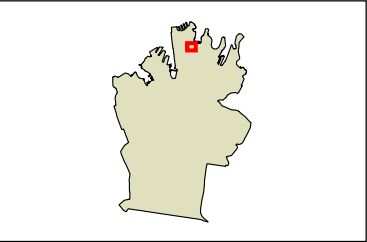


Sydney Development Control Plan 2012

Figure 6.16A

APDG Site - Design Excellence (Option B)

- Legend
- A Area A
 - B Area B
 - C Area C



0 30 m



Figure 6.17
Alfred Street site
development control
envelope (Kerry Hill
Architects Scheme)

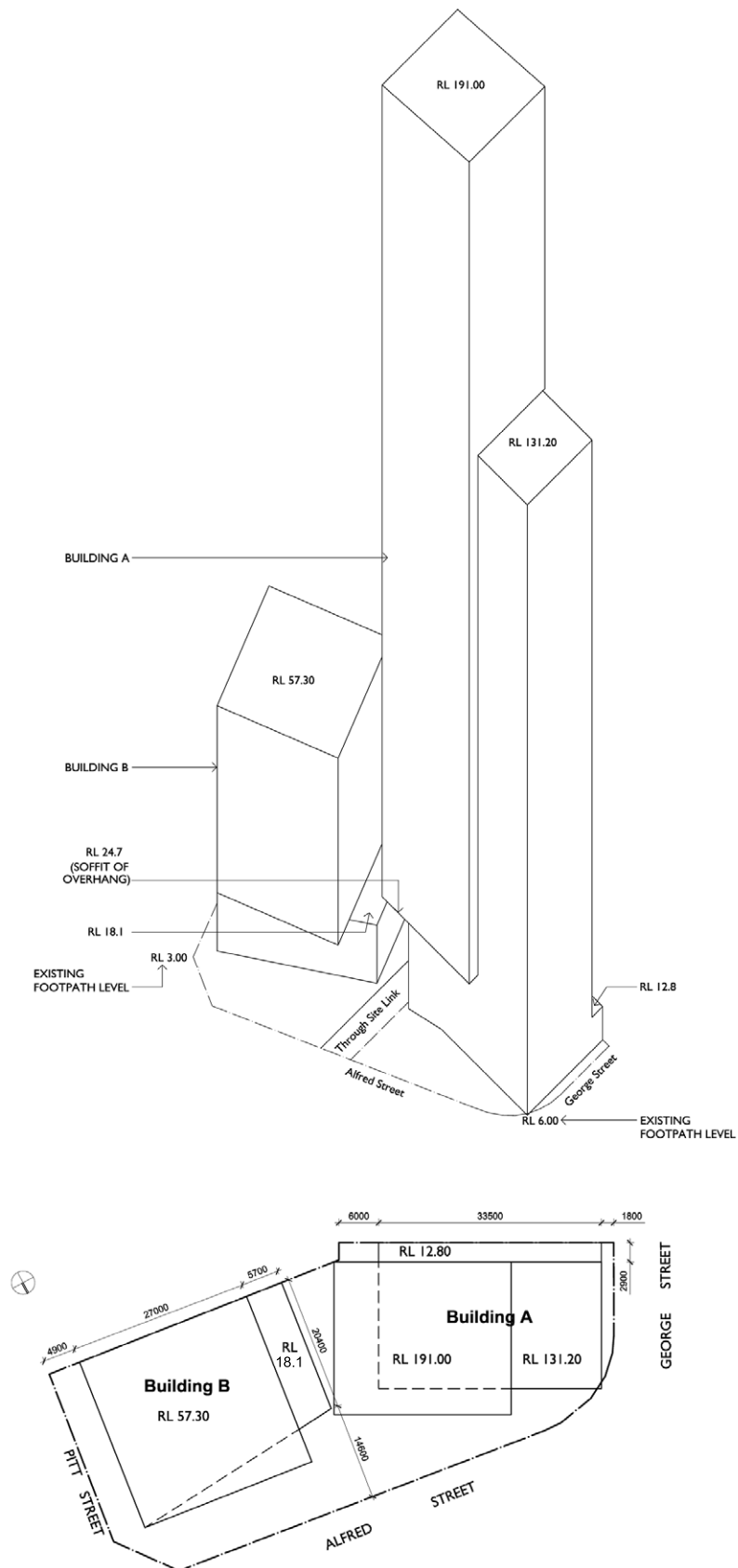
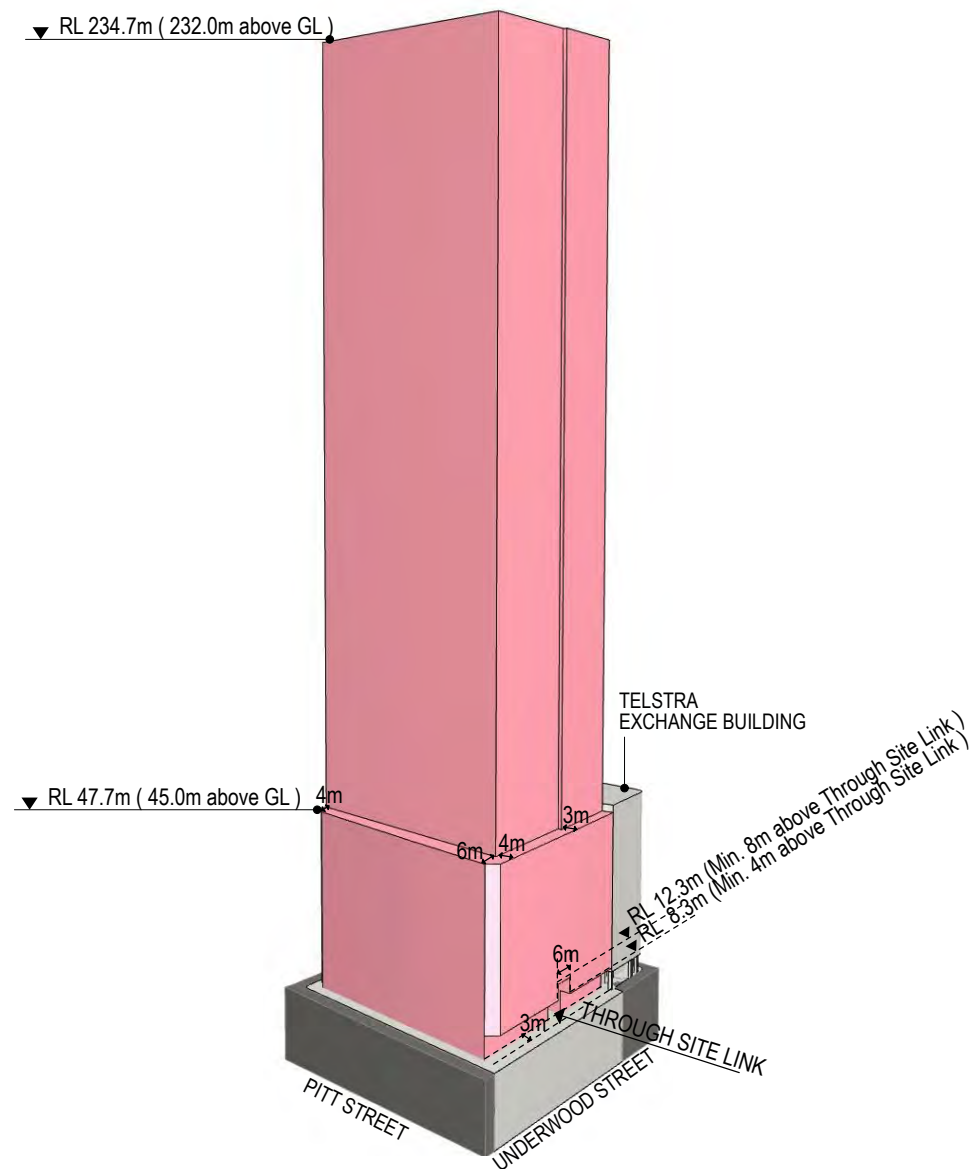


Figure 6.17a
North-west View
Development
Control Envelope
– 55 Pitt Street



6.1.5 261-263 Oxford Street, St. John's Church, Hall & Manse, Paddington

The following objectives and provisions apply to St John's Church, Hall, Manse & New Manse, at 261-263 Oxford Street, Paddington, being Lot 1 in DP 792757, as shown in Figure 6.1 *Specific sites map*.

These provisions aim to ensure development is consistent with the Conservation Analysis of the site prepared by Clive Lucas Stapleton & Partners Pty Ltd in 1992 for the Uniting Church. Applicants should make reference to this document to ensure any proposed development is consistent with the heritage significance of the property. A copy of the Conservation Analysis is available from Council.

Objectives

- (a) Conserve the heritage significance of heritage-listed buildings on the site.
- (b) Carry out refurbishment and alterations of existing buildings with regard to the relative cultural significance and with proper supervised regard for the archaeological significance of the site.
- (c) Ensure development is compatible in scale and height with the heritage-listed buildings, with surrounding residential development and streetscapes and the Paddington South Conservation Area.
- (d) Protect the amenity of existing residential development with regard to solar access and privacy.
- (e) Encourage pedestrian access around the heritage-listed buildings to increase public appreciation and aid interpretation.
- (f) Allow for public views around the heritage-listed buildings, particularly to maintain the association between the Church and the old Manse with Oxford Street and between the new Manse and Regent Street.
- (g) Maintain existing significant trees.
- (h) Extend and enhance the existing public open space.

Provisions

6.1.5.1 Site planning

- (1) The location of new buildings is to be restricted to the area shown as 'potential development site' on Figure 6.18 Heritage items & potential development sites.
- (2) Part of the Church shown within the potential development sites boundary in Figure 6.18 is subject to the submission and approval of documentary and physical evidence that allows for the reconstruction of the pre-1885 church configuration.
- (3) Views between the old manse, the church and Oxford Street are to be retained.
- (4) All vehicular access is to be via Renny Lane.

Figure 6.18
Heritage Items
& potential
development sites

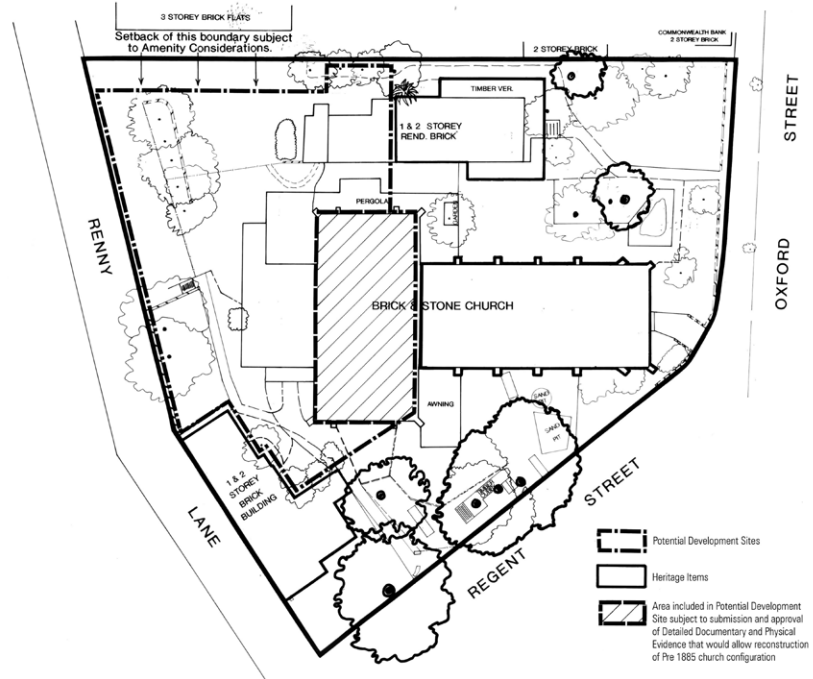
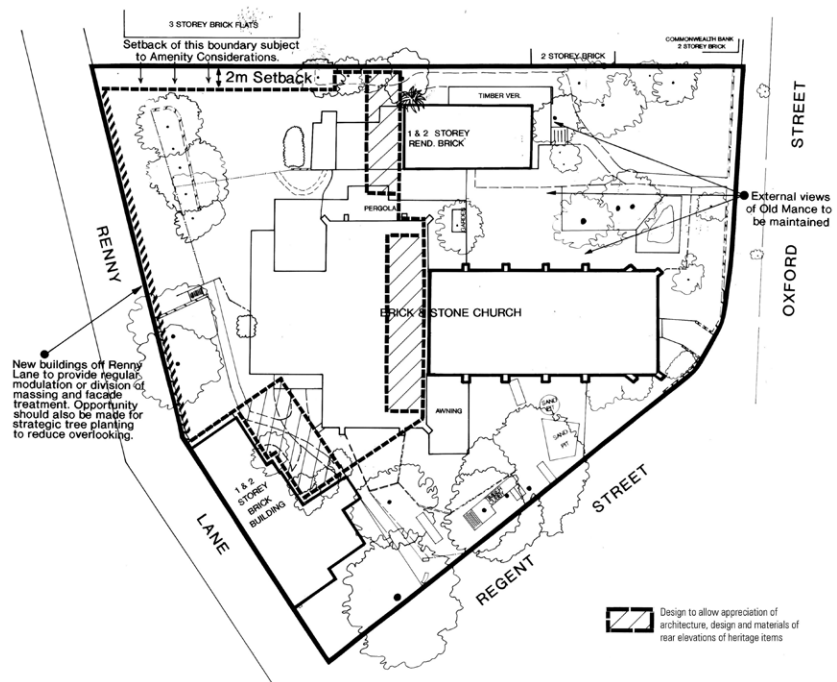


Figure 6.19
Design controls



6.1.5.2 Building height

- (1) Buildings on the Renny Lane frontage are to be stepped to:
 - (a) follow the contour of the laneway;
 - (b) reduce overall building bulk and protect the scale and character of the heritage-listed buildings;
 - (c) maintain, and where possible improve on existing levels of solar access into adjacent residential property; and
 - (d) relate to the predominant height of adjoining development.

6.1.5.3 Setbacks

- (1) Set back new buildings by 3m from any heritage-listed buildings, except for the area adjacent to the new manse along Renny Lane as shown on Figure 6.19 Design controls.
- (2) Minor intrusions into the 3m setback area to the rear of the Church building will be considered where:
 - (a) pedestrian access and internal views of and around the heritage listed items are retained;
 - (b) a link between the heritage items and new buildings is provided;
 - (c) it serves to protect the heritage item against natural elements and provides on-site security; and
 - (d) the intrusions are not for useable floor space.
- (3) New buildings are to be set back from the northwest property boundary adjacent to 2 Renny Lane by at least 2m, subject to amenity considerations.
- (4) Awnings may be permitted within the setback areas.
- (5) Structures below ground level may be permitted within the setback areas.

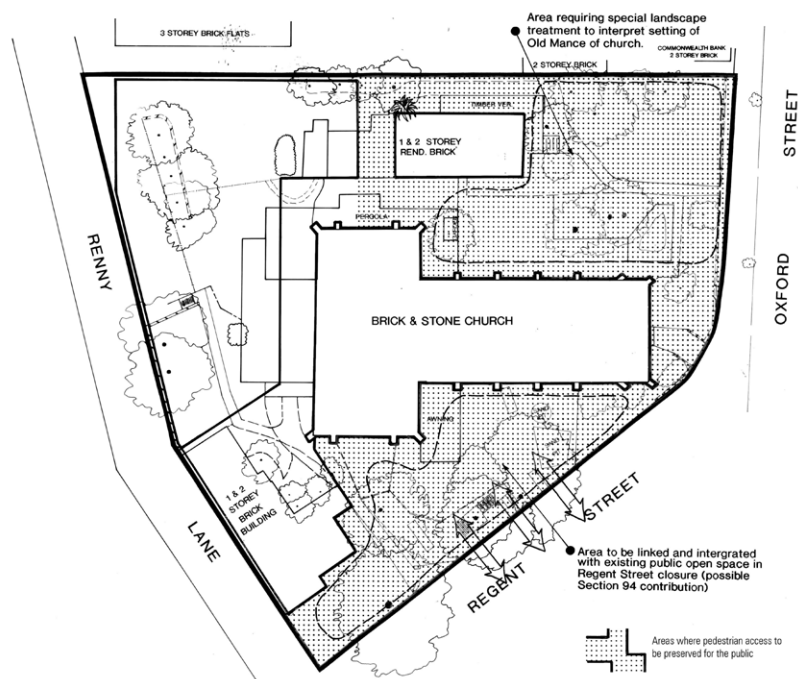
6.1.5.4 Building design

- (1) The architectural form and detailing of all new development is to be consistent with the recommendations of the Conservation Analysis prepared for the site by Clive Lucas Stapleton & Partners in 1992 or another conservation management plan prepared in accordance with Burra Charter practice.
- (2) Alterations to the external surface or appearance of the heritage-listed buildings must be in character with the historical style of the building and are to be justified by the Conservation Analysis (1992) or other appropriate conservation management plan.
- (3) New buildings are to be designed to:
 - (a) be in harmony with the massing, facade detailing, roofline, roof form, fenestration pattern and materials, finishes and colours of the heritage-listed buildings; and
 - (b) mitigate the effects of building bulk through use the modulation of façade details including choice of materials, landscaping, and the like.
- (4) The size and proportion of window and door openings in all walls must be vertically proportioned and designed to reduce overlooking of adjoining properties.
- (5) Windows facing the north-western boundary are to be treated to minimise overlooking of the adjoining residential buildings, for example with the inclusion of frosted glass or glass bricks.
- (6) The design of new development adjacent to Renny Lane is to:
 - (a) be of a high standard of visual quality;
 - (b) protect the privacy of adjoining properties;
 - (c) incorporate strategic tree plantings to reduce overlooking; and
 - (d) be divided into bays, or otherwise provide division or modulation of massing and façade treatment. The dimensions are to be appropriate to the scale of the proposed development and to that of adjoining development in order to create a 'terrace rhythm'.

6.1.5.5 Pedestrian amenity, landscaping and open space

- (1) New development is to be sited to allow pedestrian access around the heritage-listed buildings, generally as shown on Figure 6.20 Open space and landscaping.
- (2) Landscaping between Oxford Street, the church and the old manse is to enhance the heritage setting.
- (3) Landscaping between the church and Regent Street is to be integrated with the existing public open space in the adjacent closed area of Regent Street.
- (4) Trees listed as being of heritage significance must be retained. All other mature trees are to be protected and retained, where practicable.
- (5) Ensure that trees to be retained survive both the construction process and the new built form configuration on the site, details are to be submitted with the development application demonstrating:
 - (a) the extent and effect of excavation on the local water table will not be detrimental to the long-term survival of the trees for the area in Figure 6.20 Open space and landscaping described as “areas where pedestrian access to be preserved for the public”;
 - (b) the configuration of the new development will allow sufficient aeration and groundwater intake for the long-term survival of the trees; and
 - (c) measures to be taken to protect the trees from damage during building works.

Figure 6.20
Open space and
landscaping



6.1.6 50-58 & 60-72 Sir John Young Crescent, Former Sydney Eye Hospital, Woolloomooloo

The following objective and provisions apply to the former Sydney Eye Hospital site, 50-58 & 60-72 Sir John Young Crescent, Woolloomooloo, being Lots 1-2 DP 882499, as shown in Figure 6.1 *Specific sites map*.

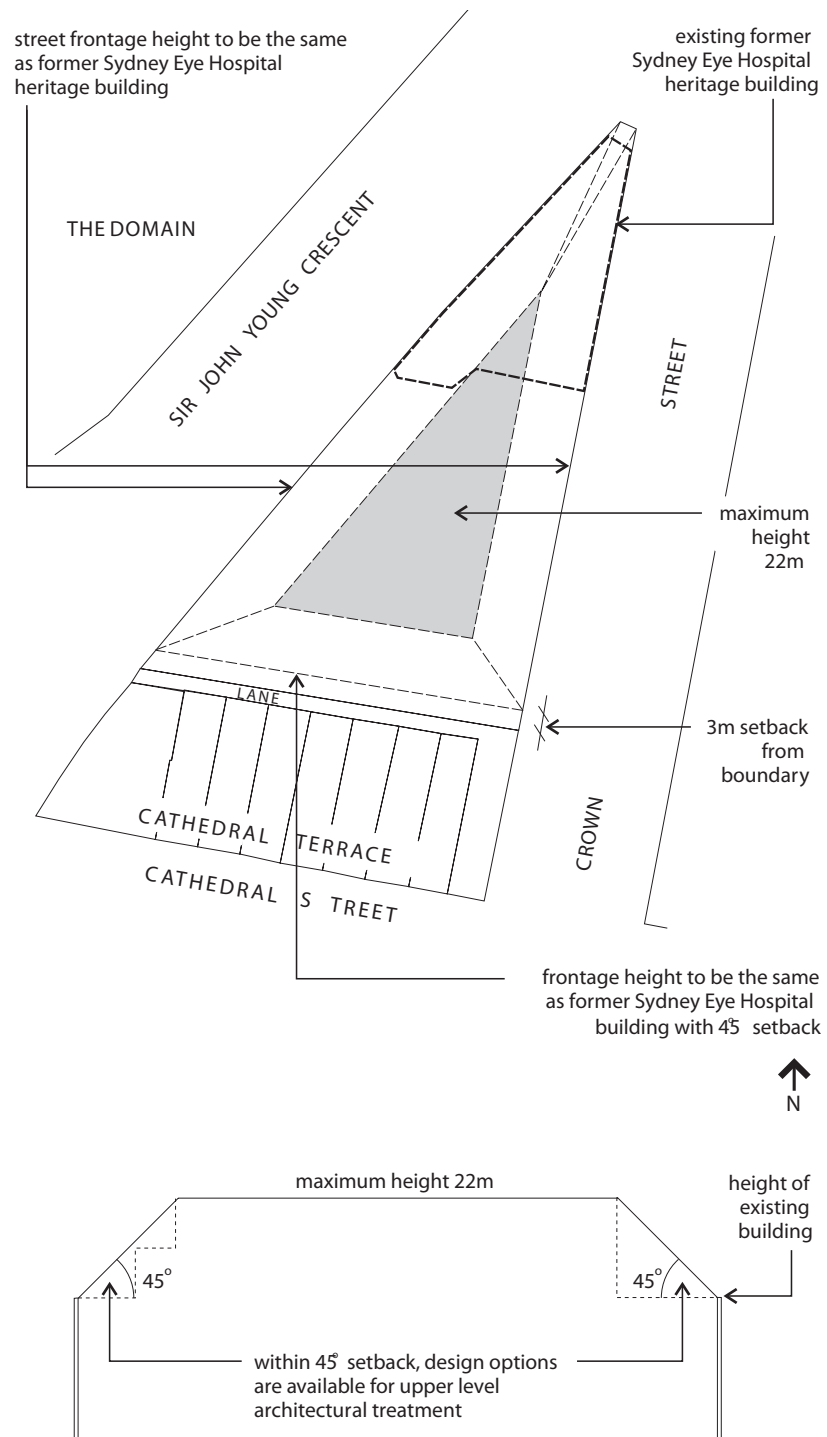
Objective

- (a) Ensure new development provides appropriate setbacks for development above the street frontage and integrates with the scale of nearby development.

Provisions

- (1) The street frontage height of any new development on Sir John Young Crescent and Crown Street is to match the existing parapet height of the Sydney Eye Hospital building to the extent shown in Figure 6.21 Sydney Eye Hospital site controls.
- (2) The new building on the site is to include articulation comprising vertical bays to promote a sense of rhythm and with strong horizontal elements that respond positively to the Former Sydney Eye Hospital building.
- (3) The street frontage height adjacent to the southern property boundary is to be no higher than the Sydney Eye Hospital building.
- (4) New development along the southern boundary is to be set back by 3m.
- (5) Any built form above the street frontage height is to fit below a plane drawn from the top point of development at the street frontage at 45o to horizontal as shown in Figure 6.21 Sydney Eye Hospital site controls.
- (6) Sir John Young Crescent is to be the primary 'address' of the development. The building frontage along this street must incorporate the main entrance for both pedestrian and vehicular access to the building.
- (7) Active frontages are to be included along both streets, with particular emphasis on Sir John Young Crescent.

Figure 6.21
Sydney Eye
Hospital Site
controls



6.1.7 Victoria Park – South Dowling Corridor

The following objectives and provisions apply to the land identified as 'Victoria Park - South Dowling Corridor' at Victoria Park, Zetland as shown in Figure 6.1 *Specific sites map* and Figure 6.22 Victoria Park- South Dowling Corridor.

Figure 6.22
Victoria Park - South
Dowling Corridor



Objectives

- (a) Create a gateway to Green Square that reinforces the high level of amenity, innovation and urban character that has been achieved at Victoria Park.
- (b) Ensure that development has a fine-grain street network, high architectural quality and diversity, excellence in landscaping and strongly defined streets.
- (c) Address the amenity, privacy and solar access for the South Dowling Precinct and impacts on the surrounding neighbourhood.
- (d) Integrate the precinct with Epsom Park by ensuring that development to the south relates well to the planned East-West Boulevard.

Provisions

6.1.7.1 Streets and pedestrian network

- (1) Where required to be provided, new streets are to be provided in accordance with the street network identified in Figure 6.23 South Dowling Corridor height in storeys, streets and setbacks.
- (2) New streets are to have a minimum reservation width of 17m and are to be dedicated to Council. This includes the existing extension of Defries Avenue.
- (3) Where land is required at the southern end of the precinct as shown in Figure 6.23, it is to be dedicated to Council for the purposes of the East-West Boulevard and associated public open space. The area required for dedication is to have a depth of 22m from the southern property boundary.

- (4) All streets are to be landscaped to the standard already achieved in Victoria Park.
- (5) A secondary lane network is encouraged to achieve a finer urban grain.
- (6) Where required to be provided, a publicly accessible 12m wide through-site link is to be provided in accordance with Figure 6.23 South Dowling Corridor height in storeys, streets and setbacks. The link is to be capable of carrying service and emergency vehicles.

6.1.7.2 Open Space

- (1) A minimum of 15% of the total precinct area is to be dedicated to Council for public open space and is to include:
 - (a) a park with a minimum area of 2,000 sqm; and
 - (b) a pocket park with a minimum area of 300 sqm.
- (2) The parks are to be landscaped to the satisfaction of the Council, and no car parking structures are to be located beneath either park.
- (3) Where the two parks are provided, the following land dedications may be included for the purposes of calculating the total open space requirement of 15%:
 - (a) 50% of the land dedicated for the development of the East-West Boulevard; and
 - (b) 50% of the landscaped setback to South Dowling Street.
- (4) A 10m deep soil landscaped setback is to be provided for the length of South Dowling Street. The landscape design is to comprise a high quality, linear design for the whole South Dowling Street frontage.
- (5) Landscape plans are to identify any potential locations for a future bike and pedestrian bridge between the precinct and Kensington.
- (6) Landscaping and design of the public domain is to be high quality and incorporate features such as indigenous tree species and landmark sculptural elements.

6.1.7.3 Building Envelopes

- (1) Development is to be within the building envelopes shown on Figure 6.23 South Dowling Corridor height in storeys, streets and setbacks.
- (2) The predominant building height is to be 6 storeys. Buildings C, G, H, I, J, L, M and N may be developed to include a 7th storey setback from the street. The 7th storey is to be a maximum 75% of the floor area of the 6th storey and must be set back a minimum of 4m from the primary street frontage. Where a seventh attic level is proposed, the seventh level is to be differentiated by design to the level below.
- (3) Two towers with a maximum 22 storeys are permitted, in the locations shown at Figure 6.23 South Dowling Corridor height in storeys, streets and setbacks. The floorplate (including balconies) of each of the two 22 storey towers are not to exceed 700 sqm.
- (4) Buildings are to be set back a minimum 3m from the edge of new east-west streets to allow for private front gardens at the ground level with deep soil planting.

Figure 6.23
South Dowling
Corridor height in
storeys, streets
and setbacks



6.1.7.4 Building Design

- (1) Buildings A, F, G, L and M facing Defries Avenue and Buildings A, C and E facing the future East-West Boulevard are to have commercial, retail or community uses at ground level to activate the public domain.
- (2) Where non-residential uses are not considered viable for the full extent of the two streets and some residential development is proposed at ground level, the ground floor level is to be adaptable to enable future mixed uses.
- (3) The intersection of Defries Avenue and the East-West Boulevard has been identified as a future public transport node. Development for use as food and drink premises and shops is required at this intersection, as is high quality building design that contributes to the safety and activation of this space.
- (4) The southern facades of Buildings A, C and E are to be designed as the front of the buildings and not the rear.
- (5) Ground floor levels are to be aligned with the existing natural ground level. Where required due to floor risks, the ground floor may be raised to a maximum of 1.2m above the natural ground level. This does not apply to buildings fronting the east-west boulevard or Defries Avenue, where all building and tenancy entries are to be at footpath level and any changes in floor level are to be taken up within the buildings.
- (6) The internal planning and façade design of buildings facing South Dowling Street are address and ameliorate the significant road noise.
- (7) Balconies at the ninth storey and above are not to be designed to project from the building.
- (8) Limit car parking to basements directly below buildings to maximise the extent of deep soil zones. Car parking is not to be provided under central courtyards under street setbacks or above ground.
- (9) Notwithstanding (7) above, two levels of above-ground car parking may be introduced for buildings facing South Dowling Street but only if the design of the car parking is integrated with the overall building design and the South Dowling Street facade achieves design excellence. Any above ground car parking must not be visible from the western side of the same building including the internal courtyard.

- (10) Any above ground parking (greater than 1.2m above natural ground level) is to:
 - (a) have a minimum floor to ceiling height of 2.9m;
 - (b) be adaptable for other uses.
- (11) Car park entries and ramps are to be contained within the building.

6.1.8 Email Site – 13 Joynton Avenue, Zetland

The following objectives and provisions apply to the Email Site, 13 Joynton Avenue Zetland as shown on Figure 6.1 *Specific sites map* and Figure 6.24 The 'Email' site.

Figure 6.24
The 'Email' site



Objectives

- (a) Ensure that the development of this site results in a high quality and safe urban environment that positively responds to the character of the area, introduces new landmarks and enhances permeability.
- (b) Create a new public domain including a large neighbourhood park that will benefit the wider community and balance the impacts of increased densities on the site.
- (c) Ensure that the development on the site integrates with the building height and bulk, variation in building design and finishes and landscaping of surrounding neighbourhoods.

Provisions

6.1.8.1 Streets and through-site links

- (1) A new street with a minimum reservation width of 12m is required to be constructed and dedicated to Council in the location shown at Figure 6.25 Required open space, streets and setbacks.
- (2) The provision and dedication of a publicly accessible through-site link with a minimum width of 6m is required in the location shown at Figure 6.25 Required open space, streets and setbacks.
- (3) The through-site link is to be designed to allow for one-way vehicular traffic and access for emergency vehicles.

6.1.8.2 Open space

- (1) Introduce a new public open space with a minimum area of 4,400sqm in the location shown in Figure 6.25 Required open space, streets and setbacks. The public open space is to be designed in accordance with Section 5.2.4 Local Infrastructure Green Square and dedicated to Council.
- (2) The new public open space is to be integrated with the existing Mary O'Brien Park to form a single park.
- (3) Macpherson Lane which currently divides the existing and proposed park is to be closed and constructed as a pedestrian and bicycle path.
- (4) The design of the open space is to:
 - (a) accommodate appropriate native, endemic and exotic planting palettes to suit the environmental constraints and south-west orientation of the park;
 - (b) retain mature trees wherever possible;
 - (c) include a children's playground, barbeque facilities, seating, decking, planting and public toilets; and
 - (d) incorporate significant permeable areas and a retention basin.

Figure 6.25
Required Open
Spaces, Setbacks
and Streets



6.1.8.3 Setbacks

- (1) A 12.5m wide land dedication for public domain improvements along the Joynton Avenue frontage is to be provided in accordance with Figure 6.25 Required open spaces, setbacks and streets and is to accommodate:
 - (a) footpath widening for pedestrians and cyclists;
 - (b) additional landscaping; and
 - (c) a bio-swale for best practice stormwater management.
- (2) Introduce a setback of 2.4m to O'Dea Avenue which will result in a 4m council-owned setback along O'Dea Avenue. The setback area is to be landscaped and accommodate a pedestrian and bicycle path.

6.1.8.4 Building Envelopes

- (1) The height of buildings on the site is not to exceed the heights in storeys shown in Figure 6.26 Email site height in storeys.

6.1.8.5 Staging and dedication

- (1) The development and delivery of the public domain, development is to be staged in accordance with the building stages shown at Figure 6.27.
- (2) The construction and dedication of any public domain is to be staged in accordance with Figure 6.27.

Figure 6.26
Email Site Height in
Storeys

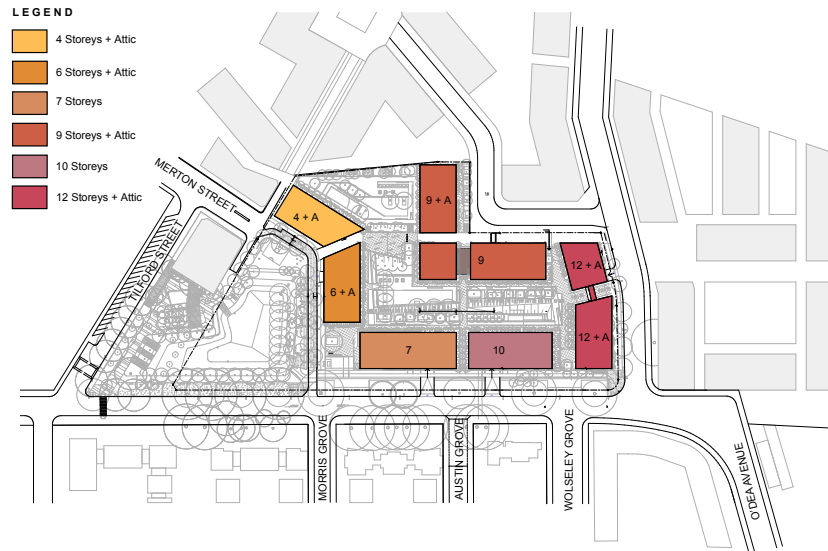
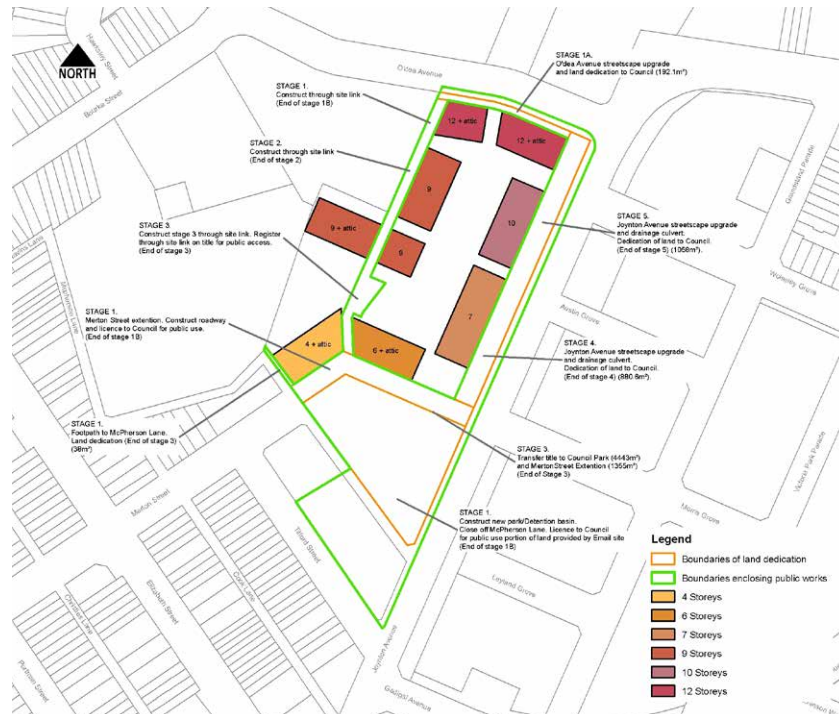


Figure 6.27
Staging Plan for
development and
delivery of the
public domain



6.1.9 AMP Circular Quay Precinct

The provisions in this section of the DCP guide future development of the AMP Circular Quay Precinct, when development is subject to *Clause 6.26 - AMP Circular Quay Precinct* of SLEP2012.

If a development proposed within the AMP Circular Quay Precinct is subject to *Clause 6.26 - AMP Circular Quay Precinct* in SLEP2012, then the provisions contained in this section of the DCP also apply to the assessment of the proposed development, and override similar provisions in this DCP where there is an inconsistency.

Clause 6.26 - AMP Circular Quay Precinct of SLEP2012 enables floor space area from the Young and Loftus Street block to be used for development on the Bridge and Alfred Street block in order to enable:

- a reduction in scale of the Young and Loftus Street block;
- an extension to the existing commercial tower on 50 Bridge Street;
- improved sunlight access to Macquarie Place;
- an integrated network of activated lanes and through site links; and
- the conservation of heritage items, and improvement of their setting and utilage.

Objectives

- (a) To revitalise and activate the two city blocks which comprise the AMP Circular Quay Precinct.
- (b) To redefine the Young and Loftus Street block as a diverse, fine grain, smaller scale mixed use development project within an active laneway precinct, comprising of low to mid-rise buildings.
- (c) To transform the Bridge and Alfred Street block to an exemplar global commercial address that will reinforce Sydney's profile as a global city.
- (d) To ensure the significance of heritage items within the Precinct is conserved and that new development responds sympathetically to heritage items.
- (e) To ensure that development exhibits design excellence and a high level of environmental performance.
- (f) To create a pedestrian friendly precinct and improve the permeability of both blocks.
- (g) To prioritise pedestrian movements and reduce points of conflict between pedestrians and vehicles.
- (h) To ensure land use conflicts between residential development and late night economic activity will be effectively managed through an appropriate land use mix, location of uses, building design and materials.

Principles

- (1) The redistribution of unrealised permissible floor space from the Young and Loftus Street block to the Bridge and Alfred Street block will result in an enhanced urban outcome and significant public benefits both within and near the AMP Circular Quay Precinct.
- (2) A reduction in the overall built form within the Young and Loftus Street block will increase sunlight access to Macquarie Place in winter and improve the relationship with heritage items within the block and with Customs House to the north.
- (3) The Young and Loftus Street block will be characterised by a diversity of uses, scale, form and materiality.
- (4) Loftus Lane is to be retained, pedestrianised and activated.

- (5) The Young and Loftus Street block will be a vibrant mixed use neighbourhood and laneway precinct with low scale boutique developments that can accommodate late-night uses. This block will support a range of uses including retail, commercial, hotel, serviced apartments, residential, educational, bars and restaurants.
- (6) The redevelopment of the Bridge and Alfred Street block, by way of an extension of the existing 50 Bridge Street tower, will result in a contemporary Global commercial tower built to best practice sustainability standards.
- (7) Retention, conservation and ongoing management of existing heritage items located within the Precinct.

Provisions

6.1.9.1 Streets, lanes, arcades and through-site links

Young and Loftus Street block

- (1) Where existing lanes are modified they should be re-established at existing levels.
- (2) Provide laneway expansion zones along Loftus Lane in locations identified at (A) on Figure 6.28: Lanes map. The expansion zones are to be at the level of Loftus Lane, open to the sky and available for outdoor dining.
- (3) Provide arcades linking streets and lanes with minimum widths noted in the indicative locations identified at (C) on Figure 6.28: Lanes map.
- (4) A stair connection should be provided within the arcade linking Young Street to Loftus Lane.

Bridge and Alfred Street block

- (5) A 6m wide through site link, open to the sky is to be provided in the Bridge and Alfred Street block at the location identified at (B) on Figure 6.28: Lanes map.
- (6) The through site link at (B) should be predominantly at the level of Young Street with 4-6m wide stairs and a public lift linking to Phillip Street level at the eastern end.
- (7) A single level fully frameless glazed pedestrian bridge may cross the through site link at (B) in the Bridge and Alfred Street block, as indicatively shown on Figure 6.28: Lanes map. This pedestrian bridge should have a width of no more than one structural bay of the 33 Alfred Street building, and a maximum height of six metres or two storeys.
- (8) Provide elevated internal arcades in the in the Bridge and Alfred Street block at the indicative locations identified at (D) on Figure 6.28: Lanes map.
- (9) A stair connection should be provided linking Young Street to Phillip Street via an elevated internal arcade.

Both Blocks

- (10) Create opportunities for retailing and outdoor dining at grade, along Loftus, Young and Phillip Streets.
- (11) Arcade connections must be accessible with no stairs except as noted above.
- (12) Arcades should have a clear height of 6m and provide clear sight lines end to end.

- (13) All arcades, other than arcade (D) should be publicly accessible at least between 7am and 12am daily.
- (14) Arcade (D) should be publicly accessible at least between 7am and 7pm on weekdays only.

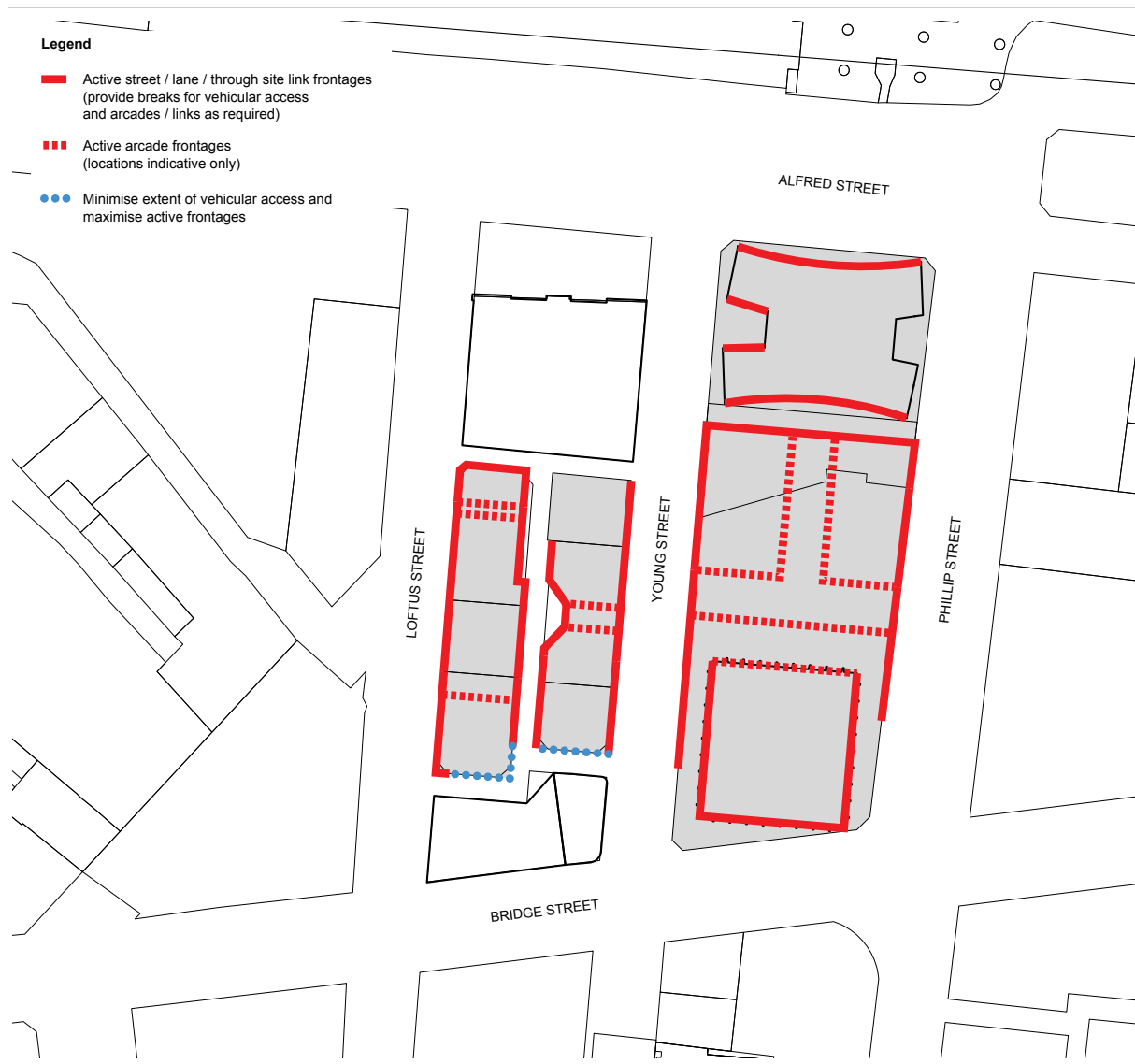
Figure 6.28 Lanes Map



6.1.9.2 Active Frontages

- (1) Active street and lane frontages are to be provided in the locations nominated on Figure 6.29: Active frontages map.
- (2) Active arcade frontages are to be provided to all arcade frontages in the indicative locations nominated on Figure 6.29: Active frontages map.

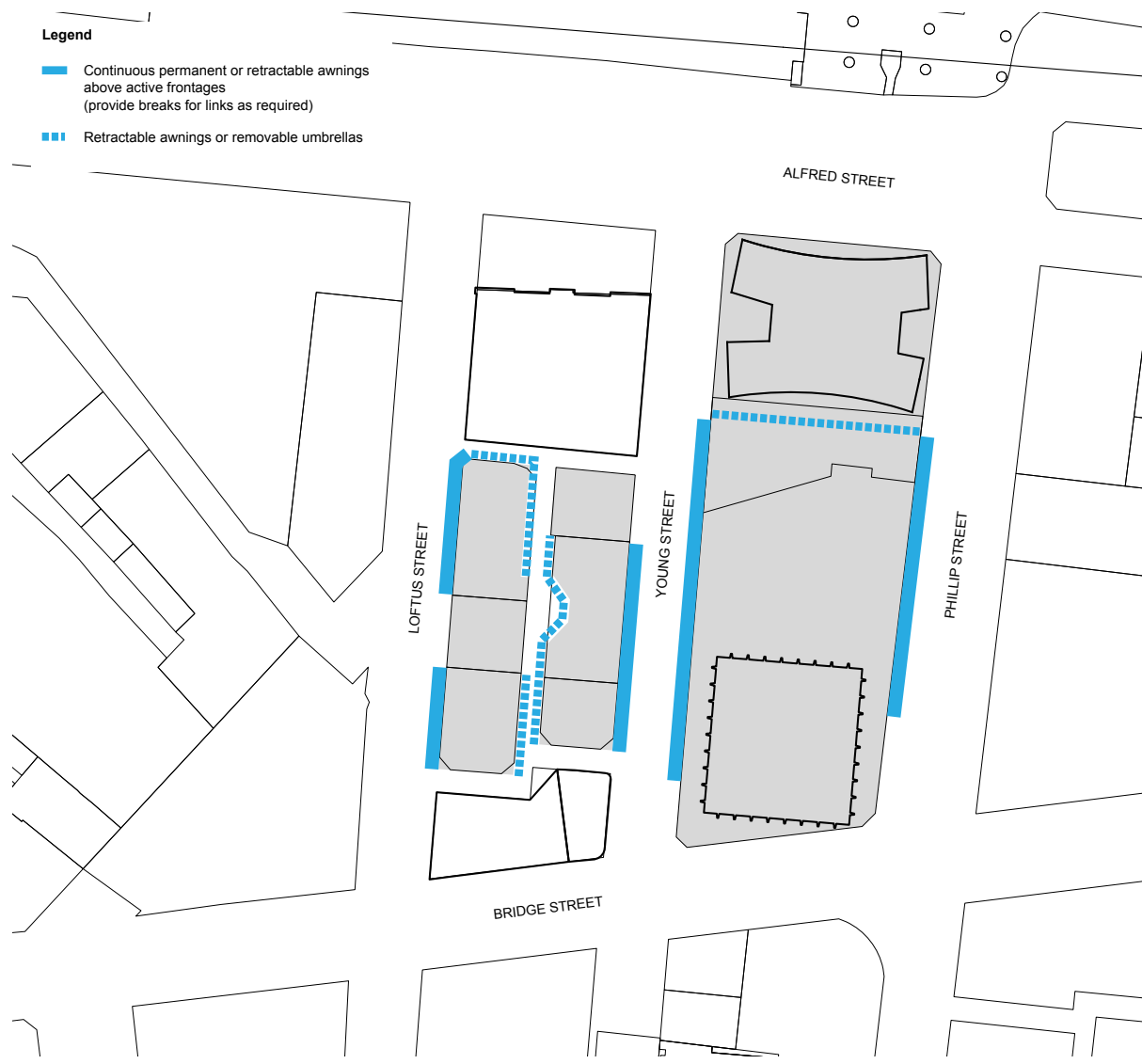
Figure 6.29 Active Frontages map



6.1.9.3 Awnings

- (1) Continuous permanent or retractable awnings are to be provided above all active street frontages in the indicative locations nominated on Figure 6.30: Footpath awnings and colonnades map.
- (2) Retractable awnings or removable umbrellas are to be provided above all active laneway and through site link frontages in the indicative locations nominated on Figure 6.30: Footpath awnings and colonnades map.

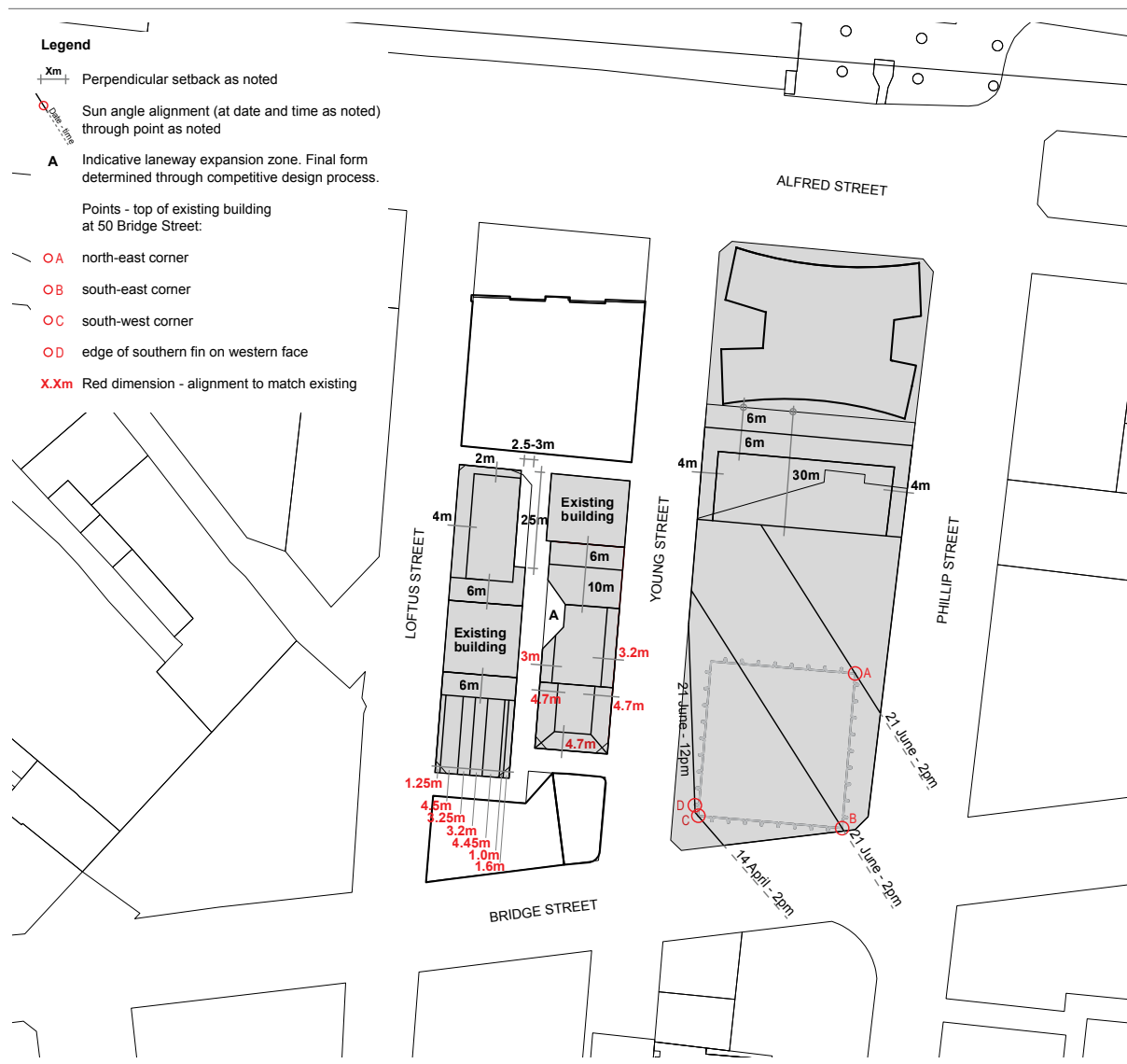
Figure 6.30 Footpath awnings and colonnades map



6.1.9.4 Building Envelope (Built form)

- (1) Development must not exceed the building envelopes described by the combination of Figure 6.31: Envelope setbacks and alignment map and Figure 6.32: Envelope heights map.
- (2) The envelopes described by the maps are the maximum permissible extent of the built form, and the final building designs must be appropriately massed within the envelope.
- (3) The addition to the tower at 50 Bridge Street is to provide a minimum 30m curtilage (setback) from the rear façade of the existing tower at 33 Alfred Street. The massing of the addition is to maximise views to the southern façade of the 33 Alfred Street tower from Young and Phillip Streets.
- (4) Building envelopes within the Young and Loftus Street block may be subject to minor variation, but only if design excellence is demonstrated through a competitive design process in accordance with the provisions of Division 4 of SLEP2012 and the *City of Sydney Competitive Design Policy*.

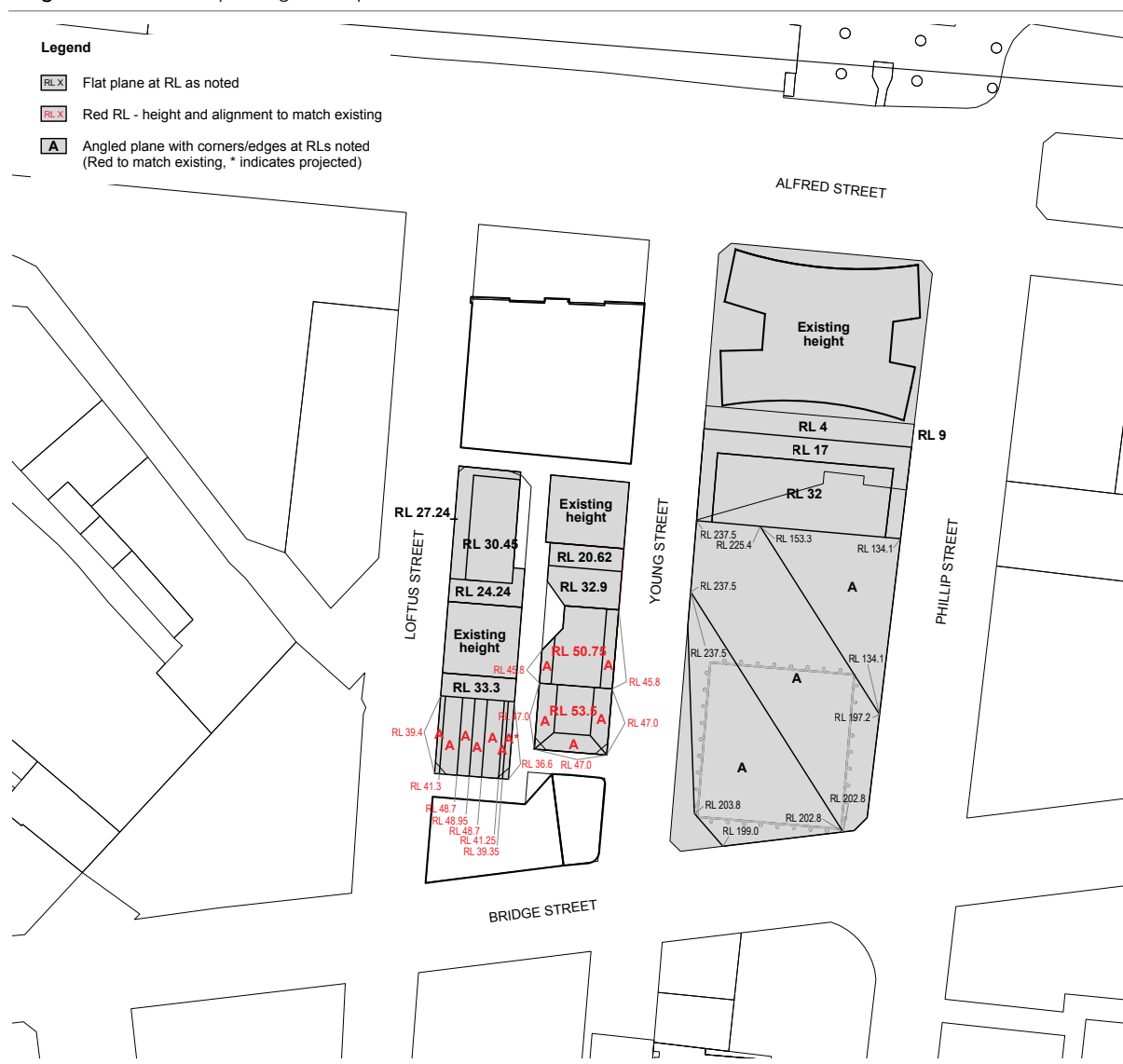
Figure 6.31 Envelope setbacks and alignments map



6.1.9.5 Street Frontage Height and setbacks

- (1) Buildings are generally to be built to the street or lane alignment in the Young and Loftus Street block.
- (2) Upper level setbacks are to be provided in the locations nominated on Figure 6.31: Envelope setbacks and alignments map.

Figure 6.32 Envelope heights map



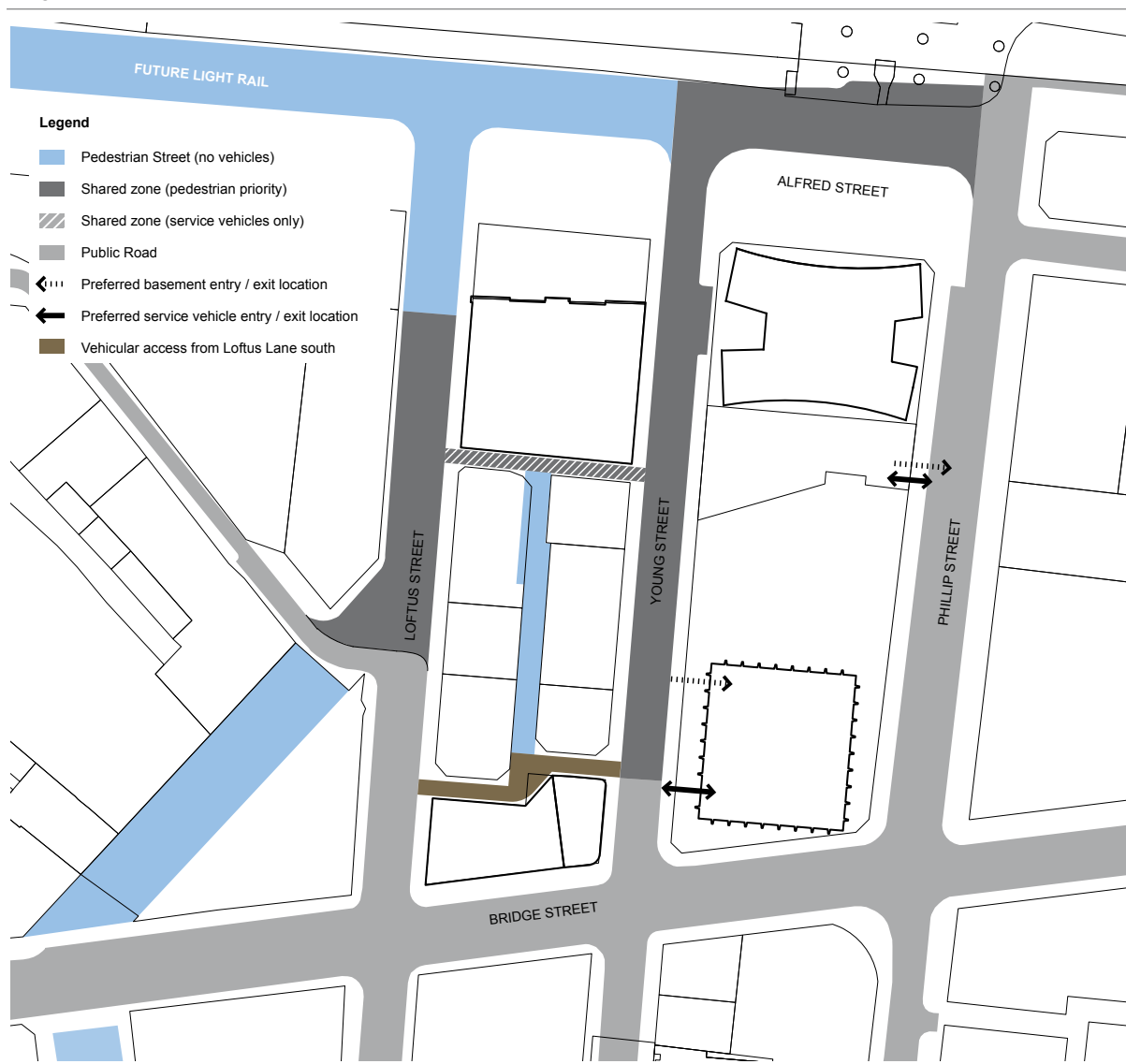
6.1.9.6 Uses

- (1) The Young and Loftus Street block is to contain a mix of uses including food, beverage and entertainment uses, and should be able to accommodate extended late night trading hours including outdoor dining.
- (2) Noise mitigation measures must be incorporated into the design and physical fabric of all buildings to ensure that hotel, bar, night-club, restaurant, entertainment uses and the like could operate 24 hours per day with no noise impacts to residential dwellings within the Young and Loftus Street block.
- (3) To ensure that a lively mixed-use precinct is provided in the Young and Loftus Street block, a minimum of 50% of the total Gross Floor Area of all Buildings (new and existing) within the Young and Loftus Street block will be non-residential uses.
- (4) Residential uses are not to be located at street and first floor levels.

6.1.9.7 Parking and Vehicular Access

- (1) Basement parking and service vehicle entry and exit points are to be provided in the locations nominated on Figure 6.33: Vehicular access map.
- (2) Vehicular footpath crossovers are to be minimised in number and width by providing shared basement access between buildings.

Figure 6.33 Vehicular access



6.1.9.8 Sustainability

- (1) Buildings should be designed to achieve 6 Star Green Star rating and 5 Star NABERS rating.
- (2) The buildings in the Young and Loftus Street block are to reduce the environmental impact of new building materials by maximising the use of reused or recycled materials through:
 - (i) substituting industrial waste products or oversized aggregate for Portland cement,
 - (ii) reusing steel or substituting post-consumer recycled content in steel,
 - (iii) reusing timber or substituting post-consumer recycled timber, and
 - (iv) replacing any other materials with reused or recycled materials.

6.1.9.9 Heritage

- (1) New buildings, whilst being contemporary, should respect the adjacent heritage items through an appropriate response to height, scale, fine grain quality, materials, craftsmanship and articulation.
- (2) Development within the Precinct should improve the setting to the heritage items, within the Precinct and in its vicinity.
- (3) Conservation is to be undertaken in accordance with approved conservation management plans prepared to the satisfaction of Council.
- (4) An exemplary level of sympathetic adaptive reuse is required of Hinchcliff House, the Gallipoli Club and lower levels of 33 Alfred Street.
- (5) The integrity of the sculptural form of the 1962 AMP Tower at 33 Alfred Street must be preserved.
- (6) The east-west through site link to the south of 33 Alfred St should provide a clear curtilage to the 1962 AMP Tower and interpretation of the former lane.
- (7) The location of new insertions to service heritage items, such as building service plant and risers, fire egress, and lifts, should be external to the heritage items, aiding their sympathetic adaptation.
- (8) Accessible on grade access to heritage interiors should be provided via adjacent buildings or through site links.
- (9) Where through site links are located adjacent to a heritage item, they should provide exposure of previously hidden heritage fabric.
- (10) An interpretation strategy should be developed at an early stage and an outline submitted at Stage 1 DA. This should interpret both non-indigenous and Aboriginal cultural heritage and archaeological potential, within the public domain and within dedicated interior spaces.

6.2

Sites identified through Urban Design Studies

A number of urban design studies were undertaken for each of the neighbourhoods within the LGA which made recommendations about their desired future character for translation into the LEP and DCP.

As part of these studies, the following sites were identified because of their potential role, location and contribution to the desired future character of the neighbourhood. The objectives and development provisions set out below are intended to set the guiding framework to ensure that change on these sites is appropriate to their context. The accompanying diagrams are indicative only and serve to illustrate a possible design solution for each site.

The provisions within this section are to be read in conjunction with the development provisions contained within Section 3 General Provisions and Section 4 Development Types.

6.2.4 18 Huntley Street, Alexandria (Huntley St and Sydney Park Rd)

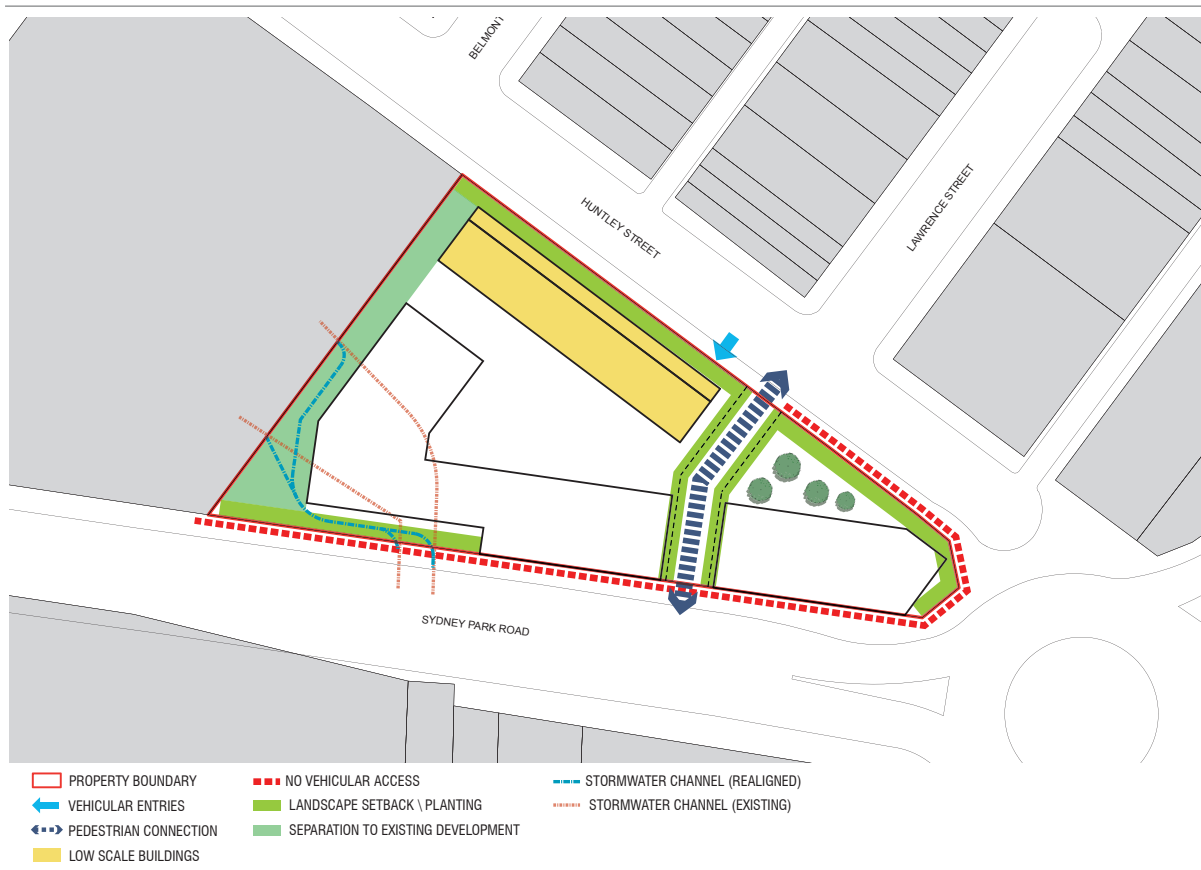
The following objectives and provisions apply to 18 Huntley Street, Alexandria as shown in Figure 6.1 *Specific sites map*.

This site is a remnant industrial site in a highly visible location on the Sydney Park Road/ Euston Road intersection. The rest of Sydney Park Road has been redeveloped as mixed use or residential. A building on this site would in preference, provide mixed uses at ground level along the Sydney Park Road frontage to activate and define the street and to provide separation between the busy street and residential above. Building heights will respond to the existing context.

Objectives

- (a) Improve the pedestrian amenity, solar access and potential views, by aligning buildings to the street edge and incorporating street tree plantings along the footpaths.
- (b) Ensure building depths and separations are consistent with best practice, to provide visual and acoustic privacy and allow for landscaped courtyards and garden areas.
- (c) Ensure future development is not adversely impacted by flooding issues caused by the flat site being located on the lowest point on Sydney Park Road.
- (d) Set building heights and frontage alignments to respect the local context.

Figure 6.34 Principles



6.2.4.1 Built Form

- (1) Design buildings on Huntley Street to a maximum 3 storeys (12m) to provide a transition to the lower scale Belmont Street precinct as shown in Figure 6.35 Height of buildings.
- (2) The typology, form and design of the 3 storey building fronting Huntley Street is to reflect the fine grain of the Cooper Estate Conservation Area including the incorporation of multiple entries and the predominant vertical and horizontal proportions of existing buildings.
- (3) Respond to the prominent location by ensuring that the design is of high quality so that the buildings present attractively when viewed from a distance particularly from Sydney Park.
- (4) Building envelopes are to respond to the proposed stormwater channel alignment as shown in Figure 6.34 Principles. If the proposed stormwater channel alignment is different from Figure 6.34 Principles, building envelopes are to be modified to respond to the alignment.

Figure 6.35 Height of Buildings

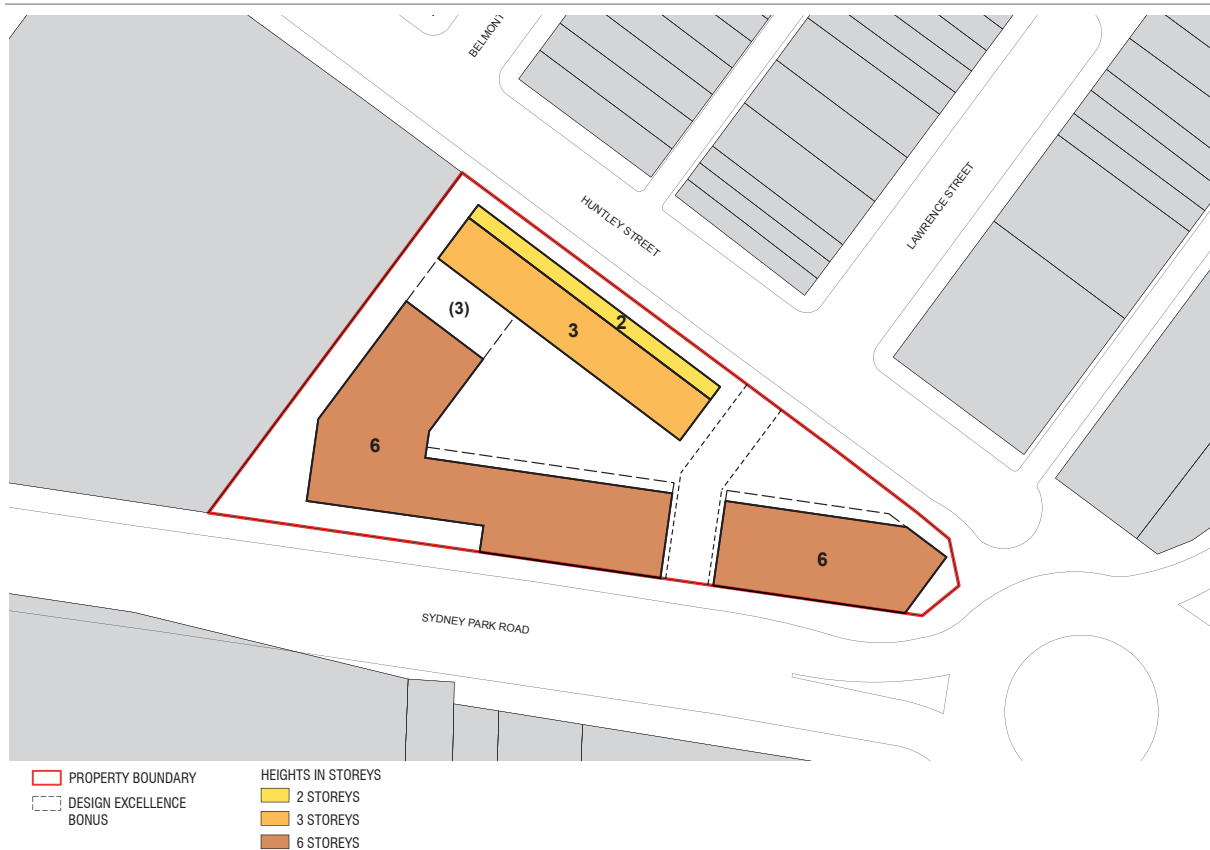


Figure 6.36 Street wall heights



6.2.4.2 Building Materials

- (1) Materials used are to be of a high quality and complement the character of the Cooper Estate Conservation Area.
- (2) External finishes and colour palettes are to complement and include materials predominantly used in surrounding areas, including blue, red and brown bricks (which were formerly made in the Sydney Park Brick Kilns). Glazed bricks may be suitable.
- (3) External structures and paving are to be of timber and stone finishes that relate to the landscape setting of courtyards and street trees.

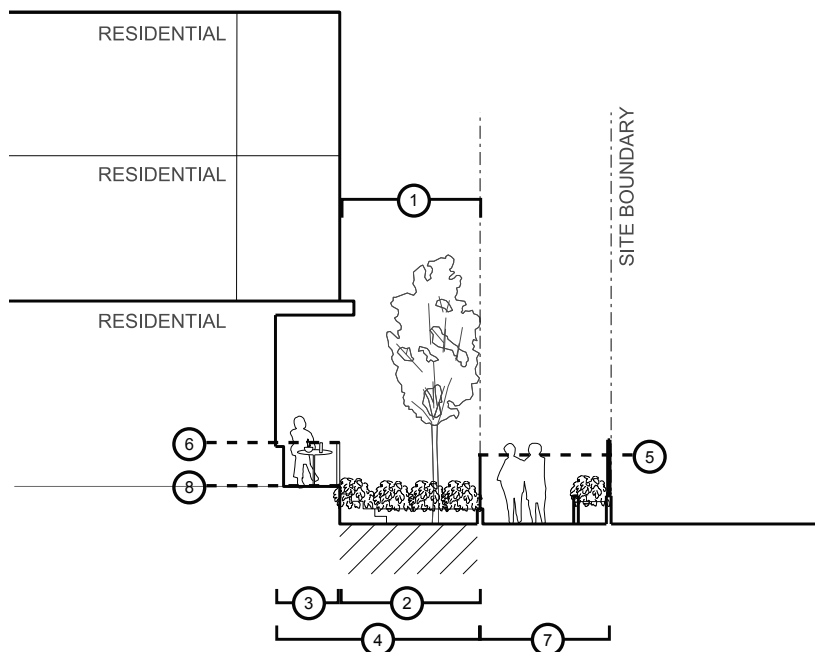
6.2.4.3 Land Uses and Setbacks

- (1) Non-residential uses are preferred at ground level along the Sydney Park Road frontage as shown in Figure 6.40 Uses to act as a buffer for residential uses above against traffic noise and air pollution.
- (2) Development setbacks are to be in accordance with Figure 6.37 Setbacks and the sections in Figure 6.38 to Figure 6.40.

Figure 6.37 Setbacks

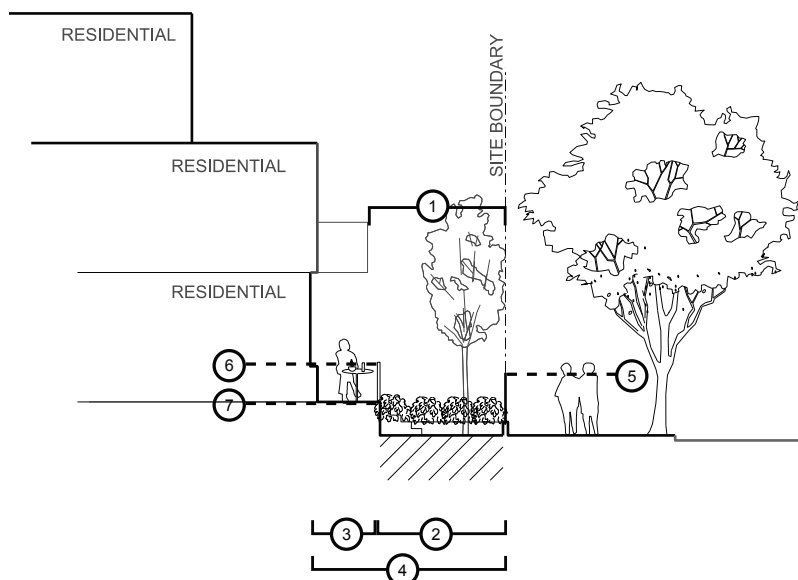


Figure 6.38
Hurley Street interface
with adjoining site to
west



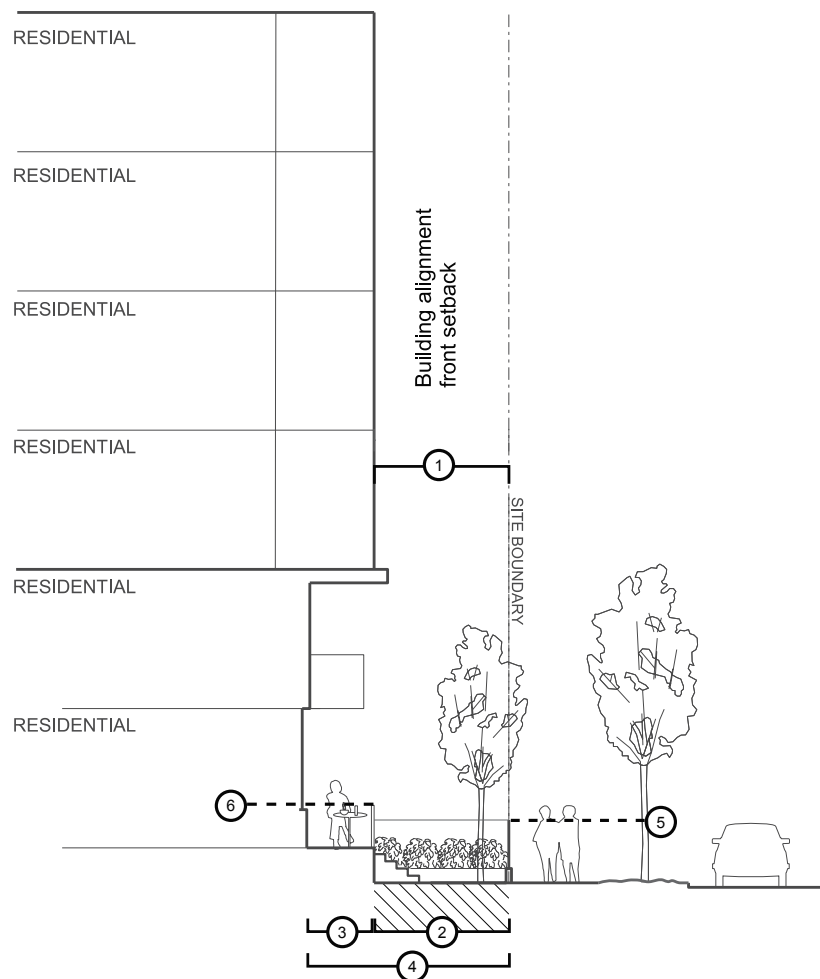
1. Primary building setback, clear full height - min. 3m
2. Landscape planting area - min. 3m
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line - min. 4.2m
5. Ground floor unit fence - max. 1.5m high measured from path level
6. Private open space fence - max. 1.1m see through to provide passive surveillance
7. Pedestrian walkway - min. 2.8m
8. Ground floor finished level - max. 1m above finished path level

Figure 6.39
Huntley Street frontage



1. Primary building setback, clear full height - 3m
2. Deep soil landscape planting area - min. 3m no basement carpark encroachment
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line - min. 4.2m
5. Site boundary fence - max. 1.4m high measured from footpath level
6. Private open space fence - max. 1.1m see through to provide passive surveillance
7. Ground floor finished level - max. 1m above footpath level

Figure 6.40
Sydney Park Road
frontage



1. Primary building setback, clear full height - 3m (min. 1.5m up to 50% of the length of the facade not affected by Sydney Water easement)
2. Landscape planting area - min. 3m
3. Ground floor private open space deck - min. 1.5m
4. Setback from the site boundary to the glass line - min. 4.5m
5. Site boundary fence - max. 1.4m high measured from footpath level
6. Private open space fence - max. 1.1m see through to provide passive surveillance

- (3) If residential uses are provided at ground level along the Sydney Park Road frontage, the development is to:
 - (a) include appropriate screening devices, plantings and acoustic treatment such as double glazing to mitigate traffic noise and air pollution; and
 - (b) be set back in accordance with Figure 6.41 Setbacks (Residential) providing a minimum setback of 3 metres for at least 50% of the frontage and a minimum setback of 1.5 metres for not more than 50% of the frontage, excluding the frontage to the stormwater easement setback.

Figure 6.41 Setbacks (Residential)

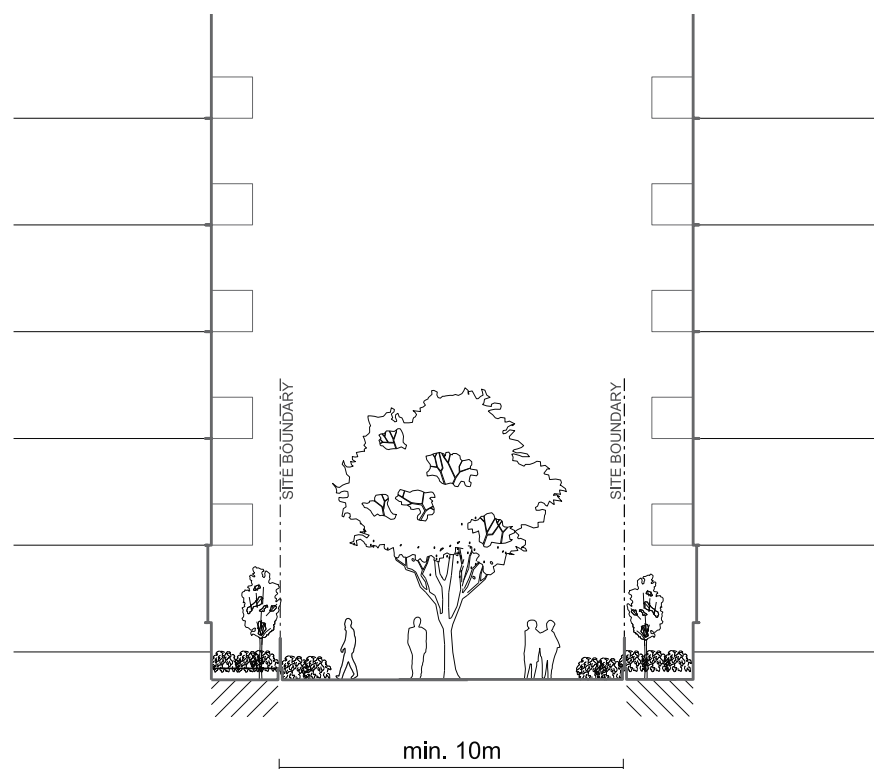


- (4) The Basement setback along the Sydney Park Road Frontage may depart from the general DCP provision only where the development exceeds the required minimum area of deep soil landscaping across the site.

6.2.4.4 Through-site link

- (1) Provide a through-site pedestrian link from Sydney Park Road to Huntley Street within the central portion of the site, incorporating a view corridor (minimum 10m wide) to Sydney Park from Lawrence Street as shown in Figure 6.34 Principles. The through-site link is to be designed in accordance with Provision 3.1.2.2 – Through-site links.
- (2) The design of the through-site link is to ensure that a clear and safe path that is unobstructed by parking and services is available for pedestrians at all times.
- (3) The design of the through-site link is to incorporate high quality landscaping with features such as indigenous tree species, public art and sculptural elements.
- (4) The through-site link is to include a selection of paving materials that blend with the landscape environment and is in keeping with the building architecture, including natural stone colours and angular stone patterns.

Figure 6.42
Through site link



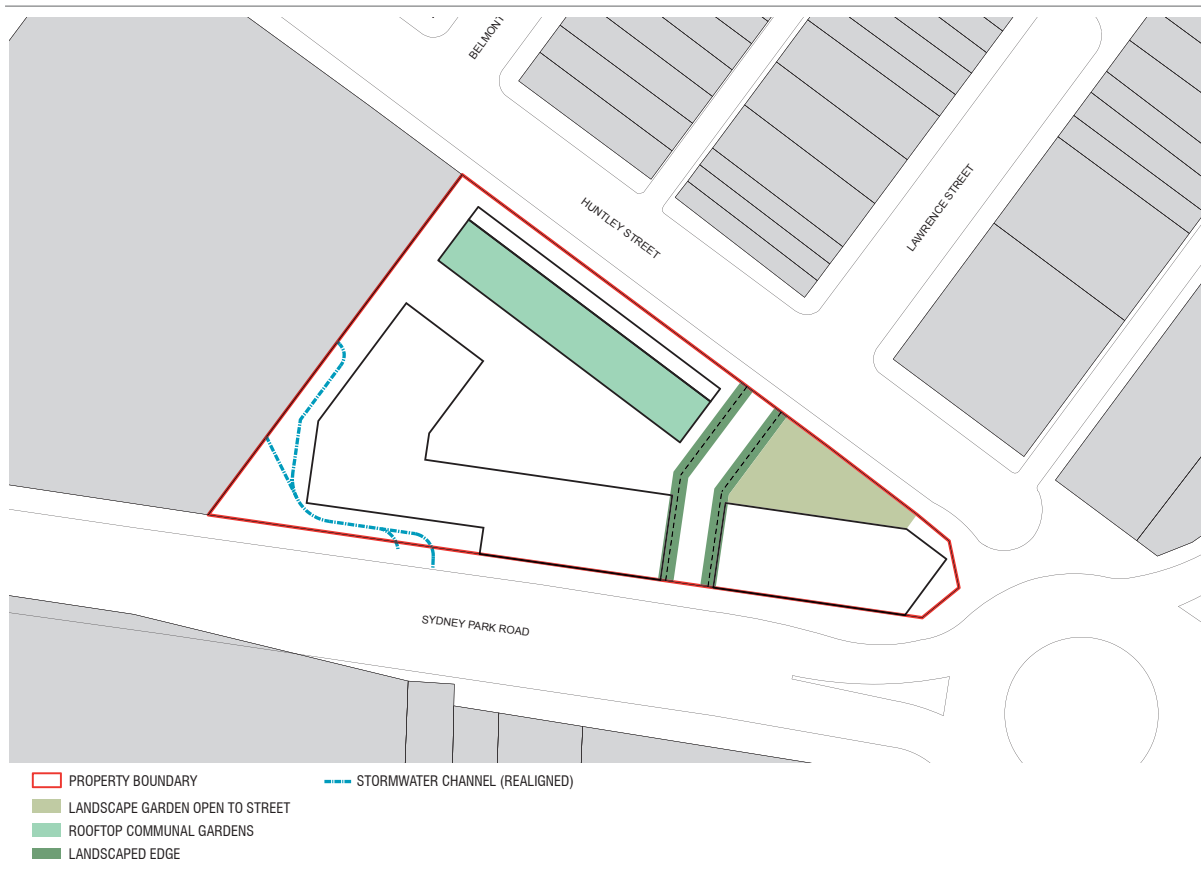
6.2.4.5 Access

- (1) Provide parking underground and parking/service access from Huntley Street, as shown in Figure 6.34 Principles.

6.2.4.6 Green Roof

- (1) Provide a green roof and/or community garden on the roof of the three storey building fronting Huntley Street as shown in Figure 6.43 Landscape.
- (2) The design of the green roof is to:
 - (a) allow for access and ease of movement from within the development to and from the green roof and facilities;
 - (b) minimise overlooking of neighbourhood properties through use of passive screening or plantings;
 - (c) provide a variety of ornamental grasses and hardy low shrubs suitable for the rooftop context soil provisions, planter boxes and lower water usage; and
 - (d) incorporate productive garden herbs, vegetables, citrus plants.

Figure 6.43 Landscape



6.2.4.7 Common room and music practice room

- (1) Development is to provide at least one common room and one music practice room (or combined if of sufficient size) that are:
 - (a) easily accessible to all residents within the development, preferably at the ground floor level or other common area; and
 - (b) of a size that can support their intended function.
- (2) Music practice rooms are to be appropriately sound proofed so as not to disturb adjoining building occupants when in use.

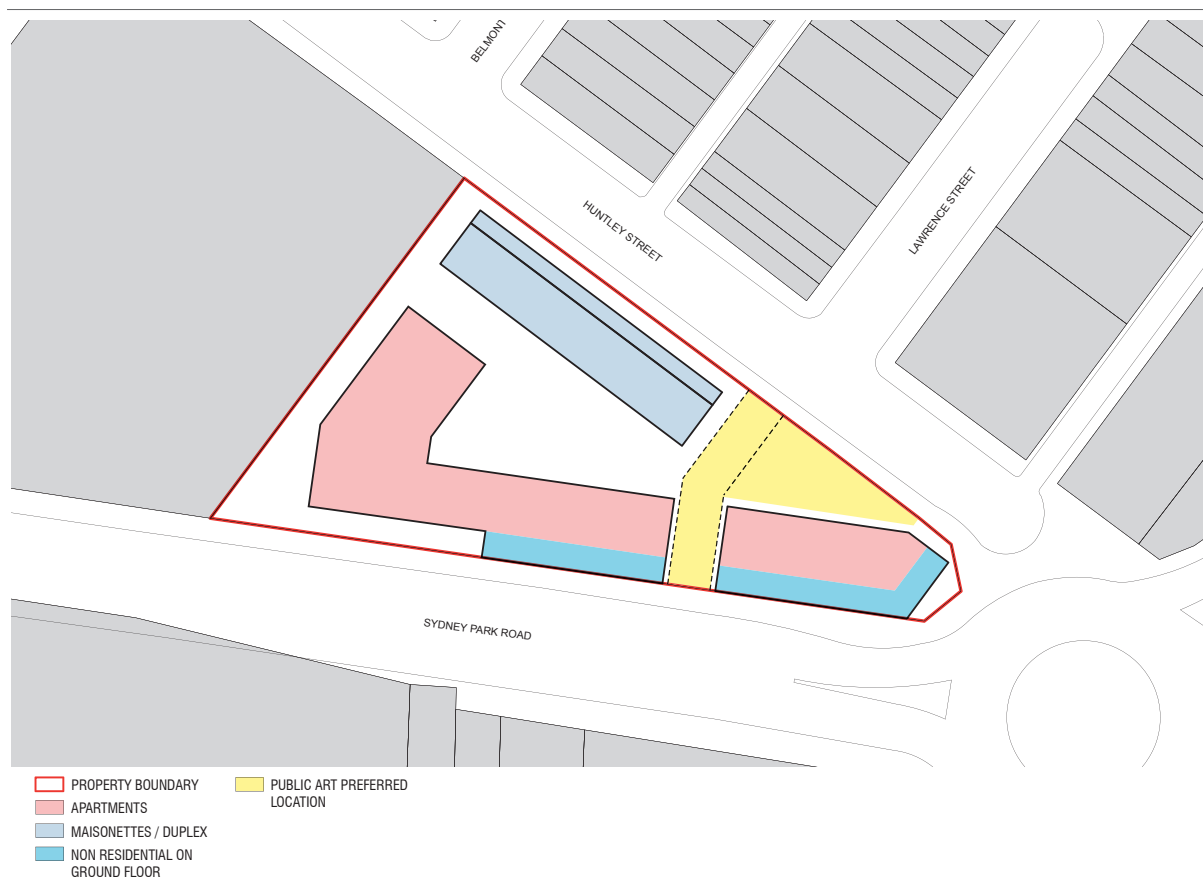
6.2.4.8 Design Excellence

- (1) Any additional floor space that results from a competitive design process is to be accommodated within the building envelopes as shown in Figure 6.35 Height of buildings.
- (2) Design Excellence floor space will not add any additional overshadowing to neighbouring properties

6.2.4.9 Public Art

- (1) Public art placement and selection is to consider the opportunities of the site, its history and context when developing a theme and concept.
- (2) The preferred location for the public art is the through-site link and the landscaped area on the Huntley Street frontage as shown in Figure 6.44 Uses.

Figure 6.44 Uses



6.2.6 25-33 Erskineville Road, Erskineville

The following objectives and provisions apply to 25-33 Erskineville Road, Erskineville (the petrol station site) as shown in Figure 6.1 *Specific sites map*.

Objectives

- (a) Ensure development exhibits high design quality.
- (b) Establish an appropriate building and street wall height.
- (c) Introduce uses that activate the street frontage.

Provisions

- (1) Align the front building line to Erskineville Road to:
 - (a) edge the footpath and openings;
 - (b) provide awnings and lighting to the public domain;
 - (c) establish opportunities for passive surveillance; and
 - (d) provide a direct relationship between building entries and the street.
- (2) Focus street views along Erskineville Road defined and framed by aligning buildings with the street edge and enhancing street tree planting.
- (3) Design buildings to achieve a maximum height of 3 storeys with a 2 storey street wall height.
- (4) Set the street wall height datum to match the existing Imperial Hotel located along Union Street.

- (5) Encourage commercial, retail, café/dining on the ground floor with residential uses above that is contextually appropriate to the existing strip retail to the east.
- (6) Provide parking underground and parking/ service access from Erskineville Lane, not Erskineville Road, to minimise driveway entries across the pedestrian footpath and blank garage entries.
- (7) Where required, provide a minimum 900mm wide footpath (for dedication) on the north side of the site to Erskineville Lane for pedestrian amenity and to minimise the potential for pedestrian-vehicle conflicts.
- (8) Undertake a traffic study with any proposal and for new development to investigate the potential impacts on the laneway network.
- (9) Provide a continuous awning to new development along Erskineville Road that wraps around the corner to Gowrie and Union Streets, and extending as far as the active ground floor uses.

Figure 6.45
Erskineville Road
petrol station site



6.2.7 349-351 and 361-379 Oxford Street, Paddington (Telecommunications Building)

The following objectives and provisions apply to the Telecommunications Building site, Oxford Street Paddington as shown in Figure 6.1 Specific sites map. It incorporates William Street, south of Oxford Street and 349-351 and 361-379 Oxford Street, Paddington.

Objectives

- (a) Contribute to the public domain by enhancing vistas along Oxford Street and south from William Street.
- (b) Ensure new development is complementary in design to contributory buildings.
- (c) Support the 'green' character of the area, by providing generous setbacks to Gordon Street for landscaping, and tree plantings within a new plaza.
- (d) Improve the presentation to Gordon Street, and incorporate residential uses that complement established built form on Gordon Street.
- (e) Set building heights and frontage alignments to respect the local context.

Provisions

- (1) Provide a shared way from Gordon Street (for entry to underground car parks), becoming a pedestrian plaza at Oxford Street.
- (2) Reconfigure the built form to create perimeter development that includes general communal open space.
- (3) Provide a new public open space/plaza within William Street.
- (4) Provide openings and awnings at Oxford Street level that wrap around to the new public plaza.
- (5) Provide a shared accessway along the western boundary of the site, to provide rear access to the heritage terraces on Regent Street and to new development.
- (6) Design and position residential apartment buildings to edge, overlook and open onto public streets and spaces, providing opportunities for passive surveillance of the public domain, and include residential uses above ground level on Oxford Street.
- (7) Locate car parking underground and within the building envelope to retain deep soil landscaping within the street setback to Gordon Street.
- (8) Provide multiple entries to apartments and separate entries for units that are level on Gordon Street to foster a sense of 'place' and identity.
- (9) Create apartments with northern and eastern aspect where possible, with building depths and building separation that provides visual and acoustic privacy and allows for landscaped courtyards and garden areas.
- (10) Focus street views along Oxford Street that are defined and framed by aligning buildings with the street edge and enhancing street tree planting.
- (11) Reduce the height of the telecommunications building to 3 storeys and design shallow floor plates to optimise sun access and cross ventilation.
- (12) Step the building envelope in plan along the south east of the shared way/ through-site link to break down the length (60m) of the facade.

Figure 6.46
Indicative design of
Telecommunication
Building



Figure 6.47

Telecommunication
Building Sections
A-A

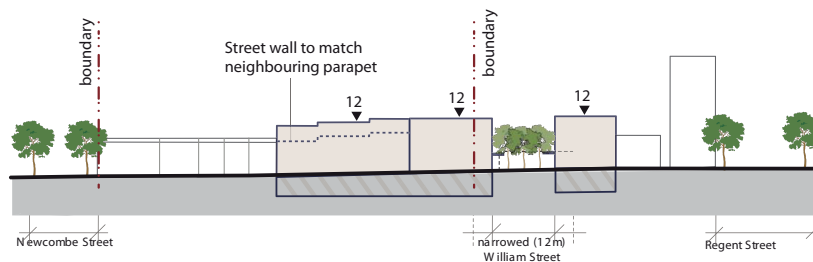
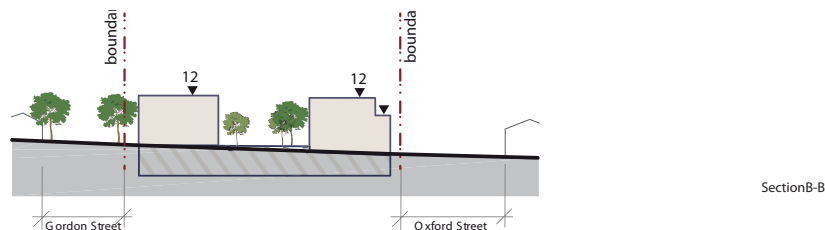


Figure 6.48

Telecommunication
Building Sections
B-B



6.2.8 397-399 Cleveland Street and 2-38 Baptist Street, Surry Hills Shopping Village, Redfern

The following objectives and provisions apply to the Surry Hills Shopping Village site, 397-399 Cleveland Street and 2-38 Baptist Street, Redfern, being Lot 1 in DP 1107252, Lot 2 in DP 112938, Lot 1 in DP 72567 and Lot 31 in DP 1223099, as shown in Figure 6.1 *Specific sites map*.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) Ensure the bulk, massing and modulation of buildings respond to the low-scale residential and heritage characteristics of the surrounding area.
- (b) Conserve the heritage significance of the former Bank of NSW building on the site, its contribution to the streetscape and provide an appropriate setting.
- (c) Locate retail and commercial uses on the site to support and improve the relationship between the Crown Street and Cleveland Street retail precincts and activate Cleveland and Baptist Streets.
- (d) Locate residential uses to provide passive surveillance and avoid blank walls to the public domain and any new open space.
- (e) Ensure residential dwellings provide a high level of amenity through the design and layout of the built form.
- (f) Ensure publicly accessible connections through the site to surrounding streets.
- (g) Ensure the through site link optimises physical and visual connections to surrounding streets, provides equitable access and is open to the sky.
- (h) Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.
- (i) Limit the amount of non-residential car parking to prioritise travel by walking, cycling and public transport and to manage congestion and traffic impacts.
- (j) Manage potential noise conflicts so that appropriate levels of residential amenity and non-residential activity are achieved.
- (k) Establish a design excellence strategy and guide the outcomes of a competitive design process including for building height, ecologically sustainable development and public art.

Provisions

Uses and layout:

- (1) Design and locate a mix of residential, retail and commercial uses below ground, at ground level and upper levels in accordance with the land use plans at Figures 6.50 - 6.52.
- (2) Design and locate the supermarket to have a floor level RL of 31.45 with equitable pedestrian access via the through site link.
- (3) Locate fine grain retail uses at street level fronting Cleveland and Baptist Streets, the northern part of Marriott Street and along the through-site link.
- (4) The building fronting Cleveland Street is to have the lower ground, ground and first floors consist of non-residential uses.
- (5) Locate residential uses at ground level fronting Marriott Street and the proposed laneway in accordance with Figure 6.51 Land use plan – street level.
- (6) Design and locate the following in accordance with Figure 6.49 – Structure Plan.
 - (a) active frontages with awnings to mixed use buildings;
 - (b) publically accessible through-site link;
 - (c) vehicular access points;
 - (d) public laneway with a minimum 9 metre width that is made up of a shared zoned connecting Baptist Street to Baptist Lane and a pedestrian and cycle path connecting the shared zone to Cooper Street; and
 - (e) open space.
- (7) Dedicate to Council land for the shared zone, pedestrian and cycle path, open space and footpath along Marriott Street in accordance with Figure 6.53 – Dedications, easements and landscape setbacks.
- (8) Locate easements and landscape setbacks in accordance with Figure 6.53 – Dedications, easements and landscape setbacks.

Figure 6.49
Structure Plan

- SITE BOUNDARY
- SHARED ZONE
- ↔ ACCESSIBLE PEDESTRIAN-ONLY THROUGH-SITE LINK LEVEL WITH STREET
- ↔ PEDESTRIAN-ONLY THROUGH-SITE LINK BELOW STREET LEVEL ACCESSED FROM STREET LEVEL
- ↔ AT-GRADE PEDESTRIAN/CYCLE ACCESS
- ➔ PEDESTRIAN ENTRY
- ➔ VEHICLE ACCESS AND NO RETAIL/COMMERCIAL SERVICING
- ➔ VEHICLE ACCESS AND RETAIL/COMMERCIAL SERVICING
- PUBLIC FOOTPATH
- OPEN SPACE
- LANDSCAPE SETBACK
- HERITAGE BUILDING
- LOW BUILDINGS
- MEDIUM BUILDINGS
- TALL BUILDINGS
- NON-RESIDENTIAL FRONTAGE AT STREET LEVEL
- NON-RESIDENTIAL FRONTAGE AT STREET LEVEL AND ONE STOREY ABOVE STREET LEVEL

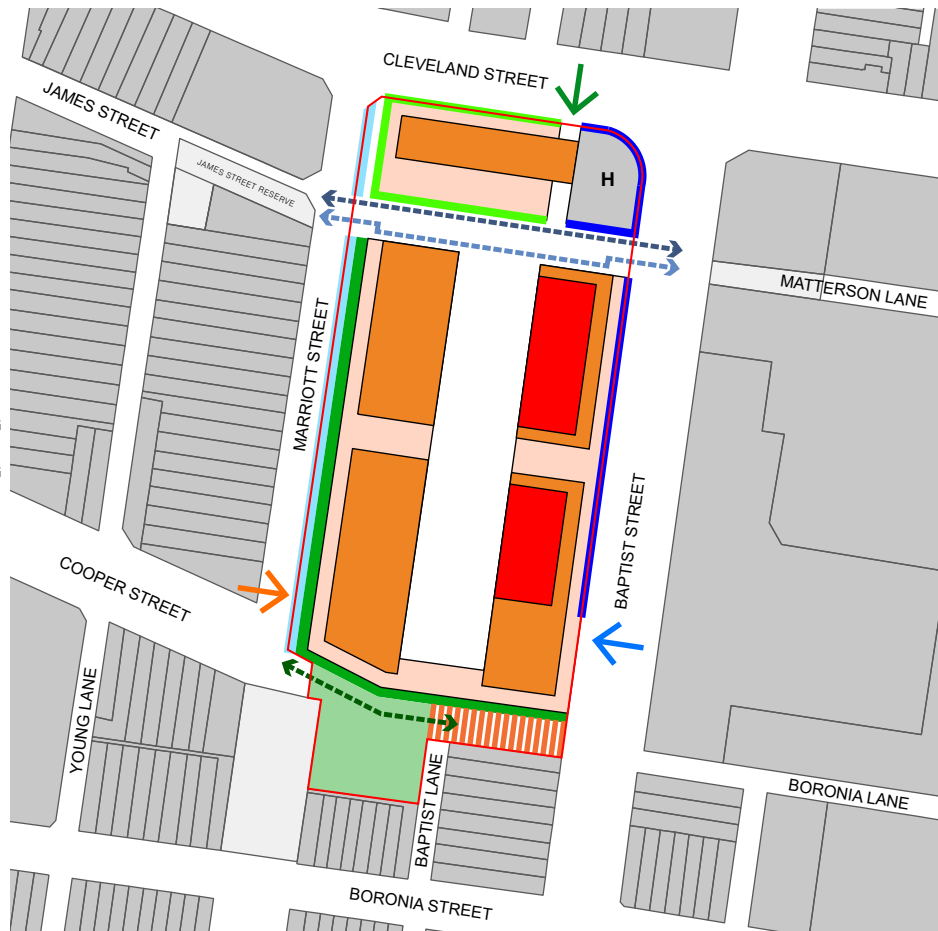


Figure 6.50
Land use plan -
one level below
street level

- EXISTING SITE AREA
- DEVELOPABLE SITE AREA
- FINE GRAIN NON-RESIDENTIAL
- SUPERMARKET
- BELOW GROUND - NO GFA

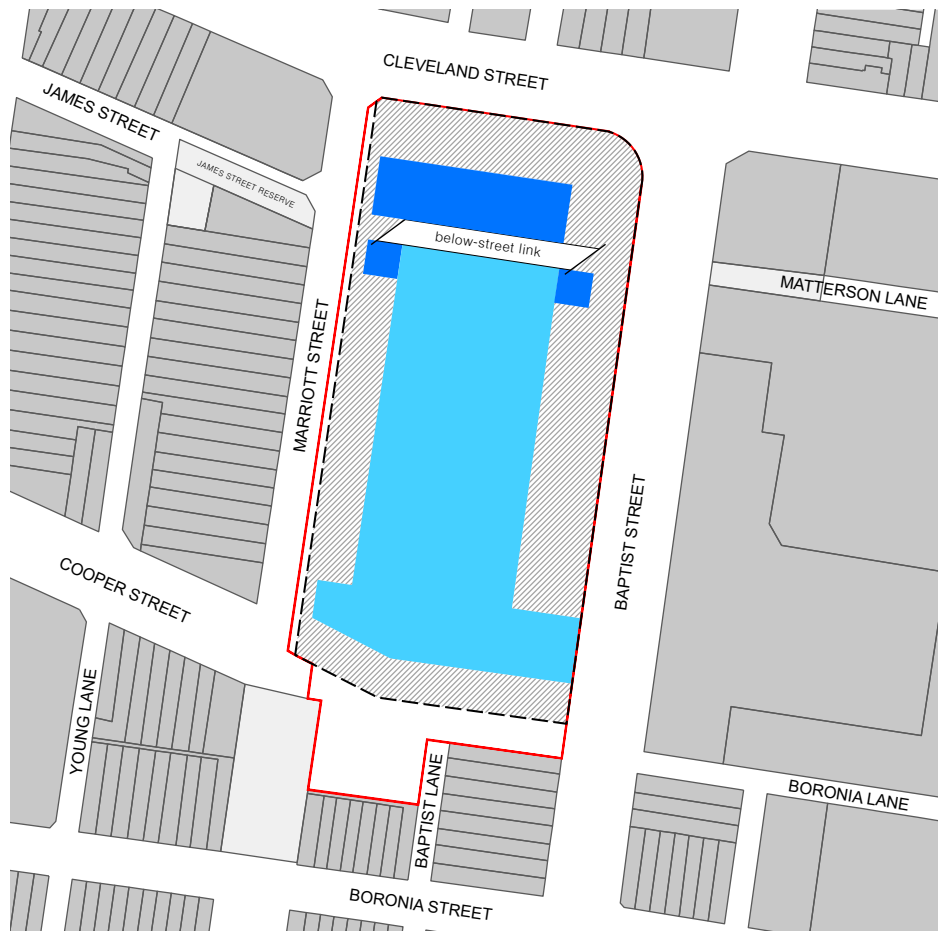


Figure 6.51
Land use plan -
street level

- EXISTING SITE AREA
- DEVELOPABLE SITE AREA
- RESIDENTIAL
- FINE GRAIN NON-RESIDENTIAL
- SUPERMARKET
- BELOW GROUND - NO GFA

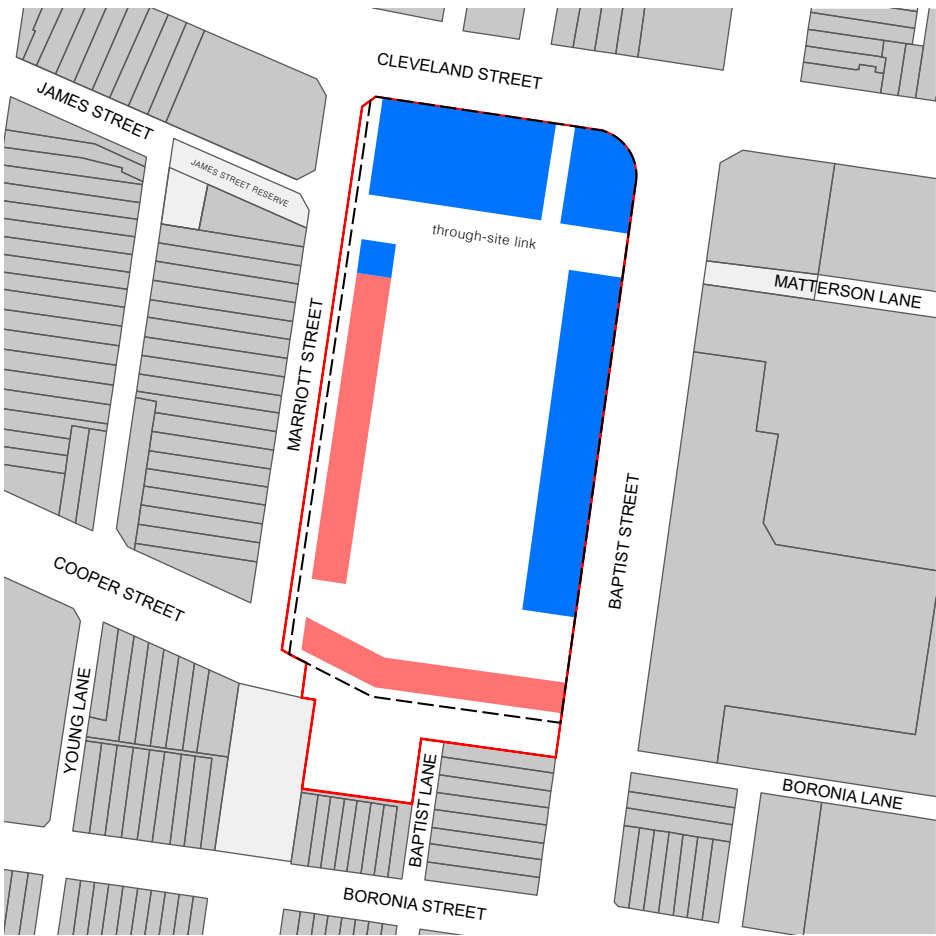


Figure 6.52
Land use plan -
second storey

- EXISTING SITE AREA
- DEVELOPABLE SITE AREA
- RESIDENTIAL
- FINE GRAIN NON-RESIDENTIAL

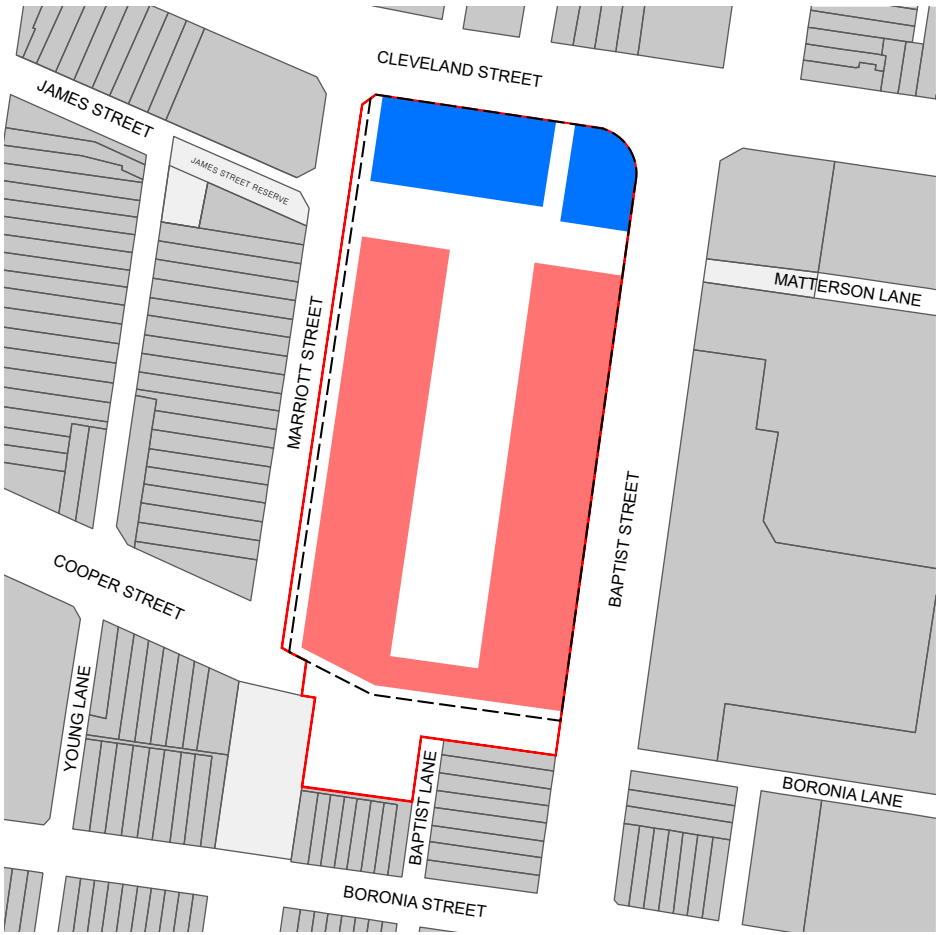


Figure 6.53
Dedications,
easements
and landscape
setbacks

- BOUNDARY CONDITIONS**
- EXISTING SITE BOUNDARY
 - EXTENT OF DEVELOPABLE SITE AREA
- DEDICATIONS**
- A FOOTPATH WIDENING
- 279 SQ. M.
 - B PEDESTRIAN/CYCLE PATH
- 9M. WIDE, 294 SQ. M.
 - C SHARED ZONE
- 9M. WIDE, 316 SQ. M.
 - D OPEN SPACE - 517 SQ. M.
- EASEMENTS**
- 1 6.5M. WIDE THROUGH-SITE LINK ONE STOREY BELOW STREET LEVEL OPEN TO SKY
 - 2 11.5M. WIDE THROUGH-SITE LINK AT STREET LEVEL OPEN TO SKY
 - 3 6M. WIDE INTERNAL PEDESTRIAN LINK AT STREET LEVEL - 2 STOREY INTERNAL HEIGHT
- LANDSCAPE SETBACKS**
- a 3M. SETBACK TO MARRIOTT STREET
 - b 2.5M. SETBACK TO SOUTH BOUNDARY

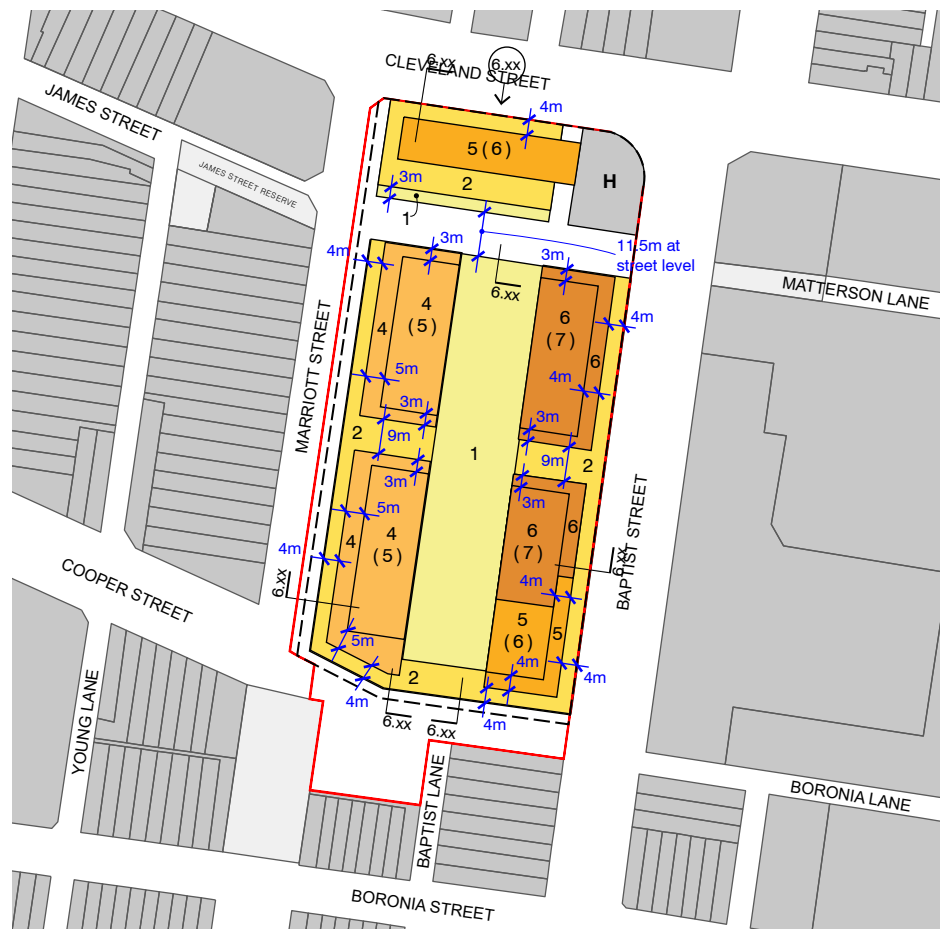
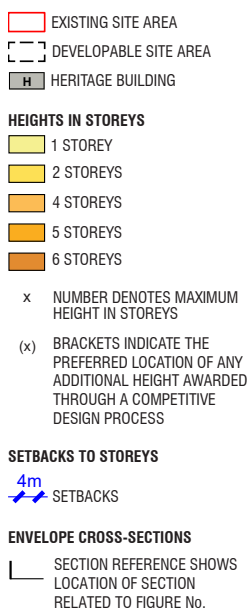


Built form:

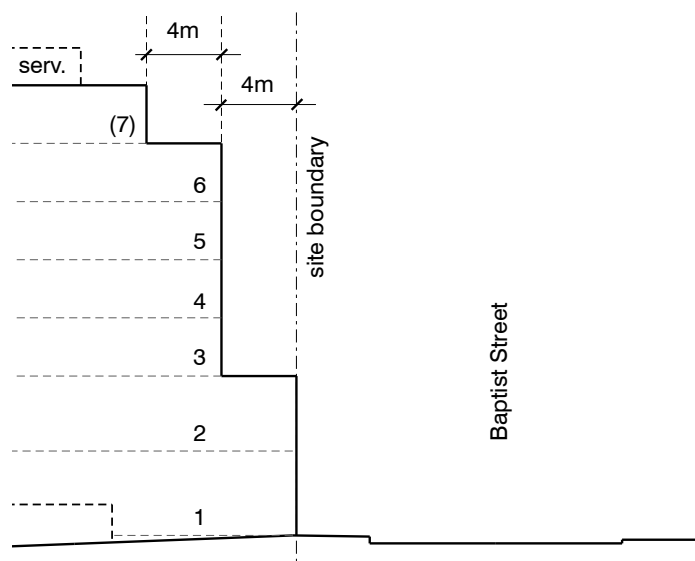
- (9) Provide building heights (storeys) in accordance with Figure 6.54 – Building heights (storeys), setbacks and sections.
- (10) Design the building fronting Cleveland Street so no development occurs above the heritage building and the pedestrian connection has a two storey height from Cleveland Street to the through site link in accordance with Figure 6.57 – Cleveland Street elevation showing setbacks and street wall heights in storeys to Marriott Street.
- (11) Works affecting the heritage item shall maximise the retention, reinstatement and exposure of significant building fabric and spaces.
- (12) Provide building setbacks and street wall heights in accordance with:
 - (a) Figure 6.54 – Building heights (storeys), setbacks and sections;
 - (b) Figure 6.55 – Baptist Street setbacks and street wall height in storeys;
 - (c) Figure 6.56 – Cleveland Street setbacks and street wall height in storeys;
 - (d) Figure 6.57 – Cleveland Street elevation showing setbacks and street wall heights in storeys to Marriott Street;
 - (e) Figure 6.58 – Marriott Street setbacks and street wall height in storeys;
 - (f) Figure 6.59 – Southern laneway setbacks and street wall heights in storeys (looking east); and
 - (g) Figure 6.60 – Southern laneway setbacks and street wall heights in storeys (looking west).

- (13) The residential part of the building fronting Cleveland Street should have a depth no greater than 12 metres to provide noise mitigation and natural ventilation.
- (14) The depth of the building fronting Cleveland Street can be increased if:
 - (a) the whole building will be for non-residential uses; and
 - (b) no additional overshadowing to the through site link is experienced between 31 August and 14 April when compared to the single loaded residential envelope indicated in Figure 6.54 – Building heights (storeys), setbacks and sections; and
 - (c) a two storey street wall height to Cleveland Street is provided.
- (15) Design lift overruns or any other services or plant equipment on the roof with a setback so they are not visible from the street.
- (16) The uppermost two metres maximum permissible height under the LEP is to be for non-habitable purposes.
- (17) Provide a three metre wide public footpath from the kerb to the development boundary along Marriott Street as shown on Figure 6.49 – Structure Plan and Figure 6.58 – Marriott Street setbacks and street wall heights in storeys.
- (18) Basement car parking is not to encroach under any areas from the street kerb to the building facade.
- (19) Conceal utilities and building services from public view, including all substations, plant rooms and equipment.
- (20) Incorporate high quality public art in publicly accessible locations to contribute to the identity and amenity of the place.
- (21) Provide green roofs on the roof tops with drought tolerant Australian native plants.

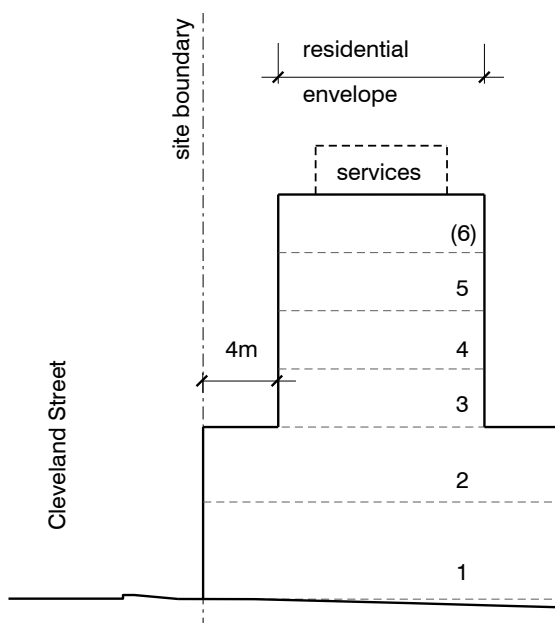
Figure 6.54
Building heights
(storeys), setbacks
and sections



Baptist Street setbacks and street wall height in storeys



Cleveland Street setbacks and street wall heights in storeys



Cleveland Street
elevation showing
setbacks and
street wall heights
in storeys to
Marriott Street

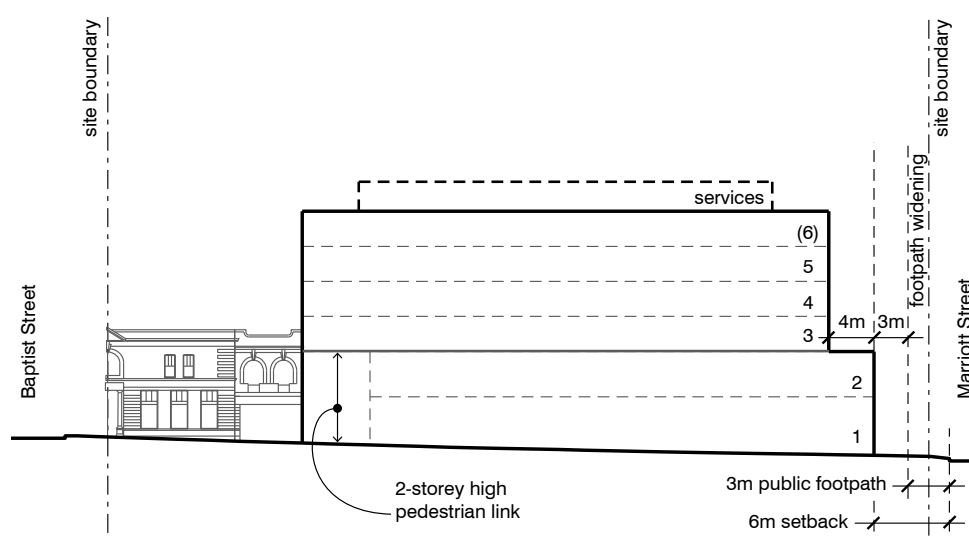


Figure 6.58
Marriott Street
setbacks and
street wall height in
storeys

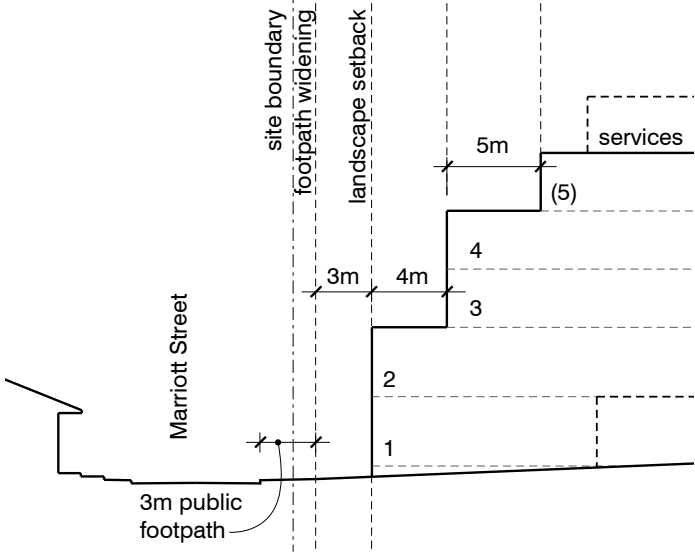


Figure 6.59
Southern laneway
setbacks and
street wall heights
in storeys (looking
east)

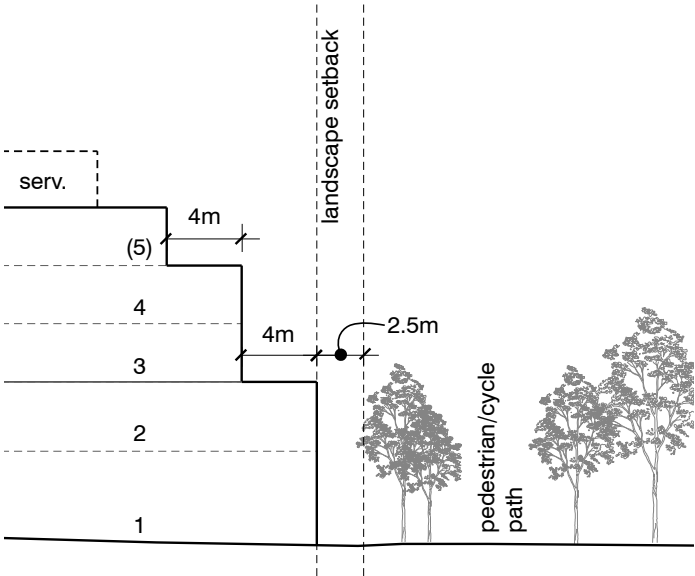
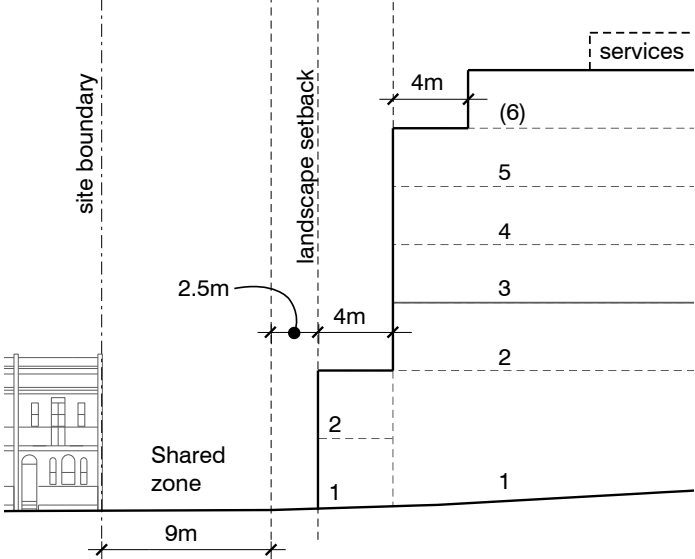


Figure 6.60
Southern laneway
setbacks and
street wall heights
in storeys (looking
west)



Through-site link:

Design the through-site link to ensure that:

- (22) Design the through-site link to ensure:
 - (a) a minimum width of 11.5 metres at ground level that is open to the sky as shown in Figure 6.61 – Through site link cross-section;
 - (b) the level change between Marriott Street and Baptist Street along the through site link minimises the use of stairs;
 - (c) any stairway must be located at the western end, with a maximum height of 1.25 metres above the finished level of the footpath at the boundary;
 - (d) any stairway located at Marriott Street has a maximum riser of 160 millimetres and a going of 350-400 millimetres as shown in Figure 6.62 – Through site link long-section; and
 - (e) a maximum gradient of 1 in 20 for the length of the heritage item as shown in Figure 6.62 – Through site link long-section.
- (23) Provide equitable access to the through-site link from Marriott Street, Baptist Street and Cleveland Street.
- (24) Provide access to the through-site link from Cleveland Street which is located in accordance with Figure 6.53 – Dedications, easements and landscape setbacks.
- (25) Align the through-site link with James Street and Matterson Lane and provide a visual connection between Baptist and Marriott Streets.
- (26) Maximise solar access to the through-site link during key daytime periods, such as lunchtime.

Figure 6.61
Through site link -
cross-section

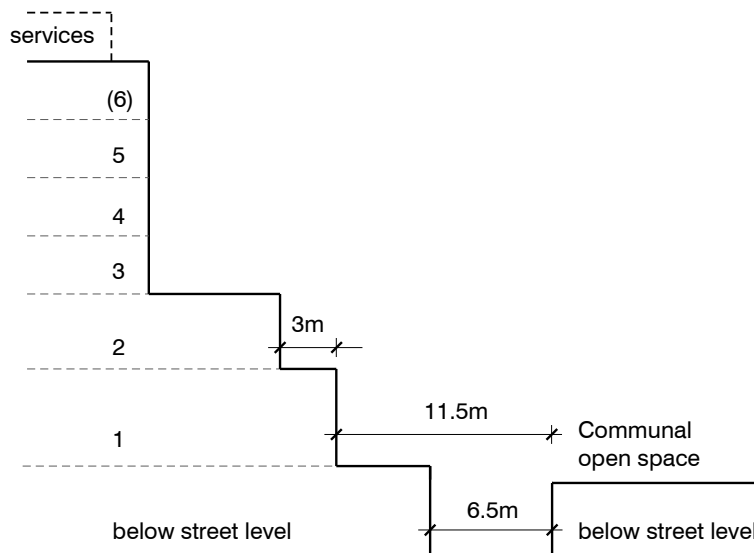
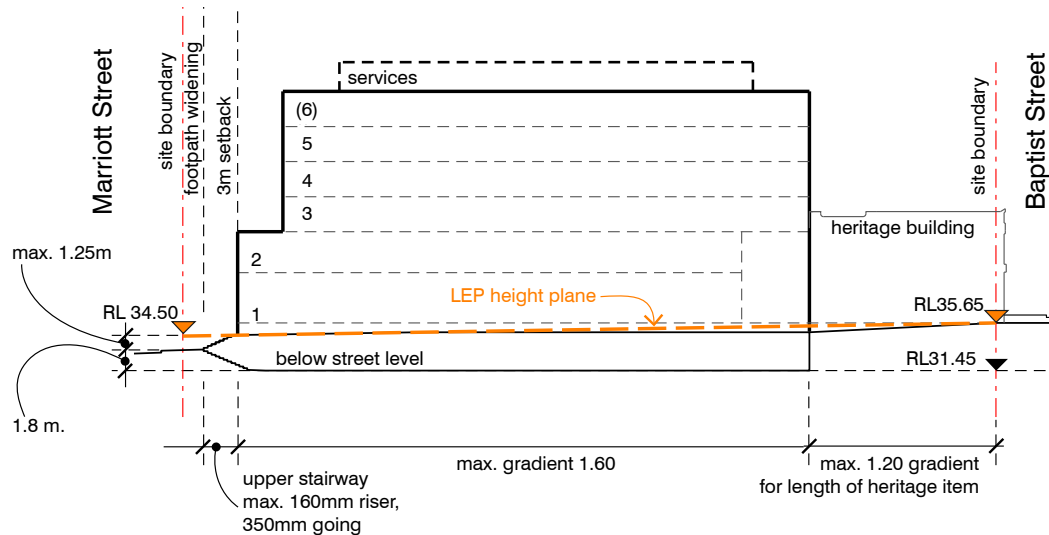


Figure 6.62
Through site
link -
long-section



Parking, vehicular access and servicing:

- (27) The maximum number of car parking spaces for a building used for the purposes of retail premises is 1 space for each 44 square metres of gross floor area used for that purpose.
- (28) Minimise the width of vehicle footpath crossovers along Baptist Street.
- (29) Servicing vehicles for retail and commercial uses must not access the site from Cleveland Street, Marriott Street, Cooper Street, Baptist Lane or the shared zone.
- (30) The location of vehicle access for non-residential car parking is to minimise impact on the local street network and residential amenity of areas to the west of the site.

Flooding and Stormwater:

- (31) Flood planning levels are to be consistent with the City's Interim Floodplain Management Policy.

Noise:

- (32) Prepare an Environmental Noise Impact Assessment by a suitably qualified acoustic consultant to the satisfaction of Council.
- (33) Cumulative commercial noise associated with the development must not cause a noise level external to a relevant premise that exceeds:
 - (a) the relevant amenity levels in Table 2.1 of the *NSW Industrial Noise Policy (2000)* for proposed residential and other noise sensitive uses on the site; and
 - (b) the background noise level plus 3dB for residential and other noise sensitive uses surrounding the site.
- (34) Cumulative entertainment noise must:
 - (a) comply with Table 6.1 Cumulative entertainment noise criteria for proposed residential and other noise sensitive uses on the site; and
 - (b) not exceed the background + 5dB noise level for residential and other noise sensitive uses surrounding the site.

- (35) A variation to the entertainment noise limits in Table 1 may be considered to balance retail noise impacts and residential amenity where a master plan noise assessment satisfies Council and that:
- (a) establishes evidence based day, evening and night cumulative internal (and private outdoor space, eg, balconies) noise level criteria for residences and noise sensitive commercial premises with windows and doors open and closed and are suitable for the urban characteristics of the precinct; and
 - (b) predicts day, evening and night equivalent average levels (and repeatable 1-hour noise levels) in addition to rating background noise levels at noise sensitive locations within and outside of the precinct. Future entertainment noise must not be dominant above ambient environmental noise levels with regard to the above; and
 - (c) translates the above internal criteria to day, evening and night external criteria which apply to individual retail tenancies; and
 - (d) ensures cumulative retail tenancy noise limits are not exceeded by establishing lower individual retail tenancy noise limits; and
 - (e) predicts noise levels for residences and retail tenancies based on assumed patron numbers, location of retail uses and typical noise generation for retail tenancies; and
 - (f) recommends fit for architectural and urban design features that mitigate noise; and
 - (g) demonstrates predicted noise levels from retail operations during busy and noise sensitive trading hours will comply with proposed criteria; and
 - (h) sets amplified noise limits for each retail tenancy and demonstrates how these noise levels will be maintained and not cause patrons to speak above music and exceed criteria; and
 - (i) considers any other relevant methodology consideration which becomes apparent to the City as part of generating this masterplan.

Table 6.1: Cumulative entertainment noise criteria

Type of entertainment noise	Morning Shoulder Period (6am to 7am)	Day and Evening Period (7am to 10pm)	Night Shoulder Period (10pm to Midnight)	Overnight Period (Midnight to 6am)
Cumulative conversational discourse noise ¹ measured adjacent to residential facade	L _{Aeq} 15 minute 35 dB(A)	L _{Aeq} 15 minute 45 dB(A)	L _{Aeq} 15 minute 35 dB(A)	Inaudible
Cumulative conversational discourse noise ¹ measured indoors (residential) with doors and windows closed	L _{Aeq} 15 minute 20 dB(A)	L _{Aeq} 15 minute 30 dB(A)	L _{Aeq} 15 minute 20 dB(A)	Inaudible
Cumulative music noise ² measured adjacent to residential facade	Inaudible	L _{Aeq} 15 minute 35 dB(A)	L _{Aeq} 15 minute 25 dB(A) L _{Aeq} 15 minute 35 dB(A)	Inaudible
Cumulative music noise ² measured indoors (residential) with doors and windows closed	Inaudible	Refer to Table 6.2	Inaudible	Inaudible

¹ Conversational discourse noise means noise generated by people associated with any activity in a commercial, business or retail premise on the site.

² Music noise means music that is amplified or otherwise being played within or associated with any commercial, business or retail premise on the site.

Table 6.2: Cumulative music noise measured indoors (residential) between 7am to 10pm

1/1 Octave Band Centre Frequencies									BB
31.5	63	125	250	500	1k	2k	4k	8k	
L _{Ze} q 15 minute music noise levels									
65	43	27	16	9	5	6	6	4	65
L _{Ae} q 15 minute music noise levels									
24	16	11	8	6	5	7	7	3	25

Design excellence:

- (36) The competitive design process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 and is to apply to the entire site. The competitive design process is to comprise an invited competitive design alternatives process involving no less than four invited competitors ranging from emerging, emerged and established architectural practices.
- (37) The selection process is to comprise a total of four members. The proponent is to nominate two panel members and the City of Sydney is to nominate two panel members.
- (38) Any additional building height that results from a competitive design process is to be accommodated in accordance with Figure 6.54 – Building heights (storeys), setbacks and sections and Figures 6.63 to 6.65.
- (39) No additional floor space under Clause 6.21D(3)(b)(i) of Sydney LEP 2012 is to be awarded as a result of a competitive design process.

- (40) For a development to achieve design excellence under Division 4 of the LEP and be awarded additional height as a result of a competitive process it is to achieve the following ecologically sustainable development outcomes:
- (a) BASIX energy score that exceeds the state mandated minimum target by 5 points;
 - (b) BASIX water score that exceeds the state mandated minimum target by 5 points;
 - (c) Provide 4 star Green Star for the supermarket fit out by maximising greenhouse gas emission credits;
 - (d) Exceed design for National Construction Code Section J for all other retail and commercial uses.
- (41) A report prepared by a suitably qualified sustainability professional is to be submitted with the development application identifying the design and operational measures to be implemented in order to achieve the sustainability outcomes in clause 40.

Figure 6.63
Maximum building height under existing controls, proposed controls and with design excellence – Cleveland Street frontage

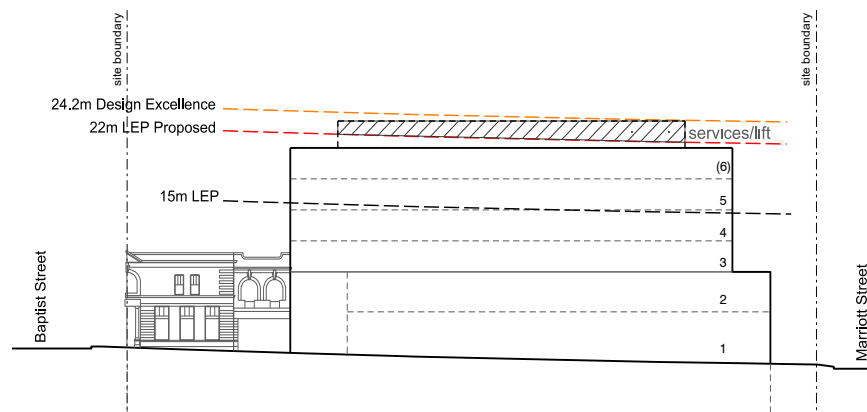


Figure 6.64
Maximum building height under existing controls, proposed controls and with design excellence – Baptist Street frontage

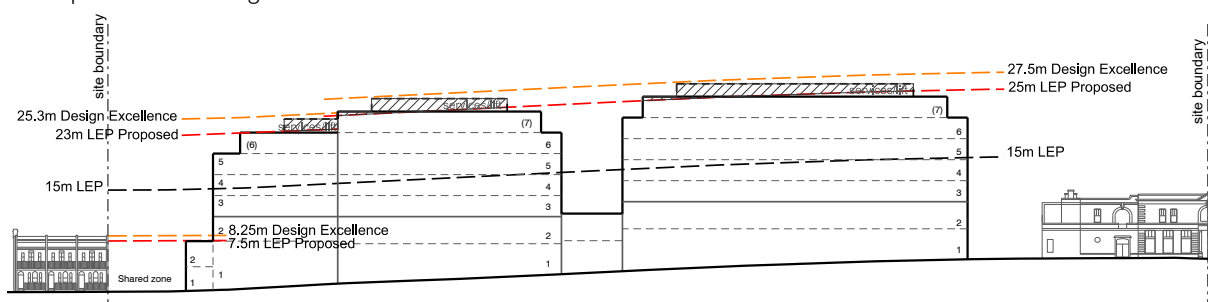
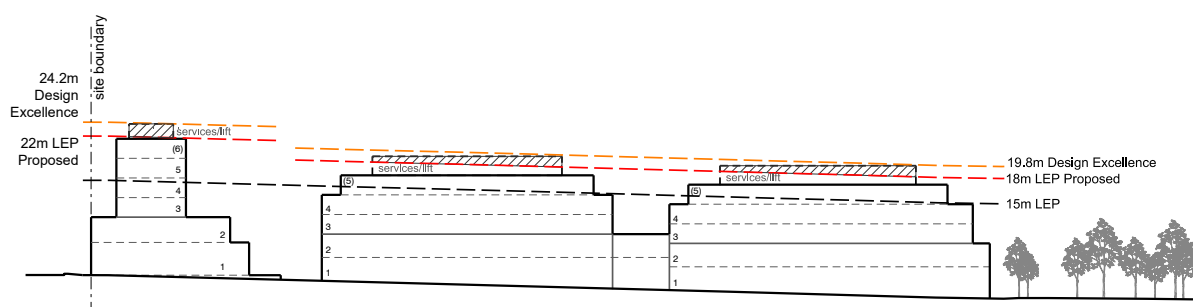


Figure 6.65
Maximum building height under existing controls, proposed controls and with design excellence – Marriott Street frontage



6.2.9 164-172 and 174-194 William Street, Bayswater Car Rental, Woolloomooloo

The following objectives and provisions apply to the Bayswater Car Rental site, 164-172 and 174-194 William Street, Woolloomooloo (being Lot 52 DP 1049805 and Lot 1 DP 816050) as shown in Figure 6.1 *Specific sites map*.

William Street is a significant street within the City of Sydney. The streetscape improvements with the construction of the Cross City Tunnel have made a vision for the street as a grand boulevard possible. Several potential redevelopment sites along William Street should reinforce the boulevard vision and define its street edge and built form, including the Bayswater Car Rental site. Existing buildings on this site are 12 to 15m high in the form of large shed-like structures with little architectural merit. Any redevelopment of the site should improve the northern side of William Street by continuing the proposed street wall and providing opportunities for more active uses.

Objective

- (a) Activate the William Street streetscape.
- (b) Improve the existing vehicular access into and surrounding the site.
- (c) Set building heights and frontage alignments to respect the local context.

Provisions

- (1) Build to the street alignment and continue the strong street edge to the northern side of William Street.
- (2) Provide footpath awnings for active retail/commercial ground floor with frontage to William Street.
- (3) Incorporate an active frontage without a footpath awning to Forbes Street to integrate with the Woolloomooloo neighbourhood centre located to the north.
- (4) Step down heights for buildings away from William Street to provide a height transition between the 8 storey commercial buildings along William Street and 3 storey scale of residential buildings in Woolloomooloo to the north.
- (5) Locate main pedestrian entries on William Street, Forbes Street and Dowling Street.
- (6) Introduce a new lane with a minimum width of 7m to connect Dowling and Forbes Streets and to enhance east-west permeability of the area.
- (7) Maintain pedestrian priority to the William Street active frontage by locating vehicle site entry points on secondary streets and lanes.
- (8) Respect adjacent low-scale residential buildings on Dowling and Forbes Streets with a 3 storey street frontage height control for both streets.
- (9) Introduce a 2m minimum landscaped setback from the new lane to facilitate transition to ground floor residential uses. Ensure significant areas of landscaped open space at ground level are incorporated into the development with a minimum of 20% of site area as consolidated open space and overall landscaped area comprising 30% of site area.

Figure 6.66
Indicative design
of Bayswater Car
Rental Site

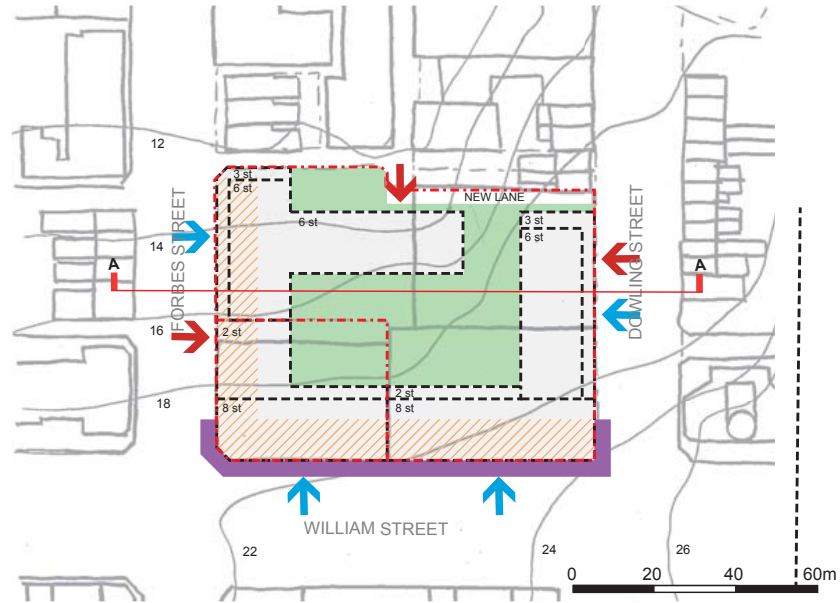
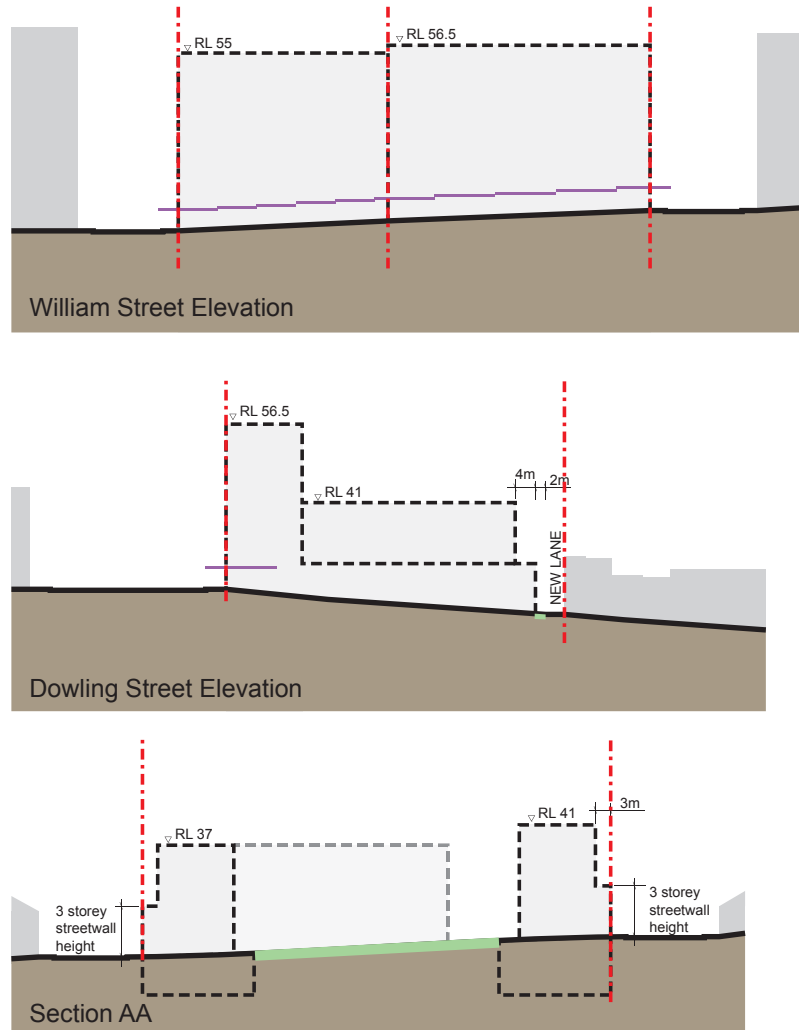


Figure 6.67
Bayswater Car
Rental Site Sections



6.2.10 219-241 Cleveland Street (Australia Post site)

219-241 Cleveland Street, Redfern is located to the south of Prince Alfred Park.

The following objectives and provisions apply to 219-241 Cleveland Street, Redfern as shown in Figure 6.1 Specific sites map. The Australia Post Building is currently located on the site. The site is located to the south of Prince Alfred Park.

Objectives

- (a) Development is to respond to development in the immediate context.
- (b) Introduce a public gathering space at the intersection of proposed streets.
- (c) Introduce new streets that align with the existing street pattern.
- (d) Ensure the location of new streets align with the existing street pattern.

Provisions

6.2.10.1 New streets

- (1) Introduce a north-south street with feature planting that is aligned with the street to the south.
- (2) Introduce an east-west 5m lane that responds to, and aligns with the existing street pattern.
- (3) Introduce a shared zone along the southern boundary with a landscaped verge.

6.2.10.2 Public open space

- (1) Introduce a public open space located at the intersection of proposed streets.
- (2) Retain the view corridor along the southern boundary.

6.2.10.3 Building height

- (1) Building heights must not exceed the maximum height in storeys as shown in Figure 6.68.
- (2) Introduce higher built form (6 storeys) at the centre of the site and along Cleveland Street.
- (3) A building height of 4 storeys is encouraged along Cleveland Street, Chalmers Street and the proposed shared zone to the south.

6.2.10.4 Street wall height in storeys

- (1) Introduce a street wall height of 3 storeys along Chalmers and Pitt Streets to provide an appropriate transition to adjacent low scale development.
- (2) Built form on Cleveland and Chalmers streets is to step down to 3 storeys to transition to adjacent low scale development.

6.2.10.5 Building setbacks

- (1) Introduce zero lot setbacks for development on the corner of Cleveland and Chalmers Street.
- (2) Introduce a 3m landscaped setback along Chalmers and Pitt Streets.

6.2.10.6 Views

- (1) Retain the view corridor along the southern boundary of the development.

Figure 6.68
Site Specific
controls
219-241 Cleveland
Street, Surry Hills



6.2.11 97-101 Pyrmont Bridge Road, Pyrmont

The following objectives and provisions apply to 97-101 Pyrmont Bridge Road as shown in Figure 6.1 Specific Sites map.

Objectives

- Encourage mixed use development on the site that responds to the residential uses of Wattle Crescent and predominant commercial uses and along Pyrmont Bridge Road.
- Encourage commercial uses on the ground floor.
- Encourage separation between any future residential uses on the site and busy traffic along Pyrmont Bridge Road.

Provisions

6.2.11.1 Building height in storeys

- Development on the site is not to exceed a maximum building height of 6 storeys.

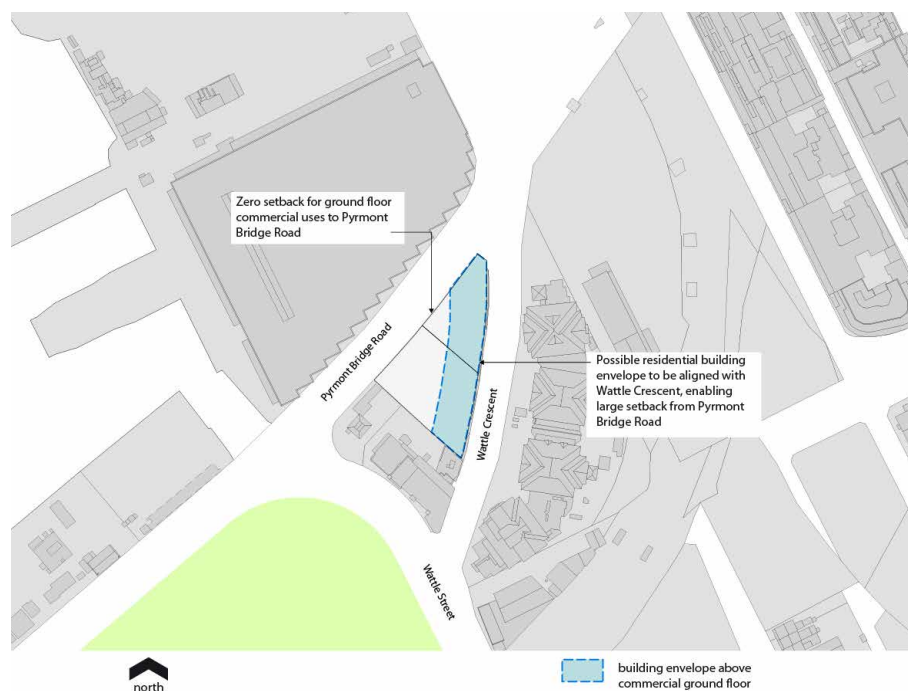
6.2.11.2 Setbacks

- Introduce a 0m setback for residential development along Wattle Street.
- Ground floor uses along Wattle Crescent and Pyrmont Bridge Road should be setback 0m.
- Ensure residential uses are set back from Pyrmont Bridge Road as far as possible to reduce the impact of traffic noise.

6.2.11.3 Building design and uses

- Building envelopes are to refer to the site principles shown in Figure 6.69.
- Encourage commercial or light industrial uses with high floor to ceiling heights on the ground floor with 5 storeys of residential uses above.

Figure 6.69
Site principles for
97-101 Pyrmont
Bridge Road,
Pyrmont



6.2.12 Darlinghurst Road, Potts Point

The following objectives and provisions apply to the extent of Darlinghurst Road, Potts Point, as shown in Figure 6.1.

All other relevant provisions in this DCP apply, except where they are inconsistent with these provisions. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) Ensure development achieves the objectives of the B2 Local Centre zone and contributes to the role of Darlinghurst Road and environs as a local centre by.
 - (i) providing a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; and
 - (ii) including appropriate residential uses so as to support the economic and business vitality of the high street and local centre and ensure development takes place within the height and floor space ratio development standards set by Sydney LEP 2012.
- (b) Ensure that new development maintains the diverse and active street frontages that contribute to the vibrancy, diversity and function of the high street and local centre.
- (c) Ensure that new development fits in with the existing fine-grain pattern of Darlinghurst Road, surrounding streets and laneways and reflects the historical subdivision pattern.
- (d) Ensure new development responds to and contributes to heritage and contributory items and conserves their significance and the significance of the conservation area.

- (e) Ensure new development reinforces the architectural character of and is compatible with the existing built form of Darlinghurst Road, and respects heritage items and contributory buildings at 18-32A Darlinghurst Road and in the immediate context of the site through:
 - (i) Appropriate scale, massing, and modulation that respects the existing built fabric of the high street;
 - (ii) Defining maximum building envelopes for future development at 18-32A Darlinghurst Road to deliver a high quality built form that ensures an appropriate level of amenity within the site and to surrounding properties;
 - (iii) Facade articulation, materials, and architectural detailing that contribute and respond to the highest quality heritage and contributory buildings in the surrounding context.
- (f) Provide publicly accessible open space to complement the public domain and enhance amenity.
- (g) Ensure the architectural character of development at 18-32A Darlinghurst Road is compatible with original fabric retained on the site and responds to the existing development at Kingsley Hall at 1A Elizabeth Bay Road, the Lowestoft at 18-20 Darlinghurst Road, the facade of The Bourbon at 22-24 Darlinghurst Road, and the Commodore at 30-30B Darlinghurst Road.
- (h) Establish a design excellence strategy for a competitive design process in accordance with Sydney LEP 2012 and the City of Sydney Competitive Design Policy.

Provisions – Darlinghurst Road

The following provisions apply to the land identified in red in Figure 6.70 below.

Figure 6.70
Precinct boundary of Darlinghurst Road high street shown as red dotted line, boundary of site specific controls to 18-32A Darlinghurst Road shown blue dotted line



6.2.12.1 Land use

The area surrounding Kings Cross has a very high residential amenity and density. The local centre at Darlinghurst Road and its retail, commercial and business uses play an important role in supporting the existing significant population, including regional visitors. New development must provide floor space appropriate for business and services that support this population.

- (1) Residential accommodation and serviced apartments are not to be located at ground and first floor levels, except for entrances, lobbies and service facilities.
- (2) A minimum of 50% of the total gross floor area for each development in the B2 zone must be for uses other than residential accommodation or serviced apartments for all development where a significant addition of floor space, a substantial change in the building envelope or a substantial change in land use is proposed.
- (3) The proportion of residential accommodation may exceed 50% if development achieves full compliance with the Apartment Design Guide design criteria relating to solar access, cross-ventilation and visual and acoustic privacy requirements, and all other provisions in this section of the DCP.

Note: Where the combined proportion of residential accommodation and tourist and visitor accommodation uses exceed 50% of the total gross floor area of a site (either existing or proposed), compliance with setbacks, modulation and overshadowing may not be possible.

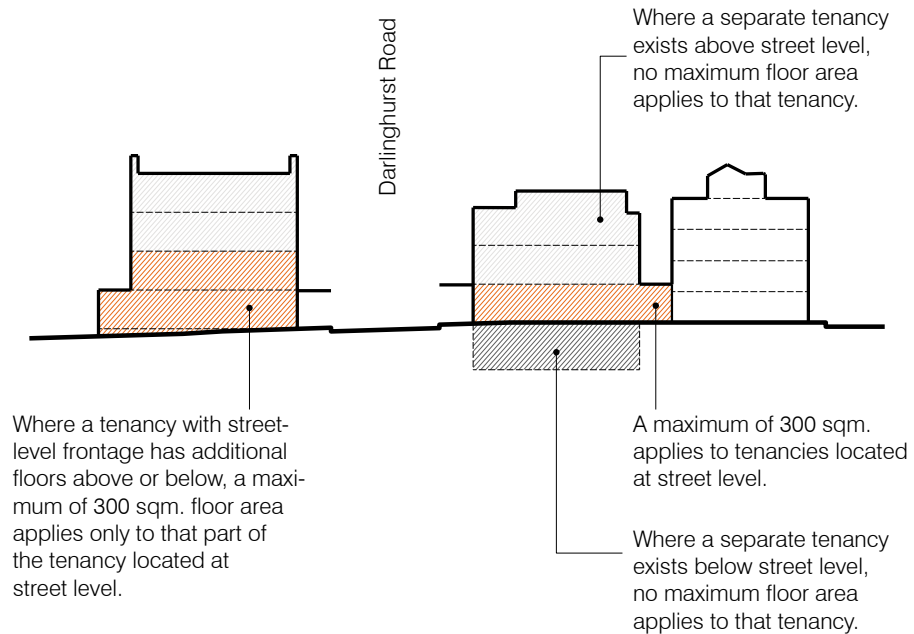
Where a site with over 50% existing residential floor space is redeveloped, the site may retain its existing quantum of residential floor space provided the development complies with the provisions above.

Clause (3) should not be read to imply that all design criteria and objectives of the ADG are not required to be achieved and addressed.

6.2.12.2 Urban grain and active street frontages

- (1) New development including the building frontage above the street wall is to reflect the existing pattern of building arrangement and subdivision of Darlinghurst Road.
- (2) An entry to upper levels and vertical circulation core is to be provided for each existing building regardless of any amalgamation of lots.
- (3) Each building on Darlinghurst Road is to have an individually distinctive architectural language, expression of floor levels and fine grain tenancies.
- (4) The maximum average width of street level tenancies is to be 5m. The maximum width of any one tenancy at the street frontage is 8m. Longer tenancy widths at the street frontage may be considered where they reflect existing tenancies in heritage items and contributory buildings.
- (5) A tenancy or part of a tenancy at street level is to have a maximum floor area of 300sqm at that level. The restriction does not apply to tenancies on other levels. Larger tenancies may be considered where they reflect existing tenancies in heritage items and contributory buildings.

Figure 6.71
Maximum tenancy
size



- (6) Each ground floor tenancy is to have its own entry from Darlinghurst Road or side street.
- (7) Self-contained lower ground or basement tenancies are to have separate and direct street access.
- (8) Ground level tenancies and foyers are to support an active street edge with a maximum of 25% solid wall to the facade area and 75% glazing or opening with visibility into the spaces within.
- (9) Ground level tenancies are to have at least 35% of their area at the level of the footpath.

6.2.12.3 Architectural character, articulation and materials

- (1) Building facades should be characterised by vertical proportions over the full height of the building.
- (2) Facade elements and window openings above ground floor level are to be vertically proportioned.
- (3) Window openings above any existing or required awning are to be limited to between 20 and 40% of the facade wall area.
- (4) Materials and architectural detail is to be at least equal in quality to the highest quality found in neighbouring contributory buildings and should include materials and design detailing used in surrounding buildings, such as face brickwork, decorative stringer lines, bonds, rendered/painted banding and other compatible masonry work. This is to be demonstrated through a comparative analysis of an existing building elevation and the proposed development, documented with 1:50 elevations and 1:10 details.
- (5) Parapets are to be articulated.
- (6) All plant and other mechanical equipment is to be fully architecturally integrated in the building roof form.

6.2.12.4 Awnings

- (1) All residential entry foyers may have an awning.
- (2) Contributory buildings must maintain or reinstate contributory awnings.

- (3) Where an awning is not compatible with the heritage significance of a contributory building, the existing awning should be removed, and new awnings should not be constructed, with the exception of (1) above.
- (4) Generally, footpath awnings are to be provided for new development on Darlinghurst Road.

6.2.12.5 Public domain

- (1) Sites adjoining public spaces such as Fitzroy Gardens, Lankelly Place, Springfield Avenue, Roslyn Street and the corner of Bayswater Road and Darlinghurst Road should provide active land uses at ground floor (such as food and drink premises) that contribute to the activity of the public domain.

6.2.12.6 Amenity of residential development

- (1) Where the construction of balconies is limited by heritage and adaptive reuse constraints or significant noise impacts, juliet balconies or bay windows may be appropriate, subject to the provision of other amenity benefits.
- (2) Balconies should not project from the facade. Balconies or loggias must be recessed and have solid balustrades of the same materiality as the facade construction.

6.2.12.7 Access

- (1) Vehicular access, building services and the like are to be consolidated to minimise impact on public places.
- (2) Vehicular access is not permitted in any location subject to an active frontage control as shown on the Active Frontages Map.

Note: Section 3.2.3 Active Frontages applies to development on Darlinghurst Road.

Provisions – 18-32A Darlinghurst Road

The following provisions apply to the land identified in blue in Figure 6.70 and detailed in Figure 6.72.

Figure 6.72

Site plan showing street addresses and building names of the component lots



6.2.12.8 Heritage conservation

- (1) New development is to respect the Inter War art deco character of Kingsley Hall at 1A Elizabeth Bay Road through height, scale, materials and detail.
- (2) The facade of 18-20 Darlinghurst Road (The Lowestoft) is to be conserved. The level immediately above the existing parapet is to be setback by 3m. The remaining new development above may be built to street alignment, as shown in Figure 6.73.

Figure 6.73
First level setback requirement for 18-20 Darlinghurst Road

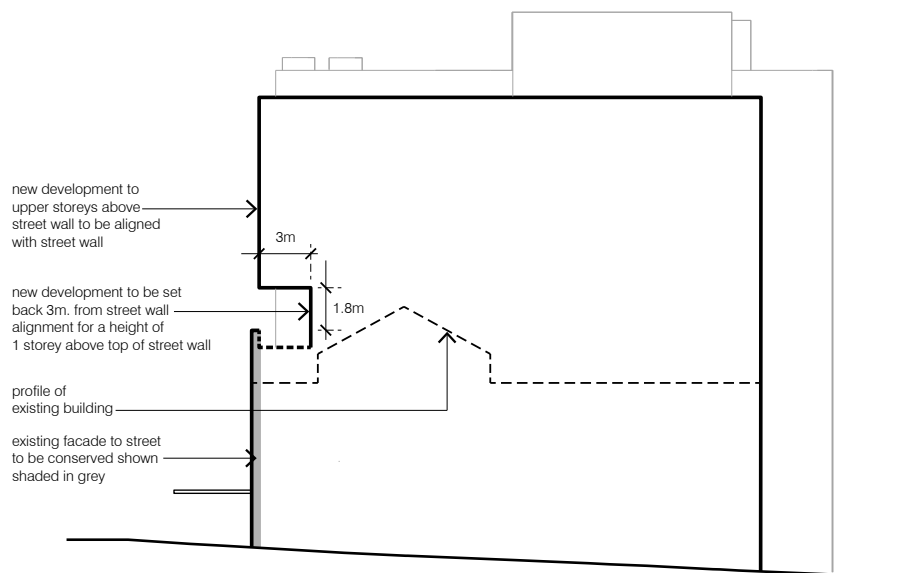


Figure 6.74
Ground level plan of the Bourbon showing the extent of existing facade and internal fabric to floors and walls to be retained in dotted black outline, shaded in red

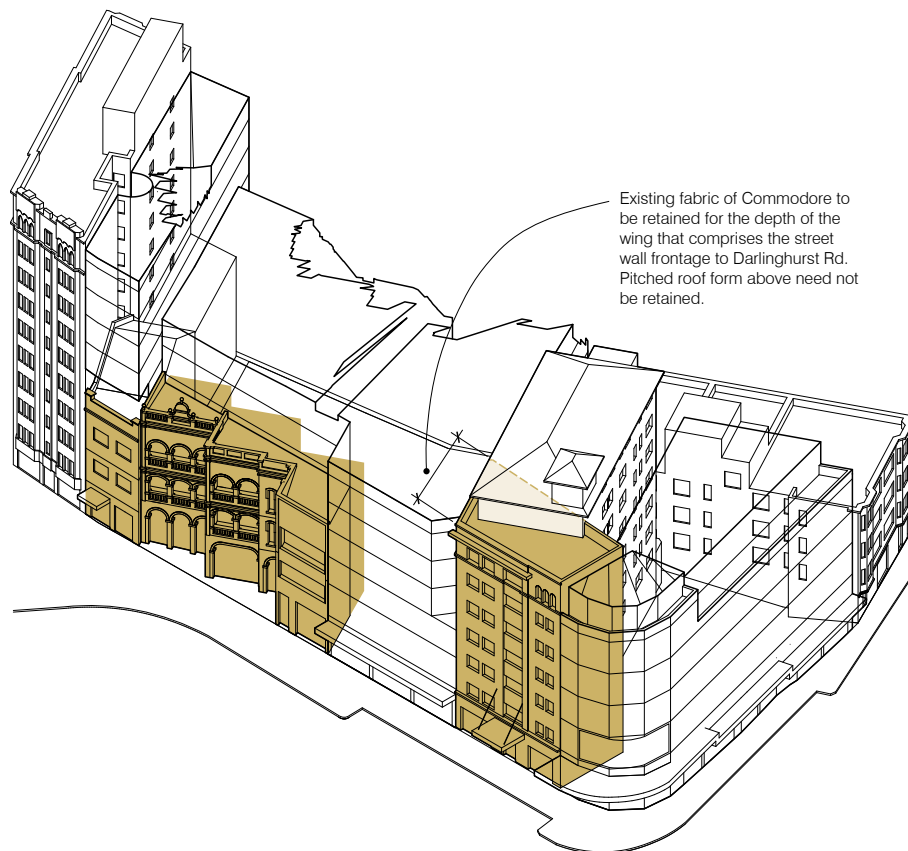


- (3) New development at 22-28 Darlinghurst Road (The Bourbon) is to conserve the existing facade to the depth shown in Figure 6.74. The ground floor additions at Darlinghurst Road are to be removed. The space is to be designed as an extension of the footpath.

- (4) The form, external fabric and floor levels of 30-30B Darlinghurst Road (The Commodore) are to be conserved for the depth of the wing that comprises the street wall frontage to Darlinghurst Road (approximately 8.7m), as shown in Figure 6.75. Any demolition and rebuilding of the hipped roof form of The Commodore must interpret the existing built form.
- (5) The Empire Hotel at 32-32A Darlinghurst Road may be demolished and the site redeveloped. Any new building is to interpret the social and historical significance of the site as the original Les Girls venue through an architectural interpretation of the building between 1962-1980s, including the curved corner form, floor and parapet levels, ground level awning, the first and second floor balconies and the corner sign reading "Les Girls".
- (6) To reflect the historical and social significance of The Empire Hotel at 32-32A Darlinghurst Road the ground level and first floor should have commercial food and drink or entertainment uses.

Figure 6.75

Axonometric illustration of heritage and contributory fabric to be retained



6.2.12.9 Built form and setbacks

- (1) Development must not exceed the maximum building envelopes described by 'Figure 6.76: Building heights and setbacks plan'.
- (2) The envelopes described by Figure 6.76 is the maximum permissible extent of the built form and the final building designs must be appropriately massed within the envelope.

Note: The maximum number of storeys noted in Figure 6.76 includes all mezzanine and attic levels.

- (3) Setbacks above the street wall height should be provided in accordance with 'Figure 6.76: Building heights and setbacks plan.'

- (4) The objectives of the setbacks described in Figure 6.76: Building heights and setbacks plan are to ensure development:
- (a) has a strongly varied massing;
 - (b) reflects the historic subdivision pattern;
 - (c) does not increase overshadowing to surrounding residential properties;
 - (d) minimises overshadowing to Roslyn Street;
 - (e) creates a positive but subservient relationship between new additional form and heritage and contributory buildings; and
 - (f) provides an open and publicly accessible area in front of the Bourbon and a new public space on Barncleuth Lane.

In spite of Clause (1), where development achieves these objectives better than the arrangement shown in Figure 6.76, variations to the prescribed setbacks may be considered.

Figure 6.76
Building heights
and setbacks plan
(maximum heights
noted in storeys)

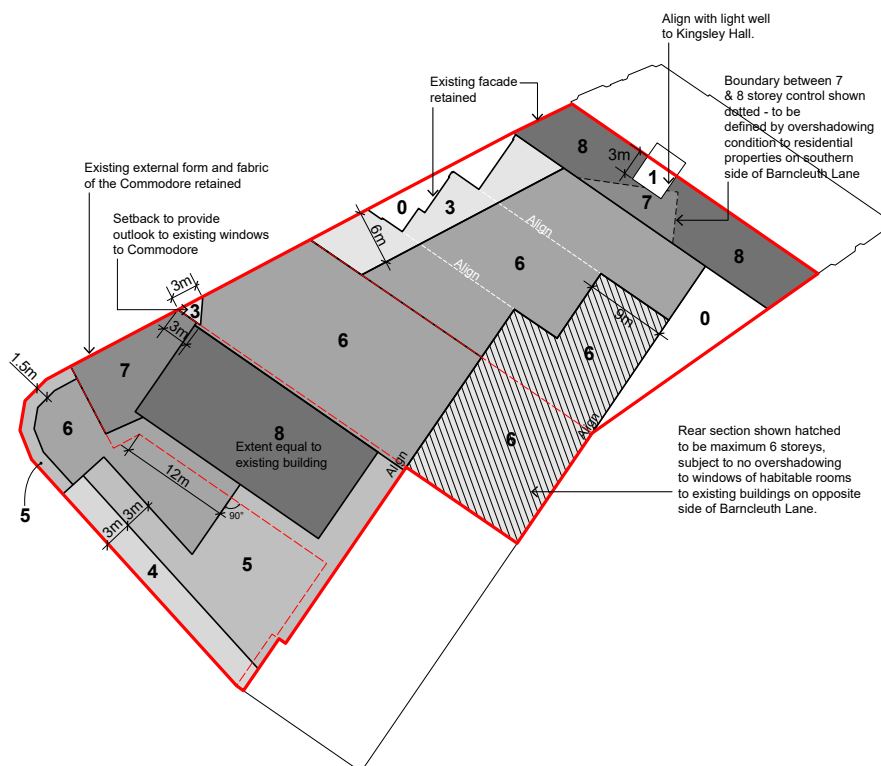
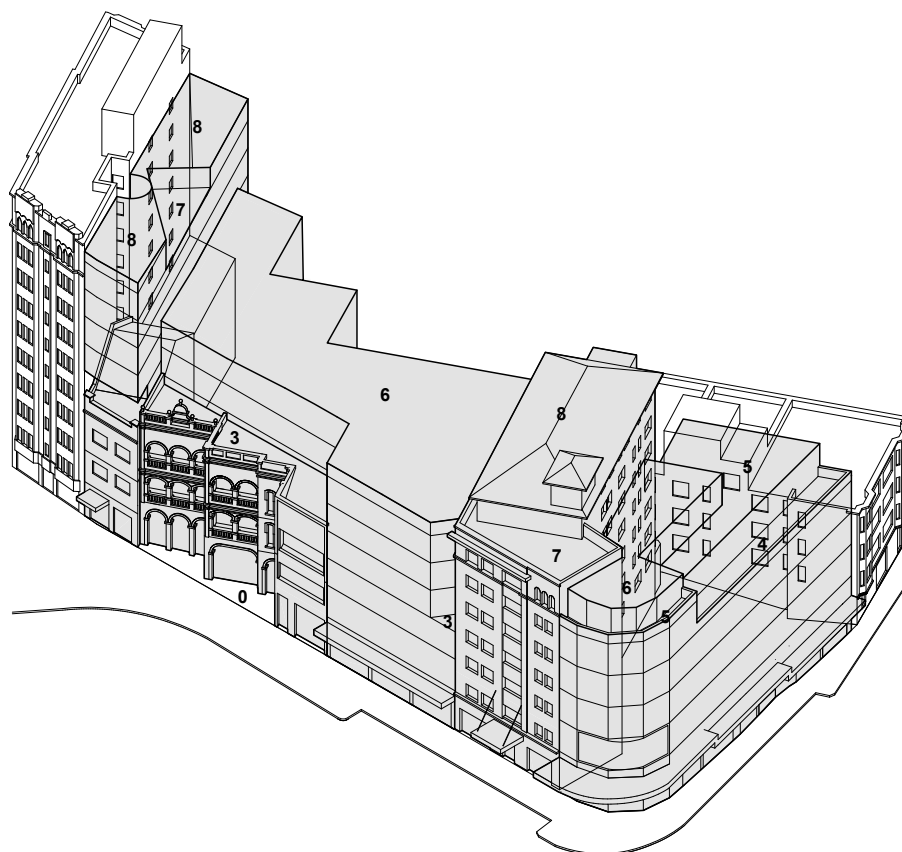


Figure 6.77

Indicative axonometric of the building heights and setbacks plan (viewed from the west)

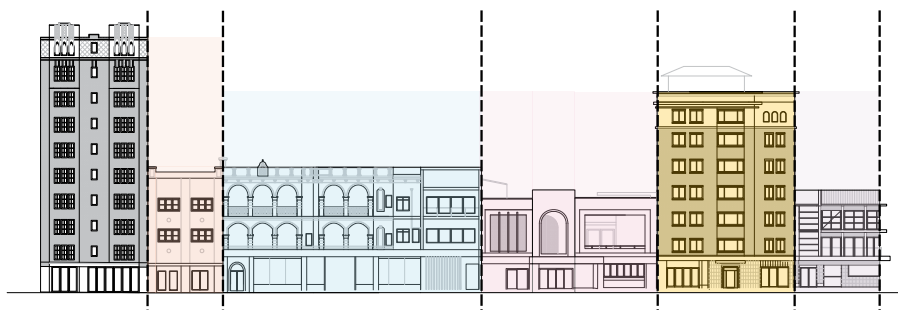


6.2.12.10 Urban grain

- (1) Development at 18-32A Darlinghurst Road is to be designed as five distinct buildings as shown in Figures 6.78 & 6.79, each of which must be able to be distinguished by its distinct architectural language, expression of floor levels and fine grain tenancies. Figure 6.79 shows an alternative arrangement for architectural expression that alludes to the historical development patterns of nos. 18 and 20 Darlinghurst Road.
- (2) Each of the five buildings is to have multiple ground level tenancies and an entry foyer for upper level tenancies as shown in Figure 6.80. There must be at least 9 ground level tenancy entries and 4 entry foyers to upper levels fronting onto Darlinghurst Road. Street activation along Roslyn Street and Barncleuth Lane is to be consistent with that shown in Figure 6.80.

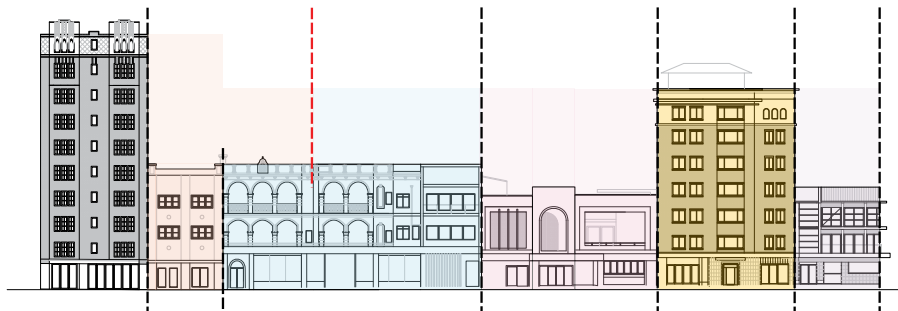
Figure 6.78

Streetscape massing showing scheme for distinct articulation to building facades.



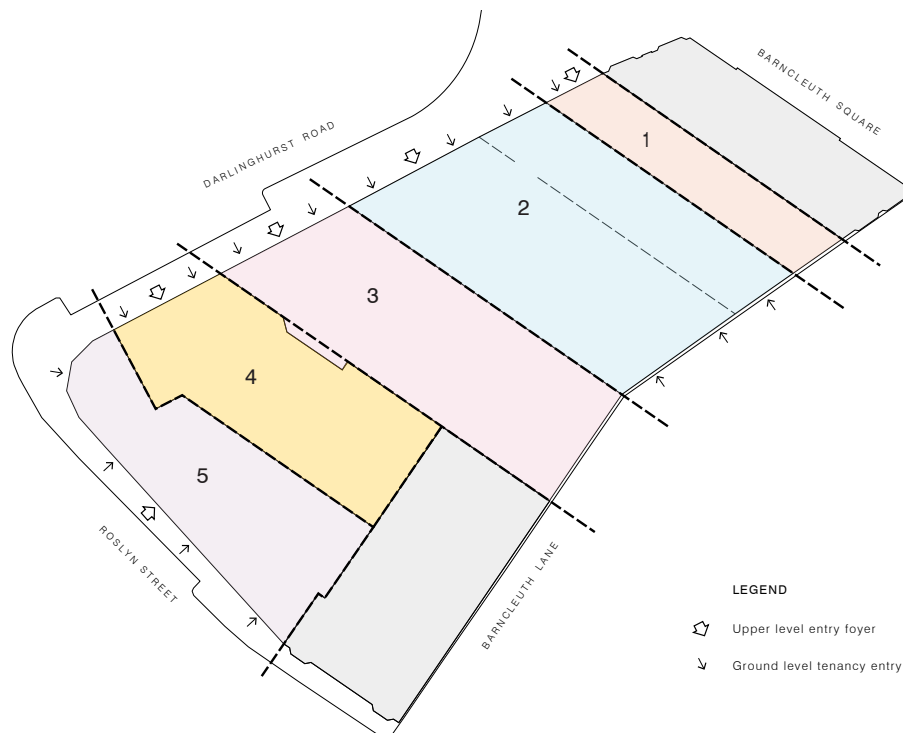
Note: with regard to architectural expression, this scheme shows new development above existing street wall responds to existing fabric immediately below

Figure 6.79
Streetscape massing showing alternative scheme for articulation to building facades.



Note: with regard to architectural expression and core arrangement, this scheme shows new development above existing fabric to 20 Darlinghurst Road may relate to 18 Darlinghurst Road

Figure 6.80
The block is to be composed of 5 distinct buildings, each with their own street-level entry, core, architectural language and expression



6.2.12.11 Architectural character and articulation

- (1) The width of the structural bays for new upper level development at the Lowestoft at 18-20 Darlinghurst Road and the Bourbon at 22-24 Darlinghurst Road are to follow the width of the structural bays of the original facade fabric on lower levels.
- (2) New development at the Radnor (shown as 3 in Figure 6.80) at 26-28 Darlinghurst Road is to respond to the vertical proportions, floor levels, and architectural elements of the facade of the Commodore.

6.2.12.12 Public domain

- (1) The design and use of ground floor tenancies at 22-24 Darlinghurst Road are to contribute to the public domain directly in front of those tenancies. The publicly accessible open space at Darlinghurst Road should be used for outdoor dining or trading as shown in Figure 6.81. Materials, finishes and levels must be consistent with the adjacent footpath.

- (2) Development at 18-32A Darlinghurst Road is to provide publicly accessible open space and deliver improvements to the public domain along Barncleuth Lane (where applicable), including landscaping, public artwork, and the widening and pedestrianisation of the lane as shown in Figure 6.81. The configuration of the public space is to be useable, consolidated and visible along the length of the lane.

Figure 6.81

Plan of the development block showing areas within the site to be redesigned as extensions and enhancements to the adjacent public domain (shaded in red/black dotted line)



6.2.12.13 Access

- (1) Building services and vehicular access are to be consolidated, are not to be located on Darlinghurst Road and Roslyn Street and are to be designed to support the provisions for public domain in the above clauses. Refer to Figure 6.81 for preferred options for consolidated access location.

6.2.12.14 Awnings

- (1) Awnings are to be consistent with Figure 6.82.
- (2) A continuous footpath awning is to be provided to Roslyn Street.
- (3) Lightweight and retractable awnings for food and drink premises at The Bourbon may be considered.

Figure 6.82

Elevation of the development block showing sections of street facade where entry awnings or interpretations thereof are appropriate (red dotted line).



6.2.12.15 Design excellence strategy

- (1) A competitive design process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 for 18-20 Darlinghurst Road and may at the proponent's discretion cover the whole site (22-32A Darlinghurst Road).

Note: It is desirable that a competitive process is undertaken at the whole site of 18-32A Darlinghurst Road in order to reduce the risk that the design excellence requirements of Sydney LEP 2012 Division 4 are not met.

- (2) The competitive design process is to comprise an invited competitive design alternatives process involving no less than four architectural firms ranging from emerging, emerged and established architectural firms, with demonstrated experience designing high quality fine grain mixed use infill buildings in conservation areas.
- (3) Any additional floor space that may be awarded in relation to any competitive process(es) as per clause 6.21D(3) of Sydney LEP 2012 is to be located at lower ground level (basement). No additional building height is to be awarded under Clause 6.21D(3).
- (4) The setbacks from Darlinghurst Road and Roslyn Street detailed in section 6.2.12.9 may be varied provided a competitive design process has been carried out and the consent authority is satisfied that improved heritage and amenity outcomes are achieved, and the development is consistent with the objectives of this section of the DCP.

Note: Setbacks to Barncleuth Lane are determined by overshadowing requirements and may not be able to be varied.

6.2.12.16 Satisfaction of Clause 7.20(4) under Sydney LEP 2012

- (5) This section of the DCP and the following sections of Sydney DCP 2012 address the requirements of SLEP 2012 Clause 7.20(4) for 18-32A Darlinghurst Road:
 - (i) 3.2 Defining the Public Domain
 - (ii) 3.6 Ecologically Sustainable Development
 - (iii) 4.2 Residential Flat, Commercial and Mixed Use Developments.

6.3

Specific site controls prepared as part of a Planning Proposal

The following provisions have been identified through the Planning Proposal process to amend the primary built form controls for specific sites under *Sydney Local Environmental Plan 2012*. The provisions provide guidance on the built form and/or public domain requirements for specific sites.

Development on these sites is to be designed with regard to Section 3 General Provisions and Section 4 Development Types of this DCP, with an emphasis on the specific requirements within this Section. Where there is an inconsistency between Section 6.3 and other parts of this DCP, the provisions in Section 6.3 prevail.

6.3.1 87 Bay Street, Glebe

The following objectives and provisions apply to 87 Bay Street, Glebe (also known as 2-8 Wentworth Street) as shown in Figure 6.1 Specific Sites Map, where the relevant site specific provisions of the *Sydney Local Environmental Plan 2012* are implemented.

Objectives

- (a) Deliver a high quality built form that:
 - (i) provides a transition between Ultimo and Glebe;
 - (ii) defines Wentworth Park Road and improves the interface with the public domain;
 - (iii) increases site connectivity; and
 - (iv) allows for visual connections and sunlight access through and over the site to and from the public domain and adjacent development.
- (b) Provide for residential development consisting of both market and affordable housing of a sufficient density to make use of proximity to public transport, infrastructure, services, community facilities and employment;
- (c) Maintain a range of commercial and retail employment activities on site which are compatible with surrounding residential uses; and
- (d) Deliver a publically accessible, high quality through-site link that provides for a variety of both passive and active uses, and responds to community needs.

Provisions

6.3.1.1 Land Uses

- (1) Establish a range of retail and commercial unit sizes suitable for a diversity of large scale to fine grain uses.
- (2) Provide a development mix that ensures the envelope described in this Development Control Plan is not exceeded.

Note: A development mix that respects the building envelope is 2.6:1 residential uses and 1.25:1 commercial and retail uses. Any mix of uses that proposes a higher proportion of residential uses must comply with the building envelope.

6.3.1.2 Built form

- (1) Building heights are to be consistent with Figure 6.83 Height in Storeys; Figure 6.84 Street Frontage Heights Map and Figure 6.88 Indicative height cross-section.
- (2) Building heights to the Wentworth Park Road frontage should allow for sunlight access and visual connections through and over the site by adopting a form that has a 5 to 6 storey dominant street wall punctuated by up to 3 slender taller elements.
- (3) At least two hours of sunlight access is to be provided in mid-winter for 70% of adjoining dwellings to the south.

6.3.1.3 Setbacks

- (1) Provided that a 1.5 metre strip of land along Wentworth Park Road is dedicated to Council for footpath widening, any future development shall be made exempt from the requirements of Clause 4.2.3.6 Deep Soil.
- (2) Provide a 3m setback for the first 2 levels fronting Wentworth Park Road, reducing to 1.5 metres for levels 3 to 9, in accordance with provision 1 above.
- (3) Any floors above the street frontage height map nominated in Figure 6.84 should be set back 3 metres from the building line of the floor below.

6.3.1.4 Through-site link

- (1) Introduce a publically accessible through site link bisecting the site that has a minimum width of 7 metres and aligns with the eastern edge of the new roadway to the south of the site, consistent with Figure 6.87 Through site link map.
- (2) Maintain public access to the through-site link 24 hours a day, 7 days per week.
- (3) Design the through-site link to be open to the sky with features that will serve and attract people from a wide catchment.
- (4) Incorporate high quality landscaping and design of the through-site link with features such as indigenous tree species, public art and sculptural elements.
- (5) Provide a safe, universally accessible and legible means for pedestrians and cyclists to comfortably traverse the level change between Wentworth Street and Wentworth Park Road.

6.3.1.5 Parking and vehicular access

- (1) No vehicle access is permitted from Wentworth Park Road or Bay Street.

Figure 6.83
Height in storeys



Figure 6.84
Street frontage heights

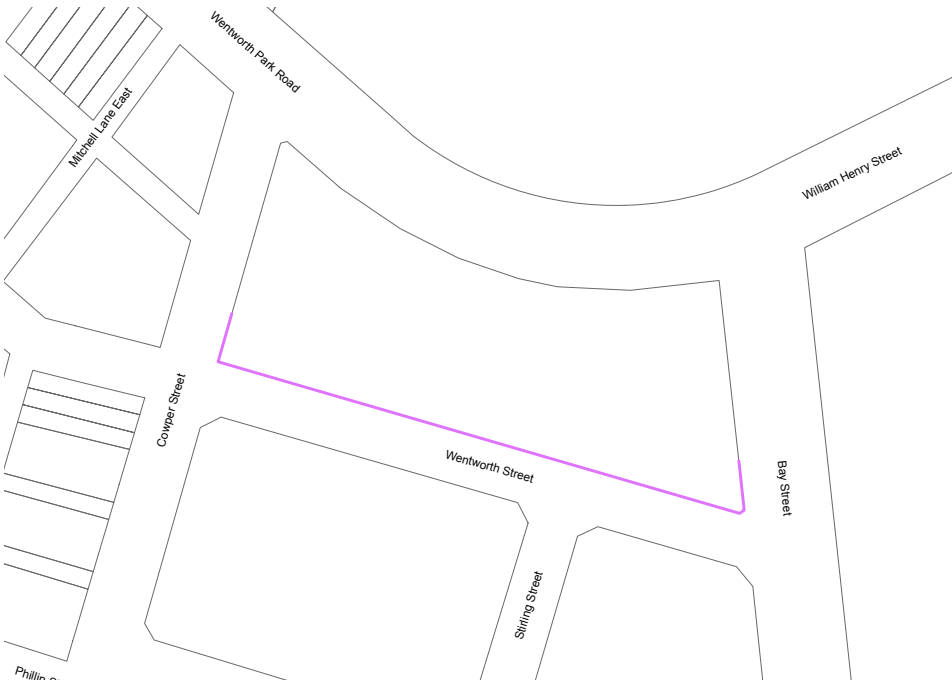
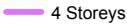


Figure 6.85
Building setbacks
and alignments

— 1.5m building setback

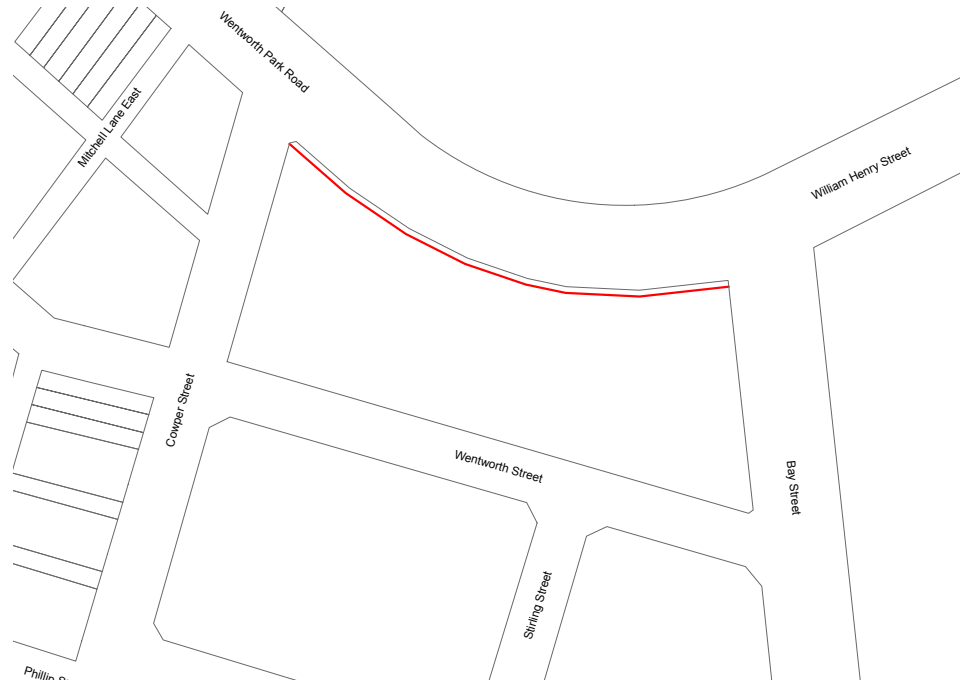


Figure 6.86
Active frontages

— Active frontages



Figure 6.87
Through site link

Proposed through site link

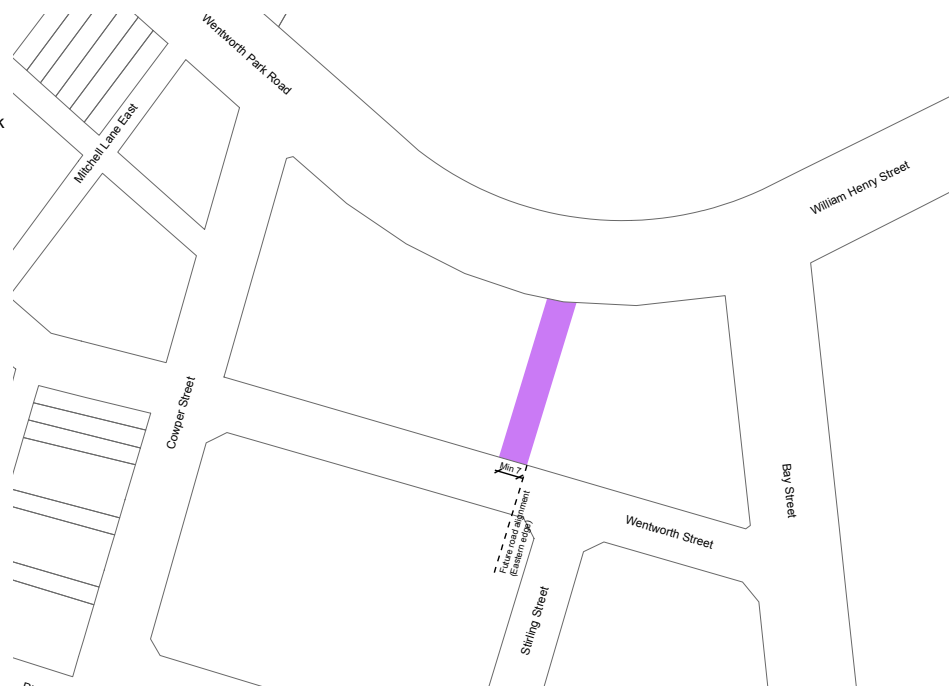
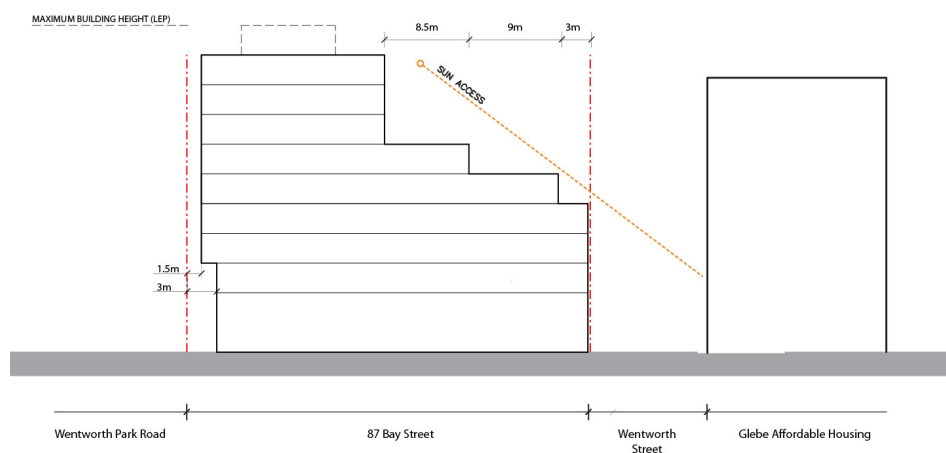


Figure 6.88
Indicative height cross-section



6.3.2 287-289 Crown Street, Surry Hills

The following objectives and provision apply to 287-289 Crown Street, Surry Hills as shown in Figure 6.1 Specific Sites map.

The site is part of a mixed use area at the northern part of Crown Street and adjoins residential areas to the south on Crown Street and west on Reservoir Street.

Objectives

- (a) Encourage development that is appropriate to its context.
- (d) Deliver a high quality built form that provides a transition between Crown Street and the lower scale buildings in Reservoir Street, Surry Hills.

Provisions

6.3.2.1 Built form

- (1) Building heights are to be consistent with **Figure 6.89 Height in Storeys** and **Figure 6.90 Indicative height cross-section**.

6.3.2.2 Setbacks

- (1) Provide a 3m setback above level 4 to the Crown Street frontage.
- (2) Provide a 4m setback for levels 3 and 4 to Reservoir Lane, with level 5 to be no more than 50% of the area of level 4.

Figure 6.89
Height in storeys
for 287-289 Crown
Street, Surry Hills

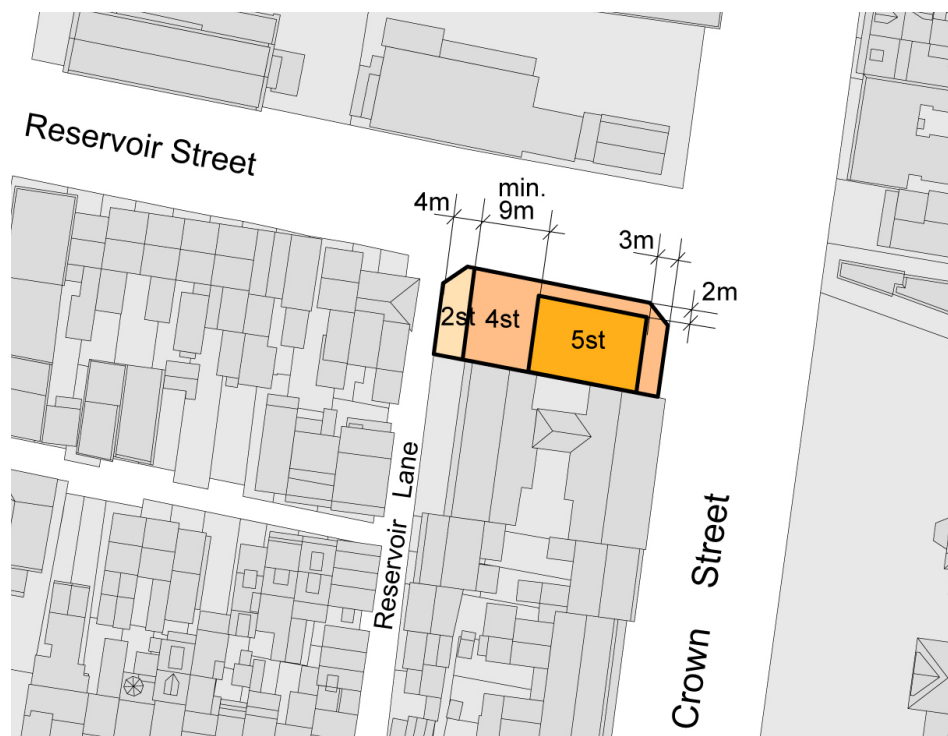
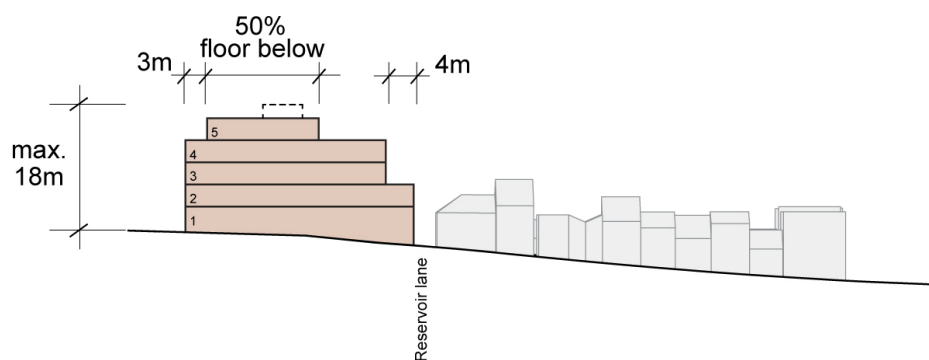


Figure 6.90
Indicative height
cross-section for
287-289 Crown
Street, Surry Hills



6.3.3 904 Bourke Street, Zetland

The following principles, objectives, provisions and figures apply to 904 Bourke Street, Zetland as shown in 'Figure 6.1 Specific Sites Map'.

Principles

- New development should demonstrate design excellence, respond to the context of the area and define and enhance the public domain.
- The amenity and character of the neighbouring Zetland Estate Conservation Area should be respected through appropriate building setbacks, use of materials and transitions in building height.
- A new street and pedestrian and cycle only connections should be provided to allow greater connectivity with adjacent areas, encourage use of active and public transport and respond to local traffic and urban design considerations.
- New public open spaces should be provided and designed to have a strong landscape character, serve the recreational needs of the community and encourage social interaction.
- Individual buildings are to be of high design quality and varied design and should allow for high residential amenity and solar access to public and private open spaces, both within the development and on adjacent properties.

Figure 6.91
904 Bourke Street,
Zetland – Urban
strategy

- PROPERTY BOUNDARY
- PUBLIC OPEN SPACE
- ⇄ PEDESTRIAN / CYCLE LINKS
- ||||| GREEN LINK
- LANDSCAPE SETBACK
- NEW STREET
- LOW EDGE
- 6 STOREY STREET WALL HEIGHT
- TALL BUILDING
- EXISTING MORETON BAY FIG TREE



6.3.3.1 Pedestrian, Cycle and Street network

Objectives

- (a) Provide a legible network of pedestrian and cycle links and a new street to allow for greater permeability through the site and provide greater connectivity to local attractors including the Green Square Town Centre and train station and Mary O'Brien Reserve.
- (b) Provide a high level of public domain amenity through street design that maximises pedestrian space and calms traffic.

Provisions

- (1) Where required to be provided by Council, a new pedestrian and cycle link, a new pedestrian green link and a new local street are to be provided in the locations shown in 'Figure 6.92: 904 Bourke Street, Zetland – Public Domain and Local Infrastructure'.
- (2) The green link is to provide a pedestrian and cycle connection through the site and serve a secondary function as a public open space. See also provision 6.3.3.2 (3) and (4).
- (3) The pedestrian and cycle links should be designed to be integrated with the park and should ensure the privacy and amenity of adjacent dwellings is protected.
- (4) The local street is to allow vehicular access from Bourke Street to the Sydney Water site at 900 Bourke Street at all times.
- (5) Streets and links are to designed in accordance with Figure 6.93 to Figure 6.95 (Sections A to C). Locations of sections are shown on 'Figure 6.92: 904 Bourke Street, Zetland – Public Domain and Local Infrastructure'.

Figure 6.92
904 Bourke Street,
Zetland – Public
Domain and Local
Infrastructure

- PROPERTY BOUNDARY
- 12 METRES - LOCAL STREET
- <--> PEDESTRIAN / CYCLE LINKS
- PUBLIC OPEN SPACE
- GREEN LINK



Figure 6.93
Section A – Local
Street

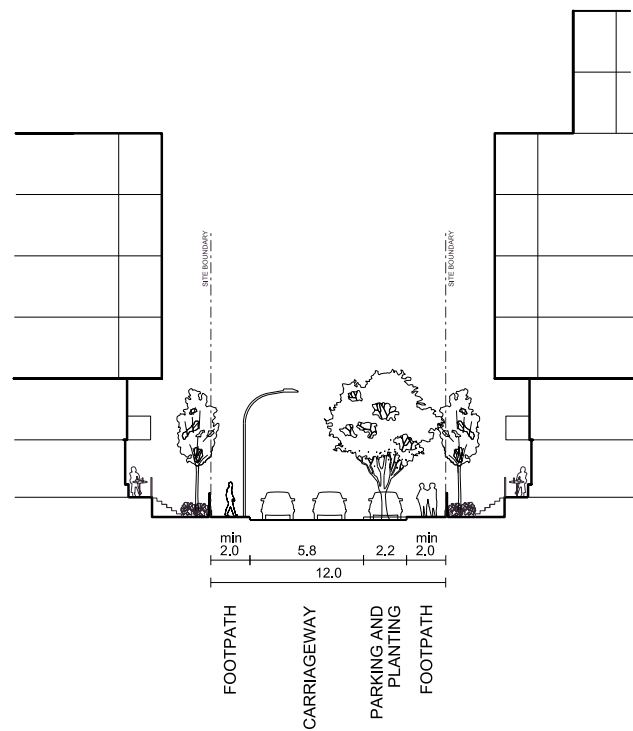


Figure 6.94
Section B – Green
Link

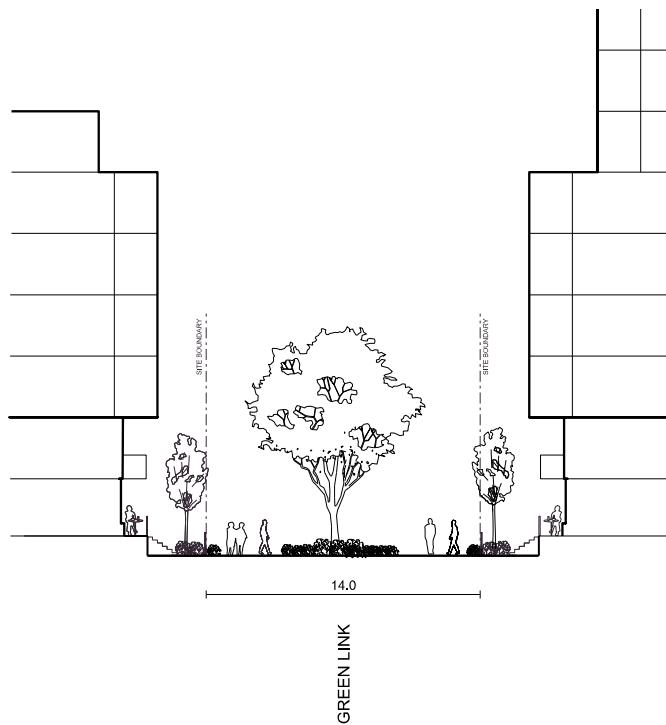
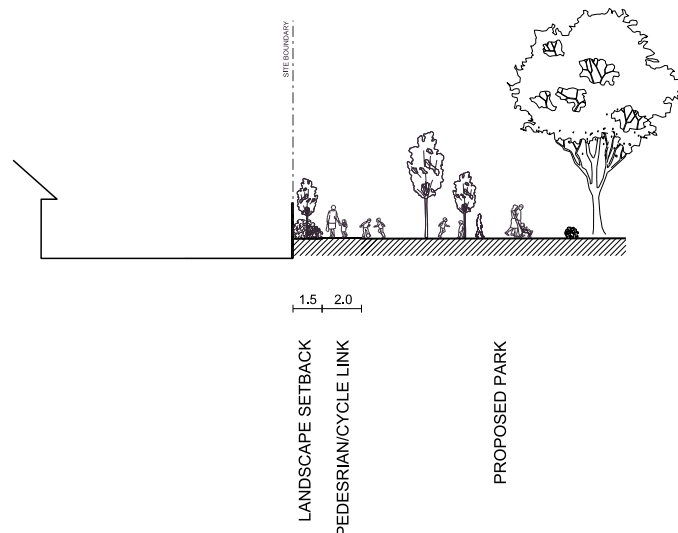


Figure 6.95
Section C –
Indicative interface
between proposed
park, pedestrian
and cycle link and
rear yards



6.3.3.2 Public Open Space

Objectives

- (a) Create new public open spaces which have a strong landscape character, allow for a variety of recreational uses, promote social interaction and enhance the lifestyle of existing and future residents.
- (b) Ensure public open spaces are legible as 'public', are highly visible from surrounding streets and sites and integrate with the wider network of public open spaces in the area.
- (c) Capitalise on the amenity offered by the existing significant Moreton Bay fig tree fronting McPherson Lane and provide for its protection by creating a new public open space in this vicinity.

Provisions

- (1) Where required to be provided by Council, a new local park and green link are to be provided in the locations shown in 'Figure 6.92: 904 Bourke Street – Public Domain and Local Infrastructure'.
- (2) The public park is to be designed and delivered in accordance with the guidelines set out in Table 6.3.
- (3) The green link is to be designed as a space for passive recreation and so as to be clearly legible as a public place. It should incorporate high quality landscaping and be activated by individual entries to ground floor units along its edges.
- (4) If an opening for pedestrian access to below ground commercial or storage uses is proposed within the green link, it should only be permitted where, in the opinion of the consent authority:
 - (a) it does not adversely impact the function of the green link as a public open space for passive recreation;
 - (b) generous pedestrian circulation space is provided on both sides of the opening;
 - (c) the green link retains a strong landscaped character with significant planting; and
 - (d) the function of the green link as a connection through the site remains legible.
- (5) Where appropriate, public art which references the history of the site and the locality should be incorporated into public open spaces on the site.

Table 6.3: Public open space design guidelines

Type	Requirements	Guidelines
Local Park	One park with a minimum area of 2,650 square metres for passive recreation.	<p>A neighbourhood park with a focus on passive recreation.</p> <p>The park should capitalise on the amenity offered by the existing mature Moreton Bay Fig tree which is to be retained and protected.</p> <p>Provide well designed paths and garden beds with spaces for seating and overlooking.</p> <p>Provide 'nature play' features which encourage imaginative and explorative play.</p>

6.3.3.3 Public Dedication

Objectives

- Ensure public spaces within the site are appropriately maintained and managed on an ongoing basis by Council and remain legible as public places.
- Ensure land dedicated to Council in stratum is of a sufficient depth and appropriate design to accommodate landscape elements and necessary services.

Provisions

- Where required to be provided by Council, land identified for a local park, green link, widened footpath or new street in 'Figure 6.96: 904 Bourke Street, Zetland – Public Dedication' is to be dedicated to Council
- A consolidated underground car park is permitted under the green link. The land required for the green link is to be dedicated in stratum to a depth to be determined by the consent authority and so as to allow landscape elements and necessary services to be accommodated.

Figure 6.96
904 Bourke Street,
Zetland – Public
dedication

- PROPERTY BOUNDARY
- ■ ■ ■ 1.2M FOOTPATH WIDENING
- ■ ■ ■ 3M FOOTPATH WIDENING
- PUBLIC OPEN SPACE
- ■ ■ ■ GREEN LINK
- NEW STREET



6.3.3.4 Built Form

Objectives

- (a) Provide a range of building heights, types and architectural styles to create diversity and visual interest.
- (b) Minimise overshadowing and overlooking of existing and proposed buildings and open spaces.
- (c) Ensure terrace buildings complement the built form of terraces in the adjoining Zetland Estate Heritage Conservation Area.
- (d) Locate taller buildings centrally within the site to allow for an appropriate height transition to surrounding sites.

Provisions

- (1) Building heights are to be generally consistent with 'Figure 6.97: 904 Bourke Street, Zetland – Building heights in storeys' and 'Figure 6.98: 904 Bourke Street, Zetland – Street frontage height in storeys'.
- (2) Building types are to be consistent with 'Figure 6.99: 904 Bourke Street – Building Types'.
- (3) Any component of a residential building that is above 35 metres high must have a maximum floor plate size of 750 square metres including balconies.
- (4) Where a development on the site seeks to utilise additional FSR permitted by the clause specific to 904 Bourke Street under Division 5 of Sydney Local Environmental Plan 2012, the additional floor space must be located solely within the basement. The resulting built form must still comply with the figures and provisions of this section of the DCP.
- (5) Where the topography of the land or other constraints result in basement car parking projecting above ground, it should be sleeved by residential or other active uses.
- (6) Individual entries are to be provided to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (7) Buildings fronting McPherson Lane should respond to the character of the neighbouring Zetland Estate Conservation Area through use of complementary materials and design.
- (8) Fences on front property boundaries are to be predominantly open to enable some overlooking of the street for safety and surveillance.

Figure 6.97
904 Bourke Street,
Zetland – Building
heights in storeys

- PROPERTY BOUNDARY
- PUBLIC OPEN SPACE
- ATTIC
- HEIGHTS IN STOREYS
- 3 STOREYS
- 6 STOREYS
- 7 STOREYS
- 8 STOREYS
- 12 STOREYS



Figure 6.98
904 Bourke Street,
Zetland – Street
frontage height in
storeys

- PROPERTY BOUNDARY
- 6 STOREYS



Figure 6.99
904 Bourke Street,
Zetland – Building
types

- PROPERTY BOUNDARY
- MAISONNETTES / DUPLEX / SOHO
- APARTMENT



6.3.3.5 Setbacks

Objectives

- (a) Ensure that buildings contribute to the physical definition of the public domain.
- (b) Provide appropriate separation between the public domain and private development.
- (c) Provide appropriate separation between new development fronting McPherson Lane and existing properties which back onto the lane.
- (d) Maximise a sense of openness and create important view corridors within the site and to adjacent areas.
- (e) Reduce the scale of buildings as perceived from the public domain.

Provisions

- (1) Setbacks at street level and upper levels are to be provided in accordance with Figure 6.100: 904 Bourke Street, Zetland – Setbacks.
- (2) Typical designs for setbacks to ground floor residential development fronting the northern and southern parts of McPherson Lane are illustrated in Figure 6.101 (Section D) and 6.102 (Section E) respectively.
- (3) A typical design for setbacks to ground floor residential development across the rest of the site is illustrated in 'Figure 6.103: Typical ground floor condition for the remainder of the site'.
- (4) Buildings and solid structures are to be set back by 15 metres from the trunk of the existing mature Moreton Bay fig tree to allow for the future health and protection of the tree.

Figure 6.100
904 Bourke Street,
Zetland – Setbacks

- PROPERTY BOUNDARY
- PUBLIC OPEN SPACE
- SETBACK
 - 3M LANDSCAPE SETBACK
- UPPER LEVEL SETBACK
 - 3M
 - 4M
 - 6M



Figure 6.101
Section D – Typical
ground floor
condition for
McPherson Lane
North

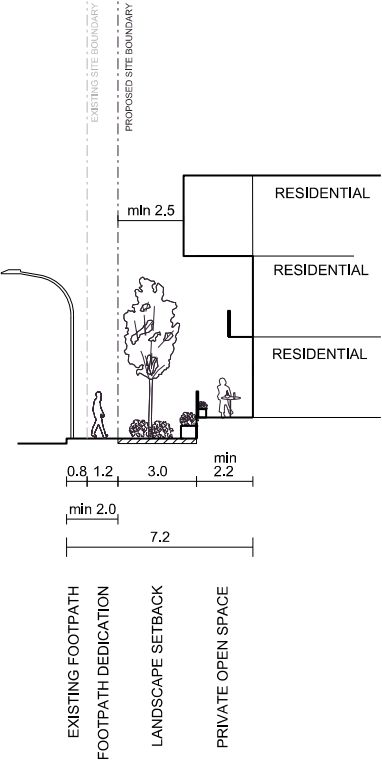


Figure 6.102
Section E –
Typical ground
floor condition for
McPherson Lane
South

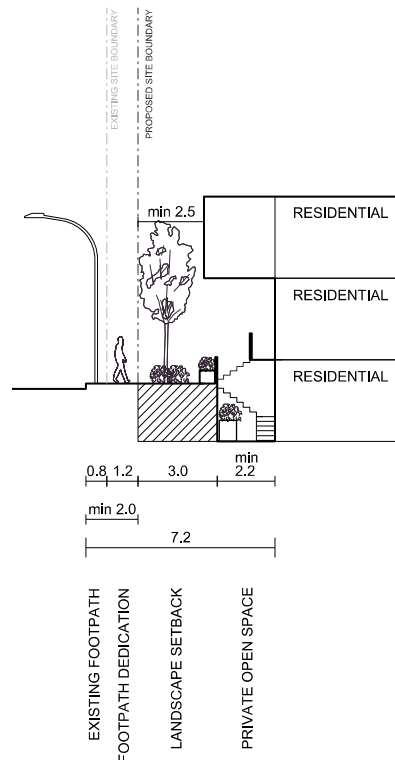
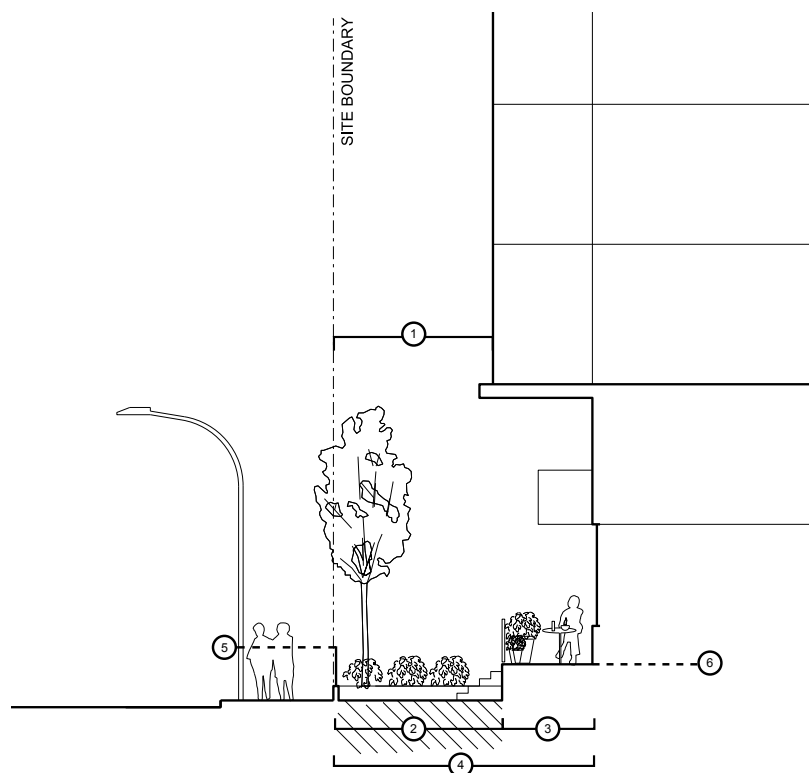


Figure 6.103
Typical ground
floor condition for
remainder of site



1. Primary building setback, clear full height - min. 2.5m
2. Deep soil landscape planting area – min. 3m
3. Ground floor private open space deck – min. 1.2m
4. Setback from the site boundary to the glass line – min. 4.2m
5. Site boundary fence – max. 1.4m high
6. Ground floor private open space deck max. 1m above street level

6.3.3.6 Parking, Access and Circulation

Objectives

- Ensure that the safety and amenity of pedestrians and cyclists is not compromised by off-street parking access points and vehicle movements through and within the site.
- Maintain the primary function of McPherson Lane as access to the rear of properties on Elizabeth Street and Merton Street and discourage the use of this lane by additional vehicular through traffic.

Provisions

- A single vehicular driveway to off-street car parking is to be provided with regard to prohibitions indicated in 'Figure 6.104: 904 Bourke Street - Access and circulation'.
- Vehicle circulation through the site is to be consistent with 'Figure 6.104 – 904 Bourke Street – Access and circulation'.
- No vehicular access is to be permitted to or from the site from McPherson Lane.

Figure 6.104

904 Bourke Street,
Zetland – Access
and circulation

- PROPERTY BOUNDARY
- ↔ PEDESTRIAN / CYCLE LINKS
- PUBLIC OPEN SPACE
- GREEN LINK
- CONSOLIDATED CARPARK
- VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)
- - - NO VEHICULAR ACCESS BETWEEN 904 BOURKE STREET & McPHERSON LANE
- PROVISION OF VEHICULAR ENTRIES PROHIBITED



6.3.4 60 Martin Place

The following objectives and provision apply to 60 Martin Place and part 197 Macquarie Street as shown in Figure 6.1 Specific Sites map, where the provisions of the Sydney Local Environmental Plan 2012 – 60 Martin Place are implemented.

Objectives

- (a) Deliver a high quality built form that:
 - (i) respects the civic scale of the site, in particular the development grain provided by significant buildings on Martin Place and Macquarie Street;
 - (ii) provides a podium that responds to the setting established by the adjacent St Stephen's Church and Reserve Bank of Australia building; and
 - (iii) achieves unity in design though connecting the tower and podium as a single readable piece of architecture.
- (b) Protects public domain amenity by:
 - (i) Maintaining, and preferably increasing, solar access to the public domain in Martin Place;
 - (ii) Minimising any additional overshadowing on open space within Hyde Park Barracks, from the building or any associated plant, lift overruns, or roof feature; and
 - (iii) Enhancing pedestrian comfort in Martin Place through managing the potential for wind impacts.
- (c) Maintain the heritage values of St Stephens Church through ensuring that all elements of the building at 60 Martin Place are designed and placed to be in sympathy with identified heritage values.
- (d) Provide for predominantly commercial employment activities on site, supported by a range of complementary uses which activate the public domain.

Provisions

6.3.4.1 Overshadowing

- (1) There will be no additional shadow cast on either the ground plane of Martin Place or the facade of the buildings on its southern alignment when measured between 12 noon and 2 pm on 14 April.
- (2) There shall be minimal additional overshadowing on the forecourt of Hyde Park Barracks between 12 noon and 2pm on 21 June.

6.3.4.2 Wind

- (1) There will be no increase in wind impacts felt by pedestrians on the ground plane of Martin Place.

6.3.4.3 Built form

- (1) Building heights are to be consistent with Figure 6.105: Maximum Building Envelope for 60 Martin Place; and
- (2) Building setbacks are to be consistent with Figure 6.106: Minimum Building Setbacks for 60 Martin Place, and Figure 6.107: 60 Martin Place Cantilever Profile.
- (3) Building setbacks should maintain views from the public domain to elements of heritage items, including elements of St Stephens Church, that have been identified as being of heritage significance.
- (4) Building setbacks should promote a continuation of the fine-grain development pattern of Macquarie Street through consideration of massing and scale to the Macquarie Street elevation.
- (5) The cantilever element to the tower should form a respectful relationship with St Stephens Church through consideration of separation, massing, and materiality.

- (6) The podium element should form a respectful relationship to St Stephens Church through consideration of building separation, materiality, connectivity, and improved views of the church's significant southern facade.

6.3.4.4 Parking and vehicular access

- (1) No vehicle access is permitted from Macquarie Street.

Figure 6.105
Maximum building envelope for 60 Martin Place

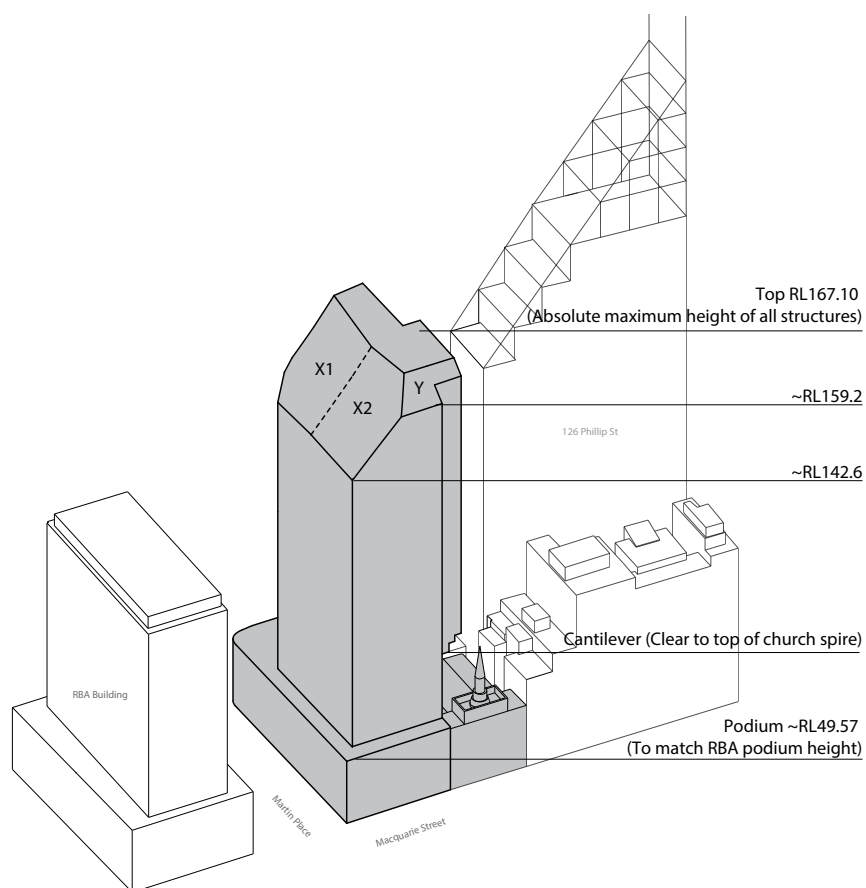
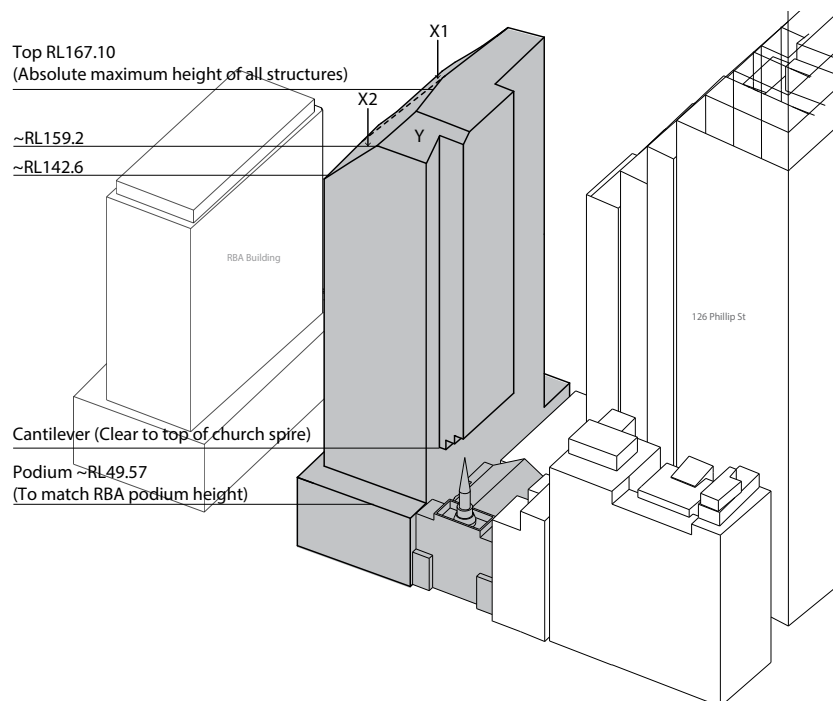
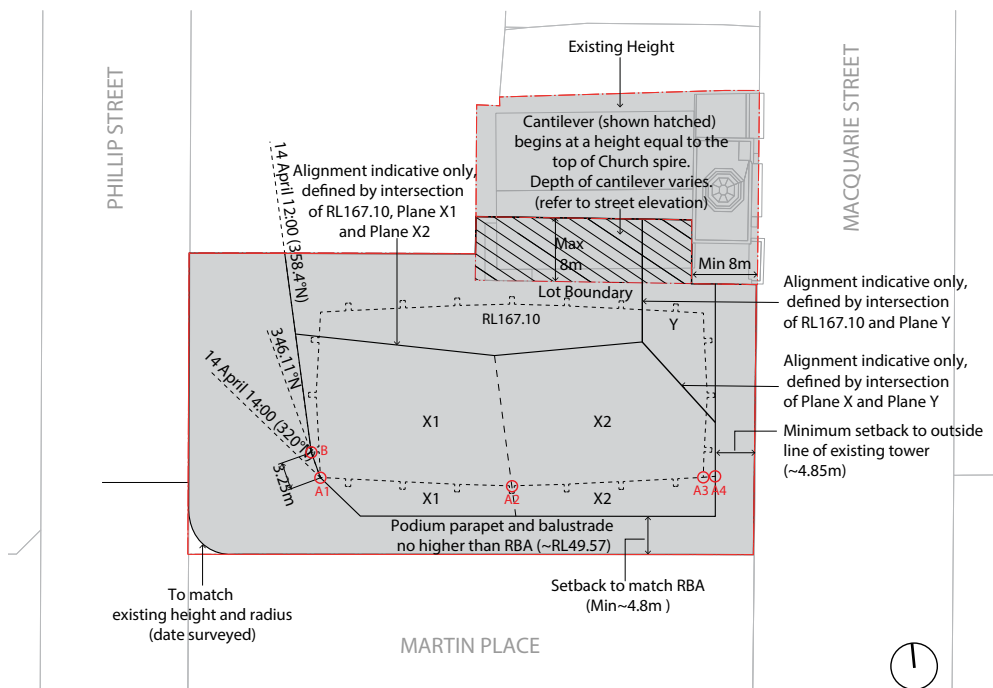


Figure 6.106
Minimum
building
setbacks for 60
Martin Place



Description of Points A1-A4 and B

- A1** South West topmost corner of existing building (date surveyed)
- A2** South (Central) topmost inflection in facade of existing building
- A3** South East topmost corner of existing building
- A4** Projection of the line from point A2 to A3 intersecting with the minimum setback from Macquarie Street
- B** Edge of southern fin on western face of existing building

Description of Planes

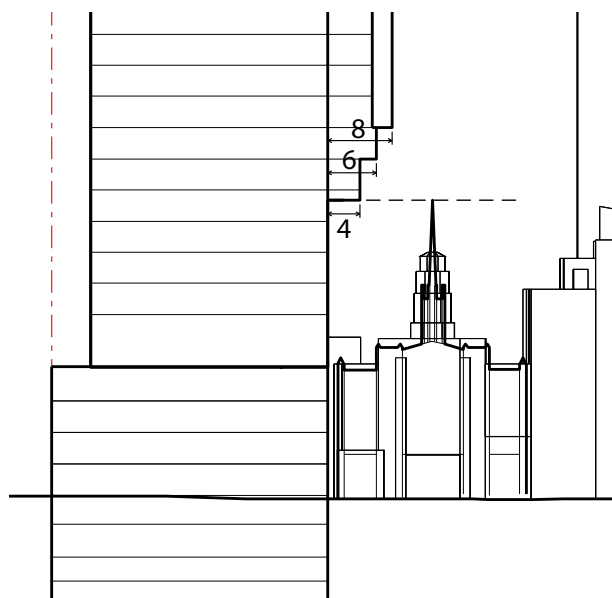
Planes X1 and X2 have sides that extend along a horizontal bearing from True North of 358.4° and a vertical angle measured from horizontal of 47.0°

Plane X1 is coplanar with a line passing through points A1 and A2 and extends west to the defined tower setbacks

Plane X2 is coplanar with a line passing through points A2, A3 and A4 and extends east to the defined tower setbacks

Plane Y is 'The Domain' Sun Access Plane defined in Sydney Local Environmental Plan 2012

Figure 6.107
60 Martin Place
cantilever profile



6.3.5 65-79 Sussex Street, Sydney

The objectives and provisions in this section apply to 65-79 Sussex Street, Sydney, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional building height permitted by Clause 6.31 of Sydney Local Environmental Plan 2012.

Clause 6.31 of Sydney Local Environmental Plan 2012 enables development to exceed the height shown in the height in metres map up to a prescribed amount provided development is for the purpose of 'hotel or motel accommodation' and ancillary commercial premises at ground floor and lower ground floor only.

If a development proposed at 65-79 Sussex Street, Sydney seeks to utilise additional height permitted by Clause 6.31, 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

- (a) Provide a development on the site that relates to the surrounding context including other built form on Sussex Street and the proximity of the Western Distributor.
- (b) Deliver a high quality built form outcome that provides a sensitive transition between the heritage listed Bristol Arms Hotel and the City Zone North Substation.
- (c) Activate Sussex Street through the provision of retail opportunities at ground floor.

Provisions

- (a) Building heights are to be consistent with 'Figure 6.108: 65-79 Sussex Street - Building height in storeys' and 'Figure 6.109: 65-79 Sussex Street – Building height RLs'
- (b) Development fronting Sussex Street is to have a street wall height no greater than 6 storeys in accordance with 'Figure 6.110: 65-79 Sussex Street – Street frontage heights'.
- (c) Development fronting the Western Distributor is to have a street wall height of no greater than RL 39.65 including roof plant.
- (d) A setback of 4m is to be provided between the existing northern elevation of the Bristol Arms Hotel, at 81 Sussex Street, and the southern elevation of the eastern wing of proposed development as illustrated in 'Figure 6.111: 65-79 Sussex Street - Setbacks'.
- (e) Commercial units are to be provided on the ground floor fronting Sussex Street to allow for future retail uses.
- (f) Maintaining the amenity of the Bristol Arms Hotel upper level terrace should be a key consideration in the design of the southern elevation of development on the site.

Figure 6.108
65-79 Sussex Street
– Building height in
storeys

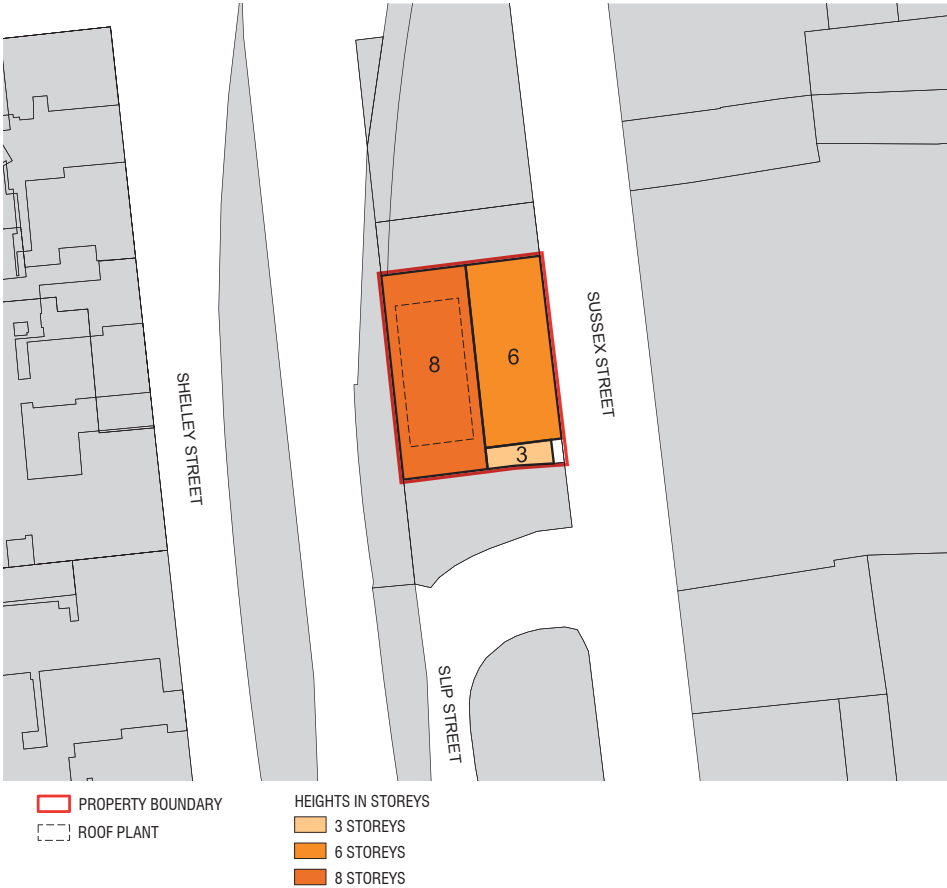


Figure 6.109
65-79 Sussex Street
– Building height
RLs

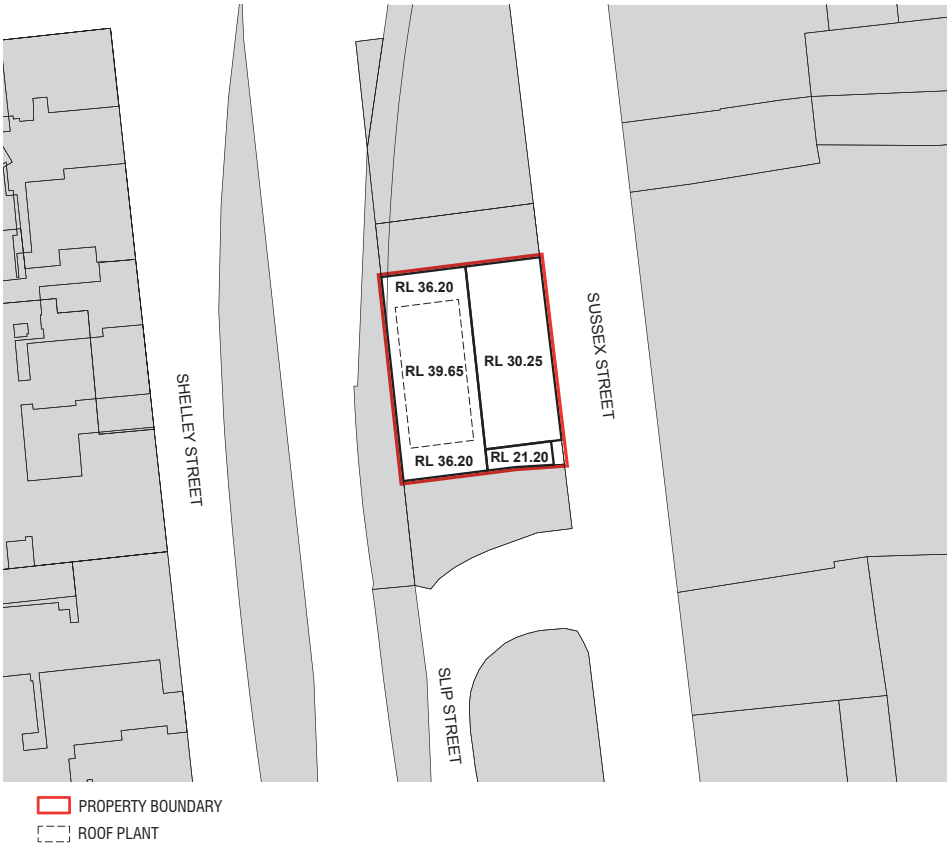


Figure 6.110
65-79 Sussex Street
– Street frontage
heights



Figure 6.111
65-79 Sussex Street
– Setbacks



6.3.6 230-238 Sussex Street, Sydney

The following objectives and provisions apply to 230-238 Sussex Street, Sydney – as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012 – 230-238 Sussex Street* are implemented.

Objectives

- (1) To ensure that the building is of appropriate bulk and scale for its central Sydney location;
- (2) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
- (3) To create a high quality urban outcome by:
 - (a) improving the appearance of the site;
 - (b) improving street level activation on Sussex Street and Drutt Place;
 - (c) ensuring that the building podium responds appropriately to existing streetscapes on Sussex Street and Drutt Place, including nearby heritage buildings; and
 - (d) limiting additional overshadowing on future Town Hall Square.
- (4) To ensure a high level of amenity for occupants of a building on the site, and occupants of nearby residential buildings by including:
 - (a) a high level of privacy;
 - (b) minimal view impacts; and
 - (c) compliance with solar access requirements of the SEPP 65 Apartment Design Guide.
- (5) Facilitate the redevelopment of the site in an integrated manner that relates to the surrounding context, with particular regard to the heritage qualities on part of the site.
- (6) Ensure redevelopment of the site delivers high quality built form providing a mix of land uses.
- (7) Ensure development on the 230-238 Sussex Street site improves the public realm by facilitating street level activation.
- (8) Conserve the heritage significance of Foley Bros warehouse, heritage item on the site.
- (9) Ensure the podium levels are compatible in scale and proportion with the facade of the Foley Bros Warehouse heritage item at 230-232 Sussex Street.
- (10) Encourage the adaptive reuse and integration of the heritage-listed building in accordance with the principles of an approved Conservation Management Plan (CMP).

Provisions

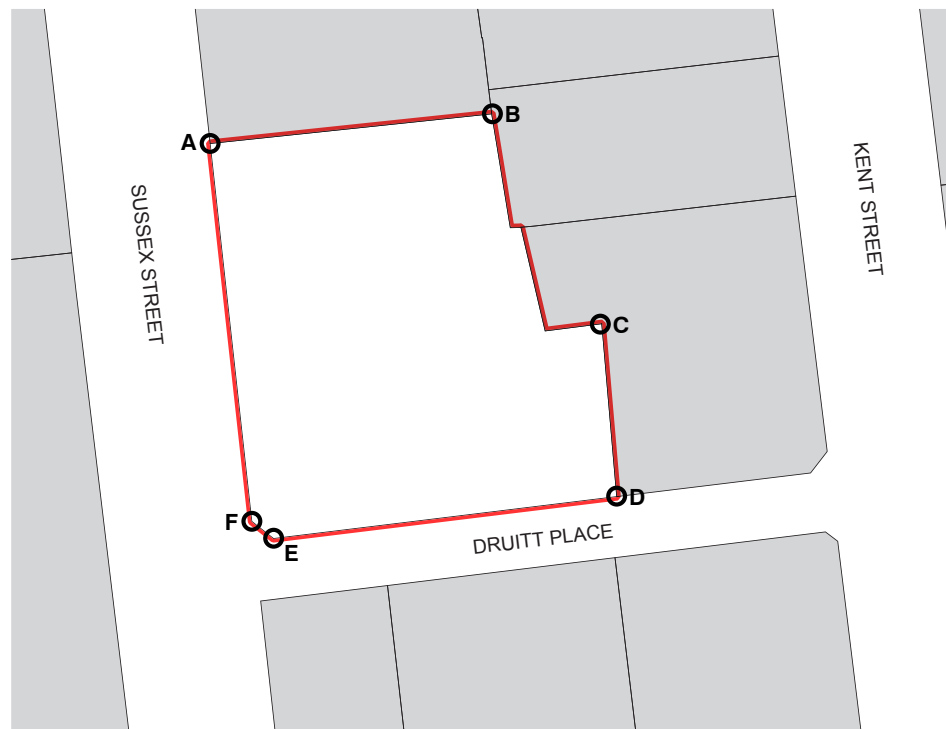
6.3.6.1 Height

- (1) The purpose of this clause is to establish a height transition for the site to limit additional overshadowing on future Town Hall Square.
- (2) The maximum height transition is not to exceed a plane formed by points at the following Map Grid of Australia 1994 coordinates and reduced levels:
 - (a) E333894.128, N6250583.348, RL120.146
 - (b) E333929.845, N6250587.106, RL 110.608

- (c) E333943.792, N6250560.489, RL 103.529
- (d) E333945.699, N6250538.581, RL 100.379
- (e) E333902.169, N6250533.252, RL 111.915
- (f) E333899.413, N6250535.433, RL 112.947

Note: The maximum height transition complements the maximum building height contained in Sydney Local Environmental Plan 2012.

Figure 6.112
230-238 Sussex Street – Indicative height transition



A E333894.128, N6250583.348, RL120.146	D E333945.699, N6250538.581, RL 100.379
B E333929.845, N6250587.106, RL 110.608	E E333902.169, N6250533.252, RL 111.915
C E333943.792, N6250560.489, RL 103.529	F E333899.413, N6250535.433, RL 112.947

6.3.6.2 Building Design and Bulk

- (a) Design the podium levels of the building fronting Sussex Street to address the pedestrian scale environment.
- (b) Design the podium levels of the building fronting Sussex Street to reference and reinforce the scale and articulation of 230-232 Sussex Street at the lower floors.

6.3.6.3 Street Frontage Height and Setbacks

- (a) The street frontage heights should reference and reinforce the scale and articulation of the Foley Bros Warehouse heritage item of 230-232 Sussex Street at the lower floors. The horizontal and vertical articulation should reference the scale and rhythm of the warehouse.
- (b) Development fronting Sussex Street is to have a street wall height no greater than four (4) storeys in accordance with 'Figure 6.113 230-238 Sussex Street - Street frontage height'.
- (c) Provide setbacks above the street-wall in accordance with 'Figure 6.114 230-238 Sussex Street - Setbacks above the street frontage height'.

Figure 6.113
230-238 Sussex
Street – Street
frontage height

□ PROPERTY BOUNDARY
■ 4 STOREYS

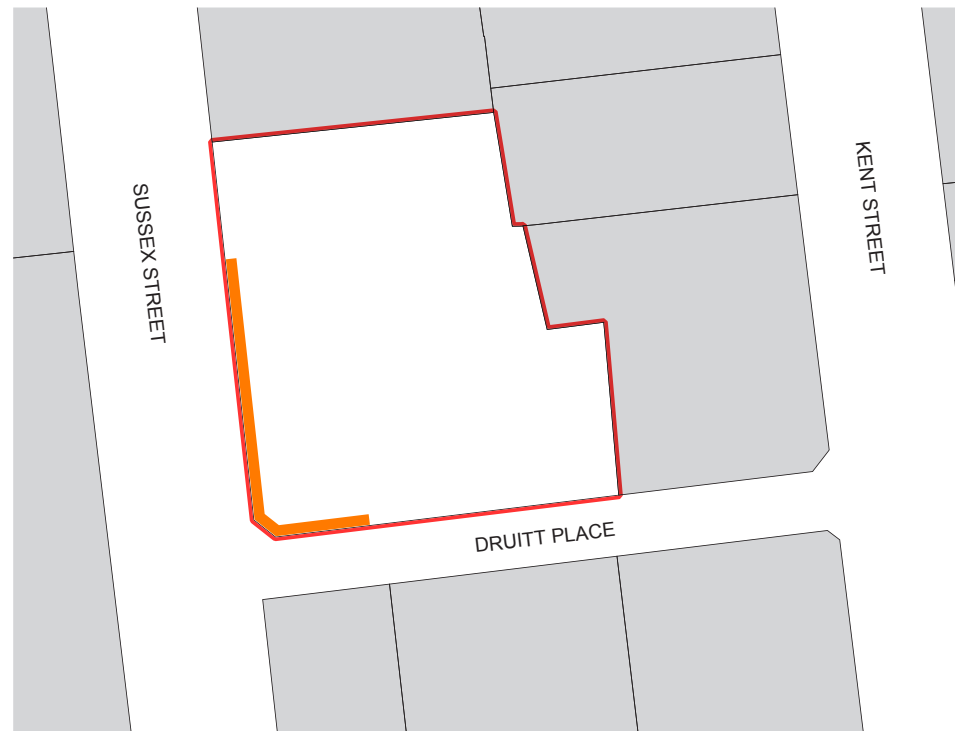
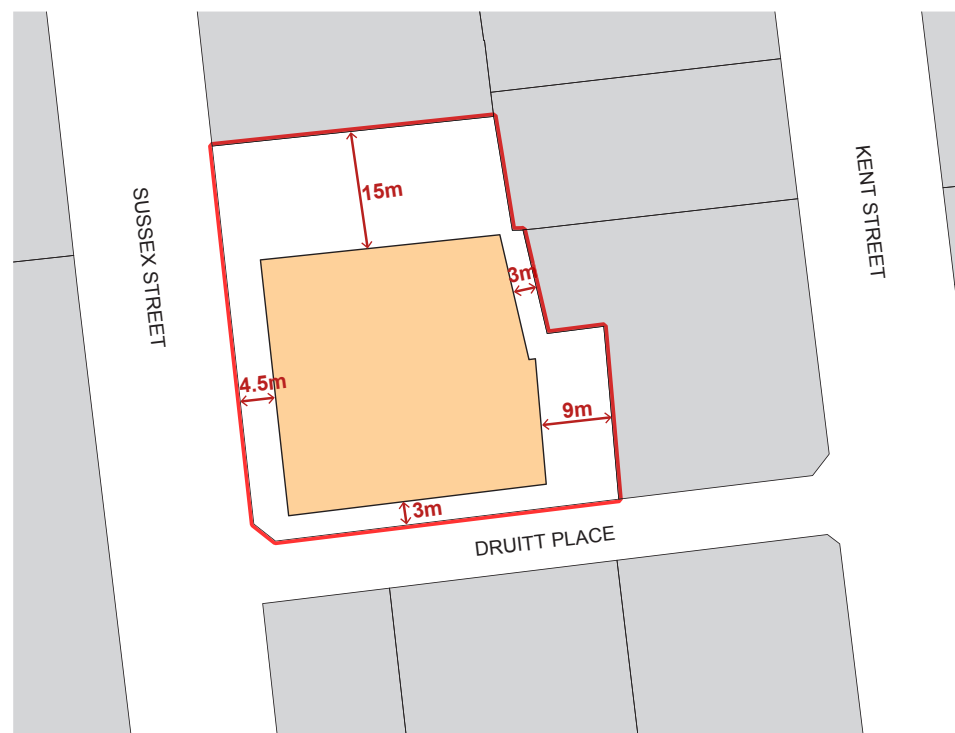


Figure 6.114
230-238 Sussex
Street – Setbacks
above the street
frontage height

□ PROPERTY BOUNDARY
■ BUILDING ENVELOPE



6.3.6.4 Public Domain

- (a) Active frontages are to be provided to Sussex Street and Drutt Place through uses such as shopfronts, café seating, building entries and/or lobbies, and visitor drop-off/ pick-up zones.

6.3.6.5 Heritage

- (a) New development, should respect the Foley Bros warehouse heritage item, including cartway, courtyard and interiors, through an appropriate response to height, scale, fine grain quality, materials, craftsmanship and articulation.
- (b) Conservation is to be undertaken in accordance with approved conservation management plan prepared to the satisfaction of Council.
- (c) An exemplary level of sympathetic adaptive reuse is required of the Foley Bros warehouse heritage item.
- (d) The location of new insertions to service the heritage item, such as building services plant and risers, fire egress, and lifts, should be provided by the new development.
- (e) Maintaining the amenity of the courtyard at ground level should be a key consideration in the design of the northern elevation of the new development.

6.3.6.6 Parking and vehicular access

- (a) Vehicular access from Sussex Street should be removed.
- (b) Vehicular access to basement parking is to occur from Druitt Place.

6.3.6.7 Wind

- (a) There will be no increase in wind impacts felt by pedestrians on the ground plane of Sussex Street and Druitt Place.
- (b) Wind impacts to balconies must be appropriately mitigated.

6.3.6.8 Design Excellence

A competitive design process undertaken in accordance with Division 4 of Sydney Local Environmental Plan 2012 is to relate to the entire site, and comprise of an invited architectural design competition involving no less than five designers.

6.3.6.9 Solar Access

Through the design excellence process:

- (a) demonstrate that surrounding residential properties are able to meet solar access requirements of the SEPP65 Apartment Design Guide.
- (b) demonstrate limited additional overshadowing on future Town Hall Square by articulating the upper limit of a building envelop to conform to the plane prescribed in clause 6.3.6.1.

6.3.7 505-523 George Street, Sydney

The following objectives and provisions apply to 505-523 George Street, Sydney - as shown in Figure 6.1 Specific Sites map, where the provisions of the Sydney Local Environmental Plan 2012 – 505-523 George Street are implemented.

Objectives

- (1) To deliver a building comprising of:
 - (a) a high-quality, slender tower; and
 - (b) a podium containing only non-residential uses.
- (2) To ensure that the building is of appropriate bulk and scale for its central Sydney location;
- (3) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
- (4) To create a high quality urban outcome by:
 - (a) improving the appearance of the site;
 - (b) setting the tower component of the building back away from George Street, towards Kent Street;
 - (c) minimising tower crowding by appropriate tower separation from nearby residential buildings;
 - (d) improving street level activation on George Street and Kent Street; and
 - (e) ensuring that the building podium responds appropriately to existing streetscapes on George Street and Kent Street, including nearby heritage buildings.
- (5) To ensure a high level of amenity for occupants of a building on the site, and occupants of nearby residential buildings by requiring:
 - (a) good solar access;
 - (b) a high level of privacy;
 - (c) minimal view impacts; and
 - (d) compliance with building separation requirements of the SEPP 65 Apartment Design Guide.
- (6) To enable a mix of non-residential uses within the building podium, for example: retail, commercial, entertainment, food and beverage, child care centres and toilets available for public use;
- (7) To create opportunities for a range of complementary active uses at grade which will enhance the public domain – such as food and beverage, outdoor dining and retail;
- (8) To minimise overshadowing impacts to the public domain by way of a slender, fast moving shadow; and
- (9) To ensure that wind impacts are addressed.

Provisions

6.3.7.1 Building Envelope (Built Form)

- (1) Building massing is to be consistent with Figure 6.115 Building Massing Envelope for 505-523 George Street.
- (2) Heights and building setbacks are to be consistent with Figure 6.116 Minimum Building Heights & Setbacks for 505-523 George Street.
- (3) The envelopes described by Figure 6.115 and Figure 6.116 are the maximum permissible extent of the built form, and the final building designs must be appropriately massed within the envelope.
- (4) To ensure design flexibility and appropriate articulation of the tower form, the maximum floor plate area (which includes balcony and terrace areas and the like) of any floor above the top level of the podium may not exceed 1,000 square metres.

6.3.7.2 Podium Design

- (1) The maximum street wall height facing George Street may not exceed RL37.5.
- (2) The maximum street wall height facing Kent Street may not exceed RL35.
- (3) The preferred arrangement of street wall heights, balustrades, and uses within the podium is to be consistent with Figure 6.117 Cinema Use Podium Design, if a floor comprising predominantly of a cinema use is proposed within the podium. Otherwise Figure 6.118 Podium Design is the preferred arrangement

6.3.7.3 Ground Floor Design

The preferred configuration of ground floor vehicle access, and street level activation is to be consistent with Figure 6.119 Ground Floor Design.

6.3.7.4 Wind

There will be no increase in wind impacts felt by pedestrians on the ground plane of George and Kent Street.

6.3.7.5 Sydney Square/Town Hall/St Andrews Special Character Area

- (1) The tower component is to provide an appropriate backdrop to the civic character of the Sydney Square/Town Hall/St Andrews Special Character Area by way of suitable facade composition, building materials, colours and textures, and by appropriate building articulation.
- (2) The tower component is to be appropriately articulated to terminate vistas.

6.3.7.6 Design Excellence

A competitive design process undertaken in accordance with Division 4 of Sydney Local Environmental Plan 2012 is to relate to the entire site, and comprise of an invited architectural design competition involving no less than five designers.

Figure 6.115
Building Massing
Envelope for
505-523 George
Street

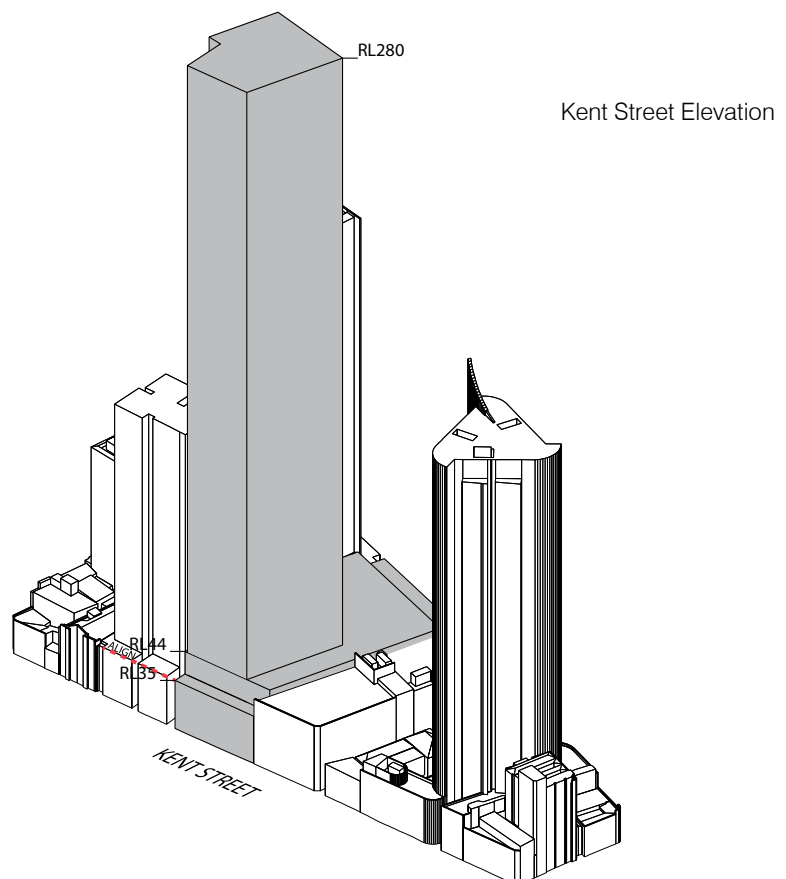
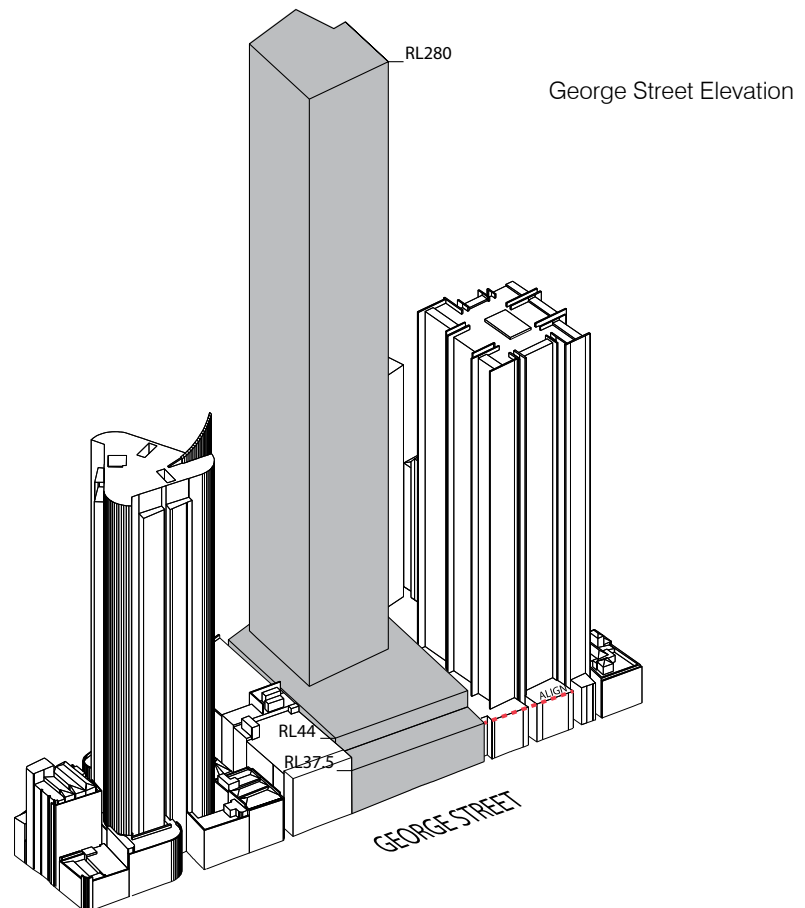


Figure 6.116
Minimum Building
Heights & Setbacks
for 505-523 George
Street



Figure 6.117
Cinema Use
Podium Design

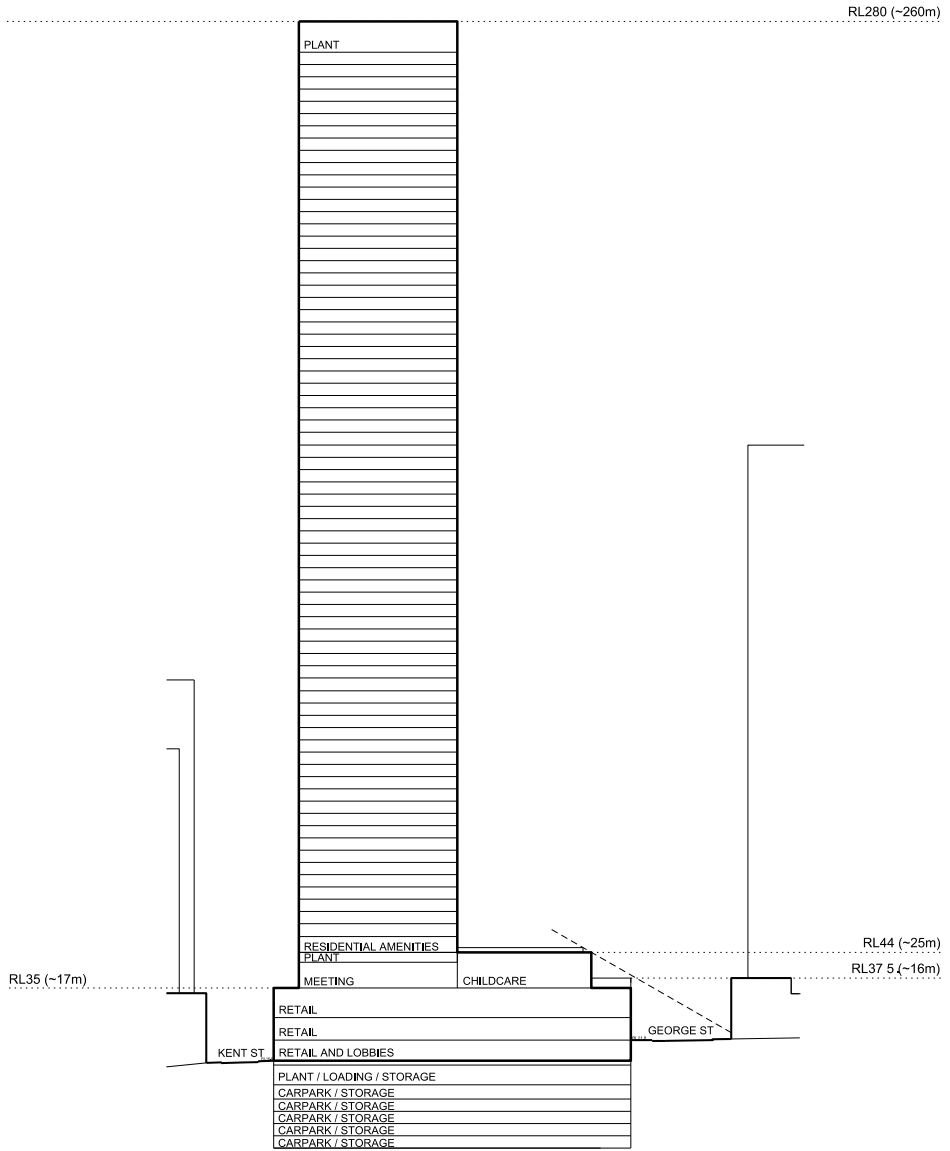


Figure 6.118
Podium Design

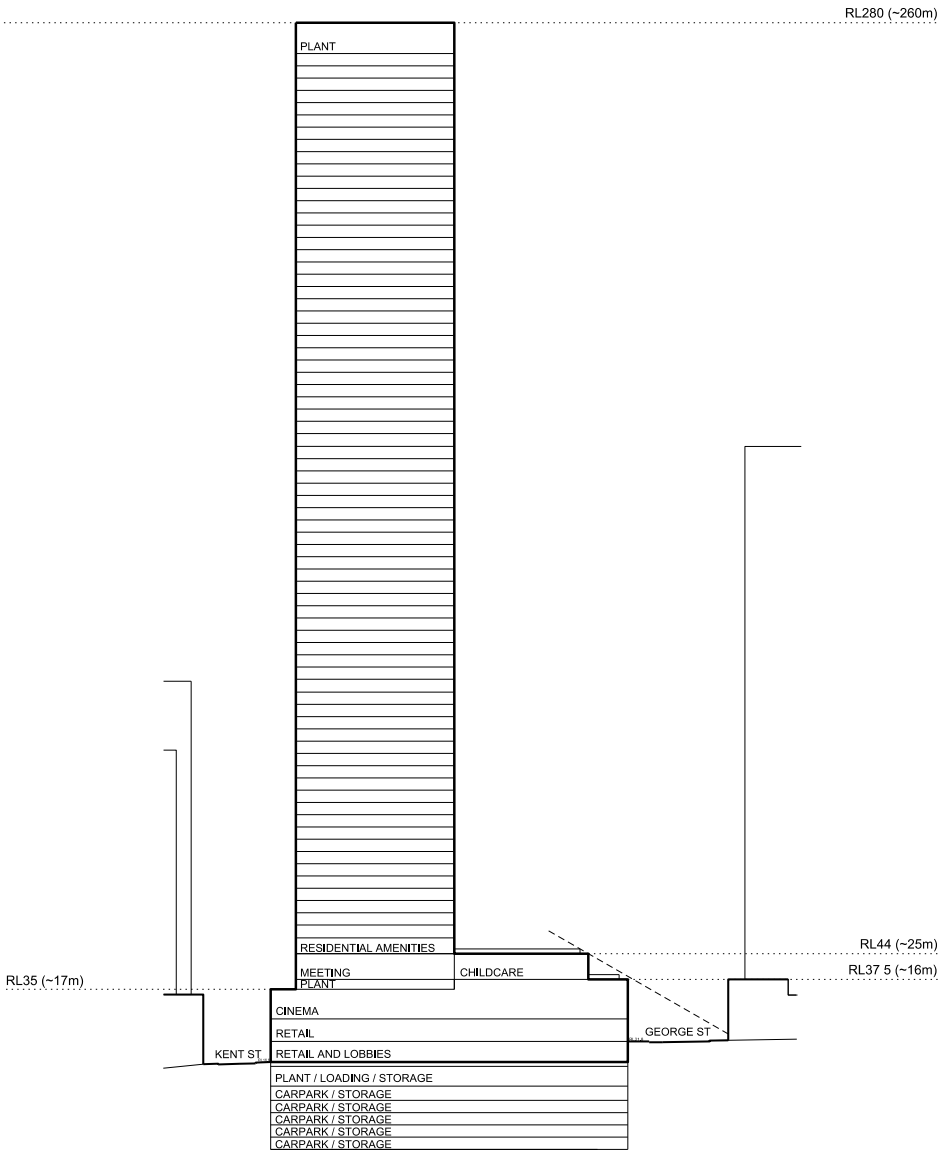
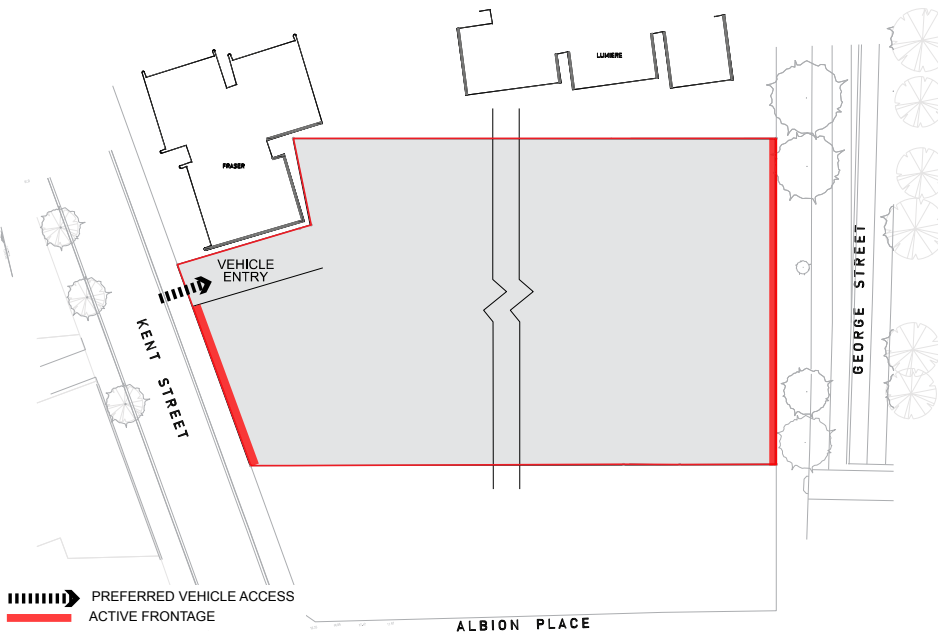


Figure 6.119
Ground Floor Design



6.3.8 45 Murray Street, Pyrmont

The objectives and provisions in this section apply to 45 Murray Street, Pyrmont, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional building height permitted by Clause 6.35 of *Sydney Local Environmental Plan 2012*.

Clause 6.35 of *Sydney Local Environmental Plan 2012* enables development to exceed the height shown in the height in metres map up to a prescribed amount provided development is for the purpose of 'hotel or motel accommodation' and ancillary uses.

If a development proposed at 45 Murray Street, Pyrmont seeks to utilise additional height permitted by Clause 6.35, 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

- (a) Facilitate the provision of new tourist and visitor accommodation in appropriate locations.
- (b) Provide a development on the site that relates to the surrounding context including other built form on Murray Street.
- (c) Define maximum building envelope, including setbacks and street wall heights, to deliver a high quality built form that respects the local context and minimises amenity impacts including solar access, view, privacy and acoustic amenity impacts.
- (d) Activate Murray Street and Union Lane through appropriate uses and design.

Provisions

- (1) Development must not exceed the maximum building envelopes described by 'Figure 6.120: Maximum building envelope setbacks and alignment', 'Figure 6.121: Maximum building envelope heights', 'Figure 6.122: Maximum building envelope eastern elevation – Murray Street', 'Figure 6.123: Maximum building envelope southern elevation – Union Lane', 'Figure 6.124: Maximum building envelope south east perspective' and 'Figure 6.125: Maximum building envelope south west perspective'.
- (2) The envelopes described by the maps are the maximum permissible extent of the built form and the final building designs must be appropriately massed within the envelope.
- (3) Active uses and frontages should be provided on the ground floor fronting Murray Street and Union Lane.

Figure 6.120
Maximum building
envelope setbacks
and alignment

PROPERTY BOUNDARY



Figure 6.121
Maximum building
envelope heights

PROPERTY BOUNDARY

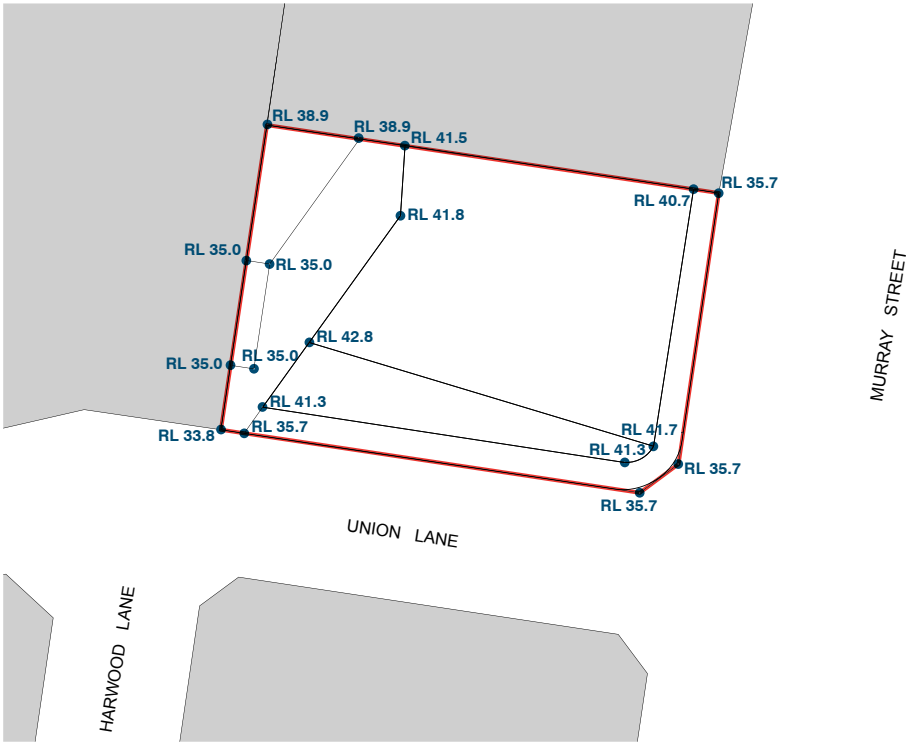


Figure 6.122

Maximum building envelope eastern elevation – Murray Street

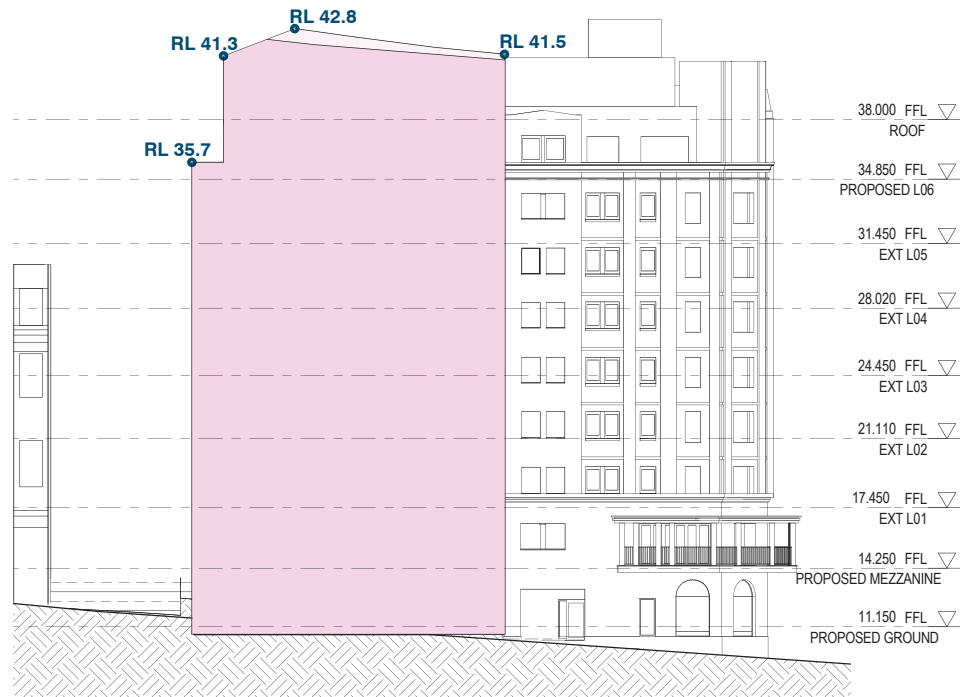


Figure 6.123

Maximum building envelope southern elevation – Union Lane

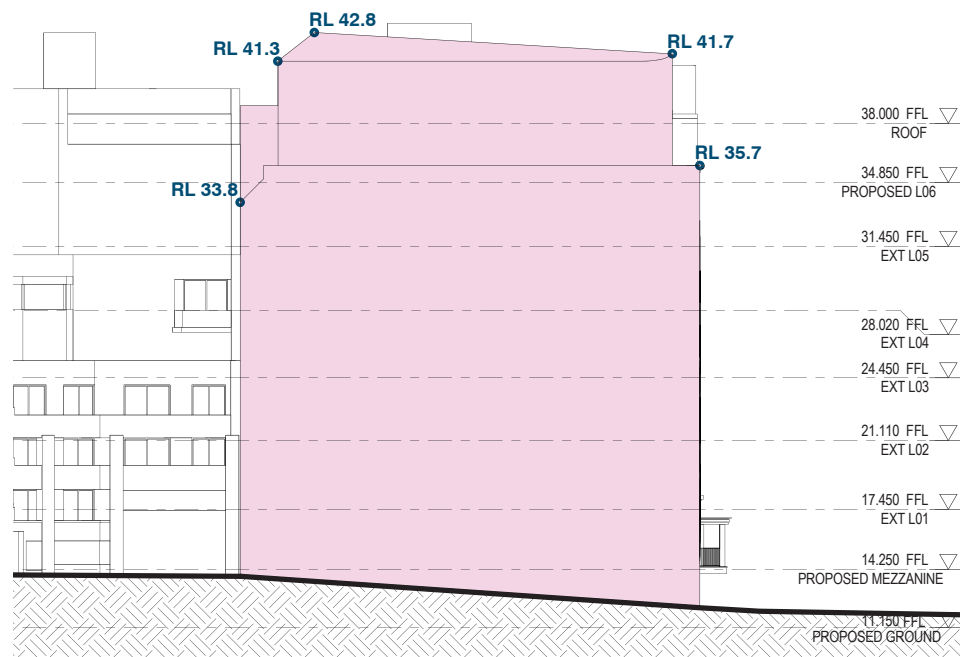


Figure 6.124
Maximum building
envelope South east
perspective

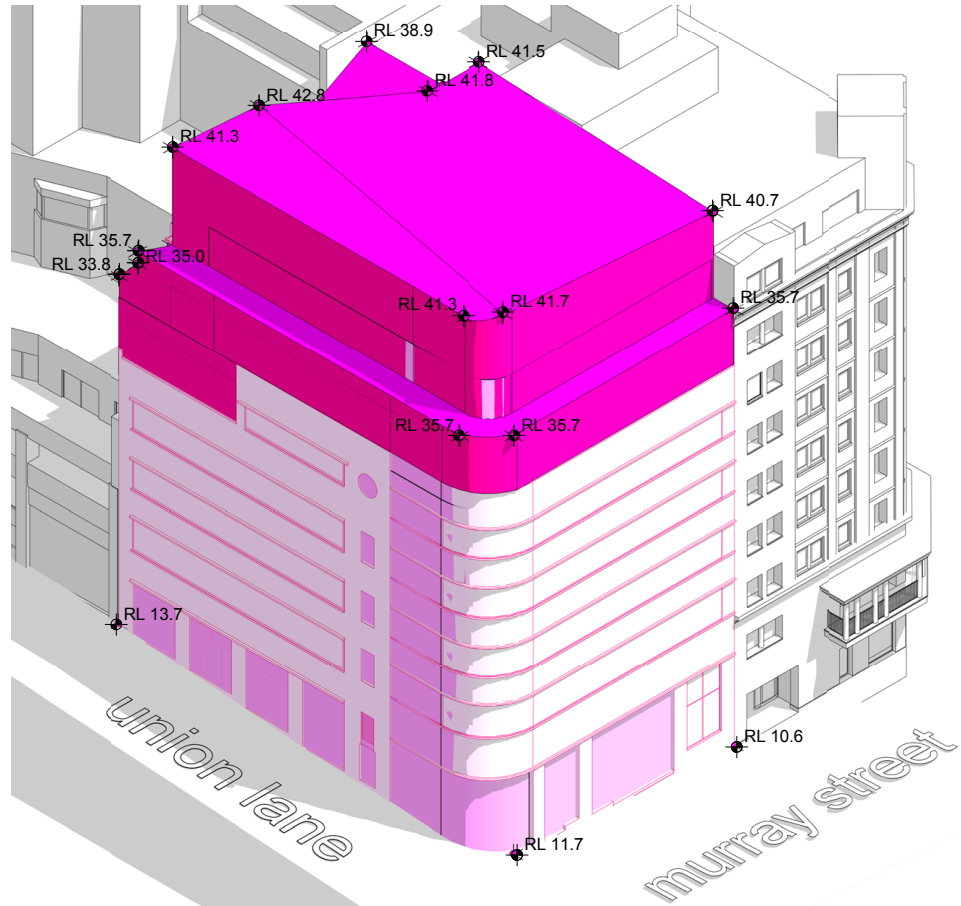
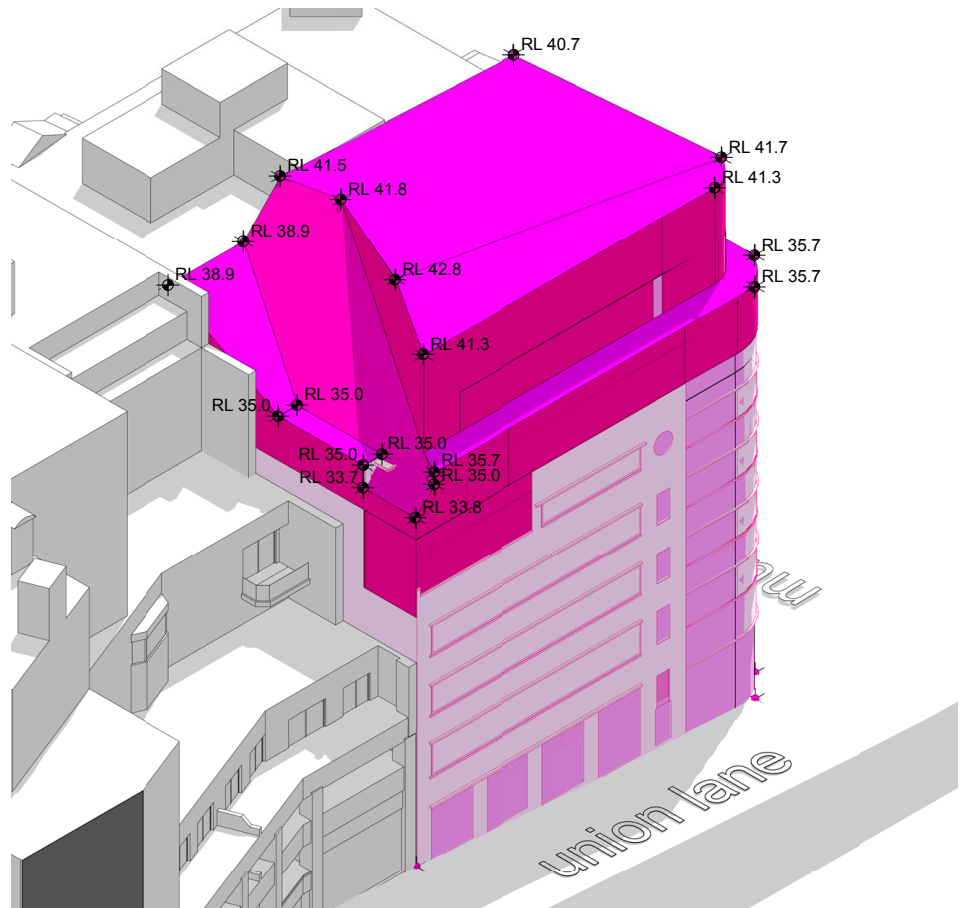


Figure 6.125
Maximum building
envelope South
west perspective



6.3.9 51-55 Missenden Road, Camperdown

The following objectives and provisions apply to 51-55 Missenden Road, Camperdown as shown in Figure 6.1 Specific Sites Map, where the relevant site specific provisions of the *Sydney Local Environmental Plan 2012* are implemented.

Figure 6.126
Site Plan – 51-55
Missenden Road,
Camperdown



Objectives

- (a) Ensure development of the site is compatible with the heritage listed two-storey Alfred Hotel and surrounding built form.
- (b) Retain and enhance the original character of the heritage listed Alfred Hotel.
- (c) Identify the location of new development within the building footprint of the existing single storey element at the rear of the site fronting Dunblane Street.
- (d) Apply principles and process that contribute to ecologically sustainable development.

Provisions

6.3.9.1 Built form and Design Controls – Serviced Apartment building

- (1) The maximum building height of the proposed development is 7 storeys.
- (2) The proposed 7 storey tower must be located to the rear of the site. The building footprint of the new development is limited to the footprint of the existing single storey element at the rear of the Alfred Hotel as shown in Figure 6.127 Proposed Development Envelope and Figure 6.128 Dunblane Street proposed elevation.
- (3) Introduce materials and architectural embellishments that articulate, modulate and emphasise different components along the facade of the tower building.
- (4) Respect and complement the heritage item in terms of proportions, materials and finishes to enhance the heritage features and significance of the Alfred Hotel.
- (5) Retain at least two horizontal bands of original brickwork in the single-storey facade fronting Dunblane Street.

- (6) Introduce a green roof (non-trafficable) and green wall to the top roof plant. The green roof and wall is to be planted with drought tolerant Australian native plants (preferable endemic to the Sydney region).
- (7) Minimise the visibility of roof forms and associated plant structures. The roof plant is to be designed as a simple and compact form to ensure that it is visually unobtrusive.
- (8) Balconies may be introduced to levels 2-6 on the eastern elevation of the proposed tower. Balconies must not project more than 2 metres from the eastern elevation of the new structure above the Alfred Hotel roof as identified in the 'zone for articulation above hotel roof' in Figure 6.127 Proposed Development Envelope.
- (9) Integrate the development with surrounding uses and context, and contribute positively to the public domain and active streetscapes.
- (10) Views and outlooks from existing residential development should be considered in the site planning and massing of new development.
- (11) Minimise impacts of the proposed development on view corridors.
- (12) Provide a legible entry and street address for the serviced apartments.
- (13) Consider high quality landscape and public art such as through heritage interpretation into the fabric of buildings.
- (14) Ensure amenity is enhanced with landscaping, solar access, ventilation and visual and acoustic privacy.

6.3.9.2 Heritage Conservation works – Alfred Hotel

- (1) Undertake heritage conservation works to the Alfred Hotel, including, but not limited to the restoration of timber work and joinery; restoration or replacement of the awning; retention, restoration and protection of windows and window joinery and the conservation and repair of ceilings.
- (2) The external form and significant spaces and fabric of the two storey section of the Alfred Hotel is to be retained.

Figure 6.127
Proposed
Development
Envelope

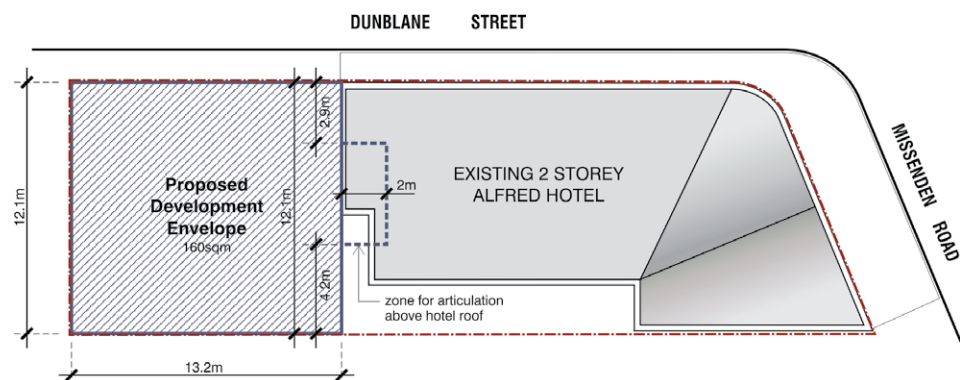
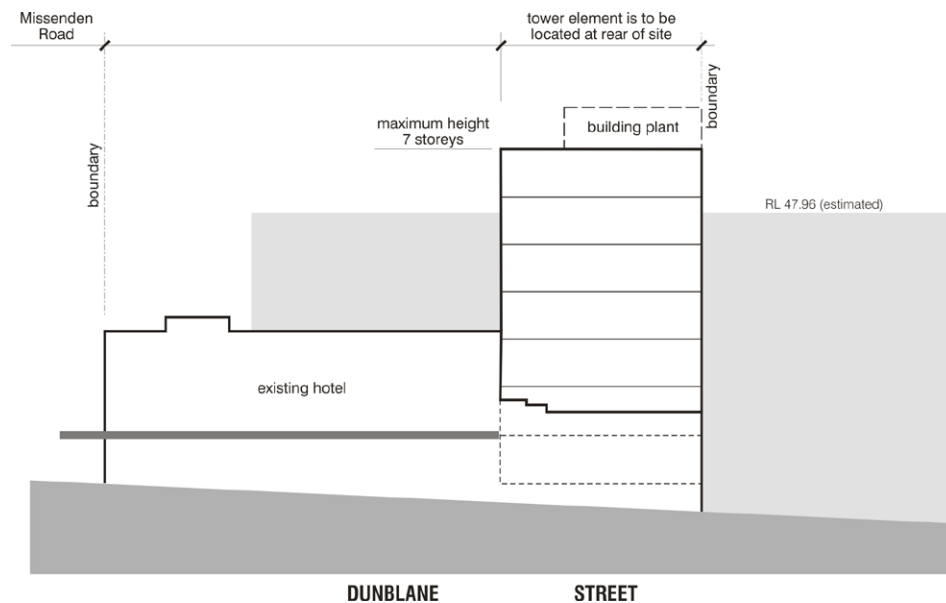


Figure 6.128
Dunblane Street
proposed elevation



6.3.9.3 Design Excellence Strategy

- (1) A competitive design process in accordance with Division 4 of Sydney LEP 2012 is to be undertaken for the proposed development envelope (refer to Figures 6.127 and 6.128) only, and comprise of an invited competitive design alternatives process involving no less than three architectural firms.
- (2) Any additional floor space that results from a competitive design process is to be accommodated within the proposed development envelope as shown in Figures 6.127 and 6.128.
- (3) Additional floor space of up to 10% available in accordance with Clause 6.21D(3) under Sydney LEP 2012 is to be allocated on the basis of the total site area.

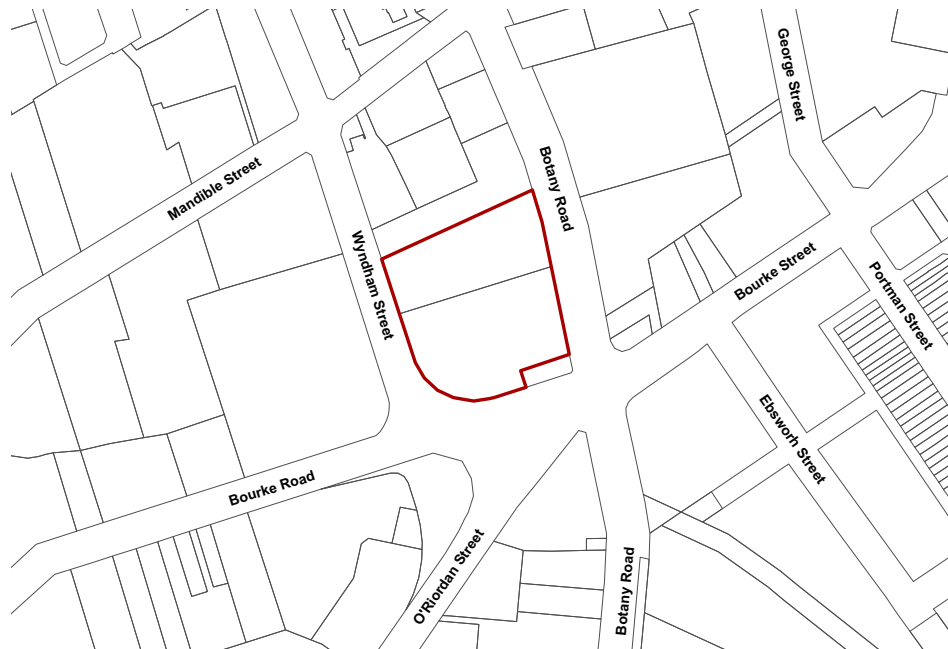
Note: the total site area also includes part of the site occupied by the existing two storey Alfred Hotel (as shown in Figure 6.127) that does not form part of the competitive design alternatives process.

- (4) The competitive design alternatives process is to provide for the following ecologically sustainable development measures:
 - Installation of solar panels to supply energy to the common areas of the tower building (approximately 5-6 solar panels);
 - The provision of an extensive (non-trafficable) green roof and green walls to the roof top plant;
 - BASIX requirements for energy and water efficiency that apply to residential apartments.

6.3.10 296-298 Botany Road and 284 Wyndham Street, Alexandria

The following section applies to 296-298 Botany Road and 284 Wyndham Street, Alexandria as shown in Figure 6.1 Specific Sites Map and 'Figure 6.129: Location Plan'.

Figure 6.129
Location Plan



Objectives

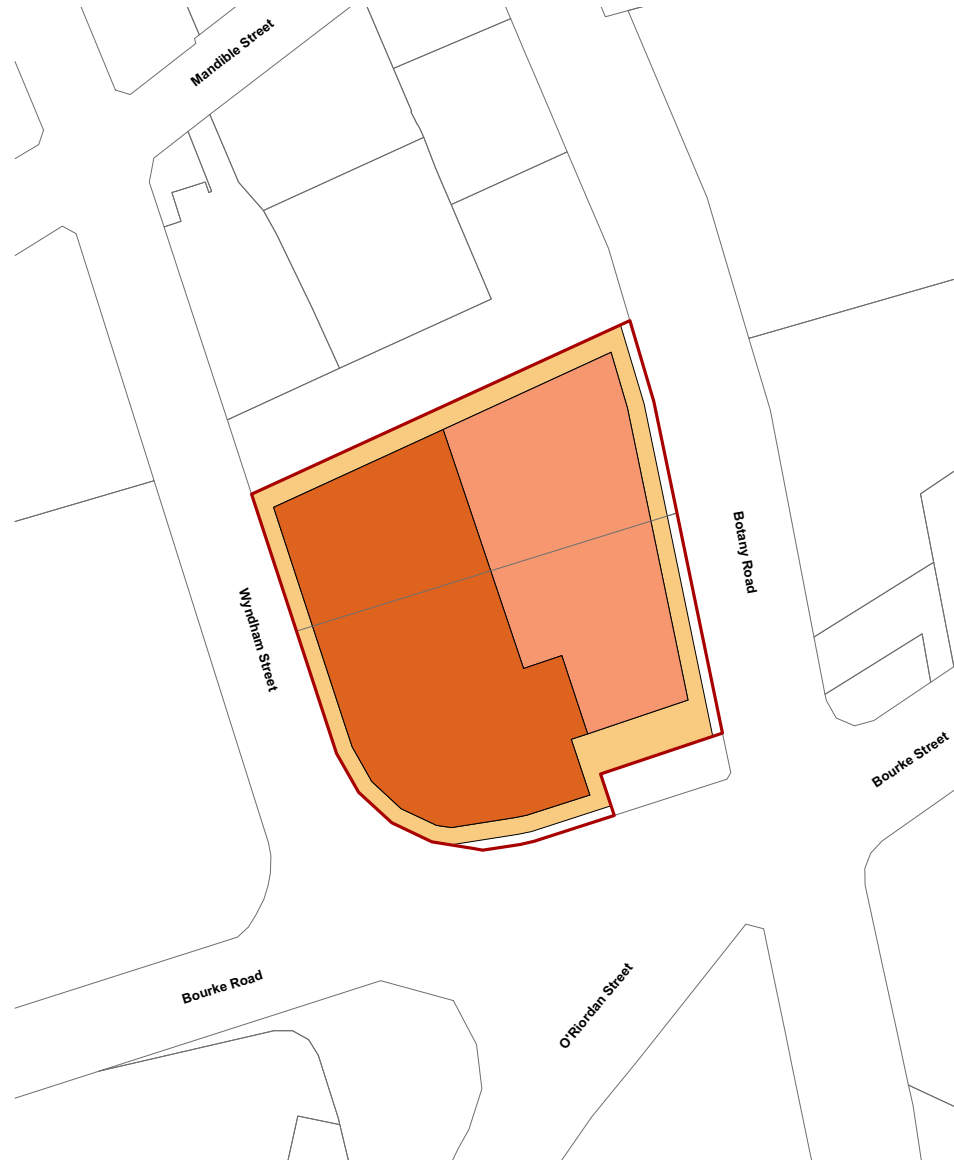
- (1) Promote redevelopment of the site comprising high quality residential buildings on top of a podium comprising non-residential uses including retail, commercial and childcare.
- (2) Ensure development is of an appropriate bulk and scale for its location at the interface of the Green Square Town Centre and the Waterloo Park locality.
- (3) Ensure development is of the highest quality and appropriate to its prominent and highly visible location directly adjacent to the Green Square Town Centre.
- (4) Define building envelopes which will provide sufficient flexibility for different designs to be explored and for development to achieve design excellence.
- (5) Provide a high level of amenity for future residents by maximising compliance with the Apartment Design Guide and any other relevant plans, guidelines or policies.
- (6) Protect and improve public domain amenity by:
 - (a) increasing street level activation on Wyndham Street, Bourke Road and Botany Road;
 - (b) providing widened areas of footpath for pedestrian circulation;
 - (c) retaining street trees for shade and shelter; and
 - (d) enhancing pedestrian comfort through managing the potential for wind impacts, particularly on Wyndham Street.
- (7) Protect and enhance the amenity of the Green Square Plaza by minimising any overshadowing caused by any part of the development including plant, lift overruns or roof features.
- (8) Ensure a high level of amenity and safety in both the through-site pedestrian connection and the outdoor area of the childcare centre by mitigating wind, noise and air quality impacts.

Provisions

6.3.10.1 Built form and design

- (1) Building heights are to comply with 'Figure 6.130 – Height Principles.' In order to provide an appropriate transition in scale, taller residential towers are to be situated on the western and south-western part of the site. Development on the eastern part of the site, fronting Botany Road, is to be limited in height and provide a transition to the lower scale built form controls of the Waterloo Park locality.

Figure 6.130
Height Principles



- (2) The final building design must be appropriately massed within the envelope shown in 'Figure 6.131: Building Envelope South West' and 'Figure 6.132: Building Envelope South East'. This represents the maximum permissible extent of built form.

Figure 6.131
Building Envelope
South West

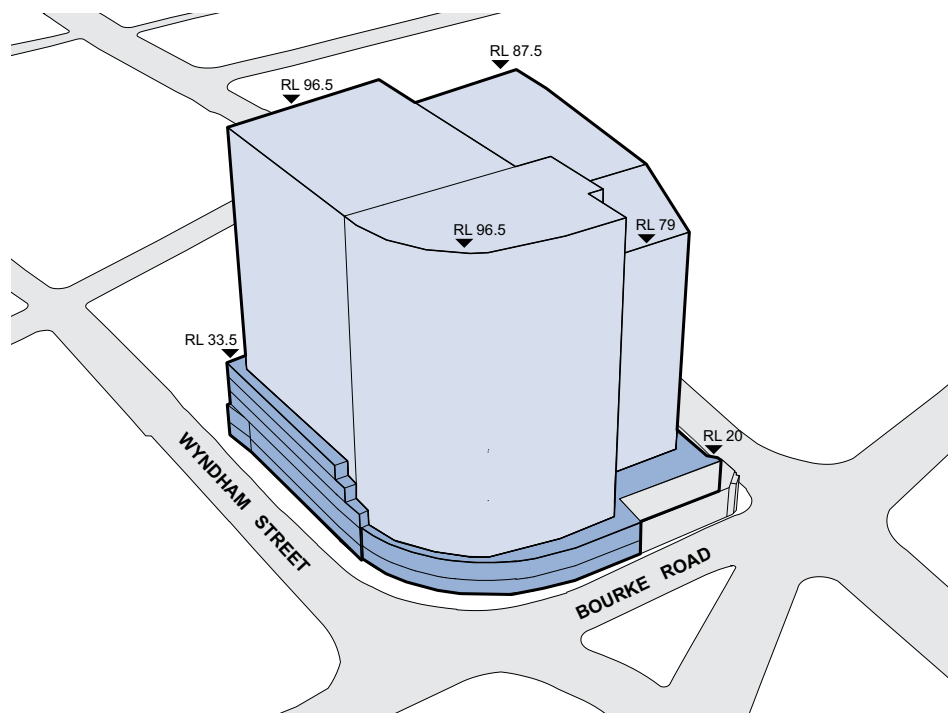
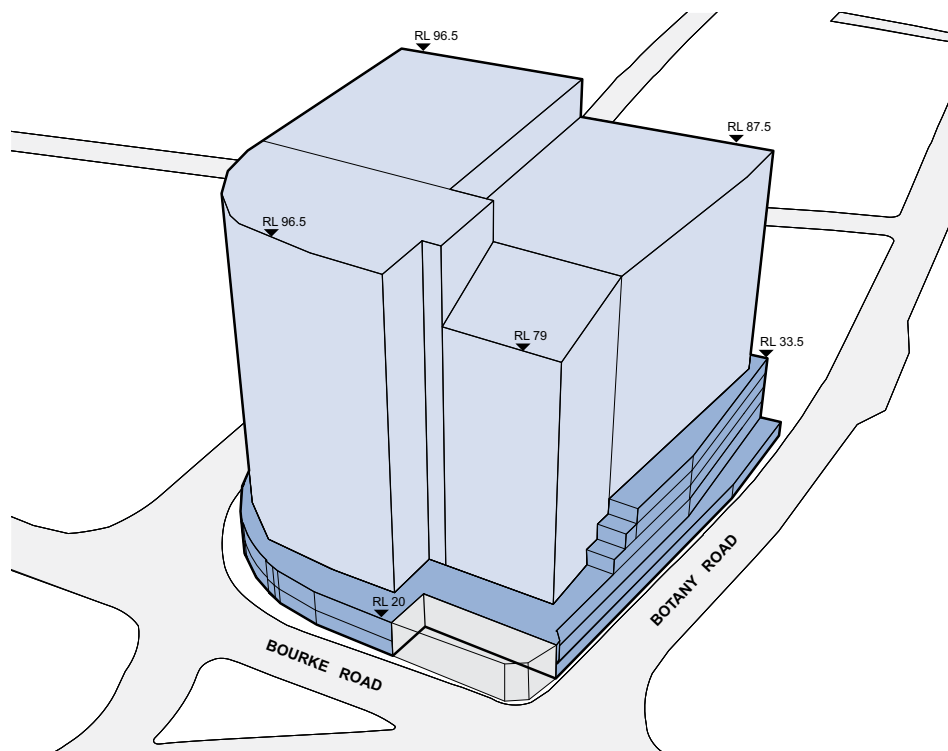


Figure 6.132
Building Envelope
South East



- (3) Sections through the maximum envelope are shown at 'Figure 6.134: Section 1', 'Figure 6.135: Section 2', 'Figure 6.136: Section 3' and 'Figure 6.137: Section 4'. The location of sections is shown at 'Figure 6.133: Section Key'. Development must not exceed the maximum heights expressed in RLs in these sections.

Figure 6.133
Section Key

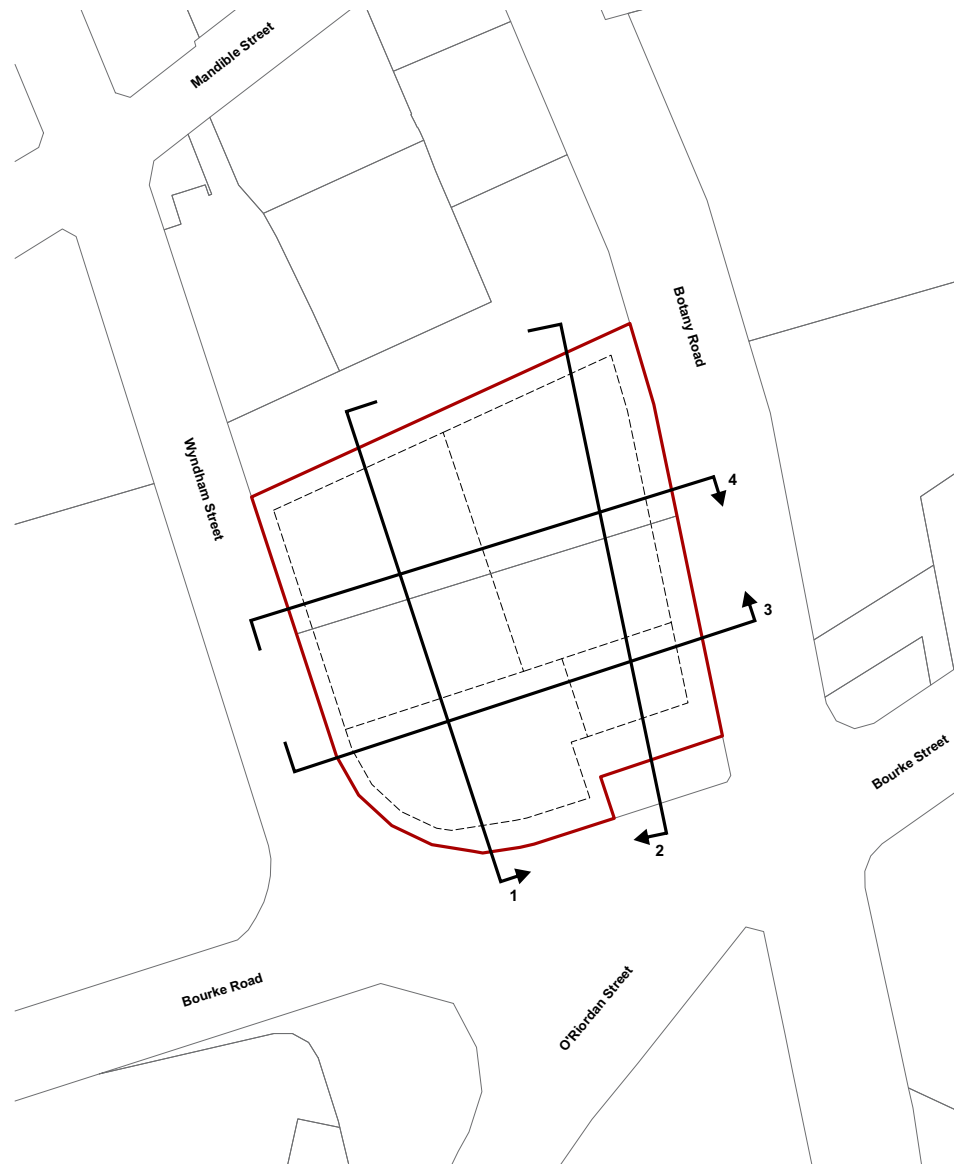
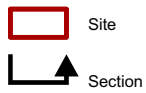


Figure 6.134
Section 1

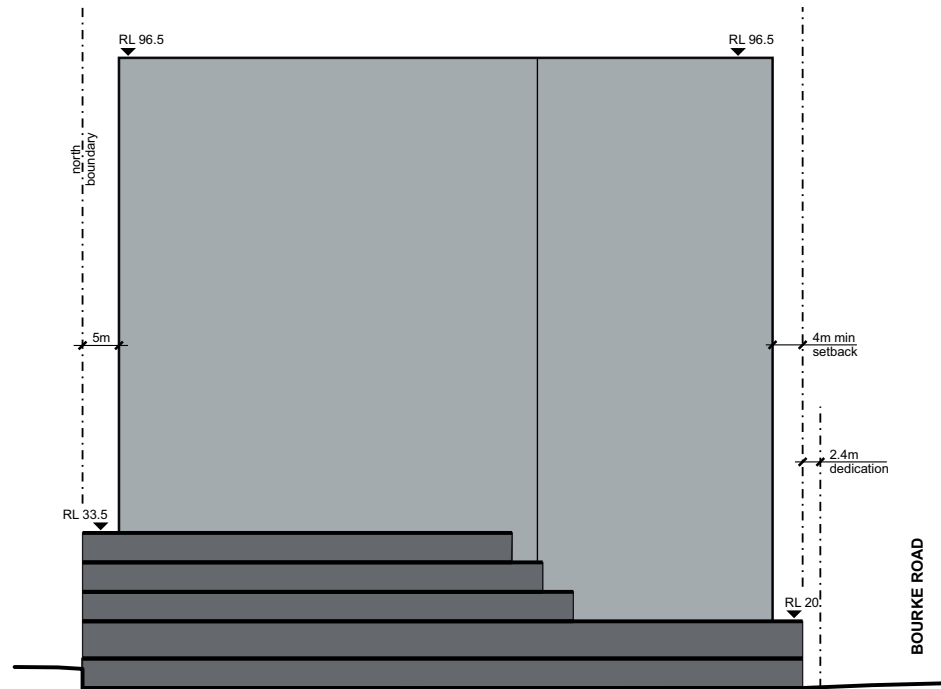


Figure 6.135
Section 2

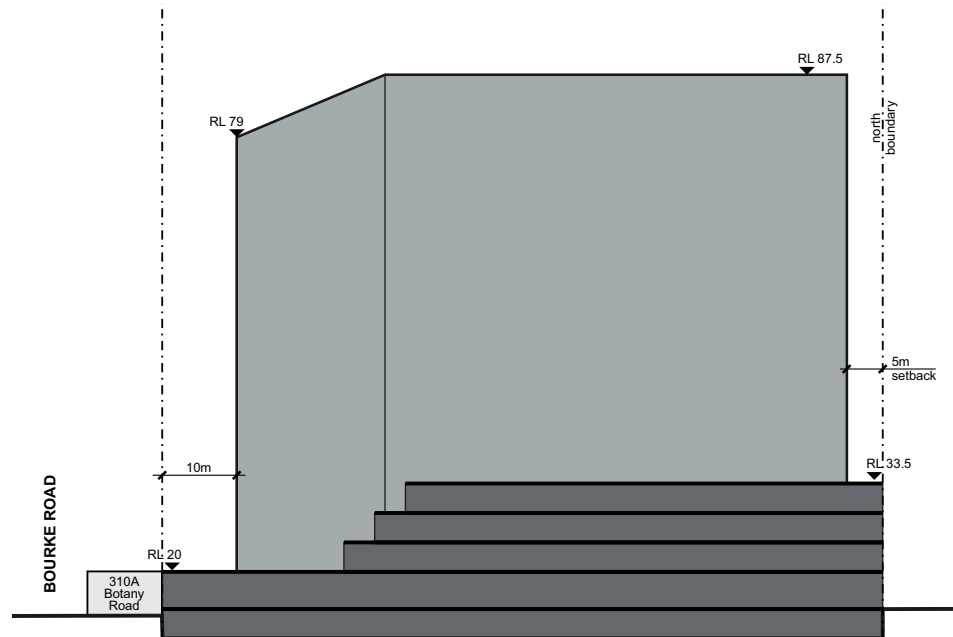


Figure 6.136
Section 3

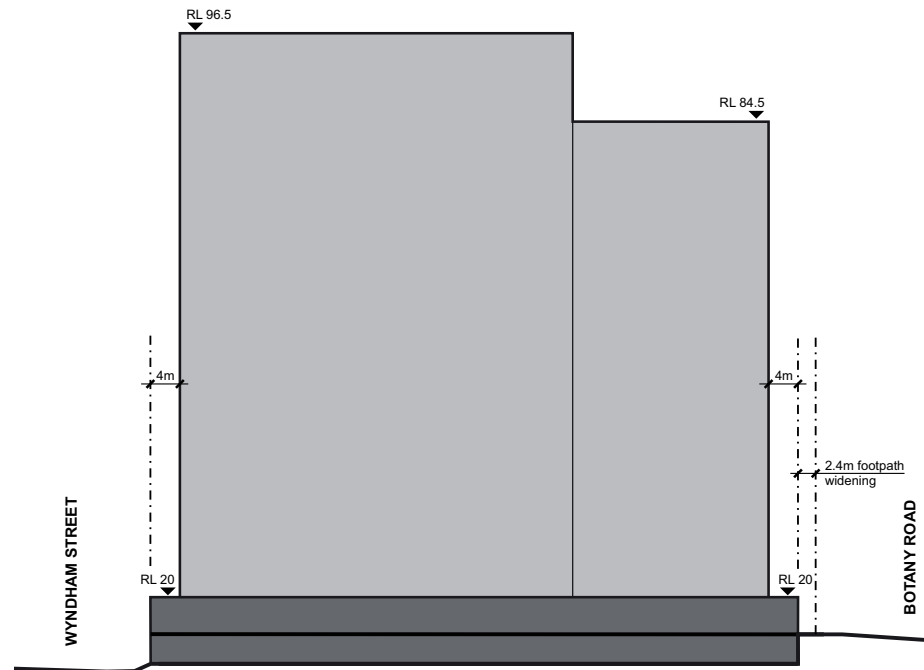
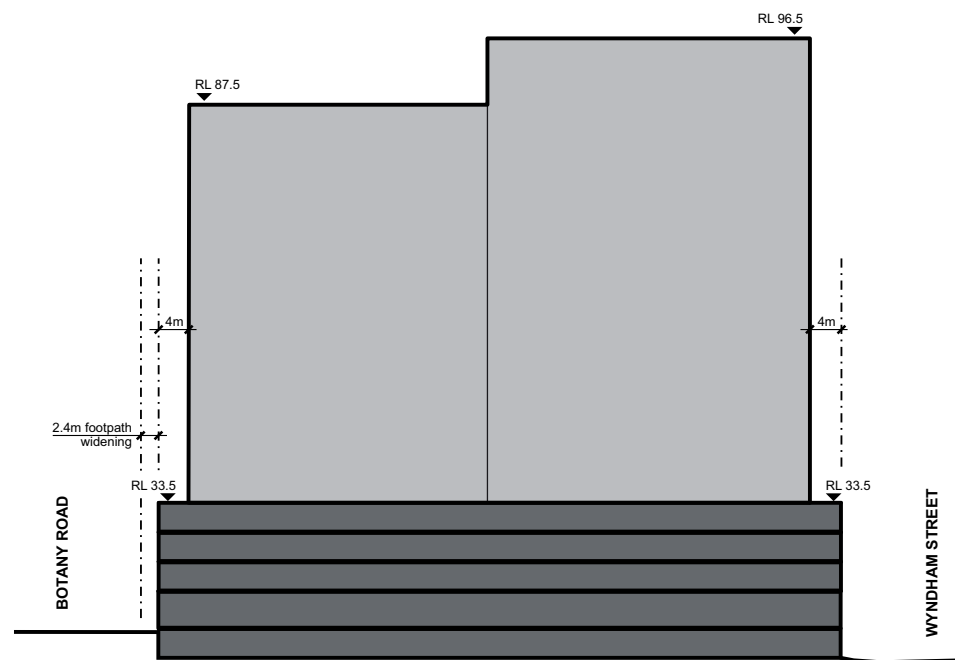


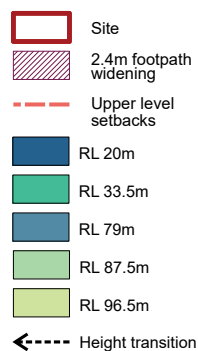
Figure 6.137
Section 4



- (4) Development must not exceed the maximum heights expressed in RLs in 'Figure 6.138: Height and Setbacks'
- (5) Setbacks above the street wall height, as defined by the top of the podium, should be provided in accordance with 'Figure 6.138: Height and Setbacks'.

Figure 6.138

Height and Setbacks



- (6) The length and height of residential buildings is to be articulated to limit the overall mass and reduce the sense of scale from the public domain.

6.3.10.2 Lower level podium design

- (1) A widened footpath along Botany Road and Bourke Road is to be provided in accordance with Public Domain Setbacks Map Sheet 18 and 'Figure 6.139: Public Domain Dedication' to provide additional space for pedestrian circulation. No underground carpark is to be located under these areas.

Figure 6.139
Public Domain
Dedication

-  Site
-  Public domain dedication 2.4m wide



- (2) The lower levels of the podium are to be designed to maximise pedestrian activation by avoiding blank walls and providing entrances to retail tenancies along all three street frontages.
- (3) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored which still seek to maximise activation and pedestrian activity.
- (4) All residential lobbies are to be accessed from the street. Sky lobbies are not permitted.
- (5) A through-site connection is to be provided from Botany Road to Wyndham Street in accordance with 'Figure 6.140: Circulation' and is to be legible and direct. The visual connection through the link is to be maximised. The final alignment should be determined in consultation with the relevant NSW Government transport authority to connect as best as possible with future pedestrian crossings.

- (6) The through-site connection is to be designed so that the impacts of wind, wind-driven rain, noise and air pollution are minimised through use of awnings, landscaping and materials as appropriate.

6.3.10.3 Upper level podium design

- (1) Any proposed childcare centre regardless of location in the podium is to be designed to comply with Section 4.4.4 of Sydney DCP 2012 and any other relevant guideline, policy or plan subsequently approved by Council.
- (2) Where above ground car parking is provided, it is to be screened with other uses and should not result in blank walls to the public domain. Above ground car parking is to be designed to be adaptable to other uses in the future.

6.3.10.4 Tower design

- (1) The siting, massing, orientation and detailed design of residential towers is to ensure maximum compliance with the objectives of the Apartment Design Guide and this site specific DCP.

6.3.10.5 Overshadowing

- (1) This provision should be read in conjunction with provision 3.1.3 (m) and 3.1.3 (n) and Figure 3.2 of Green Square Town Centre DCP 2012.
- (2) Development is not to result in any overshadowing of the consolidated areas of direct sunlight identified in Figure 3.2 of Green Square Town Centre DCP 2012.

6.3.10.6 Wind impact







- (1) Residential towers are to be setback from the podium edge in accordance with 'Figure 6.138: Height and Setbacks'.
- (2) The siting, massing and orientation of residential towers are to be determined with regard to the resultant pedestrian level wind environment.
- (3) An awning is to be provided along the Wyndham Street frontage to disperse downwash flow and protect pedestrian comfort and safety.
- (4) A wind effect report based on wind tunnel testing and prepared by a suitably qualified engineer is to be submitted with a development application. It should analyse existing and new likely wind conditions created by proposed buildings, provide design solutions and show how the development minimises the impact of wind on the public and private domain.

6.3.10.7 Access and circulation

- (1) Indicative vehicle access points are shown in 'Figure 6.140: Circulation'.
- (2) Vehicle parking for retail and residential uses are to be separated and accessed via separate driveways.
- (3) Driveways are to be minimised. Pedestrian amenity and safety is to be considered in determining the final location, size and number of vehicle crossovers.

Figure 6.140

Circulation

-  Site
-  2.4m footpath widening
-  Active edges
-  Residential vehicular entry
-  Retail vehicular entry
-  Through site links



6.3.10.8 Design Excellence Strategy

- (1) The competitive design process is to be undertaken in accordance with Division 4 of *Sydney Local Environmental Plan 2012*.
- (2) The competitive design process is to comprise an invited Competitive Design Alternatives Process involving a minimum of four architectural firms ranging from emerging, emerged and established architectural firms.
- (3) Any additional floor space that results from a competitive design process must be accommodated within the proposed building envelope shown at Figures 6.131 and 6.132. No additional building height is to be awarded as a result of the competitive design process.
- (4) Any additional floor space available in accordance with Clause 6.21D(3) of *Sydney Local Environmental Plan 2012* is to be calculated on the portion of the development that is subject to the competitive design process. To avoid doubt:
 - (i) in calculating the available quantum of additional floor space, any floor space for which there is a current active development consent is to be excluded regardless of whether that floor space is converted or modified to facilitate the redevelopment of the site; and

- (ii) the full amount of additional floor space (up to 10%) is only available if the competitive design process applies to the entire developable area on the site.
- (5) Any additional floor space available in accordance with (3) and (4) is subject to all BASIX affected development on the site achieving the above-minimum BASIX score for energy set out in clause 6.37 (6) of *Sydney Local Environmental Plan 2012*.
- (6) For the purposes of Clause 6.37(5) of *Sydney Local Environmental Plan 2012*, any additional floor space awarded under clause 6.21D(3)(b) of *Sydney Local Environmental Plan 2012* is to be identified in any development application to which this clause applies and is to be:
 - (i) allocated to residential development above a height of 60m; and
 - (ii) proportionately distributed among an appropriate mix of dwelling types.

6.3.11 7-15 Randle Street, Surry Hills

The following objectives and provisions apply to 7-15 Randle 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 6.41 (new clause) of Sydney LEP 2012 enables development to exceed the height and floor space shown in the height in metres and floor space ratio maps up to a prescribed amount, provided the entire site is developed for hotel or motel accommodation with ancillary commercial premises at the lowest two levels, also known as the basement and ground levels.

If a development proposed at 7-15 Randle Street, Surry Hills, seeks to utilise additional height or floor space permitted by Clause 6.41 (new clause), 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

- (a) Conserve the heritage item, the former RC Henderson factory at 11-13 Randle Street, Surry Hills, including its exterior, interior and setting.
- (b) Ensure new development on the site provides appropriate setbacks and street frontage heights to maintain the integrity and prominence of the heritage item in its setting.
- (c) Ensure new infill development and additions are compatible with the heritage item and make a positive contribution to surrounding streetscapes.
- (d) Ensure new uses and public domain upgrades at the lane and street levels provide for safe and accessible pedestrian movements, site servicing, and laneway activation.
- (e) Establish benchmarks to achieve ecologically sustainable development.

Provisions

6.3.11.1 Built form

- (1) Building height in metres must not exceed the maximum shown in 'Figure 6.141: Building heights and setbacks' of RL 58.47 metres, with the exception of roof services or architectural roof features within the marked roof services zone to a maximum height of RL 59.47 metres.
- (2) Development shall retain and continue floor levels established by the existing building at 11-13 Randle Street and shall not exceed 9 storeys fronting Randle Lane and 8 storeys fronting Randle Street.

- (3) Top two levels of the building shall be set back by 3 metres from Randle Street and 2 metres from Randle Lane, free of any obstructions including roof eaves or sunshading and the like, measured from the inside of existing parapet walls at 11-13 Randle Street.
- (4) Street frontage heights shall:
 - (a) match existing parapet wall heights of RL 55.46 metres on Randle Lane and RL 55.48 metres on Randle Street for the heritage item at 11-13 Randle Street; and
 - (b) not exceed RL 53.58 metres, including balustrades or parapet walls, for 7-9 and 15 Randle Street.

6.3.11.2 Design excellence strategy

- (1) The competitive design process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 and is to apply to the entire site. The competitive design process is to comprise an invited competitive design alternatives process involving four architectural firms.
- (2) The selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) panel members and the City of Sydney is to nominate two (2) panel members.
- (3) A building demonstrating design excellence is eligible for an amount of additional floor space in accordance with the design excellence provisions of Sydney LEP 2012. No additional height is to be awarded as a result of a competitive design process.
- (4) Any additional floor space awarded is to be accommodated within the proposed building envelope as shown in 'Figure 6.141: Building heights and setbacks'.

6.3.11.3 Sustainability

- (1) The development is to be designed to achieve a 4-star or higher Green Star Design & As Built certification, exceeding the minimum mandatory energy credits, or equivalent certification.
- (2) The development is to specify design measures and targets for each type of use addressing:
 - (a) energy efficiency, to exceed the requirements of Section J of the Building Code of Australia;
 - (b) water efficiency, to aim to achieve 0.43 kL/m²/year with cooling tower and laundry or 0.17 kL/m²/year without cooling tower and laundry; and
 - (c) waste management and resource recovery for building construction and operation.
- (3) An accredited NABERS energy and water rating of at least 4-stars is to be obtained after the hotel is constructed, to be disclosed on the NABERS website and to the City of Sydney.

6.3.11.4 Heritage and urban design

- (1) Development of the site must maintain the structural and architectural integrity of the heritage item at 11-13 Randle Street.
- (2) New uses and works to the heritage item shall maximise retention and exposure of historic building fabric and spaces, internally and externally.
- (3) Development of the site shall include conservation works to the heritage item, such as reinstatement of original features including the Randle Street timber windows, laneway basement windows, face brickwork finishes, and removal of detracting alterations.

- (4) For the heritage item, investigate and adopt alternative solutions to the Building Code of Australia performance requirements, with the aim of retaining and exposing the existing timber beams and columns and other historic features.
- (5) Locate building services for new uses, such as loading, plant rooms, fire egress and lifts, in the infill buildings at 5-7 Randle Street and 15 Randle Street, where possible, to minimise impacts on the heritage item.
- (6) Vertical additions to the heritage item and adjacent infill development shall be compatible with the heritage item, maintain the prominence of the heritage item in the streetscapes, and maintain the heritage item parapet walls on street frontages without alteration.
- (7) New development adjacent to the heritage item shall include a deep vertical recess on street frontages at the junction with the existing heritage item walls for the full height of the wall.
- (8) The setback top two levels shall be designed to present as a discrete, light-weight rooftop addition with articulated northern side wall, to minimise the visual bulk of additions and rooftop services, enclosure of the heritage item, and presentation of a blank side wall to the public domain.
- (9) The heritage provisions in sections 3.9 and 3.10 shall apply for proposed works to the heritage item.

6.3.11.5 Public domain, lane and street activation and site servicing

- (1) Public domain upgrades to the laneway, such as a shared zone conversion or footpath widening, and uses at both street levels will provide for:
 - (a) safe and accessible pedestrian movements to pedestrian entrances on Randle Lane;
 - (b) the continued function of the lane and street as public roads;
 - (c) servicing the site without reversing vehicles, and
 - (d) activation of the lane and street.
- (2) A transport management plan incorporating hotel operations and servicing shall be submitted with the development application, setting out management strategies to provide for:
 - (a) no vehicle parking on Randle Street;
 - (b) sufficient clearance for vehicles to pass parked vehicles on Randle Lane; and
 - (c) pedestrian safety.

Figure 6.141
Building heights
and setbacks

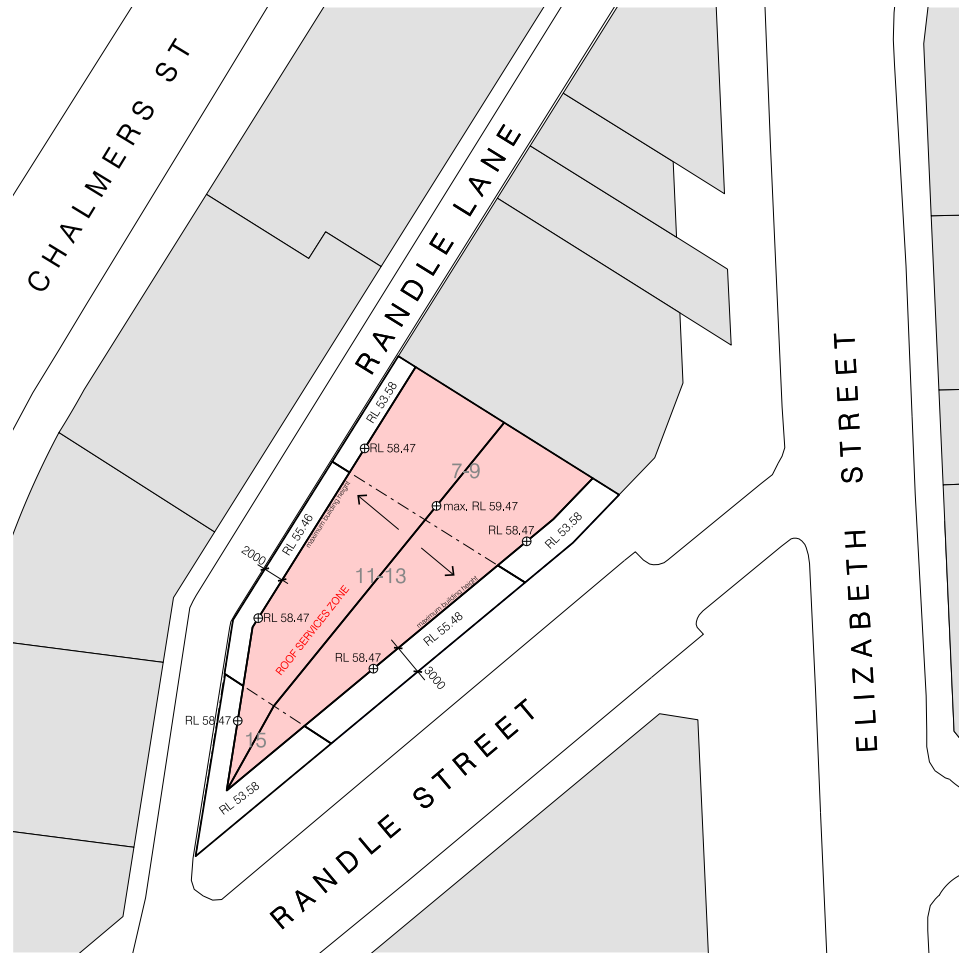
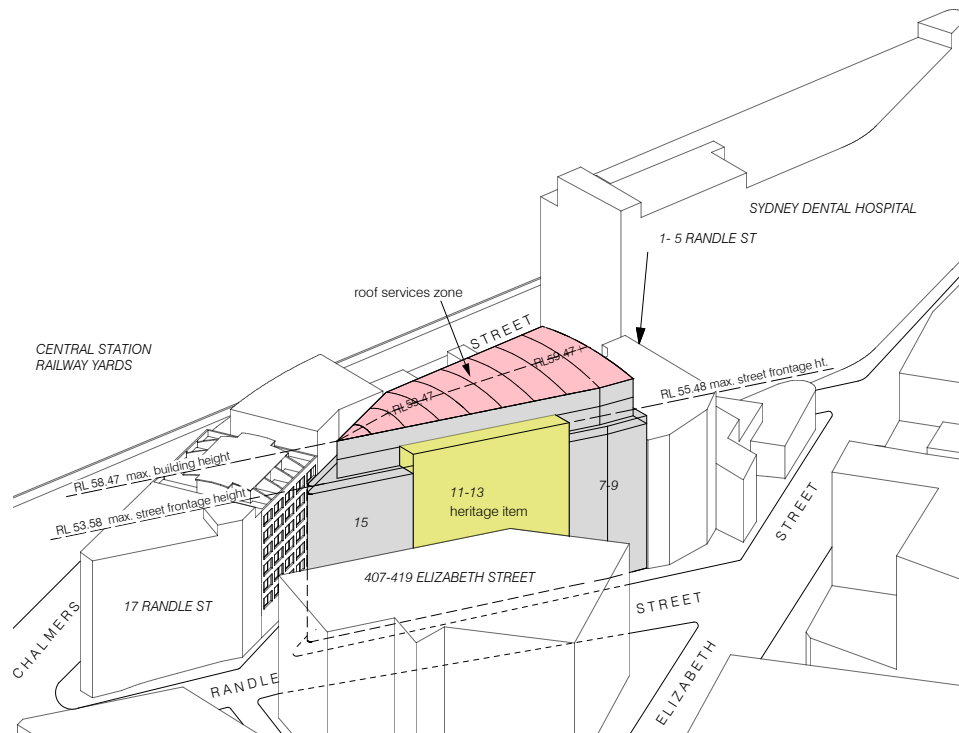


Figure 6.142
Building envelope



6.3.12 2-32 Junction Street, Forest Lodge

The objectives and provisions in this section apply to 2-32 Junction Street, Forest Lodge, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional floor space permitted by Clause 6.40 of *Sydney LEP 2012*.

Clause 6.40 of *Sydney LEP 2012* enables development to exceed the maximum floor space ratio shown in the Floor Space Ratio Map up to a prescribed amount provided development provides publicly accessible open space and a link through the site.

If a development proposed at 2-32 Junction Street, Forest Lodge seeks to utilise additional floor space permitted by Clause 6.40, 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

- (a) Define the maximum building envelope to deliver a high quality built form that respects the local context and ensures an appropriate level of amenity within the site and to surrounding properties.
- (b) Encourage the provision of identified local open space infrastructure by establishing the circumstances under which the maximum gross floor area can be achieved.
- (c) Introduce new high quality publicly accessible open space integrated with Larkin Street Reserve that supports a diversity of uses and responds to residents' needs.
- (d) Increase passive surveillance and opportunities for social interaction from ground floor dwellings fronting Junction Street.
- (e) Introduce new and improve existing publicly accessible links through and adjacent to the site that respond to key connections, increases opportunities for walking and cycling and improves accessibility.
- (f) Ensure risks to life and property from flooding are managed appropriately and avoid significant adverse impacts on flood behaviour and the environment.
- (g) Conserve and enhance the heritage significance of the heritage conservation area including the contribution of the existing Federation warehouse building at 12 Junction Street, Forest Lodge.

Provisions

6.3.12.1 Local open space and access infrastructure

- (1) Where local open space and access infrastructure works are proposed to the satisfaction of the consent authority, consent may be granted for development up to the maximum gross floor area achievable under Clause 6.40 of *Sydney LEP 2012* but only if the development contributes to the desired character of the locality and has little or no impacts on the amenity of that locality.
- (2) The maximum gross floor area under Clause 6.40 of *Sydney LEP 2012* can only be achieved where the development provides local public open space and access infrastructure, including embellishment, which is over and above that required under the provisions of the relevant City of Sydney development contributions plan.
- (3) Where proposed community infrastructure is not to the satisfaction of the consent authority, development to the maximum gross floor area, as determined by the maximum floor space ratio under clause 6.40 of *Sydney LEP 2012* will not be possible and development is to be consistent with the maximum gross floor area as determined by the maximum floor space ratio under Clause 4.4 of *Sydney LEP 2012*.

- (4) Local public open space and access infrastructure is to include:
 - (a) Dedication and embellishment of land identified as 'A' in 'Figure 6.144: Required public open space and setbacks' for new public open space, to the satisfaction of the Council, and be integrated with the existing Larkin Street Reserve to form a single park,
 - (b) Dedication and embellishment for land identified as 'B' in 'Figure 6.144: Required public open space and setbacks' for a new publicly accessible link through the site. The through site link must be universally accessible and have a minimum width of 6 metres, and
 - (c) Embellishment and public access to land identified as 'C' in 'Figure 6.144: Required public open space and setbacks' as a pedestrian extension to the existing public access on the boundary of 1-3 Larkin Street to improve the public domain and pedestrian access.
- (5) Local public open space and access infrastructure dedicated under subclause (3) is to be fit for purpose and not constrained by contaminated land restrictions.

6.3.12.2 Maximum building envelopes

- (1) Development must not exceed the maximum building envelopes described by 'Figure 6.143: Maximum building envelope setbacks and alignment', 'Figure 6.144: Required public open space, through site link, landscape screening and setbacks', 'Figure 6.145: Northern section including maximum building heights' and 'Figure 6.146: Southern section including maximum building heights'.
- (2) Despite subclause 1, the maximum building envelope in the area identified as '(i)' in 'Figure 6.143: Maximum building envelope setbacks and alignment' may be increased from four storeys to six storeys' subject to the development demonstrating design excellence under Division 4 of Sydney Local Environmental Plan 2012.
- (3) Despite subclause 1, the area identified as '(ii)' in 'Figure 6.143: Maximum building envelope setbacks and alignment' may be increased from three storeys to four storeys' subject to the development demonstrating design excellence under Division 4 of Sydney Local Environmental Plan 2012.
- (4) Variations to the Height of Buildings Map of Sydney Local Environmental Plan 2012 for clauses 2 and 3 above may be considered under clause 4.6 of Sydney Local Environmental Plan 2012.

Figure 6.143
Maximum building envelope setbacks and alignment

- SITE BOUNDARY
- # HEIGHT IN STOREYS ABOVE JUNCTION STREET
- A BUILDING IDENTIFICATION CODE (LETTER)
- HEIGHT VARIATION CLAUSES APPLY
- ↖ ↗ ↘ ↙ DIMENSIONS - MINIMUM SETBACKS & SEPARATIONS AND MAXIMUM BUILDING DEPTHS

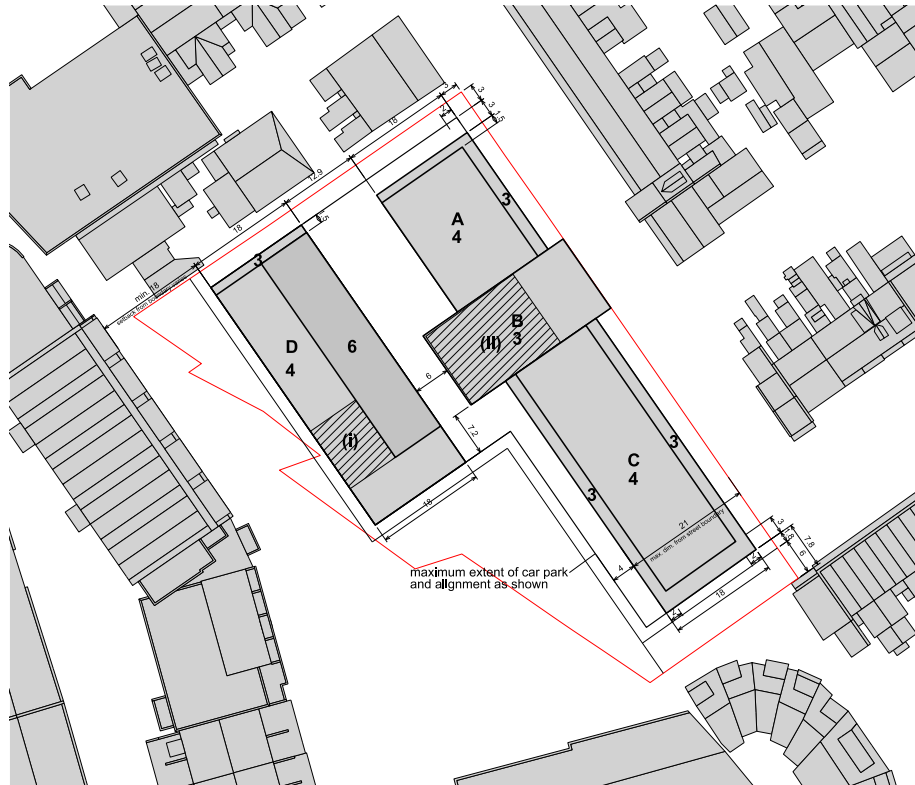


Figure 6.144
Required public open space, through site link, landscape screening and setbacks

- SITE AREA
 - A DEDICATION - PARK (AT GRADE WITH LARKIN STREET RESERVE)
 - B DEDICATION - LANE (EVEN GRADE FROM ST JOHNS ROAD TO LARKIN STREET RESERVE)
 - C EASEMENT FOR PUBLIC ACCESS - LARKIN STREET EXTENSION
 - D PRIMARY SETBACK 3M - CLEAR TO SKY
 - E ABOVE GROUND PARKING SCREEN PLANTING 2M - CLEAR TO SKY
 - F PAVED DRIVEWAY & PEDESTRIAN ACCESS - CLEAR TO SKY, INCLUDES LANDSCAPED SCREENING
 - G COMMUNAL AND/OR PRIVATE OPEN SPACE
 - MAXIMUM EXTENT OF CAR PARK (MAX. HEIGHT RL 16.0)
- UPPER LEVEL SETBACK**
- H1 1.5M ABOVE LEVEL 3
 - H2 2M ABOVE LEVEL 3
 - H3 3M ABOVE LEVEL 3
 - H4 ABOVE LEVEL 4-9M ON SOUTH WEST SIDE & 7.2M ON SOUTH EAST SIDE



Figure 6.145

Northern section including maximum building heights

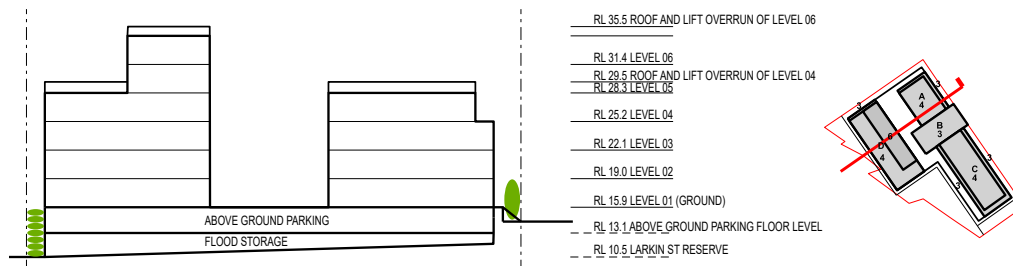
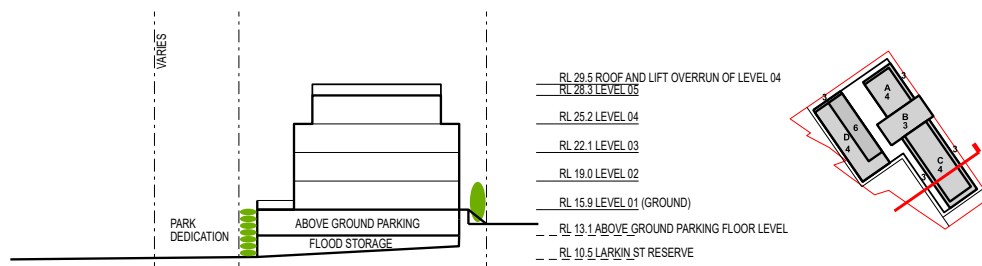


Figure 6.146

Southern section including maximum building heights



6.3.12.3 Entries to ground floor dwellings fronting Junction Street

- (1) Individual entries are to be provided to ground floor dwellings fronting Junction Street to increase passive surveillance and opportunities for social interaction.

6.3.12.4 Solar Access to open space

- (1) Solar access to the existing Larking Street Reserve is to comply with the Provisions in Section 3.1.4 of this DCP. Solar access to the land identified as A in Figure 6.144 is to be maximised.

6.3.12.5 Flood risk management

- (1) A site specific flood study consistent with section 3.7 of this DCP and City of Sydney's *Interim Floodplain Management Policy* is to be prepared and submitted with the Development Application.
- (2) The floor of a new under croft car park must be elevated to the 5% annual exceedance probability.
- (3) The floor of the under croft car park must be suspended to allow flood inundation beneath so that flood storage is equivalent to or greater than existing conditions, consistent with 'Figure 6.145: Northern section including maximum building heights' and 'Figure 6.146: Southern section including maximum building heights'.
- (4) The under croft car park's and flood storage area's walls are to be constructed from permeable architectural screening on all sides except Junction Street to ensure flood waters can flow into and out of the car park. The permeable screening must be of high quality materials and finishes and must be designed to manage acoustic and headlight glare impacts.
- (5) The car park and flood storage areas must be screened by mature landscaping at least 2 metres wide in plan, consistent with 'Figure 6.144: Required public open space and setbacks'. Such landscaping is not to be dedicated for public open space.
- (6) A single lane vehicle access point must be located in the north east corner of the site, at Junction Street. Vehicle access from Larking Street is not permitted.
- (7) The area identified as 'F' in 'Figure 6.144: Required public open space and setbacks' must include mature screen planting along the entire north west boundary.

- (8) Three pedestrian flood evacuation points must be provided in the undercroft car park, at the northern, central and southern part of the car park to Junction Street. The southern evacuation point must evacuate to the ground floor of the development away from the St Johns Road overland flow path.
- (9) Permanent signs must be placed in all visible key locations of the undercroft car park advising residents the car park is subject to flooding.
- (10) The overland flow path from St Johns Road to Larkin Street must be maintained.

6.3.12.6 Heritage conservation

- (1) The whole of the original part of the existing warehouse building at 12 Junction Street must be retained and conserved, including the brick walls, internal timber structure and any surviving original ceilings. The existing contemporary rear addition does not need to be retained.
- (2) New buildings fronting Junction Street must respond positively to the character of the existing warehouse building and be setback from Junction Street so that they are behind the front building line of the warehouse building.
- (3) New buildings fronting Junction Street must be sympathetic to and complement the fine grained character of the conservation area, existing terraces on Junction Street and the warehouse building through:
 - (a) A fine grain design and massing that responds to the vertical rhythm and horizontal elements of buildings in the area and reduces the perceived length of the Junction Street elevation,
 - (b) The use of materials and finishes compatible with materials and finishes of nearby contributory buildings in the conservation area and the warehouse building, and
 - (c) Being compatible with the proportions of contributory buildings within the conservation area including bulk, scale and detailing.
- (4) The stone retaining wall along the eastern boundary of the site should be substantially retained and conserved in situ. Due to its condition, this may require the rebuilding of the wall. Where possible, existing stone from the wall is to be reused.
- (5) A Conservation Management Strategy, which is to include conservation policies, a schedule of conservation works and a heritage impact statement must be prepared by a suitably qualified heritage consultant and submitted for the purposes of approval by the consent authority with any development application.
- (6) A detailed archaeological impact assessment must be prepared and submitted with any future development application.

6.3.13 102-106 Dunning Avenue, Rosebery

The following section applies to 102–106 Dunning Avenue, Rosebery as shown in Figure 6.1 Specific Sites Map and 'Figure 6.147: 102–106 Dunning Avenue, Rosebery – Location plan'.

Figure 6.147
102–106 Dunning
Avenue, Rosebery –
Location plan



Objectives

- (a) Promote the redevelopment of the site comprising high quality buildings that incorporate a mix of residential, commercial and retail uses.
- (b) Provide employment opportunities on the site.
- (c) Facilitate development which is sympathetic to the existing local character and history of Rosebery and its former and current industrial uses.
- (d) Maintain and support existing industrial, retail and commercial uses in the area.
- (e) Ensure development is of an appropriate bulk and scale for its location, the public domain and surrounding development.
- (f) Ensure delivery of a high quality built form that contributes to the public domain by:
 - (i) defining the street edge and activating Dunning Avenue with commercial uses;
 - (ii) providing a widened footpath along Jones Lane;
 - (iii) providing appropriate setbacks to Morley Avenue to complement the streetscape; and
 - (iv) setting appropriate building heights and scale.
- (g) Ensure a high level of amenity for future residents is provided by:
 - (i) maintaining sunlight to communal open spaces; and
 - (ii) providing built form controls that enable development to comply with the Apartment Design Guide and any other relevant plans, guidelines or policies.

Figure 6.148

102–106 Dunning Avenue, Rosebery
– Urban strategy

- SITE BOUNDARY
- LOW SCALE
- MEDIUM SCALE
- HIGH SCALE
- LANDSCAPE SETBACK
- DEEP SOIL
- PAVED AREA
- RETAIL / COMMERCIAL USES ON LOWER LEVEL
- FOOTPATH WIDENING
- ← ENTRY TO UNDERGROUND CARPARK



Provisions

6.3.13.1 Land uses

- (1) Retail and commercial uses are to locate at the ground level and first floor along Dunning Avenue and at the ground level at the corner of Dunning and Morley Avenues to the extent shown in 'Figure 6.148: 102–106 Dunning Avenue, Rosebery – Urban strategy'.
- (2) Retail or commercial ground floor uses are to activate the street.

6.3.13.2 Built form

- (1) Building heights are to be consistent with 'Figure 6.149: 102–106 Dunning Avenue, Rosebery – Building height in storeys' and 'Figure 6.150: 102–106 Dunning Avenue, Rosebery – Street frontage height in storeys'.
- (2) The final building design is to be appropriately massed within the envelope shown at Figure '6.151: 102–106 Dunning Avenue, Rosebery – Building envelope'. This represents the maximum permissible extent of the built form, including any design excellence floor space resulting from a competitive design process that may be achieved.
- (3) Setbacks above the street wall height, as defined by the top of the podium, are to be provided in accordance with 'Figure 6.152: 102–106 Dunning Avenue, Rosebery – Setbacks'.

Figure 6.149
102–106 Dunning Avenue, Rosebery
– Building height in storeys

- SITE BOUNDARY
 - 3 STOREYS
 - 4 STOREYS
 - 5 STOREYS
 - 7 STOREYS
- (x) Brackets indicate the location of additional floor space awarded through a competitive design process



Figure 6.150
102–106 Dunning Avenue, Rosebery
– Street frontage height in storeys

- SITE BOUNDARY
- 3 STOREYS
- 4 STOREYS



Figure 6.151
102–106 Dunning
Avenue, Rosebery –
Building envelope

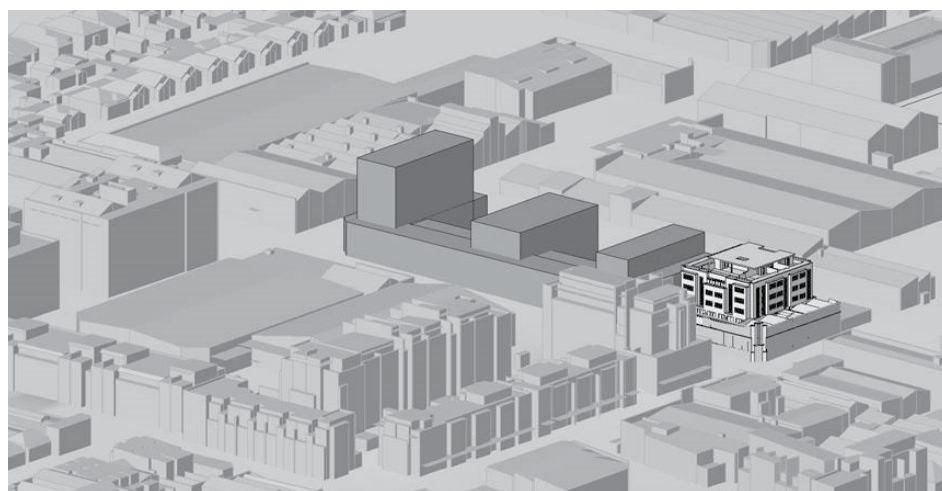


Figure 6.152
102–106 Dunning
Avenue, Rosebery –
Setbacks

- SITE BOUNDARY
- GROUND FLOOR SETBACKS**
- 3M LANDSCAPE SETBACK
- 3M BUILDING SETBACK
- UPPER LEVEL SETBACKS**
- 2M MINIMUM
- 4M MINIMUM
- 6M MINIMUM



- (4) Development is to be designed so that the length and height of buildings are articulated to:
 - (i) limit the overall mass;
 - (ii) reduce the sense of scale from the public domain; and
 - (iii) be sensitive to the industrial character of the area.
- (5) The siting, massing, orientation and detailed design of buildings is to ensure compliance with the objectives of the Apartment Design Guide.

6.3.13.3 Public domain

- (1) A widened footpath along Jones Lane is to be provided as shown in 'Figure 6.153: Public domain dedication' to provide a safe footpath for entry to ground floor apartments.

Figure 6.153

102–106 Dunning Avenue, Rosebery
– Public domain dedication

▬ SITE BOUNDARY
▬▬▬ 1M MINIMUM FOOTPATH WIDENING



- (2) The ground level of the podiums along Morley Avenue and Jones Lane are to provide individual entries to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (3) The ground level of the podium at the corner of Morley and Dunning Avenues and along Dunning Avenue are to provide entrances to retail to maximise street activation.
- (4) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored to maximise activation and pedestrian activity.

6.3.13.4 Setbacks and building alignment

- (1) Front setbacks are to be consistent with 'Figure 6.152: Setbacks', specifically:
 - (i) where residential development fronts Morley Avenue, a 3 metre landscape setback from the property boundary;
 - (ii) where retail or commercial development fronts Morley Avenue, a 3 metre hardstand setback from the property boundary, to accommodate outdoor dining opportunities;
 - (iii) development that fronts Jones Lane is to be built to the new property boundary set by widening of the footpath; and
 - (iv) retail and commercial development that fronts Dunning Avenue is to be built to the property boundary.
- (2) Access ramps are to be integrated into the overall design and are not to encroach on setbacks.

6.3.13.5 Heritage

- (1) The design of building is to relate sympathetically to existing inter-war industrial buildings in the surrounding area.
- (2) External finishes and colour palettes are to complement and include existing materials used in surrounding areas to respond to the inter-war industrial character of the area.
- (3) Brick finishes are required at the podium level to complement surrounding development.
- (4) Fences are to be a maximum of 0.9 metres high from ground level to complement the local character.

6.3.13.6 Vehicular access and parking

- (1) A single vehicular driveway to underground car parking is to be provided in accordance with 'Figure 6.148: 102–106 Dunning Avenue, Rosebery – Urban strategy'.

6.3.13.7 Design Excellence Strategy

- (1) The maximum number of storeys shown in brackets in 'Figure 6.149: 102-106 Dunning Avenue, Rosebery – Building height in storeys' may only be achieved where a competitive design process has been undertaken for the entire site.
- (2) The competitive design process is to be undertaken in accordance with Division 4 of *Sydney Local Environmental Plan 2012*.
- (3) The competitive design process is to comprise an invited competitive design alternatives process involving a minimum of three architectural firms.
- (4) Any additional floor space that results from a competitive design process must be accommodated within the building heights as shown in 'Figure 6.149: 102–106 Dunning Avenue, Rosebery – Building height in storeys'.
- (5) Additional floor space only may be awarded under Clause 6.21D(3) of the Sydney LEP 2012 for a building demonstrating design excellence. Additional floor space is to be achieved in accordance with 'Figure 6.149 Building height in storeys'.
- (6) The competitive design alternatives process is to provide for the following ecologically sustainable development outcomes:
 - (i) all townhouses and terraces are to achieve a BASIX energy score of at least 5 points above the State-mandated minimum score for energy and water; and
 - (ii) all apartments are to achieve a BASIX energy score of at least 5 points above the State-mandated minimum score for energy and water.

6.3.14 4-6 Bligh Street, Sydney

The following objectives and provisions apply to 4-6 Bligh Street, Sydney – as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012* – 4-6 Bligh Street, Sydney are implemented.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) To ensure that the building is of appropriate bulk and scale for its central Sydney location.
- (b) To create a high quality urban outcome by:
 - (i) Maintaining daylight and sunlight in streets, lanes and public spaces
 - (ii) Managing the wind impacts of development on streets, lanes and other public spaces so that they are safe and comfortable for people;
 - (iii) Ensuring the building podium responds appropriately to existing streetscape including nearby heritage buildings;
 - (iv) Allowing comfortable air movements to disperse pollution and cool streets, lanes and public spaces;
 - (v) Ensure new development provides appropriate setbacks above the street frontage;
 - (vi) Ensuring that occupants of the tall building have access to daylight and outlook by providing appropriate separation from surrounding buildings; and
 - (vii) Ensuring the tall building is designed to be seen as a unified composition from all sides – that it is designed to be seen “in the round”.
- (c) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence.
- (d) To ensure that development exhibits design excellence and a high level of environmental performance.
- (e) To ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.

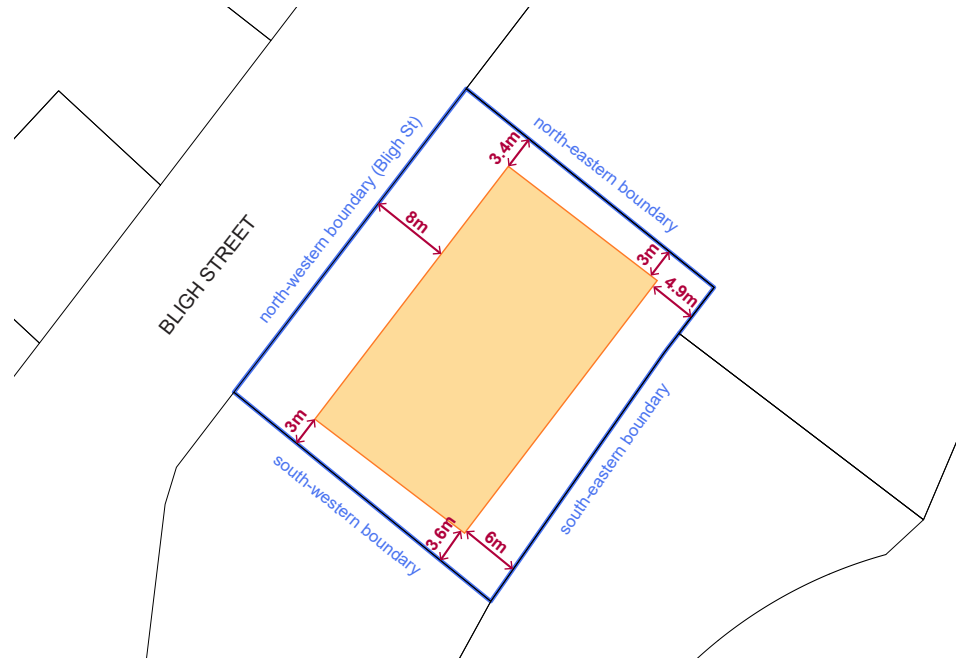
Provisions

6.3.14.1 Setbacks

- (1) Provide setbacks above the street-wall in accordance with Figure 6.154 Setbacks above the Street Frontage Height.
- (2) The rear podium setback to adjacent heritage items is to respect the significant features of the item including maintaining daylight to light wells, particularly to QANTAS House 1 Chifley Square, where a setback of 4 metres may be appropriate.

Figure 6.154
Setbacks above
the Street Frontage
Height

Property boundary
Building envelope



6.3.14.2 Heritage

- (1) New development adjacent to a heritage item should respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage items.
- (2) Consideration must be given to the impact of adjacent development on the significance, setting, landmark values and ability to view and appreciate the heritage items from public places.
- (3) Aboriginal Cultural Heritage is to be assessed if there is evidence of the original land surface/natural soil profiles occurring at the site.
- (4) Archaeological assessment is to be undertaken to ensure archaeological relics are appropriately identified.

6.3.14.3 Managing Wind Impacts

- (1) A quantitative wind effects report is to be submitted with a development application.
- (2) Development must not cause a wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking
- (3) Development must not worsen, by increasing spatial extent and/or frequency and/or speed, an existing wind speed that exceeds the Wind Safety Standard and the Wind Comfort Standard for Walking.
- (4) Development must take all reasonable steps to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.
- (5) For the purposes of complying with Section 6.3.14.3(2) and (3):

Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.

Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.

Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second for sitting; and 6 metres per second for standing.

6.3.14.4 Parking and vehicular access

- (1) Ensure on site loading is usable and delivery and servicing needs do not impact use of footpath.

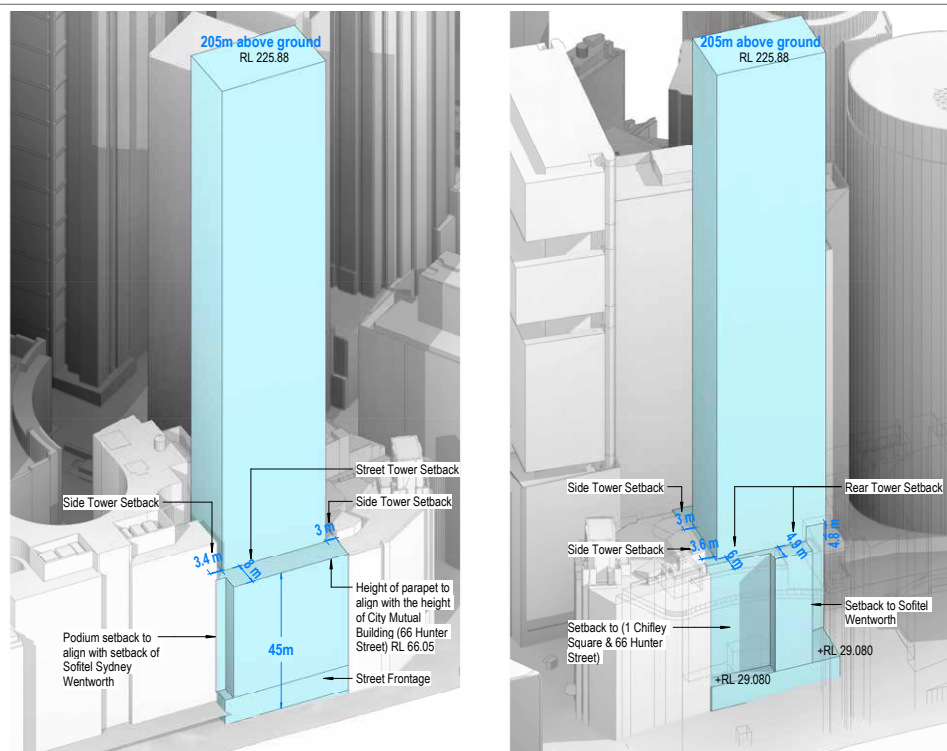
6.3.14.5 Design Excellence Strategy

- (1) An invited architectural design competition is to be undertaken in accordance with Division 4 of Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy, for the entire site.
- (2) The competition is to involve no less than five competitors from a range of emerging, emerged and established architectural practices with no more than 50% of competitors from international practices.
- (3) In the event that the detailed application is not delegated to the City of Sydney for assessment and determination, the composition of the five member jury shall be in accordance with Part 3.4 of the Draft Government's Architect's Design Excellence Competition Guidelines (dated May 2018).
- (4) Any additional floor space pursued for a building demonstrating design excellence under Clause 6.21D(3)(b), is to be accommodated within the building envelope shown in Figure 6.155 Indicative Building Envelope Massing.

6.3.14.6 Sustainability

- (1) Buildings should be designed to meet 5.5 star NABERS Energy rating for the commercial component and 4.5 stars for the hotel component.
- (2) Buildings should be designed to meet a 4 star NABERS Water scores for both commercial and hotel components.
- (3) A green roof, in accordance with the Office of Environment and Heritage (2015) Urban Green Cover in NSW Technical Guidelines, should be incorporated into the development.
- (4) Cool roofs and Green walls are also encouraged into the building design.

Figure 6.155
Indicative Building
Envelope Massing
(Bligh Street
frontage and rear)



6.3.15 225-279 Broadway, Glebe

The following objectives and provisions apply to 225-279 Broadway, Glebe as shown in Figure 6.1 Specific Sites map.

Broadway is a prominent and busy street and entry to Central Sydney. The following provisions define a built form that recognises and protects the significant heritage elements along Broadway.

The provisions encourage suitable strategic land use for the surrounding area and aim to renew the active street frontage to Broadway and establish a new active street frontage to Grose Street.

Objectives

- (a) To deliver a high quality built form that responds to heritage items along Broadway and the Glebe Point Road Conservation Area.
- (b) To set building heights and frontage alignments compatible with the local context.
- (c) To promote uses compatible with the busy road environment.
- (d) To deliver retail and commercial uses at ground level to provide active frontage to both Broadway and Grose Street.

Provisions

6.3.15.1 Built Form

To ensure the built form responds to significant heritage items along Broadway, respects the local context and mitigates noise impacts:

- (1) Development must be designed with a street wall to a height datum of RL38.0 AHD. This will align with the predominant parapet datum of neighbouring heritage items as shown in Figure 6.156 – Street wall height; University Hall, 255 Broadway and the Former Grace Brothers Building (Broadway Shopping Centre).
- (2) Development is to be built to the street property boundary with no setback (0m) fronting both Broadway and Grose Street from ground level to a height of RL38.0 AHD.
- (3) All built elements above RL38.0 AHD are to be setback from the Broadway street frontage so as not to be at all visible from points A, B and C as shown in Figure 6.157 where:
 - (i) A is RL 20.54 AHD (includes pedestrian eye level height of 1.5 metres);
 - (ii) B is RL 18.62 AHD (includes pedestrian eye level height of 1.5 metres); and
 - (iii) C is RL 15.52 AHD (includes pedestrian eye level height of 1.5 metres).
- (4) Development is not to obstruct views from Victoria Park to Central Sydney above RL 42.0 AHD.
- (5) Development must minimise the impact of noise from Broadway and Glebe Point Road and adjacent plant and equipment through the careful internal layout of sensitive uses within the development and the design and physical fabric of the facades.

Figure 6.156
Street wall height

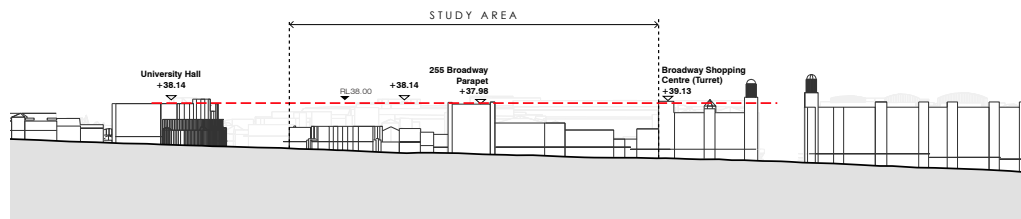
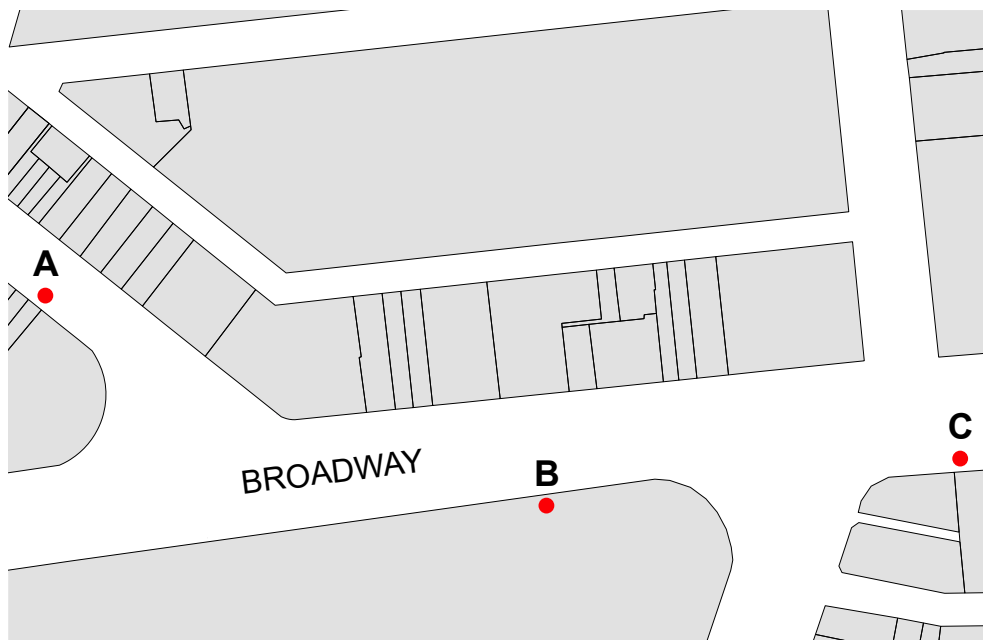


Figure 6.157
Points to establish visibility from the public domain



6.3.15.2 Heritage and Character

- (1) New buildings, whilst being contemporary, should respond sympathetically to the local character and context of Glebe Point Rd Heritage Conservation Area, neighbouring heritage items; University Hall, 255 Broadway and the Former Grace Brothers Building (Broadway Shopping Centre) and the existing lot subdivision pattern.
- (2) Sympathetic design is to be expressed through:
 - (i) wall and window arrangement and architectural language that has vertical proportion that relates to the existing subdivision pattern, and
 - (ii) predominantly solid masonry facades (rendered and painted or face brick).
- (3) Development visible from Glebe Point Road is to be of high quality in relation to its massing, materials and architectural details and is not to reduce the heritage values of the conservation area.

6.3.15.3 Overshadowing

- (1) All built elements above RL38.0 AHD are not to create any additional overshadowing of Victoria Park on the 21st of June.

6.3.15.4 Active Frontages

Development is to maximise active frontages at both Broadway and Grose Street by providing only retail or commercial uses at ground level. Through-site links are encouraged to improve pedestrian permeability for the public and support the activation of Grose Street:

- (1) Separate entries are to be provided from Broadway for each use within the development to maximise activity to Broadway.
- (2) Vehicular access is not to be provided from Broadway.
- (3) Lots with a frontage to Broadway of 40m or longer are encouraged to provide a public through-site link to Grose Street. Any through-site link is to be designed in accordance with Provision 3.1.2.2 – Through-site links.

6.3.15.5 Archaeological Assessments

- (1) Prior to demolition or excavation, an archaeological assessment is to be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the NSW Office of Environment and Heritage.
- (2) An archaeological assessment is to be submitted as part of the Statement of Environmental Effects
- (3) An archaeological assessment is to include:
 - (i) an assessment of the archaeological potential of the archaeological site or place of Aboriginal heritage significance;
 - (ii) the heritage significance of the archaeological site or place of Aboriginal heritage significance;
 - (iii) the probable impact of the proposed development on the heritage significance of the archaeological site or place of Aboriginal heritage significance;
 - (iv) the compatibility of the development with conservation policies contained within an applicable conservation management plan or conservation management strategy; and
 - (v) a management strategy to conserve the heritage significance of the archaeological site or place of Aboriginal heritage significance.
- (4) If there is any likelihood that the development will have an impact on significant archaeological relics, development is to ensure that the impact is managed according to the assessed level of significance of those relics.

6.3.16 12-22 and 24 Rothschild Avenue, Rosebery

The following objectives and provisions apply to 12-22 and 24 Rothschild Avenue, Rosebery as shown in 'Figure 6.1 Specific sites map'.

Objectives

- (a) Ensure the bulk, massing and modulation of buildings respond to the adjacent heritage building on the land and characteristics of the surrounding area.
- (b) Protect and conserve the heritage building on land and its contribution to the streetscape by providing an appropriate visual and physical setting.
- (c) Promote the redevelopment of the site comprising high quality buildings that incorporate a mix of residential, commercial and retail uses.
- (d) Provide employment opportunities on the site.
- (e) Locate residential uses to provide passive surveillance and avoid blank walls to the public domain and to any new open space.
- (f) Ensure a high level of amenity for future residents is provided by:
 - (i) ensuring residential dwellings provide a high level of amenity through the design and layout of the built form;
 - (ii) maintaining sunlight to communal areas;
 - (iii) providing built form controls that enable development to comply with the Apartment Design Guide and any other relevant plans, guidelines or policies;
 - (iv) including setbacks to complement the streetscape; and
 - (v) setting an appropriate building height and scale.
- (g) Provide a publicly accessible heritage curtilage and through-site link to improve the permeability of the street network and connect to streets.
- (h) Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.
- (i) Establish a design excellence strategy and guide the outcomes of a competitive design process.

Figure 6.158

Structure and
land use plan



Provisions

6.3.16.1 Land use

- (1) Design and locate a mix of residential, retail and commercial uses in accordance with 'Figure 6.158 Structure and land Use Plan'.
- (2) Locate retail or commercial uses at ground level;
 - (i) fronting the north-east section of the through-site link at the north of the site; and
 - (ii) on all frontages of the heritage listed building.
- (3) Retail or commercial uses are to activate the street.

6.3.16.2 Built Form

- (1) Building heights are to be in accordance with 'Figure 6.159 Building heights (storeys)'.
- (2) Setbacks above the street wall height are to be provided in accordance with:
 - (i) 'Figure 6.160 Rothschild and Mentmore Avenue street wall heights and setbacks';
 - (ii) 'Figure 6.161 Rothschild Avenue elevation and upper level setbacks to the through-site link and heritage curtilage'; and
 - (iii) 'Figure 6.162 Mentmore Avenue frontage and upper level setbacks to the through-site link and heritage curtilage'.

- (3) The final building design is to be appropriately massed within the envelope shown at 'Figure 6.163 12-22 and 24 Rothschild Avenue, Rosebery – Maximum building envelopes'. This represents the maximum permissible extent of the built form including any design excellence floor space resulting from a competitive design process that may be achieved.
- (4) Development is to be designed so that the length and height of buildings are articulated to:
 - (i) limit the overall mass;
 - (ii) reduce the sense of scale from the public domain; and
 - (iii) be sensitive to the adjacent heritage building on site.
- (5) The siting, massing, orientation and detailed design of the buildings is to ensure compliance with the Apartment Design Guide.
- (6) Provide green roofs on the roof tops with drought tolerant Australian native plants.

Figure 6.159Building heights
(storeys)

- EXISTING SITE BOUNDARY
DEVELOPABLE SITE AREA

HEIGHT IN STOREYS

H HERITAGE ITEM - EXISTING
HEIGHT PREVAILS

- 0 STOREYS
4 STOREYS
5 STOREYS
6 STOREYS
7 STOREYS
8 STOREYS

x NUMBER DENOTES MAXIMUM
HEIGHT IN STOREYS

(x) NUMBER IN BRACKETS
INDICATES PREFERRED
LOCATION OF ANY ADDITIONAL
FLOOR SPACE AWARDED
THROUGH A COMPETITIVE
DESIGN PROCESS



Figure 6.160
Rothschild
and Mentmore
Avenue street
wall height and
setbacks

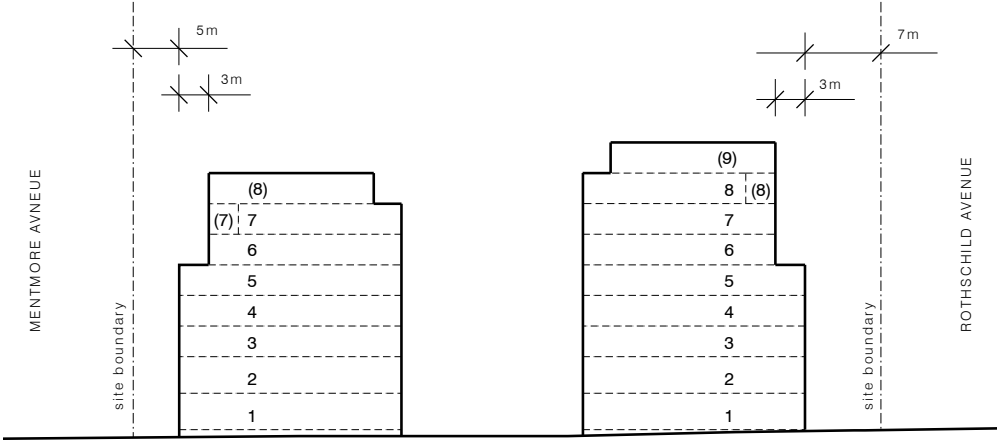


Figure 6.161
Rothschild
Avenue elevation
and upper level
setbacks to the
through-site link
and heritage
curtilage

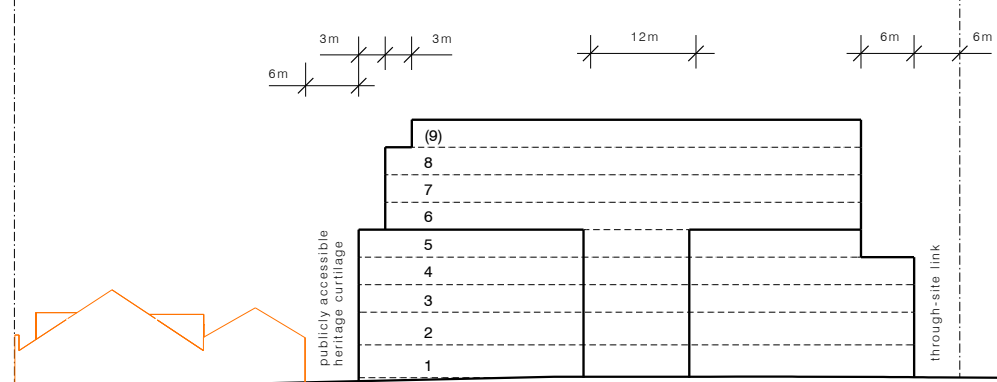


Figure 6.162
Mentmore
Avenue frontage
and upper level
setbacks to the
through-site link
and heritage
curtilage

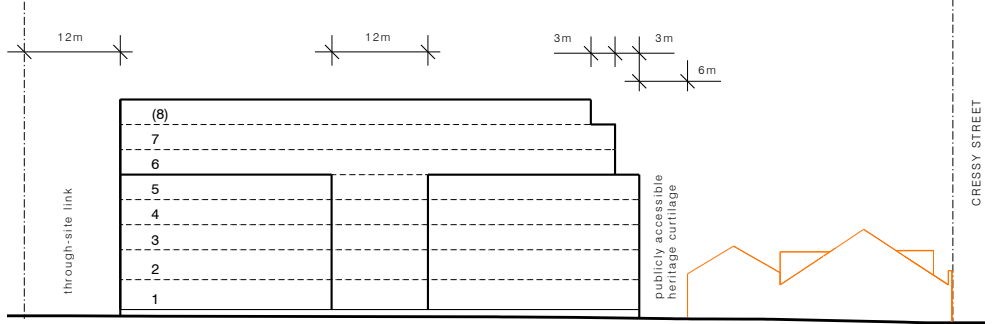
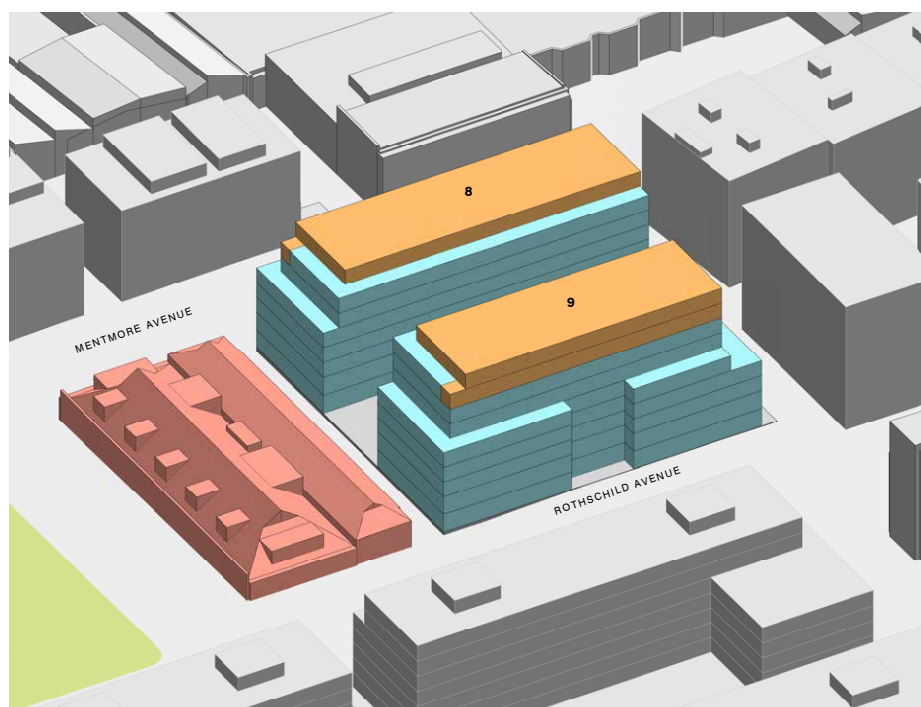


Figure 6.163
Maximum building envelopes



6.3.16.3 Building setbacks

- (1) Building setbacks are to be consistent with 'Figure 6.164 Site plan setbacks and public domain', specifically:
 - (a) along the Rothschild Avenue frontage, a seven metre landscape setback from the property boundary is required;
 - (b) along the Mentmore Avenue frontage, a five metre landscaped setback from the property boundary is required;
 - (c) a six metre heritage curtilage from the northern wall of the publicly accessible heritage building is required; and
 - (d) a three metre landscape setback from the new boundary that would be established following the dedication of the through-site link to Council.
- (2) Any ramps are to be integrated into the overall design and are not to encroach on setbacks.

Figure 6.164

Site plan setbacks and public domain

- EXISTING SITE BOUNDARY
- DEVELOPABLE SITE AREA
- DEEP SOIL THROUGH-SITE LINK AREA TO BE DEDICATED TO THE CITY
- ALIGNMENT OF HERITAGE WAREHOUSE TO BE RETAINED
- HERITAGE CURTILAGE - 6m WIDTH FROM EXTERNAL WALL OF WAREHOUSE
- 1 DEEP SOIL LANDSCAPE SETBACK AND TREE RETENTION ZONE - 5m WIDE
- 2 DEEP SOIL LANDSCAPE SETBACK AND TREE RETENTION ZONE - 7m WIDE
- 3 LANDSCAPE SETBACK - 3m WIDE

**6.3.16.4 Public Domain**

- (1) A through-site link is to be provided as shown in 'Figure 6.164 Site plan setbacks and public domain'.
- (2) The through-site link is to be completed and integrated with the existing portion of the through-site link that has already been provided to the north of the site.
- (3) The through-site link is to have a minimum width of 6 metres at ground level and be open to the sky as shown in 'Figure 6.164 Site plan setbacks and public domain'.
- (4) The through-site link is to be publicly accessible at all times.
- (5) The ground level of the building along Rothschild Avenue, Mentmore Avenue and the through-site link are to provide individual entries to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (6) The ground level of the building at the corner of Rothschild Avenue and the through-site link are to provide entrances to retail to maximise street activation.
- (7) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored to maximise activation and pedestrian activity.
- (8) The heritage curtilage to the north of the heritage item as shown in 'Figure 6.164 Site plan setbacks and public domain' is to be publicly accessible, secured by way of a public access easement.

6.3.16.5 Heritage

- (1) The design of the buildings are to relate sympathetically to the existing heritage building.
- (2) Works affecting the heritage item shall maximise the retention, reinstatement and exposure of significant building fabric and spaces.
- (3) No part of any future development is to encroach upon or above the heritage building or curtilage.

6.3.16.6 Parking, vehicular access and servicing

- (1) A single vehicular driveway to underground car parking is to be provided in accordance with 'Figure 6.164 Structure and land use plan'.
- (2) Basement car parking is not to encroach under any areas designated for a through-site link and deep soil planting.
- (3) Car parking and servicing for the heritage building is to be provided in the car park of the adjoining site.

6.3.16.7 Flooding and Stormwater

- (1) Flood planning levels are to be consistent with the City's Interim Floodplain Management Policy.

6.3.16.8 Design excellence

- (1) A competitive design process is to be undertaken in accordance with Division 4 of the Sydney Local Environmental Plan 2012 and is to apply to the site as outlined in 'Figure 6.164 Structure and land use plan', which illustrates the location and extent of the competitive design process.
- (2) The competitive design process is to comprise an invited competitive design alternative process involving a minimum of three architectural firms ranging from emerging, emerged and established architectural firms.
- (3) Any additional floor space that results from a competitive design process must be accommodated within the proposed building envelope as shown in 'Figure 6.159 Building heights (storeys)'.
- (4) The maximum number of storeys shown in brackets in 'Figure 6.159 Building heights (storeys)' may only be achieved where a competitive design process has been undertaken.
- (5) No additional building height that under Clause 6.21D(3)(a) of the Sydney LEP 2012 is to be awarded as a result of a competitive design process.
- (6) The selection panel is to comprise a total of four members. The proponent is to nominate two panel members and the City of Sydney is to nominate two panel members.

6.3.17 72-84 Foveaux Street, Surry Hills

The following objectives and provisions apply to 72-84 Foveaux 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 6.51 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 entire site is developed for commercial use.

If a development at 72-84 Foveaux Street, Surry Hills, seeks to utilise additional height and/or floor space permitted by Clause 6.51, 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

- (a) Deliver a high quality built form that:
 - (i) provides an appropriate height transition between adjacent taller and lower scale buildings along Foveaux Street, Surry Hills;
 - (ii) ensure the bulk, massing and modulation of buildings responds to the characteristics of the surrounding streetscapes and heritage conservation area;
 - (iii) identifies the location of pedestrian and service vehicle entries;
 - (iv) includes active uses to provide passive surveillance of the public domain; and
 - (v) includes the provision of visible and well integrated public art.
- (b) Define the maximum building envelope that respects the local context and minimises amenity impacts including solar access and acoustic amenity impacts.
- (c) Establish benchmarks to achieve ecologically sustainable development.

Provisions

6.3.17.1 Built Form

- (1) Building layout, including height (expressed in RLs and storeys) and pedestrian entries to ensure at grade access it provided, is to be set out in accordance with 'Figure 6.165: 72-84 Foveaux Street – Structure plan'.
- (2) Building heights are to be in accordance with:
 - (a) 'Figure 6.165: 72-84 Foveaux Street – Structure plan';
 - (b) 'Figure 6.166: 72-84 Foveaux Street – Foveaux Street elevation'; and
 - (c) 'Figure 6.167: 72-84 Foveaux Street – Maximum building envelope'.
- (3) Development is not to exceed the maximum number of storeys shown in Figure 6.166: Foveaux Street – Foveaux Street elevation, established by the current floor levels of the existing building and shall not exceed 6 storeys fronting Foveaux Street.
- (4) The final building extent is to be entirely within the envelope shown at 'Figure 6.167: 72-84 Foveaux Street – Maximum building envelope'.

- (5) Street frontage heights shall be a maximum of:
 - (a) RL 55.00 metres fronting Foveaux Street;
 - (b) RL 53.50 metres fronting Corben Street; and
 - (c) RL 44.15 metres fronting Waterloo Street
- (6) Future development along the Waterloo Street boundary is to include the following:
 - (a) A maximum height of RL 44.15; and
 - (b) A zone for skylights up to a maximum height of RL 46.60.

Figure 6.165
72-84 Foveaux
Street – Structure
plan

- PROPERTY BOUNDARY
- BUILDING ENVELOPE
- PEDESTRIAN ENTRY
- BUILDING SERVICE VEHICLE ENTRY

Note: Not to scale



Figure 6.166
72-84 Foveaux
Street – Foveaux
Street elevation

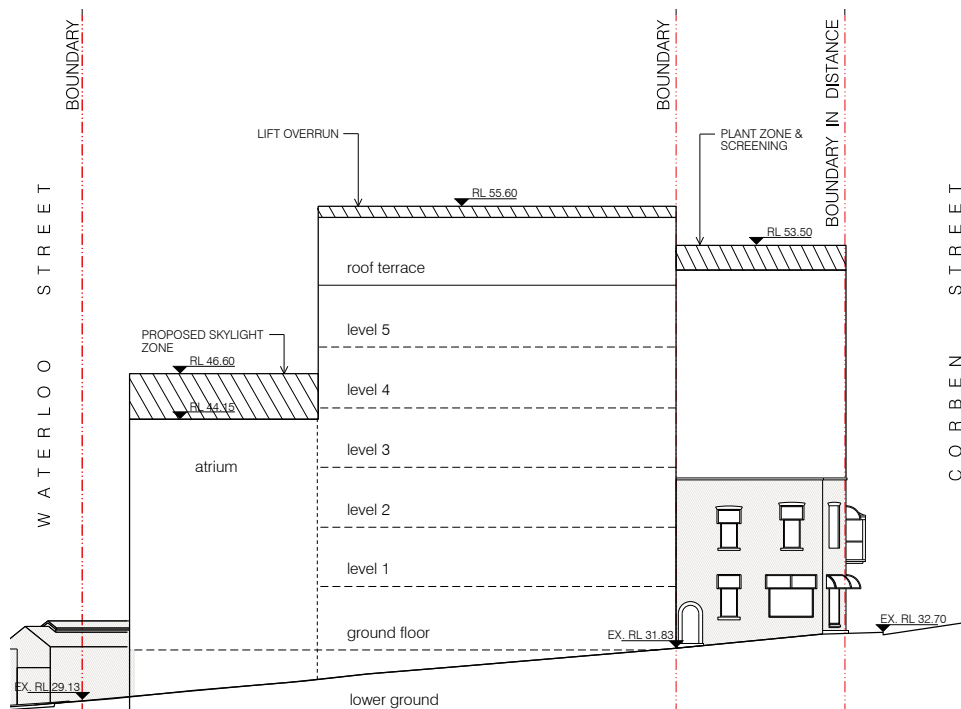
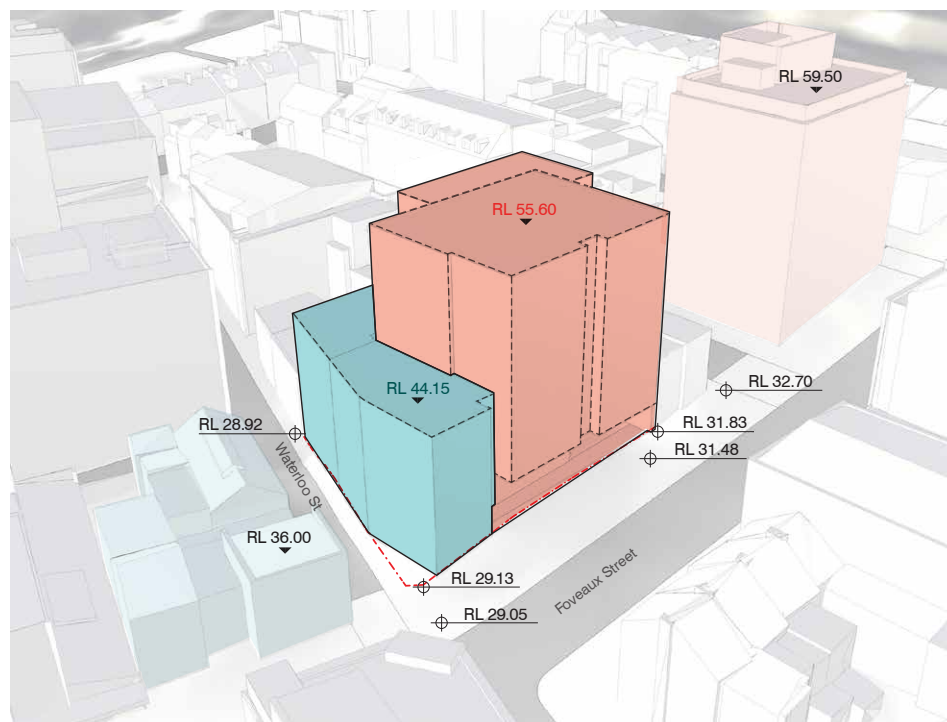


Figure 6.167
72-84 Foveaux
Street – Maximum
building envelope



6.3.17.2 Public Domain

- (1) Active uses are to be located at ground level to provide passive surveillance of the public domain.
- (2) Development must ensure it does not damage or affect the health or structural stability of adjacent street trees.
- (3) A setback must be provided at the corner adjacent to the intersection of Foveaux Street and Waterloo Street in accordance with 'Figure 6.165: 72-84 Foveaux Street – Structure plan'.

6.3.17.3 Heritage and Public Art

- (1) The design of the building is to relate sympathetically to the heritage conservation area through:
 - (a) fine grain glazing and façade detail that responds to the vertical rhythm of buildings in the area equal in quality to 'Figure 6.168: 72-84 Foveaux Street – Southern elevation perspective'.
 - (b) provide a visual transition from taller buildings that front Foveaux Street to the east of the site to lower scale buildings to the site's west.
- (2) Future development is to provide high quality public art integrated in the building's primary facade along Foveaux Street and Waterloo Street.

Figure 6.168
72-84 Foveaux
Street – Southern
elevation
perspective



6.3.17.4 Parking, vehicular access and servicing

- (1) All basement car parking should be removed.
- (2) A single vehicular access is to be provided for building servicing from Waterloo Street in accordance with '72-84 Foveaux Street – Structure plan'.

6.3.17.5 Sustainability

- (1) Development must be accompanied by a 5.5 star NABERS Energy Commitment Agreement.
- (2) A photovoltaic system must be on the roof of the building, to achieve a minimum of 14 kWp.
- (3) Operable windows are to be incorporated into the facade design to permit passive ventilation.
- (4) End of Journey facility and bicycle parking is to be provided in the basement.

6.3.18 1-11 Oxford Street, Paddington

The following objectives and provisions apply to 1-11 Oxford Street, Paddington, 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 6.52 (new clause) of *Sydney LEP 2012* enables development to exceed the height and floor space above ground to a prescribed amount, provided:

- the development is primarily for the purposes of hotel or motel accommodation;
- the development will not endanger the structural stability of the existing building or any heritage items on or under the land;
- at least 300 square metres of the gross floor area at basement level of the resulting building will be used for the purposes of entertainment facilities;
- at least 300 square metres of the gross floor area at basement level of the resulting building will be used for the purposes of health services facilities; and
- the resulting building will not be used for the purposes of residential accommodation or serviced apartments.

If a development proposed at 1-11 Oxford Street, Paddington, seeks to utilise additional height or floor space permitted by Clause 6.52 (new clause), 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

- (a) Facilitate the provision of hotel or motel accommodation, entertainment facility and health services facility uses.
- (b) Conserve and enhance the heritage significance of the contributory building within the Paddington Urban Heritage Conservation Area by retaining significant elements of the building and restoring or reconstructing altered or missing fabric.
- (c) Ensure that the scale, massing and modulation of the building form is appropriate in response to its context within the Paddington Urban Heritage Conservation Area, setting of the surrounding heritage items, streetscapes of Oxford Street; South Dowling Street; Victoria Street; and Barcom Avenue and the surrounding low scale residential.
- (d) Define a maximum building envelope, including heights, setbacks and envelope planes, to deliver a high-quality built form that respects the contributory building and local context and minimises amenity impacts, including overshadowing; visual privacy and noise.
- (e) Activate Oxford Street and South Dowling Street through appropriate uses and design.
- (f) Designate acceptable vehicle access point, loading and servicing facilities and public domain improvements required.
- (g) Establish benchmarks to achieve ecologically sustainable development.
- (h) Protect the subterranean Busby's Bore, a state heritage item.








Provisions

6.3.18.1 Built Form

- (1) Development is not to exceed the envelope shown in 'Figure 6.169: 1-11 Oxford Street, Paddington – Maximum building envelope plan', 'Figure 6.170: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 1', 'Figure 6.171: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 2' and 'Figure 6.172: 1-11 Oxford Street, Paddington – Maximum building envelope section'.
- (2) Development shall retain and continue floor levels established by the existing building, relating to the floor space between the main auditorium wall and the street facade fronting Oxford Street and South Dowling Street marked 'Existing building fabric to be retained', shown in 'Figure 6.172: 1-11 Oxford Street, Paddington – Maximum building envelope section', and shall not exceed 6 storeys above ground and 2 basement levels below ground.
- (3) A maximum of two lift overruns, each with a maximum area of 9 square metres and a maximum height of RL 68.655 m AHD, may be permitted within Hatch area 1, shown in 'Figure 6.169: 1-11 Oxford Street, Paddington – Maximum building envelope plan', 'Figure 6.170: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 1', 'Figure 6.171: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 2' and as noted in 'Figure 6.172: 1-11 Oxford Street, Paddington – Maximum building envelope section'. The design of lift overruns are to be integrated into the overall design, minimise the visual bulk and not be visually dominant or detract from the heritage significance of the retained building, the Paddington Urban Heritage Conservation Area and surrounding streetscapes.
- (4) One additional storey potentially may be permitted within Hatch area 2, shown in 'Figure 6.169: 1-11 Oxford Street, Paddington – Maximum building envelope plan', 'Figure 6.170: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 1' and 'Figure 6.171: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 2', provided the built form:
 - (a) is below the existing stepped parapet where the form abuts the parapet on the splay corner of Oxford and South Dowling Streets and does not alter the parapet profile from the surrounding streetscapes; and
 - (b) is not visually dominant or detract from the heritage significance of the retained building, the Paddington Urban Heritage Conservation Area and surrounding streetscapes.
- (5) Penetration of the envelope for dormer windows may be permitted within Hatch area 3, shown in 'Figure 6.169: 1-11 Oxford Street, Paddington – Maximum building envelope plan', 'Figure 6.170: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 1' and 'Figure 6.171: 1-11 Oxford Street, Paddington – Maximum building envelope axonometric – view 2', provided:
 - (a) The dormers relate to the proportion and spacing of original windows on the Oxford Street facade and where possible align with the windows below;
 - (b) The width of any dormer is not more than 1.3m;
 - (c) The apex of the gable or top of the dormer roof is to be at least 200mm below RL 64.755 to allow the roof plane to be clearly discerned; and
 - (d) The dormers must not include windows or skylights to the side walls or within the apex of the gable.

Figure 6.169

1-11 Oxford Street,
Paddington – Maximum
building envelope plan

-  Reduced level point (AHD)
-  Horizontal plane - RL's as shown
-  Angled plane - RL's as shown
-  Existing building fabric to be retained
-  Hatch area 1 - Permitting additional height and envelope for lift overrun
-  Hatch area 2 - Potentially permitting additional height and envelope
-  Hatch area 3 - Permitting additional height and envelope for dormer windows

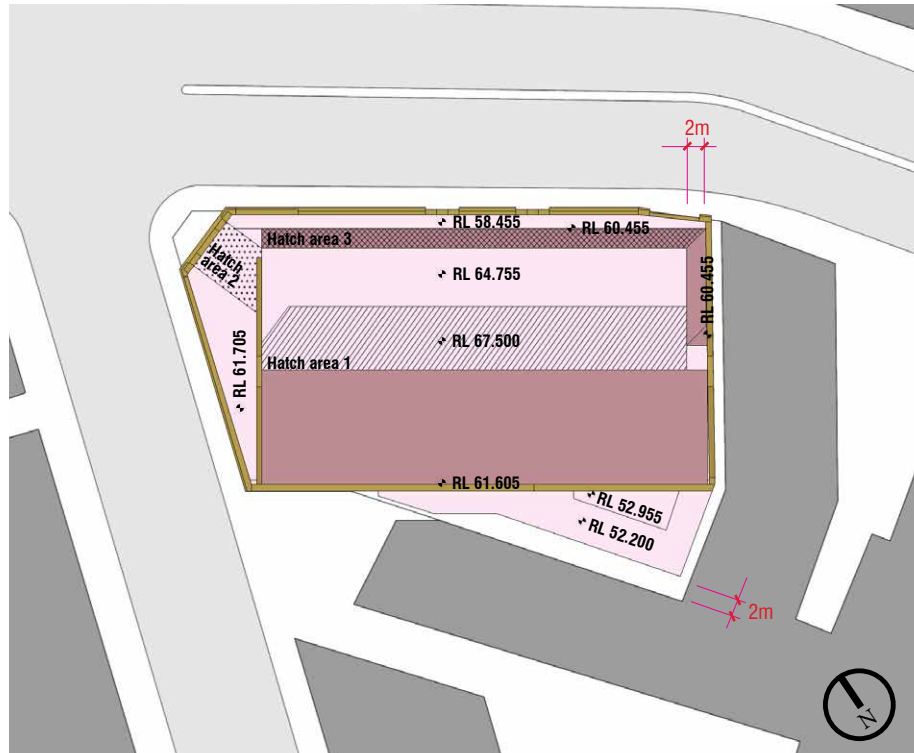









Figure 6.170

1-11 Oxford Street,
Paddington – Maximum
building envelope
axonometric – view 1

-  Reduced level point (AHD)
-  Horizontal plane - RL's as shown
-  Angled plane - RL's as shown
-  Existing building fabric to be retained
-  Hatch area 1 - Permitting additional height and envelope for lift overrun
-  Hatch area 2 - Potentially permitting additional height and envelope
-  Hatch area 3 - Permitting additional height and envelope for dormer windows

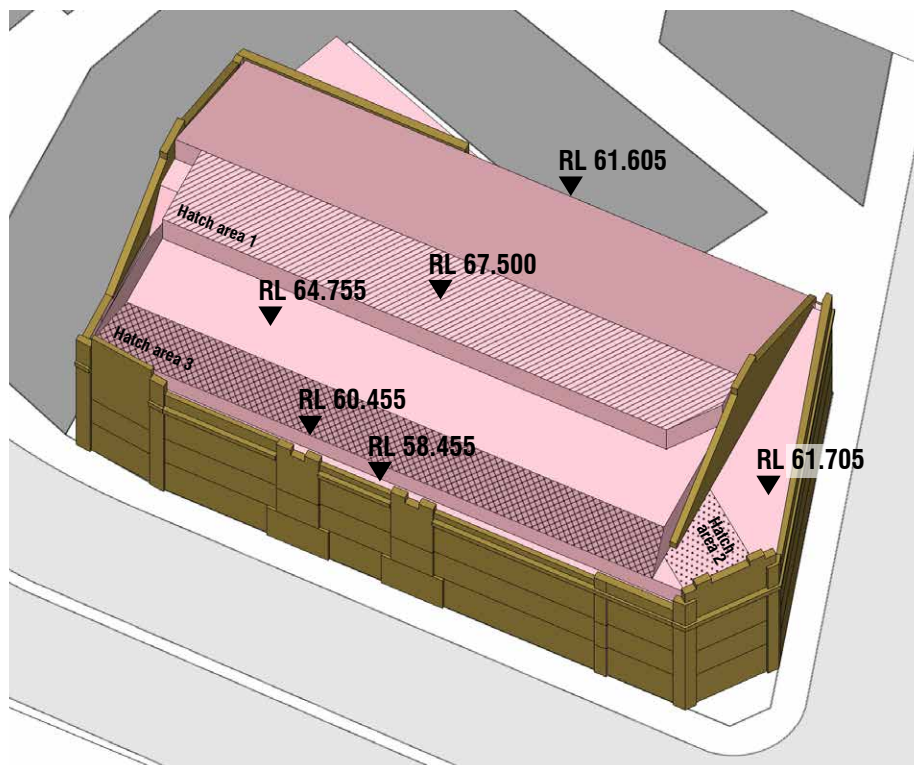









Figure 6.171

1-11 Oxford Street,
Paddington – Maximum
building envelope
axonometric – view 2

-  Reduced level point (AHD)
-  Horizontal plane - RL's as shown
-  Angled plane - RL's as shown
-  Existing building fabric to be retained
-  Hatch area 1 - Permitting additional height and envelope for lift overrun
-  Hatch area 2 - Potentially permitting additional height and envelope
-  Hatch area 3 - Permitting additional height and envelope for dormer windows

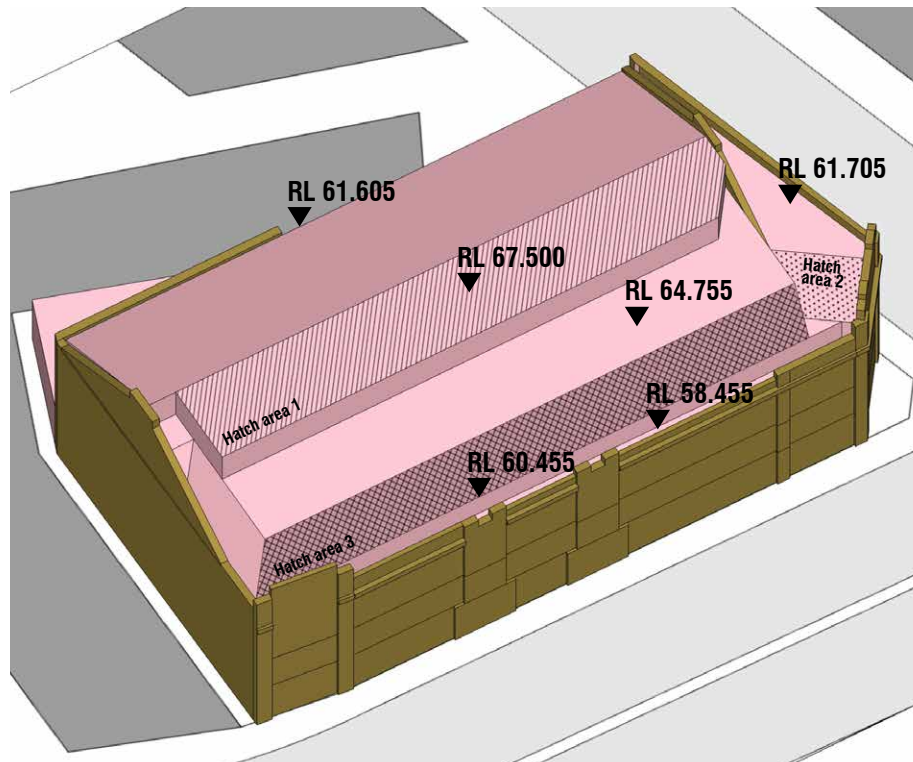


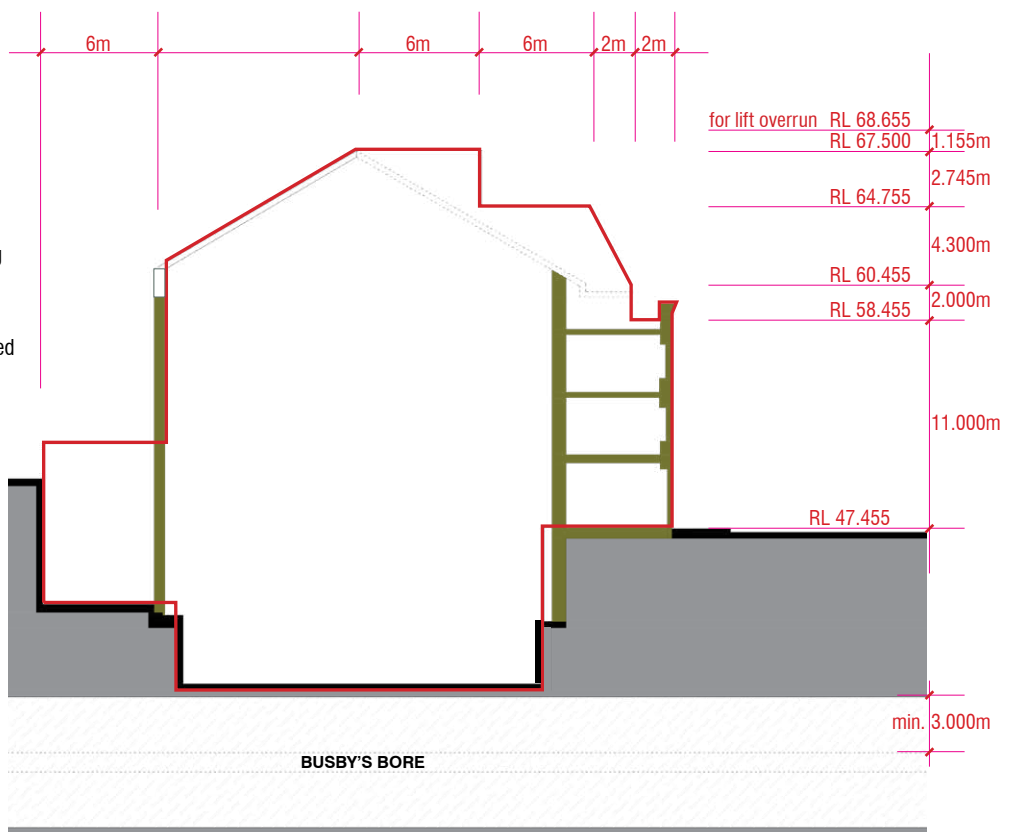


Figure 6.172

1-11 Oxford
Street,
Paddington
– Maximum
building envelope
section

-  Maximum building envelope
 -  Existing building fabric to be retained
- RL's to AHD



6.3.18.2 Heritage conservation

- (1) Alterations to original facades, in particular on the north-west corner and along the parapet walls, are limited to restoration of significant features, and discrete, sympathetic or reversible additions that are compatible with and do not dominate the original or early architectural expression of the former cinema.
- (2) No new openings are permitted in original parapet walls or blank arches, in particular on most prominent Oxford Street and faceted corner facades.
- (3) New window openings are permitted at first floor level on the South Dowling Street facade provided the windows relate to the proportion and spacing of the original windows at second floor level on the South Dowling Street facade and where possible align with the windows above
- (4) A Conservation Management Strategy, to include conservation policies and a schedule of conservation works, and heritage impact statement must be prepared by a suitably qualified heritage consultant and submitted for approval by the consent authority with any development application. The conservation works must include, but not be limited to, conservation of windows and rendered facade features and the reinstatement of the semicircular corner portico based on documentary and physical evidence.
- (5) New development is to retain:
 - (a) the Federation facades of the existing building, fronting Oxford Street and South Dowling Street;
 - (b) the main structural walls of the whole building (including the extension of walls becoming gables at the eastern and western ends of the auditorium part of the existing building);
 - (c) the floor structure of the ground, first, and second floors; and
 - (d) any surviving pressed metal ceilings within the existing shops.



As marked 'Existing building fabric required to be retained', shown in 'Figure 6.173: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation plan', 'Figure 6.174: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation long-section' and 'Figure 6.175: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation cross-section'.

- (6) Vertical additions to the contributory building shall not visually dominate or compete with the original building form, and shall be designed to present as a recessive light-weight addition and roof form.
- (7) Any changes to the ground floor street facades are to respect, and be sympathetic to the fine grained nature of their Federation style.
- (8) Surviving pressed metal ceilings within the existing shops are to be retained and conserved.
- (9) Excavation of the site is restricted to within the area marked 'Permitted excavation', shown in 'Figure 6.173: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation plan', 'Figure 6.174: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation long-section' and 'Figure 6.175: 1-11 Oxford Street, Paddington – Required building retention and permitted excavation cross-section', to a depth of a maximum of two basement levels and wholly outside of the 3m curtilage protection zone around the State-significant Busby's Bore heritage item (SHR00568) running under the site.

- (10) The position and depth of the State-significant Busby's Bore heritage item (SHR00568) running under the site and 3m curtilage around the structure is to be accurately surveyed across the whole site. Any encroachments on Busby's Bore SHR curtilage are likely to require either a Section 57 Exemption Notification or a Section 60 Permit Application with the NSW Heritage Council.
- (11) The method for retaining all original fabric retained on the site during the demolition and construction stage and to enable the structural stability for the long term retention and method to minimise any impact on the State-significant Busby's Bore heritage item (SHR00568) running underneath the site and adjoining residential structures, is to be undertaken in accordance with a detailed structural report prepared by a suitably qualified structural engineer with experience in the retention and protection of heritage fabric, and reference the Structural Peer Review (Reference No. 1817702cRE Issued 04/07/2019), prepared by Shreeji Consultant. This is to be submitted with any future development application.
- (12) A Heritage Interpretation Plan, prepared by a suitably qualified and experienced heritage consultant, must be prepared and submitted with any future development application. It is to address the history and significance of the site, particularly in relation to the purpose built picture theatre built on the site in 1911 and subsequent changes that reflect the changes to, and operation of cinemas over time, including the 1970s Brutalist style foyer fitout of the former Academy Twin Cinema.
- (13) Based on the findings of the Baseline Archaeological Assessment, prepared by AMC dated November 2018, a Research Design and Excavation Methodology to guide the works will need to be prepared prior to any demolition or excavation and form part of a Section 140 Excavation Permit Application with the Heritage Council. This Methodology is to outline an archaeological programme to manage relics on site.

Figure 6.173

1-11 Oxford Street, Paddington – Required building retention and permitted excavation plan

-  Existing building fabric to required to be retained
-  Permitted excavation

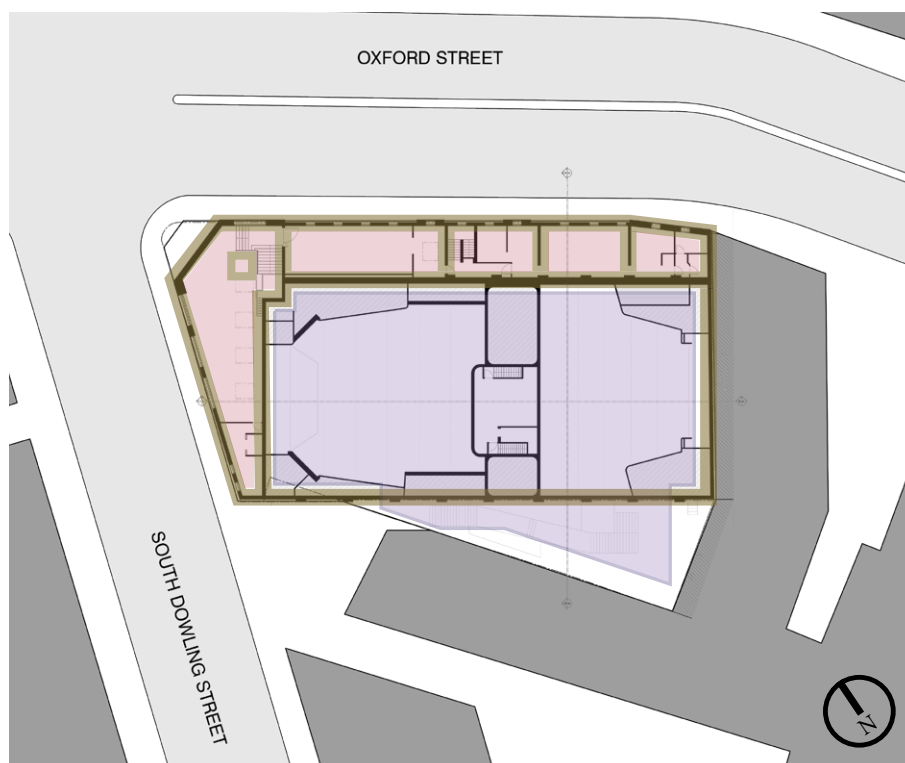




Figure 6.174

1-11 Oxford Street, Paddington – Required building retention and permitted excavation long-section

-  Existing building fabric to required to be retained
-  Permitted excavation

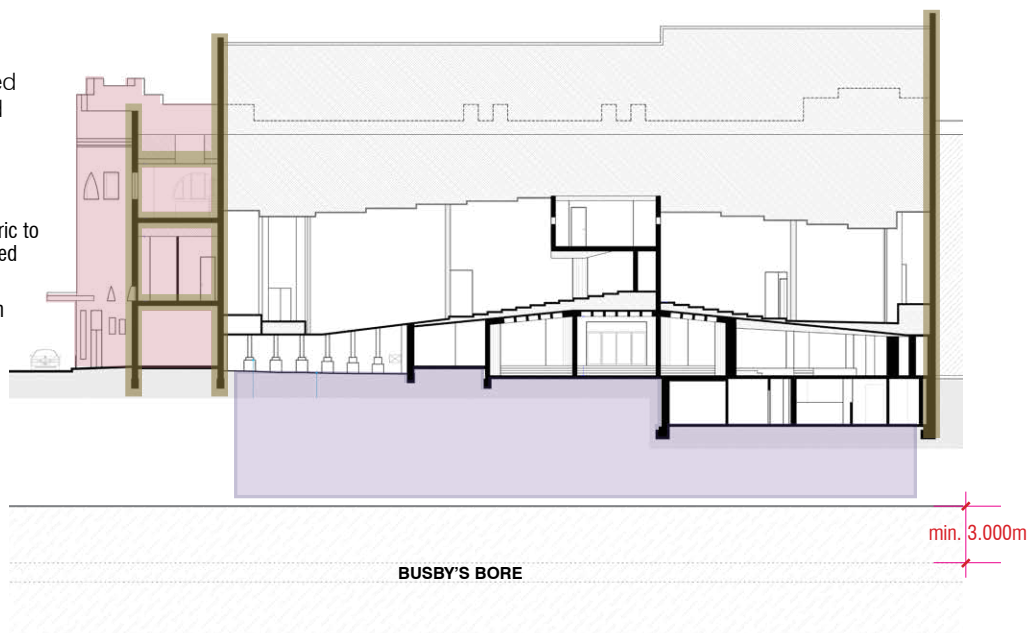


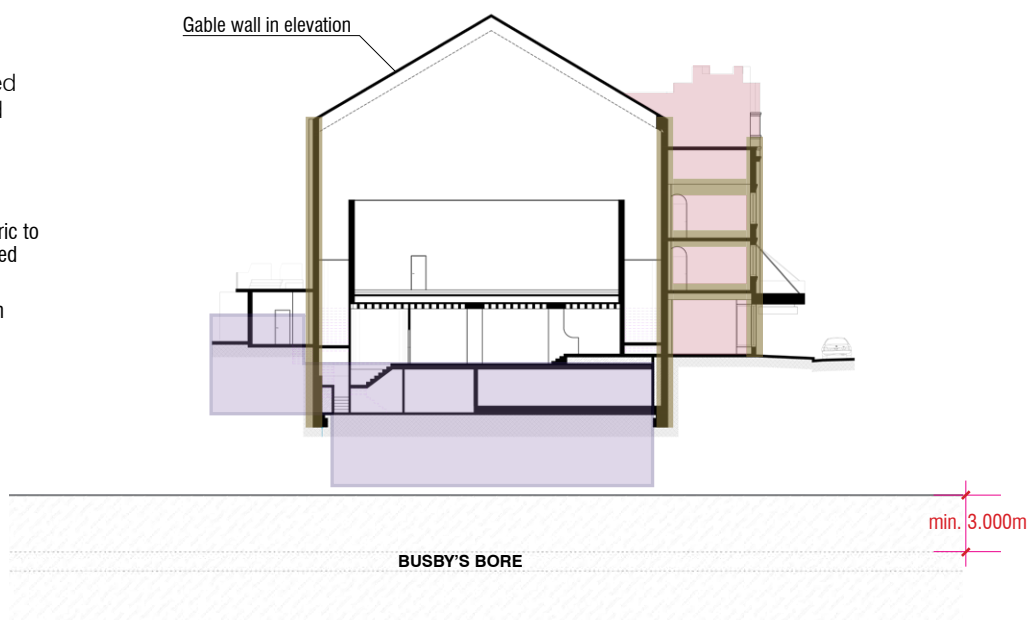


Figure 6.175

1-11 Oxford Street, Paddington – Required building retention and permitted excavation cross-section

-  Existing building fabric to required to be retained
-  Permitted excavation



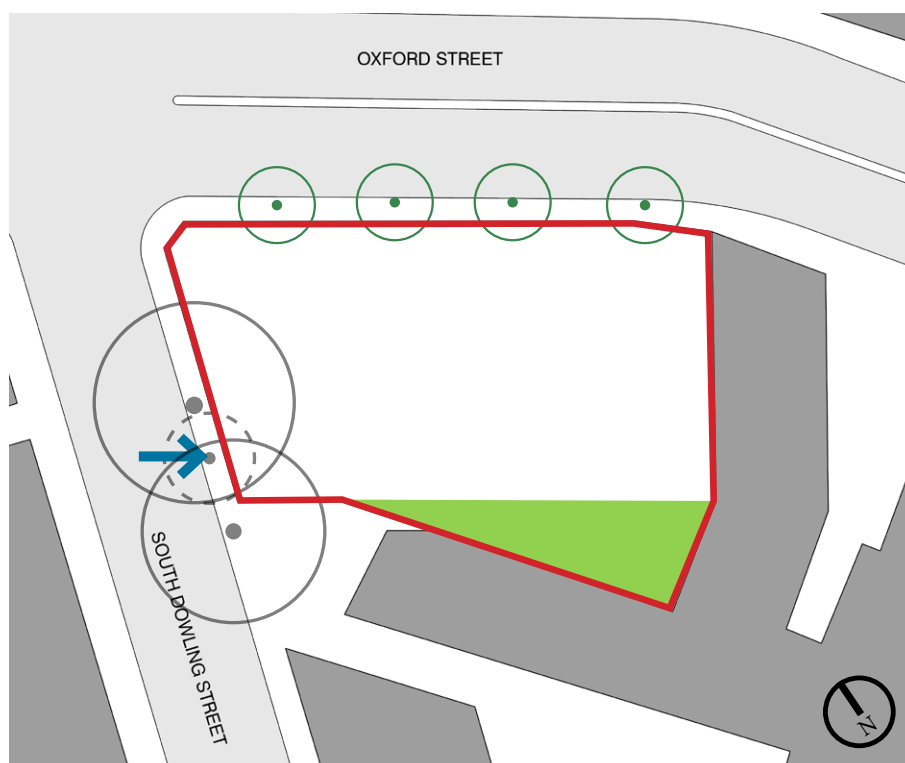
6.3.18.3 Public domain, green roof, loading, servicing and access

- (1) Active uses and frontages should be provided on the ground level fronting Oxford Street and splay on the corner of Oxford and South Dowling Streets.
- (2) Four new trees are to be provided on Oxford Street, as shown in 'Figure 6.176: 1-11 Oxford Street, Paddington – Public domain, green roof, loading, servicing and access' and a replacement full width awning is provided that improves pedestrian amenity (sun and rain protection), is sympathetic to heritage and accommodates the new trees.
- (3) A single vehicular driveway crossover off South Dowling Street is permitted to allow access into the south-western corner of the building, restricted to left-in-left-out movements, and accommodating no greater than a small rigid vehicle, positioned and dimensioned to limit the removal of only one tree and minimise the impact on the two adjoining trees, as shown in 'Figure 6.176: 1-11 Oxford Street, Paddington – Public domain, green roof, loading, servicing and access'.

- (4) Loading/servicing bays being provided to the site that accommodates no greater than a small rigid vehicle designed so that vehicles can enter and exit the site in a forward direction, servicing all uses on the site and servicing the entertainment facility from the same level it is located on.
- (5) A transport management plan incorporating all operations and servicing on the site shall be submitted with the development application.
- (6) Any on-site substation associated with the development is to be located and designed to manage any potential impacts on neighbouring properties and the public domain.
- (7) A green roof with a minimum area of 90 square metres is to be provided south of the existing main building structure within the green area, as shown in 'Figure 6.176: 1-11 Oxford Street, Paddington – Public domain, green roof, loading, servicing and access'.

Figure 6.176
1-11 Oxford Street,
Paddington – Public
domain, green roof,
loading, servicing and
access

- Site boundary
- New trees to be provided on Oxford St.
- Tree permitted to be removed in this location to allow vehicle access
- Existing trees
- ➔ Vehicle, loading and servicing access
- Area to provide a green roof



6.3.18.4 Sustainability

- (1) The hotel development is to achieve 5 star Green Star Design & As Built certification, exceeding the minimum energy and water credits.
- (2) The owner of the hotel development must execute a Commitment Agreement of 4.5 stars National Australian Built Environment Rating System (NABERS) Energy for the whole hotel building with the NSW Office of Environment.
- (3) The hotel development is to achieve 4 star NABERS Water whole building rating, as evidenced by hydraulic engineers report at detailed design stage.

6.3.19 1-3 Burrows Road, St Peters

The following objectives and provisions apply to 1-3 Burrows Road, St Peters, as shown in Figure 6.1 Specific sites map.

This section is to be read in conjunction with other relevant sections of this DCP, in particular Section 3 – General Provisions and Section 5.8 Southern Employment Lands. Where there is conflict, this section applies to the extent of any inconsistency.

Objectives

- (a) Ensure development results in high quality design and materiality appropriate to the high visibility of the site from the public domain and the St Peters Interchange.
- (b) Ensure development provides adequate setbacks to Canal Road and Burrows Road to soften the built form and provide opportunity for deep soil and increased canopy cover.
- (c) Ensure development results in an active frontage to Burrows Road to activate the street.
- (d) Ensure development achieves a high standard of sustainability.

Provisions

6.3.19.1 Built form, landscape setbacks and access

- (1) Development is not to exceed the maximum number of storeys and height in metres shown in Figure 6.177: Height in Storeys and Table 6.4: Height in Storeys and Metres.

Figure 6.177
Height in Storeys

Black number followed by "st" – maximum permitted number of storeys for industrial uses (other uses given in Table 6.4)

Blue number followed by "m" – minimum horizontal dimension of area with no built form (this area is shown light grey)

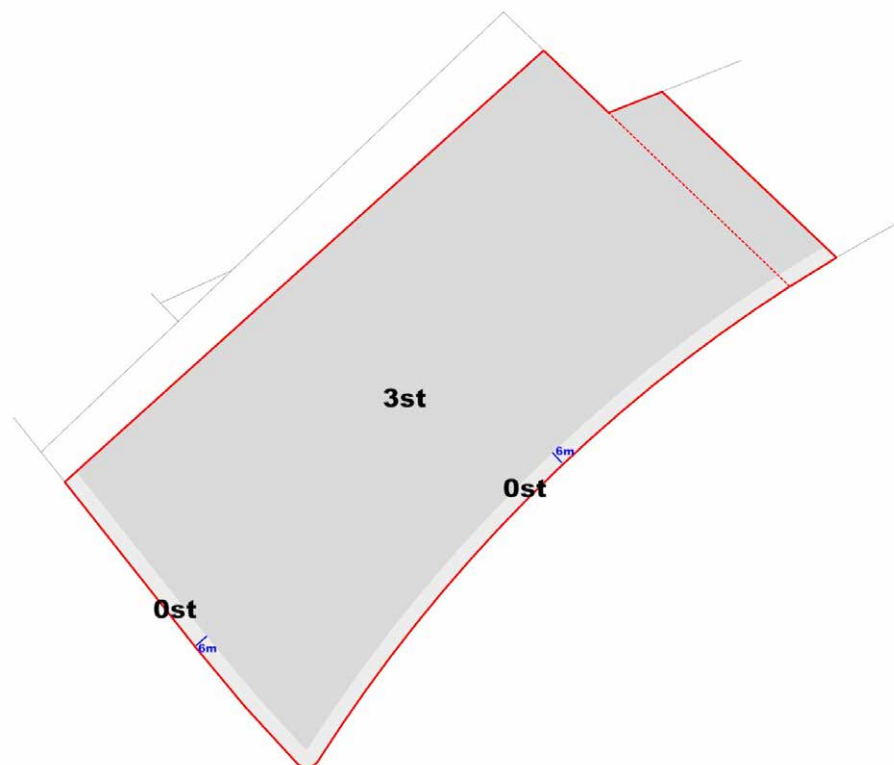


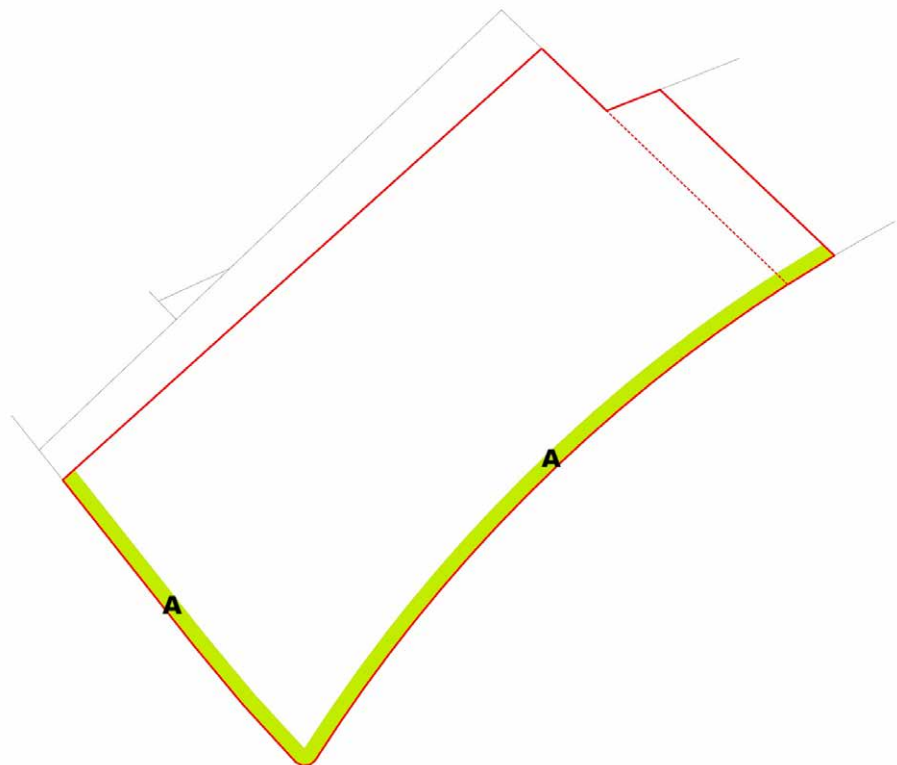
Table 6.4: Height in Storeys and Metres

Height in storeys shown in Figure 6.177	Maximum height in storeys for industrial uses	Maximum height in storeys for ancillary office uses	Maximum height in metres for buildings
0 st	0	0	0
3 st	3 (excluding mezzanines)	6	30 (33 including additional height awarded for design excellence)

- (2) The building is to be entirely within the envelope shown at Figure 6.177: Height in Storeys and Table 6.4: Height in Storeys and Metres.
- (3) Development must provide minimum 6m wide landscape setbacks in accordance with Figure 6.178: Landscape Setback. Landscape setbacks are to accommodate substantial planting including densely planted large trees. Landscape setbacks are not to be overhung by building elements or include any above ground services. They may include pedestrian paths and vehicle driveways.
- (4) Landscape setbacks are not required to be dedicated to Council.

Figure 6.178
Landscape Setback

A – 6m landscape setback (shown light green)



- (5) Pedestrian access points must be provided that are direct, clear, accessible (step free) and safe (provided with natural surveillance from streets).
- (6) Pedestrian access points must be provided that are direct, clear, accessible (step free) and safe (provided with natural surveillance from streets).

6.3.19.2 Design and materiality

- (1) Development is to be of high aesthetic quality in relation to its materials and architectural composition and details, and is not to show exposed services.
- (2) Services, structure, soffits, vehicle circulation, parking, loading areas and the like are not to be visible from outside the site except where they have been purposefully designed as part of a high quality coherent composition.
- (3) Vehicle ramps visible from Canal Road or Burrows Road are to include suitable shielding.
- (4) Development is to have ground floors designed to maximise views from internal office spaces to the street and be visually interesting.

6.3.19.3 Communal open space

- (1) Any communal open space must be easily accessible to workers and tenants of all parts of the building.
- (2) Any communal open space must be protected from pollution impacts from St Peters Interchange and internal vehicle ramps.

6.3.19.4 Sustainability

- (1) Buildings should be designed to meet 5 Star Green Star rating.
- (2) Any ancillary office space, provided separately to warehouse, must enter into a 5.5 Star NABERS Energy Commitment Agreement.
- (3) On-site stormwater detention and treatment are to be delivered in the form of water tanks and water sensitive urban design bio swales at ground level.
- (4) A green roof must be provided, as described in Section 9 - Green roofs and walls, to the greatest possible extent of roof coverage.
- (5) Green walls, as described in Section 9, are encouraged to be delivered on both the Burrows Road and WestConnex St Peters Interchange frontages.
- (6) A photovoltaic system must be delivered on the roof of the building to achieve a minimum of 2000 kWp.
- (7) Any ancillary office component is to include suitable window shading.

6.3.19.5 Signage

- (1) All signage must only be located on the Canal Road and Burrows Road frontages, and not be visible from the St Peters Interchange or Sydney Park.

6.3.19.6 Design excellence strategy

- (1) Where a competitive design process is required by Division 4 of Sydney LEP 2012 it is to be carried out in accordance with the following before the lodgement of a detailed development application for the site:
 - (a) A competitive design alternatives process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 for the entire site identified in Figure 6.1 Specific sites map;

- (b) The competitive design alternatives process is to involve a minimum of three (3) invited competitors including at least one emerging architectural firm.
- (c) The Selection Panel is to comprise a total of four (4) selection panel members. The proponent is to nominate two (2) selection panel members and the City of Sydney is to nominate two (2) selection panel members.
- (d) Any additional building height that results from a competitive design process is to be accommodated in accordance with Table 6.4 Height in Storeys and Metres.
- (e) No additional floor space under clause 6.21D(3)(b) is to be awarded as a result of the competitive design process.

6.3.20 4-44 Wentworth Avenue, Surry Hills

The following objectives and provisions apply to the site 4-44 Wentworth Avenue, Surry Hills, as shown in Figure 6.1 and where relevant site-specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

For 4-22 Wentworth Avenue, Clause 6.55 of 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, provided the entire site is developed for commercial uses (including health services facilities, educational establishments, hotel or motel accommodation, entertainment premises, light industry or information and education facilities with ancillary commercial premises at the ground level).

For 24-40 Wentworth Avenue, Clause 6.56 of Sydney LEP 2012 enables development to exceed the height shown in the height in metres map up to a prescribed amount, provided the sites are developed for commercial uses (including health services facilities, educational establishments, hotel accommodation, entertainment premises, light industry and information and education facilities).

All other relevant provisions in the DCP apply, except where they are inconsistent with these provisions. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) Facilitate the provision of new tourist and visitor accommodation in an appropriate location.
- (b) Facilitate the provision of commercial development in a central, easily accessible location that is adjacent to Central Sydney and a variety of public transport links.
- (c) Define the maximum building envelope to deliver a high quality built form that is of appropriate bulk and scale for its location whilst minimising amenity impacts to surrounding properties.
- (d) Conserve the group heritage item of former warehouses at 4-34 Wentworth Avenue, and the individual heritage item known as the former Macquarie Hotel at 40-44 Wentworth Avenue, Surry Hills.
- (e) Ensure that the quality of design and setbacks are appropriate to and respect the architectural integrity and heritage character of the group heritage item in its setting;

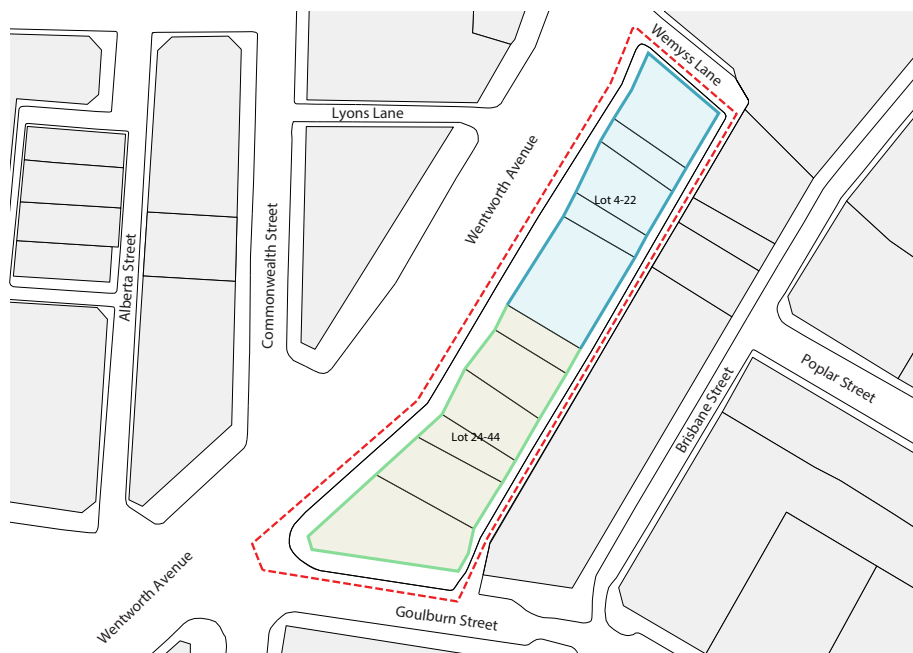
- (f) Ensure new development and additions are compatible with the heritage items and positively contribute to the site and surrounding streetscape.
- (g) Activate Wentworth Avenue through appropriate uses and design.
- (h) Establish benchmarks to achieve ecologically sustainable development.
- (i) Establish a design excellence strategy for a competitive design process in accordance with Sydney LEP 2012 and the City of Sydney Competitive Design Policy.

Provisions

The following provisions apply to 4-44 Wentworth Avenue, Surry Hills, as shown in Figure 6.179.

Figure 6.179

Boundary of 4-44 Wentworth Avenue as shown in red dotted line – boundary of site-specific controls for 4-22 shown in blue, boundary of site specific controls for 24-44 Wentworth Avenue shown in green



6.3.20.1 Overshadowing of neighbouring residential properties during mid-winter

- (1) Proposed development must minimise overshadowing of neighbouring residential properties during mid-winter. Where a nearby residential property does not currently receive a minimum of 2 hours of solar access, the proposed development must ensure existing solar access to the neighbouring residential property is not reduced by more than 20% in time.
- (2) Proposed development must not increase the number of neighbouring residential properties that receive no direct sun (less than 15 minutes).

6.3.20.2 Heritage conservation

- (1) Development of the site must maintain the structural and architectural integrity of the group heritage item at 4-34 Wentworth Avenue and the individual heritage item at 40-44 Wentworth Avenue, Surry Hills.
- (2) New uses and new works to the group heritage item must retain the industrial character of the buildings. New uses and works to all heritage items must maximise retention and exposure of significant building fabric and spaces, internally and externally.

- (3) Development of the site must include conservation works to the heritage items, such as the repair and making good of any damage to existing original fabric, reinstatement of original features including original timber windows, laneway basement windows, finishes, removal of air conditioning units from the facades, removal and replacement of later aluminium windows with timber windows and removal of all existing façade mounted plumbing and services. The original exposed brick finish of the facade of no. 14 Wentworth Avenue (which is currently painted) must be reinstated.
- (4) For heritage items, investigate and adopt alternative solutions to the Building Code of Australia performance requirements, with the aim of retaining and exposing the existing timber beams and columns and other historic features.
- (5) Locate building services for new uses, such as loading, plant rooms, fire egress and lifts, within modern fabric, new spaces or fabric of lower significance where possible, to minimise impacts on the significant fabric of the buildings.
- (6) The podium addition at 4-22 Wentworth Avenue and any addition above 24-44 Wentworth Avenue must be designed to present as a discrete, light-weight addition with an articulated southern side wall. The addition must minimise the visual bulk of the addition and visibility of blank side walls from the public domain.
- (7) A heritage interpretation strategy must be prepared as part of any development.
- (8) Development must maintain the individuality and distinction of each building, internally and externally, within the group of this heritage item, including retention of significant floors and floor levels, interpretation of significant spaces, maintaining separate existing entries to the buildings and the party walls of the buildings. Single openings may be created within the party walls to allow connection of internal spaces provided they are located away from street frontages and are not visible from the street.
- (9) Development must not detract from the group's distinctive existing streetscape presentation.
- (10) Development must be architecturally designed to respond to the individual buildings within the group heritage item and the separately listed heritage item at 40-44 Wentworth Avenue.
- (11) Vertical additions above the group heritage item must respond to and reflect the varying heights of buildings.
- (12) Alterations to existing building facades should be limited to maintenance, reinstating original features or removing non-significant features.
- (13) Any existing openings to the basement on the laneway must be retained and not be amalgamated or extended.
- (14) Later non-original awnings may be removed or replaced with a sympathetic awning characteristic of the period of the building.
- (15) Significant internal and external architectural features of the original buildings should be retained, including, but not limited to, original/significant facade detailing, timber framed windows, timber joinery and internal timber structure.
- (16) Any existing exposed brickwork and stonework must not be rendered or painted.

- (17) The opening of the original loading dock of 10-12 Wentworth Avenue at the rear lane must be retained.
- (18) Existing floor levels within each building must be maintained.
- (19) New internal walls, floors and ceilings must not be built across existing windows.

6.3.20.3 Sustainability

Hotel use

- (1) Any hotel development is to be designed to achieve 5 star or higher Green Star Design & As Built certification, exceeding the minimum mandatory energy and water credits, or equivalent certification.
- (2) The owner of the hotel development must execute a Commitment Agreement of 4.5 stars National Australian Built Environment Rating System (NABERS) Energy for the whole hotel building with the NSW Office of Environment.
- (3) The hotel development is to achieve 4 star NABERS water whole building rating, as evidenced by hydraulic engineer's report at detailed design stage.

Commercial office use

- (4) Any development for the purposes of commercial office use must execute a Commitment Agreement of 6 stars National Australian Built Environment Rating System (NABERS) Energy for the base building with the NSW Office of Environment.
- (5) The commercial office development is to achieve 4 star NABERS water whole building rating, as evidenced by hydraulic engineer's report at detailed design stage.

6.3.20.4 Public domain and site servicing

- (1) Existing street trees are to be retained/maintained.
- (2) Building services and vehicular access are to be consolidated and are to be located on Wemyss Lane.
- (3) For any hotel development, a transport management plan incorporating hotel operations and servicing shall be submitted with the development application, setting out management strategies to provide for:
 - (a) Pick up and drop off on Wemyss Lane;
 - (b) Details of bus/coach parking including location and use; and
 - (c) Pedestrian safety.

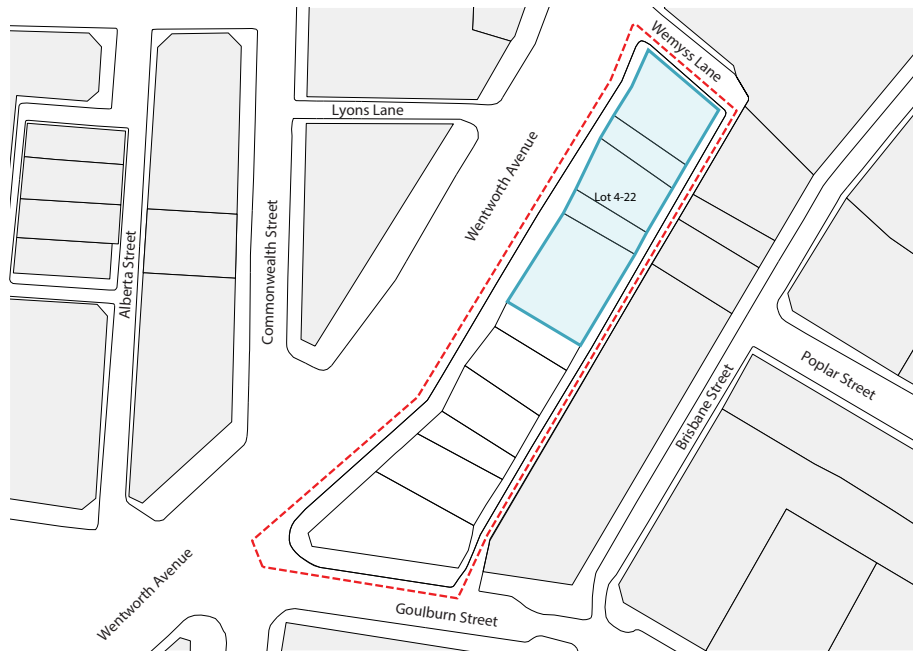
6.3.20.5 Awnings

- (1) Awnings may be permitted to Wentworth Avenue but only where they considered to be appropriate for and sympathetic to the heritage significant facades of the buildings.

Provisions – 4-24 Wentworth Avenue

The following provisions apply to 4-24 Wentworth Avenue, Surry Hills, as shown in Figure 6.180.

Figure 6.180
Boundary of site
specific controls for
4-22 Wentworth Avenue
shown in blue



6.3.20.6 Built form – 4-22 Wentworth Avenue, Surry Hills

- (1) Development is not to exceed the maximum planning envelope described by 'Figure 6.181: 4-22 Wentworth Avenue – Maximum planning envelope plan' and 'Figure 6.182: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view'.

The envelope is the maximum permissible extent of the built form and the final building design must be appropriately massed within the envelope.

- (2) Despite 6.3.19.1 (1) above, development may only be permitted within the cantilevered portion of the tower form and within the reduced setback to the rooftop podium addition (both shown in darker blue) as per 'Figure 6.181: 4-22 Wentworth Avenue – Maximum planning envelope plan', 'Figure 6.182: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view', provided:
 - (a) A competitive design process has been carried out for the whole site and the development is considered to achieve design excellence in accordance with Division 4 of Sydney LEP 2012; and
 - (b) The consent authority is satisfied that the podium addition has been designed:
 - (i) To ensure three dimensional features of host buildings or adjacent buildings can be retained (e.g. corncicing, turrets, side return walls);
 - (ii) To ensure a finely articulated junction with the existing form;
 - (iii) To use high quality materials;
 - (iv) To reference the proportioning and detailing of the host building (without copying or reproducing those details);
 - (v) To ensure its proportioning achieves a harmonious bulk and form relationship with the host building;

- (vi) To ensure its architectural detail clearly reads as a contemporary structure;
- (vii) To be clearly articulated from the host building through a horizontal separation or similar architectural device;
- (viii) To acknowledge the fine grain of the streetscape;
- (ix) To ensure its structure does not diminish the quality of interior spaces within the host building; and
- (x) Without the predominant use of glazing.

Figure 6.181
4-22 Wentworth Avenue
– Maximum planning
envelope plan
Note: design excellence
shown in darker blue



This plan should be read in conjunction with figure 'Axonometric RL heights'.

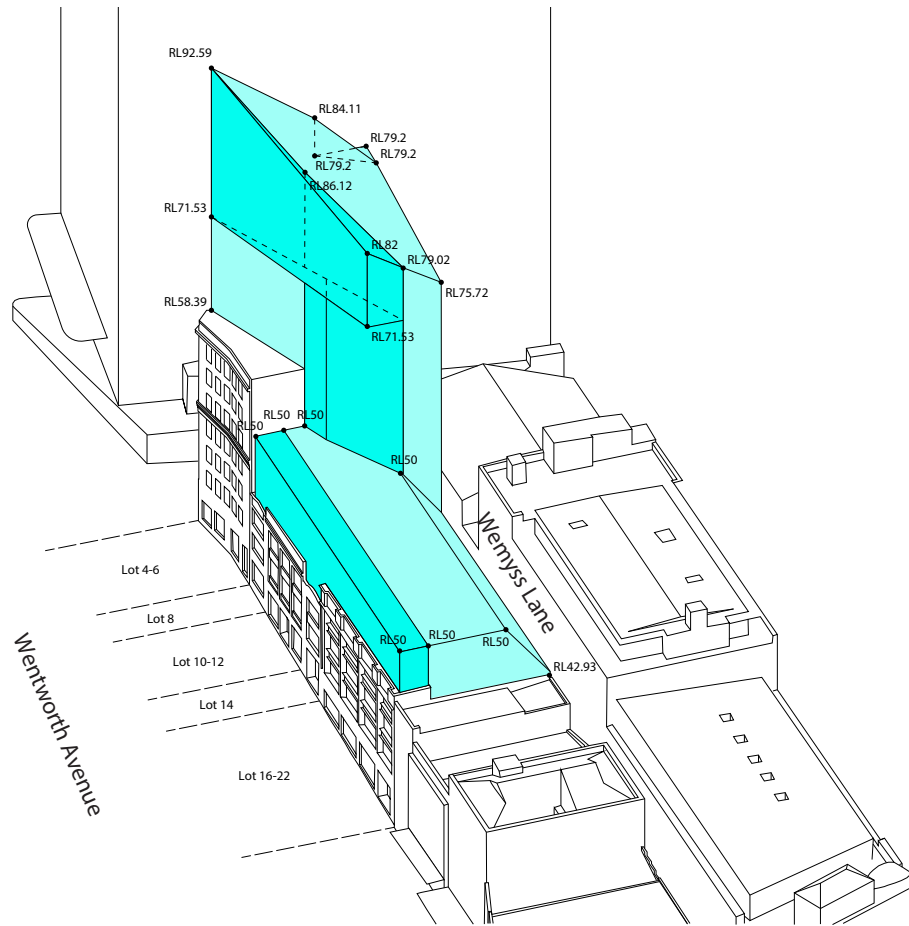
- 4-22 Wentworth Avenue indicative existing building fabric outline
- Outline of proposed built form
- Outline of additional design excellence built form
- Kerblines
- Surrounding context, existing property outlines

RL
RL
RL
low

Figure 6.182

4-22 Wentworth Avenue: Maximum planning envelope – axonometric view

Note: design excellence shown in darker blue

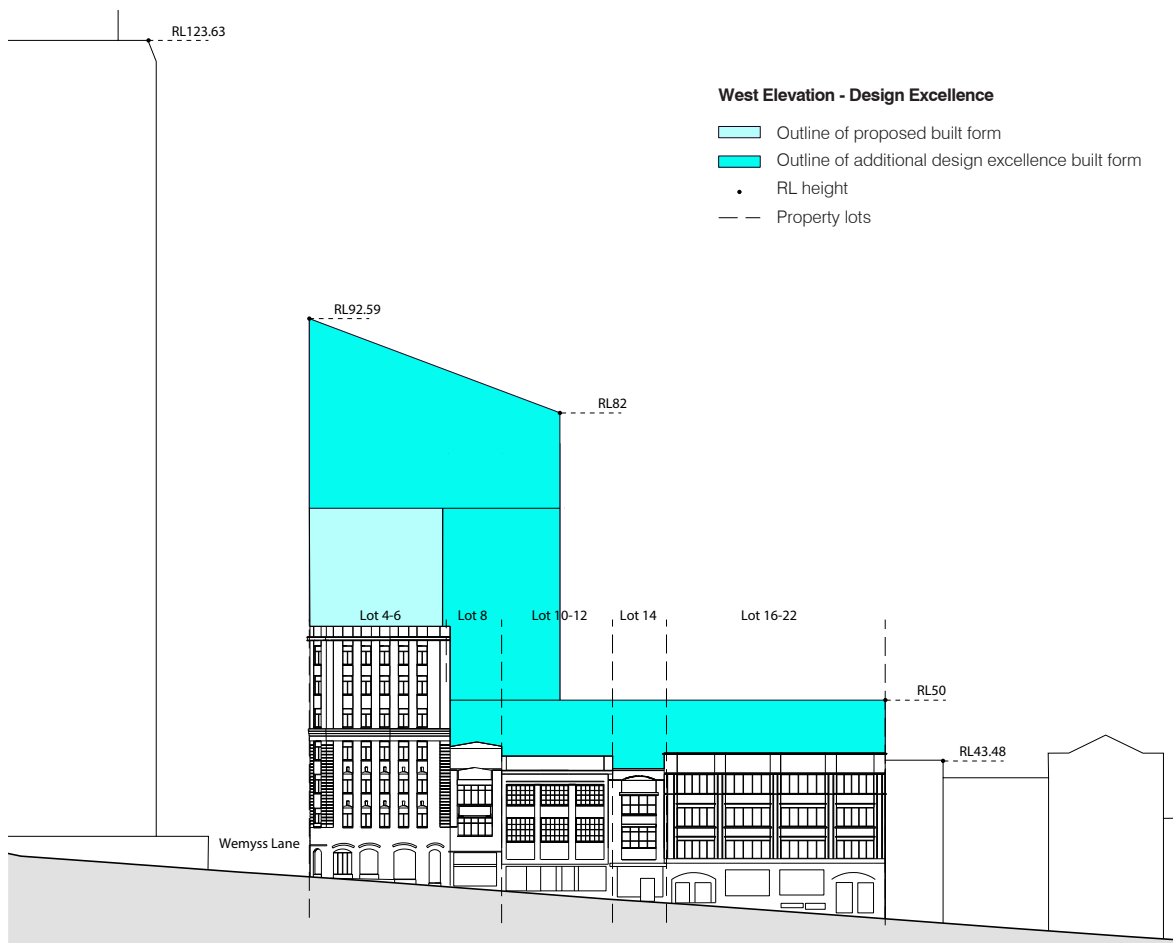


Axonometric with RL heights

- Outline of proposed built form
- Outline of additional design excellence built form
- Outline of additional design excellence built form beyond
- RL height

Figure 6.183

4-22 Wentworth Avenue – Maximum street wall heights



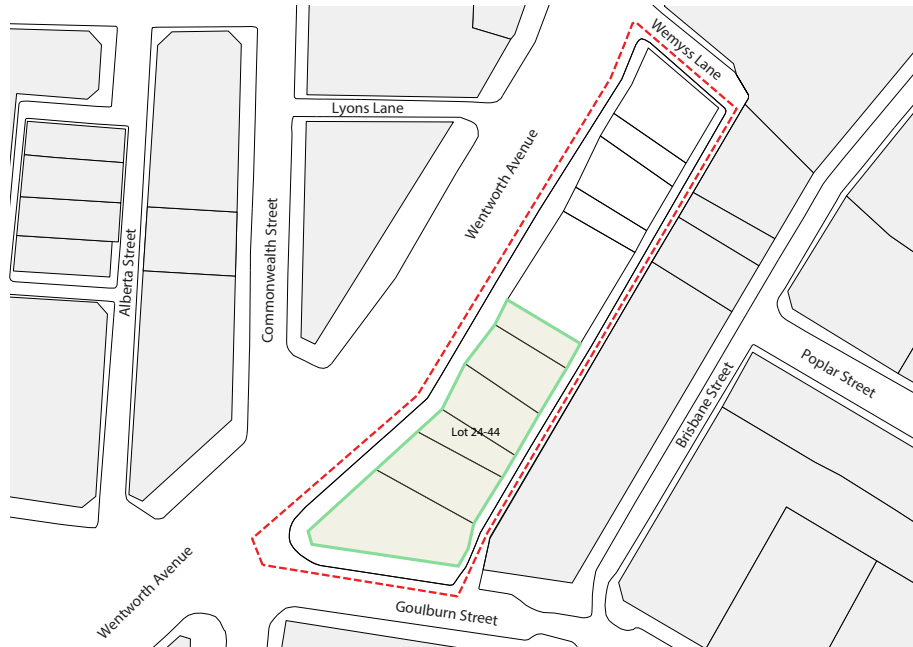
6.3.20.7 Design excellence strategy – 4-22 Wentworth Avenue, Surry Hills

- (1) The competitive design process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 and is to apply to the entire site. The competitive design process is to comprise an invited competitive design alternatives process involving no less than four architectural firms including emerging, emerged and established architectural firms, with demonstrated experience designing high quality heritage infill buildings.
- (2) The selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) panel members and the City of Sydney is to nominate two (2) panel members.
- (3) A building demonstrating design excellence is eligible for an amount of additional floor space in accordance with the design excellence provisions of Sydney LEP 2012. No additional height is to be awarded as a result of the competitive design process.
- (4) Any additional floor space that may be awarded in relation to any competitive process(es) as per clause 6.21D(3) of Sydney LEP 2012 is to be accommodated within the proposed planning envelope as shown in 'Figure 6.181: 4-22 Wentworth Avenue – Maximum planning envelope plan', 'Figure 6.182: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view' and 'Figure 6.183: 4-22 Wentworth Avenue – Maximum street wall heights'.

Provisions – 24-44 Wentworth Avenue

The following provisions apply to 24-44 Wentworth Avenue, Surry Hills, as shown in Figure 6.184.

Figure 6.184
Boundary of site
specific controls for
24-44 Wentworth
Avenue shown in green



6.3.20.8 Built form – 24-44 Wentworth Avenue, Surry Hills

- (1) Development is not to exceed the maximum planning envelope described by 'Figure 6.185: 24-44 Wentworth Avenue – Maximum planning envelope plan', 'Figure 6.186: 24- 44 Wentworth Avenue – Maximum planning envelope – axonometric view 1' and 'Figure 6.187: 24-44 Wentworth Avenue – Maximum planning envelope – axonometric view 2.'

The envelope is the maximum permissible extent of the built form and the final building design must be appropriately massed within the envelope.

- (2) Despite 6.3.19.1 (1) above, development may exceed the permissible FSR by up to 10% provided:
 - (a) A competitive design process has been carried out for the whole site and the development is considered to achieve design excellence in accordance with Division 4 of Sydney LEP 2012; and
 - (b) The consent authority is satisfied that the addition has been designed:
 - (i) To ensure three dimensional features of host buildings or adjacent buildings can be retained (e.g. corncing, turrets, side return walls);
 - (ii) To ensure a finely articulated junction with the existing form;
 - (iii) To a use high quality materials;
 - (iv) To reference the proportioning and detailing of the host building (without copying or reproducing those details);
 - (v) To ensure its proportioning achieves a harmonious bulk and form relationship with the host building;
 - (vi) To ensure its architectural detail clearly reads as a contemporary structure;

- (vii) To be clearly articulated from the host building through a horizontal separation or similar architectural device;
- (viii) To acknowledge the fine grain of the streetscape;
- (ix) To ensure its structure does not diminish the quality of interior spaces within the host building; and
- (x) Without the predominant use of glazing.

Figure 6.185
4-22 Wentworth Avenue
– Maximum planning
envelope plan
Note: design excellence
shown in darker blue

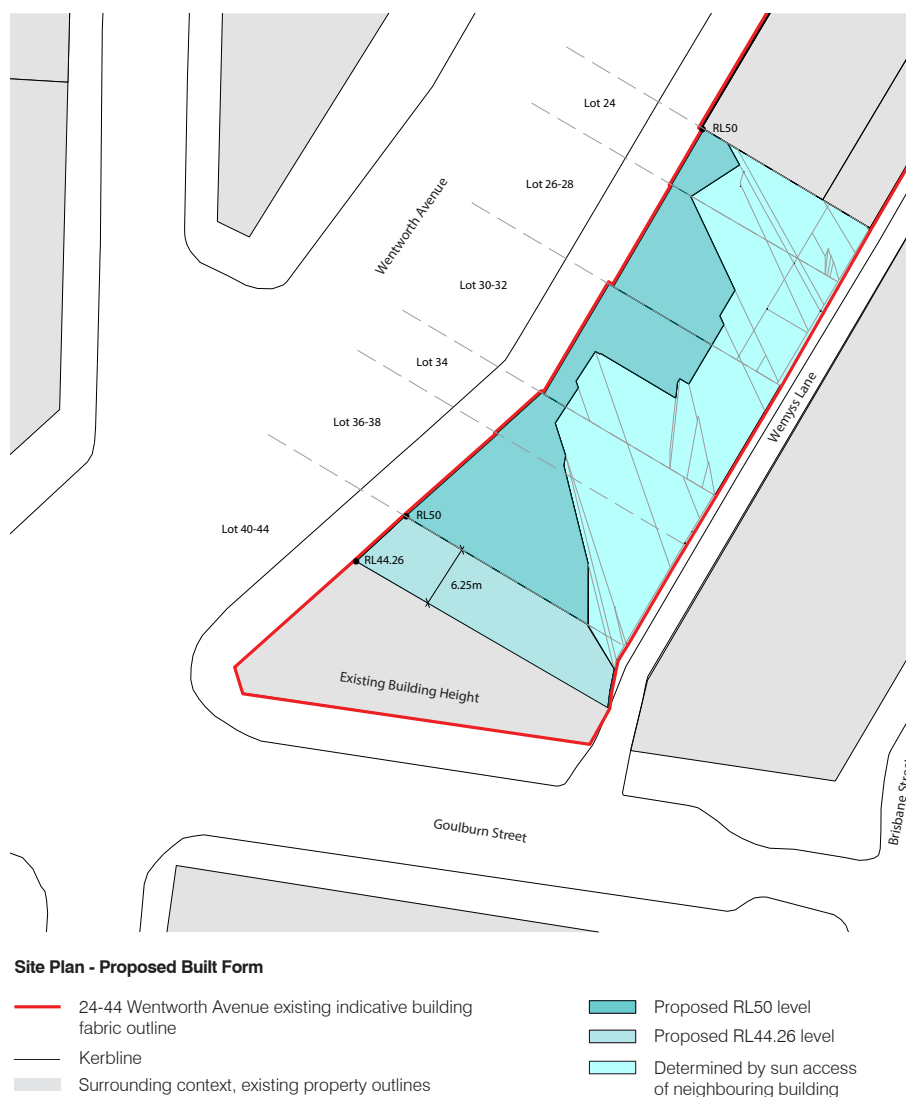


Figure 6.186
24-44 Wentworth
Avenue: Maximum
planning envelope –
axonometric view 1

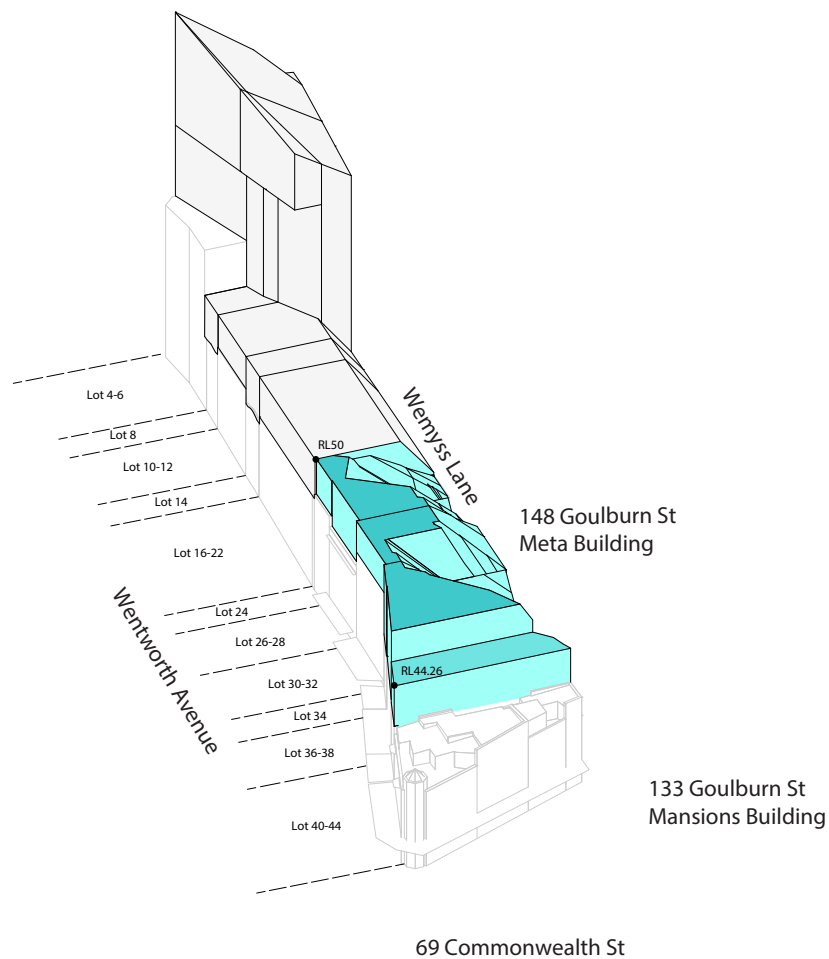


Figure 6.187
24-44 Wentworth
Avenue: Maximum
planning envelope –
axonometric view 2

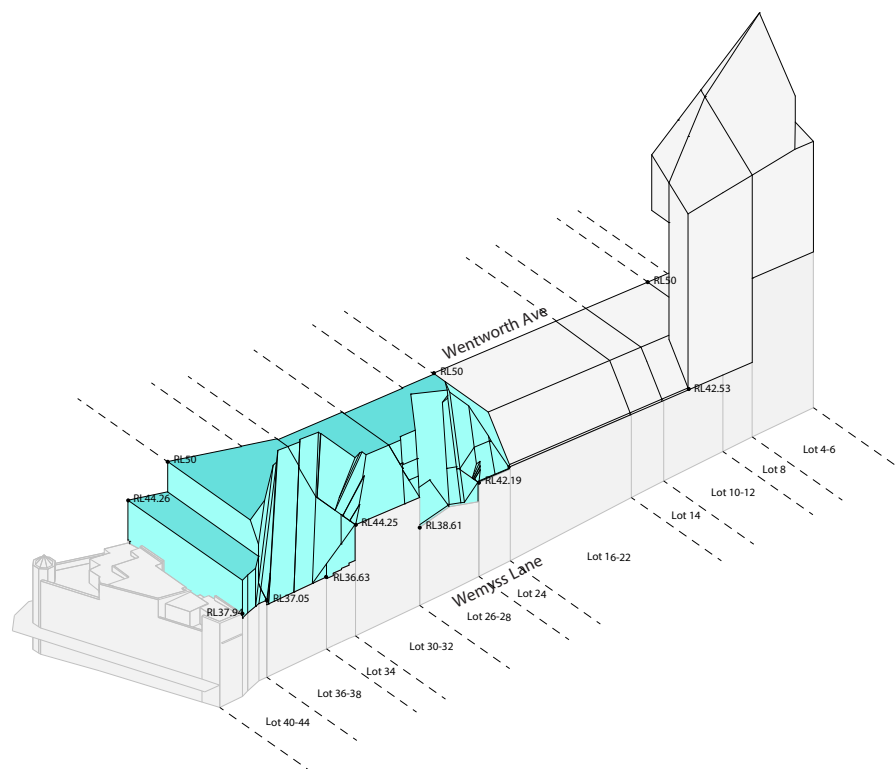
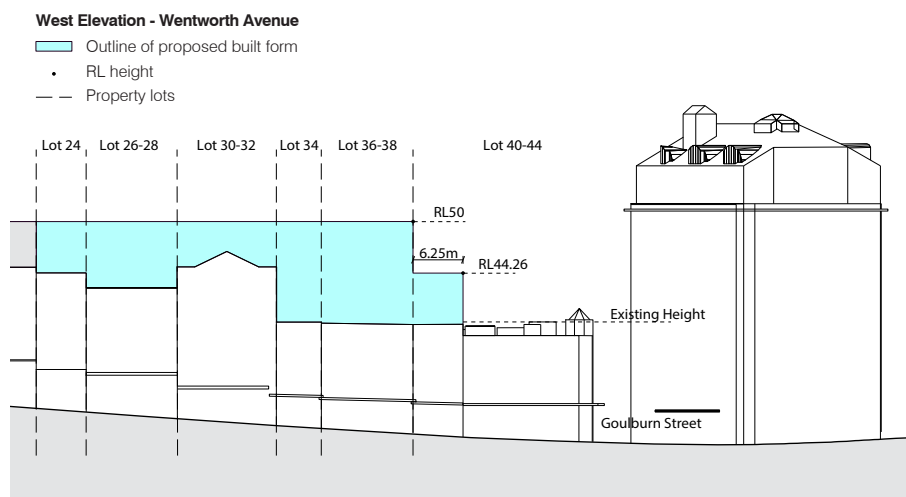


Figure 6.188
24-44 Wentworth
Avenue – Maximum
street wall heights



6.3.20.9 Design excellence strategy – 26-44 Wentworth Avenue, Surry Hills

Note: this provision does not apply to 24 Wentworth Avenue, as the increase in building height is below 25m unless the applicant self nominates to undertake a competitive design process.

- (1) The competitive design process is to be undertaken in accordance with Division 4 of Sydney LEP 2012 and is to apply to the entire site. The competitive design process is to comprise an invited competitive design alternatives process involving no less than three architectural firms including emerging, emerged and established architectural firms, with demonstrated experience designing high quality heritage infill buildings.
- (2) The selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) panel members and the City of Sydney is to nominate two (2) panel members.
- (3) A building demonstrating design excellence is eligible for an amount of additional floor space in accordance with the design excellence provisions of Sydney LEP 2012. No additional height is to be awarded as a result of the competitive design process.
- (4) Any additional floor space that may be awarded in relation to any competitive process(es) as per Clause 6.21D(3) of Sydney LEP 2012 is to be accommodated within the proposed planning envelope as shown in 'Figure 6.185: 4-22 Wentworth Avenue – Maximum planning envelope plan', 'Figure 6.186: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view 1' and 'Figure 6.187: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view 2'.

6.3.21 187 Thomas Street, Haymarket

The following objectives and provisions apply to 187 Thomas Street, Haymarket 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 6.58 of the Sydney LEP 2012 enables development to exceed the height and floor space ratio shown in the building height in metres and floor space ratio maps up to a prescribed amount, providing the subject site is developed for commercial use.

If a development at 187 Thomas Street, Haymarket, seeks to utilise additional height or floor space ratio permitted by clause 6.58 of the Sydney LEP 2012, 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

- (a) Provide detailed controls to satisfy the provisions of Clause 6.58 187 Thomas Street, Haymarket in Sydney LEP 2012.
- (b) Facilitate the redevelopment of the site to achieve a high quality urban form.
- (c) Ensure that development on the site results in significant public benefits.
- (d) Ensure publicly accessible open space is fronted with active uses and suitable for outdoor dining.
- (e) Enable additional building height where the redevelopment of the site does not include residential or serviced apartment uses.
- (f) Define the maximum envelope that respects the local context and achieves acceptable levels of solar access, acoustic amenity, wind comfort and daylight.
- (g) Deliver additional publicly accessible space adjacent to the future public square to be located on Quay Street.
- (h) Meet high performance benchmarks for ecologically sustainable development.
- (i) Maximise active frontages with retail and business premises uses at ground level and minimising services, vehicle access and lobbies.
- (j) Provide a through-site link to improve pedestrian permeability for the public and support greater activation.
- (k) Incorporate high-quality public art.
- (l) Positively relates to adjoining development.

Provisions

6.3.21.1 Maximum envelope

- (1) Building massing, height, footprint and setbacks are to be consistent with 'Figure 6.189 – Indicative envelope massing' and 'Figure 6.190 Elevation of indicative envelope'.
- (2) The maximum building height is to be RL 226.80m to the highest point on the building including any plant and rooftop architectural features.
- (3) Building height of the various components of the building is to be consistent with 'Figure 6.190 Elevation of indicative envelope', specifically:
 - (a) the maximum street wall height facing Thomas, Quay and Valentine Street shall not exceed RL 33.20m;
 - (b) the opening/void tower component of the building is to have a minimum height of RL 54.40m;
 - (c) the commercial tower component of the building is to have a maximum height of RL 175.60m; and
 - (d) the skyrise component of the building is to have a maximum height of RL 226.80m.
- (4) Tower setbacks are to be consistent with 'Figure 6.192 Indicative envelope – setbacks', specifically:
 - (a) a ground floor setback of 4.8m to Quay Street;
 - (b) a podium setback of 14m to the Sutton Forest Meat building;
 - (c) the opening/void tower component of the building (between RL 33.20m and 54.40m) is to be setback 26.5m from the northern boundary (with the exception of support columns);

- (d) the tower (above RL 33.20) is to include the following setbacks:
 - (i) 8m to Valentine Street;
 - (ii) 10m to Quay Street;
 - (iii) 3m to the northern boundary;
 - (iv) 5m to the eastern boundary (with the exception of the lift core, which has a 3m setback to a height of RL 178.60m); and
- (e) upper level setback (above RL 155.40m) of 24m from Quay Street.
- (5) The envelope detailed in 'Figure 6.189 – Indicative envelope massing' is the maximum permissible extent of the building form, and the final building design must be appropriately massed wholly within this envelope.
- (6) Tower setbacks are to maintain views from the public domain to Christ Church St Laurence as viewed from the future Quay Street public square and from Thomas Street towards to the future Quay Street public square.

6.3.21.2 Ground floor

- (1) Entry to the basement carpark is to be located at the north of the site from Thomas Street, as shown on 'Figure 6.194 Indicative ground floor layout plan'.
- (2) All street frontages and the through-site link, as shown on 'Figure 6.194 Indicative ground floor layout plan', are to be activated with retail or business premises or both.
- (3) The building shall maximise active frontages by minimising building services, vehicle entries and lobbies.

6.3.21.3 Wind

- (1) A quantitative wind effects report is to be submitted with a detailed development application for the subject site.
- (2) The quantitative wind effects report is to demonstrate that the proposed development will not:
 - (a) cause wind speeds that exceed the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks except where the existing wind speeds exceed the standard; and
 - (b) worsen an existing wind condition that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks by increasing the spatial extent, frequency or speed of the wind.
- (3) The quantitative wind effects report is to further demonstrate the proposed development incorporates measures to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.

Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.

Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.

Wind Comfort Standard for Sitting in Parks is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second and applies to Public Places protected by Sun Access Planes and/or No Additional Overshadowing Controls.

Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of; 4 metres per second for sitting; and 6 metres per second for standing.

- (4) The building shall be designed to mitigate wind impacts on Thomas and Valentine Streets, including through the use of active systems, form, materials and where necessary, redistribution of building bulk as shown in 'Figure 6.195 Wind mitigation envelope options'.

6.3.21.4 Haymarket Special Character Area

- (1) The development is to complement the civic character of the Haymarket Special Character Area by way of suitable façade composition, building materials, colours and textures, and by appropriate building articulation.
- (2) The building is to be designed to positively contribute to vistas, preserve key views and enhance the skyline in the locality.

6.3.21.5 Development adjacent to heritage items

- (1) The development is to be designed to respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the former Sutton Forest Meat heritage item at 757-759 George Street.
- (2) The maximum street wall height fronting Valentine Street extending 14m to the west of the boundary with the Sutton Forest Meat building is to be RL 23.20m consistent with the height of the heritage item.
- (3) Consideration is to be given to the impact the development would have on the significance, setting, landmark values and ability to view and appreciate the heritage item from public places.
- (4) The development is to respond to and maintain the significant view corridor towards the Christ Church St Laurence heritage item at 814A George Street through appropriate podium height and setbacks.

6.3.21.6 Public domain

- (1) A ground floor setback of at least 4.8m to Quay Street is to be included to provide additional publicly accessible open space to be read as an extension of the future public plaza on Quay Street.
- (2) The building is to be planned and designed to accommodate future conversion of adjacent streets into shared or pedestrian zones and associated stormwater works.
- (3) Incorporate high quality public art in publicly accessible locations to contribute to the identity and amenity of the place.
- (4) High quality public art is to be incorporated into the design of the publicly accessible open space adjacent to the future public plaza on Quay Street.
- (5) A feature tree is to be located in the publicly accessible open space adjacent to the future public plaza on Quay Street.

6.3.21.7 Residential amenity

- (1) The building is to provide a high level of amenity for occupants of the adjacent residential building by ensuring:
 - (a) good solar access – minimum 2 hours direct sunlight between 9.00am and 3.00pm on 21 June; and
 - (b) a void at the north wing of the building is to be provided between RL 33.20m and RL 54.40m with a minimum setback of 26.5m from the northern boundary.
- (2) The design, construction and ongoing operation of the external terrace through a management plan is to minimise any adverse acoustic impacts to adjacent residents, as follows:
 - (a) the hours of operation are to be restricted to 7.00am to 8.00pm Monday to Friday;
 - (b) no playing of amplified speech or music will be undertaken on the external terrace; and
 - (c) acoustic absorption shall be applied to the underside of the building structure above the external terrace:
 - (i) Absorption will be included to approximately 50% of the soffit above; and
 - (ii) Include a material or construction with a minimum NRC of 0.6.

6.3.21.8 Parking and vehicular access

- (1) Parking on site is to be limited to a total of not more than 79 car parking spaces having regard to the site's high level of accessibility by public transport services and active transport modes.
- (2) Vehicular access to the basement is to be from Thomas Street only, with no access from Quay or Valentine Streets.
- (3) Site loading facilities are to be useable and delivery and servicing needs are not to impact the use of the footpath in any way.

6.3.21.9 Design excellence strategy

- (1) An invited architectural design competition is to be undertaken in accordance with Division 4 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
- (2) The competition is to include:
 - (a) no less than six competitors;
 - (b) the majority to be local or national Australian firms; and
 - (c) at least one competitor that is an emerging architect or in partnership with emerging architect;
 - (d) competitors with demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings high level of skill in sustainable design; and
 - (e) competitors with gender representation ratio of 40% male, 40% female, 20% any gender in their design team.
- (3) The jury is to comprise a total of six (6) members. The proponent is to nominate three (3) jurors and the City of Sydney is to nominate three (3) jurors. At least one (1) juror is to have sustainability expertise.

- (4) Any additional floor space pursued for a building demonstrating design excellence under clause 6.21D(3)(b), is to be accommodated within the building envelope shown within 'Figure 6.189 – Indicative envelope massing'.
- (5) No additional building height under clause 6.21D(3)(a) is to be awarded as a result of the competition.

6.3.21.10 Sustainability

- (1) The building is to be designed to meet 5.5 star NABERS Energy rating for the commercial component and 4.5 star NABERS Energy rating for the hotel component, evidenced by provision of NABERS Energy Commitment Agreement at detailed design stage.
- (2) The building is to be designed to meet a 4 star NABERS Water score for both the commercial and hotel components as evidenced by hydraulic engineers report at detailed design stage.
- (3) The building is to include photovoltaic systems to achieve a minimum of 88kWp.
- (4) The building is to include a rainwater harvesting and storage strategy.

Figure 6.189

187 Thomas Street, Haymarket – Indicative envelope massing

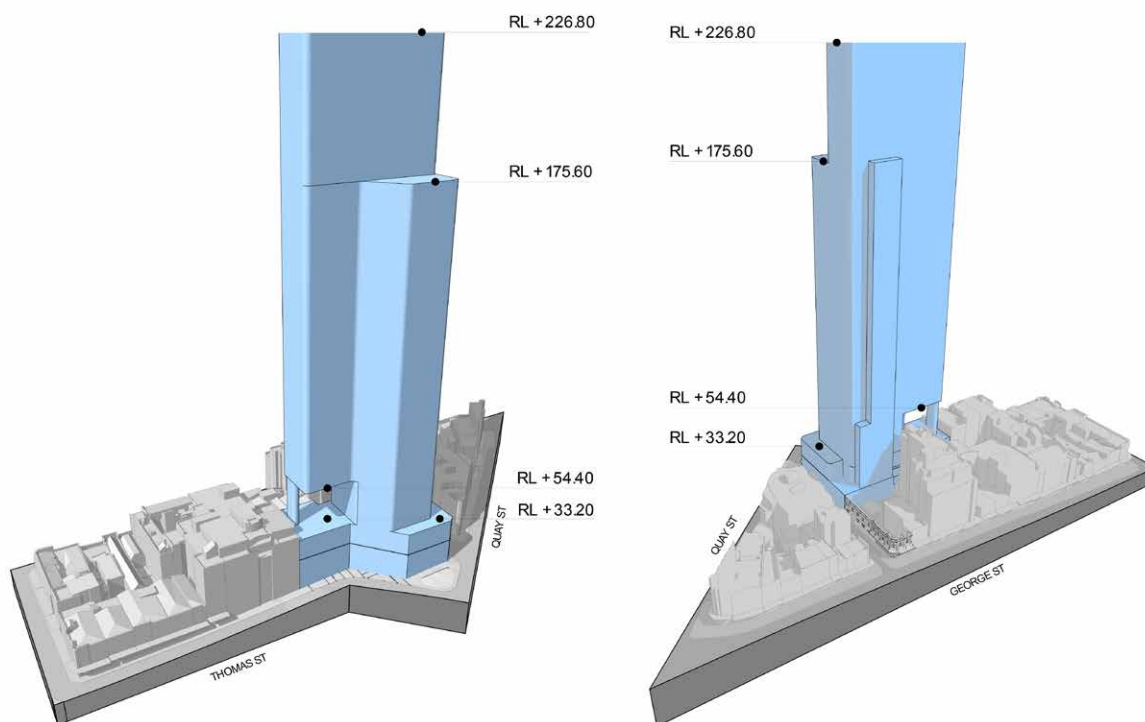


Figure 6.190
187 Thomas Street, Haymarket – Elevation of indicative envelope

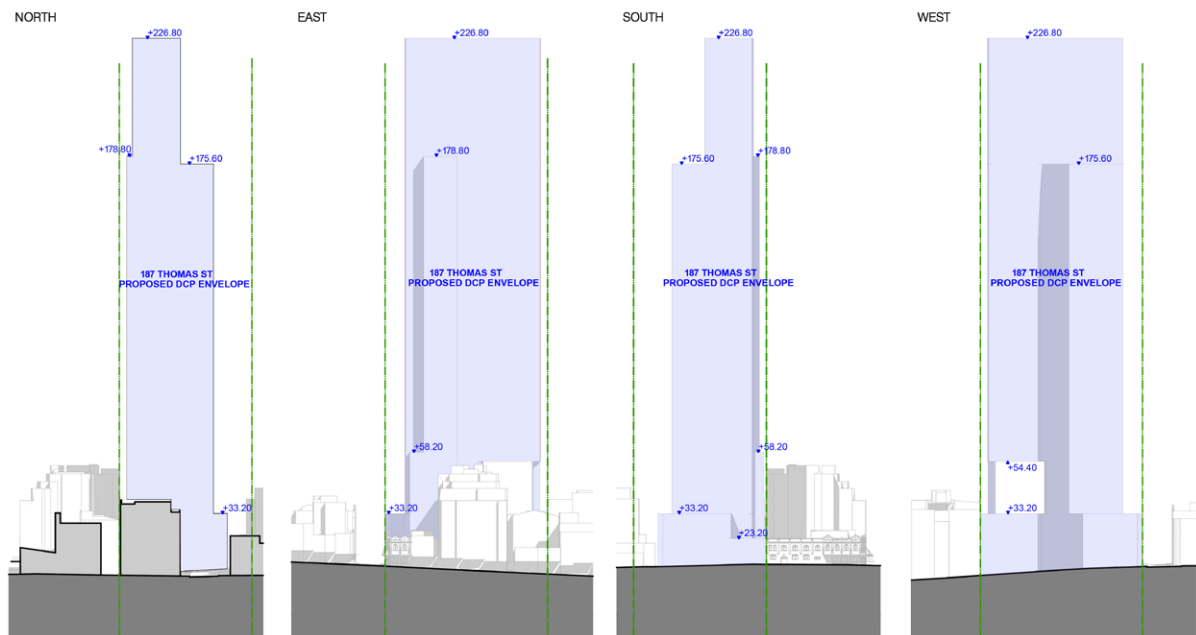


Figure 6.191
187 Thomas Street, Haymarket – Cross-section of indicative envelope

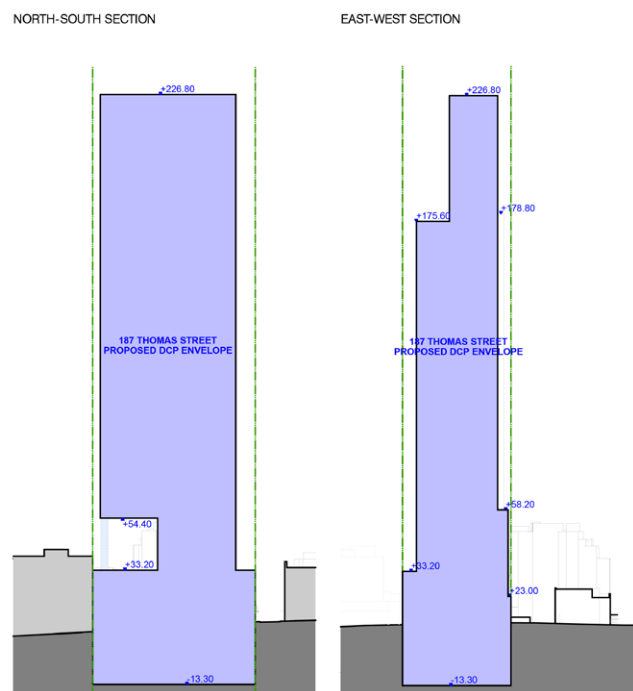


Figure 6.192
187 Thomas Street, Haymarket – Indicative envelope – setbacks



Figure 6.193
187 Thomas Street, Haymarket – Indicative envelope – void tower floor plan

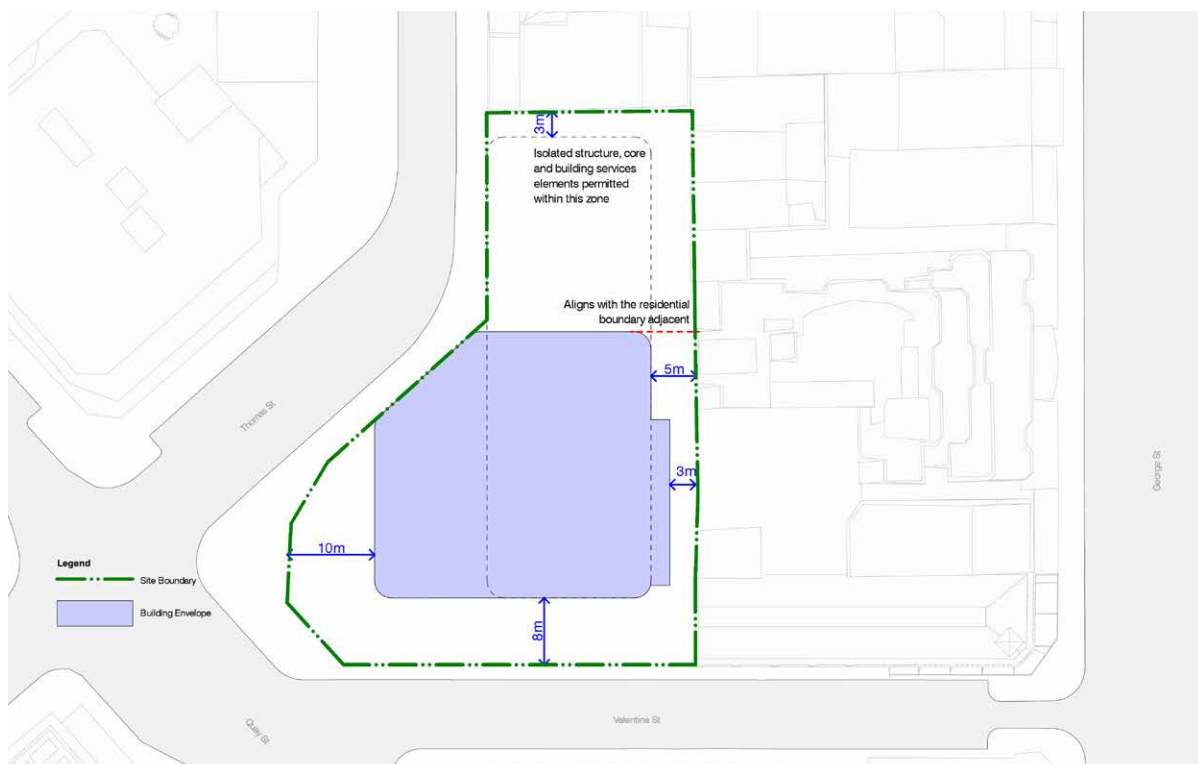


Figure 6.194
187 Thomas Street, Haymarket – Indicative ground floor layout plan

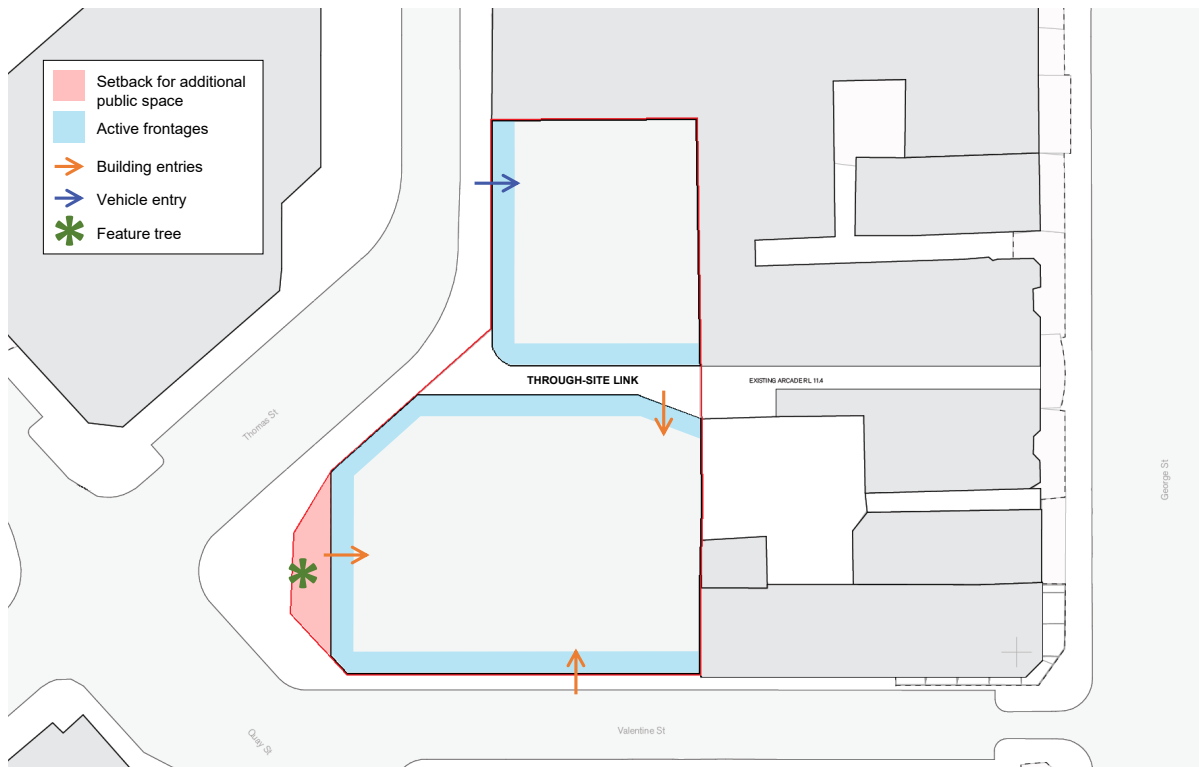
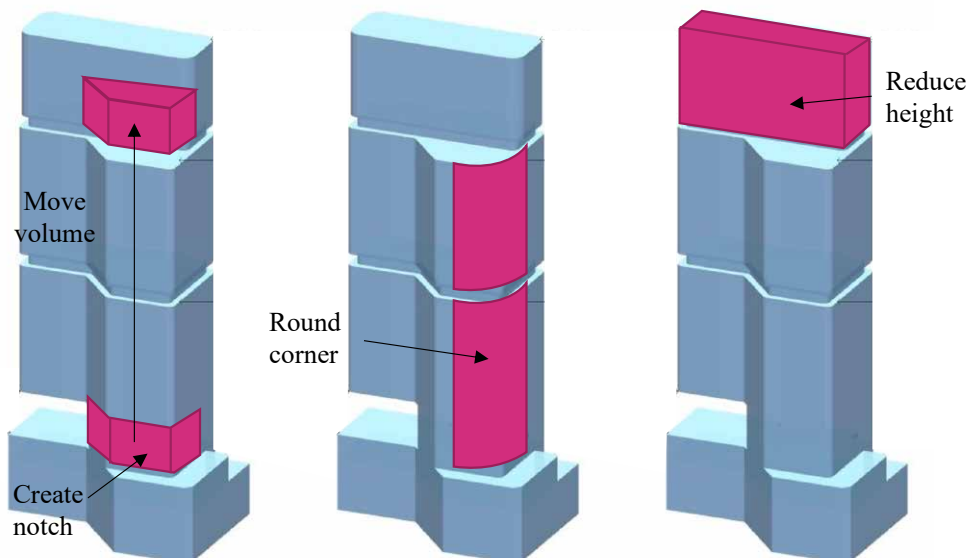


Figure 6.195
187 Thomas Street, Haymarket – Wind mitigation envelope options



6.3.22 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe

The following objectives, future character statement and provisions apply to the site 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe, as shown in Figure 6.196, where relevant site-specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.54 (new clause) of Sydney LEP 2012 enables development to exceed the floor space ratio shown on the floor space ratio map up to a prescribed amount, provided the entire site is developed for residential accommodation with ancillary community facilities and commercial premises at the ground level.

All other relevant provisions in the DCP apply, except where they are inconsistent with these provisions. The provisions of this section prevail in the event of any inconsistency.

Figure 6.196
Land Application
(subject site outlined
in red)



6.3.22.1 Desired future character statement

Objectives

The primary objective of the development controls for 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe is to create development consistent with the following desired future character statement.

Future character statement

The future development has:

- (a) social and affordable housing occupying the northern lot;
- (b) a non-residential use for social purposes on the northern lot;
- (c) a rich landscape setting with substantial tree canopy cover;
- (d) high levels of environmental performance including PV arrays that supply substantial energy, smart use of water and passive design features like external sun access and shading and natural cross ventilation suitable for Sydney's climate;
- (e) landscaped green roofs;
- (f) building heights that transition from the heights of the conservation area to the west to the urban renewal land to the east; and
- (g) high quality apartment architecture using face brick and a series of new terraces fronting MJ Doherty Reserve.

6.3.22.2 Uses and flood protection

Objectives

- (a) Provide non-residential uses fronting Wentworth Park Road and Cowper Street at ground level including for social, commercial, retail purposes and building lobbies and bike facilities.
- (b) Provide substantial social housing fronting Wentworth Park.

Provisions

- (1) Non-residential ground floor uses are to be provided generally in accordance with Figure 6.197: Non-residential ground floor uses and 6.3.21.2(2) and (3).
- (2) A non-residential use for social purposes with a minimum area of 165 square metres is to be provided with a frontage to Wentworth Park Road.
- (3) A commercial or retail space with a minimum area of 35 square metres is to be provided with a frontage to Cowper Street at the intersection with Wentworth Street.
- (4) Non-residential uses (for example, lobbies, bike facilities, commercial, retail, communal uses) are to be located on the ground level frontages shown grey and marked "C" in Figure 6.197.
- (5) Service and waste management areas should be protected from flooding by measures that may include flood barriers or flood resistant doors.

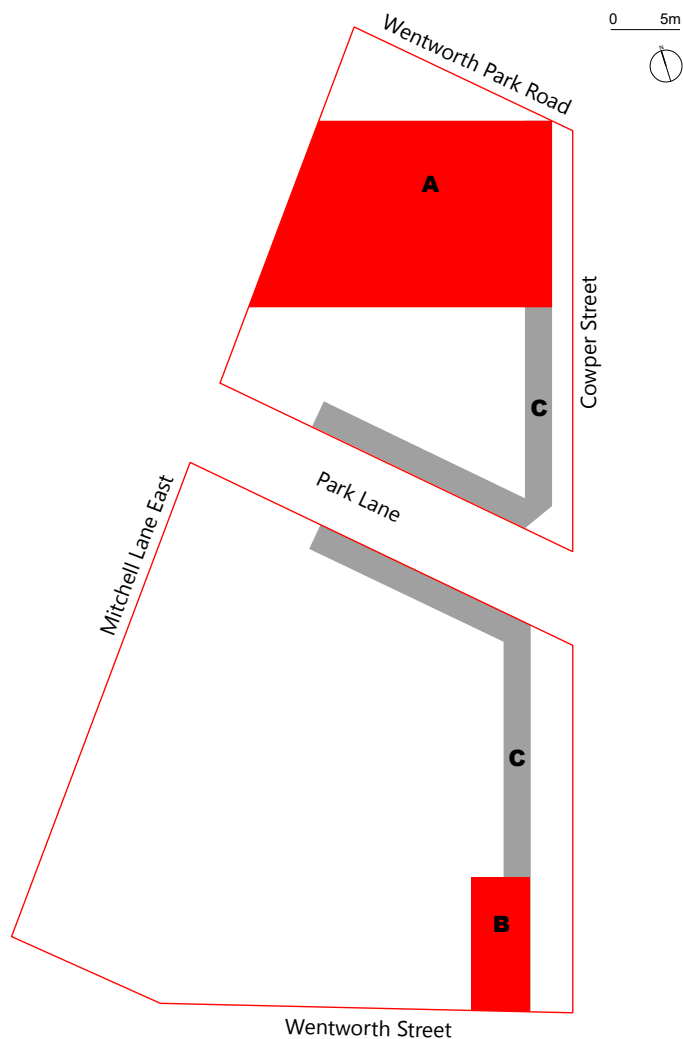
Figure 6.197

Community facility and non-residential ground floor uses

A – Indicative location of ground level non-residential use for a social purpose

B – Indicative location of ground level commercial or retail space

C – Non-residential ground floor uses (for example, lobbies, bike facilities, commercial, retail and communal uses)



6.3.22.3 Local infrastructure

Objectives

- (a) Ensure footpaths on Cowper Street meet NSW target widths.
- (b) Provide footpath continuations across side streets and lanes.
- (c) Convert Mitchell Lane East and Park Lane to pedestrian priority shared surfaces.

Provisions

- (1) Provide footpath widening and shared surfaces generally in accordance with Figure 6.198: Footpath widening and shared surfaces and 6.3.21.3(2) and (3).
- (2) The footpath on the western side of Cowper Street north of Park Lane is to be widened by providing a setback from the face of the kerb to ensure a clear footpath width of 2.9m (with a minimum of 2.3m extending for no more than 3m along the length of the street) consistent with the NSW Walking Space Guide, Type 2 footpath, target Level of Service C. The footpath widening is to include a footpath continuation across Park Lane. This land is to be dedicated to Council.
- (3) The footpath on the western side of Cowper Street between Park Lane and Wentworth Street is to be widened by 1.5 metres within the site boundary. This land is to be dedicated to Council.

- (4) Footpaths and Access Connections are to be finished in accordance with detailed public domain plans, RLs, cross and longitudinal sections and construction specifications to be supplied by the City of Sydney at development application stage.
- (5) Public domain works are to incorporate underground utilities within the street reservation as agreed with the City of Sydney and in a manner that facilitates retention of street trees and new planting.

Figure 6.198

Footpath widening and shared surfaces

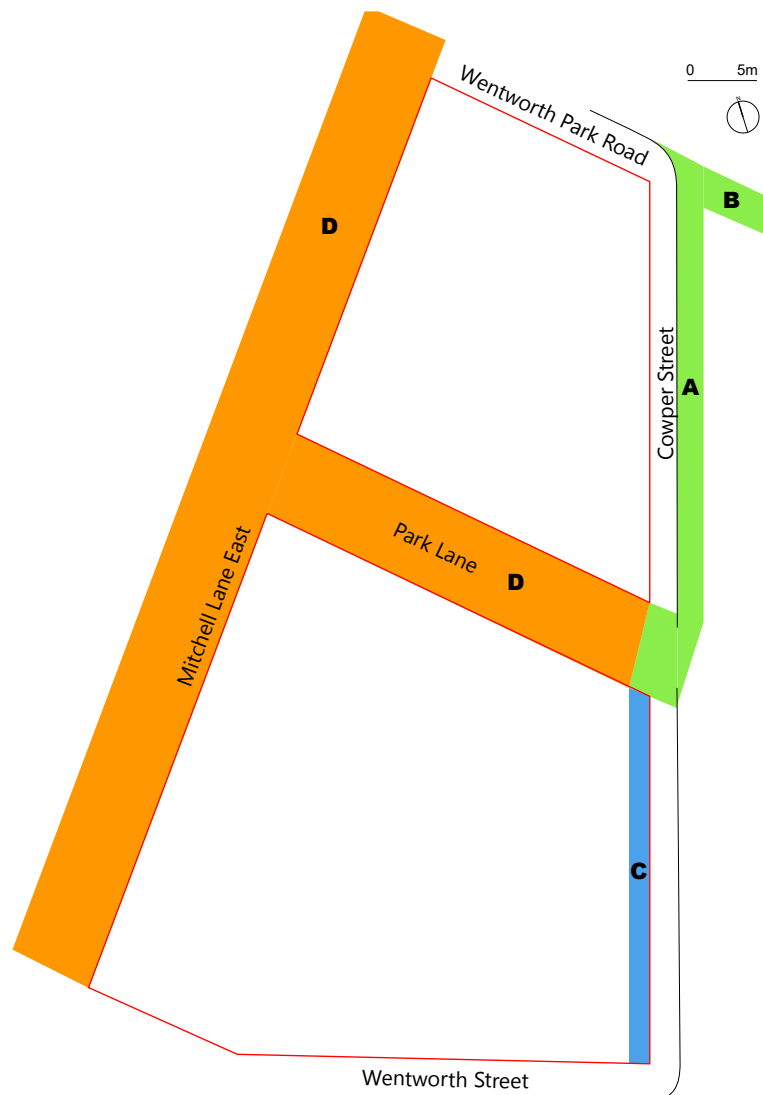
A – Setback from the kerb to ensure a clear footpath width of 2.9m (with a minimum of 2.3m extending for no more than 3m along the length of the street) – NSW Walking Space Guide, Type 2 footpath, target Level of Service C.

B – 2.9-3.6m wide footpath continuation along Wentworth Park Road across Cowper Street (marked Pedestrian Crossing preferred).

C – 1.5m footpath widening to Cowper Street within the site boundary, land dedicated to Council.

D – Convert Mitchell Lane East and Park Lane to pedestrian priority shared surfaces (and formal Shared Zone if permitted).

Note: servicing is to be from Park Lane and a footpath crossover for vehicular access from Wentworth Street. The footpath is to be continuous across the vehicular access point.



6.3.22.4 Tree canopy cover, landscape, deep soil, vehicular access, loading and servicing

Objectives

- (a) Retain all surrounding street trees.
- (b) Maximise tree canopy cover on site.
- (c) Maximise deep soil provision on site.

- (d) Minimise the impact of vehicular access and servicing on the public domain interface of the development.
- (e) Ensure vehicular access points are not provided from Wentworth Park Road or Cowper Street.
- (f) Ensure loading and servicing is provided at-grade from Park Lane.
- (g) Ensure above ground services are not located in landscaped areas.

Provisions

- (1) All surrounding street trees must be retained.
- (2) The Spotted Gum tree in the south-west corner of the site must be retained.
- (3) If not re-used on site, the existing Kentia Palms must be transplanted to a nearby area of public domain identified by Council at the developer's cost.
- (4) Landscape areas must be provided in accordance with Figure 6.199: Landscape areas.

Figure 6.199
Landscape areas

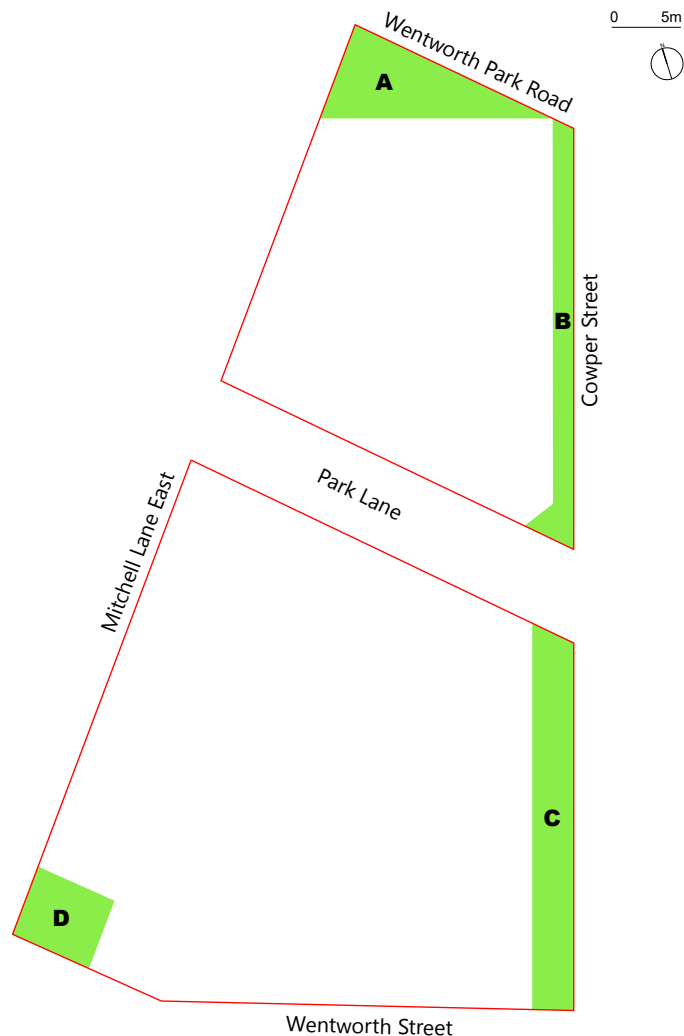
Provide landscape areas:

A – Minimum area of 56sqm

B – Minimum 1.5m wide

C – Minimum 3.0m wide inclusive of a 1.5m wide footpath widening dedication to Council

D – Minimum area of 31sqm



- (5) Landscaped areas shown in Figure 6.199 must be provided as deep soil and be entirely occupied by tree canopy at 10 years from occupation certificate. No structures may encroach on the landscaped areas except access paths, ramps and stairs and external sun shading elements above the canopy of the trees at maturity.

- (6) Provide green roofs to provide tree canopy, amenity, improve microclimate conditions and create comfortable communal spaces.
- (7) A minimum of 8% of the total (combined) site area must be provided as deep soil as per 6.3.21.4(5).
- (8) At least 18% of the total site area must be covered by tree canopy when trees reach maturity, demonstrated by a landscape plan prepared by a suitably qualified landscape architect.
- (9) Vehicular access and servicing is to be in accordance with Figure 6.200: Vehicular access and servicing.
- (10) One vehicular access point to the basement parking level may be provided from Wentworth Street. The footpath crossover must be minimised in width and not include kerb returns.
- (11) Any parking provided in a basement up to the maximum number of spaces permitted in Sydney LEP 2012 will be deemed to be required parking for the purposes of determining Gross Floor Area.

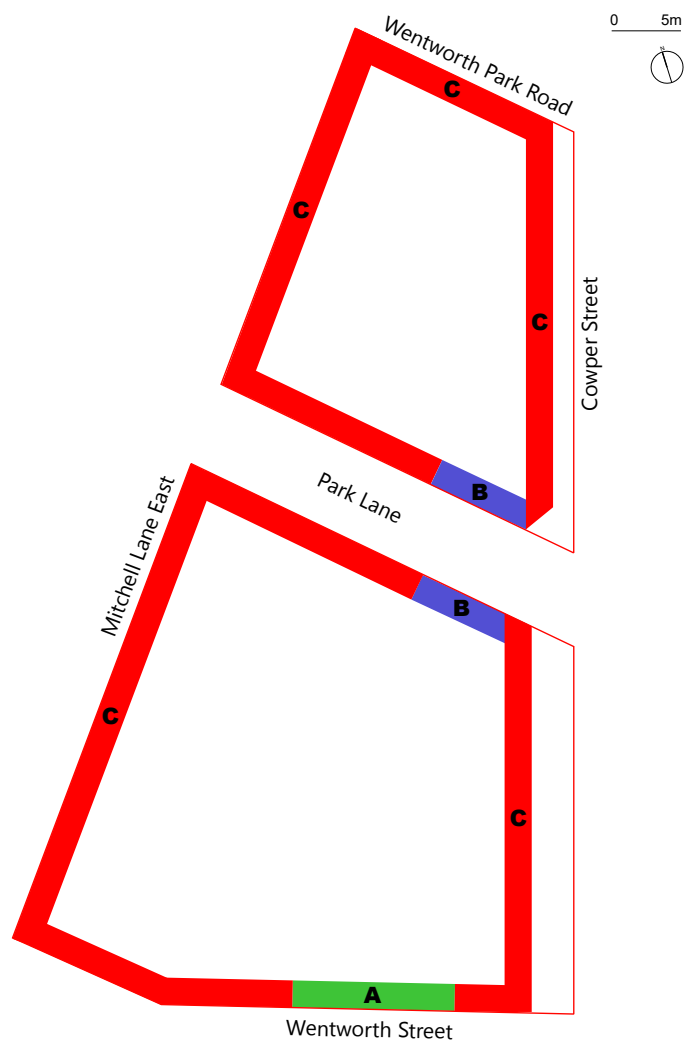
Figure 6.200

Vehicular access and servicing

A – Preferred location for vehicular access

B – Preferred location for servicing docks (vehicles to service from Park Lane)

C – Frontages from which there must not be vehicular access or servicing



6.3.22.5 Height of buildings

Objectives

- Minimise overshadowing of surrounding development.
- Minimise the building depth of residential flat buildings to maximise daylight and natural ventilation to habitable rooms.
- Ensure building separations and visual privacy meet Apartment Design Guide design criteria.
- Ensure all east and west facing rooms are provided with external sun shading.

Provisions

- The height and location of development must not exceed the maximum heights above the Flood Planning Level (FPL) in storeys and RLs in Figure 6.201: Maximum heights in storeys and Figure 6.202: Maximum Height (RLs). For the purpose of this section any level of a building that has habitable areas and has a floor level above the FPL is a storey (including attics and mezzanines).
- Above ground built elements may not extend into the white areas shown with an "A" in Figures 6.201 or 6.202 except stairs, ramps, landscape structures, small decorative brick facade elements and non-trafficable external sun shading.

Figure 6.201
Maximum heights in storeys

A – No built elements
(see provision 2)

Black number followed by "st" – maximum height in storeys, extent shown as a grey area.

Areas noted as "+ attic" may instead be 3 storey where the uppermost storey is set back at least 3m from Mitchell Lane East.

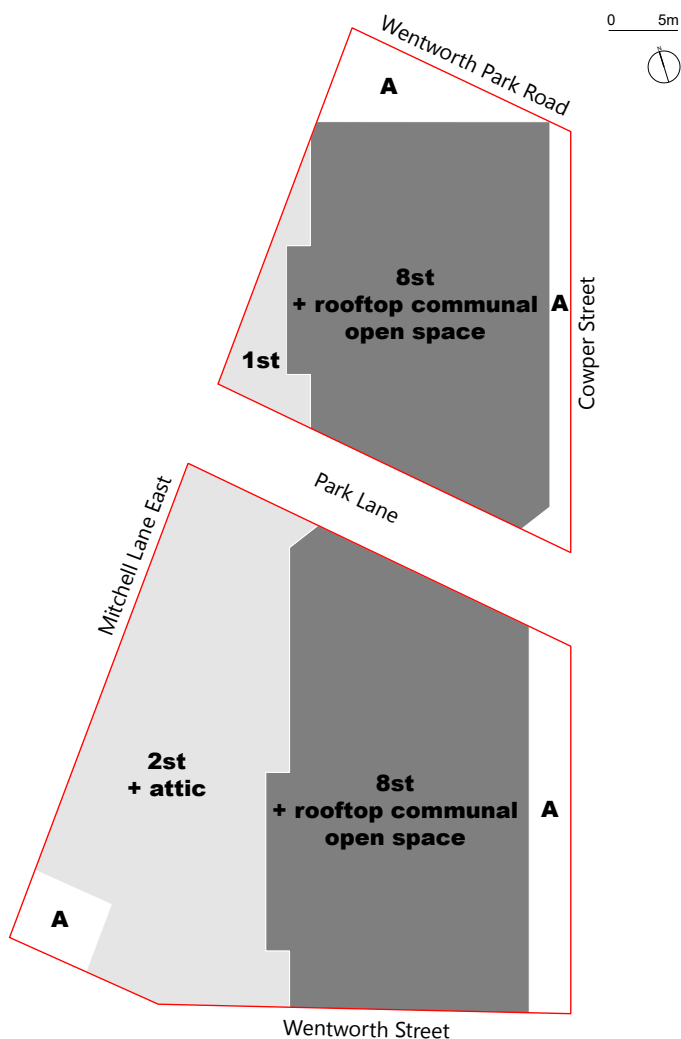


Figure 6.202
Maximum heights (RLs)

Dimensions:

Maximum dimensions in metres shown as a red number.

Minimum dimensions in metres shown as a blue number.

Maximum height of development (RLs to AHD):

A – RL 5.0 (except for landscape structures)

B – RL 9.5

C – RL 15.0

D – RL 31.6

E – Height determined by protection of 2 hours sun to the living room window of apartment 1.3.7 at 87 Bay Street on 21 June

F1-5 – The arrangement of these setbacks in plan must ensure solar access to 87 Bay Street and 14-26 Cowper Street is maintained in accordance with the requirements of SEPP 65 and the Apartment Design Guide except as noted in this DCP

G – RL33.6

H – RL35.1

J – RL36.0 (note that the maximum height of habitable areas is RL31.6)

K1 – extends zone J by 1.75m to the west for a 12.9m wide zone

K2 – extends zone J by 1.75m to the west for a 9.3m wide zone

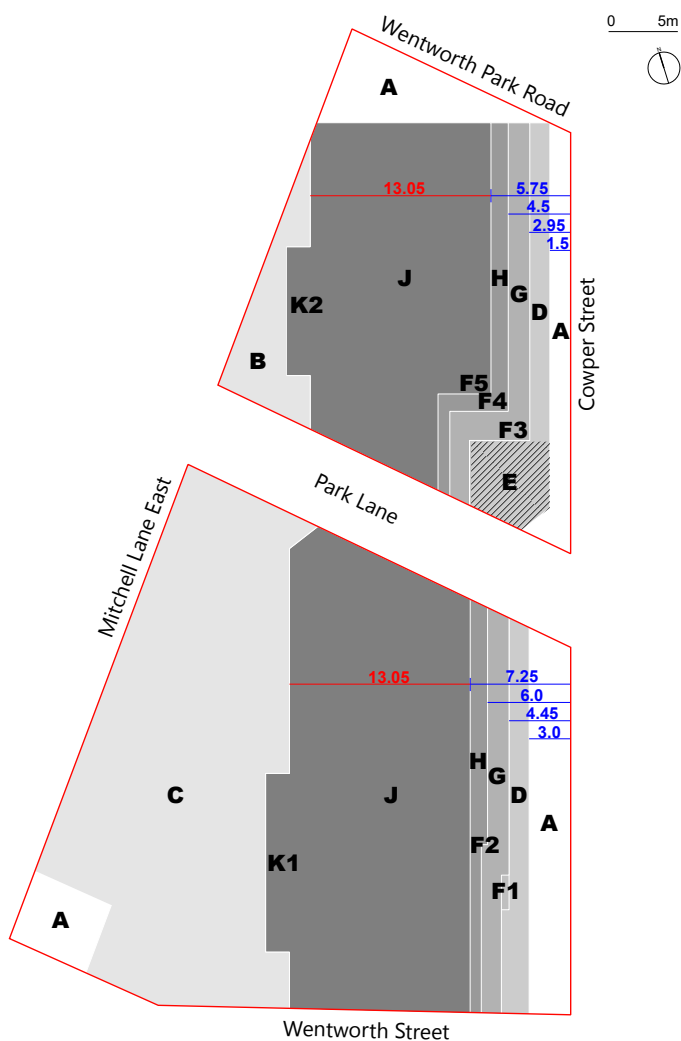
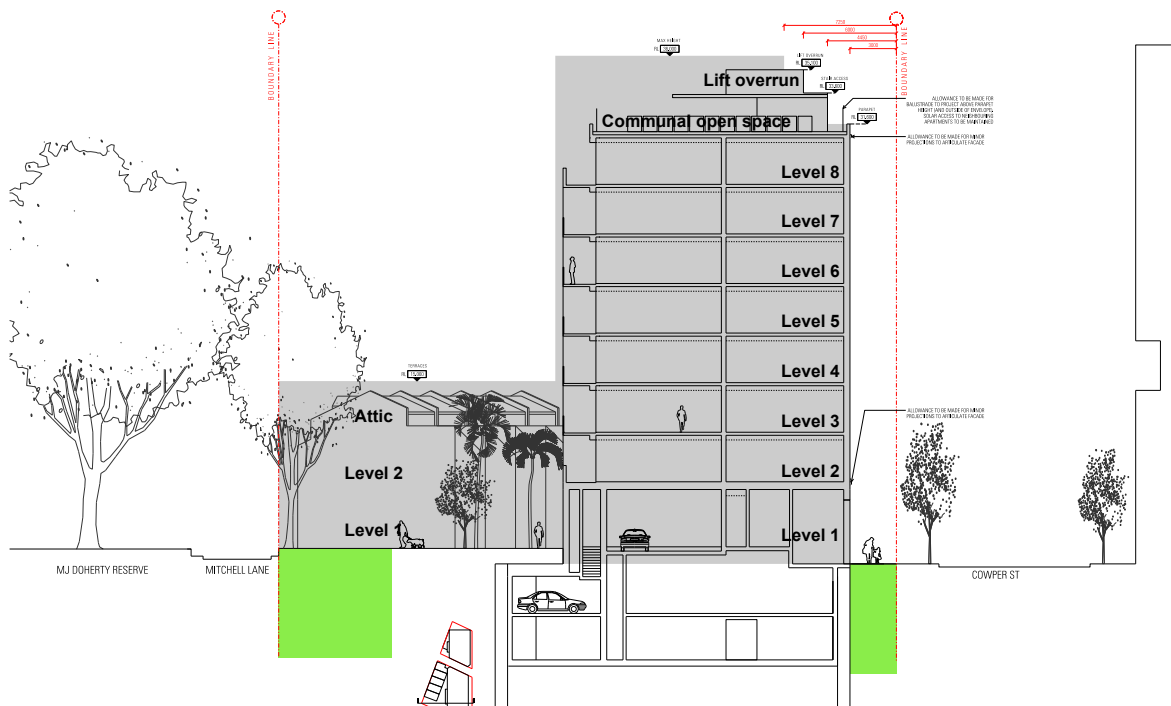


Figure 6.203
Illustrative east-west cross section



6.3.22.6 Design excellence

Provisions

A competitive design process that satisfies the requirements of Sydney LEP 2012 and Sydney DCP 2012 has been undertaken for the site with the successful architectural practice being Johnson Pilton Walker (JPW). The detailed development application must be generally in accordance with the winning design as amended in the lodged planning proposal application. If the detailed development application is generally in accordance with the winning design as amended in the lodged planning proposal application, it will be unnecessary a competitive design process to be held in relation to the proposed development under Clause 6,21(6) of Sydney LEP 2012.

The design must be further modified to respond to this DCP.

6.3.22.7 Street trees

Objectives

- (a) Maximise retention of existing street trees.

Provisions

- (1) Existing street trees must be retained.

6.3.22.8 Overshadowing

Objectives

- (a) Minimise overshadowing of adjacent development.

Provisions

- (1) Overshadowing of apartment 1.3.07 at 87 Bay Street must ensure that it receives 2 hours of sun to its living room window on 21 June.

- (2) Overshadowing of apartment 1.2.10 at 87 Bay Street must be minimised consistent with the height envelope shown in this DCP. This may result in the apartment receiving less than 2 hours of sun to its living room on 21 June.
- (3) Overshadowing of neighboring single dwellings must not exceed that created by the building massing described in this DCP.

6.3.22.9 Building typologies, visual privacy and pedestrian entries

Provisions

- (1) Social and affordable housing is to be of an equal or higher quality than any other housing provided as part of the overall development. Higher quality includes greater amenity of the dwellings with a greater proportion receiving natural cross ventilation and sun access; longer life construction; and, lower maintenance requirements.
- (2) Dwelling typologies, visual privacy and pedestrian entries must be in accordance with Figure 6.204: Typologies, visual privacy and pedestrian entries.

Figure 6.204

Typologies, visual privacy and pedestrian entries

A – Terrace typology (2 storey plus attic or 3 storeys with upper level set back)

B – Apartment building typology with decorative face brickwork

C – Manage visual privacy across Park Lane by orienting the vision windows in the northern block to the east and west

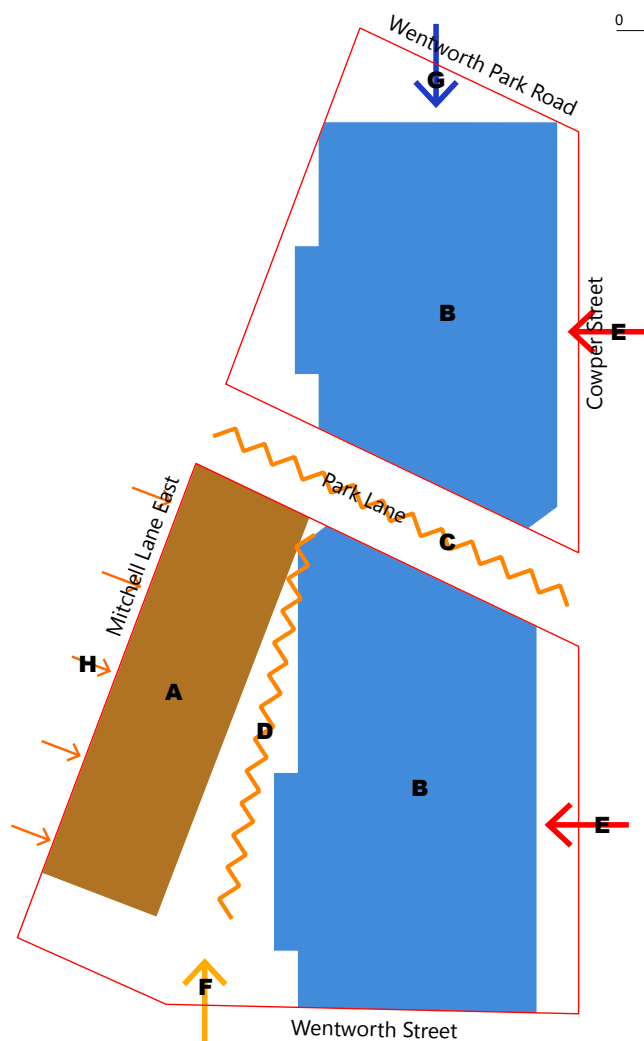
D – Manage visual and acoustic privacy between the terraces and apartments by orienting the terraces' habitable rooms to the west facing the park

E – Provide main pedestrian entries to apartment buildings from Cowper Street (provide alternative ramp access to both lobbies)

F – Provide a secondary pedestrian entry from Wentworth Street

G – Provide primary entry to the non-residential use for a social purpose from Wentworth Park Road including ramp access (this ramp is also to provide access to the residential lift lobby via the setback to Cowper Street)

H – Provide individual entries to each terrace directly from Mitchell Lane East Street



6.3.22.10 Ecologically sustainable development

Objectives

- (a) Minimise energy and water use and waste generation.
- (b) Maximise on-site renewable energy generation, water re-use and waste recycling.

Provisions

- (1) Development must achieve the following minimum ratings:
 - (a) All development:
 - 5-star Green Star Design and As-Built.
 - (b) Residential Development:
 - BASIX Energy 50 for buildings up to 3 storeys in height;
 - BASIX Energy 30 for buildings more than 3 storeys in height;
 - Solar Panels on the roofs of all buildings; and
 - a stretch goal of more than BASIX Water 40, strongly encourage the use of recycled water beyond irrigation.
- (2) All development must have a combination of green roofs, 155sqm of roof-top solar PV (or no less than 35 kWp) and communal open space on rooftops. Other areas must be designed with high albedo qualities to reflect heat.
- (3) The site must be planned to minimise paved areas and maximise stormwater infiltration. All public access paving must be permeable except where accessibility requirements restrict it.
- (4) All development must be designed to maximise passive design approaches, including through provision of external sun access and shading to doors and windows except where tree canopy provides shading over an extended summer period, there is a projecting balcony overhang or the window to external wall ratio for the room behind is less than 20%.
- (5) The development must not include any gas infrastructure or systems.
- (6) All apartments must have access to external clothes drying facilities.
- (7) All parts of the development must include piping for use of recycled water in irrigation and the like.
- (8) Appropriately sized cupboards for the future provision of air conditioning units must be located on apartment balconies
- (9) Development must follow the guidance of the City of Sydney Guidelines for Waste Management in New Development.
- (10) Strongly encourage provision of ceiling fans in habitable rooms.

6.3.22.11 Heritage

Objectives

- (a) To record and preserve the heritage values of the site.

Provisions

- (1) Prior to the demolition of any structures, an archival photographic recording must be completed. Ideally, this archival recording would include as built drawings or measured drawings plus a photographic record.
- (2) Prepare an Interpretation Strategy regarding the historic development of the area.

- (3) Any significant heritage fabric relating to the St Phillip's Conservation area, such as the stone kerb along Mitchell Lane East must be conserved.
- (4) Retain the heritage trees adjacent to the site.
- (5) Where Aboriginal heritage items are identified through the Aboriginal Cultural Heritage Assessment Report (ACHAR), an Aboriginal Heritage Impact Permit will be required prior to any impact as a result of excavation or construction works.

6.3.23 30-62 Barcom Avenue, Darlinghurst

The following objectives and provisions apply to 30-62 Barcom Avenue, Darlinghurst where the provisions of the Sydney Local Environmental Plan 2012 Clause 6.60 30-62 Barcom Avenue Darlinghurst are implemented.

All other relevant provisions of this DCP apply. The provisions of this section shall prevail in the event of any inconsistency.

Objectives

- (a) To ensure that the building is of appropriate bulk and scale in response to its context of adjoining low scale residential and the Barcom Avenue Conservation Area;
- (b) To ensure that acceptable levels of solar access and privacy for residential neighbours; and
- (c) To ensure that development exhibits a high level of environmental performance.

Provisions

6.3.23.1 Built form

- (1) Development is not to exceed the maximum number of storeys shown in Figure 6.205 Height in Storeys.
- (2) Development is to provide third and fourth storey upper level setbacks to the building to deliver a building envelope which achieves:
 - (a) building setbacks in accordance with Figure 6.206 Building Setbacks;
 - (b) a third storey height not exceeding RL 25.61 and a fourth storey height not exceeding RL 30.10; and
 - (c) a 'lower fourth storey' in the areas demarked as 'A' and 'B' in Figure 6.205 Height in Storeys and as dimensioned in Figure 6.206 Building Setbacks, with a building height not exceeding RL 29.35 at 'A' and not exceeding RL 28.32 at 'B'.
- (3) Windows are to be suitably screened or treated to provide high levels of privacy to nearby residential properties.
- (4) The roof of the third level is not to be used as private open space and no balustrades are permitted.
- (5) The existing building is to be retained and adapted.

Note: The LEP includes the consent authority to consider overshadowing to neighbours before awarding additional height and/or floor space which may limit the potential to achieve the maximum floor space ratio.

Figure 6.205
Height in Storeys

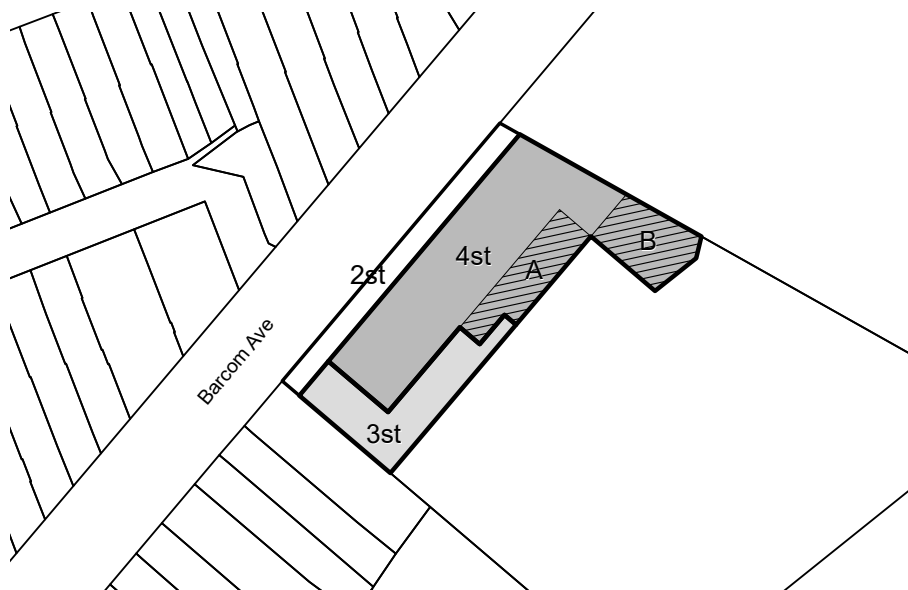
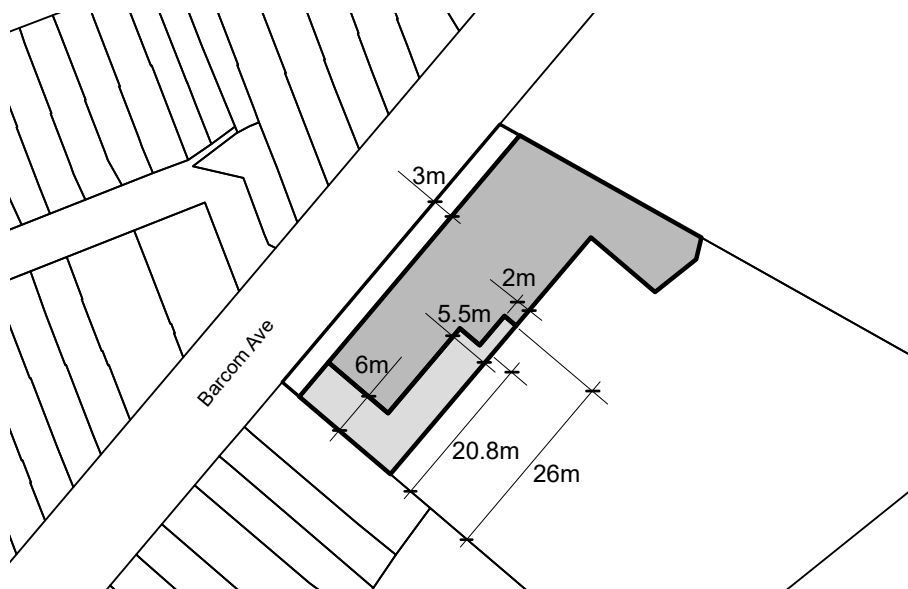


Figure 6.206
Building Setbacks



6.3.23.2 Sustainability

- (1) Development is to be accompanied by a 6 star base building NABERS Energy Commitment Agreement.
- (2) A PV system is encouraged on the roof of the building, which can also include some solar water heating for the building.
- (3) Building design is to consider how best to maximise the roof top solar potential and is to avoid high parapet walls, unnecessary roof clutter and the like.
- (4) A green roof, intensive or extensive, covering 30% of available roof space is encouraged, with available roof space being the total roof area minus areas for renewable energy, where the renewable energy system cannot be incorporated into and work appropriately with a green roof.

6.3.23.3 Sustainable travel

- (1) Bike parking spaces are to be provided in conjunction with the new office floor space permitted under Clause 6.60 of Sydney Local Environmental Plan 2012 as follows:
 - (a) 9 employee spaces; and
 - (b) 4 visitor spaces.
- (2) Development is to be accompanied by a Green Travel Plan promoting sustainable travel behaviours to and from the site.

6.3.24 2 Chifley Square, Sydney

The following objectives and provisions apply to 2 Chifley Square, Sydney 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 6.60C of the Sydney LEP 2012 enables development to exceed the floor space ratio shown in the floor space ratio map up to a prescribed amount, providing the subject site is developed for commercial use.

If a development at 2 Chifley Square, Sydney, seeks to utilise additional floor space ratio permitted by clause 6.60C of the Sydney LEP 2012, 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.

6.3.24.1 Maximum Building Envelope

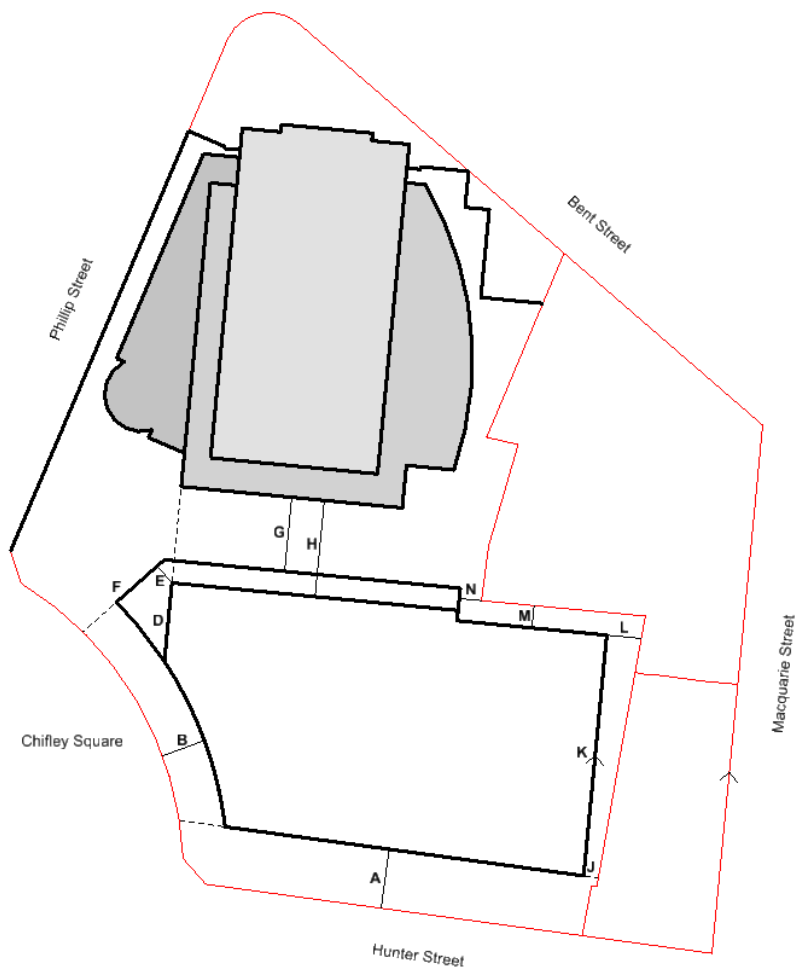
Objectives

- (a) Ensure development provides a strongly defined podium
- (b) Ensure development provides:
 - (i) tower setbacks that create a large setback from Hunter Street
 - (ii) stepping setbacks to Chifley Square that define the square and relates to the stepping massing of the existing tower
 - (iii) sufficient setbacks from side boundaries that all maintenance can occur within the site boundaries
 - (iv) a formally composed presentation when viewed from Macquarie Street
- (c) Determine the maximum planning envelope that respects the local context and achieves acceptable levels of solar access, wind comfort and daylight.
- (d) Ensure the building is appropriately massed within the planning envelope.

Provisions

- (1) The street frontage height facing Chifley Square and Hunter Street shall not exceed RL 61.1m.
- (2) Setbacks of the tower component of development above the street frontage height are to be consistent with Figure 6.207 Envelope – tower setbacks.

Figure 6.207
Envelope – tower setbacks



A – 8m from Hunter Street

B – 6m from Chifley Square

D – Above 120m above ground – align with the face of the existing tower, extension of alignment shown with a dashed line

E – 3m exactly measured from the north west corner of the envelope above 120m above ground

F – Up to 120m above ground – setout from E aligned perpendicular to the curved alignment of Chifley Square as illustrated, the closest point is approximately 14.7m from Phillip Street

G – Up to 120m above ground – 10m from the face of the existing tower

H – Above 120m above ground – 13m from the face of the existing tower

J – 2m from the boundary aligned parallel to Hunter Street

K – Setout from J aligned parallel to Macquarie Street boundary with 175-181 Macquarie Street

L – Setback resultant of J and K – approximately 4.7m

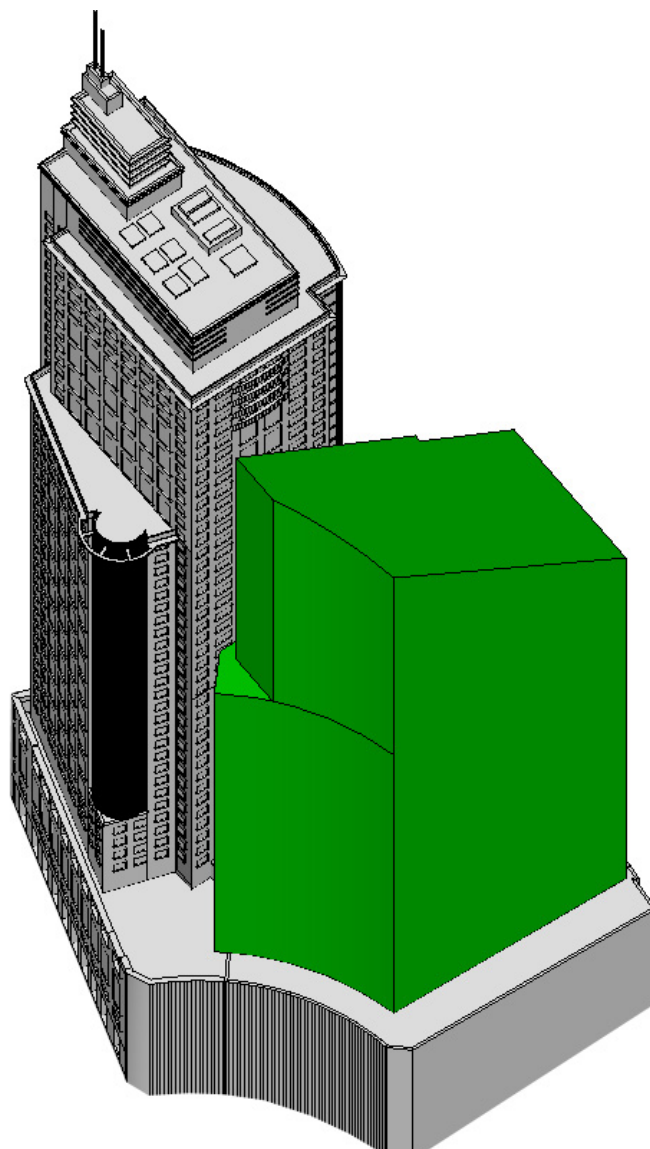
M – 3m from the boundary

N – 3m from the boundary

Grey – Existing tower to be retained

- (3) The envelope detailed in 'Figure 6.207 Envelope – tower setbacks' is the maximum permissible extent of the building form, and the final building design must be appropriately massed within this envelope. This envelope is indicatively illustrated in 'Figure 6.208 – Planning envelope view from the south-west'.

Figure 6.208
Planning envelope view from
the south-west



- (4) A minimum of 10.5% of the total tower component envelope area (the sum of the areas measured in plan at each level) is to be for the purposes of architectural articulation (open areas), sun shading and external walls.

6.3.24.2 Materiality

Objectives

- (a) Ensure development provides a high-quality cohesive urban ensemble.

Provision

- (1) Consideration of the opportunity for a response to the architecture and materials of the existing Chifley Tower to create a cohesive urban ensemble.

6.3.24.3 Defining Chifley Square

Objective

- (a) Ensure development provides a high-quality unified presentation to Chifley Square.

Provision

- (1) Development is to create a new unified architectural design of the building frontage to Chifley Square with a consistent height datum. The design of this frontage is to complement and join beautifully with the architectural expression of the existing Phillip Street street wall frontage and Qantas House facade.

6.3.24.4 Ground level frontage

Objective

- (a) Maximise active frontages with retail and business premises uses at ground level, and minimise services, vehicle access and lobbies.

Provisions

- (1) Chifley Square and Hunter Street ground level frontages are to maximise activation with retail or food and drink premises or both.
- (2) Entry to the basement carpark is to be maintained at the existing location on Bent Street.

6.3.24.5 Wind

Objective

- (a) Ensure development results in a comfortable and safe wind environment in adjacent public places.

Provisions

- (1) A quantitative wind effects report is to be submitted with a detailed development application for the subject site.
- (2) The quantitative wind effects report is to demonstrate that the proposed development will not:
 - (a) cause wind speeds that exceed the Wind Safety Standard, the Wind Comfort Standard for Walking except where the existing wind speeds exceed the standard; and
 - (b) worsen an existing wind condition that exceeds the Wind Safety Standard and the Wind Comfort Standard for Walking by increasing the spatial extent, frequency or speed of the wind.
- (3) The quantitative wind effects report is to demonstrate that the proposed development will result in lower average wind comfort speed than the Schedule 11 Procedure B Base Case model envelope.
- (4) The quantitative wind effects report is to further demonstrate the proposed development incorporates measures to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.

Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.

Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.

Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of; 4 metres per second for sitting; and 6 metres per second for standing.

6.3.24.6 Parking and vehicular access

Objectives

- (a) Ensure development results in minimal provision of car parking on site.
- (b) Ensure development provides basement access to adjoining sites.

Provisions

- (1) Vehicular access is to be from the existing location on Bent Street only.
- (2) Commercial car parking spaces removed from the site are not to be converted to tenant car parking spaces
- (3) The basement is to include break through panels and necessary easements to the adjoining site known as 167 Macquarie Street.

6.3.24.7 Design Excellence Strategy

Objective

- (a) To ensure that the building design is the result of an architectural design competition to achieve design excellence.

Provision

- (1) An invited architectural design competition is to be undertaken in accordance with clause 6.21D of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
- (2) The competition is to include:
 - (a) no less than six (6) competitors invited to participate;
 - (b) the majority to be local or national Australian firms;
 - (c) the architectural practice that designed the existing tower;
 - (d) at least one (1) competitor is an emerging architect or all competitors must be in partnership with emerging architects
 - (e) competitors should demonstrate that they meet a gender representation ratio of at least 40% non-male members in their design team
- (3) The jury is to comprise a total of six (6) members. The proponent is to nominate three (3) jurors made up of one independent member (a person who has no pecuniary interest, nor is a pending or contracted employee or consultant to the proponent) and the City of Sydney is to nominate three (3) jurors.
- (4) Any additional floor space that may be awarded for a building demonstrating design excellence under the site specific clause 6.60C, is to be accommodated within the building envelope shown within 'Figure 6.206 – Envelope – tower setbacks'.

6.3.24.8 Pedestrian connection through the podium

Objectives

- (a) Ensure development results in pedestrian access through the site.

Provisions

- (1) A pedestrian connection is to be provided through the podium providing a legible, accessible connection linking Bent Street with Hunter Street.

6.3.24.9 Sustainability

Objective

- (a) Ensure that development includes net zero energy operation.
- (b) Ensure that the new office development on the southern portion of the site:
 - (i) is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
 - (ii) minimises embodied and operational carbon emissions.

Provision

- (1) The consent authority must be satisfied that office development is capable of achieving net zero energy for the base building prior to commencing use through achievement of:
 - (a) 5.5 Star NABERS Energy Commitment Agreement + 25%; or
 - (b) certified Green Star Buildings rating with a “credit achievement” in Credit 22: Energy Use
 - (c) a maximum of 45 kWh/yr/m² of GFA.and
 - (d) renewable energy procurement for a period of at least 5 years equivalent to net zero energy”.

For clarity, the whole of the development must be demonstrated to be capable of achieving (d) and the new building either (a),(b) or (c).

The sustainability requirements of (1) (a)-(c) apply to the new developments containing office premises with a net lettable area of 1,000sqm or more, and developments accumulatively involving alterations, additions and refurbishments to existing office premises where the estimated cost of works is over \$5 million, and contains a net lettable area of 1,000sqm or more.

- (2) In this sub-section:
 - (a) **net zero energy** means the development consumes no more energy than is provided by a combination of:
 - (i) renewable energy generated on-site, and/or
 - (ii) renewable energy sourced/procured from off-site sources. In this definition, energy includes gas, electricity and thermal energy, and excludes diesel used for emergency back-up generation. Other emissions, such as those from refrigerants, are not included.
 - (b) **renewable energy** means energy that comes from natural resources such as sunlight, wind and rain that are renewable (naturally replenished).
- (3) The development is to be designed to include the following environmental performance and features:
 - (a) only electrically powered plant and equipment be used for all parts of the existing and proposed development (other than for emergency and standby generation) including replacement of all existing plant and equipment;
 - (b) all plant and equipment to use only natural refrigerants where possible or refrigerants with global warming potential (GWP) of not more than 10 for central chilled water generating plant, or not more than 700 for unitary equipment;

- (4) The new development in the southern portion of the site is to be designed to include the following environmental performance and features:
 - (a) GreenStar Buildings v1 – achieves 6 star
 - (b) electricity sub-metering metering is to be provided for light, air conditioning and power within each floor and/or tenancy;
 - (c) rooftop photo-voltaic panels;
 - (d) integrated facade photo-voltaic panels where feasible;
 - (e) operational and embodied carbon emissions – provide an operational and embodied carbon emissions integrated design options report that demonstrates how operational and embodied carbon emissions have been minimised over the lifecycle of development through options analysis, including but not limited to, structural optimisation to reduce material volumes, optimisation of use of low embodied carbon materials (including concrete that achieves at least 30% lower embodied carbon than Conventional Ordinary Portland Cement (OPC) concrete), and optimisation of external shading and window to wall ratios (benchmarked against a 50% ratio with high levels of shading, high R value and low embodied carbon wall construction;
 - (f) include space allocation and infrastructure to enable daily management of all on-site organic waste including separation, storage and either onsite composting or collection and transfer to organic waste processing facility.
- (5) Design and performance and features in (1) and (3) are to be referenced in City of Sydney Design for Environmental Performance Template submitted with the detailed development application.
- (6) A Sustainable Travel Strategy is required to be prepared as part of an application for redevelopment of the site to address sustainability objectives, and support healthy and active lifestyles, not negatively impact on the environment, and so that the development will not lead to unnecessary vehicle trip generation and network congestion.

6.3.24.10 Public Art

- (1) Incorporate high quality public art in publicly accessible locations to contribute to the identity and amenity of the place.

6.3.25 757-763 George Street, Haymarket

The following objectives and provisions apply to 757-763 George Street, Haymarket 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 6.60F of the Sydney LEP 2012 enables development to exceed the height and floor space ratio shown in the building height in metres and floor space ratio maps up to a prescribed amount providing the subject site is developed for commercial purposes.

If a development at 757-763 George Street, Haymarket, seeks to utilise additional height or floor space ratio permitted by clause 6.60F of the LEP 2012, then the provisions in this section also apply to the assessment of the proposed development and override other provision in the DCP where there is an inconsistency.

Objectives

- (a) Provide detailed controls to satisfy the provisions of clause 6.60F 757-763 George Street, Haymarket in Sydney LEP 2012.

- (b) Facilitate the development of the site consisting of new commercial uses to achieve a high quality built form that:
 - (i) is of appropriate bulk and scale for its location;
 - (ii) provides an appropriate height transition between adjacent taller buildings;
 - (iii) ensure sympathetic adaptive reuse of the former Sutton Forest Meat Building at 757-759 George Street, retaining significant heritage fabric;
 - (iv) delivers a podium height that aligns with the former Sutton Forest Meat Building;
 - (v) protects important view corridors along George Street and Valentine Street towards Christ Church St Laurence;
 - (vi) is comfortably contained within the defined the maximum building envelope, ensuring the local context is respected and acceptable levels of solar access, acoustic amenity, wind comfort and daylight are maintained; and
 - (vii) maximises active frontages to the public domain that can accommodate late night uses and outdoor dining.
- (c) Respond to the future pedestrianisation in the surrounding area, particularly Valentine and George Streets by minimising private vehicle use and potential conflicts with pedestrians.
- (d) Deliver sufficient architectural articulation to ensure development is capable of responding to amenity issues.
- (e) Meet high performance benchmarks for ecologically sustainable development.
- (f) Incorporate high-quality public art.
- (g) Responds positively to adjoining development.

Provisions

6.3.25.1 Building envelope

- (1) Building massing, height, footprint and setbacks are to be consistent with Figure 6.209 Indicative envelope massing and Figure 6.210 Indicative envelope elevations.
- (2) The maximum building height is to be RL 117.87m (105.87m above ground level) to the highest point on the building including any plant and rooftop architectural features.
- (3) The building is to be consistent with Figure 6.210 Indicative envelope elevations, specifically:
 - (a) the maximum street wall height to George Street shall mirror that of the former Sutton Forest Meat Building at RL 23.03m;
 - (b) the upper podium at the rear of the site is to have a maximum height of RL 47.81m; and
 - (c) the tower is to have a maximum height of RL 117.87m.
- (4) The tower is to have minimum setbacks consistent with Figure 6.212 Indicative envelope setbacks, specifically:
 - (a) 6m to George Street;
 - (b) 11m to Valentine Street and 8m for the cantilevering tower component above RL 30m;

- (c) 3m to the western boundary; and
- (d) northern boundary:
 - (i) 3m to the north western section
 - (ii) 1m to the middle section
 - (iii) 1.6 to the north eastern section.
- (5) The vertical separation between the top of parapet of the former Sutton Forest Meat building and the underside of the cantilevered tower element is to be a minimum of at least two storeys.
- (6) The envelope detailed in Figure 6.209 – Indicative envelope massing is the maximum permissible extent of the building form, the final building design must be appropriately massed wholly within this envelope.
- (7) To ensure design flexibility, the new commercial tower shall include an appropriate allowance for facade zone and a minimum amount of 12% architectural articulation.
- (8) Tower setbacks are to maintain important views to Christ Church St Laurence as viewed from Valentine Street.

6.3.25.2 Haymarket Special Character Area

- (1) The podium street frontage is to include fine-grained articulation that is sympathetic to the heritage building.
- (2) The development is to complement the civic character of the Haymarket Special Character Area by providing appropriate architectural expression with suitable building materials, colours and textiles.
- (3) The building is to be designed to positively contribute to vistas, preserve key views and enhance the skyline in the locality.

6.3.25.3 Heritage

- (1) Development is to conserve the heritage listed former Sutton Forest Meat building at 757-763 George Street.
- (2) All significant facades of the Sutton Forest Meat building are to be retained.
- (3) The minimum vertical separation between the top of the parapet of the former Sutton Forest Meat building and the cantilevered tower element is to be two storeys.
- (4) The development is to be designed in accordance with an endorsed Conservation Management Plan for the former Sutton Forest Meat building and is to respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to its heritage significance.
- (5) The development is to respond to and maintain the setting and view corridor along Valentine Street towards the Christ Church St Laurence heritage item at 814A George Street through appropriate setbacks.
- (6) Future development is to have a respectful relationship with nearby State listed heritage item (Christ Church St Laurence Anglican Church and Pipe Organ), through consideration of massing, scale, materiality and façade articulation.
- (7) Based on the archaeological potential on site, no ground breaking works should be undertaken until an excavation permit under Section 140 of the Heritage Act 1977 is granted by Heritage NSW.

6.3.25.5 Public Domain

- (1) The building shall maximise active frontages by minimising building services, vehicle entries and lobbies.
- (2) All street frontages are to be activated by retail or business premises, with outdoor dining and late-night uses encouraged, as detailed on Figure 6.213 Indicative ground floor layout plan.
- (3) The building is to be planned and designed to accommodate future conversion of adjacent streets into shared or pedestrian-only zones and associated stormwater works.
- (4) Incorporate high quality public art in publicly accessible areas on site to contribute to the identity and amenity of the place.

6.3.25.6 Residential Amenity

- (1) The building is ensure amenity for occupants of the adjacent residential building is not detrimentally impacted by ensuring building separation and setbacks are maximised.
- (2) The design, construction and ongoing operation of any external terrace through a management plan is to minimise any adverse acoustic impacts to adjacent residents, as follows:
 - (a) the hours of operation are to be restricted to 7.00am to 8.00pm Monday to Friday;
 - (b) no playing of amplified speech or music will be undertaken on the external terrace; and
 - (c) acoustic absorption shall be applied to the underside of the building structure above the external terrace:
 - (i) absorption will be included to approximately 50% of the soffit above
 - (ii) include a material or construction with a minimum NRC of 0.6.

6.3.25.7 Parking and vehicular access

- (1) Parking on site is to be limited to a total of not more than 10 car parking spaces having regard to the site's high level of accessibility by public transport services and active transport modes.
- (2) A single vehicular crossover to the site from Valentine Street is to be provided as shown on Figure 6.213 Indicative ground floor layout plan, no access from George Street permitted.
- (3) All site servicing, loading and delivery facilities are to be accommodated wholly within the site and are not to impact the use of the footpath in any way.
- (4) All vehicles must enter and exit the site in a forward direction.
- (5) A transport management plan incorporating all operations and servicing shall be submitted with the future development application.

6.3.25.8 Wind

- (1) A quantitative wind effects report is to be submitted with a detailed development application for the subject site.
- (2) The quantitative wind effects report is to demonstrate that the proposed development will not:
 - (a) cause wind speeds that exceed the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks except where the existing wind speeds exceed the standard; and

- (b) worsen an existing wind condition that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks by increasing the spatial extent, frequency or speed of the wind.
- (3) The quantitative wind effects report is to further demonstrate the proposed development incorporates measures to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.

Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.

Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.

Wind Comfort Standard for Sitting in Parks is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second and applies to Public Places protected by Sun Access Planes and/or No Additional Overshadowing Controls.

Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of; 4 metres per second for sitting; and 6 metres per second for standing.

- (4) The building shall be designed to mitigate wind impacts on George and Valentine Streets, including through the use of active systems, form, materials and where necessary, redistribution of building bulk as shown in Figure 6.214 Wind mitigation options.

6.3.25.9 Design Excellence Strategy

- (1) An invited architectural design competition is to be undertaken in accordance with clause 6.21 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
- (2) The competition is to include:
 - (a) no less than five competitors;
 - (b) the majority to be local or national Australian firms; and
 - (c) at least one competitor that is an emerging architect or in partnership with emerging architect;
 - (d) competitors with demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings high level of skill in sustainable design; and
 - (e) competitors with gender representation ratio of 40% male, 40% female, 20% any gender in their design team.
- (3) The jury is to comprise a total of six (6) members. The proponent is to nominate two (2) jurors and the City of Sydney is to nominate four (4) jurors. At least one (1) juror is to have sustainability expertise.
- (4) Any additional floor space pursued for a building demonstrating design excellence under clause 6.21D(3)(b) must be accommodated within the building envelope shown within Figure 6.209 Indicative envelope massing.
- (5) No additional building height under clause 6.21D(3) (a) is to be awarded as a result of the competition.

6.3.25.10 Sustainability

- (1) The building is to be designed to meet 5 star NABERS Energy Hotel rating, evidenced by provision of NABERS Energy Commitment Agreement at detailed design stage.
- (2) The building is to be designed to meet a 5 star Green Star Design and As Built rating for the whole development.
- (3) The building is to include photovoltaic systems.
- (4) The building is to include a rainwater harvesting and storage strategy.

Figure 6.209

757-763 George Street, Haymarket
– Indicative envelope massing

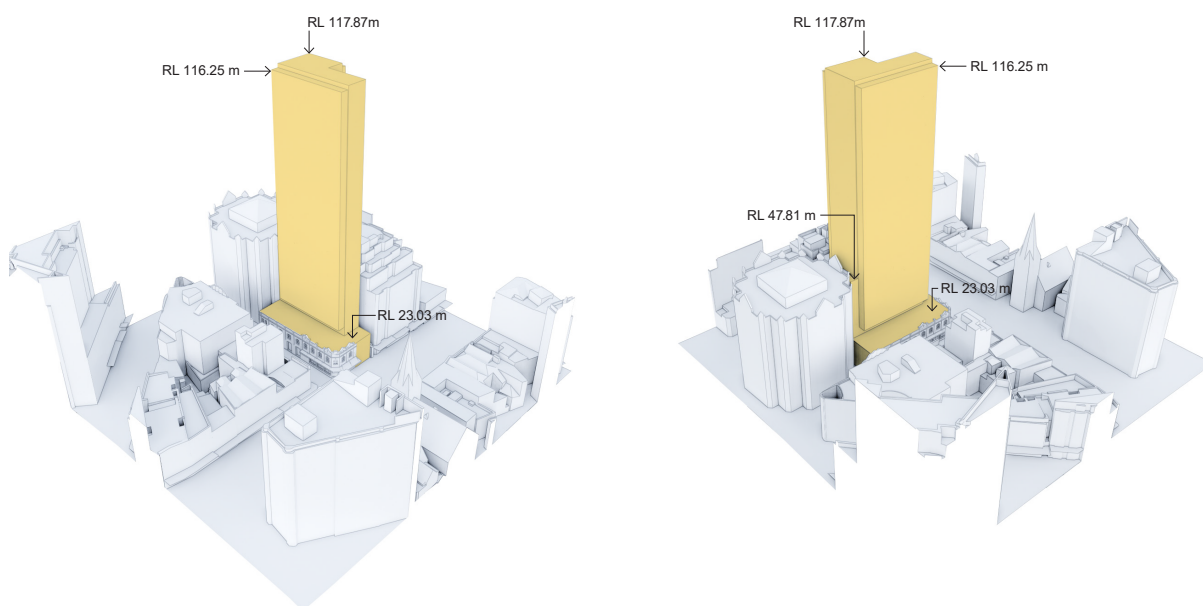


Figure 6.210

757-763 George Street, Haymarket
– Indicative envelope elevations

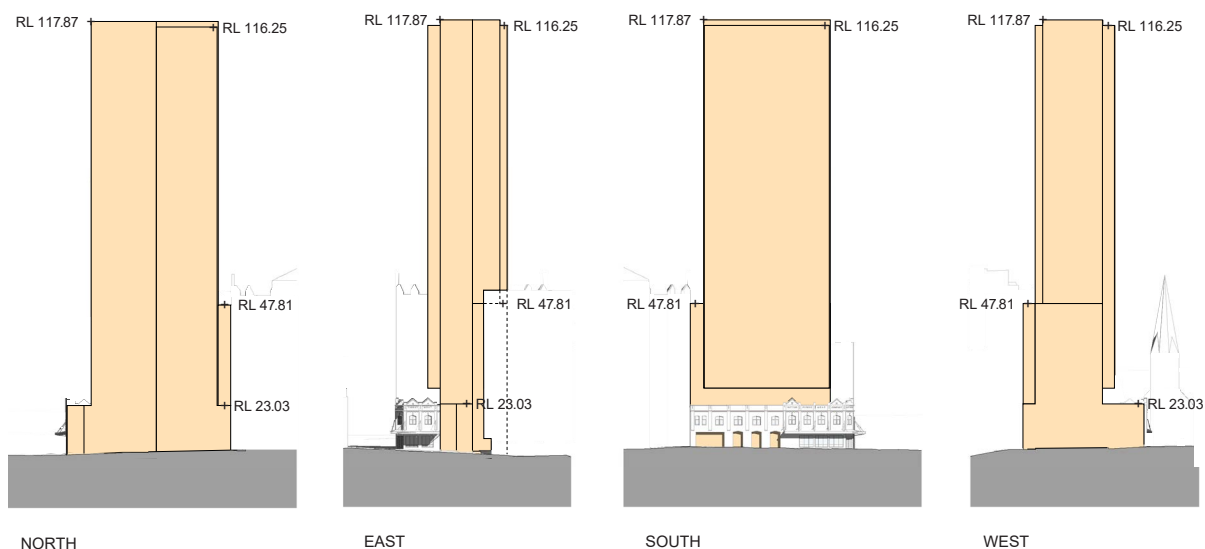


Figure 6.211
757-763 George Street, Haymarket
– Indicative envelope cross-sections

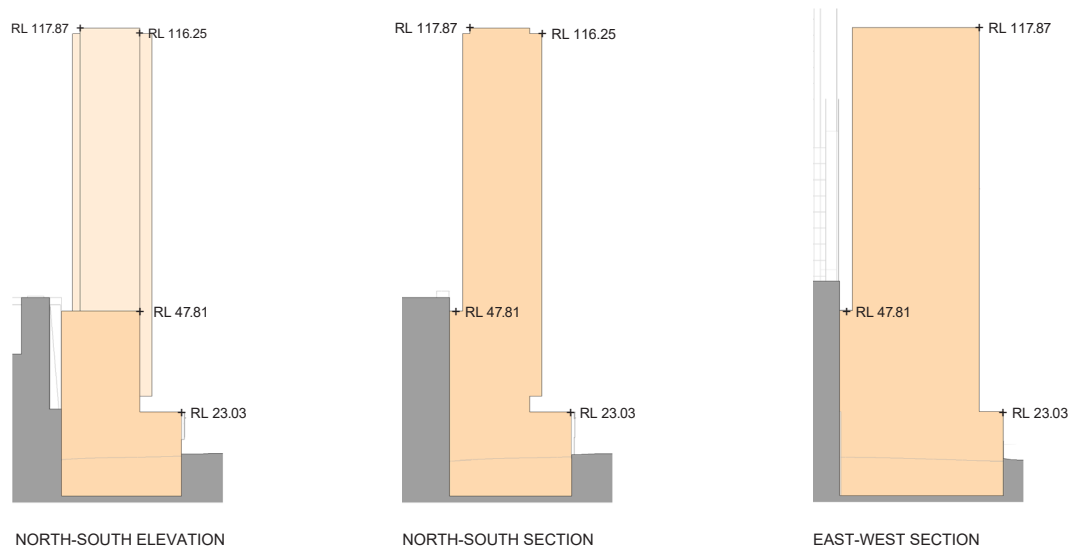


Figure 6.212
757-763 George Street, Haymarket
– Indicative envelope setbacks

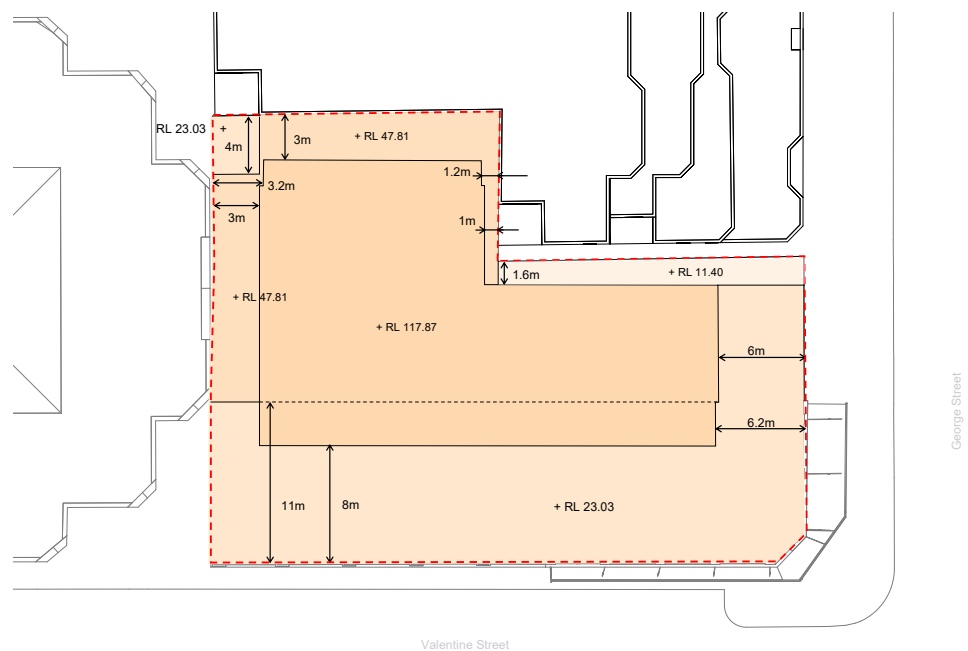


Figure 6.213
757-763 George Street, Haymarket
– Indicative ground floor layout

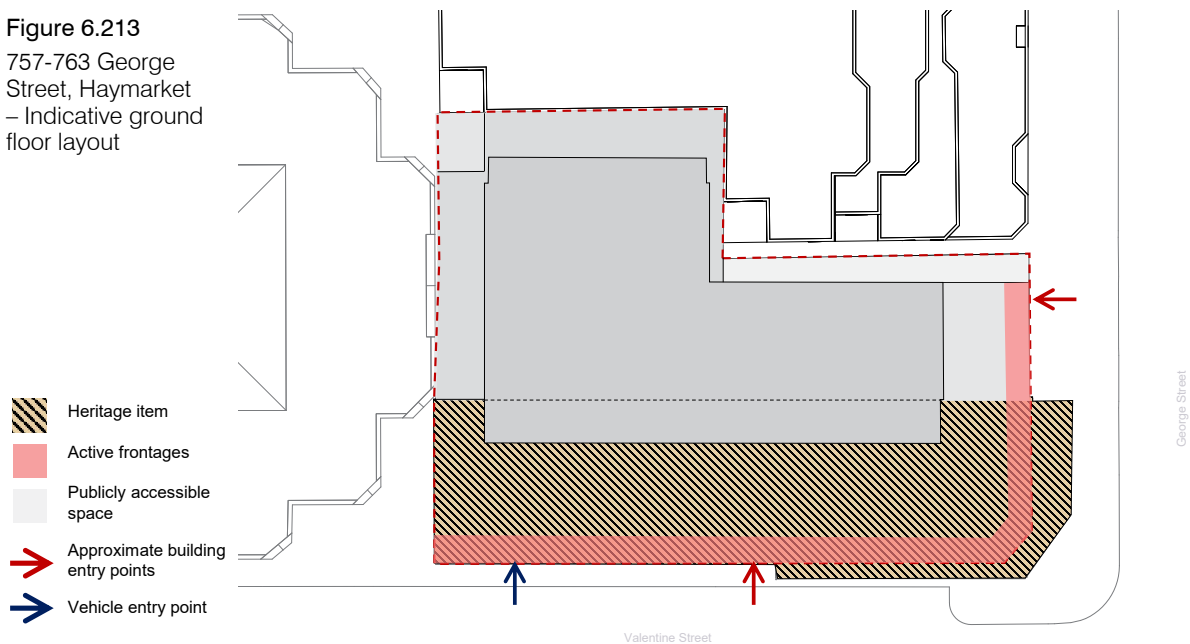
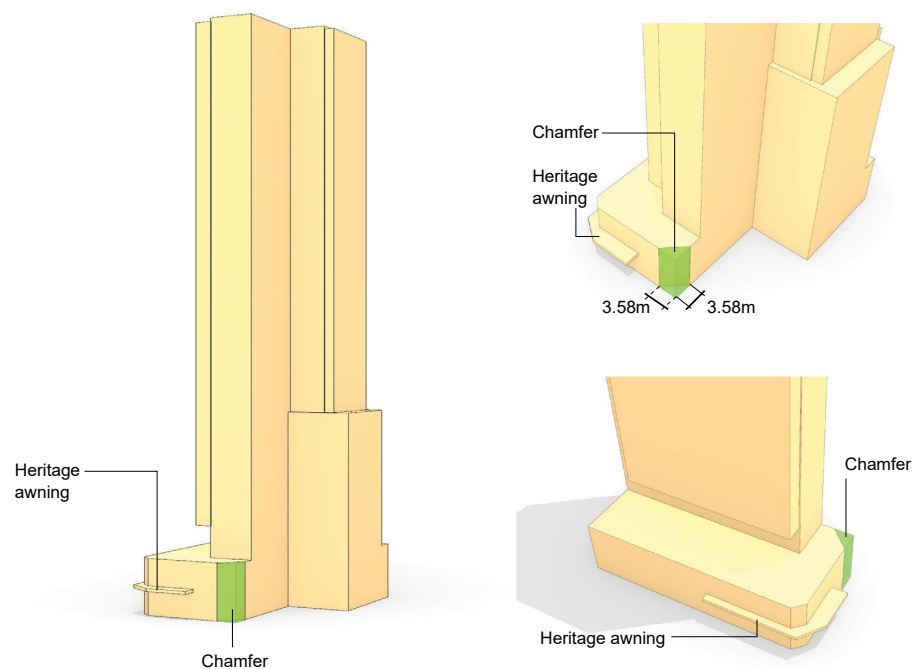


Figure 6.214
757-763 George Street,
Haymarket – Wind
mitigation options



6.3.26 15-23 Hunter Street and 103-107 Pitt Street, Sydney

The following objectives and provisions apply to 15-23 Hunter Street and 103-107 Pitt Street, Sydney 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 6.60G of the Sydney LEP 2012 enables development to exceed the floor space ratio shown in the floor space ratio map up to a prescribed amount, providing the subject site is developed for commercial use.

If a development at 15-23 Hunter Street and 103-107 Pitt Street, Sydney, seeks to utilise additional floor space ratio permitted by clause 6.60G of the Sydney LEP 2012, 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.

6.3.26.1 Maximum building envelope

Objectives

- (a) Ensure development provides a strongly defined podium.
- (b) Ensure development provides:
 - (i) tower setbacks that create a larger setback from Pitt Street
 - (ii) sufficient setbacks from side boundaries that all maintenance can occur within the site boundaries and provides for visual separation between the subject tower and existing and future towers on adjoining sites.
- (c) Determine the maximum planning envelope that respects the local context and achieves acceptable levels of solar access, wind comfort and daylight, including daylight to the through site links.
- (d) Ensure the building is appropriately massed within the planning envelope.

Provisions

- (1) The street frontage height shall not exceed RL 26m to Hunter Street, RL 26m to the northern portion of Pitt Street and RL 30.7m for the southern portion of Pitt Street.
- (2) Maximum heights and setbacks of the building envelope are to be consistent with 'Figure 6.215 envelope heights – Hunter and Pitt Street elevations', 'Figure 6.216 envelope heights - south and west elevations', 'Figure 6.217 envelope heights – north-east and south-west elevations' and 'Figure 6.218 envelope – setbacks'.

Figure 6.215
envelope heights – Hunter and Pitt Street elevations

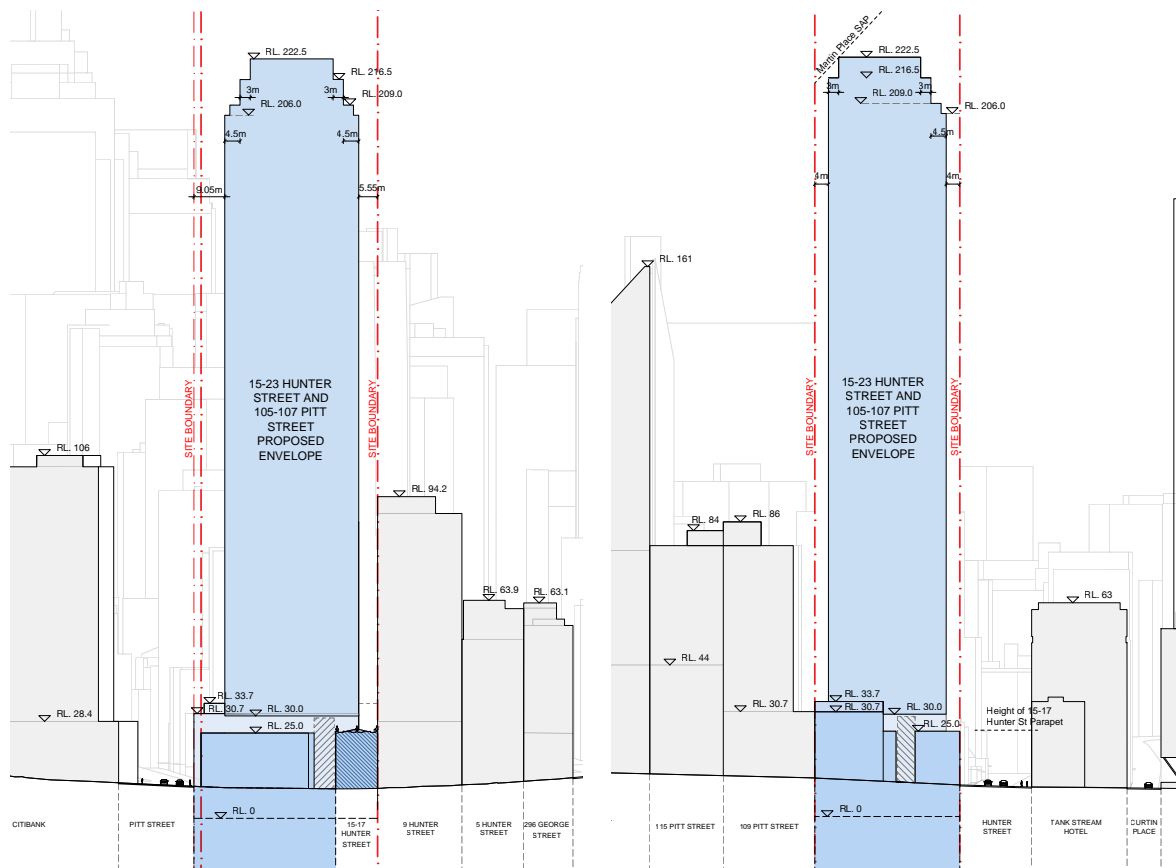


Figure 6.216
envelope heights – south and west elevations

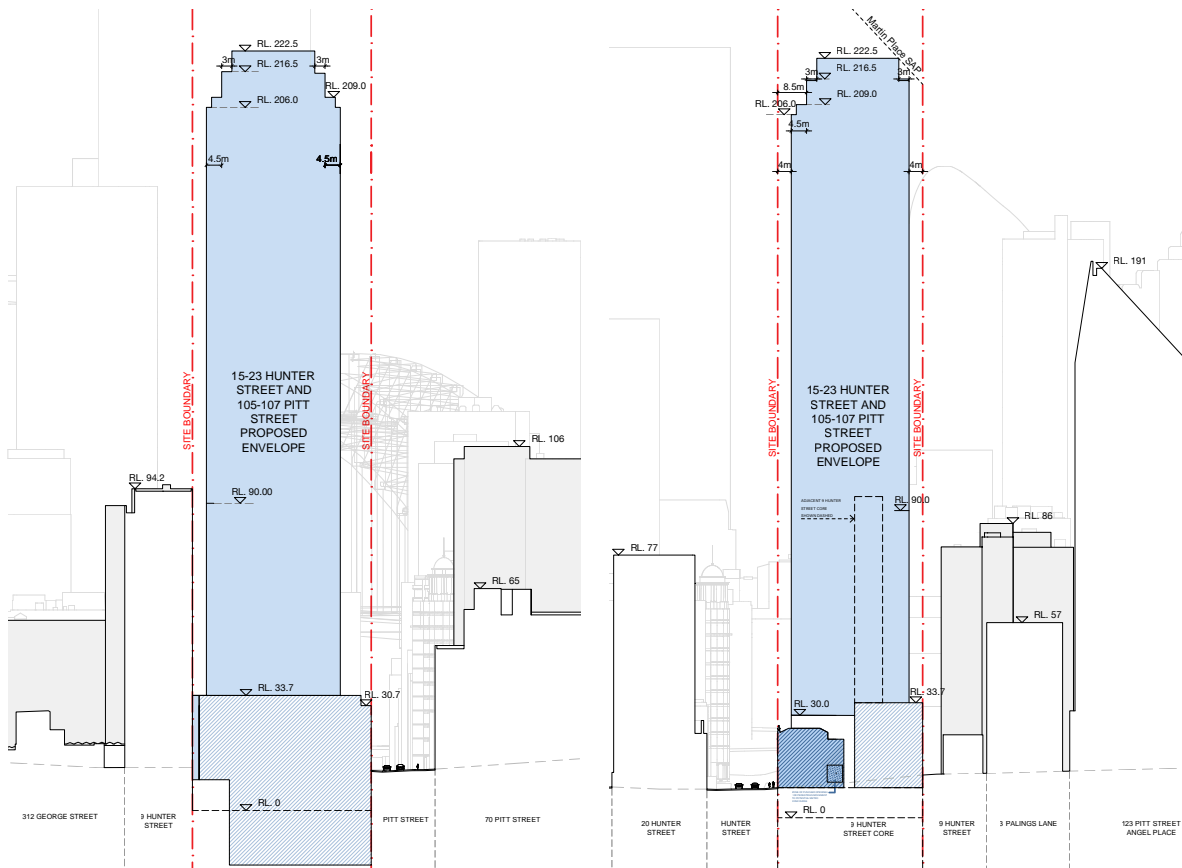


Figure 6.217
envelope heights – north-east and south-west elevations

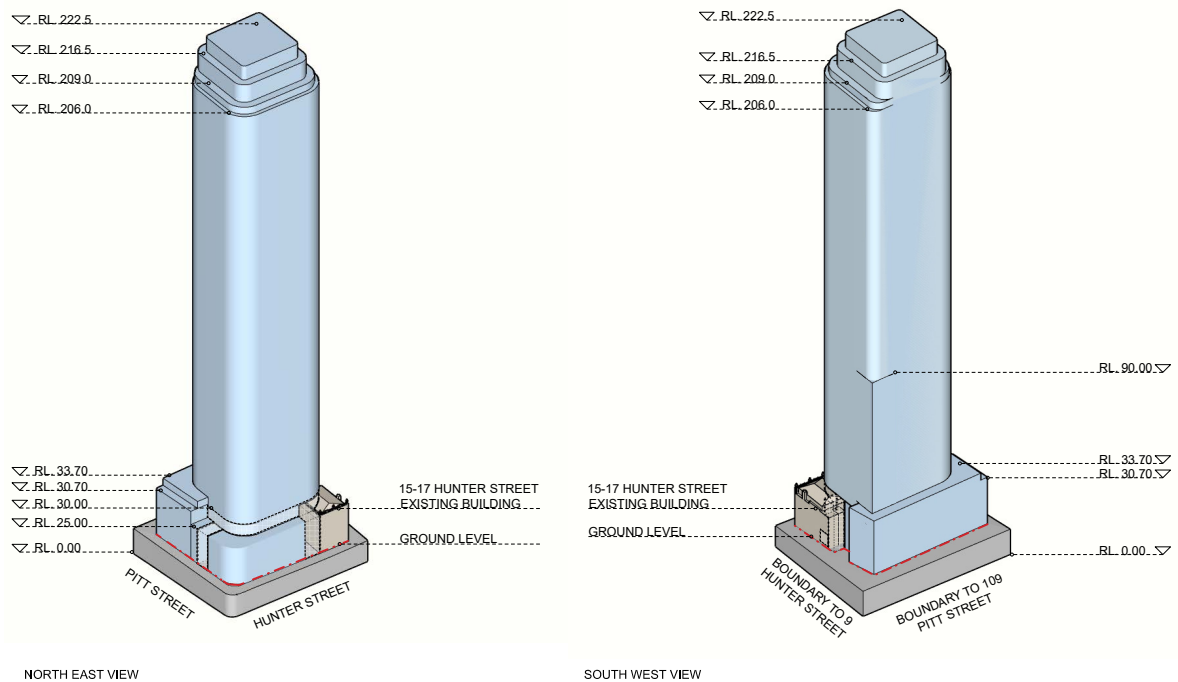
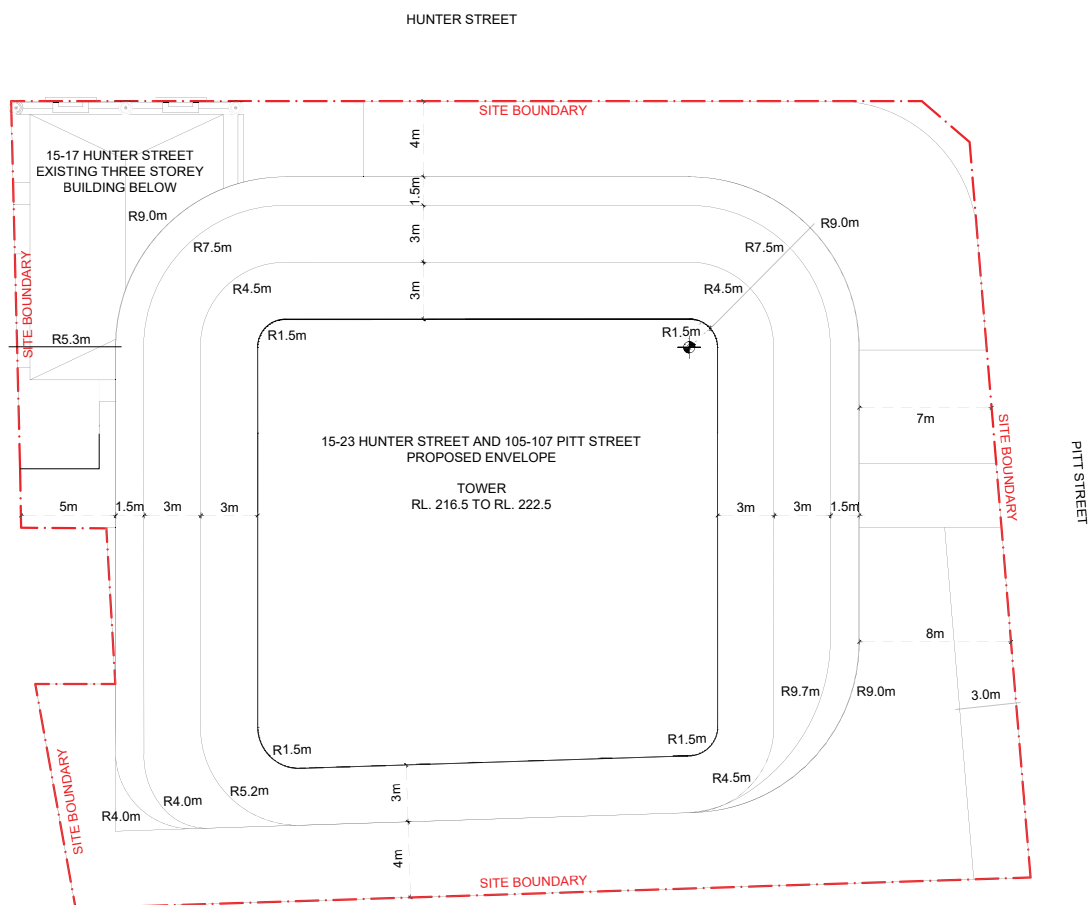


Figure 6.218
envelope - setbacks



- (3) Any variation to the envelope using the daylight and wind equivalence procedure described in Schedule 12 should use the envelope described above as the 'base case envelope'.
- (4) A minimum of 12% of the total tower component envelope area above the podium (the sum of the areas measured in plan at each level) is to be for the purposes of architectural articulation (open areas), sun shading and external walls.

6.3.26.2 Ground floor

Objective

- (a) Maximise active frontages with retail and business premises uses at ground level, and minimise services, vehicle access and lobbies.

Provisions

- (1) Pitt Street and Hunter Street ground level frontages are to maximise activation with retail or food and drink premises or both.
- (2) The main part of the commercial lobbies are to be located above ground level.

6.3.26.3 Through-site link

Objectives

- (a) Provide a public through-site link that is open for natural daylight to improve pedestrian permeability for the public and support greater activation and amenity.
- (b) Interpret the historical alignment of Empire Lane within the site.

Provisions

- (1) The through-site link is to have a minimum width, height and gradient consistent with 'Figure 6.219 – Laneway Plan' and 'Figure 6.220 – Laneway section' including that it is:
 - (i) open from all obstructions from ground level to RL30.0
 - (ii) has a maximum gradient of 1 in 20 to ensure accessibility
- (2) Provide a minimum 5m height opening to the northern elevation between RL25.0 and RL30.0 to provide natural daylight into the through-site link.
- (3) The alignment of the through-site link should replicate the historical alignment of the existing Empire Lane as shown in 'Figure 6.219 – Laneway plan', however suitable design alternatives could be considered to achieve a well-designed connection to the adjoining Metro site.
- (4) Active frontages are to be provided on both sides of the through-site link.
- (5) The through-site link is to be publicly accessible at all times.

Figure 6.219
Laneway plan

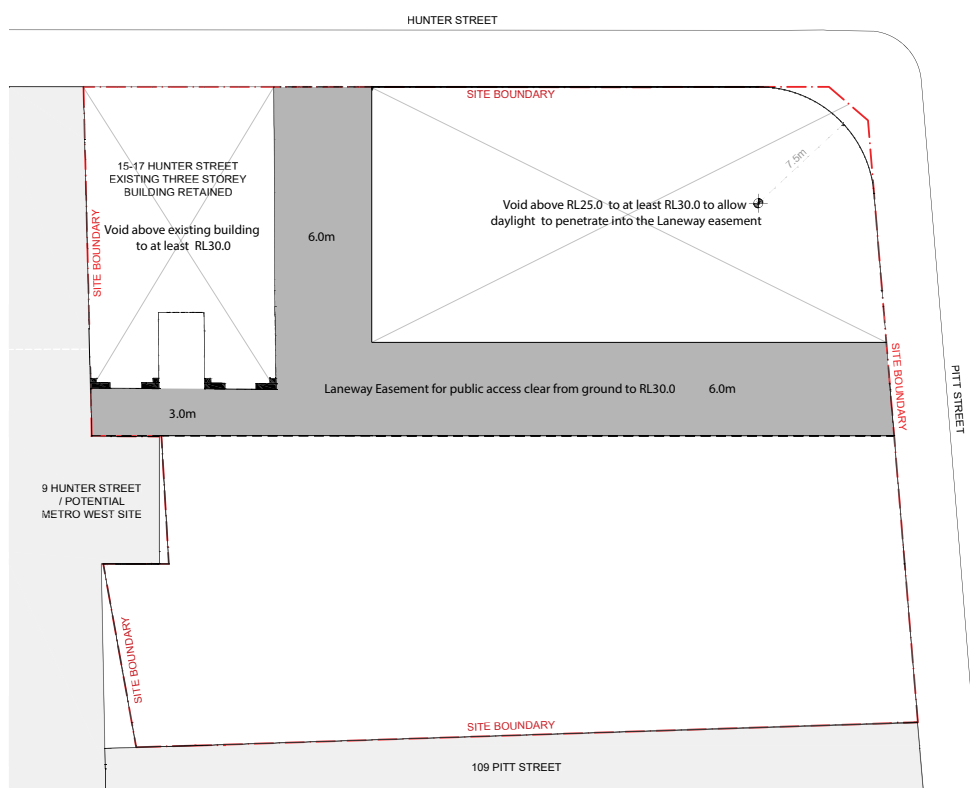
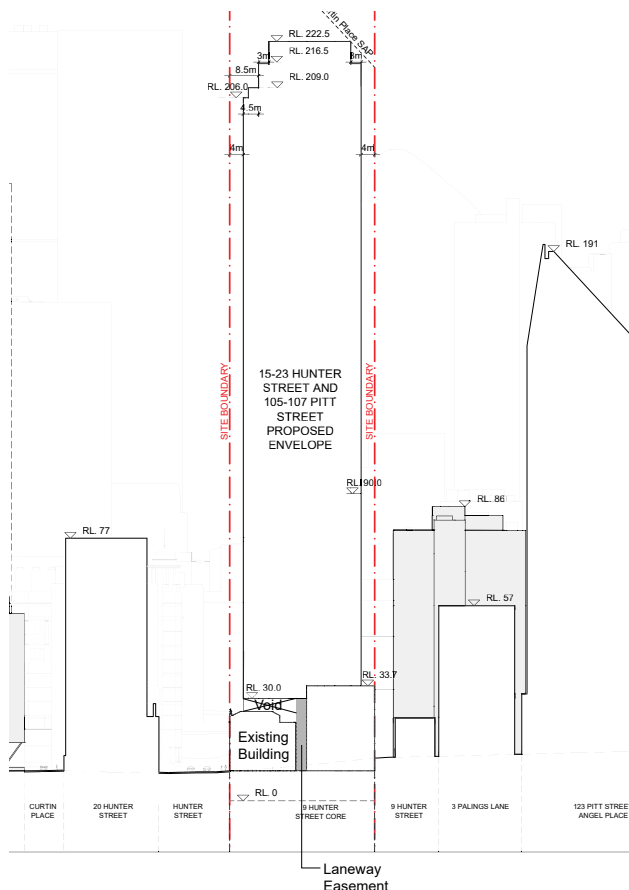


Figure 6.220
Laneway section



6.3.26.4 Parking and vehicular access

Objectives

- (a) Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.

Provisions

- (1) Vehicular access to the basement is to be from Pitt Street only, to be located as close to the southern boundary of the site as possible, and no vehicular access from Hunter Street. The width of the driveway crossover is to be minimised as far as practical whilst still enabling access for the largest vehicle entering the site.
- (2) Loading and servicing facilities are to be provided onsite able to accommodate all uses on the site.

6.3.26.5 Design Excellence Strategy

Objective

- (a) To ensure that the building design is the result of a best practice architectural design competition.

Provision

- (1) An invited architectural design competition is to be undertaken in accordance with clause 6.21D of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.

- (2) The competition is to include:
 - (a) no less than six competitors;
 - (b) the majority to be local or national Australian firms; and
 - (c) include at least one emerging architect or all competitors to be in partnership with emerging architects; and
 - (d) teams comprised of at least 40% non-male members.
- (3) The jury is to comprise a total of six (6) members. The proponent is to nominate three (3) jurors made up of one independent member (a person who has no pecuniary interest, nor is a pending or contracted employee or consultant to the proponent) and the City of Sydney is to nominate three (3) jurors.
- (4) Any additional floor space pursued for a building demonstrating design excellence under clause 6.21(7)(b), is to be accommodated within the building envelope shown within 'Figure 6.215 envelope heights – Hunter and Pitt Street elevations', 'Figure 6.216 envelope heights – south and west elevations', Figure 6.217 envelope heights – north-east and south-west elevations' and 'Figure 6.218 envelope – setbacks'.

6.3.26.6 Sustainability

Objective

- (a) Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
- (b) Ensure that development includes net zero energy operation.
- (c) Ensure development minimises embodied and operational carbon emissions.

Provision

- (1) The consent authority must be satisfied that office development is capable of achieving net zero energy for the base building prior to commencing use through achievement of:
 - (a) 5.5 Star NABERS Energy Commitment Agreement + 25%; or
 - (b) certified Green Star Buildings rating with a "credit achievement" in Credit 22: Energy Use; or
 - (c) a maximum of 45 kWh/yr/m² of GFAand
 - (d) renewable energy procurement for a period of at least 5 years equivalent to "net zero energy".

For clarity, development must be demonstrated to be capable of achieving (d) and either (a), (b) or (c).

The sustainability requirements of (1) (a)-(c) apply to the new developments containing office premises with a net lettable area of 1,000sqm or more, and developments accumulatively involving alterations, additions and refurbishments to existing office premises where the estimated cost of works is over \$5 million, and contains a net lettable area of 1,000sqm or more.

- (2) In this sub-section:
 - (a) net zero energy means the development consumes no more energy than is provided by a combination of:
 - (i) renewable energy generated on-site, and/or
 - (ii) renewable energy sourced/procured from off-site sources. In this definition, energy includes gas, electricity and thermal energy, and excludes diesel used for emergency back-up generation. Other emissions, such as those from refrigerants, are not included.
 - (b) renewable energy means energy that comes from natural resources such as sunlight, wind and rain that are renewable (naturally replenished).
- (3) The development is to be designed to include the following environmental performance and features:
 - (a) GreenStar Buildings V1 – achieves 6 star;
 - (b) only electrically powered plant and equipment be used for all parts of the existing and proposed development including replacement of all existing plant and equipment except for back-up generators;
 - (c) all plant and equipment to use only natural refrigerants where possible or refrigerants with global warming potential (GWP) of not more than 10 for central chilled water generating plant, or not more than 700 for unitary equipment;
 - (d) electricity sub-metering metering is to be provided for light, air conditioning and power within each floor and/or tenancy;
 - (e) encourage integrated facade photo-voltaic panels;
 - (f) operational and embodied carbon emissions – provide an operational and embodied carbon emissions integrated design options report that demonstrates how operational and embodied carbon emissions have been minimised over the lifecycle of development through options analysis, including but not limited to, structural optimisation to reduce material volumes, optimisation of use of low embodied carbon materials and optimisation of external shading and window to wall ratios (benchmarked against a 50% ratio with high levels of shading, high R value and low embodied carbon wall construction);
 - (g) include space allocation and infrastructure to enable daily management of all on-site organic waste including separation, storage and either onsite composting or collection and transfer to organic waste processing facility.
- (4) Design and performance and features in (1) and (3) are to be referenced in City of Sydney Design for Environmental Performance Template submitted with the detailed development application.
- (5) At least 70% of floor structures above RL35.0, excluding mezzanines, small part-levels, plant levels, and levels which are predominantly outdoor terraces are to be constructed in timber to the greatest extent practical.
- (6) A Sustainable Travel Strategy is required to be prepared as part of an application for redevelopment of the site to address sustainability objectives, and support healthy and active lifestyles, not negatively impact on the environment, and so that the development will not lead to unnecessary vehicle trip generation and network congestion.

6.3.26.7 Public Art

- (1) Incorporate high quality public art in publicly accessible locations to contribute to the identity and amenity of the place. It is encourage that the public art incorporate a heritage interpretation strategy for the Tank Stream.

6.3.26.8 Heritage

- (1) New development should respect the former Pangas House, through an appropriate response to height, scale, fine grain quality, materials, craftsmanship and articulation.
- (2) An exemplary level of sympathetic adaptive reuse is required of former Pangas House, with conservation of significant fabric. This includes retention and interpretation of evidence that the structure functioned as two separate buildings.
- (3) New insertions to service the heritage item (such as building services plant and risers, fire, egress and lifts) should be located in areas with minimal heritage impact.
- (4) Maintain the features on the rear elevation of the heritage item, in particular the corrugated iron hoods over hoists above the second floor windows and large openings.
- (5) Opportunities to activate the laneway to the eastern elevation of the heritage item (including new openings in the eastern elevation at ground level) can be considered where appropriate in scale.

6.3.27 923-935 Bourke Street, Waterloo

The following objectives, future character statement and provisions apply to the site 923-935 Bourke Street, Waterloo, as shown in Figure 6.1.

This section should be read in conjunction with the locality statement in Section 2 of this DCP. The DCP general provisions, Section 5.2 Green Square and this Section of the DCP apply to the site.

Where there is an inconsistency, this Section applies to the extent of the inconsistency.

6.3.27.1 Land uses

Objectives

- (a) Encourage compatible land uses, including retail, commercial and residential.
- (b) Provide fine grain non-residential uses at the ground level that activate Bourke Street and McEvoy Street and separate residential development from busy roads.

Provisions

- (1) Active street frontages are to be provided in accordance with the *Active Frontages Map*. Driveways and service entries may be provided on active street frontages where other options cannot be reasonably achieved and where they are minimised in width.
- (2) A fine grain and diverse retail offer is encouraged along the active frontages of the site, with Bourke Street to provide the primary active frontage, and McEvoy Street the secondary frontage.
- (3) Building services are to be avoided on Bourke Street where possible, with building services arrangement, materials and details to be seamlessly integrated into the ground level design.

- (4) Any pedestrian paths through the site are to be designed to activate retail and commercial uses on the ground level.
- (5) Tenancies along active frontages are to be designed with a minimum depth of 6m, and to incorporate large areas of transparent glazing that enable clear sightlines between the public domain and internal area.
- (6) Retail, and other commercial and community uses are to be provided on north-east corner of the site. Where residential uses are proposed in this location appropriate residential amenity must be demonstrated.
- (7) Any retail development (such as a supermarket) with a consolidated floor area greater than 1,000sqm is to be provided predominantly below ground with a clearly visible entrance lobby at ground level.
- (8) Servicing, loading and storage requirements are to be appropriately screened and not impact the active street frontage.

6.3.27.2 Public domain

Objectives

- (a) Ensure a high quality public domain is provided to encourage walking and cycling.
- (b) Ensure pedestrian paths within the site are safe and provide a high level of amenity.
- (c) Ensure the through site link at the south of the site provides a mid-block pedestrian connection to improve the permeability of the wider area.
- (d) Maximise canopy coverage from street trees to provide shade and shelter.

Provisions

- (1) Dedicate land to Council for footpath widening setbacks on McEvoy and Bourke Streets in accordance with the *Public Domain Setbacks Map*.
- (2) Provide a through site link along the southern boundary of the site in accordance with the *Through Site Links Map*. The through site link is to be:
 - (a) minimum 6.0m wide, clear to the sky, unobstructed, clear and safe path for pedestrians with an easement ensuring 24 hour public access; and
 - (b) incorporate high-quality landscaping with features such as indigenous tree species, public art and sculptural elements.
- (3) Footpath widenings and through site link are to be finished in accordance with detailed public domain plans, RLs, cross and longitudinal sections and construction specifications to be supplied by the City of Sydney at detailed development application stage.
- (4) Footpath widenings are to be clear of obstructions except existing trees.
- (5) Overhead power lines, communication cables and utility services are to be undergrounded within all streets servicing the site. All services are to be designed and installed in a manner that does not restrict the health of trees on the site and the surrounding street trees that are to be retained and future tree planting. An assessment report prepared by a qualified arborist is to be provided to support any future development application, and the associated works that may impact trees.

6.3.27.3 Trees, deep soil and landscaping

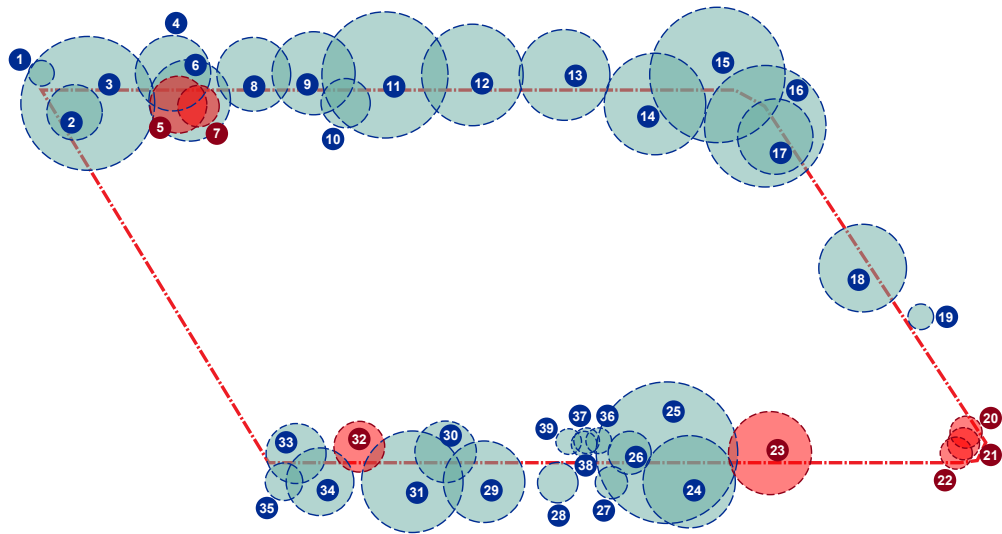
Objectives

- (a) Retain and protect surrounding trees to provide amenity and shade.
- (b) Ensure high-quality landscaping that enhances the development and provides opportunities for deep soil and the protection of existing trees.

Provisions

- (1) Retain and protect trees, both on the site, and the surrounding street trees, in accordance with Figure 6.221: Tree Retention and Protection

Figure 6.221
Tree Retention
and Protection



- (2) Trees identified in Figure 6.221: Tree Retention and Protection must be retained and protected. Trees that may be removed or significantly pruned (numbers) are 05, 07, 20, 21, 22, 23 and 32.
- (3) Landscape setbacks, in addition to the public domain setbacks, are to be provided accordance with the *Building Setback Alignment Map*.
- (4) The root zones of trees to be retained are to be protected throughout construction.
- (5) Trees to be retained must not have more than 15% of their canopy removed when pruned in accordance with relevant Australian Standards.
- (6) A minimum of 20% of the total site area is to be covered by tree canopy when trees reach maturity.
- (7) Any development application is to provide details of:
 - (a) proposed pruning of trees and likely impacts on the ongoing health and viability of the trees;
 - (b) proposed extent and effect of excavation to ensure adequate soil quantities for retained trees;
 - (c) how the massing and location of new development will allow for sufficient aeration and groundwater intake for the long-term survival of trees; and
 - (d) the construction methodology and management measures to be put in place to protect existing trees from damage during demolition, excavation and construction, including for piling, scaffolding, loading and operation of cranes.
- (8) Above ground services are not to be located within landscaped setback areas.

6.3.27.4 Height, massing and amenity

Objectives

- (a) Minimise overshadowing of surrounding residential development.
- (b) Ensure residential amenity by managing noise impacts and providing natural ventilation to all habitable rooms.

Provisions

- (1) Development is not to exceed the building heights in the *Height of Buildings Map*.
- (2) Buildings with a frontage to Bourke Street must be massed to maintain solar access to neighbouring development, including apartments on the level above ground level in the developments on the eastern side of Bourke Street.
- (3) Minimise the number of habitable rooms fronting Bourke Street and McEvoy Street. Any habitable rooms fronting busy streets must include natural ventilation openings that are augmented with appropriate noise mitigation measures.

6.3.27.5 Design excellence strategy

Objectives

- (a) Ensure the development exhibits design excellence.

Provisions

- (1) An invited competitive design alternatives process is to be undertaken in accordance with the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
- (2) The competitive design alternatives process must include:
 - (a) no less than four competitors;
 - (b) at least one competitor that is an emerging architect;
 - (c) a minimum of 50% of competitors that are Australian based architects (where a competitor is a consortium, partnership or other joint authorship, the Australian local firm must be the principle/lead architect); and
 - (d) a selection panel of six members. The proponent to nominate three members (including at least one independent member, being a person who has no pecuniary interest, nor is a pending or contracted employee or consultant to the proponent), and the City is to nominate three members.
- (3) A building demonstrating design excellence is eligible for an amount of additional floor space in accordance with the design excellence provisions of Sydney LEP 2012. No additional height is to be awarded as a result of a competitive design process.
- (4) All competitors are to be provided with the digital LIDAR tree survey data and briefed by an arborist in relation to the tree retention and protection requirements of this DCP.

6.3.27.6 Public art

Objectives

- (a) Ensure a collaborative approach to public art that involves artists working with the local communities to realise high quality public art of relevance and meaning to the local communities is integrated with the design of the development and the public domain.
- (b) Public art contributes to the identity and amenity of the development.

Provisions

- (1) Public Art is to be provided in accordance with the *City of Sydney Guidelines for Public Art in Private Development and the Public Art Policy*.
- (2) Development is to incorporate high quality public art in publicly accessible locations.
- (3) The scale and budget of the public art is to be commensurate with the scale of development.
- (4) Where appropriate, public art should reference the history of the site, or area, recognise and respond to former and existing uses including by traditional custodians of the land and cultural practices.
- (5) Ensure the respectful engagement of First Nations artists and cultural knowledge by following Indigenous Cultural and Intellectual Property protocols.

6.3.27.7 Vehicular access

Objectives

- (a) Create a high-quality interface at ground level between vehicles, pedestrians and the public domain to maintain safety, amenity, and to minimise impacts on the existing street network.
- (b) Driveway crossovers manage conflict between vehicle and footpath users and ensure safe pedestrian and cyclist crossing.

Provisions

- (1) No more than one vehicle access point, with no more than one lane in each direction, is to be provided from Young Street to access all parking on the site.
- (2) Access for service and loading may be permitted from Bourke Street, subject to a detailed assessment of the impact on Bourke Street, including pedestrian safety.
- (3) Continuous footpaths are to be provided at the same level as the driveway. Ramped footpaths between the kerb line and the property line are not acceptable.
- (4) A Traffic Management Plan is to accompany any future development application and is to provide a detailed assessment of the traffic and safety measures required for the development, including for any supermarket development incorporating 'direct to boot' or 'click and collect' options, for servicing and loading, and for movement of medium-ridged and heavy-ridged vehicles.

6.3.27.8 Sustainable transport and infrastructure

Objectives

- (a) Encourage alternatives to private motor vehicle use and support sustainable transport, such as public transport, walking or cycling.

Provisions

- (1) Provide end of trip and bicycle parking facilities on-site that are weather protected and secure for employees, visitors and other users of any retail and commercial development. Facilities are not to be located on through-site link land and footpath widening areas.

6.3.27.9 Water and flood management

Objectives

- (a) Ensure development resilience by minimising the risk from flooding.

Provisions

- (1) Design the through site link and any pedestrian paths through the site to safely convey any overland flow.
- (2) Where at-grade entries cannot be provided due to flood levels, the design alternative is to minimise the impact of the development on the public domain and improve the accessibility for users.

6.3.27.10 Ecologically sustainable development and green infrastructure

Objectives

- (a) Minimise energy and water use, waste generation, and urban heat effects.
- (b) Maximise on-site renewable energy generation, water re-use and waste recycling.
- (c) Ensure the efficient use of resources in building design, construction and operation.
- (d) Ensure that development is resilient against the effects of climate change.

Provisions

- (1) Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation.
- (2) The consent authority must be satisfied that development is capable of achieving net zero emissions from energy use prior to commencing use through achievement of:
 - (a) For retail uses (base building only):
 - (i) Minimum 5 Star NABERS Energy Commitment Agreement , or
 - (ii) certified Green Star Buildings rating with "exceptional performance" in Credit 22: Energy Use (or equivalent); or
 - (iii) a maximum of 45 kWh/yr/m² of GFA;and renewable energy procurement equivalent to "net zero emissions from electricity use".
 - (b) For office uses over 1,000 square metres Net Lettable Area (base building only):
 - (i) Minimum 5.5 Star NABERS Energy Commitment Agreement + 25%; or
 - (ii) certified Green Star Buildings rating with "exceptional performance" in Credit 22: Energy Use (or equivalent); or
 - (iii) a maximum of 45 kWh/yr/m² of GFA;and renewable energy procurement equivalent to "net zero emissions from electricity use"
- (3) In this sub-section:
 - (a) net zero emissions from electricity use means the development consumes no more total energy other than is provided by:
 - (i) renewable energy generated on-site; and/or
 - (ii) renewable energy sourced/procured from off-site sources for a period of at least 5 years.

- (b) renewable energy procured from off-site sources may be demonstrated by GreenPower certified power plans, power purchase agreements with renewable energy generators or retiring large-scale generation certificates.
- (4) The development is to include the following environmental performance and features:
 - (a) in multi-tenant or strata-subdivided developments, electricity sub-metering for lighting, air-conditioning and power within each tenancy or strata unit. Locations are to be identified on the development plans;
 - (b) electricity sub-metering for significant end uses that will consume more than 10,000 kWh/annum; and
 - (c) for plant and equipment, the use of only natural refrigerants with a low global warming potential where suitable systems are available.
- (5) Design, performance and features are to be referenced in City of Sydney Design for Environmental Performance Template submitted with the detailed development application.
- (6) Development for retail premises must be capable of achieving a 3.5 Star NABERS Water rating, as demonstrated with a third party verification statement.
- (7) Development for office premises [over 1,000 square metres Net Lettable Area] must be capable of achieving a 4 Star NABERS Water rating, as demonstrated with a third party verification statement.
- (8) Parking spaces are to be equipped with electric vehicle charging infrastructure as follows:
 - (a) power supply and distribution boards for electric vehicle charging in accordance with Section J9D4 'Facilities for electric vehicle charging equipment' in NCC 2022 Volume One – Building Code of Australia.
 - (b) all car spaces are to be located within 10 metres of a cable tray sized to accommodate cabling for 100% of spaces it serves and terminates at the closest electric vehicle distribution board;
 - (c) 10% of worker car spaces are to be fitted with a Level 2 charger or higher;
 - (d) 25% of retail customer car spaces are to be fitted a three phase Level 2 electric vehicle charger at 22 kilowatts or higher; and
 - (e) at least two (2) Level 3 or Level 4 rapid chargers publicly accessible during supermarket or retail and commercial operating hours (whichever is the greater), with at least one charger using the Combined Charging System (CCS) standard and the other preferably using a different standard.
- (9) Electric vehicle chargers required in accordance with (6) (c)-(e) are to be retained in common property ownership, be individually metered, equipped with an Open Charge Point Protocol compatible payment system and supplied by renewable energy through a GreenPower power plan, renewable power purchase agreement or similar for a period of at least 5 years.
- (10) Where there is a commitment to provide a recycled water network, all buildings are to be constructed to be capable of providing a dual reticulation water system for water services and be capable of fully connecting to a non-potable recycled water network and configured to supply all toilets, washing machine taps, car wash bays, cooling towers and irrigation usage.

6.3.27.11 Circular economy and waste management

Objectives

- (a) Embed circular economy principles within the design, build and operation of the development.
- (b) Minimise the generation of waste and to maximise resource recovery.
- (c) Enable safe and efficient collection and collection of waste and recycling materials.

Provisions

- (1) Any development application is to demonstrate best practice site-wide resource recovery for operational waste and recycling systems.
- (2) Any supermarket development is to submit an operational waste management plan that, at minimum:
 - (a) Establishes targets that match or exceed the NSW government targets, including:
 - (i) more than 50% recovery of food organics;
 - (ii) 80% resource recovery rate from all waste streams; and
 - (iii) Australia's 2025 National Packaging Targets.
 - (b) Specifies design and operational measures required to meet targets.
 - (c) Commits to attaining Green Star Performance with "exceptional performance" under Responsible Resource Management.
 - (d) Specifies how the development embeds core circular economy principles, including:
 - (i) designing out waste and pollution;
 - (ii) keeping products and materials in use; and
 - (iii) regenerating natural systems.
 - (e) Specifies strategies and actions to encourage public recycling for 'return and earn' containers and small household problem waste such as batteries, light bulbs, mobile phones and small electronics.

6.3.27.12 Contamination

Objectives

- (a) Ensure development addresses any on site contamination.

Provisions

- (1) In accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*, a detailed contamination study and remediation strategy is required for any development to demonstrate that potential contaminants on the site can be reduced to a level appropriate for the proposed land use(s).
- (2) Any dedication of land to Council is required to secure an appropriate remediation outcome that is endorsed by Council to confirm the land is fit for purpose