2 Building Form and Character

Building form and character refers to the individual elements of building design that collectively contribute to the character and appearance of the built environment. The development provisions in this section of the DCP are intended to encourage high quality design for new buildings, balancing respect for the defining characteristics of Central Sydney with innovation and creativity. The resulting built form and character of new development should contribute to an attractive public domain in Central Sydney and produce a desirable setting for its intended uses.

2.1 Building to the street alignment

Strategy

Central Sydney’s buildings are built predominantly to the street alignment (see Figure 2.1). By requiring new buildings to have frontages predominantly on the street alignment, it is intended to reinforce this character and improve pedestrian amenity at street level (see Figure 2.2).

Building to the street alignment in Central Sydney also achieves:

- **Definition of the public domain** - Most people experience Sydney via its public outdoor spaces. Buildings built to the street alignment give a strong definition to the public outdoor spaces.

- **Active use** - Building to the street alignment results in the location of active uses, such as shopfronts, closer to pedestrians.

- **Visual order** - Visual order and consistency in urban environments is achieved by building the main street frontages of buildings to a common alignment.

- **Environmental amenity** - Improved pedestrian comfort and protection from unpleasant weather conditions can be achieved by consistently building to the street alignment.

- **Territory and security** - Building to the street alignment reinforces the definition of the public street and prevents the development of spaces that are ambiguous in terms of public accessibility and safety and difficult to clean and maintain.

Objectives

- To reinforce Central Sydney’s strong definition of streets and public spaces.

- To improve the quality of the public domain.

Provisions

2.1.1 New buildings are to have street frontages built predominantly to the street alignment (see Figure 2.3).

2.1.2 Circumstances where building predominantly to the street alignment may be inappropriate include development where:

(i) the site is adjacent to a freestanding or setback heritage building. In this case, the new building should match the setback of the heritage building. In such instances, a Heritage Impact Statement should be prepared, or

Relevant LEP clauses: 12(f), 12(h), 12(o), 12(n), 12(m), 42, 46, 51
Central Sydney DCP 1996

(ii) it contributes an appropriate public space at the street frontage (see Section 2.1.3), or

(iii) it involves only the refurbishment of an existing building and/or the development of an Opportunity Site (see Section 2.11).

2.1.3 The consent authority may consider the provision of open space at the street frontage on a large site in the City Centre zone where that open space will:

(i) be accessible to and useable by the public

(ii) be north or north west oriented for sun access

(iii) be on a street other than a major pedestrian street (see Figure 2.27),

(iv) occupy less than 25% of the street frontage,

(v) be surrounded by a high level of active uses,

(vi) be compatible with the streetscape,

(vii) be designed, landscaped and furnished to the satisfaction of the consent authority.

2.1.4 Buildings on sites fronting Wylde Street, Potts Point may be set back from the street frontage at a distance to be determined by the consent authority.
The ground plan of Central Sydney shows a high proportion of buildings built to the street alignment.

Figure 2.1

Ground Plan
The ground plan of Central Sydney shows a high proportion of buildings built to the street alignment.
Buildings built predominantly to the street alignment generally enhance the public domain for pedestrians.

New buildings are to have street frontages built predominantly to street alignment.
2.2 Street frontage heights

Strategy

Buildings built to the street alignment and with a height to street width ratio of at least 1:1 give a sense of enclosure to the street that is appropriate to a major urban centre. In Central Sydney, street widths average 20 metres, so an appropriate **minimum street frontage height** for buildings is 20 metres.

Buildings taller than 45 metres at the street alignment (ie. greater than 2.5 times the street width) impact negatively on the street alignment (see Section 2.3). This means that an appropriate **maximum street frontage height** is 45 metres.

The street frontage height of most existing buildings in Central Sydney ranges from 20 to 45 metres above street level. Many existing buildings in Central Sydney are built to a height of 45 metres. Consequently, buildings with street frontage heights in the 20 to 45 metre range will reinforce the characteristic built form of Central Sydney.

There is no requirement to provide a ‘podium’ style building with floor space fully occupying all the lower levels across the entire site. Design flexibility is available for tower form buildings.

Objectives

- To achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.
- To reinforce the intrinsic character of Central Sydney while enabling flexibility in building design.

Provisions

2.2.1 The street frontage height of a new building is to be between 20 metres and 45 metres above street ground level (see Figure 2.4), except in certain Special Areas where specific street frontage heights are nominated - see Section 2.4. Within this range, the street frontage height should have regard to:

(i) the street frontage heights of adjacent buildings,

(ii) the predominant street frontage height in the vicinity of the proposed building (see Figures 2.5 and 2.6,

(iii) the location of the site in the street block, ie., corner sites can generally include special design emphasis, such as increased street frontage height of one or two storeys compared with adjacent sites (see Figure 2.7),

(iv) site size. ie. small sites (less than 1,000 square metres) may attain a street frontage height of 45 metres regardless of the above criteria.

2.2.2 In some Special Areas and certain other locations, the consent authority may nominate a minimum street frontage height higher than 20 metres based on urban design and heritage considerations (see Table 2.1 and LEP clause 46).

2.2.3 In certain locations within the City, the consent authority may nominate a street frontage height that is less than 20 metres, based on urban design and heritage considerations. Such locations include:

(i) Regent Street (South) - the maximum street frontage height for this location is 9 metres (see Figure 2.7a)
(ii) The corner of Alfred and Pitt Street on 1 Alfred Street as shown in Figure 2.67 in Section 2.12.G - APDG Site - Building Frontage Height Plan.

Figure 2.4

Range of permissible street frontage heights.

Figure 2.5

Street frontage heights of new buildings should have regard to the predominant street frontage height in the vicinity of the proposed buildings.
Street frontage height for infill sites.

20-45m street frontage height

average level of frontage (average of level at two ends of frontage) measured at centre

minimum 80% street frontage height

Street frontage height for corner sites.

20-45m street frontage height

minimum 80% street frontage height

average level of frontage (average of level at two ends of frontage) measured at centre

maintain street frontage height for depth of setback

Regent Street South

Land referred to in clause 2.2.3(i)

Street frontage height 9m
2.3 Building setbacks

Strategy

Front Setbacks
Buildings over 45 metres high built at the street alignment can result in the following negative impacts:

- overshadowed streets,
- reduced daylight to pedestrians and lower levels of other buildings,
- unpleasant wind conditions,
- pedestrians overwhelmed by the height of buildings,
- poor growing conditions for street trees.

By setting back higher parts of buildings from the street frontage, it is possible to achieve comfortable street environments, in particular to:

- allow reasonable levels of daylight to streets (see Figure 2.8),
- lessen wind problems at street level.

Generally, the greater the setback of the building above the street frontage height, the greater the benefits of daylight access and wind mitigation, and the lower the overall building height perceived by pedestrians. A setback of 10 metres above street frontage heights would effectively double the exposure of sky to the streets in Central Sydney which average 20 metres width (see Figure 2.8). Such a setback also accords with wind mitigation principles (see Section 4.2). However, for some sites in Central Sydney, such a setback may not be reasonably achievable. Consequently, in order to provide building design flexibility, the front setback is to be a weighted average of at least 8 metres with a minimum setback of 6 metres.

Side and Rear Setbacks

Side and rear setbacks, where provided, allow ventilation, daylight access and view sharing, increase privacy, and reduce adverse wind effects.

In residential buildings and serviced apartments where windows are provided on side and rear facades, separation between such windows and other buildings is particularly important for privacy. However, in a major urban centre such as Central Sydney, the levels of privacy achievable for residential units may be less than in lower density suburban areas.

Separation between commercial buildings is less important because of a reduced requirement for privacy. Separation between mixed use buildings and other buildings will be in accord with relevant distances for component uses.

Objectives

- To enhance the amenity of building occupants in terms of daylight, outlook, view sharing, ventilation, wind mitigation, and privacy in residential buildings and serviced apartments.
- To enhance the quality of the public domain in terms of wind mitigation and daylight access.
Provisions

Note: For the purpose of this section, 'commercial buildings' means all non-residential buildings (including hotels). These provisions are not applicable to 'dwelling houses'. 'Principal windows and balconies mean the main window or balcony of a living room or bedroom of a dwelling unit.

Front setbacks

2.3.1 Above the street frontage height, buildings are to be set back a weighted average of 8 metres. This setback may be reduced in part by up to 2 metres (to achieve architectural variety) provided the weighted average setback from the street frontage alignment is 8 metres (see Figure 2.8). No part of the building is to be set back less than 6 metres.

2.3.2 Smaller setbacks may be acceptable:
(i) on corner sites up to 1,000 square metres fronting streets or lanes at least 6 metres wide,
(ii) on corner sites where increased setbacks are provided to other streets (generally, increased setbacks are to be provided on the major pedestrian streets and/or on north-south streets) (see Figures 2.9 and 2.10),
(iii) on street blocks less than 30 metres deep from the street frontage,
(iv) to accommodate protrusions for architectural modulation and visual interest.

2.3.3 Setbacks greater than 10 metres are permissible.

2.3.4 In retail streets (see Figure 2.27), a greater setback is desirable and, where appropriate, will be determined by the consent authority. For Pitt Street Mall, which is identified as a Special Area, the setback is 15 metres (see Figure 2.21). (See also Section 2.4).

2.3.5 Any new building or additions above a heritage item in a heritage streetscape are to have a setback at least 10 metres above the street frontage height (see also Section 2.9).

Side and rear setbacks

2.3.6 Above a height of 45 metres, windows or balconies of commercial buildings are to be set back at least 3 metres from side boundaries (see Figure 2.11).

2.3.7 Separation between principal windows or balconies of residential buildings or serviced apartments and windows/balconies of commercial buildings is to be at least 9 metres (see Figure 2.12). This separation is to be achieved by a setback from side boundaries of:
(i) at least 6 metres for residential buildings or serviced apartments
(ii) at least 3 metres for the commercial building.

See also Section 6.1 - Amenity for Residential Buildings and Serviced Apartments).
Range of permissible front setbacks.

Front setbacks at street frontage heights may be reduced from the 8 metre average on corner sites on the lesser street frontage, provided an average setback of at least 8 metres is maintained to north-south streets and/or major pedestrian streets.
Where sites have three street frontages, smaller setbacks may be acceptable on both lesser streets, provided an average setback of at least 8 metres is maintained to north-south streets and/or major pedestrian streets.

Plan of setbacks of commercial buildings above 45 metres on side and rear boundaries where windows are provided.
2.3.8 **In new commercial buildings**, windows at the same level as the principal living room windows or balconies of adjacent residential buildings or above a height of 45 metres are to be set back from side and rear boundaries at least 3 metres. Walls without windows do not need to be set back.

2.3.9 Up to a height of 45 metres, the minimum setback from the boundary for **principal windows or balconies for residential buildings or serviced apartments** is to be 6 metres (see Figure 2.13). Above a height of 45 metres, a minimum setback of 12 metres is desirable for residential buildings or serviced apartments to help ensure visual privacy is achieved between dwellings (see Figure 2.14).

2.3.10 Above the floor level of the lowest dwelling, **principal windows or balconies of new residential buildings and serviced apartments** are to be set back at least 6 metres from side and rear boundaries.

2.3.11 **Setbacks of principal windows or balconies of mixed use buildings** are to be the distances specified for particular uses in 2.3.6, 2.3.7 or 2.3.8.

2.3.12 If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved through other means, for example, the construction of screens (refer also to Section 6.1.10).

2.3.13 The above setback provisions are to be applied to proposed buildings with development consent as if they were built.

2.3.14 Side and rear setbacks to dwelling units and other development can be reduced by architectural features (such as bay windows, or splayed windows which achieve oblique outlooks) provided that:

(i) a minimum separation between the main walls of 6 metres is maintained,

(ii) separation is between sections of building walls that include only service room windows,

(iii) views are available obliquely to site boundaries.

**Setbacks for buildings adjoining or fronting lanes**

2.3.15 **On sites adjoining or fronting lanes**, the minimum setback for residential buildings and serviced apartments is to be (see Figure 2.15):

(i) up to four storeys - 6 metres from the opposite street frontage alignment,

(ii) higher than four storeys - 6 metres from the centre of the lane,

(iii) above 45 metres - 12 metres from the centre of the lane.

Smaller setbacks may be considered above four storeys on sites with a maximum building height of up to 25 metres.

**Setbacks for buildings on the same site**

2.3.16 For buildings on the same site, minimum separation distances are to be as shown on Figure 2.16.
Plan of setbacks of commercial buildings and residential buildings or serviced apartments above 45 metres.

Figure 2.12

Plan of minimum setbacks between principal windows or balconies of residential buildings and serviced apartments on side and rear boundaries where windows are provided.

Figure 2.13
Section of desirable setbacks of principal windows or balconies of residential buildings and serviced apartments above 45 metres high where windows are provided.

Section of setbacks for principal windows or balconies of residential buildings and serviced apartments adjoining lanes.
Window-to-window separation principles for buildings on the same site.

Figure 2.16
2.4  Street frontage heights and setbacks for special areas

Strategy

The Central Sydney LEP 1996 identifies a number of Special Areas that contribute significantly to the character and quality of the public domain and to the distinctiveness of Central Sydney (see Figure 2.17).

Development in and adjacent to Special Areas should reinforce and enhance their character by complying with the nominated street frontage heights and setbacks. For setbacks of upper extensions to heritage buildings see Section 2.9 and the Central Sydney LEP 1992 - Conservation of Heritage Items.

Objective

• To enhance the distinctive character of Special Areas with compatible development.

Provisions

2.4.1 The maximum and minimum street frontage heights and front setbacks for buildings in or adjacent to Special Areas are to be as set out in Table 2.1 to this clause and illustrated on Figures 2.20 to 2.25.

2.4.2 Where a street frontage height in or adjacent to Special Areas is less than 45 metres, any higher part of the building is to be set back the full distance of the setback. No stepped protrusions are permissible within the front setback area (see Figure 2.18).

2.4.3 For sites with a maximum building height of 55 metres which are adjacent to Special Areas, the street frontage height is to be 45 metres with a setback to the maximum building height (see Figure 2.19).
Special Areas such as Macquarie Place contribute significantly to the quality of the public domain.
A maximum street frontage height of 45 metres applies to sites with a maximum building height of 55 metres which are adjacent to Special Areas.
### Table 2.1 Special Areas

#### Street Frontage Heights and Front Setbacks

<table>
<thead>
<tr>
<th>Special Area</th>
<th>Maximum street frontage height</th>
<th>Minimum street frontage height</th>
<th>Setback above street frontage height</th>
</tr>
</thead>
<tbody>
<tr>
<td>York Street</td>
<td>45m, or the street frontage height of the nearest heritage building (equal to or less than 45 metres) on the same side of the street block in which the site is located.</td>
<td>The street frontage height of the nearest heritage building on the same side of the street block in which the site is located, or 20 metres.</td>
<td>as per Sections 2.3 or 2.9</td>
</tr>
<tr>
<td>Institutional/College Street East</td>
<td>Existing height</td>
<td>Height of the nearest heritage building on the same side of the street block in which the site is located.</td>
<td>as per Sections 2.3 or 2.9</td>
</tr>
<tr>
<td>Haymarket</td>
<td>20m, or the street frontage height of the nearest heritage building on the same side of the street block in which the site is located whichever is lesser, except for Harbour Street where the street frontage height may be 45m.</td>
<td>20m, or the street frontage height of the nearest heritage building on the same side of the street block in which the site is located, whichever is the lesser.</td>
<td>as per Sections 2.3 or 2.9</td>
</tr>
<tr>
<td>Wentworth Avenue East</td>
<td>15m</td>
<td>15m</td>
<td>as per Sections 2.3 or 2.9</td>
</tr>
<tr>
<td>Wynyard Park/Lang Park</td>
<td>45m to south, east and west 30m to north</td>
<td>45m to south, east and west 30m to north</td>
<td>as per Figure 2.20</td>
</tr>
<tr>
<td>Pitt Street Mall</td>
<td>20m to east and west</td>
<td>20m to east and west</td>
<td>as per Figure 2.21</td>
</tr>
<tr>
<td>Martin Place</td>
<td>45m</td>
<td>35m</td>
<td>as per Figure 2.22</td>
</tr>
<tr>
<td>Macquarie Street Nth</td>
<td>45m</td>
<td>35m</td>
<td>as per Figure 2.23</td>
</tr>
<tr>
<td>Macquarie Street Sth</td>
<td>45m</td>
<td>35m</td>
<td>as per Figure 2.22</td>
</tr>
<tr>
<td>Bridge Street</td>
<td>45m</td>
<td>28m</td>
<td>as per Figure 2.24</td>
</tr>
<tr>
<td>Macquarie Place</td>
<td>35m</td>
<td>35m</td>
<td>as per Figure 2.24</td>
</tr>
<tr>
<td>Sydney Square</td>
<td>45m</td>
<td>20m</td>
<td>as per Figure 2.25</td>
</tr>
</tbody>
</table>
Figure 2.20

Special Area Setbacks
Wynyard Park/Lang Park
Special Area Setbacks
Pitt Street Mall

Figure 2.21

Central Sydney DCP 1996

Consolidated May 2011

Building Form 2-21
Figure 2.22
Special Area Setbacks
Martin Place and Macquarie Street South
Figure 2.23
Special Area Setbacks
Macquarie Street North

Central Sydney DCP 1996

Consolidated May 2011

Building Form 2-23
Figure 2.24

Special Area Setbacks
Bridge Street and Macquarie Place

Extent of setback above street frontage height

Minimum setback in metres

Central Sydney DCP 1996

 Consolidated May 2011
Figure 2.25

Special Area Setbacks
Sydney Square
2.5 Street frontage activities

Strategy

The diversity of activities at street level has declined in Central Sydney over the last three decades. The enclosed nature of the ground level of many office buildings and the internalisation of much retailing has contributed to this decline. It is important that the diversity of activities at street level is reinforced so that the attractiveness and liveliness of the public domain of Central Sydney is increased.

The retail area of Central Sydney should present itself and be reinforced as the primary retail centre in Australia.

Active street frontages are encouraged along all retail and/or pedestrian priority streets (see Figure 2.27), to maintain contact between the street and the interiors of buildings. This requires uses with direct access to the street such as retailing, customer counter services, cafes and restaurants, and other uses that interact with the public. Outdoor cafe and dining areas also contribute to active street frontages and are encouraged.

Active street frontages such as offices, residential accommodation, educational facilities, restaurants, and similar uses that allow interaction and provide transparency and visual contact with the street should extend above the ground floor level (see Figure 2.26).

In all streets other than retail streets or pedestrian priority streets (see Figure 2.27), a visually interesting street frontage is important, with attractive building entries, window displays, display cases, artworks, well-detailed architecture, facade modulation, clear glazed windows, and transparent security screens. These are used to give the streetscape variety and diversity at the pedestrian level.

Objective

- To provide active frontages and pedestrian-oriented activities that add life to Central Sydney, particularly at ground level in the retail streets and major pedestrian streets.

Provisions

2.5.1 Buildings with frontages to retail streets (see Figure 2.27) are to contribute to the liveliness and vitality of those streets by:

(i) providing product retailing and/or food/drink outlets within all enclosed shopfronts,

(ii) allowing for visual interest such as display cases on the external face of fire escapes, service doors and equipment hatches,

(iii) minimising the extent and visual impact of building entrances, office lobbies, foyers, vehicle entrances and other entries not associated with retail and fire escapes, service doors and equipment hatches,

(iv) providing three floors of retailing in the blocks bounded by George, Market, King and Castlereagh Streets. Where this is not practicable, the design of new buildings should provide connecting walk-throughs to adjacent sites at lower ground, ground and first floor levels, and should enable their conversion to retail at a later date.
(v) locating activities that may involve queuing (including automatic banking machines) behind building frontages so that footpaths remain free for pedestrian movement. Queuing space is to be within the building. Recesses in the street alignment for these activities are inappropriate,

(vi) providing a high standard of finish for shopfronts.

2.5.2 Buildings with frontages to major pedestrian streets (see Figure 2.27) are to contribute to the liveliness and vitality of those streets by providing one or more of the following at ground level:

(i) retailing, food/drink outlets, customer counter services or other activities which provide pedestrian interest,

(ii) enclosed shopfronts with window displays of goods and services within, and/or artworks (see Figure 2.28),

(iii) open shopfronts to food outlets and/or interiors with tables and chairs for diners.

Active street frontages should extend above ground floor level, as at the Catholic Club in Castlereagh Street.
(iv) indoor queuing space for activities that may involve queuing (including automatic teller machines) so that footpaths remain free for pedestrian movement. Recesses in the street alignment for these activities are inappropriate.

(v) a high standard of finish for shopfronts.

Non-retail uses at street level may not be approved in major pedestrian streets if the consent authority considers that there would be an over concentration of such uses or a fragmentation of the retail frontage.

2.5.3 Buildings with frontages to all other streets and lanes are to contribute to the liveliness and vitality of these streets by:

(i) providing visual interest,

(ii) providing well designed and attractive entrances, lobbies and commercial uses at ground level,

(iii) incorporating, where practicable, either open or enclosed shopfronts with window displays of merchandise or services within, and/or artworks,

(iv) providing enclosure on corner sites to define the corner.

2.5.4 Ground floor uses are to be at the same level as the footpath. Split level arcades or open retail forecourts at a different level to the footpath are inappropriate because they separate the activities within them from the street.

2.5.5 The ground floor of all development is to be flush with the street footpath for the predominant level of the street frontage and at the main entry to the building.

2.5.6 All street frontage windows at ground floor level are to have clear glazing.

2.5.7 Enclosed shopfronts are preferred to open shopfronts, except for restaurants and where the latter is permissible.

2.5.8 Dining tables and chairs are generally permissible on the footpath along the street frontage of a site subject to compliance with the Council’s Outdoor Cafe Policy available at Council’s One Stop Shop.

2.5.9 Security grilles are to be fitted only within the shopfront. Such grilles are to be transparent.

2.5.10 Recesses for roller doors and fire escapes are to be wide and shallow to provide for personal security. Narrow, deep recesses are to be avoided.

2.5.11 Dining tables and chairs may be permitted on suitably designed spaces at awning level.
The diagram shows the central area of Sydney, highlighting various streets and parks.

**Figure 2.27**

**Street Frontage Activities**

- Retail streets
- Major pedestrian streets/places
- Visually interesting street frontages are preferred on all other streets.

The key features include:
- Central Sydney DCP 1996
- Consolidated May 2011

### Key Locations
- Royal Botanic Gardens
- Royal Park
- Sydney Cove
- Observatory Park
- Hyde Park
- Hyde Park
- Woolloomooloo Bay
- Walsh Bay
- Darling Harbour
- Prince Alfred Park
- Phillip Park
- Belmore Park
- Parker Street
- Alfred Park
- Sydney Cove
- Observatory Park
- Hyde Park
- Royal Botanic Gardens
- Sydney Cove
- Walsh Bay
- Darling Harbour
- Prince Alfred Park
- Phillip Park
- Belmore Park
- Prince Alfred Park
- Phillip Park
- Belmore Park
- Sydney Cove
Attractive display cases at the Capitol Theatre add liveliness to the streets.  

Figure 2.28
2.6 Building bulk

Strategy

Sydney is known internationally for its temperate climate and pleasant outdoor conditions for much of the year. A proliferation of very tall, bulky buildings would create additional overshadowing to the streets and adversely affect the quality and amenity of the streets for pedestrians. Controlling the size of upper level floorplates in new buildings will reduce some of the adverse effects that very tall buildings have on the public domain at ground level.

Objective

- To reduce adverse impacts on the public domain at ground level by controlling the size of upper level floorplates of buildings

Provisions

Commercial buildings

2.6.1 Above a height of 120 metres, the size of the floorplate of commercial buildings is not to exceed 1,400 square metres FSA, or 25% of the site area, whichever is greater (see Figure 2.29).

Residential buildings and serviced apartments

2.6.2 For residential buildings or serviced apartments higher than 45 metres (see Figure 2.30):

- (i) the size of the floorplate above street frontage height is not to exceed 1,200 square metres FSA;
- (ii) the maximum horizontal dimension of the building parallel to the street frontage is to be 40 metres. (Where the proposed residential building is part of a heritage building or is to be located in a heritage streetscapes, refer also to Section 2.9.)
Design options for tower buildings to reduce building bulk.

New tall residential buildings are to have floorplates of not more than 1,200 square metres FSA to provide residential and pedestrian amenity.
2.7 Building exteriors

Strategy
Central Sydney’s cityscape and public domain is defined by its buildings, streets and public places. The quality of these places both reflects and is influenced by substantial private and public investment in Central Sydney. The maintenance and improvement of the public domain is dependent on a consistent approach to the design of new development including the articulation and finish of building exteriors.

Objectives
To ensure that new buildings in Central Sydney:

• contribute positively to the streetscape by means of high quality architecture,
• provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops,
• present appropriate design responses to nearby development that complement the streetscape (see Figure 2.31),
• clearly define the adjoining streets, street corners and public spaces and avoid ambiguous external spaces with poor pedestrian amenity and security,
• maintain a pedestrian scale in the articulation and detailing of the lower levels of the building,
• contribute to a visually interesting skyline.

Provisions
2.7.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:
(i) building to the street alignment,
(ii) street frontage heights (see Figure 2.5),
(iii) setbacks above street frontage heights,
(iv) facade proportions including horizontal or vertical emphasis and
(v) the provision of enclosed corners at street intersections.

2.7.2 Building exteriors are to be designed with regard to the following criteria:
(i) the predominant masonry character and articulation of Central Sydney is to be reinforced, particularly at lower levels of buildings,
(ii) materials used (including glass) are to be predominantly light in colour to gain better quality reflected light into the streets and to reflect the characteristic light colours of Central Sydney,
(iii) extensive expanses of blank glass or solid wall are to be avoided. Where development exposes the blank side of an adjoining building, a visually interesting treatment should be applied to that wall.

2.7.3 Minor projections from building walls (beyond those permitted by the Building Code of Australia) that extend into the public space are permitted providing there is a public benefit and that the projections do not detract from significant views and vistas. Examples of such projections are (see Figures 2.33 and 2.34):
• expressed cornice lines that assist in enhancing the streetscape,
• other projections such as entry canopies and bay windows that give visual interest.

2.7.4 Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.

2.7.5 The siting and configuration of buildings should take into account the impact on surrounding development and public spaces in terms of amenity, shadowing, visual privacy and view sharing for residential buildings (see Figure 2.35).

The design of building exteriors should contribute positively to the streetscape.
Street frontage heights of buildings are to have regard to adjacent heritage buildings.

Minor projections of a building may intrude into the street space.
2.7.6 The tops of buildings are to be designed so that they:

(i) integrate with the design of the building and conceal plant and equipment (see Figure 2.36),

(ii) provide a minimum step height of two storeys (see Figure 2.37),

(iii) promote a visually distinctive and interesting Central Sydney skyline.

2.7.7 Any alteration, extension or replacement of an existing building that penetrates above a sun access plane is to comply with the relevant height and sun access provisions of the LEP.

This minor projection from the wall of the Museum of Sydney contributes to the design quality and interior use.
Siting buildings to share views and provide outlook and privacy where site configuration and provisions of this DCP permit.

The tops of buildings should be integrated with the overall design of the building.
Where habitable floors at the tops of buildings are proposed to be stepped, then the minimum height of the step is to be 2 storeys.

New buildings terminating vistas should be designed to enhance that vista.
2.8 Views

Strategy

Central Sydney is known for its magnificent harbour and parkland setting. It is important that views to Sydney Harbour and parks be maintained from as many points as possible at street level. In the redevelopment of some sites consideration should be given to opening up new significant views. Views are regarded as significant when they terminate at Sydney Harbour, parklands, low level sky or a publicly significant object such as the Harbour Bridge.

Vistas are views along streets that are terminated by buildings. Vistas can be enhanced with sensitive design of the visually prominent buildings that terminate them. The siting and design of new buildings should maintain existing vistas along streets to places of architectural, landscape, or cultural significance.

A silhouette is the outline of a building against the sky. The silhouettes of the tops of many heritage buildings are significant and contribute to the unique character of Central Sydney. Significant silhouettes should be carefully considered where a development could potentially encroach upon them (for example, when a development is behind a silhouette). In circumstances where it is not possible to avoid encroaching on a significant silhouette, the proposed development should be carefully designed so that its appearance does not compete with the silhouette.

Objectives

- To maintain and enhance views from Central Sydney to the harbour and surrounding parklands and significant objects.
- To enhance vistas along city streets by sensitive building design.
- To protect silhouettes of the tops of major heritage buildings as seen against the sky.

Provisions

2.8.1 No development is to encroach on significant views or silhouettes (see Figure 2.39).

2.8.2 Taking into account other provisions of this DCP, the siting and design of new buildings that open up significant views from the public domain will be encouraged (particularly views to Sydney Harbour).

2.8.3 Special care is required in the design of buildings that terminate vistas or encroach on significant silhouettes (see Figures 2.38, 2.39, 2.40 and 2.41).
Existing views to be protected from encroachment
Potential views to be enhanced by building design
Plan Area boundary

Figure 2.39

Views and Vistas
Views from within the city centre such as along Pitt Street to the harbour setting are to be maintained.
Silhouettes of the towers of major heritage buildings such as the clocktower of Central Railway Station should continue to be seen from public places.
2.9 Extensions to heritage items

Strategy

Heritage items are usually best conserved in their entirety (see Figure 2.42). Refurbishment, extensions and new development adjoining a heritage item should be designed to respect and complement its style, form, proportions, materials and colours. In a few cases and subject to a Conservation Plan, new development may incorporate a heritage item. In this situation, a substantial setback to the new development will be required. This setback should be sufficient to enable the heritage item to appear complete as a separate building, not a facade, when viewed from the street.

An incentive for conserving heritage buildings which are not incorporated into a development site is provided through the Award and Allocation of Heritage Floor Space (see Section 7). This award is available to heritage buildings on Schedule I of Central Sydney LEP 1992 - Conservation of Heritage Items, only if the heritage building is conserved in its entirety or with minor extensions consistent with a Conservation Plan.

Objective

- To conserve heritage items in their entirety and use them in a manner appropriate to their heritage significance.
- To ensure that any extensions to or new development adjoining a heritage item complement its style, form, proportions, materials and colours.

Provisions

Heritage Impact Statement or Conservation Plan

2.9.1 Any development involving a heritage item listed in the Central Sydney LEP 1992 - Conservation of Heritage Items requires preparation of a Heritage Impact Statement or Conservation Plan.

Style and height of extensions

2.9.2 Where, in the opinion of the consent authority, and where a Conservation Plan indicates that the building is of such heritage significance as to warrant its retention in its current form, no extensions will be permitted.

2.9.3 Where, in the opinion of the consent authority, upper extensions are possible to a heritage item, such extensions are to be designed with sensitivity to the heritage qualities of the heritage item.

2.9.4 Where a Conservation Plan indicates that an upper extension to a heritage item should only be undertaken without a setback, the upper extension is to be designed and detailed in the traditional manner by replicating the design and detailing of the heritage building so that the addition appears as a 'seamless' extension to the original building. The height of upper extensions is to determined by the consent authority having regard to a Conservation Plan.

2.9.5 Where a Conservation Plan indicates that upper extensions to a heritage item should only be undertaken with a setback, the setback is to be a minimum of 10 metres. A greater setback may be required in accordance with the Conservation Plan (see also Sections 2.2 and 2.3).

Awnings and shopfronts

2.9.6 New awnings and shopfronts to heritage buildings are to be sympathetic in style to the building of which they are a part.
Heritage buildings are best conserved in their entirety. The former Mark Foys department store has been conserved and reused as the Downing Centre court complex.
2.10 Temporary use and appearance of vacant sites and buildings

Strategy

In recent years, many building sites in Central Sydney have been left vacant after demolition or where construction has stopped. This has had a negative effect on the quality of the public domain, and on businesses and residents surrounding these sites. Street frontages that are vacant for extended periods have similar negative effects. There is a need to improve the appearance of such sites and, where practicable, ensure ongoing temporary active uses and/or landscaping at the street frontage is provided.

Buildings should not have vacant street frontages for extended periods. Temporary uses to the street frontage should be introduced until permanent uses are implemented (see Figure 2.43). It is important that construction sites and vacant sites present an attractive appearance to the streets and public areas in order to enhance the amenity of Central Sydney.

Objective

- To enhance the streetscape and amenity of an area by requiring vacant sites or vacant buildings to provide temporary uses along any street frontages at ground level.

Provisions

2.10.1 The consent authority may require temporary works to be undertaken as a specified condition of development consent if:

(i) a building or site remains vacant for 6 months after development consent,

(ii) there is suspension in activity for 6 months (or an aggregate of 6 months) after commencement of construction.

2.10.2 Temporary works on vacant sites or sites where construction activity has been suspended are to enhance the streetscape. These works may include the construction of temporary buildings for short term retail or commercial use, landscaping of vacant sites or the provision of hoardings designed by a professional artist (see Figure 2.44).

2.10.3 Where temporary uses of vacant buildings or sites are proposed, these are required to be at least along the street frontage at ground level.

2.10.4 Car parking will not be permitted as a temporary use for a vacant site.
2.11 Opportunity sites

Strategy

A number of buildings in Central Sydney are identified as Opportunity Sites (see Schedule 7 of the LEP). Opportunity sites are sites with freestanding buildings where the infilling of setback spaces or the undertaking of other improvements would enhance the streetscape and improve pedestrian amenity (see Figures 2.44 and 2.45).

To encourage infilling and better design, the consent authority may allow such sites to achieve an FSR higher than the relevant specified maximum FSR.

Objective

- To encourage certain buildings to improve their contribution to the streetscape and amenity of the adjacent public domain.

Provision

2.11.1 Infilling of a colonnade or additions to the lower levels of existing buildings identified in the LEP as Opportunity Sites are to conform to the requirements of this DCP and any Council policy on the development of Opportunity Sites.
The Westpac site at 2 Martin Place is identified as an Opportunity Site.

Figure 2.44

Proposed infilling of the setback area of the Westpac site at 2 Martin Place is an example of the application of the Opportunity Sites provision.

Figure 2.45
2.12 Design guidelines for significant sites

Strategy

There are a small number of sites in Central Sydney where development will have particular implications for the quality of the public domain. They include:

2.12.A the GPO site,
2.12.B East Circular Quay,
2.12.C the former Sydney Eye Hospital,
2.12.D 252 George Street (former George Patterson House) and adjoining development at 248 George Street,
2.12.E Kens site - bounded by Kent, Sussex, Napoleon Street and Sussex Lane,

The consent authority has developed specific design guidelines for these sites. It may also develop specific design guidelines for other sites, including sites of substantially damaged heritage buildings. Development of significant sites is to comply with the specific guidelines set out below and all other relevant provisions of this DCP.

The GPO is one of Sydney’s most significant public buildings. It occupies a prominent position on the south side of the ceremonial block of Martin Place, between Pitt and George Streets (see Figure 2.46). The consent authority wishes to ensure that the significant character of the GPO and its setting are maintained and enhanced in any redevelopment of the building and adjacent sites. The design guidelines also take into account the need to maintain sun access into the Pitt Street Mall at nominated times.

East Circular Quay is one of the most prominent sites in Central Sydney and its redevelopment has attracted much public interest over many years. After an Ideas Quest in 1992, planning and design principles were determined to guide the future development of all privately-owned land at East Circular Quay. The principles are intended to be broad enough to facilitate creative design solutions but at the same time to preserve the view and height objectives for the area.

The former Sydney Eye Hospital is a publicly-owned building that has the potential to be redeveloped in the lead up to the 2000 Olympic Games. The northern part of the site contains a Schedule 1 heritage building while the southern part is adjacent to another Schedule 1 heritage building known as Cathedral Terrace. On the western side lies The Domain and the Art Gallery of New South Wales. The eastern side is flanked by the low-rise mixed use areas of Woooloomooloo. The site is highly exposed to the large volumes of traffic on both Sir John Young Crescent and Crown Street.

Objective

• To provide detailed design guidelines for certain sites that are particularly important for the quality of the public domain and surrounding area.
Provisions

2.12.A The GPO site
A1.1 The development of the GPO site is to be in accord with the development control envelope illustrated in Figure 2.47.

2.12.B East Circular Quay

Form
B1.1 A tower building is not acceptable on any part of the precinct.

Height
B2.1 The height of any proposed development should be consistent with all other design guidelines for East Circular Quay.
B2.2 The height limit north of the Moore Stairs is RL 45 maximum with an average height of RL 36.
B2.3 The maximum height limit south of the Moore Stairs is RL 46.7.
GPO site development control envelope

Figure 2.47
Views

B3.1 Significant views are to be provided from West Circular Quay and The Rocks area to the former Government House and the Royal Botanic Gardens through or between buildings.

B3.2 In any proposed streetscape works along Macquarie Street, existing views of Sydney Harbour and the Opera House should be preserved.

B3.3 Views from and to the Opera House over the Circular Quay area and southwards to the city are significant and should be taken into account in any design for East Circular Quay.

Use of the Roadway

B4.1 Some of the roadway and footway of East Circular Quay may be used for development (subject to Council’s concurrence), in order to achieve the new reduced height limits and to provide substantial public and cultural facilities. Uses for this purpose will be dependent upon the achievement of a coordinated development.

B4.2 The extent of the roadway which may be available for use is subject to Council concurrence and will depend on the final design and the extent and nature of public and cultural facilities provided.

B4.3 The maximum width of the site available for any development is subject to detail design considerations, and is 27m wide, extending on the east side from the building alignment of Macquarie Street.

B4.5 A colonnade is required along the full frontage of East Circular Quay, two storeys in height and not less than 6m wide.

Design

B5.1 The new buildings should make a positive contribution to the urban design of the precinct and respond to the outstanding attributes of the site. The design of the buildings should take the following into account:

(i) materials used should be light in colour.

(ii) the form, scale and the architectural treatment of the elevations should enhance the appearance of Circular Quay and add to its unique and distinctive character.

(iii) along the Circular Quay frontage, the building form should be modulated to provide comfortable pedestrian environment and scale.

(iv) as the buildings’ roof tops will be highly visible, particular care should be given to their design.

Ground and Lower Floor Uses

B6.1 Ground and lower floor uses along East Circular Quay are to contain a variety of active uses such as restaurants, retail, entertainment and cultural and tourist facilities. These are to be publicly accessible, facilitate pedestrian use and should contribute to the day-time and night-time vitality of the Quay precinct.

Public Spaces

B7.1 The design of the public spaces around any building is to ensure that such spaces are integrated with the overall design of the building.
Moore Stairs

B8.1 The setting and heritage significance of Moore Stairs is to be enhanced and protected in any development and should continue to provide a primary pedestrian connection between East Circular Quay, Macquarie Street and the Royal Botanic Gardens.

Land under Macquarie Street

B9.1 Use of available land under Macquarie Street for development may be considered for the possible incorporation of cultural and other public use (subject to concurrence of the Consent Authority and the State Government). Public access to cultural uses may be required on the site.

Shadows

B10.1 Shadow patterns which affect the former Government House, its grounds, The Domain and the Royal Botanic Gardens should be reduced where possible.

Vehicular Access and Car Parking

B11.1 All vehicular access to the development north of Moore Stairs is to be from Macquarie Street. Access to development south of Moore Stairs is to be from Macquarie Street or from the southern end of East Circular Quay.

2.12.C Former Sydney Eye Hospital Site

Area

The former Sydney Eye Hospital site is bounded by Sir John Young Crescent, Crown Street, and the property boundary with Cathedral Terrace which fronts Cathedral Street (see Figure 2.49).

Objectives

The objectives of these guidelines are to ensure that new development:

(i) integrates with the existing heritage building on the northern part of the site,
(ii) minimises additional overshadowing on nearby residential areas, especially Cathedral Terrace,
(iii) provides appropriate setbacks for development above the street frontage,
(iv) integrates with the scale of nearby development.

Heritage Buildings

C1.1 The Sydney Eye Hospital Building, which is listed in the Central Sydney Local Environmental Plan - Conservation of Heritage Items 1992, is to be conserved in accordance with the findings of a Conservation Plan.

Maximum Height

C2.1 The height of development on the site is to be no higher than 22m.

Street Frontage Height

C3.1 The street frontage height of any new development on Sir John Young Crescent and Crown Street is to match the parapet height of the heritage listed former Sydney Eye Hospital building to the extent shown on the Figure 2.48.
The street frontage height adjacent to the southern property boundary is to be no higher than the heritage listed former Sydney Eye Hospital building.

**Setback above Street Frontage Height**

C4.1 Setbacks from the street frontage height are to be provided within a 45° angle (see Figure 2.48).

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**Figure 2.48**

Former Sydney Eye Hospital Site Development Guidelines
Street frontage activities and address

C5.1 Sir John Young Crescent is to be the primary ‘address’ of the development by incorporating its main entrance and pedestrian and vehicular access to the building along this frontage.

C5.2 Active uses should be included along both street frontages, with particular emphasis on Sir John Young Crescent.

2.12.D 252 George Street (former George Patterson House) and adjoining development at 248 George Street

Objectives

The following clauses provide detailed design guidelines for the former George Patterson House, 252 George St and the adjoining vacant site, 248-250 George St (Figure 2.50) that will:

(i) facilitate redevelopment of the site(s) to enable either the form of George Patterson House that existed prior to the fire to be rebuilt or an alternate urban design solution;

(ii) ensure that the remaining parts of the building which are significant are retained in a meaningful way;

(iii) limit the gross floor area of 252 George St to that of the former George Patterson House prior to the fire;

(iv) provide incentives for the conservation of the remaining building.

The former George Patterson House may be rebuilt to a form similar to that which existed prior to the fire and which retains the remaining significant elements of the building as outlined in Clauses 2.12.30, 2.12.55 below. Or alternatively the site may be redeveloped in accordance with the following clauses.

D1 252 George Street (former George Patterson House)

Conservation Requirements

D1.1 The entire remaining George Street facade of George Patterson House is to be conserved and all elements of the remaining facade are to be restored. The facade may be incorporated into a new development which for the purposes of these controls is called the George Street building.

D1.2 The remaining cast-iron columns on the ground and first floor levels of the George Street building (including ties, brackets and the like) are to be conserved, in situ if feasible, or integrated into any new development in accordance with details to be submitted for approval of Council.

D1.3 Any new floors behind the conserved facade are to be at the same level as the original levels of George Patterson House.

D1.4 The remaining eastern end of the building facing the Tank Stream is to be conserved to the fire wall as shown in Figure 2.49. For the purposes of these development controls this building is called the Tank Stream building.

D1.5 The remaining Water Tower structure is to be conserved and may be incorporated functionally into any new development.

D1.6 The Bridge Lane walls are to be conserved or sympathetically adapted to accommodate new uses and access, particularly at ground level or levels associated with the public space. Any openings shall only occur between the structural piers and shall ensure that the masonry character
of the walls and the significance of the laneway are maintained. Any new
openings must be justified with consideration of viable design as well as management options.

D1.7 Archaeological investigations are to be undertaken prior to the excavation of any part of the site in accordance with the requirements of Council.

Adaptive Re-use Requirements

Tank Stream Building

D1.8 The Tank Stream building can be altered to permit new openings at ground level associated with use or access requirements. The masonry character of the walls and the significance of the laneways shall be maintained. Any alteration must be justified with consideration of viable design as well as management options.

D1.9 The fire wall of the Tank Stream building can be altered to permit new openings associated with use requirements. Replacement of the firewall with a new facade may be considered.

D1.10 The Tank Stream building is to be roofed and can be reconstructed to the height of the building prior to the fire (approx RL 32m to the parapet). Additional floors may not be added.

Abercrombie Lane Walls

D1.11 The walls onto Abercrombie Lane are to be retained and may be adapted to provide direct access at ground levels to the public space and to accommodate new uses, particularly at ground level. The masonry character of the walls and the significance of the laneway shall be maintained. Any alteration must be justified with consideration of viable design as well as management options.

Masonry Water Tower

D1.12 The water tower may be retained as a free standing element or integrated with new work in accordance with Figure 2.49. The height of new development adjacent to the water tower should be less than the tower.

Public Space

D1.13 A new public space is to be provided. The public space is to be no less than the minimum size and is not to exceed the maximum size shown on Figure 2.49.

D1.14 The public space should be enclosed by the existing walls along the laneways and may be designed as open space or roofed with a glazed structure.

D1.15 The public space is to be accessible at or near the ground level of the adjacent lanes and at or near the interior levels of adjoining buildings.

D1.16 The public space is to be designed in consultation with an artist approved by Council and is to integrate it as a significant work of art which is particular to the site and its history.

Gross Floor Area

D1.17 The gross floor area of the site of the former George Patterson Building at 252 George Street is to not exceed 9400 square metres. If the site is subdivided in accordance with Clause 2.12.54 the gross floor area of all allotments shall not exceed a total of 9400 square metres.
New Building Work

D1.18 New building work shall be distinguished from historic fabric. This may be achieved by having a minimum vertical rebate of 450 x 450mm as indicated on Figure 2.49.

Alternative approaches will be considered.

D1.19 New building work is to conform to the envelope shown on Figure 2.49.

D1.20 New building work is to ensure that no additional shadow is cast onto Australia Square in accordance with the Central Sydney LEP 1996.

D1.21 The new building facade to George Street over the conserved and restored George Patterson House facade is to be designed and detailed to ensure that the integrity of the facade is retained. This may be achieved by extending the building directly as if the historic fabric is the base of an integrated new building above.

Alternative approaches will be considered.

D1.22 If the George St building is developed for residential use, the development envelope must comply with the residential setback provisions contained in the Central Sydney DCP 1996.

D1.23 If the George St building is developed for commercial uses any window or openings which face Abercrombie Lane shall be opaque or otherwise obscure to maintain the privacy of the adjoining development.

Heritage Floor Space

D1.24 On completion of the conservation works and the construction of the public space to the satisfaction of Council, the site area occupied by the conserved Tank Stream Building and the public space shown shaded on Figure 2.49 shall be awarded Heritage Floor Space in accordance with Central Sydney LEP and DCP 1996.

D1.25 The site known as 252 George Street may be subdivided into two allotments as shown on Figure 1 but only if Council is satisfied that all development controls are met. One allotment shall include the Tank Stream Building and the public space, the other allotment is to include the George Street building. The Tank Stream allotment is to be no less than the minimum size and is not to exceed the maximum size shown on Figure 2.49.

D1.26 When assessing a development application for this site, the consent authority will consider the heritage status of the remaining elements of George Patterson House and the nature of conservation works proposed and whether they warrant, in the light of the floor space ratio to be achieved, relief from the requirement to acquire heritage floor space.

D2 248 George Street

D2.1 The following development controls proposed for 248 George Street only apply in conjunction with the development controls for 252 George Street.

Amalgamation with 248 George Street

D2.2 In the event that 252 George Street is amalgamated with 248 George Street on one title then the parts of the masonry walls which become interior walls may be demolished as shown on Figure 2.49.
D2.3 The subdivision of 248 and 252 George Street shall be reflected in the design and detail of the new facade to George, Street of the amalgamated site. This may be achieved by having a minimum vertical rebate of 450 x 450 mm for the full height of the building as indicated on Figure 2.49.

Alternative approaches may be considered.

D2.4 The George St elevation of 248 George St, to the height of the adjoining Metropolitan Hotel parapet and the remaining facade of George Patterson House, shall be of masonry materials to reflect the scale, depth and form of the adjoining buildings. The northern elevation of 248 George St shall be designed with the same significance as the George St elevation.

Envelope Controls

D2.5 No additional shadow is to be cast onto Australia Square in accordance with Central Sydney LEP, 1996.

D2.6 The new building is to conform to the envelope shown on Figure 2.49.

D2.7 When assessing a development application for this site, the consent authority will consider the heritage status of the remaining elements of George Patterson House and the nature of conservation works proposed and whether they warrant, in the light of the floor space ratio to be achieved, relief from the requirement to acquire heritage floor space.

2.12.E Kens site - bounded by Kent, Sussex, Napoleon Street and Sussex Lane.

Objectives

The following clauses provide detailed design guidelines for the Kens site, bounded by Kent, Sussex, Napoleon Streets and Sussex Lane that will:

(i) Facilitate the redevelopment of the site to achieve a high quality urban form;

(ii) restrict residential uses towards the south of the site and at higher level to the north of the site;

(iii) Limit any high rise portion of a redevelopment to two high rise towers of suitable massing with distinct podium buildings and direct access to adjoining streets;

(iv) Provide a publicly accessible area, to the centre of the site;

(v) Ensure that uses abutting the publicly accessible area are active uses that develop a positive interface with the publicly accessible area;

(vi) Respect the existing context by providing lower scale, fine grain buildings and elevations which relate to the existing heritage context;

(vii) Extend the existing east west alignment of Sussex Lane up to Kent Street for pedestrian use;

(viii) Recognise the existing alignment of Sussex Lane in a north south direction within the new building form;

(ix) Provide and maintain pedestrian access and view corridors from the city to Wharves 8, 9 and 10 and the waterfront as well as views from the west into the site; and

(x) propose no development either under or over the Western Distributor,
Figure 2.51

KENS Site
stub and option land as this is an inappropriate location. This will facilitate:

(i) appropriate standards of amenity; and

(ii) the possible reconfiguration of the expressway in the future, providing a separation between the new development and the expressway to also enable any future works required to the expressway.

Site Definition

E1.1 Kens site comprises all the land contained within the boundaries formed by Kent, Sussex, Napoleon Street and southern edge Sussex Lane other than the land to the north of the Moreton Hotel and the western portion of Sussex Lane (see Figure 2.51).

Height

E2.1 The maximum height of any development is to be consistent with the height controls within Part 4 of LEP 1996.

Floor Space Ratio and the density of development

The subject site has a significant character and context, on the City Edge and adjoining heritage items and major roads, with a significant slope and outlook from within. Given this significance, these provisions seek to set an indicative floor space ratio that is tailored to the site conditions and context.

E3.1 The area of the development site is 9110 square metres (excluding the land and buildings south of Sussex Lane and the western section of Sussex Lane)(see Figure 2.51).

E3.2 To achieve an appropriate urban form for the site that meets the objectives of LEP 1996 and DCP 1996, the likely achievable maximum Floor Space Ratio of the site is 8.2:1.

Areas of the site which are not appropriate for development

E4.1 To achieve acceptable standards of amenity and to facilitate future adjustments to the Western Distributor the following land within the Kens site is not appropriate for development (other than for the uses set out under subclause E8.4):

(i) the land providing access and connection to Napoleon Street for the Western Distributor Stub which is the subject of an option to purchase by the City of Sydney and the RTA;

(ii) under the existing decks of the Western Distributor (Sussex Street frontages);

(iii) a strip of land 5 metres wide from the external edge of the Western Distributor decks to the east of the decks.

Parking and Vehicular Access

Central Sydney Local Environmental Plan 1996 and Central Sydney Development Control Plan 1996 are each committed to the encouragement of public transport as the primary means of travel within the City. Draft Amendments to the LEP are currently proposing to encourage short - stay parking only, in the redevelopment of existing car park sites. The following provisions are proposed in support of the Council’s approach.
E5.1 It is not appropriate for public car parking to be provided or retained on the site. All parking should be tenant parking.

E5.2 All parking should be appropriately provided underground.

E5.3 The number of car parking spaces and service bays provided is to be in accordance with Clause 5 of the DCP 1996.

E5.4 Vehicle and service entry points are to be kept to a minimum to reduce their adverse impact on pedestrian amenity.

E5.5 Car parking and service access for the northern tower is to be via one access ramp from either Kent or Sussex Street. If Kent Street is selected then the access is to be provided well away from the intersection with Napoleon Street.

E5.6 Car parking and service access for the southern tower is to be from Sussex Street via one access only. This access should be located well away from both Sussex Lane and any public open space.

E5.7 Sussex Lane is not to be used for any vehicle access.

Retention and use of Sussex Lane

E6.1 Clauses 7 - 15 express design guidelines for the development site. Any variation must be fully justified in accordance with the objectives of this DCP.

E6.2 Sussex Lane is to be adjusted to remove the north south portion of the lane and extend the east west leg.

E6.3 Any new development should respect and acknowledge the position of the north-south leg of Sussex Lane by providing an inset entrance into the development (see Figure 2.52).

E6.4 The western end of Sussex Lane is to be extended along the existing alignment to connect to Kent Street (see Figure 2.52).

E6.5 The extended lane is to be pedestrianised and regraded to provide a gradual transition from Kent to Sussex Street, with retail uses and building entries providing activity to the lane.

E6.6 The lane is to be a progression of useable spaces such as for outdoor dining or landscaped spaces linked by stairs. All areas should be provided with suitable paving, landscaping and lighting to provide a secure and active environment for pedestrians suitable for 24-hour access.

Heritage conservation

E7.1 All Schedule 1 items contained within and adjacent to the site are to be conserved and considered as significant elements within the existing site context (see Figure 2.51).

E7.2 Moretons Hotel to the north of the site is affected by a PCO and is required to be retained. This building has been recently subject to conservation works.

E7.3 Both the Moretons Hotel and the existing Schedule 1 buildings along Erskine Street provide the heritage context for this site. The new development must respect the scale and fine grain of these buildings at each interface ie along Sussex Street and the Sussex Lane.

E7.4 The Sussex Lane buildings, which will create the lane edge, should reflect a similar fine grain and architectural proportions to the opposite terraces.
E7.5 The materials for the Sussex Lane facade should be predominantly masonry with detailing that reflects the depth and care typical of historic facades.

E7.6 The alignment (north south) of the existing laneway should be acknowledged in the design of the podium buildings and tower. The building form onto Sussex Lane should break to provide a minimum of two separate buildings. The break in the built form should be used to provide an entry point into the tower (see Figure 2.52).

E7.7 The levels of the lane should link into the rear levels of the terraces to Erskine Street wherever possible. Any stairs provided should be carefully positioned to allow external on grade areas related to the new buildings and terraces, which can be utilised for external retail, related activities, etc.
Views

E8.1 The design and location of the towers should maximise the view-sharing from neighbouring towers and buildings, including those on the western side of Kent Street.

E8.2 Views to and from Darling Harbour and Pyrmont to the western edge of the city are significant and should be taken into account in any design for the Kens Site. Tower positions and separations should enhance the city edge to provide a transition in spacing from the density of the centre of the city (see Figure 2.51).

E8.3 Any new tower bulk and separation should provide views between the new towers to the west for the existing towers on Kent Street. These views can be oblique or direct. Two tower forms on the site to the south adjacent to Sussex Lane and to the north adjacent to Napoleon Street will provide sufficient opportunity for views.

E8.4 The site also provides a significant vista and frame element for traffic approaching Darling Harbour over the Western Distributor from the Harbour Bridge. This view will be accented and framed by the tower located to the north of the site. The design of this building should enhance this view (see Figure 2.51).

E8.5 The location of the site on the western edge of the city provides exceptional views for two tower buildings. The design of towers should maximise the number of occupants who can enjoy direct views.

Uses

E9.1 The constraints caused by the proximity to the Western Distributor limit the uses that are appropriate for the northern section of the site, particularly at the lower levels. All uses provided in this location will require air conditioning due to the affects of noise and pollution from the roadway.

E9.2 Uses that are not appropriate for podium buildings and lower levels of any tower form to the north of the site are:

(i) Residential uses; and
(ii) Serviced apartment uses.

E9.3 Ground floor uses along all street frontages and Sussex Lane are to contain a variety of active uses such as building entries, retail, entertainment and cultural facilities. These are to be publicly accessible, facilitate pedestrian use and contribute to the daytime and nighttime vitality of this area.

E9.4 The site location relative to other existing facilities in the vicinity offers the opportunity to provide convenience and other significant retail facilities to service both the development and the public generally. Such uses are encouraged particularly where related to ground floor or lower ground floor areas of the site.

E9.5 Areas of the site which are not appropriate for development are to be provided with activity and interest such as:

(i) a landscaped urban park;
(ii) display areas for artwork or sculpture;
(iii) children's play areas where they can be adequately overlooked and secured;
Form

The site has a significant context, that involves proximity to heritage items, a significant slope of the land from east to west and extensive opportunities for views to and from the site in a westerly direction. The site also adjoins, on the western side of Sussex Street, the lower scale maritime precinct, part of which will be redeveloped as a part of the Wharves 9 and 10 development proposals. Thus the context is varied and strong, requiring a specific design response to address appropriate form on-site.

E10.1 Tower forms are acceptable on the site. The maximum number of towers is two (2 no.). The towers should be located to the north and south of the site to maximise tower separation.

E10.2 The positioning of towers should allow good separation between the towers, and should not be less than 28 metres.

E10.3 The massing and form of buildings should respond to the surrounding site context including the scale and character of the Schedule 1 heritage items along Erskine Street and Sussex Lane. Sufficient setback must be provided to ensure that the southern tower is a secondary element onto Sussex Lane and does not provide an excessively bulky or dominant form (see Figure 2.52 and subclause 10.5).

E10.4 Excessively bulky buildings, which span the site from East to West, with minimal setbacks from Sussex to Kent Street, are not acceptable.

E10.5 The massing of the towers must provide an acceptable slenderness ratio to all elevations. No elevation is to exceed 40 metres in length.

E10.6 To provide an appropriate form the floor plan of each tower should not exceed a Floor Space Area of 1000 square metres per floor.

Street frontage alignment, heights and setbacks

E11.1 The podiums to the towers should generally be built to street alignment. Locations within the podium form where the insets are considered appropriate are to provide a publicly accessible area and building entries where appropriate, at the previous alignment of Sussex Lane or where the option land to the north requires the building to be setback.

E11.2 The heights of the streetwall should relate to the existing context and the scale set by the heritage buildings. The maximum street wall heights are not to exceed (see Figures 2.52 and 2.53):

(i) 20 metres for podium buildings on the corner of Kent Street and Sussex lane up to 28 metres for podium buildings on the corner of Napoleon and Kent Street; and

(ii) 26 metres for podium buildings on the corner of Sussex Street and Sussex Lane up to 28 metres for podium buildings fronting the Western Distributor.

E11.3 Setbacks to tower forms are to be provided to all streetwalls.
E11.4 The following minimum setbacks are to be provided to tower forms:

(i) The northern tower
- to Kent Street: 4 metres
- to Napoleon Street: 10 metres
- to the Western Distributor: 10 metres
- to any public open space: 6 metres

(ii) The southern tower
- to Kent Street: 10 metres
- to Sussex Lane: 8 metres
- to Sussex Street: 10 metres
Figure 2.53

KENS Site

Sussex Lane Elevation

Kent Street Elevation

Sussex Street Elevation

Central Sydney DCP 1996

Consolidated May 2011

Building Form 2-66
Pedestrian Access and amenity

E12.1 Each street and Sussex Lane is to be enlivened by access points into the new development. A single access point serving the towers and podium buildings is not acceptable.

E12.2 Each tower is to have access from Kent Street, any public open space and either Napoleon Street or Sussex Lane.

E12.3 The two podium buildings to the southern tower should have separate access points from Kent or Sussex Street and Sussex Lane.

E12.4 Awnings should be provided to each entry point and some weather protection should be provided to any outdoor seating areas.

E12.5 All entries should be expressed in the design of the building to provide a sense of address to the street.

E12.6 Artworks should be integrated into the design of any public open space as well as to the foyer of each tower form.

Design

E13.1 The new buildings should make a positive contribution to the urban design of the precinct and respond to the attributes of the site. The buildings should use materials that are of high quality and light in colour. Extensive use of rendered finishes should be avoided.

E13.2 The form, scale and architectural treatment of the elevations should enhance the appearance of the western edge of the city, reflect the buildings use and achieve design excellence that adds to the City's distinctive character.

E13.3 The architectural treatment, particularly to the north and west should respond both to the solar gain likely due to the orientation, the extensive views available and the cold westerly winds (that any outdoor areas will be subjected to) during the colder months.

E13.4 Along Sussex, Kent and Napoleon Street, the building form should be modulated to provide a comfortable pedestrian environment and scale.

E13.5 Along Sussex Lane, the building form should reflect the grain, scale and proportions provided by the existing Schedule 1 terraces along Erskine Street and be predominantly masonry in appearance.

E13.6 To improve the slenderness ratio of the towers, the architectural modelling should provide distinct forms in the architecture, eg. clear expression of circulation zones as a separate geometric form, habitable areas with different proportions, materials and expression, expression of party wall externally on the building.

Publicly Accessible Area (CSPC 10.6.99)

E14.1 Due to the width and length of the site, opportunities exist for the creation of a publicly accessible area within the main body of the development. This space is to be publicly accessible and should link to both Sussex and Kent Street as a midblock link.

E14.2 The design of publicly accessible areas around the buildings is to ensure that such areas are integrated into the overall design of the buildings.

E14.3 This area is to be a minimum of either 600 square metres (figure 2.544b) or 1600 square metres (figure 2.5 4a,c) and should be positioned to provide outlook and light to the podium buildings. The design of such an area should integrate with the ground floor uses of the adjoining buildings.
and provide opportunities for external leisure activities. Active uses should be encouraged to abut the publicly accessible space, to develop a varied and pleasant environment. A water feature should also be considered.

E14.4 Preferably the publicly accessible space should open onto both Sussex and Kent Street creating a pleasant and useable area. Alternatively a more enclosed space that serves a number of the podium buildings could also be considered (see Figure 2.54).

**Internal Amenity**

E15.1 Any residential or serviced apartment buildings are to conform with the requirements of DCP 1996 and the exhibited draft DCP Amendment No 5. Internal Residential Amenity.

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**Figure 2.54a**
Indicative axonometric of two tower proposal with public open space - cylindrical towers

**Figure 2.54b**
Indicative axonometric of two tower proposal with internal courtyard

**Figure 2.54c**
Indicative axonometric of two tower proposal with a publicly accessible area - rectangular tower
2.12.F  The Commonwealth Bank "Money Box" Site

F.1.1  The development of the Commonwealth Bank "Money Box" site is to be in accordance with the development control envelope illustrated in Figure 2.55.

F.1.2  To ensure suitable light clearances above lightwells, development must be in accordance with the Section diagrams in Figure 2.56.

F.1.3  To ensure that the development control envelope illustrated in Figure 2.55 can be achieved, Clause 2.3.6 of this DCP does not apply.
2.12.G APDG Site – bounded by Alfred, Pitt, Dalley and George Streets

G1 Application of this Section

G1.1 If a development proposal within the APDG site is subject to the provisions of Clause 52A of Sydney Local Environmental Plan 2005, then the provisions within this section of the DCP override similar provisions in other parts of this DCP in the case of any inconsistency.

G1.2 If development proposed for the site at 1 Alfred Street retains the design integrity, and is generally in accordance with the winning entry of the architectural competition held in November 2009 under Part 12 of this DCP (i.e. the Kerry Hill Architects scheme), then the building envelope controls shown in Figure 2.69 override other similar provisions within this section and other parts of the DCP in the case of any inconsistency.
G1.3 This section applies to development proposals that apply wholly to land identified as Development Block 1, 2 or 3, as shown on Figure 2.58: APDG Site - Development Blocks. The site area of each development block may increase with the addition of one or more Optional Additions as also shown on Figure 2.58: APDG Site - Development Blocks.

G2 Area

G2.1 See Figure 2.57 – Site Plan

This section applies to the APDG site which is bounded by Alfred, Pitt, Dalley and George Streets, Sydney.

G3 Objectives

G3.1 The following clauses provide detailed guidelines for the ADPG site that will:

i. Result in development that has a major public benefit;

ii. Provides opportunity for global six star rated commercial office towers;

iii. Contributes to the urban context of Circular Quay and its environs;

iv. Facilitate the redevelopment of the site to achieve a high quality urban form;

v. Restrict residential uses at the southern end of the site and allow residential uses at the northern end of the site;

vi. Limit the high-rise portion of redevelopment to three high-rise towers (i.e >75m) of suitable massing with direct access to adjoining streets;

vii. Provide a publicly accessible open space in the centre of the block linked to surrounding streets by a network of lanes and through site links;

viii. Ensure that uses abutting the publicly accessible open space are active uses that develop a positive interface with the open space; and

ix. Extend the existing north – south alignment of Underwood Street up to Alfred Street for pedestrian movement.

G4 Principles

G4.1 Public Domain Principles

See Figure 2.60 - Public Domain Principles Plan

G4.2 Streets Principles

i. Maximise active uses fronting streets in preference to building foyers and building servicing (including loading, fire escapes, access doors, etc);

ii. Build to the street alignment at ground level;

iii. Minimise changes in level at building entries and at the public domain interface;

iv. Provide continuous awnings along street frontages;

v. Relate lower levels of building design to pedestrian scale;
vi. Attenuate the effects of downward winds from tall buildings on the street;

vii. Minimise vehicular crossings of footpaths;

viii. Design laneway thresholds to indicate pedestrian crossing priority; and

ix. Infill colonnades with active uses.

G4.3 Laneway Principles

i. Provision should be allowed on identified lanes for outdoor seating;

ii. Minimise vehicular movements on lanes through shared basement access between developments;

iii. Design lane alignments to provide good sight-lines from end to end;

iv. Provide pedestrian lighting that creates a safe night time environment;

v. Design laneways to be accessible by the majority of people (gradients, kerb ramps etc);

vi. Provide high quality materials and consistent design and detailing (including street furniture);

vii. Minimise built elements overhanging lanes (except retractable awnings and temporary umbrellas); and

viii. Minimise obstructing elements within the public domain like bollards and planters except loose tables, chairs and umbrellas associated with outdoor food and beverage premises.

G4.4 New Square within the Block Principles

i. Design the new square to be publicly accessible;

ii. Design the new square to minimise level changes while meeting the existing level conditions at Underwood Street, Rugby Place and Crane Place;

iii. Integrate an interpretive element relating to the historical alignment of the tank stream on the eastern boundary of the square;

iv. Minimise the use of bollards; and

v. Maximise opportunities for outdoor dining adjacent to active uses.

G4.5 Built Form Principles

See Figure 2.61 - Built Form Principles Plan

The following built form principles apply to the site:

i. Maintain street walls in accordance with Figure 2.67 – Building Frontage Height Plan;

ii. Create a slender tower form at 1 Alfred Street facing Circular Quay;

iii. Ensure adequate separation between towers;
iv. Ensure that tower forms have sufficient capacity to provide space for public domain at ground level without reducing floor space yield;

v. Create a large commercial tower building form in the south-east of the site where greater height will not cause additional overshadowing of Australia Square;

vi. Maximise active building frontages to the public domain at grade;

vii. Minimise the impact of basement access and loading docks on the public domain;

viii. Ensure that development does not result in blank, exposed party walls;

ix. Provide awnings to George, Alfred and Pitt Streets (see Figure 2.62 – Awnings Plan);

x. Create minimum 5 Green Star Developments; and

xi. Create an active frontage on the western side of the new square.

G5 Public Domain Future Character

G5.1 New Square within the Block

The new square will be an intimate space within the block defined by the surrounding tall buildings and the intersection of new and existing lanes and through site links creating a dynamic space of pedestrian movement.

The square will:

i. be activated by the frontages of the surrounding development including opportunities for areas of outdoor dining;

ii. be visually activated by doors and windows defining the square that include views into circulation spaces and elevated gathering spaces;

iii. be designed to be predominantly level;

iv. be designed of high quality materials and utilise the city’s standard elements and details;

v. have the minimum number of signage and lighting structures required to avoid visual clutter;

vi. be animated by colourful and dynamic night lighting;

vii. be planted with a small number of deciduous trees (to provide summer shade and winter sun) and shade tolerant planting in planters (which can be renewed as required);

viii. provide opportunities for casual seating (for both individuals and small groups); and

ix. Allow for infill development on the north - south arm of Crane Place to create active frontages to the new square.

G5.2 Bounding Streets

G5.2.1 Alfred Street

Alfred Street will:

i. be activated by the frontage of the development including opportunities for outdoor dining;
ii. have predominantly street aligned and street level ground floor activity;

iii. be designed of high quality materials and utilise the City’s standard street furniture;

iv. bridge the level change between George and Pitt streets through terracing, while maintaining equal access; and

v. have the minimum number of signage and lighting structures to avoid visual clutter.

G5.2.2 Pitt Street

Pitt Street will:

i. be activated by the frontages of the adjacent developments including major building foyers, service related commercial development (e.g. banks) and some localised opportunities for outdoor dining;

ii. provide a safe crossing point between Bulletin Place and Rugby Place and between Bulletin Place and Underwood Street;

iii. have predominantly street aligned ground floor activity created by the infilling of existing colonnades;

iv. be provided with continuous awnings over the footpath; and

v. be planted with regular street trees.

G5.2.3 Dalley Street

Dalley Street will become a more significant service street with the closure of Rugby Place to vehicles. It will have the character of a wide lane predominantly fronted by the service entries of the Stock Exchange building (fronting Bridge Street).

Dalley Street will:

i. have active frontages where possible by minimising basement and service access widths;

ii. be open to the sky (with no awnings); and

iii. have widened footpaths on the northern side to enhance pedestrian amenity linking to the crossing of George Street at Grosvenor Street.

G5.2.4 George Street

George Street will:

i. be activated by the frontages of the adjacent developments including opportunities for outdoor dining;

ii. have predominantly street aligned ground floor activity created by the infilling of existing colonnades;

iii. be provided with continuous awnings over the footpath;

iv. be designed of high quality materials and utilise the city’s standard street furniture; and

v. be planted with regular street trees.

G5.3 Internal streets and Lanes

G5.3.1 Underwood Street (1D)

See Figure 2.60 – Public Domain Principles Plan
Underwood Street will:

i. have active frontages where possible by minimising basement and service access widths;

ii. be open to the sky (with no awnings);

iii. have widened footpaths on the southern side to create pedestrian amenity opposite the square;

iv. have no colonnades or bollards.

G5.3.2  Rugby Place (1B)
See Figure 2.60 – Public Domain Principles Plan

Rugby Place will become an active laneway with increased opportunities for outdoor dining and other night-time activities associated with its connection to Bulletin Place on the eastern side of Pitt Street. It will have the character of a narrow pedestrian priority lane that broadens opposite the Rugby Club to create a seating area. There is potential for new active uses on the southern frontages near Pitt Street.

Rugby Place will:

i. have active frontages;

ii. be open to the sky (with no fixed awnings);

iii. have widened footpaths on the northern side to enhance pedestrian amenity opposite the square;

iv. have no colonnades or bollards;

v. be designed to indicate pedestrian priority for its entire length; and

vi. minimise gradients to maximise accessibility.

G5.3.3  Crane Place (1C)
See Figure 2.60 – Public Domain Principles Plan

Crane Place will become an active laneway with increased opportunities for outdoor dining and other night-time activities associated with its connection to the new square within the block. It will have the character of a narrow pedestrian priority lane that creates a window for afternoon sunlight to enter the centre of the block.

Crane Place will:

i. have predominantly active frontages;

ii. be open to the sky (with no fixed awnings);

iii. have widened footpaths on the southern side to enhance pedestrian amenity adjacent to the redevelopment of 188-194A George Street;

iv. have no colonnades or bollards; and

v. minimise gradients to maximise accessibility.

G5.3.4 New north-south lane/through site link (1A)
See Figure 2.60 - Public Domain Principles Plan

The new north-south lane and through site link will provide a new connection between Herald Square and Dalley Street. It will have extensive opportunities for outdoor dining north of the new square. It will have the character of a narrow pedestrian through site link (north) and a shared use lane (south).
The new lane will:

i. have predominantly active frontages;

ii. be predominantly open to the sky (with no fixed awnings);

iii. have widened footpaths on the western side to enhance pedestrian amenity opposite the square;

iv. have no colonnades or bollards; and

v. provide an alternative accessible route from Circular Quay to the intersection of George and Dalley Streets.

G5.4 Through Site Links

G5.4.1 Underwood Street to George Street (1E)

See Figure 2.60 – Public Domain Principles Plan

The through site link will provide an accessible 24 hours, 7 days a week connection between George Street and Underwood Street. It will have some opportunities for outdoor dining in the areas near George Street. It will have the character of a pedestrian only link (west near George Street) and a narrow pedestrian priority lane (east near the new square).

The link will:

i. have predominantly active frontages;

ii. have direct end-to-end sight lines;

iii. be lofty and not have a ceiling that steps down at the change in level;

iv. provide lift access;

v. have widened footpaths on the northern side to enhance pedestrian amenity linking to the new square;

vi. have no colonnades or bollards; and

vii. indicate pedestrian priority through its detailing where it is a shared zone.

G5.4.2 Underwood Street to Dalley Street (1F)

See Figure 2.60 – Public Domain Principles Plan

The through site link will provide an accessible connection between Underwood Street and Dalley Street. It will have the character of a narrow pedestrian only link.

The link will:

i. have predominantly active frontages in the form of an enclosed arcade;

ii. create direct end to end sight lines; and

iii. be lofty.

G6 Provisions

G6.1 Parking and Vehicular Access

The City of Sydney is committed to the encouragement of public transport as the primary means of travel within the City.

G6.1.1 To reduce adverse impacts on pedestrian amenity:

i. Vehicle and service entry points are to be kept to a minimum;
ii. Shared basement access should be provided for adjacent sites;

iii. The location of vehicle and service entry points should be consistent with the Vehicular Access Plan (see Figure 2.64);

iv. No vehicular access is allowable from George or Alfred Streets.

G6.1.2 Street parking should not be integrated within footpaths but in the street (carriageway parking lanes) only.

G6.1.3 Loading docks are not permissible on George, Pitt or Alfred Streets or new public square frontages;

G6.1.4 One way vehicular access from the new north-south lane to George Street (on the through site link marked A, and the lane marked B on Figure 2.64 - Vehicular Access Plan) should be short term only.

G6.1.5 Above ground parking is not permissible.

G6.2 Public Domain

G6.2.1 For the purposes of clause 52A(3)(b)(i) in Sydney Local Environmental Plan 2005, the dimensions, configuration and location of recreation areas, lanes and streets will be in accordance with the areas shown in grey in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.

G6.2.2 A new publicly accessible square is to be created in the centre of the block as noted in the Public Domain Map (see Figure 2.63).

G6.2.3 The new square is to be a minimum area of 1,300 square metres as shown on the Public Domain Map (see Figure 2.63).

G6.2.4 The existing pattern of laneways and through site links through the block are to be retained and extended as noted in the Public Domain Map (see Figure 2.63) and in accordance with the typical sections as noted on Figure 2.65 - Streets, Lanes and Through Site Links.

G6.2.5 The through site links should extend in height to the level shown on the Public Domain Map (see Figure 2.63).

G6.2.6 All publicly accessible areas, including through site links should be noted on land titles.

G6.2.7 The final levels of the new square, laneways and through site links within the site will be determined by Council. All internal floors within buildings facing these spaces will meet these levels at their entrances.

G6.2.8 The design of the laneway network and square should integrate with the ground floor uses of the adjoining buildings and provide opportunities for external leisure activities. All areas should be provided high quality finishes with suitable paving, landscaping and lighting to provide a secure and active environment for pedestrians and suitable for 24-hour access.

G6.2.9 The square should be linked at minimal grades to Pitt Street creating a pleasant and useable area.

G6.3 Heritage

G6.3.1 The new public square within the block should include interpretation of the historical alignment of the Tank Stream.

G6.3.2 Redevelopment of the site should maintain the legibility of the historical alignment of laneways within the site through the design of the public domain and alignment of buildings.
G6.4 Massing and Form of Buildings

The site has a significant context, that involves proximity to heritage items and streetscapes, a significant slope of the land from south-west to north-east and extensive opportunities for views to and from the site in a northerly direction. The site also adjoins, on the northern side, the Circular Quay precinct.

G6.4.1 For the purposes of clause 52A(3)(b)(iii) in Sydney Local Environmental Plan 2005, the distribution of built form and floor space must satisfy the dimensions, configuration and location of land shaded in colour (excluding land shaded in grey which is to be publicly accessible space) in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map. Notwithstanding Figure 2.59, a reduced building envelope may be permitted on the lot marked ‘X’ in Figure 2.67 to allow for a larger central square.

G6.4.2 For the purposes of clauses 52A(2) and 52A(3)(b)(iv) in Sydney Local Environmental Plan 2005, the height of a building is not to exceed the height shown in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.

G6.4.3 Tower forms are acceptable on the site. The maximum number of towers is three. The towers should be located in the north-west, west and south-east parts of the site to maximise tower separation as shown in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.

G6.4.4 The positioning of towers should allow good separation between the towers. New towers above 75m high should have a minimum separation of 28m above the street frontage height.

G6.4.5 Sufficient setback above the street-wall must be provided to ensure that the south-eastern tower is a secondary element on Pitt Street consistent with the Setbacks above the Street Frontage Height Plan (See Figure 2.66).

G6.4.6 The towers must appear slender in elevation. Above the building frontage height (see Figure 2.67 – Building frontage Height Plan), the maximum width of an elevation is 35% of the total height of the building (e.g. a tower of 200m height may have a maximum elevation width above the street wall of 70m (200m x 35%), excluding curved facades where the change in tangent across the facade is greater than 60 degrees).

G6.4.7 The new tower at the corner of George and Alfred Streets does not require street setbacks but must demonstrate compliance with Sydney DCP 1996 Part 4.2 Wind.

G6.4.8 The tower form that fronts Alfred Street is not required to express a podium but the lower levels of the building should be designed to address the pedestrian scale environment at George Street and Herald Square.

G6.4.9 Building forms should be compact and not include large void spaces that will increase their bulk and scale.

G6.4.10 The minimum setback from a shared boundary for a wall with openings shall be 3m for all uses.
G6.5 Fine grain active uses

G6.5.1 For the purposes of Clause 52A(3)(b)(ii) in Sydney Local Environmental Plan 2005, business premises and retail premises that have active street frontages at ground level (finished) to recreation areas, lanes and streets will be in accordance with Figure 2.68.

G6.5.2 Buildings with ground level frontages must contribute to the safety, visual interest and vitality of the public domain by minimising the extent and visual impact of blank walls, vehicle entrances and utilities such as air conditioning vents and fire escapes, particularly to street frontages and significant public spaces.

G6.5.3 Ground level building frontages should:
   i. Incorporate predominantly entry or display windows to shops and or food and drink premises;
   ii. Be designed to meet the adjacent ground level at the entry;
   iii. Incorporate other uses that involve customer service areas and activities, which provide pedestrian interest and interaction;
   iv. Incorporate window and door openings, displays, artwork or architectural detailing;
   v. Incorporate clear glazing; and
   vi. Incorporate architectural elements appropriately scaled to the street, lane or square and proximity to pedestrians.

G6.5.4 The minimum proportion of a building’s ground floor perimeter to be retail and commercial tenancies supporting Active Uses (consistent with Part 2.5.2 of this DCP) is shown on the Street Frontage Activities Plan (see Figure 2.68). This proportion includes building foyers. Notwithstanding Figure 2.68, the minimum active building frontage facing the central square is to be 80%.

G6.5.5 To encourage fine grained diversity of activity:
   i. tenancies facing a street should have an average frontage of between 6-8m; and
   ii. tenancies facing a lane or other public space should have an average frontage of between 4-6m.

G6.5.6 To ensure that tenancies are viable, active uses should have a minimum average depth of 4m from the building perimeter.

G6.5.7 Foyer spaces should not occupy more than 9m of a building’s street frontage or 20% of that frontage, whichever is greater.

G6.6 Building to the street alignment, heights and setbacks

G6.6.1 Buildings should be built to the street, lane and public domain alignments. Insets are considered appropriate only to provide a publicly accessible area as shown on the Public Domain Map (see Figure 2.63) or to provide building entries.

G6.6.2 A minimum of 95% of each of the building frontage(s) should be built to the alignment of the public domain (including streets and lanes) to the height shown on the Building Frontage Height Plan (see Figure 2.67).

G6.6.3 Building forms above the Building Frontage Height (as shown on Figure 2.67) are to be set back from the building frontages as shown on the Setbacks above the Street Frontage Height Plan (see Figure 2.66).
G6.6.4 The following minimum setbacks are to be provided to tower forms:

i. The north-western tower - 0 metres to Alfred and George Streets and the new lane, 3m to southern boundary;

ii. The western tower - to George Street 4 metres at 188-194A George Street increasing to 8m at the southern boundary of 196-208 George Street, 3m to the southern boundary, 4m to the eastern side (the new square); and

iii. The south-eastern tower - 8m to all streets and lanes.

G6.7 Pedestrian Access and Amenity

G6.7.1 Awnings should be provided to each entry point and as shown on the Awnings Plan (See Figure 2.62)

G6.7.2 All entries should be expressed in the design of the building to provide a sense of address to the street

G6.7.3 Artworks should be integrated into the design of any public open space as well as to the foyer of each tower.

G6.8 Design

G6.8.1 The new buildings should make a positive contribution to the urban design of the precinct and respond to the attributes of the site. The buildings should use materials that are of high quality.

G6.8.2 The form, scale and architectural treatment of the elevations should enhance the appearance of the city, reflect the building’s use and achieve design excellence that adds to the city’s distinctive character.

G6.8.3 The architectural treatment should respond both to the solar gain likely due to the orientation, and the extensive views available.

G6.8.4 Along George, Pitt and Alfred Streets the lower levels of the building expression should be modulated to provide a comfortable pedestrian environment and scale.

G6.8.5 Along the lanes, the building expression should reflect the grain, scale and proportions of the public domain.

G6.8.6 The new towers should achieve 5 Green Star ratings or higher.

G6.8.7 100% of the communal open space for each tower may be located on elevated gardens or roof tops provided that the area is of a size, shape and overall design that is useful in terms of the recreation and amenity needs of residents and workers.

G6.9 Internal Amenity

G6.9.1 Balconies may not be required in residential or serviced apartments located above RL 50.0 due to high wind speeds.

G6.10 Skyline Design

G6.10.1 Roof profiles should contribute to the architectural quality of the city skyline.

G6.10.2 Roof profiles should be considered as part of the overall building form.
G6.10.3 The design of roof profiles should be assessed against the following design standards, as appropriate:

i. Plant, exhaust, and intake vents and other technical equipment should be integrated into the building design; and

ii. Buildings should be designed to integrate attachments (including antennae) without disrupting the appearance of the building.
Central Sydney DCP 1996

FIGURE 2.58: APDG Site - Development Blocks

Alfred Street

Development Blocks

- Development Block 1
- Development Block 2
- Development Block 3

Optional Additions to Development Block 1

Optional Additions to Development Block 3

Alfred, Pitt, Dalley & George Streets Site (Refer to provisions of Clause 52A of Sydney LEP 2005)
FIGURE 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map

Vi  Alfred, Pitt, Dalley & George Streets Site (Refer to provisions of Clause 52A of Sydney LEP 2005)

**Height (in metres above ground)**

- **15**: Tower - height noted on plan
- **25**: Max height determined by Clause 49 of Sydney Local Environmental Plan 2005
- **45**: Publicly accessible recreation areas, streets and lanes
- **55**: Align with property corners
- **75**
- **126**
FIGURE 2.60 - Public Domain Principles Plan

KEY
- new square
- connected laneway network
- publicly accessible square within block
- lane
- through site link

FIGURE 2.61 - Built Form Principles Plan

KEY
- low
- medium
- high
- tower
- not subject to provisions of Part 2.12G of the Central Sydney DCP 1996
FIGURE 2.62 - Awnings Plan

KEY
- provide continuous awnings

FIGURE 2.63 - Public Domain Map

KEY
- Public domain open to the sky and noted on property title
  - publicly accessible square
  - optional extension of square
  - lane - 6m wide minimum (types A & B).
  - Open to sky unless height is shown on plan
  - extension of Herald Square

- Public domain noted on property title
  - through site link 4.5m-6m wide
  - height varies as shown on the plan as RLs
Central Sydney DCP 1996

FIGURE 2.64 - Vehicular Access Plan

FIGURE 2.65

STREETS, LANES AND THROUGH SITE LINKS

KEY

A Footpath with flush kerb 2.0m
B Shared service road 3.0m
C Footpath with flush kerb 1.0m
D No vehicular access 8am-6pm Mon-Fri
E No vehicle access (short term access location (dashed) preferred)
F Preferred long term access location (dotted)
G Shared basement / servicing (dashed)
H Publicly accessible space / streets / lanes
I No vehicular access
J One way traffic circulation direction

General:
- Activity, tables and umbrellas in the public domain must be removable (consistent with the concept of “naked streets” including market signage).
- Laneeway awnings must not have fixed elements or vertical screens.
- Other street furniture (planters and temporary bollards) should not be permitted.
- Design of the public domain and lanes should prioritize pedestrian activities and provide an equitable route of travel, preferably adjacent to the building line.
- Integrated surfacing treatments may also be used to provide navigational assistance.
- TGS and fixed barriers are not preferred.
- Seating areas should be in consistent locations throughout a lane.

Active uses (consistent with DCP 1996 Part 2.5.2)
- Small commercial businesses / 100m²
- Commercial uses (residential uses on 1 Alfred Street)

Lanes Types A & B

Through Site Links

Built Form 2-86

Consolidated May 2011
FIGURE 2.66 - Setbacks above the Street Frontage Height Plan

KEY
Minimum / Maximum Setbacks
- 0m
- 4m / 6m
- transition from 4m to 8m
- 8m / 10m
- publicly accessible spaces / streets / lanes

FIGURE 2.67 - Building Frontage Height Plan

KEY
Minimum / Maximum Height
- 20m / 25m
- 40m / 45m
- 15m / 55m
- 70m / 75m
- 70m / 185m
- publicly accessible spaces / streets / lanes

(Note: Notwithstanding the controls in the key, the lot marked 'X' has no minimum height).
KEY
Minimum % of Active Frontage
- 90%
- 80%
- 70%
- 50%

FIGURE 2.68 - Street Frontage Activities Plan
2.13 Access to mixed use developments

2.13.1 The consent authority should not consent to a mixed use development which includes two or more dwellings unless it is satisfied that separate lift access and a separate entrance will be provided for use exclusively for the dwellings.

DCP Amendment No 4
Relevant LEP clause: 12(1)