

ATTACHMENT E

**SYDNEY DEVELOPMENT CONTROL PLAN
2012 – AMP CIRCULAR QUAY PRECINCT**

Sydney Development Control Plan 2012

AMP Circular Quay Precinct Amendment

City of Sydney, December 2013



SYDNEY DEVELOPMENT CONTROL PLAN 2012 - AMP CIRCULAR QUAY PRECINCT AMENDMENT

1. The purpose of the Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012, adopted by Council on 14 May 2012 and which came into effect on 14 December 2012.

The provisions guide future development of the AMP Circular Quay Precinct when development is subject to the 'alternative' site-specific provisions in the Sydney Local Environmental Plan 2012 (SLEP2012) that relate to the Precinct.

The provisions of this DCP will enable:

- a) the revitalisation of the Precinct;
- b) the appropriate distribution of floor space within the Precinct;
- c) a commercial extension and upgrade to the existing commercial tower on 50 Bridge Street;
- d) improved sunlight access to Macquarie Place and Loftus Lane;
- e) ~~a reduction~~ **minimisation of the impacts** of vehicle movements within the Precinct;
- f) an integrated network of activated lanes, arcades and through site links; and
- g) the conservation of, and sympathetic development in the vicinity of heritage items.

2. Citation

This amendment may be referred to as the Sydney Development Control Plan 2012 – AMP Circular Quay Precinct Amendment.

3. Land Covered by this Plan

This plan applies to the land outlined in red on Map 1 and includes 33 Alfred Street (known as AMP Tower), 50 Bridge Street, 5-7 Young Street (known as Hinchcliff House), 9-13 Young Street, 15-17 Young Street, 2-10 Loftus Street, 12 Loftus Street (known as the Gallipoli Club) and 20 Loftus Street, Sydney.



Map 1: AMP Circular Quay Precinct

4. Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the *Sydney Development Control Plan 2012* in the manner set out in **Schedule 1** below.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

[1] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include the AMP Circular Quay Precinct.

[2] Section 6.1 – Specific sites

At the end of this section insert new section 6.1.13 and figures 6.34 to 6.39 as follows:

6.1.13 – AMP Circular Quay Precinct

The provisions in this section of the DCP guide future development of the AMP Circular Quay Precinct, when development is subject to Clause [insert relevant clause] of SLEP2012.

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

Clause [insert relevant clause] of SLEP2012 enables floor space area from the Young and Loftus Street block to be used for development on the Bridge and Alfred Street block in order to enable:

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

Objectives

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

Principles

- (1) The redistribution of unrealised permissible floor space from the Young and Loftus Street block to the Bridge and Alfred Street block will result in an enhanced urban outcome and significant public benefits both within and near the AMP Circular Quay Precinct.
- (2) A reduction in the overall built form within the Young and Loftus Street block will increase sunlight access to Macquarie Place in winter and improve the relationship with heritage items within the block and with Customs House to the north.
- (3) The Young and Loftus Street block will be characterised by a diversity of uses, scale, form and materiality.
- (4) Loftus Lane is to be retained, pedestrianised and activated.
- (5) The Young and Loftus Street block will be a vibrant mixed use neighbourhood and laneway precinct with low scale boutique developments that can accommodate late-night uses. This block will support a range of uses including retail, commercial, hotel, serviced apartments, residential, educational, bars and restaurants.

- (6) The redevelopment of the Bridge and Alfred Street block, by way of an extension of the existing 50 Bridge Street tower, will result in a contemporary Global commercial tower built to best practice sustainability standards.
- (7) Retention, conservation and ongoing management of existing heritage items located within the Precinct.

Provisions

6.1.13.1 Streets, lanes, arcades and through-site links

Young and Loftus Street block

- (1) Where existing lanes are modified they should be re-established at existing levels.
- (2) Provide laneway expansion zones along Loftus Lane in locations identified at (A) on Figure 6.34: Lanes map. The expansion zones are to be at the level of Loftus Lane, open to the sky and available for outdoor dining.
- (3) Provide arcades linking streets and lanes with minimum widths noted in the indicative locations identified at (C) on Figure 6.34: Lanes map.
- (4) A stair connection should be provided within the arcade linking Young Street to Loftus Lane.

Bridge and Alfred Street block

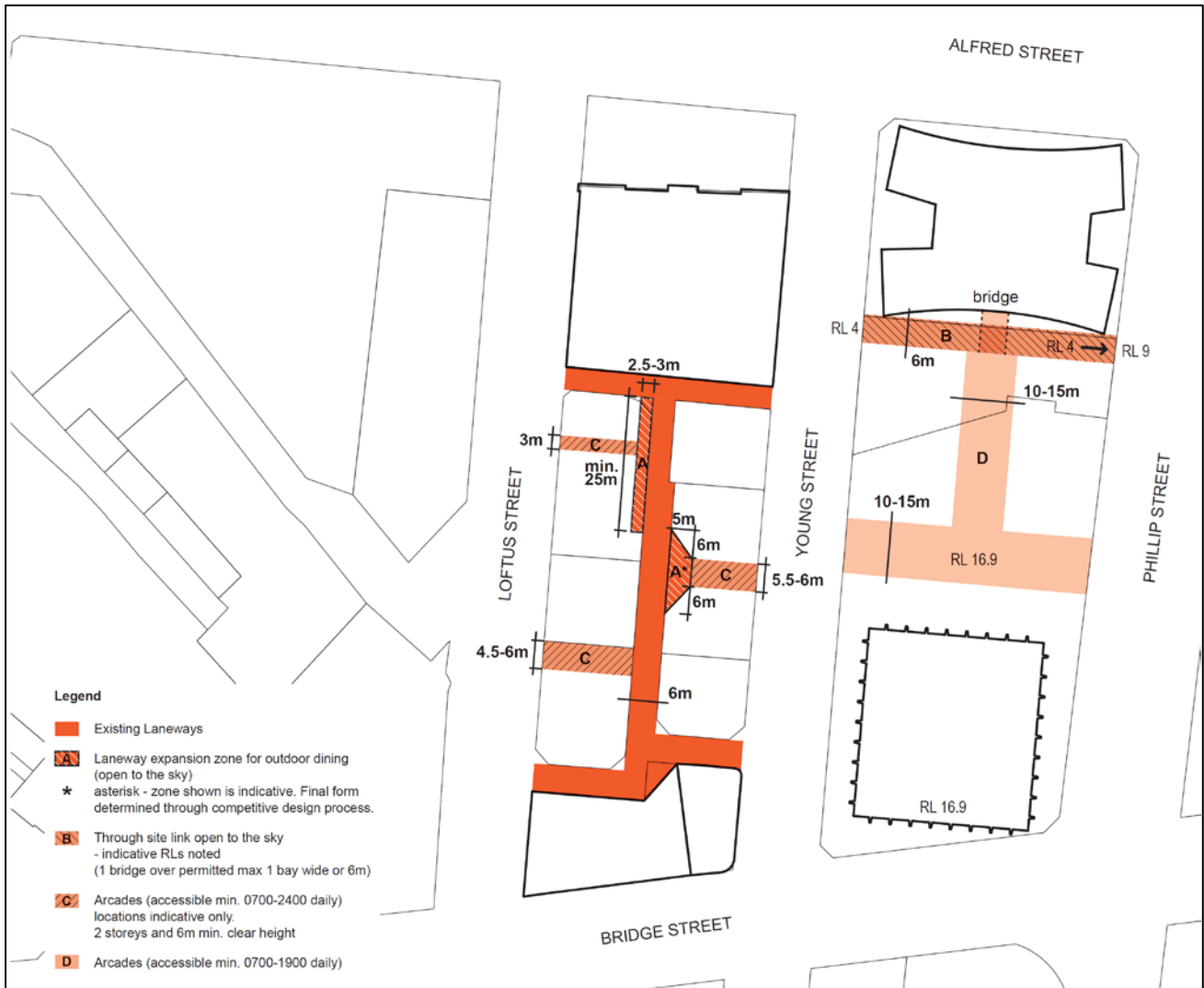
- (5) A 6m wide through site link, open to the sky is to be provided in the Bridge and Alfred Street block at the location identified at (B) on Figure 6.34: Lanes map.
- (6) The through site link at (B) should be predominantly at the level of Young Street with 4-6m wide stairs and a public lift linking to Phillip Street level at the eastern end.
- (7) A single level fully frameless glazed pedestrian bridge may cross the through site link at (B) in the Bridge and Alfred Street block, as indicatively shown on Figure 6.34: Lanes map. This pedestrian bridge should have a width of no more than one structural bay of the 33 Alfred Street building, and a maximum height of six metres or two storeys.
- (8) Provide elevated internal arcades in the in the Bridge and Alfred Street block at the indicative locations identified at (D) on Figure 6.34: Lanes map.
- (9) A stair connection should be provided linking Young Street to Phillip Street via an elevated internal arcade.

Both Blocks

- (10) Create opportunities for retailing and outdoor dining at grade, along Loftus, Young and Phillip Streets.
- (11) Arcade connections must be accessible with no stairs except as noted above.
- (12) Arcades should have a clear height of 6m and provide clear sight lines end to end.
- (13) All arcades, other than arcade (D) should be publicly accessible at least between 7am and 12am daily.

(14) Arcade (D) should be publicly accessible at least between 7am and 7pm on weekdays only.

Figure 6.34 Lanes Map



6.1.13.2 Active Frontages

- (1) Active street and lane frontages are to be provided in the locations nominated on Figure 6.35: Active frontages map.
- (2) Active arcade frontages are to be provided to all arcade frontages in the indicative locations nominated on Figure 6.35: Active frontages map

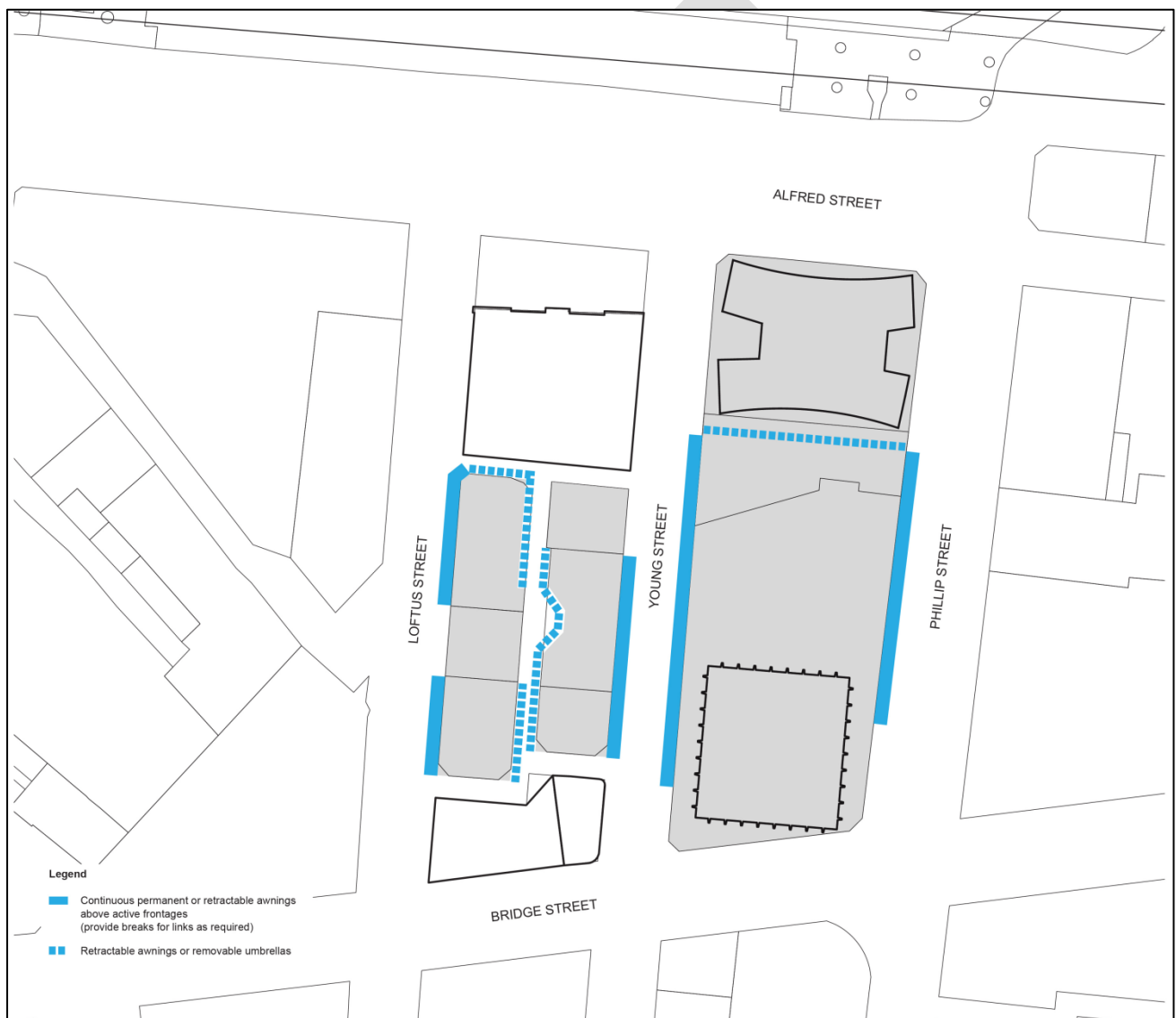
Figure 6.35 Active Frontages map



6.1.13.3 Awnings

- (1) Continuous permanent or retractable awnings are to be provided above all active street frontages in the indicative locations nominated on Figure 6.36: Footpath awnings and colonnades map.
- (2) Retractable awnings or removable umbrellas are to be provided above all active laneway and through site link frontages in the indicative locations nominated on Figure 6.36: Footpath awnings and colonnades map.

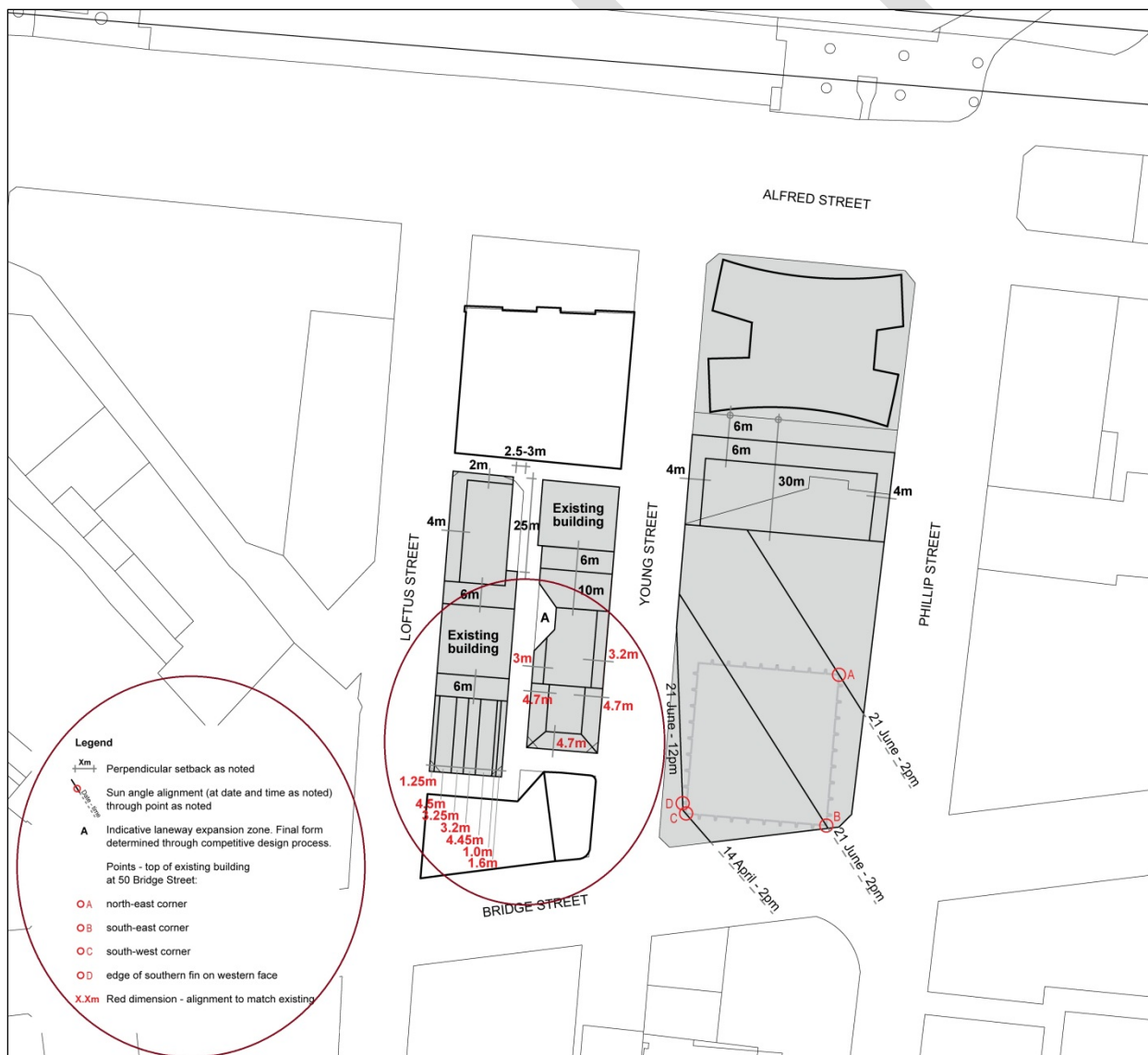
Figure 6.36 Footpath awnings and colonnades map



6.1.13.4 Building Envelope (Built form)

- (1) Development must not exceed the building envelopes described by the combination of Figure 6.37: Envelope setbacks and alignment map and Figure 6.38: Envelope heights map.
- (2) The envelopes described by the maps are the maximum permissible extent of the built form, and the final building designs must be appropriately massed within the envelope.
- (3) The addition to the tower at 50 Bridge Street is to provide a minimum 30m curtilage (setback) from the rear façade of the existing tower at 33 Alfred Street. The massing of the addition is to maximise views to the southern façade of the 33 Alfred Street tower from Young and Phillip Streets.
- (4) Building envelopes within the Young and Loftus Street block may be subject to minor variation, but only if design excellence is demonstrated through a competitive design process in accordance with the provisions of Clause 6.21 of SLEP2012 and the *City of Sydney Competitive Design Policy*.

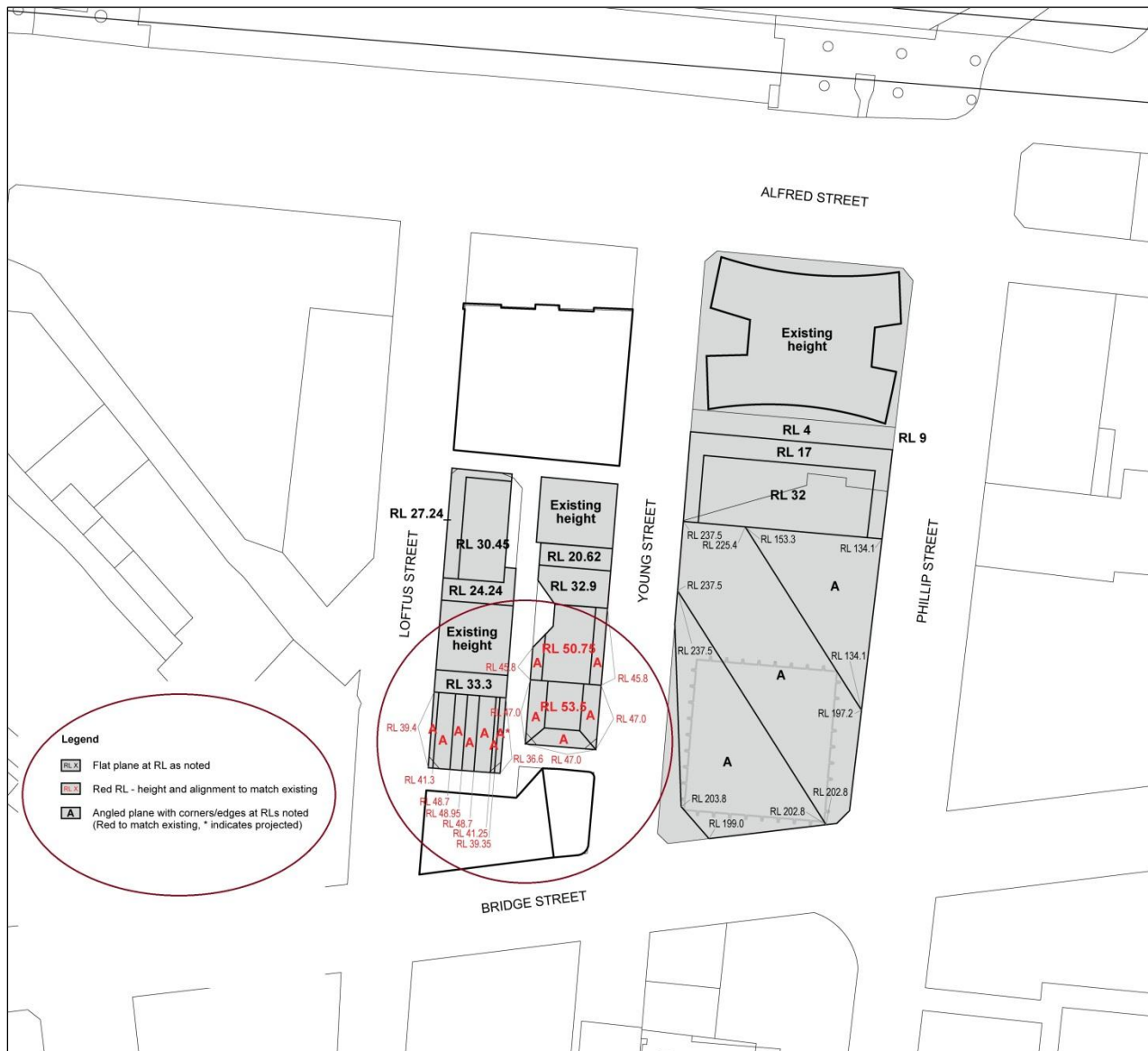
Figure 6.37 Envelope setbacks and alignments map



6.1.13.5 Street Frontage Height and setbacks

- (1) Buildings are generally to be built to the street or lane alignment in the Young and Loftus Street block.
- (2) Upper level setbacks are to be provided in the locations nominated on Figure 6.37: Envelope setbacks and alignments map.

Figure 6.38 Envelope heights map



6.1.13.6 Uses

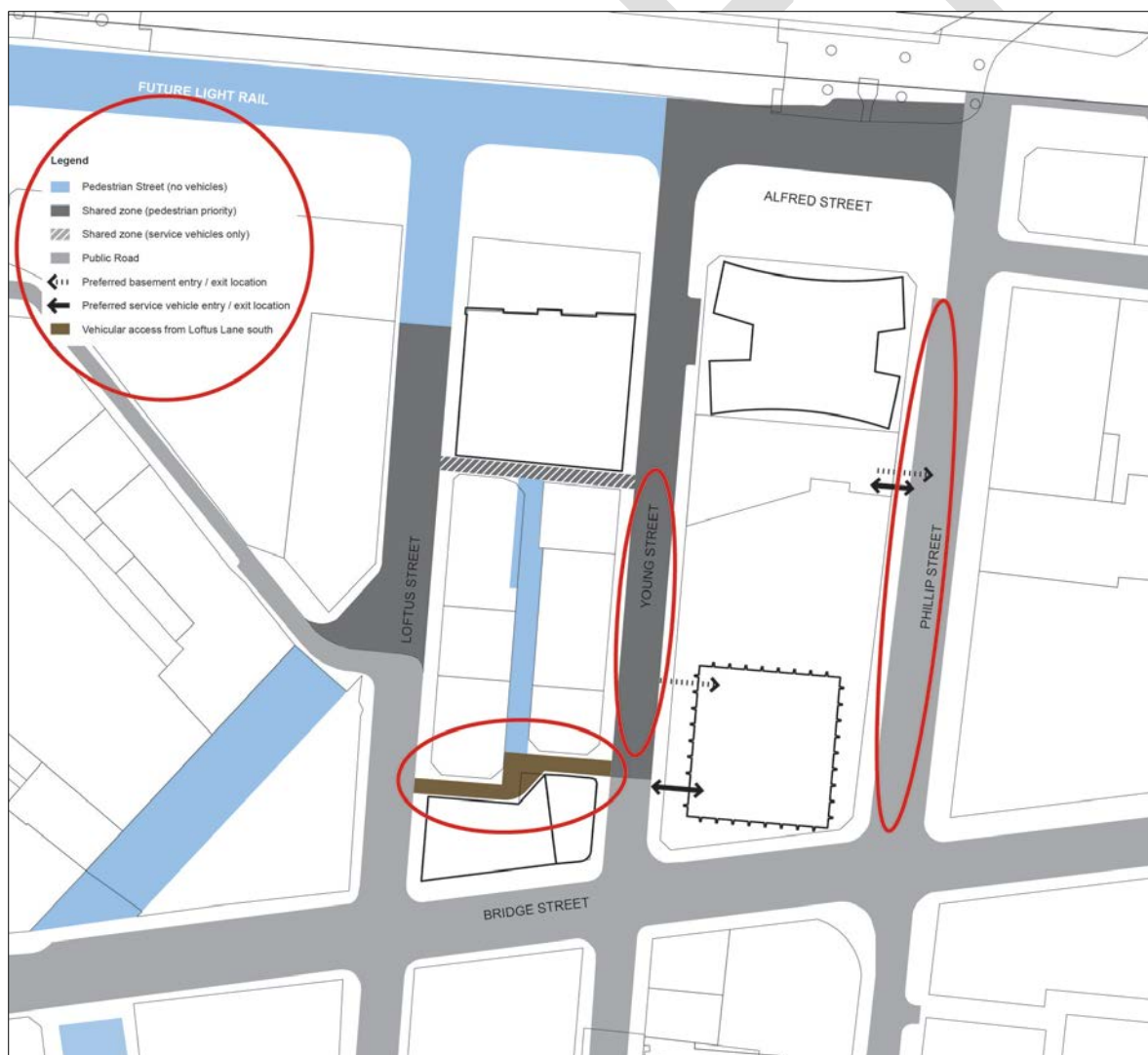
- (1) The Young and Loftus Street block is to contain a mix of uses including food, beverage and entertainment uses, and should be able to accommodate extended late night trading hours including outdoor dining.

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

6.1.13.7 Parking and Vehicular Access

- (1) Basement parking and service vehicle entry and exit points are to be provided in the locations nominated on Figure 6.39: Vehicular access map.
- (2) Vehicular footpath crossovers are to be minimised in number and width by providing shared basement access between buildings.

Figure 6.39 Vehicular access



6.1.13.8 Sustainability

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

6.1.13.9 Heritage

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