

ATTACHMENT B

**DRAFT AMENDMENT TO SYDNEY
DEVELOPMENT CONTROL PLAN 2012 –
60 MARTIN PLACE**

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Sydney Development Control Plan 2012 – 60 Martin Place

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1. The purpose of this Development Control Plan

The purpose of this Development Control Plan is to amend *Sydney Development Control Plan 2012*, to:

- a. provide a series of objectives and design requirements to control future built form on the site; and
- b. ensure provisions for the site are consistent with *Sydney Local Environmental Plan 2012 – 60 Martin Place*.

2. Citation

This Plan may be referred to as the *Sydney Development Control Plan 2012 – 60 Martin Place*

3. Land covered by this plan

This plan applies to the land identified as 60 Martin Place (also known as 58-60 Martin Place), which is Lot 1 in Deposited Plan 221322; and part of the land identified as 197 Macquarie Street, Lot 1 in DP185400.

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 and Schedule 2 below. This DCP was adopted by Council on [date] and came into effect on [date].

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Schedule 1 – Amendment to *Sydney Development Control Plan 2012*

[1.] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 60 Martin Place.

[2] Section 6.3 – Specific site controls prepared as part of a planning proposal

Insert new section 6.x.x and figures 6.xx to 6.xx as follows:

6.3.3 60 Martin Place

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

Objectives

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

Provisions

6.3.3.1 Overshadowing

1. There will be no additional shadow cast on either the ground plane of Martin Place or the façade of the buildings on its southern alignment when measured between 12 noon and 2 pm on 14 April.

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2. There shall be minimal additional overshadowing on the forecourt of Hyde Park Barracks between 12 noon and 2pm on 21 June.

6.3.3.2 Wind

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

6.3.3.3 Built form

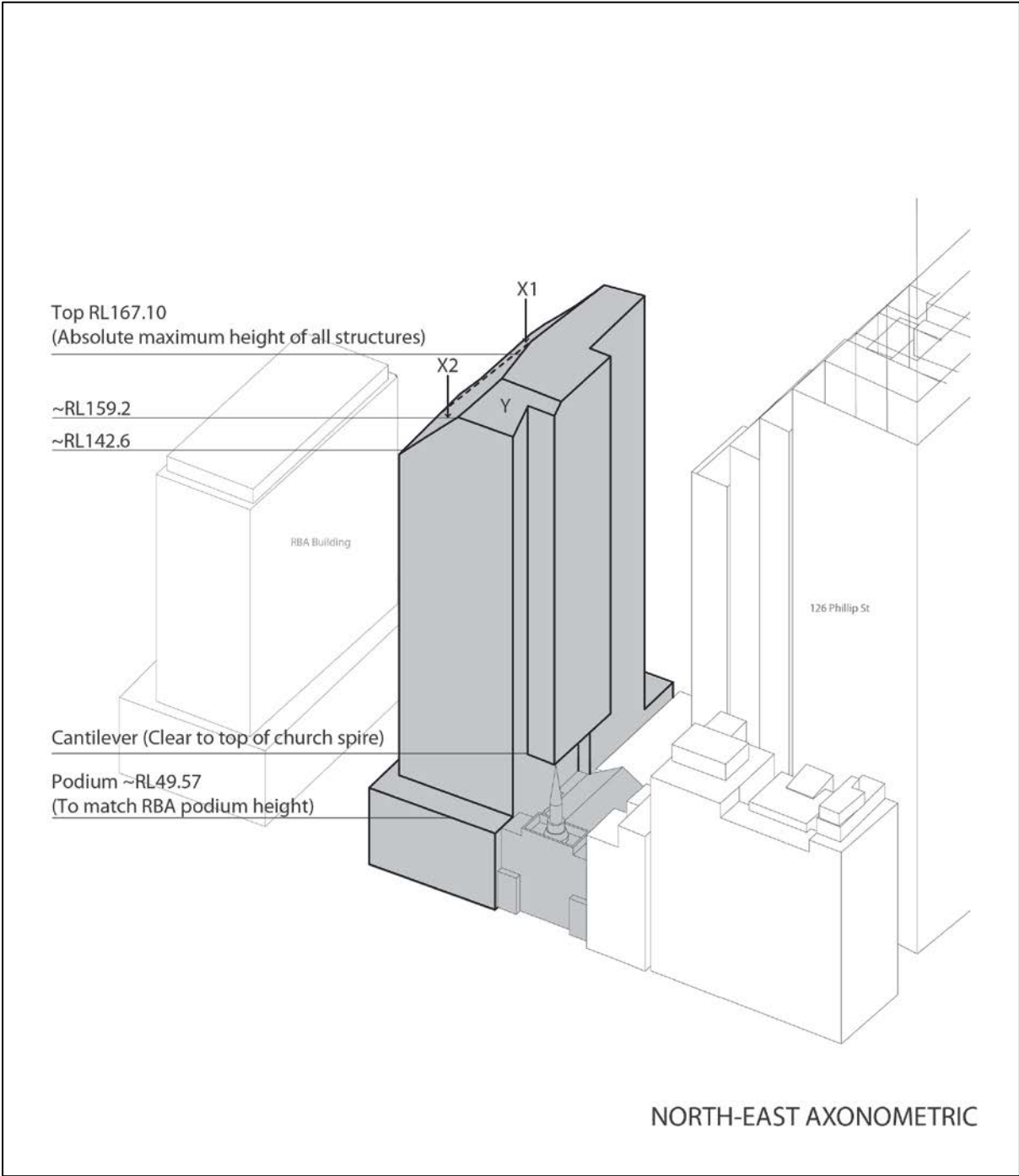
1. Building heights are to be consistent with Figure 6.56: Maximum Building Envelope for 60 Martin Place; and
2. Building setbacks are to be consistent with Figure 6.57: Minimum Building Setbacks for 60 Martin Place.
3. Building setbacks should maintain views from the public domain to elements of heritage items, including elements of St Stephens Church, that have been identified as being of heritage significance.
4. Building setbacks should promote a continuation of the fine-grain development pattern of Macquarie Street through consideration of massing and scale to the Macquarie Street elevation.
5. The cantilever element to the tower should form a respectful relationship with St Stephens Church through consideration of separation, massing, and materiality.

6.3.3.4 Parking and vehicular access

1. No vehicle access is permitted from Macquarie Street.

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Figure 6.56 Maximum Building Envelope for 60 Martin Place



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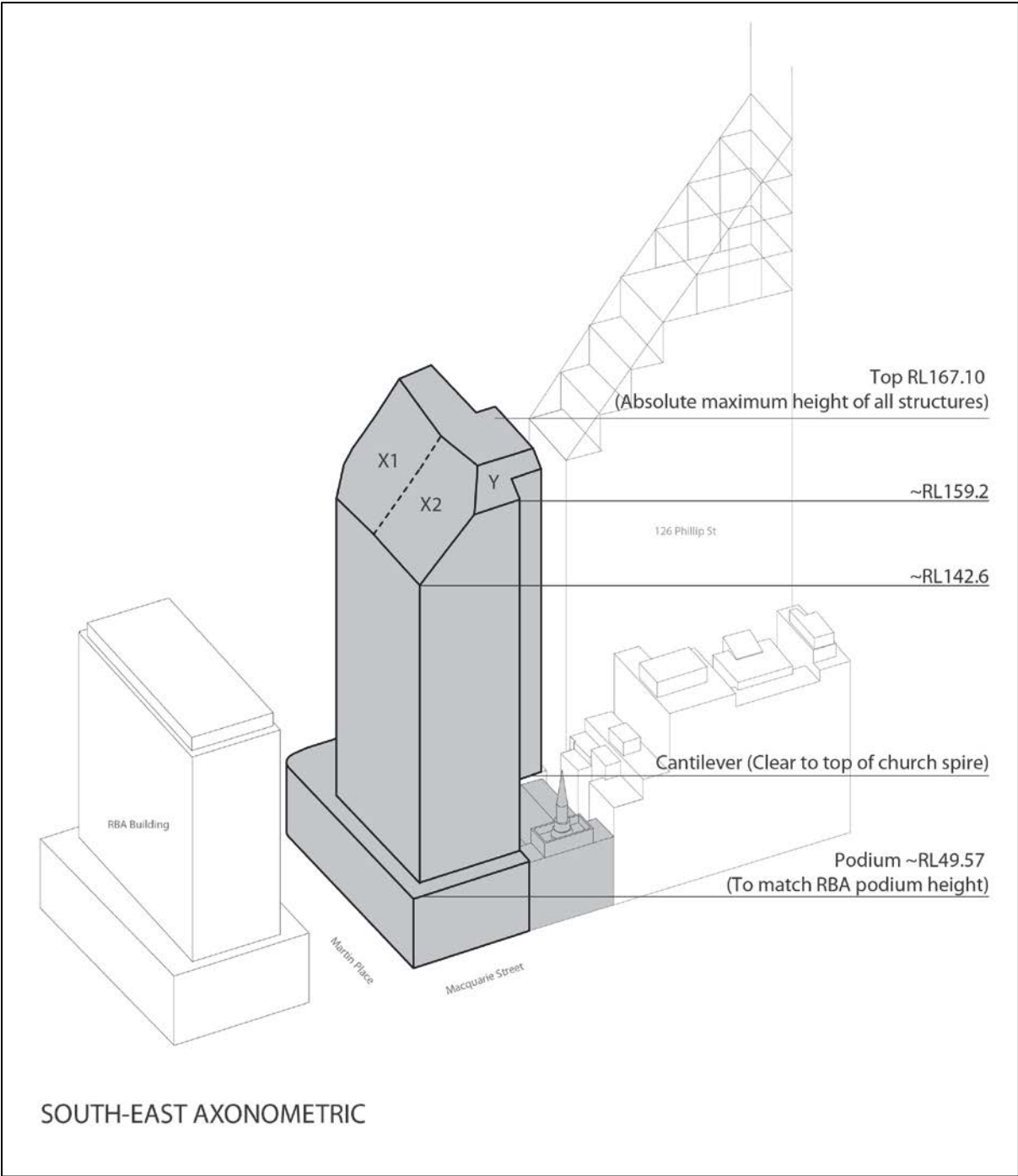


Figure 6.57 Minimum Building Setbacks for 60 Martin Place

