

06 Planning Provisions Proposed DCP Principles

Planning Context – Sydney Development Control Plan (DCP) 2012 – Specific Sites – APDG Block

Introduction

This chapter consolidates the recommended planning proposals and strategies from the previous chapters into a series of principles and control diagrams.

The first part of this chapter looks specifically at the subject site (sites under Lend Lease control and the land swap sites) and the optional addition to the subject site.

The second part of this chapter provides a comparative analysis between the current DCP 2012 (as they appear in section 6.1.4 for the APDG block) and the proposed DCP principles. This includes a comparative analysis of the public benefits achieved of the proposed versus the existing controls.

At the time of preparation of this Urban Design Analysis Report, Wanda Sydney One had recently submitted DA 2015/882 and SSD 2015/7101. Neither of the Wanda applications are as yet approved. For the purpose of this Urban Design Analysis Report, approved envelopes relating to 1 Alfred Street (DA 2010-2029) and 19-31 Pitt Street (D/2010/5533) have been adopted.



06 Planning Provisions Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 – Specific Sites - APDG Block

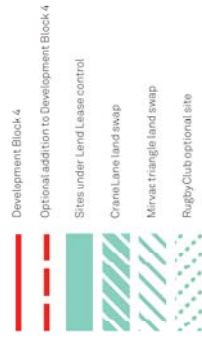
Development Blocks Map

These principles apply generally to the land outlined in red on the adjacent map and includes 178-186 George Street (currently known as 182 George Street), 174-176A George Street (known as Jacksons on George), and 33-35 Pitt Street. It also includes 178A George Street (Crane Lane), and the 'triangular' parcel of land (Mirvac triangle) currently part of 188-194A George Street (to become known as 200 George Street) both of which are subject to a potential land swap.

Site amalgamation has provided a real potential to achieve significant public benefits across the subject site. There is an opportunity for floor space to be redistributed across the development block to maximise the area of publicly accessible open space and create a public laneway network integrated into the city fabric.

Principles

- Establish a well defined and active ground floor laneway network at Pitt Street level connected to existing and proposed laneways and through site links.
- Activate laneways with a diverse range of fine grain uses such as small office, retail, dining, entertainment, and / or temporary cultural uses.
- Transform 182 George Street into a publicly accessible plaza at the level of George Street.
- Active edges on plaza to support a range of economic activities such as retail, cafes, restaurants and bars, etc.
- Re-develop 33-35 Pitt Street as a new commercial tower with an active podium and lobby accessed via the George Street plaza and from Pitt Street via vertical transport.



Figure_5.1. Proposed Amendment to Development: Blocks within Development Block 4

- Create legible office tower entry from George Street.
- New commercial tower to be designed to achieve a high environmental rating standards including a minimum 5 Star Green Star - As Built Office (v3) rating and a minimum 5 Star base building rating in operation under the MABERS Energy scheme.
- Design of publicly accessible open spaces to incorporate principles of ecologically sustainable development where relevant, including solar access, and minimisation of undesirable wind impacts.
- Adaptively re-use Jacksons on George and Rugby Club (optional site) including an activated facade (with potential balconies and rooftop terrace) fronting new plaza. Low scale character to be retained.

06 Planning Provisions

Proposed DCP Principles

Planning Context – Sydney Development Control Plan (DCP) 2012 – Specific Sites – APDG Block

Laneways – Proposed DCP amendment

Principles

- Improve permeability and connectivity across the subject site, to Circular Quay and the CBD commercial district in both the north-south and east-west directions.
- Create a pedestrian oriented network with limited shared vehicular access.
- Provide direct pedestrian access to public open space.
- Shared service vehicle and pedestrian zones to be predominately single lane width.
- Increase legibility and safety with clear site lines.
- Create strongly defined edges activated by a range of uses, including retail, dining, entertainment and offices.
- Active uses to be predominantly ‘fine grain’ shopfronts.
- Laneways to create animation and interest at street level with a diversity of uses and articulation of built form.
- Incorporate human scaled elements to create an intimate and relaxed character.
- Introduce different pavement detail at laneway thresholds to highlight entry to a pedestrian priority zone.
- Consideration to be given to a through-site link (between lift banks) at ground level of approximately 4 metre clear height to connect the proposed extension of Queens Court and Underwood Street to the Rugby Place public open space.

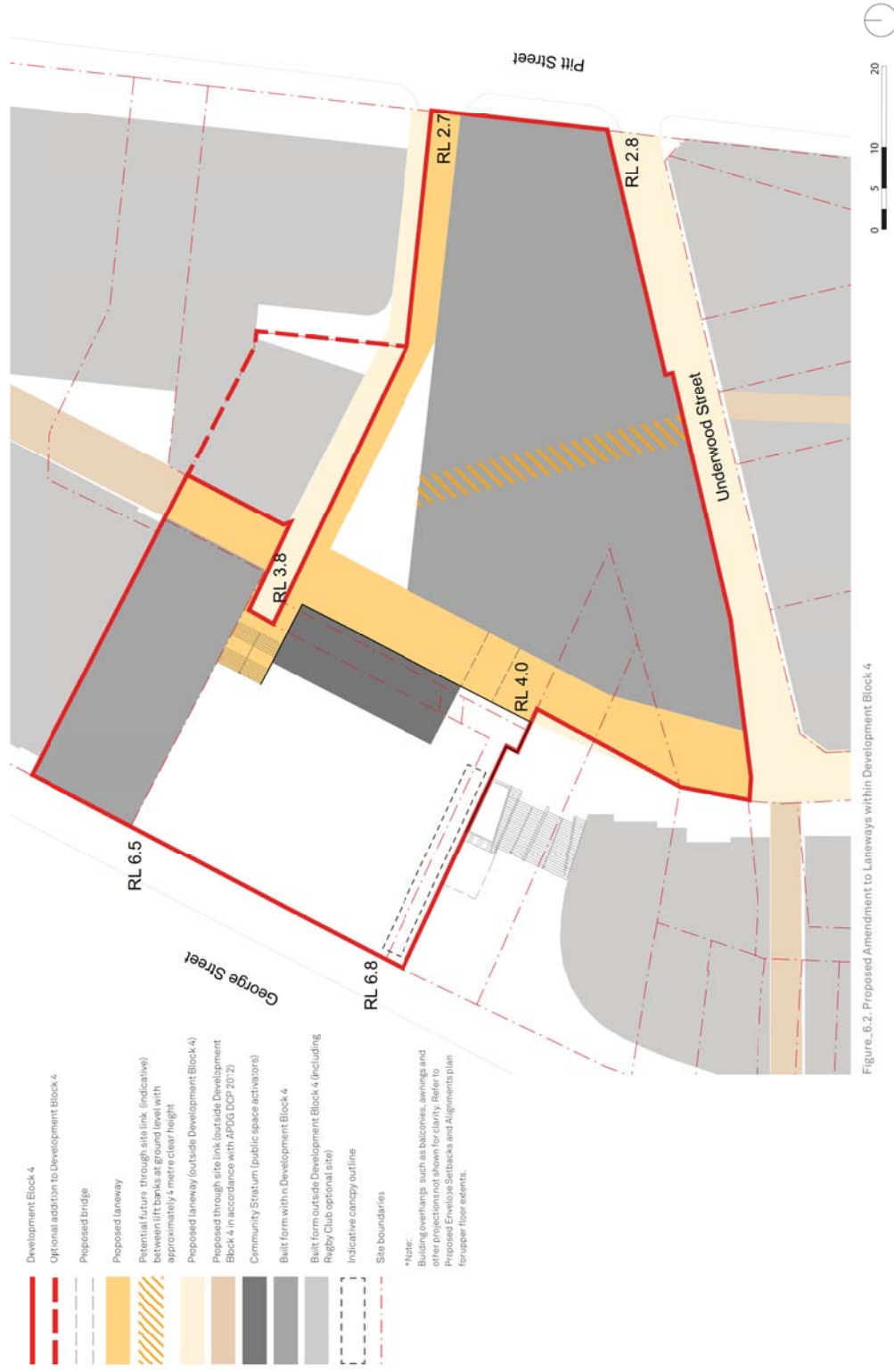


Figure 6.2. Proposed Amendment to Laneways within Development Block 4

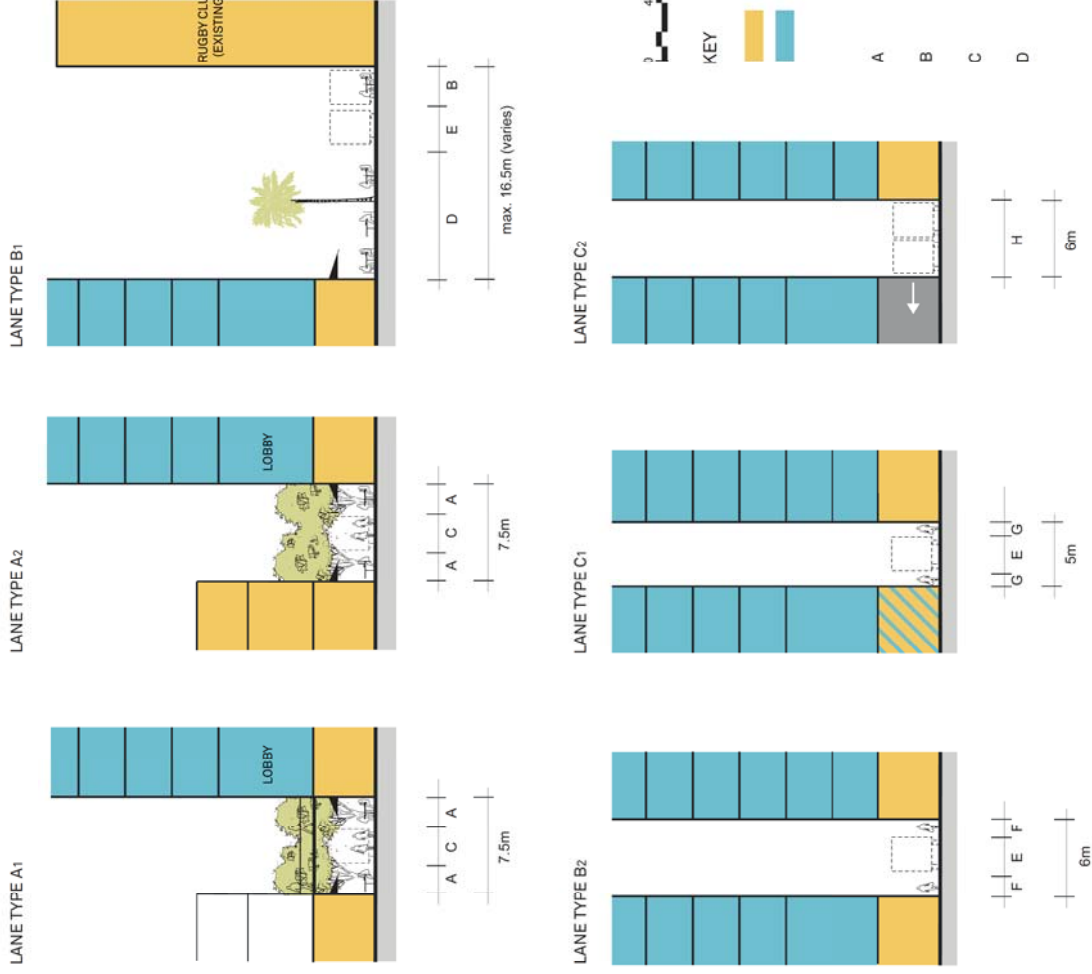
06 Planning Provisions Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Laneways - Proposed DCP amendment

Principles

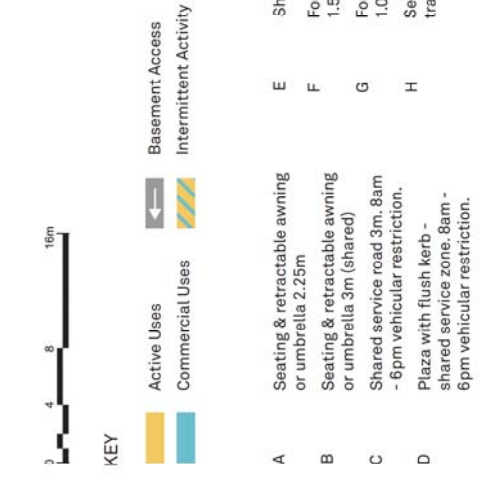
- Built form should be appropriately scaled to create a sense of enclosure and human scaled environment at ground level.
- Ground floor uses that define laneway edges should be active with a range of uses to increase vibrancy, safety and use of space.
- Laneways should prioritise pedestrian activities with a legible and clear path of travel.
- All furniture and awnings are to be removable / retractable to reduce streetscape "clutter", allow flexible use of space, and aid ease of movement and vehicular servicing.
- Integrated surface treatments, such as pavement details, may be used to assist wayfinding and be used as a canvas for historical interpretation.
- Retain existing access rights of incumbent lanes (ie, 1 Alfred Street).



Figure_6.3, Proposed Amendment to Laneway Sections within Development Block 4



Figure_6.4, Location Plan (not to scale)



Figure_6.3, Proposed Amendment to Laneway Sections within Development Block 4

06 Planning Provisions

Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Public Spaces - Proposed DCP amendment

- Principles**
- Redistribute floor space across the subject site to maximise the area of useable publicly accessible open space.
 - Contribute to the network of connected public spaces along George Street with a new plaza (Plaza A) that is directly accessible off this significant pedestrian and transportation spine of Sydney.
 - This publicly accessible plaza at George Street level has increased solar access compared to the centrally located plaza proposed within the current DCP.
 - Maximise solar access to Plaza A by restricting development of built form along George Street edge and above Jacksons on George.
 - Increase night-time activity and safety across the precinct.
 - Create an active north-south and east-west laneway network with a strong pedestrian focus that provides easy access to surrounding transportation modes.
 - Integrate laneways and plaza areas with existing and proposed ground floor uses.
 - Introduce multi-level building to the eastern edge of the George Street plaza to define both laneway and plaza edge. Community Stratum to include a variety of active uses and access to a cycle facility below.
 - Adaptively re-use Jacksons on George to introduce a vibrant and active edge (with potential balconies and rooftop terrace) along the northern edge of Plaza A.
 - Create legible office tower entry from George Street via an open-air footbridge of special artistic design from Plaza A.
 - Secondary Plaza B at Pitt Street level defined by active ground floor uses of proposed podium.
 - Potential to engage surrounding buildings such as the Rugby Club and Jacksons on George.

- Create definition between laneway, footpath and plaza. For example, introduce different pavement treatments.
- Incorporate high quality public art into publicly accessible open spaces (and / or buildings), especially at Plaza A, in accordance with a public art strategy.
- Consideration to be given to a through-site link (between lift banks) at ground level of approximately 4 metre clear height to connect the proposed extension of Queens Court and Underwood Street to the Rugby Place public open space.



Figure 6.5, Proposed Amendment to Public Spaces within Development Block 4

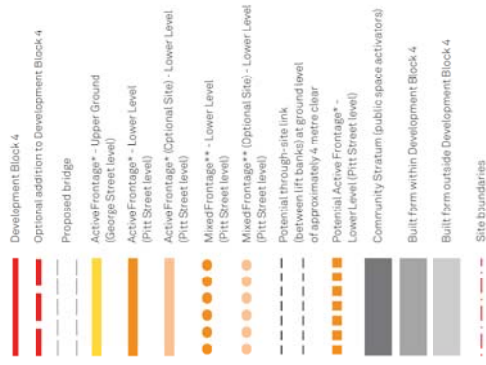
06 Planning Provisions Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Active Frontages - Proposed DCP amendment

Principles

- Maximise active frontages along street, lanes and plaza edges (north and east of George Street plaza) to reinforce the vitality and liveliness of the public domain and encourage a pedestrian oriented environment.
- Encourage a mix of uses including small office, retail, restaurant, cafe, bar and / or temporary cultural uses.
- Allow active frontages to 'spill out' onto adjacent footpaths and plaza areas to encourage outdoor dining and a buzzing street life.
- Encourage 'fine grain' shopfronts at ground level, particularly along the laneway edges, to increase diversity and interest.
- Active building frontages are to be well designed and detailed to respond to a pedestrian scaled environment. Recommended design features include attractive building entries, window displays, display cases, artworks, facade modulation, clear glazed windows, and visually permeable screens (section 3.2.3 Sydney DCP 2012).
- Provide creative use of materials in areas where active frontage cannot be achieved (such as fire escapes and driveway entry points).



*Note: Building overhangs, such as balconies, awnings and other projections not shown for clarity. Refer to Proposed Envelope Setbacks and Alignments plan for upper floor extents.

<p>*Active Frontage</p> <ul style="list-style-type: none"> Small units Large variation in function Limited blank walls and passive units Loss of character in facade relief Good details and use of material 	<ul style="list-style-type: none"> Intrinsically active uses Large and small units Modest variation in function Some blind and passive units (such as basement vehicular access, loading docks and service cores) Modest facade relief Few details but creative use of materials encouraged
<p>** Mixed Frontage</p>	

Figure 5.6.6. Proposed Amendment to Active Frontages within Development Block 4

Source: Adapted from Jan Gehl's Cities for People 2010

06 Planning Provisions

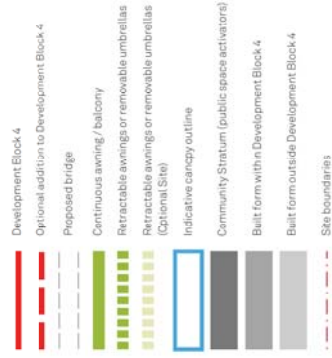
Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Awning Proposed - DCP amendment

Principles

- _ Provide a continuous permanent awning to Pitt Street where possible.
- _ Provide retractable awnings or removable umbrellas above all active laneway where indicated to provide weather protection and increase the sense of a human scaled environment.
- _ Provide a canopy from George Street to new office lobby.



*Note:
 Building overhangs, such as balconies and other projections not shown for clarity. Refer to Proposed Envelope Setbacks and Alignments plan for upper floor extents.

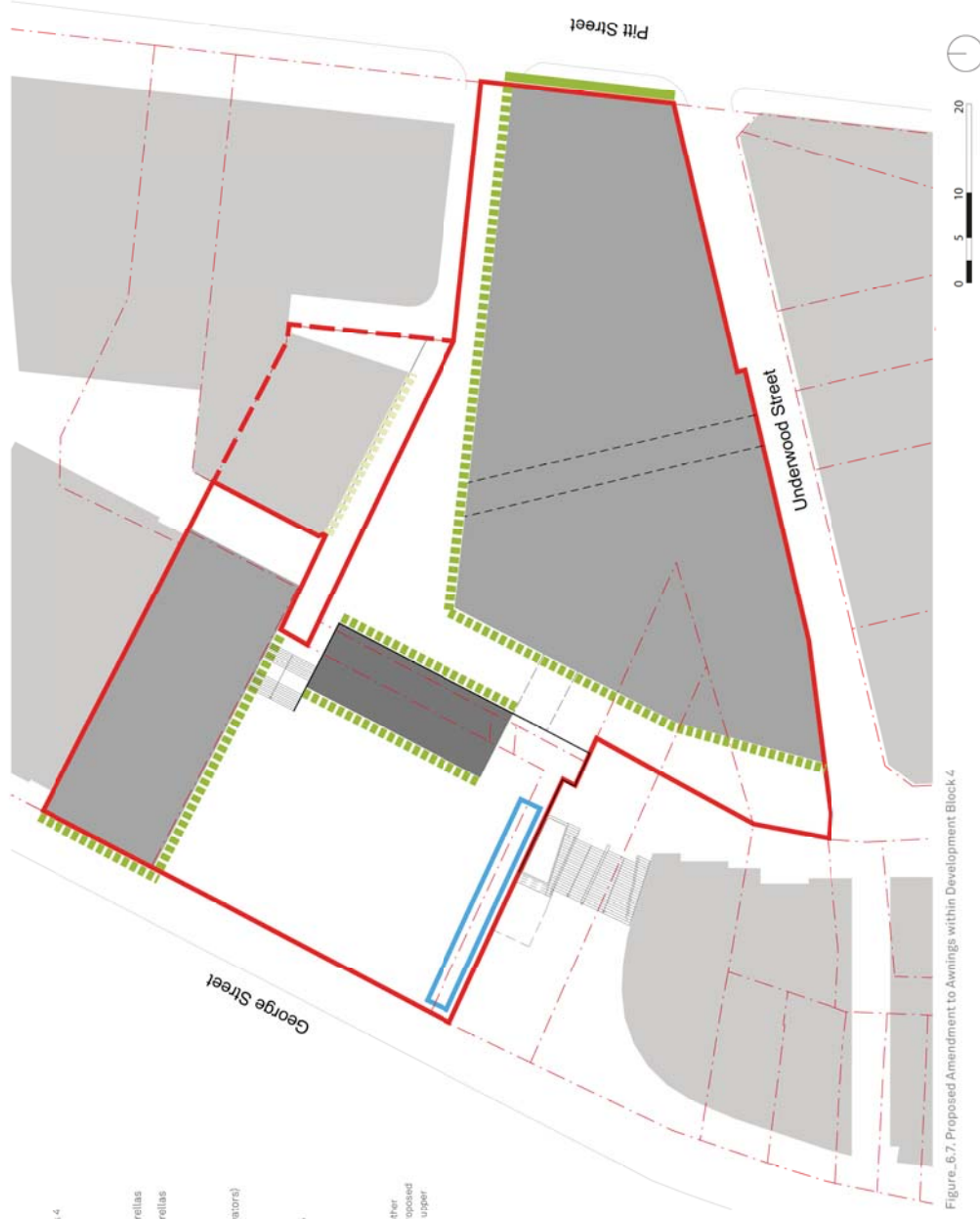


Figure 6.7, Proposed Amendment to Awnings within Development Block 4

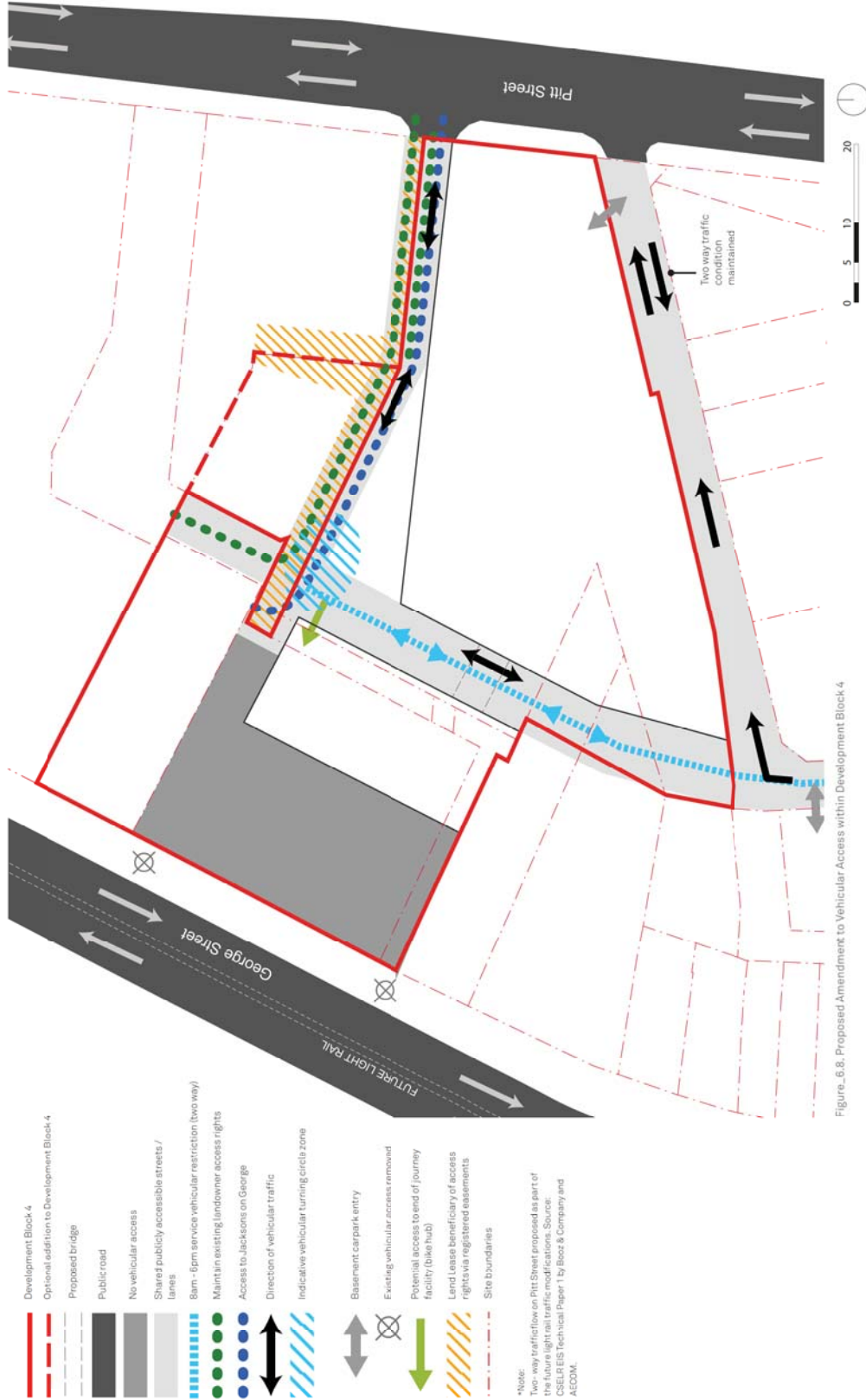
06 Planning Provisions Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Vehicular Access - Proposed DCP amendment

Principles

- Limit vehicular access to certain hours / days to encourage a pedestrian friendly precinct.
- Locate basement entry point close to Pitt Street where possible to reduce vehicular movement along Underwood Street.
- All vehicular access to lanes is to be off Pitt Street.
- Provide end of journey facility (bike hub) under George Street Plaza to support and encourage cyclists, runners and walkers to and from the subject site. Access to end of journey facility to be from the Community Stratum at the north-eastern corner of the George Street Plaza.



Figure_5.8.1 Proposed Amendment to Vehicular Access within Development Block 4

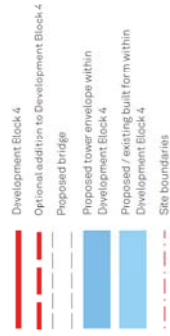
06 Planning Provisions Proposed DCP Principles

Planning Context – Sydney Development Control Plan (DCP) 2012 – Specific Sites – APDG Block

Envelope setbacks and alignments – Proposed DCP amendment

Principles

- Provide development that does not create additional overshadowing of Australia Square Plaza or other sun protected place.
- Maximise external views to enhance the internal visual comfort experience of occupants.
- Introduce vertical articulation to building envelope of tower to reduce sense of scale and increase external views and daylight access.
- Allow built form elements such as balconies and awnings to project out from south facade of Jacksons on George to support active uses fronting plaza.



Note:
Building overhangs such as balconies, awnings and other projections not shown for clarity.

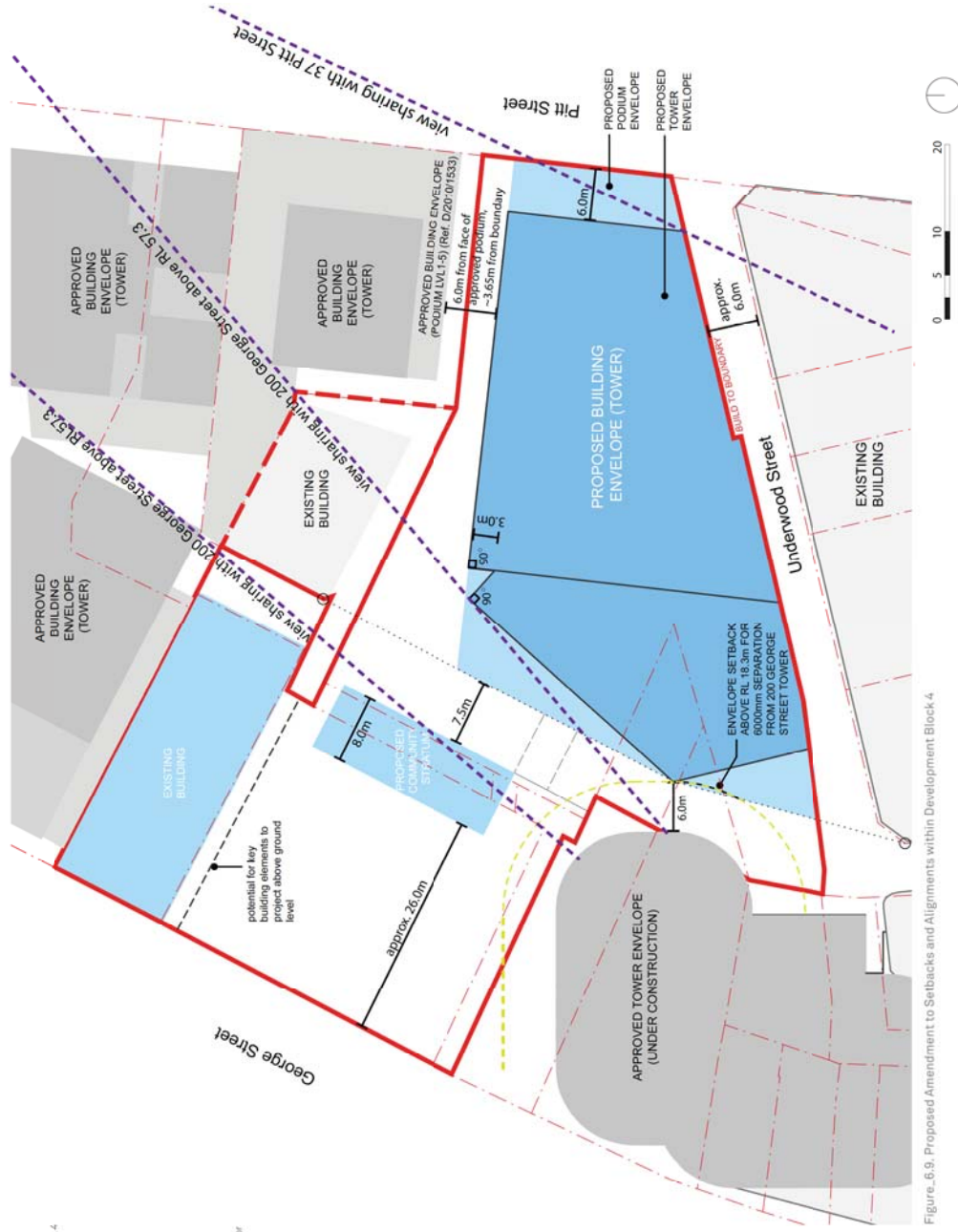


Figure 6.9. Proposed Amendment to Setbacks and Alignments within Development Block 4

06 Planning Provisions Proposed DCP Principles

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Envelope heights - Proposed DCP amendment

Principles

- Provide development that does not create additional overshadowing of Australia Square Plaza or other sun protected place.
- The square stratum should be unlimited in height and include a stratum basement depth below the square (to be defined in height and area).
- The laneway stratum should be unlimited in height and exclude the basement area below grade. Working depth of stratum below grade would need to be determined.
- Any overhangs into stratum air space such as balconies and awnings will likely require easements (on terms suitable to the City of Sydney).
- Community Stratum at the eastern edge of George Street Plaza to include a double-height edge building including a first floor (extra high levels at 5 metres for ground and 4 metres at first floor level).

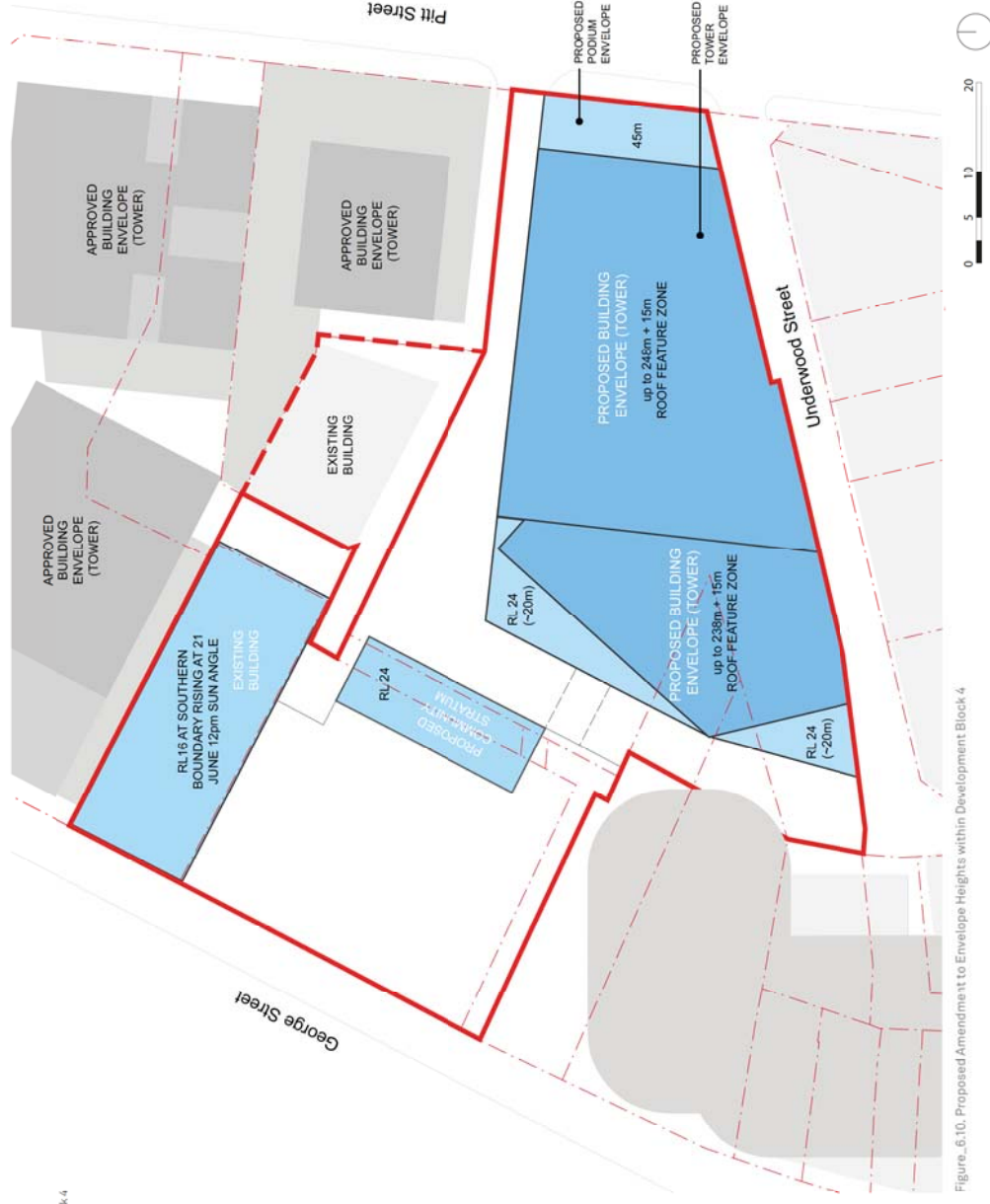
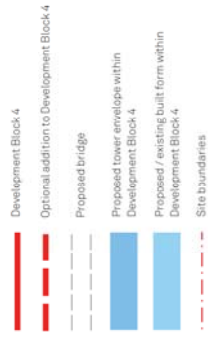


Figure 5.10. Proposed Amendment to Envelope Heights within Development Block 4

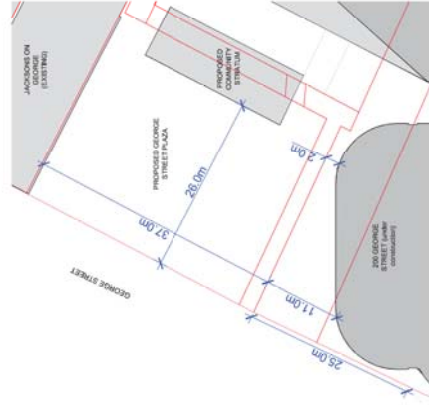
06 Planning Provisions Proposed DCP Principles

Public Benefit Opportunities

Multifunctional spaces suitable for public gathering (including performance, viewing, public entertainment etc)

At 12pm in mid-winter, the George Street plaza (including adjacent publicly accessible land at 200 George Street) will receive up to 74% solar access

PUBLIC BENEFIT	PROPOSED AMENDMENT TO DCP 2012
<p>1</p> <p>To provide for recreation areas</p>	<p>Consolidation of floor space to maximise land for recreation area</p> <ul style="list-style-type: none"> The proposal consolidates floor space across two major sites into a single taller tower, facilitating the creation of significant public domain. <p>New publicly accessible recreational plaza open to the sky</p> <ul style="list-style-type: none"> Creation of new publicly accessible recreational plaza on George Street that is open to the sky. Creation of new publicly accessible plaza adjacent to the Rugby Club at Pitt Street level that is open to the sky. The proposed George Street recreational space/public plaza is directly accessible off and at the level of George Street, the pre-eminent Sydney CBD Street that is currently the subject of a program of urban renewal including the provision of Light Rail public transport. <p>Significantly larger area of publicly accessible recreational plazas</p> <ul style="list-style-type: none"> The right of public access to land within the subject site for the purpose of plaza, laneways and through-site links (including community stratum) has the potential to be up to 25% greater than the area permissible in the current DCP. The combined area of publicly accessible plaza within the subject site (including both the George Street Plaza, Rugby Club Plaza and community stratum) is up to 77% larger than the area of plaza in the current DCP. With the addition of the neighbouring site at the George Street plaza, the combined area of publicly accessible plaza (including community stratum) has the potential to be up to 107% larger than the area of plaza in the current DCP. The George Street Plaza itself (within the subject site and including community stratum) is up to 57% larger than the plaza in the current DCP. This has the potential to be up to 87% larger than the current DCP with the addition of the plaza area of the neighbouring site. The combined area of new square, as defined by the red outline in Figure 6.14, is up to 44% larger (approximately 1873sqm) than the minimum 1300sqm square defined in the current DCP. Excluding community stratum, the new square as shown in Figure 6.14 is up to 35.5% larger (approximately 1700sqm) than the minimum 1300sqm square defined in the current DCP. <p>Regular configuration</p> <ul style="list-style-type: none"> The George Street Plaza is regular shaped, achieving a consistent depth of approximately 26.0m. Within the subject site, the plaza achieves a consistent width of approximately 37.0m. The plaza has the potential to increase in width by about 2.0 - 25.0m when the publicly accessible plaza to the south is included (refer to Figure 6.12).



Figure_6.11. Proposed George Street Plaza dimensions

PUBLIC BENEFIT	PROPOSED AMENDMENT TO DCP 2012
	<p>Multifunctional spaces suitable for public gathering (including performance, viewing, public entertainment etc)</p> <ul style="list-style-type: none"> The larger and regular scale of the George Street public plaza will allow greater flexibility and use of space. It is a suitable configuration for supporting public gathering, cultural and entertaining (including performance, viewing, public entertainment etc) facilities such as digital screen and outdoor temporary furniture and a major public artwork. It will also support a greater number of diverse and active community uses fronting the plaza. The diverse mix of uses associated with a larger plaza will be key to unlocking a new public plaza experience – the uses will complement, encourage and add to the surrounding city uses (Circular Quay, The Rocks, Bulletin Place, etc) and create a night time attraction and destination, as well as serve the needs of a daytime city workforce. Social sustainability could be increased by integrating live, play and work activities in one vibrant and lively precinct with both night and day appeal, night and day land use diversity and a day/night economy. <p>Greater solar access</p> <ul style="list-style-type: none"> The proposed George Street recreational space/public plaza is positioned on the periphery of the APDG block at the north-western edge and is open to George Street which improves solar access. It is also positioned such that solar access is not significantly compromised by the Stage 1 DA approval of a 110m tower on 19-31 Pitt Street and Stage 2 DA approval of a 185m tower on 1 Alfred Street. As a result there is a significant increase in solar access as compared to the current DCP. At 12pm in mid-winter, the George Street plaza (including adjacent publicly accessible land at 200 George Street) will receive up to 74% solar access while the plaza in the current DCP receives 0% at the same time. <p>Improved in terms of CPTED principles: greater visual connection and greater sense of "publicness"</p> <ul style="list-style-type: none"> The George Street Plaza is at the level of and directly accessed off George Street. It is open to the street and not hidden from view by built form. There are also clear lines of sight up Rugby Place to the Rugby Club Plaza. Strong lines of sight to both plazas will significantly improve safety and surveillance of these spaces. This higher level of visibility from the main streets will also create a more welcoming and publicly accessible urban place that feels more public than private. People will feel invited to use the space which, in turn, will attract more people and activity into the space enlivening social interaction and use.

06 Planning Provisions Proposed DCP Principles

Public Benefit Opportunities

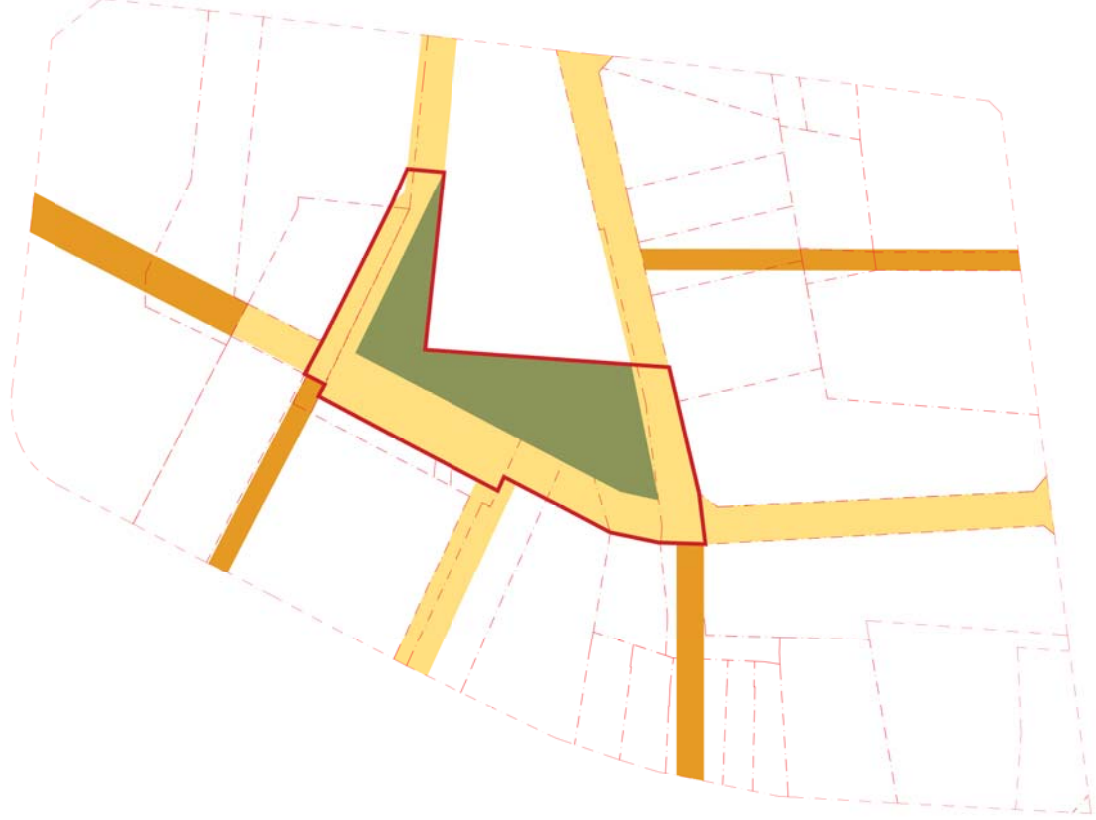
Public Domain Areas - DCP 2012

- _ Figure 6.13 has been extracted from the current APDGG - Public Domain Principles Plan of the DCP 2012.
- _ The new square, as defined in the DCP, is to have a minimum area of 1,300sqm (within the red line).
- _ Refer to Figure 6.17 for a breakdown of individual areas.

Public Domain Areas - Proposed Amendment

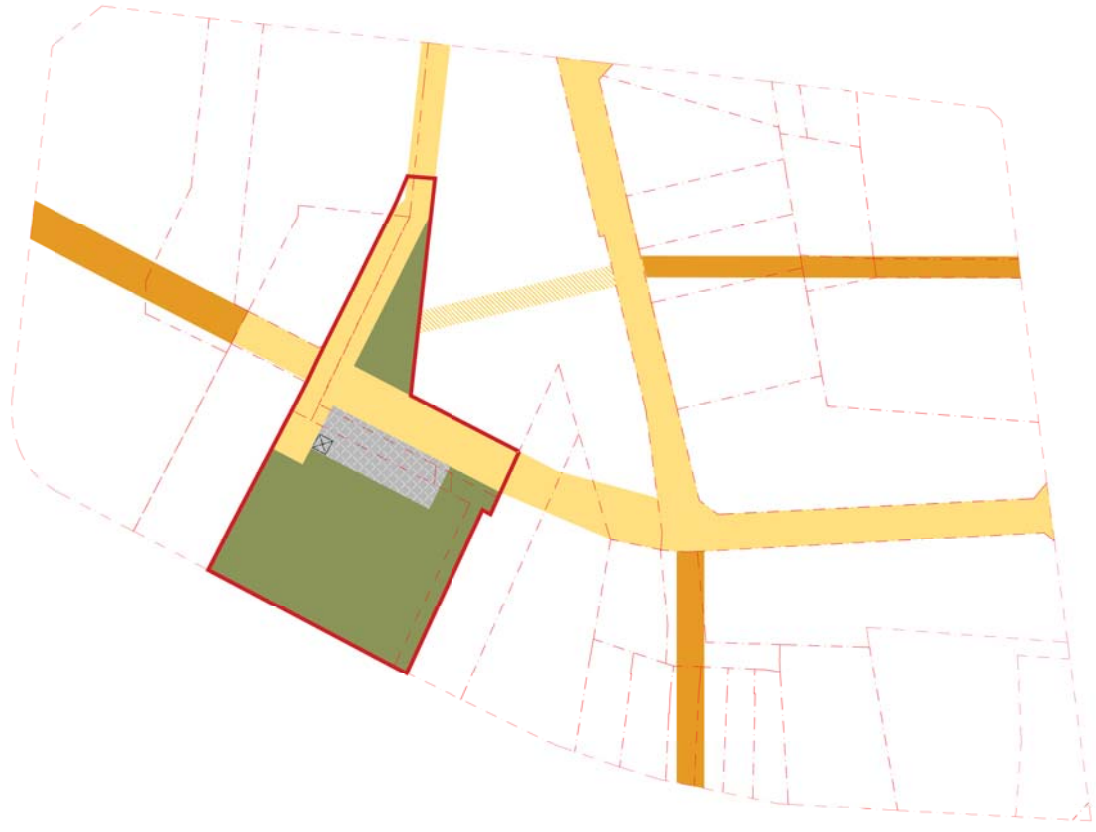
- _ The combined area of new square, as defined by the red outline in Figure 6.14 is up to 44% larger (approximately 1873sqm) than the minimum 1300sqm square defined in the current DCP.
- Excluding the potential community uses building, the new square as shown in Figure 6.14 is up to 30.5% larger (approximately 1700sqm) than the minimum 1300sqm square defined in the current DCP.
- _ Refer to Figure 6.18 for a breakdown of individual areas.

SYDNEY DCP 2012
1 x NEW SQUARE



Figure_6.12. Public Domain Areas - Sydney DCP 2012

PROPOSED AMENDMENT TO DCP
2 x NEW SQUARES



Figure_6.13. Public Domain Areas - Proposed Amendment

Public Benefit Opportunities

The removal of vehicular crossings off George Street will remove pedestrian / vehicular conflicts along the footpath increasing pedestrian amenity and safety

Reducing car numbers in exchange for an increase in cycle numbers

PUBLIC BENEFIT	PROPOSED AMENDMENT TO DCP 2012
<p>2</p> <p>To provide for lanes and pedestrian connections</p>	<p>Consolidated, defined and integrated active laneway development</p> <ul style="list-style-type: none"> Similar to the current DCP, the proposal maintains an integrated network of active laneways and through-site links that is linked to surrounding streets and open space improving pedestrian access and permeability across the whole APDG block. The proposal maintains the north-south laneway connecting Herald Square to the future laneway network and publicly accessible recreation space within the APDG block The north-south laneway in the proposal has a consistent alignment of north-south building edges with active uses which strengthens the laneway condition. East-west pedestrian connections are improved/facilitated at Underwood Street and Rugby Place between Pitt Street and George Street. Active laneway uses are proposed along Rugby Place through new development and adaptive re-use, while mixed active uses are proposed along Underwood Street. The proposed east-west through-site link north of the George Street plaza from the current DCP has been removed and replaced with publicly accessible plaza that is open to the sky with direct pedestrian access. A potential north-south through-site link between lift banks at ground level of approximately 4 metre clear height with intermittent active uses could connect the proposed extension of Queens Court and Underwood Street to the Rugby Place public open space further increasing pedestrian access and permeability across the APDG block. Provides a widened footway along George Street. The diversity of new places, their experiences and popularity – retail, F&B, city personality, and developing sub-neighbourhoods can be realised within the proposed laneway development.
<p>3</p> <p>To provide for streets</p>	<ul style="list-style-type: none"> Creates a new 7.5m wide laneway running north-south. This will permit the ultimate connection of the subject site to Herald Square. An 8am-6pm service vehicular restriction will apply along this laneway to maintain pedestrian amenity and safety. Provides shared vehicular access along Rugby Place and Underwood Street. Removes vehicular driveway and laneway access off/onto George Street resulting in less vehicular traffic, thereby improving safety and pedestrian amenity on George Street for the operation of the proposed Light Rail. The removal of vehicular access points off George Street will also remove pedestrian/vehicular conflicts along the footpath.
<p>4</p> <p>Limited commercial dock/ basement access ways</p>	<ul style="list-style-type: none"> Reduction of four existing commercial dock/basement access ways to a single point along Underwood Street adjacent to Pitt Street. Driveways proposed to be deleted under the proposal include: 182 George commercial office car park, 182 George commercial office loading dock, 33-35 Pitt commercial car park entry and 33-35 Pitt commercial car park exit. In addition, the Jacksons on George dock access (from George Street) is amended and consolidated to Pitt Street consistent with current loading arrangements for 19-31 Pitt Street, Rugby Club and 1 Alfred Street.
<p>5</p> <p>No loss in active frontage potential</p>	<ul style="list-style-type: none"> The laneways and publicly accessible open plazas in the proposal are fronted with active uses. The proposal will not result in a loss of active frontage potential.

PUBLIC BENEFIT	PROPOSED AMENDMENT TO DCP 2012
<p>6</p> <p>The realisation of the Council's APDG objectives achieved utilising circa 30% less GFA.</p>	<p>The proposal delivers the City's APDG Block objectives in a more efficient manner by consolidating land ownership and utilising approximately 30% less GFA. This opens an opportunity for floor space to be redistributed across the development block to maximise the area of publicly accessible open space and create a public laneway network integrated into the city fabric.</p>
<p>7</p> <p>Reduction in car numbers and traffic in CBD while increasing cycling</p>	<ul style="list-style-type: none"> Reduction in car numbers on the subject site through the removal of the existing Secure commercial car park within 33-35 Pitt Street which has the capacity to stack up to 130 private cars. Provision of new below grade public cycle facility with amenities beneath proposed George Street plaza.
<p>8</p> <p>Improved pedestrian amenity within APDG Block through vehicular traffic reduction</p>	<ul style="list-style-type: none"> Reducing car access into the APDG Block through a reduction in both the number of cars and the number of vehicular access points through the positioning of the commercial office basement access point at the periphery of the block (refer 3, 4 and 7 above). Both will have the effect of reducing car/pedestrian interaction on pedestrian shared streets and laneways thereby enhancing safety and sustainability within the CBD.
<p>9</p> <p>Renewal of land and enterprises previously excluded from Councils APDG scheme as part of the proposal</p>	<p>Adaptive reuse and renewal of Jacksons on George</p> <ul style="list-style-type: none"> Adaptive reuse and renewal of Jacksons on George linked to northern edge of George Street Plaza. Jacksons on George was previously excluded from Councils APDG scheme. The existing Jacksons on George height restriction registered on title is unlocked under the LLCQ scheme, without which, the renewal of Jacksons on George is commercially unviable and unlikely. <p>Possible adaptive reuse and renewal of Rugby Club</p> <ul style="list-style-type: none"> Possible adaptive reuse and renewal of Rugby Club (pending optional site participation). The Rugby Club was previously excluded from the APDG scheme. The creation and dedication of enhanced plazas to both Rugby Club and Jacksons on George is proposed, facilitating outdoor dining opportunities which will improve the existing viability of the commercial operations in each case. The unlocking and realisation of unrealised floor space from each premises and the consolidation of floor space into a single taller tower will facilitate injection of capital into each enterprise further enhancing the commercial viability of each enterprise.
<p>10</p> <p>Realisation of unutilised GFA for high quality commercial office space in Sydney CBD core</p>	<p>The proposal unlocks currently unrealised GFA across Jacksons on George, Crane Lane and Rugby Club (pending optional site participation) to:</p> <ul style="list-style-type: none"> Increase capacity for business and meet demand for high quality office space in the Sydney CBD core in accordance with NSW 2021, Sustainable Sydney 2030 and Sydney DCP 2012. Provide a world class commercial building in close proximity to major public transport infrastructure, that has high sustainability credentials, to attract companies and encourage them to invest in the Sydney CBD. The development will attract professionals and financial services back to the precinct and create opportunities for local businesses. The building itself will reflect the latest thinking in corporate workplace design and facilities.

Public Benefit Opportunities

The eclectic mix of public plaza, Rugby Club, Jacksons on George, new commercial office tower, and finer grain laneway development, coupled with the approved residential and commercial uses offers a mix of day time economy and active night time neighbourhood.

For the first time in 30 years there will be improved visual connectivity between the Rugby Club and George Street

11	<p>PUBLIC BENEFIT</p> <p>New public destination precinct</p>	<p>PROPOSED AMENDMENT TO DCP 2012</p> <p>Offers real "Place Activation" potential with both night and day appeal to be achieved by:</p> <ul style="list-style-type: none"> -The eclectic mix of public plaza, Rugby Club, Jacksons on George, new commercial office tower, and finer grain laneway development, coupled with the new commercial office tower at 200 George Street (currently under construction), and the future approved residential development of 1 Alfred Street and 19 Pitt Street offers a mix of day time economy and active night time neighbourhood. -The diversity of new places, their experiences and their popularity – retail, F&B, city personality, and the development of sub-neighbourhoods can be realised in the proposal. -The uses will complement, encourage and add to the surrounding urban precincts (Circular Quay, The Rocks, Bulletin Place, etc.) and create a night time attraction and destination, as well as serve the needs of a daytime city workforce. <p>The creation of a new public destination precinct focussed around:</p> <p>Laneways</p> <ul style="list-style-type: none"> -Laneway development that is open to the sky, with extensive edge and frontage activation, desirable compression, ambience and protection, with mixed-uses and vibrancy. -Appropriate covenants for fine grain lanes development. -New lanes and street forms that contribute to a lively, fine grain, activated laneway network desired by the City. <p>Plazas</p> <ul style="list-style-type: none"> -the public square which will be activated day and night, with small commercial opportunities including retail, food and beverage fronting the square and laneways, and with the night time economy focussed around the existing and adaptive reuse of Jacksons on George and Rugby Club premises fronting the new public squares.
12	<p>Value realisation for Council's Crane Lane asset</p>	<ul style="list-style-type: none"> -The value (through works in kind and public benefit) for the FSR over Crane Lane cannot be realised by the City otherwise under the current LEP/DCP controls -The proposal reconfigures the lane such that an equivalent area of laneway is retained in the scheme in an alternate configuration that can support laneway development.
13	<p>Rugby Club connectivity</p>	<p>Improved visual and pedestrian connectivity to Rugby Club from George Street that is:</p> <ul style="list-style-type: none"> -Accessibility compliant -Open to the sky -Of high quality design and amenity -Improved in terms of CPTED principles -For the first time in 30 years there will be improved visual connectivity between the Rugby Club building and George Street offering an opportunity for diversity of architecture

14	<p>PUBLIC BENEFIT</p> <p>Accessibility</p>	<p>PROPOSED AMENDMENT TO DCP 2012</p> <ul style="list-style-type: none"> -Existing public spaces (including Council's Crane Lane) are currently accessibility non-compliant -The proposal addresses current accessibility challenges created by the change in level between George and Pitt Streets both within Crane Lane and adjacent Jacksons on George. This is hard to realise without the demolition of 182 George Street.
15	<p>Rationalise and improve existing Rugby Place back of house services including loading and waste handling</p>	<p>The proposal seeks to rationalise and improve existing Rugby Place back of house services.</p>

Public Benefit Opportunities

16	PUBLIC BENEFIT Tower crowding and proximity to adjacent land uses	PROPOSED AMENDMENT TO DCP 2012 The demolition of 182 George Street (removal of an existing tower from the APDG Block) offers improvements to existing tower crowding conditions within the APDG Block in the context of both existing developments and approved redevelopments at 200 George Street, 1 Alfred Street and 19-31 Pitt Street. Jacksons on George The demolition of 182 George Street will remove the current tower crowding condition directly adjacent to Jacksons on George. Rugby Club The demolition of 33-35 Pitt Street will remove the current crowding of Rugby Club and will allow the enhancement of Rugby Place and the provision of an open-air plaza outside Rugby Club. The demolition of 33-35 Pitt Street will increase the separation between the Rugby Club and adjacent commercial from approximately 4.0m to 8.8 - 16.6m. 200 George Street (currently under construction) The demolition of 182 George Street will eliminate the current approved separation condition of only 4.9m to 200 George Street and 3.4m to 33-35 Pitt Street and replace it with a minimum 6.0m separation to the proposed tower. 1 Alfred Street (approved DA: 2010/2029) The demolition of 182 George Street will result in a more compatible separation between approved residential and commercial land use from current 16.8m to 55.2m to 200 George Street commercial tower and 33.4m to the proposed Lend Lease commercial tower. 19-31 Pitt Street (approved DA: 2010/1533) The demolition of 33-35 Pitt Street will result in a more compatible separation between residential (19-31 Pitt Street) and proposed commercial tower from current 7.9m to approximately 9.5m 37-57 Pitt Street The LLCO scheme supports view sharing north along the view corridor of Pitt Street to Circular Quay with a tower setback of 6.0m. A development scheme conforming to the APDG controls on 37-57 Pitt Street would have a tower separation from the proposed Lend Lease tower of 13.0 - 14.0m. Conclusion: The proposal improves current and approved tower crowding conditions for all adjacent landowners within the APDG Block.
----	--	--



Figure 6.4: Existing building separations with approved DA at 1 Alfred Street and 19-31 Pitt Street and DCP planning controls at 37-57 Pitt Street.



Figure 6.5: Proposed building separations with approved DA at 1 Alfred Street and 19-31 Pitt Street and DCP planning controls at 37-57 Pitt Street.

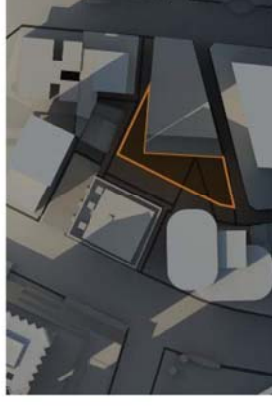
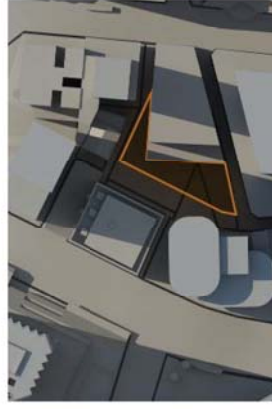
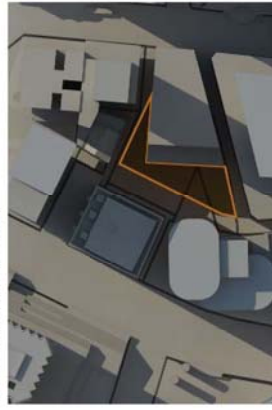
06 Planning Provisions

DCP Comparison

Solar Study Comparison

The table on the right summarises the approximate amount of sun falling in the DCP public space compared with the proposed George Street public space (including adjacent publicly accessible land at 200 George Street) on the control dates as a percentage. The proposed plaza is clearly shown to have more access to direct sunlight than the DCP approved plaza. Greater solar access will create a higher quality and more useable public space.

New Square, DCP Scheme June 21 10-2pm (1 hour intervals)



New Squares, Proposed Amendment to LEP June 21 10-2pm (1 hour intervals)



At 12pm in mid-winter, the DCP plaza will receive 0% solar access

Proposed publicly accessible plaza including adjacent publicly accessible land at 200 George Street



Time	APRIL 14		JUNE 21		AUGUST 31	
	% of public space in sun - DCP (approximate)	% of George Street public space in sun - Proposed (approximate)	% of public space in sun - DCP (approximate)	% of George Street public space in sun - Proposed (approximate)	% of public space in sun - DCP (approximate)	% of George Street public space in sun - Proposed (approximate)
10:00am	7%	0%	0%	0%	8%	0%
11:00am	3%	33%	0%	41%	3%	33%
12:00pm	0%	80%	0%	74%	0%	80%
1:00pm	0%	52%	0%	62%	0%	50%
2:00pm	6%	3%	0%	19%	6%	2%

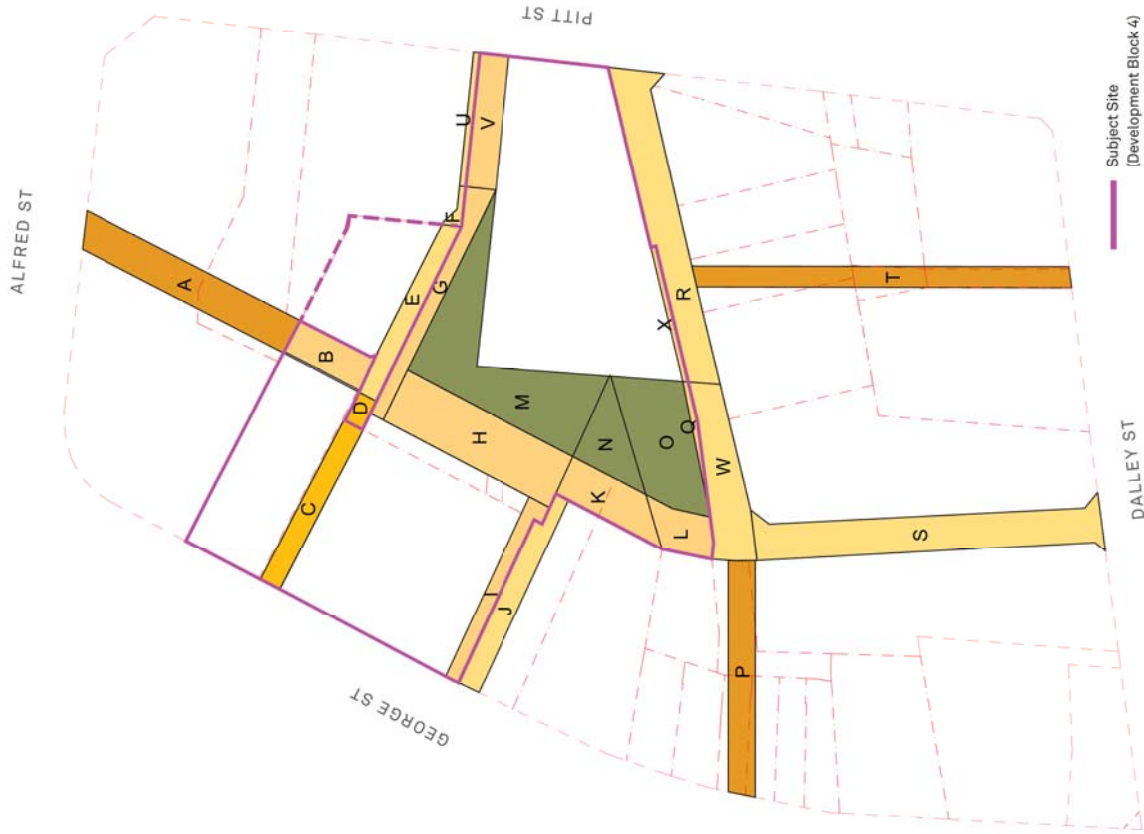
At 12pm in mid-winter, the George Street plaza (including adjacent publicly accessible land at 200 George Street) will receive up to 74% solar access

06 Planning Provisions DCP Comparison

Public Domain Areas - DCP 2012

- Publicly accessible square approximately 753sqm in size (excluding surrounding laneways)
- Irregular shaped, depth of square ranging from approximately 6.0m to 23.0m.
- Internally located surrounded by built form
- Sense of "privateness"
- Indirect sightlines and surveillance from main streets

PUBLIC DOMAIN AREAS	Within APDG Block	Within Subject Site	Lend Lease Contribution
PUBLICLY ACCESSIBLE PLAZA			
Plaza (within subject site)			
Lend Lease Plaza	M	416sqm	416sqm
Lend Lease Plaza	O	233sqm	233sqm
Mirvac Plaza	N	104sqm	
SUBTOTAL	753sqm	753sqm	649sqm
LANE			
North-south lane (within subject site)			
Lend Lease north-south lane	B	81sqm	81sqm
Lend Lease north-south lane	H	292sqm	292sqm
Lend Lease north-south lane	L	70sqm	70sqm
Mirvac north-south lane	K	115sqm	
North-south lane (outside subject site)			
	S	350sqm	
East-west lane (within subject site)			
Lend Lease east-west lane	G	109sqm	109sqm
	V	112sqm	112sqm
Lend Lease east-west lane	Q	16sqm	16sqm
	X	20sqm	20sqm
Crane Lane east-west lane	I	83sqm	
East-west lane (outside subject site)			
	E	105sqm	
	F	10sqm	
	U	24sqm	
	J	127sqm	
	W	183sqm	
	R	306sqm	
SUBTOTAL	2003sqm	898sqm	700sqm
THROUGH-SITE LINK (COVERED)			
Through-site link (within subject site)			
Lend Lease through-site link	C	110sqm	110sqm
Through-site link (outside subject site)			
	D	18sqm	
	A + P + T	633sqm	
SUBTOTAL	761sqm	110sqm	110sqm
TOTAL PUBLIC DOMAIN AREA	3517sqm	1761sqm	1459sqm



Legend:
 Subject Site (Development Block 4)
 Optional addition to Development Block 4
 New square



Note:
 All areas are indicative as interpreted from the DCP 2012, diagram C.11
 A nominal allowance of 300mm (approx. 1sqm) for the Jackson on George
 adaptive reuse has been accounted for in the plaza and lane area.

Figure_6.16. Public Domain Areas - Sydney, DCP 2012

06 Planning Provisions DCP Comparison

Planning Context – Sydney Development Control Plan (DCP) 2012 – Specific Sites – APDG Block

Development Blocks Map – DCP comparison

Both 182 George Street and Jacksons on George were excluded from the original APDG planning controls. Change in ownership across the APDG block means that Development Block 1 is no longer a north-south amalgamation of lots, but is now Development Block 4, a proposed east-west amalgamation of lots from George Street to Pitt Street.

The opportunity to amalgamate these sites into one development block has been made possible due to single land control and potential to partner with the City of Sydney through a land swap. This amalgamation provides better opportunities for increased public domain benefits and unrealised floor space to be transferred across blocks owned by single owner. Coordinated development of this sort will help Sydney to reach its targeted high quality, commercially viable floor space number and remain globally competitive.

Amalgamation of lots in the east-west direction has provided the opportunity to relocate floor space from the north-western corner of the subject site and replace with publicly accessible open space that receives good solar access.

Current DCP 2012

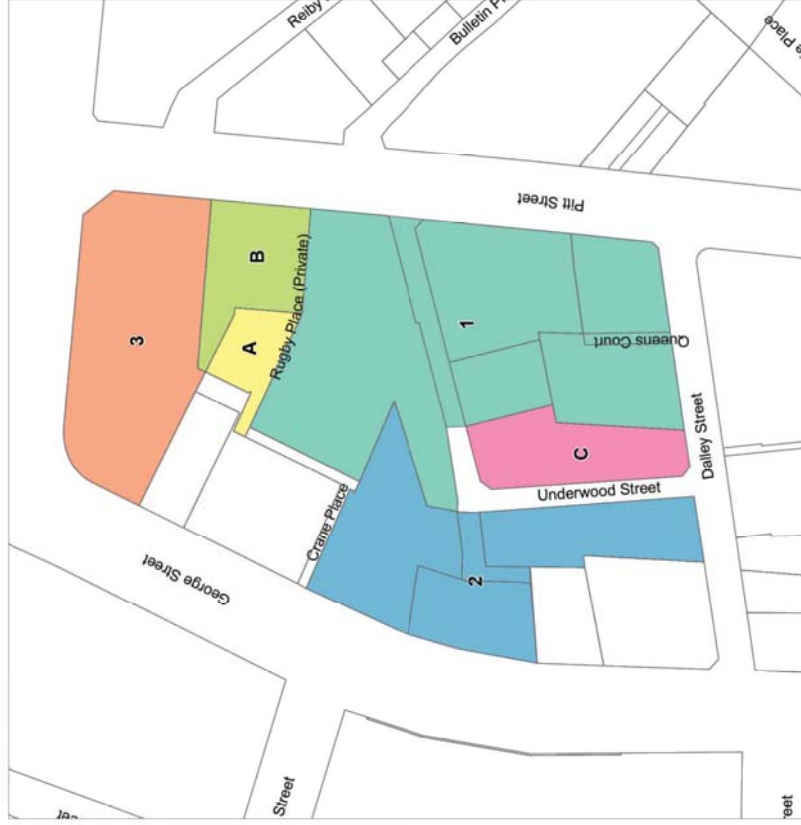


Figure .6.18. Development Blocks – Sydney DCP 2012 Figure 6.12



Proposed Amendment to DCP



Figure .6.19. Development Blocks - Proposed Figure 6.12A



06 Planning Provisions DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

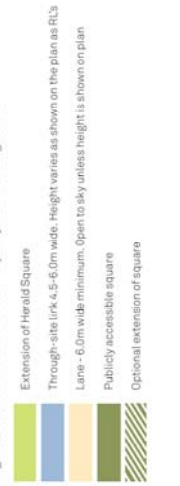
Public Domain Plan - DCP Comparison

- It is proposed that the area nominated for the main publicly accessible square within the block be relocated from the centre of the site (western edge of Development Block 1 from the current DCP 2012) to the site occupying 182 George Street. This will be at the level of George Street and have improved solar access and visual connection.
- The new plaza (square) is largely consistent with the original controls specified in the Sydney DCP 2012.
- The proposal significantly increases the area of publicly accessible plaza currently proposed. The George Street Plaza itself (within the subject site and including community stratum) is up to 57% larger than the plaza in the current DCP. This has the potential to be up to 87% larger than the current DCP with the addition of the plaza area of the neighbouring site.
- The combined area of publicly accessible plaza within the subject site (including both the George Street Plaza, Rugby Club Plaza and community stratum) is up to 77% larger than the area of plaza in the current DCP (and up to 107% larger with the addition of the plaza area of the neighbouring site at the George Street plaza).
- The new plaza will be open from George Street (no built form) and visually activated on three sides.
- Materials used for this plaza are to be high quality 'hard' and 'formal' paving and well drained and lit in accordance with the City's Public Domain Code, with finishes equal to granite.
- Level change to be minimised by creating a plaza directly accessible off George Street level with accessible lift to provide equitable access to Pitt Street level.
- Flexible use of space is provided with reduced clutter and temporary furniture for casual outdoor dining.
- It is proposed that laneways be open to the sky (excluding awnings) at a minimum width of 7.5m for lane type A1, 6m for lane type B, and 5m for lane type C.
- Performance infrastructure (ie water and power services) is to be provided in the public domain to support temporary creative uses and events.

Current DCP 2012



Figure 6.20. Public Domain Plan - Sydney DCP 2012 Figure 6.8



Proposed Amendment to DCP



Figure 6.21. Public Domain Plan - Proposed Figure 6.8A



06 Planning Provisions DCP Comparison

Planning Context – Sydney Development Control Plan (DCP) 2012 – Specific Sites – APDG Block

Public Domain Principles Plan – DCP Comparison
 Land nominated for the publicly accessible plaza has been relocated from the centre of the site (western edge of Development Block 1 from the current DCP 2012) to the site occupying 182 George Street. This has significant public domain advantages. In particular, it will be directly accessible off the George Street pedestrian and transportation spine and will have improved solar access. It will also have a higher level of visibility from the main street, which increases safety and surveillance, while creating a more welcoming place that feels more public than private.

A connected laneway network is proposed with both north-south and east-west pedestrian connections. This is similar to the current DCP laneway network.

The proposed east-west through-site link north of the plaza from the current DCP has been removed and replaced with publicly accessible plaza that is open to the sky.

A secondary plaza is proposed at the Pitt Street level that has the potential to directly engage with the existing Rugby Club and Jacksons on George as well as proposed new built form. It is directly visible from Pitt Street which increases the level of safety and accessibility.

**Greater visual connection
 = increase in sense of
 safety and sense of
 “publicness.”**

Current DCP 2012



Figure 6.22. Public Domain Principles Plan – Sydney DCP 2012 Figure 6.10



Proposed Amendment to DCP



Figure 6.23. Public Domain Principles Plan – Proposed Figure 6.10A



06 Planning Provisions

DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

- Vehicular Access Plan - DCP Comparison**
- Increased pedestrian zone (with limited vehicular access) along laneways.
 - The proposal removes vehicular access onto George Street and consolidates it to Pitt and Dalley Streets.
 - East-west vehicular access connections to George Street removed and replaced with pedestrian only zone. Vehicular access to Jacksons on George now off Pitt Street.
 - Basement carpark under Underwood Street removed.
 - Crane Lane, a major east-west link in the current DCP, is currently accessibility non-compliant. The proposal addresses current accessibility challenges by providing equitable access between George and Pitt Street levels.

Current DCP 2012

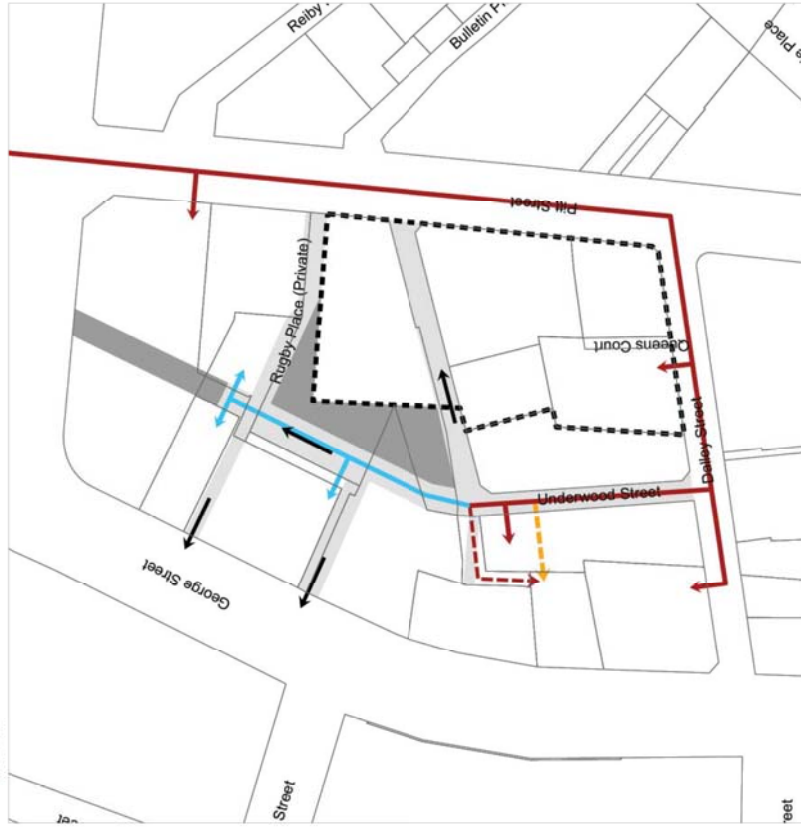


Figure 6.24. Vehicular Access Plan - Sydney DCP 2012 Figure 6.16

Proposed Amendment to DCP

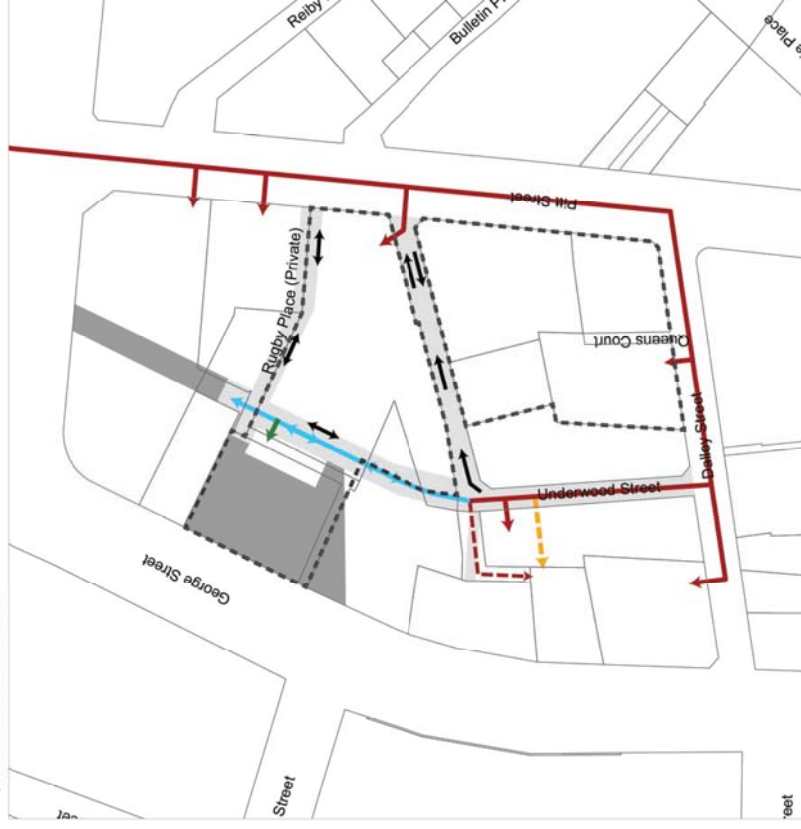


Figure 6.25. Vehicular Access Plan - Proposed Figure 6.16A

06 Planning Provisions

DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Alternative Heights Map - DCP Comparison

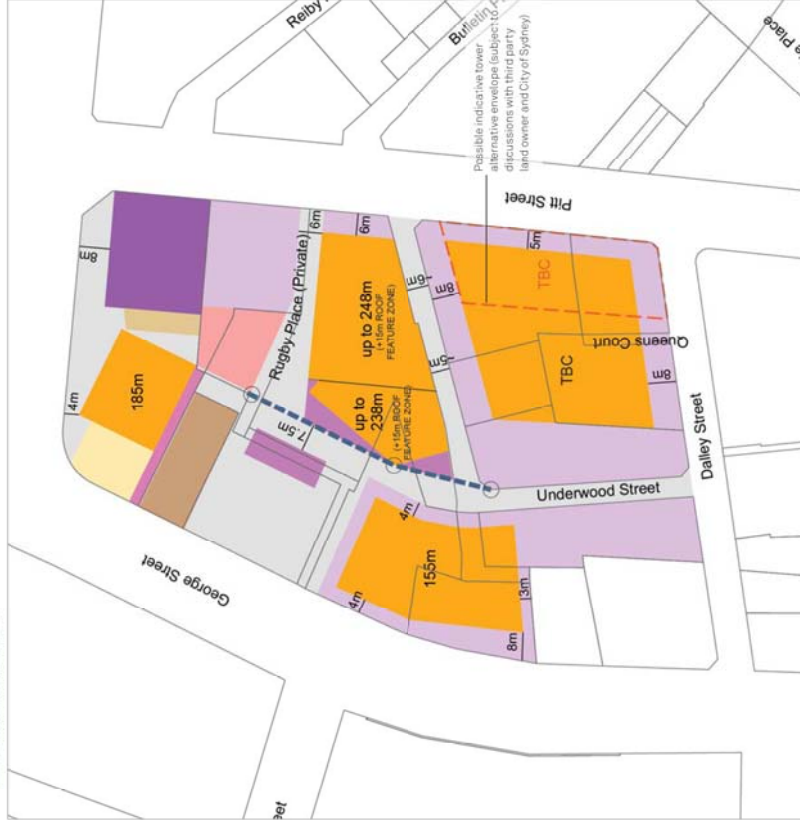
- New tower on 33-35 Pitt Street (Development Block 4) up to 248 metres (excluding 15 metre roof feature zone).
- Podium height of 33-35 Pitt Street to relate to adjacent land owners (45 metre street wall height on Pitt Street (RL 47.8) and RL 24 (approximately 20 metres) along north-south link to respond to low scale form of adjacent Rugby Club and new Community Stratum).

Current DCP 2012



Figure_6.26. Alternative Heights Plan - Sydney DCP 2012 Figure 6.11

Proposed Amendment to DCP



Figure_6.27. Alternative Heights Plan - Proposed Figure 6.11A

06 Planning Provisions DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Built Form Principles Plan - DCP Comparison

Low scale built form proposed around the two plazas to create a comfortable pedestrian scaled environment while responding to existing built form.

Current DCP 2012

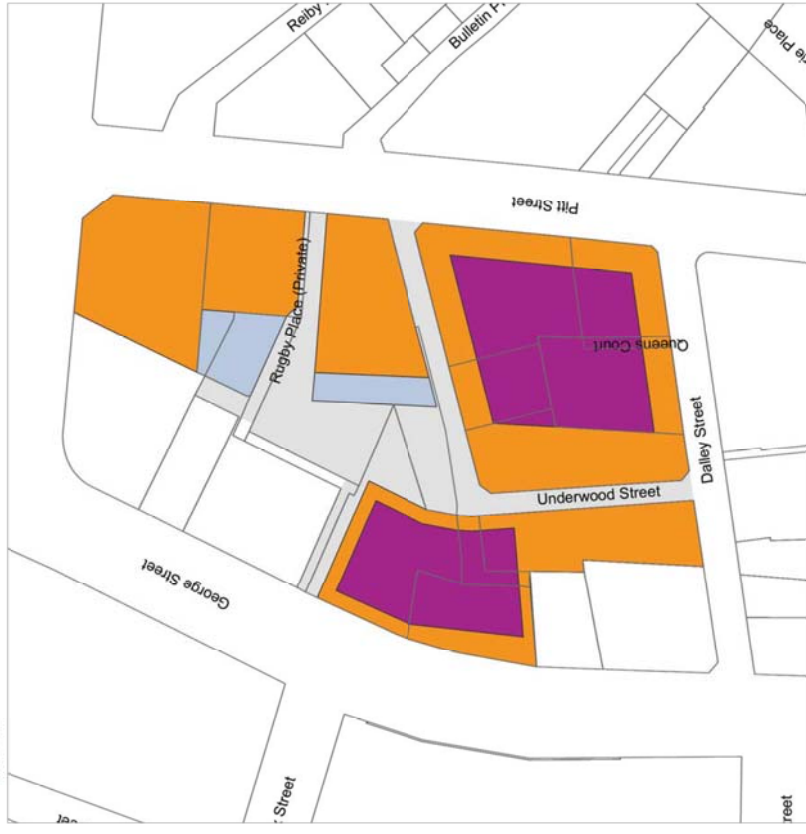


Figure 6.28. Built Form Principles Plan - Sydney DCP 2012 Figure 6.13

Proposed Amendment to DCP

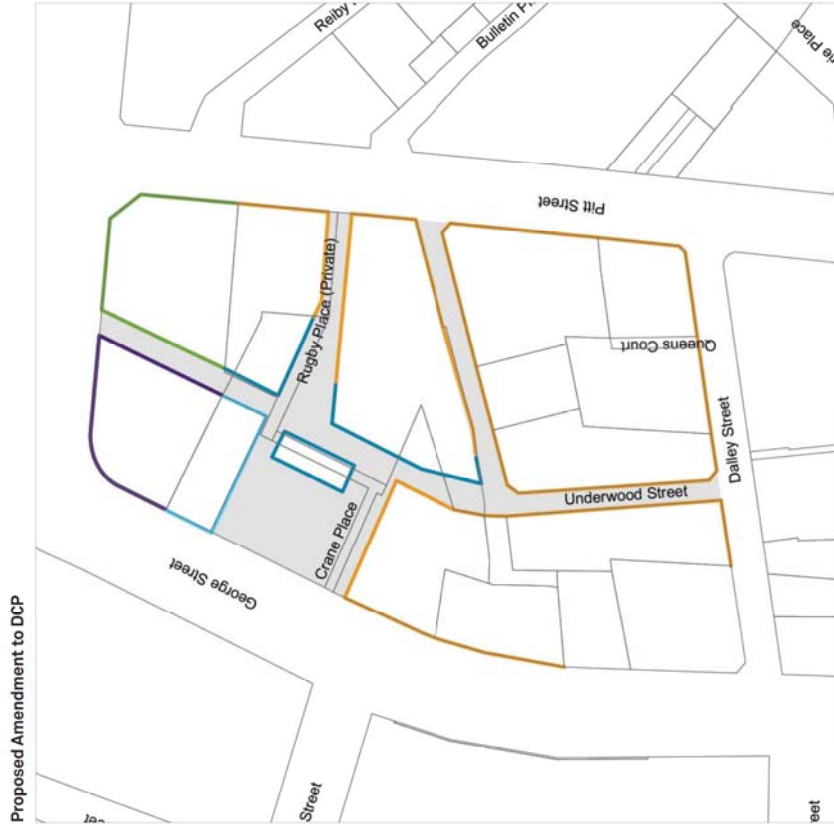
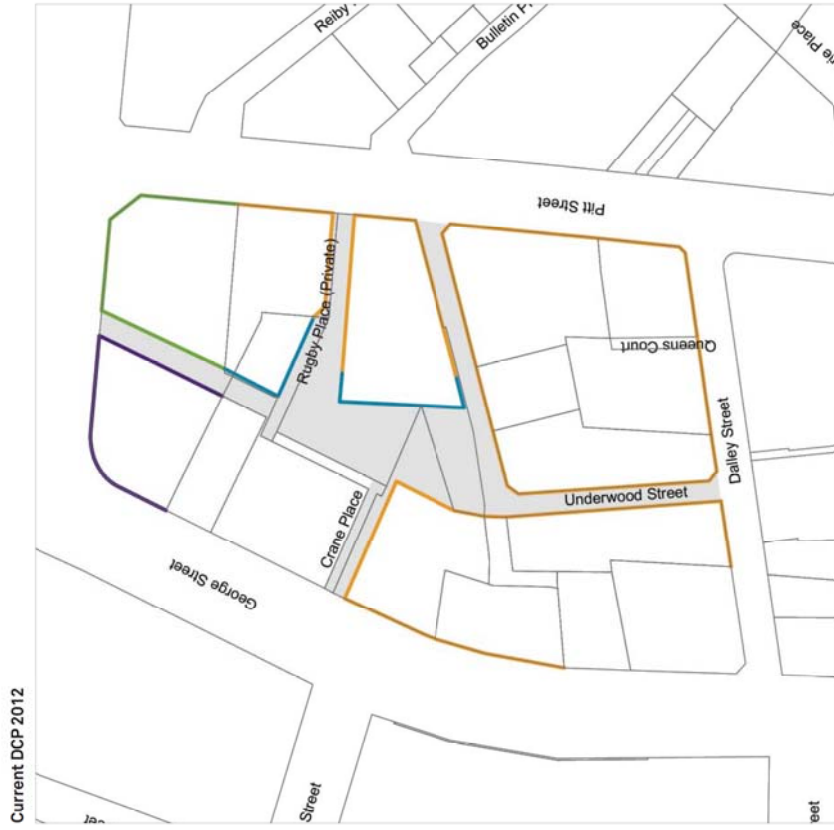


Figure 6.29. Built Form Principles Plan - Proposed Figure 6.13A

06 Planning Provisions DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Street Frontage Heights Plan - DCP Comparison



06 Planning Provisions DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012 - Specific Sites - APDG Block

Setback Above the Street Frontage Height Map - DCP Comparison

Current DCP 2012



Figure 6.32. Setback Above the Street Frontage Height - Sydney DCP 2012 Figure 6.15

Proposed Amendment to DCP



Figure 6.33. Setback Above the Street Frontage Height - Proposed Figure 6.15A

06 Planning Provisions DCP Comparison

Planning Context – Sydney Development Control Plan (DCP) 2012

Active Frontages Map – DCP Comparison _No loss of active frontage potential

*Active Frontage	<ul style="list-style-type: none"> - Small units - Large variation in function - Limited blank walls and passive units - Lots of character in facade relief - Good details and use of material
** Mixed Frontage	<ul style="list-style-type: none"> - Intermittent active uses - Large and small units - Modest variation in function - Some blind and passive units (such as basement, vehicular access, loading docks and service cores) - Modest facade relief - Few details but creative use of materials encouraged

Source: Adapted from Jan Gehl's Cities for People 2010

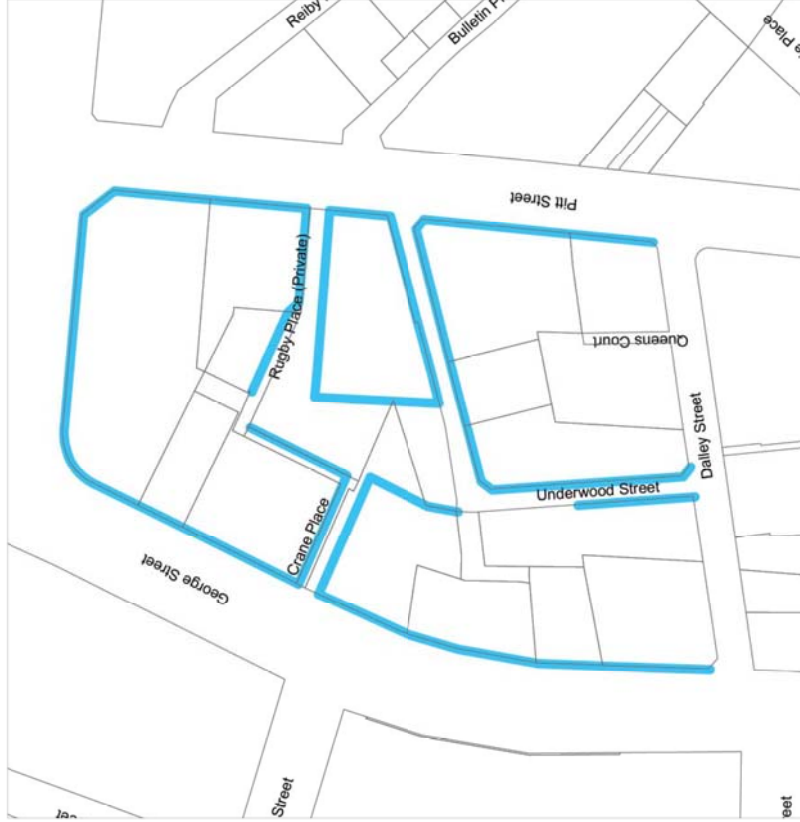


Figure 6.34. Active Frontages Map – Sydney DCP 2012, Sheet 014.

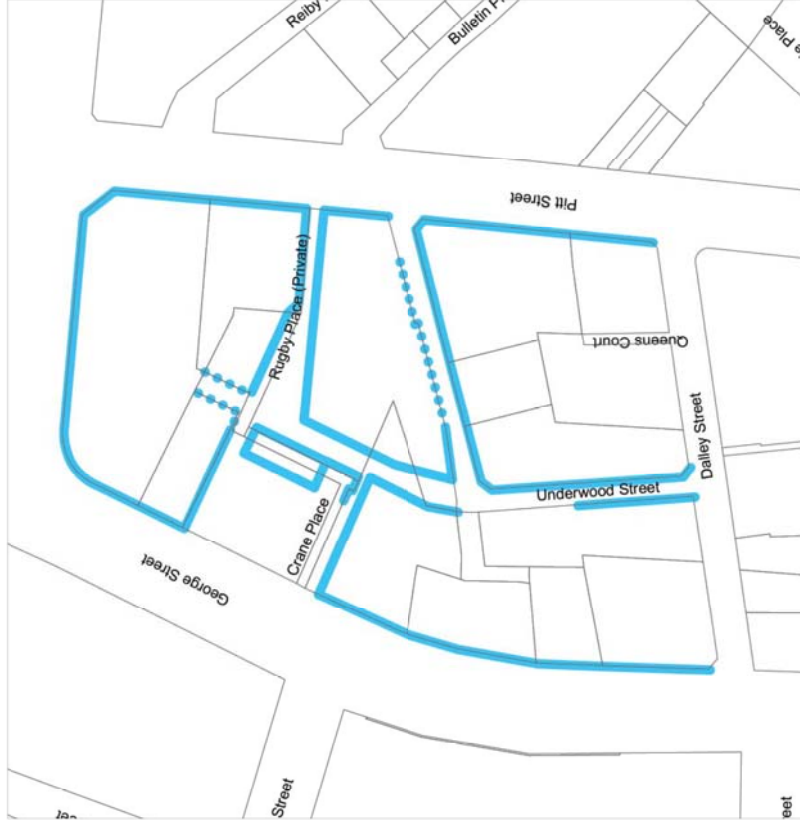


Figure 6.35. Proposed Amendment to Active Frontages Map

06 Planning Provisions DCP Comparison

Planning Context - Sydney Development Control Plan (DCP) 2012

Late Night Trading Areas Map - DCP Comparison
 - Extension of late night management areas south to include proposed George and Rugby Place plazas and respective laneways.



Figure_6.36. Late Night Trading Areas Map - Sydney DCP 2012, Sheet 014



Figure_5.37. Proposed Amendment to Late Night Trading Areas Map

Appendix A - Part 01
Shadow studies

07 Appendix A - Part 01 Shadow Studies Report

Methodology

The overshadowing studies contained within this report illustrate the shadowing impact of the maximum proposed built form envelope.

They have been produced by HASSELL using 3D Studio Max, and have been based on the following base information:

- City model supplied by the City of Sydney including city buildings and topography (The supplied model has an accuracy of +/- 300mm)
- Proposed envelope model of the Lend Lease tower, podium and plaza prepared by HASSELL
- Indicative massing models of approved schemes located on other sites in the APDG block*

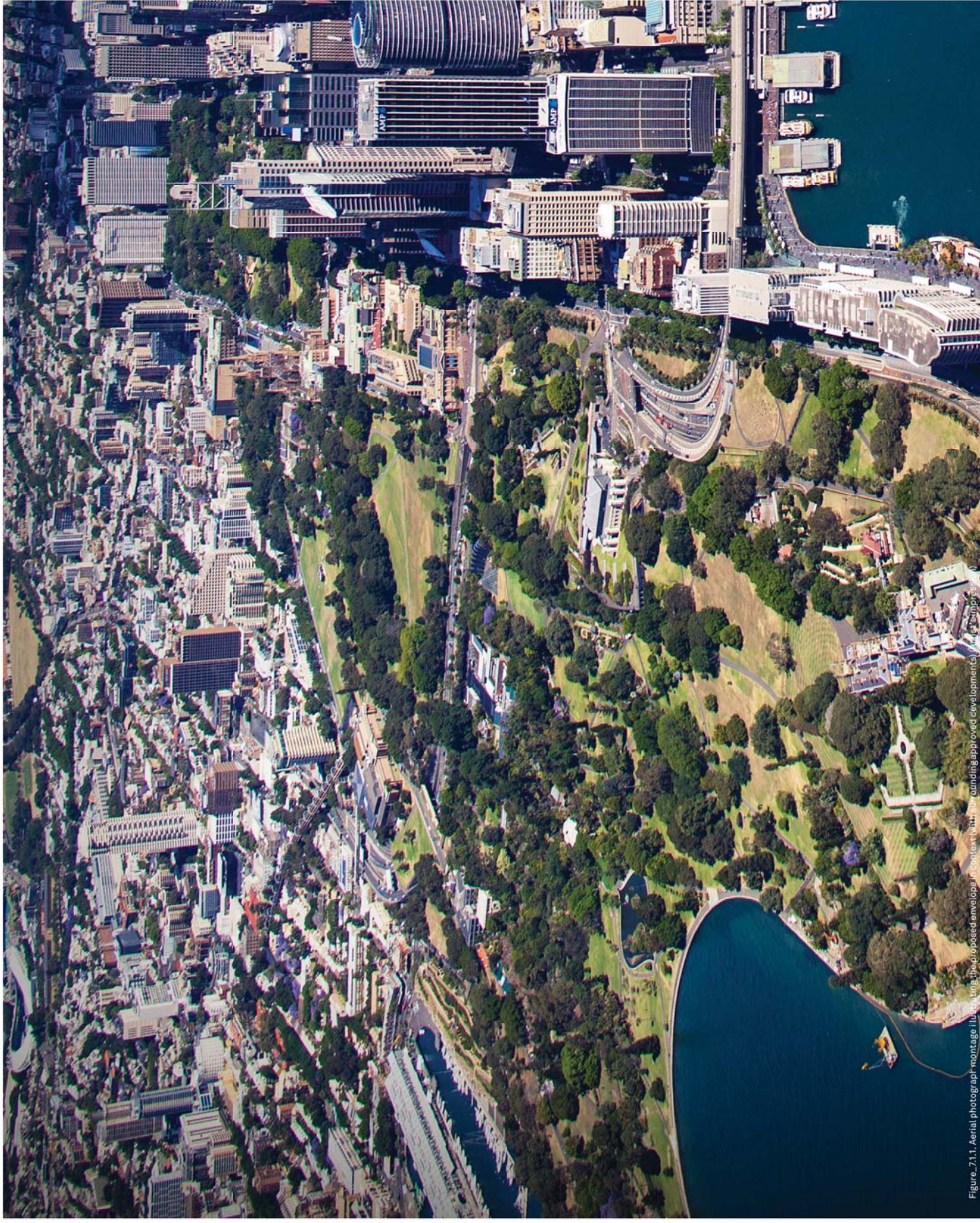
The shadow studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of information prepared by other parties.

Summary of Results

The APDG block is not on land affected by the Sun Access Plane as defined by the Sydney LEP 2012 Sun Access Protection Map.

The proposed tower envelope is clearly shown to have no negative impact on; Macquarie's Place, Australia Square and Lang Park between the control dates and times specified in the Sydney LEP 2012.

*At the time of preparation of this Urban Design Analysis Report, Wanda Sydney One had recently submitted DA 2015/882 and SSD 2015/77101. Neither of the Wanda applications are as yet approved. For the purpose of this Urban Design Analysis Report, approved envelopes relating to 1 Alfred Street (DA 2010-2029) and 19-31 Pitt Street (D/2010/533) have been adopted.







Figure_71.1. Aerial photograph montage illustrating the proposed envelope in context with surrounding approved developments. (City of Sydney)



07 Appendix A - Part 01

Shadow Studies Report

Lang Park
 April 14
 12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



12.00 - 12.20







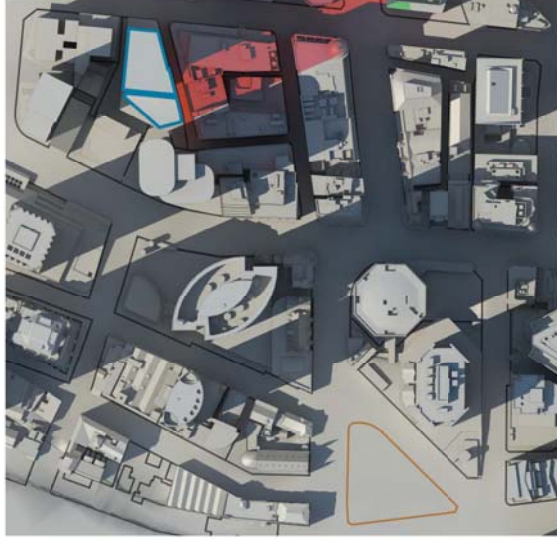
12.30 - 12.50



07 Appendix A - Part 01
Shadow Studies Report

Lang Park
April 14
12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



1.00 - 1.20



1.30 - 1.50

07 Appendix A - Part 01 Shadow Studies Report

Lang Park
April 14
12-2pm (10 minute intervals)




- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m indicative roof feature zone
- Proposed tower envelope



2.00

07 Appendix A – Part 01
Shadow Studies Report

Lang Park
June 21
12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



12.00 - 12.20







12.30 - 12.50

07 Appendix A - Part 01

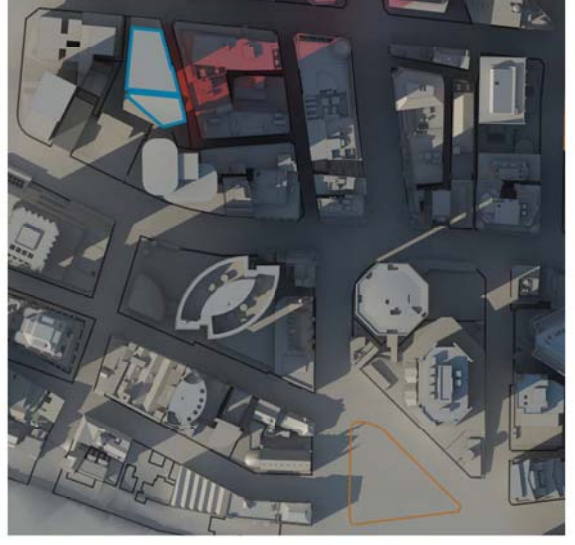
Shadow Studies Report

Lang Park
 June 21
 12-2pm (10 minute intervals)

-  Public Space
-  Overshading caused by tower envelope
-  Overshading caused by 15m indicative roof feature zone
-  Proposed tower envelope



1.00 - 1.20

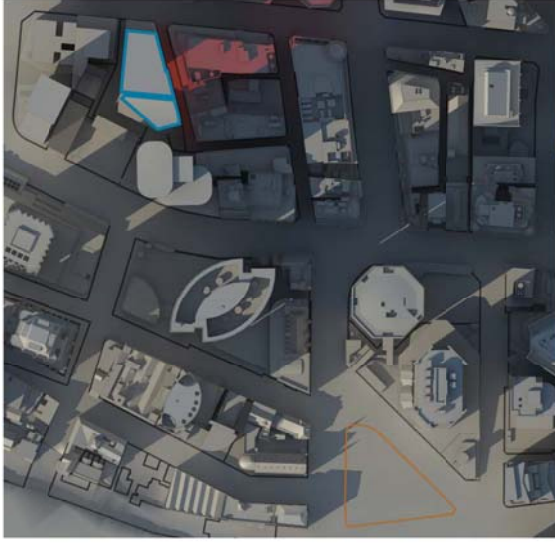


1.30 - 1.50



Lang Park
June 21
12-2pm (10 minute intervals)





- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m indicative roof feature zone
- Proposed tower envelope



2.00

07 Appendix A - Part 01
Shadow Studies Report

Lang Park
August 31
12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



12.00 - 12.20





12.30 - 12.50



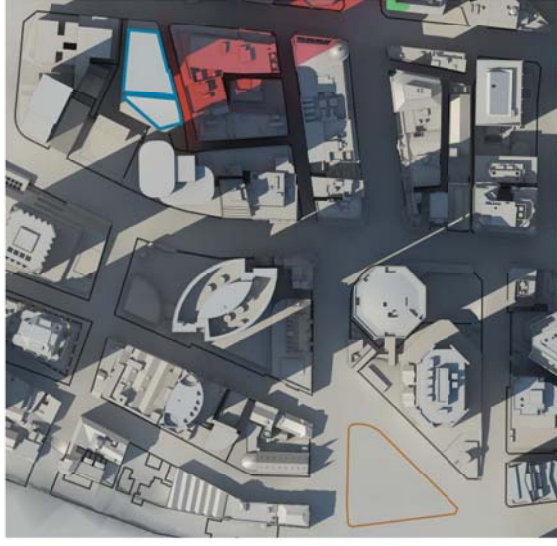
07 Appendix A - Part 01
Shadow Studies Report

Lang Park
August 31
12-2 (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



1.00 - 1.20



1.30 - 1.50



07 Appendix A - Part 01 Shadow Studies Report

Lang Park
August 31
12-2pm (10 minute intervals)

- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m indicative roof feature zone
- Proposed tower envelope





2.00

07 Appendix A - Part 01
Shadow Studies Report

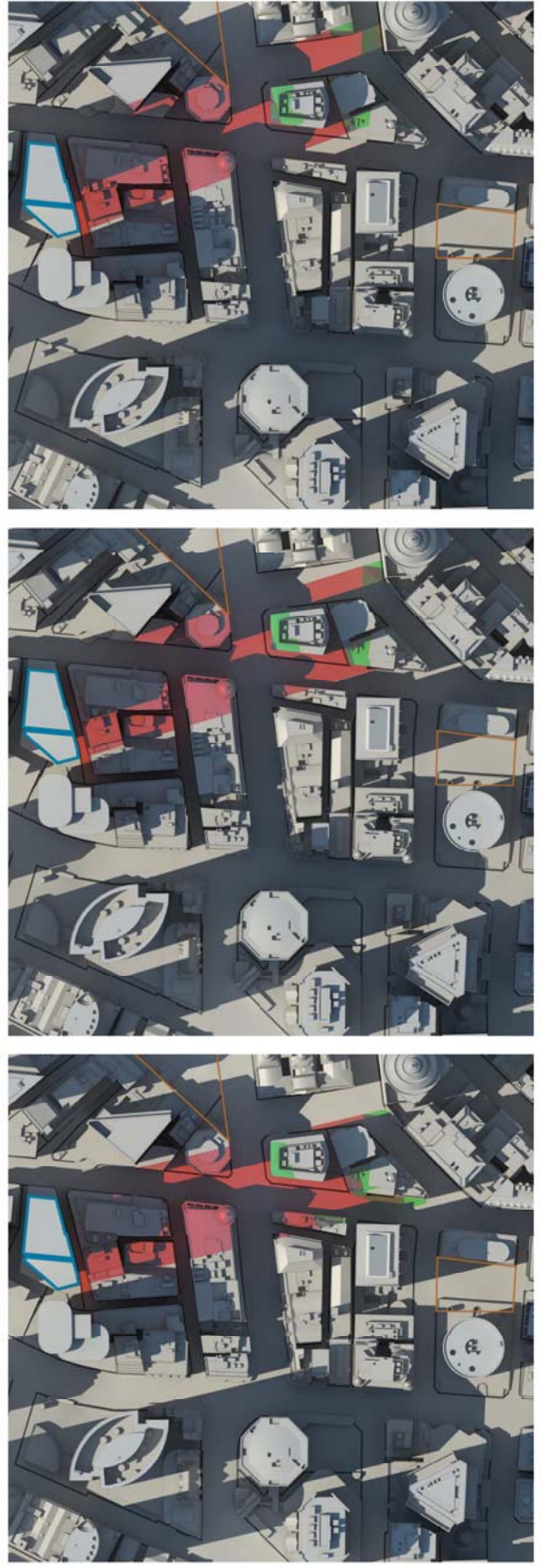
Australia Square

April 14
 12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope





12.00 - 12.20



12.30 - 12.50

07 Appendix A - Part 01 Shadow Studies Report

Australia Square
April 14
12-2pm (10 minute intervals)

-  Public Space
-  Overshading caused by tower envelope
-  Overshading caused by 15m indicative roof feature zone
-  Proposed tower envelope



1.00 - 1.20



1.30 - 1.50



Australia Square

April 14
12-2pm (10 minute intervals)

- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m indicative roof feature zone
- Proposed tower envelope



2.00

07 Appendix A - Part 01

Shadow Studies Report

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope

Australia Square
 June 21
 12-2pm (10 minute intervals)



12.00 - 12.20



12.30 - 12.50

07 Appendix A - Part 01
Shadow Studies Report

Australia Square

June 21
12-2pm (10 minute intervals)

- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m indicative roof feature zone
- Proposed tower envelope



1.00 - 1.20




1.30 - 1.50

07 Appendix A - Part 01
Shadow Studies Report



Australia Square
June 21
12-2pm (10 minute intervals)

-  Public Space
-  Overhadowing caused by tower envelope
-  Overhadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope




2.00

07 Appendix A - Part 01
Shadow Studies Report

Australia Square

August 31

12-2pm (10 minute intervals)

-  Public Space
-  Overshadowing caused by tower envelope
-  Overshadowing caused by 15m indicative roof feature zone
-  Proposed tower envelope



12.00 - 12.20



12.30 - 12.50