

ATTACHMENT B

**DRAFT - SYDNEY DEVELOPMENT
CONTROL PLAN 2012 AMENDMENT -
(230-238 SUSSEX STREET, SYDNEY)**

SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 230-238 SUSSEX STREET

1. The purpose of the Development Control Plan

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

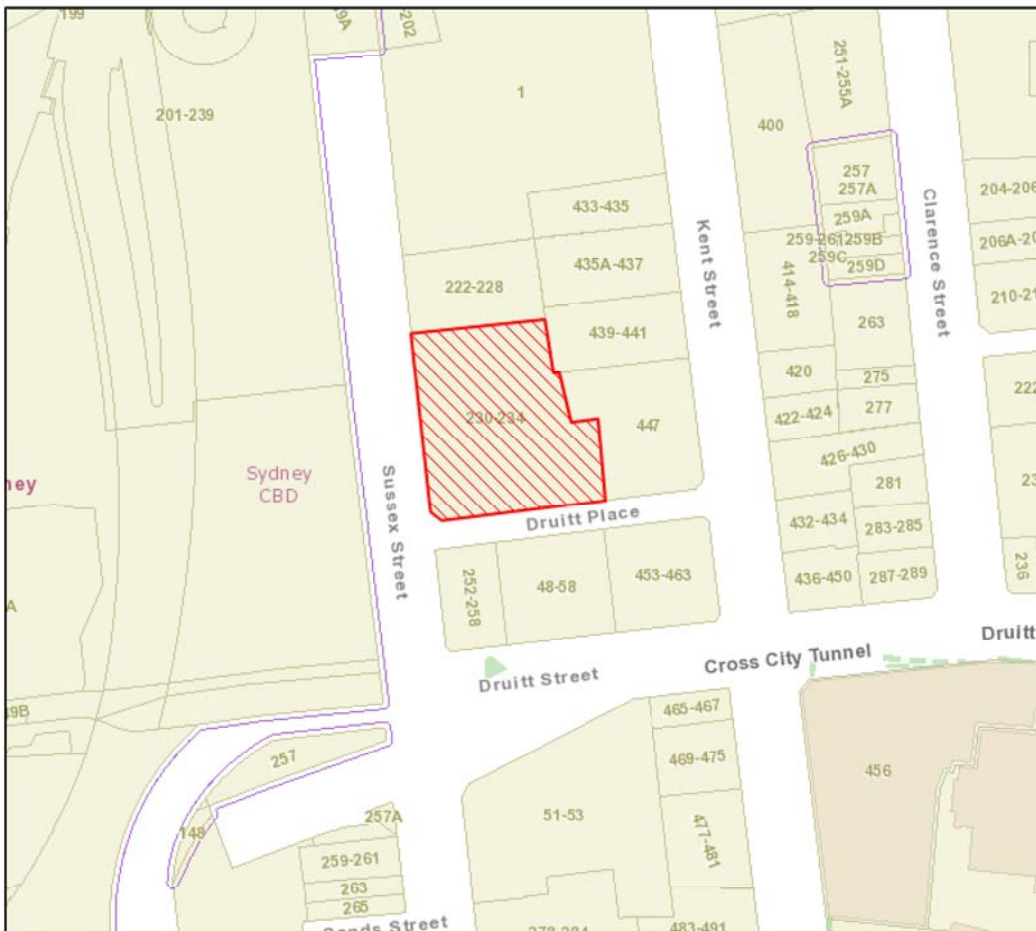
- a. provide a series of objectives and design requirements to control future built form on the site; and
- b. ensure provisions for the site are consistent with *Sydney Local Environmental Plan 2012 – 230-238 Sussex Street, Sydney*.

2. Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 230-238 Sussex Street*.

3. Land Covered by this Plan

This plan applies to the land identified as 230-238 Sussex Street, Sydney - which is Lot 1 in Deposited Plan 1207088 and shown marked in red on Map 1.



Map 1: 230-238 Sussex Street, Sydney

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

This plan amends *Sydney Development Control Plan 2012* as set out in Schedule 1 below. The DCP was adopted by Council on [date] and came into effect on [date].

Schedule 1

Amendment to Sydney Development Control Plan 2012

[1] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 230-238 Sussex Street, Sydney

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

At the end of Section 6.3 – ‘Specific site controls prepared as part of a Planning Proposal’, insert new section 6.3.x and figures 6.xx to 6.xx as follows:

6.3.x 230-238 Sussex Street

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

Objectives

1. To ensure that the building is of appropriate bulk and scale for its central Sydney location;
2. To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
3. To create a high quality urban outcome by:
 - (a) improving the appearance of the site;
 - (b) improving street level activation on Sussex Street and Druitt Place;
 - (c) ensuring that the building podium responds appropriately to existing streetscapes on Sussex Street and Druitt Place, including nearby heritage buildings; and
 - (d) limiting additional overshadowing on future Town Hall Square.
4. To ensure a high level of amenity for occupants of a building on the site, and occupants of nearby residential buildings by including:
 - (a) a high level of privacy;
 - (b) minimal view impacts; and
 - (c) compliance with solar access requirements of the *SEPP 65 Apartment Design Guide*.
5. Facilitate the redevelopment of the site in an integrated manner that relates to the surrounding context, with particular regard to the heritage qualities on part of the site.
6. Ensure redevelopment of the site delivers high quality built form providing a mix of land uses.

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7. Ensure development on the 230-238 Sussex Street site improves the public realm by facilitating street level activation.
8. Conserve the heritage significance of Foley Bros warehouse, heritage item on the site.
9. Ensure the podium levels are compatible in scale and proportion with the façade of the Foley Bros Warehouse heritage item at 230-232 Sussex Street.
10. Encourage the adaptive reuse and integration of the heritage-listed building in accordance with the principles of an approved Conservation Management Plan (CMP).

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Provisions

6.3.x.x — Height

- (a) The purpose of this clause is to establish a maximum building height for the site to limit additional overshadowing on future Town Hall Square.
- (b) The height limit is established by drawing a line between the highest points of the Darling Park Towers' roofs — and then from that line's midpoint, a second line drawn to intersect the western edge of the future Square — this second sloping line crosses 230-238 Sussex Street at RL 117.1 on its western boundary and RL 100.9 on its eastern boundary.

Figure 6.X illustrates a transition of height across the site established by this methodology:

- (c) Accurate site surveys for 230-238 Sussex Street, Darling Park Towers and future Town Hall Square must use this methodology to determine the maximum building height.
- (d) Confirmation that any future building is within the RLs established by (c) must be demonstrated and lodged with Council supporting any future development application.

6.3.x.x Height

- (1) *The purpose of this clause is to establish a height transition for the site to limit additional overshadowing on future Town Hall Square.*
- (2) *The maximum height transition is not to exceed a plane formed by points at the following Map Grid of Australia 1994 coordinates and reduced levels:*

- (a) *E333894.128, N6250583.348, RL 120.126*
- (b) *E333929.845, N6250587.106, RL 110.608*
- (c) *E333943.792, N6250560.489, RL 103.529*
- (d) *E333945.699, N6250538.581, RL 100.379*
- (e) *E333902.169, N6250533.252, RL 111.915*
- (f) *E333899.413, N6250535.433, RL 112.947*

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

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Figure x.xx: indicative height transition

6.3.x.x Building Design and Bulk

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

6.3.x.x Street Frontage Height and Setbacks

- (a) The street frontage heights should reference and reinforce the scale and articulation of the Foley Bros Warehouse heritage item of 230-232 Sussex Street at the lower floors. The horizontal and vertical articulation should reference the scale and rhythm of the warehouse.
- (b) Development fronting Sussex Street is to have a street wall height no greater than four (4) storeys in accordance with 'Figure 6.X Street Frontage Height'.
- (c) Provide setbacks above the street-wall in accordance with Figure 6.X Setbacks Above the Street Frontage Height.

6.3.x.x Public Domain

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

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6.3.x.x Heritage

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

6.3.x.x Parking and vehicular access

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

6.3.x.x Wind

There will be no increase in wind impacts felt by pedestrians on the ground plane of Sussex Street and Druitt Place.

Wind impacts to balconies must be appropriately mitigated.

6.3.x.x Design Excellence

A competitive design process undertaken in accordance with clause 6.21 of *Sydney Local Environmental Plan 2012* is to relate to the entire site, and comprise of an invited architectural design competition involving no less than five designers.

6.3.x.x Solar Access

Through the design excellence process:

- (a) demonstrate that surrounding residential properties are able to meet solar access requirements of the *SEPP65 Apartment Design Guide*.
- (b) demonstrate limited additional overshadowing on future Town Hall Square by articulating the upper limit of a building envelop to conform to the gradient prescribed in clause 6.3.x.x.

[3] Amendment to existing maps

Amend map sheets as required to reflect amendments introduced in 'Section 6.3.x – 230-238 Sussex Street, Sydney'.

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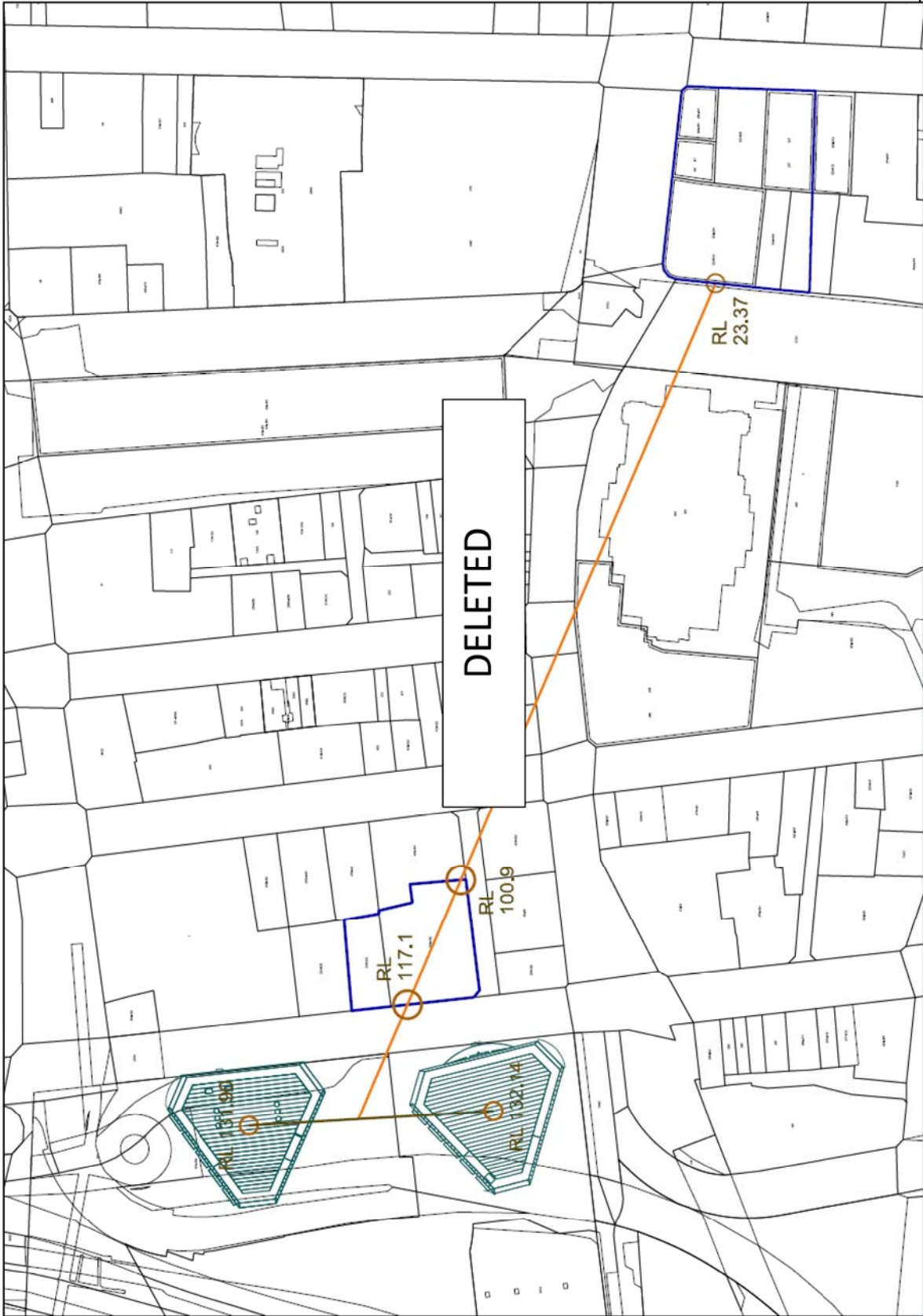


Figure 6.x: Methodology informing maximum height at 230-238 Sussex Street

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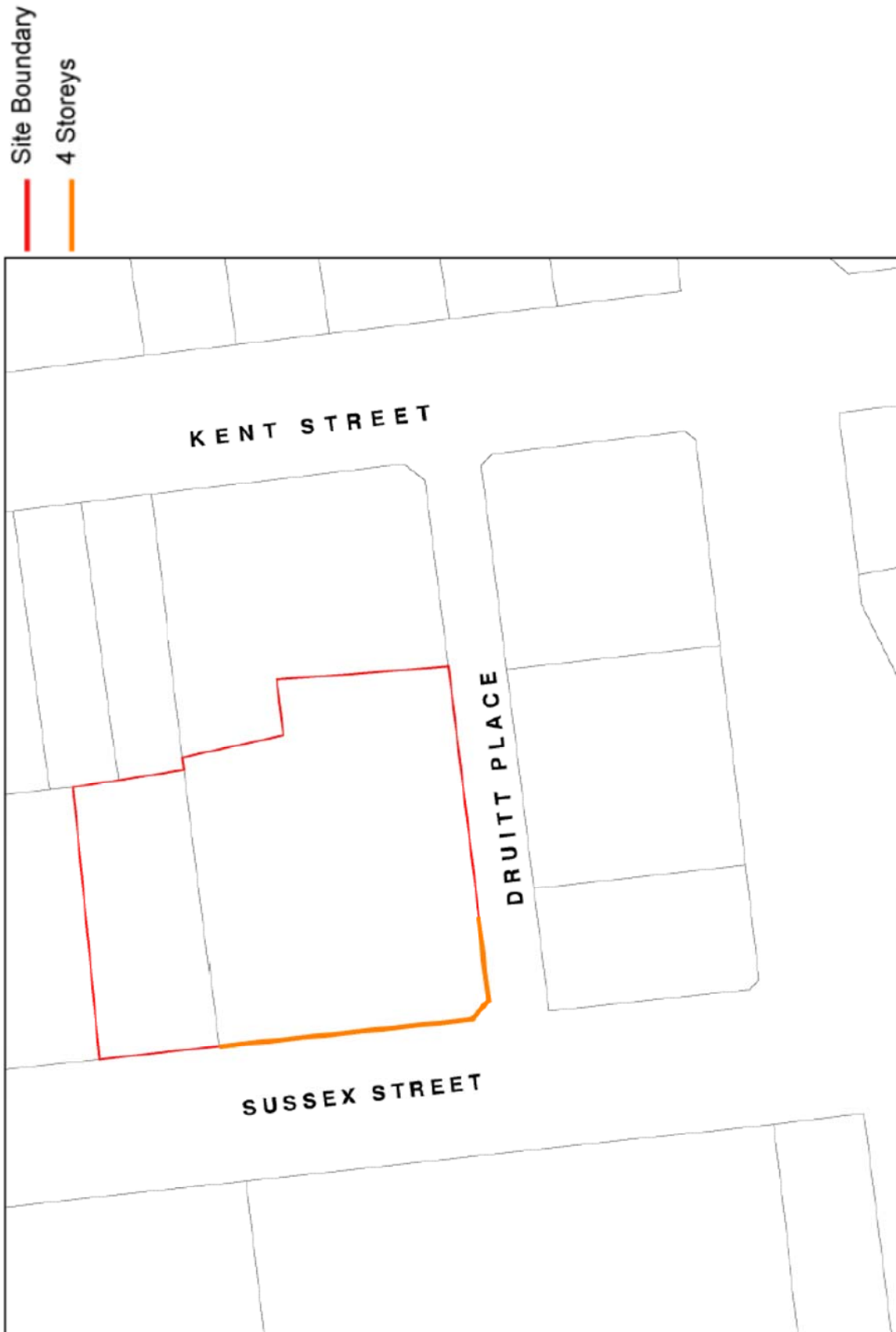


Figure 6.x: Street Frontage Height

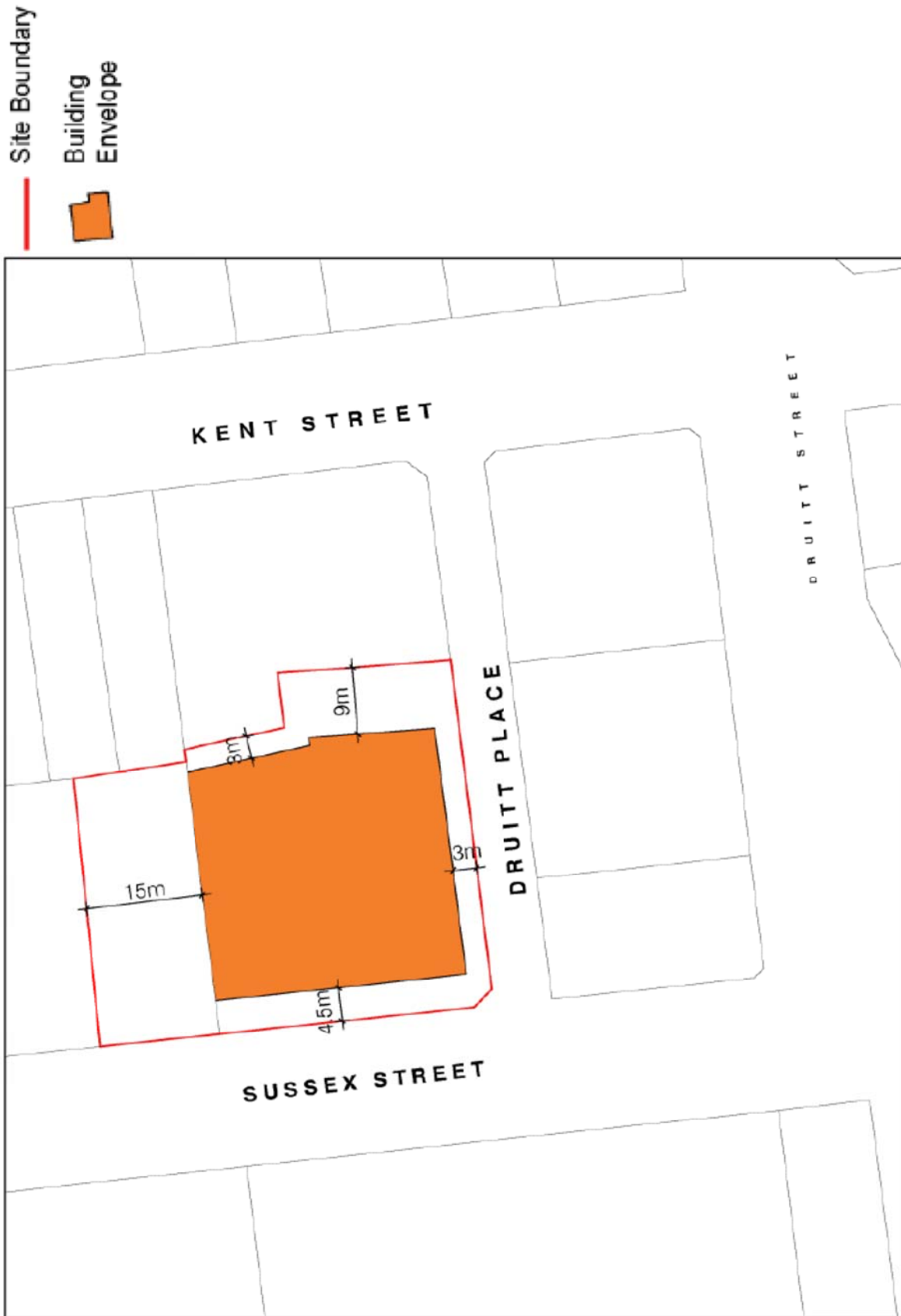


Figure 6.x: Setbacks Above the Street Frontage Height