



Figure 5.9: Macquarie Street Special Character Area



Figure 5.10: Martin Place Special Character Area



Figure 5.11: Pitt Street Mall Special Character Area

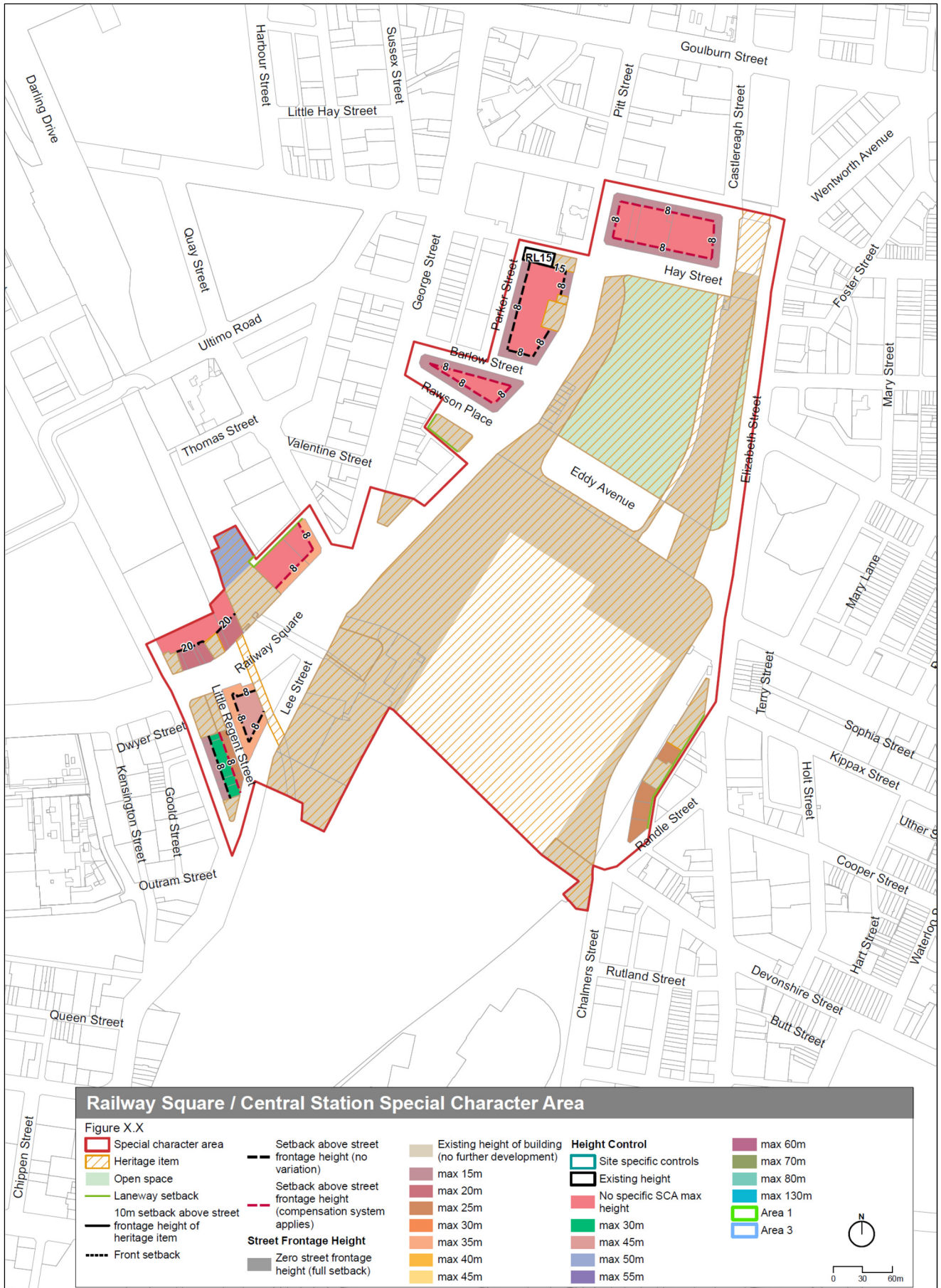


Figure 5.12: Railway Square/Central Station Special Character Area

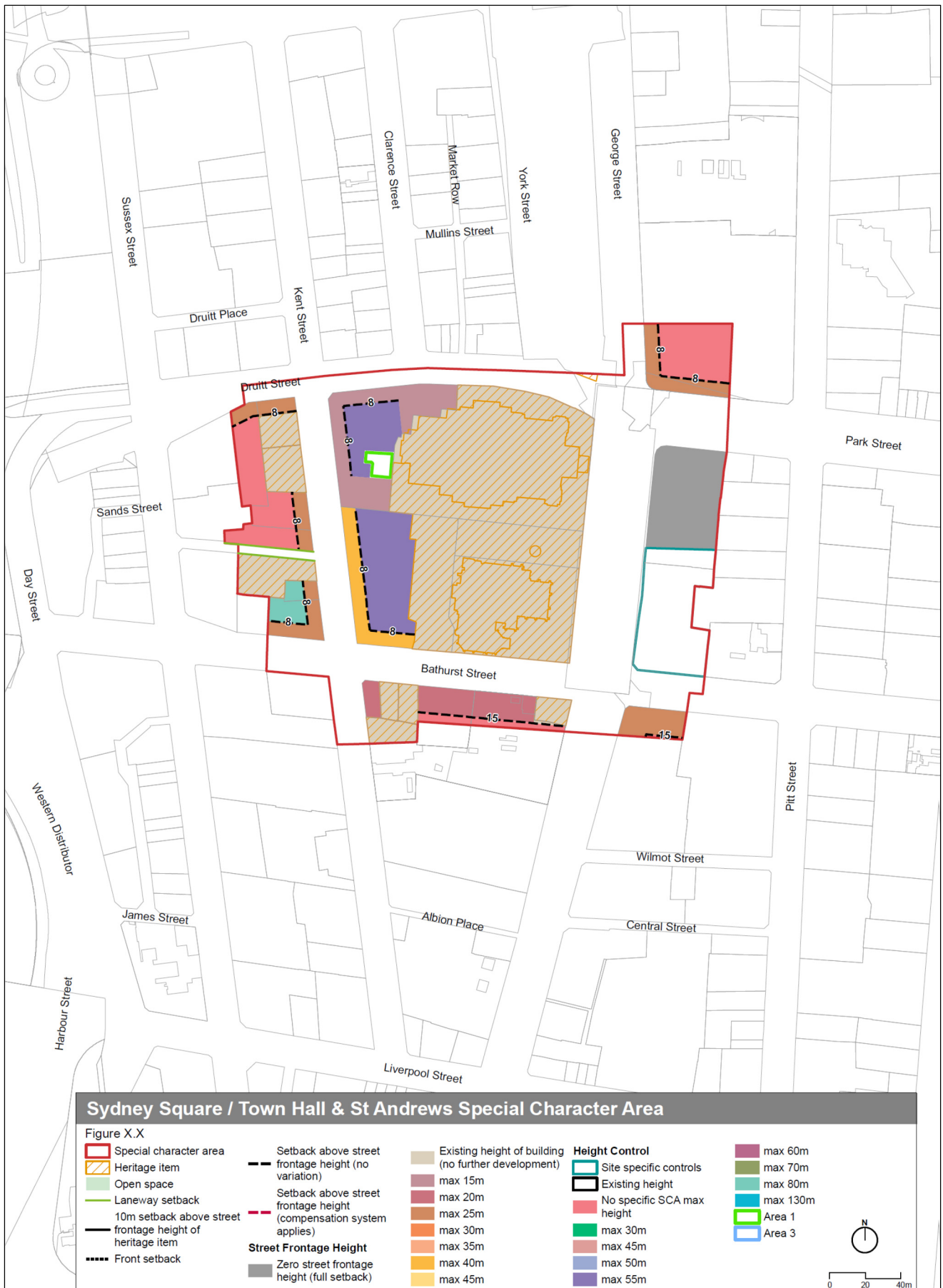


Figure 5.13: Sydney Square/Town Hall & St Andrews Special Character Area

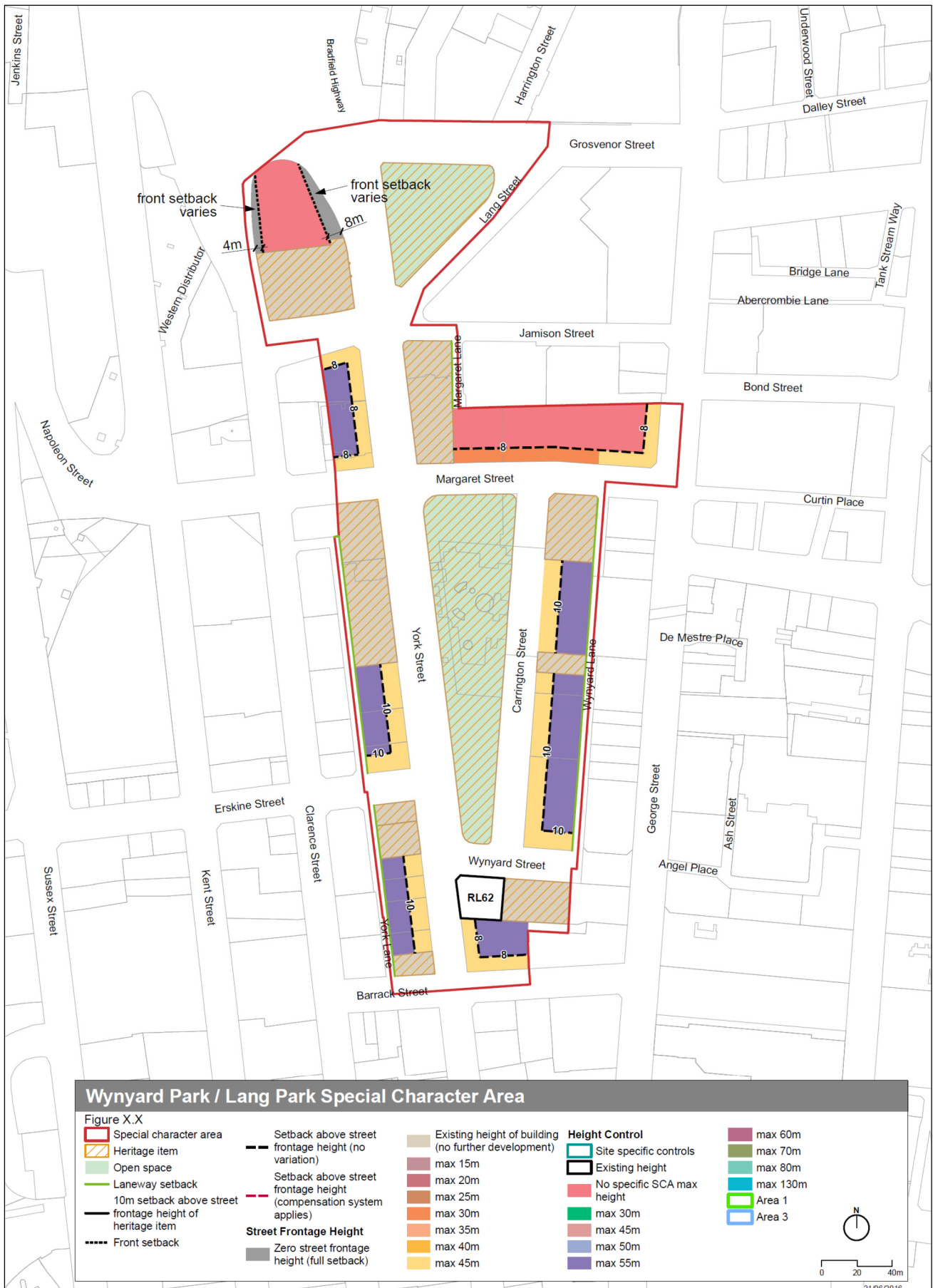


Figure 5.14: Wynyard Park/Lang Park Special Character Area



Figure 5.15: York Street/Clarence Street/Kent Street Special Character Area

5.1.1.3 Side and Rear Setbacks and Building Form Separations

Value Statement

Side and Rear Setbacks and Building Form Separations allow ventilation, daylight access and help reduce adverse wind effects.

Side and Rear Setbacks and Building Form Separations required by this section of the DCP have been established by giving consideration to building height. Tall buildings should appear 'in the round' so that each face of a building is substantially visible from immediately adjacent Public Places.

The Side and Rear Setbacks and Building Form Separations set out in this section are intended to manage the impact of development on surrounding public domain. Setbacks required for amenity within a development are set out in Section 5.1.2.

Objectives

- (a) To enhance the quality of the Public Places in terms of wind mitigation, ventilation and daylight access.
- (b) To ensure tower elements of tall buildings are appropriately setback from side and rear boundaries to:
 - (i) provide definition to building podiums;
 - (ii) ensure that tower elements appear 'in the round', and;
 - (iii) to allow sufficient light and air into surrounding Public Places.
- (c) To avoid the appearance of a contiguous 'wall of towers', where groups of tall buildings appear as one unbroken mass.
- (d) To promote separate buildings that create a layered visual effect when viewed from a distance.

Provisions

- (1) Side and Rear Setbacks and Building Form Separation controls apply to development massing above Street Frontage Height.
- (2) The Side and Rear Setbacks and Building Form Separations of development must be in accordance with Table 5.4 – Minimum Side and Rear Setbacks and Building Form Separations, including development in Special Character Areas.
- (3) The greatest setbacks and separation required by Table 5.4 must be applied consistently from the Street Frontage Height to the top of the building.
- (4) Side and Rear Setbacks must be provided entirely within the boundaries of the site.

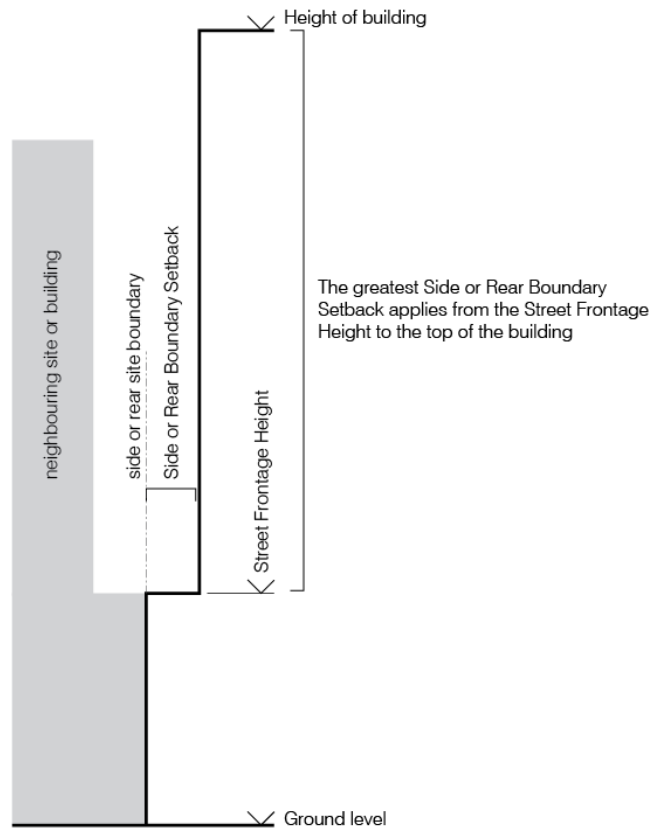


Figure 5.16: Side or Rear Setbacks above Street Frontage Height to the top of the development

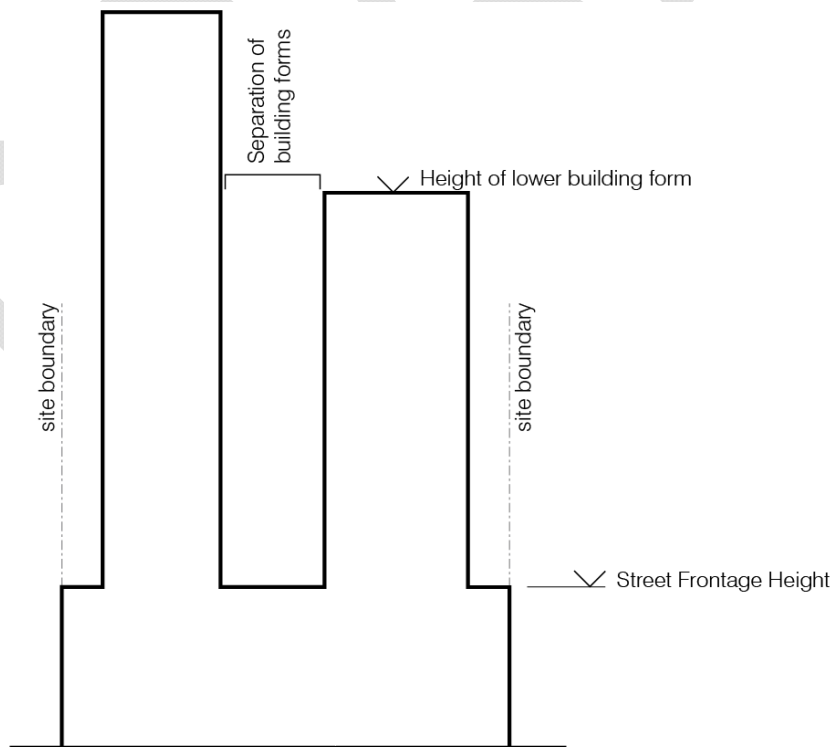


Figure 5.17: Separation required between building forms on the same site

Note: Building 'Form' Separations is used as technically in most instances the development will constitute one 'building'.

Table 5.4: Minimum Side and Rear Setbacks and Building Form Separations

Minimum Side and Rear Setbacks and Building Form Separations	Proposed total height of building			
	Up to 55m	Greater than 55m up to 120m	Greater than 120m up to 240m	Greater than 240m
Side and Rear Setback above Street Frontage Height	0m	4m	3.33% of the proposed total height of building	8m
Building Form Separations on the same site	0m	8m	6.66% of the proposed total height of building	16m

Note: For separation on the same site use the lower building form height to determine the required separation.

- (5) Variation to Side and Rear Setbacks and Building Form Separations may be permitted to building massing that provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Side and Rear Setbacks (i.e. variation to massing is governed by achieving equal or better performance).

Procedures for demonstrating compliance with 5.1.1.3(4) are set out in Schedule 11.

- (6) Notwithstanding 5.1.1.3 Side and Rear Setbacks and Separations, greater setbacks and separation may be required through the application of 5.1.1.4 Built form massing, tapering and maximum dimensions, 5.1.2 Development outlook and amenity and/or SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) and the Apartment Design Guide.

5.1.1.4 Built form massing, tapering and maximum dimensions

Value Statement

The impact of tall buildings on the amenity of the public domain increases as building height increases. It is appropriate to manage building dimensions and massing to ensure that buildings are not overwhelming in scale and impact on the amenity of the public domain.

Objectives

- (a) Ensure that tall buildings are slender and do not appear as walls or as overly massive from any direction.
- (b) Ensure residential accommodation, serviced apartment and self-contained hotel developments present as slender buildings.
- (c) Ensure that buildings are slimmest at their peaks so that in the overall city form buildings become less bulky at their upper limits.

Provisions

- (1) Above Street Frontage Height the maximum horizontal dimension of a building including all external elements (for example architectural elements like horizontal or vertical fins) measured in any direction (including diagonally across the site – see Figure 5.18) is not to exceed:
 - (a) 50m for residential accommodation and serviced apartment developments; and
 - (b) 100m for all other developments.
- (2) For residential accommodation, serviced apartments or self-contained hotels with a height above 55m, the size of any floor plate above the Street Frontage Height must not exceed 1,000 square metres floor space area (as per the Gross Floor Area definition).
- (3) Above the Street Frontage Height the total Building Envelope Area may occupy the following proportion of the site area less any areas of heritage items and required DCP setbacks:
 - (a) 100% up to 120m above ground;
 - (b) 90% above 120m up to 240m above ground; and
 - (c) 80% above 240m above ground.

- (4) For the purposes of calculating Building Envelope Area:

Building Envelope Area is the area including all internal and external built elements and enclosed voids between that floor level and the next floor level measured in plan.

Note: Where a heritage item or part thereof is within a required setback that area is only subtracted once.

Note: Where compliance with Sections 5.1.1.1(2) and 5.1.1.3(5) has been demonstrated in relation to a varied setback, and the resultant Building Envelope Area fails to comply with Section 5.1.1.4(3), the variation to Section 5.1.1.4(3) may be permitted.