

ATTACHMENT C

**SYDNEY DEVELOPMENT CONTROL
PLAN 2012 – APDG SITE BLOCK 4
(REVISED JANUARY 2016)**

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – APDG SITE BLOCK 4

1. The purpose of the Development Control Plan

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

The provisions guide future development of land bounded by Alfred, Pitt, Dalley and George Streets, Sydney (the APDG Block) when development is subject to the 'alternative' site-specific provisions in *Sydney Local Environmental Plan 2012* (SLEP2012) that relate to the Block.

The provisions of this DCP will allow for another option for the distribution of built form and open space within the APDG Block.

2. Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – APDG Site Block 4*.

3. Land covered by this plan

This plan applies to the land bounded by Alfred, Pitt, Dalley and George Streets, Sydney and known as the APDG Block.

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] Section 6.1.4 The APDG site (bounded by Alfred, Pitt, Dalley and George Streets)

Amend the text in this section as shown below with existing text shown in *italics*, new text shown as underlined and deleted text shown as ~~strikethrough~~:

The following objectives and provisions apply to the APDG site bounded by Alfred, Pitt, Dalley and George Streets, Sydney as shown in Figure 6.1 Specific sites map and Figure 6.7 The APDG Site Plan.

If a development proposal within the APDG site is subject to Clause 6.20 Alternative Building Heights within 6.25 APDG block in Sydney LEP 2012, then the provisions contained in this section of the DCP override similar provisions in this DCP, where there is inconsistency.

If development proposed for 1 Alfred Street retains the design integrity and is generally in accordance with the winning entry of the architectural competition held in November 2009, known as the Kerry Hills Architects Scheme, then the building envelope controls shown in Figure 6-24 6.16 1 Alfred Street Site Development

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Control Envelope (Kerry Hill Architects Scheme), override similar provisions where there is inconsistency.

Clause ~~6.20 Alternative Building Heights~~ within 6.25 APDG block in Sydney LEP 2012 enables taller buildings to parts of the street block in order to provide an integrated lane network, a publicly accessible open space and greater tower separation for better views and daylight access. These benefits can be achieved by certain landholdings being developed cooperatively.

There are a number of alternate outcomes to achieve these objectives. Development Blocks 1, 2 and 3 under clause 6.25 of SLEP 2012 are one option while Development Block 4 under clause 6.25 of SLEP 2012 allows for another option.

In this DCP, Figures 6.7 to 6.16 apply to the development of Blocks 1, 2 or 3 and Figures 6.7A to 6.16A apply to the development of Block 4.

Objectives

- (a) *Provide detailed controls to satisfy the provisions of ~~Part 6, Division 3 'Height of Buildings and Overshadowing'~~, ~~Clause 6.20 Alternative Building Heights~~ Clause 6.25 APDG block in Sydney LEP 2012.*
- (b) *Facilitate the redevelopment of the site to achieve a high quality urban form.*
- (c) *Ensure that development on the APDG site results in major public benefits.*
- (d) *Ensure the publicly accessible open space ~~near the centre of the site~~ is fronted with active uses and linked to surrounding streets with a network of lanes and through-site links.*
- (e) *Maintain the legibility of the historical alignment of laneways and through-site links within the site.*
- (f) *Enable additional building height at certain sites where the development of the site provides for publicly accessible open space, lanes and through-site links.*
- (g) *Encourage commercial uses at the southern end of the site.*
- (h) *Protect sunlight access to Australia Square.*
- (i) *Create opportunities for views to and from Circular Quay*

[2] Section 6.1.5 – Local Infrastructure and Public Domain

Amend this section as shown below with existing text shown in *italics*, new text shown as underlined and deleted text shown as ~~strikethrough~~:

Provisions

6.1.5.1 General

- (1) *Where required to be provided, new streets, lanes and through-site links are to be provided in the locations identified in Figure 6.7 Public domain plan for blocks 1, 2 and 3 and in Figure 6.7A Public domain plan Option B for block 4 and are to be designed and constructed in accordance with Figure 6.8 Streets, lanes and through-site links for blocks 1, 2 and 3 and in Figure 6.8A Streets, lanes and through-site links Option B for block 4.*
- (2) *Ensure the design of the laneway network and square integrates with the ground floor uses of adjoining buildings and provides opportunities for external leisure activities.*

6.1.5.2 Streets, lanes and through-site links

- (1) *Through-site links are to be provided in the locations identified on the Through-site links map and Figure 6.9 Public domain principles plan for blocks 1, 2, and 3 and in Figure 6.9A Public domain principles plan Option B for block 4.*
- (2) *Extend the existing north-south alignment of Underwood Street up to Alfred Street to enhance pedestrian movement on the site.*
- (3) *Create opportunities for outdoor dining along Alfred and George Streets.*
- (4) *Bridge the level change between George and Pitt Streets through terracing along Alfred Street whilst maintaining equal access.*
- (5) *Design Pitt Street to allow safe crossing points between Bulletin Place and Rugby Place and Bulletin Place and Underwood Street.*
- (6) *Dalley Street is to have the character of a wide lane and function as a service street fronting with the service entries of the Stock Exchange building facing Bridge Street.*
- (7) *Introduce widened footpaths on the southern side of Underwood Street, adjoining the new square and on the northern side of Dalley Street to the crossing of George Street at Grosvenor Street.*
- (8) *Design laneway thresholds that indicate pedestrian crossing priority.*
- (9) *Ensure lane alignments maintain clear sight-lines from each end.*
- (10) *Where required to be provided, introduce a north-south lane and through-site link in the location shown as 1A in Figures 6.9 and 6.9A Public domain principles plan. The link will connect Herald Square and Dalley Street and have the character of a narrow through-site pedestrian link to the north and shared use lane to the south.*
- (11) *Rugby Place identified as 1B on Figures 6.9 and 6.9A Public domain principles plan is to be a narrow lane for its entire length and is to widen towards the approach to the Rugby Club to create a seating area and encouraging encourage outdoor dining.*
- (12) *Enhance pedestrian amenity of the redevelopment of 188-194A George Street by introducing widened footpaths on the southern side of Crane Place, identified as 1C on Figure 6.9 Public domain principles plan.*
- (13) *For a development of block 4, integrate the George St plaza, marked G on Figure 6.9A Public domain principles plan, with the publicly accessible area on the northern part of 188-194A George Street.*
- (14) *For a development of block 1 enhance pedestrian amenity opposite the proposed square by introducing widened footpaths on the southern side of Underwood Street, identified as 1D on Figure 6.9 Public domain principles plan.*
- (15) *Enhance pedestrian amenity by introducing widened footpaths on the northern side of the through-site link identified as 1E on Figure 6.9 Public domain principles plan.*
- (16) *Through-site links are to ~~be built to~~ have a clear height up to the levels*

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indicated on Figures 6.7 and 6.7A Public domain plan.

6.1.5.3 New Squares – generally

- (1) Any new public plaza is to
 - (a) be designed in a manner that minimizes changes in level while meeting the existing level conditions at adjoining publicly accessible land;
 - (b) be of high quality materials in accordance with the City's Public Domain Code;
 - (c) have the minimum number of signage and lighting structures to avoid visual clutter and minimise the use of bollards;
 - (d) provide opportunities for casual outdoor dining.

6.1.5.3-6.1.5.4 New Square - development of blocks 1 and 2

- (2) For development of blocks 1 and 2 introduce ~~Introduce~~ a publicly accessible square near the centre of the street block in the location shown on Figure 6.7 Public domain plan.
- (3) The new square is to:
 - (e) have a minimum area of 1,300sqm as shown outlined in red on Figure 6.9 Public Domain Principles plan;
 - (f) be defined by development and the convergence of new and existing lanes and through-site pedestrian links;
 - (g) be visually activated with doors and windows fronting the square, creating views into circulation spaces and elevated gathering spaces;
 - (h) be of high quality materials in accordance with the City's Public Domain Code;
 - ~~(i) be designed in a manner that minimises changes in level while meeting the existing level conditions at Underwood Street, Rugby Place and Crane Place;~~
 - ~~(j) have the minimum number of signage and lighting structures to avoid visual clutter and minimise the use of bollards;~~
 - (k) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of the square; and
 - (l) provide opportunities for casual outdoor dining.

6.1.5.4 New Squares - development of block 4

- (1) Public plazas are to be provided as shown generally on Figure 6.7A Public domain plan Option B.

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- (2) The combined area of the public plazas, outlined in red on Figure 6.9A Public Domain Principles plan Option B, shall be a minimum of 1,800sqm.
- (3) The new public plaza to George Street, marked G on figure 6.9A Public Domain Principles Plan Option B, is to:
 - (a) have direct access from George Street;
 - (b) have a high level of solar access;
 - (c) be defined by George Street, new and existing lanes and through-site pedestrian links, and fine grain development;
 - (d) contain public access stairs on the northern edge from the plaza to lane level;
 - (e) integrate a multi-level building at the eastern edge of the plaza for community and associated uses, access to below plaza level community uses, and an internal passenger lift to facilitate equitable access from George Street to the laneways and Pitt Street;
 - (f) be visually activated to the north and east by active edges (including potential balconies and roof terraces) creating views into circulation spaces and gathering spaces; and
 - (g) incorporate high quality public art.
- (4) The new public plaza at the Pitt Street level, marked P on figure 6.9A Public Domain Principles Plan Option B, is to:
 - (h) integrate laneways and plaza areas with existing and proposed ground floor uses; and
 - (i) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of this plaza.

6.1.5.4 6.1.5.5 Active Frontages

- (1) For development of blocks 1, 2, and 3, active ~~Active~~ frontages are to be provided in the locations nominated on the Active frontages map.
- (2) For development of block 4, active frontages are to be provided in the locations nominated generally on Figure 6.12A Active Frontages Option B.

6.1.5.5 6.1.5.6 Footpath Awnings

- (3) Footpath awnings Awnings are to be provided in the locations nominated on the Footpath awnings and colonnades map.
- (4) For development of block 4, retractable canvas awnings are to be provided to internal laneways and squares.

[3] Section 6.1.6 – Built Form and Design

Amend this section as shown below with existing text shown in *italics*, new text shown as underlined and deleted text shown as ~~strikethrough~~.

6.1.6.1 Building Height

- (1) Development must not exceed the maximum height in metres and RL for the land as shown in Figure 6.10 ~~Alternative heights and publicly accessible space~~ for blocks 1, 2 and 3 and in Figure 6.10A Alternative heights Option B for block 4.
- (2) Encourage a variety of built form options within development blocks 1, 2, ~~and 3, and 4.~~ The site area of each development block may increase with the addition of one of more optional additions A, B or C as indicated on Figure 6.11 APDG site development blocks 1, 2 and 3 and Figure 6.11A APDG site development blocks Option B.
- ~~(3) Limit the high-rise portion of redevelopment to three high-rise towers, buildings that are above 75m and have direct access to adjoining streets in accordance with Figure 6.12 APDG Site Built form principles plan.~~
- ~~(4) (4) New towers above 75m are to have a minimum separation of 28m above the street frontage height as shown on Figure 6.13 Building frontage height~~

6.1.6.2 Street frontage heights and setbacks

- (1) The street frontage height of a building is not to exceed the maximum height shown for the land on Figure 6.13 Building frontage height for blocks 1, 2, and 3 and as shown on Figure 6.13A Building frontage height Option B for block 4.
- (2) The maximum width of an elevation above the street frontage height of buildings, as shown in Figure 6.13, is to be 35% of the total height of the building, excluding curved facades where the change in tangent across the façade is greater than 60 degrees.
Note: For example, a tower of 200m height may have a maximum elevation width above the street wall of 70m (200m x 35%).
- ~~(3) Buildings are to be built to the street and public domain alignments. Insets are considered appropriate only where they provide a publicly accessible area as shown in Figure 6.9 Public domain principles~~
- ~~(4) (5) Ensure a minimum of 95% of each of the building frontages are built to the alignment of the public domain to the height shown on Figure 6.13 Street frontage height in metres for blocks 1, 2, and 3 and on Figure 6.13A Street frontage height in metres Option B for block 4.~~
- ~~(5) (6) Provide setbacks above the street-wall in accordance with Figure 6.14 Setbacks above the street frontage height for blocks 1, 2, and 3 and on Figure 6.14A Setbacks above the street frontage height Option B for block 4.~~
- ~~(6) (7) The following minimum setbacks are required for tower forms:~~
 - (a) the north-western tower on block 1 - 0m to Alfred and George Streets and the new lane and 3m to southern boundary;

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(b) the western tower - 4m to George Street at 188-194A George Street, increasing to 8m at the southern boundary of 196-208 George Street; 3m to the southern boundary and 4m to the eastern side (the new square);

(c) the south-eastern tower on block 1 - 8m to all streets and lanes; and

(d) the eastern tower on block 4 - 6m to Pitt Street; 6m to tower building at 188-194A George Street; 6m to podium of approved building envelope for Tower B at 19-31 Pitt Street under development consent D/2015/1049; and variable to other streets and lanes.

~~(7)~~(8) The minimum setback for a wall with openings is 3m from a shared boundary.

6.1.6.3 Building Design and Bulk

(1) Building envelopes are to be in accordance with Figure 6.10 Alternative heights and publicly accessible open space for blocks 1, 2 and 3 and with Figure 6.10A Alternative heights Option B for block 4.

(2) Notwithstanding Figure 6.10 Alternative heights and publicly accessible open space, a reduced building envelope for Block 1 may be permitted on the lot marked 'X' in Figure 6.17 Building frontage height 6.13 Street frontage heights to allow a larger central public square.

(3) Introduce a slender tower in the north-west corner of the site known as 1 Alfred Street, which fronts Circular Quay in accordance with Figure 6.11 Alternative heights and publicly accessible space.

(4) For blocks 1 and 2 introduce ~~introduce~~ two new commercial towers on the site, one in the south-east corner and the other on the western side fronting George Street as identified in Figure 6.11 Alternative heights and publicly accessible open space for blocks 1 and 2.

(5) For block 4 introduce a new commercial tower on the eastern side of block 4 as identified in Figure 6.11A Alternative heights Option B.

~~(5)~~(6) Design the lower levels of the tower fronting Alfred Street to address the pedestrian scale environment at George Street and Herald Square.

(7) For block 4, any building on PT 181 DP606865 (the site of Jacksons on George) shall have a maximum height of RL 16 at the southern boundary of the lot increasing in height to the north in accordance with the 21 June 12pm Sun Angle.

(8) For block 4, the proposed community use building and the portion of the tower podium facing the new north-south lane shall be built to a maximum height of RL24

(9) The tower on Block 4 shall be designed to mitigate wind impacts on Underwood and Pitt Streets including active systems, form and materials.

(10) New development must not cause the ground level environment on the APDG site or surrounding streets and lanes to have a mean wind speed or Gust Equivalent Mean wind speed exceeding

- (a) 10 metres per second for more than 5% of the year; or
- (b) 15 metres per second more than once per year.

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6.1.6.4 Design Excellence Strategy for Development Block 4

- (1) The following competitive design processes must be completed before the lodgement of a **Stage 2 detailed** development application for Block 4:
 - (a) An invited architectural design competition for a building on the land shown as Area A on Figure 16.6A Design Excellence Option B;
 - (b) The preparation of design alternatives on a competitive basis for a building on the land shown as Area B on Figure 16.6A Design Excellence Option B.
- (2) The selection of architectural practices for each competitive design process will be informed by individual design briefs to be developed in accordance with the following:
 - (a) A range of emerging and established architects will participate in competitive design processes to ensure architectural design variety within Block 4.
 - (b) To ensure architectural design variety across Block 4, no architectural practice may participate in more than one competitive design process.
 - (c) A minimum selection of 6 established architectural practices will be invited to participate in the architectural design competition for Area A.
 - (d) A selection of 4 emerging architectural practices will be invited to participate in the competitive design alternatives process for Area B.
 - (e) To achieve a whole of site design excellence, the architectural design processes for the land shown as Area A and Area B on Figure 6.16A are to be run concurrently.
- (3) For development on Block 4 to be eligible for the maximum additional floor space bonus available under clause 6.21(7) of SLEP 2012, competitive design processes must be completed for both Area A and Area B on Figure 16.6A Design Excellence Option B.
- (4) Having regard to the total area of Block 4 for which competitive design processes are required, the amount of any additional bonus floor space available to development on Block 4 under clause 6.21(7) of Sydney LEP 2012 will be as follows:
 - (f) The amount attributable to a competitive design process for Area A is up to 77% of the maximum additional floor space available under clause 6.21(7);
 - (g) The amount attributable to a competitive design process for Area B is up to 23% of the maximum additional floor space available under clause 6.21(7).

[4] Section 6.1.7 – Parking and Vehicular Access

Amend this section as shown below with existing text shown in *italics*, new text shown as underlined and deleted text shown as ~~strikethrough~~:

(1) Vehicle and service entry points are to be consistent with Figure 6.15 Vehicular access plan for blocks 1, 2 and 3 and with Figure 6.15A Vehicular access plan Option B for block 4.

(2) One way vehicular access provided from the new north-south lane to George Street identified as 'A' and 'B' on Figure 6.15 Vehicular access plan for blocks 1, 2 and 3 is short term only.

(3) Provide shared basement access between developments to minimise vehicular movements on lanes.

(4) Loading docks are not permitted on George, Pitt or Alfred Streets or on the new public square frontage.

(5) Above ground parking is not permitted.

[5] Figure 6.7 Public Domain Plan

After Figure 6.7, insert Figure 6.7A as shown attached.

[6] Figure 6.8 Streets, Lanes and Through Site links

After Figure 6.8, insert Figure 6.8A as shown attached.

[7] Figure 6.9 Public Domain Principles Plan

After Figure 6.9, insert Figure 6.9A as shown attached.

[8] Figure 6.10 Alternative Heights

After Figure 6.10, insert Figure 6.10A as shown attached.

[9] Figure 6.11 Development Blocks

After Figure 6.11, insert Figure 6.11A as shown attached.

[10] Figure 6.12 Built form principles plan

Delete Figure 6.12 Built form principles plan.

[11] Figure 6.12A Active Frontages (Option B)

Insert Figure 6.12A APDG Site - Active Frontages (Option B) Map as shown attached.

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[12] Figure 6.13 Street frontage height in metres

Delete Figure 6.13 and replace with Figures 6.13 and 6.13A as shown attached.

[13] Figure 6.15 Setback above the street frontage height

After Figure 6.14, insert Figure 6.14A as shown attached.

[14] Figure 6.15 Vehicular Access Plan

After Figure 6.15, insert Figure 6.15A as shown attached.

[15] Design Excellence (Option B)

After Figure 6.16, insert Figure 6.16A as shown attached.

[16] Active Frontages Map

Delete sheet 14 and replace with new sheet 14 as shown attached.

[17] Late Night Trading Areas Map

Delete sheet 14 and replace with new sheet 14 as shown attached.

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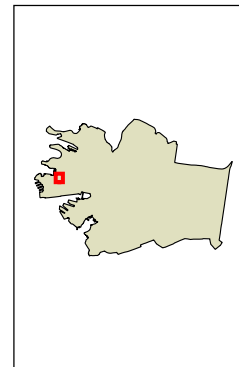
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Figure 6.7A

APDG Site - Public domain plan (Option B)

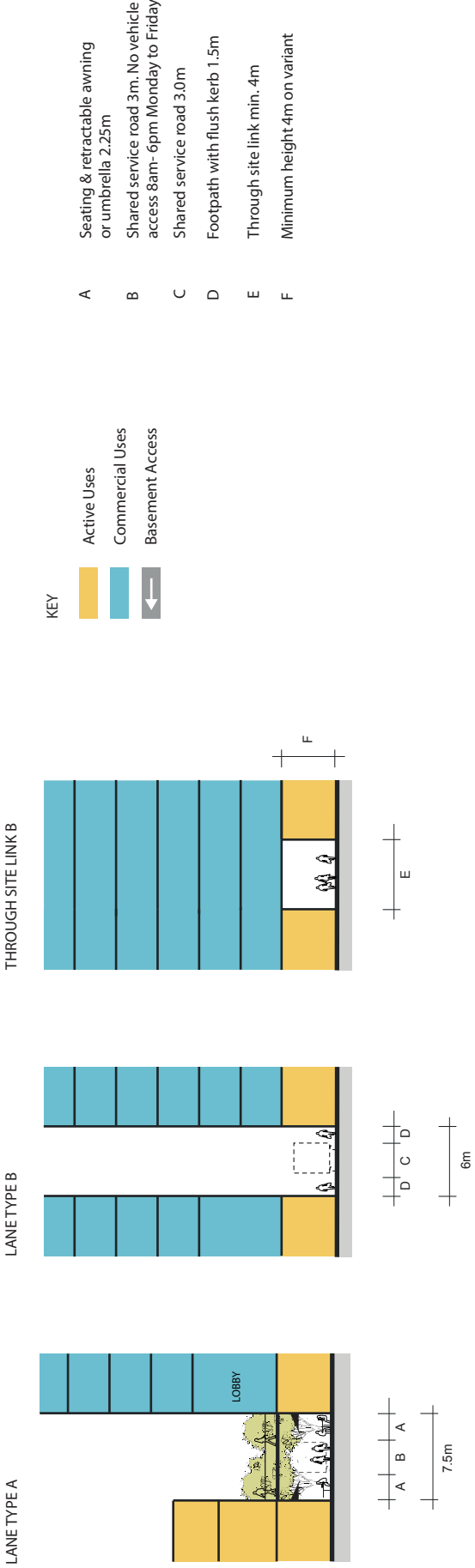
- Legend**
- Extension of Herald Square
 - Through-site link 4.5-6.0m wide
 - Height varies as shown on the plan as RL's
 - Lane - 6m wide minimum
 - Open to sky unless height is shown on plan
 - Publicly accessible square
 - Optional extension of square



0 30 m

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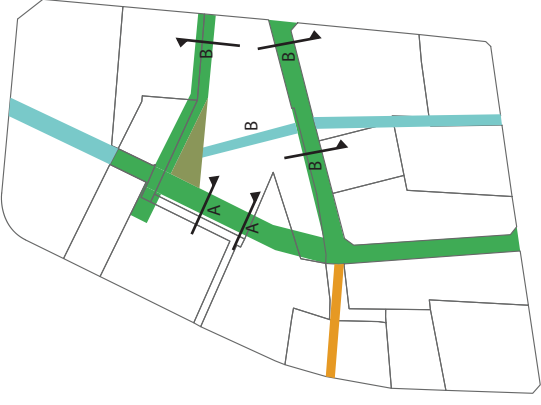
Figure 6.8A
STREETS, LANES AND THROUGH SITE LINKS - OPTION B



- KEY**
- A Seating & retractable awning or umbrella 2.25m
 - B Shared service road 3m. No vehicle access 8am- 6pm Monday to Friday.
 - C Shared service road 3.0m
 - D Footpath with flush kerb 1.5m
 - E Through site link min. 4m
 - F Minimum height 4m on variant

- KEY**
- Active Uses
 - Commercial Uses
 - Basement Access

- KEY**
- Laneway
 - Through-site link



- Generally
- All seats, tables and umbrellas in the public domain must be removable (consistent with the concept of “naked streets” including minimal signage).
 - Laneway awnings must not have fixed elements or vertical screens.
 - Other street furniture (eg. planters and temporary bollards) should not be permitted.
 - Design of the public domain and lanes should prioritise pedestrian activities and provide an equitable clear path of travel, preferably adjacent to the building line.
 - Integrated surface treatments may also be used to provide navigational assistance.
 - TGSi and fixed barriers are not preferred.
 - Seating areas should be in consistent locations throughout a lane.

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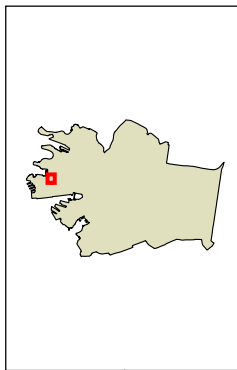


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Figure 6.9A

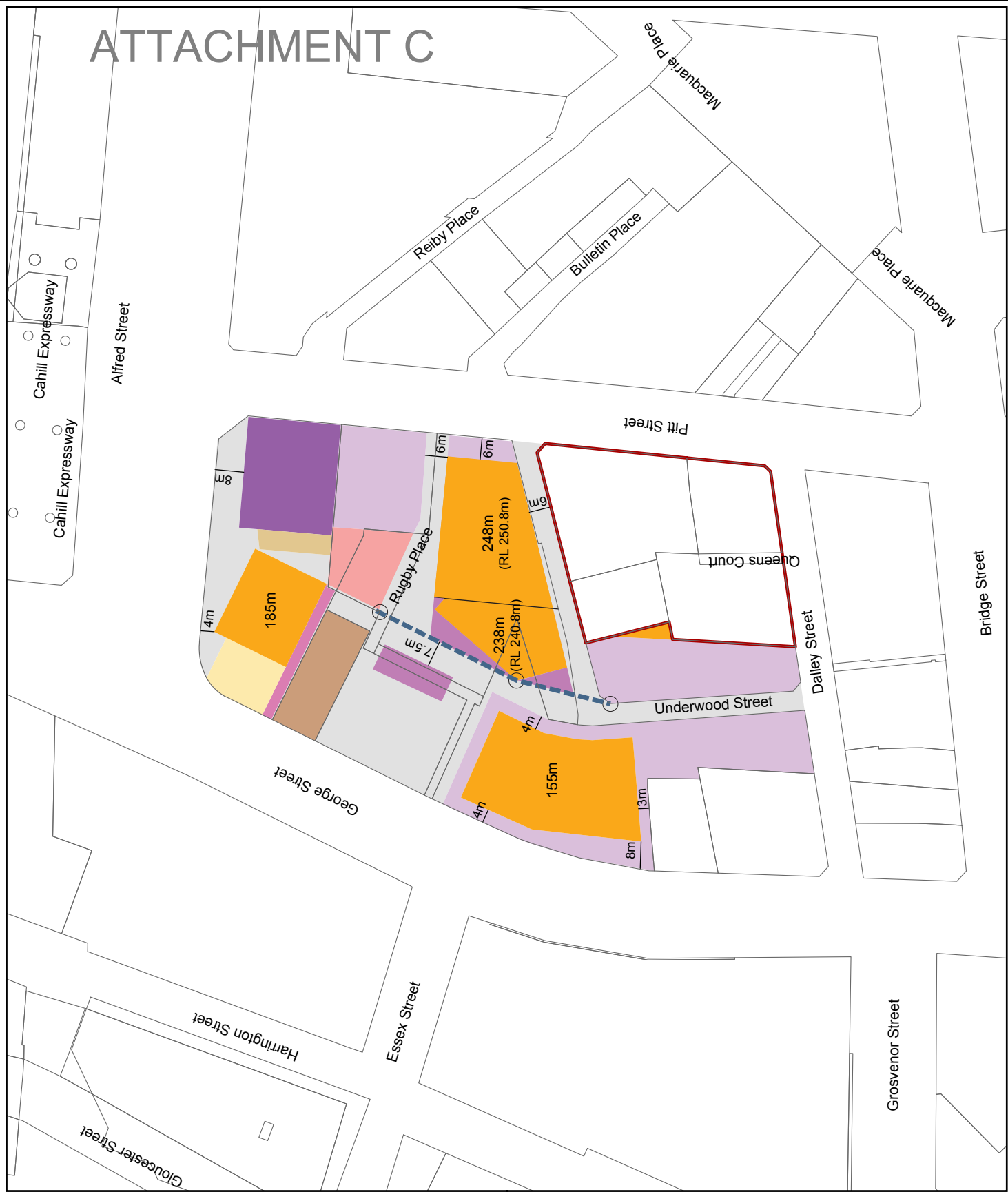
APDG Site - Public domain principles plan (Option B)

- Legend**
- Lane
 - Publicly accessible squares (G and P) within block
 - Through-site link
 - New squares
 - Connected laneway network
 - Optional extension of square
 - Indicative location of through site link
 - X



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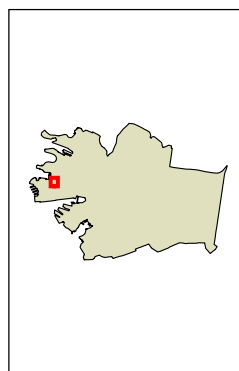


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Figure 6.10A

APDG Site - Alternate heights (Option B)

- Legend**
- 9.5 to 17m above George Street *
 - 15m
 - 20m / RL 24.0 *
 - 25m
 - 45m
 - 55m
 - 75m
 - 126m
- Tower - height noted on plan
 Maximum height determined by clause 6.25 of Sydney Local Environmental Plan 2012
- Align with property corners
 - Land subject to a separate planning proposal
- * Refer to clause 6.1.6.3 of this DCP



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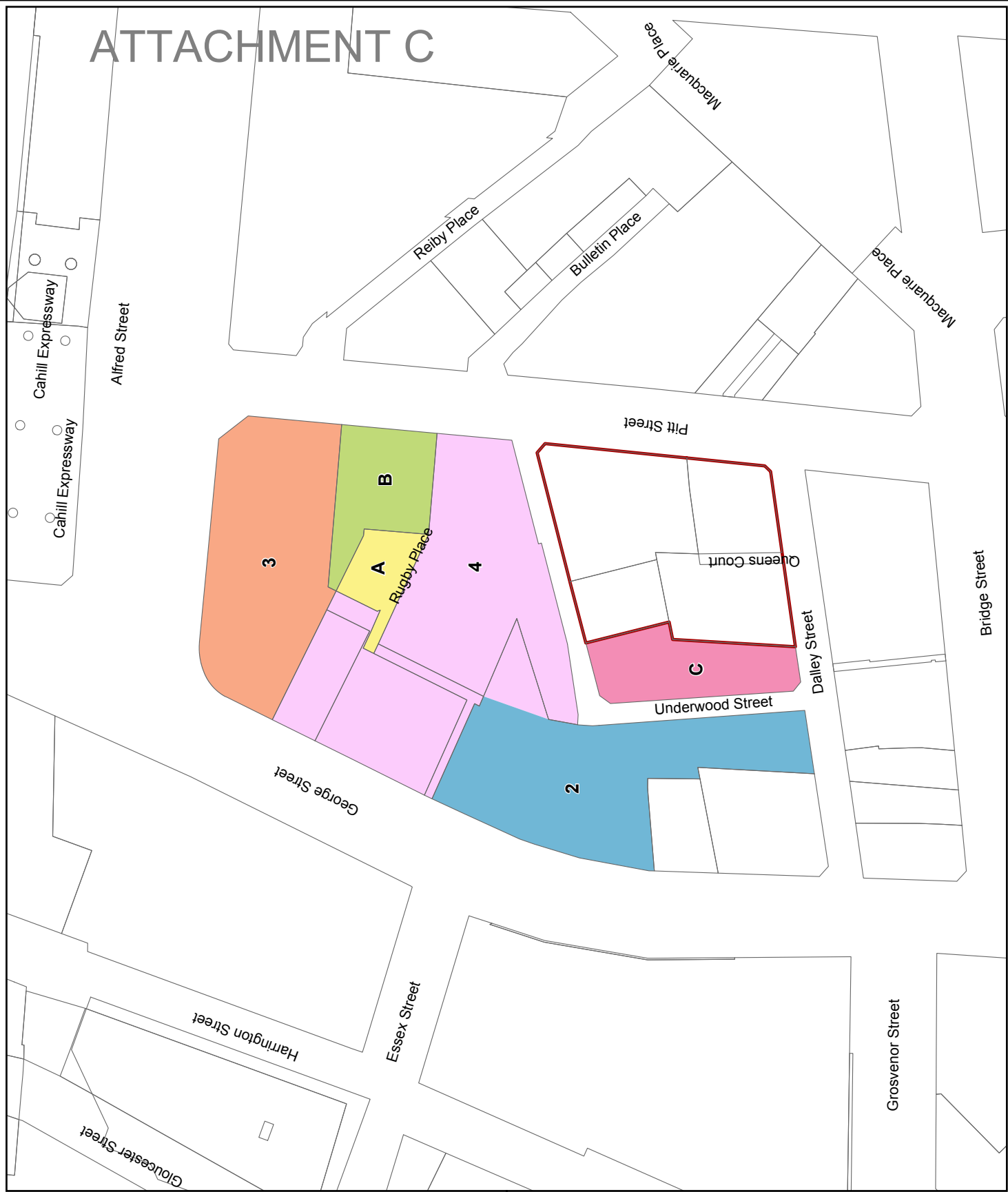
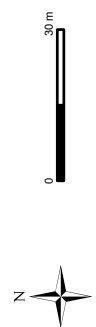
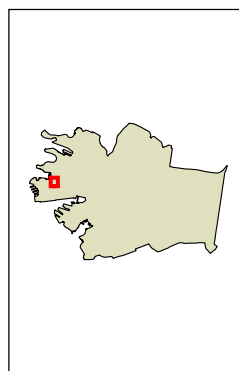


Figure 6.11A

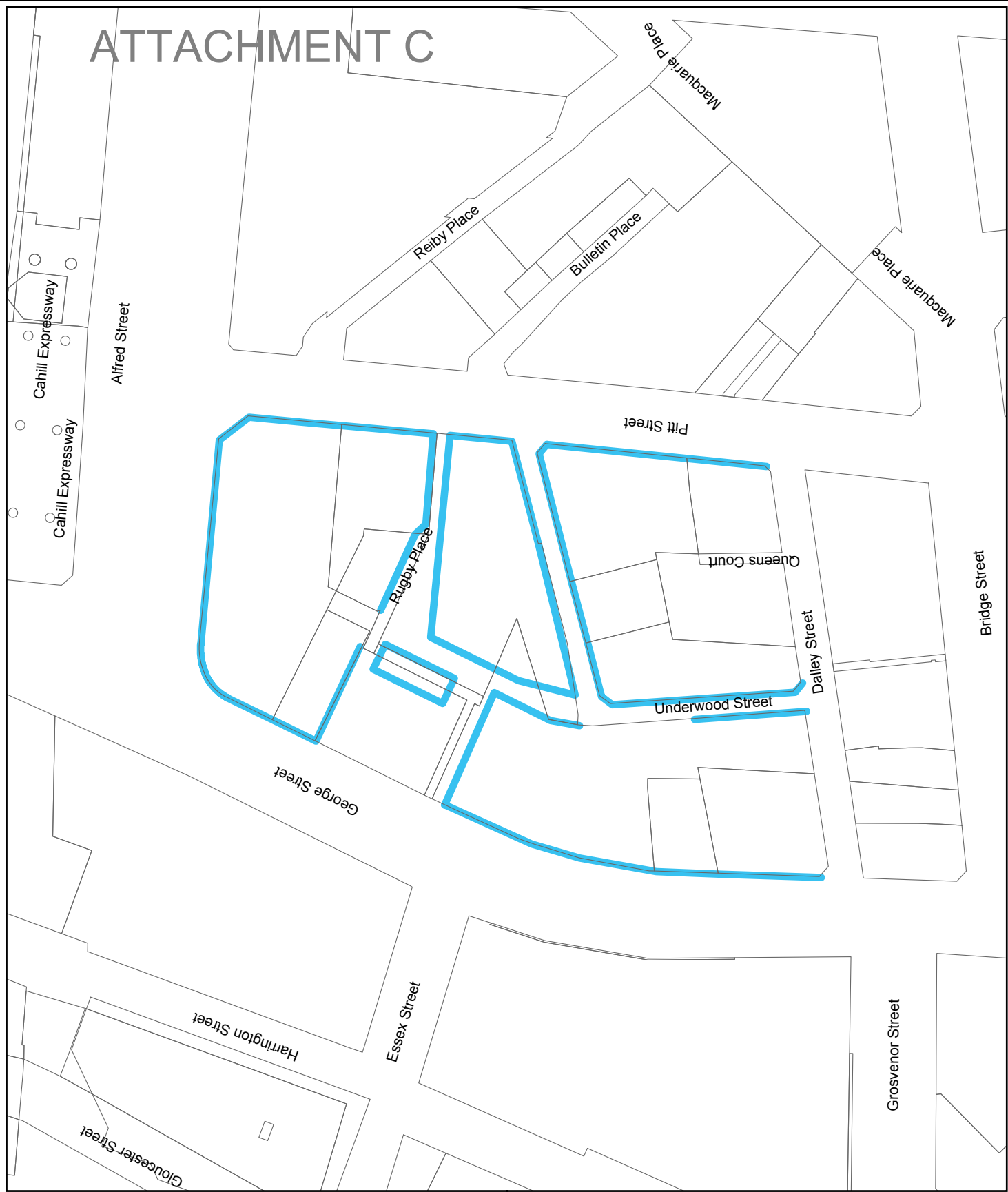
APDG Site - Development blocks (Option B)

- Legend**
- Development Block 2
 - Development Block 3
 - Development Block 4
 - Land subject to a separate planning proposal
 - Development Block C
 - **Optional Additions to Development Block 3 or Block 4**
 - Development Block A
 - Development Block B



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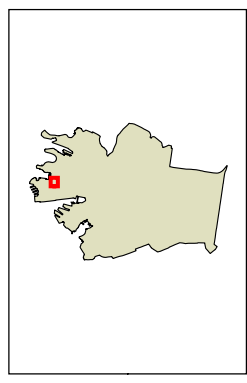
Sydney Development Control Plan 2012



Figure 6.12A

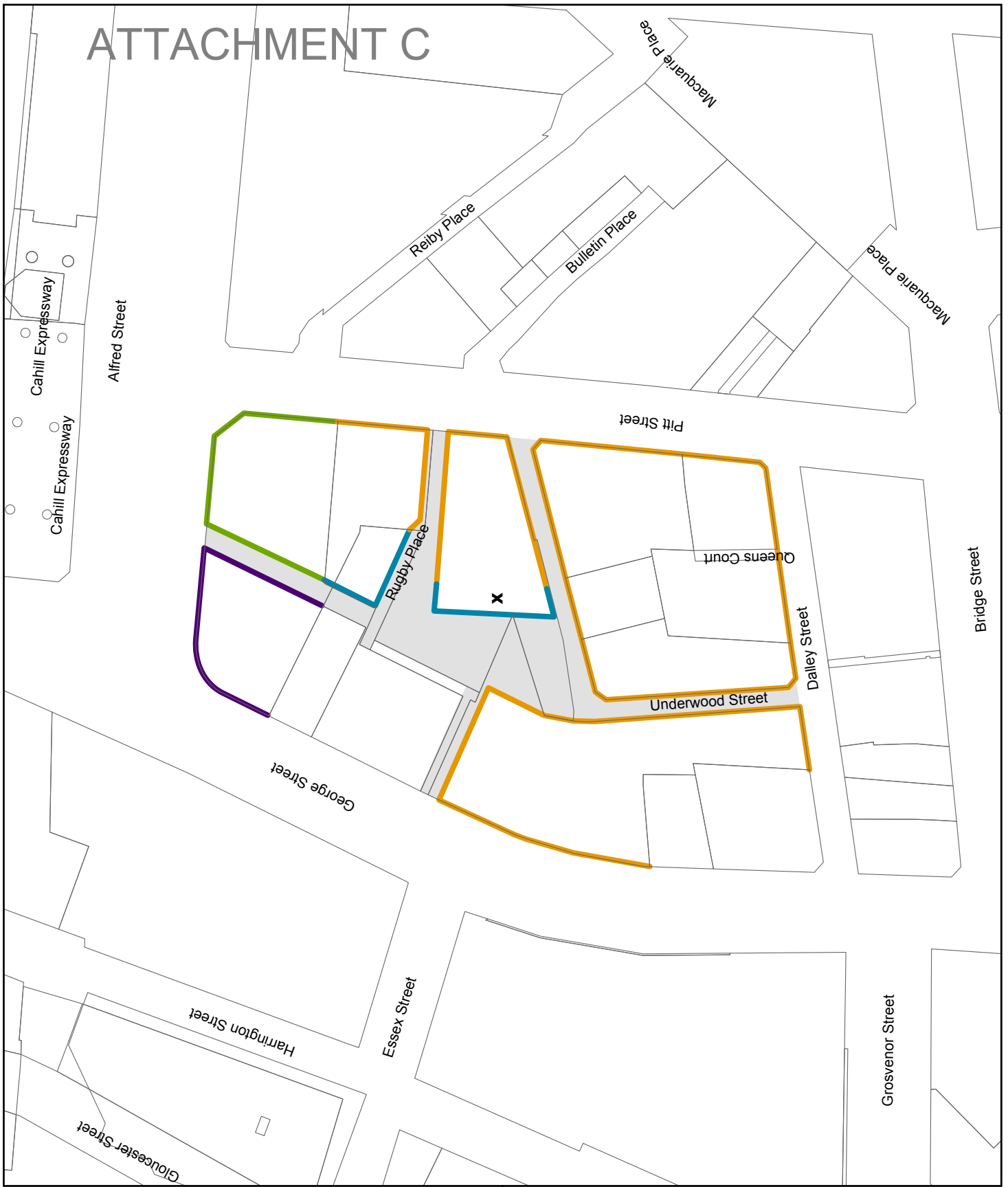
APDG Site - Active frontages (Option B)

Legend
█ Active frontages



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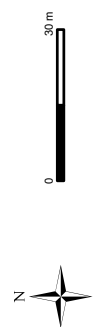
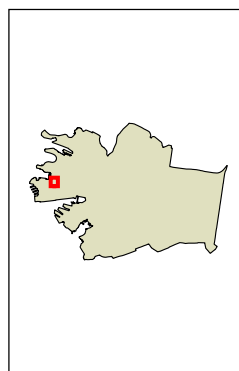
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Figure 6.13

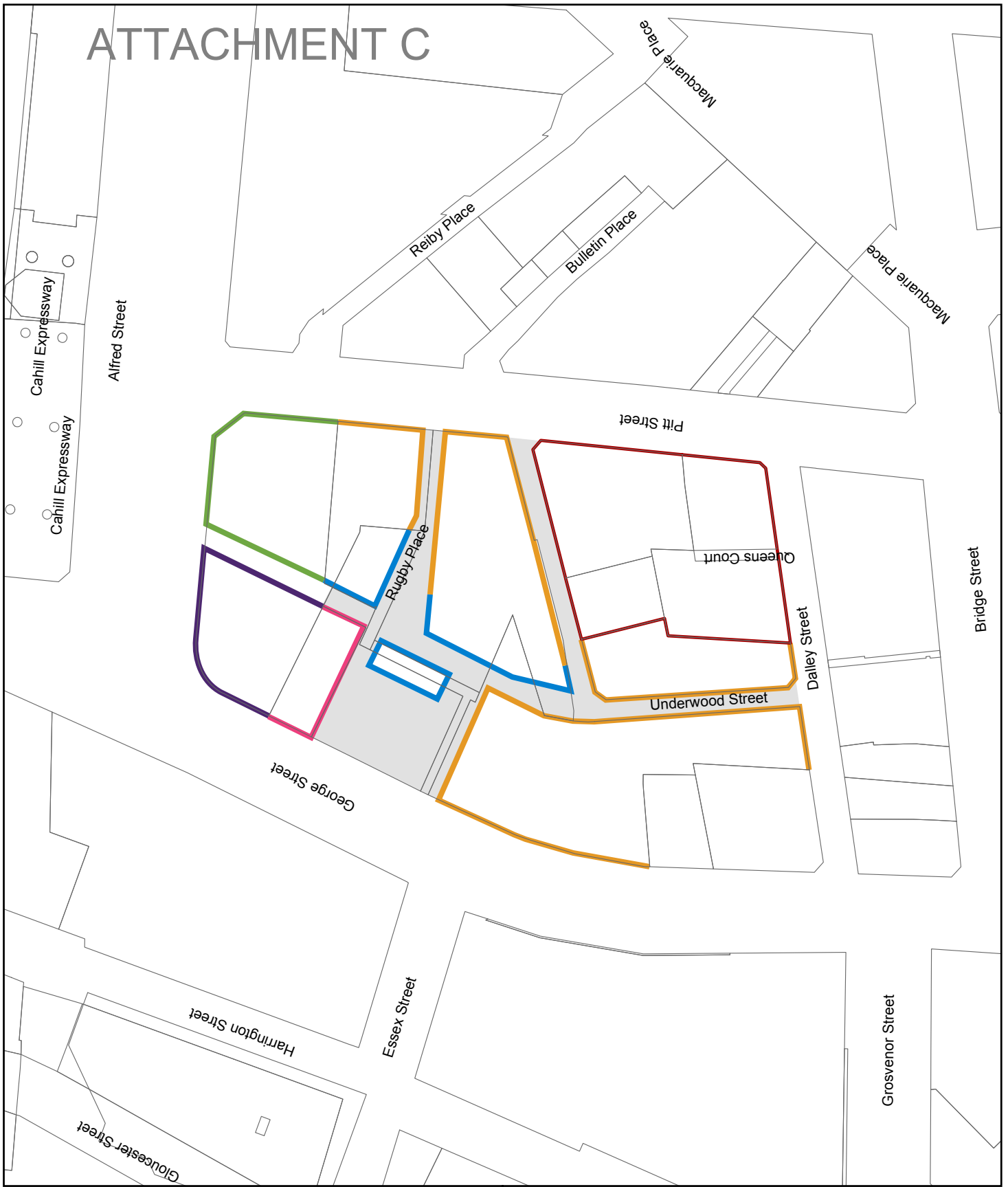
APDG Site - Street frontage height in metres

- Legend**
- Minimum / maximum height
 - 20m / 25m
 - 40m / 45m
 - 15m / 55m
 - 70m / 185m
 - Public Space
 - X Refer to clause 6.1.6.3 of this DCP



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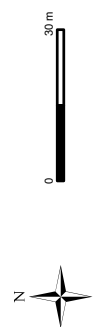
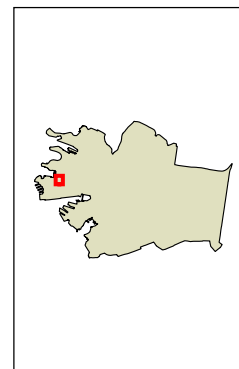
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Figure 6.13A

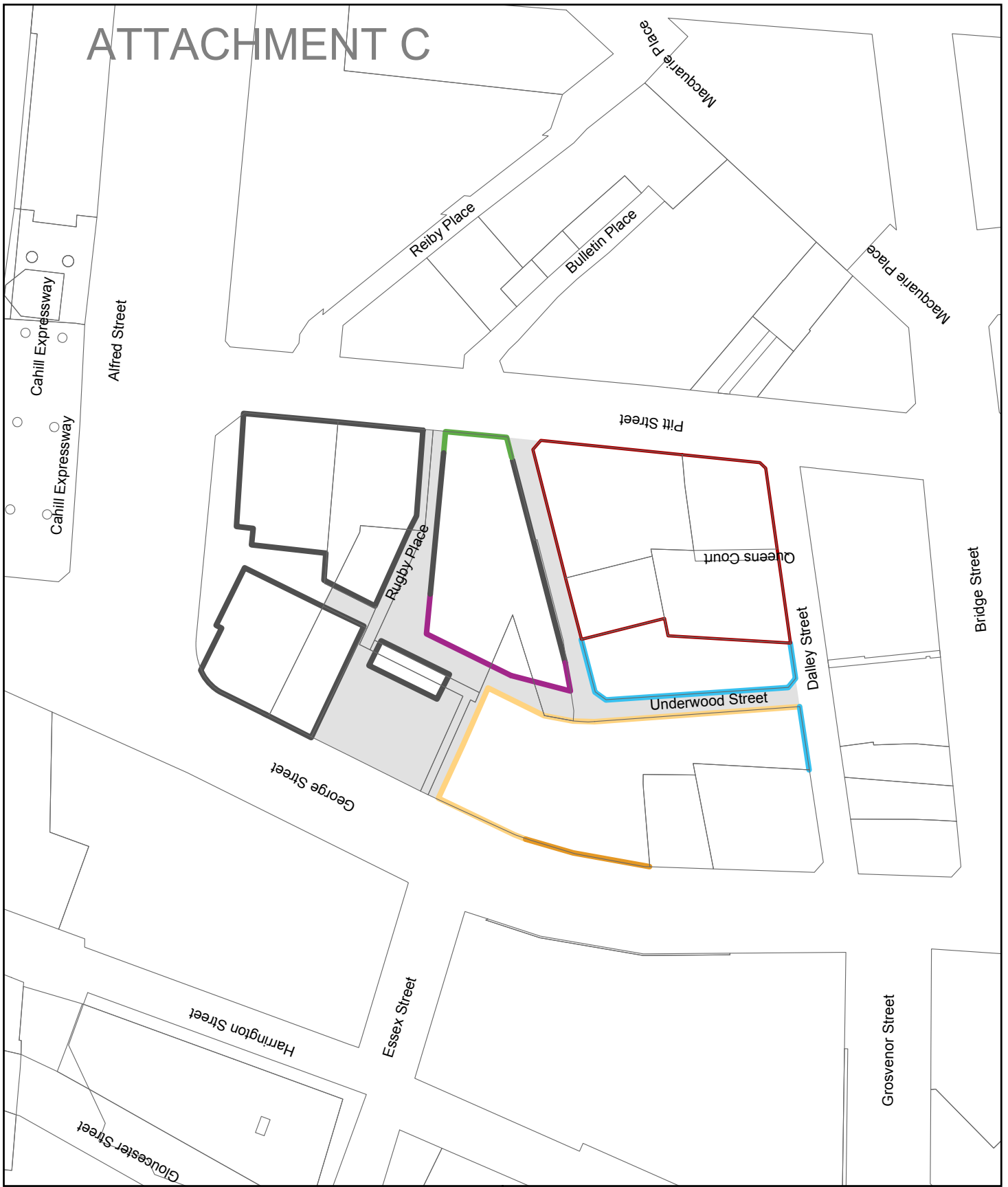
APDG Site - Street frontage height in metres (Option B)

- Legend**
- 9m / 17m
 - 20m / 25m
 - 40m / 46m
 - 15m / 55m
 - 70m / 185m
 - Publicly accessible spaces/streets/lanes
 - Land subject to a separate planning proposal



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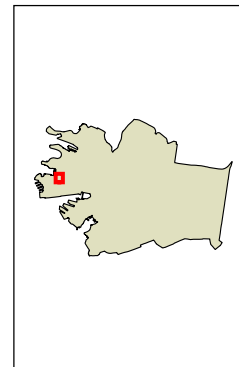
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Figure 6.14A

APDG Site - Setback above the street frontage height (Option B)

- Legend**
- 0m
 - 4m - 8m
 - 6m
 - 8m - 10m
 - Transition from 4m to 8m
 - Transition from 0m to 8m
 - Publicly accessible spaces/streets/lanes
 - Land subject to a separate planning proposal



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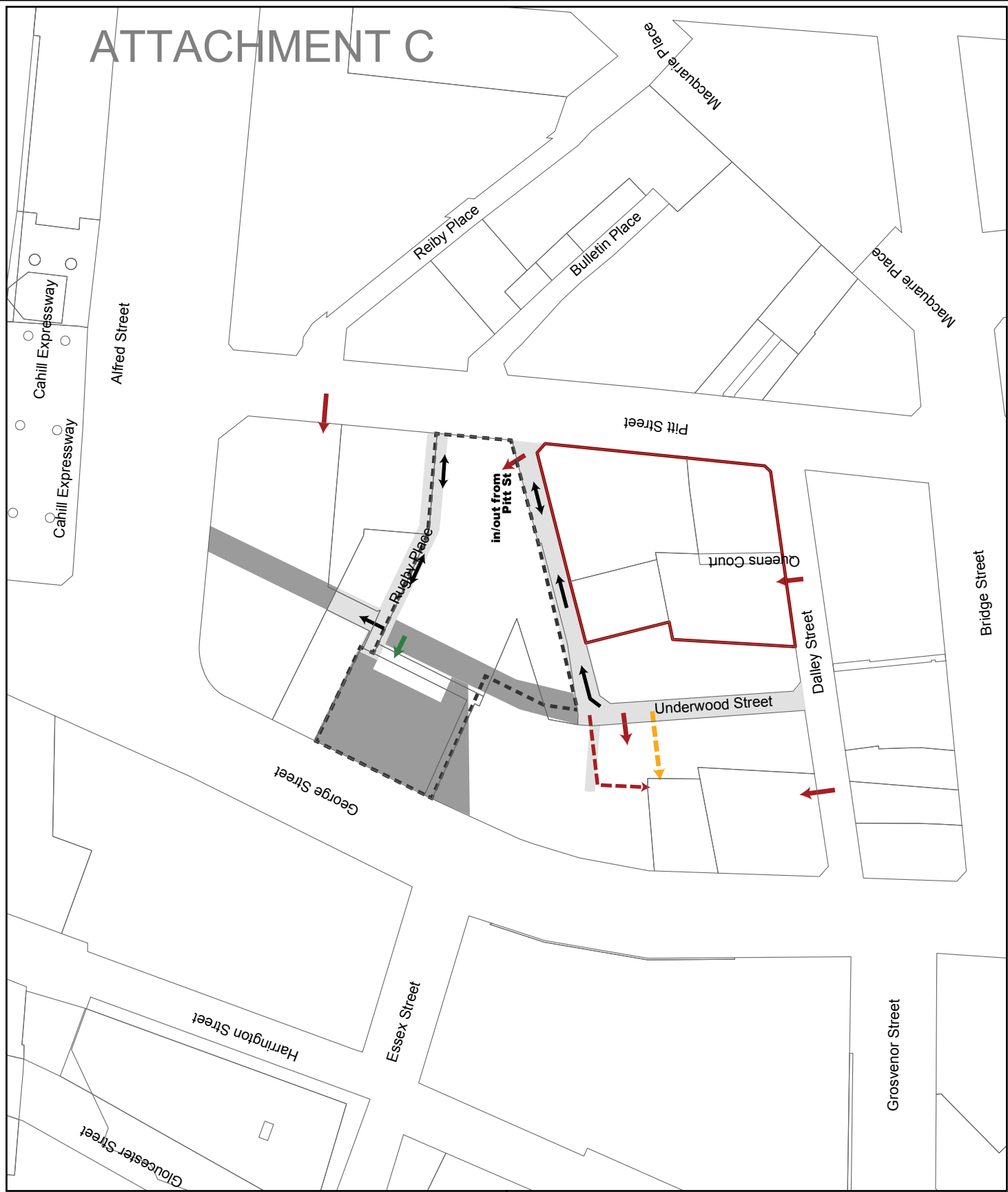
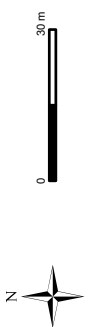
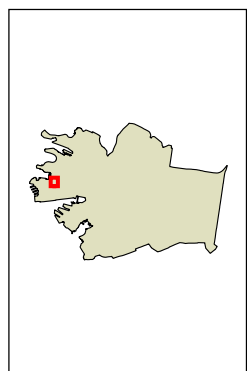


Figure 6.15A

APDG Site - Vehicular access plan (Option B)

- Legend**
- Preferred vehicular access location
 - Short term access location
 - Preferred long term access location
 - Access to end trip facility (bike hub)
 - Traffic circulation direction
 - No vehicular access
 - Publicly accessible space/street/lanes
 - Shared basement/servicing
 - Land subject to a separate planning proposal



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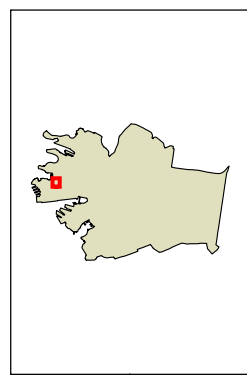


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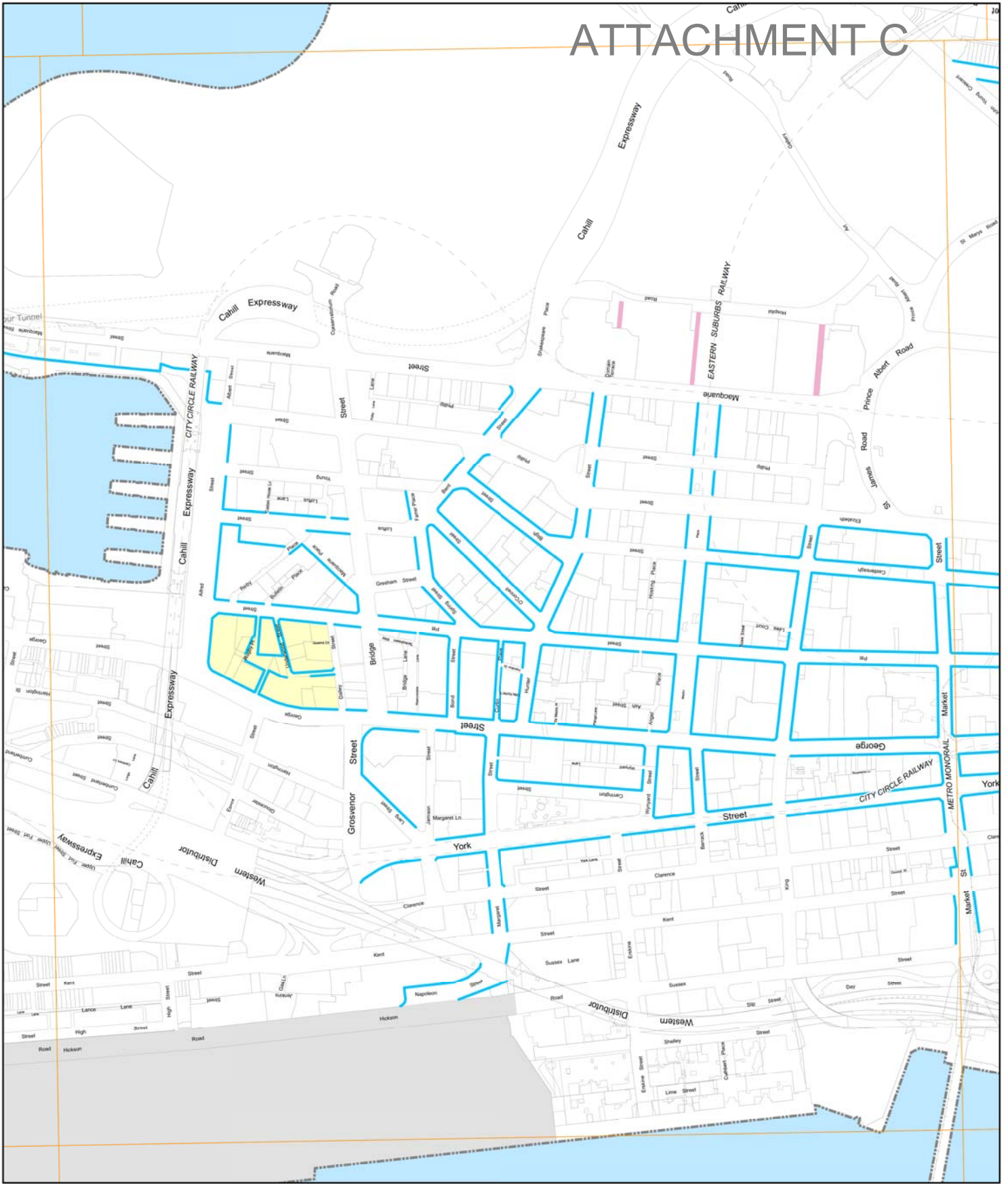
Figure 6.16A

APDG Site - Design Excellence (Option B)

- Legend**
- Area A
 - Area B



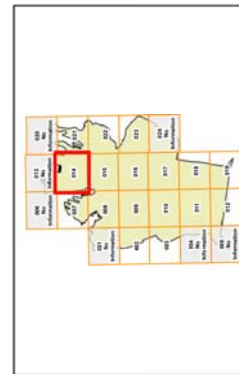
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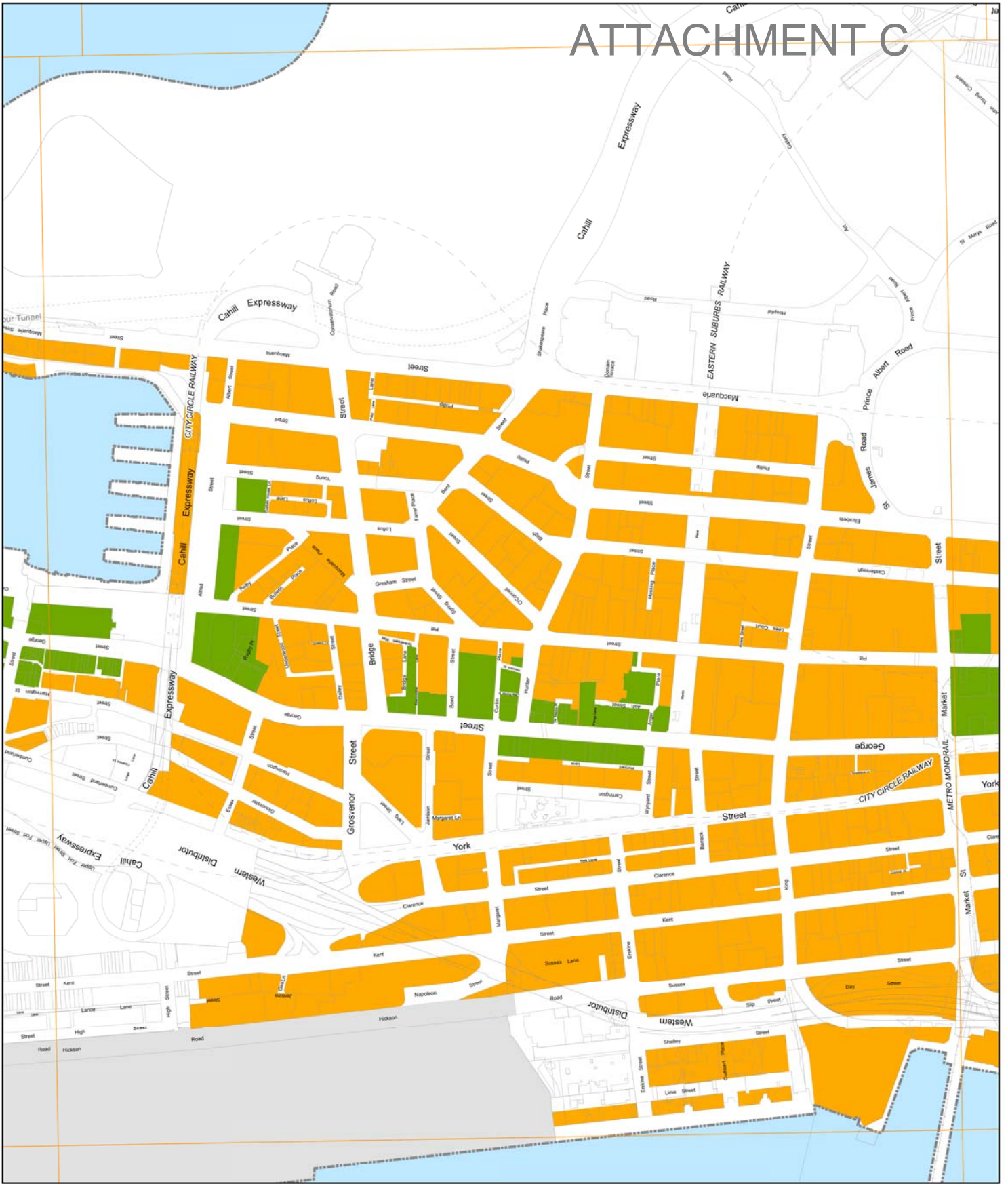
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Active frontages map Sheet 014

- Legend**
- Active frontages
 - Proposed lane
 - Proposed streets
 - Land excluded from this DCP
 - Refer to clause 6.1.5.5 of this DCP



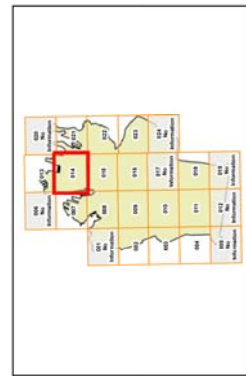
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Late night trading areas map Sheet 014

- Legend**
- City Living Areas
 - Late Night Management Areas
 - Local Centre Areas
 - Land excluded from this DCP



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