

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT CONTROL
PLAN 2012 – GAZCORP SITE AMENDMENT**

DATED AUGUST 2016

Draft Sydney Development Control Plan 2012

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Gazcorp Site Amendment



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The purpose of this Development Control Plan

The purpose of this plan is to amend Sydney Development Control Plan 2012 to provide a series of objectives and provisions to inform future development on 296-298 Botany Road and 284 Wyndham Street, Alexandria.

Citation

This plan may be referred to as *Sydney Development Control Plan 2012 – Gazcorp Site, Alexandria*.

Land covered by this plan

This plan applies to land identified as 296-298 Botany Road and 284 Wyndham Street, Alexandria – which is Lot 1 in Deposited Plan 544953 and Lot 1 in Deposited Plan 708087 respectively.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 in the manner set out below.

Amendment to Section 6.3

Insert a new sub-section at the end of section 6.3 containing all text and figures shown below.

6.3.X 296-298 Botany Road and 284 Wyndham Street, Alexandria

The following section applies to 296-298 Botany Road and 284 Wyndham Street, Alexandria as shown in Figure 6.1 Specific Sites Map and 'Figure 6.XX: Location Plan'.

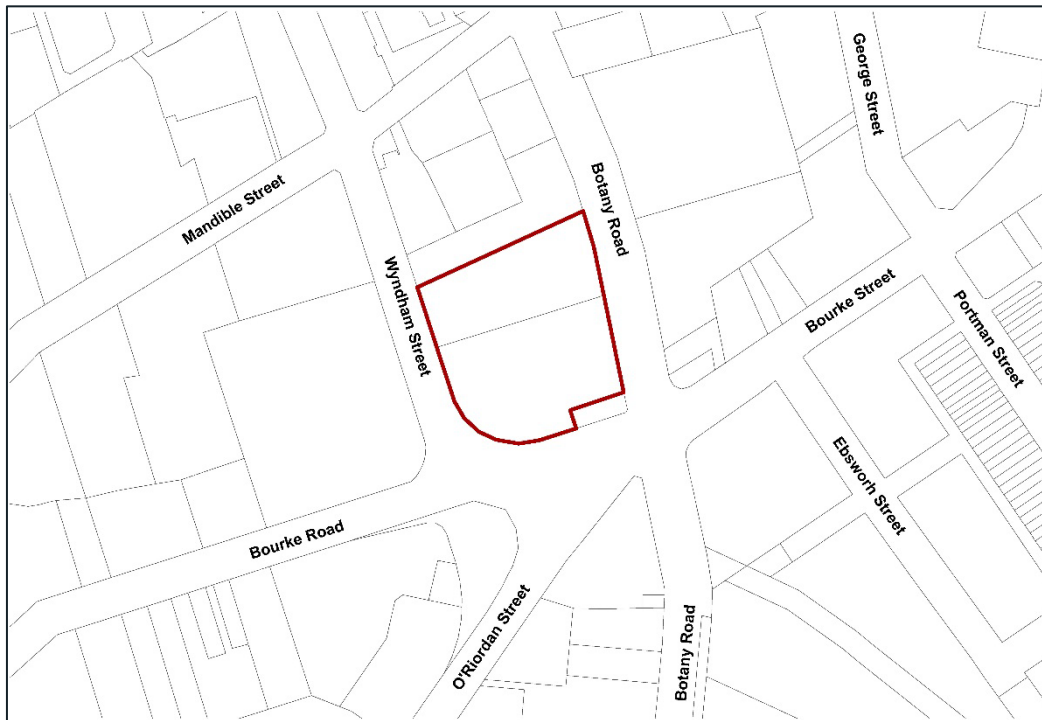


Figure 6.XX: Location Plan

Objectives

- (1) Promote redevelopment of the site comprising high quality residential buildings on top of a podium comprising non-residential uses including retail, commercial and childcare.
- (2) Ensure development is of an appropriate bulk and scale for its location at the interface of the Green Square Town Centre and the Waterloo Park locality.
- (3) Ensure development is of the highest quality and appropriate to its prominent and highly visible location directly adjacent to the Green Square Town Centre.
- (4) Define building envelopes which will provide sufficient flexibility for different designs to be explored and for development to achieve design excellence.
- (5) Provide a high level of amenity for future residents by maximising compliance with the Apartment Design Guide and any other relevant plans, guidelines or policies.

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- (6) Protect and improve public domain amenity by:
 - (a) increasing street level activation on Wyndham Street, Bourke Street and Botany Road;
 - (b) providing widened areas of footpath for pedestrian circulation;
 - (c) retaining street trees for shade and shelter; and
 - (d) enhancing pedestrian comfort through managing the potential for wind impacts, particularly on Wyndham Street.
- (7) Protect and enhance the amenity of the Green Square Plaza by minimising any overshadowing caused by any part of the development including plant, lift overruns or roof features.
- (8) Ensure a high level of amenity and safety in both the through-site pedestrian connection and the outdoor area of the childcare centre by mitigating wind, noise and air quality impacts.

Provisions

6.3.X.1 Built form and design

- (1) Building heights are to comply with 'Figure 6.XX – Height Principles.' In order to provide an appropriate transition in scale, taller residential towers are to be situated on the western and south-western part of the site. Development on the eastern part of the site, fronting Botany Road, is to be limited in height and provide a transition to the lower scale built form controls of the Waterloo Park locality.

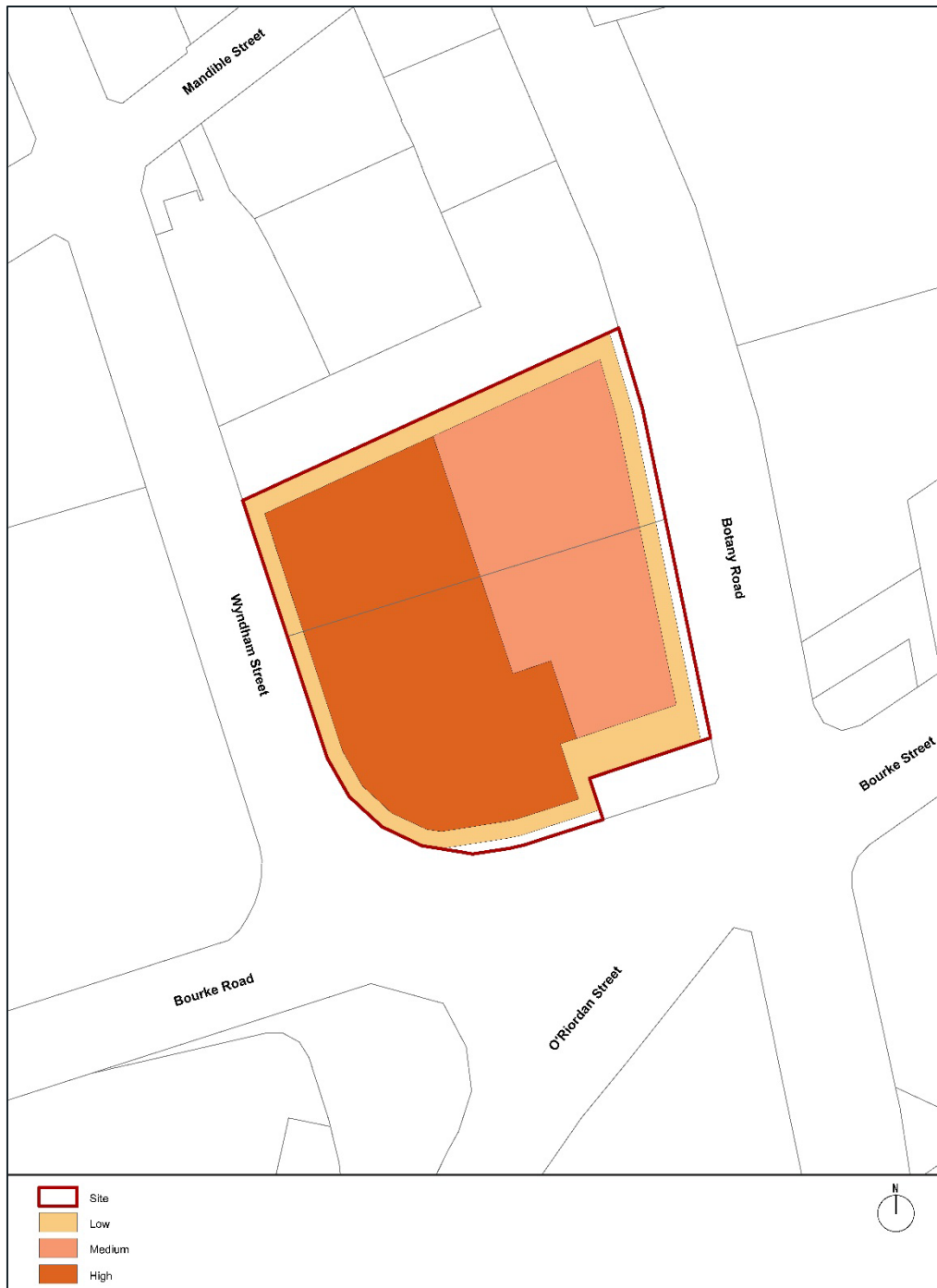


Figure 6.XX: Height Principles

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- (2) The final building design must be appropriately massed within the envelope shown in 'Figure 6.XX: Building Envelope South West' and 'Figure 6.XX: Building Envelope South East'. This represents the maximum permissible extent of built form.

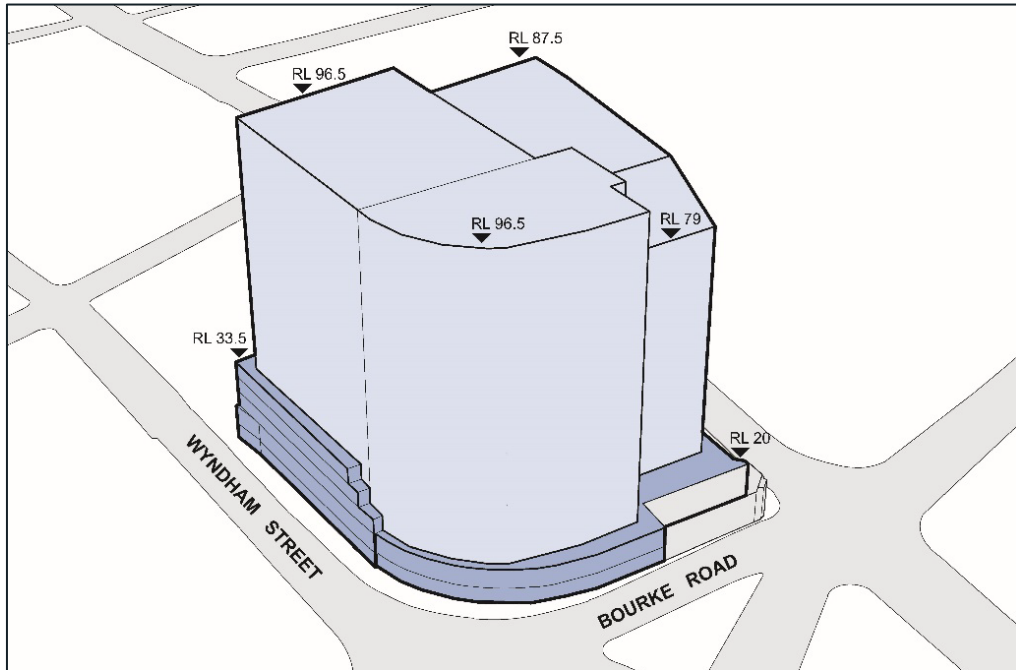


Figure 6.XX: Building Envelope South West

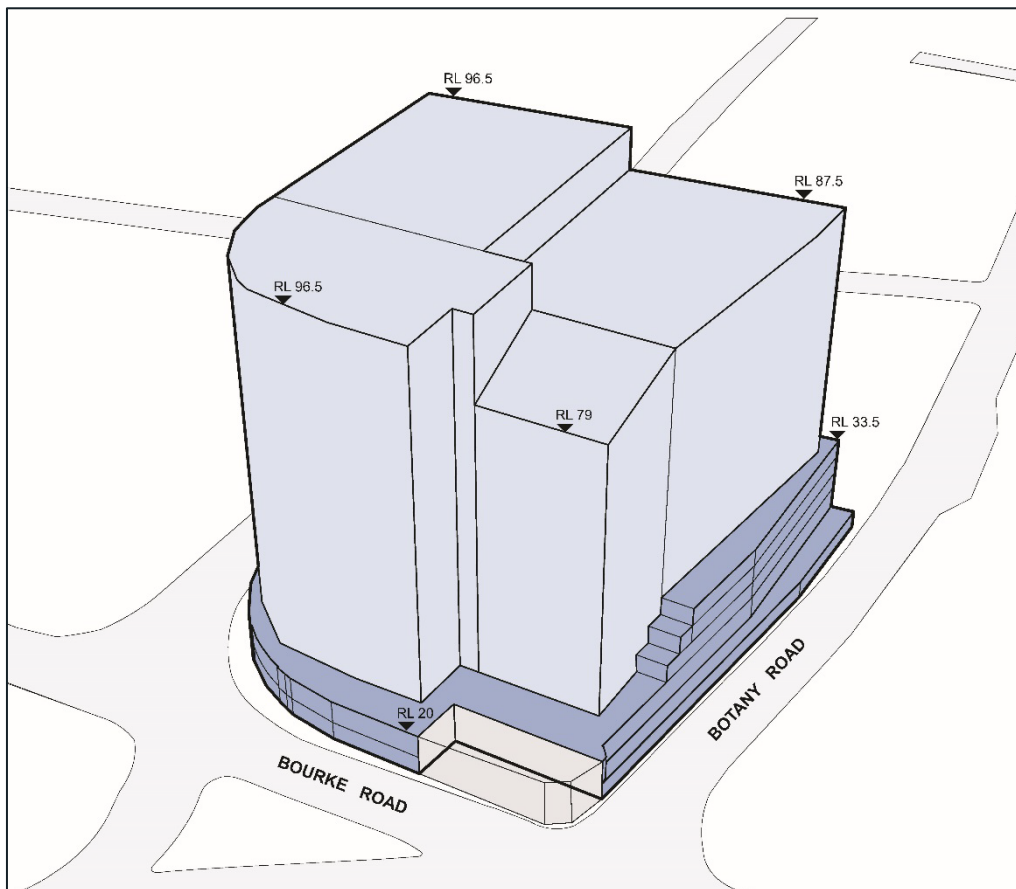


Figure 6.XX: Building Envelope South East

- (3) Sections through the maximum envelope are shown at 'Figure 6.XX: Section 1', 'Figure 6.XX: Section 2', 'Figure 6.XX: Section 3' and 'Figure 6.XX: Section 4'. The location of sections is shown at 'Figure 6.XX: Section Key'. Development must not exceed the maximum heights expressed in RLs in these sections.

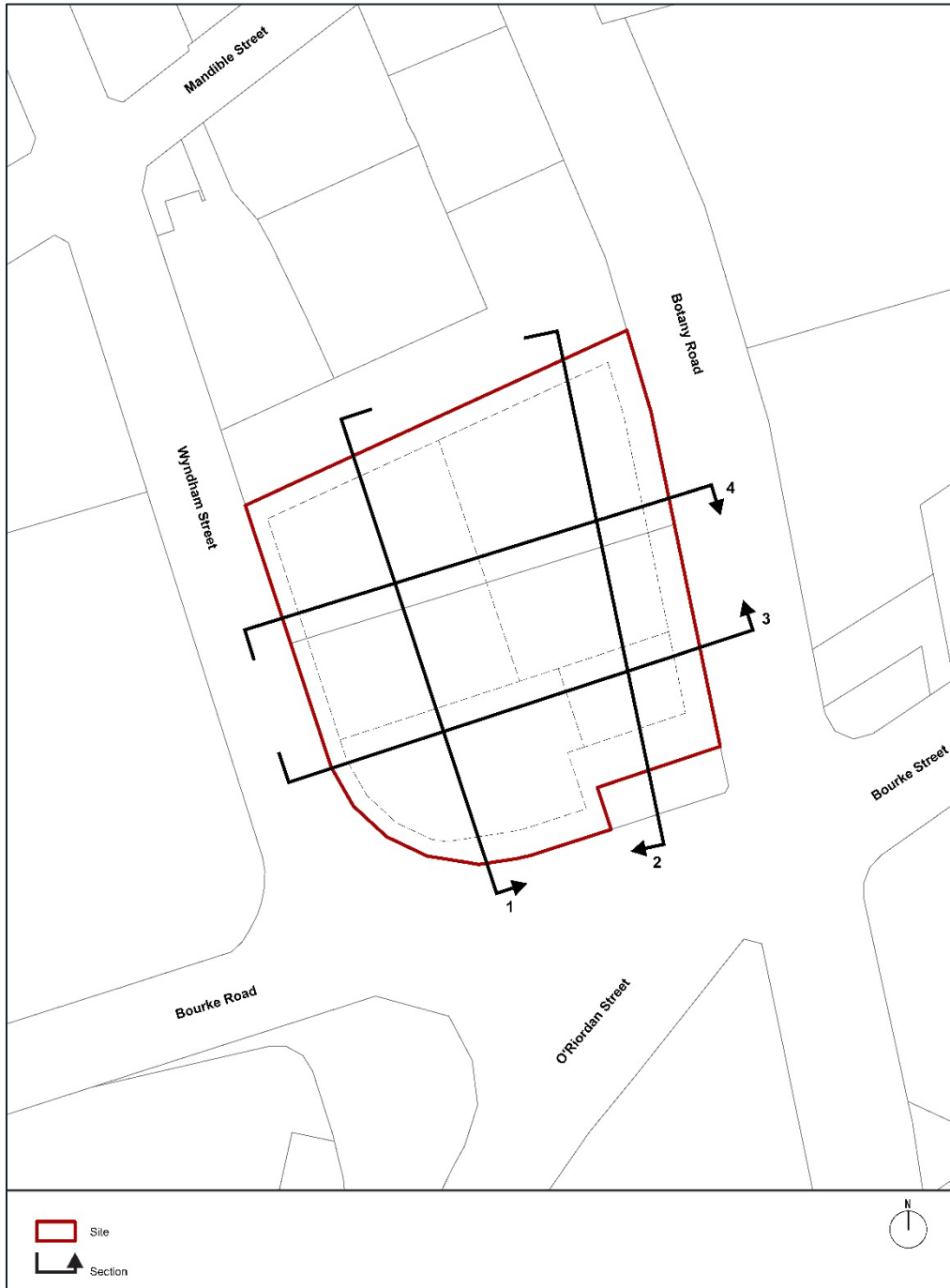


Figure 6.XX: Section Key

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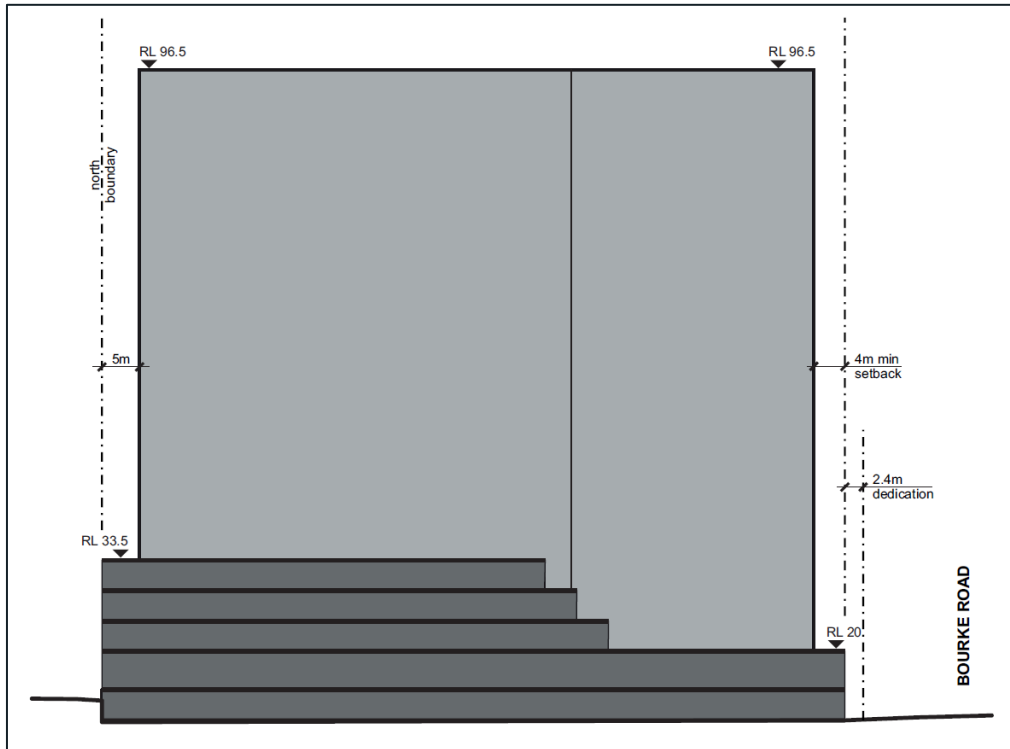


Figure 6.XX: Section 1

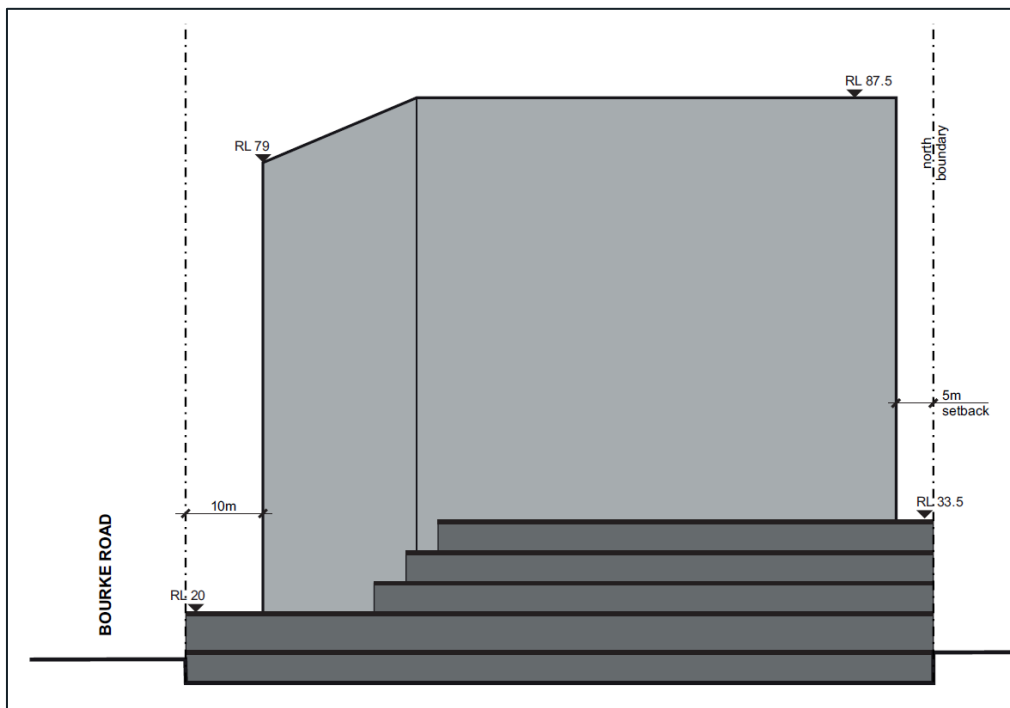


Figure 6.XX: Section 2

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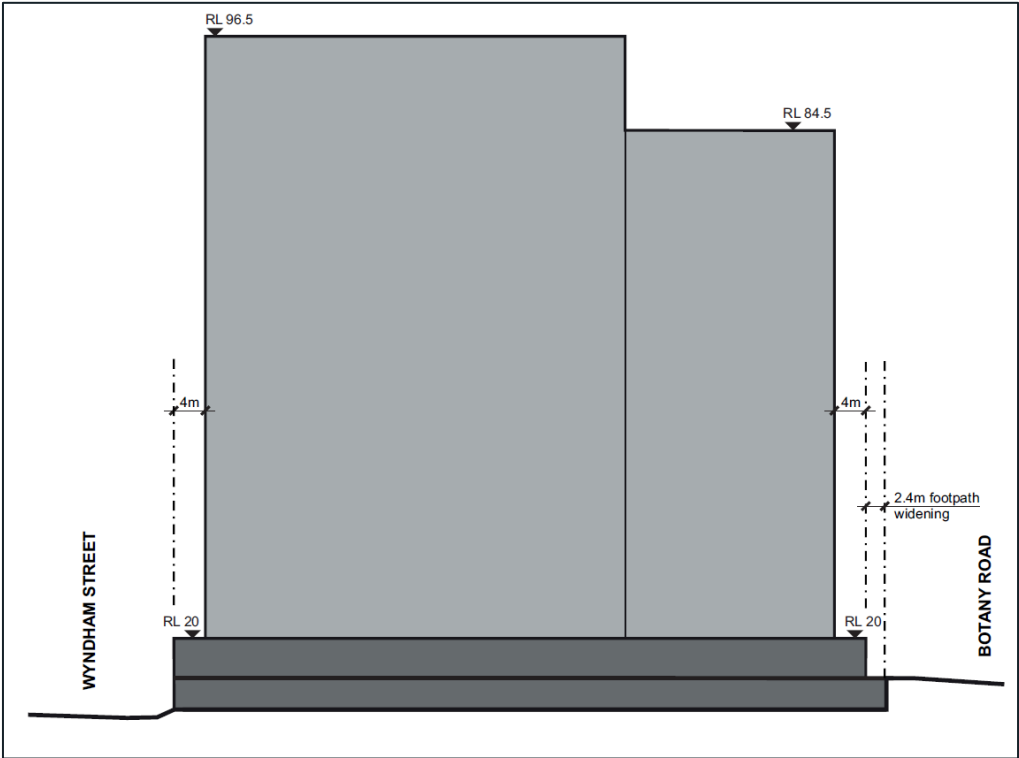


Figure 6.XX: Section 3

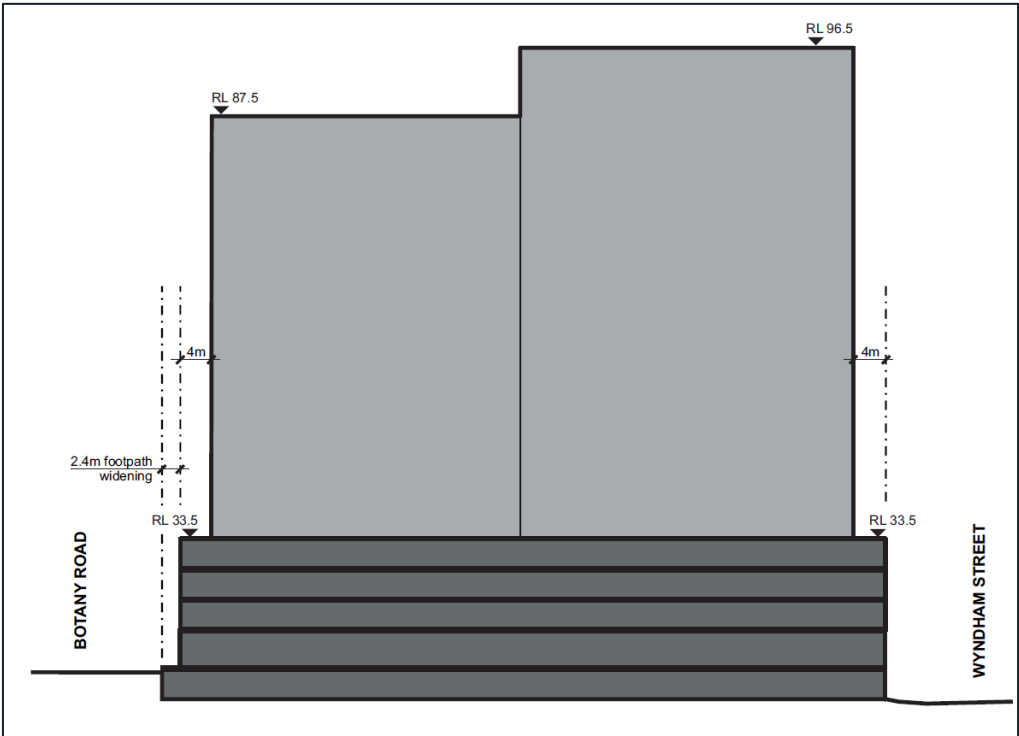


Figure 6.XX: Section 4

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- (4) Development must not exceed the maximum heights expressed in RLs in 'Figure 6.XX: Height and Setbacks'
- (5) Setbacks above the street wall height, as defined by the top of the podium, should be provided in accordance with 'Figure 6.XX: Height and Setbacks'.



Figure 6.XX: Height and Setbacks

- (6) The length and height of residential buildings is to be articulated to limit the overall mass and reduce the sense of scale from the public domain.

6.3.X.2 Lower level podium design

- (1) A widened footpath along Botany Road and Bourke Street is to be provided in accordance with Public Domain Setbacks Map Sheet 18 and 'Figure 6.xx: Public Domain Dedication' to provide additional space for pedestrian circulation. No underground carpark is to be located under these areas.



Figure 6.XX: Public Domain Dedication

- (2) The lower levels of the podium are to be designed to maximise pedestrian activation by avoiding blank walls and providing entrances to retail tenancies along all three street frontages.

- (3) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored which still seek to maximise activation and pedestrian activity.
- (4) All residential lobbies are to be accessed from the street. Sky lobbies are not permitted.
- (5) A through-site connection is to be provided from Botany Rd to Wyndham St in accordance with 'Figure 6.XX: Circulation' and is to be legible and direct. The visual connection through the link is to be maximised. The final alignment should be determined in consultation with the relevant NSW Government transport authority to connect as best as possible with future pedestrian crossings.
- (6) The through-site connection is to be designed so that the impacts of wind, wind-driven rain, noise, and air pollution are minimised through use of awnings, landscaping and materials as appropriate.

6.3.X.3 Upper level podium design

- (1) Any proposed childcare centre regardless of location in the podium is to be designed to comply with Section 4.4.4 of Sydney DCP 2012 and any other relevant guideline, policy or plan subsequently approved by Council.
- (2) Where above ground car parking is provided, it is to be screened with other uses and should not result in blank walls to the public domain. Above ground car parking is to be designed to be adaptable to other uses in the future.

6.3.X.4 Tower design

- (1) The siting, massing, orientation and detailed design of residential towers is to ensure maximum compliance with the objectives of the Apartment Design Guide and this site specific DCP.

6.3.X.5 Overshadowing

- (1) This provision should be read in conjunction with provision 3.1.3 (m) and 3.1.3 (n) and Figure 3.2 of Green Square Town Centre DCP 2012.
- (2) Development is not to result in any overshadowing of the consolidated areas of direct sunlight identified in Figure 3.2 of Green Square Town Centre DCP 2012.

6.3.X.6 Wind impact

- (1) Residential towers are to be setback from the podium edge in accordance with 'Figure 6.XX: Height and Setbacks'.
- (2) The siting, massing and orientation of residential towers are to be determined with regard to the resultant pedestrian level wind environment.
- (3) An awning is to be provided along the Wyndham Street frontage to disperse downwash flow and protect pedestrian comfort and safety.
- (4) A wind effect report based on wind tunnel testing and prepared by a suitably qualified engineer is to be submitted with a development application. It should analyse existing and new likely wind conditions created by proposed buildings,

provide design solutions and show how the development minimises the impact of wind on the public and private domain.

6.3.X.7 Access and circulation

- (1) Indicative vehicle access points are shown in 'Figure 6.XX: Circulation'.
- (2) Vehicle parking for retail and residential uses are to be separated and accessed via separate driveways.
- (3) Driveways are to be minimised. Pedestrian amenity and safety is to be considered in determining the final location, size and number of vehicle crossovers.



Figure 6.XX: Circulation

6.3.X.8 Design Excellence

- (1) A competitive design process is to be undertaken in accordance with Clause 6.21 of *Sydney Local Environmental Plan 2012*. The process must be carried out in accordance with a Design Excellence Strategy prepared in accordance with the requirements of the City of Sydney's *Competitive Design Policy* and approved by the consent authority.
- (2) Any additional floor space that results from a competitive design process must be accommodated within the proposed building envelope shown at Figures 6.XX and 6.XX.
- (3) Any additional floor space available in accordance with Clause 6.21(7) of *Sydney Local Environmental Plan 2012* is to be calculated on the portion of the development that is subject to the competitive design process.
- (4) Any additional floor space available in accordance with (3) is subject to all BASIX affected development on the site achieving the above-minimum BASIX score for energy set out in clause 6.XX of *Sydney Local Environmental Plan 2012*.

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Amendment to Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 296-298 Botany Road and 284 Wyndham Street, Alexandria

Amendments to Map Book in Sydney DCP 2012

Amend the following sheets in the Map Book of Sydney DCP 2012 to reflect the changes introduced in new sub-section 6.3.X 296-298 Botany Road and 284 Wyndham Street, Alexandria.

- Active Frontages Map – Sheet 17 and 18
- Building Height in Storeys Map – Sheet 17 and 18
- Building Setback and Alignment Map – Sheet 18 and 18
- Building Street Frontage Height in Storeys Map – Sheet 17 and 18
- Footpath, Awnings and Colonnades Map – Sheet 17 and 18
- Through Site Links Map – Sheet 17 and 18