

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012 –
4-6 BLIGH STREET, SYDNEY**

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 4-6 BLIGH STREET, SYDNEY

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 known as 4-6 Bligh Street when development is subject to Clause 6.X – Strategic floor space in Central Sydney of *Sydney Local Environmental Plan 2012* (SLEP2012).

Clause 6.X – Strategic floor space in Central Sydney of SLEP 2012 allows additional floor space for uses other than residential and serviced apartments. 4-6 Bligh Street is identified as a site to which the Clause applies.

This DCP amendment does not apply to development on the land to which [insert relevant clause – Strategic Floor Space in Central Sydney] does not apply.

2. Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 4-6 Bligh Street, Sydney*.

3. Land covered by this plan

This plan applies to the land identified as 4-6 Bligh Street, Sydney – which is Lot A Deposited Plan 184770, Lot 1 Deposited Plan 919932, Lot 1 Deposited Plan 134866, Lot 2 Deposited Plan 134866.

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] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 4-6 Bligh Street.

[2] Section 6.3 Specific site controls prepared as part of a Planning Proposal

At the end of this section insert new section 6.3.X and figures 6.XX to 6.XX as follows:

Section 6.3 4-6 Bligh Street, Sydney

The following objectives and provisions apply to 4-6 Bligh Street, Sydney – as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012 – Strategic Floor Space in Central Sydney* are implemented.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) To ensure that the building is of appropriate bulk and scale for its central Sydney location;
- (b) To create a high quality urban outcome by:
 - a. Maintaining daylight and sunlight in streets, lanes and public spaces
 - b. Managing the wind impacts of development on streets, lanes and other public spaces so that they are safe and comfortable for people
 - c. Ensuring the building podium responds appropriately to existing streetscape including nearby heritage buildings
 - d. Allowing comfortable air movements to disperse pollution and cool streets, lanes and public spaces
 - e. Ensure new development provides appropriate setbacks above the street frontage
 - f. Ensuring that occupants of the tall building have access to daylight and outlook by providing appropriate separation from surrounding buildings
 - g. Ensuring the tall building is designed to be seen as a unified composition from all sides – that it is designed to be seen “in the round”
- (c) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
- (d) To ensure that development exhibits design excellence and a high level of environmental performance
- (e) To ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads

Provisions

6.3.x.x Setbacks

- (1) Provide setbacks above the street-wall in accordance with Figure 6.X Setbacks Above the Street Frontage Height.

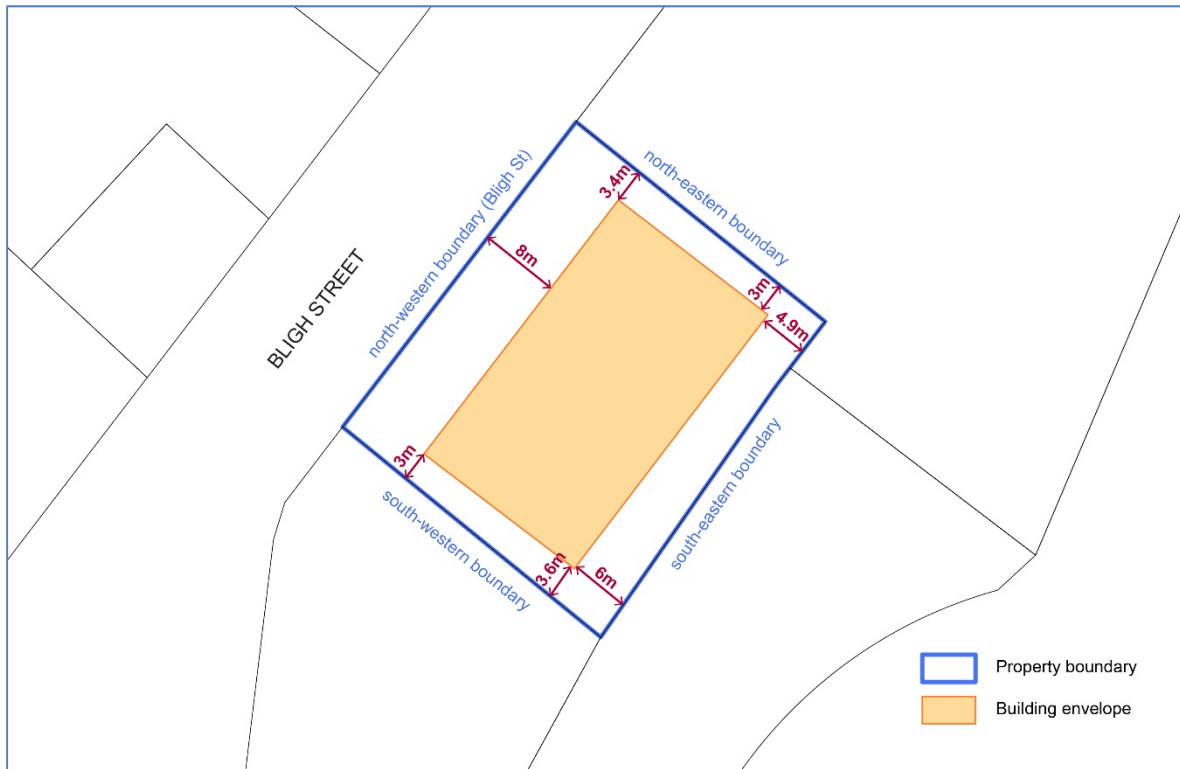


Figure 6.X Setbacks Above the Street Frontage Height

6.3.x.x Development Adjacent to Heritage Items

- (1) New development adjacent to a heritage item should respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage items.
- (2) Consideration must be given to the impact of adjacent development on the significance, setting, landmark values and ability to view and appreciate the heritage items from public places.

6.3.x.x Managing Wind Impacts

- (1) A quantitative wind effects report is to be submitted with a development application.
- (2) Development must not cause a wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking
- (3) Development must not worsen, by increasing spatial extent and/or frequency and/or speed, an existing wind speed that exceeds the Wind Safety Standard and the Wind Comfort Standard for Walking.
- (4) Development must take all reasonable steps to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.
- (5) For the purposes of complying with Section 6.3.x.x(2) and (3):

Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.

Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.

Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second for sitting; and 6 metres per second for standing.

6.3.x.x Parking and vehicular access

- (1) Ensure on site loading is usable and delivery and servicing needs do not impact use of footpath.

6.3.x.x Design Excellence Strategy

- (1) An invited architectural design competition is to be undertaken in accordance with clause 6.21 of *Sydney Local Environmental Plan 2012* and the *City of Sydney Competitive Design Policy*, for the entire site.
- (2) The competition is to involve no less than five competitors from a range of emerging, emerged and established architectural practices with no more than 50% of competitors from international practices.
- (3) Any additional floor space pursued for a building demonstrating design excellence under Clause 6.21(7)(b), is to be accommodated within the building envelope shown in Figure 6.x Indicative Building Envelope Massing.

6.3.x.x Sustainability

- (1) Buildings should be designed to meet 5.5 star NABERS Energy rating for the commercial component and 5 stars for the hotel component.
- (2) Buildings should be designed to meet a 4 star NABERS Water scores for both commercial and hotel components.

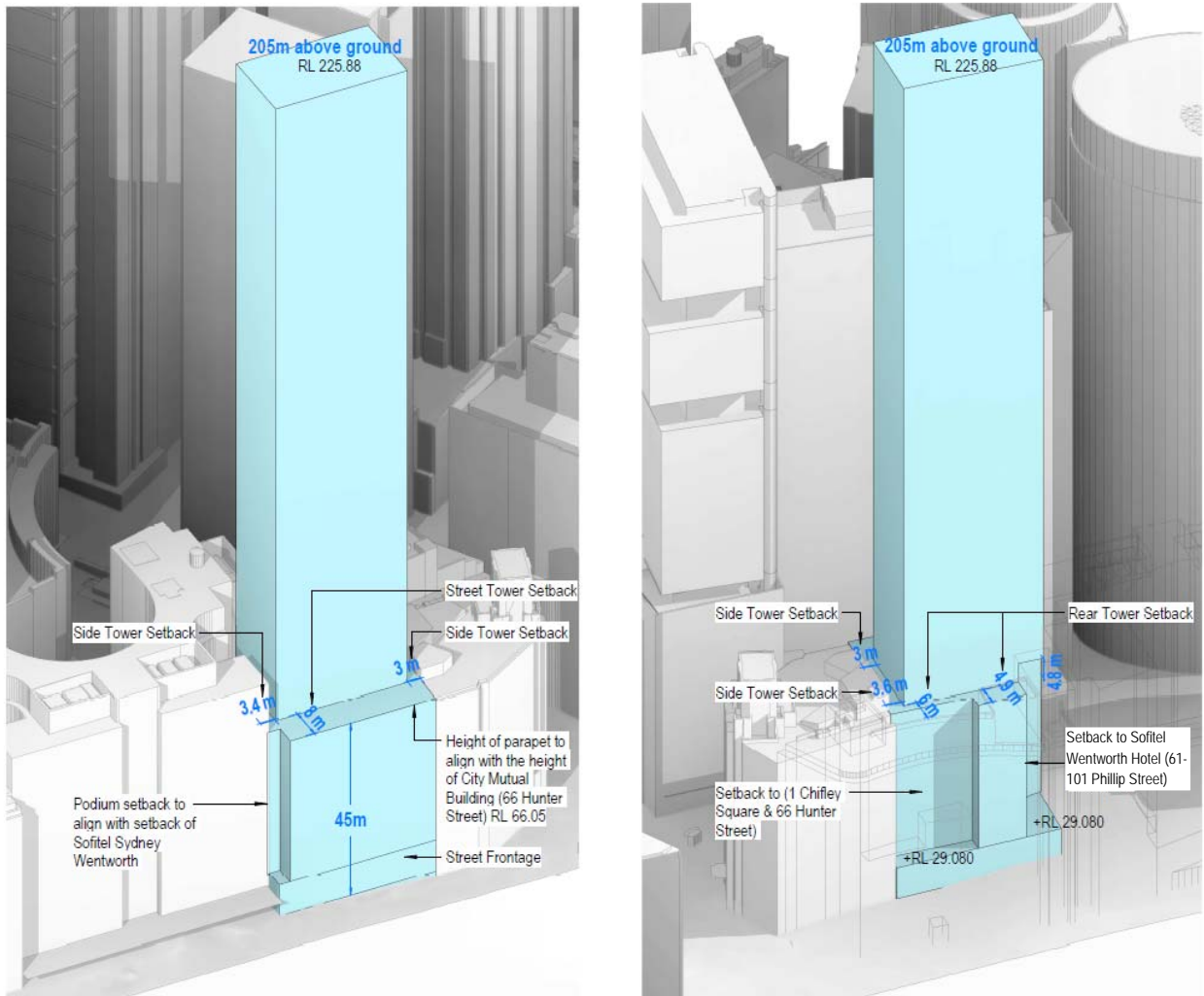


Figure 6.X Indicative Building Envelope Massing (Bligh Street frontage and rear)