

Attachment A7

Proposed Sydney DCP 2012 Amendments

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

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 6.6 The APDG Site Plan.

If a development proposal within the APDG site is subject to Clause 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 6.17 1 Alfred Street Site Development Control Envelope (Kerry Hill Architects Scheme), override similar provisions where there is inconsistency.

Clause 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 central 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 **and Development Block 5** under clause 6.25 of SLEP 2012 allows for another option.

In this DCP, Figures 6.7 to 6.17 apply to the development of Blocks 1, 2 or 3 and Figures 6.7A to 6.16A apply to the development of Block 4 **and Block 5 as relevant**.

Objectives

- (a) Provide detailed controls to satisfy the provisions of 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 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) Enable additional floor space for Block 5 where the development of the site provides office premises, business premises or retail premises.**
- (h) Encourage commercial uses at the southern end of the site.
- (i) Protect sunlight access to Australia Square.
- (j) Create opportunities for views to and from Circular Quay.

6.1.5 Local Infrastructure and Public Domain

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 block 5** 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 **and block 5**.
- (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 **and block 5.**
- (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 Figure 6.9 and Figure 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 Figure 6.9 and Figure 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 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 have a clear height up to the levels indicated on Figure 6.7 and Figure 6.7A Public domain plan.

6.1.5.3 New Square - Generally

- (1) Any new public plaza is to:
 - (a) be designed in a manner that minimises 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.

6.1.5.4 New Square – development of blocks 1 and 2

- (1) For development of blocks 1 and 2 introduce a publicly accessible square near the centre of the street block in the location shown on Figure 6.7 Public domain plan.
- (2) The new square is to:
 - (a) have a minimum area of 1,300sqm as shown outlined in red on Figure 6.9 Public Domain Principles plan;
 - (b) be defined by development and the convergence of new and existing lanes and through-site pedestrian links;

- (c) be visually activated with doors and windows fronting the square, creating views into circulation spaces and elevated gathering spaces; and
- (d) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of the square.

6.1.5.5 New Square – development of block 4

- (1) Public plazas are to be provided as shown generally on Figure 6.7A Public domain plan Option B.
- (2) The combined area of the public spaces 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:
 - (a) integrate laneways and plaza areas with existing and proposed ground floor uses; and
 - (b) integrate an interpretive element relating to the historical alignment of the Tank Stream on the eastern boundary of this plaza.

6.1.5.6 Active Frontages

- (1) For development of blocks 1, 2, and 3, active frontages are to be provided in the locations nominated on the Active frontages map.
- (2) For development of block 4 **and block 5**, active frontages are to be provided in the locations nominated generally on Figure 6.12A Active Frontages Option B.

6.1.5.7 Awnings

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

6.1.6 Built Form and Design

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 for blocks 1, 2 and 3 and in Figure 6.10A Alternative heights Option B for block 4 **and block 5**.
- (2) Encourage a variety of built form options within development blocks 1, 2, 3, **and 4 and 5**. The site area of each development block may increase with the addition of one or 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.

6.1.6.2 Street Frontage Height 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 Street frontage height for blocks 1, 2, and 3 and as shown on Figure 6.13A Street frontage height Option B for block 4 **and block 5**.

(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) 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 for blocks 1, 2, and 3 and on Figure 6.13A Street frontage height in metres Option B for block 4 **and block 5**.

(4) 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 **and block 5**.

(5) 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;

(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;

(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; **and**

(e) the south-eastern tower on block 5, 6m – 4m to Pitt Street and variable to other streets and lanes.

(6) 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 for blocks 1, 2 and 3 and with Figure 6.10A Alternative heights Option B for block 4 **and block 5**.

(2) Notwithstanding Figure 6.10 Alternative heights, a reduced building envelope for Block 1 may be permitted on the lot marked 'X' in Figure 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 6.10 Alternative heights.

(4) For blocks 1 and 2 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 6.10 Alternative heights 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 6.10A Alternative heights Option B.

(5A) For block 5 introduce a new commercial tower on the block as identified in Figure 6.10A Alternative heights Option B.

(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.

(11) For Block 5, the new commercial tower shall include an allowance for façade articulation equivalent to 1% of the building envelope established in Figure 6.10A Alternative heights Option B.

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 development application for Block 4:

- (a) An invited architectural design competition for a building on the land shown as Area A on Figure 6.16A Design Excellence Option B; and
- (b) The preparation of design alternatives on a competitive basis for a building on the land shown as Area B on Figure 6.16A 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 6.16A 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).

6.1.6.5 Design Excellence Strategy for Development Block 5

(1) The following competitive design processes must be completed before the lodgement of a stage 2 development application for Block 5:

(a) 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 Block 5 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) and Clause 6.25, is to be accommodated within the building envelope shown in Figure 6.10A Alternative Heights Option B.

6.1.7 Parking and Vehicular Access

- (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 **and block 5**.
- (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.

6.1.8 Sustainability for Block 5

- (1) Buildings should be designed to meet 6 star Greenstar rating.**
- (2) Buildings should be designed to meet 5.5 star NABERS Energy rating for the commercial component.**
- (3) Buildings should be designed to meet a 4 star NABERS Water scores for the commercial component.**
- (4) Development should achieve net-zero carbon, zero waste and water efficient outcomes.**