Attachment D

Draft Development Control Plan – Central Sydney (deletions struck-through and new additions shown in coloured text)

Sydney Development Control Plan 2012

Central Sydney Planning Strategy Amendment

City of Sydney, June 2016

DRAFT

SYDNEY DEVELOPMENT CONTROL PLAN 2012 – CENTRAL SYDNEY PLANNING REVIEW AMENDMENT

1. The purpose of the Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend the *Sydney Development Control Plan 2012* (SDCP2012), adopted by Council on 14 May 2012 and which came into effect on 14 December 2012.

The draft provisions progress key planning controls proposed in the City of Sydney's Central Sydney Planning Strategy (the Strategy). The provisions relate only to those matters to be contained in the SDCP2012, with supporting planning controls contained in the Central Sydney Planning Proposal which has been prepared concurrently with this DCP.

For a more complete understanding of the land use and planning controls being proposed for Central Sydney, this draft DCP should be read in conjunction with the Planning Proposal, the Strategy, its technical appendices and other supporting documentation.

The proposed provisions in this DCP constitute the initial phase of amendments to SDCP2012 and reflect the priority actions identified in the Strategy.

2. Citation

This amendment may be referred to as the *Sydney Development Control Plan 2012 – Central Sydney Planning Review Amendment*.

3. Land Covered by this Plan

This plan applies to land identified as 'Central Sydney' on the SLEP2012 Locality and Site Identification Map. This land is shown in pink in Figure I below.

DRAFT

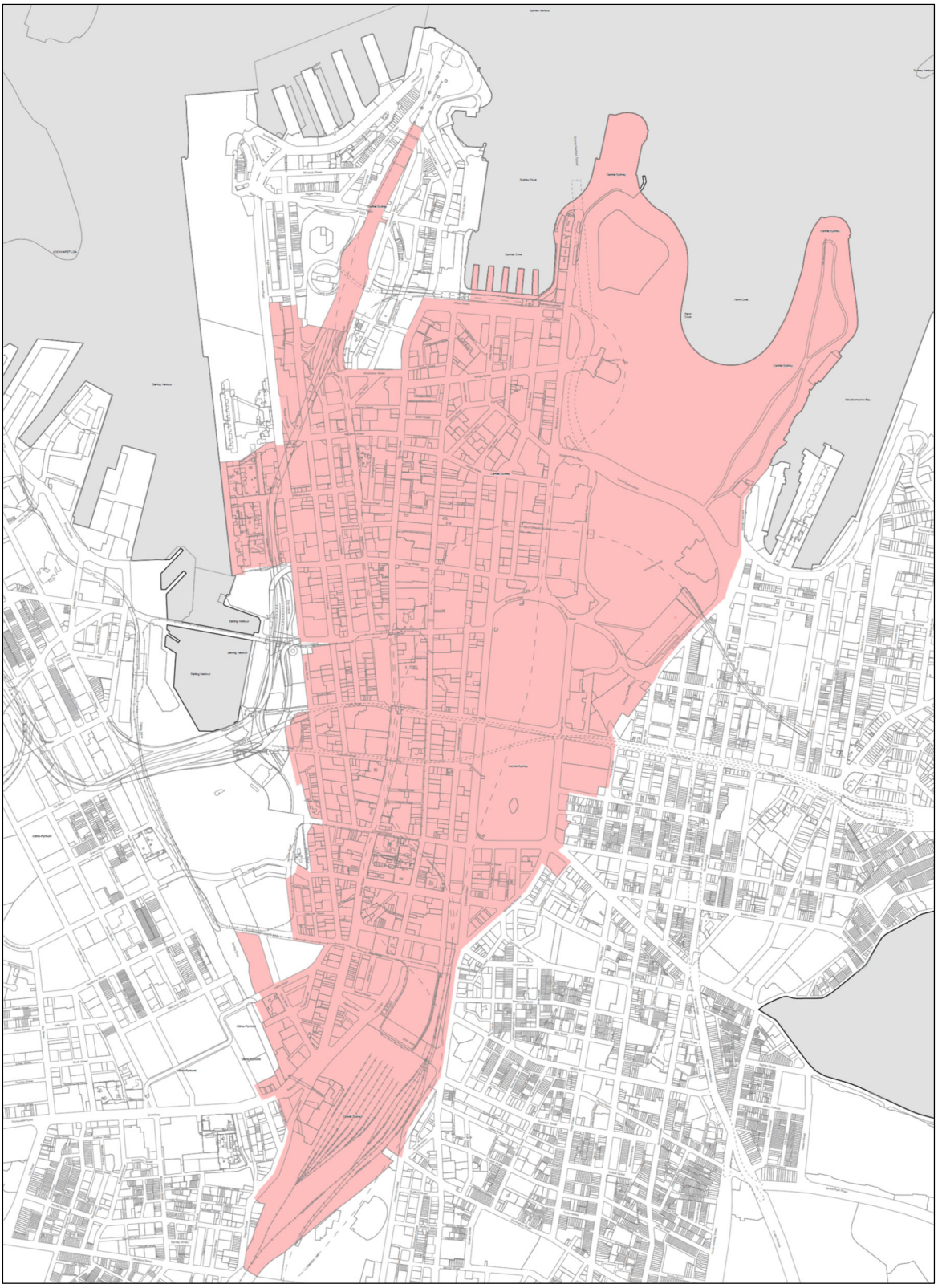


Figure I – Central Sydney Area

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] Glossary of Terms

Replace and include the following glossary of terms:

~~*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.~~

~~*Public Place* has the same meaning as in the Local Government Act and includes streets, lanes (i.e. narrow streets) and public open space.~~

- ~~*Side and Rear Podium Height and Setback* means no side or rear site boundary setback is required for podiums and:~~
- ~~buildings greater than 55 metres in height are to have side and rear podium heights equal to the same height as the closest Street Frontage Height; or~~
- ~~buildings less than or equal to 55 metres in height may have side and rear podium heights up to 55 metres.~~

~~*Street Frontage Height* means the vertical height above ground level of that part of the building closest to a Public Place and any other part of the building built to the site boundaries. Where multiple Sstreet frontage Frontage heights Heights apply each height extends to the centre of the site. Street Frontage Height is the development control that sets the desired street wall or podium height.~~

~~*Street Setback* means the setback from the site boundary of that part of the building closest to a public place and applies for any part of the building or building element above the Street Frontage Height (including for example architectural elements like horizontal or vertical fins).~~

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 Standard for Sitting in Parks 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 of 4 metres per second and applies to Public Places protected by Sun Access Planes and/or No Additional Overshadowing Controls.

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.

DRAFT

[2] Figure 2.1

Amend existing Figure 2.1: City locality areas map, inserting the following amended Special Character Area and locality boundaries:

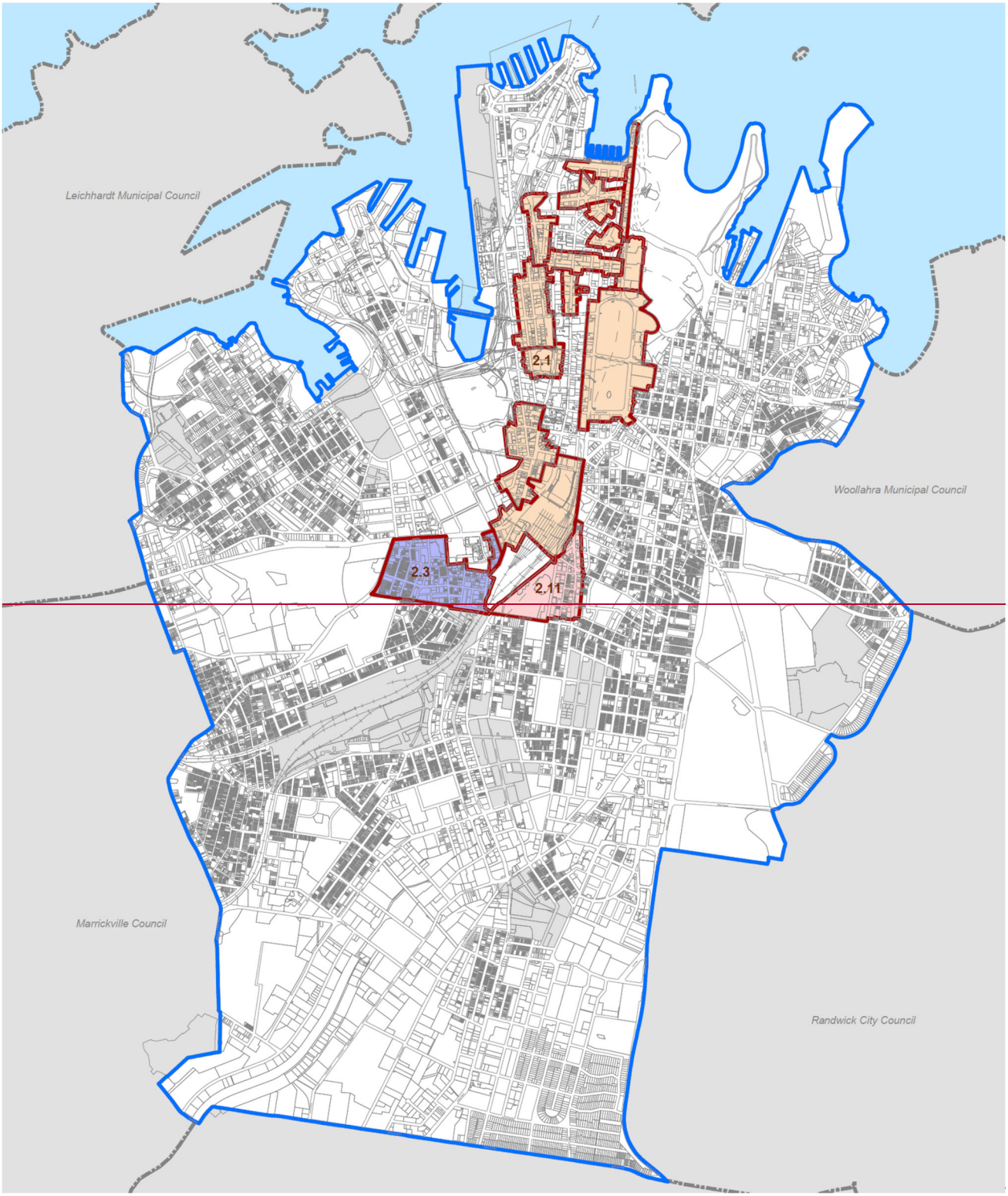


Figure 2.1: City locality areas map

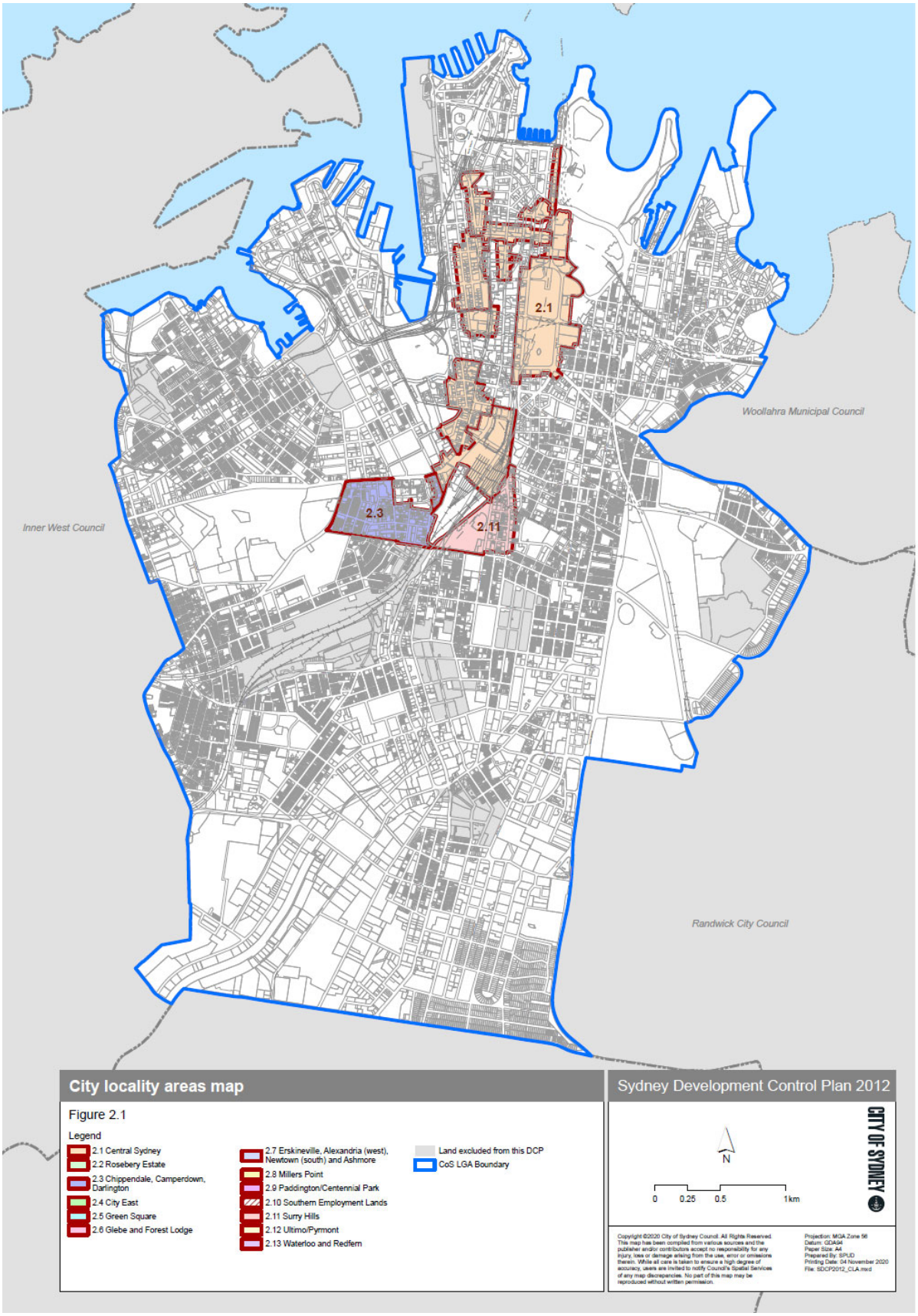


Figure 2.1: City locality areas map

[3] Section 2 – Locality Statements

Introduction

Amend Central Sydney introduction to Special Area Locality Statements as follows:

Special Character Areas nominated within Central Sydney are considered to be of significance and important to the identity and quality of Central Sydney and include some or all of the following characteristics:

- A character unmatched elsewhere in Central Sydney;
- A concentration of heritage items and streetscapes;
- A highly distinctive element in the public domain;
- A focus of public life with high cultural significance; and
- A widely acknowledged public identify.

Development within a Special Character Area must achieve and satisfy the outcomes expressed in the Special Character Area Locality Statements and be consistent with supporting Principles as well as the following objectives:

(a) retain and enhance the unique character of each Special Character Area;
(b) ensure development has regard to the fabric and character of each area in scale, proportion, street alignment, materials and finishes and reinforce distinctive attributes and qualities of built form;
(c) conserve and protect heritage items and their settings;
(d) maintain a high level of daylight access to streets, lanes, parks and other public domain spaces;
(e) encourage active street frontages to the public domain;
(f) conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.

The City maintains a database containing a Heritage Inventory Assessment Report for each Special Character Area which includes a description of the item or area, a Statement of Heritage Significance and Recommended Management provisions.

Heritage Inventory Assessment Reports are available by contacting the City or online through ~~the NSW~~ Heritage ~~Office~~ NSW at: www.heritage.nsw.gov.au.

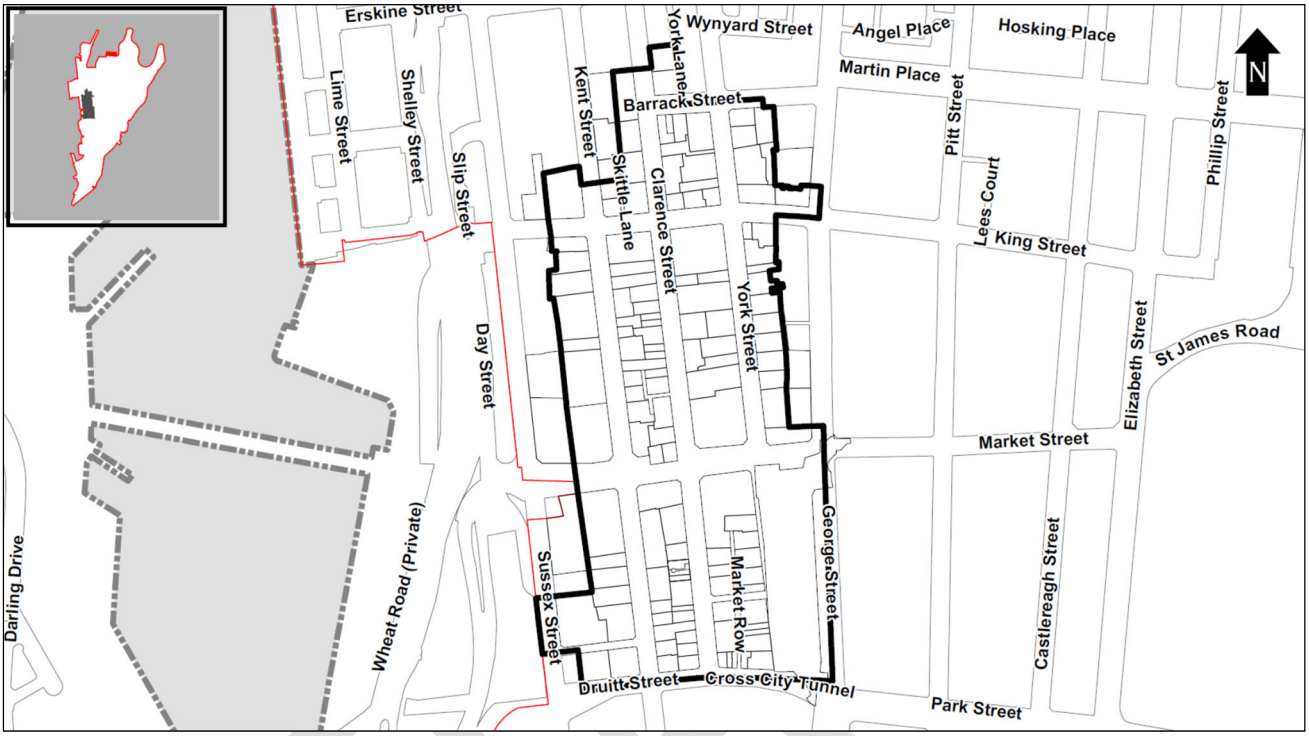
The Heritage Inventory Assessment Report will be considered by the consent authority as part of its assessment of development applications. The recommendations in the Report should form the basis of all applications for development.

DRAFT

Special Area Locality Statements

Replace Central Sydney Locality Statements, Principles and Maps from 2.1.1 to 2.1.13, and Maps for 2.3.1 and 2.11.1 as follows:

2.1.1 York Street Special Character Area including Clarence Street and Kent Street



Locality Statement

York Street and the streets and lanes surrounding it contain evidence of one of the early warehousing areas in Sydney that developed due to its proximity to Darling Harbour and the City Markets. The area is characterised by nineteenth and early twentieth century warehouse development interspersed with a hotels that flourished in association with the wharves as well as a number of banks. The warehouse stock generally comprises masonry buildings, 3-8 stories in height, and robustly articulated. The architectural emphasis of the buildings located at street intersections are a distinctive characteristic of this area. The network of lanes, internal cartways and courtyards, uniform block pattern with narrow frontages and west-east transport links represent the progressive development of the area, past and present commercial and retail character.

Barrack Street, at the northern end of the area, is one of the finest urban places in Sydney being defined on all four sides, for the most part, by heritage items of exceptional quality.

With the completion of the Sydney Harbour Bridge in 1932, York Street became the main arterial road into the City Centre. Its character altered as higher scale development incorporating retail and commercial office uses was constructed on key street corners, such as the Grace building, ACA House and Asbestos House. In the post WWII period, the value of the warehouse stock diminished as the shipping trade at Darling Harbour declined, whilst the land value and the need for commercial office space increased. As a result, a considerable number of warehouses were either demolished or their facades retained as podiums to high rise development, changing the skyline of the area. From the 1970s, the character of the area has continued to be altered through major elevated

freeway and motorway construction at its western edge, severing pedestrian and visual links with Darling Harbour.

The Queen Victoria Building is evidence of early markets in the area, the first on the site established by Governor Macquarie. Its conversion to retail arcade in the early 1980s was amongst the first large scale adaptive re uses and conservation programmes in Australia representing a shift in public sentiment. The building forms an important pedestrian link, both at ground level and underground. Its grand scale and rare composition of dominant domes define many views and terminate vistas within the area, such as from Mullins Street. Together with St Andrews Cathedral and Sydney Town Hall, it remains a major landmark in the City Centre despite surrounding high scale tower development. Bicentennial Plaza is an important urban space that complements its landmark surrounds and provide an expansion of vistas to these key buildings.

There are also important key east west views through the area between the City and Darling Harbour and the Pyrmont ridge beyond, as well as many significant vistas such as southwards along York Street, which is terminated by the Town Hall, and eastwards along Barrack Street is terminated by the former General Post Office.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.

(b) Maintain and reinforce the urban character and scale of the area by requiring development to:
  (i) Have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale and form of heritage items.
  (ii) Respond to the historic warehouse and commercial typologies and materiality in the area.
  (iii) Ensure new development is designed and sited to enhance the views and settings of heritage items within the area.
  (iv) Maintain and enhance the historic fine grain subdivision pattern.
  (v) In Barrack Street, ensure new development is limited in height to the prevailing height of buildings, and enhances solar access to the public domain.

(c) Conserve and enhance the heritage significance of warehouses and associated cartways and courtyards and ensure solar access to courtyards is maintained and enhanced in the design of new development.

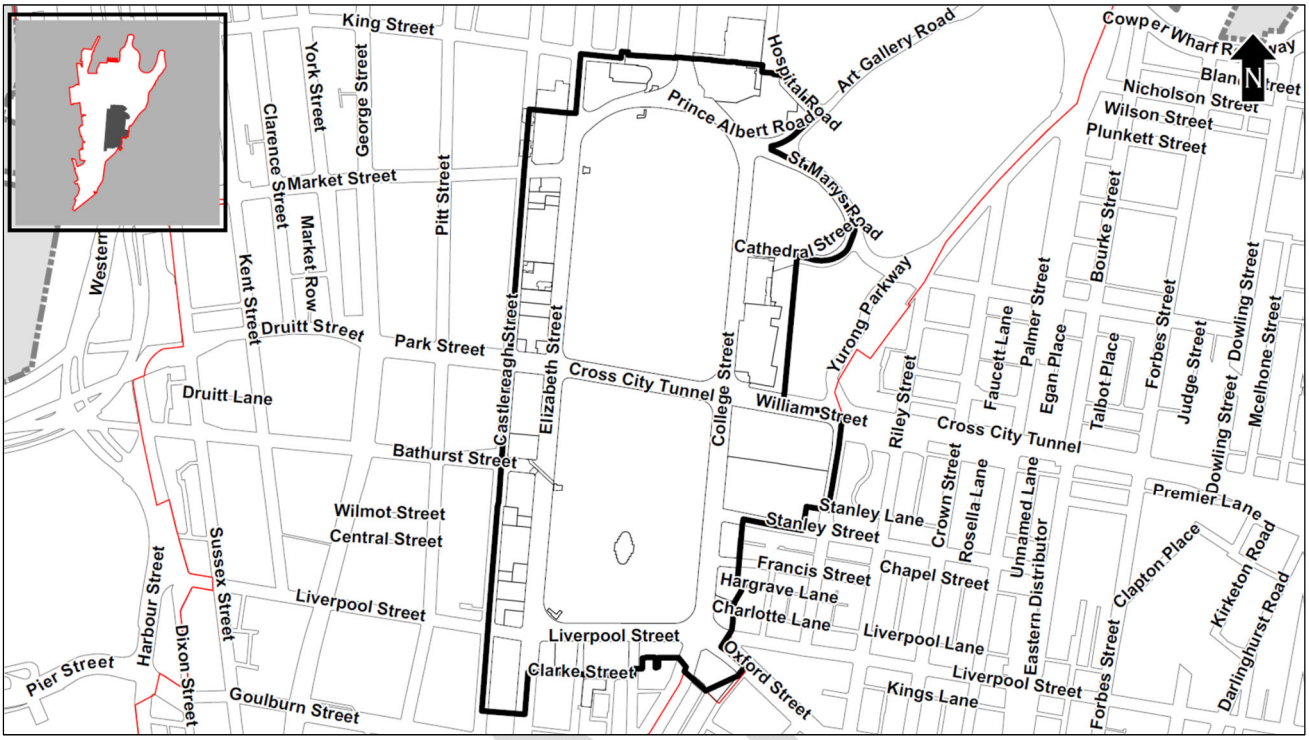
(d) Conserve and enhance the historic pattern of streets and lanes, and encourage fine grain pedestrian permeability through the longer street blocks. Conserve early sandstone and woodblock street pavements that is known to survive within the area beneath later pavements.

(e) Enhance the character of the lanes by protecting solar access, and encourage active uses, where compatible with the significance of aligning buildings. Ensure development provides appropriate street wall heights and high quality designed active frontages.

(f) Conserve and enhance existing significant views between the area and Darling Harbour and Pyrmont, higher level views north to the Harbour Bridge and the significant vistas terminated by the QVB building, Sydney Town Hall, and the General Post Office building beyond the area.

(g) Maintain and enhance the visual relationship between Darling Harbour and heritage items historically associated with the maritime and trading functions.

2.1.2 College Street/Hyde Park Special Character Area



Locality Statement

College Street and Hyde Park form a precinct, which clearly separates the City from the residential areas to the east, forms part of the green eastern edge and frames an important gateway to the City.

Hyde Park has two distinct edges: the north and east, flanking College Street and St James Road, comprise important institutional free-standing sandstone buildings and significant public open spaces including Queens Square, which is one of the earliest examples of formal urban design in Central Sydney. The west and south edges consist of commercial development of larger scale with strong street alignment, creating a greater sense of enclosure to Hyde Park.

The northern edge is aligned by Hyde Park Barracks, a place of world significance, St James Church and the Supreme Court complex represent the work of Australia's first government 'Civil Architect', Francis Greenway, with additions to the Court by subsequent Colonial Architects. To these East, the Registrar General's building, St Mary's Cathedral, the Australian Museum and Sydney Boys Grammar School form a fine collection of sandstone buildings set in grounds creating a sense of openness and affording views to the Domain, Cook and Phillip Park and beyond to Woolloomooloo and the Darlinghurst ridge.

Hyde Park is of national significance as the oldest public park in Sydney being in continuous use since 1788, although not proclaimed for public recreation until 1810 by Governor Macquarie. Its current formal plan, dating from the 1920s, demonstrates the application of City Beautiful principles. The Park contains significant monuments, fountains and memorials including the ANZAC War Memorial, the Archibald Fountain and Sandringham Gardens. The monuments and sculptures in Hyde Park not only create a visually interesting outdoor gallery, but bring with them important associations with artists and designers. The Park is a place of both quiet solitude and ongoing

public recreation and major events, parades and celebrations that have continue to be held there since the park's inception.

The 2006 Hyde Park Plan of Management and Masterplan are the principle guiding documents for Hyde Park. The documents establish the range of acceptable uses, activities and management practices to reflect contemporary needs. The plan is supported by a range of other studies, policies, plans and strategies.

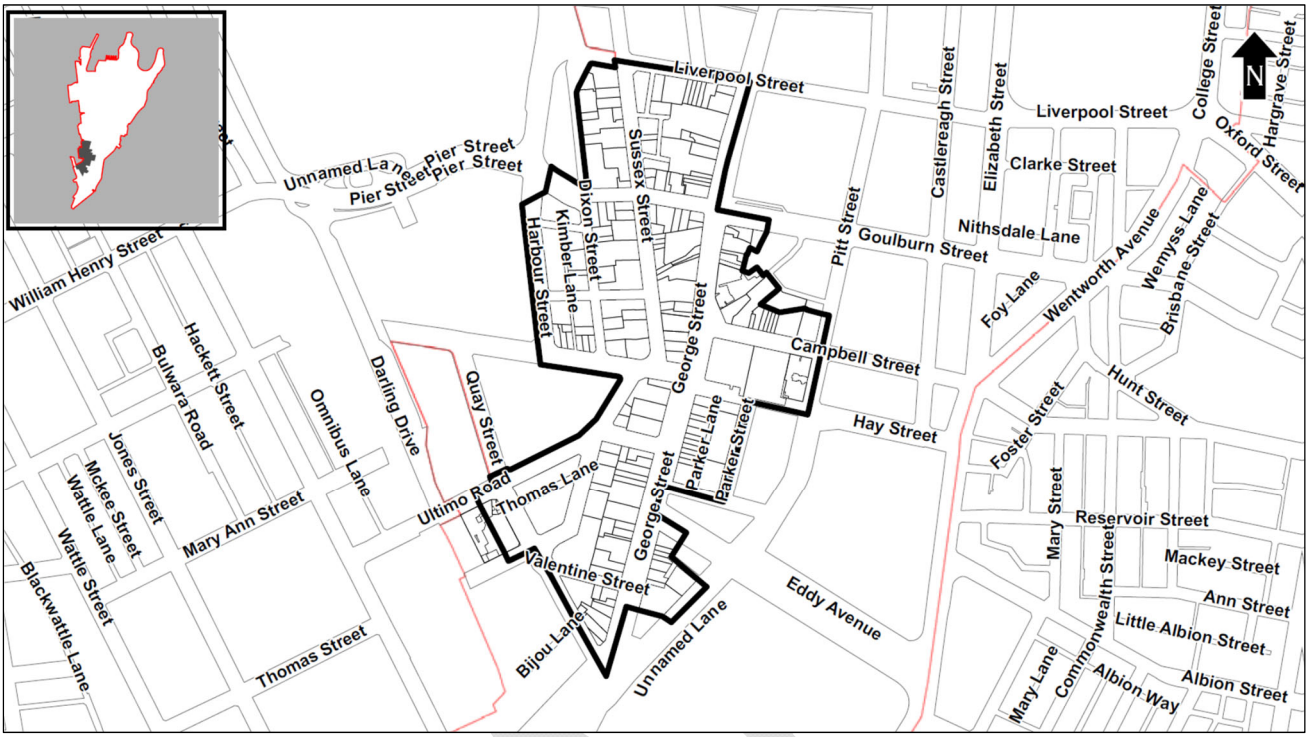
Significant archaeology is known to remain within the area.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.
(b) Recognise the institutional area east of College Street as one of Sydney's pre-eminent public areas characterised by a concentration of heritage items which house activities of state and national significance.
(c) Reinforce the urban character and scale of College Street by requiring new development to be integrated with the form of existing buildings and limiting the height of new buildings to the established prevailing height, and to maintain the sense of openness east of Hyde Park.
(d) Enhance and reinforce the precinct's role as a major gateway to the City from the east, particularly from William Street to Park Street, by ensuring that development does not adversely affect the views when approaching the City.
(e) Maintain and strengthen the sense of enclosure provided by the buildings to the west and south of Hyde Park, by requiring new buildings to be built to street alignment, to have street frontage heights consistent with the existing development and to have adequate setbacks above those street frontage heights.
(f) Ensure the visual relationship between Hyde Park Barracks and St James Church through Queen's Square remains unimpeded.
(g) Maintain and enhance views to and through the Park and along College Street to landmark buildings such as St Mary's Cathedral.
(h) Maintain and enhance the role of the precinct as a major recreational open space for Sydney's workers and residents.
(i) Protect and enhance solar access to Hyde Park, Cook and Phillip Park, Queen's Square and to the grounds of heritage listed buildings and other open spaces in this Special Character Area.
(j) Ensure the visual relationship between Hyde Park Barracks and St James Church remains unimpeded.
(k) Maintain and enhance visual connectivity and pedestrian permeability from Hyde Park through to the Domain and Cook and Phillip Park.
(l) Conserve significant tree plantings, grounds, walls, fences and significant archaeological resources.
(m) Promote an understanding of the historical and symbolic value of the area through interpretation.

DRAFT

2.1.3 Haymarket/Chinatown Special Character Area



Locality Statement

The remaining market buildings, stores, warehouses and service laneways in Haymarket, along with the name of the area itself, is evidence of its historic role as markets and its proximity to the port of Darling Harbour. The area offers evidence of its development following the establishment of Central Station in 1906 and the subsequent decline and resurgence of the area since the markets moved from the City Centre. Despite these changes, the area retains a “market” atmosphere, characterised by street level shops, a diversity of commercial, hotel and specialised service uses and a vibrant street life with a diverse social and ethnic mix.

As an area somewhat removed from the City Centre, it retains fine grained subdivision patterns, narrow frontages, informal public spaces and generally low building heights. The consistent low street wall, and the absence of the tower form, creates a pleasant microclimate at street level, which is well sunlit and protected from winds.

The heritage buildings, in particular those at the intersections of George, Hay and Sussex Streets, including the Haymarket Chambers, Capitol Theatre, Palace Hotel, the Corporation Building, Bank of China building, Westpac Bank Building and former Burlington Hotel building, form a significant historic precinct of Victorian and Edwardian buildings of consistent character and scale, reflecting the period's growth and prosperity in relation to the markets, the railway terminus and nearby large scale retail centres such as Anthony Hordern and Company. Modest in scale, homogenous in alignment and lovely in detailing, these buildings make a precinct of considerable township quality.

The surviving former market buildings or building facades at the southern part of the area, including the Market City and UTS Business School at Quay St which fall outside City of Sydney planning area, demonstrate the cluster of the later Municipal Markets built by the City Council. They were part of the city’s economy. They help define the market character of the local area.

Sustainable Sydney 2030 identifies Haymarket as one of 10 Village Centres which have been identified as a focus for the City's village communities with services and retail to generate activity into each area.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.

(b) Retain and enhance the urban character and scale of the Haymarket locality by requiring new buildings to:
  (i) maintain a commercial use at lower levels on the street frontage;
  (ii) be built to the street alignment;
  (iii) have street frontage heights consistent with the prevailing form of heritage items in this Special Character Area; and
  (iv) have building setbacks above those street frontage heights.

(c) Maintain a high level of daylight access to the street by restricting building height and bulk.

(d) Maintain and reinforce permeability within the area and the intricacy of the urban fabric by retaining the existing significant lanes, original street pattern, special corner treatment, small allotments and narrow frontages, and encouraging through site links.

(e) Reinforce the distinct topography of the area by maintaining the layering of development when viewed from Darling Harbour with the City's higher buildings in the background.

(f) Conserve historically significant corner buildings and maintain low building heights and streetscape symmetry at street intersections.

(g) New development is to maintain and enhance vistas within the area to Darling Harbour and former market buildings.

(h) New development is to maintain and enhance vistas along Valentine Street and George Street to Christ Church Saint Lawrence at 814A George Street and maintain vistas towards the clock tower of Central Station.

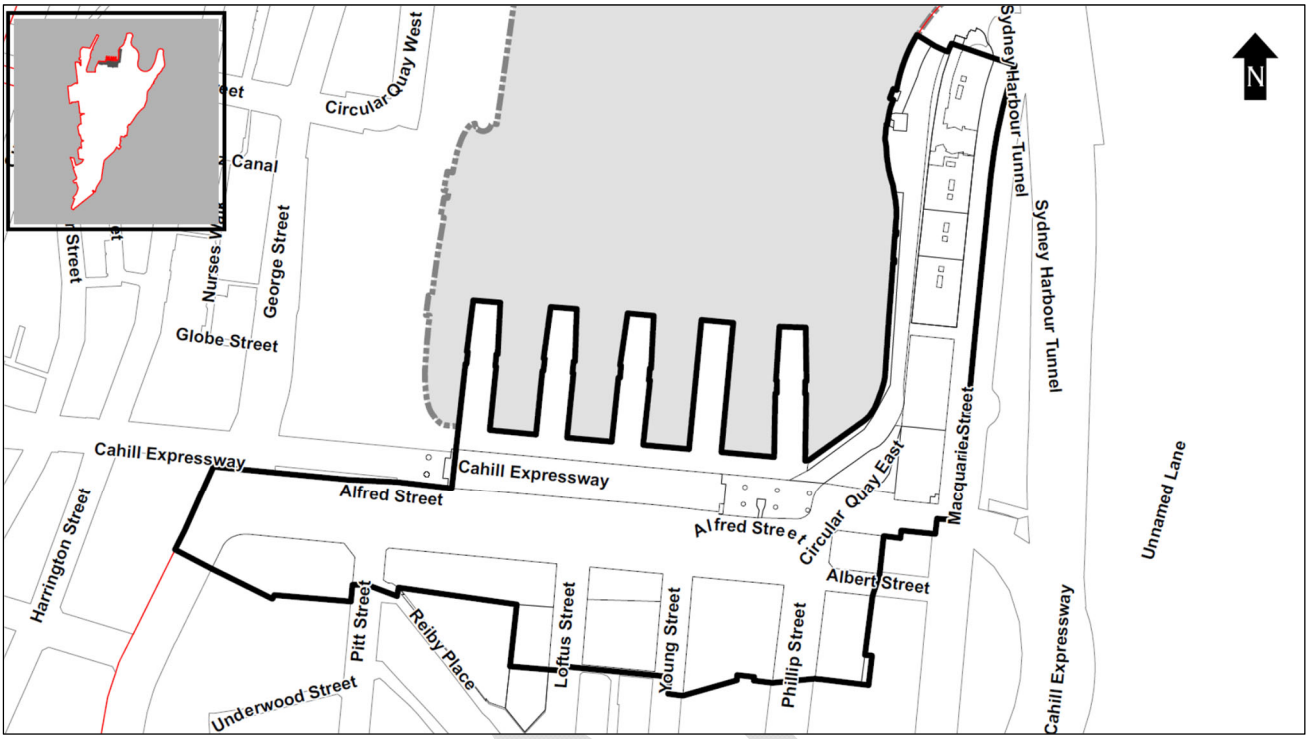
(i) Conserve and enhance the character of the area by encouraging the retention and reuse of existing nineteenth and early twentieth century commercial and warehouse buildings;

(j) Facilitate the activation of Douglass Street & Douglass Lane and Eagar Street & Eagar Lane for increased public use.

(k) Conserve and improve existing significant public domain features, including sculptures. Encourage to provide public artworks in open spaces. Adopt distinctive signage control policies for Haymarket area.

DRAFT

2.1.4 Circular Quay Special Character Area



Locality Statement

Circular Quay's significance lies in its position at the head of Sydney Cove, its historic associations with the British First Fleet landing in 1788 and ensuing first contact between colonists and Aboriginal nations, and the evolution of its function and character.

Circular Quay is characterised by significant public spaces facilitating unique views to the harbour and promontories, the Harbour Bridge and the Sydney Opera House, as well as glimpses to the East to the Macquarie Street ridge and the Domain, West to the Rocks, North to the northern harbour shore, and views from the water's edge southwards to the city centre. These public spaces, where views of the water and sky dominate, provide an important contrast with the dense urban environment to the south. Albert Street and Moore Stairs provide important pedestrian and visual links to the Domain, supported by a number of links through privately owned buildings.

Circular Quay is aligned by buildings of different architectural styles and periods, reflecting the history and development of the Quay after the retraction of the Governor's Domain from the foreshore. The semicircular form of the Quay, supported by its stone sea-wall, and associated reclamation of the Tank Stream estuary was completed by the late 1840s, and the North-South streets of the city grid were extended to join the new Alfred Street. These initiatives facilitated the construction of commercial shipping wharfage and many new buildings, most of which were warehousing related to the new wharfage. The new Customs House was completed by 1845 followed by the Water Police precinct buildings, designed by consecutive Colonial Architects. These buildings, strategically located to maintain a visual and functional relationship with the Quay waterfront, provide evidence of the importance of the Quay in maritime activities in the 19th and early 20th century.

Ferry commuter wharves along the Quay displaced shipping wharves from the 1890s onwards, and planning for a Circular Quay Railway Station commenced in 1909, although not completed until 1956. The completion of the Cahill Expressway in 1958 and the construction of 'International style' office buildings, replacing the nineteenth century warehouses around the Quay, signalled the new vision for a modern international city. However, of these post war era office buildings, only the AMP building remains.

Since the 1960s and 1970s, with the construction of the Overseas Passenger Terminal nearby and the Sydney Opera House, Circular Quay has evolved to be a major commuter transport interchange, a key tourist destination and a major celebratory public space.

The area retains significant nineteenth century lanes, Reiby Place and Customs House Lane as well as sandstone retaining walls, stairs and rock faces, built to negotiate the steep topography up to the Macquarie Street ridge. Reiby Place is a rare remnant from the first decade of the colony, marking the boundary of one of the earliest land grants to the emancipist trader, Mary Reiby.

Significant archaeology relating to natural geographical features, Aboriginal culture and early Colonial settlement is known to remain within the area. Public spaces including Herald Square, Jesse Street Gardens, and Customs House Place have significant public art by renowned artists and memorials.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.

(b) Recognise Circular Quay as an area of unique character where the harbour meets the city, with a series of significant public spaces facilitating a unique series of views.

(c) Enhance views to the harbour and of the sky from all north-south streets by encouraging the opening of new views from the city to the harbour and foreshore~~terminating at the Quay~~.

(d) Maintain and enhance the visual and physical connectivity between the area and the Sydney Opera House, the Sydney Harbour Bridge, the Rocks and the Domain.

(e) Reinforce the area as a major focal point for public celebrations, and enhance public accessibility to the foreshore.

(f) Reinforce the urban character and scale of Circular Quay by requiring new buildings to the south to be built to the street alignment.

(g) Ensure new development is designed and sited to protect the heritage significance of heritage items within the area, with special consideration given to the heritage curtilage of heritage items, conserving their settings and views.

(h) Maintain and enhance the visual relationship between the harbour foreshore and heritage items historically associated with the maritime functions of the Quay.

(i) Ensure that development associated with the important transport interchange enhances the public domain of the area.

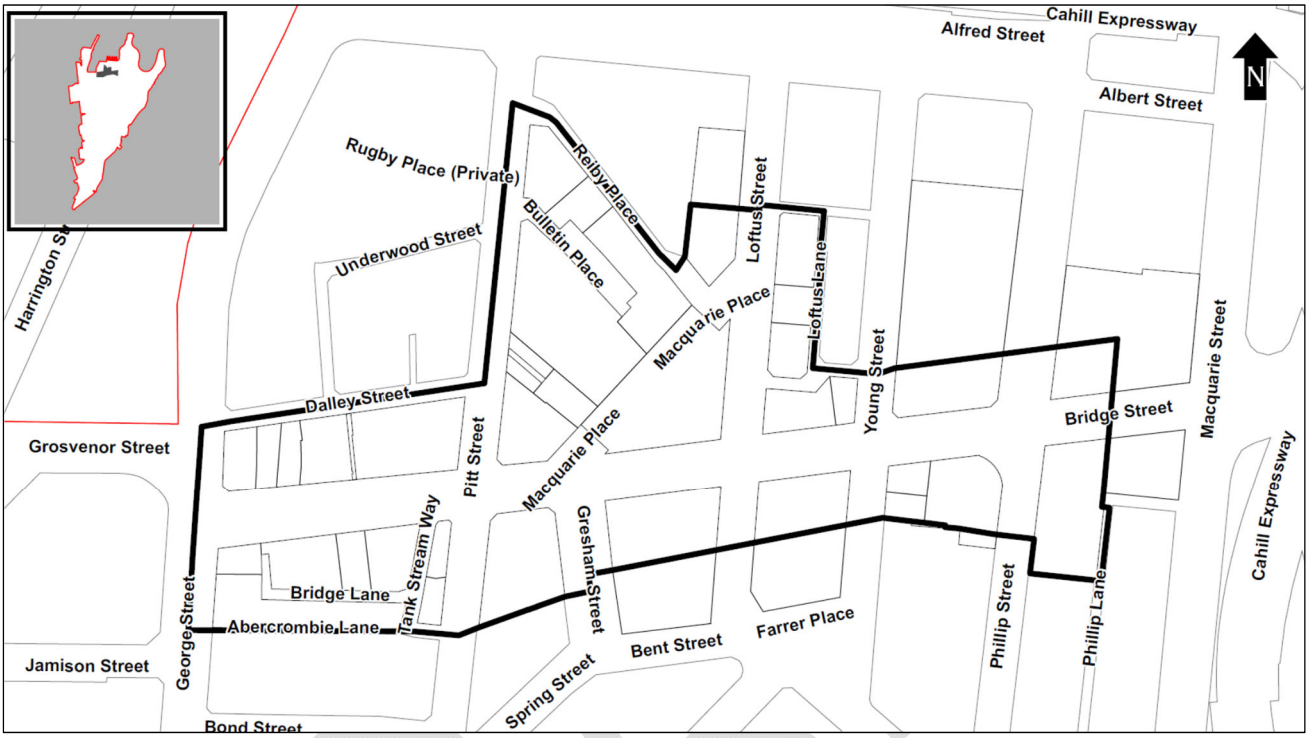
(j) Enhance the character of Reiby Place and Customs House Lane by protecting solar access, and encourage active uses, where compatible with the significance of aligning buildings. New development along these lanes should provide appropriate street wall heights and high quality designed active frontages.

(k) Encourage active frontages for all ground level facades facing ~~p~~Public ~~p~~Places.

~~(j)~~(l) Enhance the character of Circular Quay by encouraging day and night-time economies where compatible with transport interchange functions.

~~(k)~~(m) Conserve nineteenth century sandstone retaining walls, stairs and rock faces.
~~(l)~~(n) Promote an understanding of the value of the area of the historical and symbolic value of the Quay through interpretation.

2.1.5 Bridge Street/Macquarie Place/Bulletin Place Special Character Area



Locality Statement

Macquarie Place and Bridge Street represent the early planning of the colony, where land east of the Tank Stream was set aside by Governor Phillip as the Government Domain.

The name Bridge Street signifies its construction as the earliest east-west link across the Tank Stream at the point where the creek widened to the estuary. Bridge Street is significant for its historic associations with First Government House, with early cultural exchange between colonists and Aboriginal nations, and with major colonial government building programmes that ensued after the relocation of the Governor's residence in 1845 and the subsequent extension of Bridge Street Bridge to meet Macquarie Street. Its eastern end is aligned by a cohesive group of highly significant sandstone buildings designed by Colonial Architects, and offers an important vista to the Conservatorium of Music to the east, and views north to the water. Other views are distinguished by significant historic buildings, especially those with significant roof-scapes and features. The western end of Bridge Street is aligned by significant buildings designed by prominent architects of their period, demonstrating the economic importance of Bridge Street as a commercial and trading precinct.

Macquarie Place, originally adjacent to the foreshore of Sydney Cove, is one of the most historically significant urban spaces in Australia, being established by Governor Macquarie in 1810 as the main town square of Sydney. Despite being progressively diminished in size, Macquarie Place represents Macquarie's vision for a permanent planned settlement that provided the genesis of the transformation from penal colony to nation. The 1818 Obelisk, marks the centre of the nineteenth

century road network from which all distances in the colony were measured. The Place retains a significant collection of significant historic structures, objects, memorials, monuments, remnant fencing and a small collection of significant trees, including two London plane trees that mark the beginning of the Remembrance Driveway.

Bulletin Place was named after Archibald's weekly publication, founded in 1880, and published from this lane for many years. The street is evidence of the first allotments in the area, marking the boundary of the grant to Andrew Thompson in 1810. Mary Reiby also owned property on Bulletin Place.

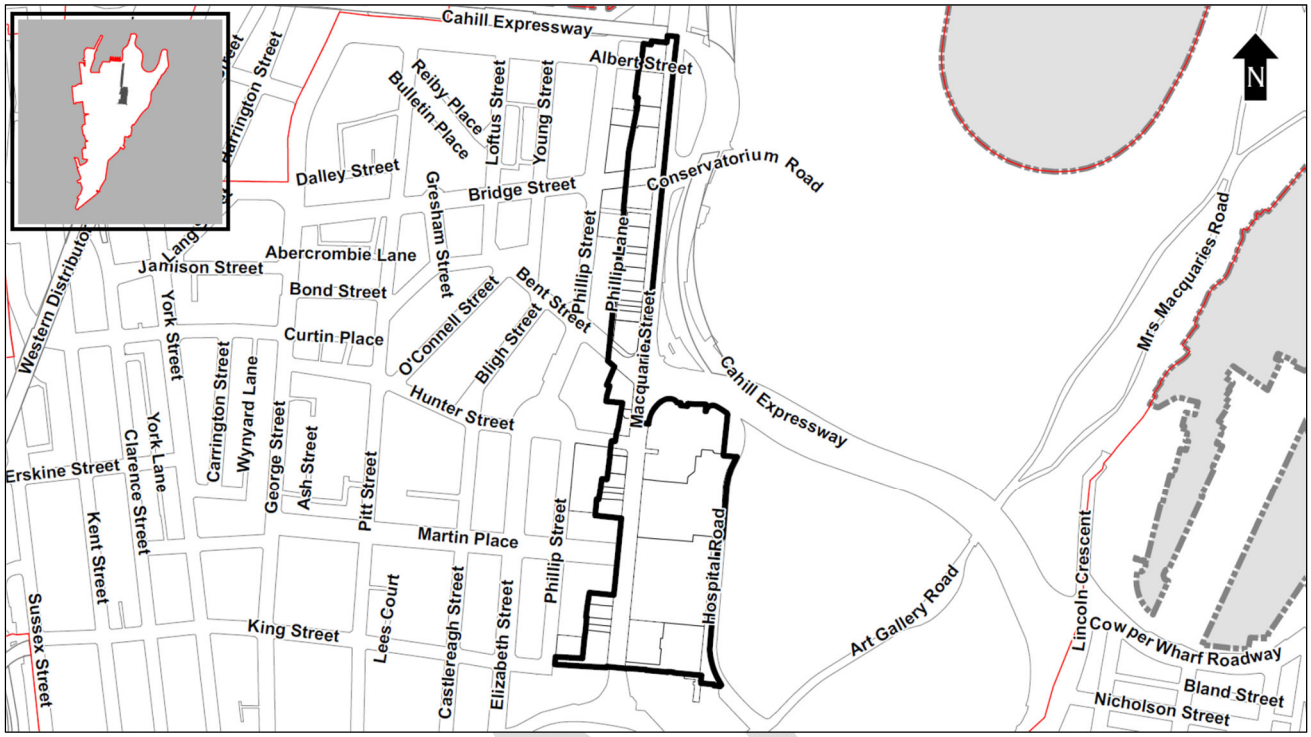
The intact system of supporting lanes, some incorporated within buildings, is rare in the City and improves pedestrian permeability. Archaeology of national significance relating to natural geography, Aboriginal culture and the earliest periods of European settlement is known to remain within the area.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.
(b) Enhance Macquarie Place as one of Sydney's pre-eminent urban spaces, and recognise the unique collective value of heritage items that align Bridge Street, many that are of state and national significance.
(c) Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century buildings and landscapes, and their settings.
(d) Protect and enhance solar access to Macquarie Place, Bridge Street and First Government House Place.
(e) Conserve the significant lane network, and protect and enhance solar access and encourage active uses, where compatible with their significance.
(f) Maintain and enhance significant views along streets north to the water, views east along Bridge Street to the Conservatorium of Music and Domain, and vistas that terminate at significant heritage buildings.
(g) Maintain and reinforce the cohesive and rare streetscape character of Bridge Street and Macquarie Place by requiring new buildings to be built to the street alignment, with building heights that reinforce the existing predominant street frontage height, and frontages incorporating Sydney sandstone.
(h) Conserve significant tree plantings and archaeological resources.
(i) Promote an understanding of the historical and symbolic value of the area through interpretation.
(j) Enhance the character of Reiby Place and Customs House Lane by protecting solar access, and encourage active uses, where compatible with the significance of aligning buildings. New development along these lanes should provide appropriate street wall heights and high quality designed active frontages.

DRAFT

2.1.6 Macquarie Street Special Character Area



Locality Statement

Macquarie Street is a grand civic boulevard that forms the eastern built edge of the City Centre, terminated to the south by Hyde Park, and to the north by views to Bennelong Point and the Sydney Opera House. Its character is derived from its location on the ridge and associated views and vistas, the quality of its cultural landscape setting, and its collection of low and medium scale, high quality buildings dating from the early 19th to the late 20th century, housing state legislative and cultural, banking, medical, legal and residential functions. Its character is enhanced by ample solar access and views of the sky, street tree plantings, high quality street pavements, and by the variety of historic walls and fences with glimpses through to garden plantings, courtyards and stone and gravel pathways that lead through to the Domain. Owing to its civic character and the location of the NSW Parliament, the street has developed as a place of both public ceremony and of public protest.

Macquarie Street is characterised by a number of distinct areas derived from its historic origins:

Originally part of the government precinct set aside by Governor Phillip in 1788, Governor Macquarie created the street in 1810 to provide access to the new Hospital he established on the eastern edge of the Domain. The street terminated to the north at the Government Domain at Bent Street, and to the south at Hyde Park. Between 1810 and 1821, Macquarie created a legacy of public buildings of local, state, national and world heritage significance set against the broader cultural landscape of the Domain beyond. This eastern edge demonstrates early nineteenth century principles of town planning, architecture and landscape design, and provides significant vistas that terminate the east-west streets of the City.

The western side of Macquarie Street is far more varied in scale and architectural styles and periods, reflecting the historical development of the street. The southern end developed as a legal and medical precinct from the time of Macquarie, and comprises medium scale buildings providing a

transition to the city high rise beyond, and creating a prominent city skyline when viewed from the Domain. After the retraction of the Government Domain in 1845, Macquarie Street was extended from Bent Street north to Bennelong Point to its current extent. Between Bent and Bridge Street, this extension was subdivided and developed as prestige terrace dwellings overlooking the Royal Botanic Gardens. Although only two terraces remain, the fine subdivision pattern is still evident despite twentieth century redevelopment. From Phillip Lane northwards, the western edge remained in government ownership and was progressively developed for government purposes to the design of various Colonial Architects. As a consequence, this section of Macquarie Street retains a distinctive character, aligned by a group of highly significant sandstone buildings, predominantly sandstone, forming a cohesive townscape group.

Archaeology of national significance is known to remain within the area. The area retains significant street tree plantings.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.

(b) Recognise Macquarie Street as one of Sydney's pre-eminent public spaces flanked by heritage items of local, state, national and world significance.

(c) Maintain and reinforce the urban character and scale of Macquarie Street by requiring new development to:

  (i) Have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale, form, materiality and character of heritage items in the area.

  (ii) Ensure new development is designed and sited to conserve the views and settings of heritage items within the area, with special consideration given to heritage curtilage of heritage items.

  (iii) Maintain and enhance the historic fine grain subdivision pattern.

  (iv) North of Phillip Lane, conserve the cohesive townscape setting of heritage items in this precinct by ensuring new development maintains the established low scale, and by reinforcing the predominant sandstone character of this precinct.

  (v) On the eastern side of Macquarie Street, conserve the significance of heritage items in this precinct by ensuring new development is of a minor nature, is subservient in scale and conserves the landscape settings of these heritage items.

(d) Protect and enhance solar access to the eastern side of the street, including to the grounds of heritage listed public buildings, and beyond to the Royal Botanic Gardens, the Domain, Queen's Square, Hyde Park Barracks, St James Church, and Hyde Park.

(e) Maintain and enhance visual connectivity and pedestrian permeability through to the Domain and Royal Botanical Gardens from Macquarie Street.

(f) Maintain and enhance vistas to the harbour and Sydney Opera House to the north, and to Hyde Park to the south. Conserve significant vistas that terminate the east-west streets.

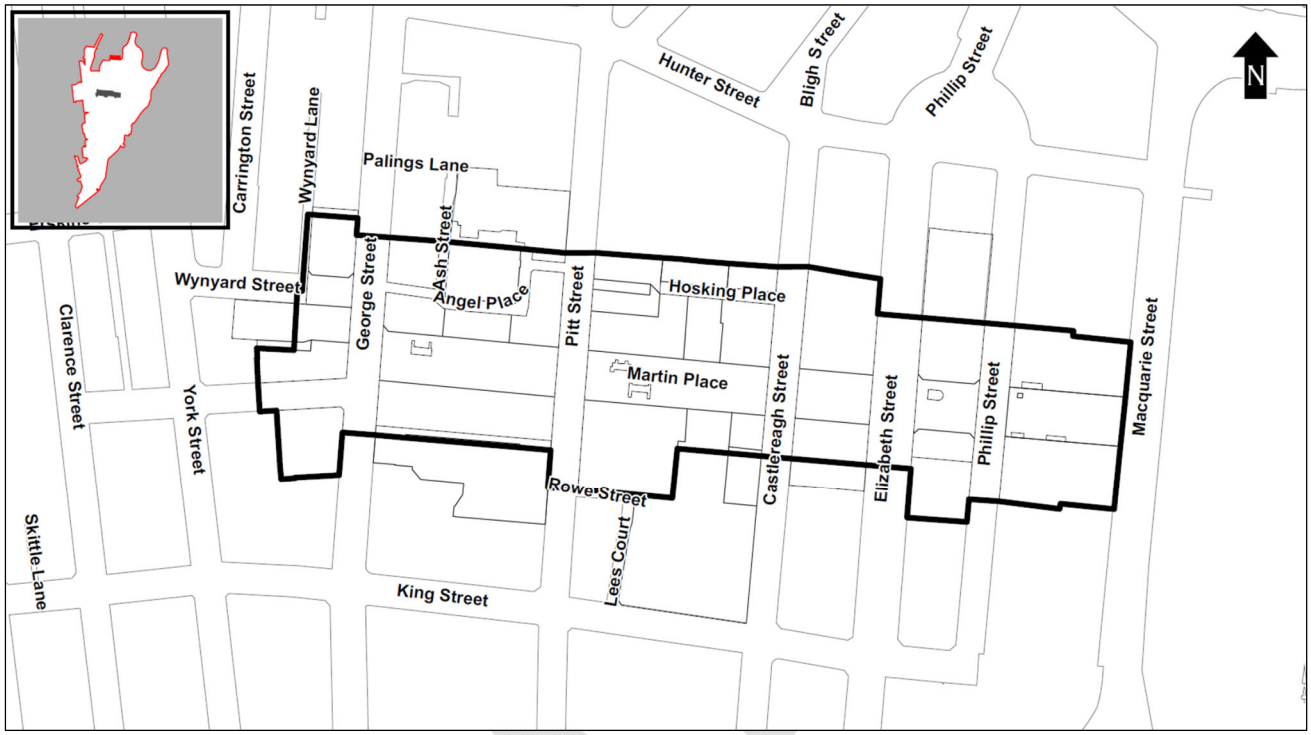
(g) Conserve Phillip Lane and Domain Terrace, protect and enhance solar access, and encourage active uses, where compatible with the significance of aligning property. Enhance the interpretation of Domain Terrace through to the Domain.

(h) Conserve significant tree plantings, gardens and grounds, walls, fences and significant archaeological resources.

(i) Promote an understanding of the historical and symbolic value of the area through interpretation.

DRAFT

2.1.7 Martin Place Special Character Area



Locality Statement

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings.

Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.

Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.

(b) Conserve and enhance the significance of Martin Place as one of Central Sydney's grand civic and ceremonial spaces, and as a valued business location.