Attachment B

Draft Sydney Development Control Plan 2012
2 Chifley Square, Sydney

CITY OF SYDNEY

Sydney Development Control Plan 2012 – 2 Chifley Square, Sydney

The purpose of this Development Control Plan

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

The amendment provides objectives and provisions to inform future development on 2 Chifley Square, Sydney.

This plan is to be read in conjunction with draft Planning Proposal: 2 Chifley Square, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 2 Chifley Square, Sydney*.

Land covered by this plan

This land applies to the land identified as 2 Chifley Square, Sydney – which is Lot 10 DP 777545.

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

Figure 6.1 Specific sites map

Amend Figure 6.1: Specific sites map to include 2 Chifley Square, Sydney.

Amendment to Section 6.3

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

6.3.# 2 Chifley Square, Sydney

The following objectives and provisions apply to 2 Chifley Square, Sydney as shown in 'Figure 6.1 Specific sites map', where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.## of the Sydney LEP 2012 enables development to exceed the floor space ratio shown in the floor space ratio map up to a prescribed amount, providing the subject site is developed for commercial use.

If a development at 2 Chifley Square, Sydney, seeks to utilise additional floor space ratio permitted by clause 6.## of the Sydney LEP 2012, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in this DCP where there is an inconsistency.

6.3.X.1 Maximum Building Envelope

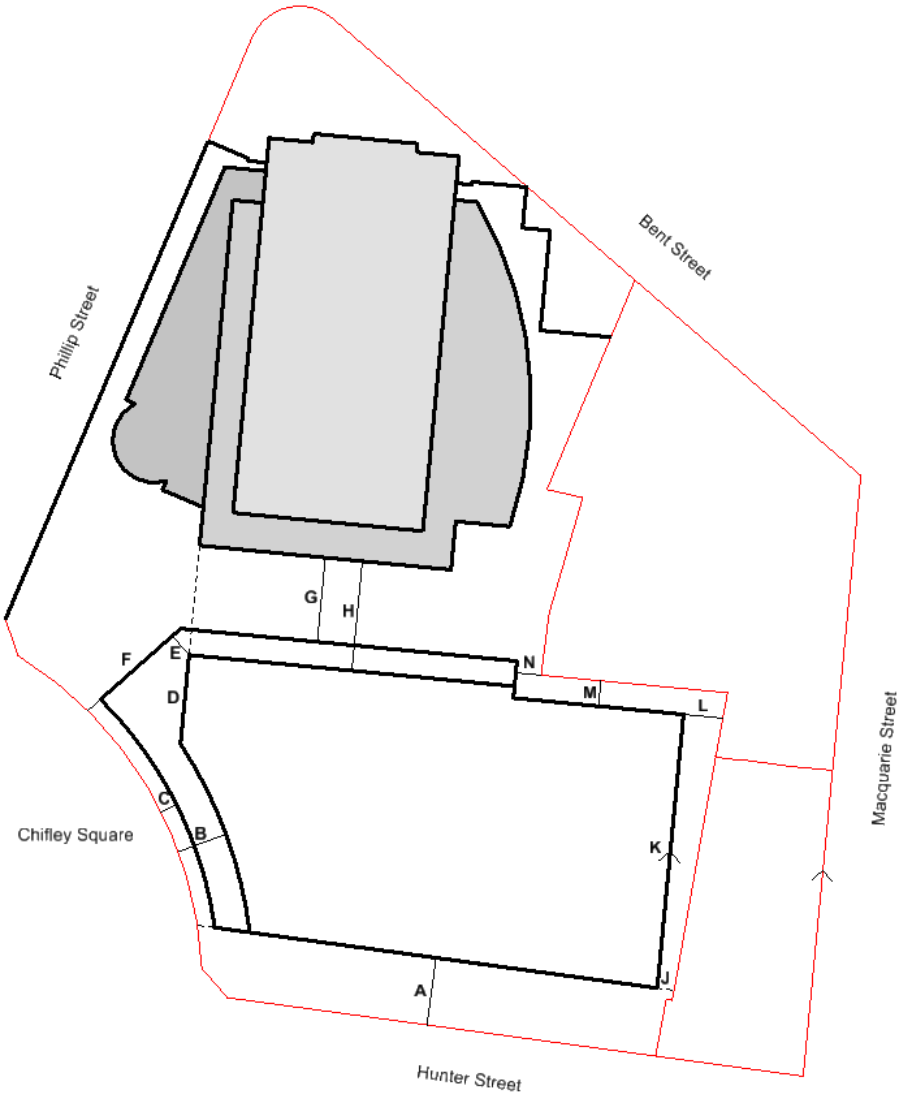
Objectives

(a) Ensure development provides a strongly defined podium
(b) Ensure development provides:
  (i). tower setbacks that create a large setback from Hunter Street
  (ii). stepping setbacks to Chifley Square that define the square and relates to the stepping massing of the existing tower
  (iii). sufficient setbacks from side boundaries that all maintenance can occur within the site boundaries
  (iv). a formally composed presentation when viewed from Macquarie Street
(c) Determine the maximum planning envelope that respects the local context and achieves acceptable levels of solar access, wind comfort and daylight.
(d) Ensure the building is appropriately massed within the planning envelope.

Provisions

(1) The street frontage height facing Chifley Square and Hunter Street shall not exceed RL 61.1m.
(2) Setbacks of the tower component of development above the street frontage height are to be consistent with Figure 6.XX envelope – tower setbacks.

Figure 6.XX envelope – tower setbacks



Key

Minimum setbacks and alignments above the street frontage height:

A – 8m from Hunter Street

B – above 120m above ground – 6m from Chifley Square

C – up to 120m above ground – 2m from Chifley Square

D – above 120m above ground – align with the face of the existing tower, extension of alignment shown with a dashed line

E – 3m exactly measured from the north west corner of the envelope above 120m above ground

F – up to 120m above ground – setout from E aligned perpendicular to the curved alignment of Chifley Square as illustrated, the closest point is approximately 14.7m from Phillip Street

G – up to 120m above ground – 10m from the face of the existing tower

H – above 120m above ground – 13m from the face of the existing tower

J – 2m from the boundary aligned parallel to Hunter Street

K – Setout from J aligned parallel to Macquarie Street boundary with 175-181 Macquarie Street

L – Setback resultant of J and K – approximately 4.7m

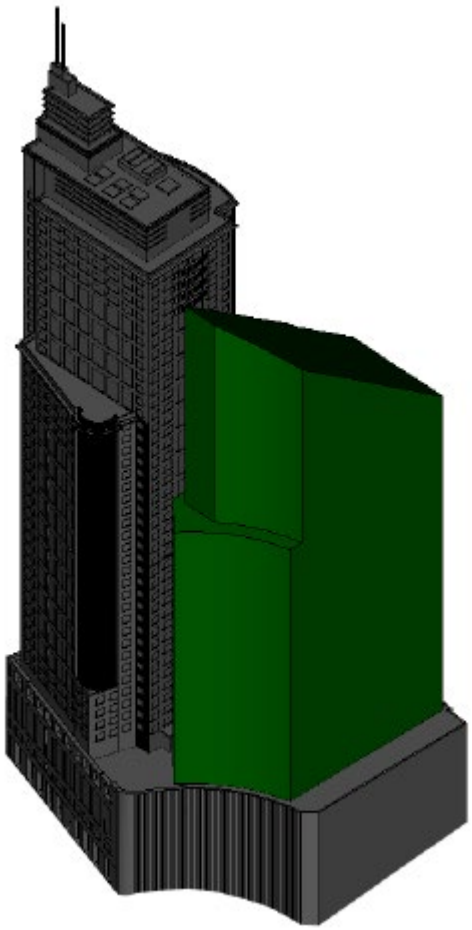
M – 3m from the boundary

N – 3m from the boundary

Grey – existing tower to be retained

(3) The envelope detailed in '*Figure 6.XX envelope – tower setbacks'* is the maximum permissible extent of the building form, and the final building design must be appropriately massed within this envelope. This envelope is indicatively illustrated in '*Figure 6.XX – planning envelope view from the south-west'*.

Figure 6.XX – planning envelope view from the south-west



(4) The consent authority may consider alternative massing that provides better urban design, architectural, wind and daylight outcomes through consideration of the Evaluating Good Design framework established by Better Placed and design excellence requirements established by SLEP 2012.

(5) A minimum of 10.5% of the total tower component envelope area (the sum of the areas measured in plan at each level) is to be for the purposes of architectural articulation (open areas), sun shading and external walls.

6.3.X.2 Materiality

Objective

(a) Ensure development provides a high-quality cohesive urban ensemble.

Provision

(1) Consideration of the opportunity for a response to the architecture and materials of the existing Chifley Tower to create a cohesive urban ensemble.

6.3.X.3 Defining Chifley Square

Objective

(b) Ensure development provides a high-quality unified presentation to Chifley Square.

Provision

(2) Development is to create a new unified architectural design of the building frontage to Chifley Square with a consistent height datum. The design of this frontage is to complement and join beautifully with the architectural expression of the existing Phillip Street street wall frontage and Qantas House façade.

6.3.X.4 Ground level frontage

Objective

(a) Maximise active frontages with retail and business premises uses at ground level, and minimise services, vehicle access and lobbies.

Provisions

(1) Chifley Square and Hunter Street ground level frontages are to maximise activation with retail or food and drink premises or both.
(2) Entry to the basement carpark is to be maintained at the existing location on Bent Street.

6.3.X.5 Wind

Objective

(a) Ensure development results in a comfortable and safe wind environment in adjacent public places.

Provisions

(1) A quantitative wind effects report is to be submitted with a detailed development application for the subject site.
(2) The quantitative wind effects report is to demonstrate that the proposed development will not:
    (a) cause wind speeds that exceed the Wind Safety Standard, the Wind Comfort Standard for Walking except where the existing wind speeds exceed the standard; and
    (b) worsen an existing wind condition that exceeds the Wind Safety Standard and the Wind Comfort Standard for Walking by increasing the spatial extent, frequency or speed of the wind.
(3) The quantitative wind effects report is to demonstrate that the proposed development will result in lower average wind comfort speed than the Schedule 11 Procedure B Base Case model envelope.
(4) The quantitative wind effects report is to further demonstrate the proposed development incorporates measures to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.

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.6 Parking and vehicular access

Objectives

(a) Ensure development results in minimal provision of car parking on site.
(b) Ensure development provides basement access to adjoining sites.

Provisions

(1) Vehicular access is to be from the existing location on Bent Street only.
(2) Commercial car parking spaces removed from the site are not to be converted to tenant car parking spaces
(3) The basement is to include break through panels and necessary easements to the adjoining site known as 167 Macquarie Street.

6.3.X.7 Design Excellence Strategy

Objective

(a) To ensure that the building design is the result of a best practice architectural design competition.

Provision

(1) An invited architectural design competition is to be undertaken in accordance with clause 6.21 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
(2) The competition is to include:
    (a) no less than six competitors;
    (b) the majority to be local or national Australian firms; and
    (c) include the architectural practice that designed the existing tower.
(3) The jury is to comprise a total of six (6) members. The proponent is to nominate three (3) jurors made up of one independent member (a person who has no pecuniary interest, nor is a pending or contracted employee or consultant to the proponent) and the City of Sydney is to nominate three (3) jurors.
(4) Any additional floor space that may be awarded for a building demonstrating design excellence under the site specific clause XXX, is to be accommodated within the building envelope shown within '*Figure 6.XX – envelope – tower setbacks'*.

6.3.X.8 Pedestrian connection through the podium

Objectives

(a) Ensure development results in pedestrian access though the site.

Provisions

(1) A pedestrian connection is to be provided through the podium providing a legible, accessible connection linking Bent Street with Hunter Street.

6.3.X.9 Sustainability

Objective

(a) Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
(b) Ensure that development includes net zero energy operation.
(c) Ensure development minimises embodied and operational carbon emissions.

Provision

(1) The consent authority must be satisfied that office development is capable of achieving net zero energy for the base building prior to commencing use through achievement of:
   (a) 5.5 Star NABERS Energy Commitment Agreement + 25%; or
   (b) certified Green Star Buildings rating with a "credit achievement" in Credit 22: Energy Use;

   and

   (c) renewable energy procurement for a period of at least 5 years equivalent to:
      i. "net zero energy"; or
      ii. a maximum of 45 kWh/yr/m² of GFA.

   For clarity, development must be demonstrated to be capable of achieving (c) and either (a) or (b).

(2) In this sub-section:
   (a) *net zero energy* means the development consumes no more energy than is provided by a combination of:
      i. renewable energy generated on-site, and/or
      ii. renewable energy sourced/procured from off-site sources. In this definition, energy includes gas, electricity and thermal energy, and excludes diesel used for emergency back-up generation. Other emissions, such as those from refrigerants, are not included.
   (b) renewable energy means energy that comes from natural resources such as sunlight, wind and rain that are renewable (naturally replenished).

(3) The development is to be designed to include the following environmental performance and features:
   (a) GreenStar Building – achieves 6 star;
   (b) only electrically powered plant and equipment be used for all parts of the existing and proposed development including replacement of all existing plant and equipment;
   (c) all plant and equipment to use only natural refrigerants;
   (d) electricity sub-metering metering is to be provided for light, air conditioning and power within each floor and/or tenancy;
   (e) rooftop photo-voltaic panels;
   (f) integrated façade photo-voltaic panels where feasible;
   (g) operational and embodied carbon emissions – provide an operational and embodied carbon emissions integrated design options report that demonstrates how operational and embodied carbon emissions have been minimised over the lifecycle of development through options analysis, including but not limited to, structural optimisation to reduce material volumes, optimisation of use of low embodied carbon materials (including concrete that achieves at least 30% lower embodied carbon than Conventional Ordinary Portland Cement (OPC) concrete), and optimisation of external shading and window to wall ratios (benchmarked against a 50% ratio with high levels of shading, high R value and low embodied carbon wall construction);

(h) include space allocation and infrastructure to enable daily management of all on-site organic waste including separation, storage and either onsite composting or collection and transfer to organic waste processing facility.

(4) Design and performance and features in (1) and (3) are to be referenced in City of Sydney Design for Environmental Performance Template submitted with the detailed development application.

(5) A Sustainable Travel Strategy is required to be prepared as part of an application for redevelopment of the site to address sustainability objectives, and support healthy and active lifestyles, not negatively impact on the environment, and so that the development will not lead to unnecessary vehicle trip generation and network congestion.

6.3.X.10 Public Art

(1) Incorporate high quality public art in publicly accessible locations to contribute to the identity and amenity of the place.