

Attachment B

**Draft Sydney Development Control Plan 2012
Amendment
757-763 George Street, Haymarket**

Sydney Development Control Plan – 757-763 George Street, Haymarket



The purpose of this 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 amendment provides objectives and provisions to inform future development at 757-763 George Street, Haymarket.

This plan is to be read in conjunction with draft Planning Proposal – 757-763 George Street, Haymarket

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 757-763 George Street, Haymarket*.

Land covered by this plan

This land applies to the identified as 757-763 George Street, Haymarket – which is Lot 11 DP 70261 and Lot 1 DP 1031645.

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 the 757-763 George Street, Haymarket sites.

Amendment to Section 6.3

6.3.# 757-763 George Street, Haymarket

The following objectives and provisions apply to 757-763 George Street, Haymarket 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 height and floor space ratio shown in the building height in metres and floor space ratio maps up to a prescribed amount providing the subject site is developed for commercial purposes.

If a development at 757-763 George Street, Haymarket, seeks to utilise additional height or floor space ratio permitted by clause 6.## of the LEP 2012, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in the DCP where there is an inconsistency.

Objectives

- (a) Provide detailed controls to satisfy the provisions of clause 6.## 757-763 George Street, Haymarket in Sydney LEP 2012.
- (b) Facilitate the development of the site consisting of new non-residential uses to achieve a high quality built form that:
 - (i) provides for the conservation and sympathetic adaptive reuse of the former Sutton Forest Meat Company building at 757-759 George Street by providing significant vertical separation from the cantilever of the tower element and retaining significant heritage fabric;
 - (ii) delivers a podium height that aligns with the former Sutton Forest Meat Company building;
 - (iii) protects important view corridors along George Street and Valentine Street towards Christ Church St Laurence;
 - (iv) that respects the local context and provides acceptable levels of solar access, amenity and wind comfort and daylight in the public domain; and
 - (v) maximises active frontages to the public domain that can accommodate late night uses and outdoor dining.
- (c) facilitates the future pedestrianisation of Valentine and George Streets and the surrounding area by discouraging private vehicle use and potential conflicts with pedestrians.
- (d) Deliver sufficient architectural articulation to ensure development is capable of responding to amenity issues in (b)(iv) above.
- (e) Prevents adverse acoustic impacts to adjacent residents,
- (f) Meet high performance benchmarks for ecologically sustainable development.
- (g) Incorporate high quality public art.

Provisions

6.3.X.1 Building envelope

- (1) Building massing, height, footprint and setbacks are to be consistent with Figure 6.XX Indicative envelope massing and Figure 6.XX Indicative envelope elevations.

- (2) The maximum building height is to be RL 117.87m (105.87m above ground level) to the highest point on the building including any plant.
- (3) The building is to be consistent with Figure 6.XX Indicative envelope elevations and :
 - (a) the maximum street wall height to George Street shall match that of the former Sutton Forest Meat Company building at RL 23.03m; and
 - (b) the upper podium at the rear of the site is to have a maximum height of RL 47.81m.
- (4) The building is to have minimum setbacks consistent with Figure 6.XX Indicative envelope setbacks which are intended to dictate the minimum setback.
- (5) The vertical separation between the top of parapet of the former Sutton Forest Meat Company building and the underside of the cantilevered tower element is to be at least two storeys.
- (6) The envelope detailed in Figure 6.XX – Indicative envelope massing is the maximum permissible extent of the building form, the final building design must be appropriately massed wholly within this envelope.
- (7) To ensure design flexibility, the new building shall include average amount of 10% architectural articulation.

6.3.X.2 Haymarket Special Character Area

- (1) The development is to complement the civic character of the Haymarket Special Character Area by providing:
 - (a) fine-grained articulation of the podium street frontage which is sympathetic to the former Sutton Forest Meat Company building; and
 - (b) architectural expression with suitable building materials, colours and texture.
- (2) The building is to be designed to positively contribute to vistas, preserve key views and enhance the skyline in the locality.

6.3.X.3 Heritage

- (1) Development is to conserve the heritage listed former Sutton Forest Meat Company building at 761-763 George Street.
- (2) All significant fabric of the Sutton Forest Meat Company building is to be retained.
- (3) The development is to be designed in accordance with an endorsed Conservation Management Plan for the former Sutton Forest Meat Company building and is to respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to its heritage significance.

6.3.X.5 Public Domain

- (1) The building must:
 - (a) maximise active frontages by minimising building services, vehicle entries and lobbies;
 - (b) be planned and designed to accommodate future conversion of adjacent streets into shared or pedestrian-only zones and associated stormwater works; and
 - (c) incorporate high quality public art in publicly accessible areas on site to contribute to the identity and amenity of the place.
- (2) All street frontages are to be activated by retail or business premises, with outdoor dining and late-night uses encouraged, as detailed on Figure 6.XX Indicative ground floor layout plan.

6.3.X.6 Residential Amenity

- (1) The building is to minimise the impact to the amenity for occupants of the adjacent residential building is through building separation and setbacks.
- (2) The design, construction and ongoing operation of any external terrace through a management plan is to minimise any adverse acoustic impacts to adjacent residents, as follows:
 - (a) the hours of operation are to be restricted to 7.00am to 8.00pm Monday to Sunday;

- (b) no playing of amplified speech or music will be undertaken on the external terrace; and
- (c) acoustic absorption shall be applied to the underside of the building structure above the external terrace:
 - (i) Absorption will be included to approximately 50% of the soffit above; and
 - (ii) Include a material or construction with a minimum NRC of 0.6.

6.3.X.7 Parking and vehicular access

- (1) Parking on site is intended to be limited to a total of not more than 10 car parking spaces with regard to the site's high level of accessibility by public transport services, active transport modes and future pedestrianisation of George and Valentine Streets.
- (2) A single vehicular crossover to the site from Valentine Street is to be provided as shown on Figure 6.XX Indicative ground floor layout plan, no access from George Street permitted.
- (3) All site servicing, loading and delivery facilities are to be accommodated wholly within the site and are not to impact the use of the footpath in any way.
- (4) All vehicles must enter and exit the site in a forward direction.
- (5) A transport management plan incorporating all operations and servicing shall be submitted with the future development application.

6.3.X.8 Wind

- (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 and the Wind Comfort Standard for Sitting in Parks except where the existing wind speeds exceed the standard; and
 - (b) worsen an existing wind condition that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks by increasing the spatial extent, frequency or speed of the wind.
- (3) 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 as set out in part 5.1.9.
- (4) The building shall be designed to mitigate wind impacts on George and Valentine Streets, including through the use of active systems, form, materials and where necessary, redistribution of building bulk as shown in Figure 6.XX Wind mitigation options.

6.3.X.9 Design Excellence Strategy

- (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) no less than 50 percent of competitors must be Australian based architects; and
 - (c) at least one competitor that is an emerging architect or in partnership with emerging architect;
 - (d) competitors with demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings high level of skill in sustainable design; and
 - (e) competitors with gender representation ratio target of 40% male, 40% female, 20% of either or any gender in their design team.
- (3) The jury is to comprise a total of six (6) members. At least one (1) juror is to have sustainability expertise.
- (4) Any additional floor space pursued for a building demonstrating design excellence under clause 6.21D(3)(b) must be accommodated within the building envelope shown within Figure 6.XX Indicative envelope massing.

- (5) No additional building height under clause 6.21D(3) (a) is to be awarded as a result of the competition.

6.3.X.10 Sustainability

- (1) The building is to be designed to meet 5 star NABERS Energy Hotel rating, evidenced by provision of NABERS Energy Commitment Agreement at detailed design stage.
- (2) The building is to be designed to meet a 5 star Green Star Design and As Built rating for the whole development.
- (3) The building is to include photovoltaic systems.
- (4) The building is to include a rainwater harvesting and storage strategy.

Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope massing

Insert new figure: 757-763 George Street – Indicative envelope massing

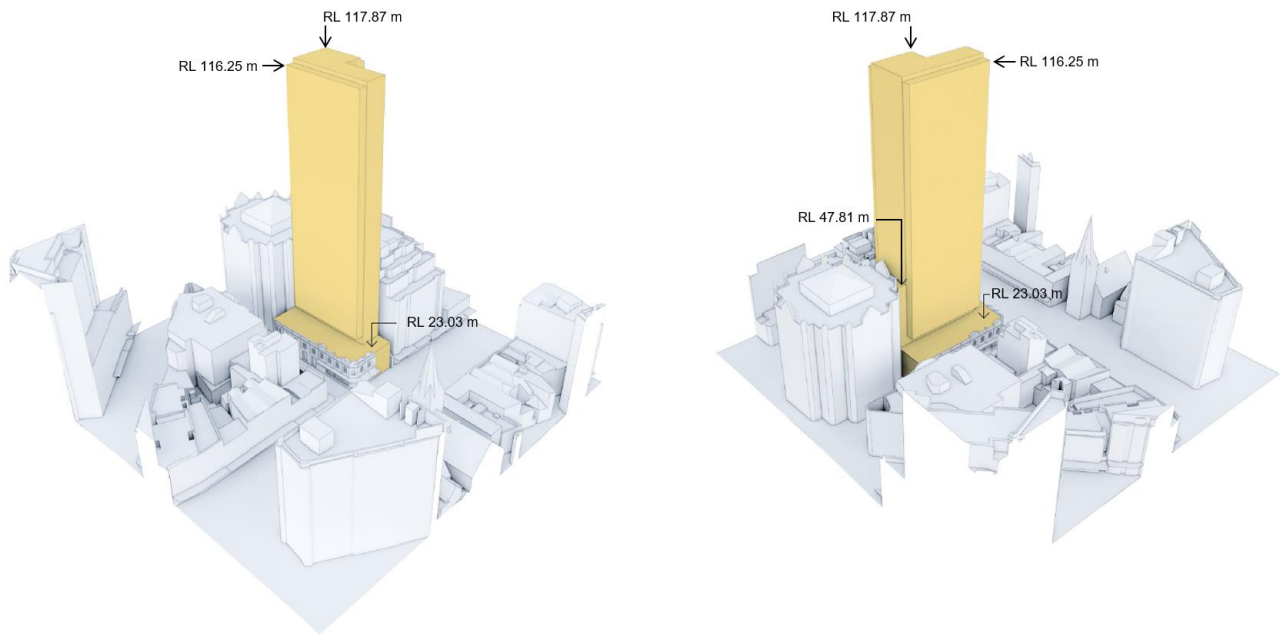


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope elevations

Insert new figure: 757-763 George Street – Indicative envelope elevations

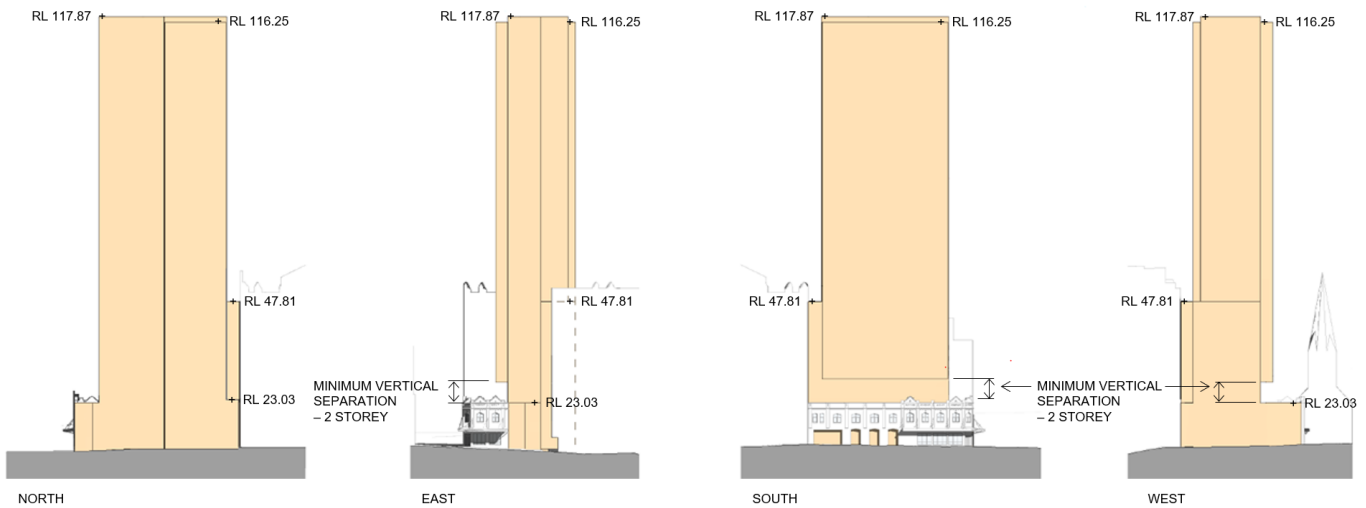


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope cross-sections

Insert new figure: 757-763 George Street – Indicative envelope cross-sections

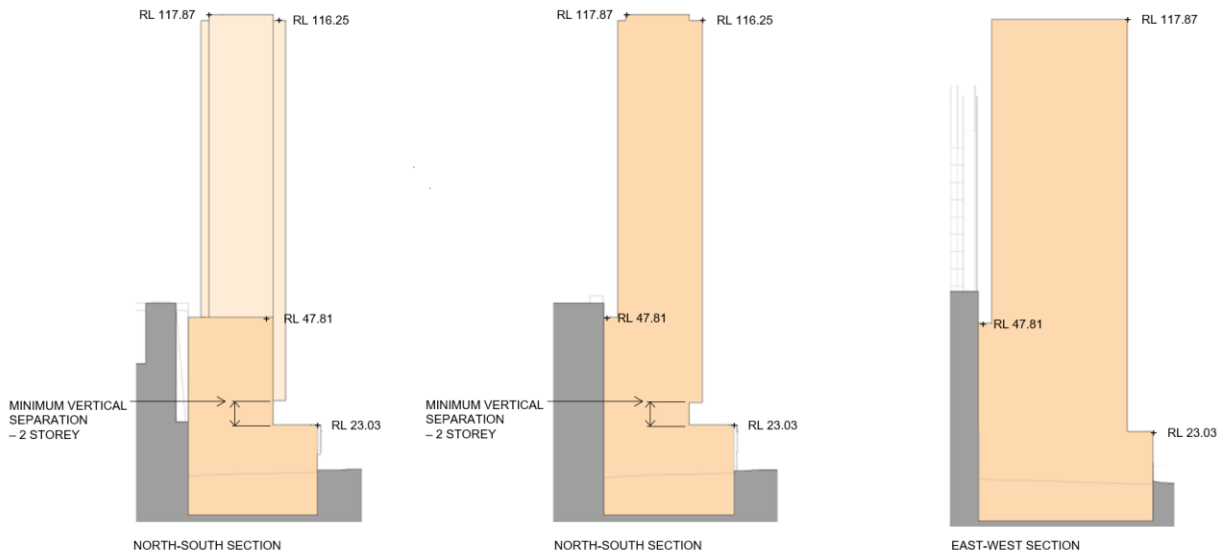


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope setbacks

Insert new figure: 757-763 George Street – Indicative envelope setbacks

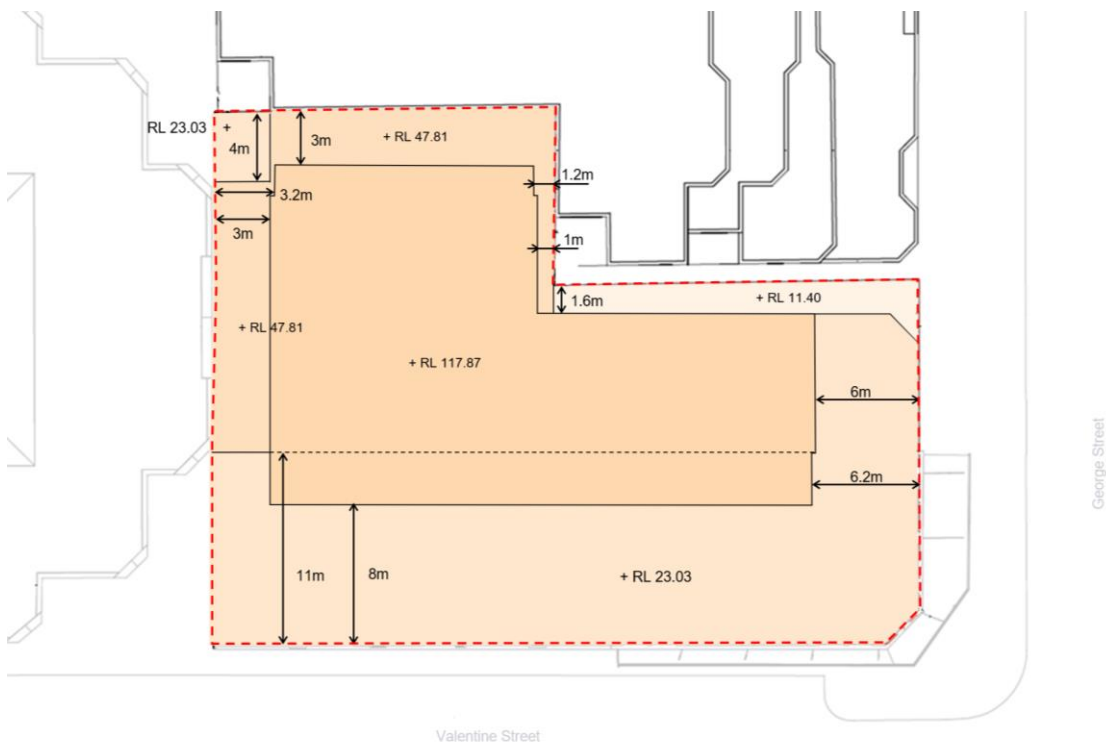


Figure 6.XX 757-763 George Street, Haymarket – Indicative ground floor layout

Insert new figure: 757-763 George Street – Indicative ground floor layout

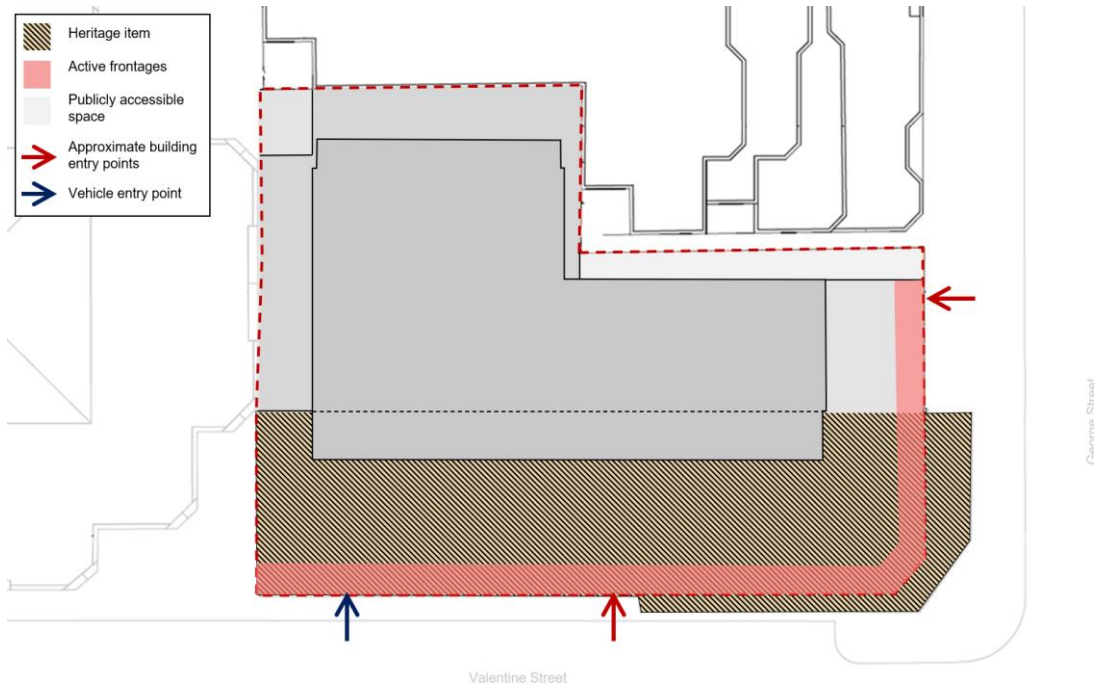


Figure 6.XX 757-763 George Street, Haymarket – Wind mitigation options

Insert new figure: 757-763 George Street – Wind mitigation options

