

Attachment A7

**Sydney DCP Proposed Provisions
757-763 George Street, Haymarket**

SYDNEY DEVELOPMENT CONTROL PLAN 2012

757 – 763 George Street, Haymarket

1. The Purpose of this Development Control Plan

The purpose of this plan is to amend Sydney Development Control Plan 2012 to provide objectives and provisions to inform future development on 757 – 763 George Street, Haymarket.

This Plan is to be read in conjunction with draft Planning Proposal: 757 – 763 George Street, Haymarket.

2. Citation

This plan may be referred to as the 757 – 763 George Street, Haymarket Amendment.

3. Land covered by this plan

This plan applies to land identified as 757 – 759 and 761 – 763 George Street, Haymarket – which is legally described as Lot 11 in DP 70261 and Lot 1 in DP 1031645, respectively.

4. Relationship of this plan to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 in the manner set out below.

Amendment to Sydney Development Control Plan 2012

[1] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 757 – 763 George Street, Haymarket.

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

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 the provisions of the *Sydney Local Environmental Plan 2012 – 757 – 763 George Street* are implemented.

Objectives

- (a) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence and to achieve a high standard of environmental sustainability;
- (b) Deliver a high quality built form that:
 - (i) Is of appropriate bulk and scale for its location;
 - (ii) Provides an appropriate height transition between adjacent taller buildings along Valentine Street;
 - (iii) Retains and is sympathetic to the heritage significant fabric of the Sutton Forests Meat Building (at 757 – 759 George Street) with this being its facades fronting Valentine and George Street;
 - (iv) Protect view corridors towards Christ Church St Laurence Sydney;
 - (v) Maintains daylight and sunlight in streets, lanes and public spaces;
 - (vi) Manages wind impacts of development on streets, lanes and other public spaces so that they are safe and comfortable for people;
 - (vii) Ensures the podium responds to the scale of the Sutton Forest Meat Building at 757 – 763 George Street and responds to the prevailing street wall alignment;
 - (viii) Ensures the surrounding public domain is fronted with active uses;
- (c) Identifies the location of pedestrian and service vehicle entries;
- (d) To ensure the location, size and design of vehicle access point minimise pedestrian and vehicle conflicts to facilitate the pedestrianisation of Valentine and Quay Streets; and

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- (e) To provide mid-range hotel accommodation that caters to the growing office market and complementary retail and commercial uses that facilitate activation.

Provisions

6.3. x 1 Building Envelope (Built Form)

- (1) Building massing, height, footprint and setbacks are to be consistent with Figures 6.xx – 6.xx for 757 – 763 George Street, Haymarket.
- (2) The maximum height building height is to be RL 117.87 (105.87m above ground) to the highest point on the building including any plant and rooftop architectural features.
- (3) Setbacks are to be consistent with Figure 6.# - xx 757 – 763 George Street, Haymarket.
- (4) The envelope described by Figures 6.xx – 6.xx is the maximum permissible extent of the built form, and the final building design must be appropriately massed within this envelope.
- (5) Building setbacks are to maintain views from the public domain to Christ Church St Lawrence from Valentine Street.

6.3 x 2 Podium Design

- (1) The podium component from Level 1 to Level 2 is to provide setbacks in accordance with Figure 6.xx, including a setback to the north eastern boundary ranging from 0m to 1.8m in accordance with the figure.
- (2) The podium component above the heritage item from Level 3 to Level 10 is to provide setbacks in accordance with Figure 6.xx.
- (3) Vehicular entry is to be limited to the south west of the site off Valentine Street.
- (4) The hotel drop off area is located on Valentine Street.
- (5) All street frontages are to be activated by retail, entries and/or other active uses.

6.3. x 3 Street Wall Height

- (1) The maximum street wall height facing George Street must not exceed RL 23.03 as per Figure 6.xx to align with the Sutton Forest Meat Building at 757 – 763 George Street.

6.3. x 4 Tower Design

- (1) The maximum height of the tower component is not to exceed RL 117.85, including any additional height allowance for design excellence.
- (2) The setbacks of the tower component from Level 11 onwards are to be consistent with Figure 6.XX, including a minimum 8m southern boundary setback to provide an 8m cantilever over the heritage building.

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6.3. x 5 Heritage

- (1) The development is to conserve the heritage listed corner building located at 757 – 763 George Street known as the Sutton Forest Meat Building.
- (2) The facades fronting Valentine and George streets of the heritage listed Sutton Forest Meat Building are to be retained.
- (3) The vertical setback between the parapet of the heritage listed Sutton Forest Meat Building and the tower component is required and should be provided in accordance with an endorsed Heritage Conservation Management Plan for the site.

6.3. x 6 Haymarket Special Character Area

- (1) The podium element at street level is to provide a fine-grained articulation that is sympathetic to the heritage building.
- (2) The development is to provide an intermittent scale that facilitates an appropriate transition in height to the surrounding towers in the Ultimo / Haymarket Tower Cluster Area.
- (3) The development is to respect the character of the Haymarket Special Character Area by providing an appropriate architectural expression with suitable materials, colours and textures.

6.3. x 7 Parking and Vehicular Access

- (1) Parking on site is to be limited to hotel valet parking spaces to maximise sustainable modes of transport.
- (2) Vehicular access to the proposal is to be via Valentine Streets.
- (3) Delivering and servicing needs are not to impact the use of any footpath.

6.3. x 8 Wind

- (4) A qualitative wind effects report is to be submitted with a detailed development application for the subject site.
- (5) The quantitative wind effects report is to demonstrate that the proposed development complies with the requirements set out in Section 5.1.9 of the *Sydney Development Control Plan 2012 – Central Sydney Planning Review Amendment* which prevails over Section 3.2.6 of the Sydney DCP 2012.

6.3. x 9 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 (and Draft Amendment to Competitive Design Policy (February 2020)) for the entire site.
- (2) The competition is to involve no less than six competitors from a range of emerging and emerged architects with a majority of local architects as design lead.

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- (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 Envelope Massing.

6.3. x 10 Sustainability

- (1) The development is to be designed to meet a 5 Star Green Star Design and As-Built v.13 rating for the whole development.
- (2) A 5 Star NABERS Energy Hotel rating for the whole development.

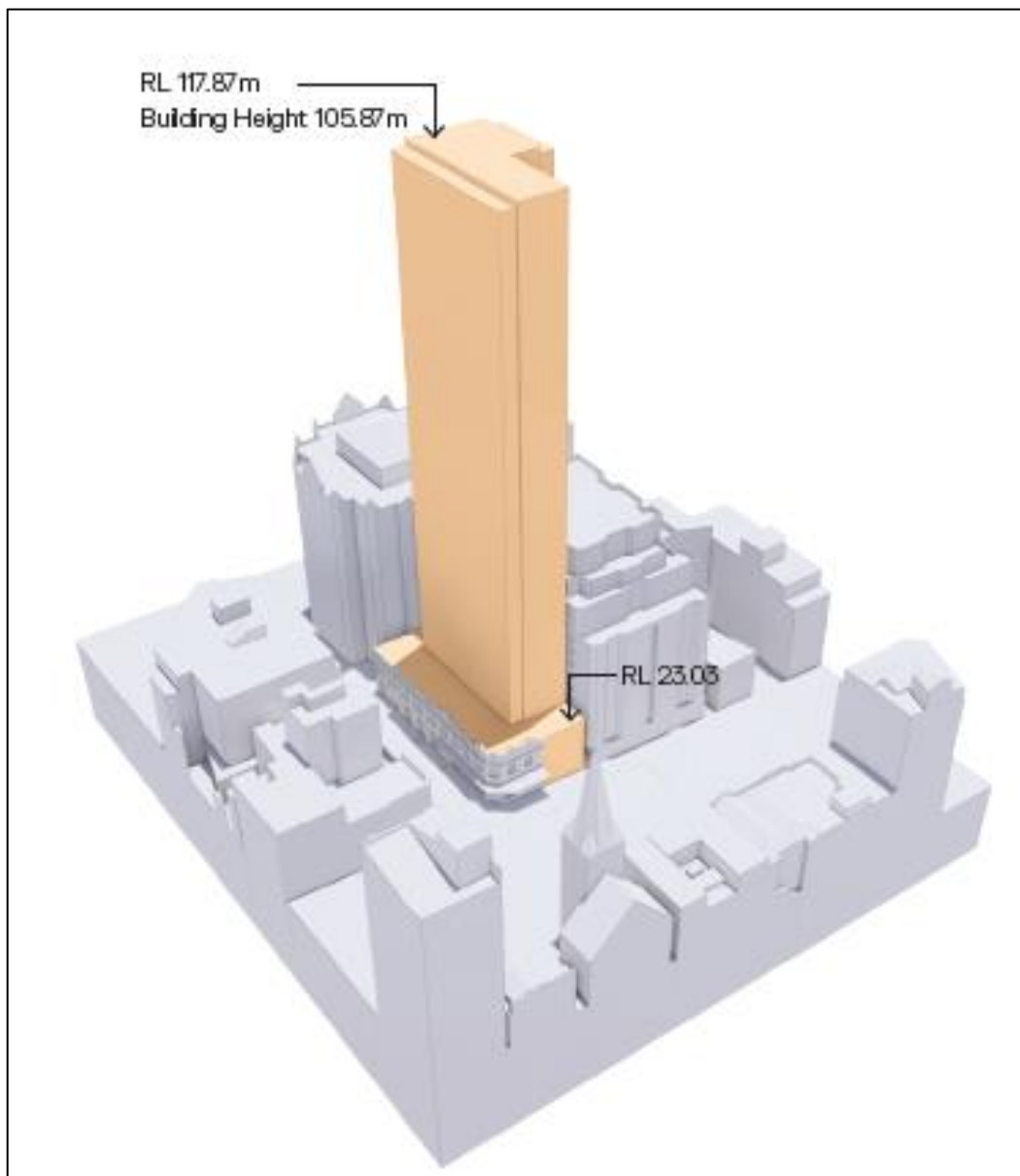


Figure 6. X Indicative Envelope Massing - Axonometric 1 (Source: Grimshaw October 2020)

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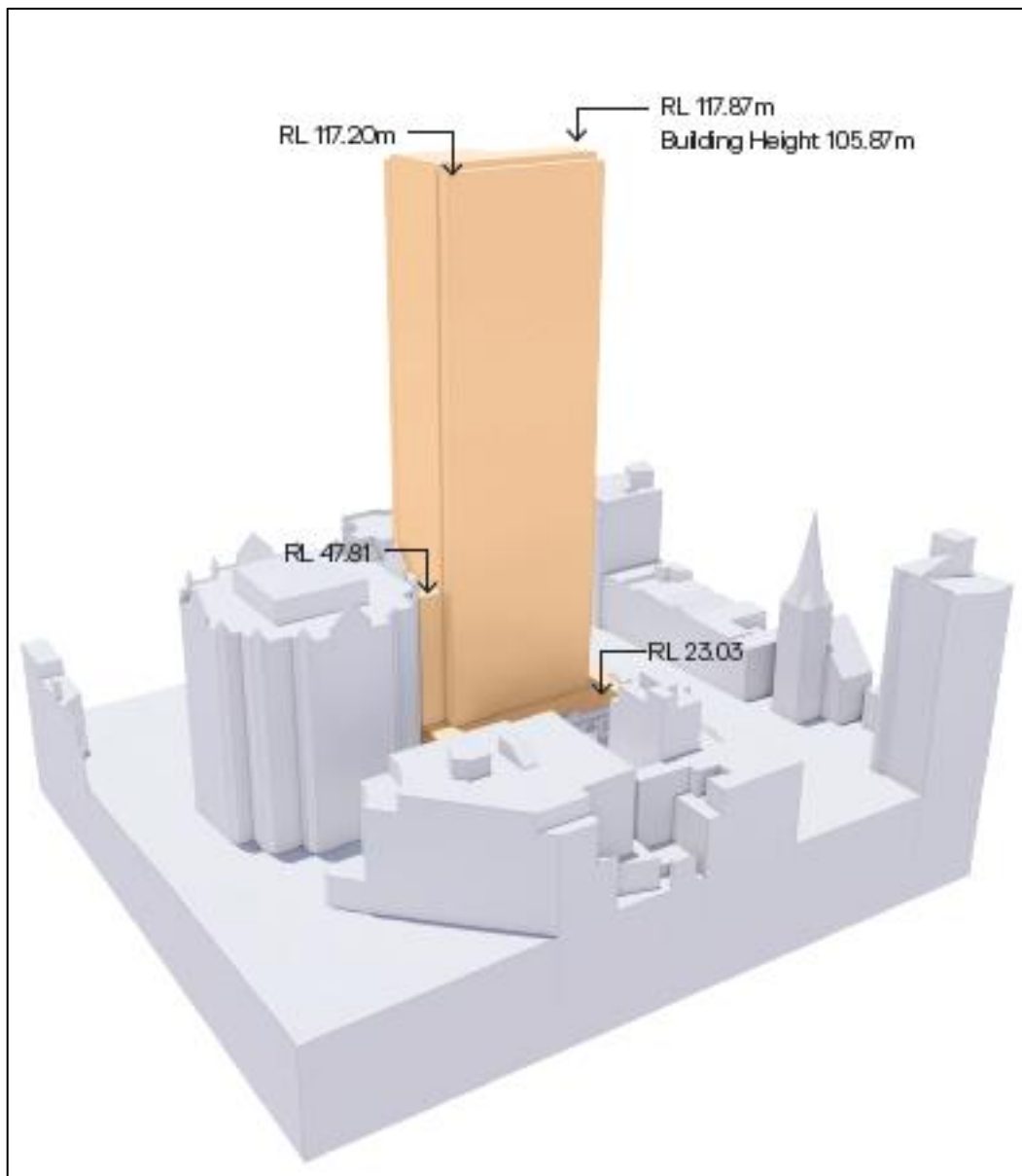


Figure 6. X Indicative Envelope Massing - Axonometric 2 (Source: Grimshaw October 2020)

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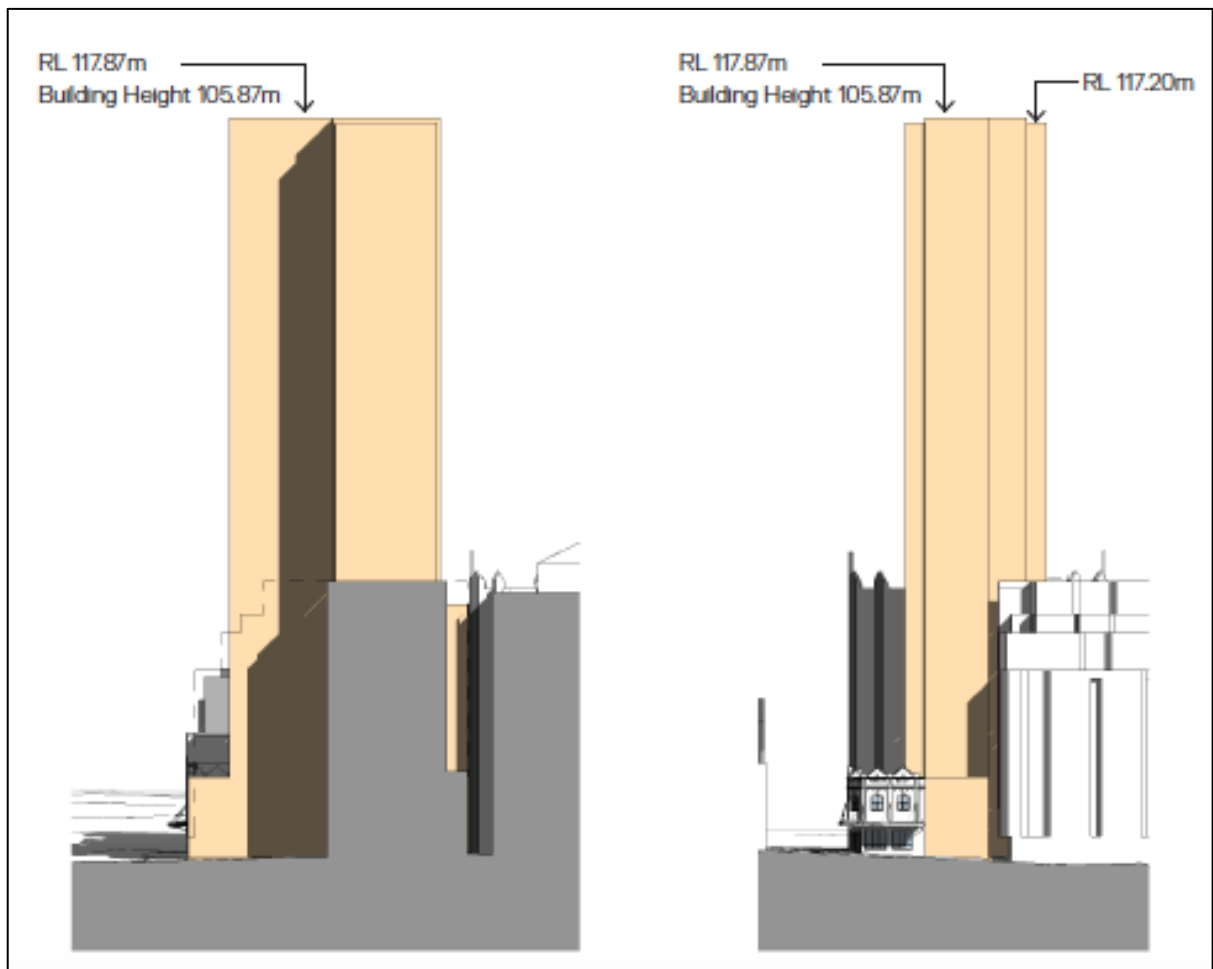


Figure 6. X North and East DCP Envelope Elevations (Source: Grimshaw October 2020)

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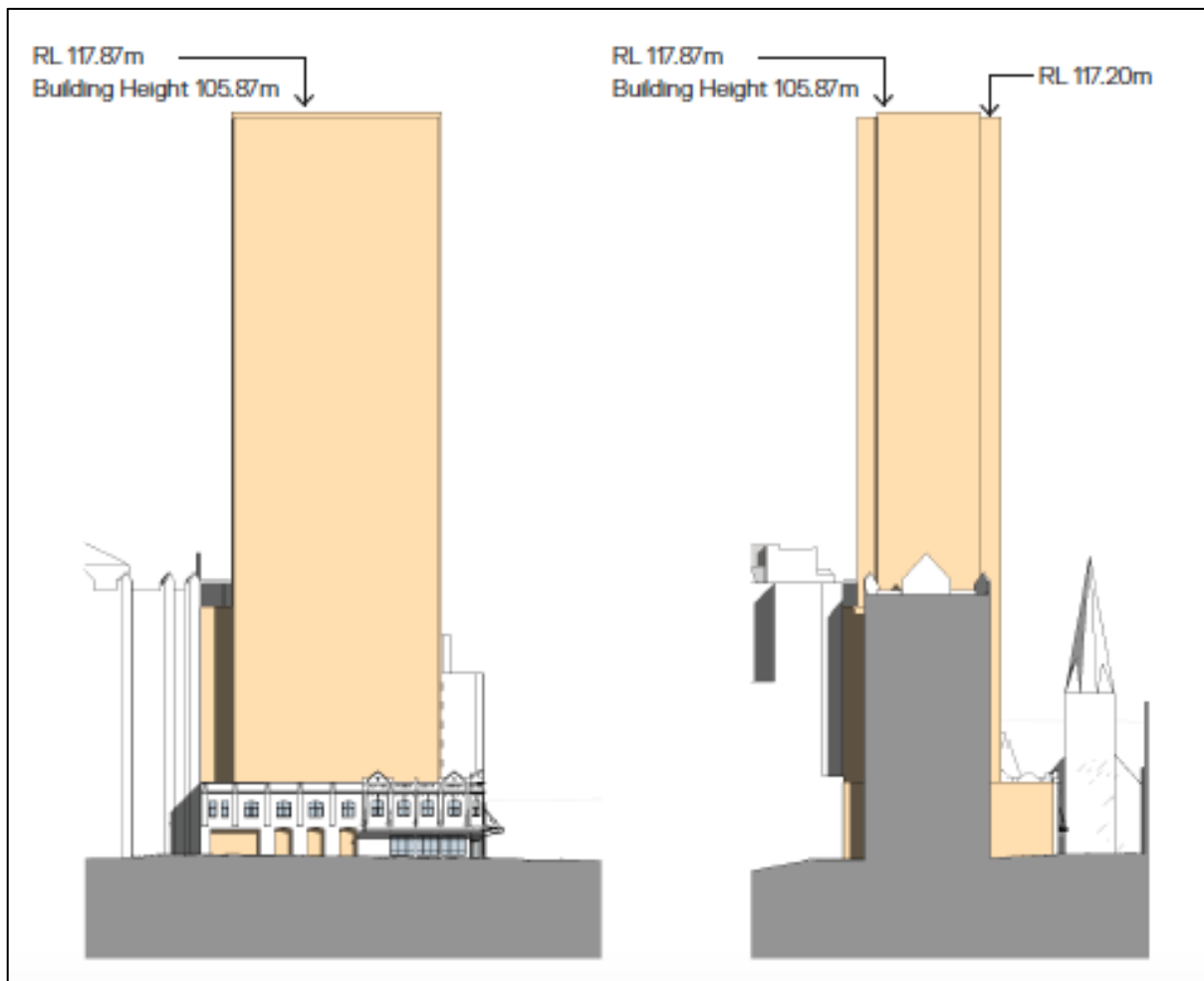


Figure 6. X South and West DCP Envelope Elevations (Source: Grimshaw October 2020)

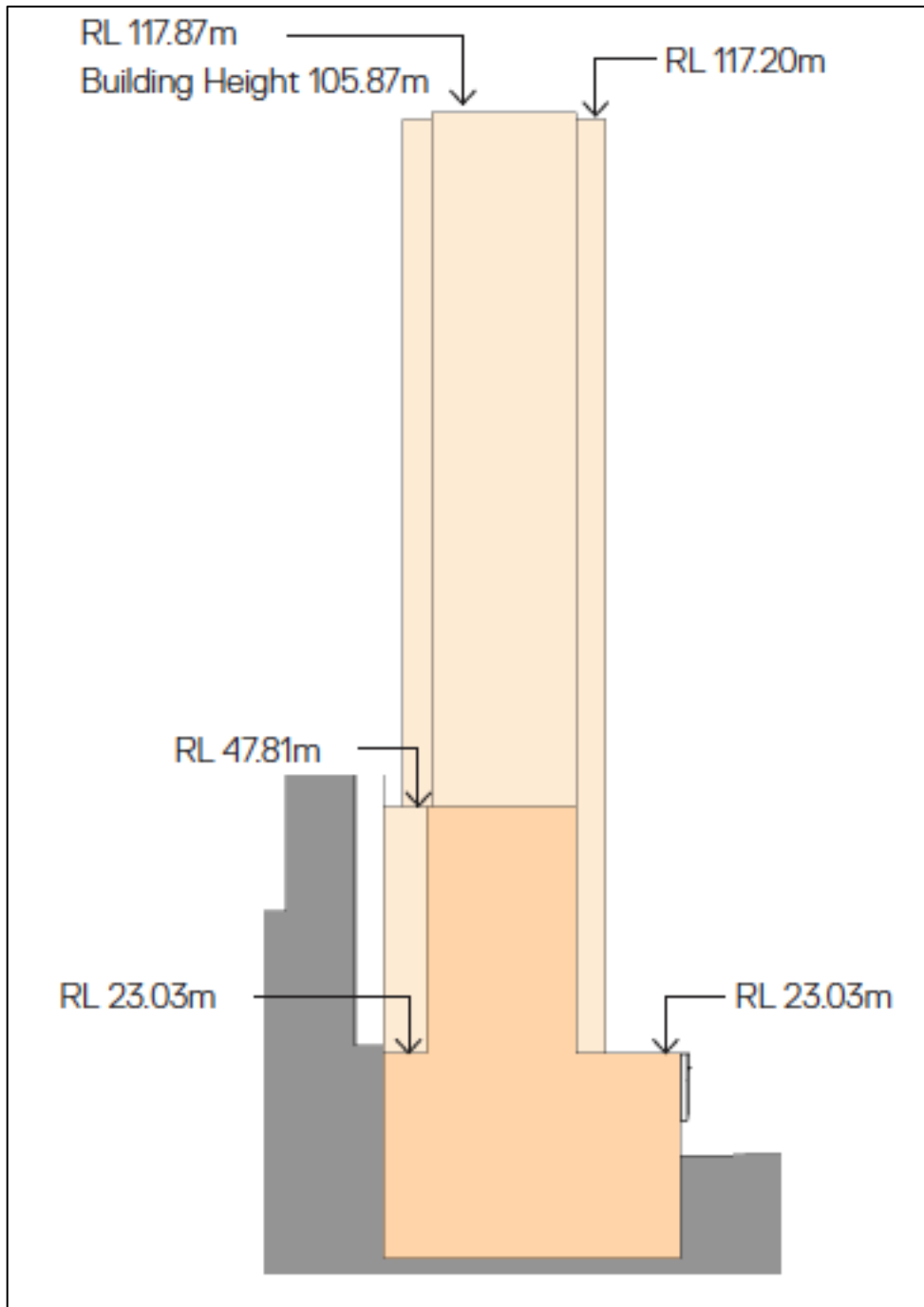


Figure 6. X North - South DCP Envelope Section (Source: Grimshaw October 2020)

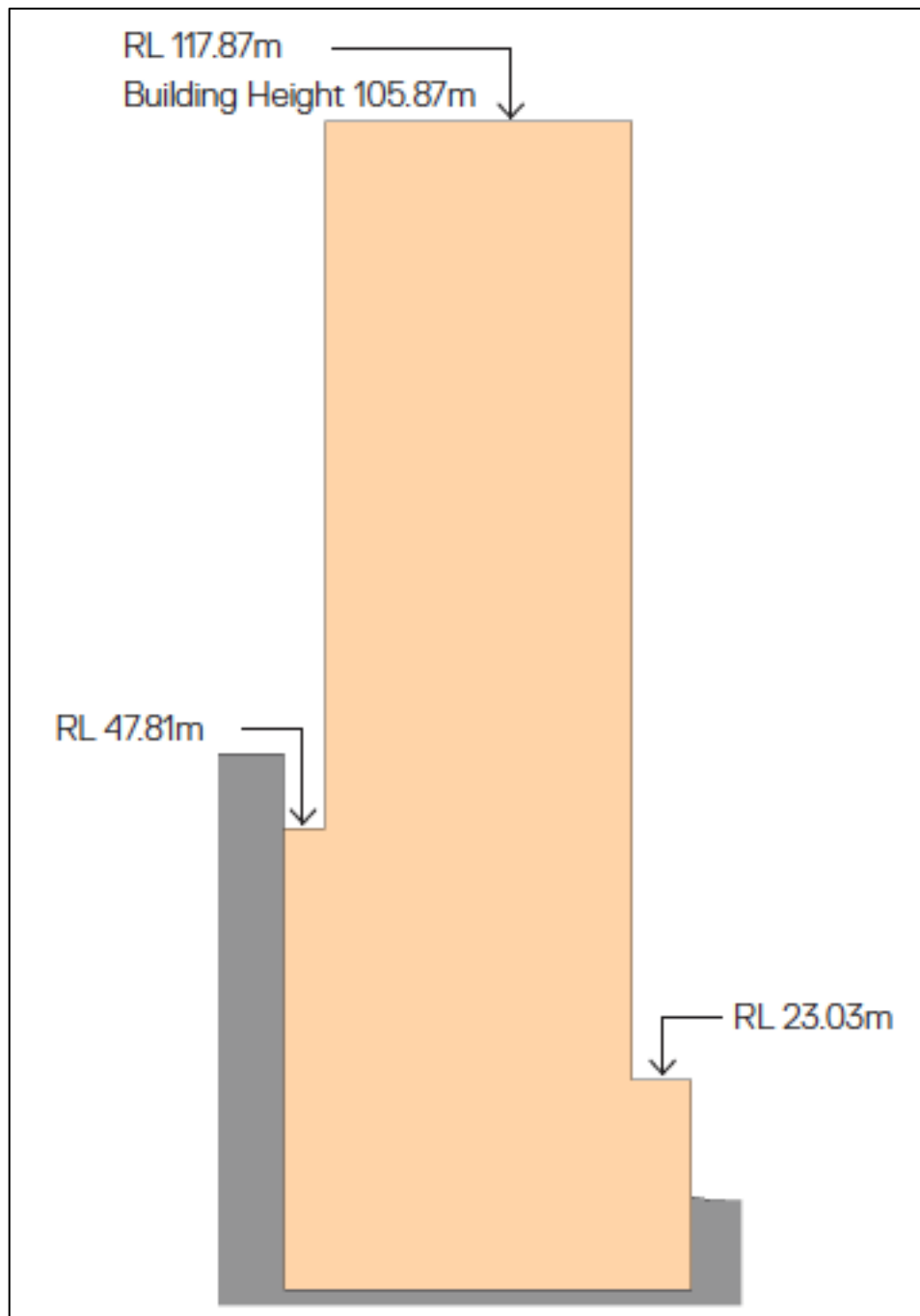


Figure 6. X East – West DCP Envelope Section (Source: Grimshaw October 2020)

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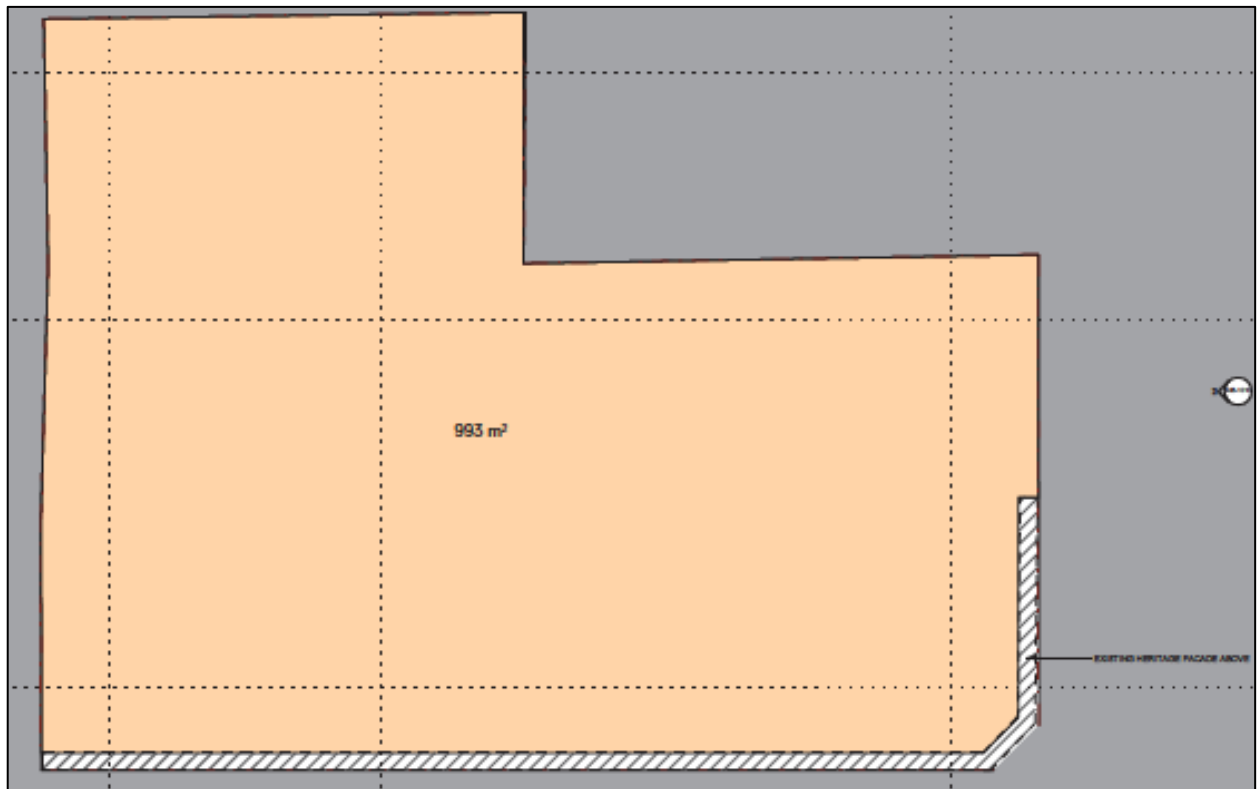


Figure 6. X Basement Envelope (Source: Grimshaw October 2020)

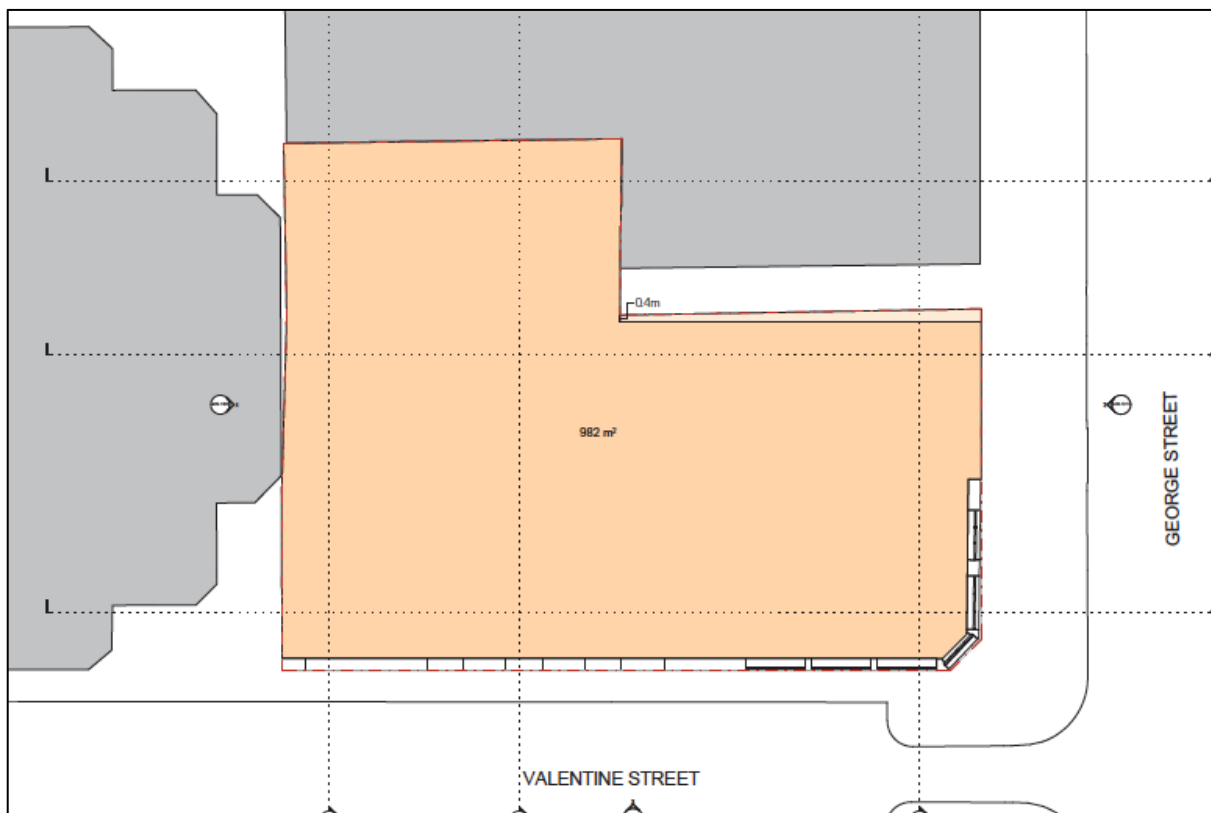


Figure 6. X Level 1 - Ground Floor DCP Envelope (Source: Grimshaw October 2020)

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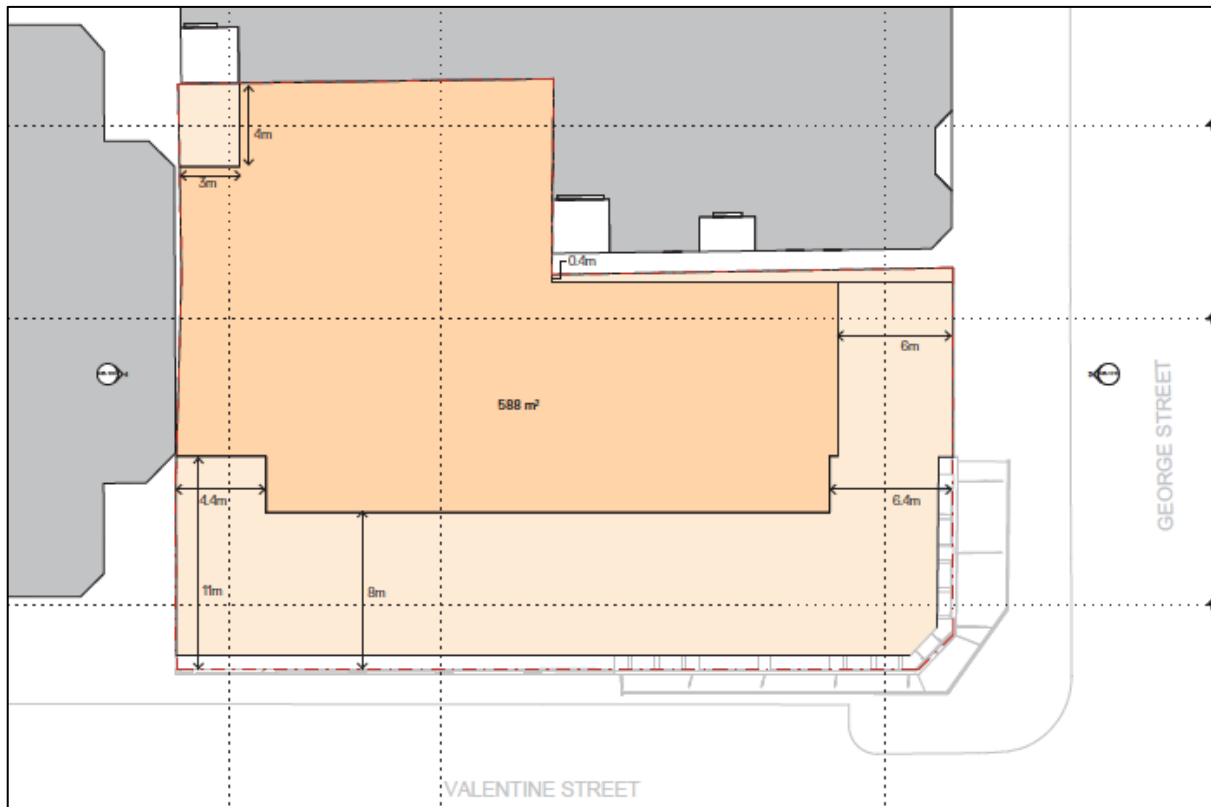


Figure 6. X Level 5 – Hotel Podium DCP Envelope (Source: Grimshaw October 2020)

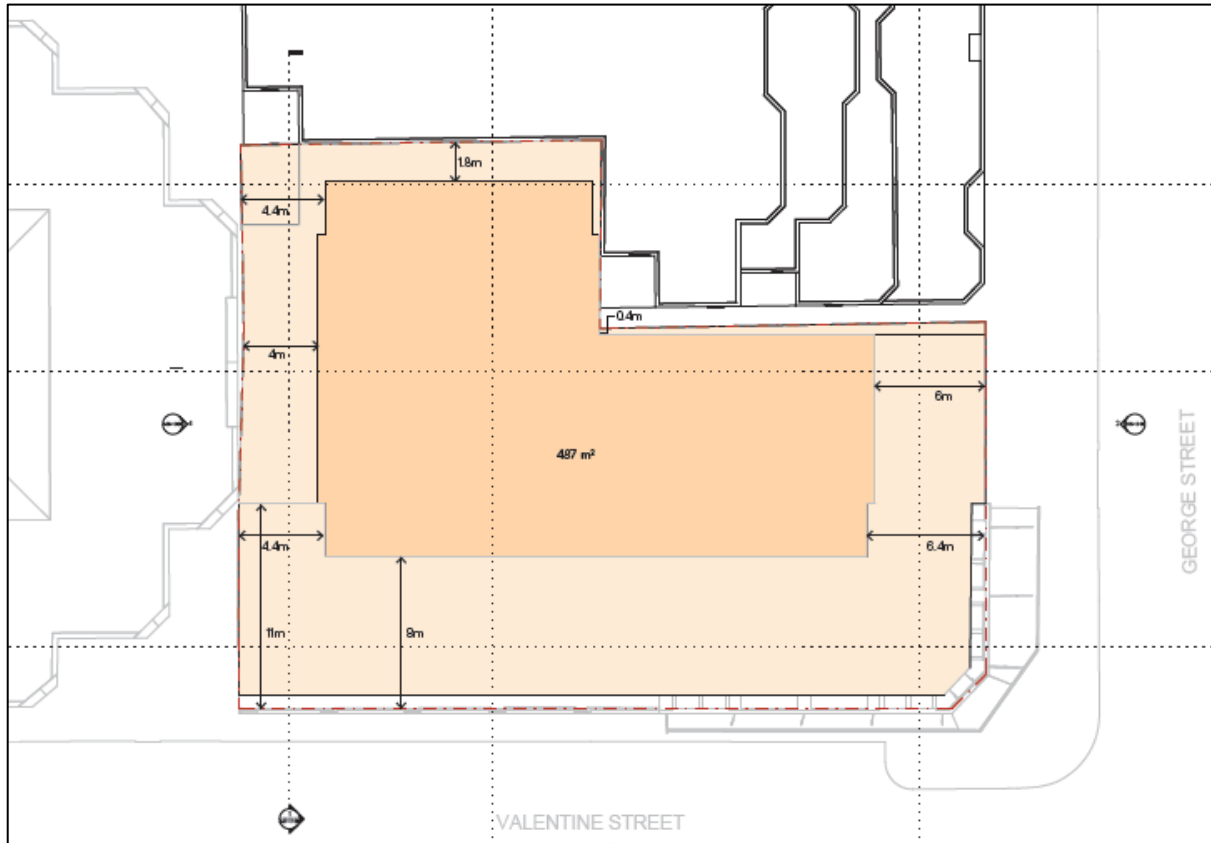


Figure 6. X Tower DCP Envelope (Source: Grimshaw October 2020)