

## **Attachment B**

**Draft Sydney Development Control  
Plan 2012 – 4-6 Bligh Street, Sydney**



# **DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 4-6 BLIGH STREET, SYDNEY**

## **1. The purpose of the 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 provisions guide future development of land known as 4-6 Bligh Street when development is subject to Clause 6.X – Strategic floor space in Central Sydney of *Sydney Local Environmental Plan 2012* (SLEP2012).

Clause 6.X – Strategic floor space in Central Sydney of SLEP 2012 allows additional floor space for uses other than residential and serviced apartments. 4-6 Bligh Street is identified as a site to which the Clause applies.

This DCP amendment does not apply to development on the land to which [insert relevant clause – Strategic Floor Space in Central Sydney] does not apply.

## **2. Citation**

This amendment may be referred to as *Sydney Development Control Plan 2012 – 4-6 Bligh Street, Sydney*.

## **3. Land covered by this plan**

This plan applies to the land identified as 4-6 Bligh Street, Sydney – which is Lot A Deposited Plan 184770, Lot 1 Deposited Plan 919932, Lot 1 Deposited Plan 134866, Lot 2 Deposited Plan 134866.

## **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] Figure 6.1**

Amend Figure 6.1: Specific Sites Map to include 4-6 Bligh Street.

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

At the end of this section insert new section 6.3.X and figures 6.XX to 6.XX as follows:

### **Section 6.3 4-6 Bligh Street, Sydney**

The following objectives and provisions apply to 4-6 Bligh Street, Sydney – as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012* – Strategic Floor Space in Central Sydney are implemented.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

## Objectives

- (a) To ensure that the building is of appropriate bulk and scale for its central Sydney location;
- (b) To create a high quality urban outcome by:
  - a. Maintaining daylight and sunlight in streets, lanes and public spaces
  - b. Managing the wind impacts of development on streets, lanes and other public spaces so that they are safe and comfortable for people
  - c. Ensuring the building podium responds appropriately to existing streetscape including nearby heritage buildings
  - d. Allowing comfortable air movements to disperse pollution and cool streets, lanes and public spaces
  - e. Ensure new development provides appropriate setbacks above the street frontage
  - f. Ensuring that occupants of the tall building have access to daylight and outlook by providing appropriate separation from surrounding buildings
  - g. Ensuring the tall building is designed to be seen as a unified composition from all sides – that it is designed to be seen “in the round”
- (c) To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
- (d) To ensure that development exhibits design excellence and a high level of environmental performance
- (e) To ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads

## Provisions

### 6.3.x.x Setbacks

- (1) Provide setbacks above the street-wall in accordance with Figure 6.X Setbacks Above the Street Frontage Height.

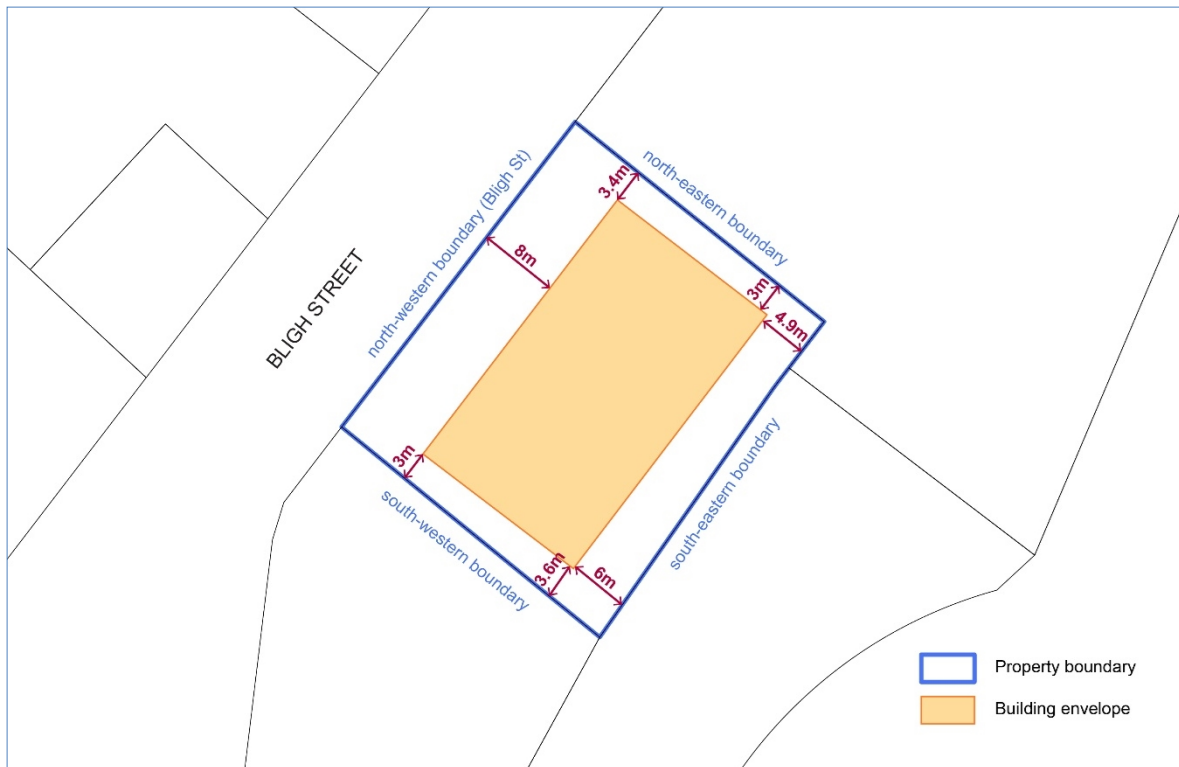


Figure 6.X Setbacks Above the Street Frontage Height

### 6.3.x.x Development Adjacent to Heritage Items

- (1) New development adjacent to a heritage item should respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage items.
- (2) Consideration must be given to the impact of adjacent development on the significance, setting, landmark values and ability to view and appreciate the heritage items from public places.

### 6.3.x.x Managing Wind Impacts

- (1) A quantitative wind effects report is to be submitted with a development application.
- (2) Development must not cause a wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking
- (3) Development must not worsen, by increasing spatial extent and/or frequency and/or speed, an existing wind speed that exceeds the Wind Safety Standard and the Wind Comfort Standard for Walking.
- (4) Development must take all reasonable steps to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing.
- (5) For the purposes of complying with Section 6.3.x.x(2) and (3):

*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.x Parking and vehicular access**

- (1) Ensure on site loading is usable and delivery and servicing needs do not impact use of footpath.

#### **6.3.x.x 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*, for the entire 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), is to be accommodated within the building envelope shown in Figure 6.x Indicative Building Envelope Massing.

#### **6.3.x.x Sustainability**

- (1) Buildings should be designed to meet 5.5 star NABERS Energy rating for the commercial component and 5 stars for the hotel component.
- (2) Buildings should be designed to meet a 4 star NABERS Water scores for both commercial and hotel components.

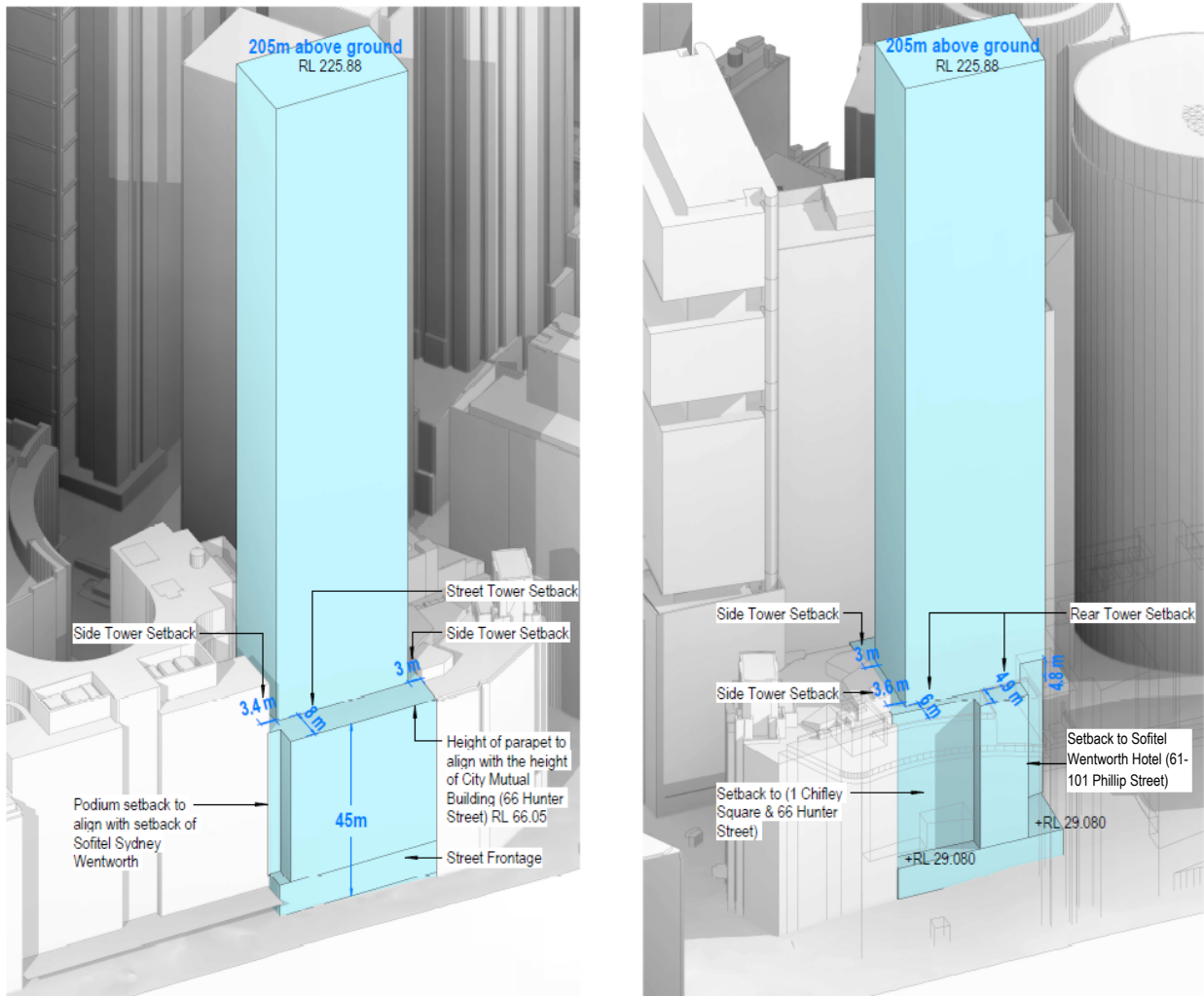


Figure 6.X Indicative Building Envelope Massing (Bligh Street frontage and rear)

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