

Attachment C

**Draft Sydney Development Control Plan
2012 -
15-25 Hunter Street and 105-107 Pitt Street,
Sydney**

Sydney Development Control Plan 2012 – 15-25 Hunter Street and 105-107 Pitt Street, 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 15-25 Hunter Street and 105-107 Pitt Street, Sydney.

This plan is to be read in conjunction with draft Planning Proposal: 15-25 Hunter Street and 105-107 Pitt Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 15-25 Hunter Street and 105-107 Pitt Street, Sydney*.

Land covered by this plan

This land applies to the land identified as 15-25 Hunter Street and 105-107 Pitt Street – which comprises the following lots:

Address	Lot reference
15-17 Hunter Street	Lot A DP 109825
	Lot B DP 109825
	Lot 1 DP 630190
19-21 Hunter Street	Lot 1 DP 59754
23 Hunter Street	SP 69888
105 Pitt Street	SP 60693
107 Pitt Street	Lot 1 DP 63968

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 15-25 Hunter Street and 105-107 Pitt Street, Sydney.

Amendment to Section 6.3

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

6.3.# 15-25 Hunter Street and 105-107 Pitt Street, Sydney

The following objectives and provisions apply to 15-25 Hunter Street and 105-107 Pitt Street, 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 15-25 Hunter Street and 105-107 Pitt Street, 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 larger setback from Pitt Street
 - (ii). sufficient setbacks from side boundaries that all maintenance can occur within the site boundaries and provides for visual separation between the subject tower and existing and future towers on adjoining sites.
- (c) Determine the maximum planning envelope that respects the local context and achieves acceptable levels of solar access, wind comfort and daylight, including daylight to the through site links.
- (d) Ensure the building is appropriately massed within the planning envelope.

Provisions

- (1) The street frontage height shall not exceed RL 26m to Hunter Street, RL 26m to the northern portion of Pitt Street and RL 30.7m for the southern portion of Pitt Street.
- (2) Maximum heights and setbacks of the building envelope are to be consistent with 'Figure 6.XX envelope heights – Hunter and Pitt Street elevations', 'Figure 6.XX envelope heights - south and west elevations', 'Figure 6.XX envelope heights – north-east and south-west elevations' and 'Figure 6.XX envelope – setbacks'.

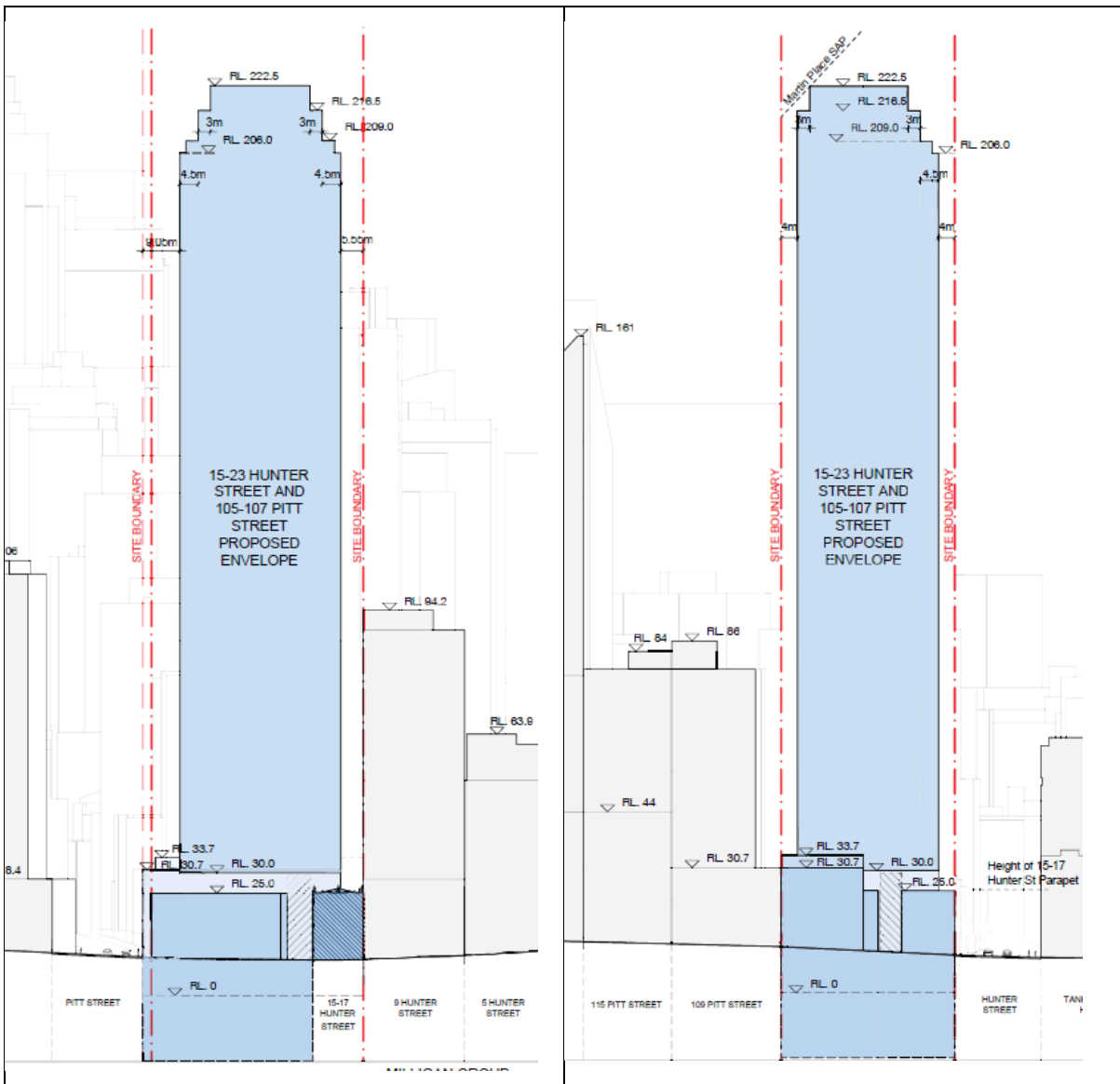


Figure 6.XX - envelope heights – Hunter and Pitt Street elevations

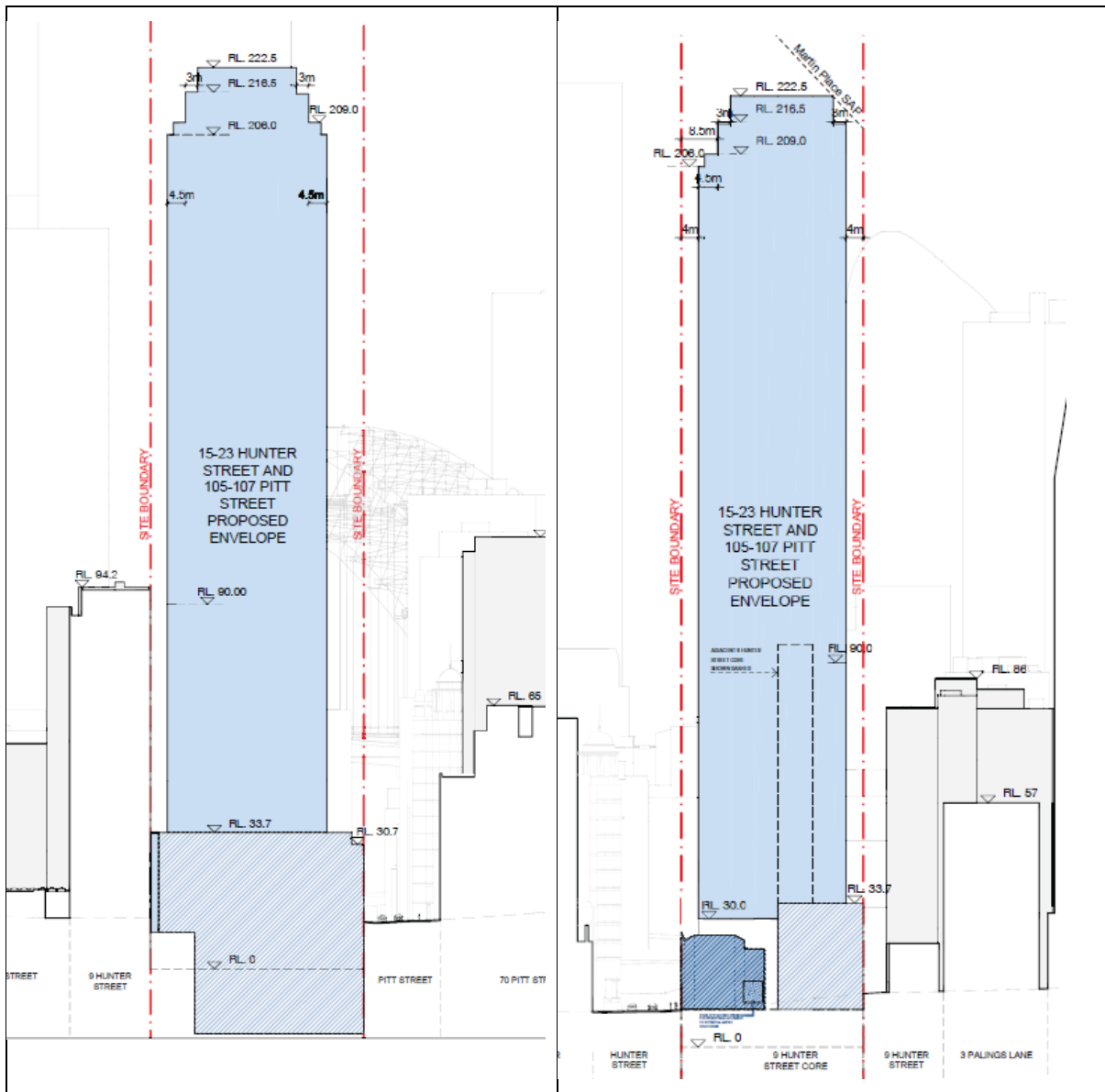
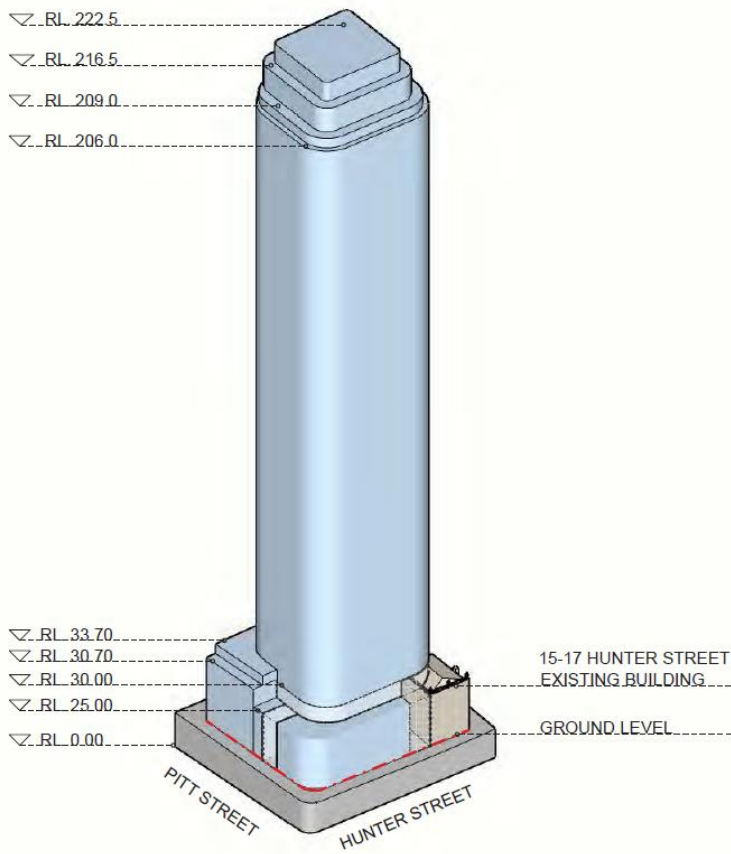
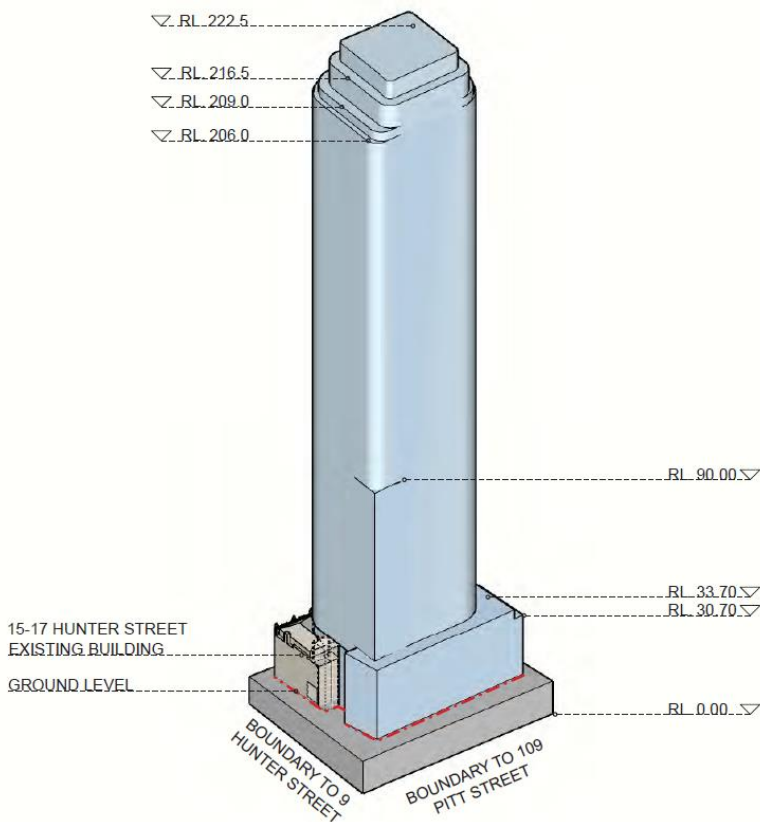


Figure 6.XX envelope heights – south and west elevations



NORTH EAST VIEW



SOUTH WEST VIEW

Figure 6.XX envelope heights – north-east and south-west elevations

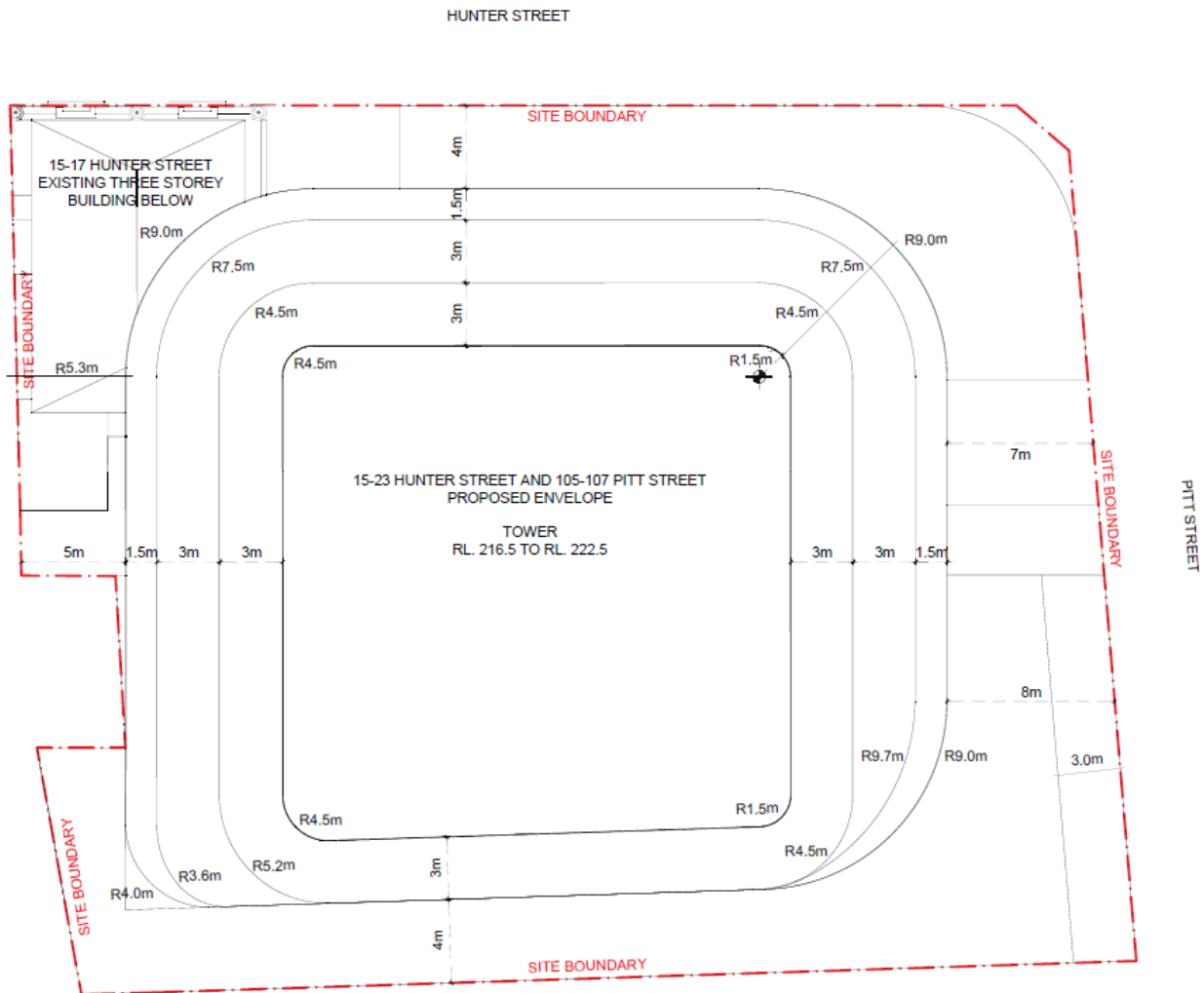


Figure 6.XX – envelope - setbacks

- (3) Any variation to the envelope using the daylight and wind equivalence procedure described in Schedule 12 should use the envelope described above as the 'base case envelope'.
- (4) A minimum of 12% of the total tower component envelope area above the podium (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.4 Ground floor

Objective

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

Provisions

- (1) Pitt Street and Hunter Street ground level frontages are to maximise activation with retail or food and drink premises or both.
- (2) The main part of the commercial lobbies are to be located above ground level.

6.3.X.3 Through-site link

Objectives

- (a) Provide a **public** through-site link that is open for natural daylight to improve pedestrian permeability for the public and support greater activation and amenity.
- (b) Interpret the historical alignment of Empire Lane within the site.

Provisions

- (1) The through-site link is to have a minimum width, height and gradient consistent with 'Figure 6.XX – Laneway Plan' and 'Figure 6.XX – Laneway Section' including that it is:
 - (i) open from all obstructions from ground level to RL30.0
 - (ii) has a maximum gradient of 1 in 20 to ensure accessibility
- (2) Provide a minimum 5m height opening to the northern elevation between RL25.0 and RL30.0 to provide natural daylight into the through-site link.
- (3) The alignment of the through-site link should replicate the historical alignment of the existing Empire Lane as shown in 'Figure 6.xx – Laneway Plan', however suitable design alternatives could be considered to achieve a well-designed connection to the adjoining Metro site.
- (4) Active frontages are to be provided on both sides of the through-site link.
- (5) The through-site link is to be publicly accessible at all times.

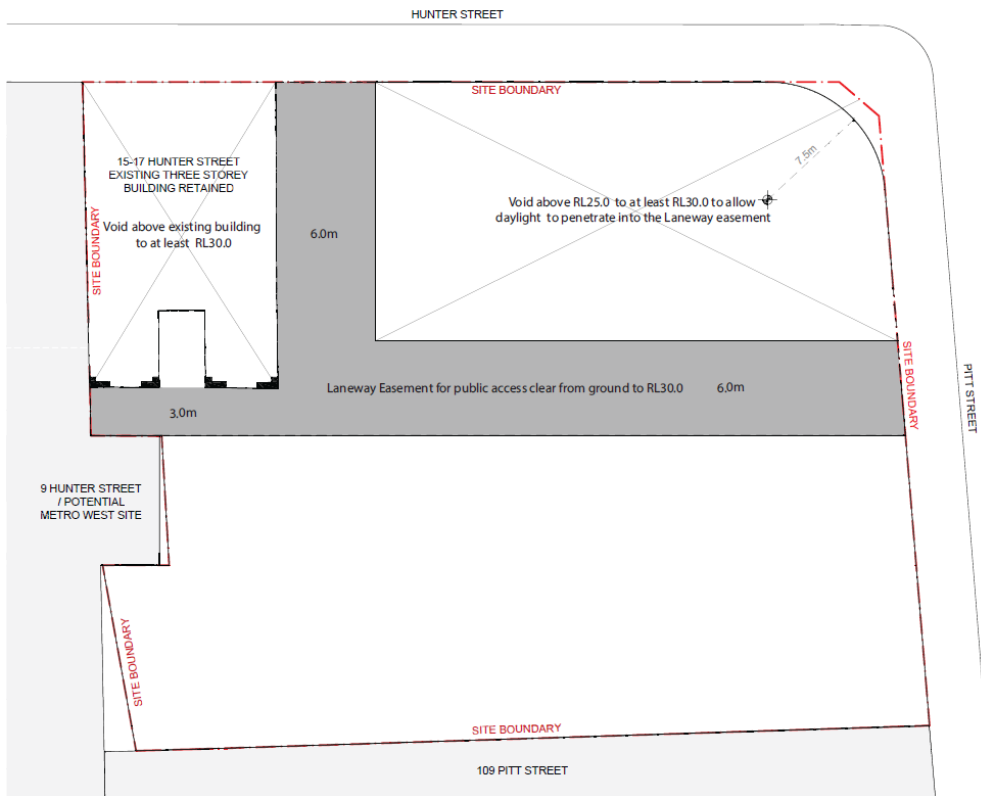


Figure 6.XX – Laneway Plan

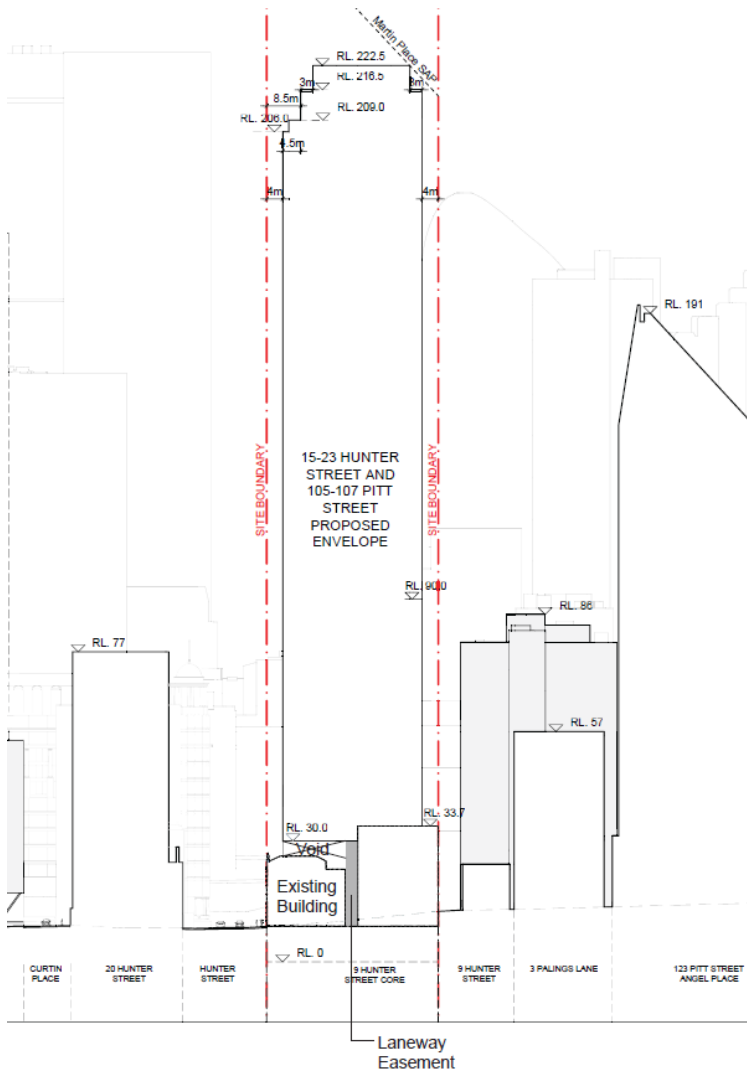


Figure 6.XX – Laneway Section

6.3.X.6 Parking and vehicular access

Objectives

- (a) Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.

Provisions

- (1) Vehicular access to the basement is to be from Pitt Street only, to be located as close to the southern boundary of the site as possible, and no vehicular access from Hunter Street. The width of the driveway crossover is to be minimised as far as practical whilst still enabling access for the largest vehicle entering the site.
- (2) Loading and servicing facilities are to be provided onsite able to accommodate all uses on the site.

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 6.21D 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 at least one emerging architect or all competitors to be in partnership with emerging architects; and
 - (d) teams comprised of at least 40% non-male members.
- (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 pursued for a building demonstrating design excellence under clause 6.21(7)(b), is to be accommodated within the building envelope shown within 'Figure 6.XX envelope heights – Hunter and Pitt Street elevations', 'Figure 6.XX envelope heights – south and west elevations', Figure 6.XX envelope heights – north-east and south-west elevations' and 'Figure 6.XX envelope – setbacks'.

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; or
 - (c) a maximum of 45 kWh/yr/m² of GFA

and

 - (d) renewable energy procurement for a period of at least 5 years equivalent to "net zero energy".

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

The sustainability requirements of (1) (a)-(c) apply to the new developments containing office premises with a net lettable area of 1,000sqm or more, and developments accumulatively involving alterations, additions and refurbishments to existing office premises where the estimated cost of works is over \$5 million, and contains a net lettable area of 1,000sqm or more.

- (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 Buildings **V1** – 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 except for back-up generators;
 - (c) all plant and equipment to use only natural refrigerants ~~where suitable systems are available, demonstrated prior to issue of a Construction Certificate~~ **where possible or refrigerants with global warming potential (GWP) of not more than 10 for central chilled water generating plant, or not more than 700 for unitary equipment;**
 - (d) electricity sub-metering metering is to be provided for light, air conditioning and power within each floor and/or tenancy;
 - (e) **encourage** integrated façade photo-voltaic panels ~~where feasible;~~
 - (f) 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 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);
 - (g) 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) ~~Timber floor structures are to be used for at least 70% of floors (excluding mezzanines) above RL35.0~~ **At least 70% of floor structures above RL35.0, excluding mezzanines, small part-levels, plant levels, and levels which are predominantly outdoor terraces are to be constructed in timber to the greatest extent practical.**
- (6) 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. ***It is encouraged that the public art incorporate a heritage interpretation strategy for the Tank Stream.***

6.3.X.11 Heritage

- (1) New development, should respect the former Pangas House, through an appropriate response to height, scale, fine grain quality, materials, craftsmanship and articulation.
- (2) An exemplary level of sympathetic adaptive reuse is required of former Pangas House, with conservation of significant fabric. This includes retention and interpretation of evidence that the structure functioned as two separate buildings.

- (3) New insertions to service the heritage item (such as building services plant and risers, fire, egress and lifts) should be located in areas with minimal heritage impact.
- (4) Maintain the features on the rear elevation of the heritage item, in particular the corrugated iron hoods over hoists above the second floor windows and large openings.
- (5) Opportunities to activate the laneway to the eastern elevation of the heritage item (including new openings in the eastern elevation at ground level) can be considered where appropriate in scale.

