

Attachment C

**Draft Sydney Development Control Plan 2012
757-763 George Street, Haymarket Amendment
(as Amended)**

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 187 Thomas Street, Haymarket – which is Lot 100 DP 804958.

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.

This DCP was amended in March 2023 following public exhibition, new text is shown in ***bold italics*** and deleted text is shown as **~~bold strikethrough~~**.

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 provision 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 commercial uses to achieve 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;
 - (iii) ensure sympathetic adaptive reuse of the former Sutton Forest Meat Building at 757-759 George Street, retaining significant heritage fabric;
 - (iv) delivers a podium height that aligns with the former Sutton Forest Meat Building;
 - (v) protects important view corridors along George Street and Valentine Street towards Christ Church St Laurence;
 - (vi) is comfortably contained within the defined the maximum building envelope, ensuring the local context is respected and acceptable levels of solar access, acoustic amenity, wind comfort and daylight are maintained; and
 - (vii) maximises active frontages to the public domain that can accommodate late night uses and outdoor dining.
- (c) Respond to the future pedestrianisation in the surrounding area, particularly Valentine and George Streets by minimising private vehicle use and potential conflicts with pedestrians.
- (d) Deliver sufficient architectural articulation to ensure development is capable of responding to amenity issues.
- (e) Meet high performance benchmarks for ecologically sustainable development.
- (f) Incorporate high-quality public art.
- (g) Responds positively to adjoining development.

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 and rooftop architectural features.
- (3) The building is to be consistent with Figure 6.XX Indicative envelope elevations, specifically:
 - (a) the maximum street wall height to George Street shall mirror that of the former Sutton Forest Meat Building at RL 23.03m;
 - (b) the upper podium at the rear of the site is to have a maximum height of RL 47.81m; and
 - (c) the tower is to have a maximum height of RL 117.87m.
- (4) The tower is to have minimum setbacks consistent with Figure 6.XX Indicative envelope setbacks, specifically:
 - (a) 6m to George Street;
 - (b) 11m to Valentine Street and 8m for the cantilevering tower component above RL 30m;
 - (c) 3m to the western boundary; and
 - (d) northern boundary:
 - (i) 3m to the north western section;
 - (ii) 1m to the middle section;
 - (iii) 1.6 to the north eastern section.
- (5) The vertical separation between the top of parapet of the former Sutton Forest Meat building and the underside of the cantilevered tower element is to be a minimum of 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 commercial tower shall include an appropriate allowance for façade zone and a minimum amount of 12% architectural articulation.
- (8) Tower setbacks are to maintain important views to Christ Church St Laurence as viewed from Valentine Street.

6.3.X.2 Haymarket Special Character Area

- (1) The podium street frontage is to include fine-grained articulation that is sympathetic to the heritage building.
- (2) The development is to complement the civic character of the Haymarket Special Character Area by providing appropriate architectural expression with suitable building materials, colours and textiles.
- (3) 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 building at 757-763 George Street.
- (2) All significant facades of the Sutton Forest Meat building are to be retained.
- (3) The minimum vertical separation between the top of the parapet of the former Sutton Forest Meat building and the cantilevered tower element is to be two storeys.
- (4) The development is to be designed in accordance with an endorsed Conservation Management Plan for the former Sutton Forest Meat 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.
- (5) The development is to respond to and maintain the setting and view corridor along Valentine Street towards the Christ Church St Laurence heritage item at 814A George Street through appropriate setbacks.
- (6) ***Future development is to have a respectful relationship with nearby State listed heritage item (Christ Church St Laurence Anglican Church and Pipe Organ), through consideration of massing, scale, materiality and façade articulation***

- (7) ***Based on the archaeological potential on site, no ground breaking works should be undertaken until an excavation permit under Section 140 of the Heritage Act 1977 is granted by Heritage NSW.***

6.3.X.5 Public Domain

- (1) The building shall maximise active frontages by minimising building services, vehicle entries and lobbies.
- (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.
- (3) The building is to be planned and designed to accommodate future conversion of adjacent streets into shared or pedestrian-only zones and associated stormwater works.
- (4) Incorporate high quality public art in publicly accessible areas on site to contribute to the identity and amenity of the place.

6.3.X.6 Residential Amenity

- (1) The building is ensure amenity for occupants of the adjacent residential building is not detrimentally impacted by ensuring building separation and setbacks are maximised.
- (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 Friday;
 - (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 to be limited to a total of not more than 10 car parking spaces having regard to the site's high level of accessibility by public transport services and active transport modes.
- (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.

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 Standard for Sitting in Parks 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 of 4 metres per second and applies to Public Places protected by Sun Access Planes and/or No Additional Overshadowing Controls.

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.

- (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~~ **five** competitors;
 - (b) the majority to be local or national Australian firms; 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 of 40% male, 40% female, 20% any gender in their design team.
- (3) The jury is to comprise a total of six (6) members. The proponent is to nominate ~~three~~ **two** (~~3~~ **2**) jurors and the City of Sydney is to nominate ~~three~~ **four** (~~3~~ **4**) jurors. 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

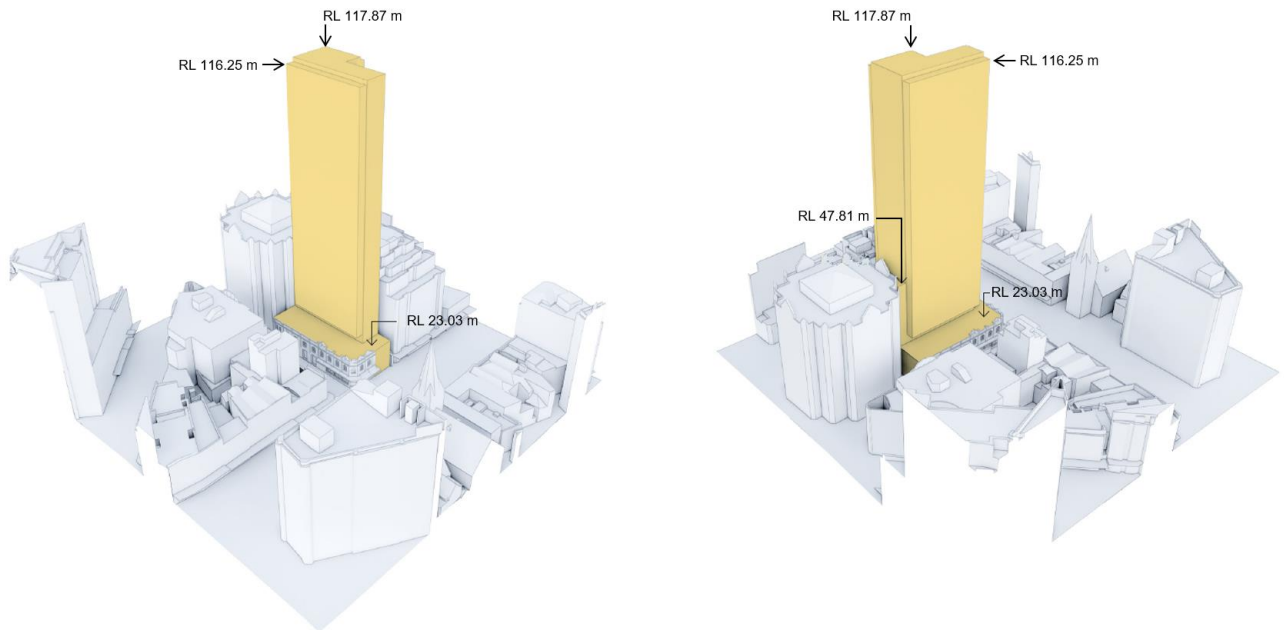


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope elevations

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

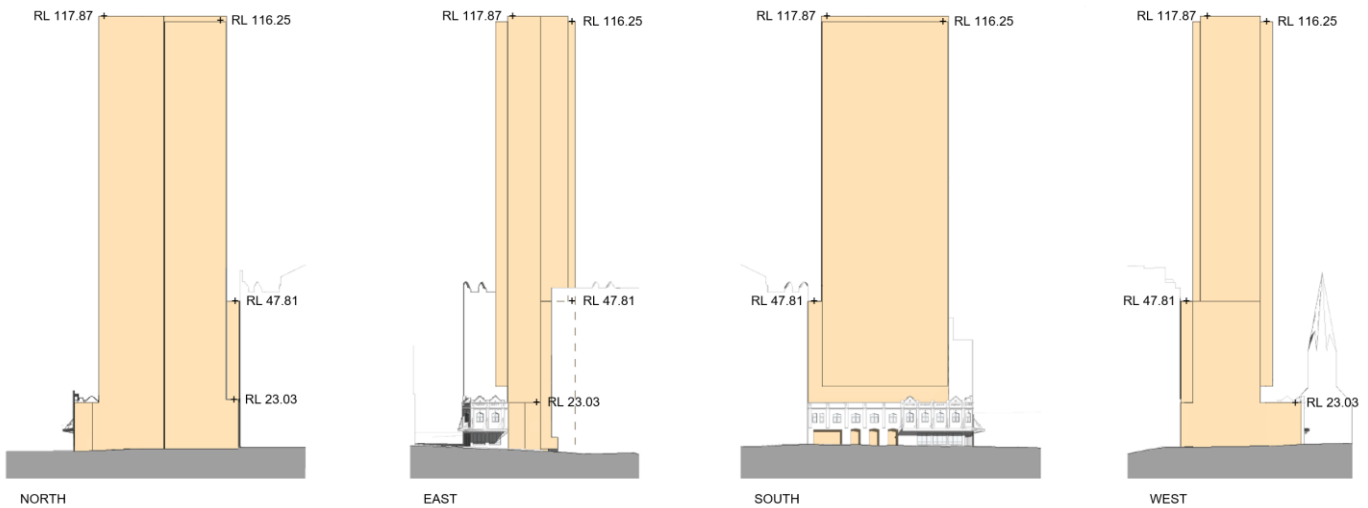


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope cross-sections

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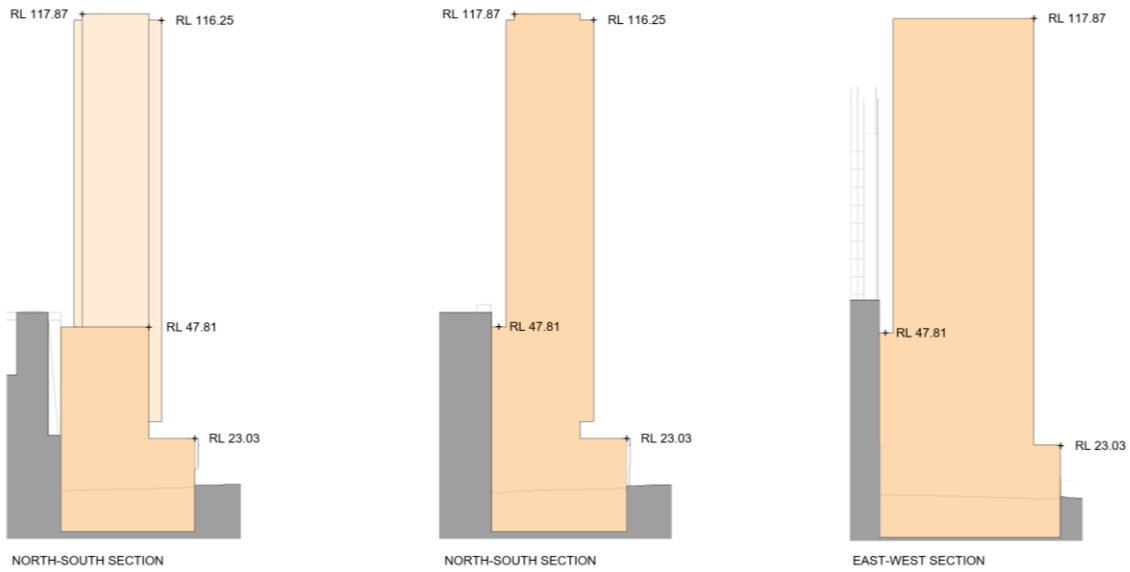


Figure 6.XX 757-763 George Street, Haymarket – Indicative envelope setbacks

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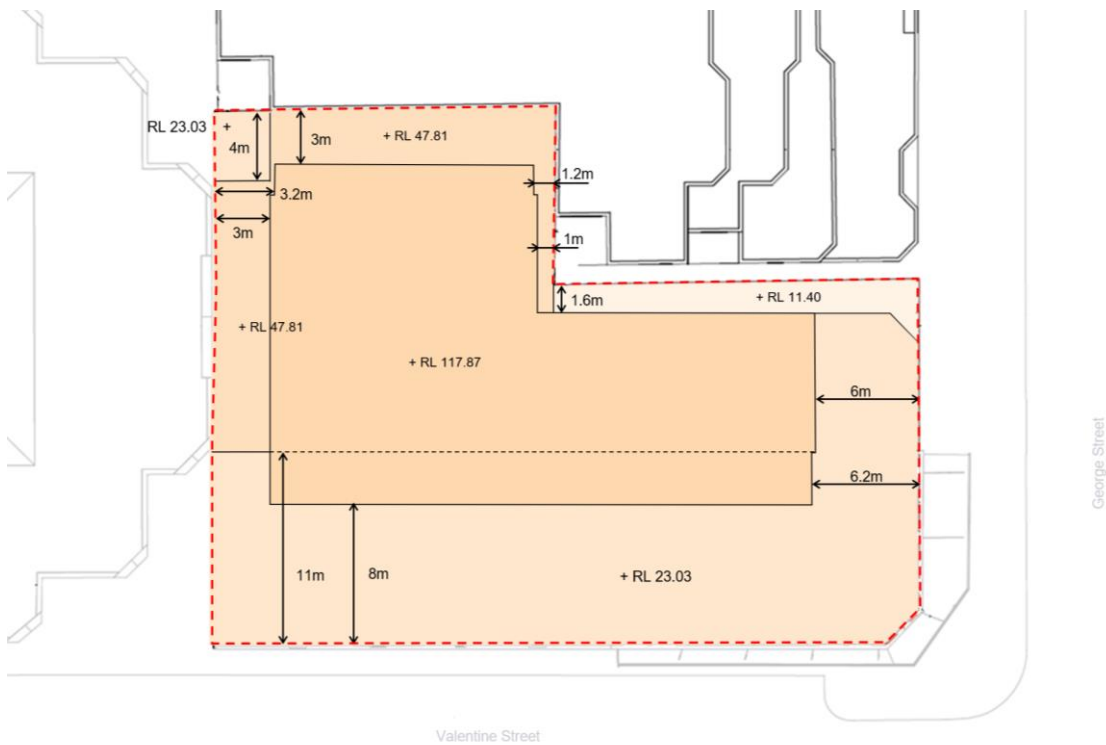


Figure 6.XX 757-763 George Street, Haymarket – Indicative ground floor layout

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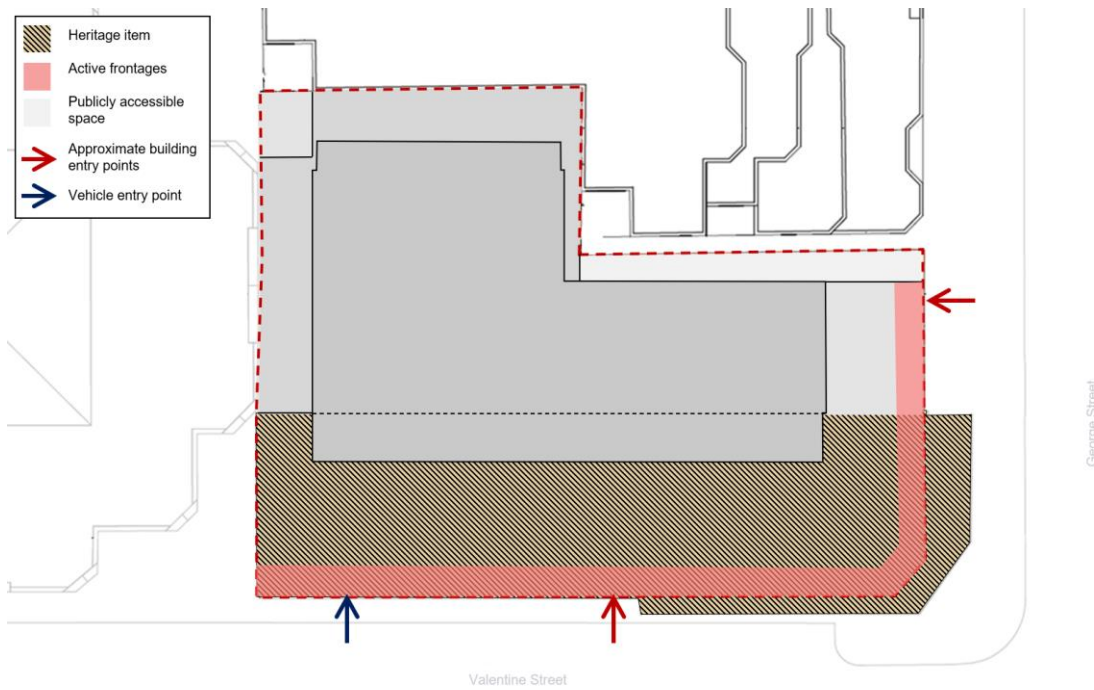


Figure 6.XX 757-763 George Street, Haymarket – Wind mitigation options

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

