

Sydney Development Control Plan 2012 – 1-25 O’Connell Street and 8-16 Spring Street, Sydney



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 1-25 O’Connell Street and 8-16 Spring Street, Sydney.

This plan is to be read in conjunction with draft Planning Proposal: 1-25 O’Connell Street and 8-16 Spring Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 1-25 O’Connell Street and 8-16 Spring Street, Sydney, Sydney*.

Land covered by this plan

This land applies to the land identified as 11-25 O’Connell Street and 8-16 Spring Street, Sydney – which comprises the following lots:

Address	Lot reference
1-15 O’Connell Street	Lot 1 DP 814858
19-21 O’Connell Street	Lot 1 DP 131917
23-25 O’Connell Street	SP 63932
8 Spring Street	Lot 2 DP 172068
10-14 Spring Street	Lot 1 DP 74923 Lot 2 DP 74923 Lot 1 DP 176768
16 Spring Street	Lot 1 DP 724946

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.

Amendments to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific maps to include 1-25 O’Connell Street and 8-16 Spring Street, Sydney.
2. Insert a new section 6.3.X 1-25 O’Connell Street and 8-16 Spring Street, Sydney as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 1-25 O’Connell Street and 8-16 Spring Street, Sydney

If a development at 1-25 O’Connell Street and 8-16 Spring Street, Sydney, seeks to utilise additional height or floor space ratio permitted by clause 6.XX 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) To ensure the development is of appropriate bulk, scale and modulation in relation to the streetscape and surrounding area.
- (b) To ensure development is appropriately massed within the planning envelope
- (c) To ensure a development responds to the heritage items on the site and adjacent heritage items.
- (d) To ensure a second, new tower on the site which provides:
 - (i) sufficient setbacks to O’Connell and Spring streets to protect amenity in public places;
 - (ii) visual separation between the existing and future towers on adjoining sites, and ensure all maintenance can occur within the site boundaries; and
 - (iii) sufficient separation from the State heritage listed building at 64-66 Pitt Street including the light well.
- (e) To ensure new development integrates with the retention of the 1 O’Connell Street tower and Wintergarden corner element, including anchoring and defining the key corner of the site adjoining Bent Street.
- (f) To ensure development minimises amenity impacts in the adjacent public spaces with acceptable levels of wind comfort, solar access and daylight, including to the through-site link.

Provisions

- (1) Development is not to exceed the building envelope heights and setbacks shown in ‘Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks - podium’, ‘Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks - tower’, and Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks – elevations’. In the figures, setback and radius dimensions are minimums and RLs are maximums except the RL noting the upper extent of the void which is a minimum value.

Figure 6.XX 1-25 O’Connell and 8-16 Spring Street, Sydney –envelope heights and setbacks – podium

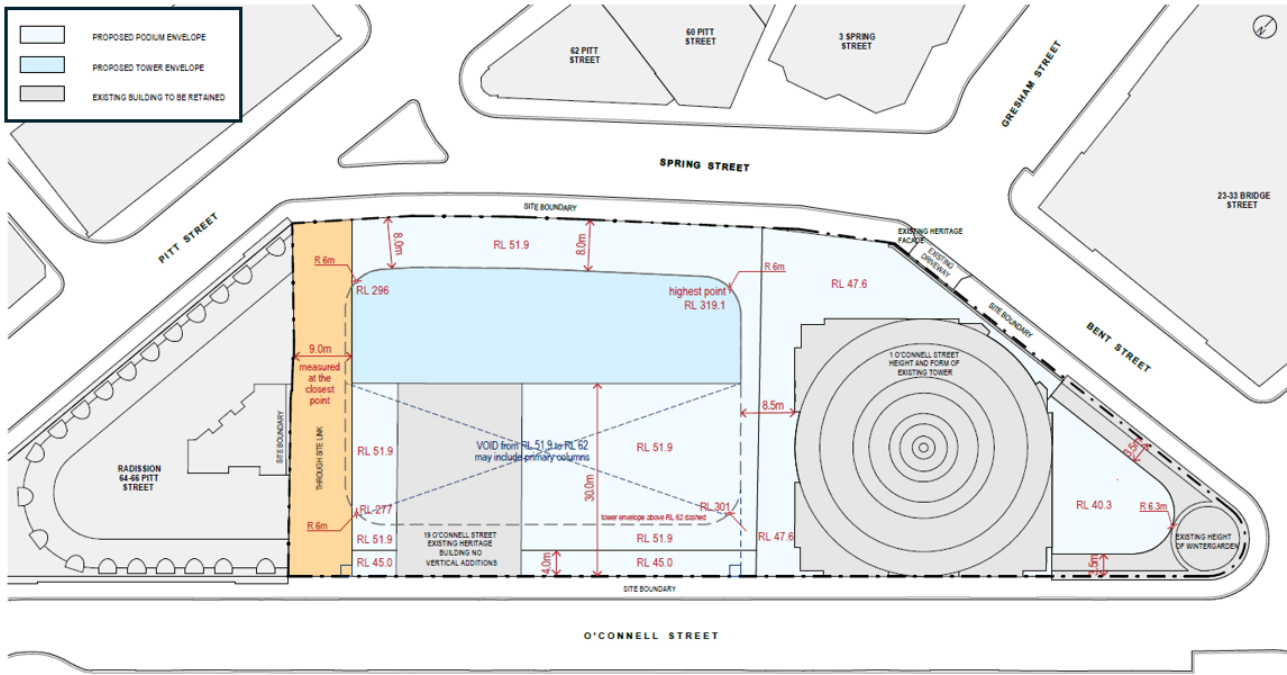


Figure 6.XX 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks – tower

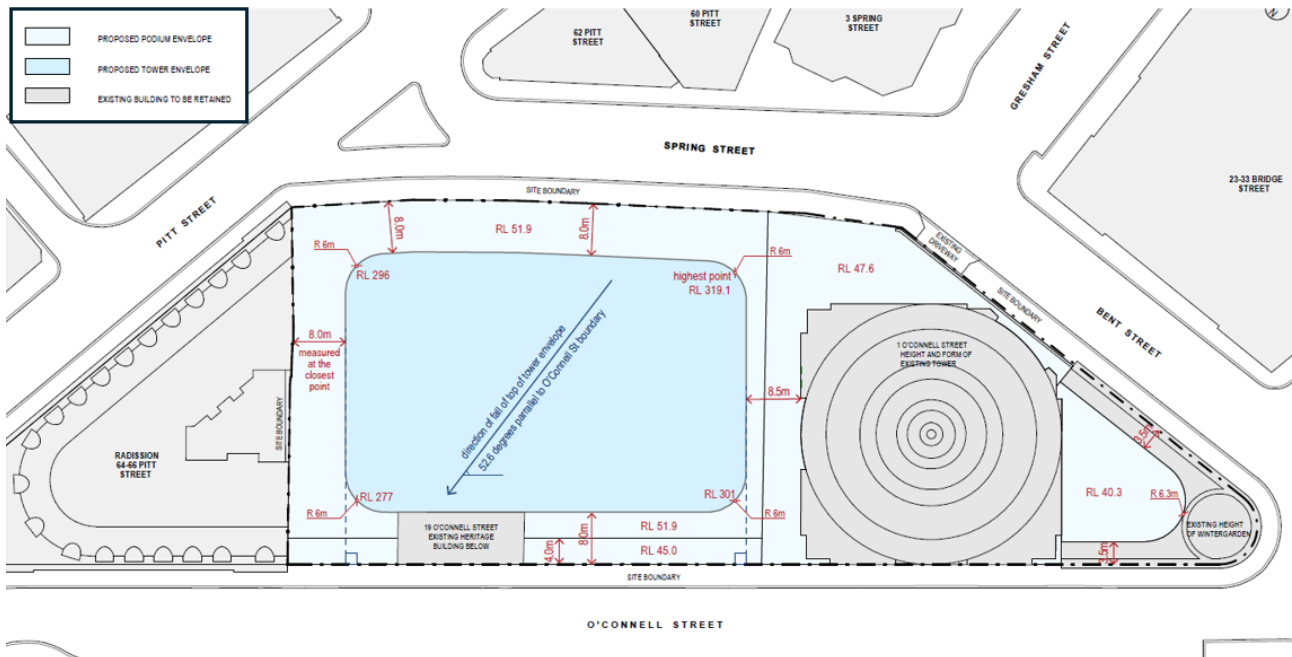
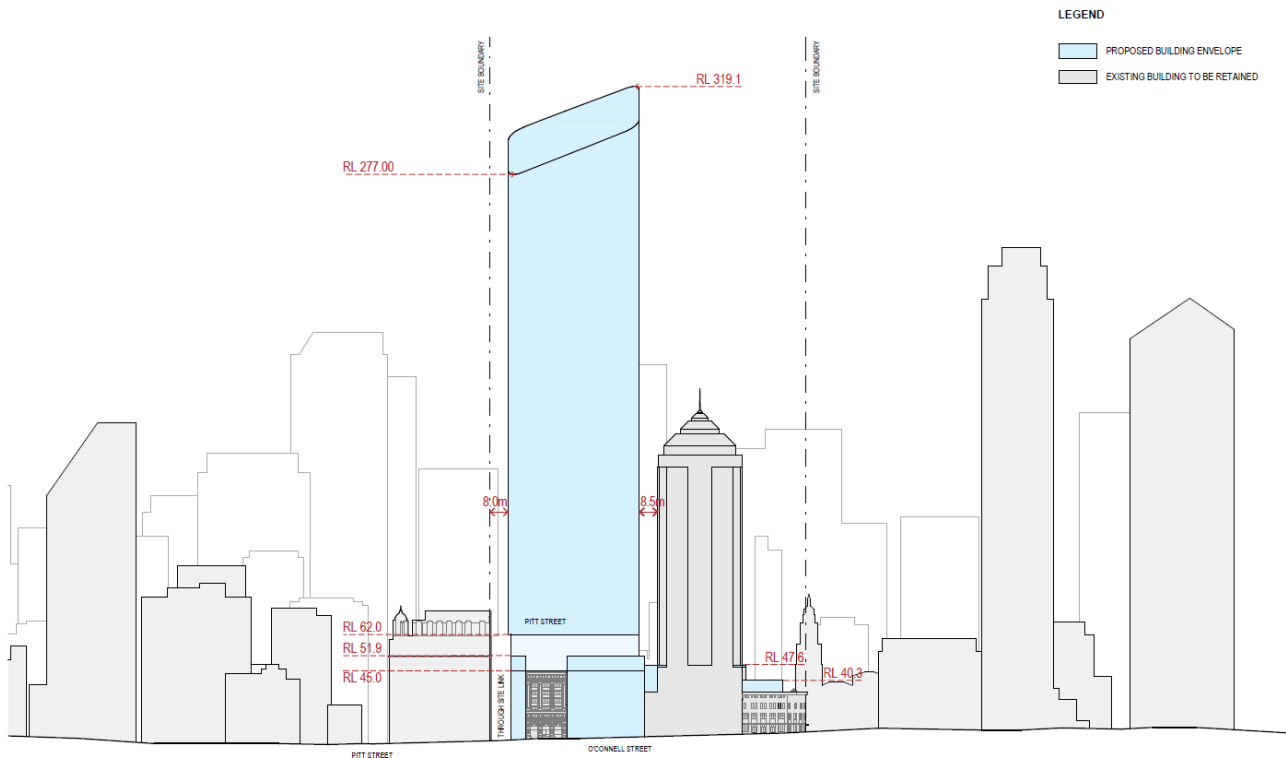
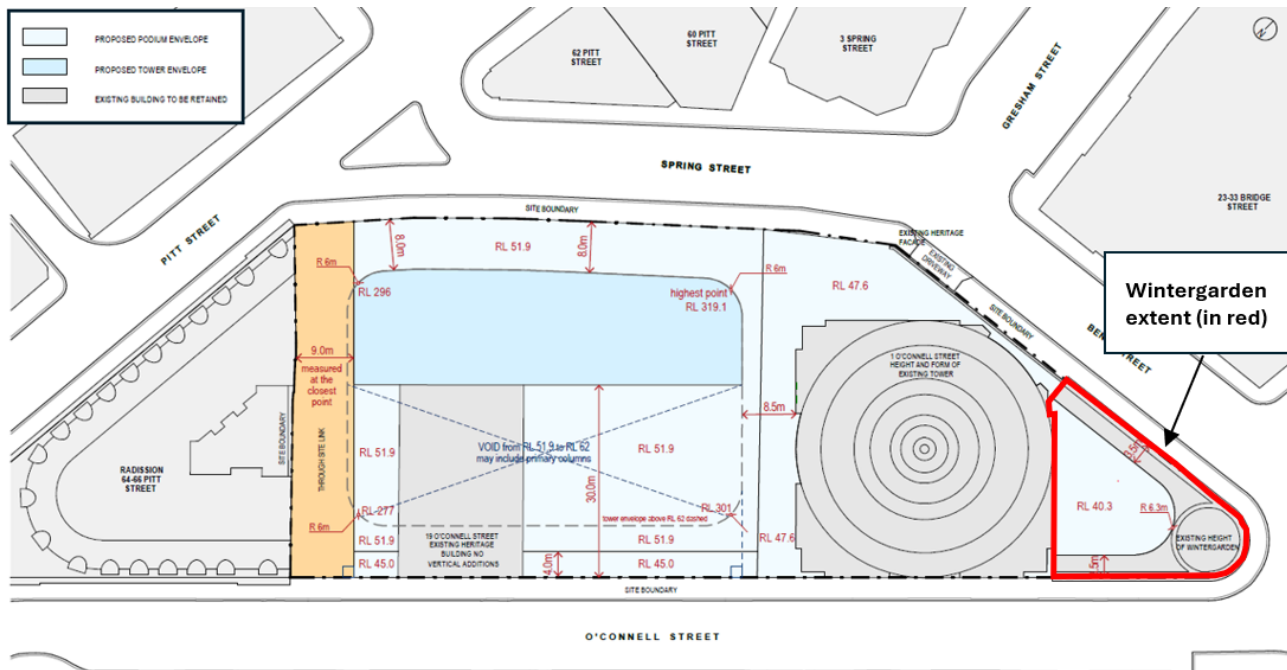


Figure 6.XX 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks - elevations



- (2) The maximum building height is to be RL 319.1m, subject to meeting requirements for sun access planes and overshadowing of certain public places in the Sydney LEP 2012.
- (3) Any variation to the envelope must use the daylight and wind equivalence procedure described in Schedule 12 and must use the envelope described above as the 'base case envelope'.
- (4) Any redevelopment of the site is to meet the following requirements for the Wintergarden corner element in the location shown in 'Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – Wintergarden extent':
 - (i) the scale and external form of the street wall height is to be maintained;
 - (ii) the materiality is to be maintained to ensure it visually retains architectural expression unified with the 1 O’Connell Street tower;
 - (iii) includes a single storey addition on the roof of the podium up to RL 40.3m and setback from the external face of the existing parapet for a minimum 3.5m; and
 - (iv) internal areas are to be renewed to ensure activation of the street is maximised.
- (5) The envelope is inclusive of any balustrades or shade structures that may be located on the podium or tower.

Figure 6.XX 1-25 O’Connell and 8-16 Spring Street, Sydney – Wintergarden extent



6.3.X.4 Façade design and articulation

Objectives

- To achieve suitable visual separation between the top of the heritage item at 19 O’Connell Street and the base of the new second tower on the site.
- To achieve suitably reduced visual bulk of the new tower by separating the mass into a number of slimer vertical elements through use of articulation.

Provisions

- A void area is to be provided above the top of the podium with a height of at least 10m to provide space above and on both sides of the heritage item at 19 O’Connell Street.
- Include vertical articulation in the form of the new tower to visually reduce the bulk and width of the tower particularly when viewed from O’Connell and Spring Street. Options could include the provisions of deep slots on each of the façades facing these streets.
- The top of the tower is to be designed to express the articulation of the massing, and may for example result in a number of distinct height components.

6.3.X.4 Ground floor levels and street activation

Objectives

- To achieve active frontages to encourage a vibrant urban environment that supports a mix of land uses and minimise the extent of services, vehicle access and lobbies at street level, to improve pedestrian amenity in the public domain.

Provisions

- Maximise active frontages on O’Connell Street, Spring Street and Bent Street.
- Provide active frontages on the Wintergarden corner element as shown in ‘Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – Wintergarden extent’.

6.3.x.3 Heritage

Objectives

- (a) New development to respect the heritage items on the site and adjoining sites through an appropriate response to height, scale, fine grain quality, materials, craftsmanship and articulation.

Provisions

- (1) An exemplary level of sympathetic adaptive reuse is required of heritage items on the site with conservation of significant fabric. This includes retention and interpretation of evidence that the structure functioned as a separate building.
- (2) Opportunities to activate the through-site link on the southern elevation of the heritage item (including new openings in the eastern elevation at ground level) can be considered where appropriate in scale and sympathetic to the heritage significance of the building.
- (3) The street legibility and view lines from the public domain to the former Wales House building (66 Pitt Street) is to be respected in any new development. The architectural design and quality of new development is to respect and be sympathetic to the significance of the former Wales House building (64-66 Pitt Street).
- (4) The new podium and tower forms must respect the adjoining heritage items, in particular with the lower levels of the tower form providing greater separation and a sense of openness to the former Wales House building (64-66 Pitt Street) and 19-21 O’Connell Street building.

6.3.X.3 Through-site link

Objectives

- (a) Provide a publicly accessible through-site link to improve public pedestrian permeability, including connections to the Hunter Street Metro Station East entrance in O’Connell Street, and support greater activation and amenity for pedestrians.

Provisions

- (1) The through-site link is to be provided in accordance with ‘Figure 6.xx 1-25 O’Connell and 8-16 Spring Street, Sydney – envelope heights and setbacks - podium’ including that it has a:
 - (i) minimum width of 9m; and
 - (ii) minimum clear walking space width of 6m.
- (2) Align the through-site link at the southern part of the site as close as possible to the Sydney Metro West (east) station entrance and provide direct views to Dobell Memorial Sculpture from O’Connell Street
- (3) The through-site link is to be open to the sky, except where wind mitigation measures are required. Part of the through-site link which may be overhung by the new tower must be clear of structures to at least RL 62m.
- (4) The through-site link is to be publicly accessible at all times by way of a public access easement.
- (5) The through-site link must be accessible and maintain clear sight lines from end to end. Any stairs are required to be generously dimensioned and have a low gradient (eg 350mm going and 135mm rise).

6.3.X.6 Parking, servicing and vehicular access

Objectives

- (a) Ensure the basement design is able to accommodate a range of required functions to service the site, and that the design of the vehicle access minimises pedestrian and vehicle conflicts on public roads.

Provisions

- (1) Vehicular access to the basement is to be from a single crossover from Bent Street only using the existing driveway location.
- (2) The width of the driveway crossover is to be minimised as far as practical whilst still enabling access for the largest required vehicle to enter the site.
- (3) Loading and servicing facilities are to be provided within the site to meet the service requirements for of all uses on the site without needing to use the shared loading dock.

6.3.X.6 Shared loading dock facility

Objectives

- (a) To ensure the development provides adequate shared loading facilities for neighbouring retail and commercial premises to improve conditions in the public domain.

Provisions

- (1) The development is to provide a shared loading dock facility which is available for the use of nearby commercial and retail businesses.
- (2) The shared loading dock facility is to provide for at least 7 loading dock bays suitable for 1 Medium Rigid Vehicle (MRV) and 6 Small Rigid Vehicles (SRV). The supply of these bays must be provided in addition to the required loading provided for the development on the site.
- (3) As a minimum, the hours of operation for the shared loading dock facility will be consistent with on-street advertised loading provisions on all adjacent streets.
- (4) Access must be provided between the shared loading dock facility and street level during all hours of operation. This is to include access to Bent Street, and to O’Connell Street, via a goods lift if required.
- (5) The shared loading dock facility is to operate in accordance a Loading Dock Management Plan approved by Council that outlines the systems and processes in place for managing booking vehicle bays, access provisions (including after hours procedure) and details any security protocols and maintenance practices.

6.3.X.7 Design Excellence Strategy

Objectives

- (a) To ensure that the building design is the result of a best practice architectural design competition.

Provisions

- (1) An invited architectural design competition for the entire site 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 6 competitors;
 - (b) a minimum of 50% competitors must be Australian based architects. For the purposes of being considered an ‘Australian based architect’, where a Competitor is a consortium,

partnership or other joint authorship, the Australian local firm must be the principle/lead design architect;

- (c) include at least one emerging architect or all competitors to be in partnership with emerging architects;
 - (d) teams comprised of a gender representation ratio of 40% male:40% female:20% any gender in their design team and leadership;
 - (e) competitors with demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) commendation or award in the past 5 years or in the case of overseas Competitors, the same with their equivalent professional association; and
 - (f) 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.
- (3) The jury is to comprise a total of 6 members comprised of:
- (a) three (3) jurors with architecture and urban design expertise nominated by the proponent including one independent member (a person who has no pecuniary interest, nor is a pending or contracted employee or consultant to the proponent);
 - (b) three (3) jurors nominated by the City of Sydney, who have no pecuniary interests in the development proposal or involvement in approval processes; and
 - (c) at least one of the above members is to have sustainability expertise.
- (4) No additional building height or floor space under clause 6.21D(3) (a) and (b) is to be awarded as a result of the competition.

6.3.X.9 Sustainability

Objectives

- (a) Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
- (b) To assist in achieving sustainability goals through implementation of substantial and highly effective external sun-shading and low window to wall ratios.

Provisions

- (1) For the purposes of Clause 7.33 in Sydney LEP 2012, development must be designed to meet the performance standards in Section 3.6: Ecologically Sustainable Development of this DCP and in particular, meet the requirements set out in the ‘Applications submitted from 1 January 2026 onwards’ column in Table 3.5, regardless of the development application lodgement date.
- (2) An operational and embodied carbon emissions integrated design options report must be prepared which 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, with reference to an 8m x 8m column grid, to reduce material volumes, optimisation of use of low embodied carbon materials (including concrete that achieves at least 30% lower embodied carbon than Conventional Ordinary Portland Cement [OPC] concrete), 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). A draft report must be provided to competitors in the design competition.
- (3) The new tower (i.e. excluding the 1 O’Connell Street tower) must minimise the proportion of the façade that is unshaded glazing and minimise heat reflected into surrounding public places and developments at all times during the summer period. Reliance on performance glass, internal or cavity blinds to manage solar heat loads is not appropriate.

