

Attachment B

**Draft Sydney Development Control Plan 2012
580 George Street, Sydney**

Development Control Plan – 580 George Street, Sydney



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 580 George Street, Sydney

This plan is to be read in conjunction with draft Planning Proposal – 580 George Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 580 George Street, Sydney*.

Land covered by this plan

This plan applies to that land identified as 580 George Street, Sydney – which is Lot 20 DP 835715.

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 Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific maps to include 580 George Street, Sydney
2. Inserting a new section 6.3.X 580 George Street, Sydney
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.# 580 George Street, Sydney

The following objectives and provisions apply to 580 George 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.xx of Sydney LEP 2012 enables development to exceed the mapped floor space ratio, providing the entire site is developed for commercial uses.

If development at 580 George Street, Sydney, seeks to utilise additional floor space for commercial uses permitted by clause 6.xx of Sydney LEP 2012, then the provisions in this section also apply to the proposed development and override other DCP provisions where there is an inconsistency.

Objectives

- a. Facilitate the development of a new building consisting of new commercial uses to achieve a high-quality built form which:
 - i. is of appropriate bulk and scale for its location;
 - ii. provides an appropriate height transition between adjacent taller buildings and is responsive to nearby heritage items;
 - iii. is comfortably contained within the defined building envelope, protecting neighbouring residential amenity and acceptable pedestrian wind and daylight conditions;
 - iv. includes sufficient architectural articulation to address to amenity issues; and
 - v. excludes the existing office tower, basement, lower ground retail spaces and pedestrian connection to Town Hall station.
- b. Maximises active frontages to the public domain with retail and business premises uses at ground level.
- b. Achieves performance benchmarks for ecologically sustainable development.
- c. Incorporate high-quality public art.

6.3.x.1 Maximum building envelope

1. Development is not to exceed the building envelope shown in:
 - a. 'Figure 6.xx 580 George Street, Sydney – Planning envelope massing'; and
 - b. 'Figure 6.xx 580 George Street, Sydney – Planning envelope elevations';
2. The envelopes described are the maximum extent of the build form, and final building must be appropriately massed wholly within this envelope, including lift overruns, plant equipment, photovoltaic systems, balustrades and green roof materials.

The image contains two architectural elevation drawings of a proposed building facade and roof design, showing the relationship between the new structure and existing towers at 580 George Street.

Top Drawing: This elevation shows the building facade from the perspective of 570 George Street and 115 Bathurst Street. The existing tower at 580 George Street is shown to the right. The proposed building features a light blue facade with a horizontal recess and an awning interface zone. The roof is labeled "SERVICES & GREEN ROOF ZONE". The top of the building is at RL 62.22. The facade articulation is indicated by a curved arrow. The building is situated between 570 George Street (RL 37.995) and 115 Bathurst Street (RL 35.795). The existing tower at 580 George Street is shown to the right, with its top at RL 62.22. The building is situated between 570 George Street (RL 37.995) and 115 Bathurst Street (RL 35.795).

Bottom Drawing: This elevation shows the building facade from the perspective of 115 Bathurst Street and 485 George Street. The existing tower at 580 George Street is shown to the left. The proposed building features a light blue facade with a horizontal recess and an awning interface zone. The roof is labeled "SERVICES & GREEN ROOF ZONE". The top of the building is at RL 62.22. The facade articulation is indicated by a curved arrow. The building is situated between 115 Bathurst Street (RL 38.664) and 485 George Street (RL 37.835). The existing tower at 580 George Street is shown to the left, with its top at RL 62.22. The building is situated between 115 Bathurst Street (RL 38.664) and 485 George Street (RL 37.835).

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Development Control Plan – 580 George Street, Sydney

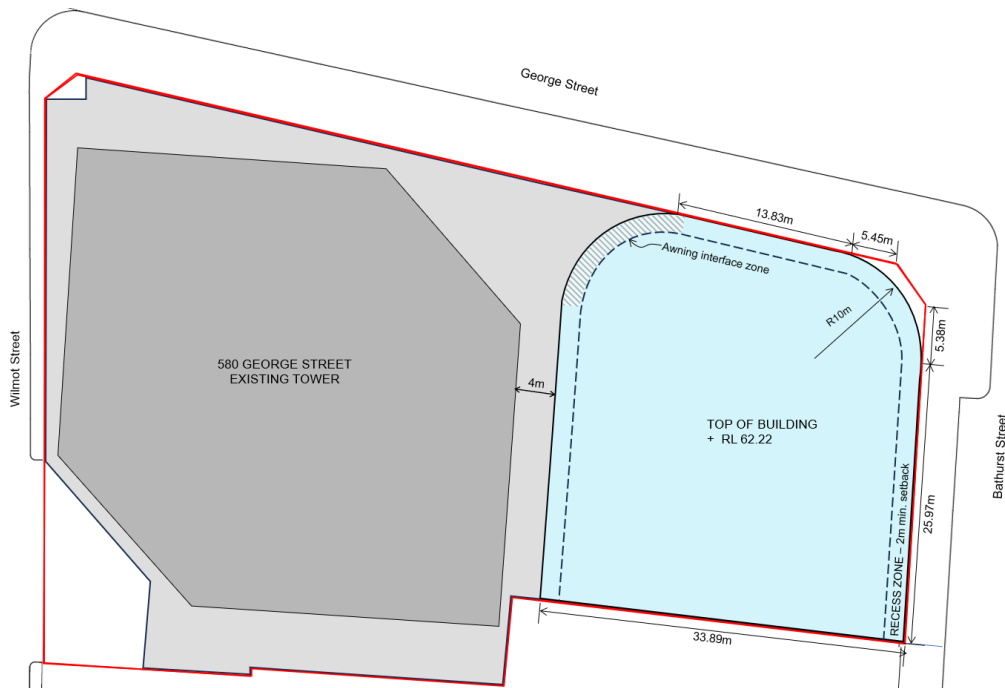


Figure 6.xx 580 George Street, Sydney – Envelope plan

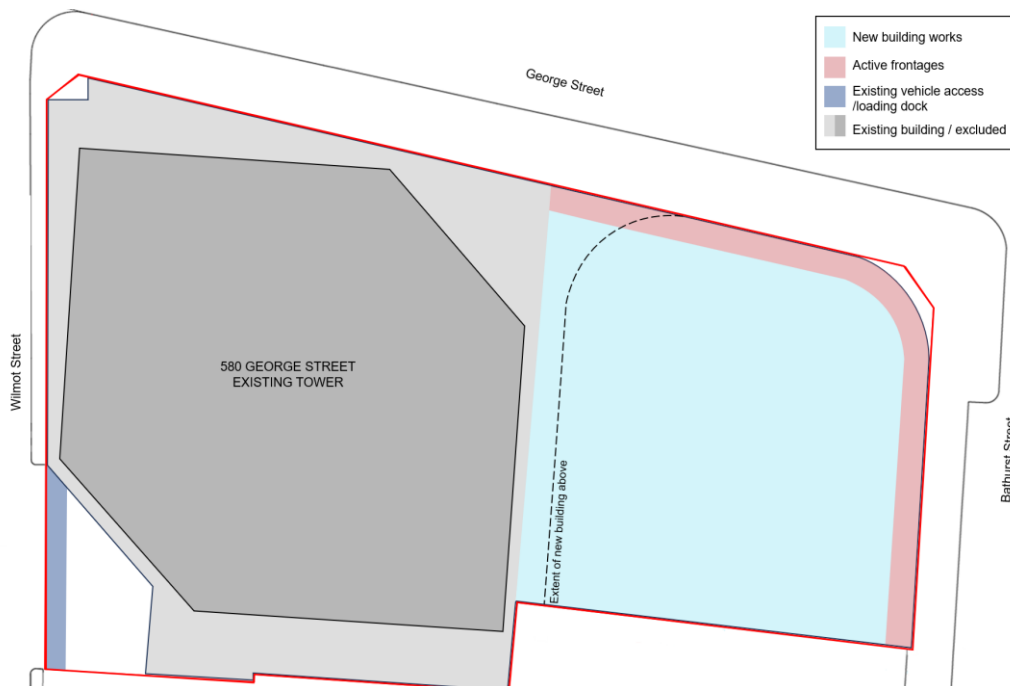


Figure 6.xx 580 George Street, Sydney – Structure plan

6.3.x.2 Built form

1. The building is to include a horizontal recess zone as shown in 'Figure 6.xx 580 George Street, Sydney – Planning envelope elevations' and 'Figure 6.xx 580 George Street, Sydney – Envelope plan', that:
 - a. responds to the key datums of adjacent heritage buildings opposite to the site;
 - b. achieves a defined lower podium and upper podium form;
 - c. includes a minimum setback of at least 2 metres to accommodate an external terrace; and
 - d. provides for the integration of the existing curved feature awning with the new building.
2. Architectural articulation zones of at least 600mm shall be included to the external street facing facades for the purposes of sun shading, modulation of massing and external walls.
3. Future development is to respond to the serrated glazed frontage of the adjacent Greenland building with an appropriate design solution.
4. Development is to respond to the existing curved feature awning in a holistic manner and provide for its integration with the new building.
5. Provide clear and legible pedestrian entry points to George and Bathurst Streets.

6.3.x.3 Development adjacent to heritage items

1. Future development, while being contemporary, must have regard to adjacent heritage items and the Sydney Square and St Andrews Special Character Area with an appropriate response to form, height, siting, facade articulation and materials, including sandstone and intricate architectural detailing.

6.3.x.5 Design excellence strategy

1. An invited architectural design competition is to be undertaken in accordance with clause 6.21D of Sydney LEP Plan 2012 and the City of Sydney Competitive Design Policy.
2. The location and extent of the competitive design process site is shown as 'New building' in 'Figure 6.xx 580 George Street, Sydney – Structure plan'.
3. The competition is to include:
 - a. no less than three (3) competitors invited to participate;
 - b. include a range of emerging to established architectural practices;
 - c. minimum of 50% of Australian-based architects; and
 - d. competitors with demonstrated heritage experience.
4. The jury is to comprise a minimum of four (4) members, comprised of:
 - a. minimum of two (2) jurors nominated by the proponent;
 - b. minimum of two (2) jurors nominated by the City of Sydney; and
 - c. at least one (1) juror is to have heritage expertise.
5. The secretariat will be provided by the proponent. A pre-briefing is required for the competition. A mid-point review is not required.
6. No additional building height or floor space under clause 6.21D(3)(a) and (b) of Sydney LEP 2012 is to be awarded as a result of the competition.

6.3.x.4 Sustainability

1. Achieve a 5 Star Green Star Buildings rating certified by the Green Building Council of Australia, through a holistic approach to environmentally sensitive design in:
 - a. Minimisation of waste from associated demolition and construction – through the Responsible Construction and Upfront Carbon Emissions credits.
 - b. Reduction in peak demand for electricity, through the Energy Use credit.
 - c. Metering and monitoring of energy consumption, through the Verification and Handover credit.
 - d. Minimisation of the consumption of potable water through the Water Use credit.
 - e. Meeting the Metering and Monitoring criteria of the Verification and Handover Minimum Expectation.
 - f. Reduction in resource consumption, through the Responsible Resource Management Minimum Expectation.

6.3.x.6 Public art

1. High-quality public art is to be provided in publicly accessible locations of the new podium building in accordance with the City of Sydney *Guidelines for Public Art in Private Development* and the *Public Art Policy*.

