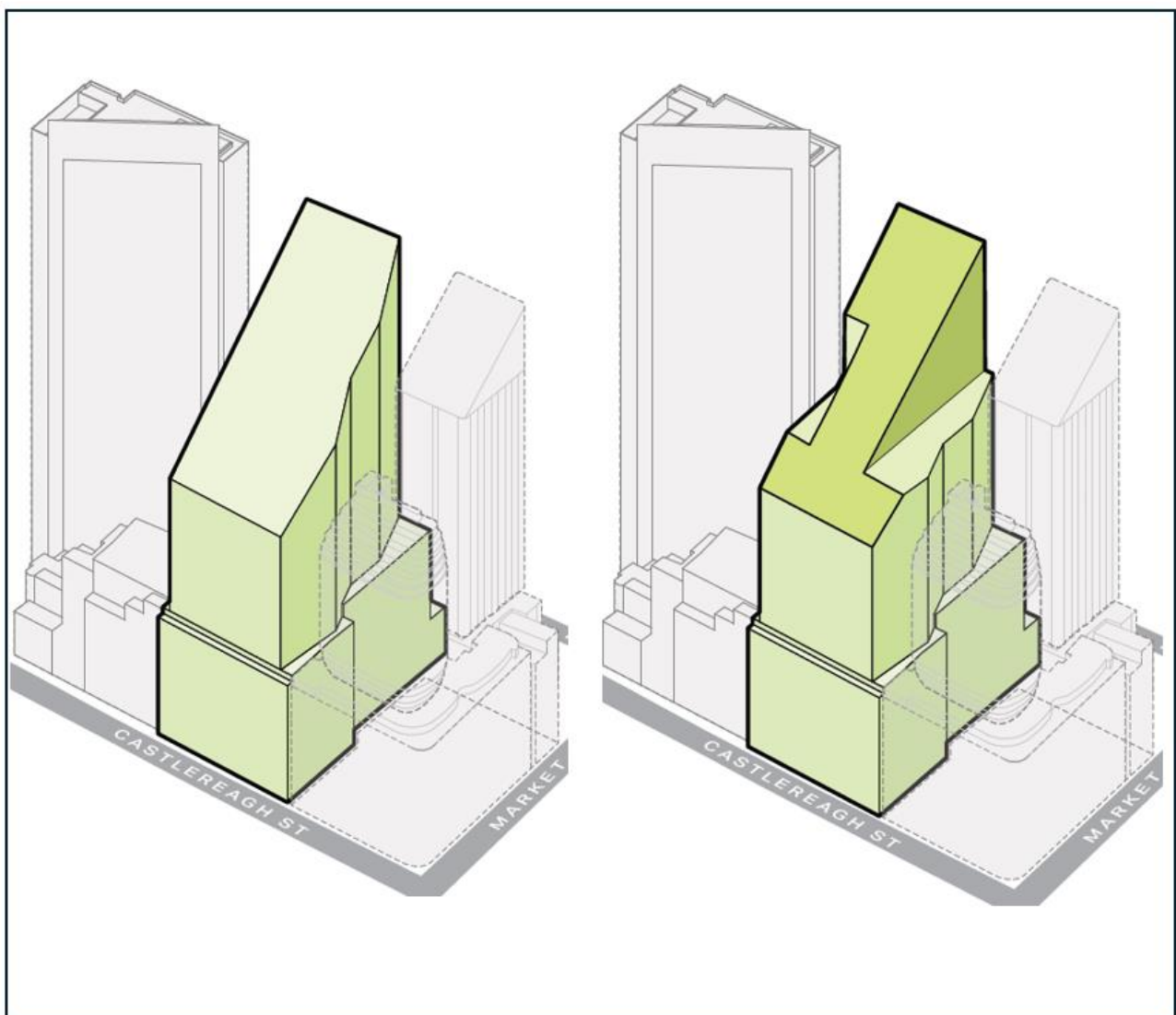


Attachment B

**Draft Sydney Development Control Plan
2012 - 133-145 Castlereagh Street, Sydney**

Sydney Development Control Plan 2012 – 133-145 Castlereagh 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 the site at 133-145 Castlereagh Street, Sydney.

This plan is to be read in conjunction with draft Planning Proposal: 133-145 Castlereagh Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 133-145 Castlereagh Street, Sydney*.

Land covered by this plan

This land applies to the identified as 133-145 Castlereagh Street, Sydney – which is Lot 10 DP 828419.

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 Plan 2012

This plan amends the Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites map to include 133-145 Castlereagh Street, Sydney
2. Insert a new section 6.3.X 133-145 Castlereagh 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 133-145 Castlereagh Street, Sydney

The following objectives and provisions apply to 133-145 Castlereagh 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 the Sydney LEP 2012 enables development to exceed the floor space ratio shown in the floor space ratio map up to a prescribed amount, provided the development meets the requirements of the clause.

If a development at 133-145 Castlereagh Street, Sydney, seeks to utilise additional 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.

Objectives

- (a) To provide for two maximum building envelopes to deliver one of two development outcomes:
 - (i) a commercial scheme including place of public worship uses but excludes residential accommodation or serviced apartments, or
 - (ii) a mixed-use scheme that includes residential uses.
- (b) Deliver a high quality urban form within a maximum building envelope that:
 - (i) is appropriate bulk, scale and modulation for this location
 - (ii) provides setbacks to achieve acceptable levels of wind comfort, solar access, daylight, and amenity; and
 - (iii) sensitively respects adjacent heritage buildings.
- (c) Maximise active frontages with retail and business premises uses at ground level, and minimise services, vehicle access and lobbies as much as possible.
- (d) Deliver a through-site link with an atrium to improve pedestrian permeability for the public and support greater activation.
- (e) Ensure the location, size and design of vehicle access minimises pedestrian, vehicle and cyclist conflicts and disruption of traffic on public roads.
- (f) Ensure adequate on-site loading and waste management is provided to service the site.
- (g) Ensure that development exhibits design excellence.
- (h) Meet high performance benchmarks for ecologically sustainable development.
- (i) Manage risks to life and property from flooding.

Provisions

6.3.X.1 Maximum Building Envelope – Commercial scheme

- (1) This section applies to development that does not include any residential accommodation or serviced apartments.
- (2) Development is not to exceed the building envelope heights and setbacks shown in 'Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – axonometric'.

- (3) Building height of the street wall components of the building is to be consistent with 'Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – elevations', specifically:
 - (a) the maximum street wall height facing Castlereagh Street shall not exceed RL 66.96m;
 - (b) the maximum street wall height facing Pitt Street shall be variable to align with adjoining buildings, with the street wall height adjoining 200 Pitt Street to not exceed RL 38.55m, and the street wall height adjoining 228 Pitt Street to not exceed RL 50.43m.
- (4) The maximum height of the parapet of the street wall fronting Pitt Street is to be consistent with the height of the heritage items where it adjoins the heritage item
- (5) Balustrades and planting on the street wall are to be consistent with 'Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – street wall balustrades'.
- (6) Setbacks of the tower component are to be consistent with Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – tower setbacks', specifically a minimum of:
 - (i) 2.5m to Castlereagh Street;
 - (ii) 8m to Pitt Street;
 - (iii) 3m to the southern boundary; and
 - (iv) 1.9m to the northern boundary, with additional northern boundary minimum setbacks detailed on Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – tower setbacks.
- (7) Development on the site is to include modulation of the northern and southern elevations of the tower to reduce the perceived bulk of the building.

Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – axonometric

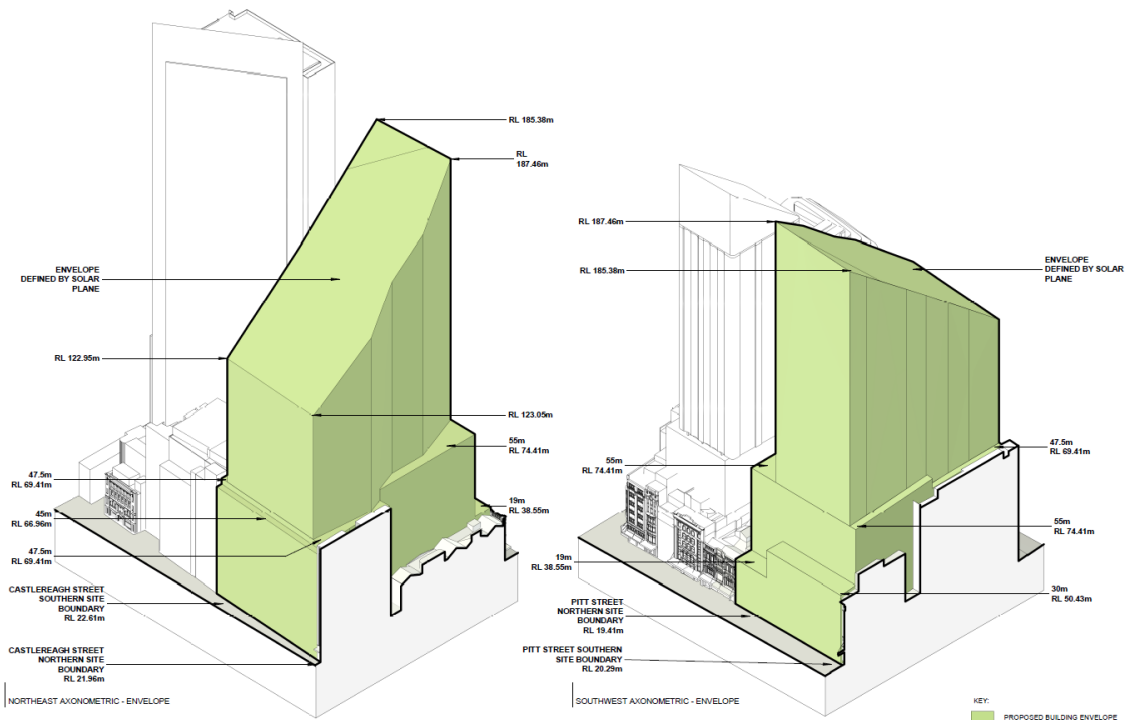


Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – elevations



Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – street wall balustrades

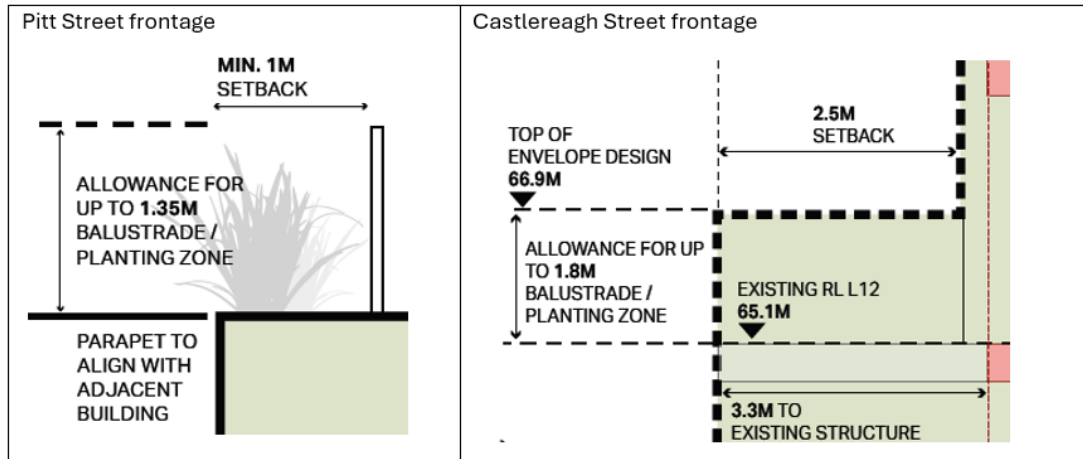
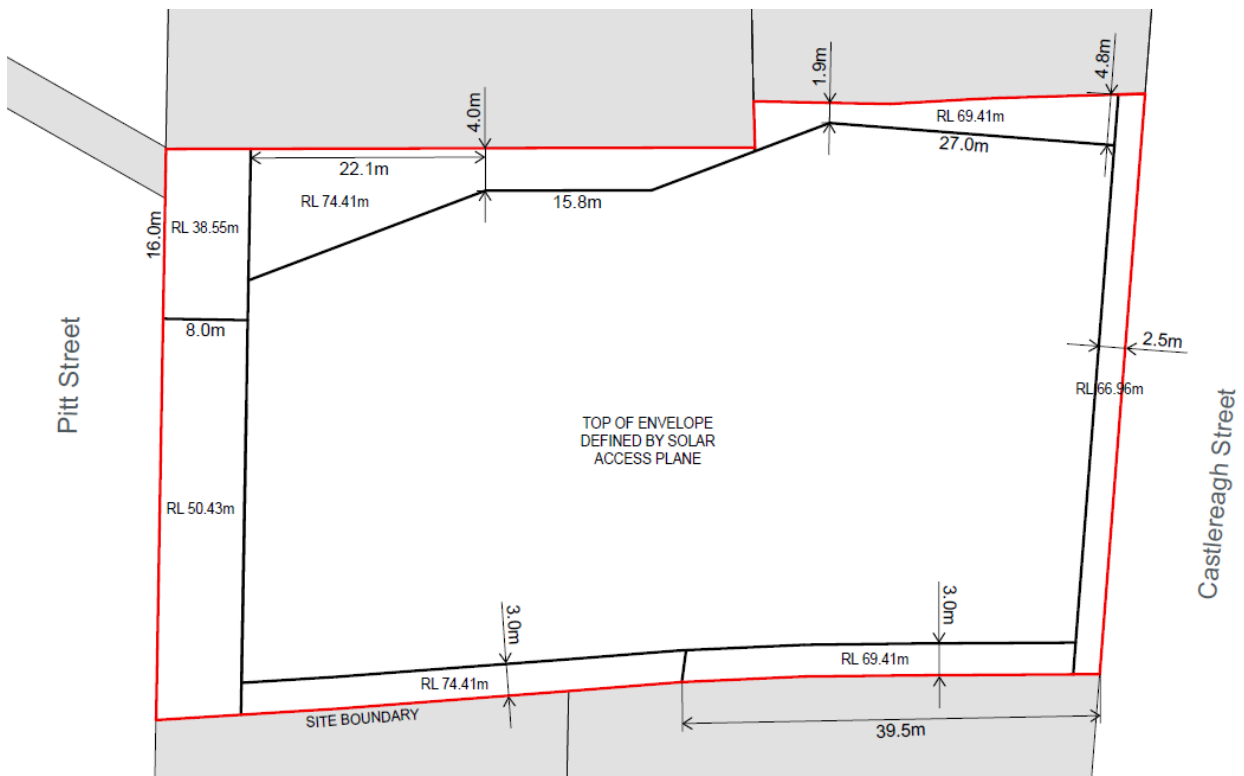


Figure 6.XX 133-145 Castlereagh Street, Sydney – commercial envelope – tower setbacks



6.3.X.2 Maximum Building Envelope – Mixed use scheme

- (1) This section applies to development that includes residential accommodation or serviced apartments.
- (2) Development is not to exceed the building envelope heights and setbacks shown in 'Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – axonometric'.
- (3) Building height of the street wall components of the building is to be consistent with 'Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – elevations', specifically:
 - (c) the maximum street wall height facing Castlereagh Street shall not exceed RL 66.97m;

- (d) The maximum street wall height facing Pitt Street shall be variable to align with adjoining buildings, with the street wall height adjoining 200 Pitt Street to not exceed RL 38.55m, and the street wall height adjoining 228 Pitt Street to not exceed RL 50.43m.
- (4) The maximum height of the parapet of the street wall fronting Pitt Street is to be consistent with the height of the heritage items where it adjoins the heritage item
- (5) Balustrades and planting on the street wall are to be consistent with 'Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – street wall balustrades'.
- (6) Setbacks of the tower component are to be consistent with 'Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – tower setbacks', specifically a minimum of:
 - (v) 2.5m to Castlereagh Street;
 - (vi) 8m to Pitt Street;
 - (vii) 3m to the southern boundary; and
 - (viii) 1.9m to the northern boundary, with additional northern boundary minimum setbacks detailed on Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – tower setbacks.
- (7) Development on the site is to include modulation of the northern and southern elevations of the tower to reduce the perceived bulk of the building.

Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – axonometric

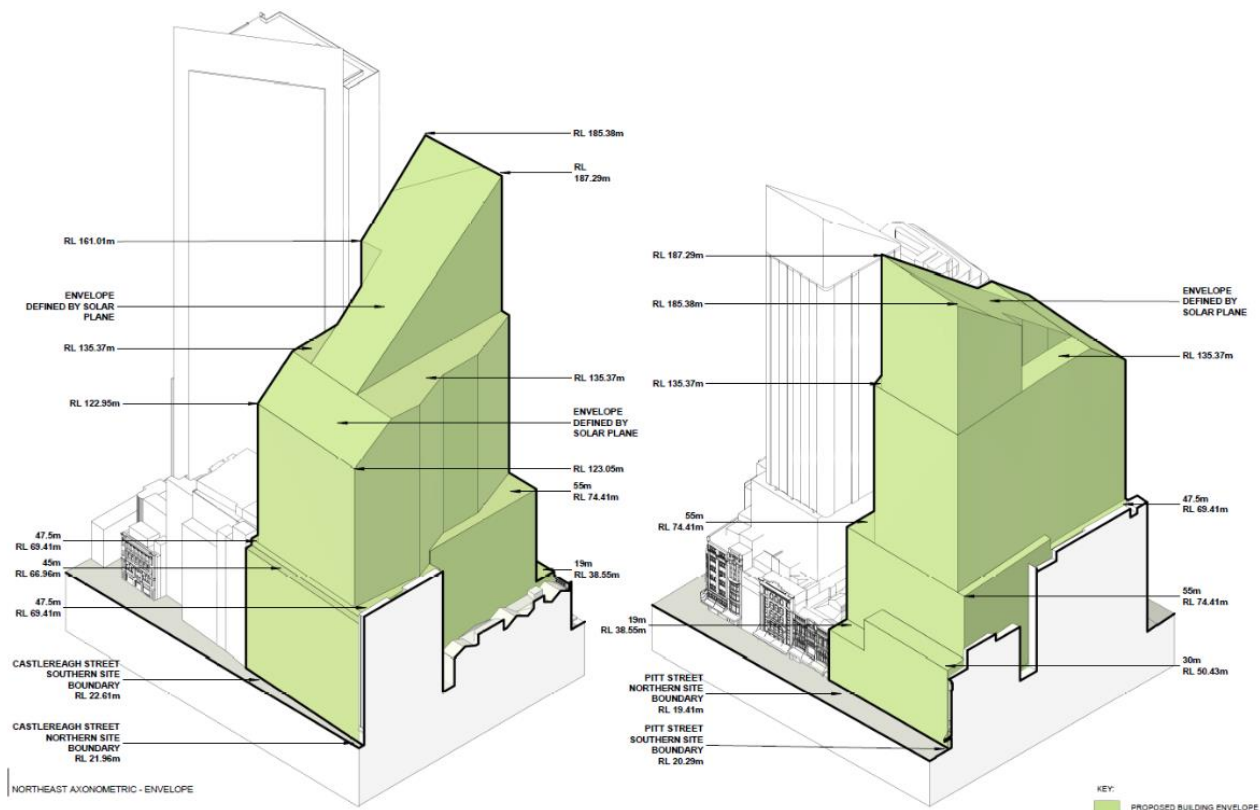


Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – elevations

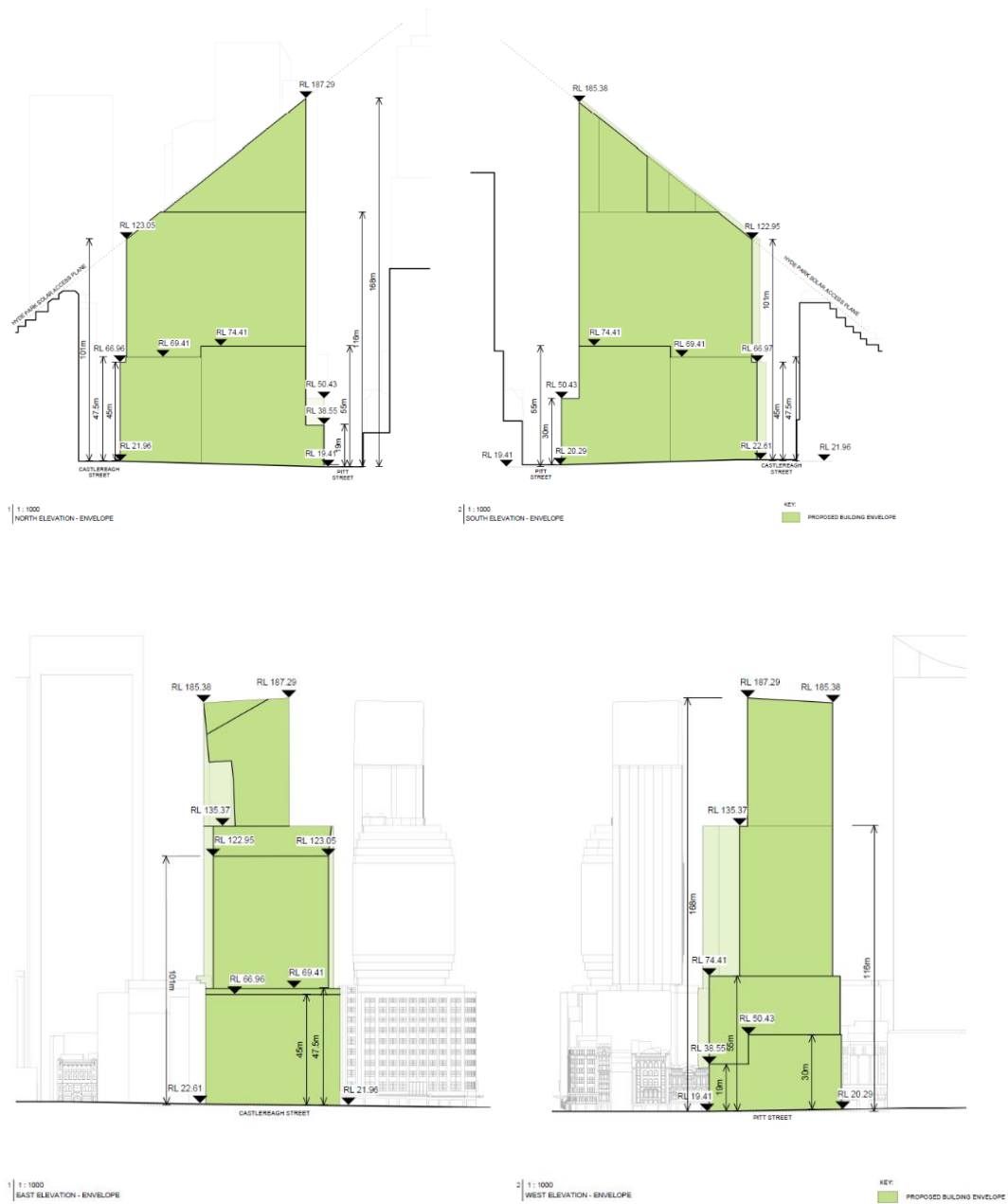


Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – street wall balustrades there

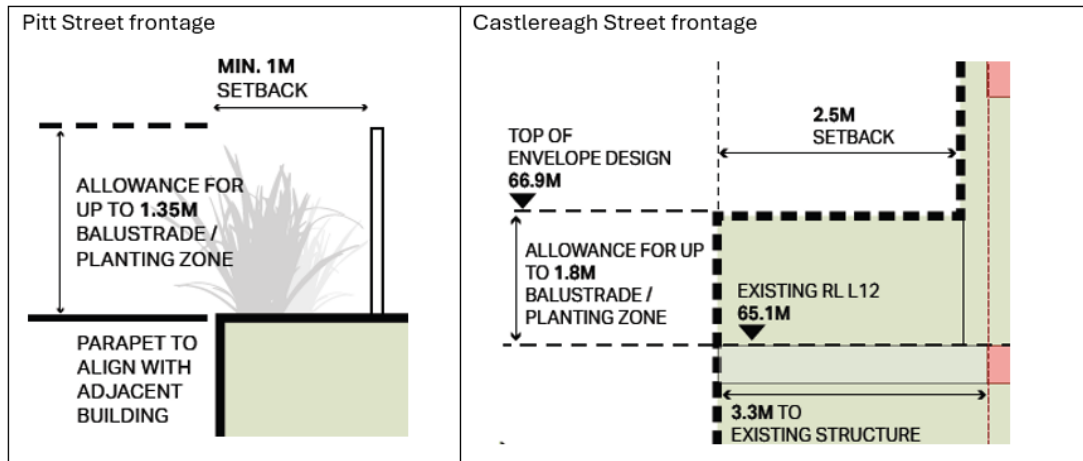
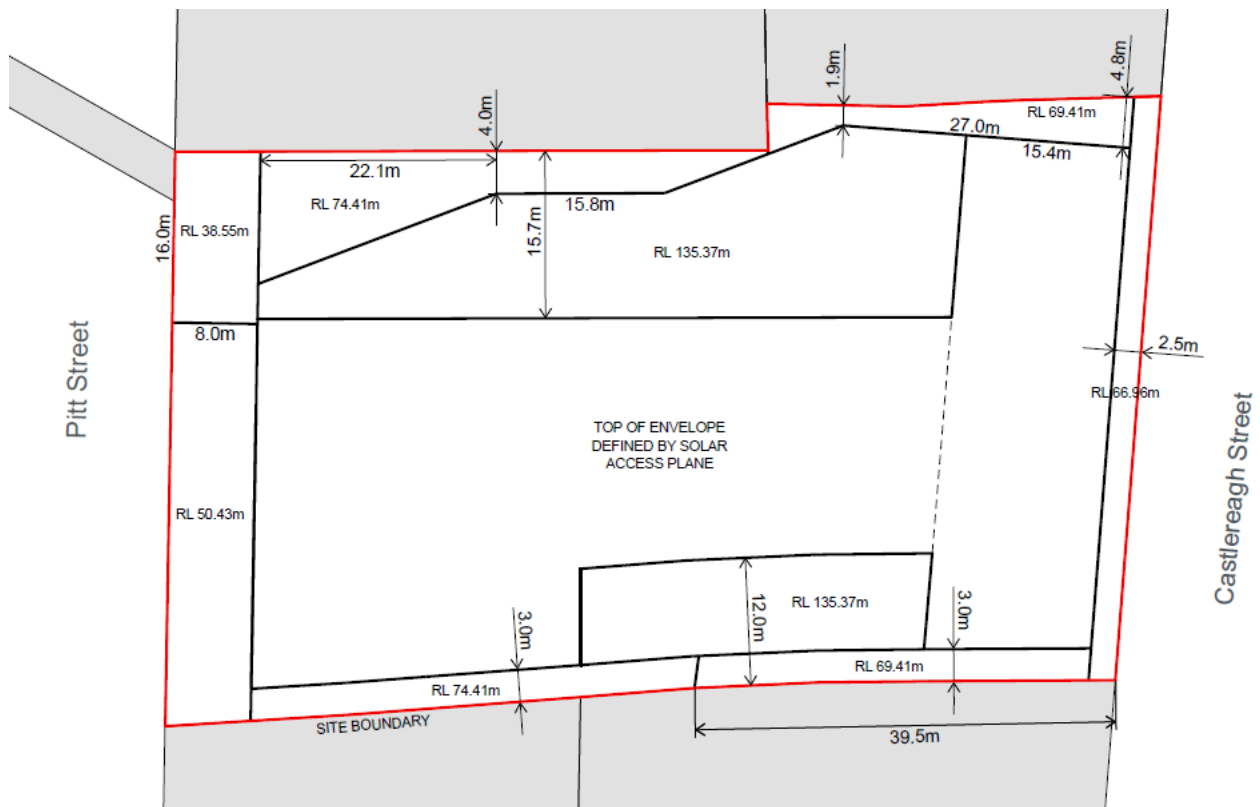


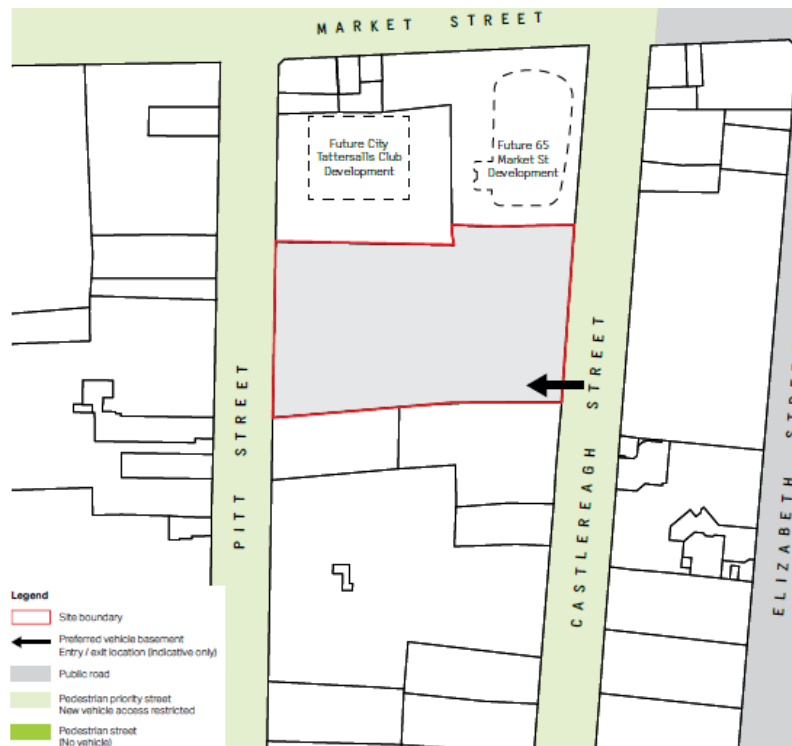
Figure 6.XX 133-145 Castlereagh Street, Sydney – mixed use envelope – tower setbacks



6.3.X.3 Ground floor

- (1) Vehicle entry to the basement carpark is to be located on the southern part of the site from Castlereagh Street, as shown on 'Figure 6.XX Vehicular entrance location'.
- (2) The building shall maximise active frontages to Pitt Street and Castlereagh Street by minimising building services, vehicle entries and lobbies.

Figure 6.XX 133-145 Castlereagh Street, Sydney – Vehicular entrance location



6.3.X.4 Through-site link

- (1) The location and dimensions of the through-site link is to be provided in the general location as shown on 'Figure 6.XX – Typical through-site link location' and minimum heights as shown on 'Figure 6.XX – Typical through-site link cross section'.
- (2) The through-site link is to have a minimum unencumbered width of 6m for dedicated pedestrian movement.
- (3) A direct line of sight is required between both entrances of the through-site link.
- (4) Active frontages are to be provided on both the northern and southern side of the through-site link where practical.
- (5) Natural daylight is to be provided to the through-site link.
- (6) The through-site link is to be publicly accessible at all times (24/7).

Figure 6.XX 133-145 Castlereagh Street, Sydney – approximate location of the site link

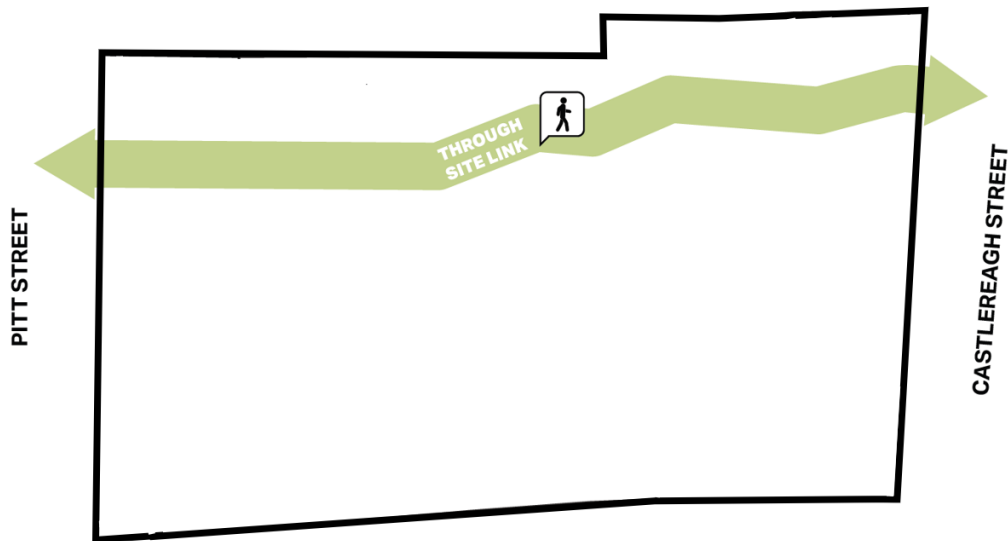
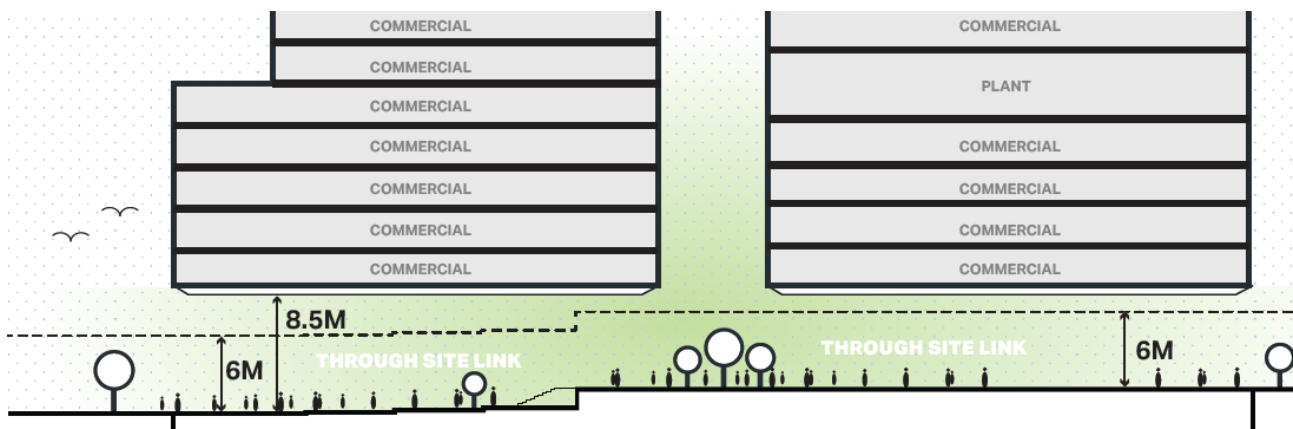


Figure 6.XX 133-145 Castlereagh Street, Sydney – typical through site link cross section



6.3.X.5 Access, loading and servicing

- (1) Vehicular access to the basement is to be from Castlereagh Street only, with no access from Pitt Street.
- (2) The maximum driveway width for the commercial scheme is 6.6m.
- (3) The maximum driveway width for the mixed-use scheme is 7.5m.
- (4) A management plan for loading, servicing and car parking operations on the site shall be submitted and approved by the consent authority as part of the development application process. This management plan is required to include the following as a minimum:
 - (a) vehicle priority system to manage use of the single lane, two-way ramp access, and adjacent ground floor loading dock access if relevant, to ensure no vehicle conflict or queueing will spill back onto street. This should include access control and signal locations, and vehicle waiting positions
 - (b) to demonstrate how vehicle, pedestrian and bike conflicts will be minimised at the site frontage

- (c) loading dock management, including anticipated vehicle volumes for each use throughout the day, how vehicles will be allocated across each dock level and use of booking system to manage demand and access
- (d) car park management to accommodate any changes in use of the site throughout the week and restricted to uses within the site.

6.3.X.6 Design Excellence Strategy

- (2) 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 and is to apply to the entire site.
- (3) The competition is to include:
 - (a) no less than 5 competitors;
 - (b) the majority to be local or national Australian firms;
 - (c) at least 1 competitor is an emerging architect or all competitors must be in partnership with an emerging architect
 - (d) teams comprised of at least 40% non-male members; and
 - (e) each competitor is to have demonstrated sustainable design experience
 - (f) each competitor is to have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) architecture award or commendation, or in the case over overseas competitors, the same with their professional association.
- (4) The jury is to comprise a total of 6 members; The proponent is to nominate 3 jurors made up of 1 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 3 jurors.
- (5) Any additional floor space pursued for a building demonstrating design excellence under clause 6.21(3)(b) is to be accommodated within the building envelopes as detailed in Section 6.3.X.1 Maximum Building Envelope – Commercial scheme and Section 6.3.X.2 Maximum Building Envelope – Mixed Use scheme.
- (6) No additional height is to be awarded as a result of a competitive design process.

6.3.X.7 Sustainability

- (1) The building is to be designed to be in accordance with the ecologically sustainable development amendment to Sydney DCP 2012 as adopted by Council on 23 June 2025.

6.3.X.98 Flooding

- (1) Development is to be in accordance with the water and flood management amendment to Sydney DCP 2012 as adopted by Council on 23 June 2025.

