

Attachment B

**Draft Sydney Development Control Plan 2012
56-60 Pitt Street and 3 Spring Street, Sydney**

Development Control Plan – 56-60 Pitt Street and 3 Spring 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 56-60 Pitt Street and 3 Spring Street, Sydney.

This plan is to be read in conjunction with draft Planning Proposal – 56-60 Pitt Street and 3 Spring Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 56-60 Pitt Street and 3 Spring Street, Sydney*.

Land covered by this plan

This plan applies to the land identified as 56-60 Pitt Street and 3 Spring, Sydney – which is Lot 1 DP 222751, Lot 1 DP558106, Lots 1 to 33 SP 57509, Lots 3, 4 & 5 DP 192236.

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 56-60 Pitt and 3 Spring Street, Sydney.
2. Inserting a new section 6.3.x 56-60 Pitt and 3 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 56-60 Pitt Street and 3 Spring Street, Sydney

If a development at 56-60 Pitt and 3 Spring Street, Sydney, seeks to utilise additional height or floor space ratio permitted by clause 6.## of Sydney LEP 2012, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in the DCP where there is an inconsistency.

6.3.x.1 Maximum building envelope Objectives

- a. To facilitate the development of the site consisting of new commercial uses to achieve a high quality urban form that:
 - i. is of appropriate bulk, scale and modulation for its location and responds to heritage, the streetscape and the surrounding area;
 - ii. does not obstruct important view corridors, particularly along Bridge Street;
 - iii. provides setbacks that maximise daylight access and protect against adverse wind conditions in the public domain; and
 - iv. includes sufficient architectural articulation to address amenity issues.

Provisions

1. Development is not to exceed the building envelope shown in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope massing' and 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope elevations'.
2. The maximum street wall height of the podium is to be consistent with 'Figure 6.xx 56-60 Pitt Street and 3 Spring, Sydney – Planning envelope elevations'.
3. Podium setbacks are to be consistent with 'Figure 6.xx 56-60 Pitt Street and 3 Spring, Sydney – Setbacks – podium and tower indent zone'.
4. The envelope detailed in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope massing' is the maximum permissible extent of the building form. The final building design must be appropriately massed wholly within this envelope.
5. Tower setbacks are to be consistent with 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Setbacks – podium and tower indent zone' and 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Setbacks – mid-rise and high-rise tower' specifically:
 - a. tower indent zone (between RL 39.5m – RL 66.75m):
 - i. minimum of 5.5m to Pitt Street;
 - ii. minimum of 16.45m to Bridge Street;
 - iii. minimum of 4.62m to Gresham Street;
 - iv. minimum of 8m to Spring Street;
 - v. minimum of 12.28m to the southern boundary;
 - b. mid-rise tower (between RL 76.75m – RL 160.00m):
 - i. minimum of 5.5m to Pitt Street;
 - ii. minimum of 12.45m to Bridge Street;
 - iii. minimum of 0.6m to Gresham Street;

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- iv. minimum of 4m to Spring Street;
- v. minimum of 8.14m to the to the southern boundary;
- c. high-rise tower (between RL 160.00m – RL 310.00m):
 - i. minimum of 5.5m to Pitt Street;
 - ii. minimum of 13.38m to Bridge Street;
 - iii. minimum of 3m to Gresham Street;
 - iv. minimum of 6.11m to Spring Street; and
 - v. minimum of 9.32m to the to the southern boundary.

Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope elevations

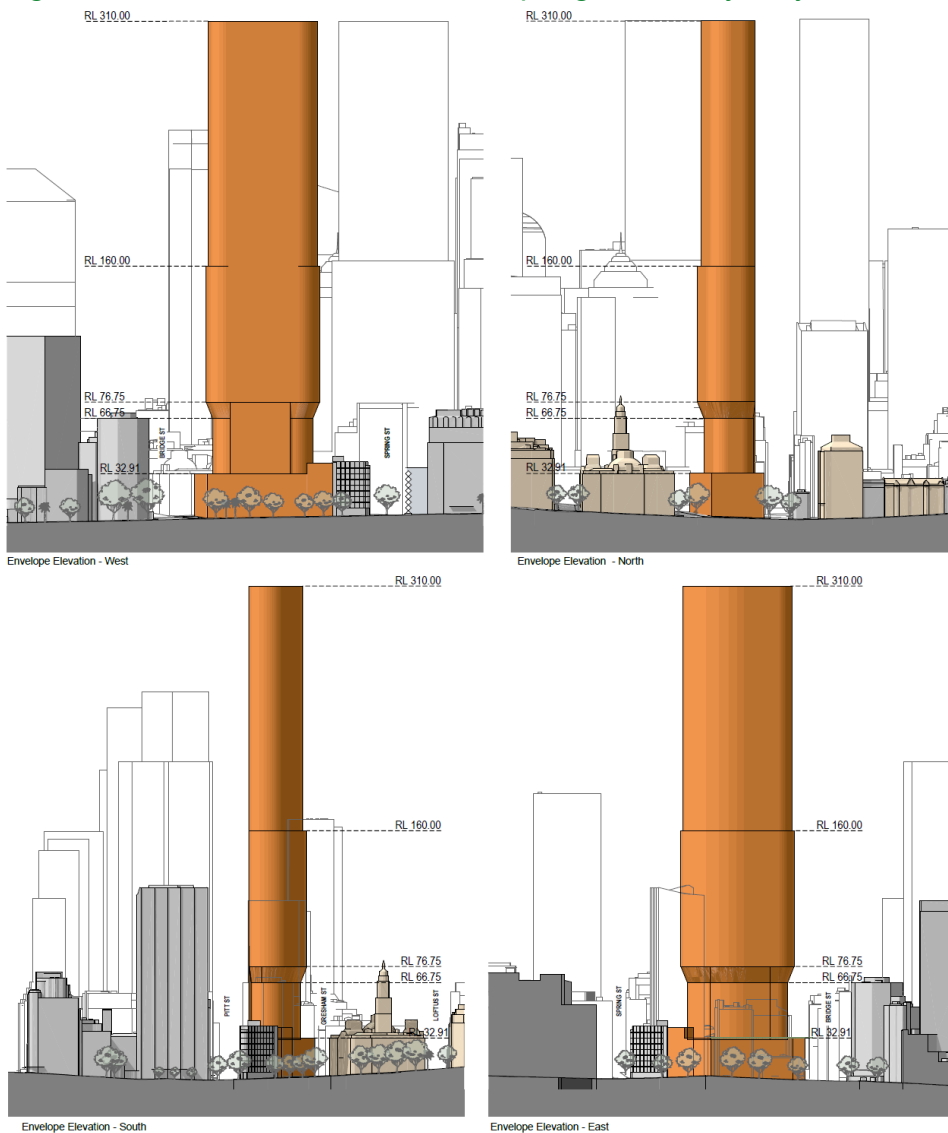


Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope massing

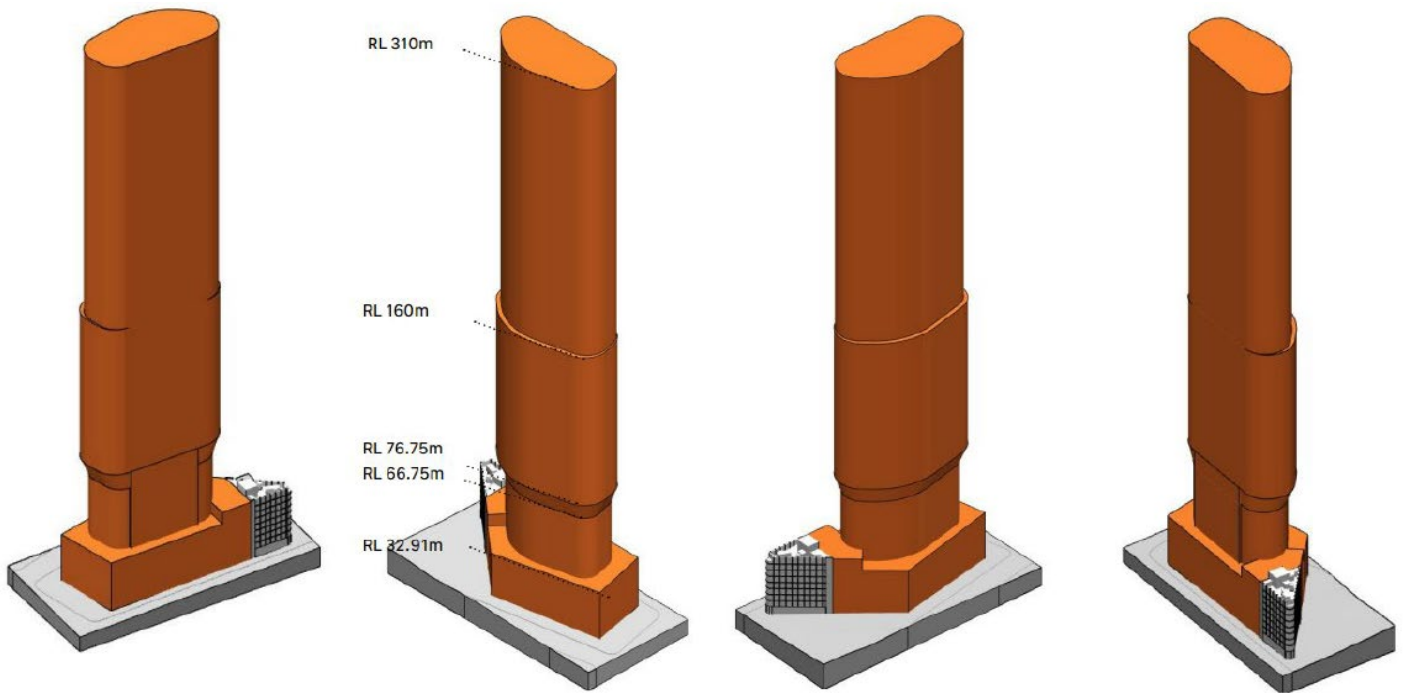


Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Setbacks – podium and tower indent zone (from RL 6.50 – RL 76.75)

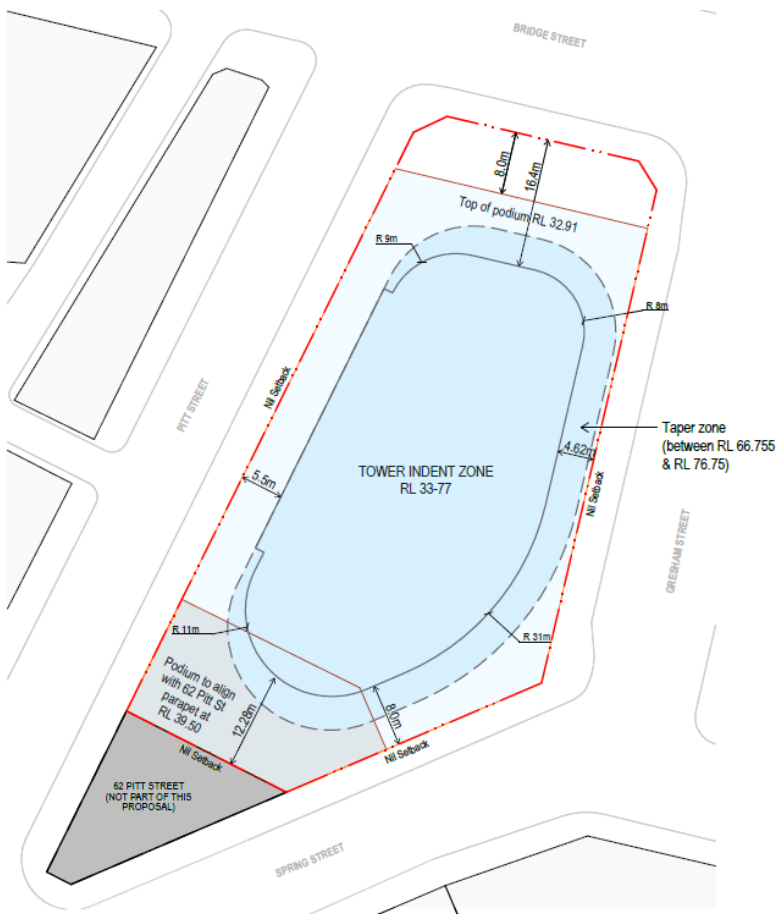


Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Setbacks – mid-rise and high-rise tower (from RL 76.75 – RL 310)

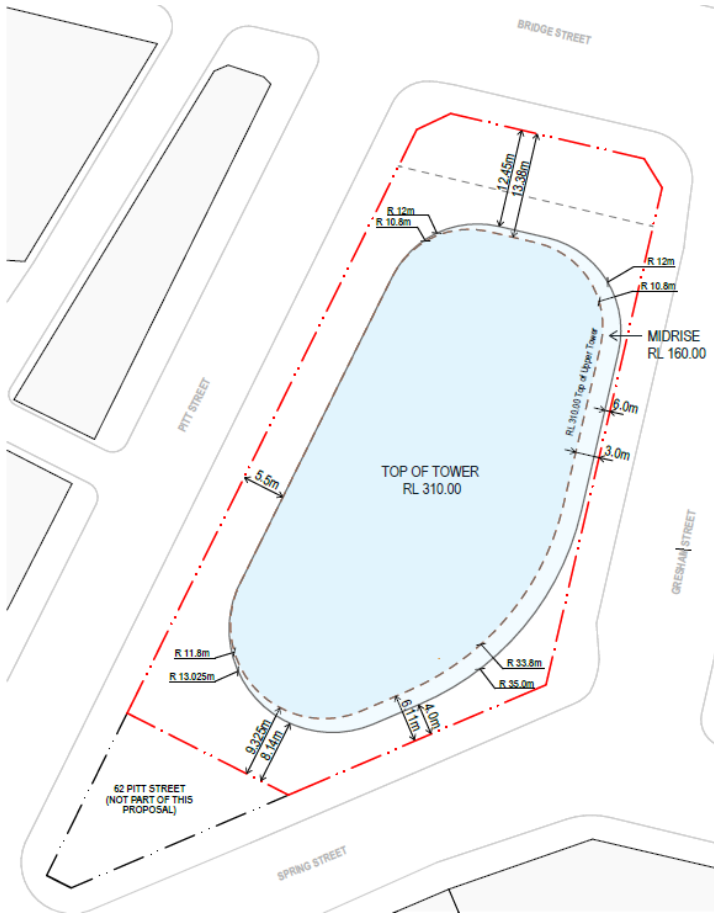
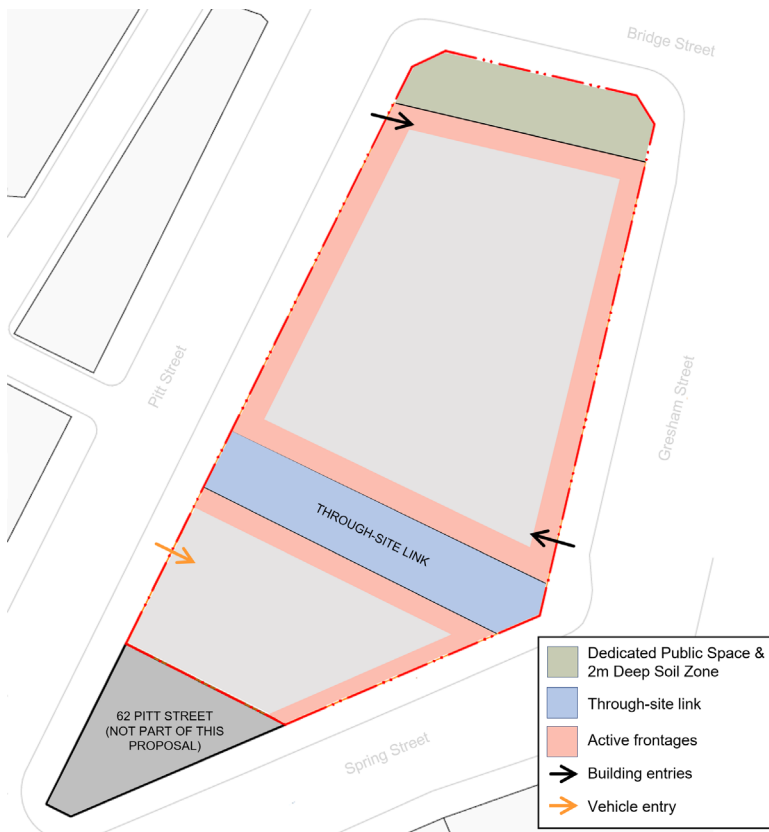


Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan



6.3.x.2 Bridge Street plaza, through-site link and ground plane

Objectives

- a. Deliver a new public plaza fronting Bridge Street that maximises natural daylight and pedestrian permeability with improved activation and amenity as an integrated part of the public domain.
- b. Provide a publicly accessible through-site link that aligns with Abercrombie Lane and connects with Gresham and Spring Street to support retail activation and pedestrian permeability.
- c. Maximise active frontages with retail and business premises uses at ground level and to the through-site link and minimise services, vehicle access and blank walls.
- d. Ensure land dedicated to Council in stratum is of a sufficient depth and appropriate design to accommodate landscape elements and necessary services.

Provisions

1. A new public plaza is to be provided within the 8m podium setback to Bridge Street, as shown in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Setbacks – podium and tower indent zone' and 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan'. The Bridge Street plaza is to:
 - a. be dedicated to Council, open to the sky and in stratum to a depth of at least 2 metres below the adjacent footpath levels, to support landscaping and mature tree planting;
 - b. be designed to minimise changes in level while meeting the existing level conditions at adjoining publicly accessible land;
 - c. be clearly legible as public space, through the use of consistent materials and orientation of the podium and building entries, which shall be provided from Pitt Street. No lobby access is to be provided from the Bridge Street Plaza;
 - d. feature a visual connection with internal areas of the podium fronting the plaza through large areas of glazing to enable clear sight lines;
 - e. be of high quality materials in accordance with the City's Public Domain Code; and
 - f. deliver acceptable wind conditions consistent with the Wind Comfort Standard for Outdoor Dining as demonstrated by a quantitative wind effects report is to be submitted with a detailed development application.
2. All building frontages, including the through-site link shall maximise ground floor activation with retail or business premises as shown in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan'.
3. A through-site link is to be provided from Pitt Street to the intersection of Gresham and Spring Streets as shown in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan'. The design of the through-site link is to:
 - a. extend the east-west alignment of Abercrombie Lane to provide clear views and a pedestrian connection through the building;
 - b. be designed to respond to the change in elevation across the site while maintaining clear sightlines through the connection;
 - c. include fine-grain retail activation fronting both sides of the connection;
 - d. be publicly accessible at all times by way of a public access easement;
 - e. provide equitable access, with a minimum clear path of travel 6 metres wide;
 - f. stairs are required to be generously dimensioned and have a low gradient (eg 350mm going and 135mm rise for easy travel; and
 - g. provide a minimum clearance of 10 metres at the Pitt Street entry and 8 metres at the Gresham and Spring Street entry.

4. A single vehicle access point for the development is to be located on Pitt Street as shown in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan'.
5. The building is to be planned and designed to accommodate future public domain upgrade works in adjacent streets, including footpath widening, pedestrian zones and associated stormwater works.

6.3.x.3 Development adjacent to heritage items

Objectives

- a. Ensure development demonstrates a sympathetic relationship with adjoining heritage-listed buildings.
- b. Ensure development complements the civic character of the Bridge Street/Macquarie Place/Bulletin Place Special Character Area.

Provisions

1. Consideration must be given to the impact of development on the significance, setting, landmark values and the ability to view and appreciate the former 'Department of Lands' building at 23-33 Bridge Street and the former 'Liverpool & London & Globe' building at 62 Pitt Street from the public domain.
2. The development is to respond to and maintain significant view corridors, particularly along Bridge Street and Spring Street.

6.3.x.4 Parking and vehicular access

Objectives

- a. Ensure future development 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 as indicated in 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Structure plan'.
2. The width of vehicle footpath crossover shall be minimised to reduce impact on pedestrian amenity.

6.3.x.5 Shared loading dock

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 itself.
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 via goods lift during all hours of operation. The goods lift shall directly adjoin a publicly accessible area.
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.6 Design excellence strategy

Objective

- a. To ensure that development exhibits design excellence.

Provisions

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. a minimum of 50% of 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. at least one emerging architect or all competitors to be in partnership with emerging architects;
 - d. they meet a gender representation ratio of 40% male, 40 % female, and 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 or NABERS Energy/Water ratings.
3. The jury is to comprise a total of six members, comprised of:
 - a. three 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 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. All floor space for the building is to be accommodated within the building envelope shown within 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope massing' and 'Figure 6.xx 56-60 Pitt Street and 3 Spring Street, Sydney – Planning envelope elevations'.
5. No additional building height or floor space under clause 6.21D(3) (a) and (b) of Sydney Local Environmental Plan 2012 is to be awarded as a result of the competition.

6.3.x.7 Sustainability

Objectives

- a. Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.

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. Include substantial and effective external sun shading and low window to wall ratios to all facades of the tower. The design is to respond to each orientation and minimise the area of glazing exposed to sun during summer daylight hours (1 December to 1 March).

6.3.x.8 Public art

Objective

1. Incorporate high quality public art in the Bridge Street Plaza and other publicly accessible locations to contribute to the identity and amenity of the place.

Provisions

1. A coordinated public art and landscaping plan should guide the creation of a significant public artwork in the Bridge Street Plaza.
2. The 'Lady of Commerce' statue which was originally located on former Royal Exchange Building façade and is presently located at the entrance to the existing 56 Pitt Street building is to be retained as part of future development and displayed in a prominent public accessible location.

