

Attachment B

**Draft Sydney Development Control Plan
2012 – 150 Day Street, Sydney**

Sydney Development Control Plan – 150 Day Street, Sydney



Contents

Schedule 1 – Amendment to Sydney Development Control Plan 2012	4
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Table of figures

Figure 1 Ground floor plan	5
Figure 2 Level 1 floor plan	6
Figure 3 Level 2 floor plan	6
Figure 4 Levels 3-10 floor plan	7
Figure 5 Level 11 floor plan	7
Figure 6 Level 12 floor plan	8
Figure 7 Levels 13-17 floor plan	8
Figure 8 Level 18 floor plan	9
Figure 9 Level 19 floor plan	9
Figure 10 Level 20 floor plan	10
Figure 11 Level 21 floor plan	10
Figure 12 Level 22 floor plan	11
Figure 13 Level 23 floor plan	11
Figure 14 South elevation	12
Figure 15 North elevation	13
Figure 16 East elevation	14
Figure 17 West elevation	15

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 150 Day Street, Sydney.

This plan is to be read in conjunction with Planning Proposal – 150 Day Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 150 Day Street, Sydney*.

Land covered by this plan

This plan applies to the land identified as 150 Day Street, Sydney – which is Lot 20 in DP 1046870.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out below.

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites map to include 150 Day Street, Sydney.
2. Inserting a new section 6.3.X 150 Day 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 150 Day Street, Sydney

The following objectives and provisions apply to 150 Day 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 height and floor space ratio shown in the height of buildings and floor space ratio maps up to a prescribed amount, providing the entire site is developed for commercial use, and the existing primary structure and floors is substantially retained.

If a development at 150 Day Street, Sydney, seeks to utilise additional height and/or floor space permitted by clause 6.XX, 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. Deliver a high-quality built form which:
 - i. features substantial retention of the existing columns, beams and slabs.
 - ii. causes no additional overshadowing of Sydney Town Hall Steps, Sydney Square, and future Town Hall Square
 - iii. ensures the development results in a comfortable and safe wind environment in adjacent public places
 - iv. maximises opportunities to mitigate risk to life and property from flooding.
- b. Ensure development can accommodate all servicing, loading and delivery requirements wholly within the site and not impact the use of any footpath or roadway
- c. Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
- d. Façade and roof design to maximise opportunities for green landscaping and tree planting, and provide visual integration between existing and new structure, while ensuring plantings on structure are viable and contribute to enhancing vegetation cover and complement tree canopy.

6.3.X.1 Built form

1. Development is not to exceed the envelope shown in 'Figures 6.XXX.1-17'.
2. Where 'Figures 6.XXX' show voids to mitigate wind impacts, the dimensions and location of these voids may be changed within the planning envelope, subject to achieving acceptable wind outcomes.

Figure 1 Ground floor plan



Figure 2 Level 1 floor plan



Figure 3 Level 2 floor plan



Figure 4 Levels 3-10 floor plan



Figure 5 Level 11 floor plan



Figure 6 Level 12 floor plan



Figure 7 Levels 13-17 floor plan



Figure 8 Level 18 floor plan



Figure 9 Level 19 floor plan



Figure 10 Level 20 floor plan



Figure 11 Level 21 floor plan



Figure 12 Level 22 floor plan

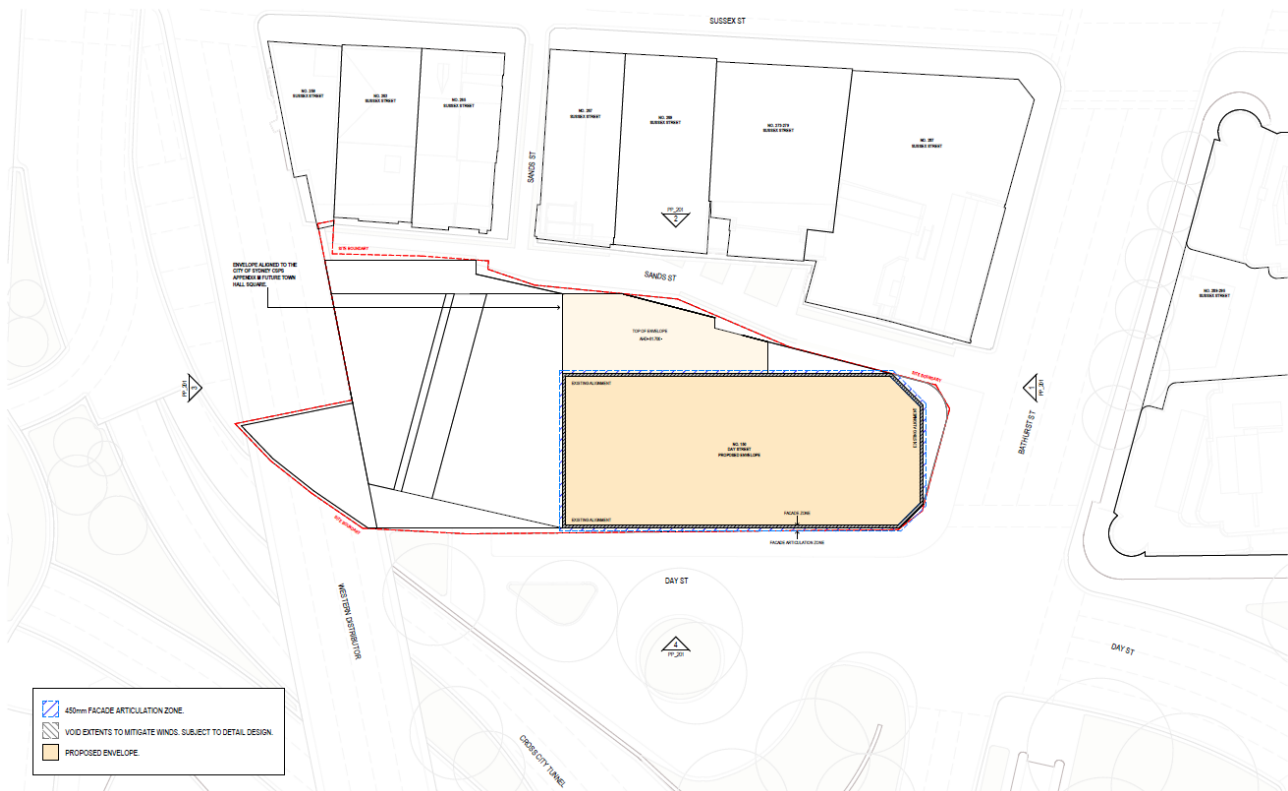


Figure 13 Level 23 floor plan

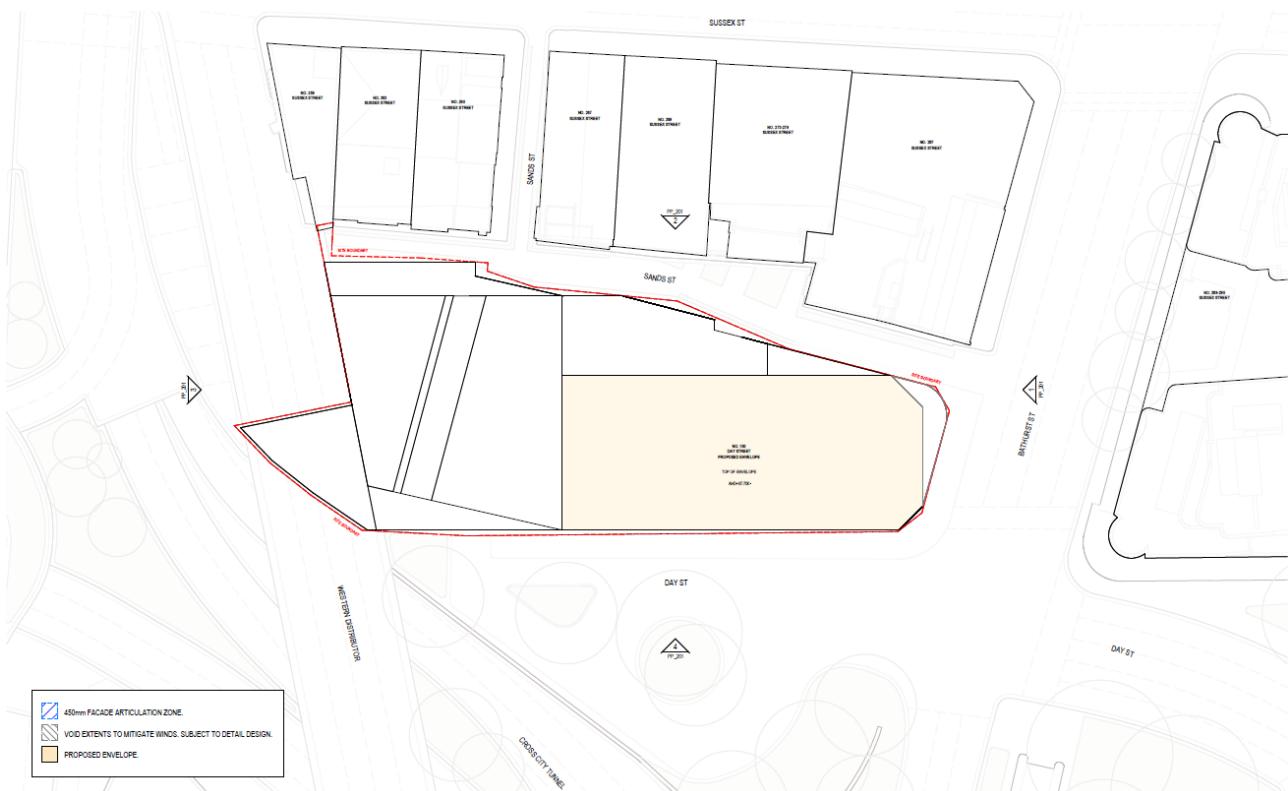


Figure 14 South elevation

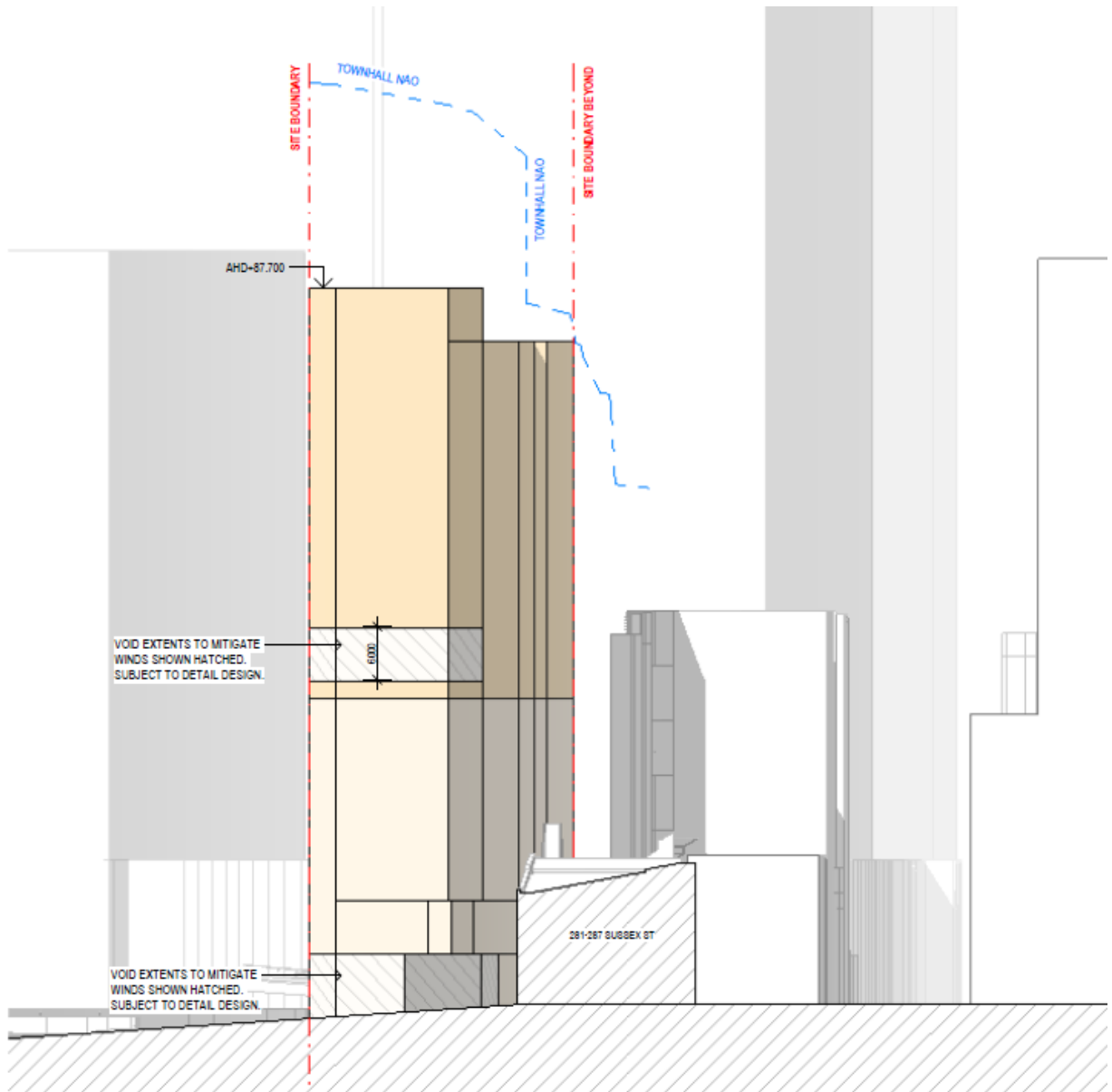


Figure 15 North elevation

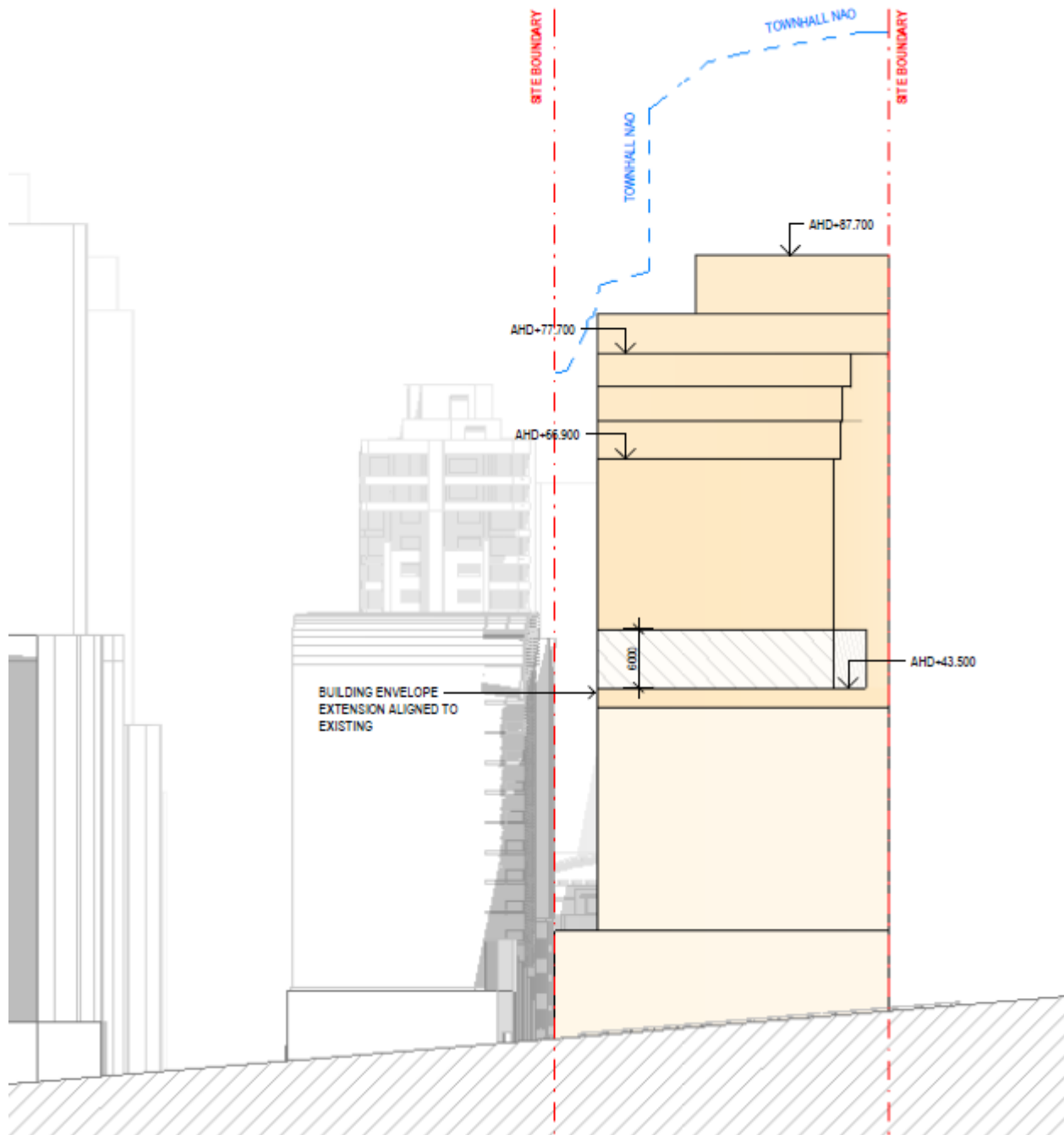


Figure 16 East elevation

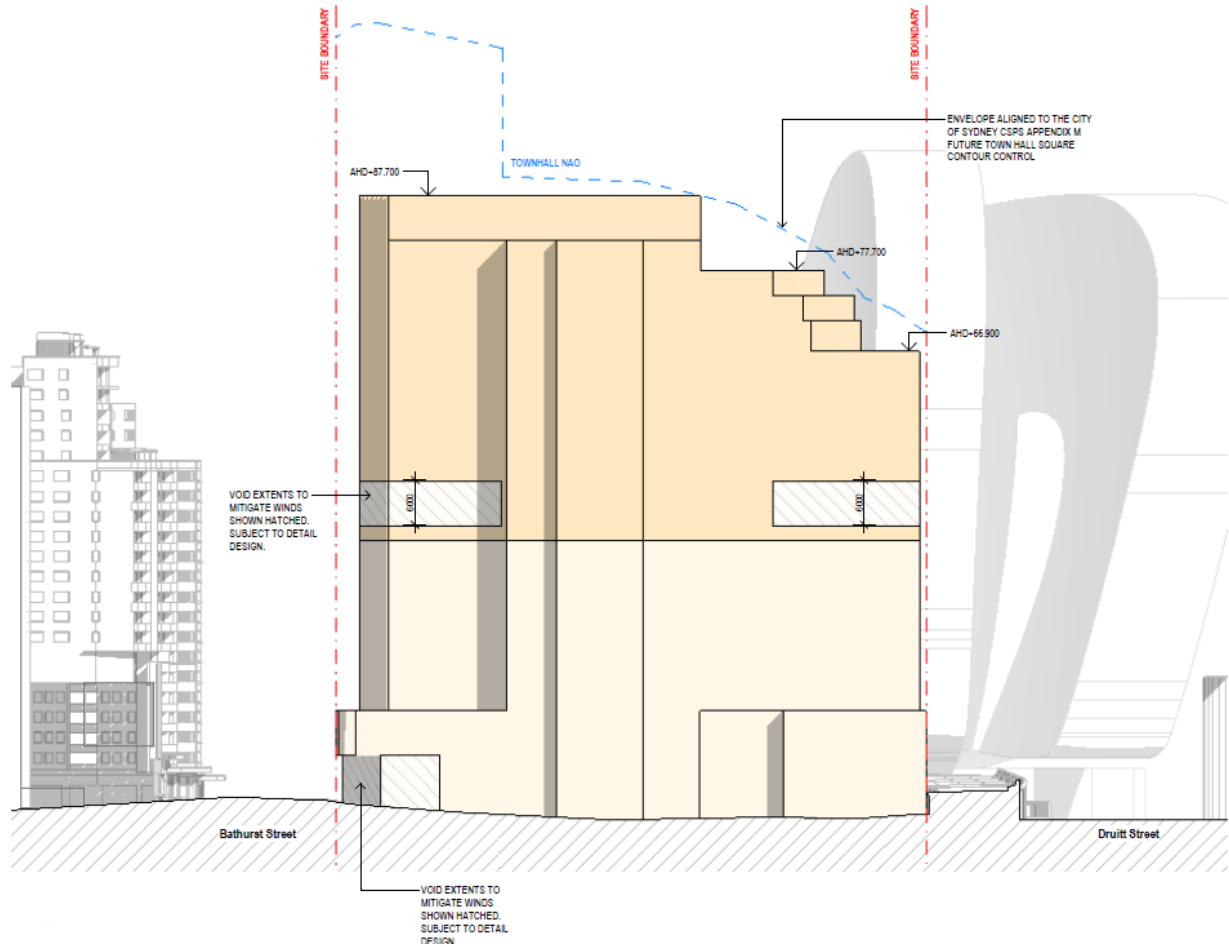
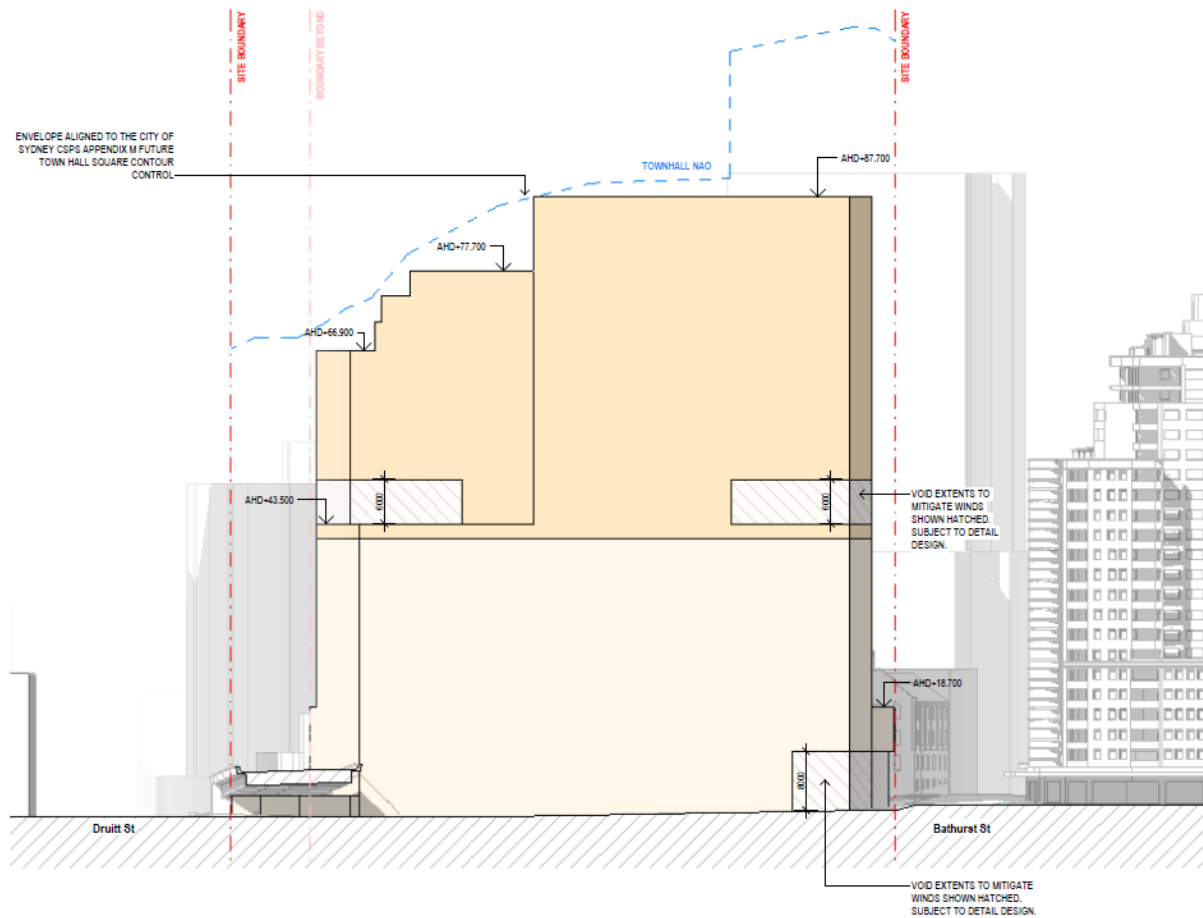


Figure 17 West elevation



6.3.X.2 Sustainability

1. Development on the subject site for tourist and visitor accommodation must meet, as a minimum:
 - a. a 5-star Green Star Buildings v1 rating, and
 - b. a 4.5-star NABERS Energy rating.
2. New structure is to maximise landscaping on walls, terraces, balconies and roofs, with a landscape plan to be prepared by a suitably qualified landscape architect which includes:
 - a. existing and proposed site conditions including existing planting, paving, walls, fences, structures, levels, and services
 - b. location and details of proposed planting on the site including planting on structure. Details must include soil depth and area, quantity, type and supply size of plant species
 - c. details of drainage, waterproofing and watering systems
 - d. landscape technical specification
 - e. maintenance requirements, including any requirements for access and safe working at height for planting on structure

6.3.X.3 Transport

1. A Delivery Servicing Plan must be prepared for the site for submission with any subsequent development application. The Delivery Servicing Plan must address (but not be limited to) the following:
 - a. anticipated generation of waste, freight, delivery and servicing trips caused by the proposed development, with reference to the proposed uses and quantum of gross floor area
 - b. expected timing of service and freight vehicle movements through the day and the week, and anticipated time slots per vehicle type
 - c. anticipated peak and priority time slots by land use, business or activity, and any proposed exclusive operational windows
 - d. design details for the proposed loading and servicing facilities, including number of service bays, clearance heights, grades and turning widths
 - e. description of the minimum required features and capacities of a booking system to adequately manage the proposed loading dock
 - f. prevention of oversized and incompatible vehicles from attending the site, with reference to proposed clearance heights and service bay sizes
 - g. strategies for responding to flooding and associated inaccessibility of the proposed loading dock
 - h. reduction of vehicle movements, including off-site delivery consolidation, waste contract consolidation and procurement-led consolidation
 - i. be prepared with reference to the Loading and Servicing Last Mile Freight Toolkit published by Transport for NSW.

6.3.X.4 Flooding

1. A Flood Emergency Response Plan (FERP) must be prepared in accordance with requirements in the NSW Flood Risk Management Guideline including EM01 Support for Emergency Management Planning, FB01 Understanding and Managing flood, and NSW shelter in-place guidelines.

6.3.X.5 Design excellence

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. a minimum of 5 competitors to participate
 - b. a minimum of 50% of competitors must be Australian-based architects
 - c. at least one emerging architect or all competitors to be in partnership with emerging architects
 - d. competitors to meet 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;

- f. competitors with demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Buildings or NABERS Energy/Water ratings
3. The jury is to comprise a total of six (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
 - c. at least one of the above members is to have sustainability expertise.
4. Any additional floor space and building height pursued for a building demonstrating design excellence under clause 6.21D(7)(b), is to be accommodated within the building envelope shown in Figures 6.X-X.

