

APPENDIX T

DRAFT DEVELOPMENT CONTROL PLAN - 505-523 GEORGE STREET SYDNEY

Sydney Development Control Plan 2012 - 505-523 George Street, Sydney

1. The purpose of this Development Control Plan

The purpose of this Development Control Plan is to amend *Sydney Development Control Plan 2012*, to:

- a. provide a series of objectives and design requirements to control future built form on the site; and
- b. ensure provisions for the site are consistent with *Sydney Local Environmental Plan 2012 – 505-523 George Street, Sydney*.

2. Citation

This Plan may be referred to as the *Sydney Development Control Plan 2012 – 505-523 George Street, Sydney*.

3. Land covered by this plan

This plan applies to the land identified as 505-523 George Street, Sydney - which is Lot 1 in Deposited Plan 573250.

4. 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. This DCP was adopted by Council on [date] and came into effect on [date].

Schedule 1 – Amendment to *Sydney Development Control Plan 2012*

[1.] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 505-523 George Street, Sydney

[2] Section 6.3 – Specific site controls prepared as part of a planning proposal

Insert new section 6.3.3 and figures 6.74 to 6.78 as follows:

6.3.3 505-523 George Street, Sydney

The following objectives and provisions apply to 505-523 George Street, Sydney - as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012 – 505-523 George Street* are implemented.

Objectives

1. To deliver a building comprising of:
 - (a) a high-quality, slender tower; and
 - (b) a podium containing only non-residential uses.
2. To ensure that the building is of appropriate bulk and scale for its central Sydney location;
3. To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence;
4. To create a high quality urban outcome by:
 - (a) improving the appearance of the site;
 - (b) setting the tower component of the building back away from George Street, towards Kent Street;
 - (c) minimising tower crowding by appropriate tower separation from nearby residential buildings;
 - (d) improving street level activation on George Street and Kent Street; and
 - (e) ensuring that the building podium responds appropriately to existing streetscapes on George Street and Kent Street, including nearby heritage buildings.
5. To ensure a high level of amenity for occupants of a building on the site, and occupants of nearby residential buildings by requiring:
 - (a) good solar access;

- (b) a high level of privacy;
 - (c) minimal view impacts; and
 - (d) compliance with the building separation rules of thumb in the Residential Flat Design Code.
6. To enable a mix of non-residential uses within the building podium, for example: retail, commercial, entertainment, food and beverage, child care centres and toilets available for public use;
 7. To create opportunities for a range of complementary active uses at grade which will enhance the public domain – such as food and beverage, outdoor dining and retail;
 8. To minimise overshadowing impacts to the public domain by way of a slender, fast moving shadow; and
 9. To ensure that wind impacts are addressed.

Provisions

6.3.3.1 Building Envelope (Built Form)

1. Building massing is to be consistent with Figure 6.74: Building Massing Envelope for 505-523 George Street.
2. Heights and building setbacks are to be consistent with Figure 6.75: Minimum Building Heights & Setbacks for 505-523 George Street.
3. The envelopes described by Figures 6.74 and 6.75 are the maximum permissible extent of the built form, and the final building designs must be appropriately massed within the envelope.
4. To ensure design flexibility and appropriate articulation of the tower form, the maximum floor plate area (which includes balcony and terrace areas and the like) of any floor above the top level of the podium may not exceed 1,000 square metres.

6.3.3.2 Podium Design

1. The maximum street wall height facing George Street may not exceed RL37.5
2. The maximum street wall height facing Kent Street may not exceed RL35.
3. The preferred arrangement of street wall heights, balustrades, and uses within the podium is to be consistent with Figure 6.76 Cinema Use Podium Design, if a floor comprising predominantly of a cinema use is proposed within the podium. Otherwise Figure 6.77 Podium Design is the preferred arrangement

6.3.3.3 Ground Floor Design

The preferred configuration of ground floor vehicle access, and street level activation is to be consistent with Figure 6.78: Ground Floor Design:

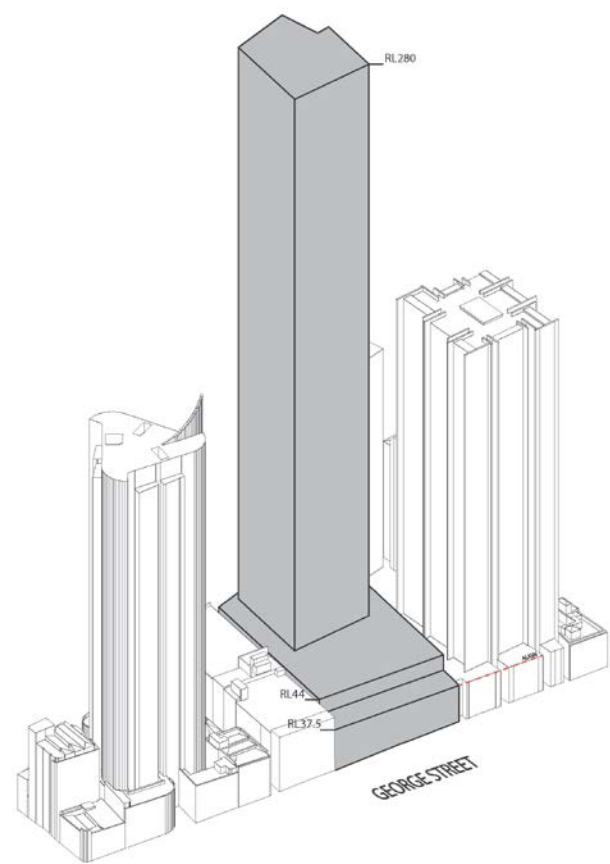
6.3.3.4 Wind

There will be no increase in wind impacts felt by pedestrians on the ground plane of George and Kent Street.

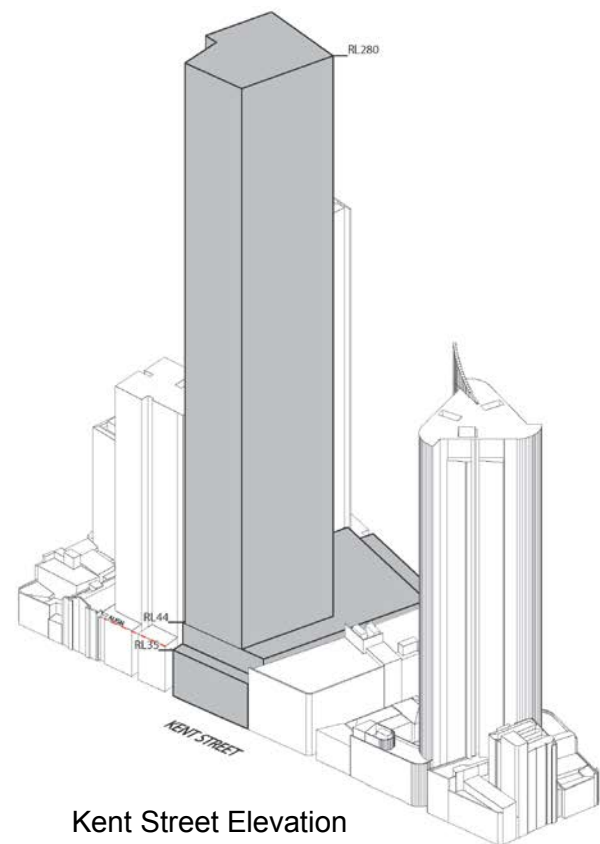
6.3.3.4 Sydney Square/Town Hall/St Andrews Special Character Area

1. The tower component is to provide an appropriate backdrop to the civic character of the Sydney Square/Town Hall/St Andrews Special Character Area by way of suitable facade composition, building materials, colours and textures, and by appropriate building articulation.
2. The tower component is to be appropriately articulated to terminate vistas.

Figure 6.74 - Building Massing Envelope for 505-523 George Street



George Street Elevation



Kent Street Elevation

Figure 6.75 - Minimum Building Heights & Setbacks for 505-523 George Street



Figure 6.76 – Cinema Use Podium Design

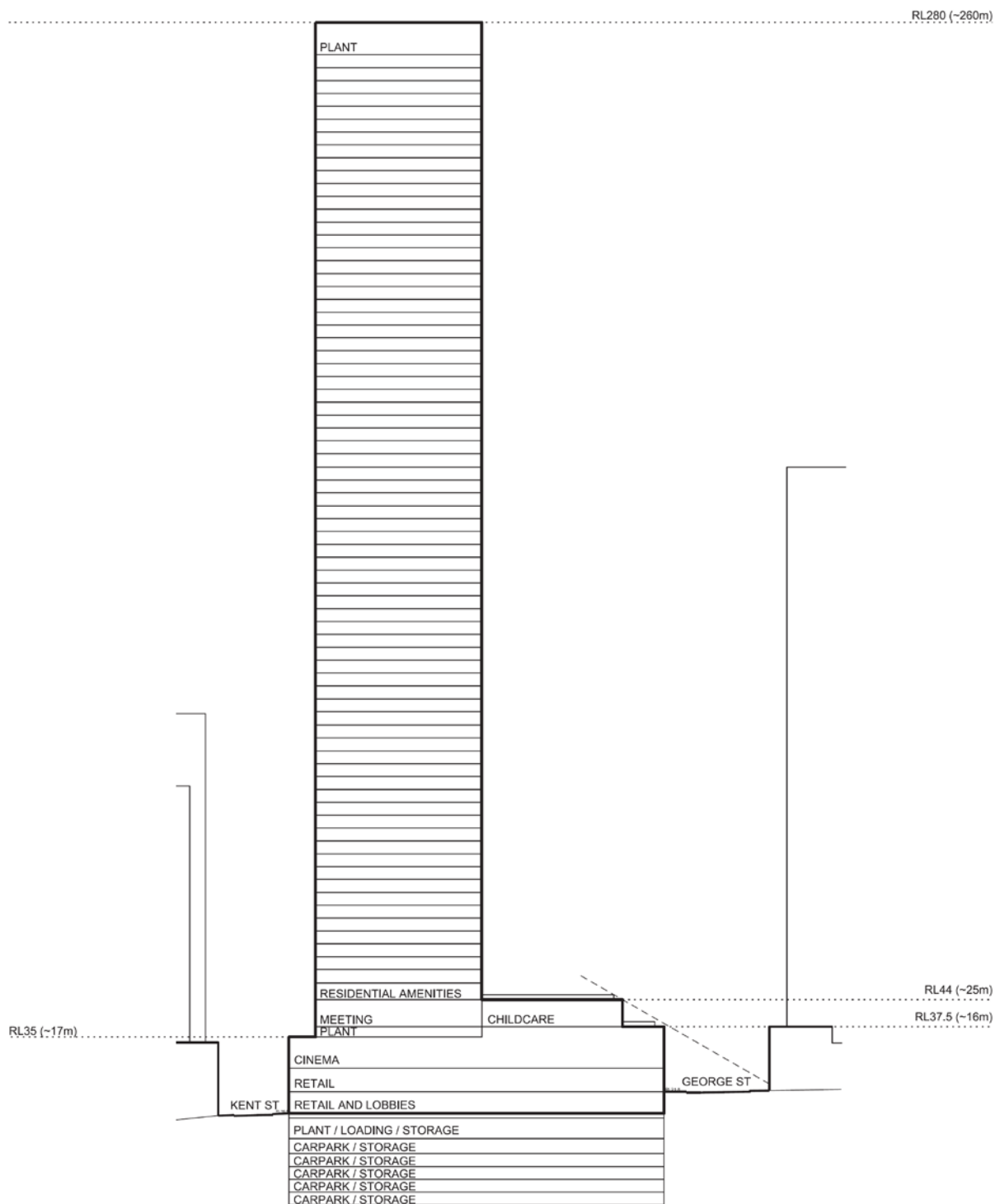


Figure 6.77 – Podium Design

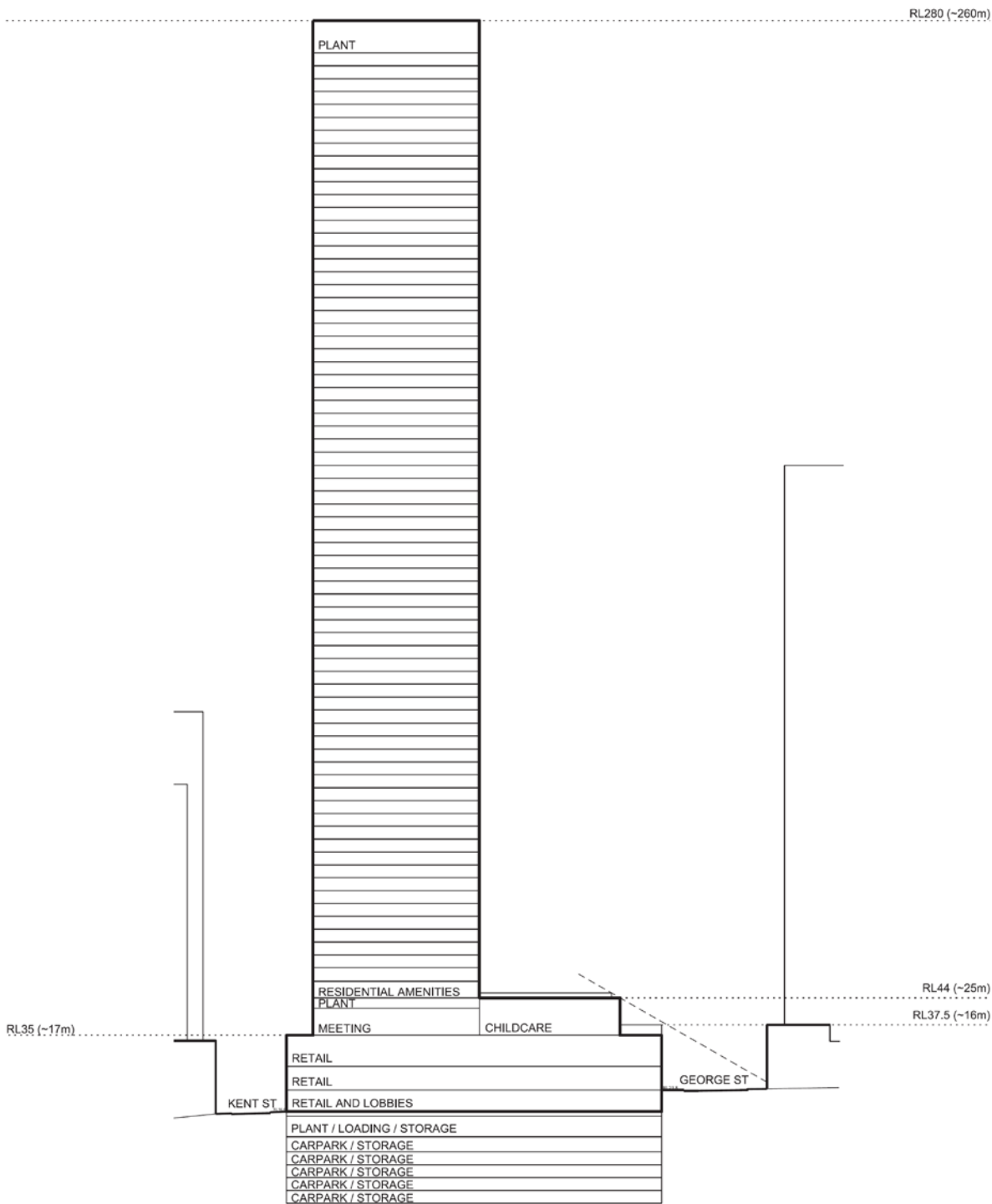
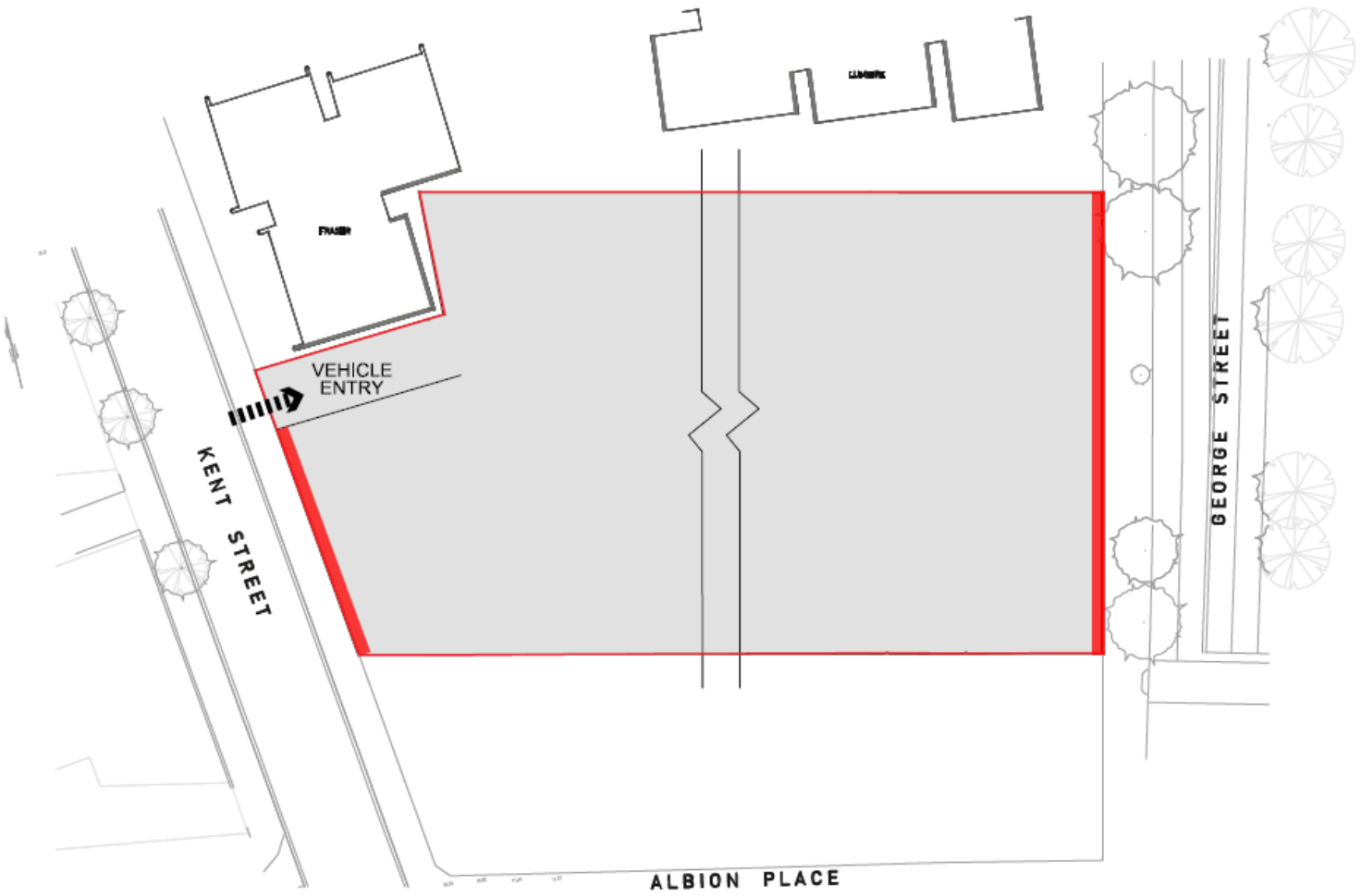


Figure 6.78 – Ground Floor Design



 PREFERRED VEHICLE ACCESS
 ACTIVE FRONTAGE