

# Draft Central Sydney Development Control Plan 1996 Amendment No. 20

Alfred, Pitt, Dalley & George Street (APDG) Site

July 2010



Prepared by City of Sydney

This DCP amendment commenced operation on

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## Introduction

### 1. The purpose of this Draft Development Control Plan (DCP)

The purpose of this Draft Development Control Plan is to amend *Central Sydney Development Control Plan 1996* to:

- a. ensure that the Council has a consistent set of planning provisions for the site known as the Alfred, Pitt, Dalley and George Streets site (the APDG site);
- b. ensure that development on the APDG site will result in major public benefits such as a new publicly accessible square at the centre of the site, an activated laneway network and fine grain uses;
- c. provide opportunities for three tower developments of appropriate height and form that will contribute positively to the urban context of Circular Quay and its environs; and
- d. provide detailed controls to satisfy the provisions of Clause 52A in *Sydney Local Environmental Plan 2005*.

### 2. Citation

This plan may be referred to as *Central Sydney Development Control Plan 1996* (Draft Amendment No. 20).

### 3. Land covered by this plan

This plan applies to the site known as the APDG site bounded by Alfred, Pitt, Dalley and George Streets, Sydney.

### 4. Relationship of this plan to Central Sydney Development Control Plan 1996

This plan amends *Central Sydney Development Control Plan 1996* in the manner set out in Schedule 1 below.

### 5. Commencement

This plan was adopted by Council on (TBC) and came into effect on (TBC).

## Schedule 1 - Amendment of Central Sydney Development Control Plan 1996

### [1] Section 2.2 Street Frontage Heights

Insert the following after Section 2.2.3(i):

- (ii) The corner of Alfred and Pitt Street on 1 Alfred Street as shown in Figure 2.67 in Section 2.12.G - APDG Site - Building Frontage Height Plan.

## **[2] Section 2.12 – Strategy**

Insert the following words in appropriate numerical order:

2.12.G APDG site – bounded by Alfred, Pitt, Dalley and George Streets.

## **[3] Section 2.12 – Provisions**

Insert the following in appropriate numerical order:

### **2.12.G APDG Site – bounded by Alfred, Pitt, Dalley and George Streets**

#### **G1 Application of this Section**

- G1.1** If a development proposal within the APDG site is subject to the provisions of Clause 52A of *Sydney Local Environmental Plan 2005*, then the provisions within this section of the DCP override similar provisions in other parts of this DCP in the case of any inconsistency.
- G1.2** If development proposed for the site at 1 Alfred Street is in accordance with the winning entry of the architectural competition held in November 2009 under Part 12 of this DCP (i.e. the Kerry Hill Architects scheme), then the building envelope controls shown in Figure 2.69 override other similar provisions within this section and other parts of the DCP in the case of any inconsistency.
- G1.3** This section applies to development proposals that apply wholly to land identified as Development Block 1, 2 or 3, as shown on Figure 2.58: APDG Site - Development Blocks. The site area of each development block may increase with the addition of one or more Optional Additions as also shown on Figure 2.58: APDG Site - Development Blocks.

#### **G2 Area**

- F2.1** This section applies to the APDG site which is bounded by Alfred, Pitt, Dalley and George Streets, Sydney (See Figure 2.57 – Site Plan).

#### **G3 Objectives**

- G3.1** The following clauses provide detailed guidelines for the ADPG site that will:
- i. Result in development that has a major public benefit;
  - ii. Provides opportunity for global six star rated commercial office towers;
  - iii. Contributes to the urban context of Circular Quay and its environs;
  - iv. Facilitate the redevelopment of the site to achieve a high quality urban form;
  - v. Restrict residential uses at the southern end of the site and allow residential uses at the northern end of the site;

- vi. Limit the high-rise portion of redevelopment to three high-rise towers (i.e >75m) of suitable massing with direct access to adjoining streets;
- vii. Provide a publicly accessible open space in the centre of the block linked to surrounding streets by a network of lanes and through site links;
- viii. Ensure that uses abutting the publicly accessible open space are active uses that develop a positive interface with the open space; and
- ix. Extend the existing north – south alignment of Underwood Street up to Alfred Street for pedestrian movement.

## **G4 Principles**

### **G4.1 Public Domain Principles**

See Figure 2.60 – Public Domain Principles Plan

### **G4.2 Streets Principles**

- i. Maximise active uses fronting streets in preference to building foyers and building servicing (including loading, fire escapes, access doors, etc);
- ii. Build to the street alignment at ground level;
- iii. Minimise changes in level at building entries and at the public domain interface;
- iv. Provide continuous awnings along street frontages;
- v. Relate lower levels of building design to pedestrian scale;
- vi. Attenuate the effects of downward winds from tall buildings on the street;
- vii. Minimise vehicular crossings of footpaths;
- viii. Design laneway thresholds to indicate pedestrian crossing priority; and
- ix. Infill colonnades with active uses.

### **G4.3 Laneway Principles**

- i. Provision should be allowed on identified lanes for outdoor seating during business hours;
- ii. Minimise vehicular movements on lanes through shared basement access between developments;
- iii. Design lane alignments to provide good sight-lines from end to end;
- iv. Provide pedestrian lighting that creates a safe night time environment;

- v. Design laneways to be accessible by the majority of people (gradients, kerb ramps etc);
- vi. Provide high quality materials and consistent design and detailing (including street furniture);
- vii. Minimise built elements overhanging lanes (except retractable awnings and temporary umbrellas); and
- viii. Minimise obstructing elements within the public domain like bollards and planters except loose tables, chairs and umbrellas associated with outdoor food and beverage premises.

#### **G4.4 New Square within the Block Principles**

- i. Design the new square to be publicly accessible;
- ii. Design the new square to minimise level changes while meeting the existing level conditions at Underwood Street, Rugby Place and Crane Place;
- iii. Integrate an interpretive element relating to the historical alignment of the tank stream on the eastern boundary of the square;
- iv. Minimise the use of bollards; and
- v. Maximise opportunities for outdoor dining adjacent to active uses.

#### **G4.5 Built Form Principles (See Figure 2.61 - Built Form Principles Plan)**

The following built form principles apply to the site -

- i. Maintain street walls in accordance with Figure 2.67 – Building Frontage Height Plan ;
- ii. Create a slender tower form at 1 Alfred Street facing Circular Quay;
- iii. Ensure adequate separation between towers;
- iv. Ensure that tower forms have sufficient capacity to provide space for public domain at ground level without reducing floor space yield;
- v. Create a large commercial tower building form in the south-east of the site where greater height will not cause additional overshadowing of Australia Square;
- vi. Maximise active building frontages to the public domain at grade;
- vii. Minimise the impact of basement access and loading docks on the public domain;
- viii. Ensure that development does not result in blank, exposed party walls;
- ix. Provide awnings to George, Alfred and Pitt Streets (see Figure 2.62 – Awnings Plan);

- x. Create minimum 5 Green Star Developments; and
- xi. Create an active frontage on the western side of the new square.

## **G5 Public Domain Future Character**

### **G5.1 New Square within the Block**

The new square will be an intimate space within the block defined by the surrounding tall buildings and the intersection of new and existing lanes and through site links creating a dynamic space of pedestrian movement.

The square will:

- i. be activated by the frontages of the surrounding development including opportunities for areas of outdoor dining;
- ii. be visually activated by doors and windows defining the square that include views into circulation spaces and elevated gathering spaces;
- iii. be designed to be predominantly level;
- iv. be designed of high quality materials and utilise the city's standard elements and details;
- v. have the minimum number of signage and lighting structures required to avoid visual clutter;
- vi. be animated by colourful and dynamic night lighting;
- vii. be planted with a small number of deciduous trees (to provide summer shade and winter sun) and shade tolerant planting in planters (which can be renewed as required); and
- viii. provide opportunities for casual seating (for both individuals and small groups).
- ix. Allow for infill development on the north - south arm of Crane Place to create active frontages to the new square.

### **G5.2 Bounding Streets**

#### **G5.2.1 Alfred Street**

Alfred Street will –

- i. be activated by the frontage of the development including opportunities for outdoor dining;
- ii. have predominantly street aligned and street level ground floor activity;
- iii. be designed of high quality materials and utilise the City's standard street furniture;
- iv. bridge the level change between George and Pitt streets through terracing, while maintaining equal access; and

- v. have the minimum number of signage and lighting structures to avoid visual clutter.

#### **G5.2.2 Pitt Street**

Pitt Street will -

- i. be activated by the frontages of the adjacent developments including major building foyers, service related commercial development (e.g. banks) and some localised opportunities for outdoor dining;
- ii. provide a safe crossing point between Bulletin Place and Rugby Place and between Bulletin Place and Underwood Street;
- iii. have predominantly street aligned ground floor activity created by the infilling of existing colonnades;
- iv. be provided with continuous awnings over the footpath; and
- v. be planted with regular street trees.

#### **G5.2.3 Dalley Street**

Dalley Street will become a more significant service street with the closure of Rugby Place to vehicles. It will have the character of a wide lane predominantly fronted by the service entries of the Stock Exchange building (fronting Bridge Street).

Dalley Street will -

- i. have active frontages where possible by minimising basement and service access widths;
- ii. be open to the sky (with no awnings); and
- iii. have widened footpaths on the northern side to enhance pedestrian amenity linking to the crossing of George Street at Grosvenor Street.

#### **G5.2.4 George Street**

George Street will:

- i. be activated by the frontages of the adjacent developments including opportunities for outdoor dining;
- ii. have predominantly street aligned ground floor activity created by the infilling of existing colonnades;
- iii. be provided with continuous awnings over the footpath;
- iv. be designed of high quality materials and utilise the city's standard street furniture; and
- v. be planted with regular street trees;

### **G5.3 Internal streets and Lanes**

#### **G5.3.1 *Underwood Street (1D)* (See Figure 2.60 – Public Domain Principles Plan)**

Underwood Street will -

- i. have active frontages where possible by minimising basement and service access widths;
- ii. be open to the sky (with no awnings);
- iii. have widened footpaths on the southern side to create pedestrian amenity opposite the square;
- iv. have no colonnades or bollards.

#### **G5.3.2 *Rugby Place (1B)* (See Figure 2.60 – Public Domain Principles Plan)**

Rugby Place will become an active laneway with increased opportunities for outdoor dining and other night-time activities associated with its connection to Bulletin Place on the eastern side of Pitt Street. It will have the character of a narrow pedestrian priority lane that broadens opposite the Rugby Club to create a seating area. There is potential for new active uses on the southern frontages near Pitt Street.

Rugby Place will -

- i. have active frontages;
- ii. be open to the sky (with no fixed awnings);
- iii. have widened footpaths on the northern side to enhance pedestrian amenity opposite the square;
- iv. have no colonnades or bollards;
- v. be designed to indicate pedestrian priority for its entire length; and
- vi. minimise gradients to maximise accessibility.

#### **G5.3.3 *Crane Place (1C)* (See Figure 2.60 – Public Domain Principles Plan)**

Crane Place will become an active laneway with increased opportunities for outdoor dining and other night-time activities associated with its connection to the new square within the block. It will have the character of a narrow pedestrian priority lane that creates a window for afternoon sunlight to enter the centre of the block.

Crane Place will -

- i. have predominantly active frontages;
- ii. be open to the sky (with no fixed awnings);

- iii. have widened footpaths on the southern side to enhance pedestrian amenity adjacent to the redevelopment of 188-194A George Street;
- iv. have no colonnades or bollards; and
- v. minimise gradients to maximise accessibility.

**G5.3.4 New north-south lane (1A)** (See Figure 2.60 – Public Domain Principles Plan)

The new north-south lane will provide a new connection between Herald Square and Dalley Street. It will have extensive opportunities for outdoor dining north of the new square. It will have the character of a narrow pedestrian priority lane (north) and a shared use lane (south).

The new lane will -

- i. have predominantly active frontages;
- ii. be predominantly open to the sky (with no fixed awnings);
- iii. have widened footpaths on the western side to enhance pedestrian amenity opposite the square;
- iv. have no colonnades or bollards; and
- v. provide an alternative accessible route from Circular Quay to the intersection of George and Dalley Streets.

## **G5.4 Through Site Links**

**G5.4.1 Underwood Street to George Street (1E)** (See Figure 2.60 – Public Domain Principles Plan)

The through site link will provide an accessible 24 hours, 7 days a week connection between George Street and Underwood Street. It will have some opportunities for outdoor dining in the areas near George Street. It will have the character of a pedestrian only link (west near George Street) and a narrow pedestrian priority lane (east near the new square).

The link will -

- i. have predominantly active frontages;
- ii. have direct end-to-end sight lines;
- iii. be lofty and not have a ceiling that steps down at the change in level;
- iv. provide lift access;
- v. have widened footpaths on the northern side to enhance pedestrian amenity linking to the new square;
- vi. have no colonnades or bollards; and
- vii. indicate pedestrian priority through its detailing where it is a shared zone.

**G5.4.2 Underwood Street to Dalley Street (1F) (See Figure 2.60 – Public Domain Principles Plan)**

The through site link will provide an accessible connection between Underwood Street and Dalley Street. It will have the character of a narrow pedestrian only link.

The link will -

- i. have predominantly active frontages in the form of an enclosed arcade;
- ii. create direct end to end sight lines; and
- iii. be lofty.

**G6 Provisions**

**G6.1 Parking and Vehicular Access**

The City of Sydney is committed to the encouragement of public transport as the primary means of travel within the City.

**G6.1.1 To reduce adverse impacts on pedestrian amenity -**

- i. Vehicle and service entry points are to be kept to a minimum;
- ii. Shared basement access should be provided for adjacent sites;
- iii. The location of vehicle and service entry points should be consistent with the Vehicular Access Plan (See Figure 2.64);
- iv. No vehicular access is allowable from George or Alfred Streets.

**G6.1.2** Street parking should not be integrated within footpaths but in the street (carriageway parking lanes) only.

**G6.1.3** Loading docks are not permissible on George, Pitt or Alfred Streets or new public square frontages;

**G6.1.4** One way vehicular access from the new north-south lane to George Street (on the through site link marked A, and the lane marked B on Figure 2.64 - Vehicular Access Plan) should be short term only.

**G6.1.5** Above ground parking is not permissible.

**G6.2 Public Domain**

**G6.2.1** For the purposes of clause 52A(3)(b)(i) in *Sydney Local Environmental Plan 2005*, the dimensions, configuration and location of recreation areas, lanes and streets will be in accordance with the areas shown in grey in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.

**G6.2.2** A new publicly accessible square is to be created in the centre of the block as noted in the Public Domain Map (See Figure 2.63).

- G6.2.3** The new square is to be a minimum area of 1,300 square metres as shown on the Public Domain Map (See Figure 2.63).
- G6.2.4** The existing pattern of laneways and through site links through the block are to be retained and extended as noted in the Public Domain Map (See Figure 2.63 and in accordance with the typical sections as noted on Figure 2.65 - Streets, Lanes and Through Site Links).
- G6.2.5** The through site links should extend in height to the level shown on the Public Domain Map (See Figure 2.63).
- G6.2.6** All publicly accessible areas, including through site links should be noted on land titles.
- G6.2.7** The final levels of the new square, laneways and through site links within the site will be determined by Council. All internal floors within buildings facing these spaces will meet these levels at their entrances.
- G6.2.8** The design of the laneway network and square should integrate with the ground floor uses of the adjoining buildings and provide opportunities for external leisure activities. All areas should be provided high quality finishes with suitable paving, landscaping and lighting to provide a secure and active environment for pedestrians and suitable for 24-hour access.
- G6.2.9** The square should be linked at minimal grades to Pitt Street creating a pleasant and useable area.

### **G6.3 Heritage**

- G6.3.1** The new public square within the block should include interpretation of the historical alignment of the Tank Stream.
- G6.3.2** Redevelopment of the site should maintain the legibility of the historical alignment of laneways within the site through the design of the public domain and alignment of buildings.

### **G6.4 Massing and Form of Buildings**

The site has a significant context, that involves proximity to heritage items and streetscapes, a significant slope of the land from south-west to north-east and extensive opportunities for views to and from the site in a northerly direction. The site also adjoins, on the northern side, the Circular Quay precinct.

- G6.4.1** For the purposes of clause 52A(3)(b)(iii) in *Sydney Local Environmental Plan 2005*, the distribution of built form and floor space must satisfy the dimensions, configuration and location of land shaded in colour (excluding land shaded in grey which is to be publicly accessible space) in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.

- G6.4.2** For the purposes of clauses 52A(2) and 52A(3)(b)(iv) in *Sydney Local Environmental Plan 2005*, the height of a building is not to exceed the height shown in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.
- G6.4.3** Tower forms are acceptable on the site. The maximum number of towers is three. The towers should be located in the north-west, west and south-east parts of the site to maximise tower separation as shown in Figure 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map.
- G6.4.4** The positioning of towers should allow good separation between the towers. New towers above 75m high should have a minimum separation of 28m above the street frontage height.
- G6.4.5** Sufficient setback above the street-wall must be provided to ensure that the south-eastern tower is a secondary element on Pitt Street consistent with the Setbacks above the Street Frontage Height Plan (See Figure 2.66).
- G6.4.6** The towers must appear slender in elevation. Above the building frontage height (see Figure 2.67 – Building frontage Height Plan), the maximum width of an elevation is 35% of the total height of the building (e.g. a tower of 200m height may have a maximum elevation width above the street wall of 70m (200m x 35%), excluding curved facades where the change in tangent across the facade is greater than 60 degrees).
- G6.4.7** To provide an appropriate form, the floor plan of each commercial tower should not exceed a Floor Space Area of 1400 square metres per floor or 40% of the total site area (defined by the 'Development Block' area in clause 52A of Sydney LEP 2005), whichever is greater.
- G6.4.8** The south-eastern tower should be generally rectangular in plan with its long axis running east-west and a maximum depth in the north south direction of 35m or it should include internal atriums to reduce the effective depth of the floor plate.
- G6.4.9** The new tower at the corner of George and Alfred Streets does not require street setbacks but must demonstrate compliance with Sydney DCP 1996 Part 4.2 Wind.
- G6.4.10** The buildings fronting Alfred Street should adopt a street frontage datum consistent with neighbouring developments to the south. The tower form that fronts Alfred Street is not required to express a podium but the lower levels of the building should be designed to address the pedestrian scale environment at George Street and Herald Square.
- G6.4.11** Building forms should be compact and not include large void spaces that will increase their bulk and scale.
- G6.4.12** The minimum setback from a shared boundary for a wall with openings shall be 3m for all uses.

**G6.5 Fine grain active uses**

**G6.5.1** For the purposes of Clause 52A(3)(b)(ii) in *Sydney Local Environmental Plan 2005*, business premises and retail premises that have active street frontages at ground level (finished) to recreation areas, lanes and streets will be in accordance with Figure 2.68.

**G6.5.2** Buildings with ground level frontages must contribute to the safety, visual interest and vitality of the public domain by minimising the extent and visual impact of blank walls, vehicle entrances and utilities such as air conditioning vents and fire escapes, particularly to street frontages and significant public spaces.

**G6.5.3** Ground level building frontages should:

- i. Incorporate predominantly entry or display windows to shops and or food and drink premises;
- ii. Be designed to meet the adjacent ground level at the entry;
- iii. Incorporate other uses that involve customer service areas and activities, which provide pedestrian interest and interaction;
- iv. Incorporate window and door openings, displays, artwork or architectural detailing;
- v. Incorporate clear glazing; and
- vi. Incorporate architectural elements appropriately scaled to the street, lane or square and proximity to pedestrians.

**G6.5.4** The minimum proportion of a building's ground floor perimeter to be retail and commercial tenancies supporting Active Uses (consistent with Part 2.5.2 of this DCP) is shown on the Street Frontage Activities Plan (See Figure 2.68). This proportion includes building foyers.

**G6.5.5** To encourage fine grained diversity of activity:

- i. tenancies facing a street should have an average frontage of between 6-8m; and
- ii. tenancies facing a lane or other public space should have an average frontage of between 4-6m.

**G6.5.6** To ensure that tenancies are viable, active uses should have a minimum average depth of 4m from the building perimeter.

**G6.5.7** Foyer spaces should not occupy more than 8m of a building's street frontage or 20% of that frontage, whichever is greater.

**G6.6 Building to the street alignment, heights and setbacks**

**G6.6.1** Buildings should be built to the street, lane and public domain alignments. Insets are considered appropriate only to provide a publicly accessible area as shown on the Public Domain Map (See Figure 2.63) or to provide building entries.

**G6.6.2** A minimum of 95% of each of the building frontage(s) should be built to the alignment of the public domain (including streets and lanes) to the height shown on the Building Frontage Height Plan (See Figure 2.67).

**G6.6.3** Building forms above the Building Frontage Height (as shown on Figure 2.67) are to be set back from the building frontages as shown on the Setbacks above the Street Frontage Height Plan (See Figure 2.66).

**G6.6.4** The following minimum setbacks are to be provided to tower forms:

- i. The north-western tower - 0 metres to Alfred and George Streets and the new lane, 3m to southern boundary;
- ii. The western tower - to George Street 4 metres at 188-194A George Street increasing to 8m at the southern boundary of 196-208 George Street, 3m to the southern boundary, 4m to the eastern side (the new square); and
- iii. The south-eastern tower - 8m to all streets and lanes.

#### **G6.7 Pedestrian Access and Amenity**

**G6.7.1** Awnings should be provided to each entry point and as shown on the Awnings Plan (See Figure 2.62);

**G6.7.2** All entries should be expressed in the design of the building to provide a sense of address to the street;

**G6.7.3** Artworks should be integrated into the design of any public open space as well as to the foyer of each tower.

#### **G6.8 Design**

**G6.8.1** The new buildings should make a positive contribution to the urban design of the precinct and respond to the attributes of the site. The buildings should use materials that are of high quality.

**G6.8.2** The form, scale and architectural treatment of the elevations should enhance the appearance of the city, reflect the building's use and achieve design excellence that adds to the city's distinctive character.

**G6.8.3** The architectural treatment should respond both to the solar gain likely due to the orientation, and the extensive views available.

**G6.8.4** Along George, Pitt and Alfred Streets the lower levels of the building expression should be modulated to provide a comfortable pedestrian environment and scale.

**G6.8.5** Along the lanes, the building expression should reflect the grain, scale and proportions of the public domain.

**G6.8.6** The new towers should achieve 5 Green Star ratings or higher.

**G6.8.7** 100% of the communal open space for each tower may be located on elevated gardens or roof tops provided that the area is of a size, shape and overall design that is useful in terms of the recreation and amenity needs of residents and workers.

**G6.9 Internal Amenity**

**G6.9.1** Balconies may not be required in residential or serviced apartments located above RL 50.0 due to high wind speeds.

**G6.10 Skyline Design**

**G6.10.1** Roof profiles should contribute to the architectural quality of the city skyline.

**G6.10.2** Roof profiles should be considered as part of the overall building form.

**G6.10.3** The design of roof profiles should be assessed against the following design standards, as appropriate:

- i. Plant, exhaust, and intake vents and other technical equipment should be integrated into the building design; and
- ii. Buildings should be designed to integrate attachments (including antennae) without disrupting the appearance of the building.



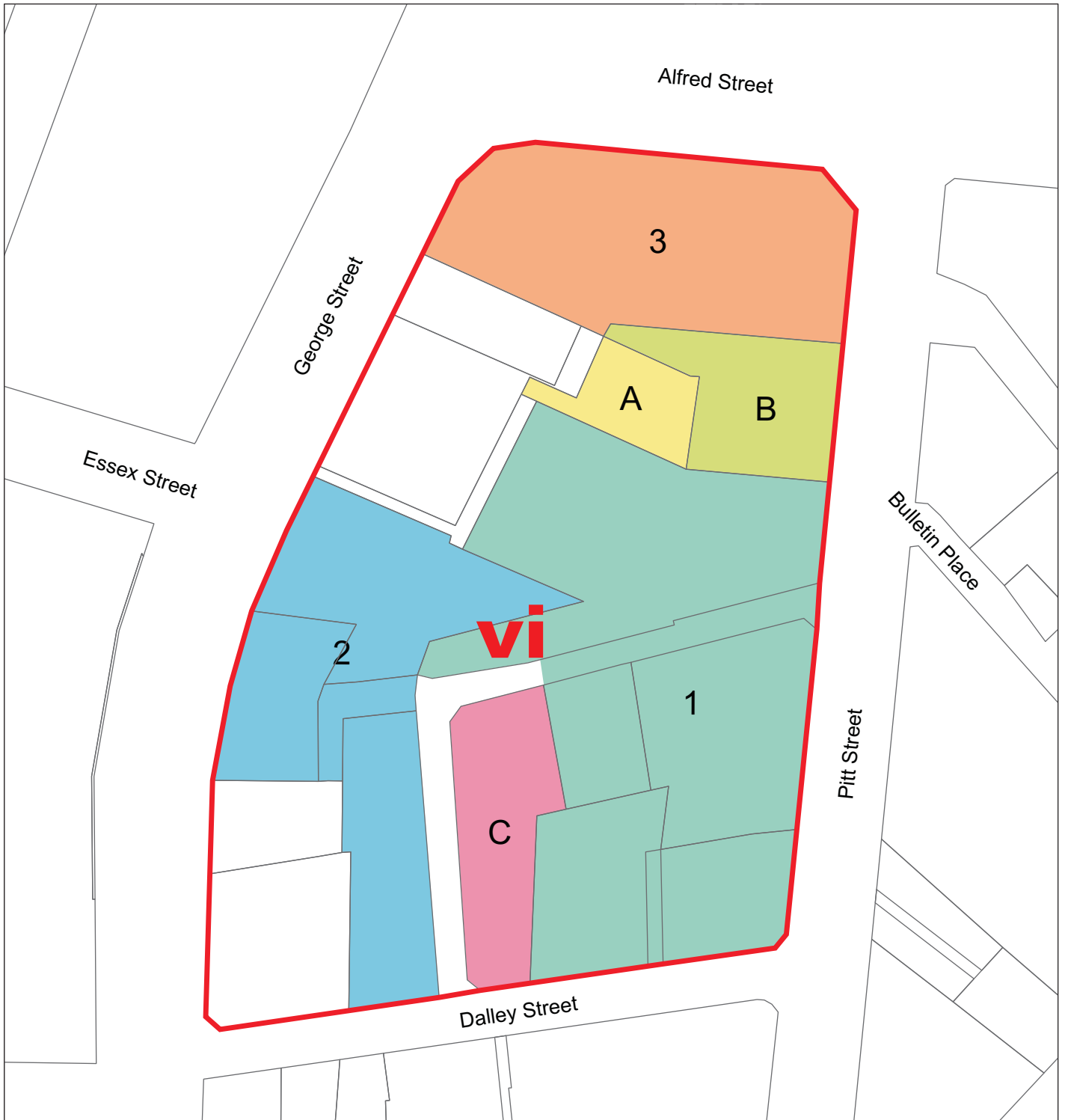
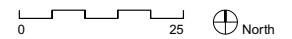


FIGURE 2.58: APDG Site - Development Blocks



**vi** Alfred, Pitt, Dalley & George Streets Site (Refer to provisions of Clause 52A of Sydney LEP 2005)

**Development Blocks**

- 1 Development Block 1     3 Development Block 3
- 2 Development Block 2

**Optional Additions to Development Block 1**

- A B C

**Optional Additions to Development Block 3**

- A B

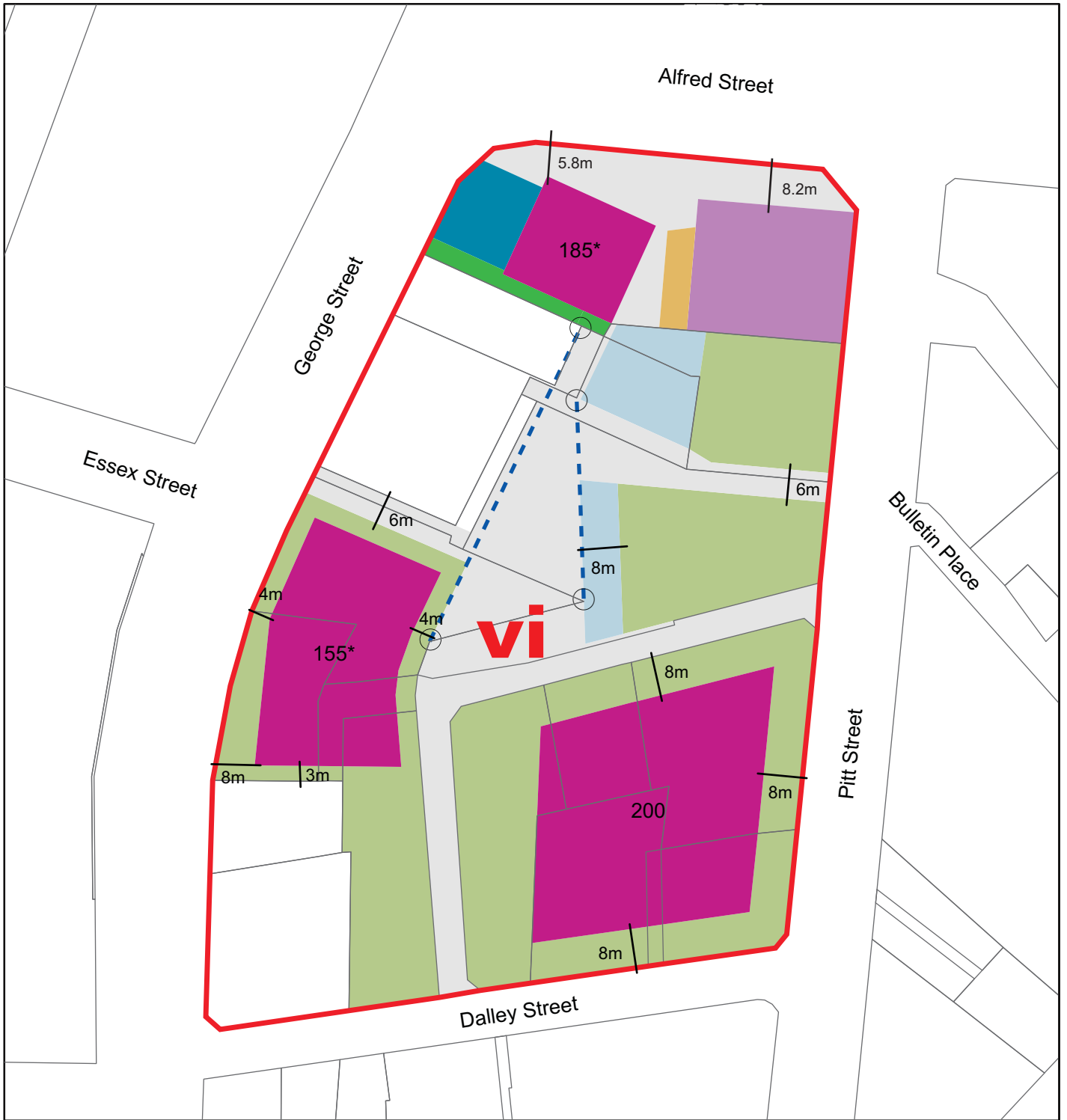
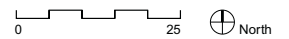


FIGURE 2.59: APDG Site - Alternative Heights and Publicly Accessible Space Map








**vi** Alfred , Pitt, Dalley & George Streets Site (Refer to provisions of Clause 52A of Sydney LEP 2005)

**Height (in metres above ground)**

- 15
- 25
- 45
- 55
- 75
- 126
- Tower - height noted on plan
- \* Max height determined by Clause 49 of Sydney Local Environmental Plan 2005
- Publicly accessible recreation areas, streets and lanes
- Align with property corners

KEY

-  new square
-  connected laneway network
-  publicly accessible square within block
-  lane
-  through site link

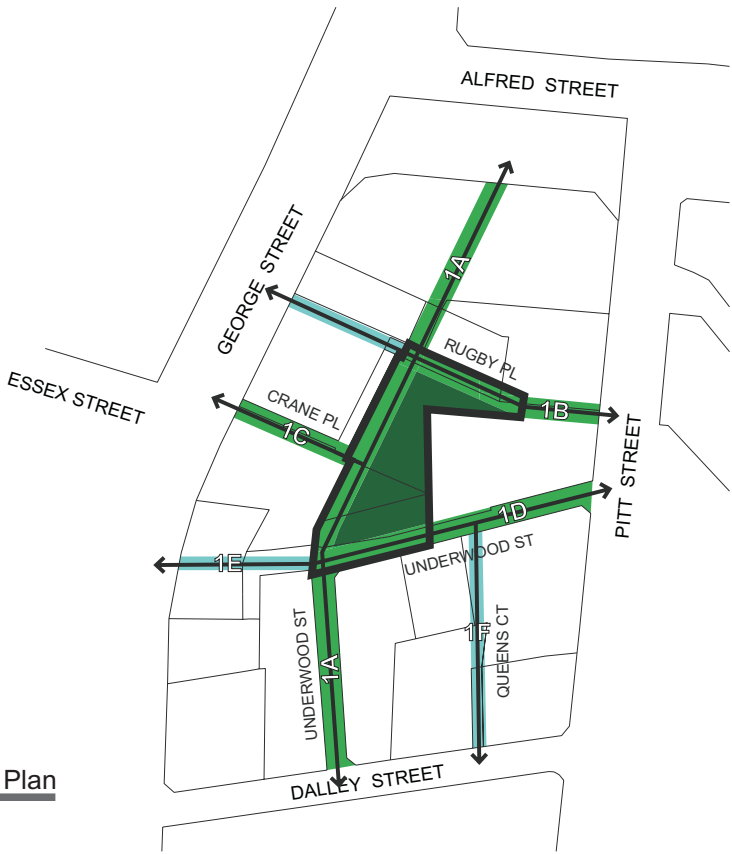
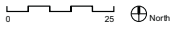


FIGURE 2.60 - Public Domain Principles Plan



KEY






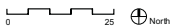
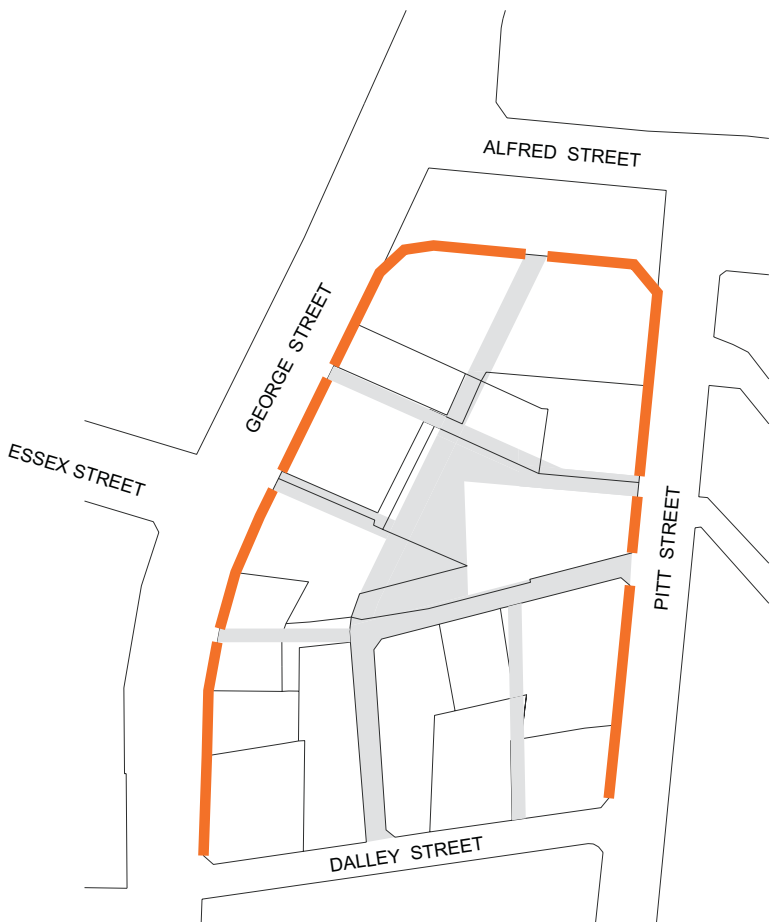
-  low
-  medium
-  high
-  tower
-  not subject to provisions of Part 2.12G of the Central Sydney DCP 1996



FIGURE 2.61 - Built Form Principles Plan

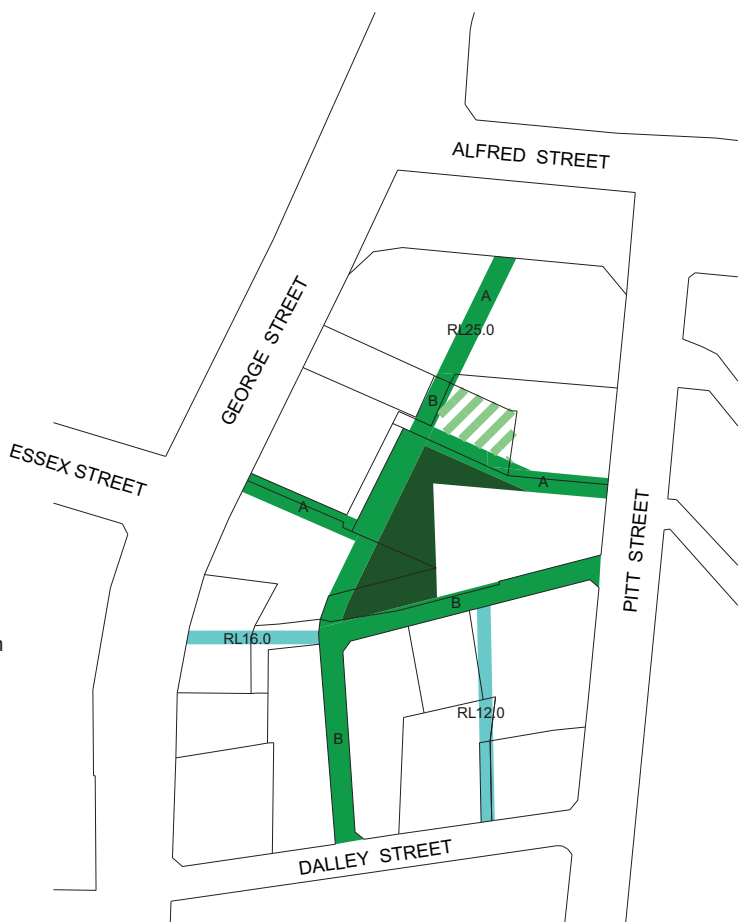
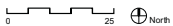




**KEY**




 provide continuous awnings

**FIGURE 2.62 - Awnings Plan**




**KEY**

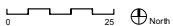
**Public domain open to the sky and noted on property title**

-  publicly accessible square
-  optional extension of square
-  lane - 6m wide minimum (types A & B).  
Open to sky unless height is shown on plan

**Public domain noted on property title**

-  through site link 4.5m-6m wide  
height varies as shown on the plan as RLs

**FIGURE 2.63 - Public Domain Map**



KEY









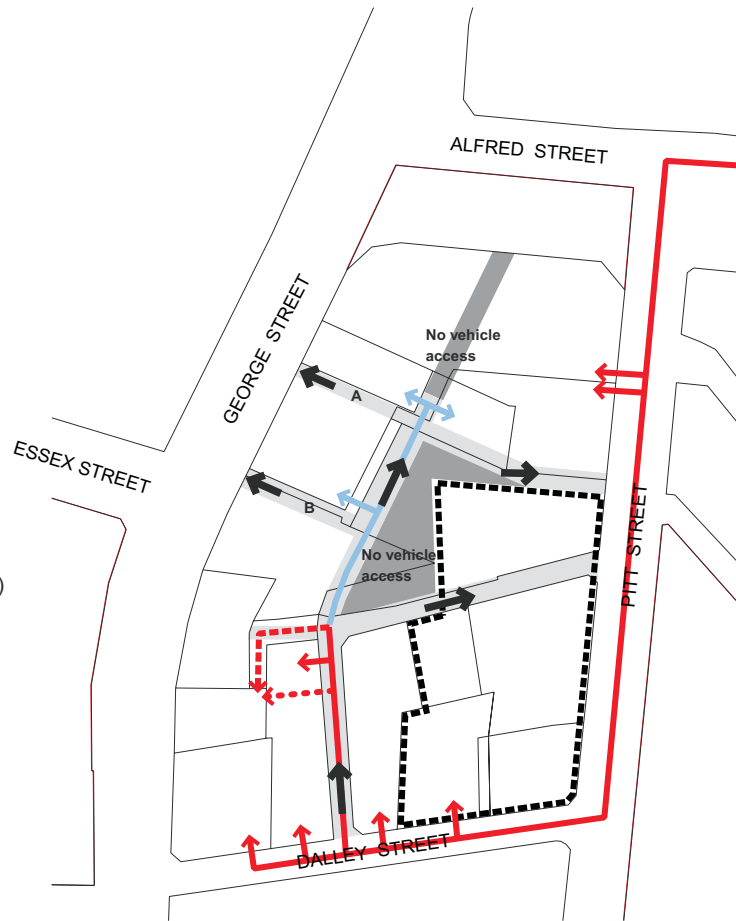
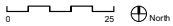
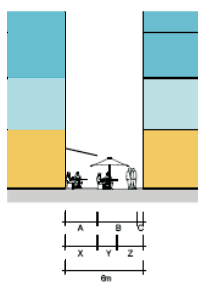
-  preferred vehicular access location
-  no vehicle access 8am-6pm Mon-Fri
-  short term access location (dashed)
-  preferred long term access location (dotted)
-  shared basement / servicing (dashed)
-  publicly accessible space / streets / lanes
-  no vehicular access
-  one way traffic circulation direction

FIGURE 2.64 - Vehicular Access Plan



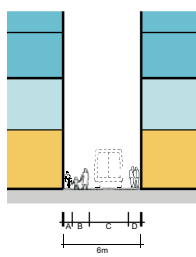
STREETS, LANES AND THROUGH SITE LINKS

LANE TYPE A



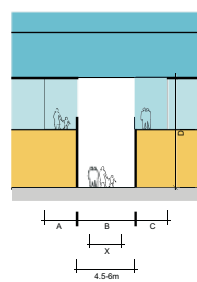
- KEY
- A Footpath with flush kerb 2.5m
  - B Shared service road 3.0m  
No vehicle access 8am-6pm M-F
  - C Footpath with flush kerb 0.5m  
8am-6pm M-F
  - X Seating & retractable awning 2.5m
  - Y Seating & umbrellas 1.5m
  - Z Min. clearance for pedestrian traffic 2.0m

LANE TYPE B



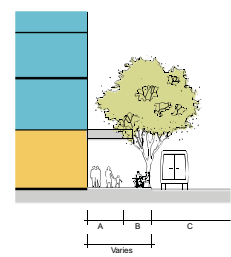
- KEY
- A Seating 0.5m
  - B Footpath with flush kerb 0.5m
  - C Shared service road 3.0m  
No vehicle access 8am-6pm M-F
  - D Footpath with flush kerb 1.0m

THROUGH SITE LINK



- KEY
- A Gallery or balcony min. 1.5m
  - B Through site link min. 4.5m
  - C Gallery or balcony min. 1.5m
  - D Minimum height 8m
  - X Min. clearance for pedestrian traffic 2.0m

TYPICAL STREET SECTION






- KEY
- A Min. clearance for pedestrian traffic 2.0m  
(3.5m preferred)
  - B Seating 0.8m-2.5m including street furniture and trees 1.0m
  - C Awning
  - C Traffic Lanes

Generally

- All seats, tables and umbrellas in the public domain must be removable (consistent with the concept of "naked streets" including minimal signage).
- Laneway awnings must not have fixed elements or vertical screens.
- Other street furniture (eg. planters and temporary bollards) should not be permitted.
- Design of the public domain and lanes should prioritise pedestrian activities and provide an equitable clear path of travel, preferably adjacent to the building line.
- Integrated surface treatments may also be used to provide navigational assistance.
- TGSI and fixed barriers are not preferred.
- Seating areas should be in consistent locations throughout a lane.

KEY

-  Active uses (consistent with SDCP 1996 Part 2.5.2)
-  Small commercial tenancies <200sqm
-  Commercial uses (Residential uses on 1 Alfred Street)

KEY

-  Lanes (Types A & B)
-  Through Site Links

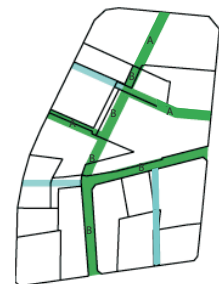







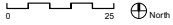
FIGURE 2.65

KEY

Minimum / Maximum Setbacks


-  0m
-  4m / 6m
-  transition from 4m to 8m
-  8m / 10m
-  publicly accessible spaces / streets / lanes

**FIGURE 2.66 - Setbacks above the Street Frontage Height Plan**

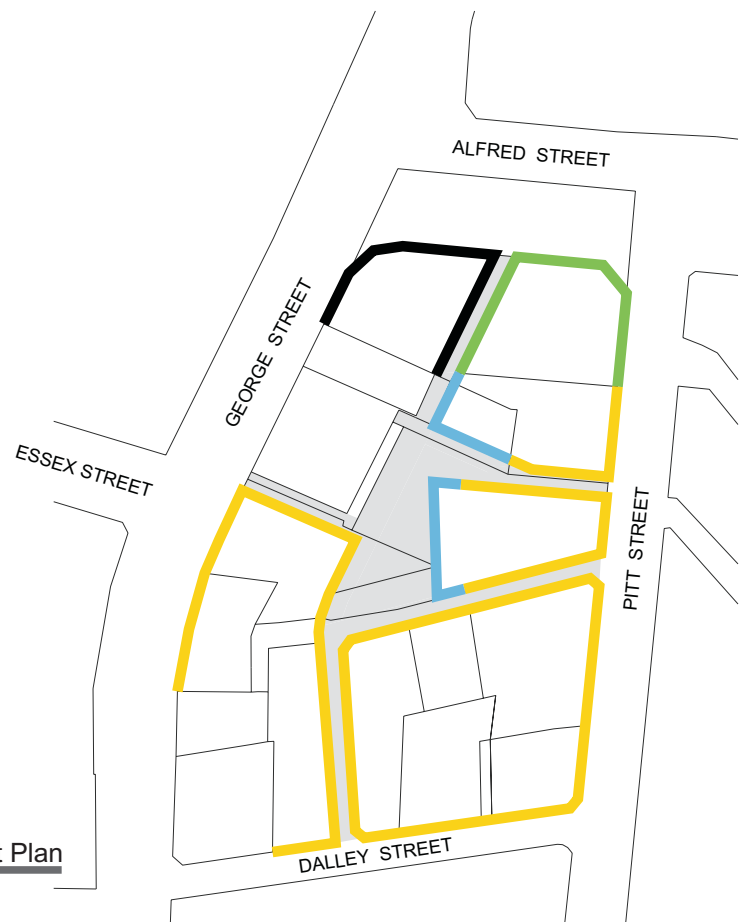
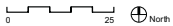


KEY

Minimum / Maximum Height





-  20m / 25m
-  40m / 45m
-  15m / 55m
-  70m / 75m
-  70m / 185m
-  publicly accessible spaces / streets / lanes

**FIGURE 2.67 - Building Frontage Height Plan**

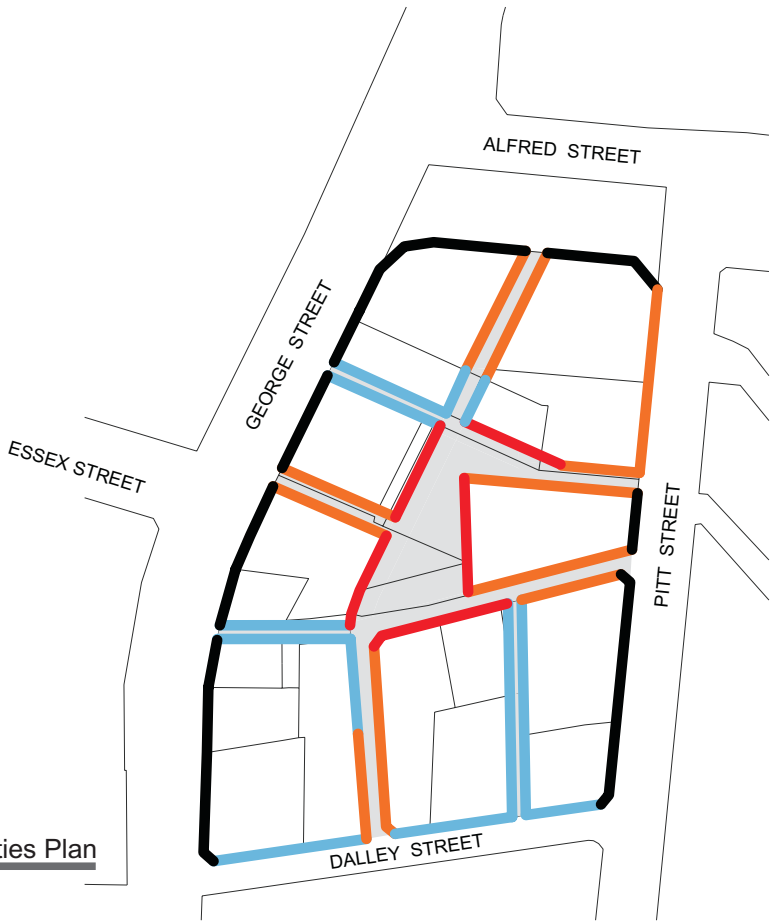
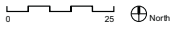


KEY

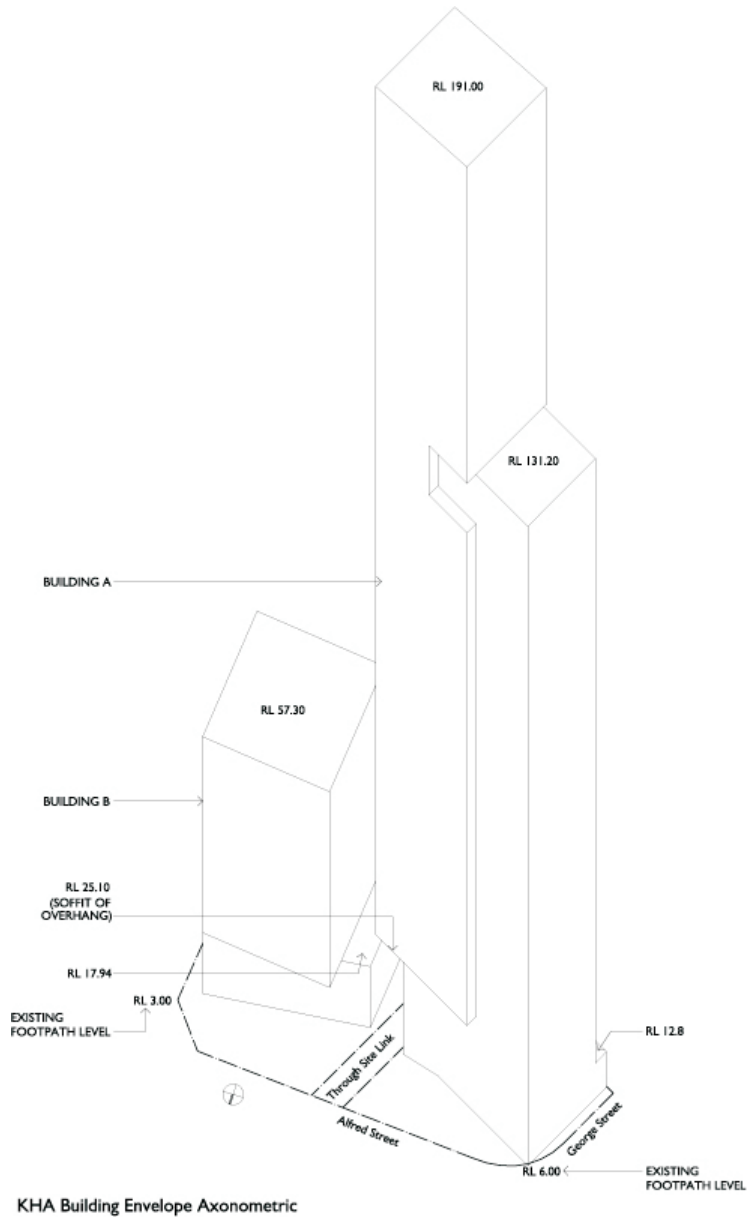
Minimum % of Active Frontage

-  90%
-  80%
-  70%
-  50%

**FIGURE 2.68 - Street Frontage Activities Plan**



AXONOMETRIC



KHA Building Envelope Axonometric

PLAN

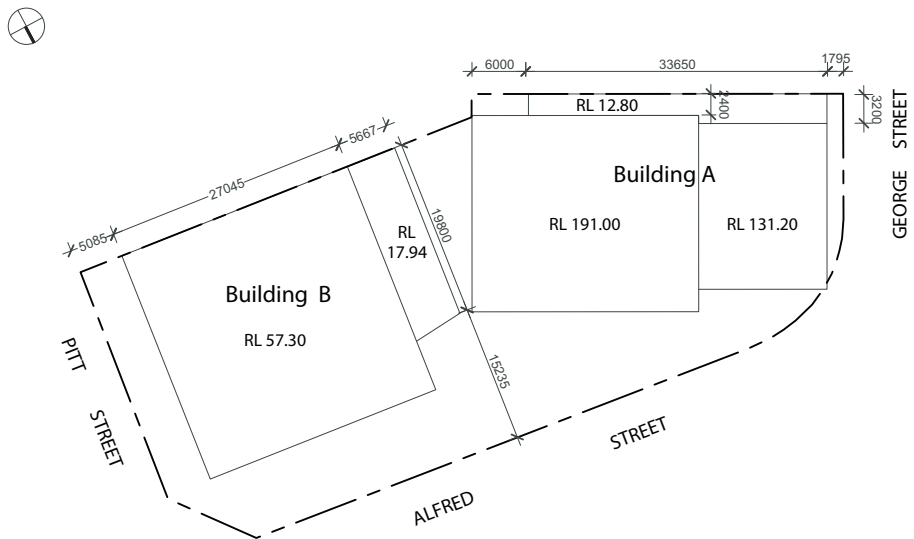


FIGURE 2.69 - 1 Alfred Street  
Site Development Control Envelope