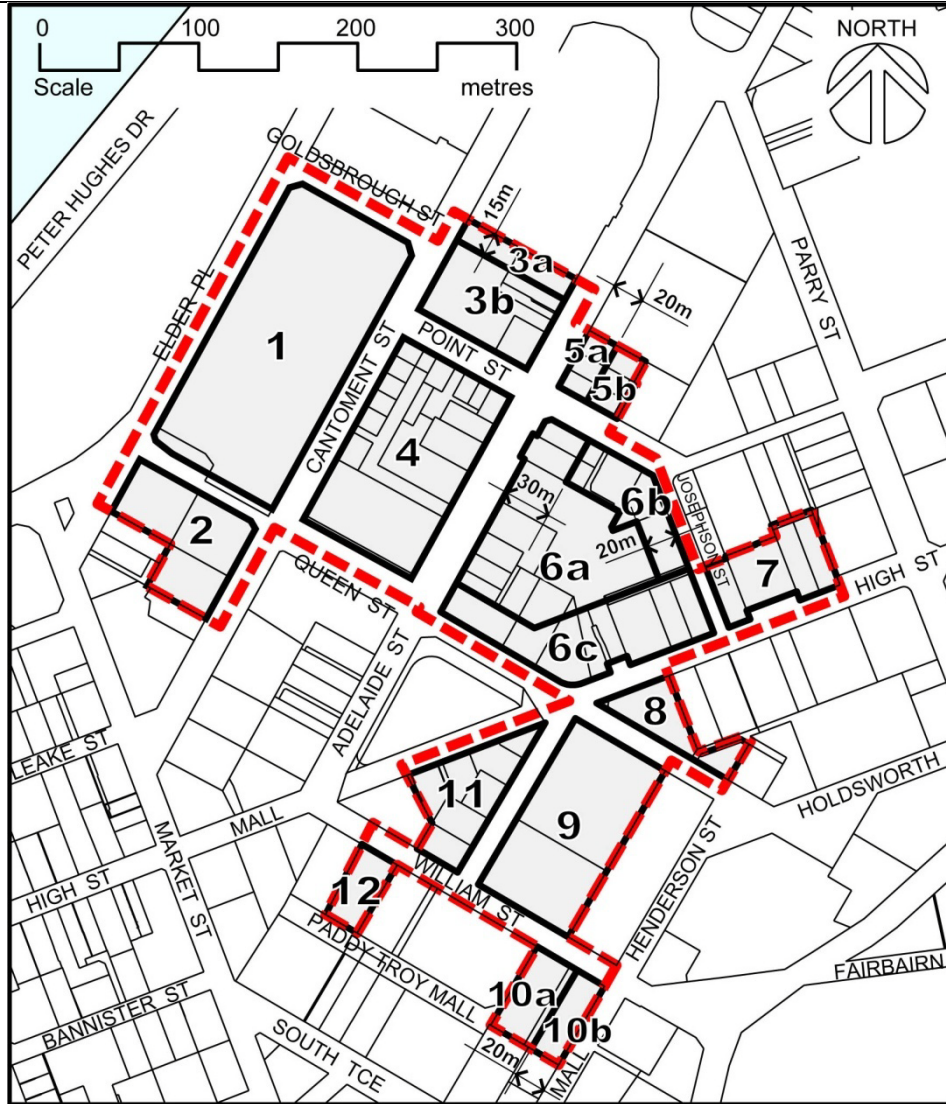


1.3

SPECIFIC DEVELOPMENT CONTROLS FOR SUB AREAS

Sub Area  
1.3.2



Land Use and location specific design requirements–

- (a) Notwithstanding the provisions of Table 1–Zoning–
  - (i) Residential uses will not be permitted in new buildings at ground level adjacent to Queen Street, Adelaide Street and Kings Square;
  - (ii) Land uses at ground level adjacent to Queen Street, Adelaide Street and Kings Square shall contribute to generating interest and activity within the adjacent public realm; and
  - (iii) A minimum of 15% of the net lettable area within all new development on sites with a development site area greater than 3000sqm shall be provided for Office use.
- (b) New development fronting Queen Street, Adelaide Street and Kings Square shall incorporate design measures to–
  - (i) Provide continuous weather protection at ground level for

- pedestrians along these streets and public spaces; and  
(ii) Generate interest and activity within the adjacent public realm.

- (c) New development at ground level adjacent to other streets and public areas not identified in a) and b) above may incorporate a mix of land uses and shall incorporate design measures to contribute to an interesting and diverse public realm.

**Building Height and Setbacks–**

- (d) Clause 1.2 'Matters to be considered in applying general and specific height controls' does not apply to Sub Area 1.3.2.
- (e) Building heights shall be in accordance with the requirements set out in the table below –

Site	Permitted Building Height (Metres)	Building Height (Metres) which may be permitted subject to the development satisfying both of the following criteria– (i) The portion of building exceeding the Permitted Building Height being sufficiently set back from the street facade so as to not be visible from the street(s) and/or public open space(s) adjoining the site; and (ii) The design of the portion of building exceeding the Permitted Building Height being integrated with the design of the overall building.	Minimum Façade Height (Metres) that fronts a public street(s) and/or public open space(s)
1	21	24.5	10
2	17.5	21	10
3a	17.5	0	10
3b	21	24.5	10
4	21	24.5	10
5a	21	24.5	10
5b	14	17.5	10
6a	21	24.5	10
6b	14	0	10
6c	17.5	0	10
7	17.5	21	10
8	17.5	21	10
9	19	22.5	10
10a	17.5	21	10
10b	14	17.5	10
11	14	17.5	10
12	14	17.5	10

Notwithstanding the building heights in the above table, Council may impose a lesser building height on the part of development within Areas 2, 6a and 6b, 7, 8, 10a and 10b, 11 and 12 that directly adjoins a heritage listed building where

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the Council is of the view that a lesser building height on that part of the development is necessary to ensure the compatibility of the development with that building.

(f) Where a specific Local Planning Policy has been adopted to enable this provision, the Council may, at its discretion—

- permit up to 14.4 metres additional building height on Site 1;
  - permit up to 10.8 metres additional building height on Site 4;
  - permit up to 7.2 metres additional building height on Sites 2, 6a, 6b and 6c; and
  - permit up to 5.7 metres additional building height on Site 9,
- where—

(i) the development site is 3000sqm in area or greater; and

(ii) the footprint of the portion of the development with additional building height occupies no more than 40% of the total development site area; and

(iii) there are no more than 9 storeys above ground level within the development, with the exception of development on Site 1;

And where, in addition to any specific requirement outlined in the specific Local Planning Policy, the development satisfies all of the following criteria—

(i) The development is of distinctive architecture befitting its location and exceptional design quality meeting at the highest possible standard the principles of good design listed under clause 11.8.6.3 of this Scheme, and including, but not limited to—

- the development demonstrating a selection of high quality building materials, sustainable building measures and building longevity;
- the design addressing the relationship of taller components to lower levels (podium);
- the impact of the development on distant views;
- the visual permeability of the development with the streetscape; and
- the roofscape aspect of the design.

(ii) The development demonstrates best practice in environmentally sustainable design, incorporating into the building fabric measures to minimise energy consumption, water usage, emissions and waste;

(iii) The development causes no significant adverse impact on the amenity of the surrounding public realm in terms of, but not limited to, building scale, shadows and potential wind tunnelling;

(iv) The development provides a high quality landscaped and publicly accessible pedestrian environment at ground level, including where appropriate—

- East-west mid-block pedestrian links that are convenient, legible, attractive, safe and activated as an integrated component of any development concept and linked to a broader pedestrian network in the area. Ongoing public access arrangements are to be determined by and be to the satisfaction of the City and set as a condition of planning approval; and
- The area of the required street setbacks to Queen Street for Sites 1 and 2, being transferred at no cost to Council for the purposes of a road widening.

(v) Where the net lettable area within the development for residential purposes is greater than 1000sqm, a minimum of 15 per cent of the residential net lettable area shall be provided for 'affordable housing'. Council may, at its discretion, consider the provision of the required amount of affordable housing on an alternative development site(s) within the general locality of the development site.

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The setback from the street façade required in (e) for any additional height above the Permitted Building Height does not apply on these sites if additional height is granted in accordance with the requirements and criteria under (f), including any specific requirement outlined in the specific Local Planning Policy.

(g) In the front elevation of all new development the ground floor level must be no greater than 600mm above the level of the adjacent footpath and the first floor level must be at least 4.5 metres above the level of the footpath adjacent to the site.

(h) Building setbacks shall be in accordance with the requirements set out in the table below. Council may vary the prescribed setbacks where it is satisfied that the design outcome will be improved.

Site	Frontage to:	Minimum Street Setback (Metres)	Maximum Street Setback up to building height of 10m (Metres)	Minimum side and rear Setback (Metres)
1	Queen St	3.65	5.65	Nil
1	All streets other than Queen St	Nil	2	Nil
2	Queen St	6.35	8.35	Nil
2	All streets other than Queen St	Nil	2	Nil
All other sites	All streets	Nil	2	Nil

(i) The maximum aggregate width of spaces between buildings at ground floor level at street frontage may be no more than 8 metres at any one location.

Other Development Standards–

(j) The General site requirements specified in Table 4 of the Residential Design Codes for development at R-AC 3 density do not apply to any type of residential development in Sub Area 1.3.2.

Car Parking–

(k) The provisions of clauses 5.7.1 to 5.7.4 inclusive do not apply for Office land uses where located above ground floor level.

(l) The provisions of clause 5.7.3 (a) (i) and (ii) of the Scheme do not apply in Sub Area 1.3.2.

Special Conditions of Planning Approval–

(m) The Council may impose a condition on planning approval for any new development in Sub Area 1.3.2 requiring a memorial to be placed on the property title advising of the potential for future development on adjoining

	land to be constructed in accordance with the building height and setback requirements applicable to Sub Area 1.3.2, which include zero minimum side and rear setbacks.
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