

ATTACHMENT C

**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012 –
65-79 SUSSEX STREET, SYDNEY
AMENDMENT – DATED DECEMBER 2014**

DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 65-79 SUSSEX STREET AMENDMENT

1. The purpose of the Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend Sydney Development Control Plan 2012, adopted by Council on 14 May 2012 and which came into effect on 14 December 2012.

The provisions guide future development of 65-79 Sussex Street, Sydney.

2. Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 65-79 Sussex Street Amendment.

3. Land Covered by this Plan

This plan applies to the land marked in red on Map 1



Map 1: 65-79 Sussex Street, Sydney

4. Relationship of this plan to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 as set out in Schedule 1 below.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

[1] Amendment to Section 6.3

At the end of Section 6.3 – ‘Specific site controls prepared as part of a Planning Proposal’, insert new section 6.3.x and figures 6.xx to 6.xx as follows:

6.3.X 65-79 Sussex Street, Sydney

The objectives and provisions in this section apply to 65-79 Sussex Street, Sydney, as shown in Figure 6.1 Specific Sites Map, only where development seeks to access additional building height permitted by Clause X (new clause) of *Sydney Local Environmental Plan 2012*.

Clause X (new clause) of *Sydney Local Environmental Plan 2012* enables development to exceed the height shown in the height in metres map up to a prescribed amount provided development is for the purpose of 'hotel or motel accommodation' and ancillary commercial premises at ground floor only.

If a development proposed at 65-79 Sussex Street, Sydney seeks to utilise additional height permitted by Clause X (new clause), 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) Provide a development on the site that relates to the surrounding context including other built form on Sussex Street and the proximity of the Western Distributor
- (b) Deliver a high quality built form outcome that provides a sensitive transition between the heritage listed Bristol Arms Hotel and the City Zone North Substation.
- (c) Activate Sussex Street through the provision of retail opportunities at ground floor

Provisions

- (a) Building heights are to be consistent with 'Figure 6.xx: 65-79 Sussex Street - Building height in storeys' and 'Figure 6.xx: 65-79 Sussex Street – Building height RLs'
- (b) Development fronting Sussex Street is to have a street wall height no greater than 6 storeys in accordance with 'Figure 6.xx: 65-79 Sussex Street – Street frontage heights'
- (c) Development fronting the Western Distributor is to have a street wall height of no greater than RL 39.65 including roof plant.
- (d) A setback of 4m is to be provided between the existing northern elevation of the Bristol Arms Hotel, at 81 Sussex Street, and the southern elevation of the eastern wing of proposed development as illustrated in 'Figure 6.xx: 65-79 Sussex Street - Setbacks'
- (e) Commercial units are to be provided on the ground floor fronting Sussex Street to allow for future retail uses
- (f) Maintaining the amenity of the Bristol Arms Hotel upper level terrace should be a key consideration in the design of the southern elevation of development on the site.

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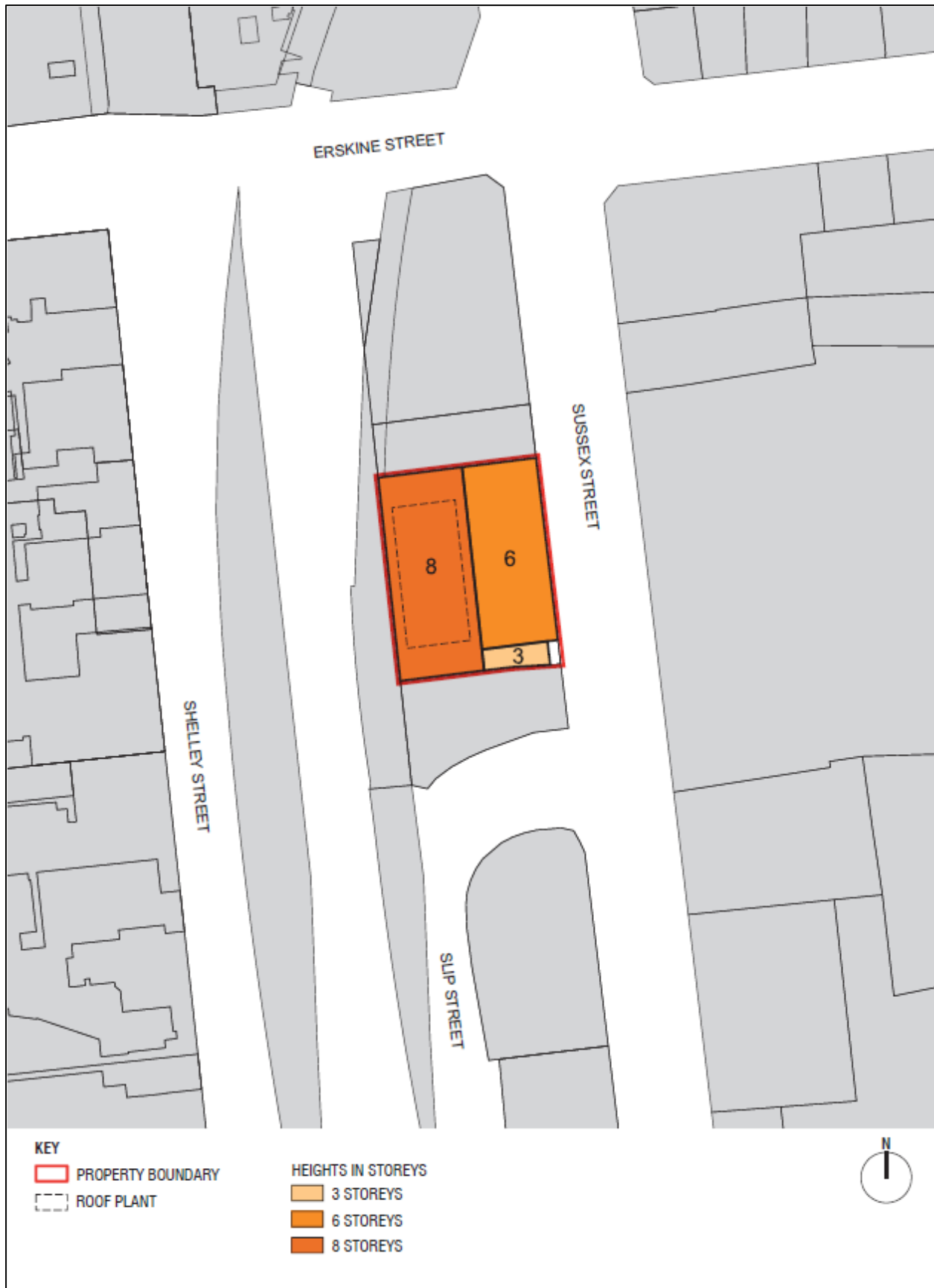


Figure 6.xx: 65-79 Sussex Street – Building height in storeys

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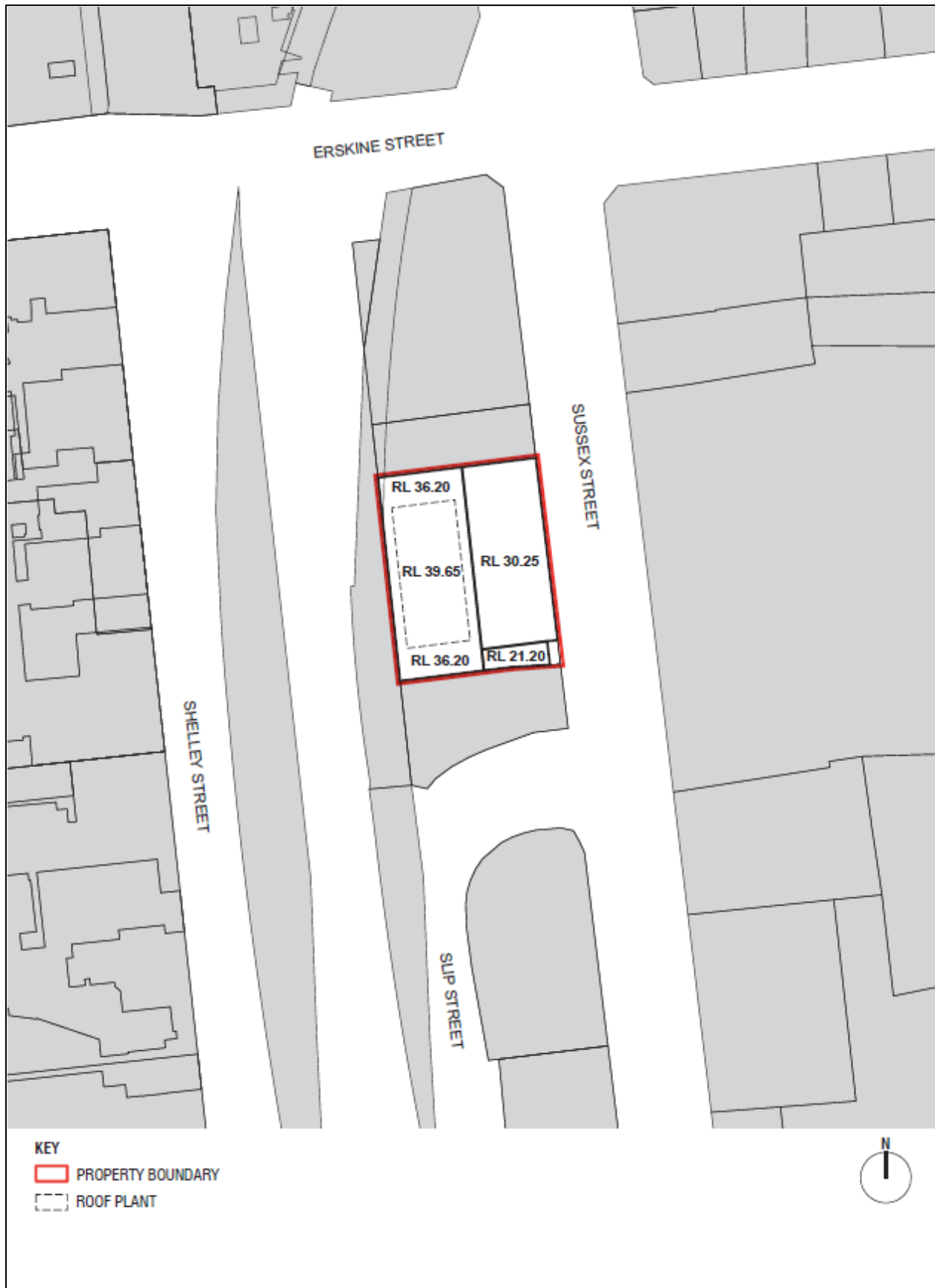


Figure 6.xx: 65-79 Sussex Street – Building height RLs

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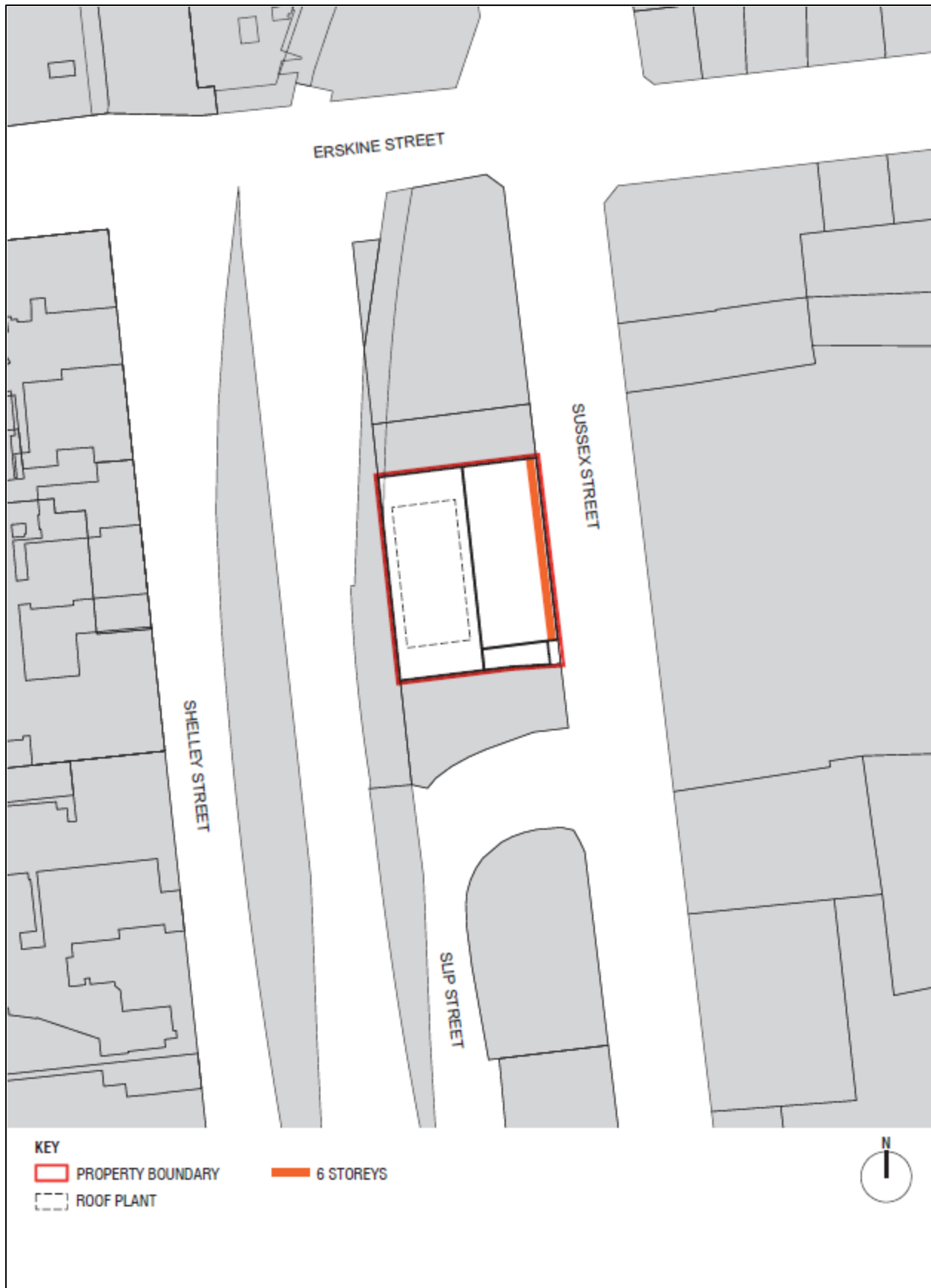


Figure 6.xx: 65-79 Sussex Street – Street frontage heights

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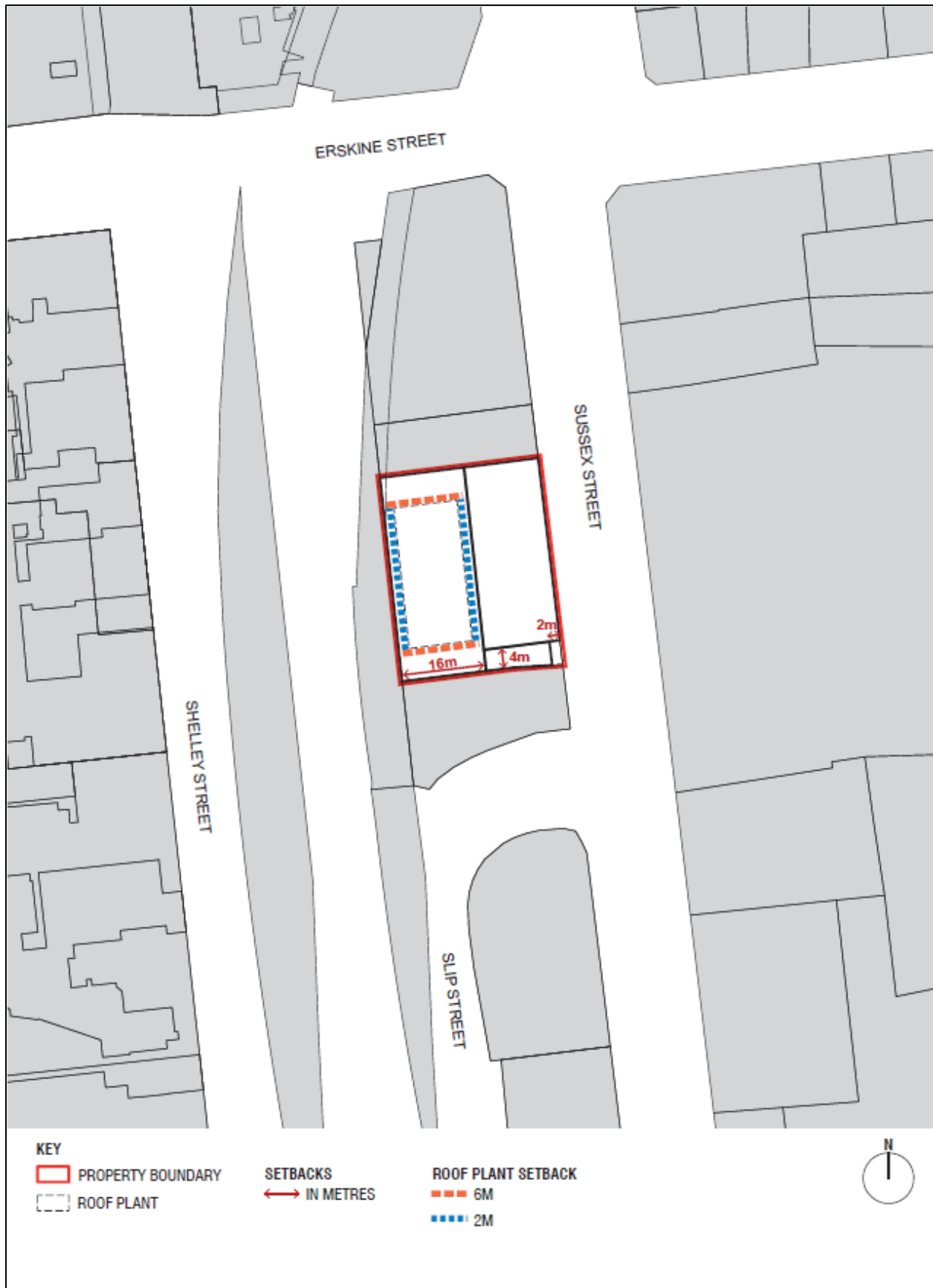


Figure 6.xx: 65-79 Sussex Street – Street frontage heights

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[2] Amendments to existing figures

Amend 'Figure 6.1 – Specific Sites Map' of Sydney DCP 2012 to reflect amendments introduced in 'Section 6.3.x – 65-79 Sussex Street, Sydney'

[3] Amendments to existing maps

Amend map sheets as required to reflect amendments introduced in 'Section 6.3.x – 65-79 Sussex Street, Sydney'