

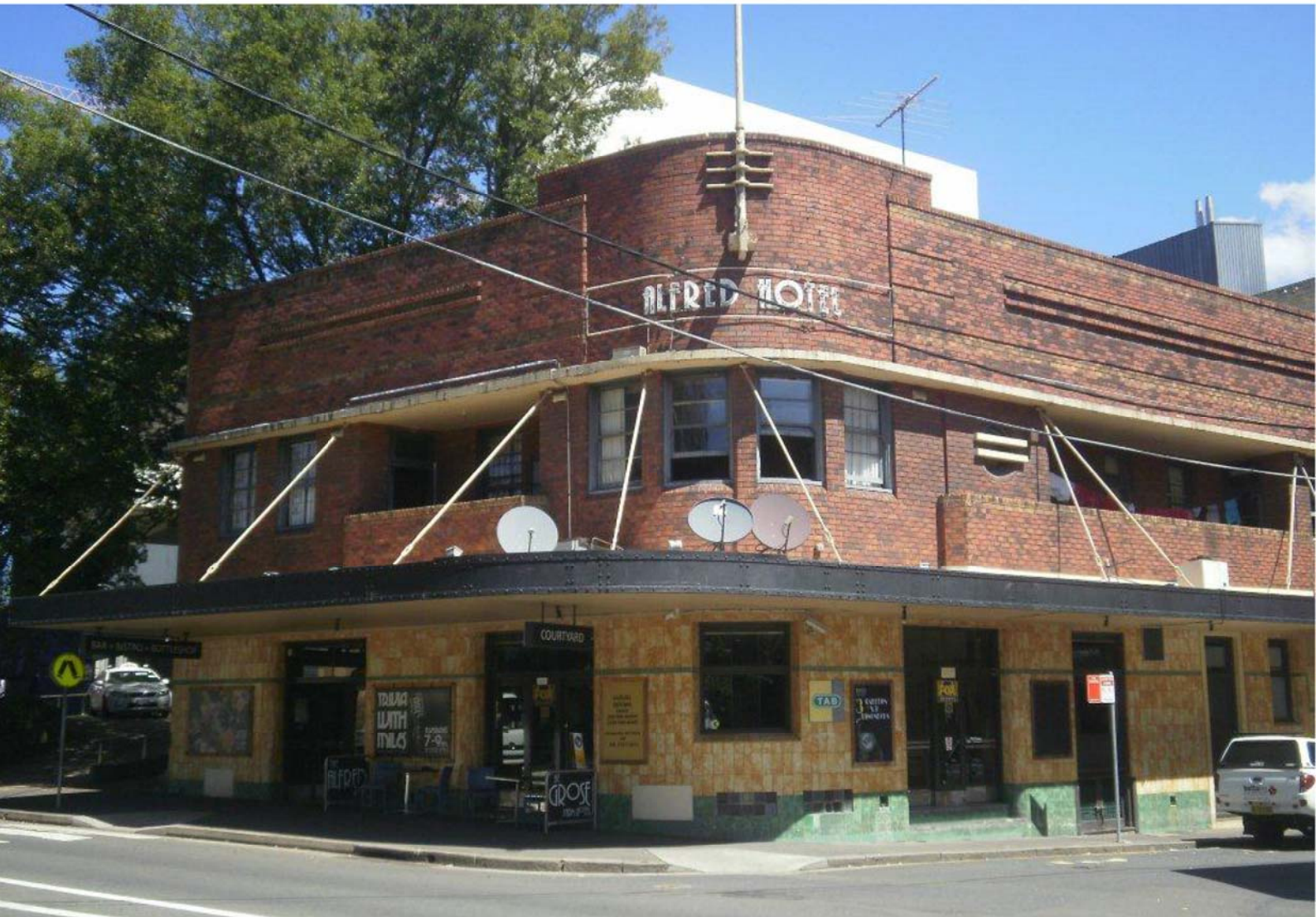
**ATTACHMENT B**

**DRAFT SYDNEY DEVELOPMENT CONTROL  
PLAN 2012: 51-55 MISSENDEN ROAD,  
CAMPERDOWN**



# Draft Sydney Development Control Plan 2012

51- 55 Missenden Road, Camperdown  
June 2015



## **Draft Sydney Development Control Plan 2012 – 51-55 Missenden Road, Camperdown amendment**

### **The purpose of Sydney Development Control Plan 2012 – 51-55 Missenden Road, Camperdown Amendment**

- 1) The purpose of this plan is to amend the Sydney Development Control Plan 2012 to:
  - a) Ensure the development of 51-55 Missenden Road, Camperdown conserves the heritage significance of the Alfred Hotel;
  - b) Facilitate the provision of serviced apartments at 51-55 Missenden Road, Camperdown;
  - c) Provide site-specific provisions to guide new development at 51-55 Missenden Road, Camperdown;
  - d) Ensure future development of the site is compatible to the built form of the heritage listed Alfred Hotel and surrounding development.

### **Citation**

- 2) This plan is the *Draft Sydney Development Control Plan 2012 – 51-55 Missenden Road, Camperdown*.

### **Land covered by this plan**

- 3) This plan applies to land shown at Figure 1.1 of the *Sydney Development Control Plan 2012*, marked 'Land covered by this DCP'.

### **Relationship of this plan to Sydney Development Control Plan 2012**

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

### **Amendment to Sydney Development Control Plan 2012**

- 5) This plan amends the Sydney Development Control Plan 2012, as detailed below.
- 6) Insert new Section 6.X titled 51-55 Missenden Road, Camperdown, as at Attachment A
- 7) Insert new site identification plan, proposed building footprint diagrams as at Attachment A.
- 8) Amend the height in storeys map Sheet 002 from two storeys to seven storeys at the rear of the site to reflect the intended amendment

## 51-55 Missenden Road, Camperdown

The following objectives and provisions apply to 51-55 Missenden Road, Camperdown as shown in Figure 6.1 Specific Sites Map, where the relevant site specific provisions of the *Sydney Local Environmental Plan 2012* are implemented.



Figure 1: Site Plan – 51-55 Missenden Road, Camperdown

### Objectives

- (a) Ensure development of the site is compatible with the heritage listed two-storey Alfred Hotel and surrounding built form.
- (b) Retain and enhance the original character of the heritage listed Alfred Hotel.
- (c) Identify the location of new development within the building footprint of the existing single storey element at the rear of the site fronting Dunblane Street.

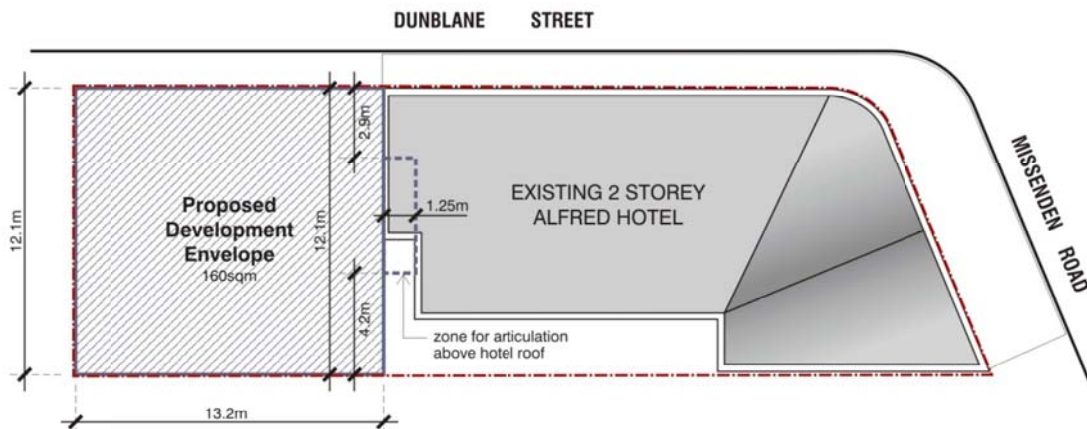
### Provisions

#### Built form and Design Controls

- (1) The maximum building height of the proposed development is 7 storeys.
- (2) The proposed 7 storey tower must be located to the rear of the site. The building footprint of the new development is limited to the footprint of the existing single storey element at the rear of the Alfred Hotel as shown in Figures 2 Proposed Development Envelope and Figure 3 Dunblane Street proposed elevation.
- (3) Introduce materials and architectural embellishments that articulate, modulate and emphasise different components along the façade of the tower building.

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- (4) Materials and finishes are to complement and enhance the heritage features and significance of the Alfred Hotel.
- (5) Retain at least two horizontal bands of original brickwork in the single-storey façade fronting Dunblane Street.
- (6) Introduce a green roof and green wall to the top roof plant. The green roof and wall is to be planted with drought tolerant Australian native plants (preferable endemic to the Sydney region).
- (7) Minimise the visibility of roof forms and associated plant structures. The roof plant is to be designed as a simple and compact form to ensure that it is visually unobtrusive.
- (8) Balconies may be introduced to levels 2-6 on the eastern elevation of the proposed tower. Balconies must not project more than 1.25m from the eastern elevation of the new structure above the Alfred Hotel roof identified as the 'zone for articulation above hotel roof' in Figure 2: Proposed Development Envelope.
- (9) Undertake heritage conservation works to the Alfred Hotel, including, but not limited to the restoration of timber work and joinery; restoration or replacement of the awning; retention, restoration and protection of windows and window joinery and the conservation and repair of ceilings.



**Figure 2:** Proposed Development Envelope

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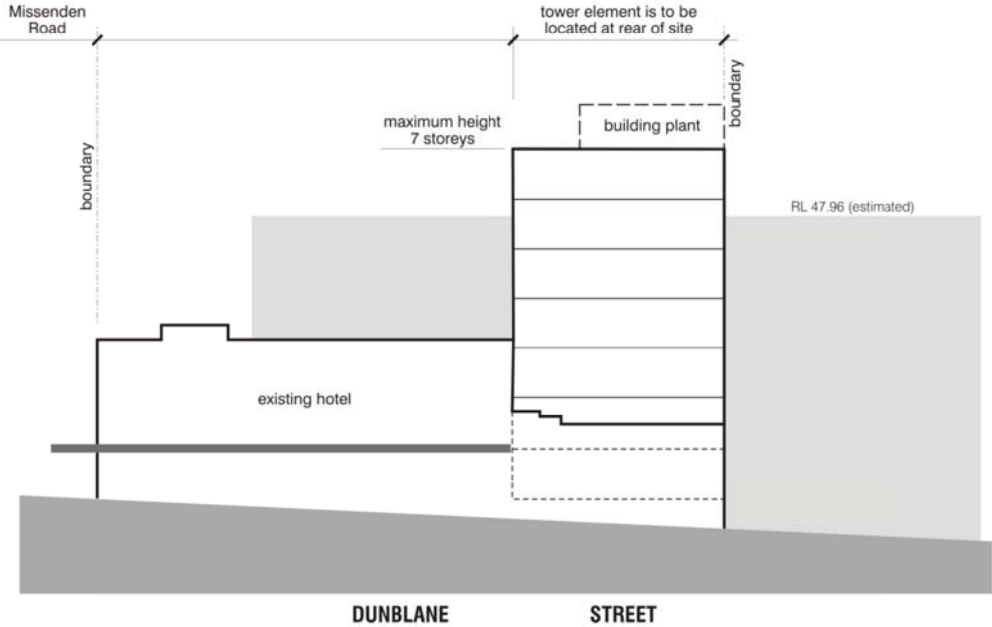


Figure 3: Dunblane Street proposed elevation

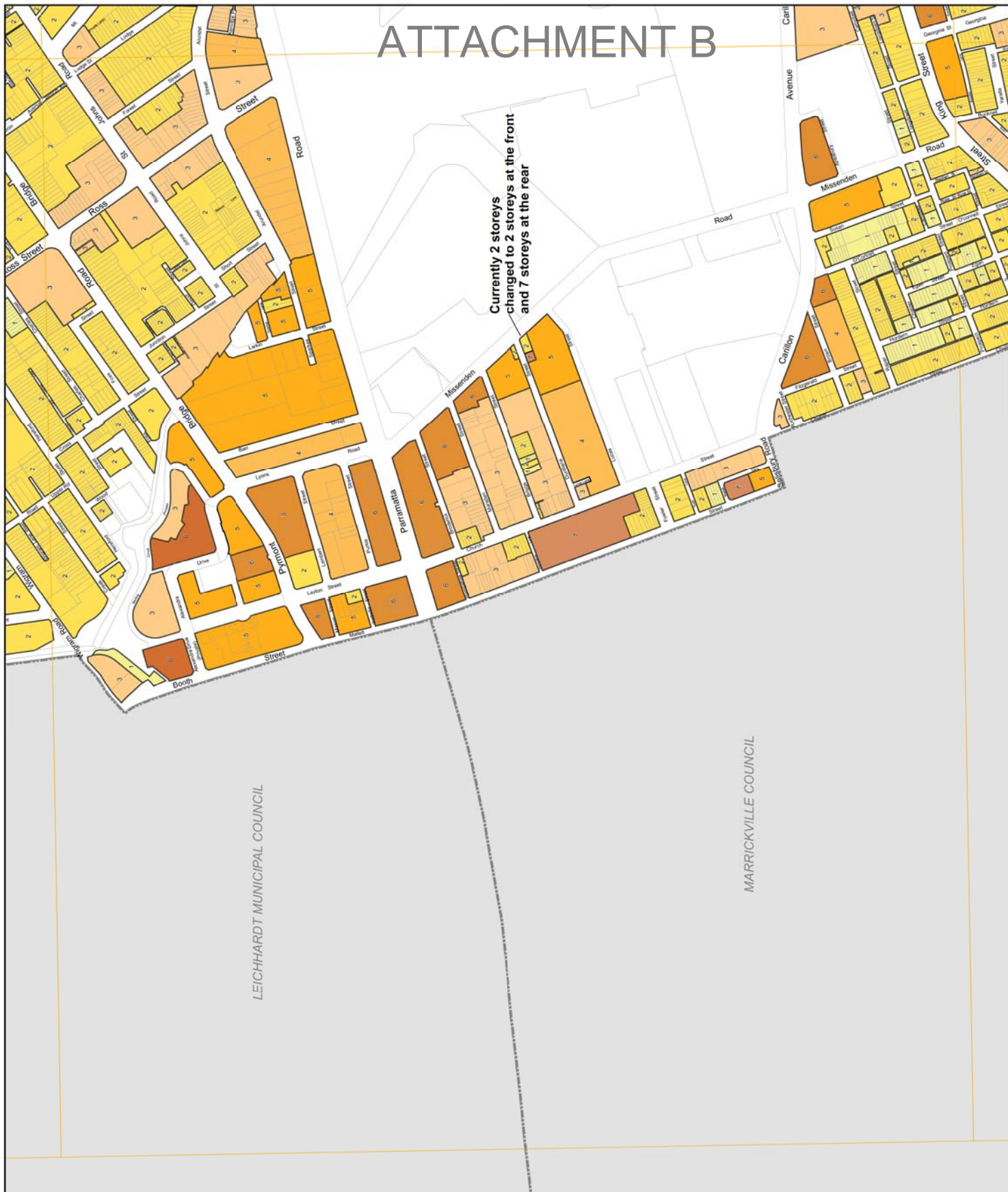
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**BUILDING HEIGHT IN STOREYS MAP**



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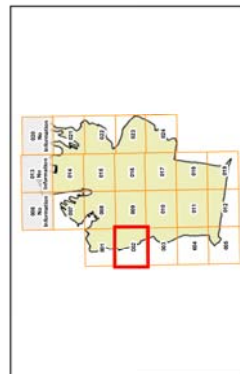


## Sydney Development Control Plan 2012

### Height in storeys map Sheet 002

#### Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- 11 Storeys
- 12 Storeys
- 13 Storeys
- 14 Storeys
- 15 Storeys
- >15 Storeys
- Land excluded from this DCP



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 Datum: GDA2011  
 Prepared by: SYD  
 File: DC2012\_1A03\_Storeys\_00040115.mxd  
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