

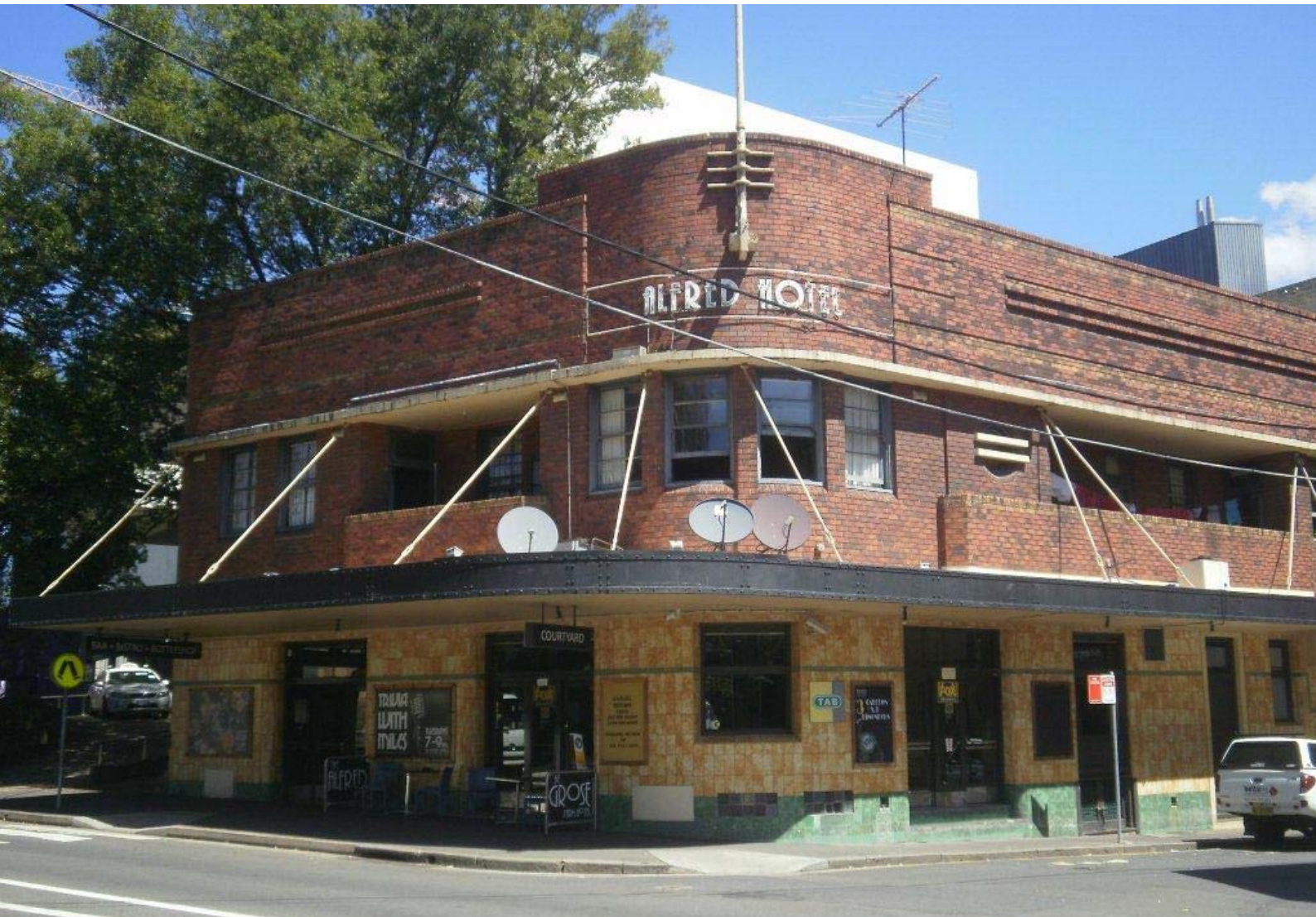
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**SYDNEY DEVELOPMENT CONTROL
PLAN 2012:
51-55 MISSENDEN ROAD, CAMPERDOWN**

Draft Sydney Development Control Plan 2012

51- 55 Missenden Road, Camperdown
February 2016



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.XX titled 51-55 Missenden Road, Camperdown, as at Attachment A **except for text shown as ~~strikethrough~~**
- 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

ATTACHMENT A SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 51-55 MISSENDEN ROAD, CAMPERDOWN – SECTION 6.X

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.
- (d) Apply principles and process that contribute to ecologically sustainable development.

Provisions

Built form and Design Controls – Serviced Apartment building

- (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.

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- (3) Introduce materials and architectural embellishments that articulate, modulate and emphasise different components along the façade of the tower building.
- ~~(4) Materials and finishes are to complement and enhance the heritage features and significance of the Alfred Hotel.~~
- (5) Respect and complement the heritage item in terms of proportions, materials and finishes to enhance the heritage features and significance of the Alfred Hotel.
- (6) Retain at least two horizontal bands of original brickwork in the single-storey façade fronting Dunblane Street.
- (7) Introduce a green roof (non-trafficable) 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).
- (8) 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.
- (9) Balconies may be introduced to levels 2-6 on the eastern elevation of the proposed tower. Balconies must not project more than ~~4.25m~~ 2 metres from the eastern elevation of the new structure above the Alfred Hotel roof as identified as in the 'zone for articulation above hotel roof line' in Figure 2: Proposed Development Envelope.
- ~~(10) Integrate the development with surrounding uses and context, and contribute positively to the public domain and active streetscapes.~~
- ~~(11) Views and outlooks from existing residential development should be considered in the site planning and massing of new development.~~
- ~~(12) Minimise impacts of the proposed development on view corridors.~~
- ~~(13) Provide a legible entry and street address for the serviced apartments.~~
- ~~(14) Consider high quality landscape and public art such as through heritage interpretation into the fabric of buildings.~~
- ~~(15) Ensure amenity is enhanced with landscaping, solar access, ventilation and visual and acoustic privacy.~~

Heritage Conservation works – Alfred Hotel

- ~~(10)~~(14) 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.
- ~~(15)~~The external form and significant spaces and fabric of the two storey section of the Alfred Hotel is to be retained.

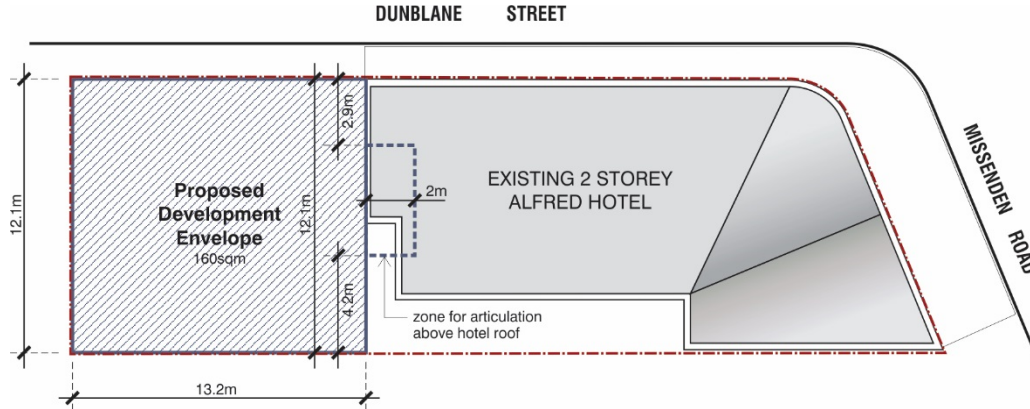


Figure 2: Proposed Development Envelope

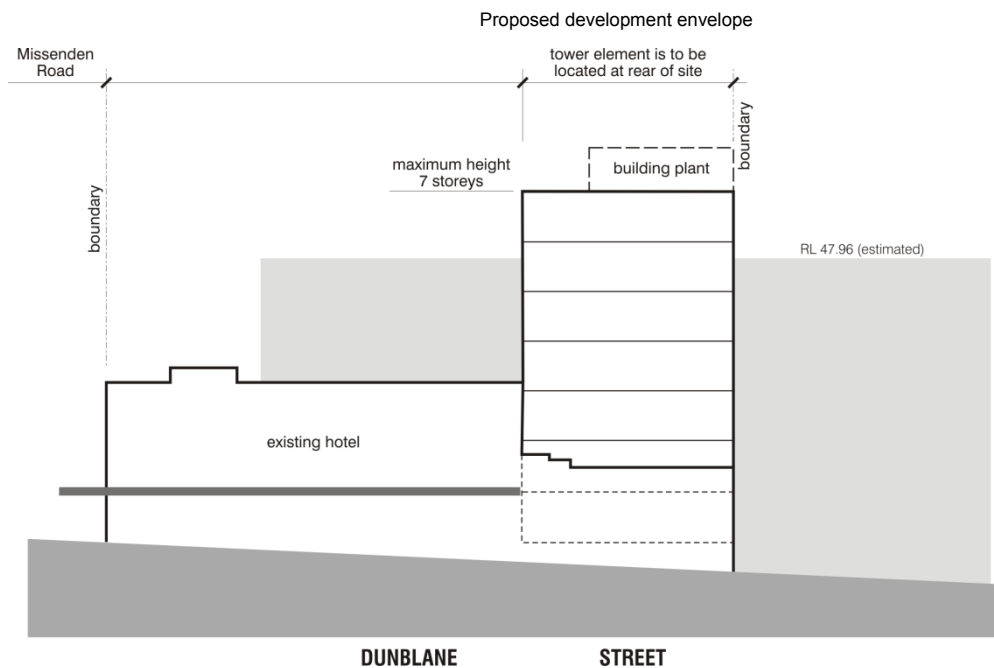


Figure 3: Dunblane Street proposed elevation

6.X.X Design Excellence Strategy

- (1) A competitive design process in accordance with Clause 6.21 of Sydney LEP 2012 is to be undertaken for the proposed development envelope (refer to Figures 2 and 3) only, and comprise of an invited competitive design alternatives process involving no less than three architectural firms.
- (2) Any additional floor space that results from a competitive design process is to be accommodated within the proposed development envelope as shown in Figures 2 and 3.
- (3) Additional floor space of up to 10% available in accordance with Clause 6.21(7) under Sydney LEP 2012 is to be allocated on the basis of the total site area.

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Note: the total site area also includes part of the site occupied by the existing two storey Alfred Hotel (as shown in Figure 2) that does not form part of the competitive design alternatives process.

(4) The competitive design alternatives process is to provide for the following ecologically sustainable development measures:

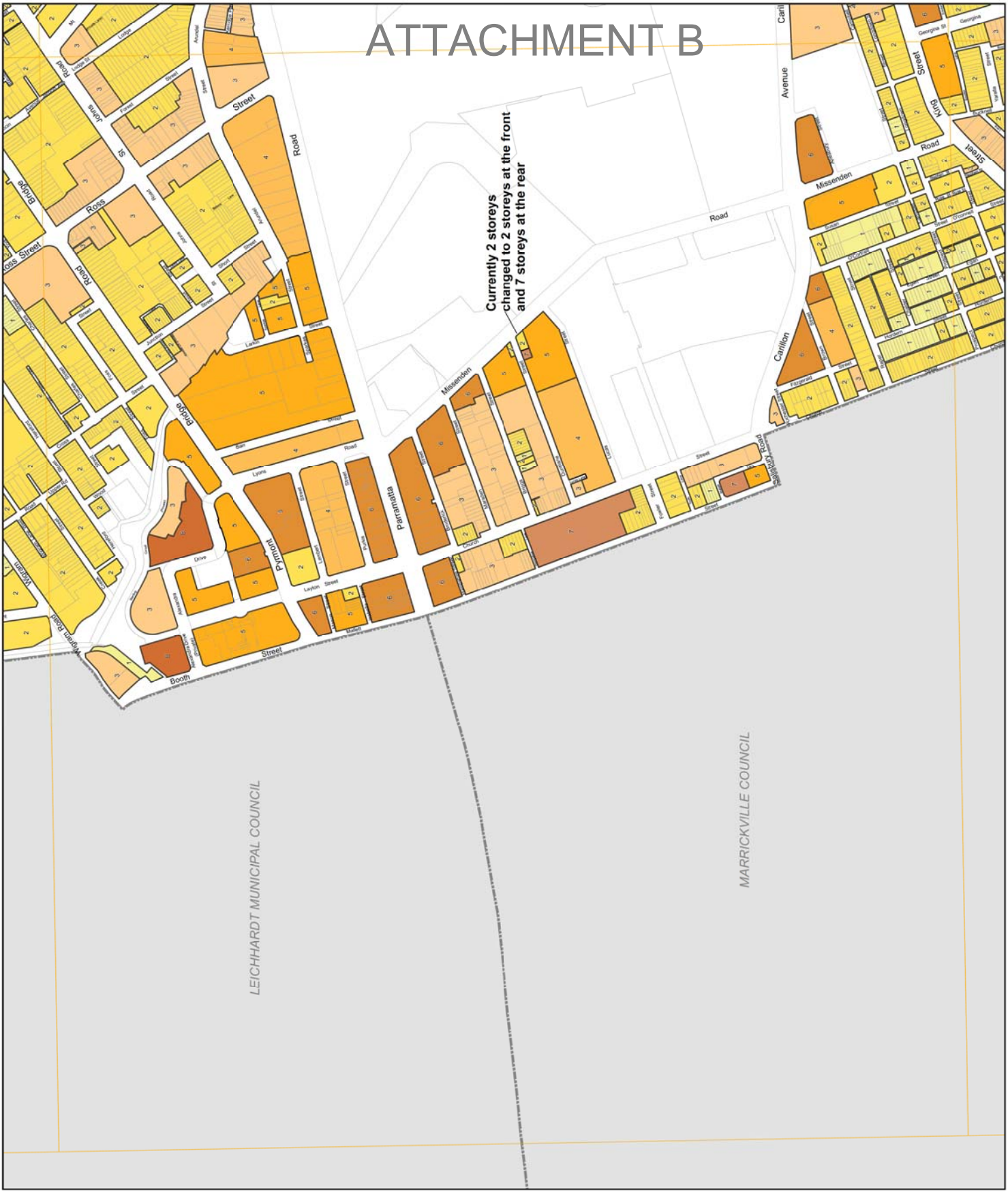
- Installation of solar panels to supply energy to the common areas of the tower building (approximately 5-6 solar panels);
- The provision of an extensive (non-trafficable) green roof and green walls to the roof top plant;
- BASIX requirements for energy and water efficiency that apply to residential apartments.

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BUILDING HEIGHT IN STOREYS MAP

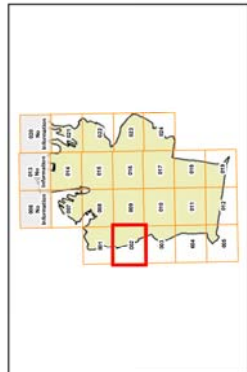
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Sydney Development Control Plan 2012

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: GDA2000
 Prepared by: SIVAD
 File: DC2012_1A03_Storeys_00042015.mxd
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