

ATTACHMENT C

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**DRAFT SYDNEY DEVELOPMENT
CONTROL PLAN 2012:
7-15 RANDLE STREET, SURRY HILLS**

SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 7-15 RANDLE 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 the entire site of 7-15 Randle Street, Surry Hills, to achieve the noted objectives.

2. Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – 7-15 Randle Street Amendment.

3. Land Covered by this Plan

This plan applies to the land bound in red on Map 1.



Map 1: 7-15 Randle Street, Surry Hills

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 7-15 Randle Street, Surry Hills

The following objectives and provisions apply to 7-15 Randle Street, Surry Hills, as shown in Figure 6.1 Specific Sites Map, where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause X (new clause) of *Sydney LEP 2012* enables development to exceed the height and floor space shown in the height in metres and floor space ratio maps up to a prescribed amount, provided the entire site is developed for hotel or motel accommodation with ancillary commercial premises at the lowest two levels, also known as the basement and ground levels.

If a development proposed at 7-15 Randle Street, Surry Hills, seeks to utilise additional height or floor space 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) Conserve the heritage item, the former RC Henderson factory at 11-13 Randle Street, Surry Hills, including its exterior, interior and setting.
- (b) Ensure new development on the site provides appropriate setbacks and street frontage heights to maintain the integrity and prominence of the heritage item in its setting.
- (c) Ensure new infill development and additions are compatible with the heritage item and make a positive contribution to surrounding streetscapes.
- (d) Ensure new uses and public domain upgrades at the lane and street levels provide for safe and accessible pedestrian movements, site servicing, and ~~where possible~~, laneway activation.
- (e) Establish benchmarks to achieve ecologically sustainable development.

Provisions

6.3.X.1 Built form

- (1) Building height in metres must not exceed the maximum shown in ‘Figure 6.xx: 7-15 Randle Street – Building heights and setbacks’ of RL 58.47 metres, with the exception of roof services or architectural roof features within the marked roof services zone to a maximum height of RL 59.47 metres.

- (2) Development shall retain and continue floor levels established by the existing building at 11-13 Randle Street and shall not exceed 9 storeys fronting Randle Lane and 8 storeys fronting Randle Street.
- (3) Top two levels of the building shall be set back by 3 metres from Randle Street and 2 metres from Randle Lane, free of any obstructions including roof eaves or sunshading and the like, measured from the inside of existing parapet walls at 11-13 Randle Street.
- (4) Street frontage heights shall:
 - (a) match existing parapet wall heights of RL 55.46 metres on Randle Lane and RL 55.48 metres on Randle Street for the heritage item at 11-13 Randle Street; and
 - (b) not exceed RL 53.58 metres, including balustrades or parapet walls, for 7-9 and 15 Randle Street.

6.3.X.2 Design excellence strategy

- (1) The competitive design process is to be undertaken in accordance with clause 6.21 of Sydney LEP 2012 and is to apply to the entire site. The competitive design process is to comprise an invited competitive design alternatives process involving four architectural firms.
- (2) The selection panel is to comprise a total of four (4) members. The proponent is to nominate two (2) panel members and the City of Sydney is to nominate two (2) panel members.
- (3) A building demonstrating design excellence is eligible for an amount of additional floor space in accordance with the design excellence provisions of Sydney LEP 2012. No additional height is to be awarded as a result of a competitive design process.
- (4) Any additional floor space awarded is to be accommodated within the proposed building envelope as shown in Figure 6.xx: 7-15 Randle Street – Building heights and setbacks’.

6.3.X.3 Sustainability

- (1) The development is to be designed to achieve a 4-star or higher Green Star Design & As Built certification, exceeding the minimum mandatory energy credits, or equivalent certification.
- (2) The development is to specify design measures and targets for each type of use addressing:
 - (a) energy efficiency, to exceed the requirements of Section J of the Building Code of Australia;
 - (b) water efficiency, to aim to achieve 0.43 kL/m²/year with cooling tower and laundry or 0.17 kL/m²/year without cooling tower and laundry; and
 - (c) waste management and resource recovery for building construction and operation.
- (3) An accredited NABERS energy and water rating of at least 4-stars is to be obtained after the hotel is constructed, to be disclosed on the NABERS website and to the City of Sydney.

6.3.X.4 Heritage and urban design

- (1) Development of the site must maintain the structural and architectural integrity of the heritage item at 11-13 Randle Street.
- (2) New uses and works to the heritage item shall maximise retention and exposure of historic building fabric and spaces, internally and externally.
- (3) Development of the site shall include conservation works to the heritage item, such as reinstatement of original features including the Randle Street timber windows, laneway basement windows, face brickwork finishes, and removal of detracting alterations.
- (4) For the heritage item, investigate and adopt alternative solutions to the Building Code of Australia performance requirements, with the aim of retaining and exposing the existing timber beams and columns and other historic features.
- (5) Locate building services for new uses, such as loading, plant rooms, fire egress and lifts, in the infill buildings at 5-7 Randle Street and 15 Randle Street, where possible, to minimise impacts on the heritage item.
- (6) Vertical additions to the heritage item and adjacent infill development shall be compatible with the heritage item, maintain the prominence of the heritage item in the streetscapes, and maintain the heritage item parapet walls on street frontages without alteration.
- (7) New development adjacent to the heritage item shall include a deep vertical recess on street frontages at the junction with the existing heritage item walls for the full height of the wall.
- (8) The setback top two levels shall be designed to present as a discrete, light-weight rooftop addition with articulated northern side wall, to minimise the visual bulk of additions and rooftop services, enclosure of the heritage item, and presentation of a blank side wall to the public domain.
- (9) The heritage provisions in sections 3.9 and 3.10 shall apply for proposed works to the heritage item.

6.3.X.5 ~~Public domain and street level uses, lane and street activation and site servicing~~

- (1) Public domain upgrades to the laneway, **such as a shared zone conversion or footpath widening**, and uses at both street levels will provide for:
 - (a) safe and accessible pedestrian movements to pedestrian entrances on Randle Lane;
 - (b) the continued function of the lane and street as public roads;
 - (c) **servicing the site without reversing vehicles, and**
 - (d) activation of the lane and street, ~~where the above is achieved:-~~

~~through the option shown in 'Figure 6.xx: 7-15 Randle Street – Public domain and access option' or alternative solution.~~

(2) A transport management plan incorporating hotel operations and servicing shall be submitted with the development application, setting out management strategies to provide for:

- (a) no vehicle parking on Randle Street;
- (b) sufficient clearance for vehicles to pass parked vehicles on Randle Lane; and
- (c) pedestrian safety.

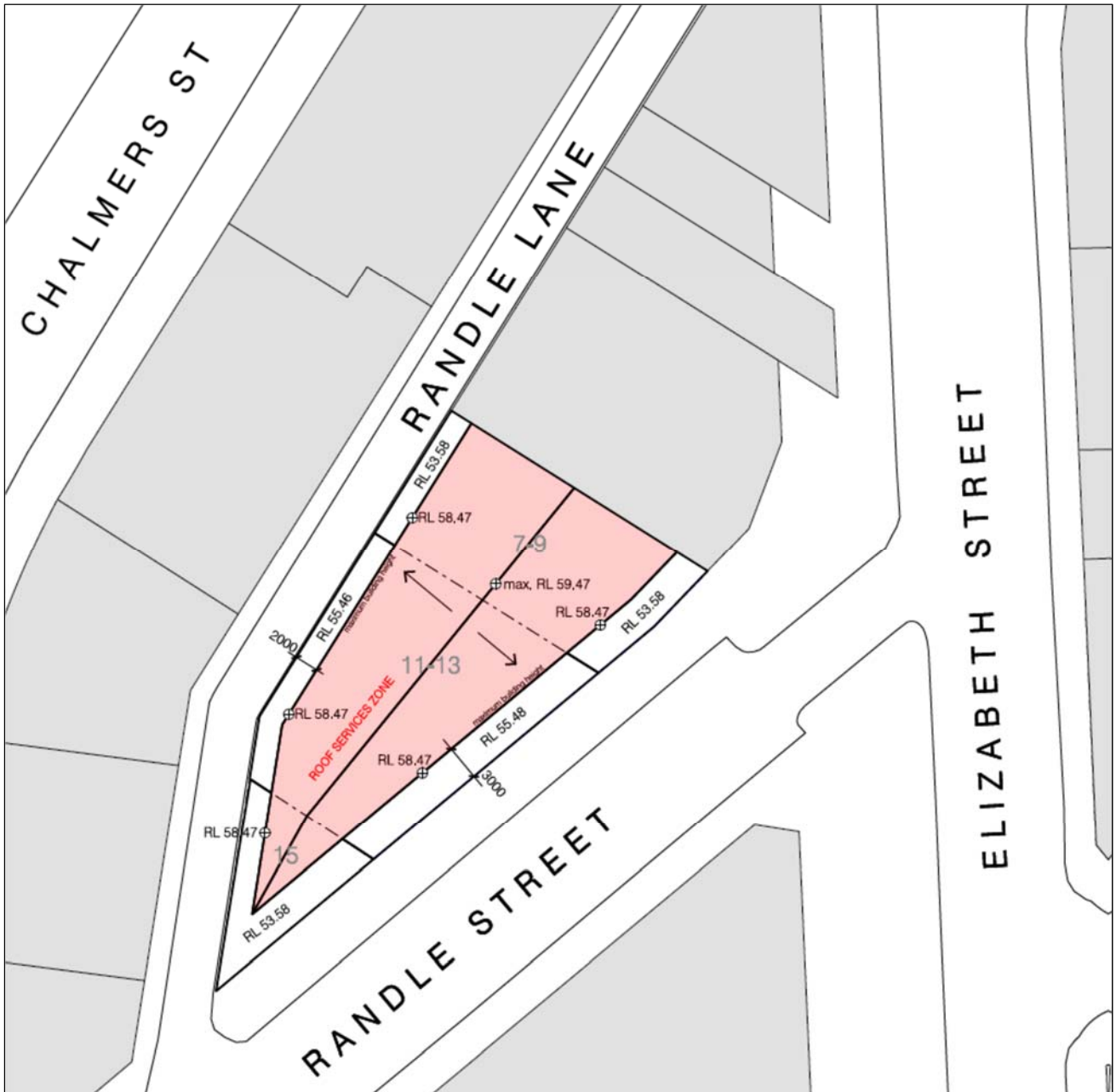


Figure 6.xx: 7-15 Randle Street – Building heights and setbacks

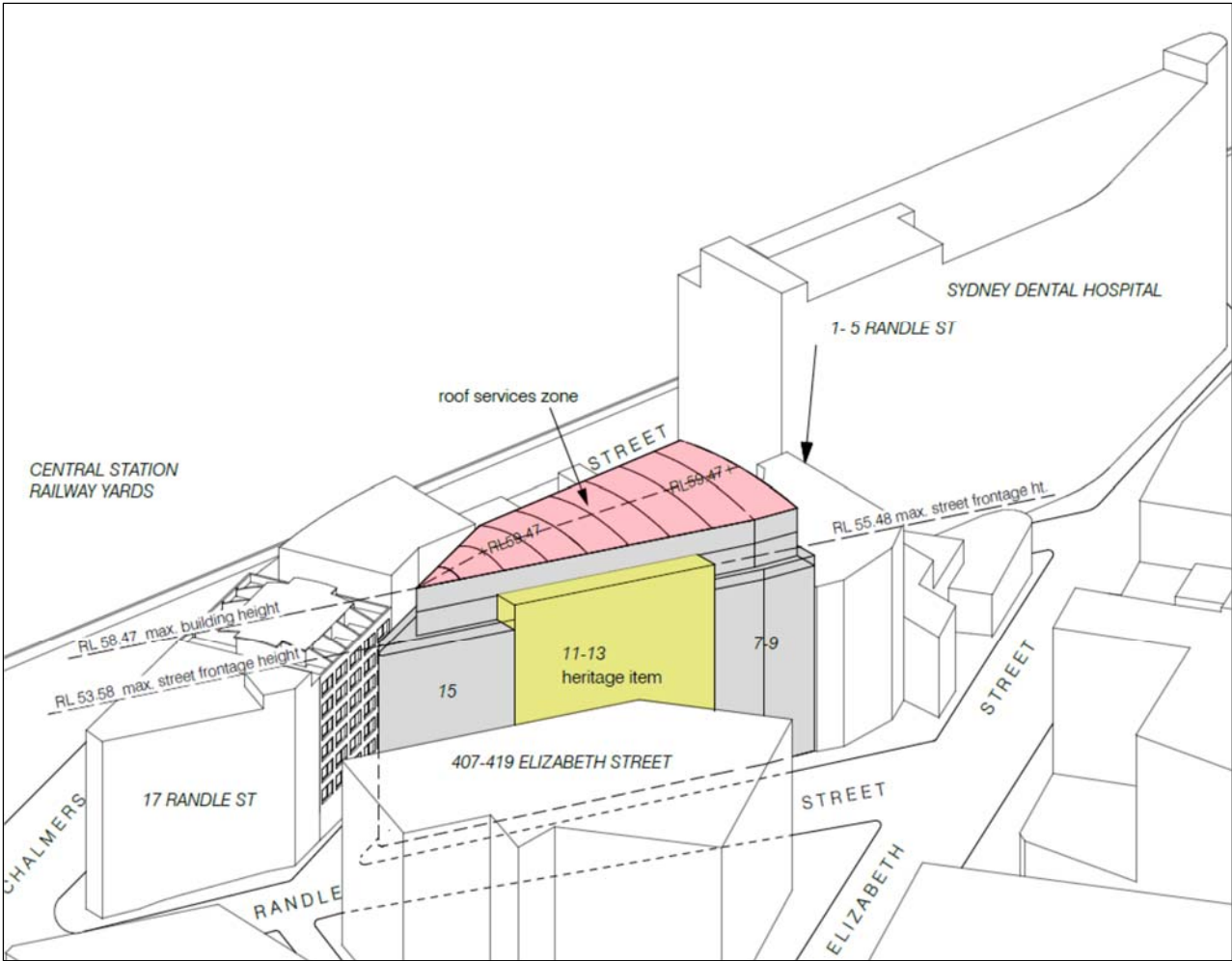


Figure 6.xx: 7-15 Randle Street – Building envelope

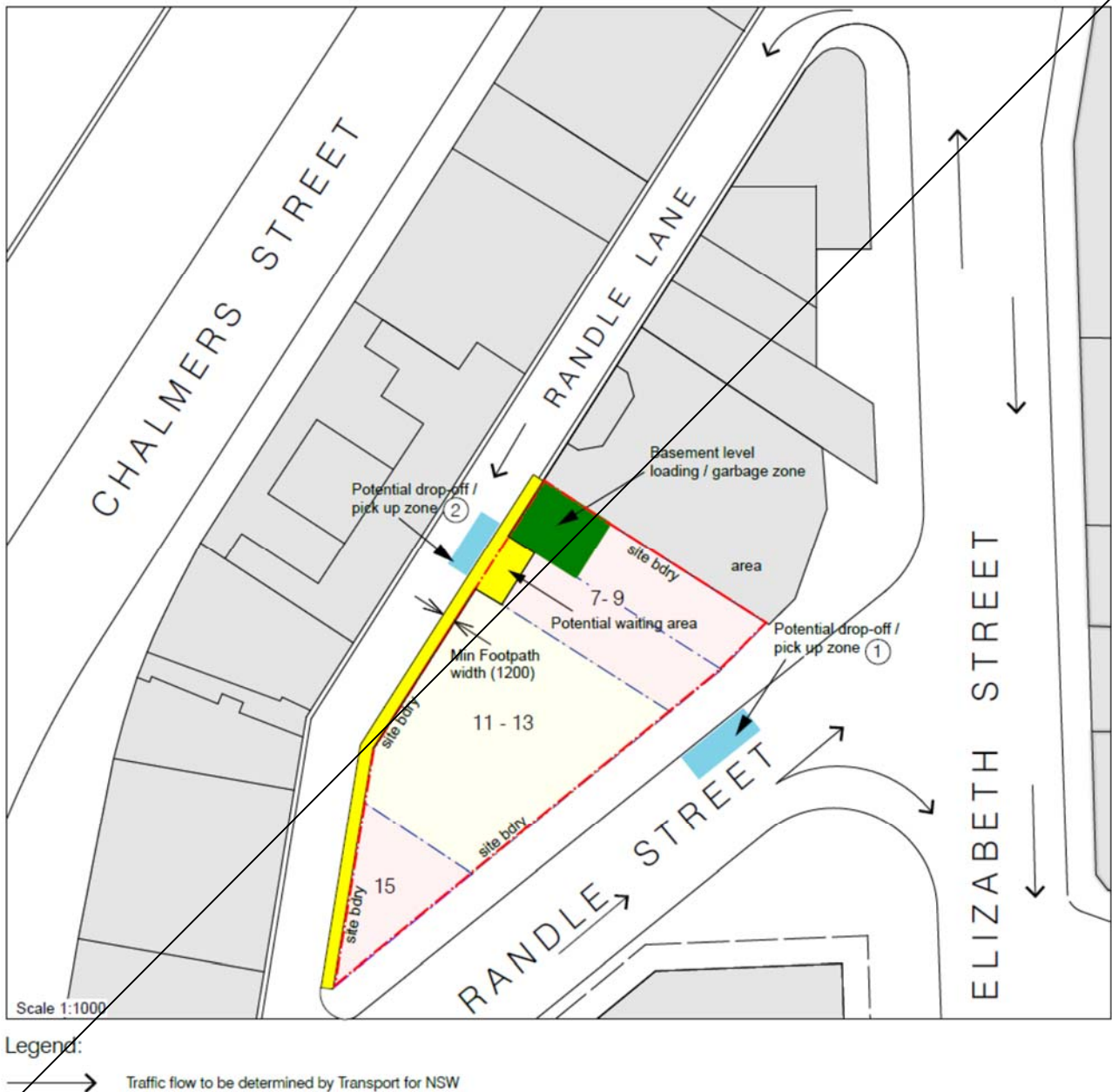


Figure 6.xx: 7-15 Randle Street – Public domain and access option

[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 – 7-15 Randle Street, Surry Hills'

[3] Amendments to existing maps

Amend map sheets as required to reflect amendments introduced in 'Section 6.3.x – 7-15 Randle Street, Surry Hills'