Attachment A3

Draft site-specific DCP as suggested by proponent

Site-Specific Development Control Plan (DCP) - 150 Day Street, Sydney

1. The Purpose of this Development Control Plan

The purpose of this plan is to amend *Sydney Development Control Plan 2012* to provide objectives and provisions to inform future development on 150 Day Street, Sydney.

This Plan is to be read in conjunction with draft Planning Proposal: 150 Day Street, Sydney

2. Citation

This plan may be referred to as the 150 Day Street, Sydney Amendment.

3. Land covered by this plan

This plan applies to land identified as 150 Day Street, Sydney – which is legally described as 20/DP1046870, and associated public domain works as specified in this document.

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

This plan amends *Sydney Development Control Plan 2012* in the manner set out below.

Amendment to Sydney Development Control Plan 2012 – Section 6 – Specific Sites

[1] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 150 Day Street, Sydney.

[2] Section 6.3 Specific site controls prepared for the Planning Proposal

The following objectives and provisions apply to 150 Day Street, Sydney – as shown in Figure 6.1 Specific Sites map, where the provisions of the *Sydney Local Environmental Plan 2012* – 150 Day Street, Sydney are implemented.

Objectives

(a) Provide detailed controls to satisfy the provisions of clause 6.60XX 150 Day Street, Sydney in *Sydney Local Environmental Plan 2012*.

(b) Enable the adaptive reuse of the existing building and extension for the redevelopment of the site for hotel use.

(c) Deliver a high-quality built form that:

i. is of appropriate bulk, massing and scale for its location,

ii. achieves an appropriate built form and external appearance,

iii. ensures sympathetic adaptive reuse of the existing building,

iv. achieves an acceptable relationship with other buildings including “The Vintage Building”,

v. ensures appropriate level of amenity for public places and important publicly accessible places,

vi. is comfortably contained within the defined the maximum building envelope, ensuring the local context is respected and acceptable levels of solar access, acoustic amenity, wind comfort and daylight are maintained, and

(d) Meet high performance benchmarks for ecologically sustainable development.

(e) Ensure appropriate vehicle, pedestrian and service access and circulation.

(f) Improvements in landscaping, quality and amenity of public domain and incorporation of high-quality public art.

(g) Respond positively to adjoining development.

1. Building Envelope (Built form)

Provisions

(1) Building massing, height, footprint and setbacks are to be generally consistent with Figures 1-17 for 150 Day Street, Sydney.

(2) The maximum height building height is to be AHD 90m above ground to the highest point on the building including any plant and rooftop architectural features.

(3) The proposed development must maximise the retention of the existing building (Park Royal Hotel) including:

a. Strip to structure is supported in existing Basement levels, Ground, Level 01 and Level 02 to enable reconfiguration of these existing floor levels to accommodate necessary strengthening works.

b. Existing hotel rooms Level 03 to Level 10 are to be retained and renovated.

c. Replacement of existing façade is supported where necessary to address ESD requirements.

(4) Existing building alignment and setbacks are to be maintained.

(5) No street wall setbacks are applicable to the site.

2. Façade

Provisions

(1) Façade elements are not to extend beyond the site boundaries by more than 450mm.

(2) The design of Day Street façade is to incorporate green landscaping and tree planting to complement the notable green edge of the City Centre along Harbour Street. Opportunities for greening of other facades is also encouraged.

3. Environmentally Sustainable Development

Provisions

(1) The development is to be designed to meet a 5 Star Green Star Design and As-Built v.13 rating for the whole development.

(2) Future hotel development should be designed to meet 4.5 star NABERS Energy rating.

(3) Provide an operational and embodied carbon emissions integrated design report that demonstrates how operational and embodied carbon emissions have been minimised over the lifecycle of development.

4. Parking and Vehicular Access

Provisions

(1) Parking on site is to be limited to hotel valet parking spaces to maximise sustainable modes of transport.

(2) Vehicular access to the existing basement level is to be via Day Street.

(3) Should future development remove either existing ingress or egress ramps to basement, a traffic light system or equivalent measure is required to manage the safe and orderly use of the basement level.

(4) All site servicing, loading and delivery facilities are to be accommodated within the existing modified loading dock on Sands Street or via existing basement level.

(5) Delivering and servicing needs are to minimise impact to use of any footpath.

5. Wind

Provisions

(1) A qualitative wind effects report is to be submitted with a detailed development application for the subject site.

(2) The quantitative wind effects report is to demonstrate that the proposed development will not:

a. cause wind speeds that exceed the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks except where the existing wind speeds exceed the standard; and

b. worsen an existing wind condition that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks by increasing the spatial extent, frequency or speed of the wind.

Flood

Provisions

(1) A Flood risk assessment is to be prepared by a suitably qualified person and experienced hydrologist to address compliance with Water and Flood Management provisions within Section 3 of the Sydney Development Control Plan.

(2) In instances where it has been demonstrated that raised thresholds for flood planning levels cannot be achieved, alternatives such as flood gates may be permitted.

6. Stormwater Quality

Provisions

(1) A Stormwater Quality Assessment must be prepared by a suitably qualified Civil Engineer as part of any future development application.

(2) Noting the substantive adaptive reuse of the future development, typical water quality targets identified in Section 3.7.3 are not to be strictly applied to the future development application with adequate justification to be provided as part of the Stormwater Quality Assessment.

(3) At a minimum, the development must be designed so that the flow of pollutants from the site due to stormwater is reduced.

7. Solar Access to Neighbouring properties

Provisions

(1) For neighbouring residential properties constructed prior to commencement of the Apartment Design Guide (July 2015), the proposed building must not reduce the number of apartments receiving 2 hours at equinox (March 21) in accordance with 6.1.4 of the *Central Sydney Development Control Plan 1996*.

(2) For all other neighbouring residential properties, overshadowing impacts of the proposed development are to be assessed in accordance with Objective 3B-2 of the Apartment Design Guide.

8. Public Domain

Provisions

(1) Future development of the site is to be inclusive of public domain works in agreement with Council and adjoining public authority land owners that incorporates:

a. Adequate lighting and improved safety for pedestrians,

b. Effective and clear wayfinding for pedestrian movement,

c. High quality landscaping of indigenous species, and

d. Permeable surfaces to enhance streetscape environment where possible.

9. Design Excellence

Provisions

(1) An invited architectural design competition is to be undertaken in accordance with clause 6.21 of the *Sydney Local Environmental Plan 2012* and the City of Sydney Competitive Design Policy.

(2) Noting the substantial design development and technical design development that has occurred to date to establish adaptive reuse feasibility, future design competition is limited to:

a. three competitors (minimum two to be local or national Australian firm),

b. competitors with demonstrated experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings high level of skill in sustainable design, and

c. competitors with gender representation ratio of 40% male, 40% female, 20% any gender in their design team.

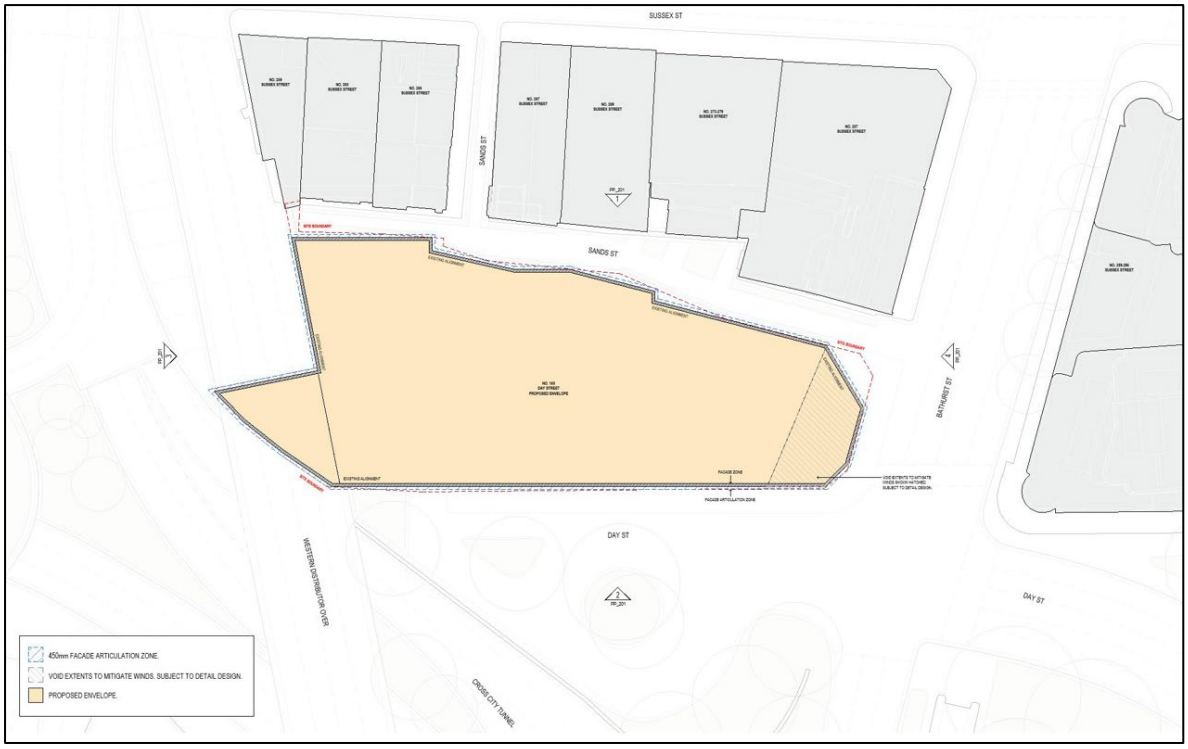

Figure 1 – Building Envelope – Ground (Level 00)

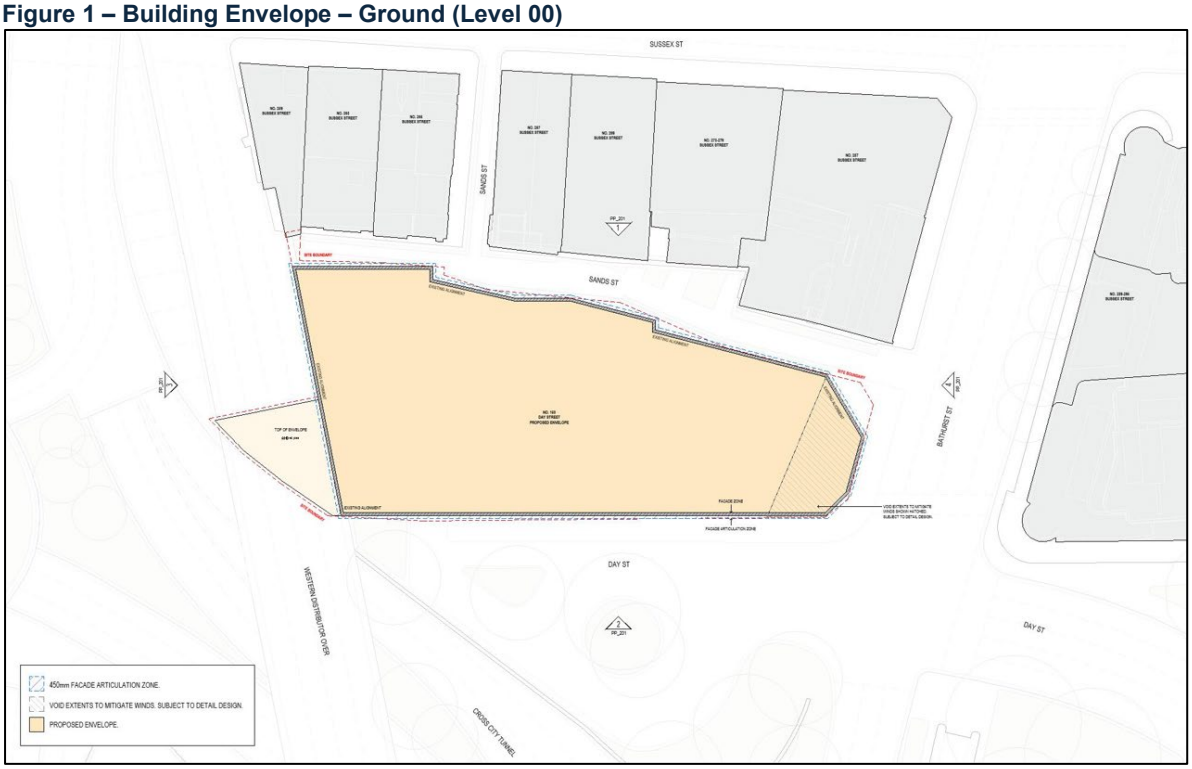

Figure 2 – Building Envelope – Level 01

Figure 3 – Building Envelope – Level 02

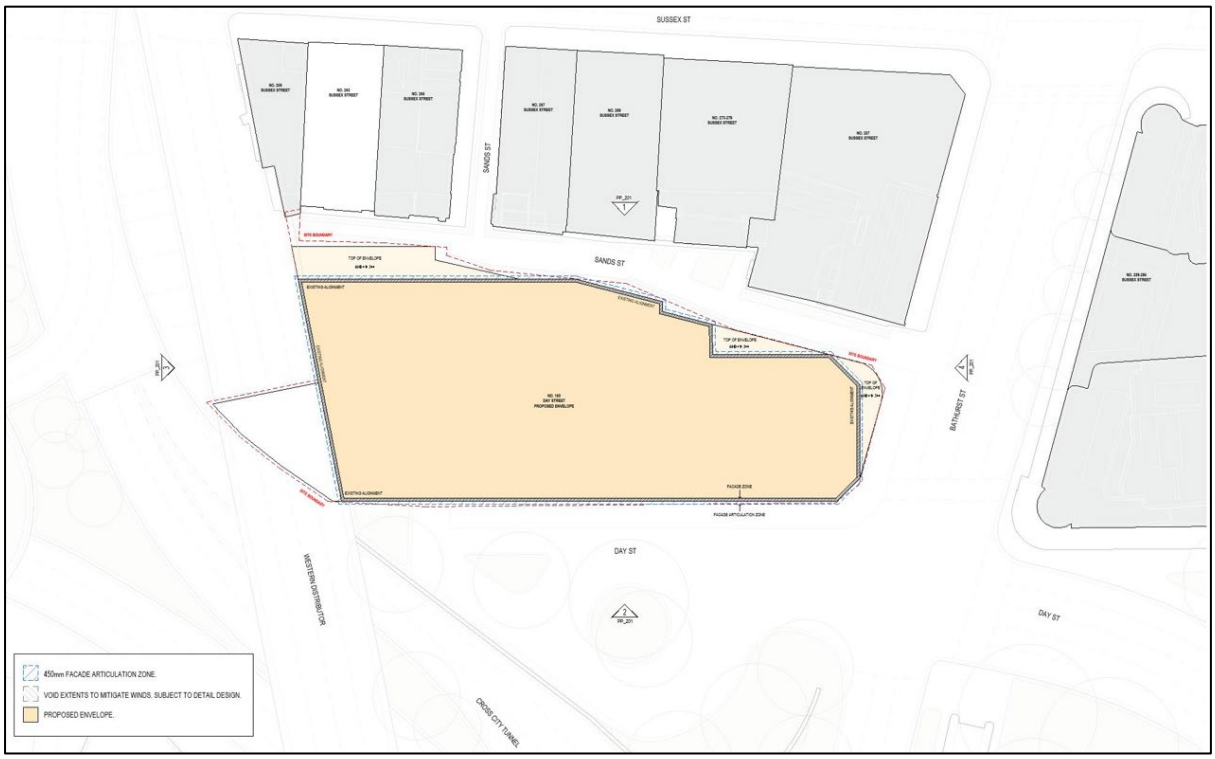

Figure 4 – Building Envelope – Level 03-10

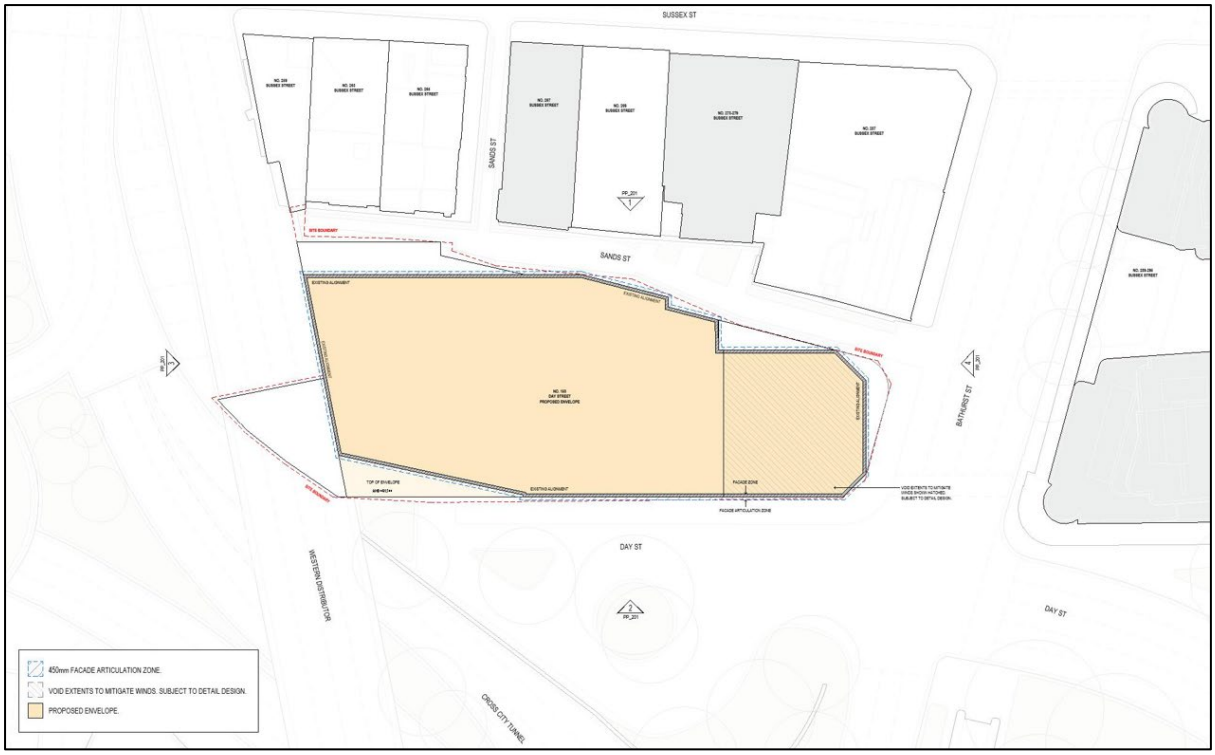

Figure 5 – Building Envelope – Level 11

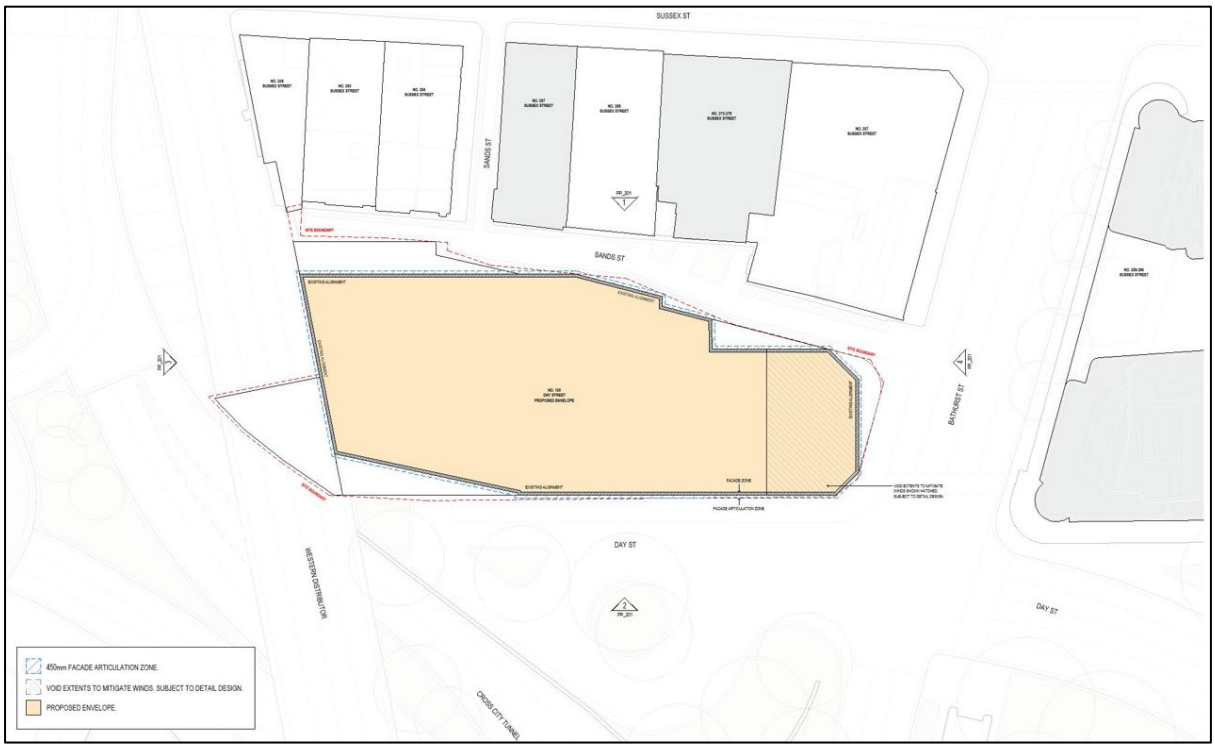

Figure 6 – Building Envelope – Level 12

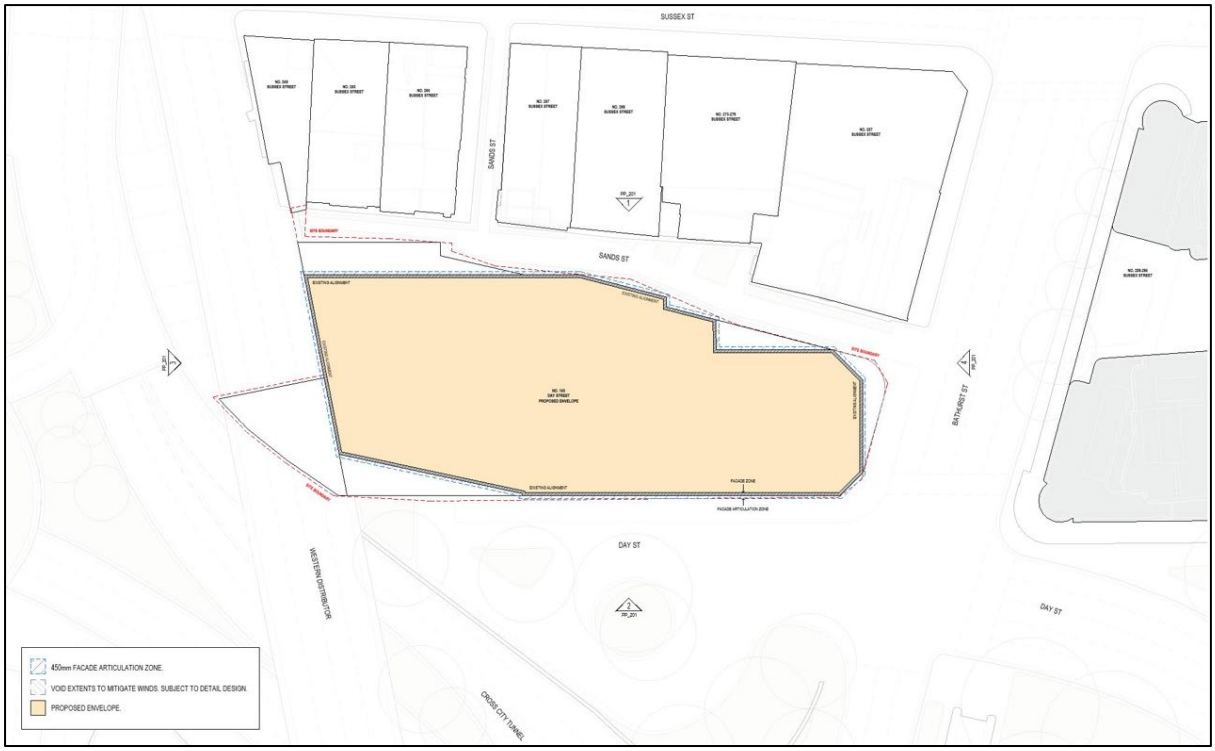

Figure 7 – Building Envelope – Level 13-17

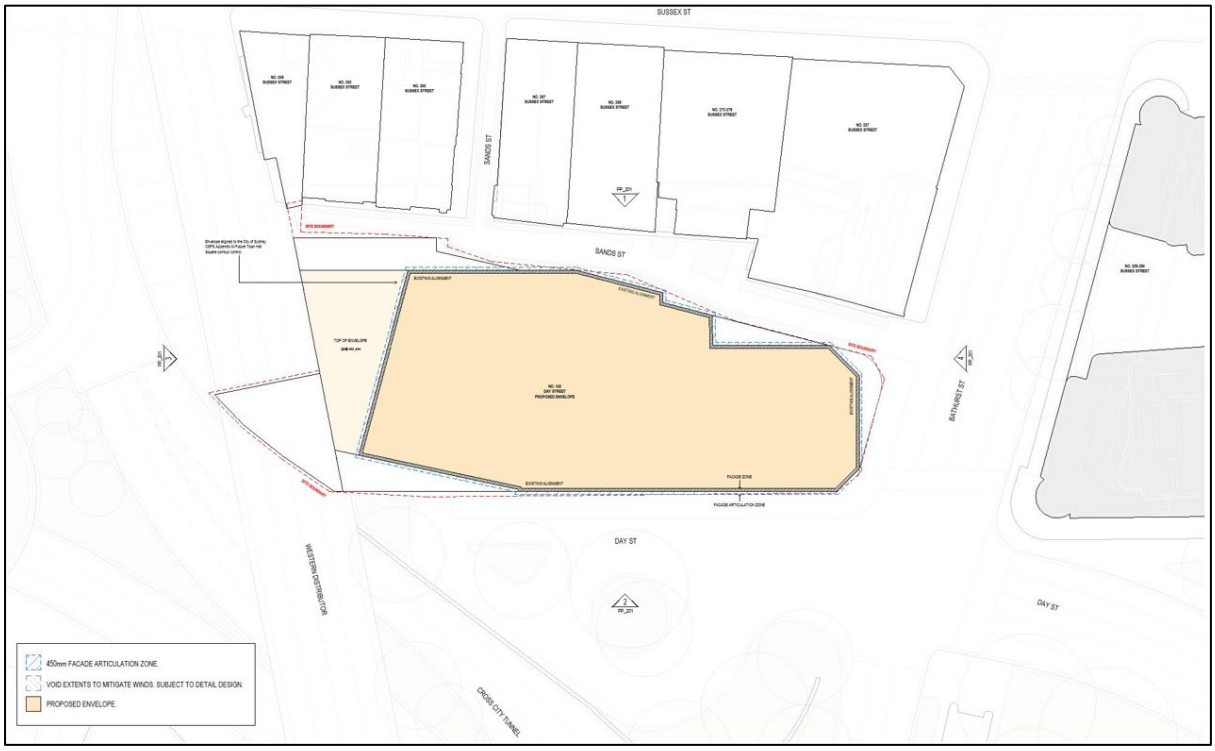

Figure 8 – Building Envelope – Level 18

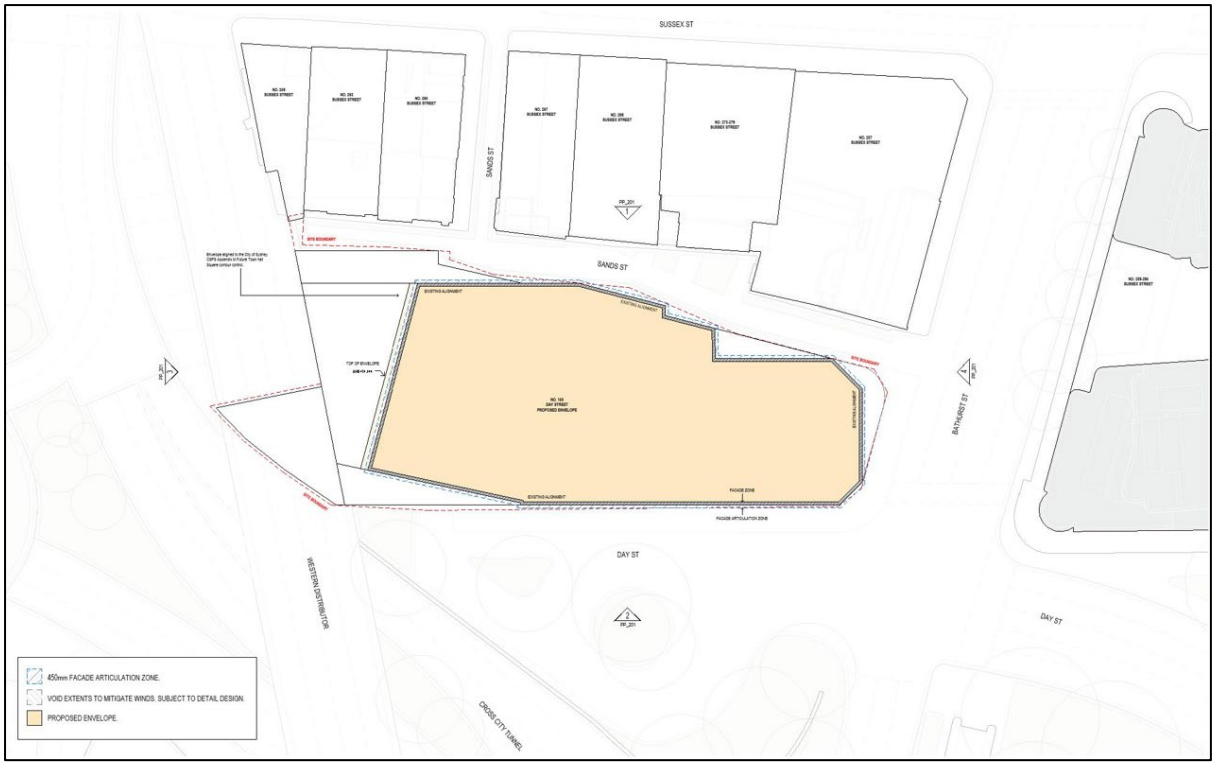

Figure 9 – Building Envelope – Level 19

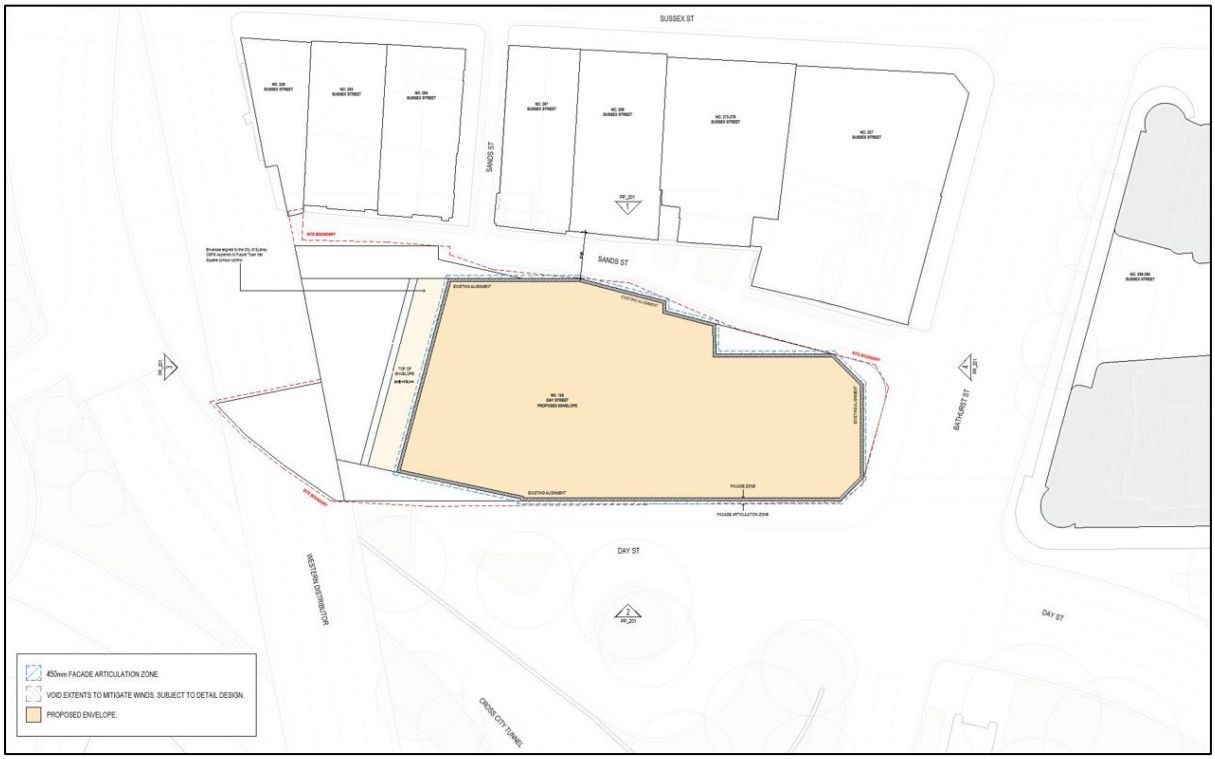

Figure 10 – Building Envelope – Level 20

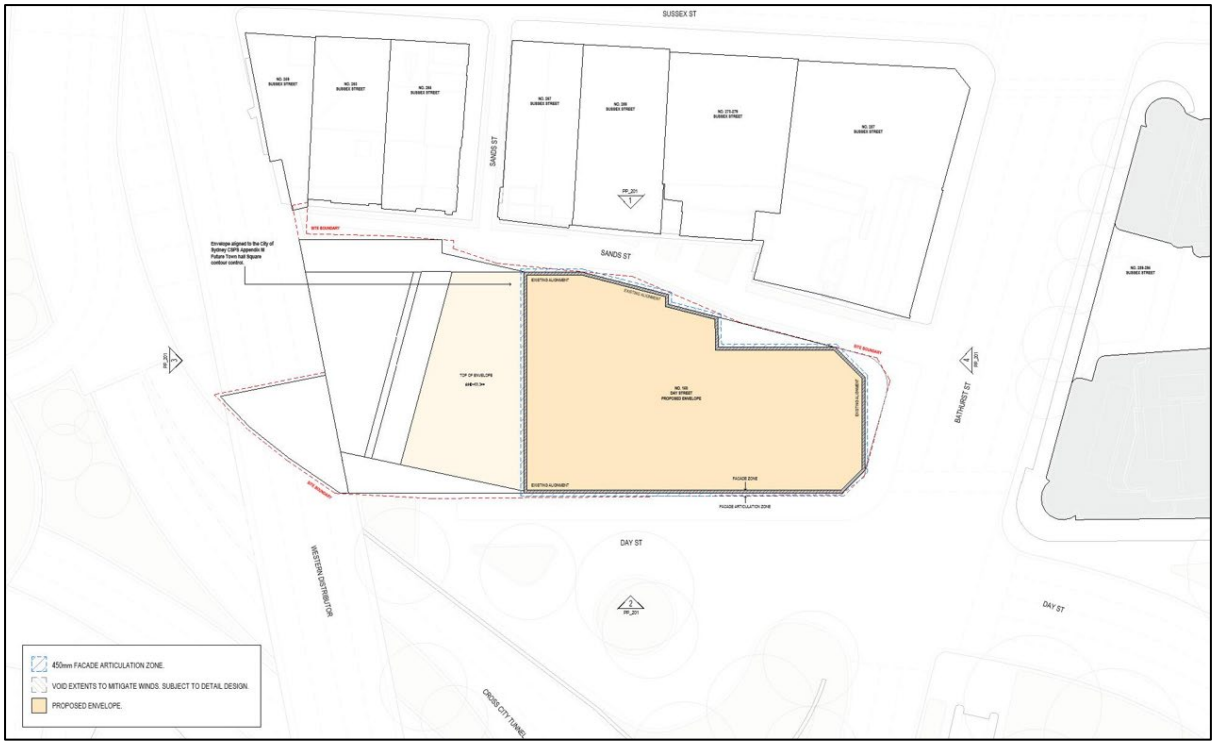

Figure 11 – Building Envelope – Level 21

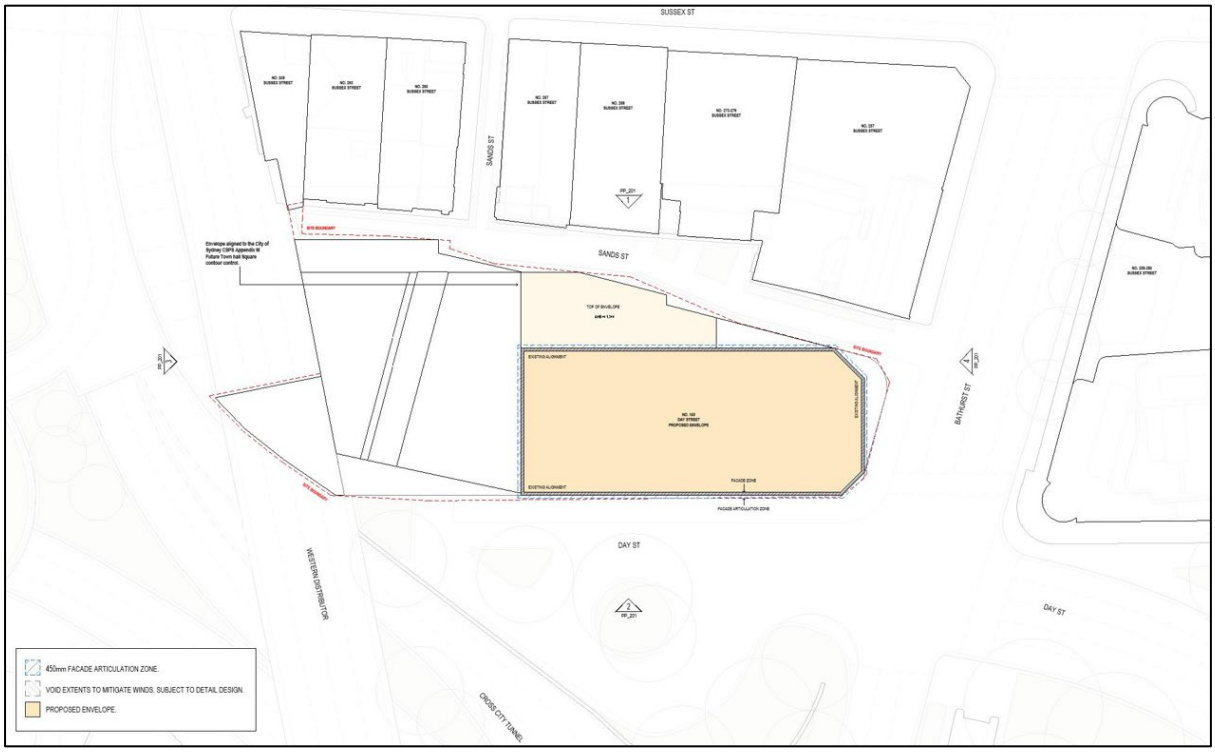

Figure 12 – Building Envelope – Level 22

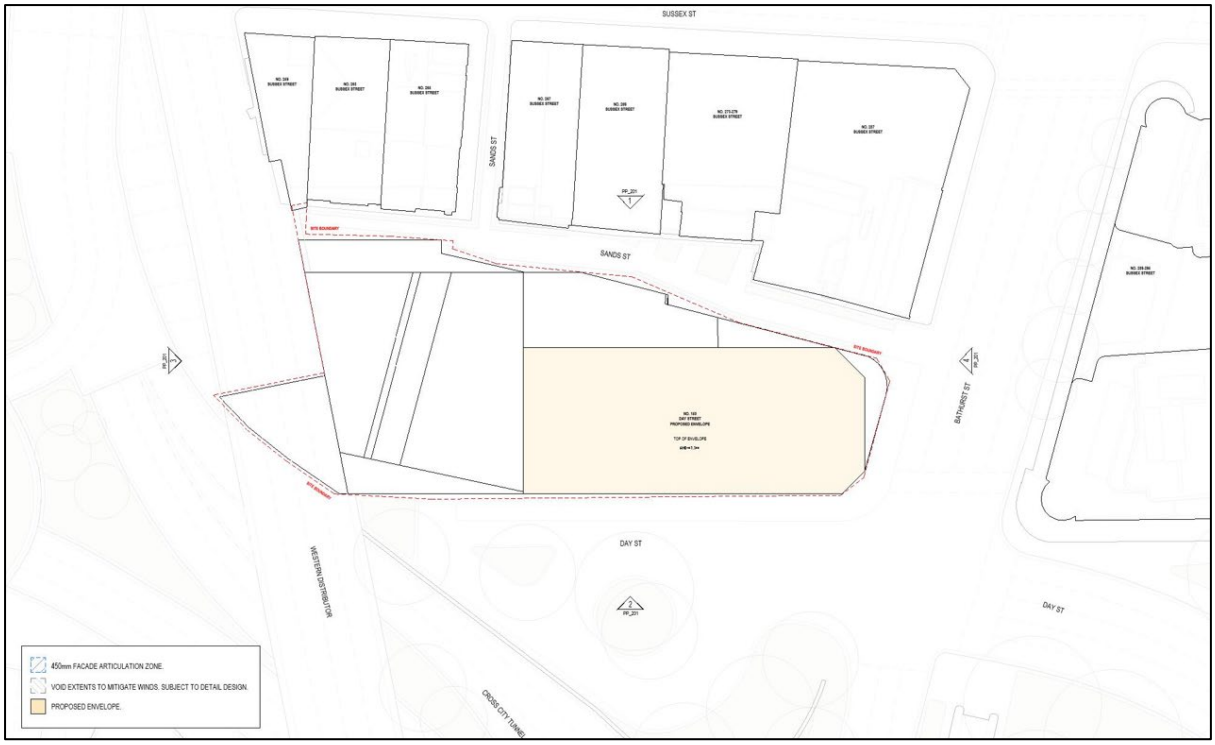

Figure 13 – Building Envelope – Level 23

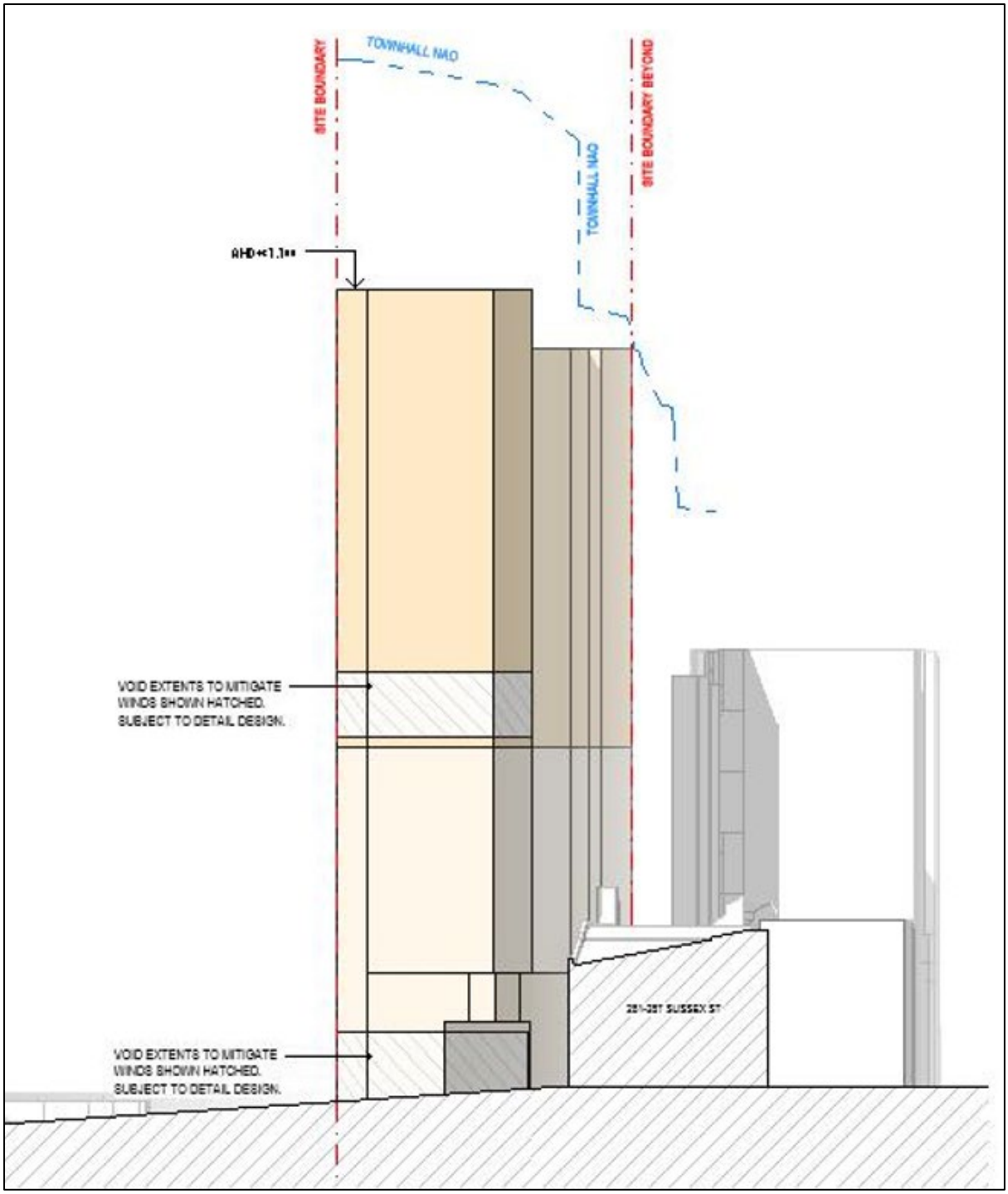

Figure 14 – Building Envelope – South Elevation

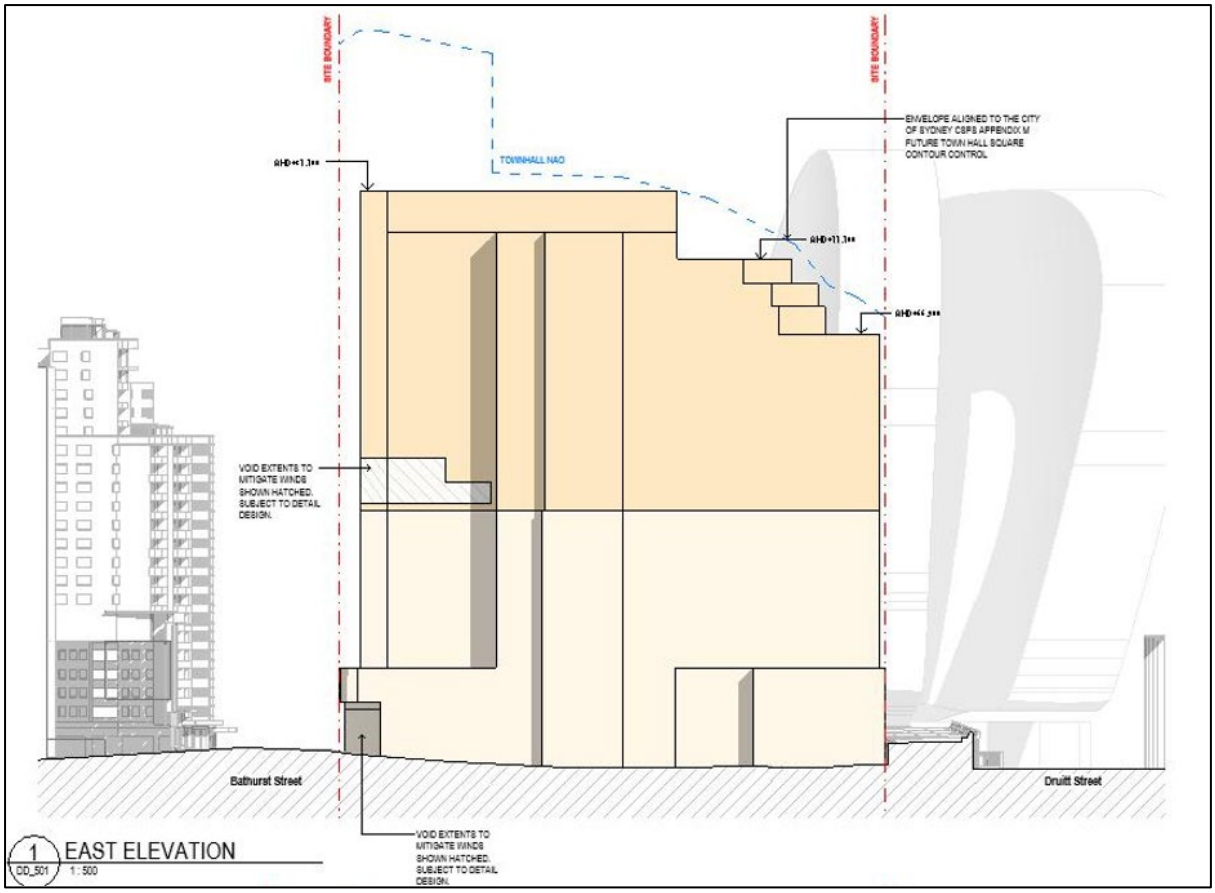

Figure 15 – Building Envelope – East Elevation

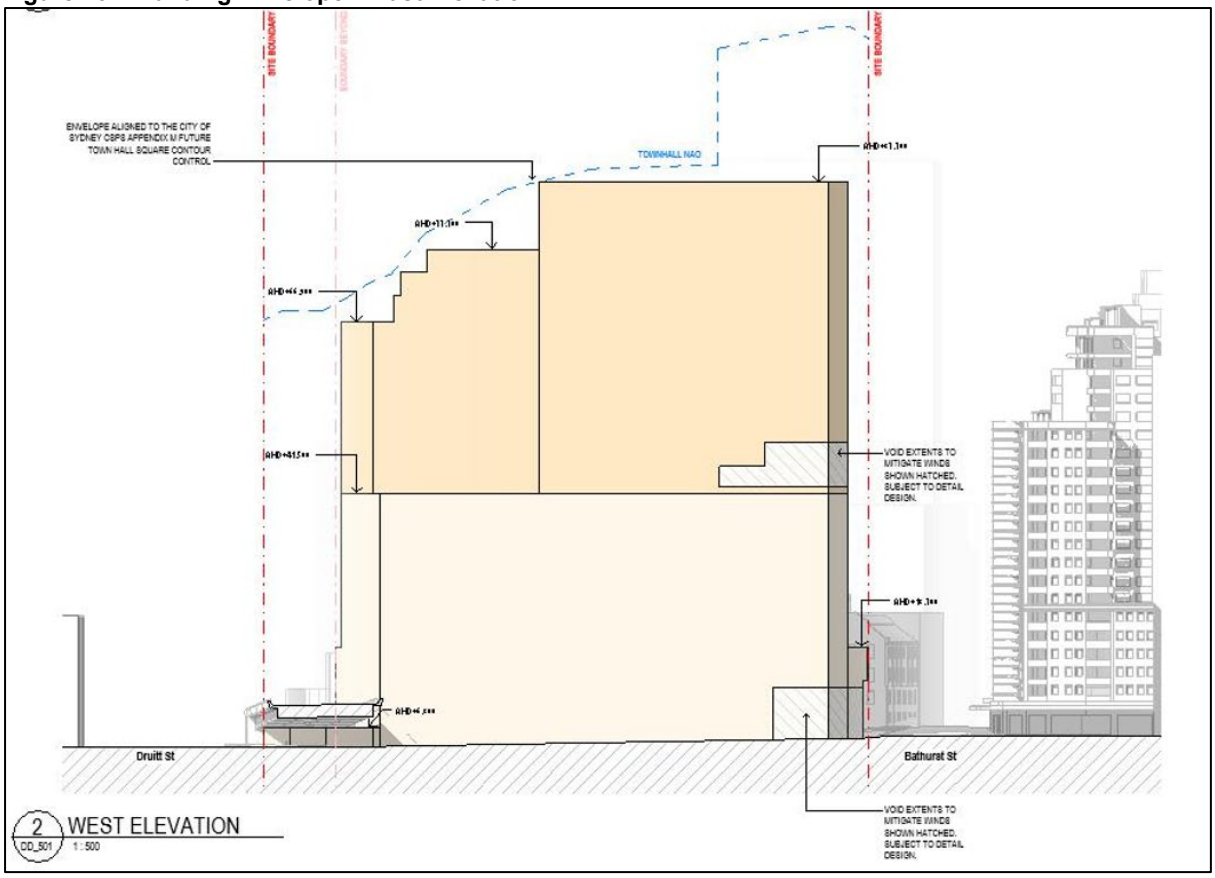

Figure 16 – Building Envelope – West Elevation

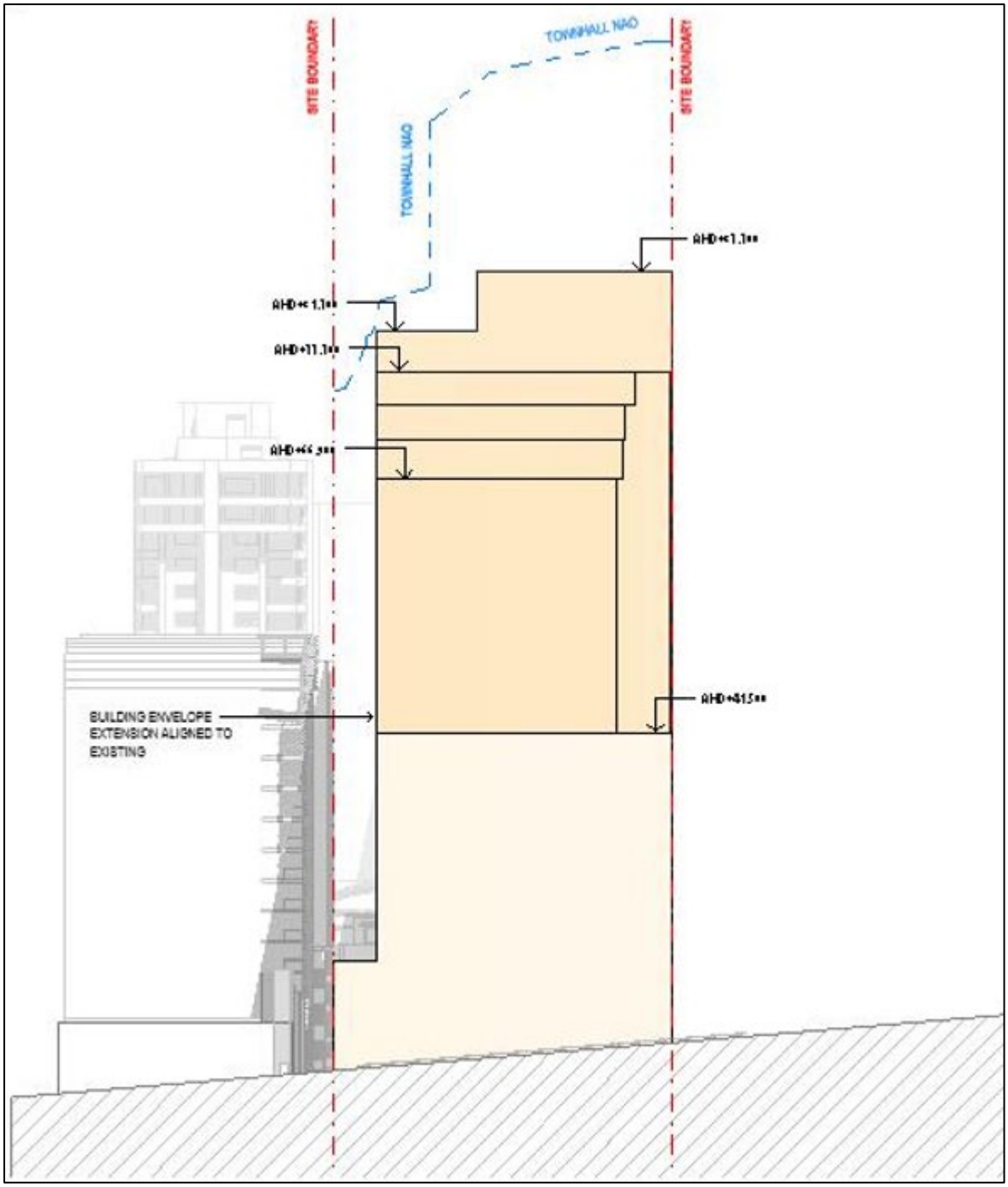

Figure 17 – Building Envelope – North Elevation