

01 Analysis of Existing Conditions

Planning framework

Local Environmental Plan and Development Control Plan

Planning Context - Local Environmental Plan (LEP) 2012 - Division 3 Height of Buildings and Overshadowing - 6.17 Sun access planes

Sun Access Plane

- _New development on the InterContinental Site is restricted by the LEP Sun Access Plane
- _The sun access plane for the Royal Botanic Gardens is indicated in green and shows the extent to which the existing InterContinental does not comply, figure 13.
- _The master plan takes the approach that any future renewal of the InterContinental site will bring with it no increased overshadowing of the Royal Botanic Gardens.
- _The controls seek to provide solar access to the Botanic Gardens at nominated times and dates.

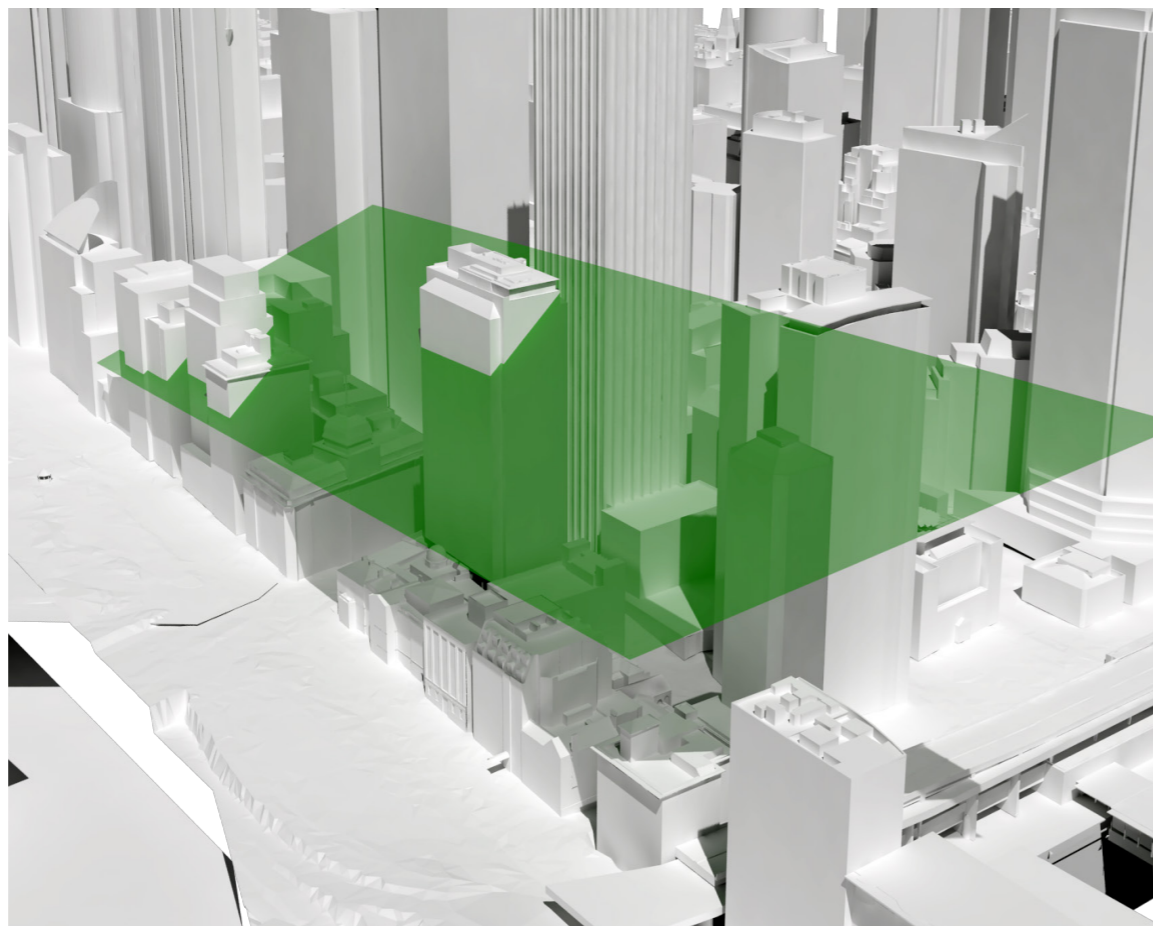


Figure 13_Planning Context - Local Environmental Plan (LEP) 2012 - Division 3 Height of Buildings and Overshadowing - 6.17 Sun access planes.

Planning Context - Sydney Development Control Plan (DCP) 2012 - Section 5 Specific Areas - Macquarie St

Street Frontage Heights and Front Setbacks

- _InterContinental Hotel site is located in Macquarie Street Special Character Area G.
- _DCP control for maximum street frontage height corresponds to the street frontage height of the heritage item on the site.
- _For 93-97 Macquarie Street, maximum street frontage height corresponds to the street frontage height of the highest heritage item on the same side of the street block in which the site is located.
- _In the case of the InterContinental Hotel site, Transport House governs the maximum street wall height.
- _With respect to the InterContinental Hotel and Transport House this nominates a 30m setback for tower forms from the Macquarie Street frontage and 10m from Bridge Street.

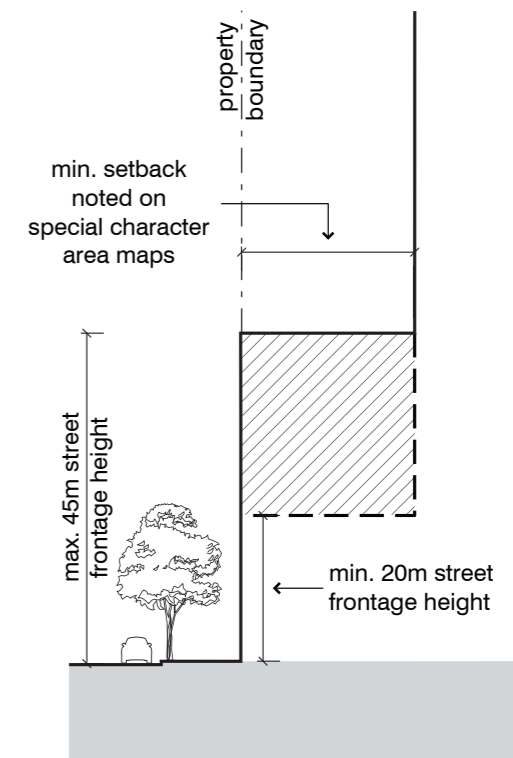


Figure 14_Special character areas setbacks

Figure 15_Special character area G, setbacks to Macquarie Street

