

Appendix N

Compliance with Sydney Development Control Plan 2012

The following table assesses the compliance of the proposed development against the relevant provisions of the Sydney Development Control Plan 2012.

Clause	Compliance/Comment
Section 3 – General Provisions	
3.1 Public Domain Elements	
3.1.4 Public open space	The proposal includes an 'urban courtyard' which will accommodate approximately 1,050m ² . Refer to the Landscape Plans provided at Appendix B .
3.1.5 Public Art	A Public Art Strategy is provided as part of Appendix B .
3.1.6 Sites greater than 5,000sqm	The proposed development achieves the objectives through the provision of a fine grain urban structure with multiple through site links, legible building addresses and range of building types and complimentary uses.
3.2 Defining the Public Domain	
3.2.1.1 Sunlight to publicly accessible space	The proposed development will achieve solar access to 58.14% of Harmony Park for more than 4 hours on 21 June.
3.2.2 Addressing the street and public domain	The proposed development provides active frontages and multiple through-site links. The proposed development will remove existing basement driveway crossovers and reduce and rationalise driveways. Refer to the Architectural Drawings at Appendix A and the Architectural Design Statement at Appendix B for detail.
3.2.3 Active Frontages	Active frontages are provided to all streets. The frontages accommodate high-quality facades and generous entries to the publicly accessible through site links. The proposed ground floor uses will add vitality to public domain.
3.2.4 Footpath Awnings	Footpath awnings are provided to all street frontages. Awning heights consistent with the existing awnings on neighbouring buildings.
3.2.6 Wind Effects	A Wind Study is provided at Appendix CC . Wind conditions at the publicly accessible areas within and around the site will be suitable for their intended uses.
3.2.7 Reflectivity	A Solar Reflectivity Study is provided at Appendix FF .
3.3 Design Excellence and Competitive Design Process	
3.3.1 Competitive Design Process	A Competitive Design Process was undertaken in 2018, in accordance with the City of Sydney Competitive Design Policy. The Competitive Design Process Report is provided at Appendix H .
3.3.3 Award for Design Excellence	The proposal seeks an additional 10% additional building height. The consent authority can be satisfied that the proposed development will exhibit design excellence.
3.3.7 Public Art	A Public Art Strategy is provided at Appendix B .
3.3.8 Site Specific DCPs	A Stage 1 Concept Proposal (D/2016/1509) was approved in February 2018.
3.5 Urban Ecology	
3.5 Urban Ecology	The proposal includes a detailed landscape strategy, provided with the Landscape Plan at Appendix B .

Clause	Compliance/Comment
3.6 Ecologically Sustainable Development	An ESD Report is provided at Appendix R .
3.7 Water and Flood Management	A Flood and Stormwater Report is provided at Appendix BB .
3.9 Heritage	
3.9.1 Heritage Impact Statements	A Heritage Impact Statement is provided at Appendix DD .
3.11 Transport and Parking	
3.11.1 Managing Transport Demand	A Traffic and Parking Assessment is provided at Appendix W .
3.11.2 Car share scheme parking spaces	9 dedicated car share spaces are provided in the basement of the proposed development.
3.11.3 Bike parking and associated facilities	Bicycle parking spaces are provided in accordance with the DCP requirements. Refer to the Traffic and Parking Assessment at Appendix V for detail. End of trip facilities are provided for staff.
3.11.6 Service vehicle parking	Separate service vehicle parking spaces are provided. Refer to the Traffic Impact Assessment at Appendix W for detail.
3.11.7 Motorbike Parking	Motorbike parking spaces are provided in accordance with the DCP requirements. Refer to the Traffic and Parking Assessment at Appendix W for detail.
3.11.8 Bus Parking	Provision of bus spaces as required by clause 3.11.8 is deemed unnecessary. The porte-cochere/drop off area can accommodate a min-bus. Refer to the Traffic and Parking Assessment at Appendix W for detail.
3.11.9 Accessible Parking	Accessible parking spaces are provided in accordance with the DCP requirements. Refer to the Traffic and Parking Assessment at Appendix W for detail.
3.11.13 Waste Collection and Loading Areas	Refer to Traffic and Parking Assessment at Appendix W and Waste Management Plan at Appendix X for detail.
3.11.4 Parking and Design	Basement parking is designed appropriately.
3.12 Accessible Design	
3.12.1 Accessible Design – General	An Accessibility Review is provided at Appendix U which addresses the relevant standards and the DDA Act.
3.12.2 Adaptable Dwelling Mix	61 adaptable dwellings are provided.
3.13 Social and Environmental Responsibility	

Clause	Compliance/Comment
3.13.1 CPTED	A CPTED Assessment is provided at Appendix O .
3.14 Waste	
3.14.1 Waste and Recycling Management Plan	A Waste Management plan is provided at Appendix X .
3.14.2 Construction and Demolition Waste	Construction and demolition waste are addressed in the Waste Management Plan at Appendix X .
3.17 Contamination	
3.17 Contamination	A Preliminary Site Investigation (Stage 2) is provided at Appendix H . The site is deemed suitable for mixed use development.
Section 4 – Development Types	
4.2 Residential Flat, Non-Residential and Mixed Use Developments	
4.2.1.2 Floor to ceiling heights and floor to floor heights	The proposed development complies. Refer to Appendix A .
4.2.3.1 Solar Access	Refer to Section 5.10 of the EIS and Appendix B .
4.2.3.5 Landscaping	A Landscape Plan is provided at Appendix B .
4.2.3.7 Private Open Space and Balconies	Private open space is provided to all apartments. The design of private open space has considered the environmental impacts such as wind, ventilation, noise etc. due to the height and location of the tower.
4.2.3.8 Common open space	Communal areas are provided on Level 04, Level 35 and Level 36, totalling 1,903m ² .
4.2.3.9 Ventilation	Refer to the Architectural Design Statement at Appendix B for a description of the purpose-designed ventilation strategy that integrates with the building architecture.
4.2.3.10 Outlook	Apartments have been designed to maximise outlook.
4.2.3.11 Acoustic Privacy	An Noise and Vibration Assessment Report is provided at Appendix Y .
4.2.3.12 Flexible housing and dwelling mix	The proposed development includes an appropriate mix of apartment sizes. Refer to Section 5.11.1 of the EIS for further detail.
4.2.3.13 Wind affected balconies	All proposed balconies are wind affected balconies and have been designed generally in accordance with Clause 4.2.3.13. Refer to the Architectural Design Statement at Appendix B for further detail.
4.2.3.14 Apartments with setback bedrooms	No setback bedrooms are proposed.

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4.2.5.3 Development on busy roads and active frontages	Active frontages are provided to all street frontages. The Development Near Rail Corridors and Busy Roads – Interim Guidelines have been considered. Refer to Appendix Y for further detail.
4.2.5.4 Residential uses on ground floor	No residential uses are proposed at ground floor.
4.2.6 Waste and recycling management	A Waste Management Plan has been prepared and is provided at Appendix X .
4.4.8.1 Visitor Accommodation – General	Complies. The serviced apartment use will have a high-level amenity as per the residential apartments.
(1) New development must be self-contained with no common access ways with adjoining properties.	Complies.
(2) A site manager must be on site when guests have access to the premises. For premises with less than 20 residents, a resident caretaker may be acceptable.	Complies. A 24hr concierge will be available. A building manager will also be available.
(3) For safety reasons, sleeping rooms are not to include triple-tier bunks and cooking facilities in sleeping rooms.	Complies.
(4) Internal partitions must be considered within sleeping rooms to provide privacy between beds.	Complies.
(5) All toilet and shower facilities, including communal facilities, are to be screened for privacy	Complies.
(6) A Plan of Management must be submitted with the development application.	A Plan of Management is provided at Appendix NN .
4.4.8.5 Additional provisions for hotels, private hotels and motels	The controls below have been considered in the design of the tower, in combination with the relevant residential apartment amenity considerations. As a result, the serviced apartment use will have a high level of amenity and will operate in a manner that is compatible with residential accommodation.
(1) The maximum number of persons accommodated in a bedroom or dormitory is to be determined on the basis of a minimum of: (a) 3.25sqm per person per sleeping room; and (b) 5.5sqm per person for rooms occupied by guests staying longer than 28 days.	The proposal can comply.
(2) The maximum permitted length of stay is 3 months.	The proposal can comply.
(3) Where accommodation is provided for more than 28 consecutive days, no more than two adults and one child are permitted per room.	The proposal can comply.

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(4) Individual, secure, lockable storage facilities of a minimum capacity of 0.6 cubic metres per person is to be provided to allow guests to individually store baggage and travel items within the sleeping room.	The proposal can comply.
(5) Where rooms include a small kitchenette, provide adequate cupboards and shelves.	The proposal can comply.
Section 5 – Specific Areas	
5.1 Central Sydney	
5.1.1 Street Frontage Heights	Refer to Section 5.9 of the EIS.
5.1.2 Building Setbacks	Refer to Section 5.9 of the EIS.
5.1.5 Building Bulk	Refer to Section 5.9 of the EIS.
5.1.6 Building Exteriors	The materiality and design of the development is highly distinctive and the result of an Architectural Design Competition. It is discussed in further detail in Section 4.4 and 4.5 of the EIS, and the Architectural Design Statement (Appendix B)
5.1.10 Sun Access Planes	The proposed development does not protrude above the Sun Access Planes identified in the DCP.