

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: D/2013/412 **DATE:** 25 July 2013
TO: Central Sydney Planning Committee
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 4 - Glebe Affordable Housing Project - At
CSPC 25 July 2013

Recommendation

Alternative Recommendation

That consent be granted to Development Application No. D/2013/412, subject to the conditions as detailed in the subject report to the Central Sydney Planning Committee on 25/7/13, amended as follows (additions shown in bold italics):

(4) BUILDING HEIGHT

- (a) *The height of the building, with the exception of lift overruns and communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like, must not exceed RL's of the block as detailed in the table below. Lift overruns are not to exceed the RL's detailed in the table below by more than 600mm:*

	<i>RL to the top of the building</i>
<i>Block A1/A3</i>	<i>RL 28.7</i>
<i>Block A2</i>	<i>RL 33.9</i>
<i>Block B1/B2</i>	<i>RL 24.85 north (central) portion facing Wentworth Street</i> <i>RL 34.0 southern portion facing Bay Street</i> <i>RL 34.0 north-east corner at intersection Wentworth Street and Bay Street</i> <i>RL 34.0 north-west corner at intersection Wentworth Street and Stirling Street</i>

Block B3	<p><i>RL 28.75 south-west portion at intersection of Stirling Street and Elger Street</i></p> <p><i>RL 24.55 southern portion to north of Elger Street</i></p> <p><i>RL 22.0 eastern end to north of Elger Street</i></p>
Block C1/C2	<p><i>RL 26.65 south-western portion facing Cowper Street</i></p> <p><i>RL 32.75 northern portion to the south of Elger Street</i></p> <p><i>RL 20.7 southern portion of western block adjacent to southern boundary</i></p> <p><i>RL 26.65 to the eastern and western ends to the south of Elger Street</i></p>
Block D1/D2	<p><i>RL 24.8 south-east portion to the south of Elger Street</i></p> <p><i>RL 26.9 southern portion to south of Elger Street</i></p> <p><i>RL 28.4 central block to south of Elger Street</i></p> <p><i>RL 29.5 south-west end block to the south of Elger Street</i></p> <p><i>RL 30.9 south-east end block to west of Bay Street</i></p> <p><i>RL 37.0 north-east block at intersection of Bay and Elger Streets</i></p>

- (b) *All roof top plant and associated equipment must be integrated into the building design.*

Background

Prior to the meeting it was identified by the applicant that Condition No. 4 was inconsistent with the draft conditions approved by the applicant as Crown developer. The corrected condition wording above accurately reflects the exact condition wording that was agreed. It is recommended that this amended wording for Condition No. 4 is adopted.

Prepared by: Calvin Houlison – Specialist Planner

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Approved



**Graham Jahn, Director City Planning,
Development and Transport**