

## **RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE**

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**FILE:** D/2013/1973 **DATE:** 02 December 2014  
**TO:** Lord Mayor and Councillors  
**FROM:** Graham Jahn, Director of City Planning, Development & Transport  
**SUBJECT:** Information Relevant To Item 4 - Development Application: 19 Carillon Avenue Camperdown - At Central Sydney Planning Committee 04 December 2014

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### **Alternative Recommendation**

It is resolved that consent be granted to Development Application No. D/2013/1973, subject to the conditions shown in the subject report to the Central Sydney Planning Committee on 4 December 2014, subject to the amendment of Condition (2) as shown below (with additions shown as ***bold italics*** and deletions shown as ~~strikethrough~~):

### **(2) DESIGN MODIFICATIONS**

The design of the ***buildings*** must be modified as follows:

- (a) The removal of the existing stone path and associated trees is not approved. Trees along the path are to be retained in accordance with Condition 3.
- (b) The multi-purpose courts are to be finished with a green court surface, with fixed fences on the north and south sides only, and with retractable nets to the east and west sides. Details of the court finish, nets and any proposed lighting are to be submitted.
- (c) The submitted landscape masterplan, prepared by Taylor Brammer Landscape Architects, dated 21/05/2014 is not approved. A revised landscape masterplan showing retention of the stone path and trees outlined in Condition 2(a) and ~~detail~~ of the multi-purpose courts outlined in Condition 2(b) ~~is~~ ***are*** to be submitted.
- (d) The Multi-Purpose Building envelope is not approved at this time. The building envelope is to be deleted from the master plans and associated plans.
- (e) ***The western end of the Northern Building envelope is to provide a 3m setback from the northern property boundary for a length of 65m. The southern end of the building is to provide a 3m setback from the northern property boundary adjacent to Gloucester House. The setback area is to be appropriately landscaped. The building height of RL 47.00 is to be maintained to Gloucester Drive for a minimum depth of 2.5m. The building***

**height of RL 47.00 and the 28 degree view cone shown on AR.DA.2003 Revision B is to be maintained to the Main Building.**

The modifications are to be submitted to and approved by Council's Director City Planning, Development and Transport prior to the lodgement of any Stage 2 Development Application.

### **Background**

1. The Central Sydney Planning Committee considered the application at its meeting on 30 October 2014. At this meeting, the CSPC resolved that consideration of the proposal be deferred to the next CSPC meeting to allow further discussion between the applicant and the adjoining neighbour to the north over a number of issues raised at the meeting. The adjoining neighbour is the Sydney Local Health District (SLHD), owners and operator of the Royal Prince Alfred Hospital (RPAH).
2. A meeting was held on 12 November 2014, whereby it was agreed by both parties that additional conditions be included to alleviate concerns raised with regard to the northern elevation of the North building and traffic/access.
3. Condition (4) and Condition (5) and new Condition (6) have been detailed to include additional measures. These conditions are shown in **bold italics**, in the subject report to the Central Sydney Planning Committee on 4 December 2014.
4. On 28 November 2014, a subsequent submission was received from SLHD requesting additional conditions of consent be included to further address concerns relating to the North Building envelope, traffic/access and permissibility of the Health Services Facility.
5. In response, the applicant agreed to provide a 3m setback to the northern property boundary for the Health Services Facility component of the North Building by repositioning the proposed building envelope southwards. The applicant also proposed that any portion of the repositioned building envelope that falls within the 28 degree view cone shown on AR.DA.2003 Revision B would be relocated elsewhere in the envelope of the North Building.
6. While the 3m setback proposed by the applicant is supported, the shifting of the building south to accommodate the setback and subsequent repositioning of floor space is not considered to be appropriate. This shift would present an unacceptable impact on the internal view of the Main Building from within the site, compromise the retention of the existing tree-lined stone path, and impact the overall landscaped setting of the site.
7. Condition (2)(e) has been detailed to require a 3m setback of the North Building from the side boundary adjoining RPAH, while maintaining existing heights and views. These changes are shown in **bold italics** in the alternative recommendation above. The required 3m setback is considered to be adequate in order to provide appropriate distance separation between the proposed North Building and adjoining RPAH buildings, while allowing for architectural expression including window openings and other treatments.
8. Other conditions requested by SLHD in their subsequent submission are addressed below:
  - a. Condition requesting reduced height of the Northern Building (to RL 48.09 being the top of parapet of the Main Building), increased setback of between 3-6m along northern property boundary and a 1.2m footpath along the northern property boundary.

**Response:** Condition (2)(e) requires the North Building be setback a minimum of 3m from the northern property boundary. A 6m setback is already proposed for the rear portion of the North Building. The height of the North Building is currently RL 47.00 at its northern and southern edges and RL 54.20 in the middle where it fronts Missenden Road. These heights are requiring to be maintained as per Condition (2)(e) and are considered to be appropriate. The 3m setback will be landscaped. The appropriateness of a footpath in this location will be assessed in conjunction with detailed design and landscaping of the building.

- b. Condition requesting changes to the already modified Condition (4)(e) relating to the detailed design of the North Building to include a reference to 'architectural devices' and a Competitive Design Process.

**Response:** Condition (4)(e) requires all elevations of the North Building be designed to achieve a high quality architectural expression, incorporating articulation, modelling and with a combination of windows and solid wall elements. A Competitive Design Process will be required for the North Building due to its height.

- c. Condition requesting limitations on the use of the site to uses that are ancillary to educational uses only, and that the Health Services Facility be used for research uses only, not commercial purposes.

**Response:** Health Services Facilities are permissible with consent within the SP(2) zone under Clause 57(1) of State Environmental Planning Policy (Infrastructure) 2007. The City cannot recommend a condition prohibiting a use if it is permissible under an environmental planning instrument.

- d. Condition requesting the applicant investigate alternative access to the proposed sharing of Gloucester Drive with RPAH and the current driveway to Missenden Road for the North Building. If alternatives are not achievable, the Missenden Road driveway is to provide minimal parking. Conditions also requested that the quantum of parking not be approved as part of Stage 1 and any Stage 2 parking provision must be assessed against the maximum allowable rates in the relevant environmental planning instrument. A condition is also requested that describes in detail the requirements of a Transport Management Access Plan for the Stage 2 North Building application.

**Response:** The Stage 1 application does not seek approval for access via Gloucester Drive, rather the use of an existing driveway currently located on Missenden Road. No new driveways are proposed and a net increase of 46 car parking spaces is proposed over the entire site, 15 of which are proposed to be located within the North Building basement car park.

A Stage 1 Transport Report prepared by GTA considered the different traffic generation rates for the proposed Health Services Facility and student accommodation. The report concluded that the development would maintain a similar level of service to existing. The report was reviewed by Council's Transport Planner and was found to be satisfactory.

Condition (5)(e) requires the future Stage 2 application for the North Building and the Health Services Facility include a traffic and access management plan that considers access arrangements to the site; pedestrian safety (particularly on Missenden Road); potential conflicts between cars

entering/exiting the site with cars on Missenden Road and cars entering/exiting from driveways to the RPAH; and measures required to minimise conflicts between cars entering/exiting the site with pedestrians and other cars.

Notwithstanding Condition (5)(e), any Stage 2 application will require a detailed traffic, access and parking assessment to be undertaken, including modelling of impacts of traffic generation, access arrangements and parking on the surrounding road network. The number of allowable parking spaces will be determined as part of future Stage 2 application, when final distribution of uses and gross floor area is known. The management and use of access arrangements will also be assessed in detail at Stage 2. In this regard, Stage 2 provides the opportunity for restrictions on access arrangements, i.e. left in/left out to Missenden Road, if appropriate.

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### **Attachments**

Attachment A - Sydney Local Health District Submission

TRIM Document Number: 2014/537949-08

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Approved



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