

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

---

**FILE:** D/2015/624 **DATE:** 15 March 2016  
**TO:** Members of the Central Sydney Planning Committee  
**FROM:** Graham Jahn, Director City Planning, Development and Transport  
**SUBJECT:** Information Relevant To Item 6 - Development Application: 67-77 Epsom Road, Rosebery, at Central Sydney Planning Committee - 17 March 2016

---

### **Alternative Recommendation**

That consent be granted to Development Application No. D/2015/624, subject to the conditions as detailed in the subject report to the Central Sydney Planning Committee on 17 March 2016, subject to the addition of the following new condition as Condition (2) under Part B Schedule 1A, and the subsequent renumbering of existing Condition (2) and all following conditions:

### **PART B**

#### **SCHEDULE 1A**

##### **(2) DESIGN REFINEMENTS**

The design of the building must be modified and details provided as follows:

- (a) A continuous and integrated awning design must be incorporated at ground floor level on all street frontages to provide shade and weather protection to the lobbies and retail tenancies. The awnings must be coordinated with the public domain plan to provide maximum protection and clearance for all proposed street trees.**
- (b) The final selection of bricks for all walls and roofs are to be high quality with a mottled effect. Brickwork details including brick selection and substrate details for walls, window reveals and all roofs are to be provided.**

The modifications and details are to be submitted to and approved by Council's Director City Planning, Development and Transport prior to the issue of a Construction Certificate.

**Background**

At the Central Sydney Planning Committee (CSPC) briefing on Thursday 10 March 2016, CSPC members suggested that the development could be improved by the addition of an awning to provide shade and weather protection to the retail street frontages of the proposed development. This was considered to be a reasonable requirement and would result in an improved relationship with the public domain. This is reflected in clause (a) of the proposed additional condition above.

The importance of the use of brick as the main material was noted as a key feature to the success of the development and in achieving design excellence. This is particularly important as the site is subject to a design excellence floor space bonus. Clause (b) of the additional condition included above ensures that the materials to be used are reviewed and approved by the Director City Planning, Development and Transport. This will ensure high quality materials are used and design excellence is achieved.

Prepared by: Erin Murphy, Specialist Planner

TRIM Document Number: 2016/129811

---

Approved



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