

ATTACHMENT A

NOTICE OF DETERMINATION D/2013/412

**1 ELGER STREET - 8 ELGER STREET -
5010 ELGER STREET - 3 WENTWORTH
STREET - 83 BAY STREET AND
14 COWPER STREET, GLEBE -
GLEBE AFFORDABLE HOUSING PROJECT**

City of Sydney

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ATTACHMENT A



Notice of Determination - Approval issued under Section 80(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/2013/412
Applicant	NSW LAND AND HOUSING CORPORATION C/- Daniel Ouma-Machio Locked Bag 4001 ASHFIELD NSW 2131
Land to be developed	2-6 ELGER STREET , GLEBE NSW 2037, 83 BAY STREET , GLEBE NSW 2037, 5010 STIRLING STREET , GLEBE NSW 2037, 1-3 ELGER STREET , GLEBE NSW 2037 LOT 2 DP 233310 (AREA VACANT DWELLINGS DEMOLISHED), LOT 2 DP 89872, LOT 1 DP 1171653, LOT 1 DP 233310 (AREA VACANT DWELLINGS DEMOLISHED) Also known by the applicant as 85 Bay Street, GLEBE NSW 2037, 24-26 Cowper Street, GLEBE NSW 2037, 46-48 Cowper Street, GLEBE NSW 2037, 1 & 19 Wentworth Street, GLEBE NSW 2037, and 1, 2, & 3 Stirling Street, GLEBE NSW 2037
Approved development	Stage 1 Development Application - Concept Proposal for the Glebe Affordable Housing Project bounded by Wentworth Street, Bay Street, Cowper Street and the rear boundary of properties fronting onto Queen Street. The proposal comprises 6 building envelopes between 2 and 10 storeys and a total of 495 dwellings consisting of approximately 153 social, 95 affordable and 247 market dwellings; and basement parking for 175 cars accessed from Elger and Wentworth Streets. Public domain works include the extension of Elger St, the relocation of Stirling St and the creation of a park on Elger Street
Cost of development	\$152,700,656
Determination	The application was determined by Central Sydney Planning Committee and was granted consent subject to the conditions in Schedule 1.
Consent is to operate from	25 July 2013
Consent will lapse on	25 July 2018

city of villages

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Right of appeal

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged and determined within six (6) months of the date in which you received this notice.

Note: To enable the section 82A review to be considered within the six (6) month time frame prescribed under the Environmental Planning and Assessment Act 1979, it is advisable to lodge the application for review under Section 82A as soon as possible (within 4 months) to facilitate the statutory timeframes.

Section 82A does not apply to complying development, designated development, integrated development or a determination made by Council under Division 4 in respect of Crown applications. For further information please contact **Calvin Houlison on ph. 9246 7857**.

GRAHAM JAHN

Director - City Planning, Development & Transport

CONDITIONS OF CONSENT**SCHEDULE 1****(1) APPROVED DEVELOPMENT**

(a) Stage 1 development consent is granted only for:

- (i) building envelopes for the four development blocks - Block A, Block B, Block C and Block D;
- (ii) basement car parking;
- (iii) relocation of Stirling Street; and
- (iv) a park to the south of Elger Street

as detailed in the following drawings prepared by DEM and submitted with Development Application D/2013/412 dated 1 April 2013

Drawing Number	Title	Architect	Date
Arsk 0001 (Rev A01)	Housing Type Distribution Diagram	DEM	13 March 2013
Arsk 0002 (Rev B01)	GFA Distribution Diagram	DEM	31.05.11 Plotted 21.03.13
Arsk 1308	Maximum Number of Storeys	DEM	Plotted 10.04.13

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

(2) NOT APPROVED

Consent is not granted for the following:

- (a) The layout and number of residential units and car parking spaces;
- (b) The design of building exteriors including facades or roof;
- (c) Public domain and the landscape design; and
- (d) The precise floor space.

(3) SUBSEQUENT STAGES TO BE CONTAINED WITHIN THE APPROVED ENVELOPE

The detailed designs developed as part of subsequent future development applications, including balconies, shall be contained within the building footprints and envelopes approved as part of this consent. Any modification of the envelopes must be fully justified with all relevant planning controls.

(4) BUILDING HEIGHT

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

	RL to the top of the building
Block A1/A3	RL 28.7
Block A2	RL 33.9
Block B1/B2	RL 24.85 north (central) portion facing Wentworth Street RL 34.0 southern portion facing Bay Street RL 34.0 north-east corner at intersection Wentworth Street and Bay Street RL 34.0 north-west corner at intersection Wentworth Street and Stirling Street
Block B3	RL 28.75 south-west portion at intersection of Stirling Street and Elger Street RL 24.55 southern portion to north of Elger Street RL 22.0 eastern end to north of Elger Street
Block C1/C2	RL 26.65 south-western portion facing Cowper Street RL 32.75 northern portion to the south of Elger Street RL 20.7 southern portion of western block adjacent to southern boundary RL 26.65 to the eastern and western ends to the south of Elger Street

	RL to the top of the building
Block D1/D2	RL 24.8 south-east portion to the south of Elger Street RL 26.9 southern portion to south of Elger Street RL 28.4 central block to south of Elger Street RL 29.5 south-west end block to the south of Elger Street RL 30.9 south-east end block to west of Bay Street RL 37.0 north-east block at intersection of Bay and Elger Streets

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

(5) PUBLIC DOMAIN PLAN

A Public Domain Plan shall be submitted with the subsequent future development applications referencing the Sydney Street Design Code, including details of, but not limited to, surface treatment, kerbs and furnishings including street lighting, seating and bins.

(6) ELECTRICITY SUBSTATION

If the applicable energy supplier requires an electricity substation to be installed on the site, the details of the substation, eg. size and location etc. and any associated proposed land dedication, are to be submitted with subsequent future detailed Development Applications for approval.

(7) LANDSCAPING OF THE SITE

A detailed landscape plan, drawn to scale by a qualified landscape architect or landscape designer, must be submitted as part of future detailed Development Applications. The plan must include:

- (a) location of existing and proposed structures on the site including existing trees (if applicable);
- (b) details of earthworks including mounding and retaining walls and planter boxes (if applicable);
- (c) location, numbers and type of plant species;
- (d) details of planting procedure and maintenance; and
- (e) details of drainage and watering systems.

(8) AFFORDABLE HOUSING

The affordable housing component will be managed by City West Housing or a registered community housing provider under a social housing tenancy agreement.

(9) REUSE OF EXISTING SANDSTONE KERBING

The sandstone kerbing from the original alignment of Stirling Street is to be re-used in the kerbing of the modified alignment of the street and shown on the landscape plans required to be submitted as part of any future detailed Development Applications.

(10) HERITAGE INTERPRETATION STRATEGY

- (a) A heritage interpretation strategy for the site must be submitted to and approved by Council as part of subsequent Development Applications for the site.
- (b) It is to be prepared by a suitably qualified and experienced heritage consultant.
- (c) The interpretation strategy must detail how information on the history, development and significance of the site will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design and the display of selected artefacts are some of the means that can be used. The strategy is to include incorporation of the foundation plaques of the buildings that were on the site.

(11) SURRENDER OF EXISTING CONSENT

The existing development consent D/2011/1245 shall be surrendered, in writing, prior to the lodgement of any subsequent future detailed development applications.