

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1100 **DATE:** 25 February 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.12 – Development Application: 206A-208
Clarence Street Sydney - At Council - 29 February 2016

Alternative Recommendation

That consent be granted to Development Application No D/2015/1100, subject to the conditions as detailed in the subject report to the Planning and Development Committee on 23 February 2016, and the amendment of Condition (4), such that it reads as follows, (with additions shown in **bold italics underlined text** and deletions in **~~bold italics strikethrough text~~**):

(4) **DESIGN MODIFICATIONS**

The design of the building must be modified as follows:

- (a) To provide an appropriate transition to the adjacent heritage item at 204-206 Clarence Street, the proposed cantilevered awning is to be set back ~~3m~~ **2.8m** from the northern end.
- (b) The ground floor lobby check in space is to be amended to provide a location for interpretation display including display cases in the event of any archaeological relics of significance being found during archaeological investigations. An ~~alternate~~ **alternative** location that is equally accessible may be considered.
- (c) The following modifications are required to the guestrooms:
 - (i) Provide secure storage facilities of a minimum capacity of 0.6 cubic metres per person per room;
 - (ii) All bedroom windows should be able to be opened.

The modifications listed above are to be submitted to and approved by Council's Area Planning Manager prior to the issue of the Construction Certificate.

Background

Following a review of the planning assessment report prepared for the Planning and Development Committee, the applicant, in correspondence dated 23 February 2016, has requested that consideration be given to amending Condition (4) (Design Modifications).

In its current form, Condition (4) requires that the ground floor awning, on the Clarence Street frontage, be setback a minimum of 3 metres from the adjacent heritage item at 204-206 Clarence Street.

The applicant has requested that this condition be amended to reduce the required setback from the adjacent heritage building to 2.8 metres. The justification given by the applicant for this modification is based on the proportioning of the facade composition, noting that the facade is broken into four (4) identical vertical bays with a width of approximately 2.8m each. The applicant has requested that, if a setback is required between the awning and the adjacent heritage building, this setback be 2.8m rather than 3m from the northern boundary. This would then align with the width of the vertical alignments of the bays.

The justification of the applicant is supported, and is considered to achieve the same design intent as the original condition. As such, it is recommended Condition (4) be amended, as detailed in the alternative recommendation, above.

Prepared by: Anne-Marie Young, Senior Planner

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Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', is written over a vertical line.

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