

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1372 **DATE:** 22 July 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.9 - Development Application: 26-34
Hutchinson Street Surry Hills - At Council - 25 July 2016

Alternative Recommendation

It is resolved that:

- (A) Council support the variation sought to Clause 4.3 'Height of Buildings' in accordance with Clause 4.6 of the Sydney Local Environmental Plan 2012; and
- (B) consent be granted to Development Application No D/2015/1372, subject to the conditions as detailed in the subject report to the Planning and Development Committee on 19 July 2016, amended as follows (***amendments shown in bold italics (additions) and strikethrough (deletions)***):

(4) DESIGN MODIFICATIONS

The design must be amended as follows:

- (a) The rooftop terrace allocated to Apartment 16 is to be reallocated as communal open space and the rooftop and Apartment 16 redesigned accordingly to remove direct access from Apartment 16 to this area;
- (b) The design of the rooftop awning is to be further refined and reduced in size in order to minimise impacts to the outlook from the adjoining rooftop terraces at 36-38 Hutchinson Street;
- (c) The side wall shown on the northern side of the balcony of Apartment 14 is not approved and is to be deleted from the plans;
- (d) The annotations TOW 61.650 on the Level 4 plans are to be deleted;
- (e) Adequate provision for drainage is to be provided at the base of the communal rooftop stair. A detailed section and supporting hydraulic information prepared by a suitably qualified hydraulic engineer is to be provided;
- (f) The lower planters located directly behind the parapet on the western and eastern facades are to be replaced with ballast or another appropriate architectural treatment;
- (g) A minimum of (4) small trees with an approximate mature height of 3m are to be provided within the roof terrace. A minimum soil depth and volume of 800mm and 9m³ respectively is to be provided for each of the trees, which are to be positioned so as to not create a fall risk when being maintained and to maintain outlook from the adjoining rooftop terraces;

- (h) Fixed seating is to be provided on the western side of the communal rooftop terrace;
- (i) A selection of roof trusses are to be retained and displayed behind the retained gable facing Hutchinson Place at Level 2;
- (j) The adjustable metal louvres shown on the Hutchinson Place elevation at ground level are to be deleted from the plans and replaced with internal operable shutters;
- (k) Privacy louvres to windows of bedrooms and bathrooms facing on to the lightwell are to be in a fixed horizontal position, and the proposed materials and the angle of the blades are to be specified on the drawings;
- (l) The balconies of Apartments 2 and 3 are to be amended in order to prevent access to and from the planter on the southern boundary; ~~and~~
- (m) The hydrant boost cabinet is to be relocated to the south western corner of the development and included on the western elevation drawing; **and**
- (n) ***To assist in the provision of additional light to windows located on the northern boundary of 36-38 Hutchinson Street, the southern facade of the subject building is to incorporate a light coloured finish.***

The modifications and supporting information 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 meeting of the Planning and Development Committee on 19 July 2016, an objector raised concern that the proposal will result in diminished solar access to north facing windows in their apartment. The affected window is located on the side boundary and is not protected by an easement for light and air.

Notwithstanding, after an on-site inspection, planning staff recommend the above amendment to Condition (4) 'Design Modifications' to assist in mitigating reduced day light access to this and other affected windows.

Prepared by: Christopher Ashworth, Senior Planner

TRIM Document Number: 2016/393300

Approved



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