

## RELEVANT INFORMATION FOR COMMITTEE

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**FILE:** D/2016/325 **DATE:** 21 October 2016  
**TO:** Lord Mayor and Councillors  
**FROM:** Louise Kerr, Acting Director City Planning, Development and Transport  
**SUBJECT:** Information Relevant To Item 9.9 – Development Application: 228 King Street Newtown - At Council - 24 October 2016

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### Alternative Recommendation

It is resolved that consent be granted to Development Application No. D/2016/325, subject to the conditions as detailed in the subject report to the Planning and Development Committee on 10 October 2016, subject to the amendment of Condition (1) as follows (with additions shown in ***bold italics*** and deletions shown in ~~strikethrough~~):

**(1) APPROVED DEVELOPMENT**

- (a) Development must be in accordance with Development Application No. D/2016/325, dated 16 March 2016, and the following drawings:

Drawing Number	Drawing Title	Architect	Dated
DA 000 Rev. F	Cover Sheet	BKA Architecture	24/8/16
DA 100 Rev. M	Ground Floor Plan	BKA Architecture	24/8/16
DA 101 Rev. K	Level 1 & 2	BKA Architecture	24/8/16
DA 102 Rev. J	Level 3	BKA Architecture	24/8/16
DA 104 Rev. I	Roof Plan	BKA Architecture	24/8/16
DA 200 Rev. I	King Street Elevation	BKA Architecture	24/8/16
DA 201 Rev. I	Rear Elevation	BKA Architecture	24/8/16
DA 300 Rev. J	Section	BKA Architecture	24/8/16
DA 600 Rev. C	Details – Screen to King Street Facade	BKA Architecture	24/8/16
<del>DA 601 Rev. C</del>	<del>Typical Details</del>	<del>BKA Architecture</del>	<del>24/8/16</del>
<b><i>DA 601 Rev. D</i></b>	<b><i>Typical Details</i></b>	<b><i>BKA Architecture</i></b>	<b><i>19/10/16</i></b>
DA 900 Rev. D	Finishes Schedule	BKA Architecture	24/8/16
LPDA 16 – 327 Rev. C	Landscape Plan	Conzept Landscape Architects	04.02.16

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.

## Background

The subject application seeks consent for the demolition of an existing building and the construction of a 4 storey mixed use development, comprising a ground floor commercial tenancy and single car space, with 5 dwellings (3 x 2 Bedroom and 2 x Studio dwellings) above.

At the meeting of the Planning and Development Committee on 10 October 2016, further information was sought regarding the materials and finishes of the proposed development.

The proposed building will consist of rendered and painted masonry elements with powder-coated aluminium framed windows and doors. The proposal also incorporates an architectural screen treatment to the King Street facade, which consists of powder-coated aluminium substrate finished in an "Axolotl – Bronze Pseudo Smooth, tarnished".

Attached to this memo is a copy of the detailed drawings of the proposed King Street screen treatment and a materials and finishes schedule. The architect has submitted an amended plan which contains additional design details of the proposed screen. As such, it is recommended that Condition (1) – Approved Development is modified to be updated to reference the amended plan:

DA 601 Rev. D	Typical Details	BKA Architecture	19/10/16
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The physical materials and finishes sample board will be made available for the Council Meeting to be held on Monday 24 October 2016 or can viewed earlier on request.

Prepared by: James Groundwater, Specialist Planner

TRIM Document Number: 2016/543825

## Attachments

Attachment A Materials and Finishes

Attachment B - Typical Façade Detail

Approved



**Acting Director City Planning, Development  
and Transport**

# **ATTACHMENT A**

**MATERIALS AND FINISHES**

**228 KING STREET NEWTOWN**

# DEVELOPMENT APPLICATION

For demolition and infill of Mixed Use Development

## ARCHITECTURAL DRAWINGS LIST

- DA 000 COVER PAGE NTS @ A3
- DA 010 SITE ANALYSIS PLAN 1:500@A3
- DA 100 GROUND FLOOR PLAN 1:100@A3
- DA 101 LEVELS 1 & 2 FLOOR PLAN 1:100@A3
- DA 102 LEVEL 3 FLOOR PLAN 1:100@A3
- DA 103 LEVEL 4 FLOOR PLAN 1:100@A3
- DA 104 ROOF PLAN 1:100@A3
- DA 200 KING STREET ELEVATION 1:100@A3
- DA 201 BROWN LANE ELEVATION 1:100@A3
- DA 300 LONGITUDINAL SECTION 1:100@A3
- DA 500 CALCULATIONS NTS @ A3
- DA 600 DETAILS - SCREEN 1:20 @ A3
- DA 601 TYPICAL DETAILS 1:20 @ A3
- DA 800 SHADOW DIAGRAMS (9AM, 12AM, 3PM-JUNE 21)
- DA 801 SOLAR & VENTILATION DIAGRAMS NTS @ A3
- DA 850 PERSPECTIVES NTS @ A3
- DA 851 PERSPECTIVES NTS @ A3
- DA 900 FINISHES SCHEDULE
- DA 950 WASTE MANAGEMENT PLAN

## CONSULTANTS

### HYDRAULICS / STORMWATER CONSULTANT

Lindsay Dynan Consulting Engineers  
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E Mathew.McNamarat@lindsaydynan.com

### SURVEYOR

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P 02 9525 5501  
E jacksonsurveyor@bigpond.com

### PLANNER

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P 0402 206 923  
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### HERITAGE

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P 02 9922 2344  
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### LANDSCAPE

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P 02 9922 5312  
E rob@concept.net.au

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E T.Vonig@renzotonin.com.au

### BASIX

Grabwell Consulting  
P 0408 964 139  
E david@grabwellconsulting.com

### BCA

Blackett Maguire Goldsmith  
P 02 9211 7777  
E paul@bmgplusg.com.au



## Design Statement

This design statement has been prepared in connection with the proposal for an infill development on 228 King Street, Newtown. The proposal is within the King Street Heritage Conservation Area, thus the local character surrounding the site consists of significant heritage buildings.

It is proposed to redevelop the site consistent with the objectives of Council's zoning controls for the area. The proposal maintains the shop fronting King Street and provides 3 residential levels above, comprising 7 apartments in total with a communal open space at roof level overlooking the public park on Brown Lane.

The proposal responds to the existing context on the basis that it maintains the existing relationships to the urban fabric; shop fronting King Street and residential entry at the rear. This arrangement also encourages a positive connection between the residential component of the project and the green public space at the rear. Furthermore, the design reinforces the qualities of the streetscape by conforming to existing front and rear setbacks and height limit determined by the existing adjoining buildings. The overall form is split into two volumes separated by a central void. This arrangement responds to the long and narrow proportions of the site and ensures adequate cross ventilation to all units. The void also respects and responds to the existing windows of adjoining buildings.

The treatment of the King Street facade involves an appreciation of the heritage background of King Street and recognizes the need for acoustic protection, visual privacy while providing a functional outdoor space. The proposed screen is a sequence of vertical profiles that allude to the rhythms and proportions of the heritage features. The design outcome is a neutral elevation that respects and acknowledges the presence of the heritage buildings whilst celebrating contemporary architecture and the vibrant local community.

The architecture adds sympathetically to the local streetscape and the grain of the area. The proposal is an opportunity for creative endeavor, which results in a unique design that links past to the present.

## ARCHITECTURAL

S	Store	DW	Dishwasher	FS	Feature screen - CNC cut	AL	Aluminium windows/door frames with selected powdercoated finish
Ens.	Ensuite	C	Chule	R1	Rendered and painted masonry 1	RD	Aluminium roller door with selected powdercoated finish
R	Robe	Ldy	Laundry	R2	Rendered and painted masonry 2		
FR	Fridge	SL	Skylight	R3	Rendered and painted masonry 3		
WM	Washing machine		Floor waste	PCS	Powder coated steel awning		

## MATERIAL AND FINISHES

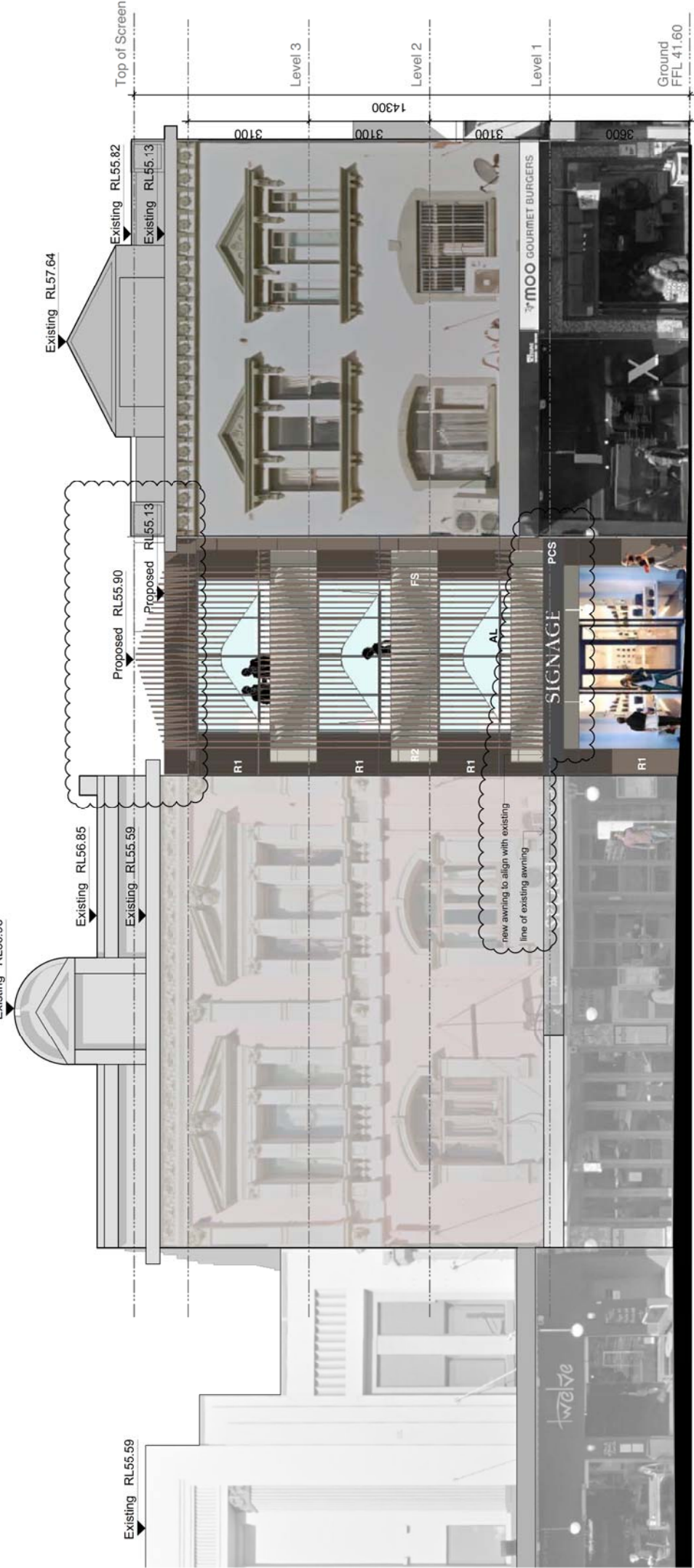
**BKA** ARCHITECTURE  
150-07  
228 King Street, Newtown  
DA 000  
Cover Sheet

Existing Building (no.216-222)

Existing Building (no.224-226)

Proposed Building (no.228)

Existing Building (no.230)



**ARCHITECTURAL**

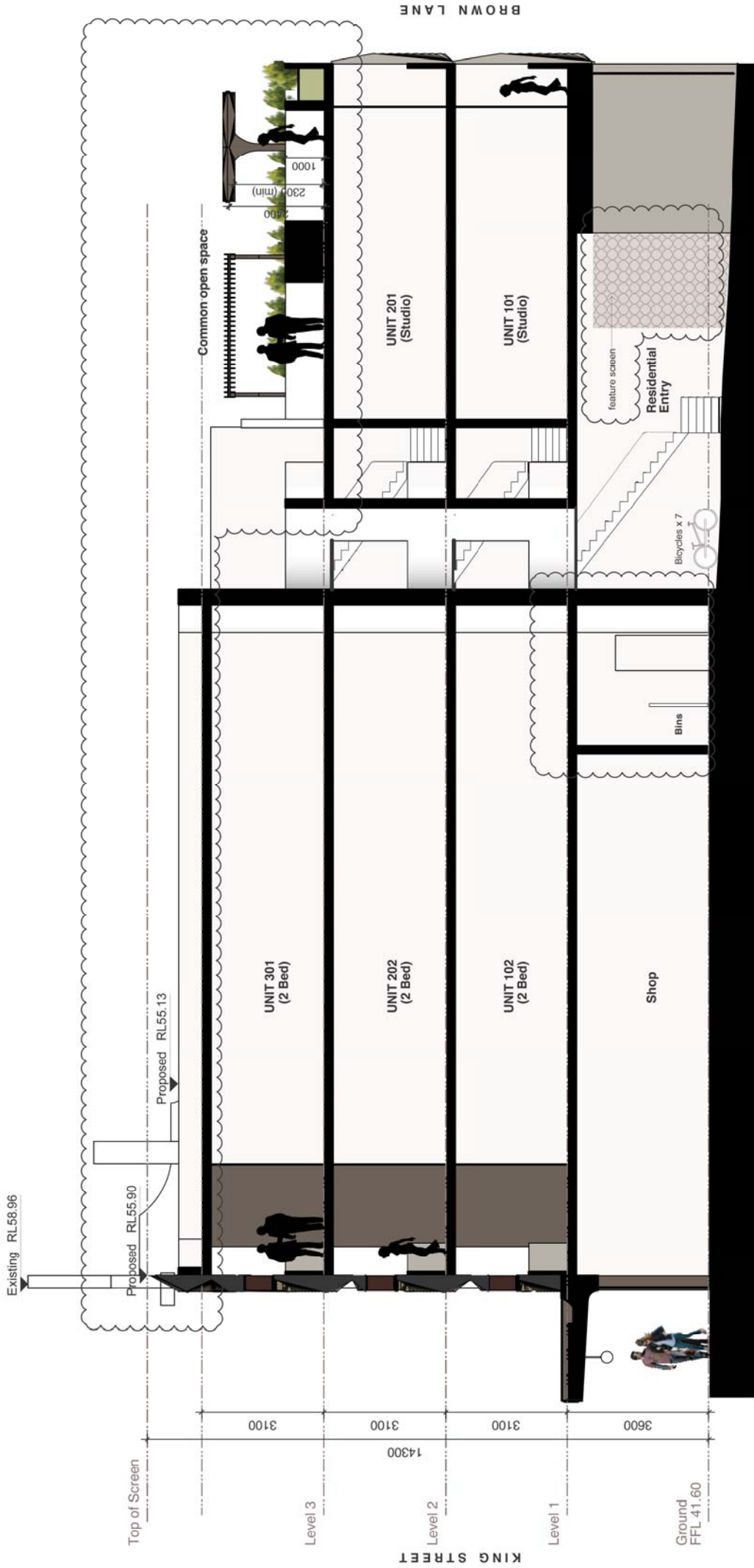
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Ens.	Ensuite	C	Chute
R	Robe	Ldy	Laundry
FR	Fridge	SL	Skylight
WM	Washing machine	Flr	Floor waste

**MATERIAL AND FINISHES**

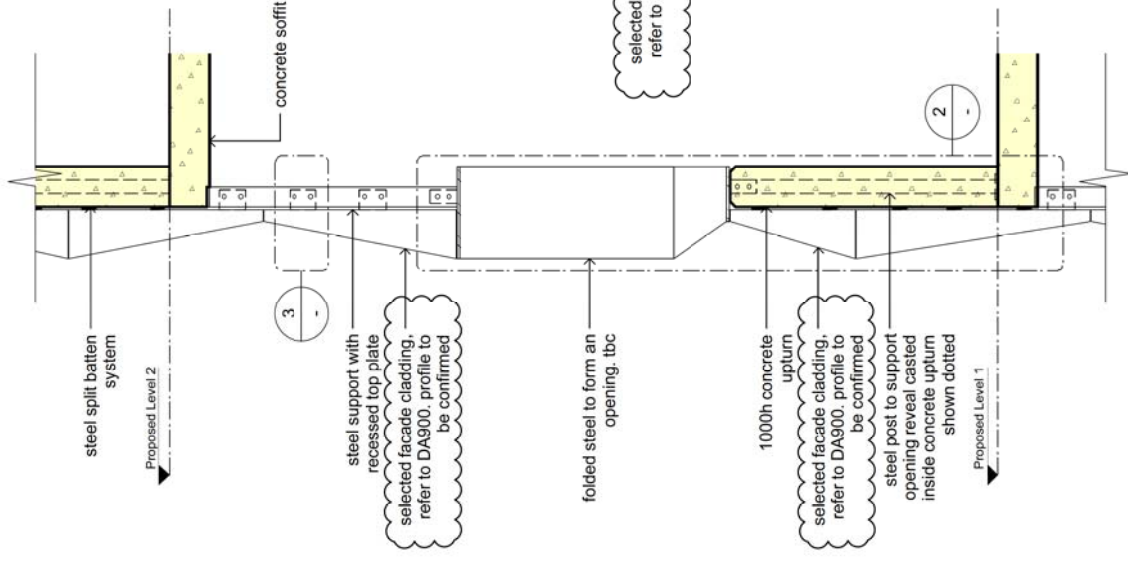
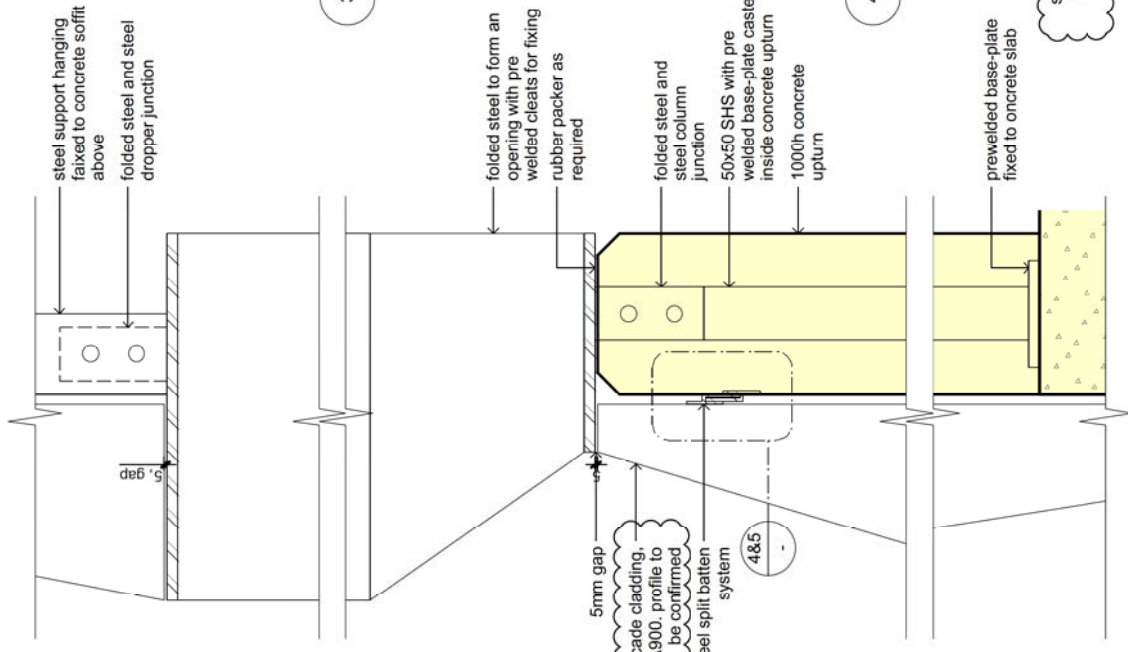
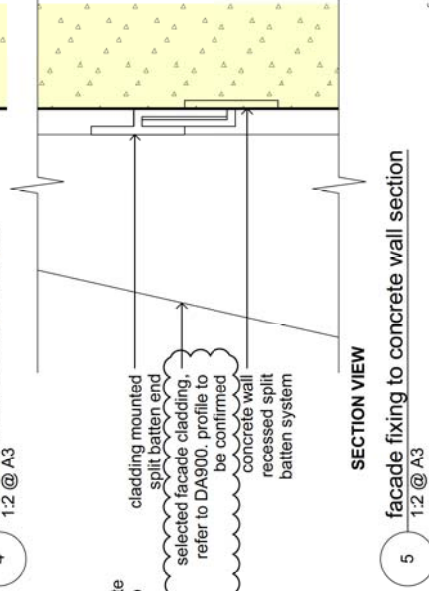
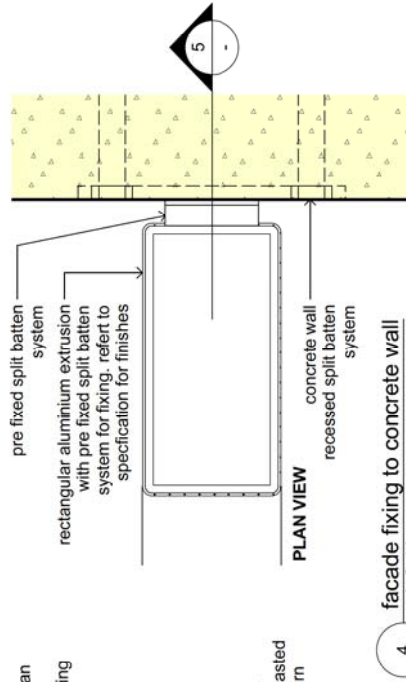
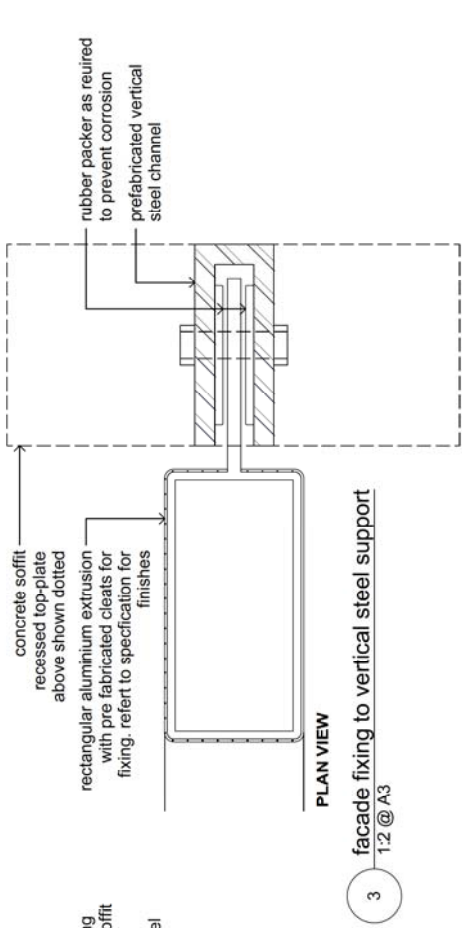
FS	Feature screen - CNC cut	AL	Aluminium windows/door frames with selected powdercoated finish
R1	Rendered and painted masonry 1	RD	Aluminium roller door with selected powdercoated finish
R2	Rendered and painted masonry 2		
R3	Rendered and painted masonry 3		
PCS	Powder coated steel awning		

1. DEMOLITION AND INITIAL OF A MIXED USE DEVELOPMENT  
 228 King Street, Newtown  
 15047  
 DA200  
 King Street Elevation

**BKA** architecture  
 134 Pitt Street, Sydney NSW 2000  
 02 9251 1234  
 www.bka.com.au



ARCHITECTURAL		MATERIAL AND FINISHES	
S	Store	FS	Feature screen - CNC cut
Ens.	Ensuite	R1	Rendered and painted masonry 1
R	Robe	R2	Rendered and painted masonry 2
FR	Fridge	R3	Rendered and painted masonry 3
WM	Washing machine	PCS	Powder coated steel awning
DW	Dishwasher	AL	Aluminium windows/door frames with selected powdercoated finish
C	Chute	RD	Aluminium roller door with selected powdercoated finish
Ldy	Laundry		
SL	Skylight		
	Floor waste		

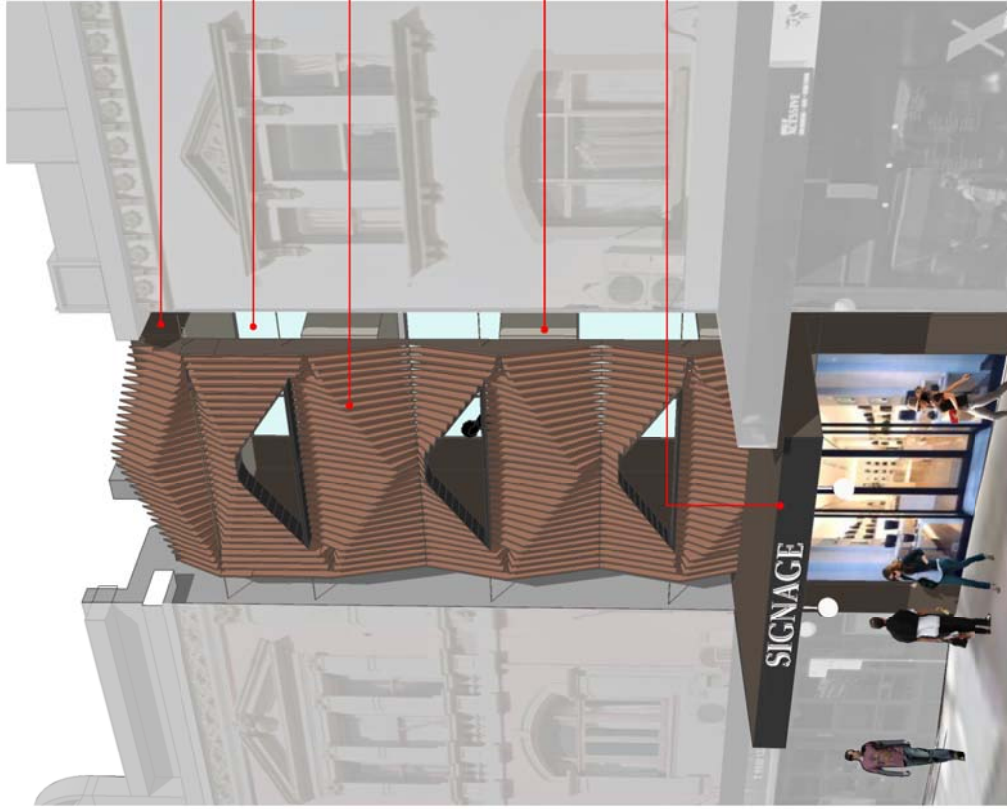


NOTE:  
THESE DETAILS RELATE TO THE  
OVERALL CONCEPT AND WILL  
REQUIRE INPUT FROM STRUCTURAL  
ENGINEERS

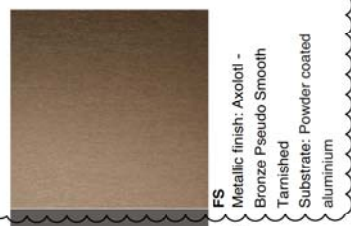
ARCHITECTURAL		MATERIAL AND FINISHES	
S	Store	FS	Feature screen - CNC cut
Ens.	Ensuite	AL	Aluminium windows/door frames with selected powdercoated finish
R	Robe	R1	Rendered and painted masonry 1
FR	Fridge	R2	Rendered and painted masonry 2
WM	Washing machine	R3	Rendered and painted masonry 3
DW	Dishwasher	PCS	Powder coated steel awning
C	Chute	RD	Aluminium roller door with selected powdercoated finish
Ldy	Laundry		
SL	Skylight		
Fv	Floor waste		

PROJECT: Demolition and Infill of a Mixed Use Development  
 ADDRESS: 228 King Street, Newtown  
 CLIENT: Primus DMS Pty Ltd  
 DATE: 12/06/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT # 15047  
 DRAWING # DA800  
 DETAILS - screen to King Street facade

**BKA** ARCHITECTURE  
 Suite 114 17 Clarendon Way, Newtown NSW 1500  
 Ph: 02 9550 1000  
 Email: info@bka.com.au



R1  
AL  
RD  
FS  
R2  
PCS



R1	DULUX Goanna Grey PG2C8	R2	DULUX Stoney Creek P15A4	AL	DULUX Stoney Creek P15A4	RD	Powder coating INTERPON D2015.Ultriva Asteroid Pearl Mat-YY270A	PCS	Woodland Grey Colorbond Woodland Grey	FS	Metallic finish: Axolotl - Bronze Pseudo Smooth Tarnished Substrate: Powder coated aluminium
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**ARCHITECTURAL**

S	Store	DW	Dishwasher
Ens.	Ensuite	C	Chute
R	Robe	Ld	Laundry
FR	Fridge	SL	Skylight
WM	Washing machine	Fl	Floor waste

**MATERIAL AND FINISHES**

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228 King Street, Newtown  
NSW 15047  
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NSW 15047  
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NSW 15047

Demolition and Initial of a Mixed Use Development

228 King Street, Newtown

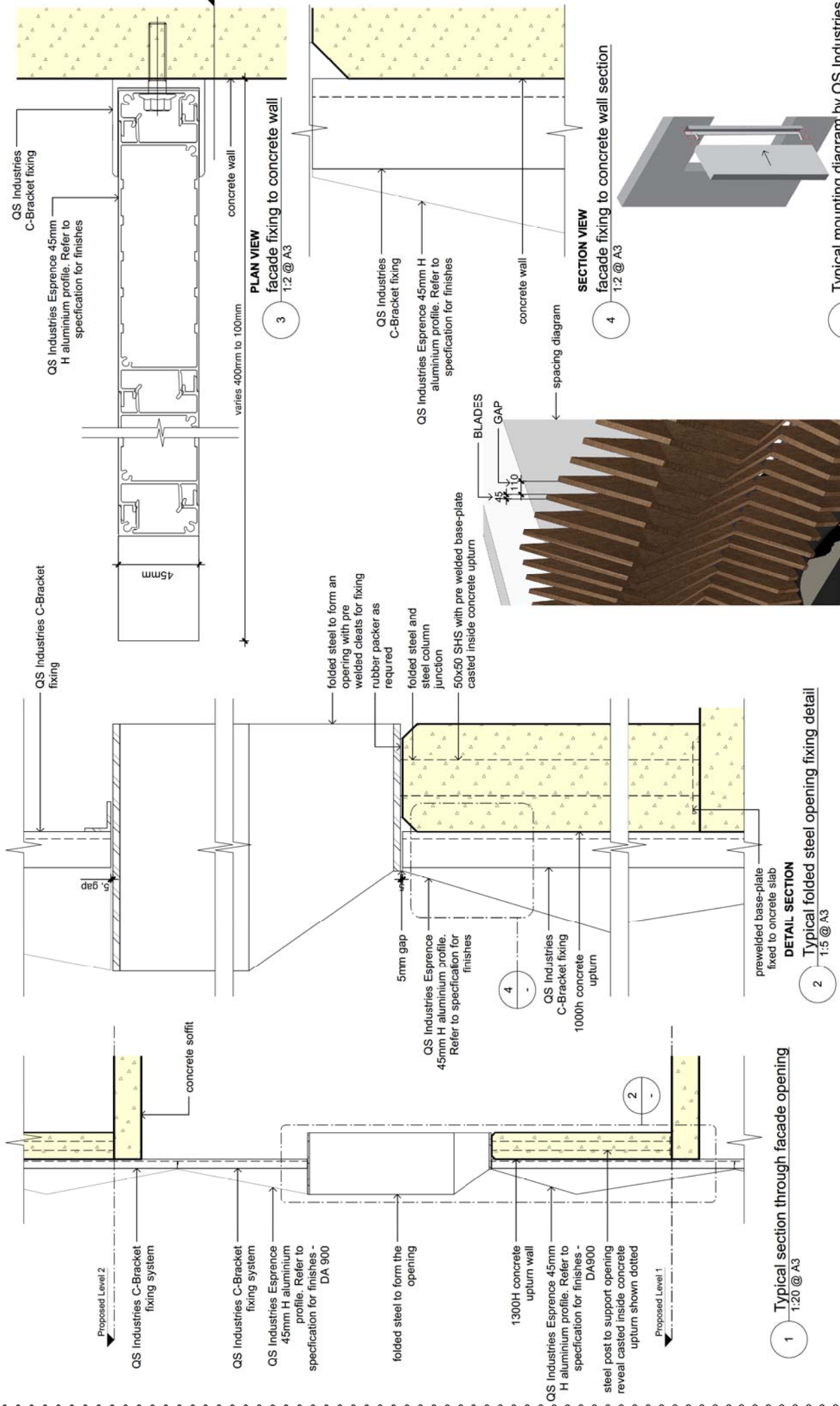
15047  
DA900  
Finishes schedule



# **ATTACHMENT B**

**TYPICAL FAÇADE DETAIL**

**228 KING STREET NEWTOWN**



1 Typical section through facade opening  
1:20 @ A3

2 Typical folded steel opening fixing detail  
1:5 @ A3

3 PLAN VIEW  
facade fixing to concrete wall  
1:2 @ A3

4 SECTION VIEW  
facade fixing to concrete wall section  
1:2 @ A3

5 Typical mounting diagram by QS Industries  
NTS @ A3

ARCHITECTURAL		MATERIAL AND FINISHES			
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