

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2016/916 **DATE:** 18 November 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.7 – Development Application: 63, 65A, 69-71 Harris Street and 14-16 Mount Street, Pyrmont - At Council - 21 November 2016

Alternative Recommendation

That consent be granted to Development Application No. D/2016/916, subject to:

- (A) the conditions as detailed in Attachment A to the subject report to the Planning and Development Committee on 14 November 2016;
- (B) the amendment of Condition (2), as detailed in the memo dated 11 November 2016 from the Director City Planning, Development and Transport, and circulated prior to the meeting of the Planning and Development Committee; and
- (C) the amendment of Condition (9) such that it read as follows (with additions shown in ***bold italics***):

(9) SANDSTONE RECYCLING (FOR LARGE SCALE DEVELOPMENTS INVOLVING EXCAVATION TO A DEPTH OF AT LEAST ONE BASEMENT LEVEL)

- (a) A Geotechnical Report prepared by a suitably qualified geotechnical engineer is to be submitted to Councils' Urban Design and Heritage Manager prior to the issue of the Construction Certificate. The report is to include an investigation of the nature of the existing subsurface profile using appropriate investigation methodology and borehole testing techniques.
- (b) The Geotechnical Report is to analyse the quality of the material, including contamination, and to assess the suitability of the rock for removal by cutting into quarry blocks for use as high quality building construction material, including for building conservation.
- (c) Subject to confirmation that the rock is of a suitable quality for reuse in other construction, the Geotechnical Report is to include an Excavation Work Method Statement with recommendations as to the depth of the most suitable profile, details excavation methodologies, cutting methods and procedures for the removal of all sandstone material in a useable form and size, noise and dust attenuation measures in addition to recommendations for monitoring, notifications and review.

- (d) In addition, details of any required storage of material off site must be submitted. If the quantity of sandstone material exceeds the needs of the site, or if the approved development does not provide for the use of any sandstone, or if the material is 'Yellow Block' sandstone required for conservation of buildings, the material must be stored in an appropriate location for later reuse. Storage may be able to be facilitated by the Council or the NSW Department of Commerce. Please contact the Manager Centenary Stonework Program at the NSW Department of Finance and Services on 9372 8526 for further enquiries with regard to storage.
- (e) The programming of the works is to take into account, the above process.
- (f) ***Any existing sandstone blocks on site must be salvaged and stored in an appropriate location for later reuse. The programme of works shall take into account the existing sandstone blocks and storage shall be undertaken as specified in Condition 9(d) above.***

Background

At the meeting of the Planning and Development Committee on 14 November 2016, further information was sought regarding:

1. the vista of the development, particularly the north end wall of the middle terrace within the development, when viewed from John Street and its impact on the former public school building and bell tower of the Pyrmont Community Centre; and
2. the collection and reuse of existing sandstone blocks on the site.

Vista from John Street

The architect has prepared illustrations of the development from John Street opposite the Pyrmont Community Centre. These may be found at **Attachment A**. To assist, the same illustrations have been annotated below:



Figure 1 – View from John Street Square (with unseen building envelope shown in white dashed line). The only visible element is the receding roof of the Mount Street terrace (identified by arrow).



Figure 2 – View from the corner of Harris and John Streets. Glimpses of the ‘middle’ terrace row may be possible through the tree (located on the Community Centre site).

Collection and reuse of existing sandstone blocks

It was suggested during the Committee meeting that there are currently sandstone blocks on the site and that these blocks should be salvaged and/or reused. Accordingly, Condition (9) is recommended to be modified to require the salvage of the sandstone blocks.

Prepared by: Rene Hayes, Senior Planner

TRIM Document Number: 2016/605438

Attachment

Attachment A - Perspective from John Street, Pyrmont

Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', is positioned above the printed name.

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

ATTACHMENT A

**PERSPECTIVE FROM JOHN STREET,
PYRMONT**

**63, 65A, 69-71 HARRIS STREET AND
14-16 MOUNT STREET PYRMONT**

63, 65A, 69-71 Harris Street, 14-16 Mount Street Pymont 2009

[View from John Square Study](#)

16 November 2016

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Existing view from John Square looking East



Existing view from John Square looking East (with unseen building enveloped shown in dotted line)

Note: The above illustration is a computer generated artists impression only and may or may not show elements obscured by landscaping.



Existing view from the corner of Harris St and John St



Existing view from the corner of Harris St and John St (with unseen building enveloped shown in dotted line)

Note: The above illustration is a computer generated artists impression only and may or may not show elements obscured by landscaping.