

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2005/866/D **DATE:** 24 February 2017
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.11 - Section 96 Modification Application:
332 Victoria Street Darlinghurst - Bloody Mary's - At Council - 27 February
2017

Alternative Recommendation

It is resolved that consent be granted to Section 96 Modification Application No. D/2005/866/D, subject to the amendment of conditions (with modifications shown in ***bold italics*** (additions) and ~~strikethrough~~ (deletions)), as detailed in **Attachment A** to the subject report to the Planning and Development Committee on 20 February 2017, and the Memo dated 15 February 2017 from the Director City Planning, Development and Transport, circulated prior to the meeting of the Planning and Development Committee, amended as follows:

REAR WALL

- 1A. *A new masonry wall with a minimum height 1.8metres, measured from the existing ground level, is to be constructed to replace the existing fence at the rear of the property fronting to Nimrod Street. A door is to be included in this wall which is to be used for emergencies and servicing only. This wall is required to ameliorate acoustic impacts arising from the increase in patron numbers.***

Detailed architectural drawings, materials and finishes are to be submitted to and approved by the Director City Planning, Development and Transport prior to issue of any construction certificate.

(Amended 27 February 2017)

Background

At the meeting of the Planning and Development Committee on 20 February 2017, concern was raised about patron noise and the impact on nearby residential properties. Following this, senior staff visited the subject site. During this inspection, it was observed that the existing fence at the rear of the property that fronts Nimrod Street is an open palisade style. The following photograph was taken of the rear of the site during notification of the subject modification application and demonstrates the style of the existing rear fence.



Photograph 1: Existing rear fence at subject site, as viewed from Nimrod Street.

A solid masonry wall will improve amenity for adjoining properties and better contain patron noise. A service door should be included to enable continued access from the property to Nimrod Street for emergencies and servicing only. This is consistent with Condition 22A which prohibits the use of the Nimrod Street exit at all times, except in the event of an emergency and for servicing.

Prepared by: Erin Dyer, Planner

TRIM Document Number: 2017/092352

Approved

A handwritten signature in black ink, appearing to read 'Graham Jahn'.

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