

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2016/476 **DATE:** 27 February 2017
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.8 – Development Application: 118A and 120 Darlinghurst Road, Darlinghurst - At Council - 27 February 2017

Alternative Recommendation

It is resolved that:

- (A) the variation sought to 4.3 Height of Buildings in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be supported in this instance; and
- (B) consent be granted to Development Application No D/2016/476, subject to the conditions as detailed in Attachment A1 to the assessment report prepared by Helena Miller (Consulting Planner, MG Planning) shown at Attachment A to the subject report to the Planning and Development Committee on 20 February 2017, subject to the amendment of Conditions (1), (2) and (5) such that they read 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.2016.476 dated 20 April 2016 and the following drawings prepared by Integrated Design Group:

Drawing Number	Drawing Name	Revision	Date
DA0200	Demolition Plan	F	23/12/16
DA1001	Second Basement Plan	L	23/12/16
DA1002	First Basement Plan	N	23/12/16
DA1003	Basement Mezzanine Plan	D	23/12/16
DA1100	Ground Floor Plan	N	23/12/16
DA1101	First Floor Plan	J	23/12/16
DA1102	Second Floor Plan	J	23/12/16
DA1103	Third Floor Plan	J	23/12/16
DA1104	Fourth Floor Plan	J	23/12/16
DA1105	Roof Plan	I	23/12/16
DA2000	East Elevation	I	6/01/17
DA2001	South Elevation	I	6/01/17

DA2002	West Elevation	I	6/01/17
DA2003	North Elevation	H	23/12/16
DA2004	Elevation detail (east)	I	6/01/17
DA2005	Elevation detail (west)	I	6/01/17
DA2101	Details – “Re-entrant” balcony	B	6/01/17
DA2102	Details – “Juliette balcony”	B	6/01/17
DA2103	Details – Colonnade	B	6/01/17
DA2104	Details – Colonnade Section	B	6/01/17
DA3001	Section AA	G	23/12/16
DA3002	Section BB	H	6/01/17
DA9300	FSR Calculations	H	23/12/16
DA9600	Materials and Finishes Schedule	B	6/01/17
DA9800	Perspectives – Victoria Street	G	6/01/17
DA9801	Perspectives – Darlinghurst Road	G	6/01/17
DA9803	View to Church 01	C	23/12/16
DA9804	View to Church 02	C	23/12/16
DA9805	View to Church 03	C	23/12/16
DA9806	View to Church 04	C	23/12/16
DA9808	Perspectives – SW corner	B	6/01/17
DA9807	Perspectives – SE Corner	B	6/01/17

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.

(Amended, 27 February 2017)

(2) ~~COMPLIANCE WITH SUBMITTED MATERIALS AND SAMPLES BOARD EXTERNAL MATERIALS, FINISHES AND FACADE TREATMENTS~~

~~The design details of the proposed building facade including all external finishes, colours and glazing must be in accordance with the materials schedule and sample board, and specifications (Drawing Number 9600 Issue B) prepared by Integrated Design Group dated 06/01/2017 subject to the following amendment~~

Further resolution of the external materials, finishes and facade treatments including proportions of openings is required. Revised details to be submitted should also note the following:

- ~~(a) The reference to (or similar) is to be deleted wherever shown and materials are to be in accordance with that specified in the Schedule (subject to the amendments in this condition) with no substitution allowed;~~

- (b) ~~Material 4 (Stained precast concrete panels — White (Dulux ‘Lexicon Half’) is to be amended to a warmer shade of white rather than the brilliant white proposed; and~~
- (a)(e) The materiality of the **elevations to Victoria Street, and Darlinghurst Road and facing St John’s Anglican Church** elevations is to be amended consistent with the advice of the Heritage Council to relate to the material quality of the existing buildings in the precinct of the heritage conservation area, which is predominantly brick. In particular, as advised by the Heritage Council, the cladding of the colonnade on the south side with sandstone tiles to create visual connectivity with the church is not considered appropriate and is to be amended.
- (b) ***The materials on the facades of Victoria Street, Darlinghurst Road and facing St John’s Anglican Church be amended to include alternatives to precast concrete and a greater use of a pressed face brick for the lower three storeys. Generally integral materials should be preferred to applied finishes or painted surfaces.***
- (c) ***While generally maintaining the arrangement of the plans as lodged, the large areas of solid wall currently shown on the facade facing St Johns Anglican Church are to be redesigned to provide more open corner treatments, such as a combination of windows, balconies and external screens.***
- (d) ***The detailed design and articulation of balconies be amended, to reduce the perception of bulk without increasing the building footprint which may include use of alternative materials and colours, vertical differentiation and expressed joints.***
- (e) ***The inclusion of a footpath awning to the Victoria Street frontage.***
- (f) ***The colonnade is to be flush with the adjoining ground levels to the south, rather than it being set at a lower level as plans currently show.***

Revised details in accordance with the above ~~The above modifications are to be submitted to and approved by the Director of City Planning, Development and Transport prior to the issue of any~~ **the first** Construction Certificate.

(Amended, 27 February 2017)

(5) BUILDING HEIGHT

- (a) The height of the building must not exceed ~~RL 64.430 (AHD)~~ **RL 64.130 (AHD)** to the top of the building and ~~RL 62.430 (AHD)~~ **RL 62.130 (AHD)** to the gutter line of the building.
- (b) Prior to an Occupation being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifying Authority.

(Amended 27 February 2017)

Background

The application was assessed by an external Planning Consultant, whose recommendation was considered by the Planning and Development Committee on 20 February 2017. Concerns were raised at the meeting about the architecture and detailing of the proposed development, including materials, finishes and proportions of openings. To address these concerns, Conditions (1) and (2) have been amended to require the Director City Planning, Development and Transport to specifically resolve these issues prior to issue of the first Construction Certificate for the development.

In addition, Condition (5) has been amended to require the reduction of the building height by 300mm.

Prepared by: Maria O'Donnell, Specialist Planner

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Approved

A handwritten signature in black ink, appearing to read 'GJahn', is written over a horizontal line.

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