

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2016/1754 **DATE:** 12 May 2017
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 8.8 - Development Application - 1-5
Wentworth Street Glebe - At Council - 15 May 2017

Alternative Recommendation

It is resolved that:

- (A) the variation sought to clauses 4.3 (Heights of Building) and 4.4 (Floor Space Ratio) in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011 be supported in this instance; and
- (B) consent be granted to Development Application No. D/2016/1754, subject to the conditions as detailed in Attachment A to the subject report to the Planning and Development Committee on 8 May 2017, subject to the amendment of Condition (2) such that it read as follows (with additions shown in **bold, italics**, and deletions shown in ~~strikethrough~~):

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) ~~An additional roof top communal open space must be provided on the roof of the building adjoining the intersection of Wentworth Street and Stirling Street. The communal open space must be accessible and landscaped in a similar fashion to the proposed Level 5 communal open space and must not exceed RL 33.65 in height at any point.~~

The design of the proposed roof top communal open space on Level 5 is not approved and must be redesigned to include additional soft landscaping and provide facilities that encourage social interaction and recreation opportunities for the building's occupants.

- (b) ***Amend the window location and size on the northern elevation of dwellings C1.03, C2.03, C3.03, C4.03, C5.03, C6.03 and C7.03 so as to improve the outlook of those dwellings.***

- ~~(b)(c)~~ The driveway crossing to Wentworth Street must be reduced to a maximum width of 3.6 metres.

~~(e)~~(d) Operable windows must be installed adjacent to or above the sliding doors on the Wentworth Street elevation serving dwellings A1.03, B1.01, B1.04, C1.01, A2.03, B2.01, B2.04, C2.01, A3.03, B3.01, B3.04 and C3.01, thus ensuring natural ventilation and an adequate level of security can be obtained simultaneously.

~~(d)~~(e) Details of the location, type, construction, materials of future signage for the commercial tenancies.

Plans depicting the modifications listed above are to be submitted to and approved by Council's Director City Planning, Development & Transport prior to the issue of any Construction Certificate.

Background

At the meeting of the Planning and Development Committee on 8 May 2017, further investigation into the following concerns was raised:

1. Opportunity to improve the amenity and/or outlook of the northeast corner units.
2. Opportunity for greater provision of usable and soft landscaped area on the roof top communal open space, including any opportunity for a green wall or similar.

Amended Openings:

Following a meeting with the applicant's architect, a number of options were discussed to potentially improve the outlook and amenity of the north-east corner apartments. An additional design modification condition has been recommended for imposition, requiring consideration be given to the proposed size and location of the openings along the northern elevation of the north-east corner apartments.

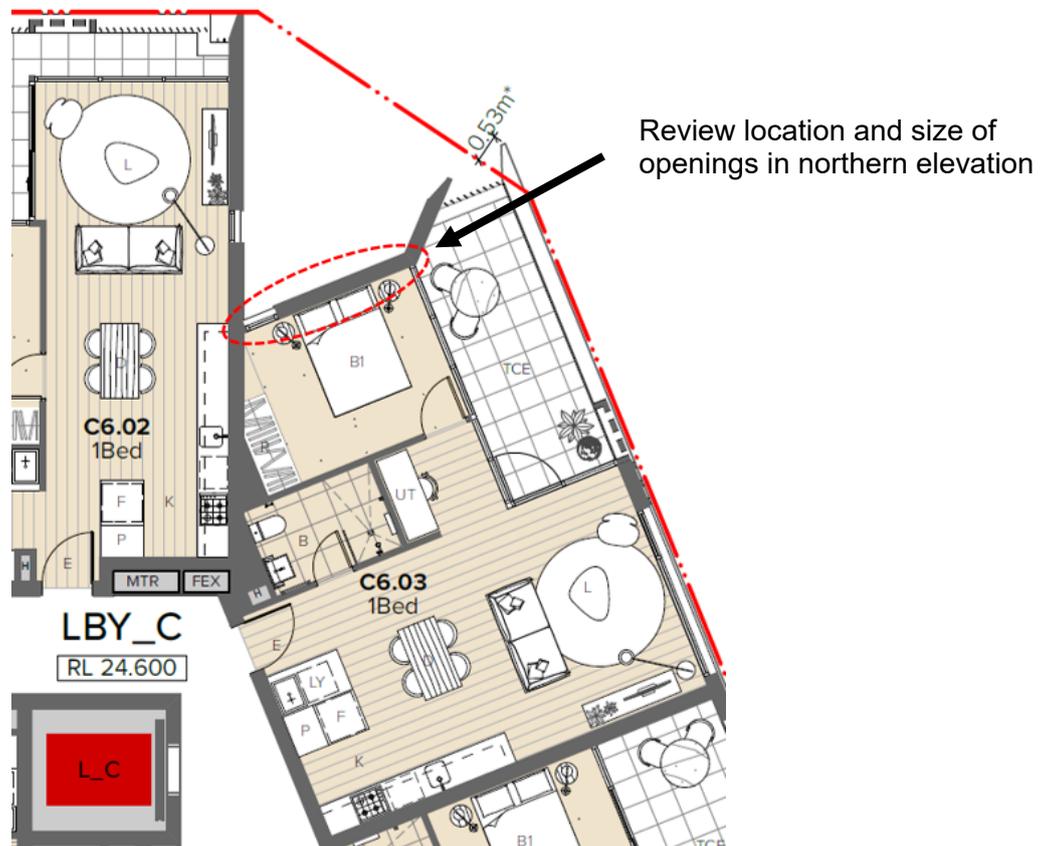


Figure 1: Typical floor plan of northeast corner apartment

Communal Open Space:

There are a number of options in which the Level 5 communal open space could be reconfigured to increase the quantity of planting, as well as useable space for the recreation and social interaction of the residents.

Whilst a green wall would be possible, in this instance, given that the proposed development consists of affordable housing, a structural green wall is not recommended due to the initial cost implications and the ongoing maintenance requirements. However, appropriately selected climbing plants would be possible on the east and west elevations either side of this roof terrace to provide a similar effect if desired.

The design modification condition has been amended to require a redesign of the roof top communal open space to increase the extent of soft landscaping and provide more facilities that encourage social interaction.

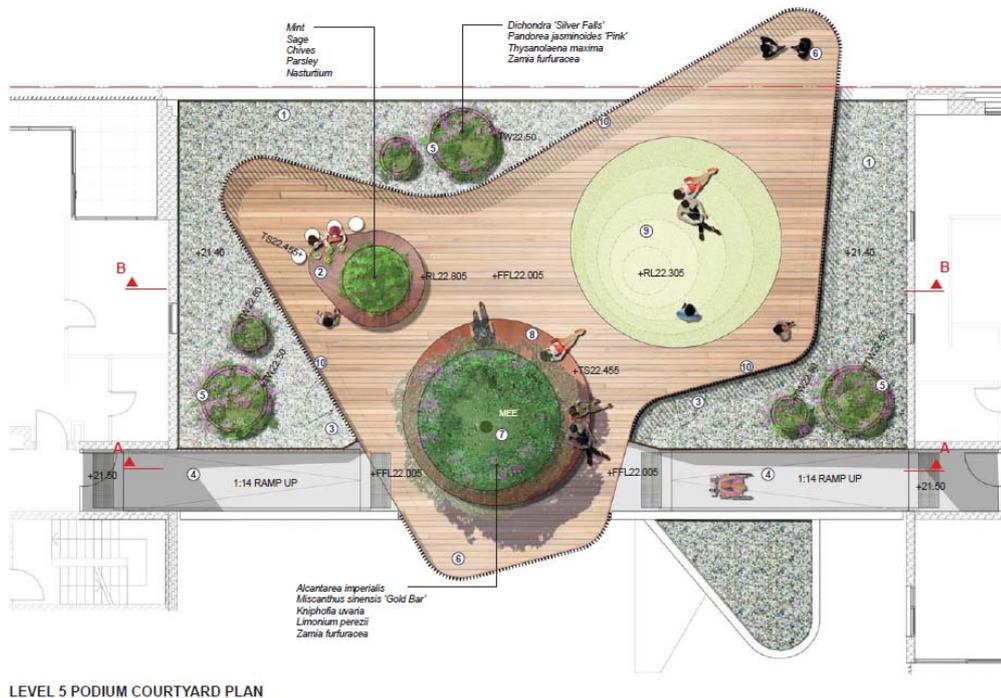


Figure 2: Proposed landscaping plan for roof top communal open space

In light of an improved and more functional roof top communal open space, the condition requiring a secondary roof top communal open space is considered unnecessary in this instance and therefore the condition is recommended to be deleted.

Prepared by: James Groundwater, Specialist Planner

TRIM Document Number: 2017/230630

Approved

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

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