

Relevant Information for Central Sydney Planning Committee

FILE: D/2019/976 **DATE:** 25 June 2020

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 10 – Development Application: 94-104 Epsom Road, Zetland – D/2019/976

For Noting

That the Central Sydney Planning Committee note the information contained in this memo.

Background

As noted in the Proposal Summary section of the report at Item 10. Development Application: 94-104 Epsom Road, Zetland – D/2019/976, this application has been assessed by an independent consultant planner in accordance with the protocols of the City's Planning Assessments Unit.

The independent consultant planner contacted Council officers to issue some clarifications about the Independent Assessment Report contained in Attachment A. Modifications to the report arising from these clarifications are shown in **bold italics** and **strikethroughs**

Apartment Design Guide (refer to page 51 of Attachment A)

4B Natural Ventilation	Compliance	Comment
Minimum 60% of apartments in the first nine (9) storeys of the building are naturally cross ventilated.	No, but acceptable	The applicant provides that 123/225 (60%) of apartments on the first nine storeys are naturally cross ventilated. However, this figure includes the aforementioned noise affected apartments (55 in total) that are to be discounted from the calculations. With these

4B Natural Ventilation	Compliance	Comment
		55 apartments discounted, 81/170 (47.6%) 81/178 (46%) are naturally cross ventilated. Refer to issues section of this report.

Competitive Design Process (refer to page 77 of Attachment A)

133. Further substantiating the architectural approach to the Epsom Road façade.

Comment: The architectural approach to Epsom Road façade of Building C has been refined since the competitive design process. In particular, separation between the two towers has been increased by **1.1m to 10.1m** ~~1.2m to 10.2m~~ in order to enhance the pronunciation of the towers and create two clearly distinctive and separate tower elements. Varied articulation and materials have also been applied to façades to reduce the visual bulk of the built form fronting Epsom Road.

Visual Privacy (refer to page 99 of Attachment A)

229. Building C contains a separation between residential towers of **10.1m** ~~10.2m~~ on Levels 3 – 13. This provides a numerical non-compliance with the distances prescribed by the ADG of **1.9m** ~~1.8m~~ (Level 3), 7.8m (Levels 4 to 7) and 13.8m (Levels 8 to 13), respectively.

Natural Cross Ventilation (refer to page 103 of Attachment A)

247. The independent consultant planner’s assessment is that the development achieves natural cross ventilation to 81 (47.6%) of the **170** ~~106~~ apartments without an elevated noise exposure, which may be interpreted as non-compliant with the requirements of the ADG. This is however considered to be an acceptable outcome given the acoustic constraints that affect Building C. However, the design of some of the apartments is required to be amended so that apartments do receive adequate cross ventilation.

Prepared by: Ben Chamie, Senior Planner

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport