

Relevant Information for Local Planning Panel

FILE: D/2020/55 **DATE:** 2 September 2020

TO: Local Planning Panel Members

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

SUBJECT: Information Relevant To Item 3 – Development Application: 29-41 Hutchinson Street, Surry Hills – D/2020/55

For Noting

That the Local Planning Panel note the information contained in this memo.

Background

The Panel Chair has requested that Officers provide a response to the issues raised in the submission dated 28 August 2020 (Attachment A).

Comments on the issues raised in the submission are provided as follows:

Issue 1: Shadow Diagrams

The application has included hourly shadow diagrams in plan, elevational shadow diagrams, and views from the sun for mid-winter. The shadow diagrams have been submitted to assist in assessing the proposal against the City's overshadowing controls contained in Sydney Development Control Plan 2012 Parts 4.1.3 and 4.2.9 (refer to discussion within assessment report). The relevant controls refer to assessing the shadowing impacts on 21 June to living room windows and private open space areas of dwellings.

Issue 2: West Elevation

The height of the proposed roofline ranges from RL 57.41 at the northwest corner to RL 60.04 to its highest point, to RL 53.78 to the southwest corner. Each of these points is within the permitted 15m height limit.

The new roofline is setback 7m from the western boundary, 4.4m from the north boundary and 3.25m from the southern boundary. The proposed floor to ceiling height within the upper level is 2100mm at the northern and southern edges.

As part of the assessment process the City requested options for lowering the roof pitch along the western boundary. The applicant provided a study for lowering of the maximum ridge height at the western boundary by 700mm. The image below shows a perspective view from the rears of No. 16 and 24 Nichols Street with a comparison between the proposed roof height and pitch lowered by 700mm.



Figure 1: View from rear of No. 16 Nichols Street.

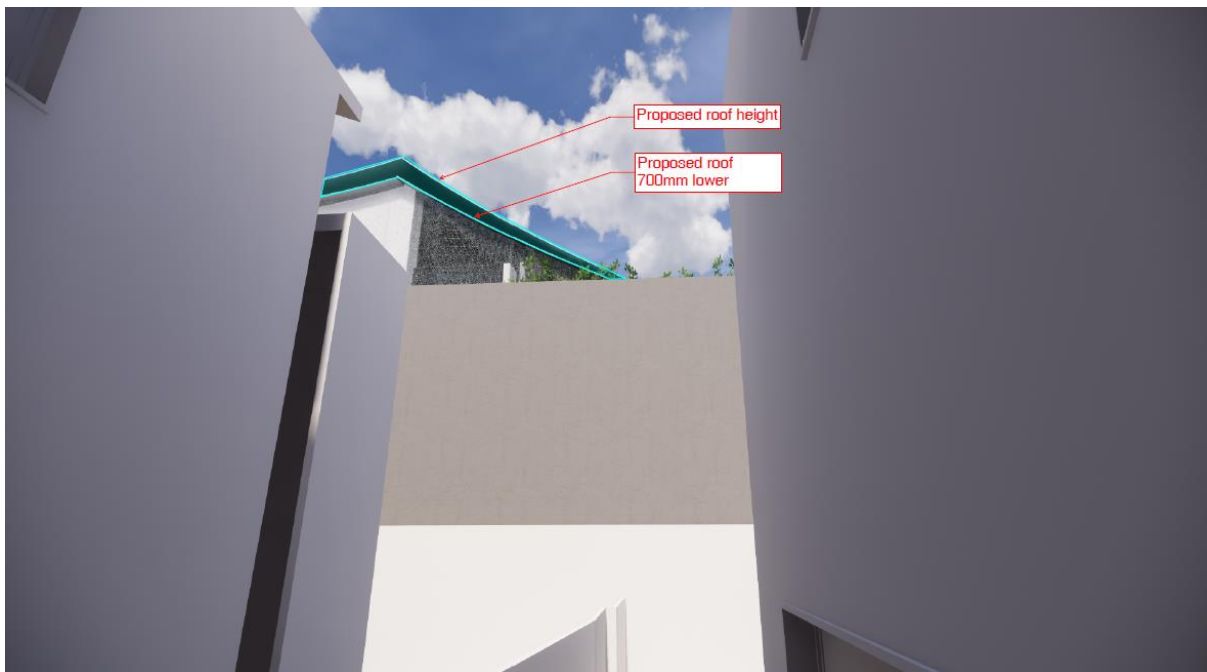


Figure 2: View from rear of No. 24 Nichols Street.

The reduction in height would reduce usable office floor area and amenity. Given the minimal change to the perceived bulk achieved by the lowering of the roof it was not considered to be required.

Issue 3: Dilapidation Reports

Recommended Condition '**(31) Dilapidation Report – Minor**', requires the preparation of dilapidation reports for adjoining buildings prior to the commencement of demolition works, and on completion of construction works. These reports would be provided to the City once approved by the Accredited Certifier. Alternatively, the condition could be amended to require the reports to also be provided to all or specified adjoining owners.

Prepared by: Shannon Rickersey, Senior Planner

Attachments

Attachment A. Submission – 28 August 2020

Approved

A handwritten signature in black ink, appearing to read 'GJahn', is positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport

Attachment A

Submission – 28 August 2020

28 August 2020

The General Manager
City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

By email: secretariat@cityofsydney.nsw.gov.au

For the attention of the Members of the Local Planning Panel

D/2020/55. 29-41 Hutchinson Street, Surry Hills NSW 2010

Our property is at 14 Nichols Street Surry Hills and it adjoins the western boundary of the subject site for over a quarter of its length.

1. Shadow Diagrams

Our property faces south with additional windows on the east and west elevations.

We raised the issue of loss of sunlight in our original submission 2 March 2020. The applicant has subsequently revised the shadow diagrams which are based on the June date. The June shadow diagrams are not relevant to our property as we receive no direct sun during the winter months.

We enjoy good morning sun from October through to February. The proposed roof form will shadow our property and courtyard in the mornings during the four months October - February. Equinox and Summer shadow diagrams will clearly demonstrate that this development adversely impacts the solar access to our property and other properties adjoining the northwest part of the development with consequential loss of amenity as defined in the Sydney DCP 2012.

2. West Elevation

The 'circus tent' design is a good solution for the east and south elevations where the eave of the tent has been pegged down to a level of 53.78 RL. The north elevation has been amended to significantly reduce the visual bulk of the development at the north east corner.

However, the west elevation is the forgotten elevation of the proposal with average height ranges from RL57.41 at the NW corner to RL 60.04 at the highest point. The northern half of this elevation is some 5 metres higher than the eave along the length the southern elevation.

For 14 Nichols Street, which is located at the northern section of the western boundary, the amenity impacts will be to:

- reduce the ambient light level during the day
- permanently block out the vision of the sky from our only windows with a view between east and south and reducing our “cone of view” by over 45% vertically and the full width horizontally.
- reduce sunlight to our property as set out in Shadow Diagrams above.

Given the design flexibility of the roof profile, the opportunity is there to lower the eave height along the northern section of the west elevation which would mitigate the amenity impacts.

3. Dilapidation Reports

It is a requirement under proposed Condition 31 that dilapidation reports of adjoining buildings are to be prepared. We request that it should include the requirement to provide copies of both ‘before and after’ reports to the affected landowners.

We submit these three requests to the Members of the Local Planning Council for their consideration:

1. That Summer and Equinox shadow diagrams be prepared, considered by council and shared with interested parties.
2. That the design of the west elevation be modified to follow the design theme of the east and south elevations by reducing the height of the eave. This would mitigate the amenity impacts to the adjoining residential properties.
3. That copies of the dilapidation reports of adjoining buildings be provided to Landowners.

Yours sincerely

[Redacted Signature]