

Local Planning Panel

28 June 2023

Application details

6-8 Huntley Street, Alexandria

D/2021/1528

Applicant/Owner: City of Sydney

Architect: Collins & Turner

Proposal

- redevelopment of the existing industrial building into a public indoor multi-purpose recreation centre comprising 4 courts, a gym, and associated facilities and signage zone
- new public open space within the front setback area to Huntley Street
- signage strategy for 6 signage zones

Recommendation

- approval, subject to conditions

Notification



- exhibition period 24 January to 156 February 2022
- 161 owners and occupiers notified
- 1 submission received

Submission

- insufficient parking and the resultant pressure to use the at-grade parking available on the adjoining property's private access way
- construction traffic and on-going operational traffic impact on the access and parking of the adjoining property

Submissions



-  subject site
-  submitters

Site

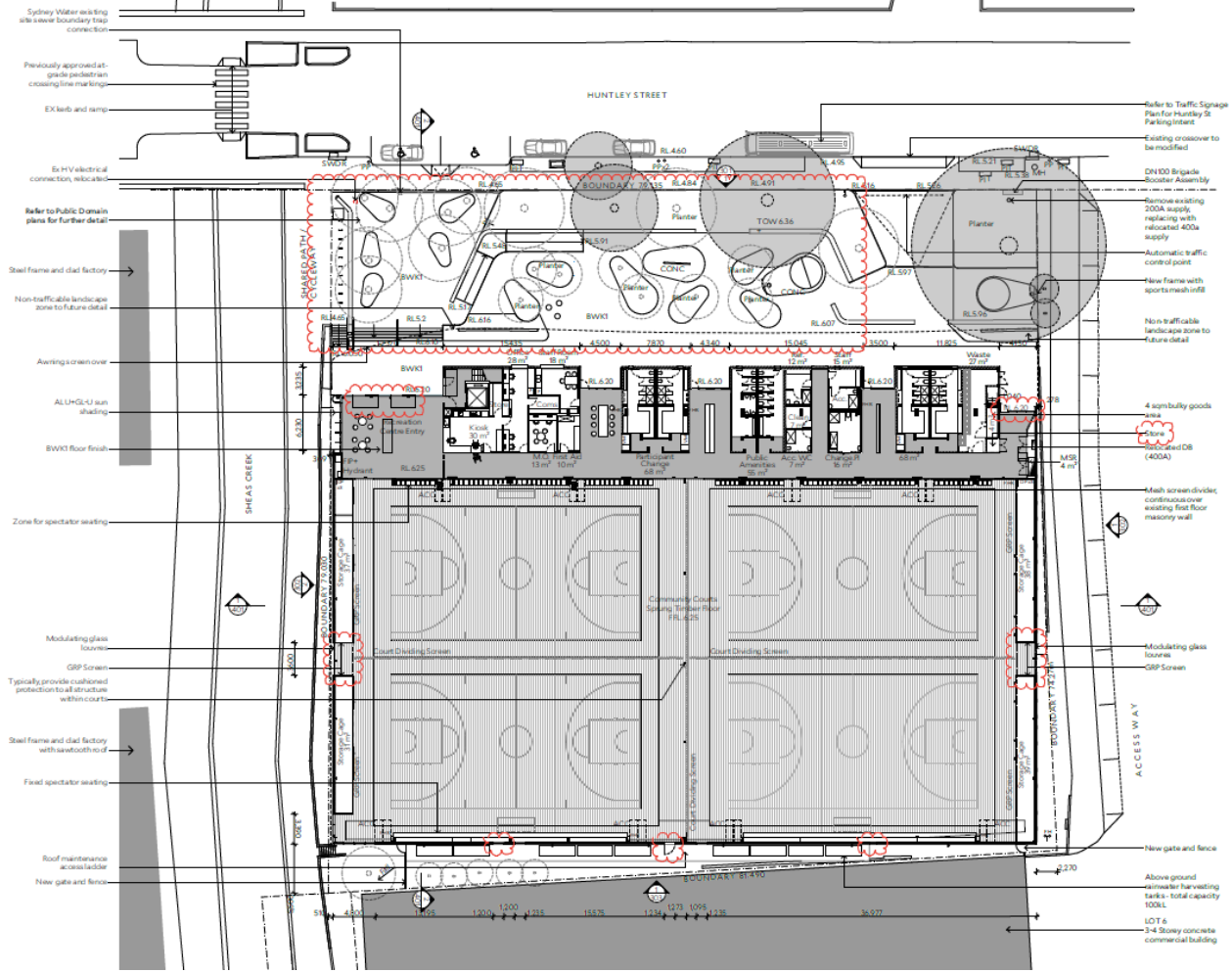


Site

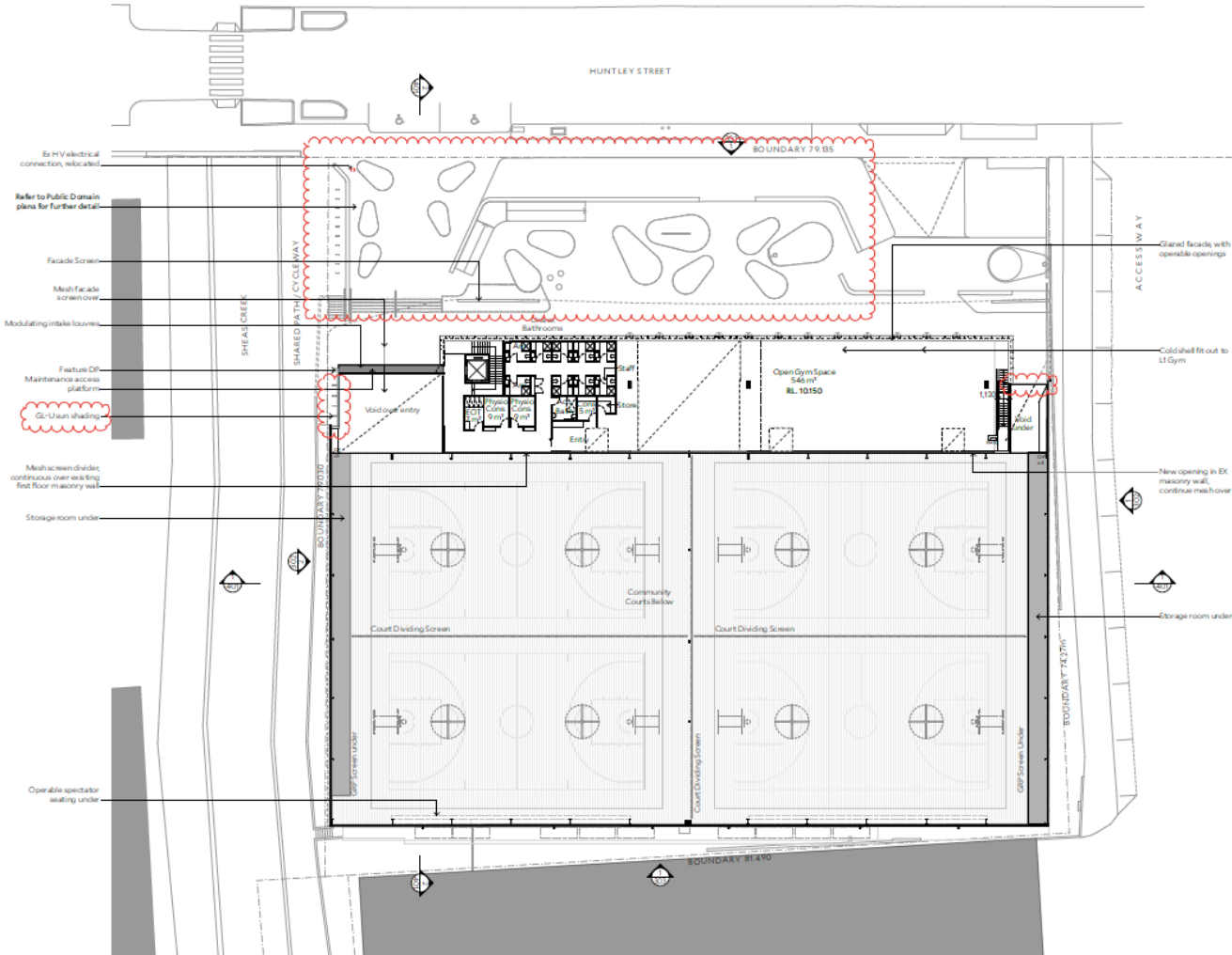


Site





ground floor plan

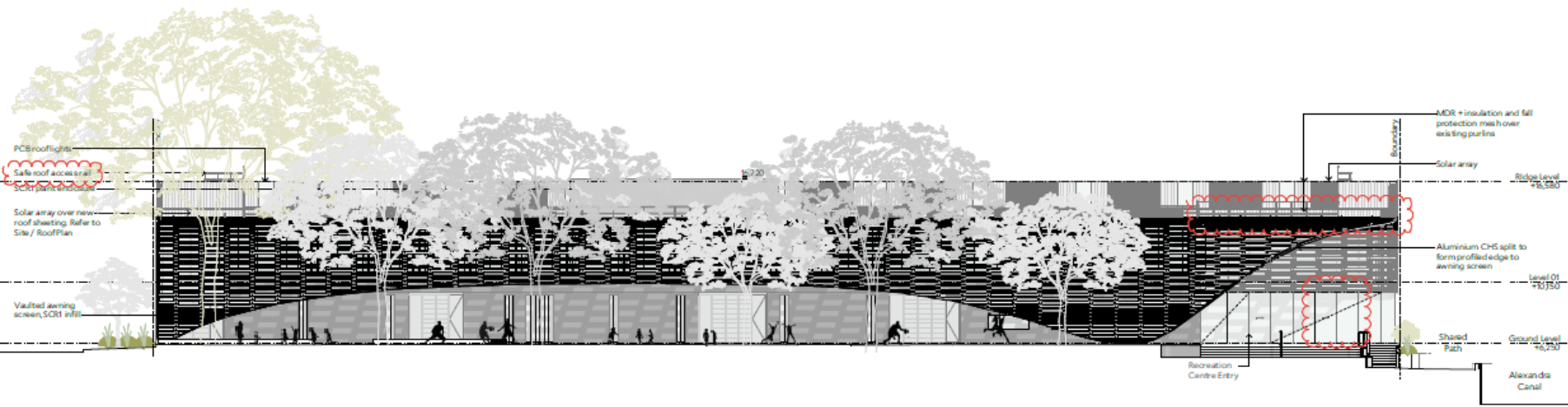


- Ex HV electrical connection, relocated
- Refer to Public Domain plans for further detail
- Facade Screen
- Mesh facade screen cover
- Modulating intake louvers
- Feature OP
- Maintenance access platform
- GL-Uran shading
- Mesh screen divider continuous over existing first floor masonry wall
- Storage room under
- Operable spectator seating under

- ACCESSWAY
- Clared facade with operable openings
- Cold shell fit out to LI Gym
- Narrow opening in EX masonry wall continuous mesh cover
- Storage room under



first floor plan



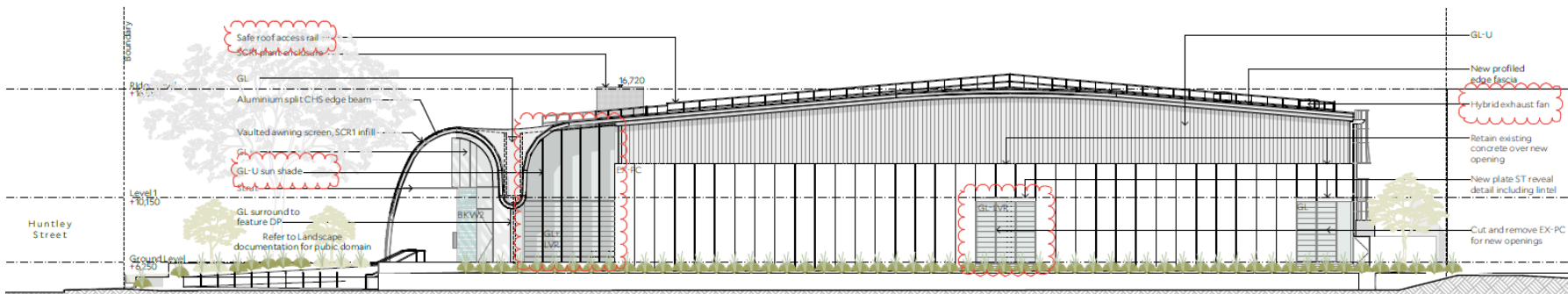
north elevation

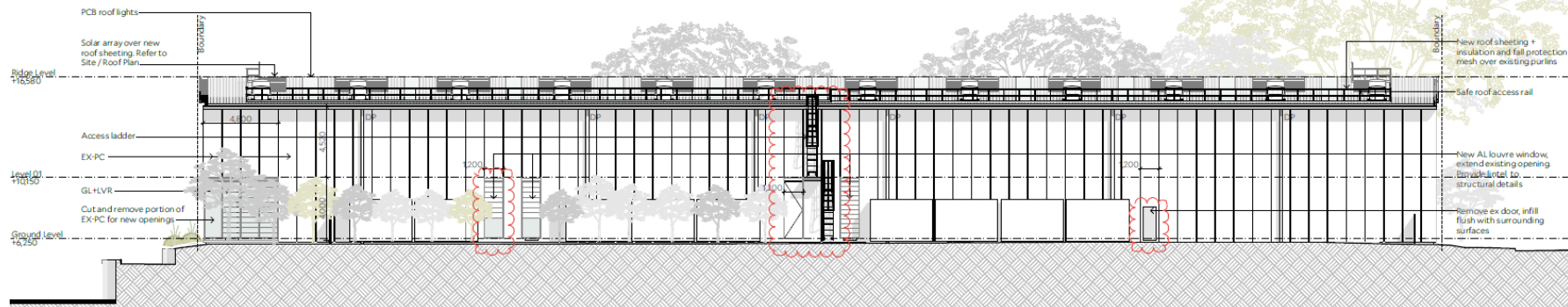


north elevation (behind the awning)

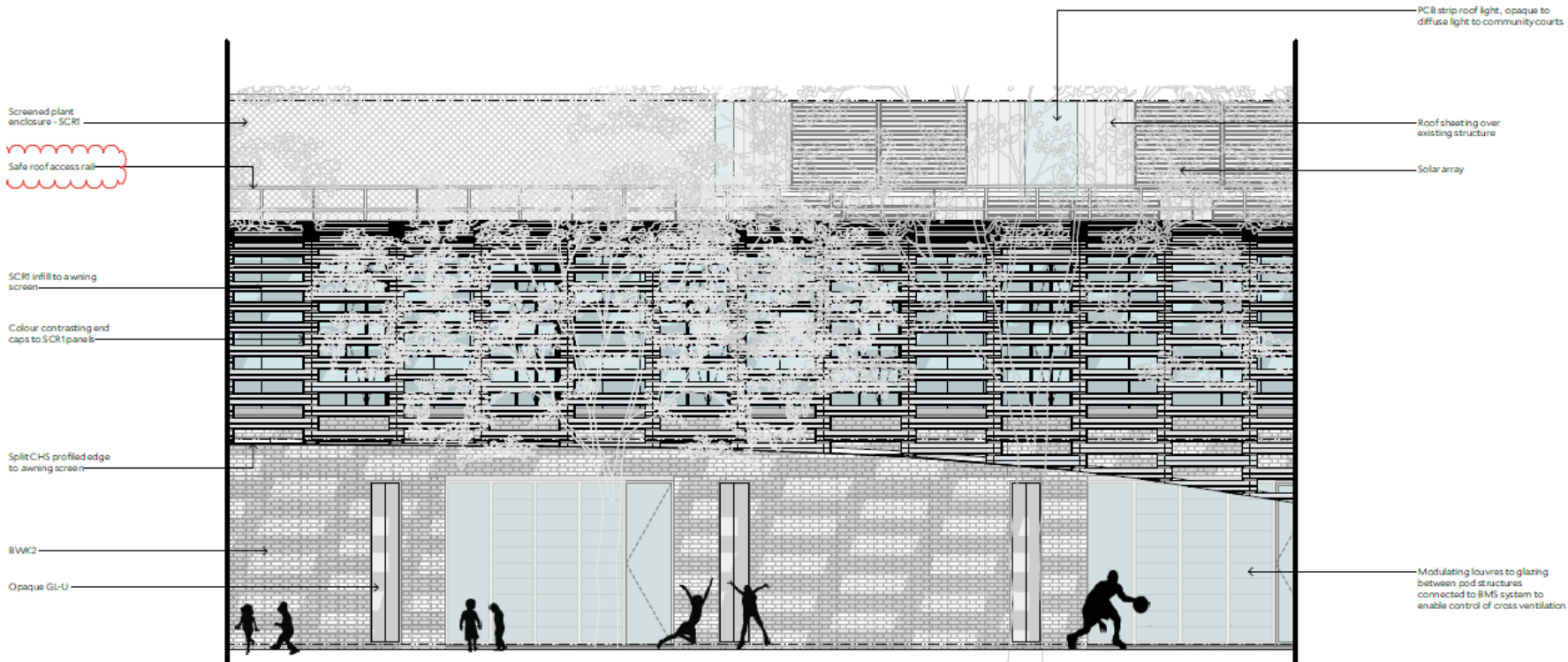


east elevation

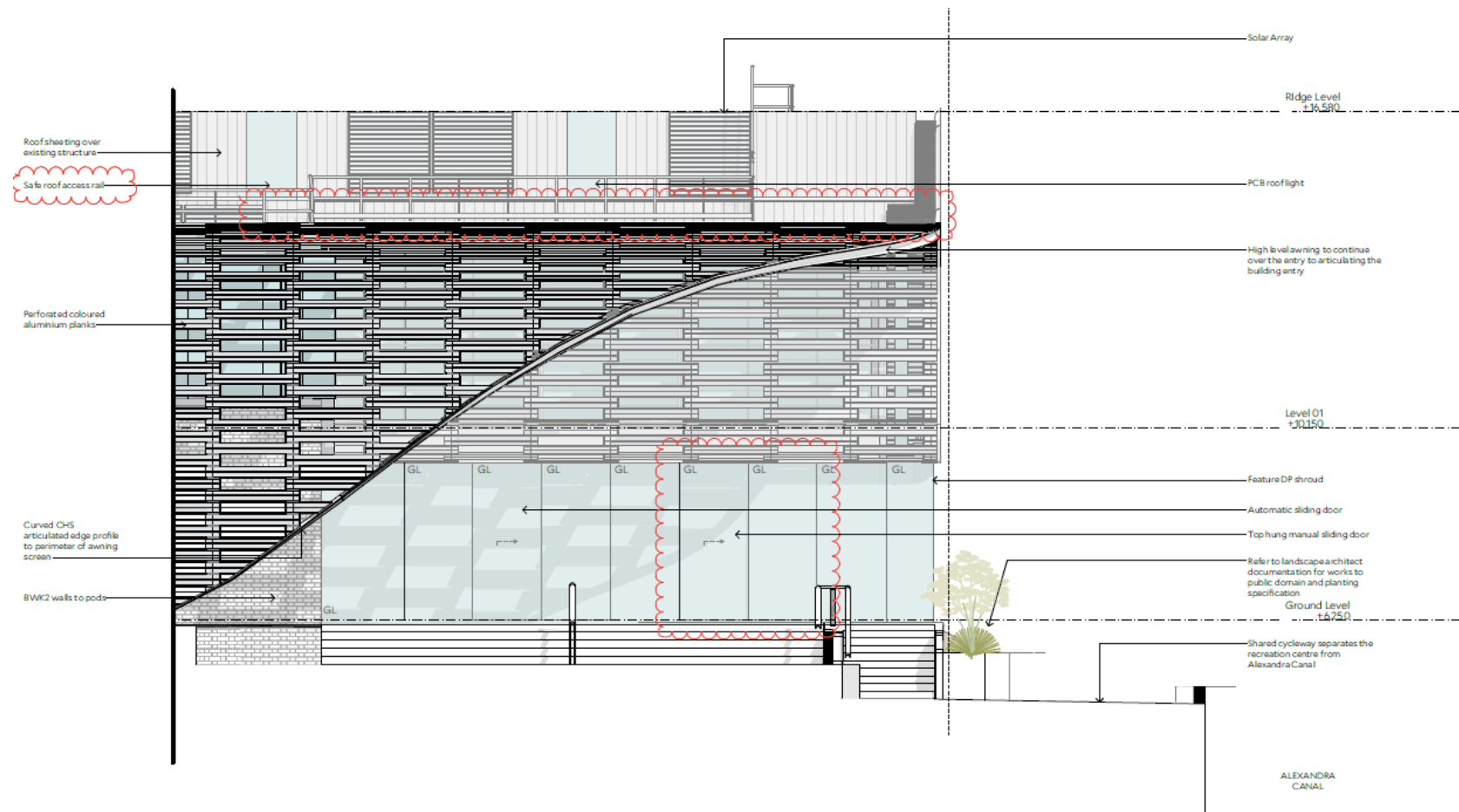




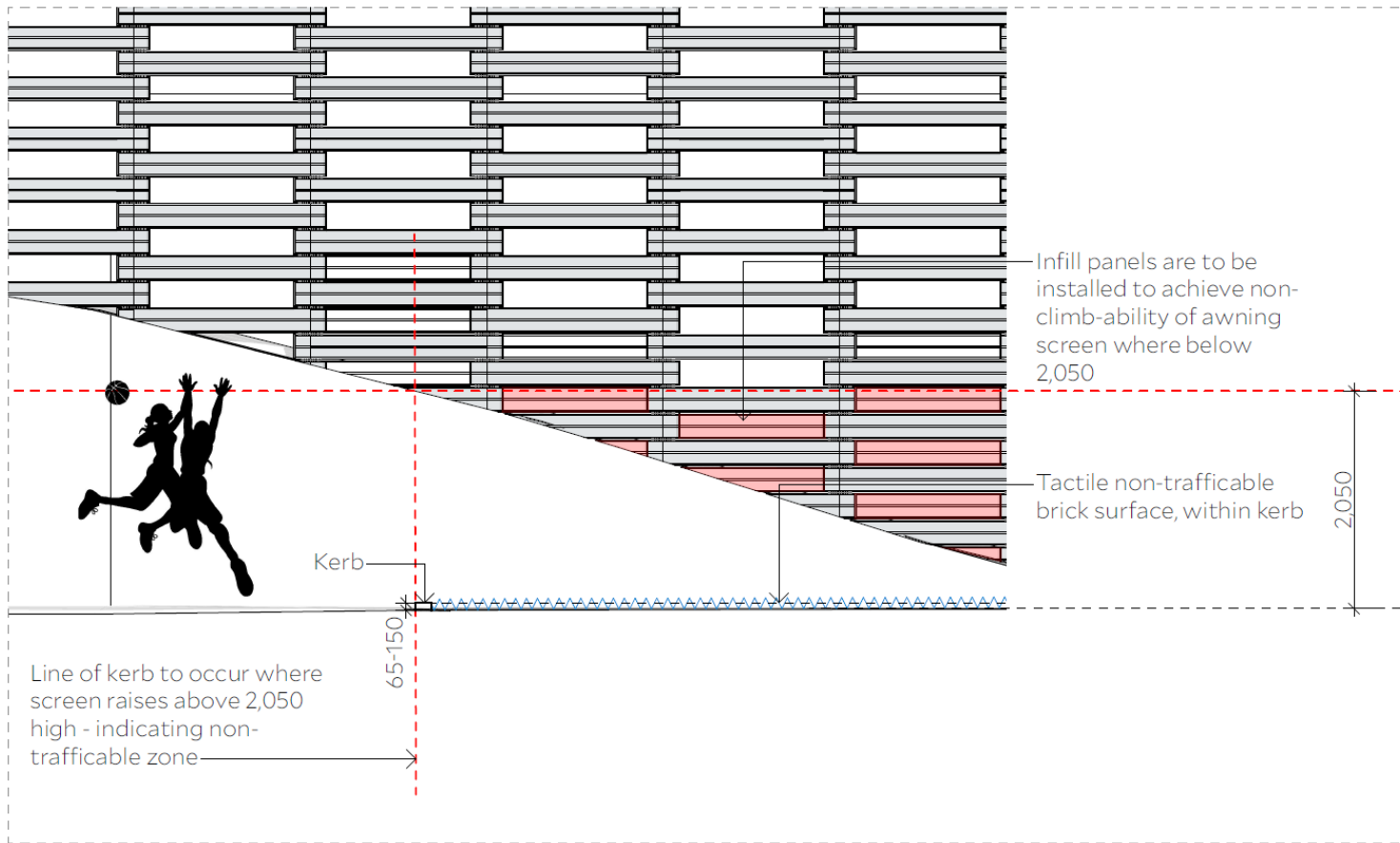
south (rear) elevation



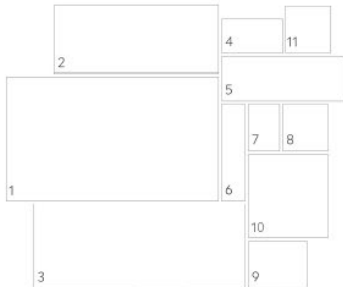
detailed north elevation



detailed north elevation

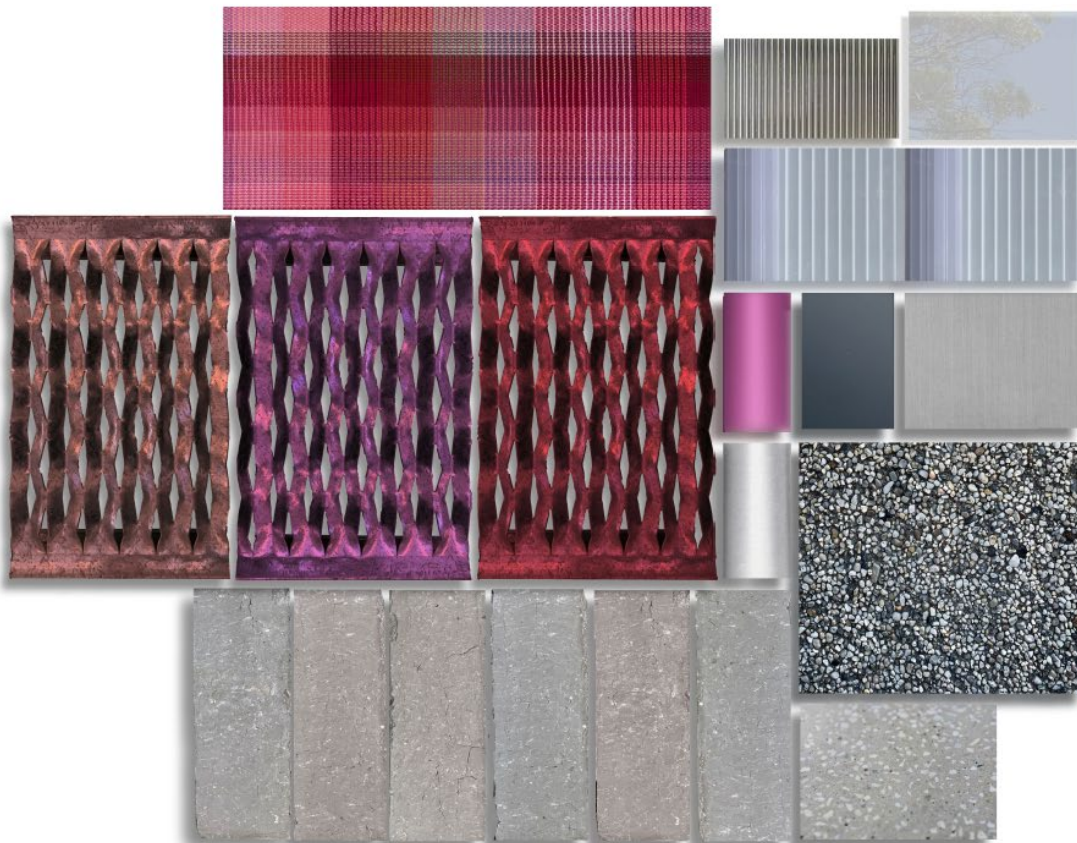


front awning height clearance detail

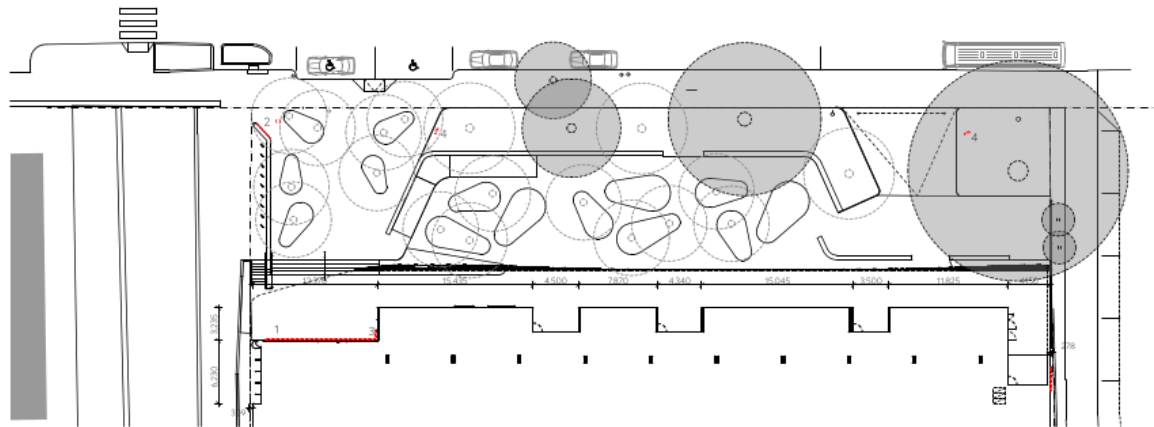


KEY

1. Perforated Aluminium Mesh
-contrasting coloured end caps
- Varying colours to mesh and support framing
All to future pattern art-work which is to be developed
2. Indicative colour and textile pattern to aluminium screen and subframing
3. Neutral coloured australian made brick with soft warm tones dark grey mortar to paving and ground floor walls
4. Translucent glass to western facade
5. Translucent cladding to roof lights
6. Powdercoated finish to new structure and facade edge profiles
7. Grey anodised aluminium window framing
8. Stainless steel - fine glass bead blast etched finish, or similar
9. Honed concrete with exposed aggregate to play spaces within public domain
10. Exposed aggregate precast to existing walling, retained
11. Clear sun-protection glass to vision areas



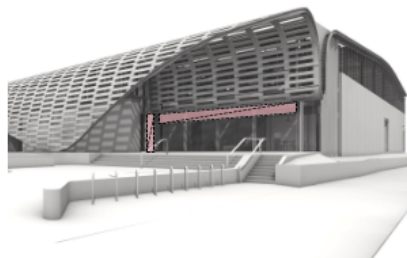
materials



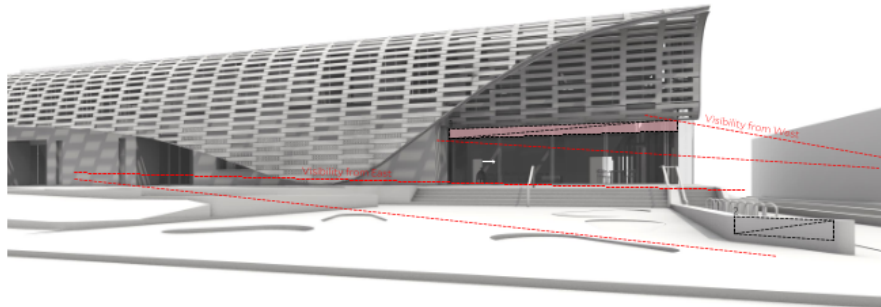
1 Signage Key Plan
1:200

External Signage Legend

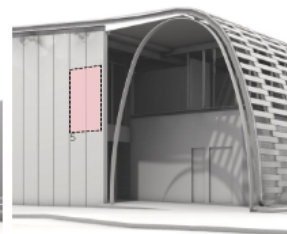
1. Building identification sign, painted steel profiled letters
400 H x 12,000 W
Lighted from above
2. Site identification signage, finished to match brickwork substrate
800H x 2,000W
Lighted from below
3. Building operational signage, acrylic on aluminium
800 W x 3,000 H
No target lighting
4. Way-finding totem signage, standard COS signage, aluminium substrate
450 W x 1,800 H
Lighted from Below
5. Site identification signage, painted steel profiled letters
2,400 W x 4,000 H
Lighted from below



2 Entry Sign - West Approach



3 Street Front Signage - East Approach



4 Access Lane Signage - East Approach

signage strategy



photomontage

Compliance with key LEP standards

	control	proposed	compliance
height	22m	10.47m	yes
floor space ratio	2:1 (6,143m ²)	0.77:1m (4,754m ²)	yes

Hours of operation

	ground floor courts	first floor gym
Monday to Friday	8.00am – 11.00pm	5.30am – 11.00pm
Saturday & Sunday	8.00am – 11.00pm <i>(Sunday by booking only)</i>	6.00am – 10.00pm
Additional staff setup time	60 minutes before, and 30 minutes after	30 minutes before and after

Issues

- land remediation
- traffic management

Land remediation

- site contains polycyclic aromatic hydrocarbons (PAHs); asbestos; petroleum hydrocarbons; light non-aqueous phase liquid (LNAPL); hydrocarbons characterised as diesel and lube oil (and associated dissolved phase hydrocarbon impacts); and elevated concentrations of zinc
- RAP supported by Interim Advice have been provided to confirm the site can be made suitable for the proposed development
- NSW EPA also confirmed the site is not regulated under the Contaminated Land Management Act

Land remediation

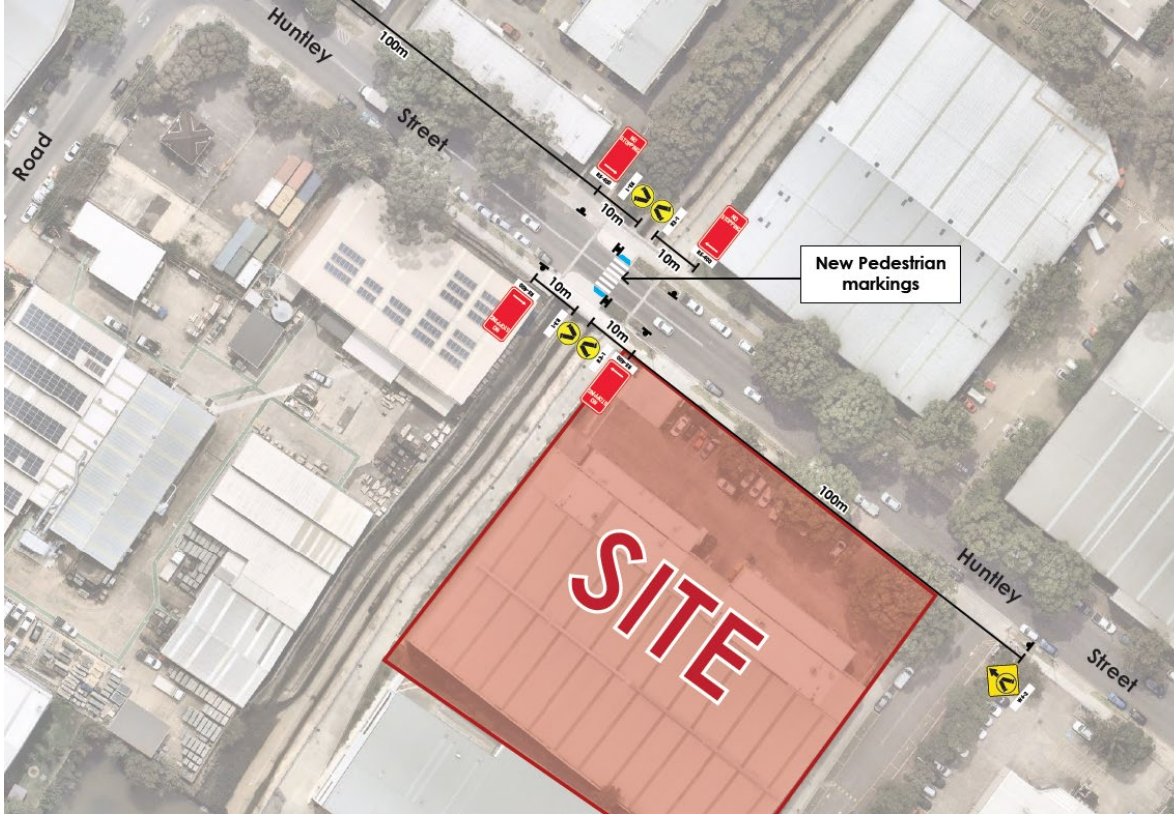
- implementation of “capping later” – incl. retention of existing building footprint and not increase the quantum of deep soil
- long-term EMP to manage the capping layer
- appropriate conditions recommended
- Chapter 4 of the Resilience and Hazards SEPP 2021 is therefore satisfied

Traffic management

- an approved new pedestrian crossing to be delivered
- proposed changes to kerb-side parking restrictions
- proposed an onsite loading and unloading area

- implementation of the pedestrian crossing and changes to kerb-side parking required by Condition 65 prior to commencement of use

Traffic management



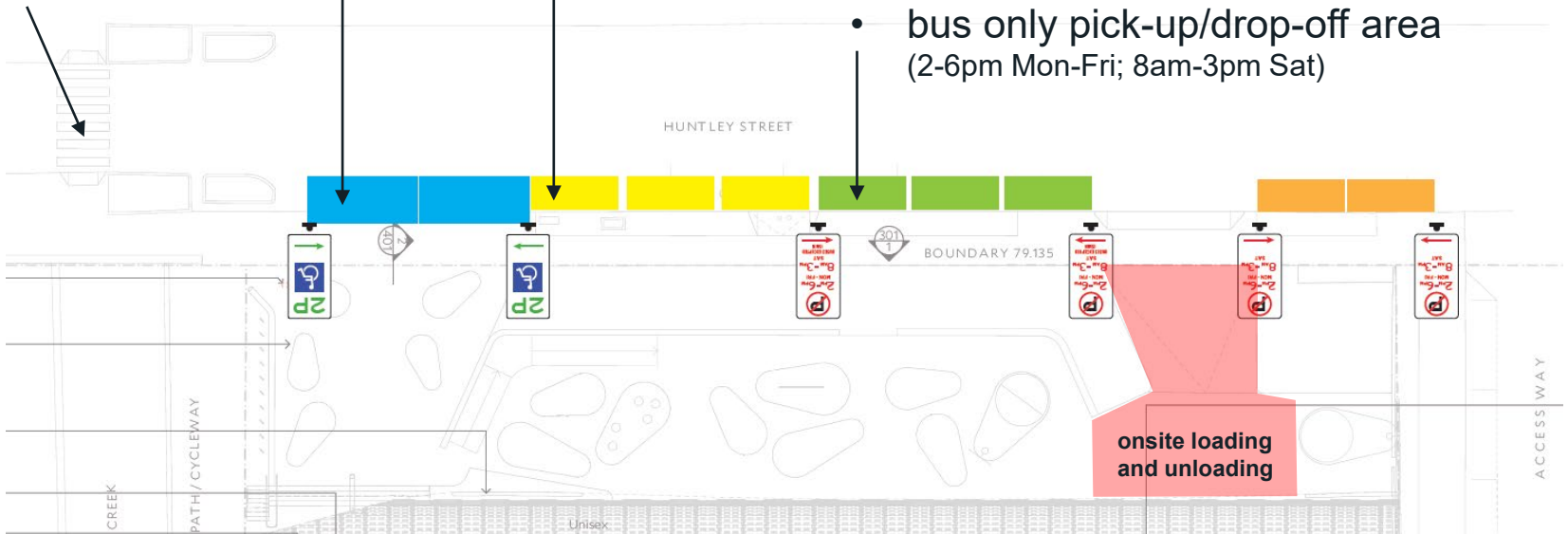
Traffic management

- remove existing crossing
- 2 accessible spaces

- 3 unrestricted spaces

- bus only pick-up/drop-off area (2-6pm Mon-Fri; 8am-3pm Sat)

new pedestrian markings



Traffic management

- green travel plan (incl. transport access guide) to be implemented [Condition 8]
- guest pick-up/drop-off management plan [Condition 9]
- loading and servicing management plan [Condition 10]

- these are to:
 - promote alternative transport modes; and,
 - limit potential impacts to the at-grade parking of the adjoining 4C-4F Huntley St

Recommendations

- approval, subject to conditions