

Relevant Information for Local Planning Panel

FILE: D/2017/582/A **DATE:** 30 August 2023

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager, Planning and Development

SUBJECT: Information Relevant To Item 3 – Section 4.56 Application: 357 Glebe Point Road, Glebe – D/2017/582/A

Alternative Recommendation

It is resolved that consent be granted to Section 4.56 Application No D/2017/582/A, subject to the amendment of the following conditions (with modifications shown in **bold italics** (additions), **bold italics underlined** (where further amended) and ~~strikethrough~~ (deletions), as follows:

(2) APPROVED CONCEPT DEVELOPMENT

- (a) Subject to the conditions of this consent, a concept plan consent is granted for building envelopes for a residential development to accommodate a ~~6~~ **part 3, part 7** storey residential apartment building with a 2 level basement, and ~~8~~ **7** x two storey plus attic dwellings, including the retention of Bidura House Group, demolition of the Metropolitan Remand Centre, and associated site works including tree removal.
- (b) Any detailed development application must be in accordance with the following drawings prepared by DKO:

Drawing Name	Drawing Number	Architect	Date
Envelope Plan: Footprint	A1.2_ E <u>Rev. I</u>	DKO	28/11/2018 <u>28/04/2022</u>
Envelope Plan: Upper Storey Setbacks	A1.3_ F <u>Rev. J</u>	DKO	28/11/2018 <u>18/08/2022</u>

Drawing Name	Drawing Number	Architect	Date
Envelope Detail: Apartment	A1.4_ E Rev. I	DKO	28/11/2018 28/04/2022
Envelope Detail: Terrace dwellings	A1.5_ G Rev. J	DKO	04/12/2018 18/08/2022
Envelope: Sections 1/2	A1.6_ G Rev. I	DKO	04/12/2018 18/08/2022
Envelope Sections: 2/2	A1.7_ G Rev. I	DKO	04/12/2018 28/04/2022
Envelope: Elevations 1/2	A1.8_ G Rev. J	DKO	04/12/2018 18/08/2022
Envelope: Elevations 2/2	A1.9_ G Rev. J	DKO	04/12/2018 18/08/2022
Reference Sections	A1.13_ F Rev. H	DKO	04/12/2018 22/06/2021
Reference Sections	A1.14_ F Rev. I	DKO	04/12/2018 28/04/2022
Reference Sections	A1.15_ E Rev. J	DKO	04/12/2018 18/08/2022
Compliance drawings			
Site Plan-Existing	A1.1_A	DKO	19/12/2017
Demolition Plan	A2.1_A	DKO	19/12/2017

and as amended by the conditions of this consent.

- (c) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.
- (d) The detailed apartment building design is to include elements within the articulation zone to create a consistent two storey scale to Ferry Lane.

- (e) Lift overrun levels shown in plans are to include lift overruns and building plant only.

Background

In response to the recommended conditions of consent at Attachment A to Item 3 – Section 4.56 Application: 357 Glebe Point Road, Glebe – D/2017/582/A, the applicant has requested a change to Condition 2(a) 'Approved Development'.

Applicant's proposed amendment

(2) APPROVED CONCEPT DEVELOPMENT

- (a) Subject to the conditions of this consent, a concept plan consent is granted for building envelopes for a residential development to accommodate a ~~6~~ **part 3, part 7** storey residential apartment building with a 2 level basement, and ~~8~~ **7** x two storey plus attic dwellings, including the retention of Bidura House Group, demolition of the Metropolitan Remand Centre, and associated site works including tree removal.

Applicant's justification:

Condition 2(a) of the amended Concept development consent refers to a '6 storey envelope' rather than a 'part 3, part 7 storey envelope' as proposed by the Section 4.56 application.

City Staff comment:

The amendment is supported to address the inconsistency between the proposal and the modified description in Condition 2(a) 'Approved Development'.

Prepared by: Jessica Symons, Senior Planner

Attachments

Attachment A. Correspondence from the Applicant

Approved



ANDREW THOMAS

Executive Manager, Planning and
Development

Attachment A

Correspondence from the Applicant

From: [Kate Bartlett](#)
To: [Jessica Symons](#)
Subject: Re: D/2017/582/A & D/2021/711 - Local Planning Panel Notification - 30 August 2023
Date: Friday, 25 August 2023 10:25:25 PM
Attachments: [image001.png](#)
[image003.png](#)

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Hi Jess

I just realised that the amended Concept DA consent still refers to a '6 storey envelope' rather than a 'part 3, part 7 storey envelope' in Condition 2(a) (page 4). Is this something that can get updated as an administrative item before the Panel meeting?

Cheers

Kate Bartlett (*she/her*)
Partner | Director, Planning

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The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

From: Jessica Symons <jsymons@cityofsydney.nsw.gov.au>
Date: Wednesday, 23 August 2023 at 3:06 pm
To: Kate Bartlett [REDACTED]
Subject: D/2017/582/A & D/2021/711 - Local Planning Panel Notification - 30 August 2023

Dear Kate

I am writing to confirm that the above applications are listed for the LPP meeting on 30 August 2023.

The LPP agenda will be available on the City's website today, 23 August 2023, from 5.00pm. Meeting papers will be available [here](#) (select relevant LPP meeting date).

Anyone wishing to address the Panel on any agenda item must advise Secretariat – 9265 9702 or