

Local Planning Panel

28 February 2024

Application details

2 Princes Highway, Alexandria

D/2023/806

Applicant: Mr Glenn Merry

Owner: Council of the City of Sydney

Architect: Tonkin Zulaikha Greer Architects

Consultants: Urbis Pty Ltd

Proposal

- stabilisation and conservation works of all structures on site
- reinstatement of the roof of the brick kilns
- renewal of paving and landscaping within the precinct
- upgrade of services

Recommendation

Deferred Commencement Approval

Proposal



photomontage - looking northwest

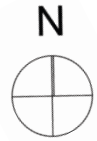
Notification

- exhibition period 25 September 2023 to 24 October 2023
- 282 owners and occupiers notified
- 5 submissions received

Submissions

- use of the internal spaces should be included in the application

Site





intersection of Princes Highway, Sydney Park Road and King Street





through site link between Sydney Park and Princes Highway





Down Draught 2 Kiln looking east

Proposal








footpath and landscaping looking north



typical paving treatments

LEGEND

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	EXTENT OF M-ORIS BOUNDARY
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SCALE 1:500

ST PETER'S RAILWAY STATION

GOODSELL STREET

SYDNEY PARK ROAD

PRINCES HIGHWAY

PRINCES HIGHWAY

EXISTING CARPARK

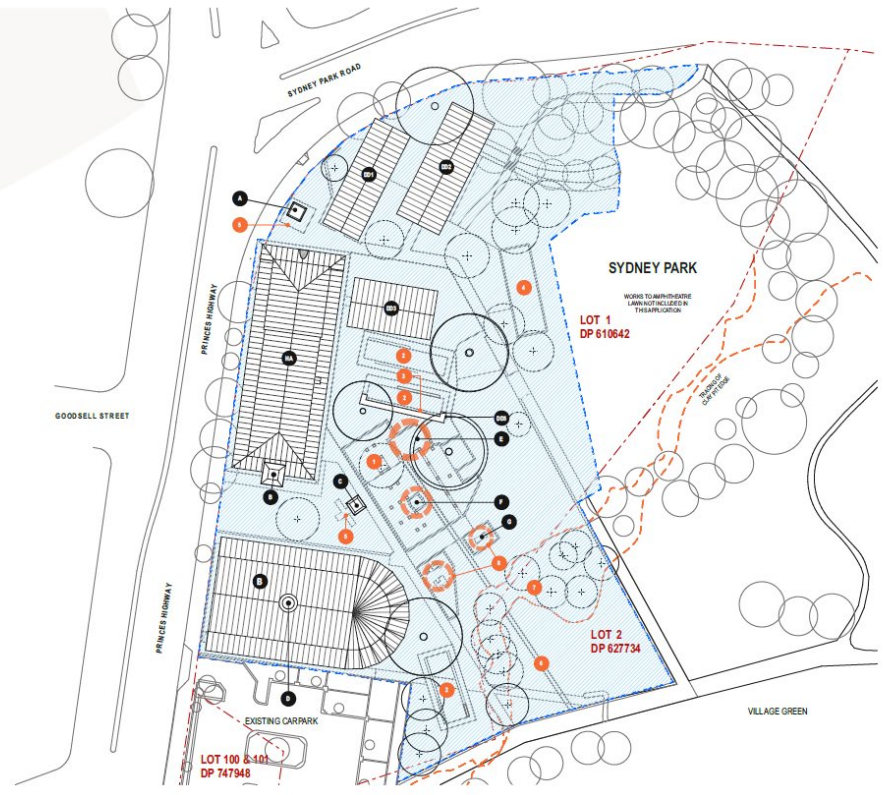
SYDNEY PARK

LOT 1
DP 610642

LOT 2
DP 627734

LOT 100 & 101
DP 747948

VILLAGE GREEN

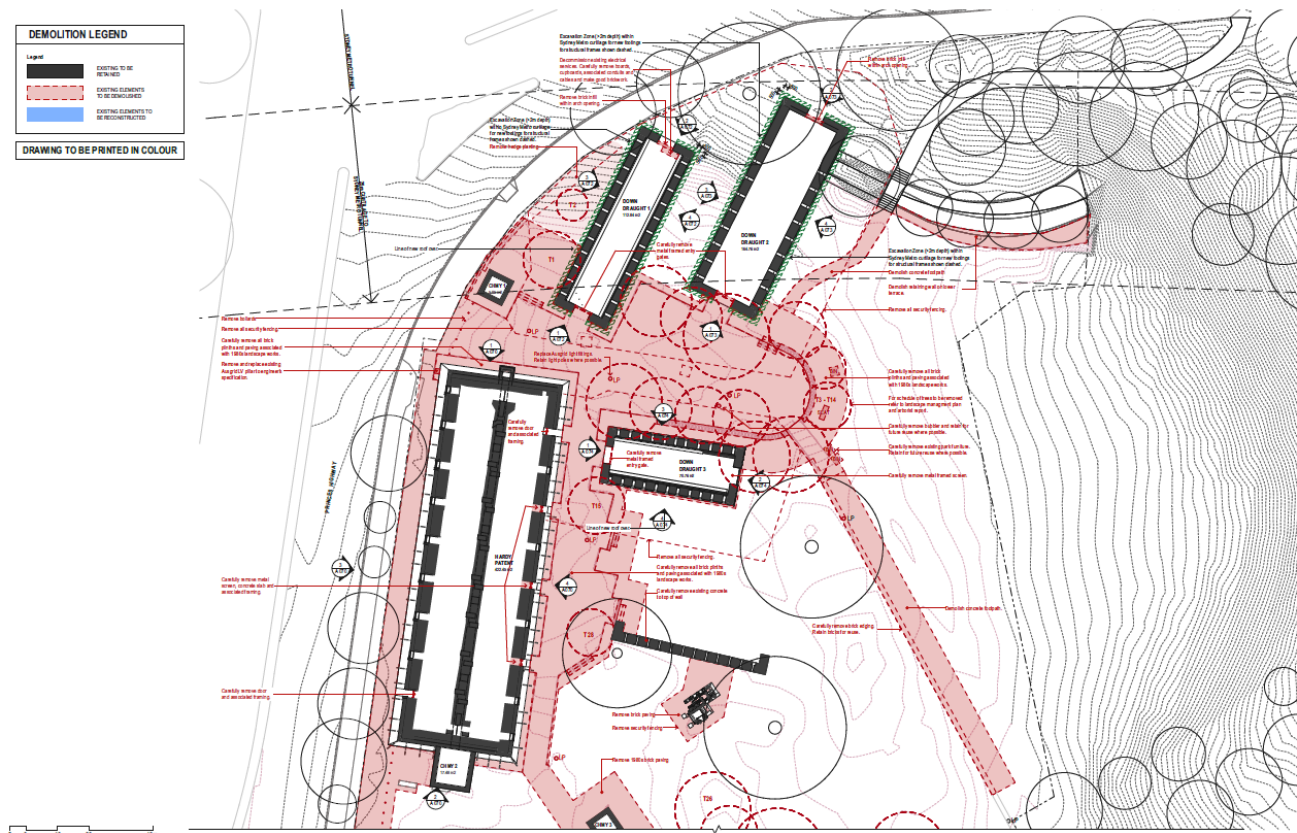





DEMOLITION LEGEND

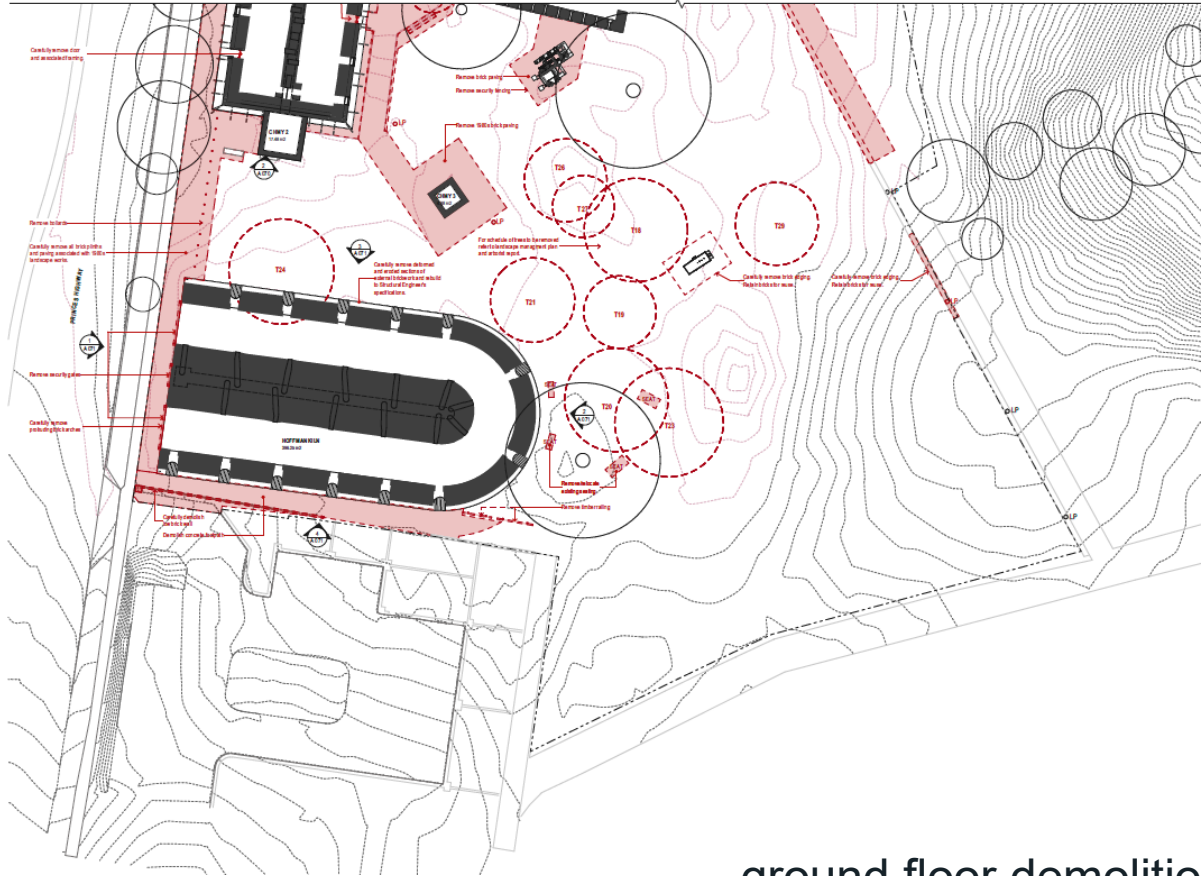
Legend

- EXISTING TO BE DEMOLISHED
- EXISTING ELEMENTS TO BE DEMOLISHED
- EXISTING ELEMENTS TO BE RECONSTRUCTED

DRAWING TO BE PRINTED IN COLOUR



DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE RECONSTRUCTED
DRAWING TO BE PRINTED IN COLOUR	



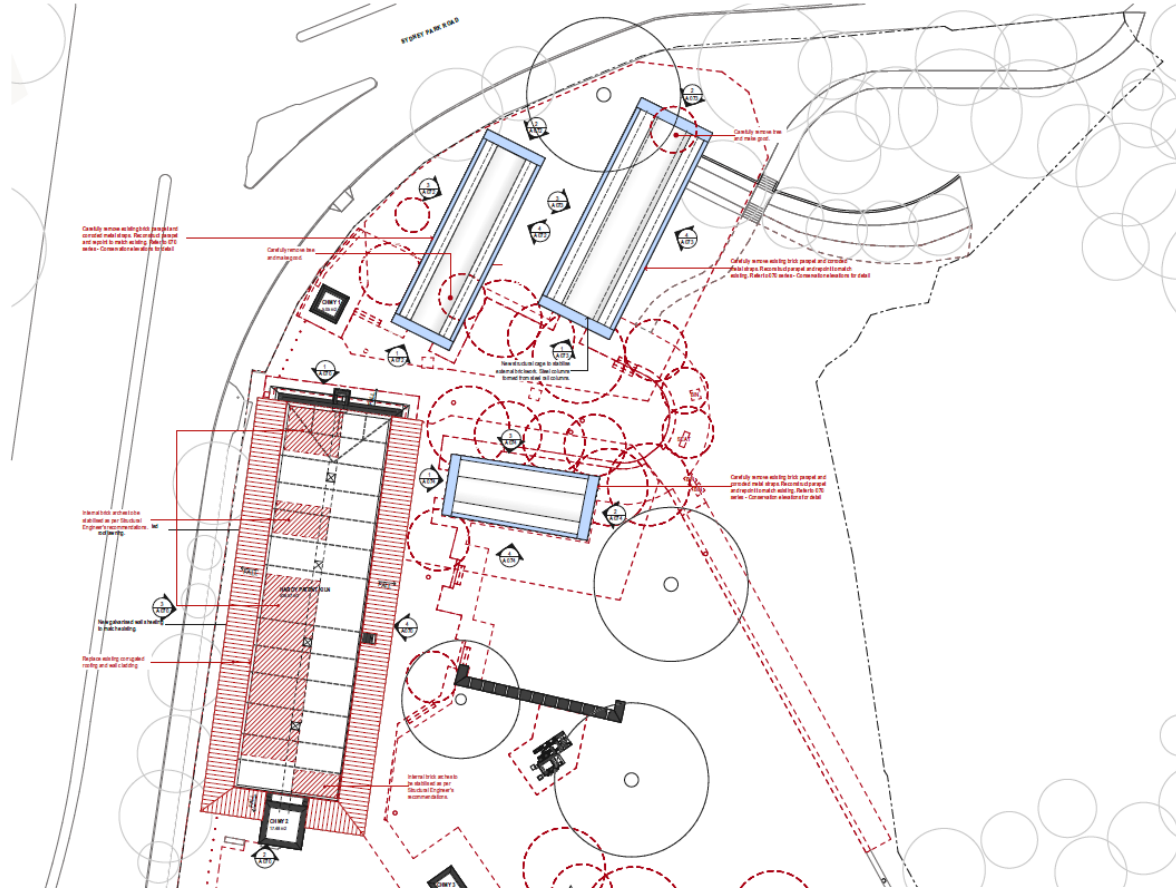
ground floor demolition plan (south)

DEMOLITION LEGEND




Legend

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- EXISTING ELEMENTS TO BE DEMOLISHED
- EXISTING ELEMENTS TO BE RECONSTRUCTED

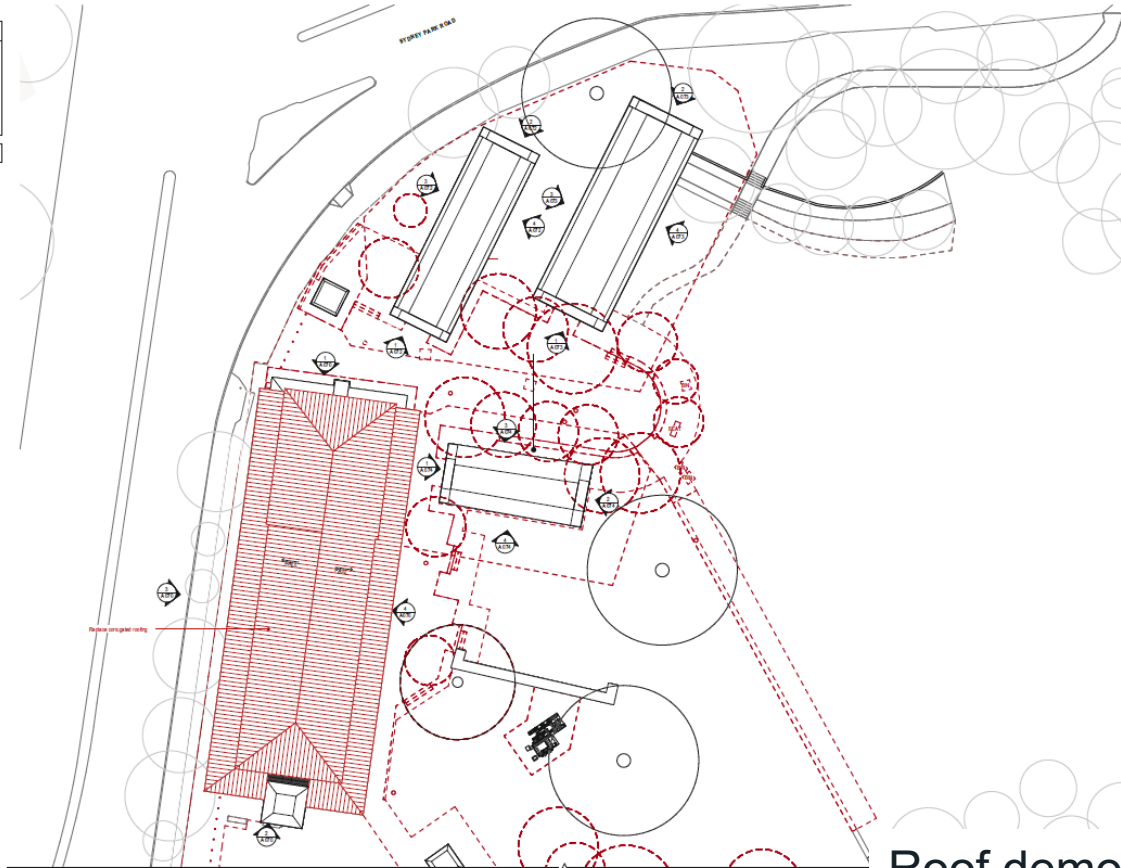
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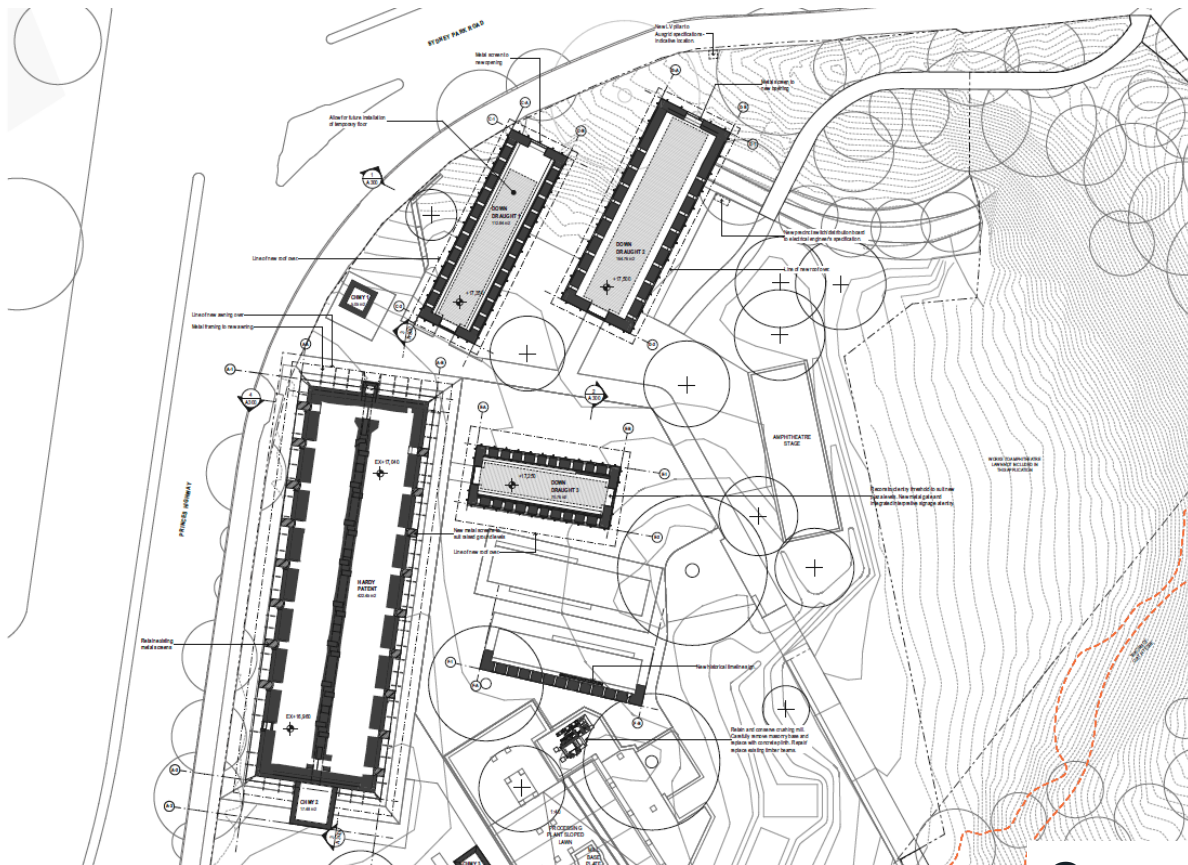
Level 1 demolition plan (north)

DEMOLITION LEGEND	
Legend	
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	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE RECONSTRUCTED

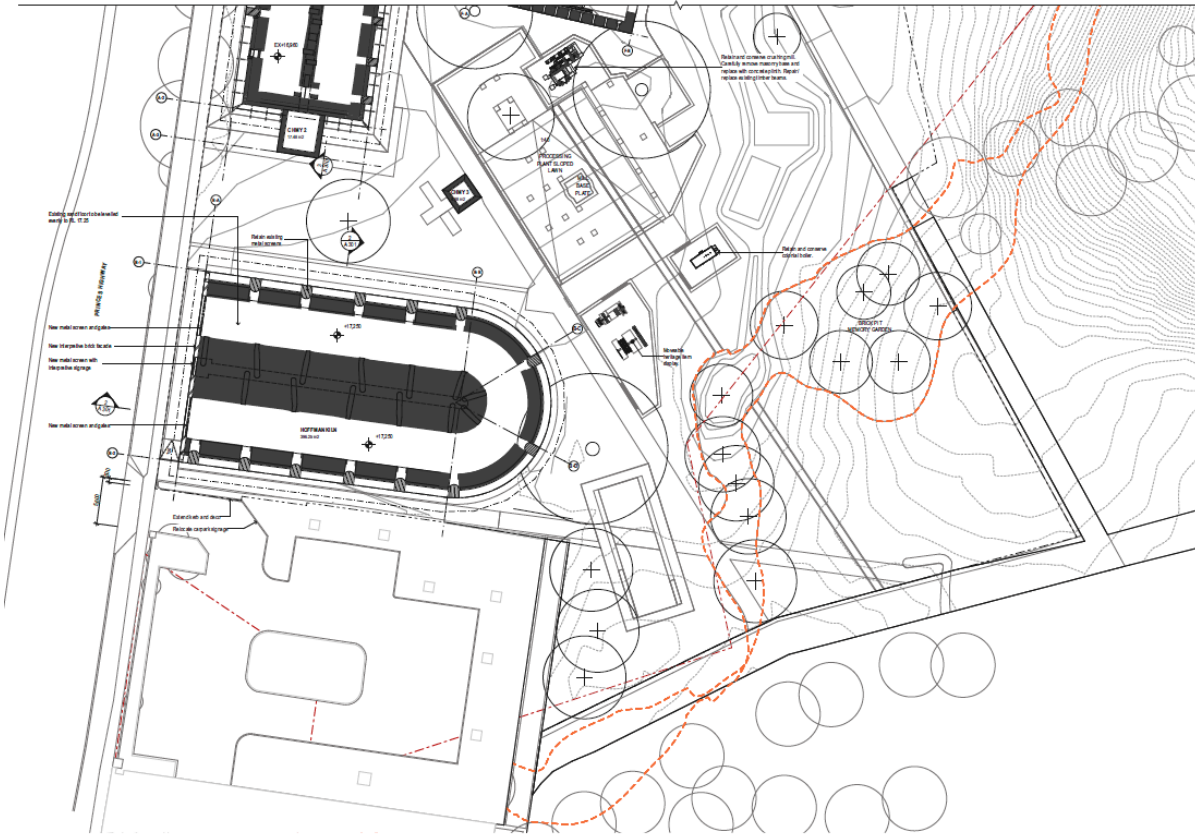
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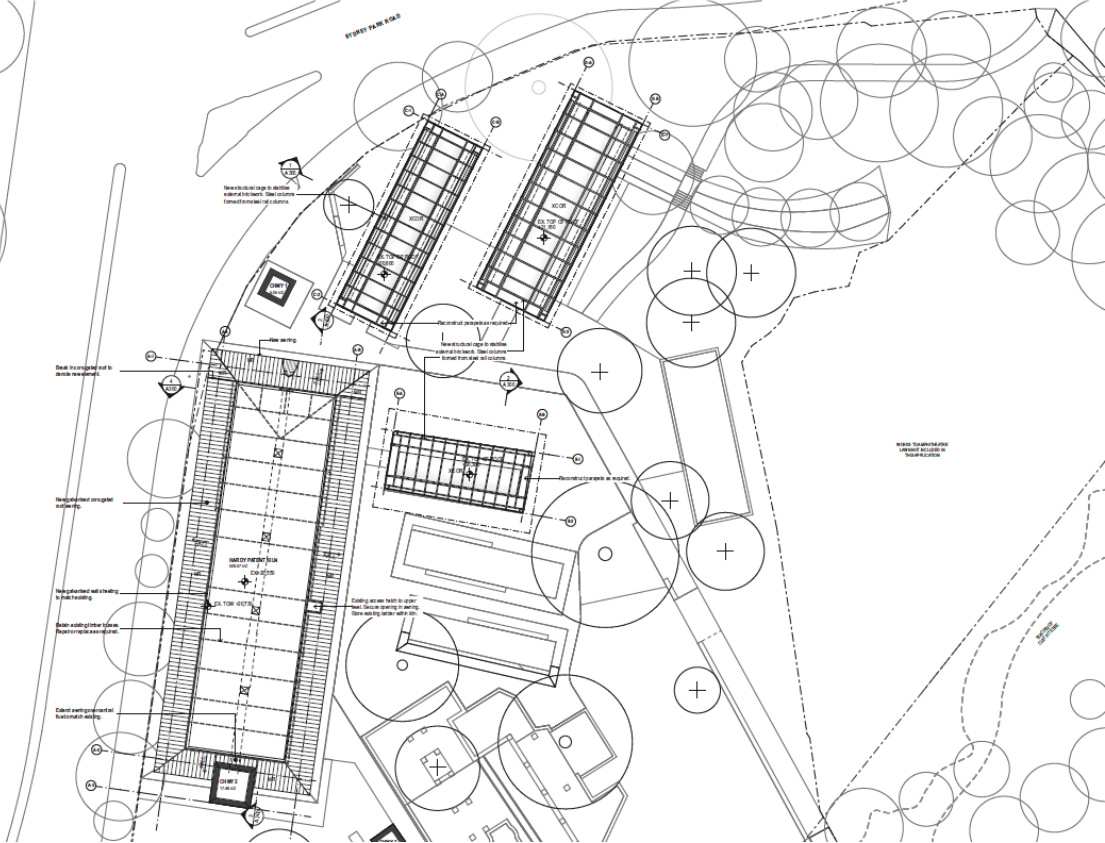
Roof demolition plan (north)



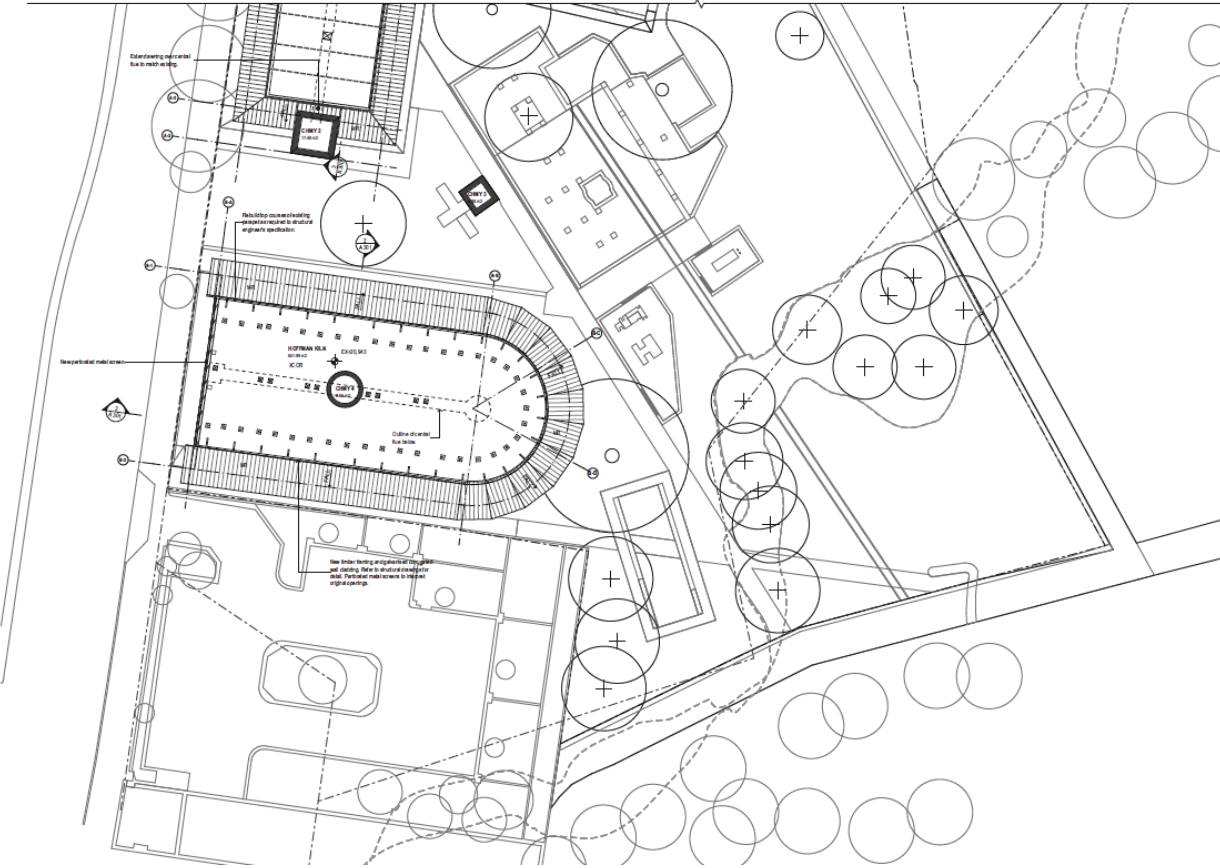
Ground floor plan (north)



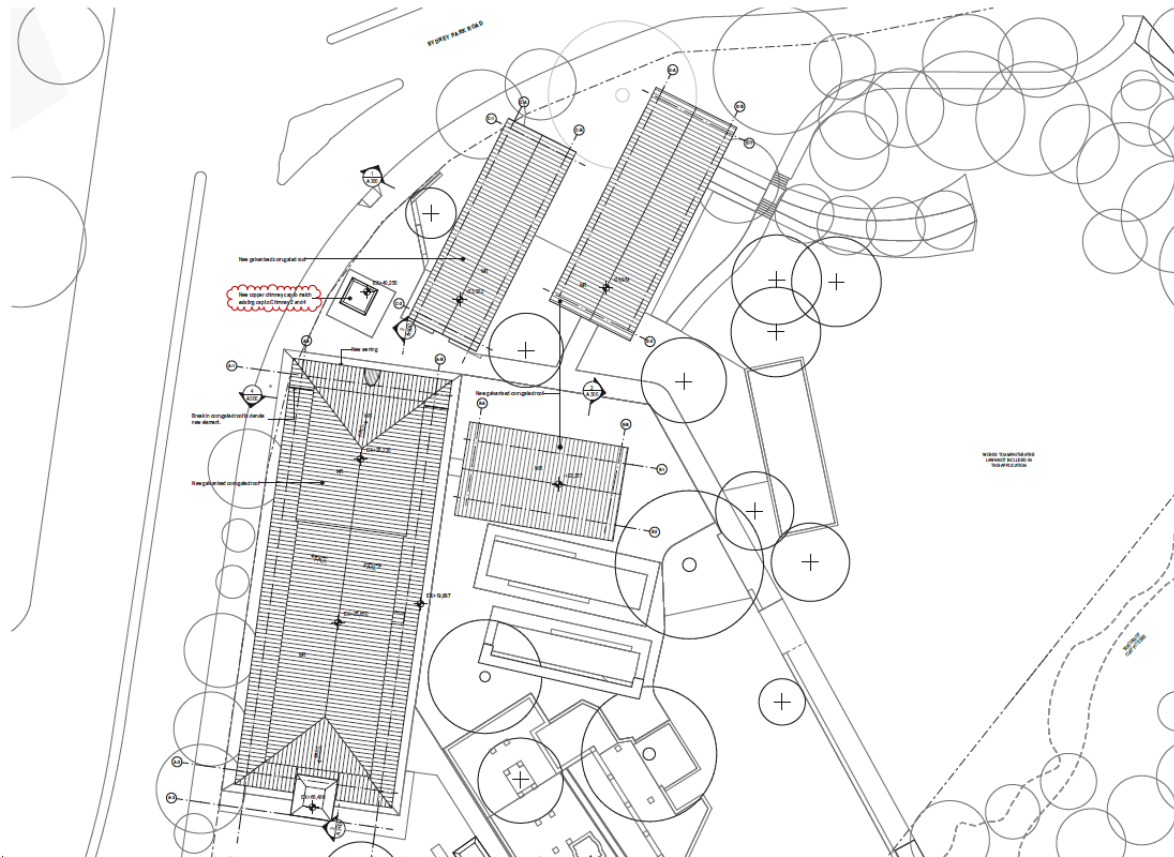
Ground floor plan (south)

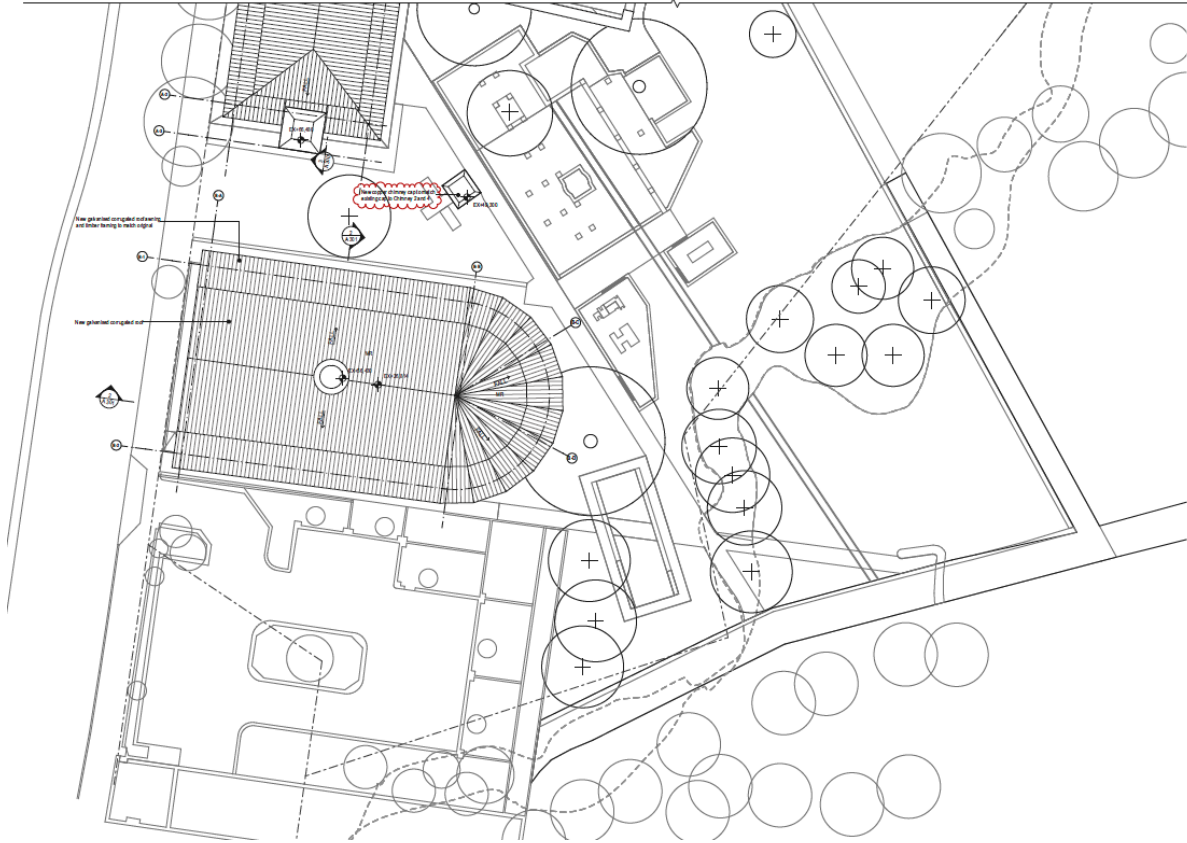


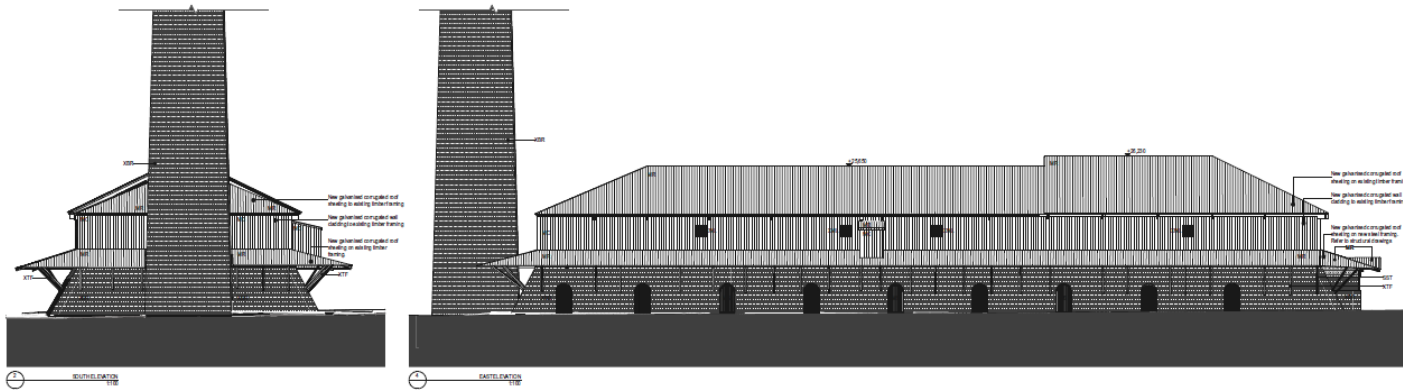
Level 1 plan (north)

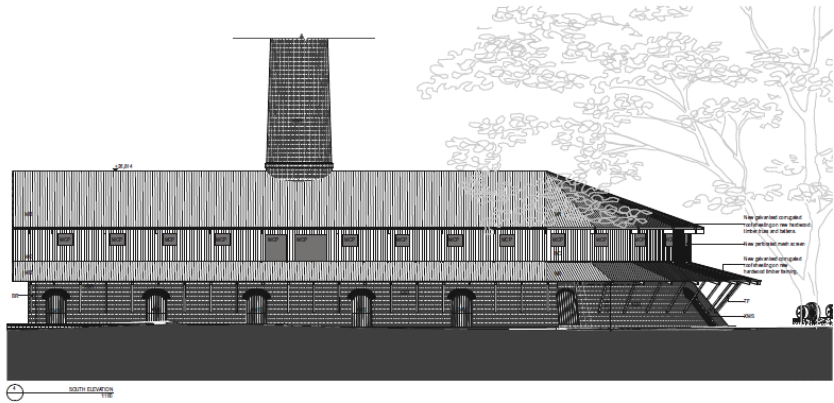
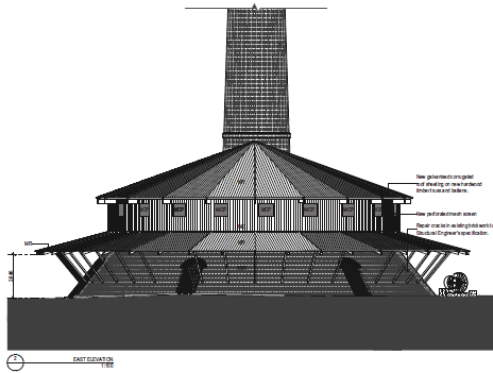
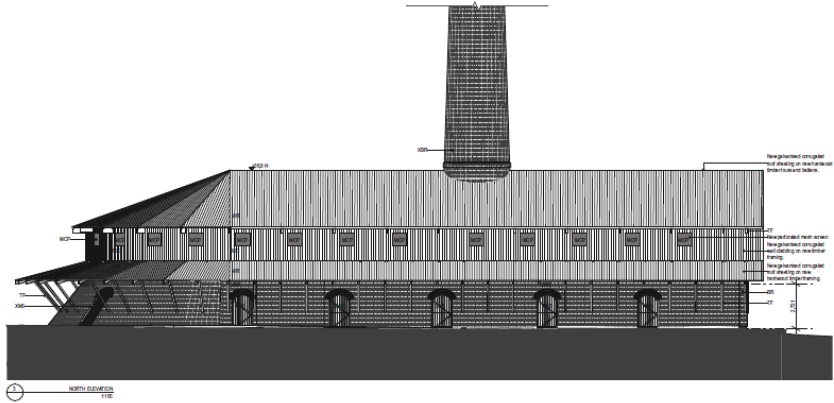
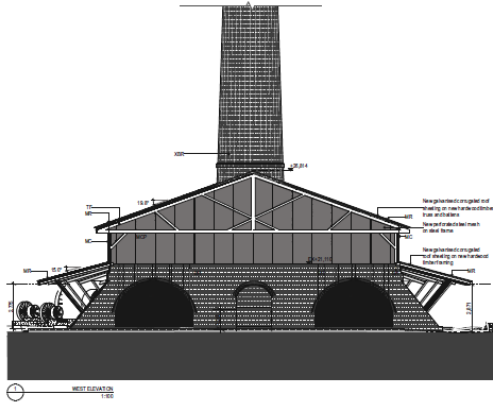


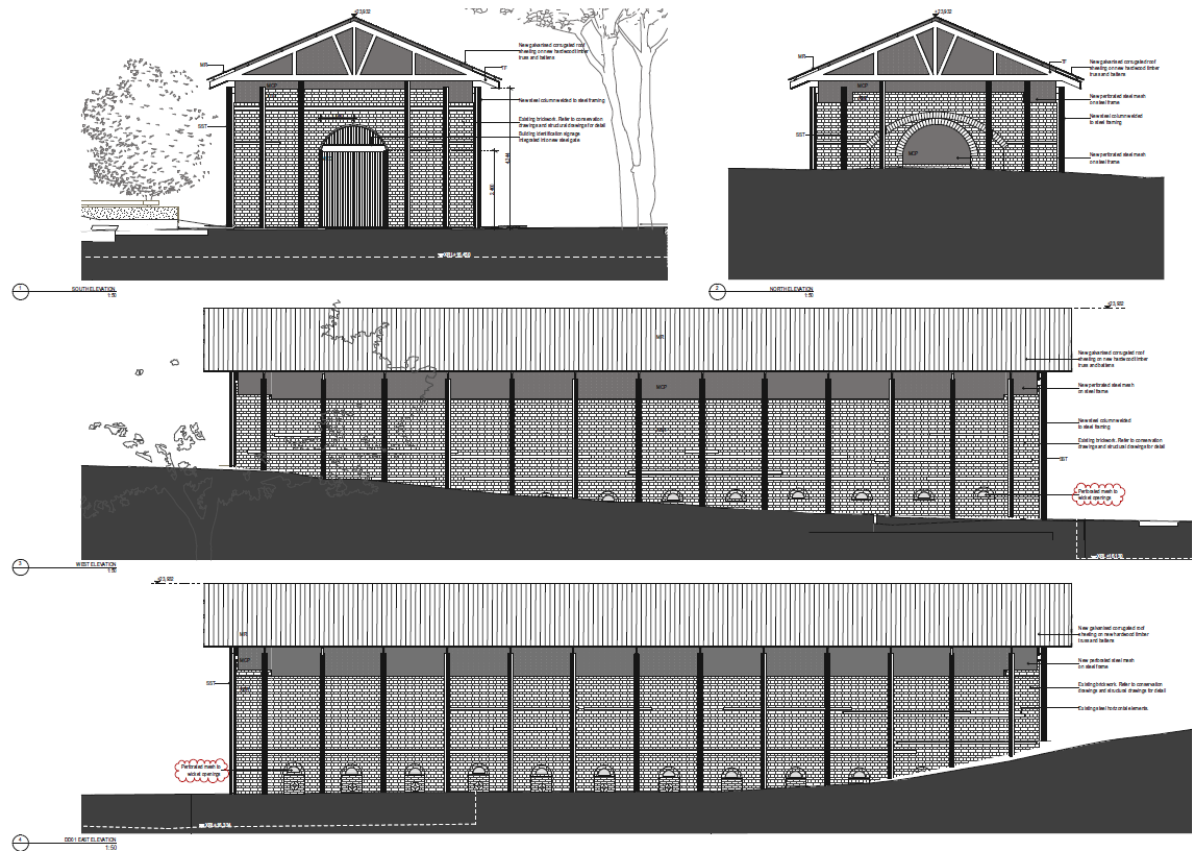
Level 1 plan (south)

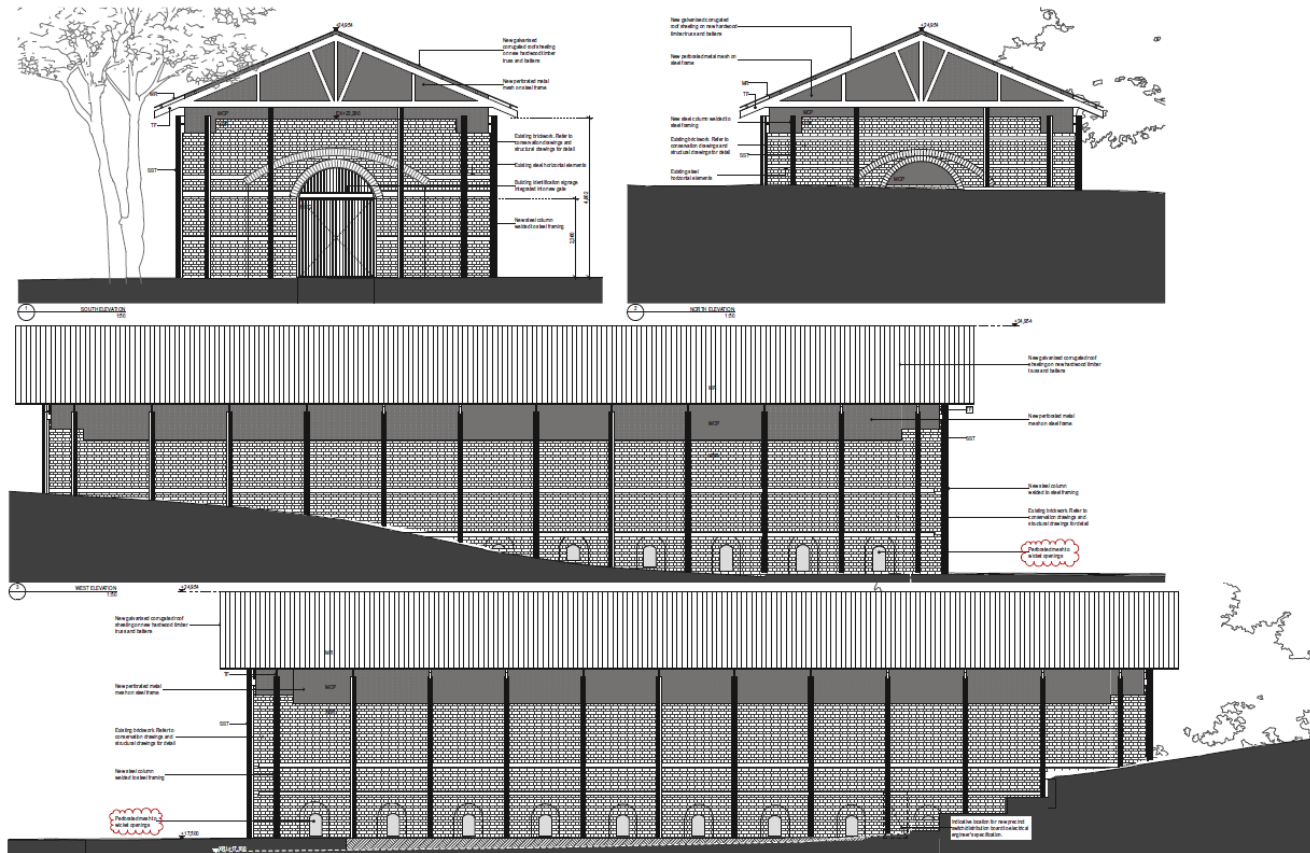


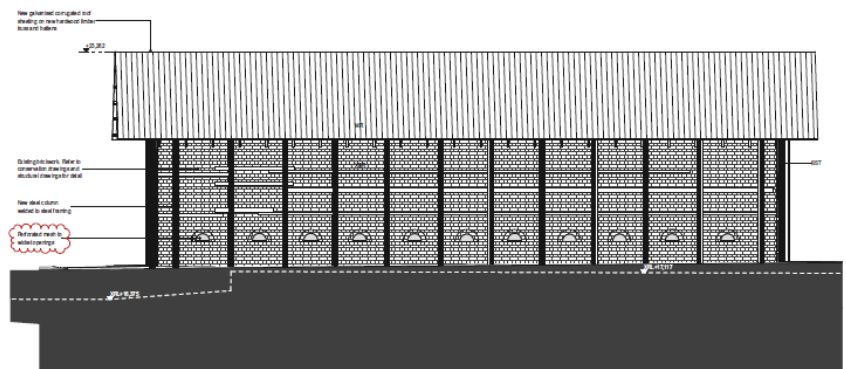
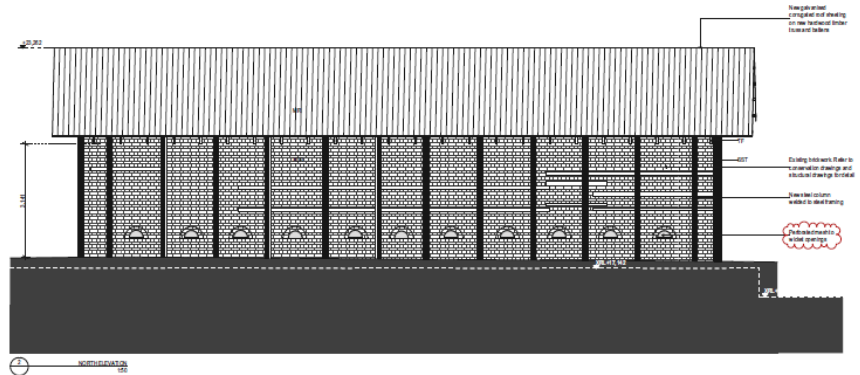
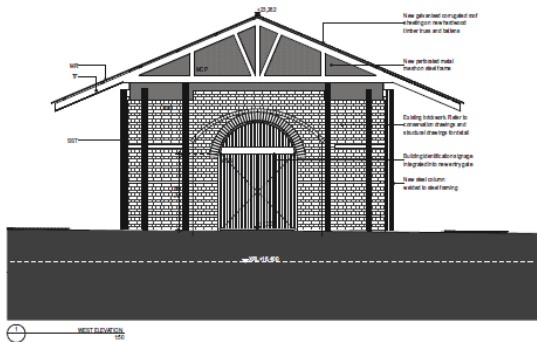


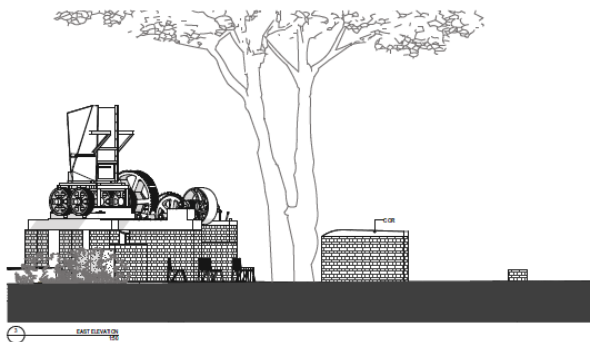
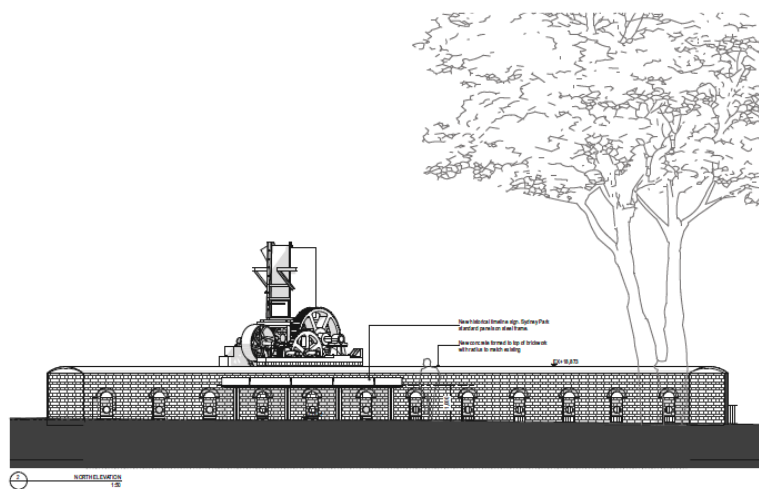
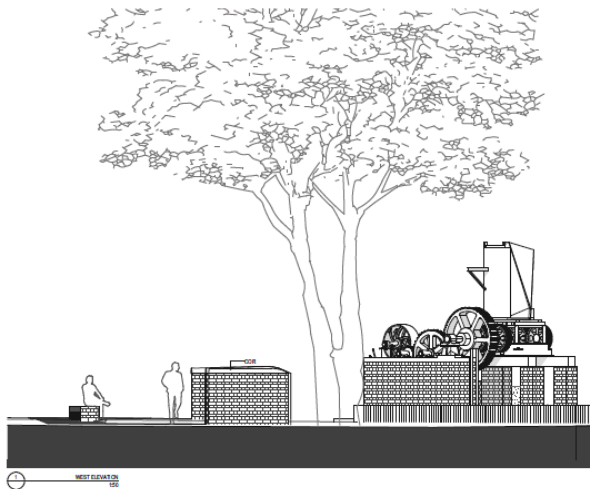


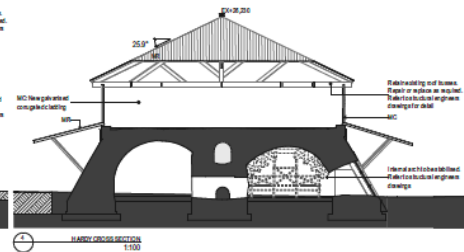


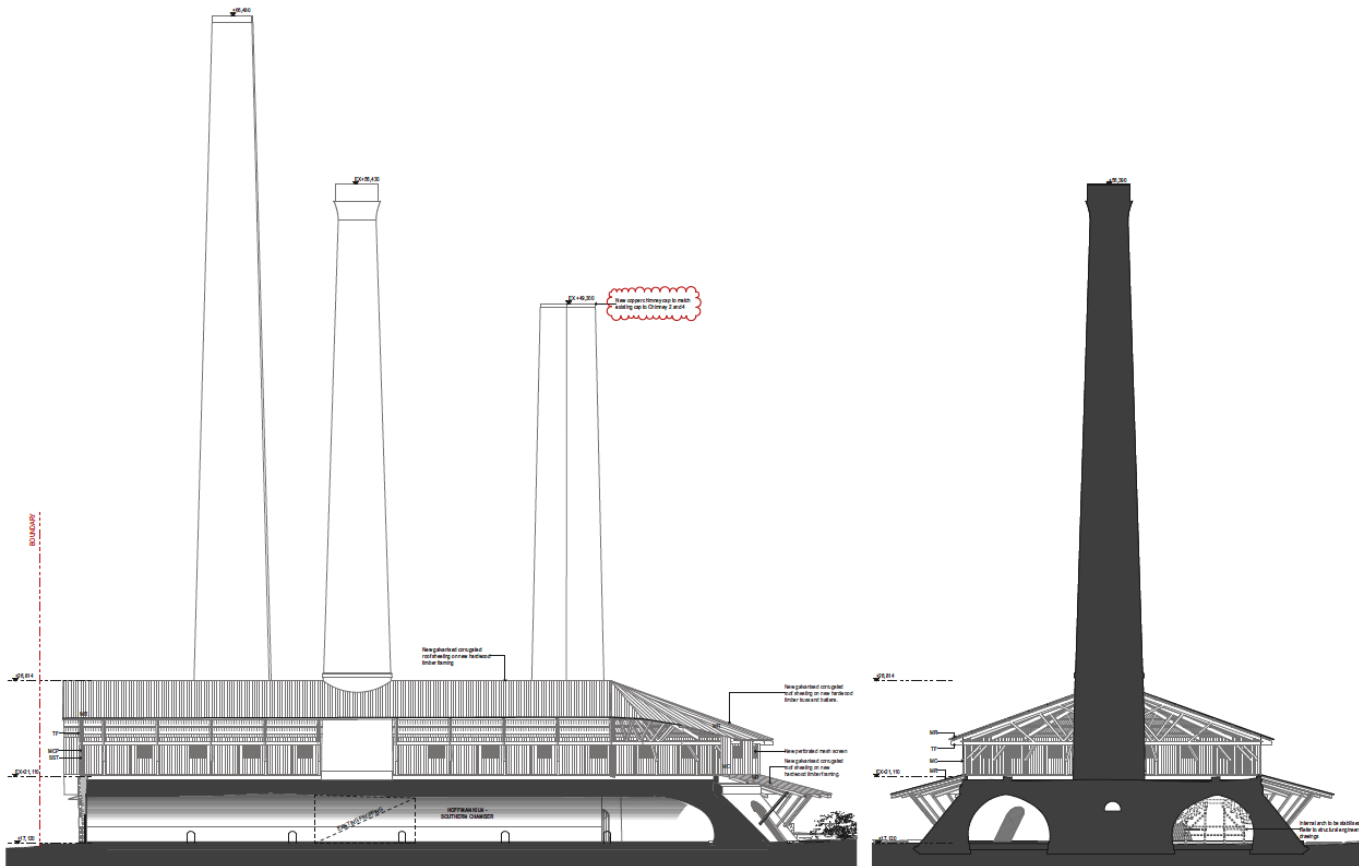














1 XBR, EXISTING BRICKWORK
Repair, clean & repaint as required.



2 XMG, EXISTING METAL SCREEN AND GATE



3 XMS, EXISTING METAL SCREEN



4 XTF, EXISTING TIMBER FRAMING



5 BR, BRICKWORK, COLOUR TO MATCH XBR
Paint finish. Clear anti-graffiti coating.



6 MZMCR, GALVANISED CORRUGATED CLADDING
Paint finish. Clear anti-graffiti coating.



7 MOP, PERFORATED METAL SCREEN
Approx. 50% open area. Paint finish. Colour similar to Colorbond Monument.



8 MEGMSS, BUILDING IDENTIFICATION SIGNAGE
Building identification signage integrated into new gate.



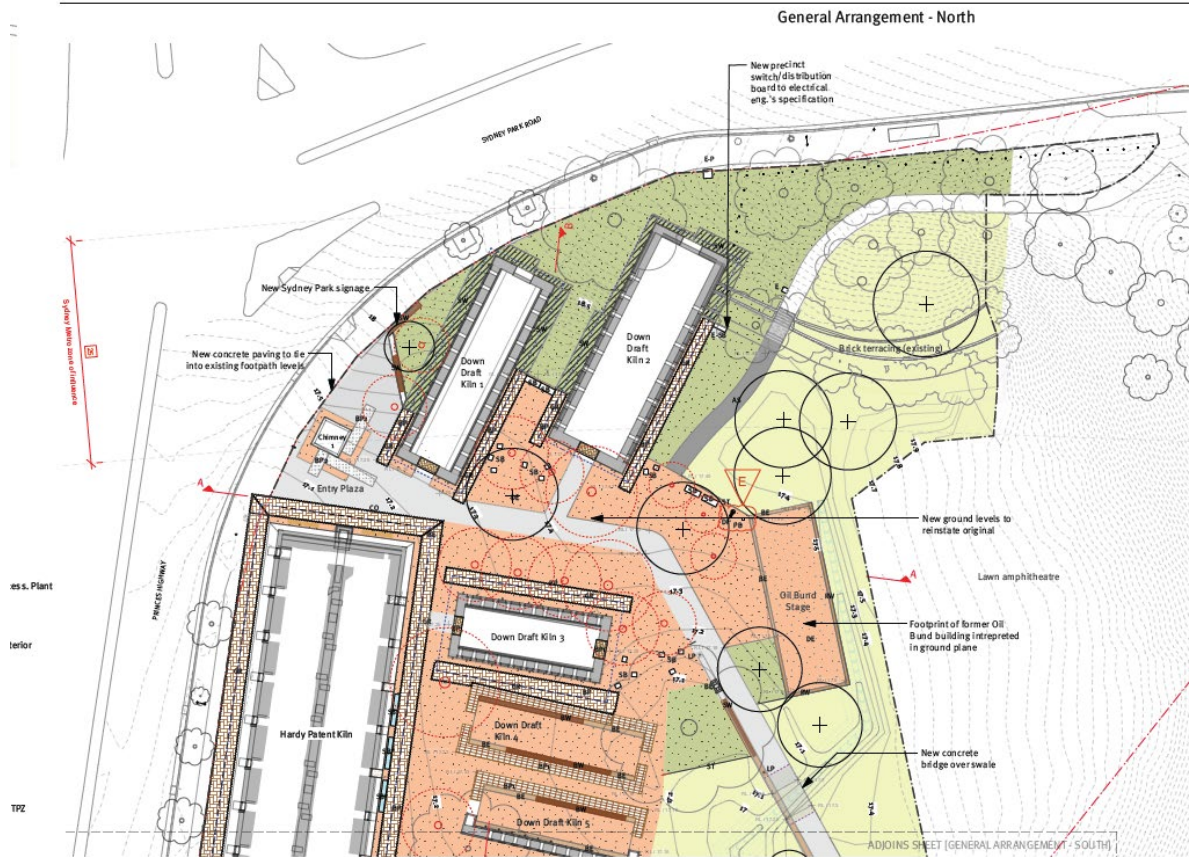
9 MRVMCR, GALVANISED CORRUGATED ROOF
Paint finish. Clear anti-graffiti coating.

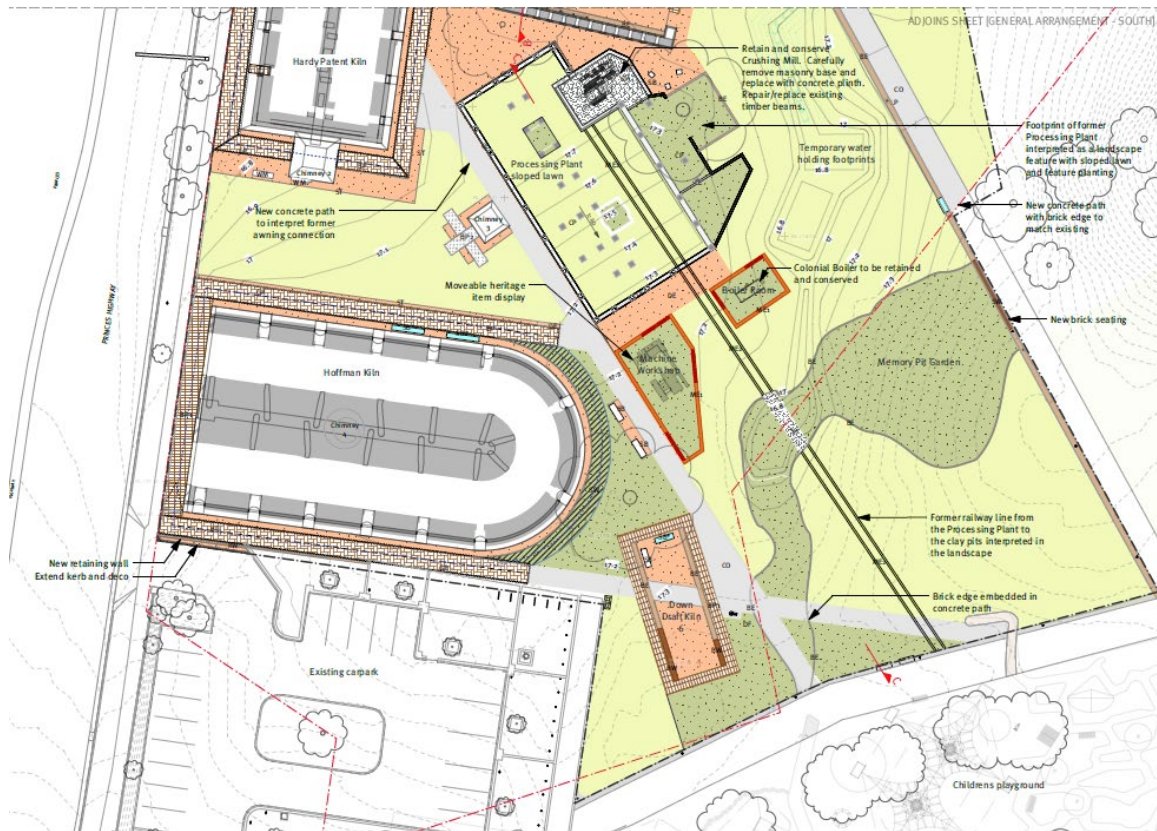


10 IS1F, STRUCTURAL STEEL FRAMING
Rail profile to interpret original.



11 IS1F, STRUCTURAL STEEL FRAMING
Metal framing for new awning. Paint finish.





Compliance with key LEP standards

	control	proposed
height	no control	no change
floor space ratio	no control	no change

Issues

- trees
- remediation

Trees

- non compliance with 50% canopy coverage - Urban Forest Strategy 2023
- proposal provides 31% canopy coverage across the site
- 26 new trees are proposed across the site and are located in areas away from significant heritage fabric
- site forms part of the overall Sydney Park - shortfall can be made up elsewhere
- trees need to be located away from heritage fabric
- non compliance supported

Remediation

- Sydney Park is declared as significantly contaminated by the NSW EPA due to historical uses of the site
- park has extensive remediation history and is subject to a Voluntary Management Proposal which sets out commitments for ongoing management
- Health Unit satisfied site can be made suitable for proposed development subject to conditions.

Remediation

- NSW Site Auditor accepts conclusions and recommendations of submitted documentation - has asked for additional administrative information in accordance with SEPP (Resilience and Hazards) 2021
- deferred commencement recommended - requiring additional investigations and information to be provided to the Site

Recommendation

Deferred Commencement Approval