

Relevant Information for Local Planning Panel

FILE: D/2023/806 **DATE:** 28 February 2024

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 6 – Development Application: 2 Princes Highway, Alexandria – D/2023/806

Alternative Recommendation

It is resolved that pursuant to section 4.16(3) of the Environmental Planning and Assessment Act 1979, deferred commencement consent be granted to Development Application Number D/2023/806, subject to the conditions detailed in Attachment A to the subject report to the Local Planning Panel on 28 February 2024, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2023/806 dated 14 September 2023 and the following drawings prepared by TZG:

Drawing Number	Drawing Name	Date
A 000	Cover Page	29/08/2023
A 001	Site Plan	29/08/2023
A020	Demolition Ground Floor Plan – North	29/08/2023
A023 <i>A021</i>	Demolition Ground Floor Plan – South	29/08/2023

Drawing Number	Drawing Name	Date
A022	Demolition Level 1 Plan – North	29/08/2023
A023	Demolition Level 1 Plan – South	29/08/2023
A024	Demolition Roof Plan	29/08/2023
A070	Hardy Patent Kiln – Conservation Elevations	29/08/2023
A071	Hoofman Kiln – Conservation Elevations	29/08/2023
A072	Down Draught Kiln 1 – Conservation Elevations	29/08/2023
A073	Down Draught Kiln 2 – Conservation Elevations	29/08/2023
A074	Down Draught Kiln 3 – Conservation Elevations	29/08/2023
A100	Ground Floor Plan – North	29/08/2023
A101	Ground Floor Plan – South	29/08/2023
A102	Level 1 Plan – North	29/08/2023
A103	Level 1 Pan – South	29/08/2023
A104 Rev. 01-02	Roof Plan – North	13/12/2023 21/12/2023

Drawing Number	Drawing Name	Date
A105 Rev. 04 02	Roof Plan – South	13/12/2023 21/12/2023
A200 Rev. 01	Hardy Patent Kiln – Elevations	29/08/2023 21/12/2023
A201 Rev. 01	Hoofman Kiln – Elevations	26/07/2023 21/12/2023
A202 Rev. 04 02	Down Draught Kiln 1 – Elevations	13/12/2023 21/12/2023
A203 Rev. 04 02	Down Draught Kiln 2 – Elevations	13/12/2023 21/12/2023
A204 Rev. 04 02	Down Draught Kiln 3 – Elevations	13/12/2023 21/12/2023
A205 Rev. 01	Down Draught Kiln 3 5 – Elevations	26/07/2023 21/12/2023
A300	Sections	26/07/2023
A301 Rev. 01	Sections	13/12/2023
A400	Perspective 1	26/07/2023
A401	Perspective 2	26/07/2023
A402	Perspective 3	26/07/2023
A403	Perspective 4	26/07/2023
A601	Signage Strategy – Interpretation	29/08/2023

The following landscape drawings prepared by *JMD Design*:

Drawing Number	Drawing Name	Date
L00 Rev. F	Title Sheet	14/12/2023
L01 Rev. E	Tree Management Plan	14/12/2023
L01 Rev. E	General Arrangement – North	14/12/2023
L03 Rev. E	General Arrangement – South	14/12/2023
L04 Rev. C	Section AA	12/05/2023
L05 Rev. C	Section BB & CC	14/05/2023
L06A Rev. C	Materials & Finishes Schedule	10/07/2023
L06B Rev. C	Materials & Finishes Schedule	10/07/2023
L07 Rev. D	Indicative Mass Planting Palette	10/07/2023
L08 Rev. E	Indicative Tree Planting	28/08/2023
L09 Rev. E	Deep Soil and Canopy Calcs	28/08/2023

The following Electrical Services drawings prepared by *Northrop*:

Drawing Number	Drawing Name	Date
E00.01 Rev. 1	Electrical Services Legend of Symbols and Notes	30/09/2022
E00.10 Rev. 1	Electrical Services Lighting Schedule	30/09/2022
E10.01 Rev. 5	Electrical Services Site Plan – North	20/06/2023

Drawing Number	Drawing Name	Date
E10.02 Rev. 5	Electrical Services Site Plan – South	20/06/2023
E60.00 Rev. 1	Electrical Services Single Line Diagram & Details	30/09/2022

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Background

The applicant contacted Council on 22 February 2024 requesting that several drawings listed in Condition 1 be updated to reflect a later set of drawings submitted in response to the City's Model Unit requirements.

A review of these amendments identified that they are minor and will not have a significant impact on the appearance of the site and will not impact on the heritage significance of the buildings. Amendments were made due to requirements to align the drawings with the digital model.

Drawings that are to be updated are noted above and included in Attachment A.

Prepared by: Shaun de Smeth, Specialist Planner




Attachments

Attachment A. Selected Drawings

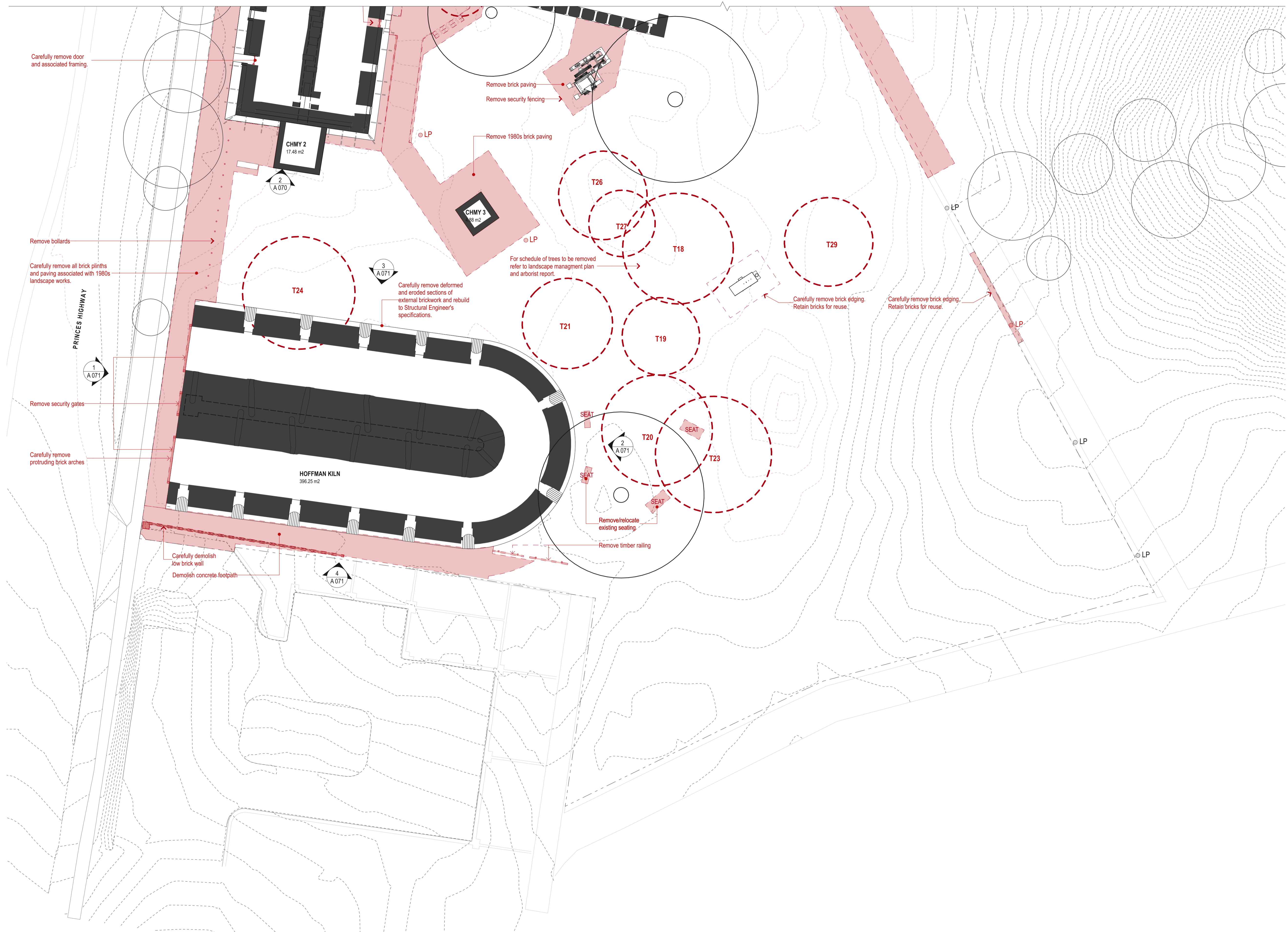
Approved



Executive Manager, Planning and Development

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

DRAWING TO BE PRINTED IN COLOUR



DATE	REV	DESCRIPTION

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SYDNEY PARK BRICK KILN
PRECINCT RENEWAL

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DRAWING TITLE
DEMOLITION GROUND FLOOR PLAN - SOUTH

SCALES
1:200

PHASE
DEVELOPMENT APPLICATION

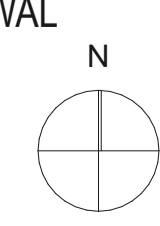
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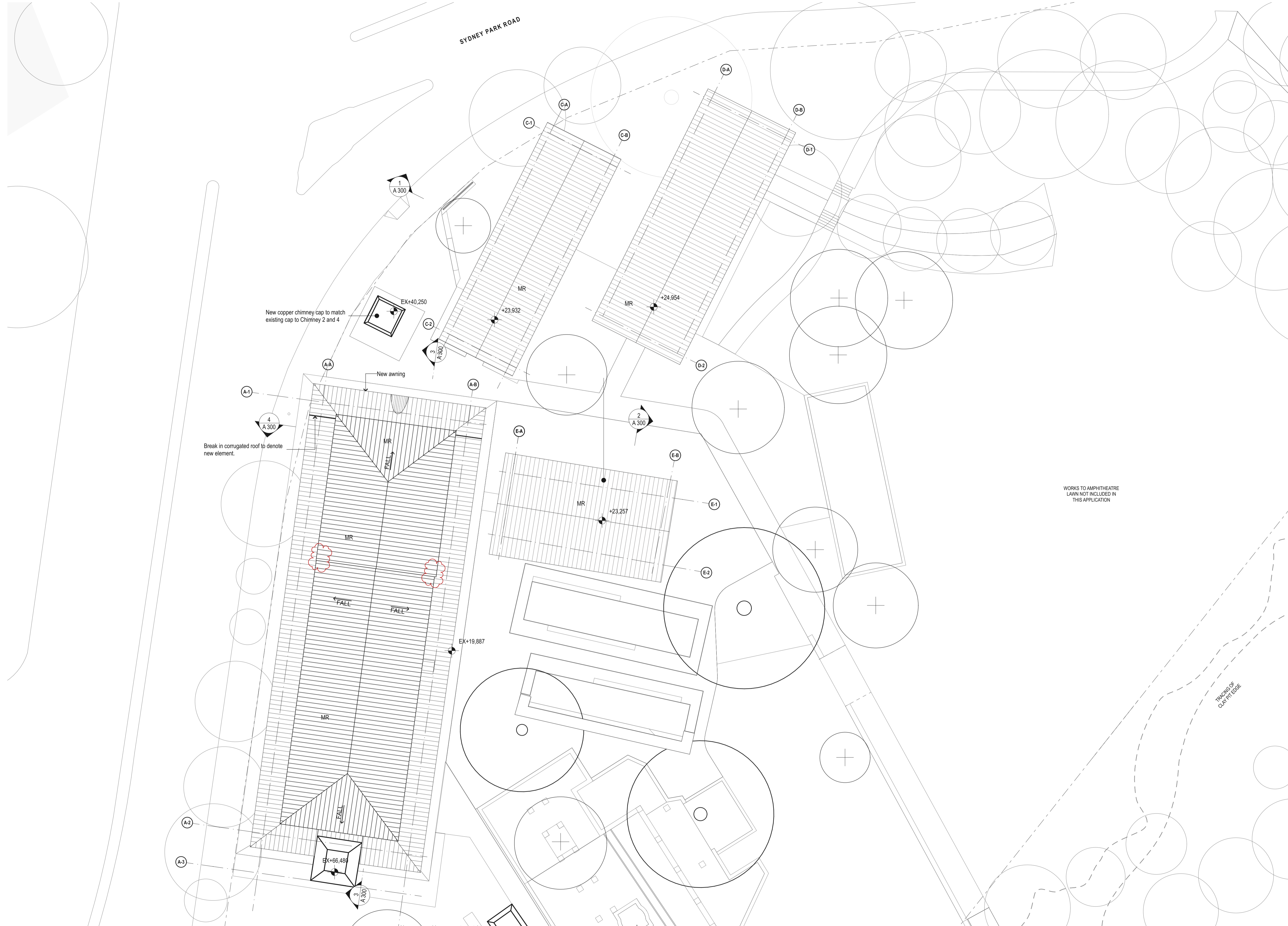
DRAWN BY
JT,AT,KL

CHECKED
JM,PT

DATE
29.AUG.2023

REV





WORKS TO AMPHITHEATRE LAWN NOT INCLUDED IN THIS APPLICATION

TRAILING OF CLAY PIT EDGE



DATE	REV	DESCRIPTION
13/12/2023	01	FOR DA SUBMISSION
21/12/2023	02	FOR DA SUBMISSION

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DRAWING TITLE
ROOF PLAN - NORTH

SCALES
1:200

PHASE
DEVELOPMENT APPLICATION

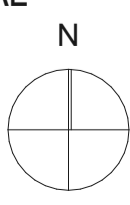
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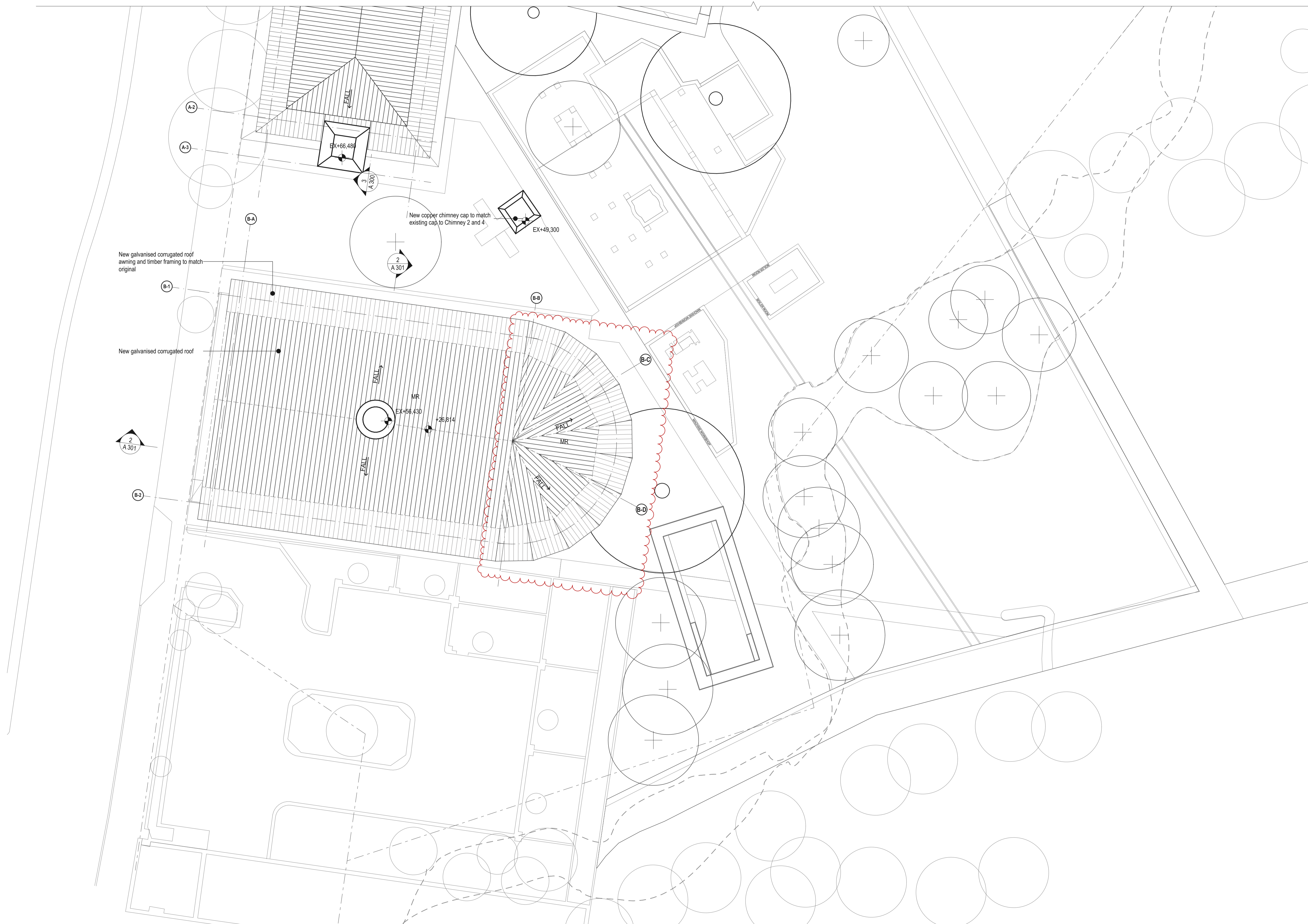
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DATE
13.DEC.2023

REV
02





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PROJECT:
SYDNEY PARK BRICK KILN
PRECINCT RENEWAL

PROJECT NO : 22002

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DRAWING TITLE
ROOF PLAN - SOUTH

SCALES
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PHASE
DEVELOPMENT APPLICATION

DRAWING NO
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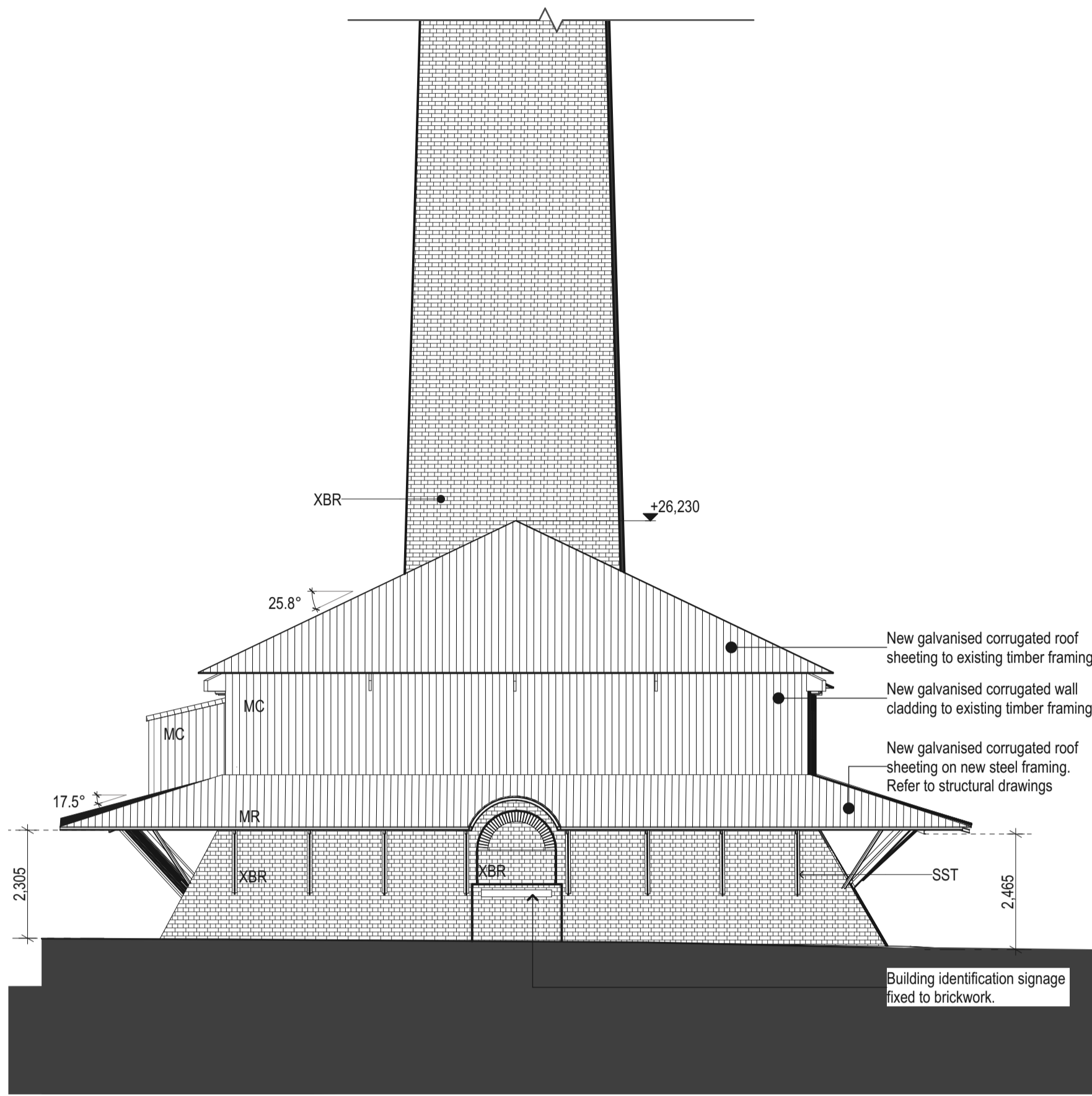
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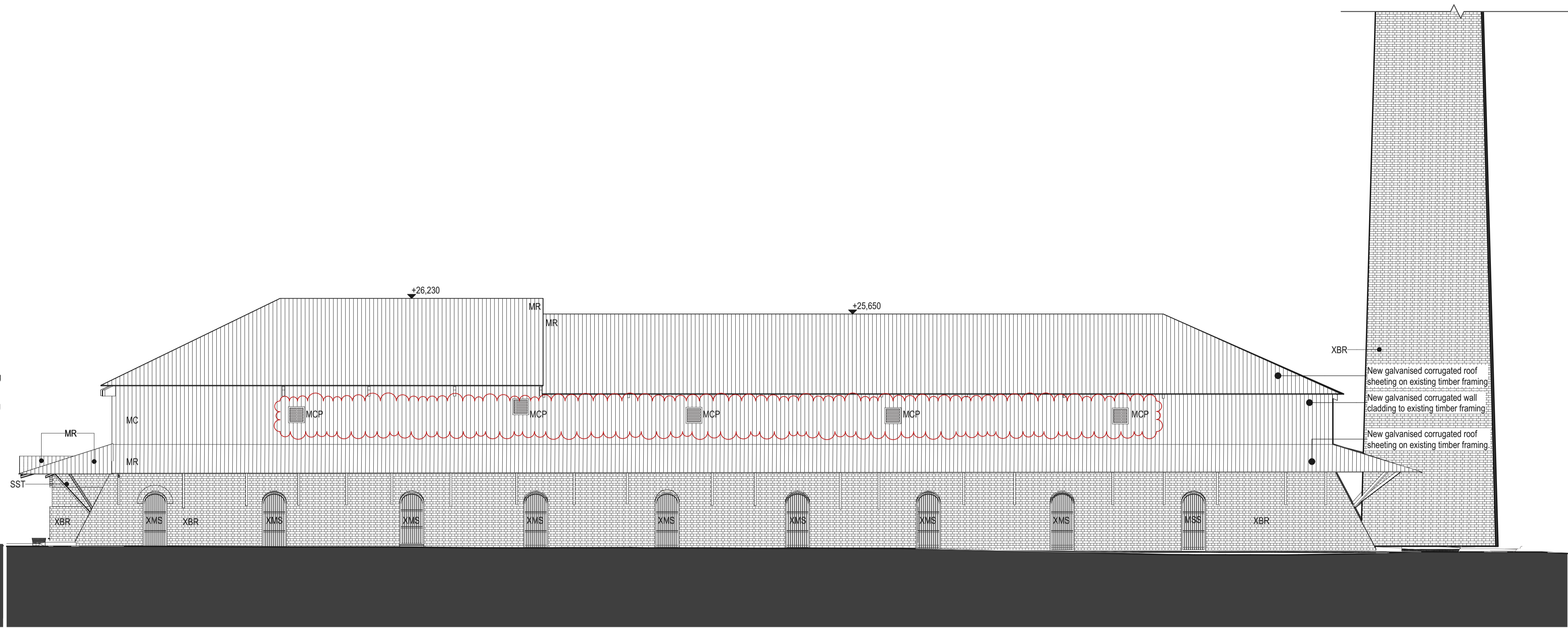
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REV
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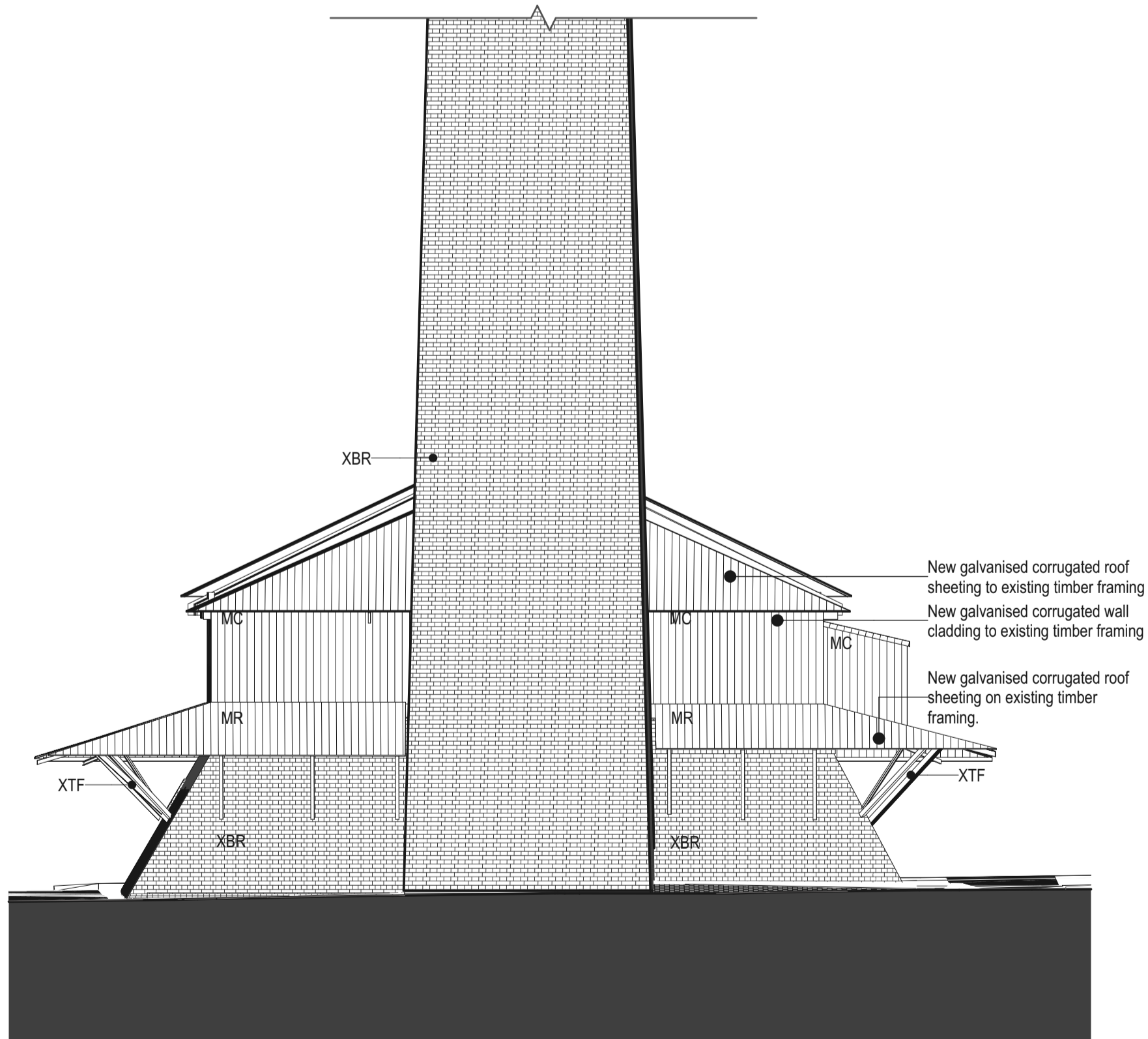




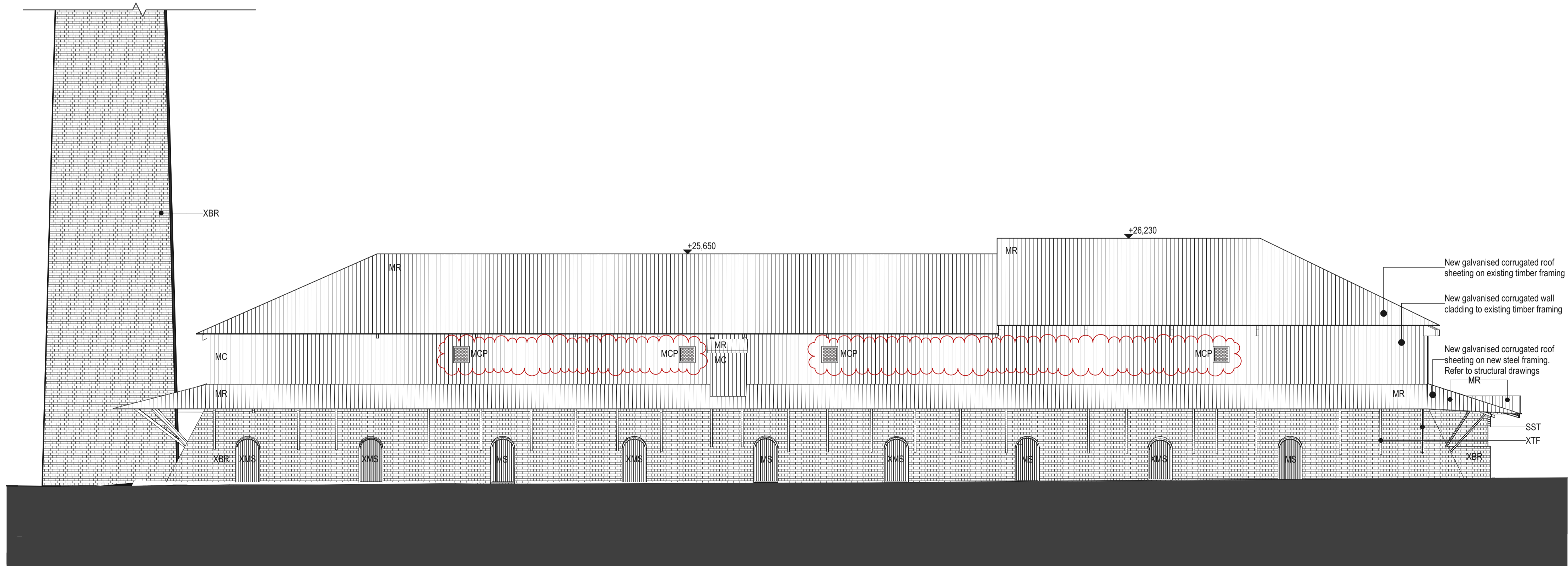
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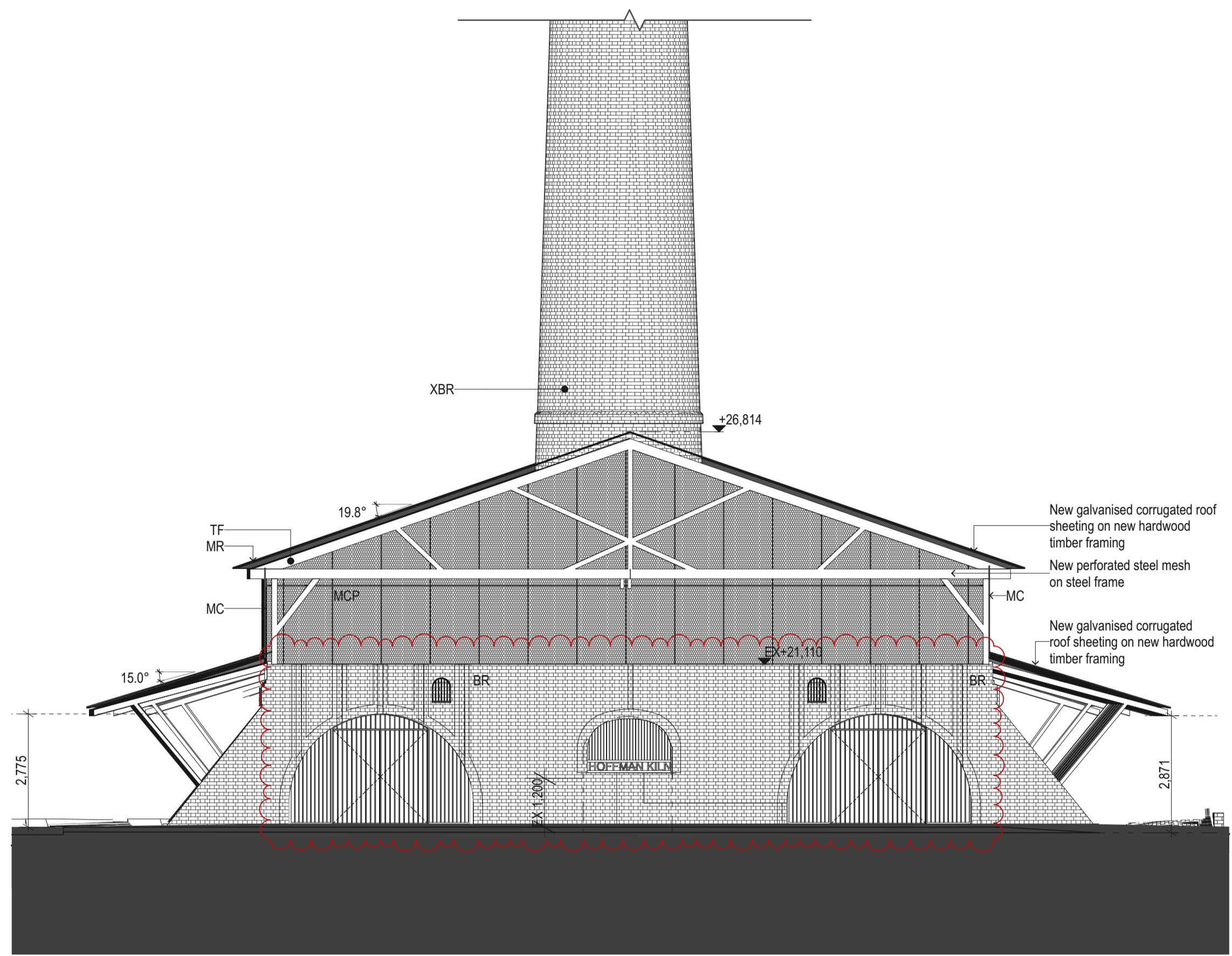


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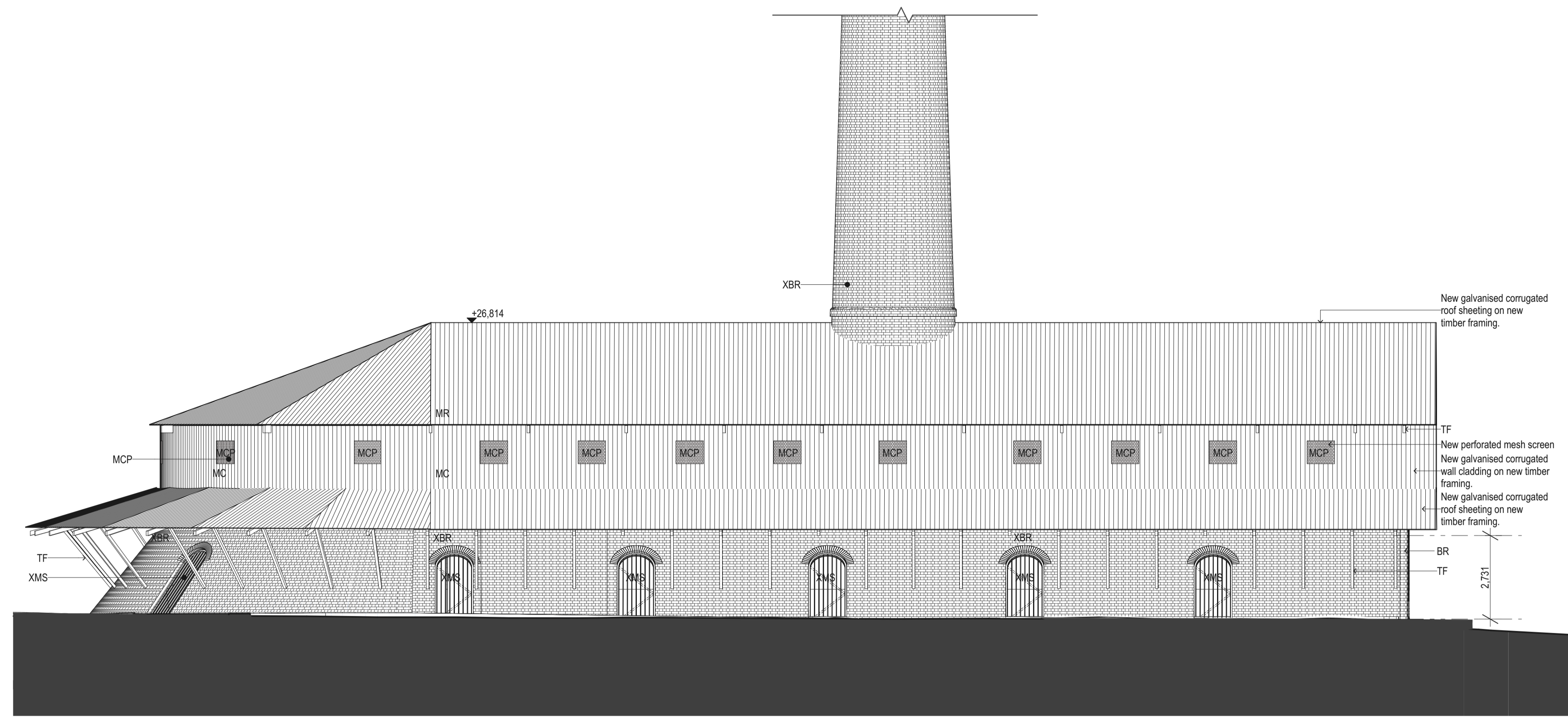


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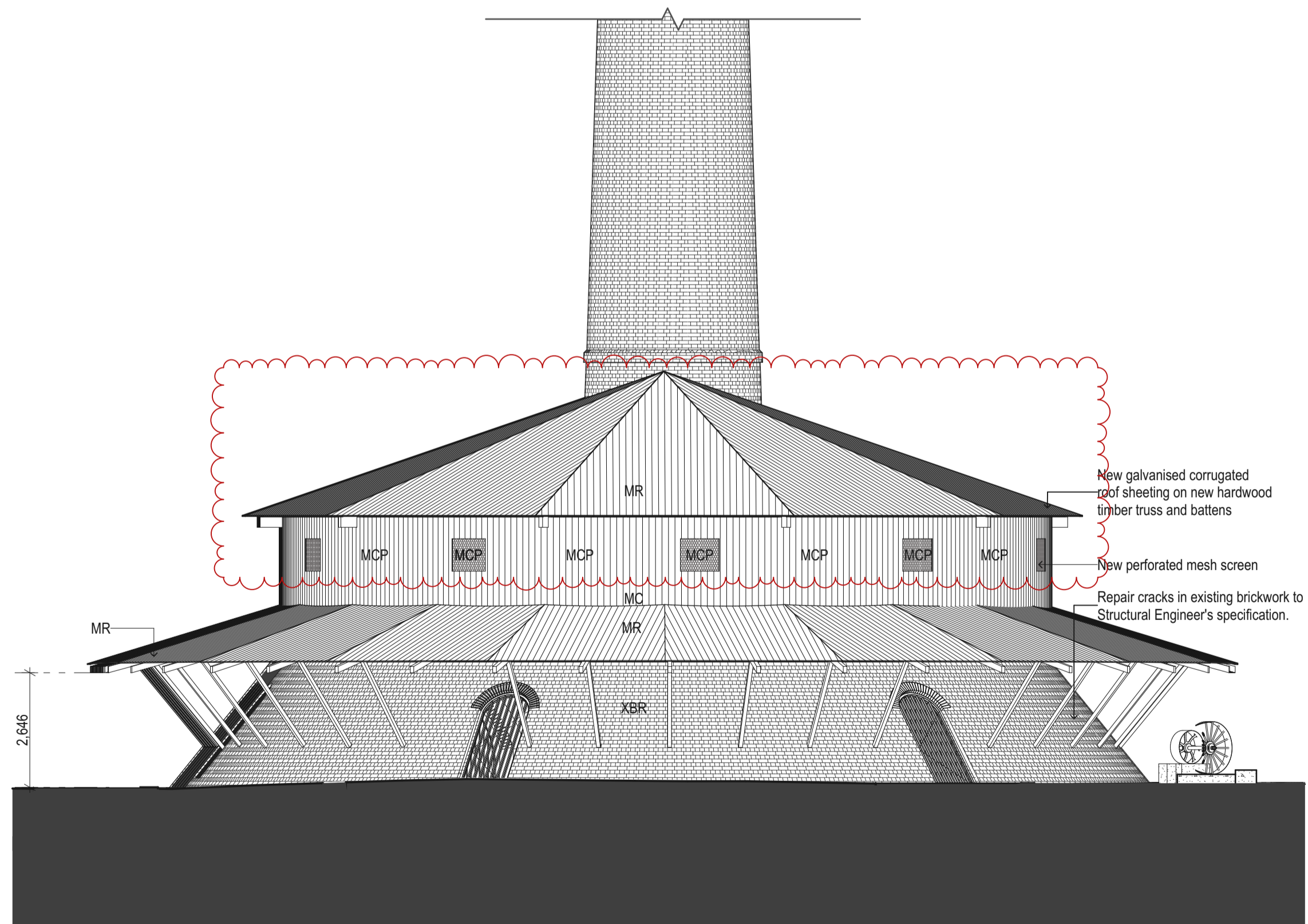
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				TOWN PLANNER URBIS Phone: 02 8233 9927 Email: aroff@urbis.com.au	ACCESS CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: sophia.khoo@philipchun.com	SIGNAGE CONSULTANT TZG SIGNAGE Phone: 0430 102 332 Email: cc@mallo.com.au	TRAFFIC CONSULTANT STANBURY TRAFFIC PLANNING Phone: 02 8971 8314 Email: morgan@stanburystraffic.com.au	FLOOD ENGINEER CATCHMENT SIMULATIONS SOLUTIONS Phone: 02 8355 5503 Email: daniel.fedczyna@csse.com.au				ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS	SCALES 1:100	CHECKED JM,PT	DATE 13.DEC.2023
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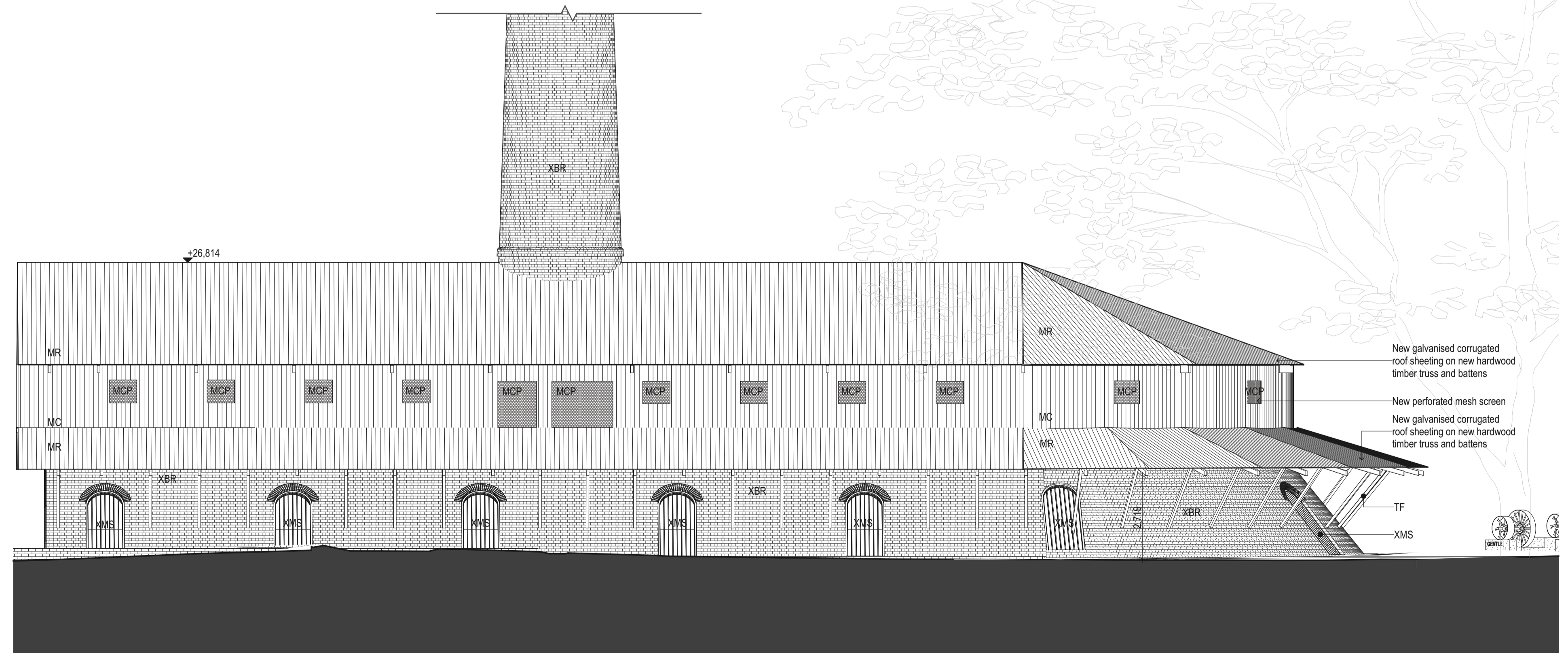
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3 NORTH ELEVATION
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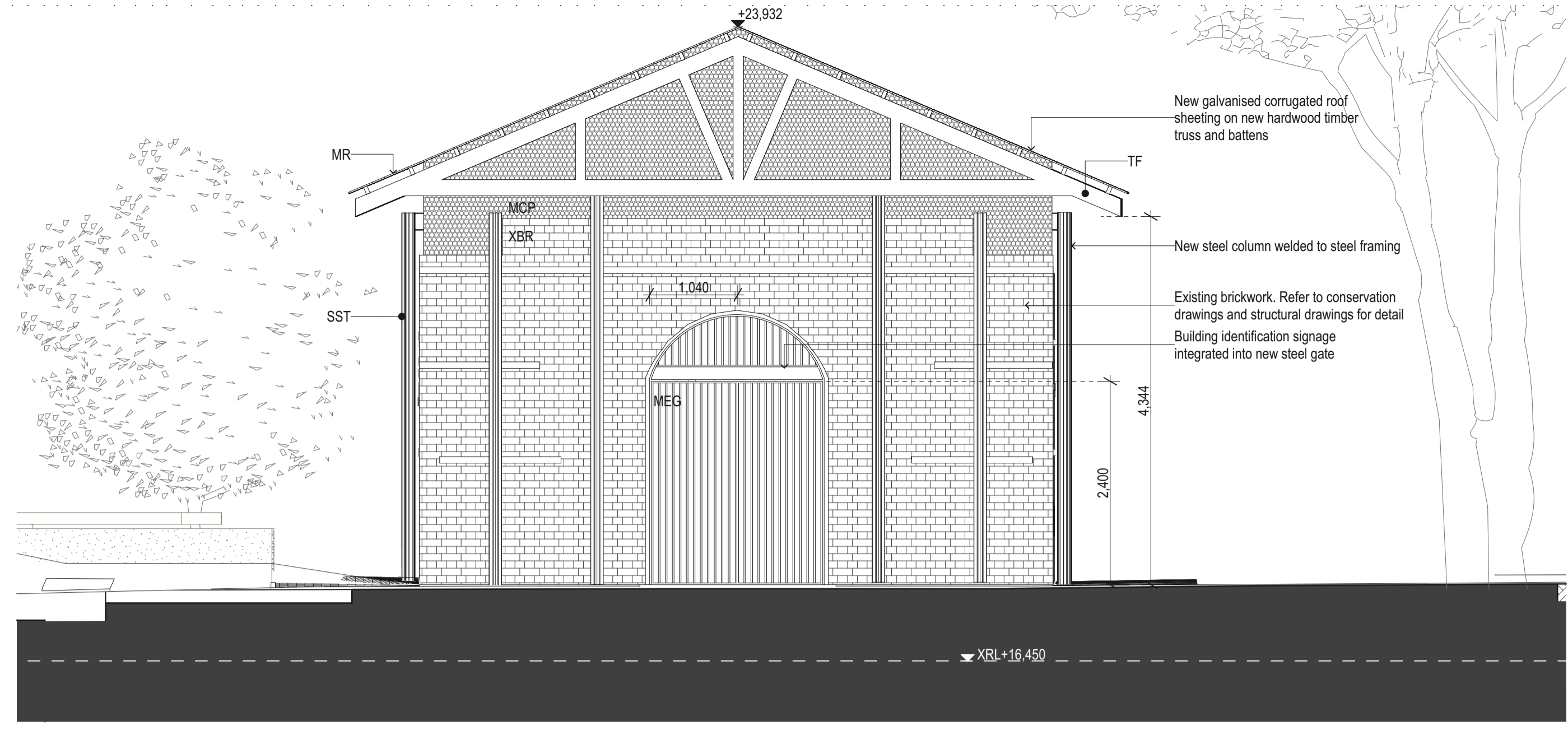


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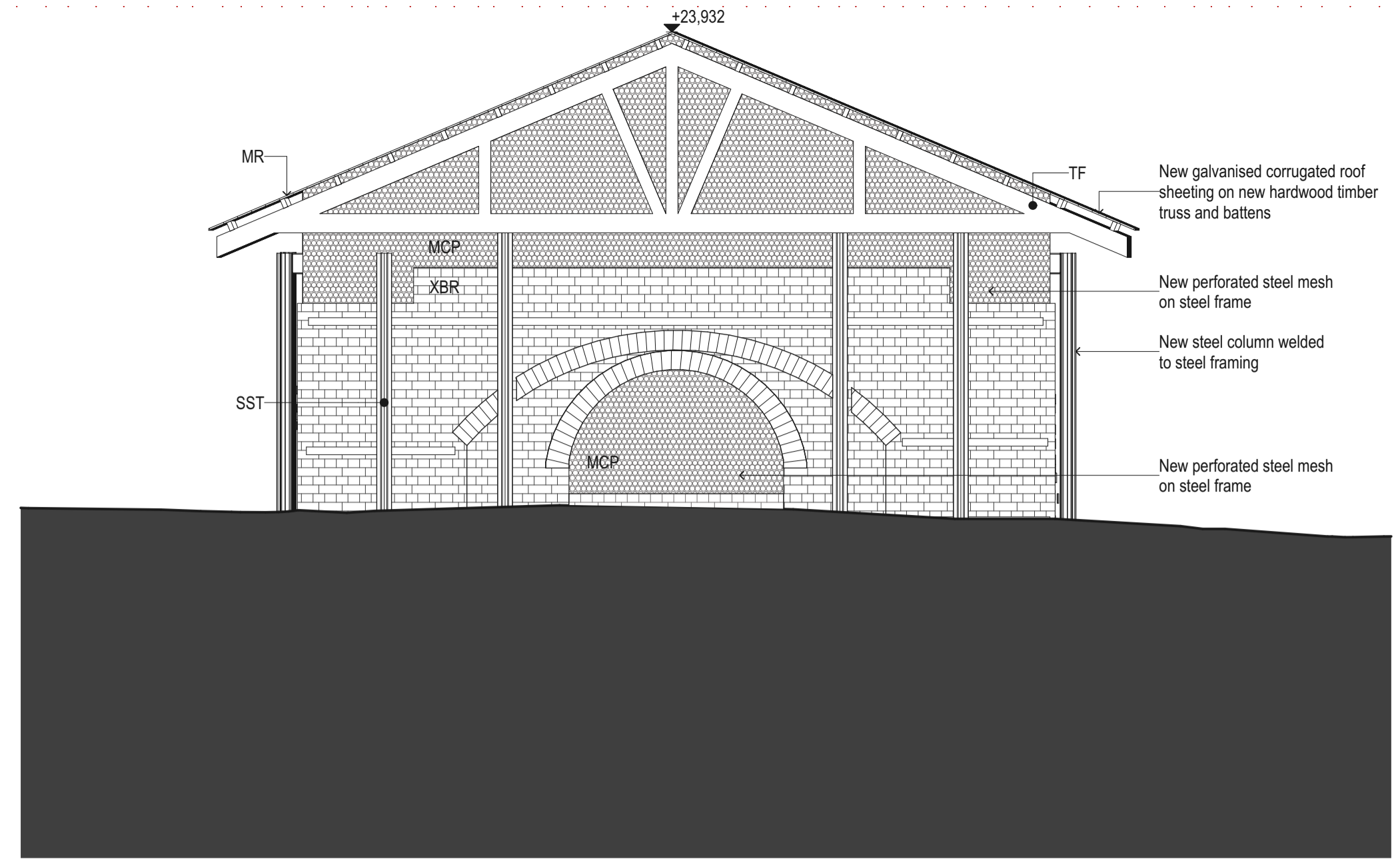


4 SOUTH ELEVATION
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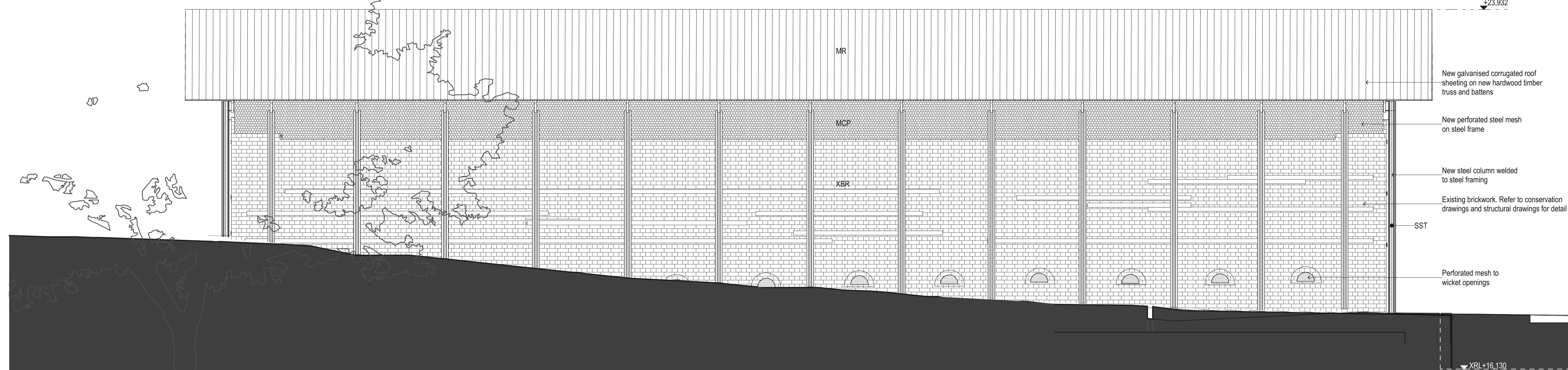
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				TOWN PLANNER URBIS Phone: 02 8233 9927 Email: aroff@urbis.com.au	ACCESS CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: sophia.kitson@philipchun.com	SIGNAGE CONSULTANT TZG SIGNAGE Phone: 0430 102 332 Email: cc@mallow.com.au	TRAFFIC CONSULTANT STANBURY TRAFFIC PLANNING Phone: 02 8971 8314 Email: morgan@stanburymtraffic.com.au	FLOOD ENGINEER CATCHMENT SIMULATIONS SOLUTIONS Phone: 02 8355 5503 Email: daniel.fedyszyn@csss.com.au			PROJECT NO : 22002	ARCHITECTS tonkin zulaikha greer	SCALES 1:100	DATE 13.DEC.2023	
												ARCHITECTS	PHASE DEVELOPMENT APPLICATION	DRAWING NO A 201	REV 01



1 SOUTH ELEVATION
1:50



2 NORTH ELEVATION
1:50



3 WEST ELEVATION
1:50



4 DD01 EAST ELEVATION
1:50

DATE	REV	DESCRIPTION
13/12/2023	01	FOR DA SUBMISSION
21/12/2023	02	FOR DA SUBMISSION

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SYDNEY PARK BRICK KILN
PRECINCT RENEWAL

PROJECT NO : 22002

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DRAWING TITLE
DOWN DRAUGHT KILN 1 -
ELEVATIONS

SCALES

PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A 202

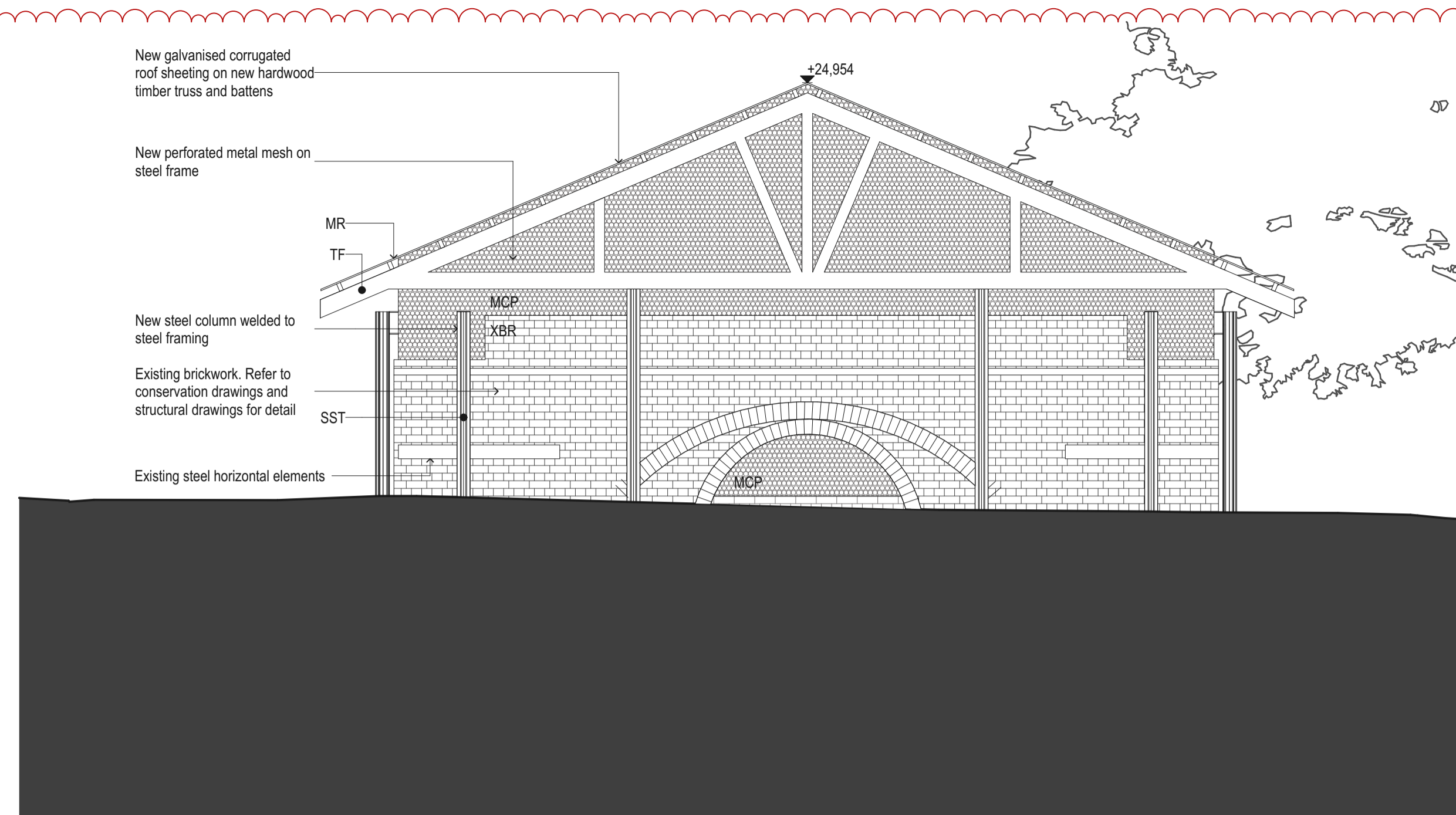
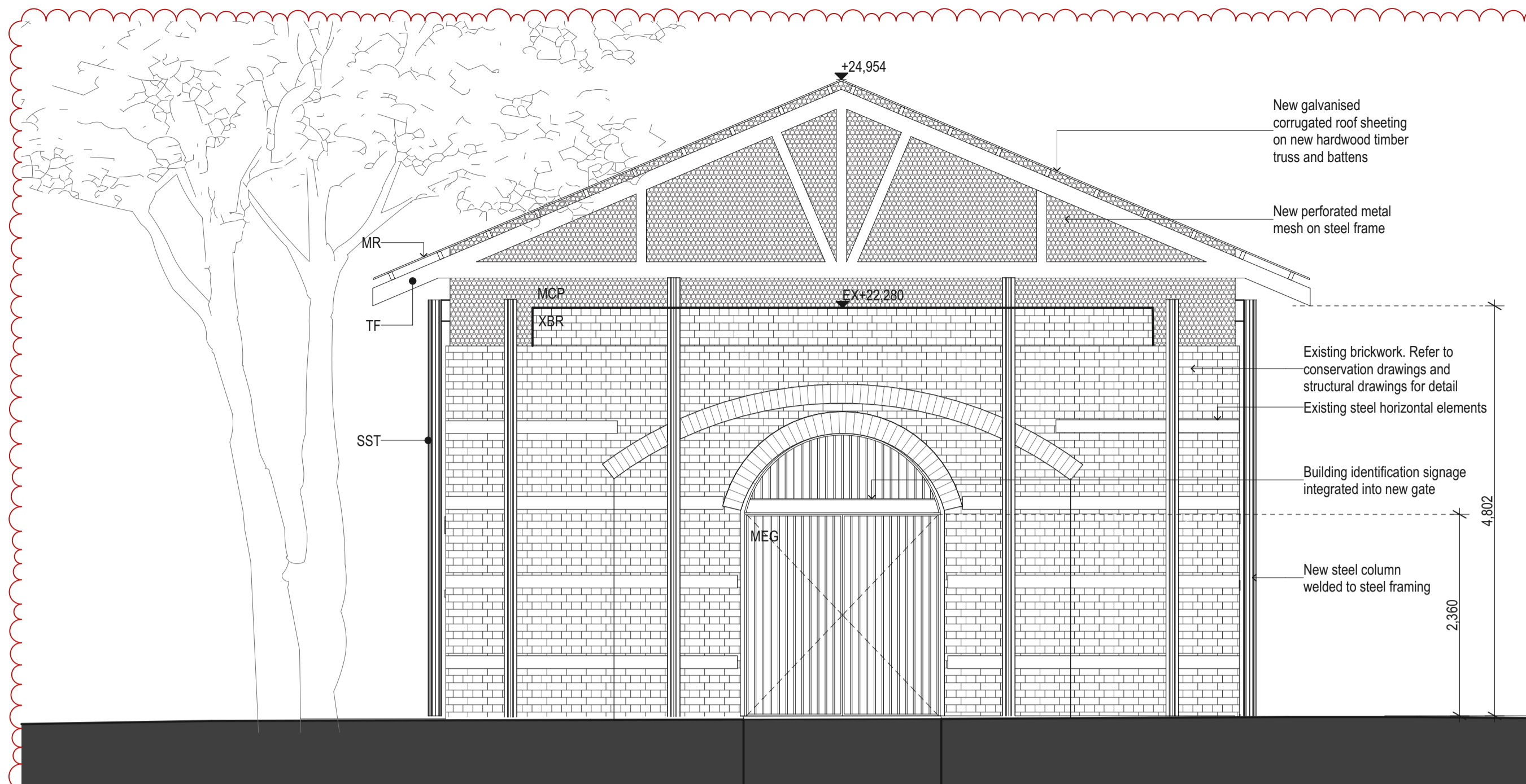
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CHECKED
JM,PT

DATE
13.DEC.2023

REVISION
REV 02



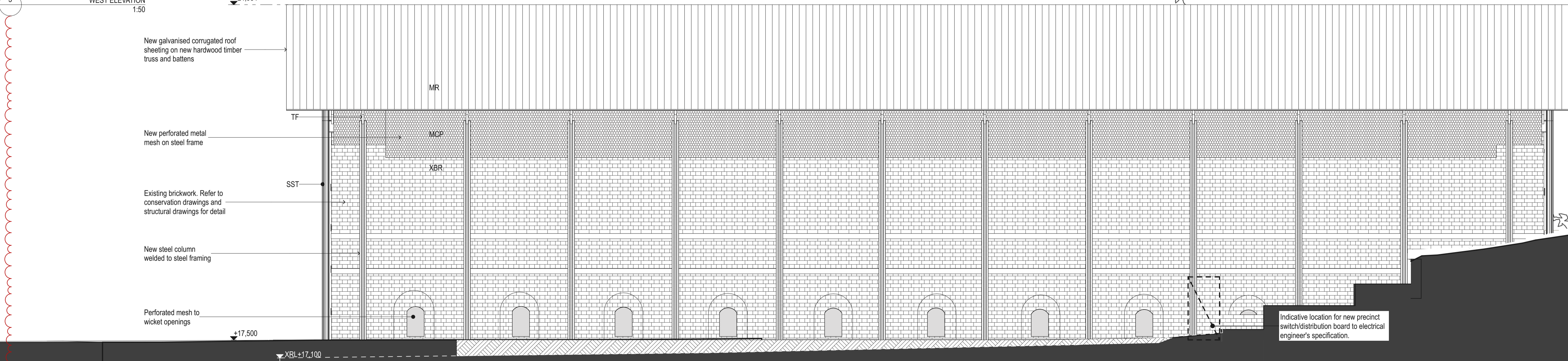


1 SOUTH ELEVATION
1:50

2 NORTH ELEVATION
1:50



3 WEST ELEVATION
1:50



4 EAST ELEVATION
1:50

DATE	REV	DESCRIPTION
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21/12/2023	02	FOR DA SUBMISSION

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PROJECT:
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PRECINCT RENEWAL

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DRAWING TITLE
DOWN DRAUGHT KILN 2 -
ELEVATIONS

SCALES
1:50

PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A 203

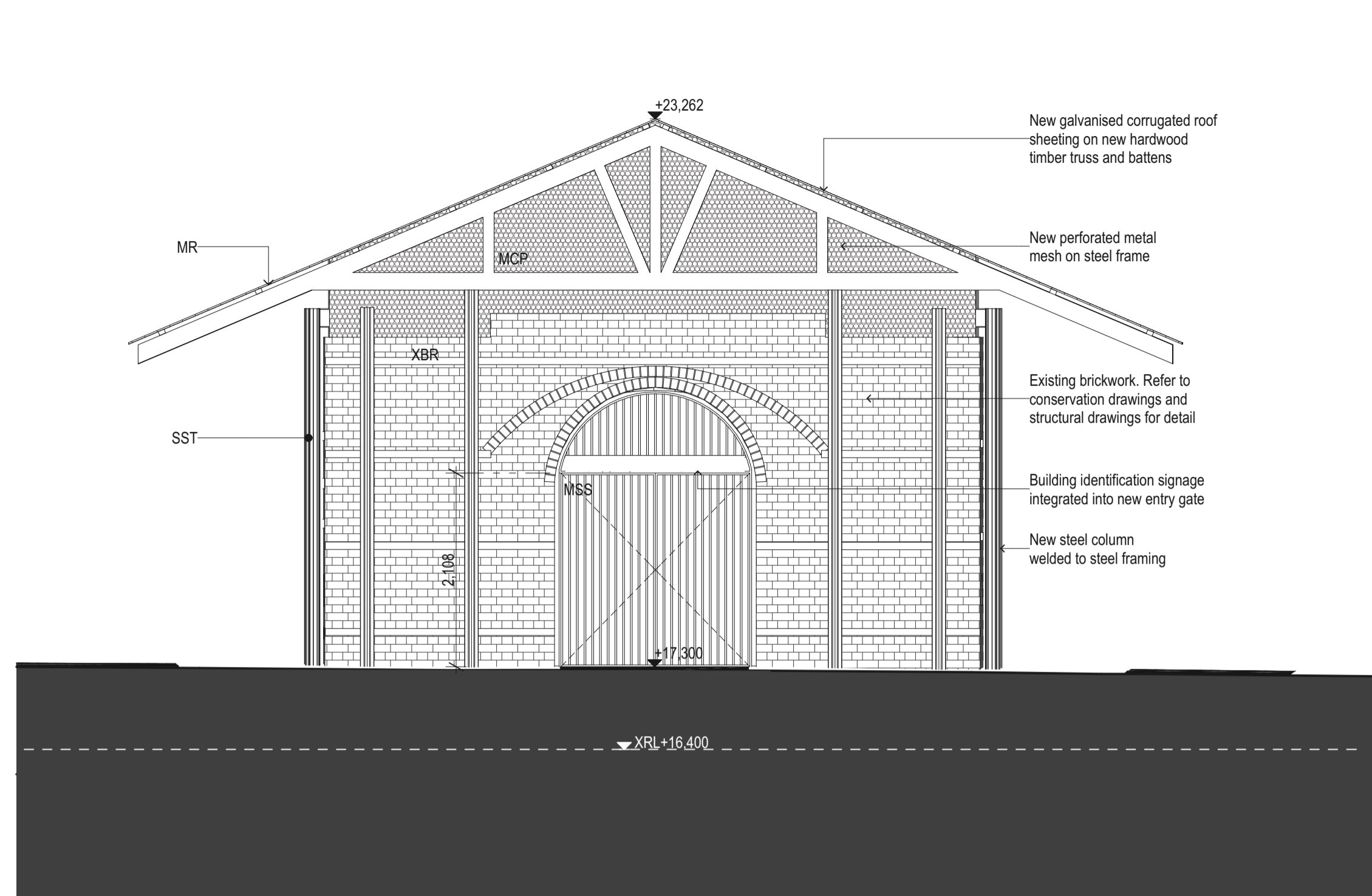
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JT,AT,KL,CA

CHECKED
JM,PT

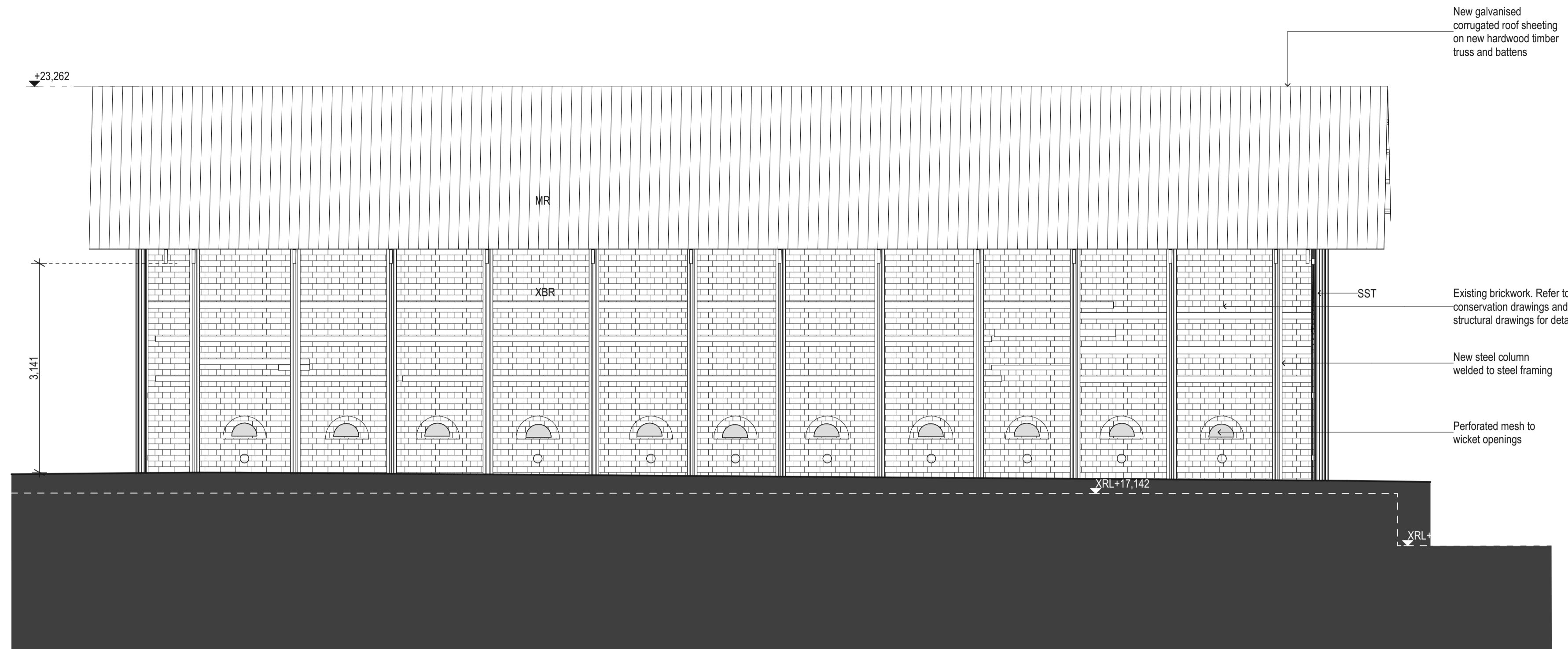
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13.DEC.2023

REV
02

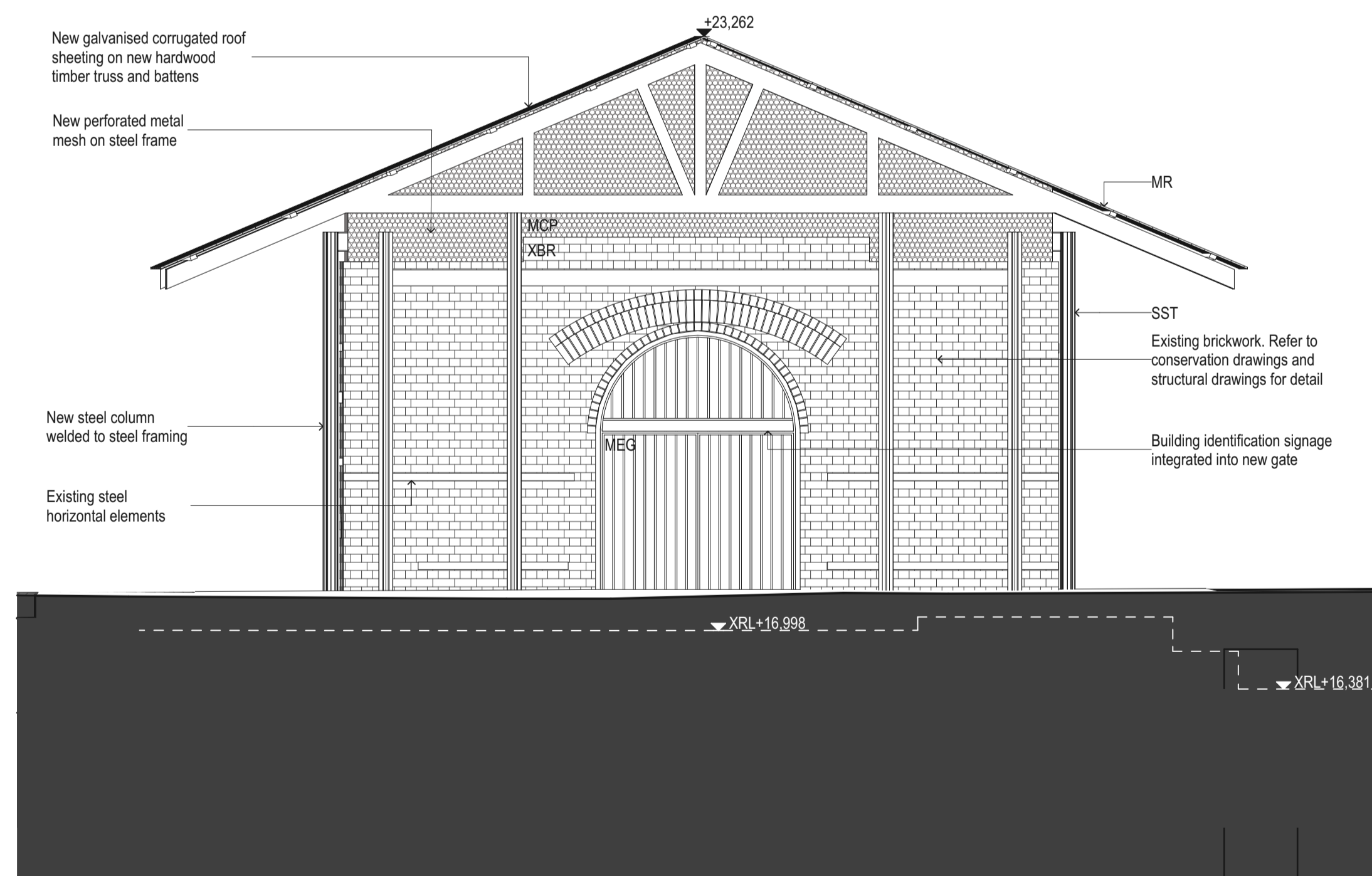




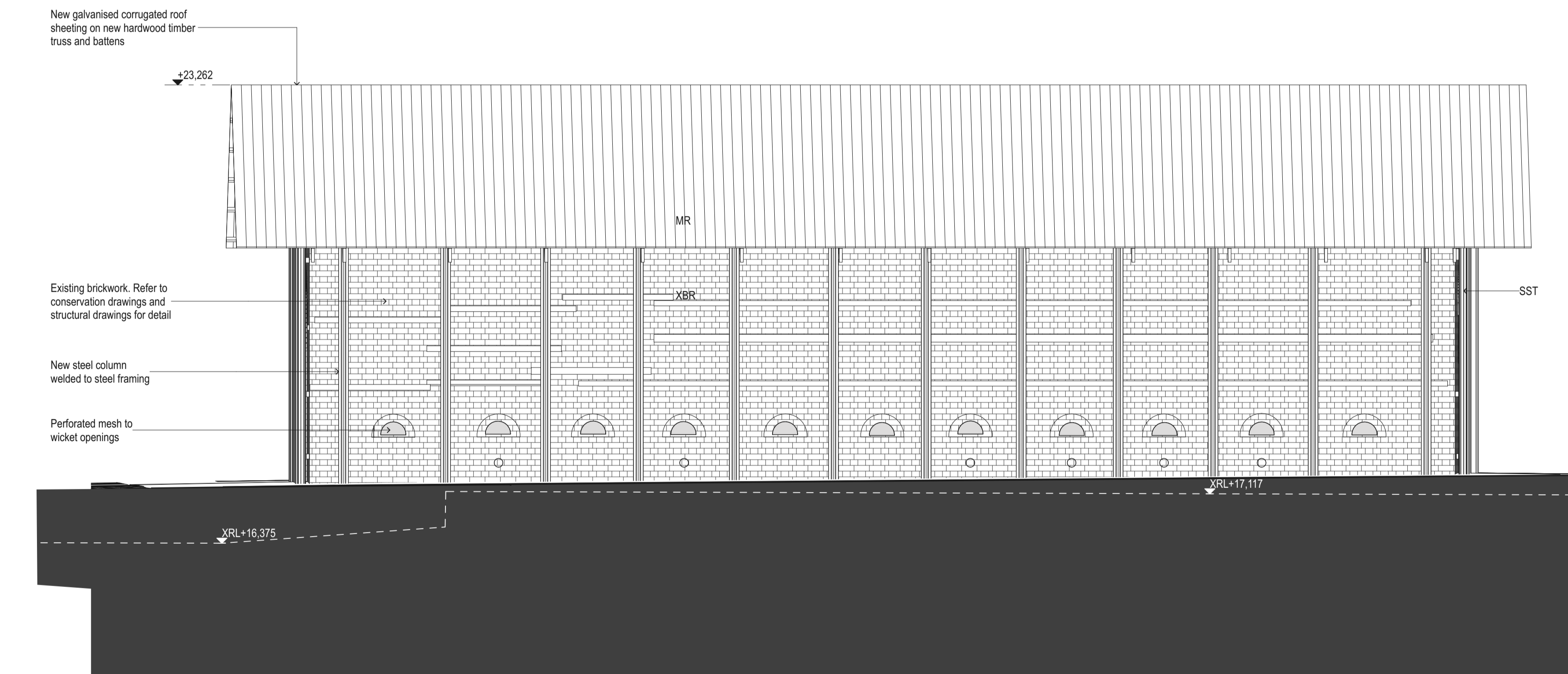
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2 NORTH ELEVATION
1:50



3 EAST ELEVATION
1:50

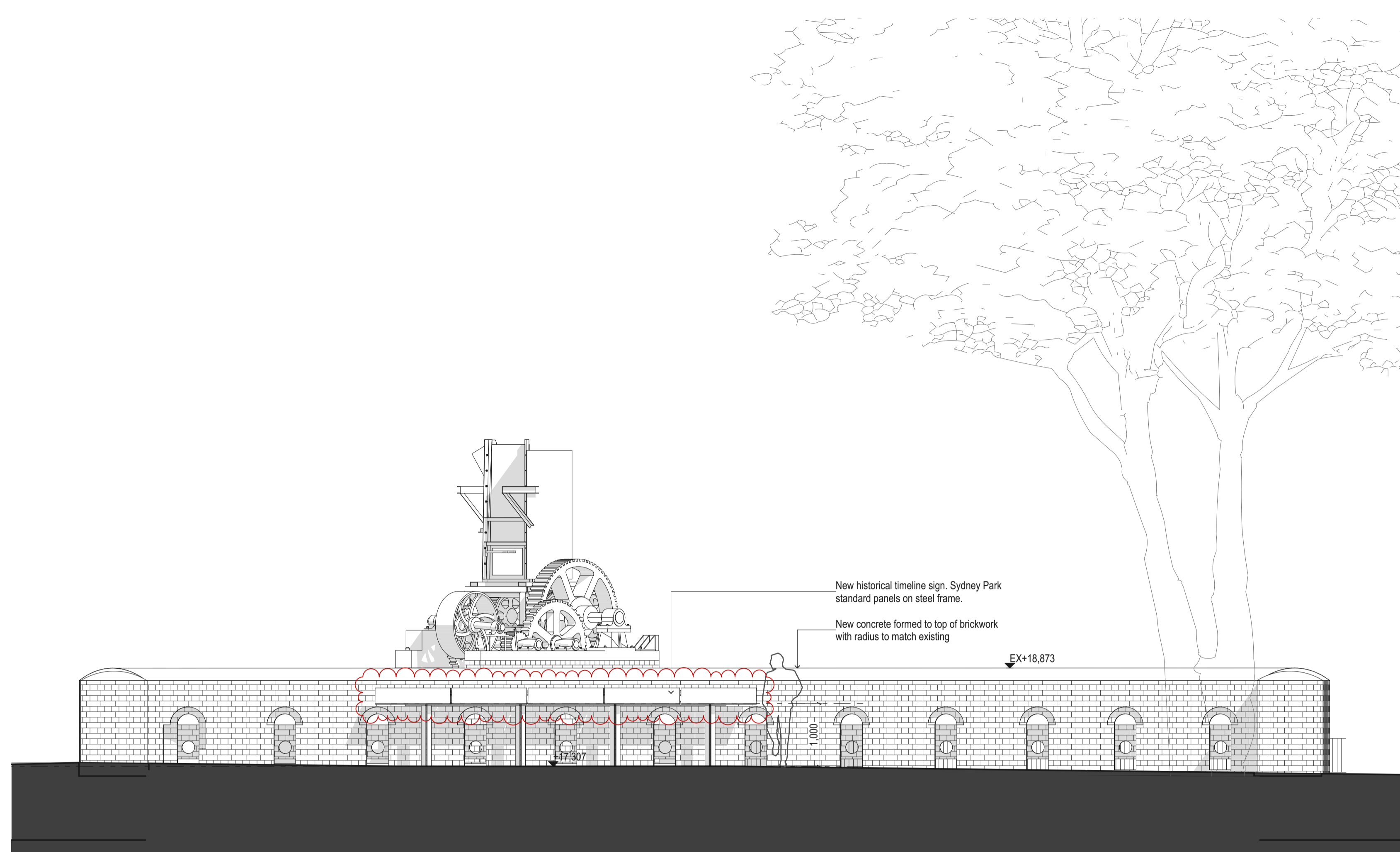


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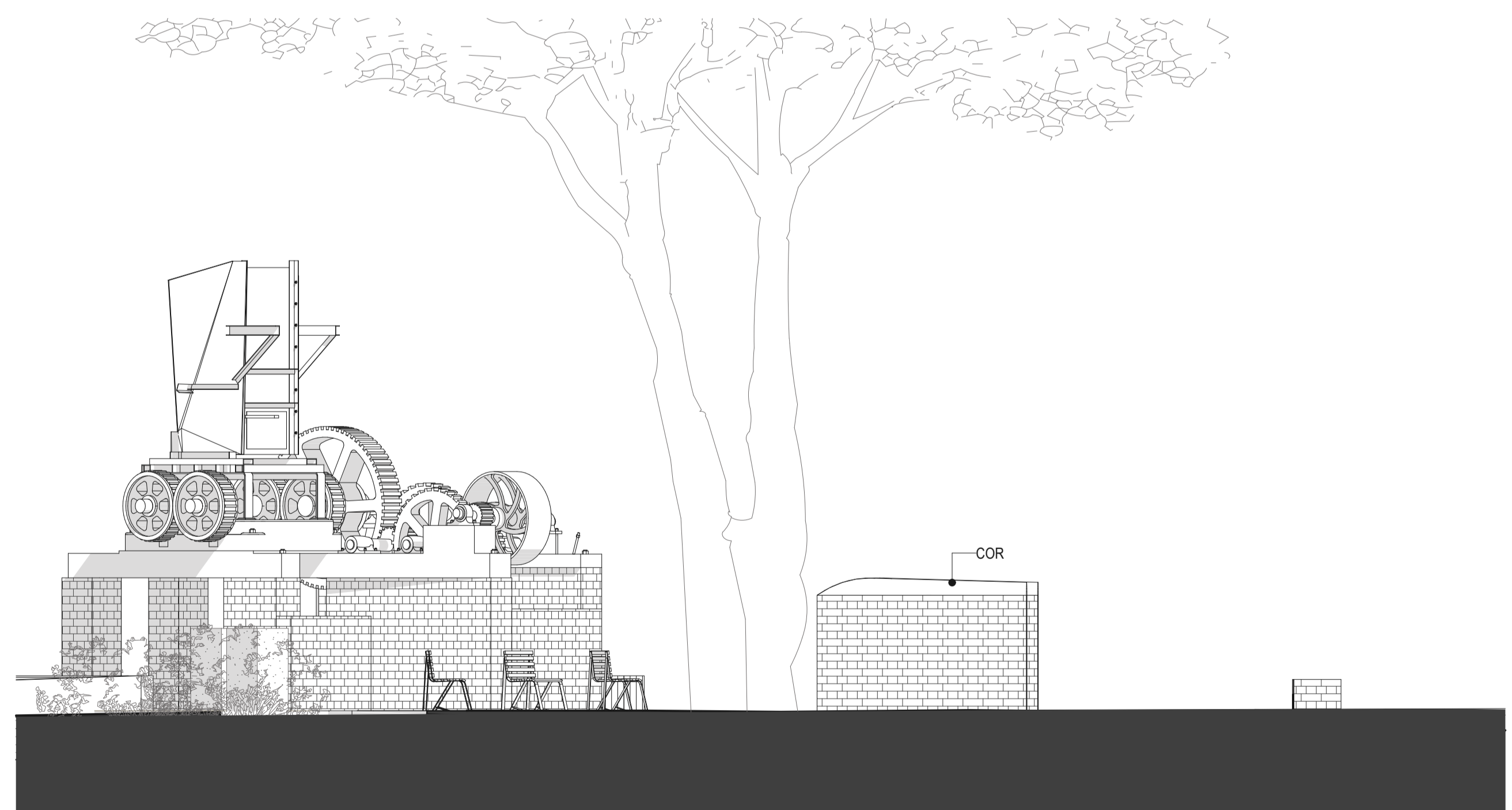
DATE	REV	DESCRIPTION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	LANDSCAPE ARCHITECT JMD DESIGN Phone: 02 9310 5644 Email: daireb@jmdesign.com.au	STRUCTURAL ENGINEER SDA STRUCTURES PTY LTD Phone: 02 9810 6911 Email: patrick@sdastructures.com.au	BCA CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: peter.murphy@philipchun.com	CIVIL ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 4861 2042 Email: CNovati@northrop.com.au	ELECTRICAL ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 9241 4188 Email: SBurgess@northrop.com.au	HYDRAULIC ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 9241 4188 Email: EBiues@northrop.com.au	CLIENT: CITY OF SYDNEY COUNCIL Phone: 02 9265 9824 Email: MRosinMelsler@cityofsydney.nsw.gov.au	PROJECT: SYDNEY PARK BRICK KILN PRECINCT RENEWAL	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE DOWN DRAUGHT KILN 3 - ELEVATIONS	DRAWN BY JT,AT,KL,CA CHECKED JM,PT DATE 13.DEC.2023
13/12/2023	01	FOR DA SUBMISSION		TOWN PLANNER URBIS Phone: 02 8233 9927 Email: aroff@urbis.com.au	ACCESS CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: sophia.kitson@philipchun.com	SIGNAGE CONSULTANT TZG SIGNAGE Phone: 0430 102 332 Email: cc@mallo.com.au	TRAFFIC CONSULTANT STANBURY TRAFFIC PLANNING Phone: 02 8971 8314 Email: morgan@stanburymt.com.au	FLOOD ENGINEER CATCHMENT SIMULATIONS SOLUTIONS Phone: 02 8355 5503 Email: daniel.fedyszyn@css.com.au	PROJECT NO : 22002	PHASE DEVELOPMENT APPLICATION	DRAWING NO A 204	SCALE 1:50	REV 02	



1 WEST ELEVATION
1:50



2 NORTH ELEVATION
1:50



3 EAST ELEVATION
1:50



4 SOUTH ELEVATION
1:50

DATE 21/12/2023	REV 01	DESCRIPTION FOR DA SUBMISSION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	LANDSCAPE ARCHITECT JMD DESIGN Phone: 02 9310 5644 Email: dareb@jmdesign.com.au	STRUCTURAL ENGINEER SDA STRUCTURES PTY LTD Phone: 02 9810 6911 Email: patrick@sdastructures.com.au	BCA CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: peter.murphy@philipchun.com	CIVIL ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 4861 2042 Email: CNovati@northrop.com.au	ELECTRICAL ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 9241 4188 Email: SBurgess@northrop.com.au	HYDRAULIC ENGINEER NORTHROP CONSULTING ENGINEERS Phone: 02 9241 4188 Email: EBues@northrop.com.au	CLIENT: CITY OF SYDNEY COUNCIL Phone: 02 9265 9824 Email: MRosinMelsner@cityofsydney.nsw.gov.au	PROJECT: SYDNEY PARK BRICK KILN PRECINCT RENEWAL	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE DOWN DRAUGHT KILN 5 - ELEVATIONS	DRAWN BY JT,AT,KL,CA CHECKED JM,PT
				TOWN PLANNER URBIS Phone: 02 8233 9927 Email: aroff@urbis.com.au	ACCESS CONSULTANT PHILIP CHUN BUILDING COMPLIANCE Phone: 02 9412 2322 Email: sophia.kitson@philipchun.com	SIGNAGE CONSULTANT TZG SIGNAGE Phone: 0430 102 332 Email: cc@mallow.com.au	TRAFFIC CONSULTANT STANBURY TRAFFIC PLANNING Phone: 02 8971 8314 Email: morgan@stanburymt.com.au	FLOOD ENGINEER CATCHMENT SIMULATIONS SOLUTIONS Phone: 02 8355 5503 Email: daniel.fedczyna@css.com.au				PROJECT NO : 22002	SCALES DEVELOPMENT APPLICATION	DRAWING NO A 205