

## Relevant Information for Central Sydney Planning Committee

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**FILE:** D/2019/649/B **DATE:** 28 March 2024

**TO:** The Central Sydney Planning Committee

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

**SUBJECT:** Information Relevant To Item 4 – Section 4.56 Application: 12A and 14-26 Wattle Street, Pyrmont – D/2019/649/B

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### Alternative Recommendation

It is resolved that consent be granted to Section 4.56 Modification Application No D/2019/649/B, subject to the conditions detailed in Attachment B to the subject report to the Central Sydney Planning Committee on 28 March 2024, subject to the following amendments (with modifications shown in ***bold italics (additions)***, ***bold italics underlined*** (where further amended) and deletions shown in ~~strikethrough~~):

#### (5) DETAILED DESIGN OF BUILDINGS

The drawings lodged for the ~~competitive design process brief and~~ detailed design development application must incorporate the following requirements:

~~(a) Amended Fig Block building envelope showing the following:~~

- ~~(i) Commercial Levels 4, 5 and 6: The setback to the Jones Street site frontage (as shown on DA2-1007\_8, DA2-1008\_8 and DA2-1009\_8) is to be increased by at least 3.2m. The Jones Street footpath is to be extended to the face of the realigned commercial levels, with opportunities provided for public views down to the rockface below;~~
- ~~(ii) Residential Level 7 (and up to 10% additional height subject to design excellence): Provide a minimum setback of 4m from the Commercial Level 6 street wall height on the Jones Street site frontage;~~
- ~~(iii) Residential Level 7 balustrade/planter zone: Provide a minimum setback of 1.3m to the balustrade/planter zone~~

~~from the realigned Jones Street street wall (generally in accordance with that shown on DA2-1010\_9, DA2-1011\_10, DA2-20002\_9 and DA2-3003\_10); and~~

~~(iv) Level 7 Residential communal open space: Retain the residential communal open space shown on DA2-1010\_9 and relocate it to the western end of the Fig Block (Level 7).~~

~~**(a) Amended Building C – Courtyard building envelope showing the following:**~~

~~**(i) The Plant Room Equipment and Parapet Zone height (and any other structures at Level 13 of Building C – Courtyard) is to be reduced by at least 2m (to a maximum of RL 43.55 (AHD)).**~~

- (b) A new footpath and street tree planting along the site's frontage to Jones Street, as required by condition 12 below.
- (c) Areas nominated as deep soil zones must be designed as actual deep soil throughout the competitive design process and detailed design development application. Deep soil zones must be unencumbered by built elements above and below. This include basements, through site links and other paved areas.
- (d) Tree planting must be able to provide a minimum of 15% canopy cover across the site within 10 years of completion.

**(Condition amended – 28 March 2024)**

## **(7) BUILDING HEIGHT**

The maximum heights of the building envelopes, as defined in Sydney Local Environmental Plan 2012, are:

~~**(a) Jones Block:**~~

- ~~(i) RL 35.700 (AHD) to the Communal roof terrace zone for lift overrun and pergola structures~~
- ~~(ii) RL 32.400 (AHD) to the Level 8 Communal roof terrace balustrade/planter zone~~
- ~~(iii) RL 31.400 (AHD) to the Level 7 Residential Roof~~
- ~~(iv) RL 29.000 (AHD) to the Level 7 balustrade/planter zone~~
- ~~(v) RL 28.00 (AHD) to the Level 6 Residential Roof~~

~~**(b) Fig Block:**~~

- ~~(vi) RL 32.550 (AHD) to the Level 7 Residential Roof~~
- ~~(vii) RL 30.150 (AHD) to the Level 7 balustrade/planter zone and Communal roof terrace balustrade/planter zone facing Jones Street, Fig Street and Wattle Street~~
- ~~(viii) RL 29.150 (AHD) to the roof of Level 6 Commercial Roof~~

- ~~(c) — Wattle Block:~~
- ~~(i) RL 35.950 (AHD) to the Level 9 Residential Roof~~
  - ~~(ii) RL 33.550 (AHD) to the Level 9 balustrade/planter zone facing Wattle Street~~
  - ~~(iii) RL 32.550 (AHD) to the Level 8 Residential Roof~~
  - ~~(iv) RL 30.150 (AHD) to the Level 8 balustrade/planter zone facing Wattle Street~~
  - ~~(v) RL 29.150 (AHD) to the roof of Level 7 Residential Roof~~

- ~~(d) — Café/retail building: RL 11.150 (AHD) to the roof.~~

**(a) Building A – Retail Pavilion:**

- (i) RL 10.75 (AHD) to the roof**
- (ii) RL 11.05 (AHD) to the parapet wall**

**(b) Building B - Jones Street:**

- (i) RL 37.100 (AHD) to the PV array on top of plant and lift overrun**
- (ii) RL 36.600 (AHD) and RL 36.800 (AHD) to the top of plant and lift overrun**
- (iii) RL 35.10 (AHD) to the Level 10 roof**

**(c) Building C - Courtyard:**

- (i) RL ~~43.55~~ 45.55 (AHD) to the Plant Room Equipment and Parapet Zone**
- (ii) RL 42.35 (AHD) to the Level 12 roof**
- (iii) RL 39.45 (AHD) to the Level 09 parapet**

**(d) Building D - Wattle Street:**

- (i) RL 36.450 (AHD) to the PV array**
- (ii) RL 36.250 (AHD) to the Level 11 roof**
- (iii) RL 32.750 (AHD) to the Level 10 roof**
- (iv) RL 30.850 (AHD) to the Level 09 balustrade/planter zone**
- (v) RL 29.550 (AHD) to the Level 09 roof**

**(e) Building E - Fig Street:**

- (i) RL 37.950 (AHD) to the top of plant and lift overrun**
- (ii) RL 36.350 (AHD) to the Level 10 roof**

(iii) **RL 32.350 (AHD) to the Level 09 roof and RL (AHD) 33.550 to the Level 09 parapet**

(iv) **RL 29.150 (AHD) to the Level 08 roof and RL (AHD) 29.950 to the Level 08 parapet**

**The maximum heights shown above are inclusive of additional height approved pursuant to the provisions of Clause 6.21D(3) of Sydney Local Environmental Plan 2012. The development is not eligible for any additional height under any circumstances.**

**~~Notwithstanding clause (a) and (b) above, the Jones Block and Fig Block may be eligible for up to 10% additional height pursuant to the provisions of Clause 6.21(7) of Sydney Local Environmental Plan 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process.~~**

**(Condition amended – 28 March 2024)**

## **Background**

On 26 March 2024, the applicant met with the City to request deletion of Condition 2(a) – Design Modifications after reviewing the recommended draft conditions of consent contained in Attachment B to the Central Sydney Planning Committee Report for Item 5 – Development Application: 12A and 14-26 Wattle Street, Pyrmont – D/2023/97.

Similar draft conditions have been recommended for Item 4 - Section 4.56 Modification Application 12A and 14-26 Wattle Street, Pyrmont – D/2019/649/B (the Concept building envelope approval): Condition 5(a) – Detailed Design of Buildings and Condition 7(c)(i) – Building Height (contained in Attachment B – Amended Conditions of Consent to the Central Sydney Planning Committee Report).

The modified conditions are recommended to ensure consistency between the Concept Modification and Detailed Design application.

Condition 5(a) and Condition 7(c)(i) of D/2019/649/B require a reduction in height of 2 metres to the plant room equipment and parapet zone of the Building C building envelope to a maximum of RL 43.55 (AHD) as the parapet height is inconsistent with the design competition winning scheme. Building C is 42.46m in height (RL 45.55 (AHD)). The effect of Conditions 5(a) and 7(c)(i) will result in a height of 40.46m (RL43.55 (AHD)).

The applicant has advised the rooftop of Building C (being over 25m in height) is required to house a number of mechanical essential services (contained in Attachment A of this memo), including:

- a stair pressurisation system for each fire stairs core at a height of at least 2.5m;
- lobby relief (smoke exhaust) system at a height of at least 2.5m and separated from the stair pressurisation system at a minimum distance of 6m; and
- the air conditioning system/plant (5x off air cooled chillers) for the entire development at 3.2m in height.

All three types of mechanical systems are required to be open to the air, and the extrusion of the architecture to create a parapet zone, as currently proposed, acts to conceal the rooftop plant area. A 2m reduction of the parapet zone would expose the plant. Further, relocation of the air conditioning system to the other buildings, particularly Jones Street, will result in visual impact.

Should the Central Sydney Planning Committee be of a mind to support the amendment, Conditions 5(a) and 7(c)(i) are to be modified as follows:

## **(5) DETAILED DESIGN OF BUILDINGS**

The drawings lodged for the ~~competitive design process brief and~~ detailed design development application must incorporate the following requirements:

### ~~(a) Amended Fig Block building envelope showing the following:~~

- ~~(i) Commercial Levels 4, 5 and 6: The setback to the Jones Street site frontage (as shown on DA2-1007\_8, DA2-1008\_8 and DA2-1009\_8) is to be increased by at least 3.2m. The Jones Street footpath is to be extended to the face of the realigned commercial levels, with opportunities provided for public views down to the rockface below;~~
- ~~(ii) Residential Level 7 (and up to 10% additional height subject to design excellence): Provide a minimum setback of 4m from the Commercial Level 6 street wall height on the Jones Street site frontage;~~
- ~~(iii) Residential Level 7 balustrade/planter zone: Provide a minimum setback of 1.3m to the balustrade/planter zone from the realigned Jones Street street wall (generally in accordance with that shown on DA2-1010\_9, DA2-1011\_10, DA2-20002\_9 and DA2-3003\_10); and~~
- ~~(iv) Level 7 Residential communal open space: Retain the residential communal open space shown on DA2-1010\_9 and relocate it to the western end of the Fig Block (Level 7).~~

### ~~(a) Amended Building C – Courtyard building envelope showing the following:~~

- ~~(i) The Plant Room Equipment and Parapet Zone height (and any other structures at Level 13 of Building C – Courtyard) is to be reduced by at least 2m (to a maximum of RL 43.55 (AHD)).~~
- (a) A new footpath and street tree planting along the site's frontage to Jones Street, as required by condition 12 below.
- (b) Areas nominated as deep soil zones must be designed as actual deep soil throughout the competitive design process and detailed design development application. Deep soil zones must be unencumbered by built elements above and below. This includes basements, through site links and other paved areas.

- (c) Tree planting must be able to provide a minimum of 15% canopy cover across the site within 10 years of completion.

*(Condition amended – 28 March 2024)*

**(7) BUILDING HEIGHT**

The maximum heights of the building envelopes, as defined in Sydney Local Environmental Plan 2012, are:

**(a) ~~Jones Block:~~**

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- ~~(iv) RL 29.000 (AHD) to the Level 7 balustrade/planter zone~~
- ~~(v) RL 28.00 (AHD) to the Level 6 Residential Roof~~

**(b) ~~Fig Block:~~**

- ~~(vi) RL 32.550 (AHD) to the Level 7 Residential Roof~~
- ~~(vii) RL 30.150 (AHD) to the Level 7 balustrade/planter zone and Communal roof terrace balustrade/planter zone facing Jones Street, Fig Street and Wattle Street~~
- ~~(viii) RL 29.150 (AHD) to the roof of Level 6 Commercial Roof~~

**(c) ~~Wattle Block:~~**

- ~~(i) RL 35.950 (AHD) to the Level 9 Residential Roof~~
- ~~(ii) RL 33.550 (AHD) to the Level 9 balustrade/planter zone facing Wattle Street~~
- ~~(iii) RL 32.550 (AHD) to the Level 8 Residential Roof~~
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- ~~(v) RL 29.150 (AHD) to the roof of Level 7 Residential Roof~~

**(d) ~~Café/retail building: RL 11.150 (AHD) to the roof.~~**

**(a) *Building A – Retail Pavilion:***

- (i) RL 10.75 (AHD) to the roof*
- (ii) RL 11.05 (AHD) to the parapet wall*

**(b) *Building B - Jones Street:***

- (i) RL 37.100 (AHD) to the PV array on top of plant and lift overrun*
- (ii) RL 36.600 (AHD) and RL 36.800 (AHD) to the top of plant and lift overrun*
- (iii) RL 35.10 (AHD) to the Level 10 roof*

- (c) **Building C - Courtyard:**
- (i) **RL ~~43.55~~ 45.55 (AHD) to the Plant Room Equipment and Parapet Zone**
  - (ii) **RL 42.35 (AHD) to the Level 12 roof**
  - (iii) **RL 39.45 (AHD) to the Level 09 parapet**
- (d) **Building D - Wattle Street:**
- (i) **RL 36.450 (AHD) to the PV array**
  - (ii) **RL 36.250 (AHD) to the Level 11 roof**
  - (iii) **RL 32.750 (AHD) to the Level 10 roof**
  - (iv) **RL 30.850 (AHD) to the Level 09 balustrade/planter zone**
  - (v) **RL 29.550 (AHD) to the Level 09 roof**
- (e) **Building E - Fig Street:**
- (i) **RL 37.950 (AHD) to the top of plant and lift overrun**
  - (ii) **RL 36.350 (AHD) to the Level 10 roof**
  - (iii) **RL 32.350 (AHD) to the Level 09 roof and RL (AHD) 33.550 to the Level 09 parapet**
  - (iv) **RL 29.150 (AHD) to the Level 08 roof and RL (AHD) 29.950 to the Level 08 parapet**

**The maximum heights shown above are inclusive of additional height approved pursuant to the provisions of Clause 6.21D(3) of Sydney Local Environmental Plan 2012. The development is not eligible for any additional height under any circumstances.**

**~~Notwithstanding clause (a) and (b) above, the Jones Block and Fig Block may be eligible for up to 10% additional height pursuant to the provisions of Clause 6.21(7) of Sydney Local Environmental Plan 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process.~~**

**(Condition amended – 28 March 2024)**

## Attachments

**Attachment A.** Plans and Documentation of the Rooftop Plant Area and Parapet Zone of Building C

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Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', is positioned above the printed name.

**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport



# **Attachment A**

**Plans and Documentation of the Rooftop  
Plant Area and Parapet Zone of Building C**

**From:** [Stephen Kerr](#)  
**To:** [Jessica Symons](#)  
**Cc:** [Christopher Corradi](#); [Angela Guo](#); [Sky Zheng](#)  
**Subject:** Wattle Street - Courtyard Building Plant Room  
**Date:** Wednesday, 27 March 2024 2:11:01 PM  
**Attachments:** [M-2013 HVAC - BUILDING C- ROOF\[\].pdf](#)  
[M-5014 HVAC - BUILDING C- ROOF SECTIONS\[\].pdf](#)  
[M-6015 HVAC - BUILDING C- ROOF ISOMETRIC\[\].pdf](#)

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**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Jessica

Please find attached the mechanical plans that were tabled at yesterday's meeting. As discussed at the meeting and illustrated in the mechanical drawings and details:

- The roof of the courtyard building is proposed to accommodate the air-cooled chillers that will service the entire development.
- The chillers require unobstructed access to the sky and cannot be located in a basement. Pumps and other mechanical plant that do not require air and sky access have been located in the basement.
- Alternate locations for the chillers were investigated including the roof of the Jones Street building, however, this was deemed unsatisfactory by the applicant and Council's planning experts because of the visual impact.
- The height of the rooftop plant enclosure (parapet) corresponds with the height of the chillers as illustrated in the additional plans and details.
- Any lowering of the parapet will expose the chillers to view and disrupt the building architecture.
- Lowering the height of the rooftop plant, if it were possible, is not required to achieve compliance with numerical planning controls. It would not eliminate the need to vary the height of buildings development standard and the proposal, in its current form, complies with the controls that ensure adequate sunlight access to Wentworth Park.

#### **Tree 40 (conditions 44 and 45)**

Tree 40 (an oriental plane tree on Fig Street) was approved for removal in the concept development consent because of the impact on the TPZ (27%) pruning required by the Fig Street building (35% crown loss).

The second sentence in Paragraph 107 (a) of the assessment report I believe refers to the arborist's recommendation regarding tree 46 (discussed in paragraph (b)) but has mistakenly been attributed to tree 40.

We would be grateful if conditions 44 and 45 could be amended to permit the removal of tree 40 consistent with the concept development approval and the arborist report.

Thanks

**Stephen Kerr**  
Executive Director

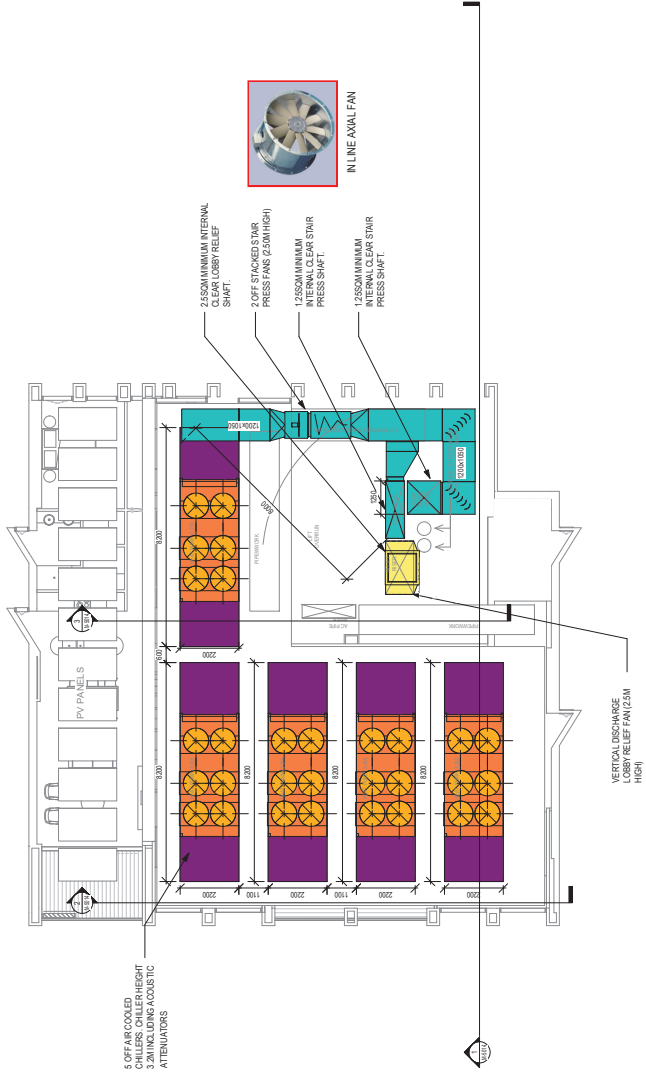
Gyde Consulting



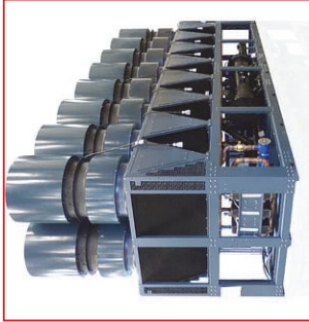
0414 980 690 | 02 9071 1888 | [stephenk@gyde.com.au](mailto:stephenk@gyde.com.au)  
Level 6, 120 Sussex St, Sydney NSW 2000  
[gyde.com.au](http://gyde.com.au)



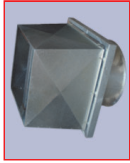
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CHILLER



CHILLER WITH ACOUSTIC ATTENUATORS



VERTICAL DISCHARGE FAN



INLINE AXIAL FAN

Rev	Description	From	Draw

AMENDMENTS/ISSUES

NOTES

NORTH



CLIENT

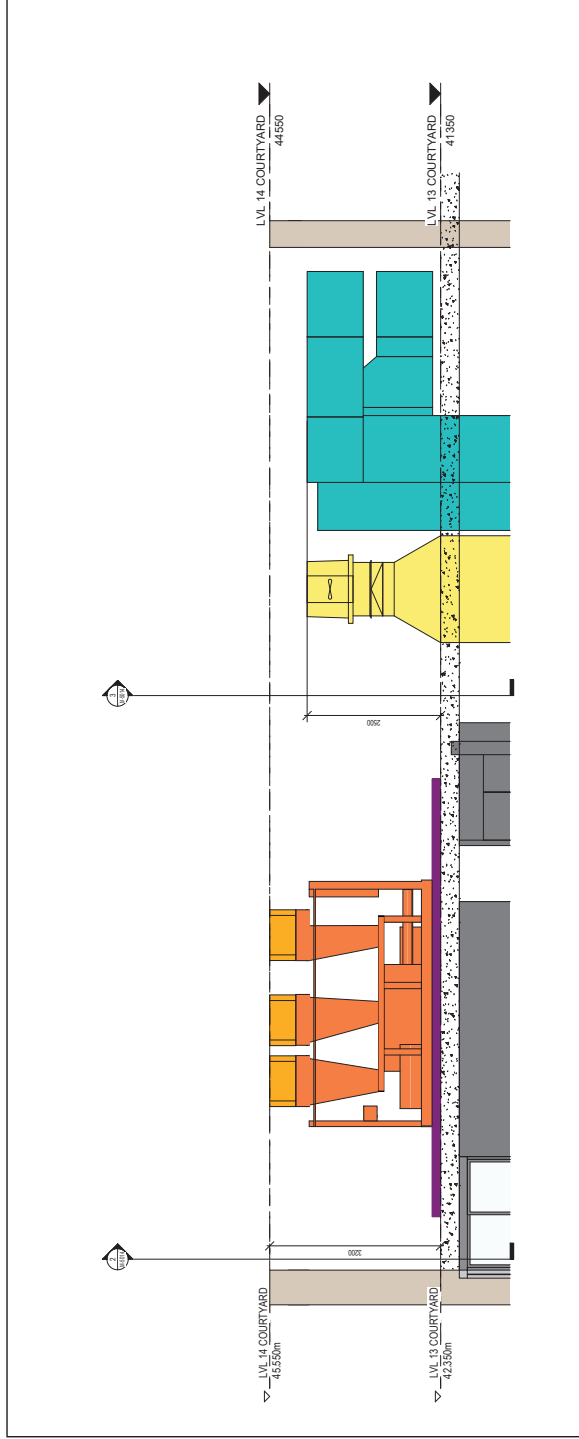


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 2009

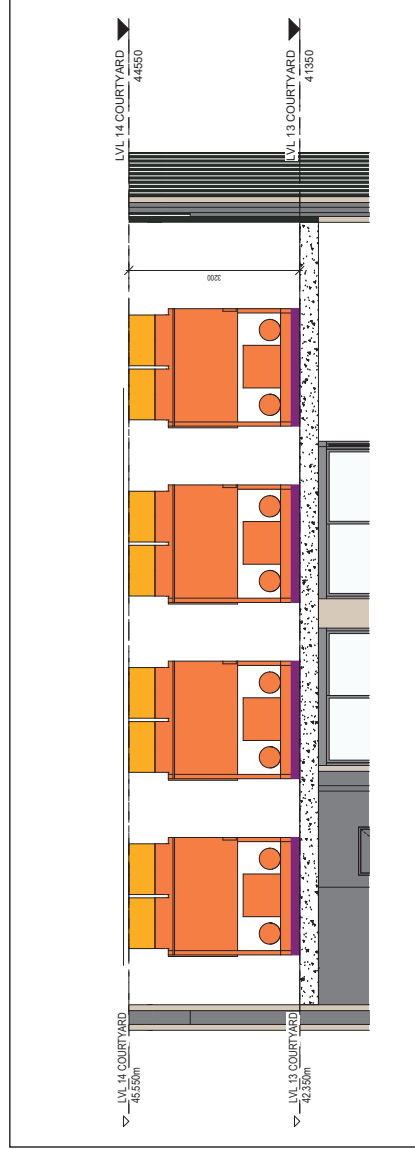
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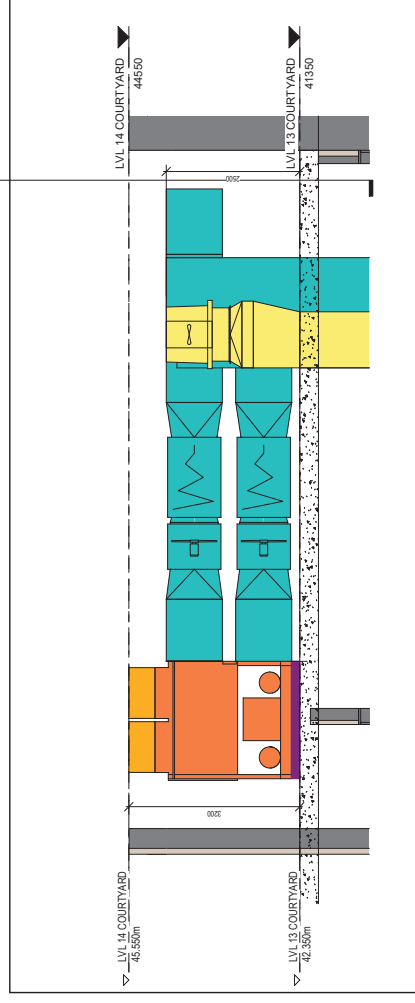
PRELIMINARY



SECTION VIEW 1



SECTION VIEW 2



SECTION VIEW 3

Rev	Description	From	To	Date

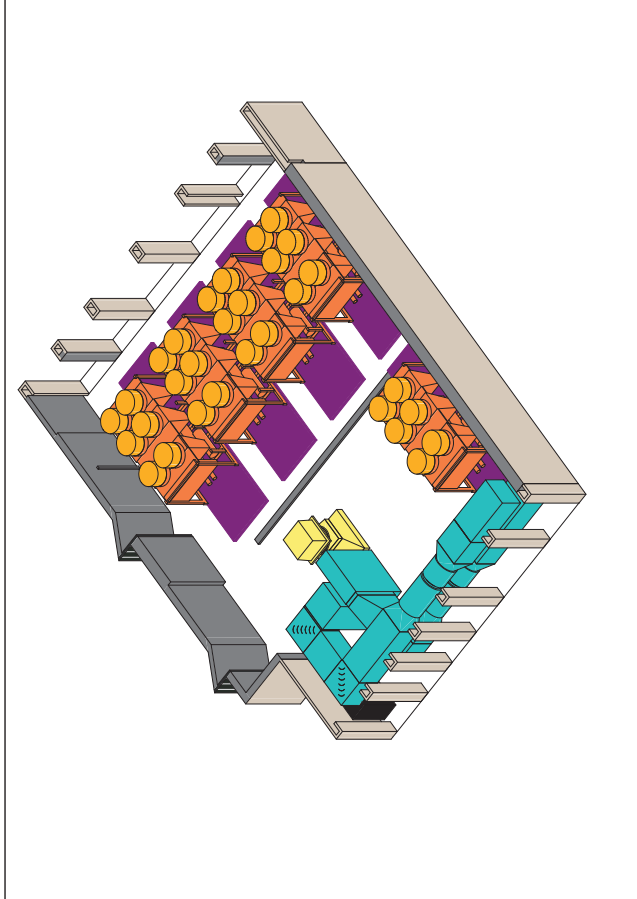
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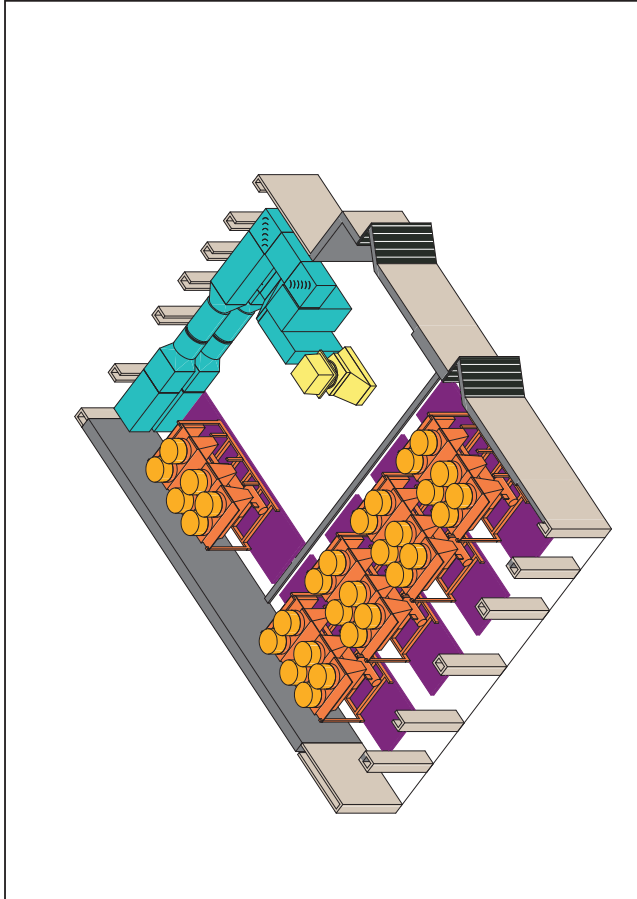
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 14/26 Watie St, Pymont NSW  
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DRAWING TITLE  
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 HVAC - BUILDING C-ROOF  
 SECTIONS

PRELIMINARY	DATE
DRW: JP	1.50
ISSUED: JP	MR
PROJECT: ENH21_214	M-5014



ISOMETRIC VIEW 2



ISOMETRIC VIEW 1

REV	DESCRIPTION	ISSUED	DATE

NOTES

NORTH



CLIENT



ARCHITECT



CONSULTANT



PROJECT  
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DRAWING TITLE  
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 HVAC - BUILDING C-ROOF  
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