

Resolution of Local Planning Panel

12 August 2020

Item 4

Development Application: 6-8 Orwell Street, Potts Point - D/2020/65

The Panel granted consent to Development Application No. D/2020/65 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(4) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

(a) Ground floor layout:

- (i) The bike parking and comms cupboard are intrusive elements in the entry and common area. Both are to be relocated to a less prominent area (to the north side of the lift core if space permits) to provide a more dignified and inviting entry.
- (ii) The common area is to be amended to provide amenity in the form of:
 - a. seating for both individual recreation and social interaction;
 - b. facilities including a small kitchenette;
 - c. a space where children and young people are safe and contained.
- (iii) The accessible toilet is to be relocated closer to the common area if space permits. The entry door is not to be directly opposite the door to the waste room.
- (iv) The ground floor window openings facing Hughes Lane are to be redesigned to be more aligned to the existing rhythm of windows on the west elevation.

(b) Facade amendments:

- (i) All north facing openings on levels 1 and 2 are to incorporate a bi-fold screen system that provides passive sun control and promotes privacy. Drawings are to demonstrate compliance with provision (1)(a) of Schedule 4 of the DCP 2012.
 - (ii) All south facing openings to living and bedroom areas on levels 3 to 5 are to **have more generous proportions and** incorporate weather protection.
 - (iii) West facing openings to living and bedroom windows on levels 1 and 2 are to incorporate sliding or shuttered screens that provide passive sun control and promote privacy.
 - (iv) West facing openings to living and bedroom windows on levels 3 to 5 are to incorporate sliding or shuttered screens that provide passive sun control and promote privacy. Weather protection is also to be provided.
 - (v) The west facing Juliet balconies are to be amended to incorporate:
 - a. weather protection, privacy mitigation and promote passive sun control measures.
 - b. a maximum opening width of 1800mm.
 - c. Drawings are to demonstrate compliance with provision (1)(a) of Schedule 4 of the DCP 2012 and (for privacy measures) how direct overlooking is prevented. This will require that updated contextual information including glazing of adjoining properties be provided on plans, sections and elevations.
- (c) All north-facing openings on levels 3-5 are to be amended to incorporate the following:
- (i) A box frame that projects 450mm from the external façade to provide weather protection, privacy mitigation and promote passive sun control for the glazed openings forming the Juliet balconies.
 - (ii) A balustrade that sits adjacent the sliding doors in line with the external wall.
 - (iii) A maximum opening width of 1800mm.
 - (iv) Drawings are to demonstrate compliance with provision (1)(a) of Schedule 4 of the DCP 2012.
- (d) Air conditioners:
- (i) No provision has been made for air-conditioning equipment. Provision for a proposed or future roof zone that complies with the maximum LEP building height limit is to be identified. Detail of the rooftop plant enclosure is to be provided demonstrating that it is integrated into the building, screened from view of neighbouring developments, and concealed from the public domain behind a parapet.

- (ii) An updated roof plan showing the proposed or future zone.

The modifications are to be submitted to and approved by Council's **Director City Planning Development and Transport** ~~Area Planning Manager~~ prior to the issue of a Construction Certificate.

(5) MATERIALS AND SAMPLES SCHEDULE

- (a) The materials and samples schedule submitted has not been approved.
- (b) The schedule of materials, colours and finishes must be revised and must include earthy tones **more** sympathetic to the conservation area colour and material palette.
- (c) A detailed materials, colours and finishes schedule (including visible rainwater goods and services) keyed to each building elevation must be submitted to and approved by Council's ~~Area Planning Manager~~ **Director City Planning Development and Transport** prior to a Construction Certificate being issued. The materials and samples schedule/board must not include generic material or colour descriptions, or use terminology such as 'or similar'.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposed development is consistent with the objectives of the B4 Mixed Use zone.
- (B) The proposed development is generally consistent with the relevant objectives and controls within State Environmental Planning Policy (Affordable Rental Housing) 2009, Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (C) The proposed development improves the presentation of the site to Orwell Street and revitalises a building into a legitimate new affordable housing development for older socially disadvantaged women and women experiencing domestic violence.
- (D) The affordable housing provider is committed to provide accommodation as well as management services for a period of 25 years with no breaks.
- (E) Suitable conditions of consent have been applied and the development is in the public interest.
- (F) Condition 4 was amended to improve the proportions of south facing façade openings.
- (G) Condition 5 was amended to ensure a more appropriate colour palette sympathetic to the area.

Carried on the following show of hands –

Ayes (3) Mr Layman, Mr Berkemeir and A/Prof Thorpe

Noes (1) Prof Lochhead

Motion carried.

D/2020/65