

## Resolution of Local Planning Panel

**22 February 2023**

### Item 3

#### **Development Application: 101 Palmer Street, Woolloomooloo - D/2021/689**

The Panel granted consent to Development Application Number D/2021/689, 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~~):

#### **(8) DESIGN DETAILS**

The following design details must be provided:

- (a) Detail drawings of ***all internal existing fabric and fittings including but not limited to cornices, skirtings, architraves, chimney breasts and*** the floor joists to be removed, trimmed, re-installed and expressed as part of the interior design, affixed to the new blade walls along with reconstruction and reuse of retained timber members at a scale of 1:20.
- (b) Detail elevation, section and detail drawings of the glass panel to the underside of the front door at a scale of 1:20.
- (c) Detail drawings of internal privacy treatments to the Palmer Street facing glazing of apartment 1.01 at a scale of 1:20.

Note: The privacy treatment must achieve daylight access and privacy from the street simultaneously for internal amenity.

- (d) Detail plan, elevation and section drawings of any glazing acoustic treatment to apartment 1.01 at a scale of 1:20.

Note: The glazing acoustic treatment must maintain the integrity of retained heritage fabric, including facade windows at the ground and first floor levels.

- (e) Detail plan, elevation and section drawings of the Faucett Lane wall, and metalwork for fire exit door and waste lift doors at a scale of 1:20.

Note: The treatment must demonstrate and integrate a high quality, low maintenance interface adjacent the public domain.

The details must be submitted to and approved by Council's Area Coordinator Planning Assessments or Area Planning Manager prior to the issue of a Construction Certificate.

### **Reason**

To require additional design details to be provided following assessment of the development.

### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979, in that, subject to the imposition of conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Local Planning Panel.
- (B) The proposal generally satisfies the objectives and provisions of Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (C) The proposal is consistent with the objectives of the B4 Mixed Use zone.
- (D) The proposal complies with the maximum height of buildings development standard in Clause 4.3 of the Sydney Local Environmental Plan 2012.
- (E) The proposal complies with the maximum floor space ratio development standard in Clause 4.4 of the Sydney Local Environmental Plan 2012.
- (F) The proposal is consistent with the desired future character for the Cathedral Street locality, while also conserving the existing contributing building and the heritage significance of the Woolloomooloo heritage conservation area, in accordance with Clause 5.10 of the Sydney Local Environmental Plan 2012, Section 2.4.2 and Section 3.9.7 of the Sydney Development Control Plan 2012.
- (G) The articulation, materiality and architectural contribution of the proposal combine to exhibit design excellence in accordance with the relevant provisions and matters for consideration in Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (H) The proposed development has a height and form suitable for the site and its context, satisfactorily addresses the heights and setbacks of neighbouring developments, and is appropriate in the streetscape context and broader locality.
- (I) Subject to the recommended conditions of consent, the proposed development achieves acceptable amenity for the existing and future occupants of the subject and adjoining sites.
- (J) The proposed land use does not result in any significant adverse environmental or amenity impacts on the subject or surrounding properties, the public domain and the broader suburb of Woolloomooloo, subject to the recommended conditions of consent.
- (K) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community. This is subject to the recommended conditions of consent imposed relating to relating to the appropriate management of the potential environmental impacts associated with the development.

(L) Condition 8 was amended to retain the internal appearance of the front rooms.

Carried on the following show of hands -

Ayes (3) The Chair (Mr Layman), Ms Jones and A/Prof Thorpe

Noes (1) Mr Romey

Carried.

D/2021/689