

Relevant Information for Central Sydney Planning Committee

FILE: D/2017/1787 **DATE:** 1 February 2019

TO: The Central Sydney Planning Committee

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

SUBJECT: Information Relevant To Item 4 – 698-704 George Street and 43-57 Goulburn Street, Haymarket

Alternative Recommendation

That consent be granted to Development Application No D/2017/1787, subject to the conditions and amended plans as detailed in Attachments A and B to the revised report.

Background

A report recommending refusal of D/2017/1787 was presented to the 18 October 2018 meeting of the Central Sydney Planning Committee. At the 18 October meeting the Central Sydney Planning Committee resolved that the matter be deferred to a later meeting of the Central Sydney Planning Committee to enable the design proposal to be discussed further with council officers.

The applicant met with Council officers following the deferral of the application on two occasions. These discussions resulted in the applicant submitted amended plans which sought to address the issues that had been identified in the recommended reasons for refusal of the application.

In summary the following amendments have been made to the plans:

- (a) Upper level setbacks have been introduced to the west elevation to improve solar access to the Inmark Apartments at no. 714 George Street.
- (b) The street frontage height on Goulburn Street adjacent to no. 694-696 George Street has been raised such that it is consistent with the rest of the podium.
- (c) The introduction of a modified setback (from eight metres to six metres) to Goulburn Street at level 22 and above.

- (d) Revised indicative plans have been submitted to demonstrate the capacity of the building envelope to accommodate the proposed land uses. The indicative number of apartments has reduced from 67 to 39 and the number of hotel rooms from 232 to 202.

An assessment of the amended plans has been completed by Council officers and a revised assessment report is attached to this memo. The assessment of the amended plans has shown that the amended plans have addressed the previous recommended reasons for refusal and accordingly the officer's recommendation is for approval to be granted, subject to conditions.

A brief summary of the changes is discussed below, but a detailed assessment is contained in the attached assessment report.

It is noted that the amended plans have been notified/exhibited in accordance with the provisions of Sydney DCP 2012. Issues raised in submissions are considered in the assessment report.

Resolution of previous issues

Overshadowing

The amended plans have reduced the building envelope in order to increase solar access to the Inmark residential apartment building at 718 George Street.

Objectives 3B-2 and 4A-1 of the Apartment Design Guide require the development to maintain a minimum two hours of solar access to 70% of living rooms and balconies of neighbouring apartments during midwinter. Up to 15% of apartments may receive little or no solar access during midwinter.

As a result of the modified building envelope, 70% of Inmark apartments (160) will retain a minimum two hours of solar access to living rooms and balconies between 9am and 3pm during midwinter. This is a reduction from the existing 183 (83.9%) currently receiving two hours solar access, but represents an improvement from the original scheme which would have reduced the number of apartments receiving two hours solar access to 55%.

A total of 28 (12.8%) apartments will receive no solar access to living rooms during this time as a result of the proposal, an increase from 15 apartments (6.9%) at present.

The development as amended meets Objectives 3B-2 and 4A-1 of the Apartment Design Guide with regard to minimising overshadowing of neighbouring dwellings. Views from the sun diagrams and accompanying spreadsheets documenting the amount of solar access that each neighbouring apartment building will receive is provided at **Attachment B** to the revised report. The development is therefore consistent with the relevant provisions of SEPP 65 (Design Quality of Residential Flat Development), the Sydney Local Environmental Plan 2012, Sydney Development Control Plan 2012.

Isolation of adjoining sites and the street wall height

The podium building envelope has been amended to increase the street wall height adjoining no. 694-696 George Street such that it is consistent with the remainder of the podium and the heritage-listed Kiss's building. This modification provides flexibility for entrants in the design competition to respond to the existing and future streetscape, particularly in the event that no. 694-696 George Street is redeveloped or amalgamated with the application site.

The indicative design continues to accentuate the isolated site rather than demonstrating how a “thinner tower envelope with enough street setback for facade modulation” as recommended by the Design Advisory Panel. However, this matter can be addressed within the Competition Brief and resolved through the competitive design process. The revised indicative floor layouts demonstrate that windows on the boundary are not required for light and ventilation. Furthermore, the development does not preclude the redevelopment of adjoining properties. As such, the development of the site can be carried out without adverse impacts to the streetscape and Haymarket/Chinatown Special Character Area.

Traffic and parking

Servicing and loading

The indicative floor space associated with the future development of the site would require eight loading bays. Two loading bays have been indicatively shown on the plans.

Transport for NSW and Council's Transport Planner raise no objection to fewer than the required number of loading bays being provided for this development and have recommended that a loading dock management plan be prepared to manage demand for vehicle servicing the various uses on site. A condition of consent is recommended accordingly.

Pick up and set down

The development does not provide on-site car parking due to the constraints of the site and surrounding road network.

The site is suitably located adjacent to two taxi ranks for pick up and drop off and is suitably located near frequent and multimodal active and public transport options. A Green Travel Plan is required to be submitted with any future detailed design application.

Coach parking

Schedule 7.8.2 of the Sydney DCP 2012 states that coach parking for hotels is only to be provided on-site subject to urban design, heritage and streetscape considerations. Coach parking is not desirable on site due to the constraints of the site and surrounding area. A condition of consent is therefore recommended requiring a coach management plan to be submitted with the detailed design application identifying suitable locations for coach parking and management of visitors accordingly.

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport