

Local Planning Panel

22 July 2020

327-329 George Street, Sydney

D/2019/1277

Mr Giovanni Cirillo, Planning Lab

Ledorli Holdings Pty Ltd

Architect/Designer/Consultants

proposal

demolition of existing building and construction of 15 storey building comprising ground floor retail premises with office premises above, basement and loading dock accessed from Wynyard Lane

Zone: B8 - the development is permissible with consent

recommendation

approve subject to conditions

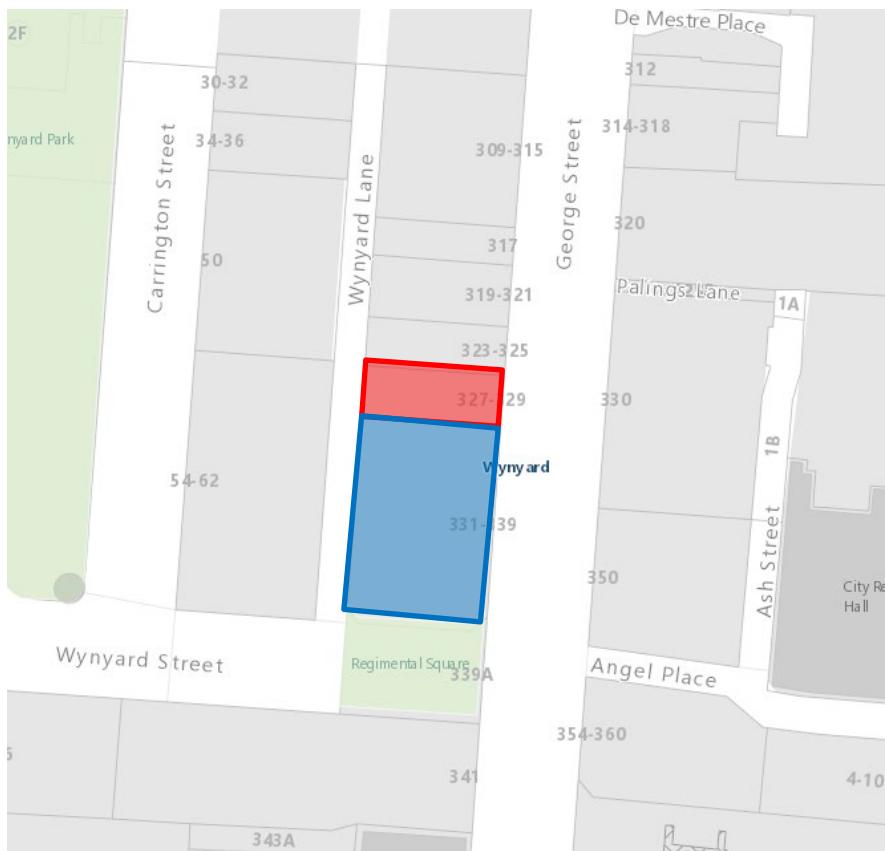
notification information



- exhibition period 5 December 2019 to 16 January 2020
- 177 owners and occupiers notified
- 1 submission received

submissions

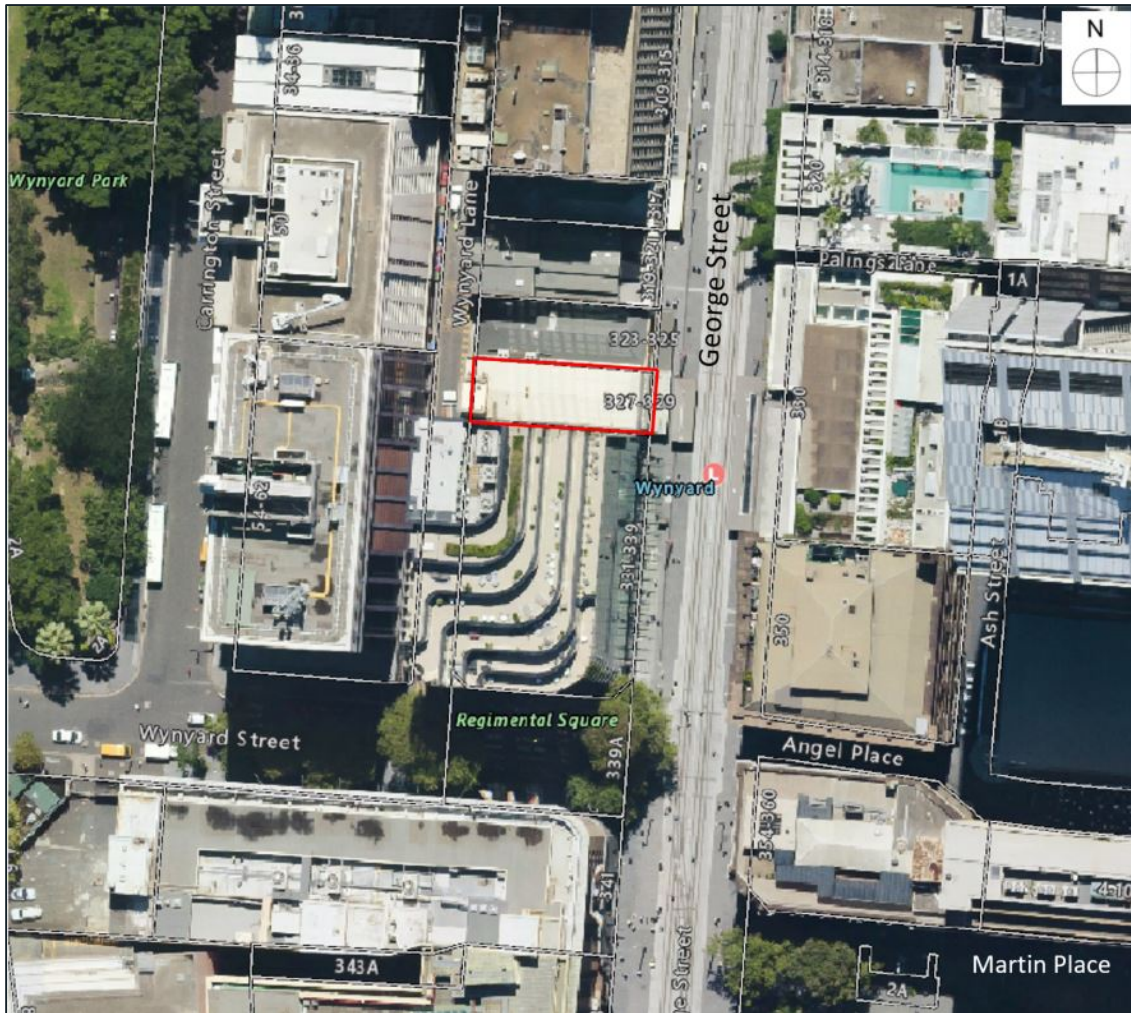
- waiver of a competitive design process
- Clause 4.6 variation request inadequate
- construction traffic management
- impacts to adjoining properties

submissions



-  subject site
-  submitters

site





George Street



George Street looking south



George Street looking south



George Street looking south



George Street looking north from Martin Place



George Street - street level



333 George Street and subject site - George Street



333 George Street adjacent to site

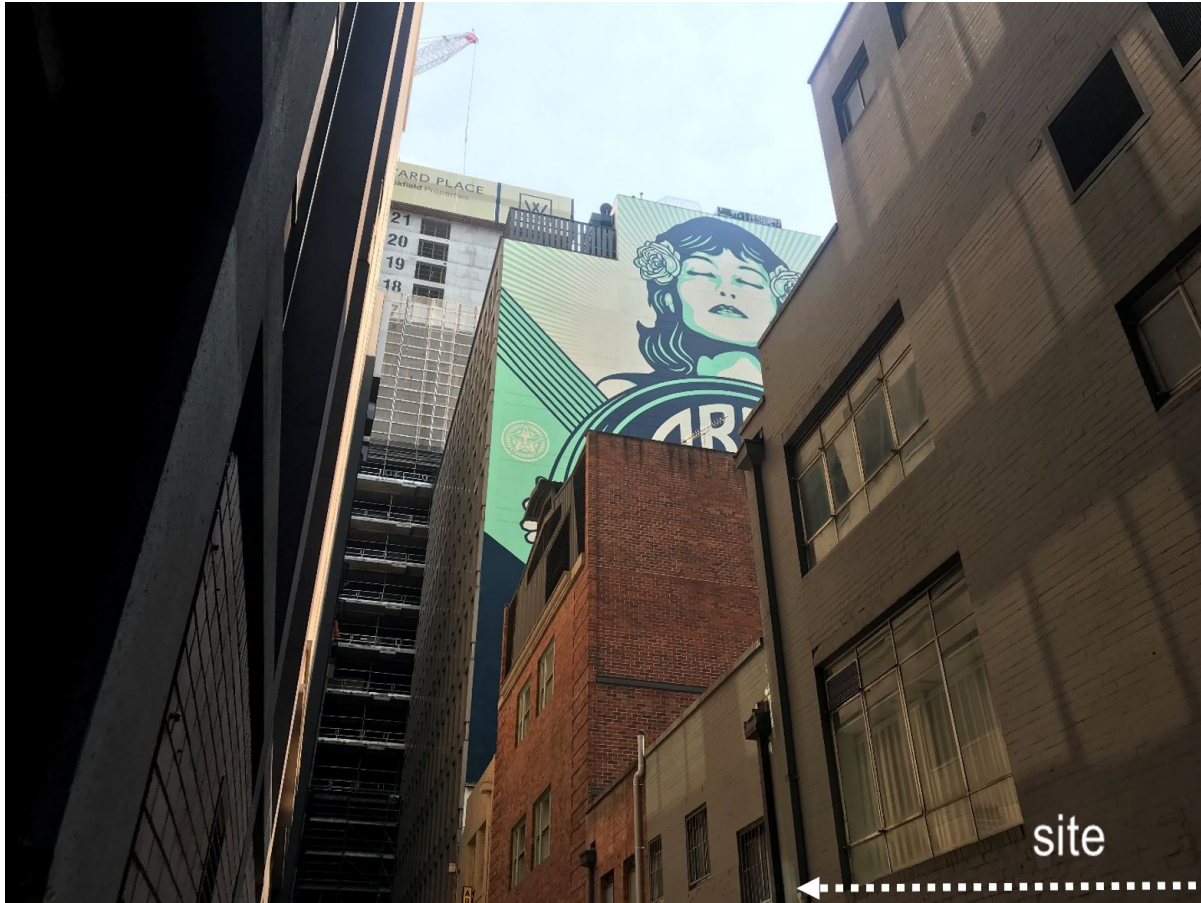


Wynyard Lane looking north



site

Wynyard Lane looking north



site

site viewed from Wynyard Lane



Wynyard Lane looking south



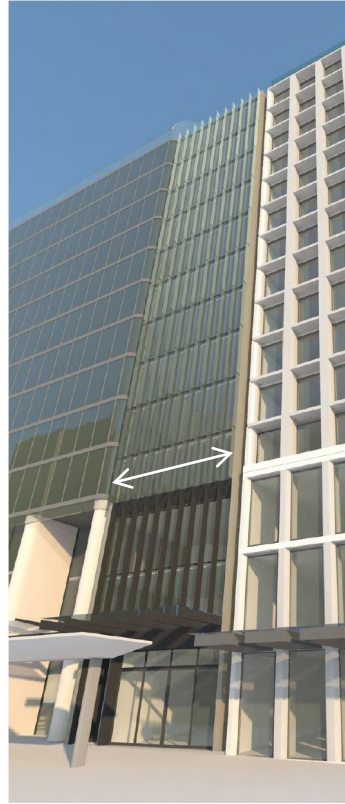
site

Wynyard Lane looking south

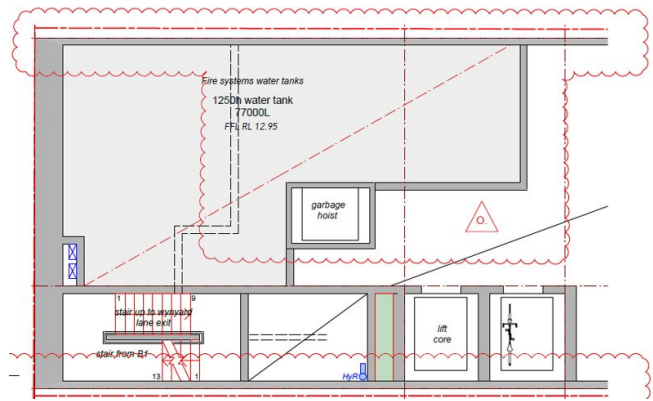
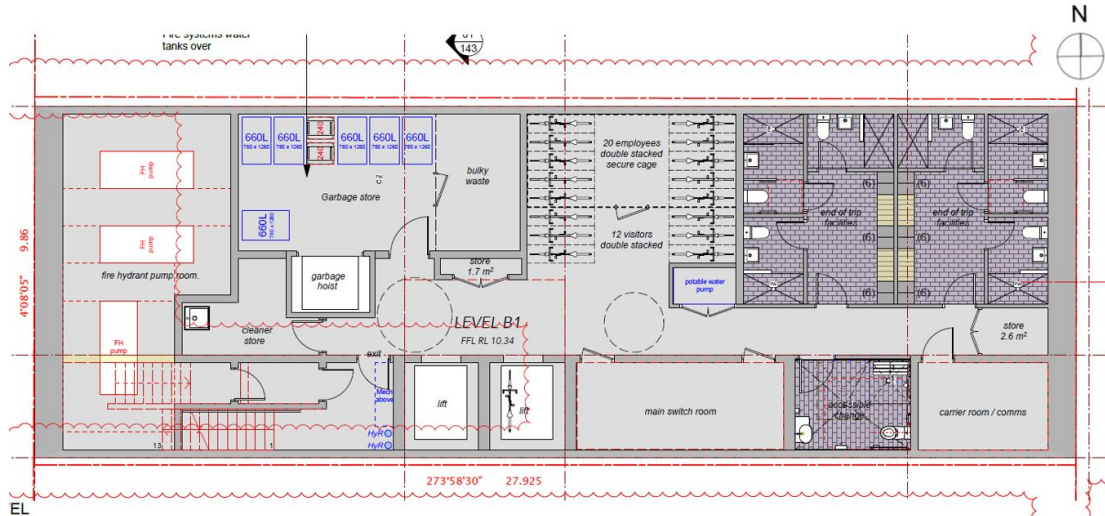
proposal



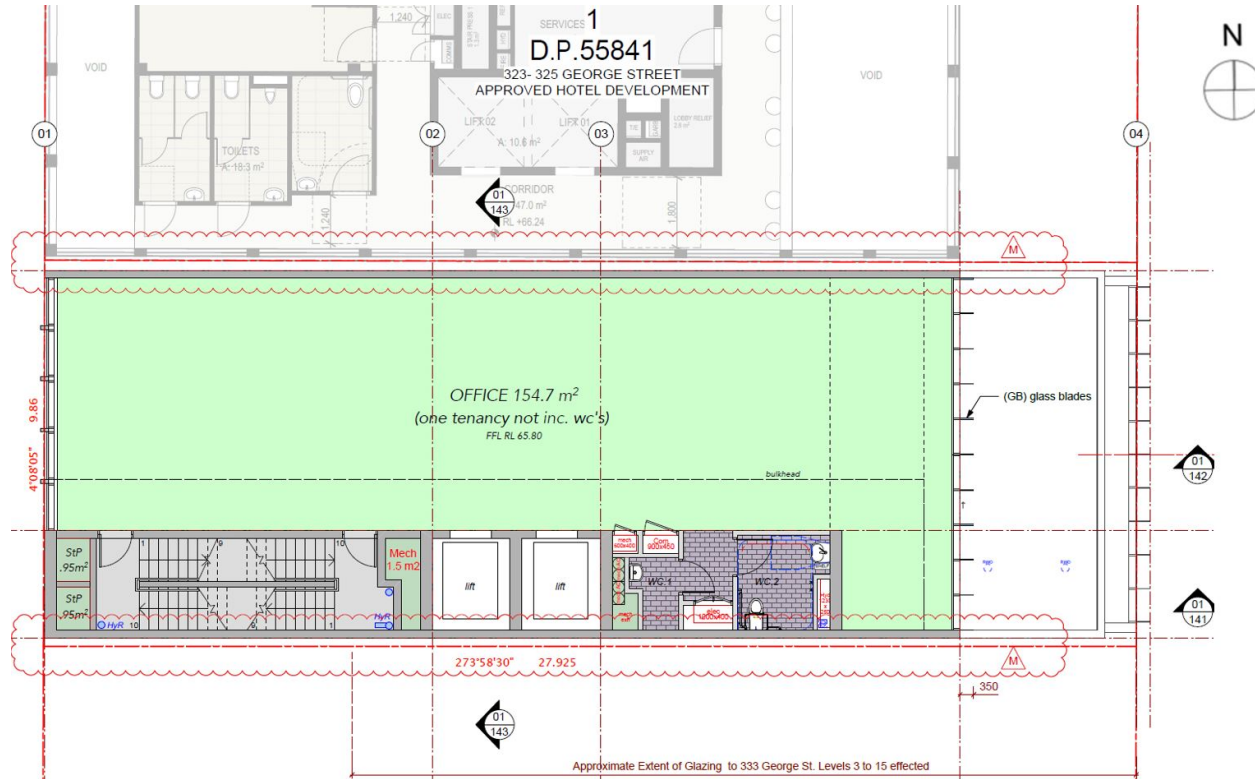
George Street



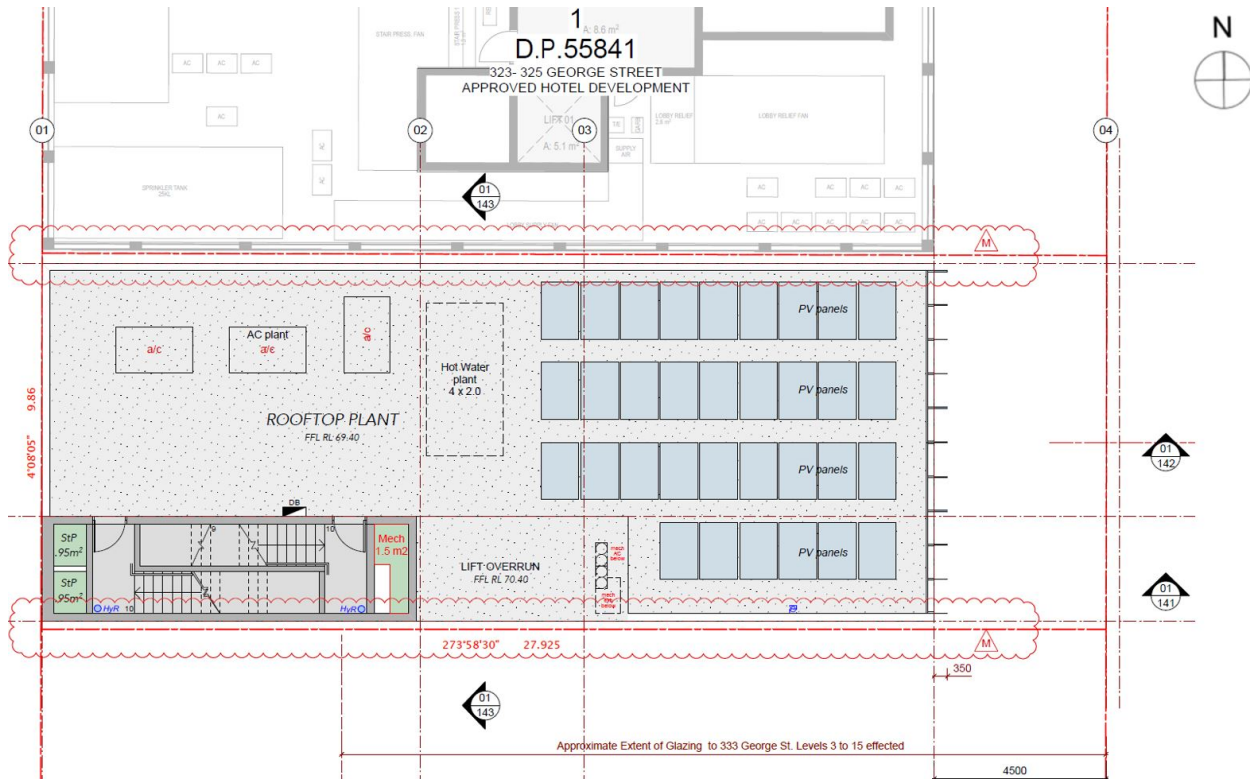
Wynyard Lane



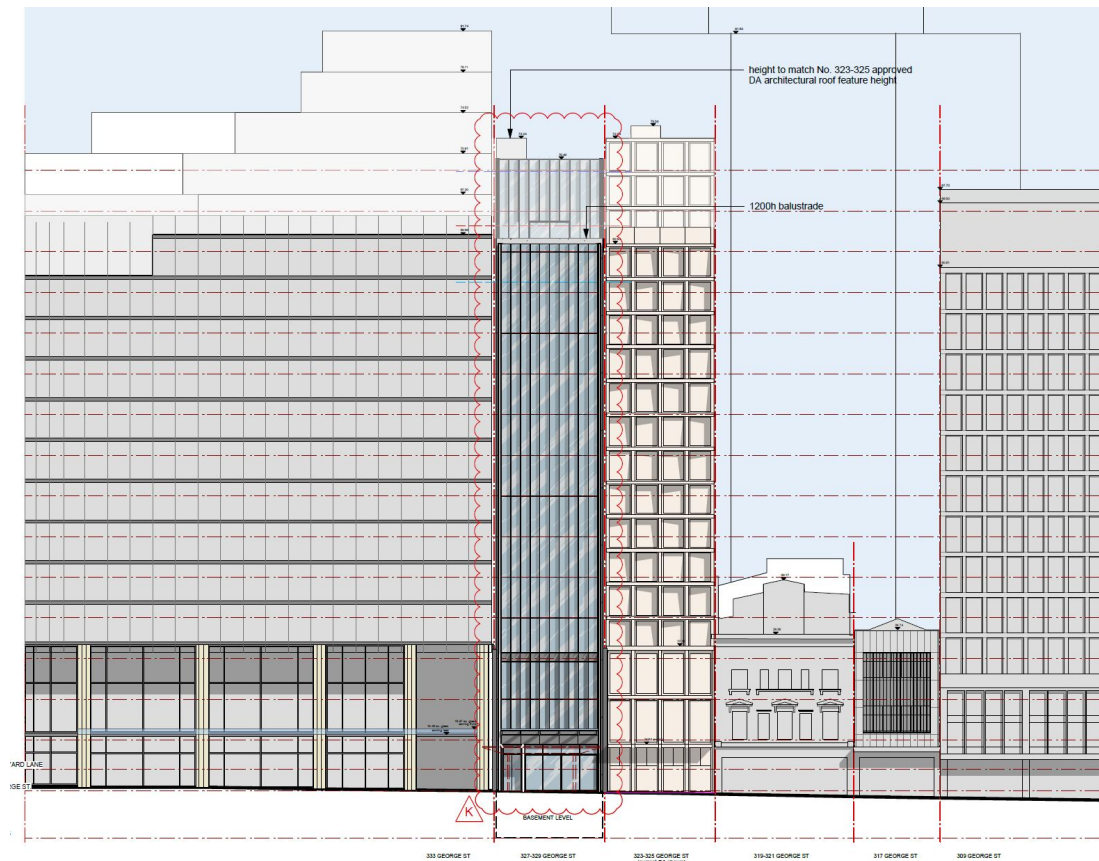
basement levels



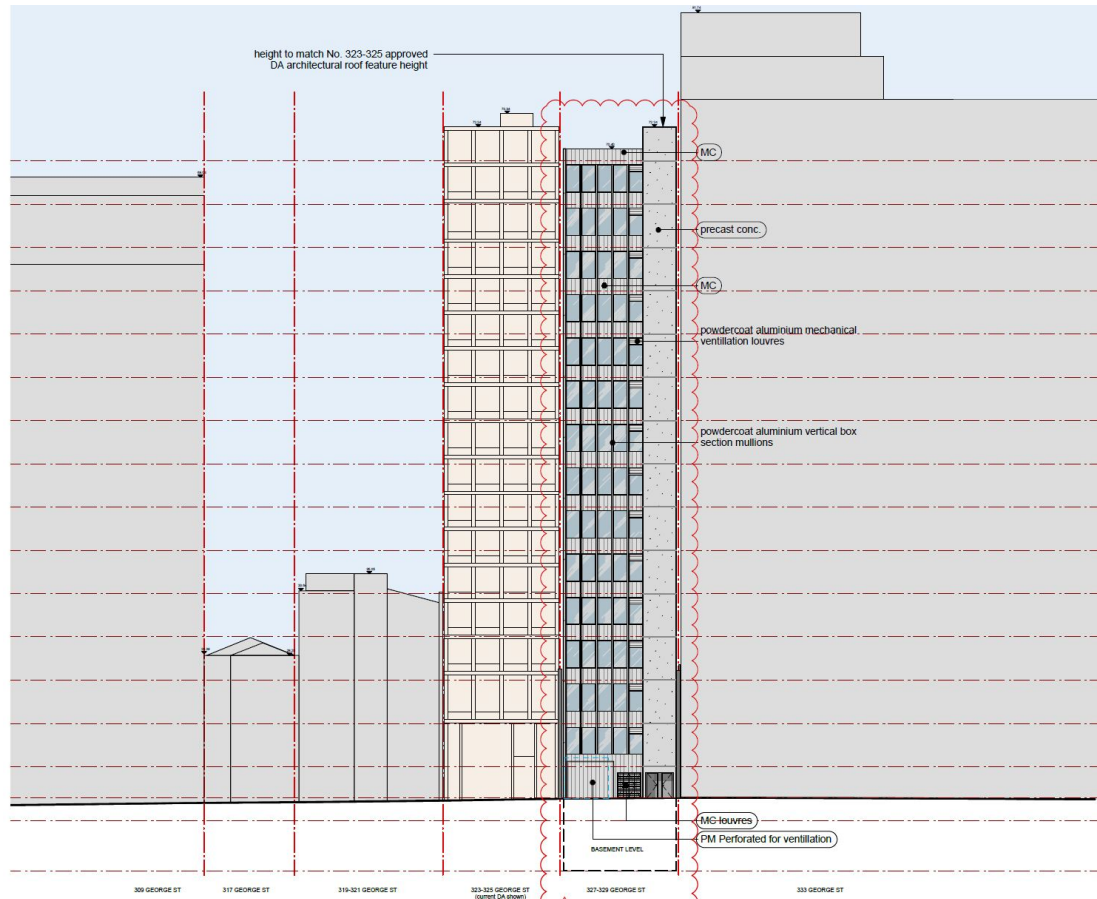
Level 14 floor plan



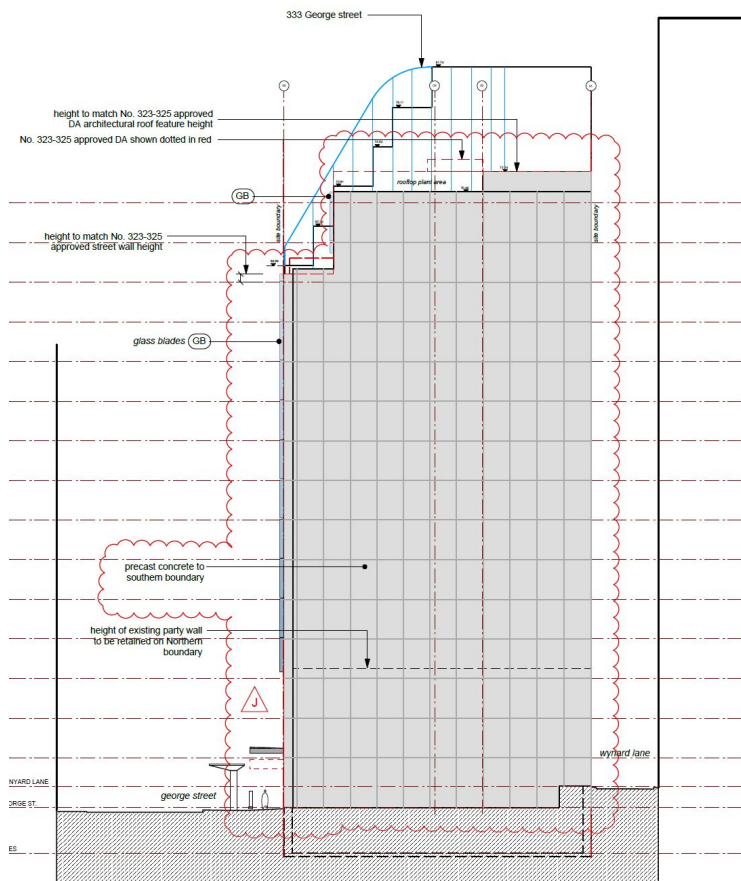
Level 15 roof /plant level



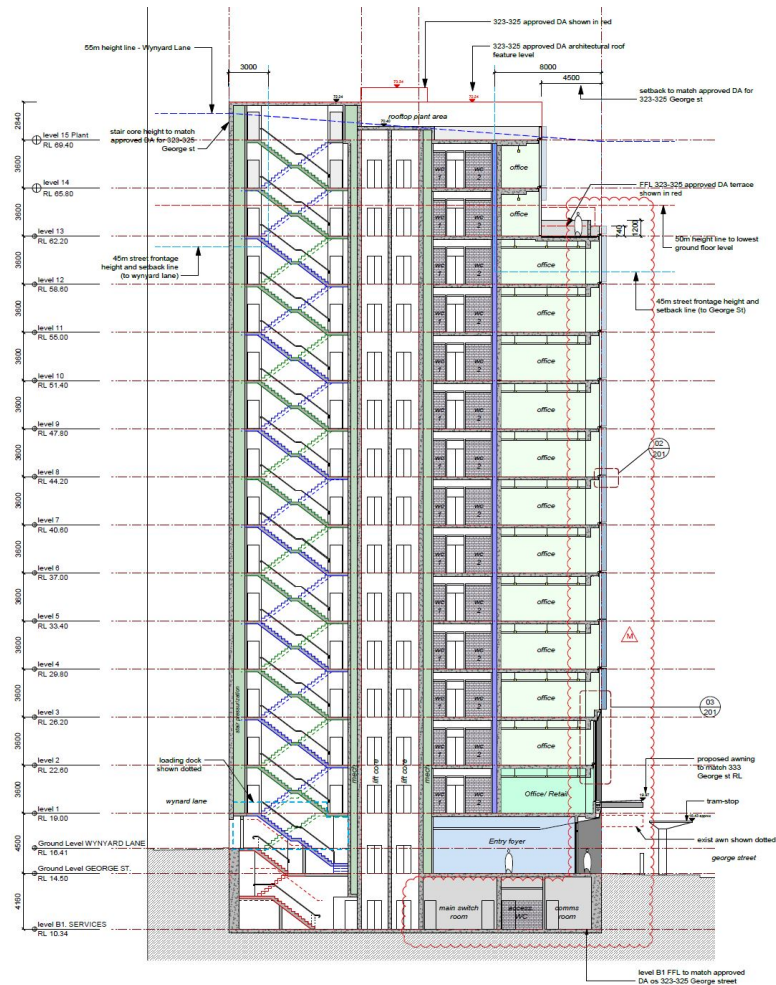
George Street (east) elevation



Wynyard Lane (west) elevation

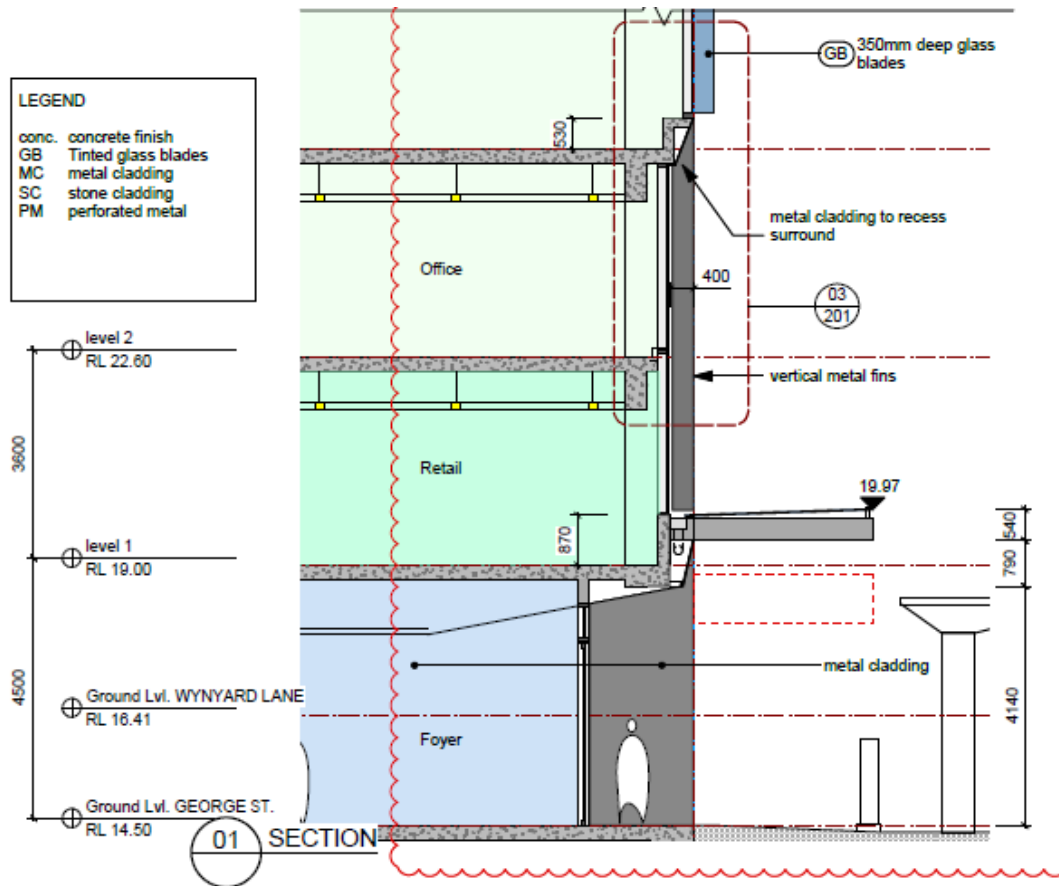


north elevation

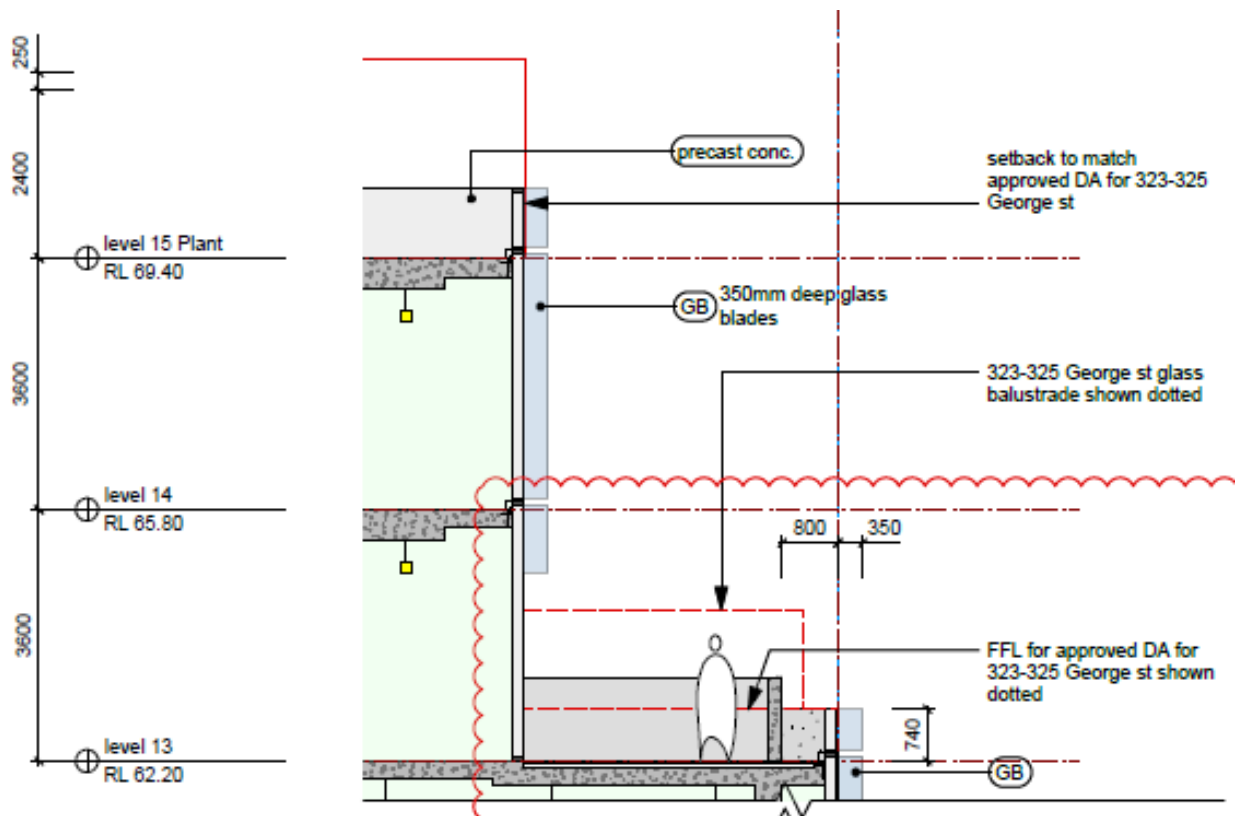


section (west-east)

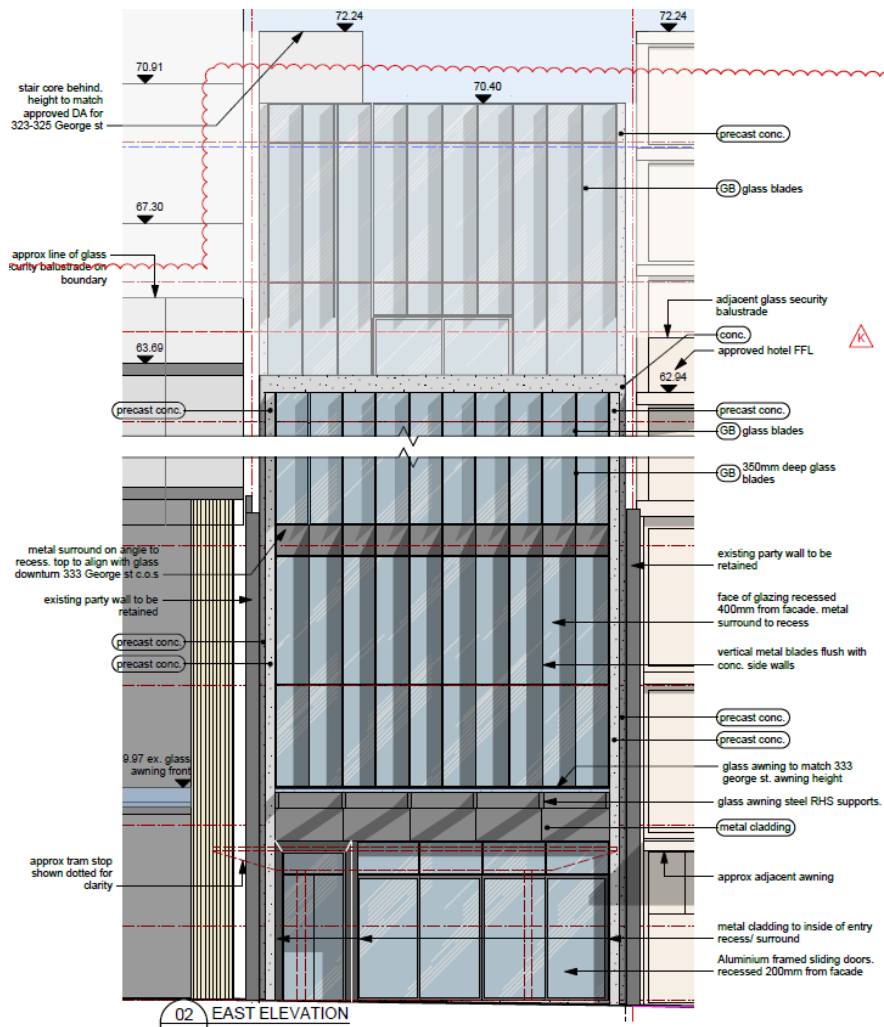
LEGEND	
conc.	concrete finish
GB	Tinted glass blades
MC	metal cladding
SC	stone cladding
PM	perforated metal



section - George Street



section - George Street – level 14



George Street elevation - detail

compliance with key LEP standards

	control	proposed	compliance
height	130m	56.68m	yes
floor space ratio	12.73:1	10.97:1	yes

compliance with DCP controls

	control	proposed	compliance
awning height	3.2 - 4.2m	4.9m	no
bicycle spaces	19 staff 11 visitor	20 staff 12 visitor	yes
service vehicle spaces	1	1	yes

compliance with DCP controls

	control	proposed	compliance
floor to floor height	4.5m basement	4.1m	no
	4.5m ground & first floor	4.5m	yes
	3.5m upper	3.5m	yes
street wall height	20 - 45m	48m	no
setback above street wall height	8m weighted average	4.5m	no

compliance with DCP controls

	control	proposed	compliance
lane wall frontage height	20 - 45m	48m	no
setback above lane wall height	3m	no set back	no

Design Advisory Panel

DAP reviewed the application on 20 February 2020

The panel generally supported the proposal but raised the following concerns:

- relationship with 333 George Street, awning height should match
- George Street fenestration, facade materiality
- quality of ground floor space
- request to waive competitive design process supported if design issues resolved

Issues have been addressed in amended plans

background

- D/2018/922 - approved on 15 April 2019 for a 17 storey mixed use building, including retail premises, hotel, cafe and bar on adjacent premises at 323-325 George Street.

Construction has not commenced.

- D/2012/696 - approved on 6 December 2012 for a 19 storey commercial building, including retail premises, basement parking and signage on adjacent premises at 333 George Street.

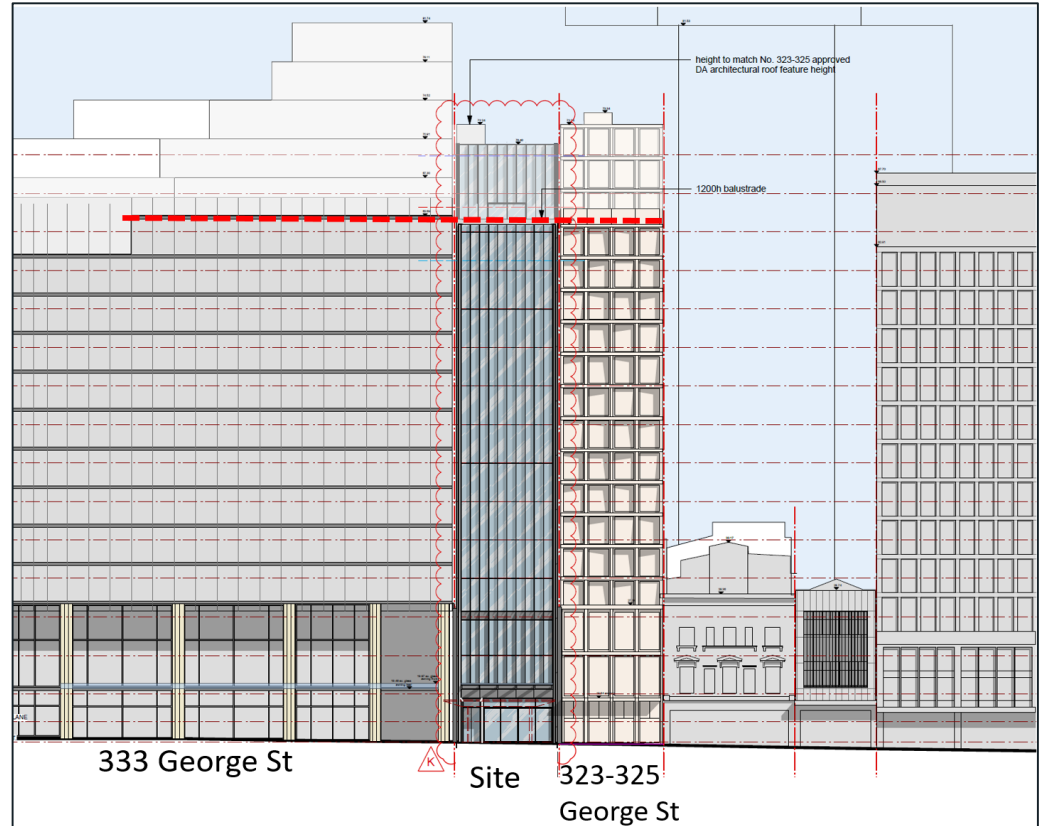
Construction of the building completed in 2017.

issues

- non compliance with street wall height and setbacks
- relationship with curved corner of 333 George Street / party wall
- clause 4.6 request to vary clause 6.16 SLEP 2012 'Erection of tall building buildings in Central Sydney'
- site specific DCP and competitive design process

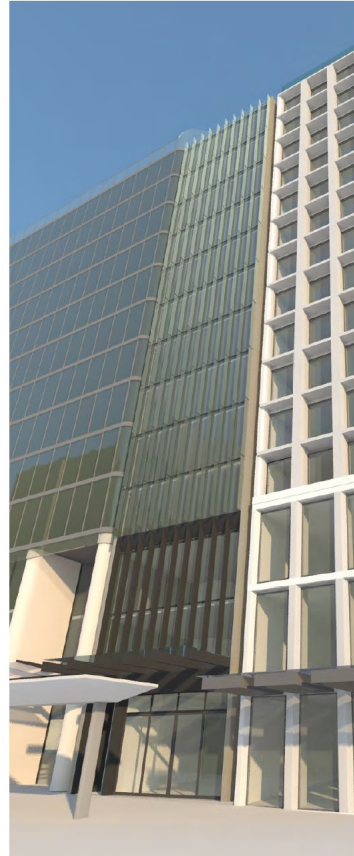
street wall height and setbacks

- non-compliant street and lane wall height
- non-compliant front and rear setbacks above street wall height
- no significant impacts to public domain, solar access, wind effects or pedestrian amenity



street wall height and setbacks

- proposal achieves contextual fit to George Street and Wynyard Lane
- street and lane frontage heights and upper setbacks consistent with existing/approved adjoining development



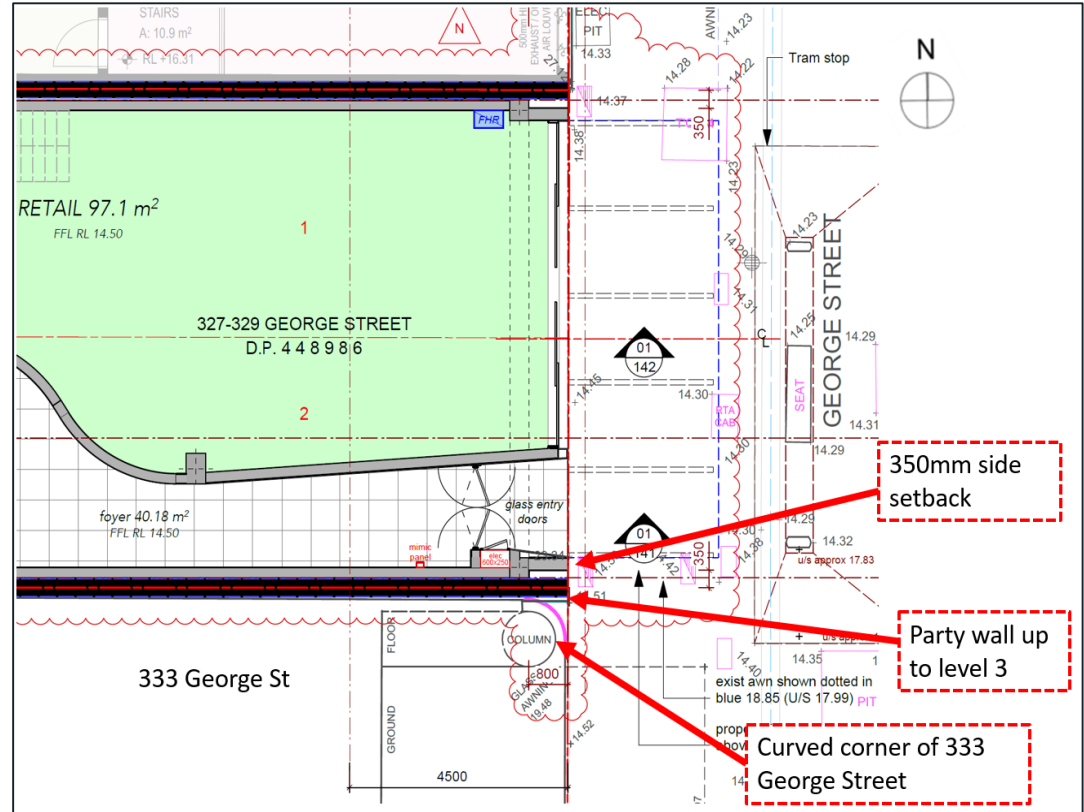
Footpath view (East side of George Street)



Wynyard Lane
(West side buildings on Wynyard Lane removed for clarity)

relationship with 333 George Street

- shared common wall with 333 George Street
- condition to require amended drawings to reflect existing conditions
- setback maintained to expose curved corner



relationship with 333 George Street



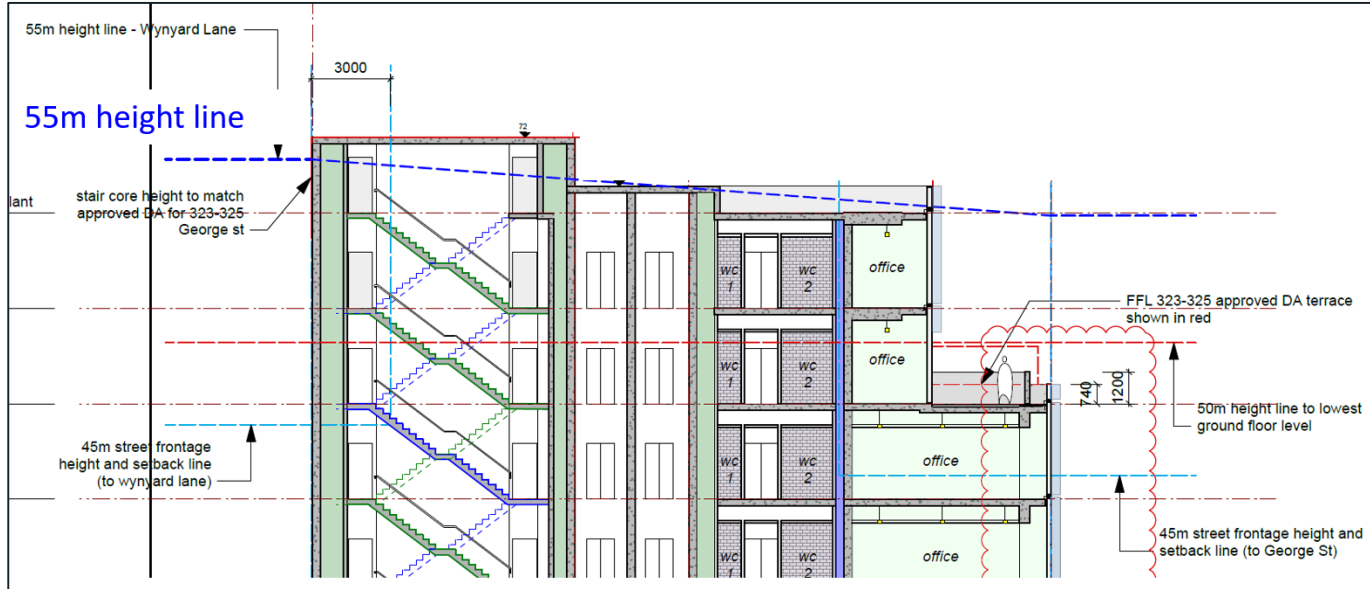
Party wall setback from George Street alignment



clause 6.16 SLEP 2012

- buildings over 55m to have a free standing tower form with all faces visible from public domain
- building has a height of 56.68m
- does not have a freestanding tower
- Clause 4.6 variation request supported
- minor exceedance of 55m (nb: complies with 130m height limit)
- proposal compatible with the existing development to the south and the approved development to the north

site specific DCP & competitive design process



- minor exceedance of 55m height trigger
- proposal positively addresses matters for consideration

recommendation

- approve subject to conditions