

## Relevant Information for Local Planning Panel

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**FILE:** D/2020/55 **DATE:** 2 September 2020

**TO:** Local Planning Panel Members

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

**SUBJECT:** Information Relevant To Item 3 – Development Application: 29-41 Hutchinson Street, Surry Hills – D/2020/55

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### For Noting

That the Local Planning Panel note the information contained in this memo.

### Background

The Panel Chair has requested that Officers provide a response to the issues raised in the submission dated 28 August 2020 (Attachment A).

Comments on the issues raised in the submission are provided as follows:

#### Issue 1: Shadow Diagrams

The application has included hourly shadow diagrams in plan, elevational shadow diagrams, and views from the sun for mid-winter. The shadow diagrams have been submitted to assist in assessing the proposal against the City's overshadowing controls contained in Sydney Development Control Plan 2012 Parts 4.1.3 and 4.2.9 (refer to discussion within assessment report). The relevant controls refer to assessing the shadowing impacts on 21 June to living room windows and private open space areas of dwellings.

#### Issue 2: West Elevation

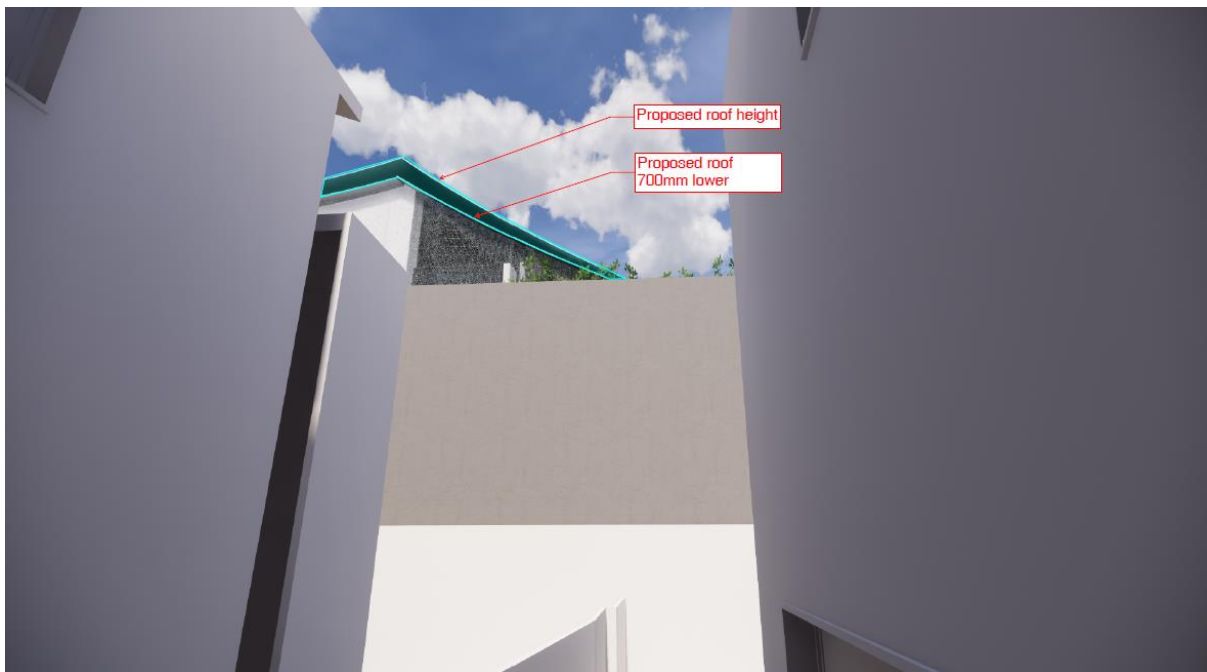
The height of the proposed roofline ranges from RL 57.41 at the northwest corner to RL 60.04 to its highest point, to RL 53.78 to the southwest corner. Each of these points is within the permitted 15m height limit.

The new roofline is setback 7m from the western boundary, 4.4m from the north boundary and 3.25m from the southern boundary. The proposed floor to ceiling height within the upper level is 2100mm at the northern and southern edges.

As part of the assessment process the City requested options for lowering the roof pitch along the western boundary. The applicant provided a study for lowering of the maximum ridge height at the western boundary by 700mm. The image below shows a perspective view from the rears of No. 16 and 24 Nichols Street with a comparison between the proposed roof height and pitch lowered by 700mm.



**Figure 1:** View from rear of No. 16 Nichols Street.



**Figure 2:** View from rear of No. 24 Nichols Street.

The reduction in height would reduce usable office floor area and amenity. Given the minimal change to the perceived bulk achieved by the lowering of the roof it was not considered to be required.

### Issue 3: Dilapidation Reports

Recommended Condition '**(31) Dilapidation Report – Minor**', requires the preparation of dilapidation reports for adjoining buildings prior to the commencement of demolition works, and on completion of construction works. These reports would be provided to the City once approved by the Accredited Certifier. Alternatively, the condition could be amended to require the reports to also be provided to all or specified adjoining owners.

Prepared by: Shannon Rickersey, Senior Planner

### Attachments

**Attachment A.** Submission – 28 August 2020

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Approved

A handwritten signature in black ink, appearing to read 'GJahn', is positioned to the right of the 'Approved' text.

**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport