

Attachment C

<p>Clause 4.6 Variation Request – Height of Buildings</p>
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CLAUSE 4.6 OF CITY OF SYDNEY LEP 2012

EXEMPTION TO DEVELOPMENT STANDARD

FOR DEVELOPMENT APPLICATION AT 51 BUCKINGHAM STREET, SURRY HILLS NSW



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11 Birchgrove Road

BALMAIN NSW 2041

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PRINCIPALS AND
DESIGNATED
ARCHITECTS

JEFF MADDEN
BARCH (HONS)
MSc (ARCH)(CONS)
FRAIA
REG. No. 4068

1 Standard for which exemption is sought :

Maximum height shown on Height of Buildings Map HOB16 of the City of Sydney LEP 2012.

The proposed development has a maximum height of 7.8m and the existing building has a maximum height of 11.84m

2 Purpose

The applicant hereby requests Council in accordance with Clause 4.6(3)(a) and (b) of the Sydney LEP 2012 that it varies the above standard by demonstrating:

a. That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

b. That there are sufficient environmental planning grounds to justify contravening the standard.

c. The proposed development will be consistent with the objectives of the zone; and

d. The proposed development will be consistent with the objectives of the standard.

3 Applicants Written Request - Clause 4.6(3)(a) and (b)

The applicant hereby seeks to justify the contravention of the height development standard on the following basis:

a. That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:

i. The proposed height of the rear roof extension is below the existing height of the building, which exceeds the height development standard as existing.

ii. The proposed works are only visible from the rear of the property and are not visible from the public domain.

b. That there are sufficient environmental planning grounds to justify contravening the standard

i. The proposed rear roof extension is located at the rear and has minimal visibility from the public domain.



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- ii. The proposed rear roof extension is below the existing maximum building height.
 - iii. There is no change to the front elevation of the building.
 - iv. The proposal will not result in adverse environmental impacts to surrounding properties.
- c. The proposed development will be consistent with the objectives of the zone;
- i. The proposal allows for the continuance of a habitable, appealing and adaptable residence;
 - ii. Maintaining greater standards of thermal comfort, minimising energy use and designing out historic issues associated the relocation of the intrusive toilet block will assist the preservation of important conservation fabric.
- d. The proposed development will be consistent with the objectives of the standard
- i. The existing building establishes and respects notions of transition in built form and land use intensity. It is part of a group with a high-quality relationship to private built form and public space void. Thus it contributes to streetscape and character.
 - ii. The proposed works have minimal visibility from Buckingham Street and no visibility from Bedford Street.
 - iii. The proposed works are below the original height of the historic building. While the proposed works are above the height standard, it is respectful of its heritage context, being both subservient to the original roof and is in keeping with the original character. The proposed works are 200mm below the height of the 1940s amenities being replaced.

JEFF MADDEN AND ASSOCIATES

SEPTEMBER 2020