

# Local Planning Panel

## 15 December 2021

79A John Street, Pyrmont

D/2021/987

Applicant: City of Sydney Council

Owner: City of Sydney Council

Architect: Welsh + Major

Consultants: Lockrey Planning, Urbis

# proposal

alterations and additions to community facility

# recommendation

approval subject to conditions

# notification information

- exhibition period 1 September to 23 September 2021
- 469 owners and occupiers notified
- 5 submissions received
- re-notified due to amended plans
- exhibition period 18 October to 2 November 2021
- 469 owners and occupiers notified
- 1 submission received

nb: no immediate neighbours made submissions

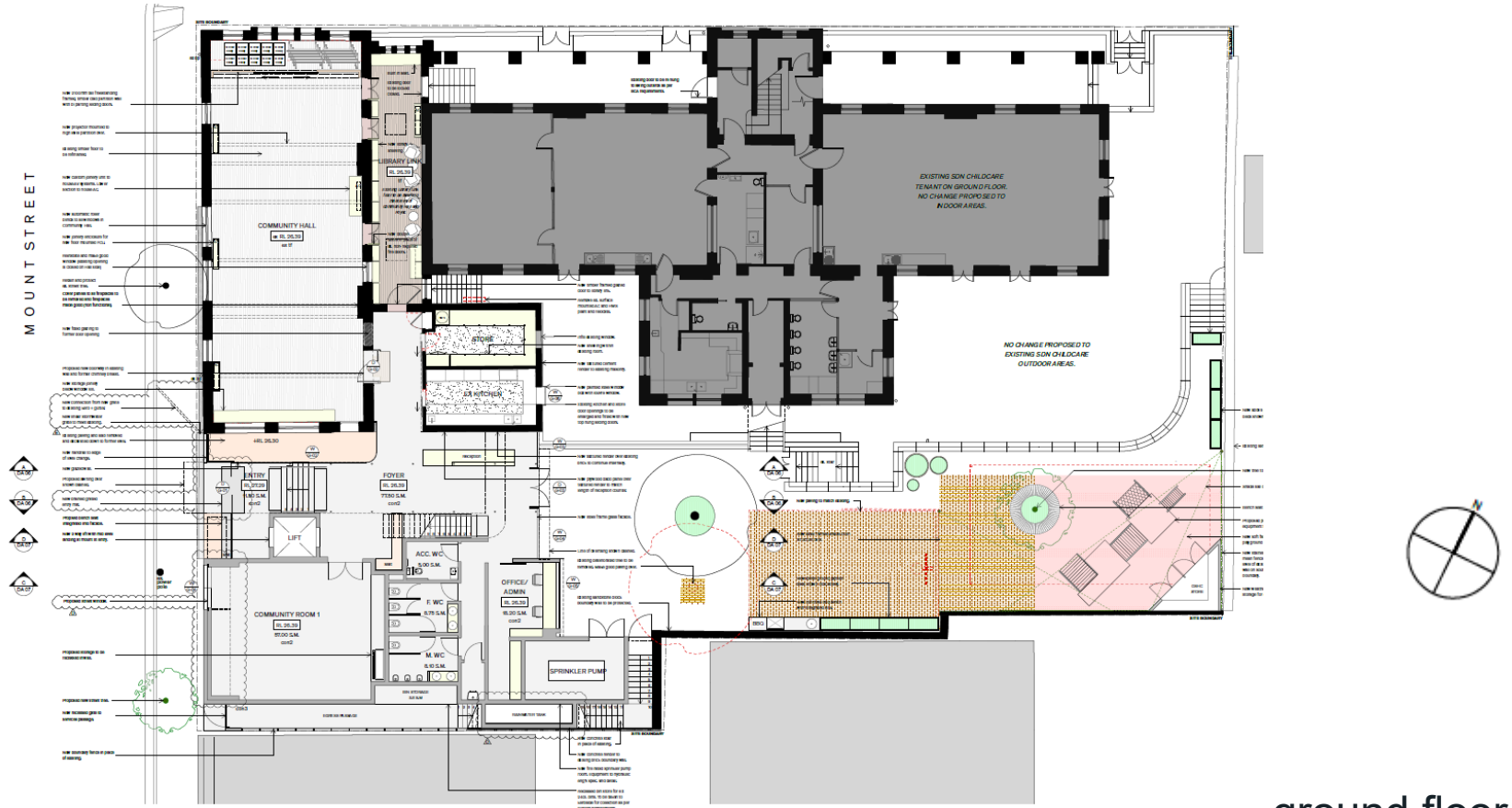
# submissions

- design
- use and operation
- construction phase of the upgrade
- provision of alternate and additional facilities
- accessibility within the new development

site



# proposal



ground floor

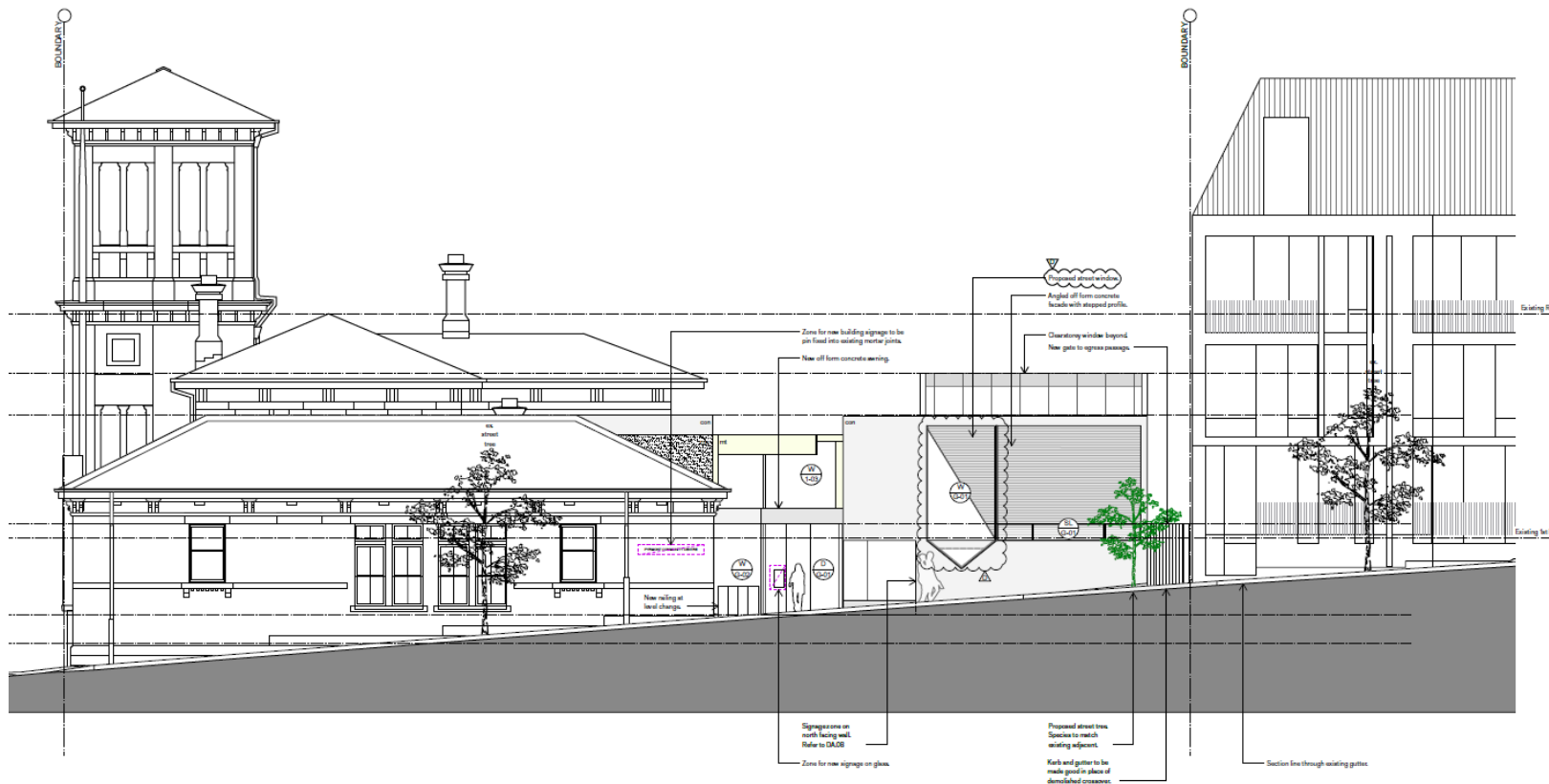


first floor



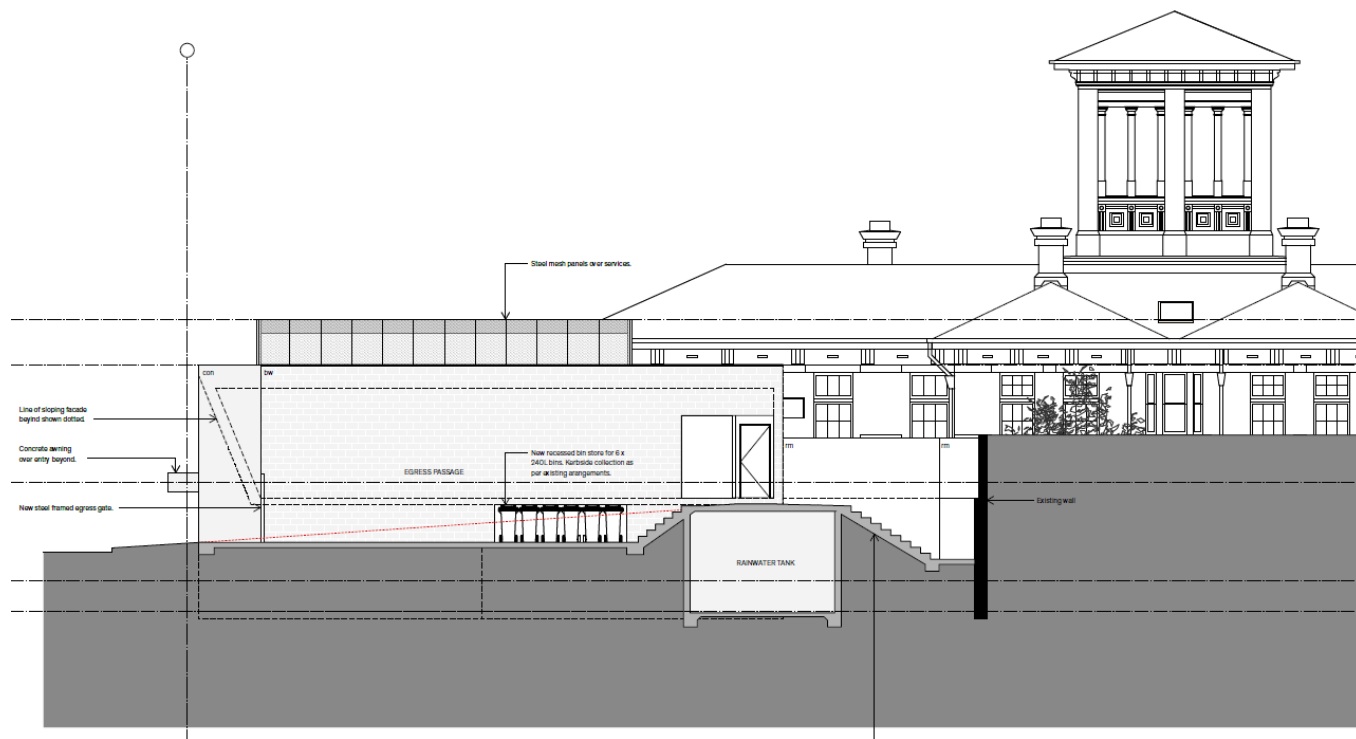
roof plan





## Mount Street (west) elevation



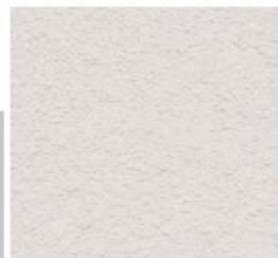


south elevation

# photomontage



Mount Street



materials

# compliance with key LEP standards

	control	proposed	compliance
height	12m	max. height external works 8.55m	yes
floor space ratio	1:1	0.77:1m	yes

# Design Advisory Panel

- application reviewed by DAP on 11 March and 22 April 2021 as part of a request for pre-DA advice
- the panel generally supported the proposal but raised the following concerns:
  - materiality of the addition required further consideration and resolution
  - budget constraints and impact on scope of works

Where possible, these issues have been addressed in amended plans

# issues

- heritage
- materials



# heritage

- removal of intrusive elements and new infill building are supported
- new development is of a sympathetic scale and respectful contemporary design
- standard heritage-related conditions recommended

# materials

- materials proposed generally of a high quality and finish
- some additional information required via condition:
  - colour of metal roofing;
  - details of blockwork;
  - colour of fibre cement;
  - colour of steelwork including to windows
  - colour and finish for the proposed aluminium mesh

# recommendation

approval subject to conditions