

Attachment I

DAPRS Advice Sheet - 7 December 2020

CITY OF SYDNEY

ADVICE SHEET NO:

27/2020

DESIGN ADVISORY PANEL SUBCOMMITTEE RESIDENTIAL

Project	The Kirk, 422-424 Cleveland Street, Surry Hills
DA No.	D/2020/993
Review Date	7 December 2020
Panel Present	Kerry Clare Paul Berkemeier Libby Gallagher Michael Zanardo
COI Declaration	nil
Designer	JSA Studio
Applicant	Pyrafount No. 6 Pty Ltd
Applicant Attendees	Kim Jones Leitizia Coppo-Jones Brendan Hoskins Gemma Basset
Council Officer	Shannon Rickersey
History of Application	This application has not previously been presented to the subcommittee.

Advice:

The Panel was presented with the development application for the site. The Panel noted and recommended the following:

- As a community building the relationship to the public realm will require consideration of its role in the urban hierarchy. Urban responses and issues should be discussed with Council.
- Concern about overlapping or overhanging the existing building – the proposal is dominating in appearance and impacts negatively on the existing structure. The Panel recommends that the new additions be set back from Cleveland Street behind the most northern existing timber roof truss, on all levels. This would also eliminate the need for new columns to penetrate the community hall. The current stage would be limited by the columns and the restricted ability to create stage wings

for different performances and they would compromise the interior of the hall.

- A SEPP ARH 30A character test for boarding houses would apply to this proposal. Compatibility includes physical impacts as well as visual appearance.
- While the architectural and use ambitions are acknowledged, the scale of the proposed addition is problematic in the context of High Holborn Street. The shadow impacts on the public domain should be analysed. Overshadowing of the nearby apartment building at 426 Cleveland Street requires additional study of solar access to individual rooms.
- The building should sit wholly within the height control, allowing floor-to-floor heights that suit 2.7m ceiling heights.
- No communal outdoor space has been provided for the use of the boarding house tenants. The required communal space could be created on the roof. The public street closure is not comparable to the facilities or amenities that can be provided in a communal open space for residents
- Deep soil areas become even more important as densities increase, for reasons of amenity, cooling and air quality. Additional tree planting in deep soil should be provided. It is noted that the existing building does not completely cover the site. A setback from the northern boundary / at the termination of Goodlet Lane would create an ideal area for deep soil, trees and communal space. Clear deep soil calculations should be provided to Council.
- Further consideration should be given to the landscape treatment to Cleveland Street. The Arborist report states that the two existing trees are significant and need to be retained.
- Further detail is required about the raised planters including irrigation and maintenance plans. Plant selection should consider the need to ensure a green outlook year-round. The screen climbers are not being relied on to provide privacy. The intent is to soften the façade and was requested Council officers during pre-DA.
- Exhaust risers for the below-ground workshop and the street-level café will need to be considered. Horizontal discharge could create negative impacts around the building.
- Back of stage is proposed as a combined lobby with residents. This may be a compromised use mix and may be a security and amenity problem for residents. Use conflicts could arise which adversely affect both user groups and it is unlikely that management would be able to eliminate the conflicts.
- No communal living room has been provided for the use of the boarding house tenants to complement their individual rooms. The availability and comfort of the alternative café and workshop areas may be compromised by other user groups and management considerations. Any communal living room should receive solar access.
- The proximity of garbage rooms and parking to the foyer, and absence of an airlock has potential to cause problems.
- Public access to the amenities during a performance needs to be better considered.
- There is a significant amount of unshaded glazing that may require additional passive sun control. East glazing is proposed as integral blinds in double glazing. West façade could be operable blinds. It may be difficult to configure passive sun control for pivoting circular windows.
- How to achieve privacy for neighbours needs to be considered if the screens are able to be operated by the building occupants.
- Air conditioning condenser units need to be located where there are minimal impacts on neighbours and the building occupants. The current proposal for units at ground level should be reviewed for acoustic and thermal issues.
- Corridors for the boarding houses are internalized. Consideration could be given to re-planning and achieving windows for natural light and ventilation to all above ground common circulation spaces.