

Relevant Information for Central Sydney Planning Committee

FILE: D/2021/1058 **DATE:** 8 December 2022

TO: The Central Sydney Planning Committee

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

SUBJECT: Information Relevant To Item 4 – Development Application – 42 Pirrama Road, Pyrmont – D/2021/1058

Alternative Recommendation

It is resolved that consent be granted to Development Application No D/2021/1058, subject to the conditions detailed in Attachment A to the subject report to the Central Sydney Planning Committee on 8 December 2022, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

PART A - DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The consent is not to operate until the following condition is satisfied, within 24 months of the date of this determination:

(1) DESIGN MODIFICATION

Amended plans are to be prepared and submitted to and approved by the Director City Planning, Development and Transport demonstrating the following design amendments:

- (a) ***That the ground floor level support columns for Building F (located on its northern and north-western elevations) be modified to be vertical timber columns in the same location, rather than being angled columns.***

The amended design is to be accompanied by information confirming the design is structurally satisfactory.

- (b) *That the small 'Tech Pavilion' and its associated connection bridge to the REVY A building be deleted from the proposal. As a result of the deletion, no penetrations must be made into the heritage building in this area.*

Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.

The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.

Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Schedule 2 - Conditions of Consent (Once the Consent is Operation) of the subject report.

Reason

To improve the streetscape presentation of the development and to increase/retain views towards the REVY building from the public domain (from Darling Island Road).

(5) ADDITIONAL DRAWINGS

The following drawings are to be submitted to and approved by Council's ~~Area Coordinator Planning Assessments / Area Planning Manager~~ **Director City Planning Development and Transport** prior to the issue of a Construction Certificate:

- (a) Detailed annotated sections through each new building facade at a scale of 1:20.
- (b) Floor plans of the ~~Tech Pavilion and~~ Plant Pavilion are to be provided at a scale of 1:50.
- (c) Details of the boundary fence design are to be provided.
- (d) The louvre blind facade system within Building F ~~and the Tech Pavilion~~ is to be timber. Details must be provided as part of the materials and samples board.
- (e) Amended plans, sections and an engineer's report are to be submitted making allowance for the green roof with structures and wet soil load up to 900mm depth and to demonstrate the balustrade design at the terrace edge and location of storage areas for loose furniture.

Reason

To require additional supporting documentation following assessment of the development.

(10) BUILDING HEIGHT

- (a) The height of the building must not exceed:
 - (i) Plant Pavilion – RL10.200
 - (ii) ~~Tech Pavilion – RL6.900~~
 - (iii) Hot Water Plant Pavilion – RL7.00
 - (iv) Building F Rooftop (excluding plant) – RL14.800
 - (v) Building F Plant – RL15.650
- (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifier.

Reason

To ensure the constructed development complies with the approved height.

(17) ~~USE OF THE TECH PAVILION~~

~~The Tech Pavilion is to be limited to a maximum of 55 persons and is to be used only by staff members and invited visitors in association with the commercial office premises. The Tech Pavilion must not be accessible by the general public.~~

~~**Reason**~~

~~To protect the amenity of nearby noise sensitive receivers.~~

Background

The members of the Central Sydney Planning Committee were briefed by the City officers on the proposed development for alterations and additions to the commercial development at 42 Pirrama Road, Pyrmont on 1 December 2022. During this briefing, concerns were raised by Committee members regarding two elements - the architectural expression and language of some elements of Building F and the appropriateness of the siting of 'Tech Pavilion' (that fronts Darling Island Road).

In order to address concerns raised by members, it is recommended that design refinements are undertaken in accordance with this memo. The suggested condition (Condition 1 in the above alternative recommendation) requires the following amendments to the proposal:

- That the expression of the ground floor level support columns for Building F (on its northern and north-western elevations) be modified to be vertical timber columns in the same location, rather than being angled columns. This design amendment would be less prominent and be more reflective of the traditional language of the wharves context within which the site is located; and
- That the small 'Tech Pavilion' and its associated connection bridge to the REVY building be deleted from the proposal. The removal of this element would improve the streetscape presentation of the development and increase/retain views towards the REVY building from the public domain (from Darling Island Road).

A new deferred commencement condition is proposed for the Committee member consideration to address the above design refinements (Condition 1).

The alternative recommendation also recommends that a further three (3) conditions be modified or deleted to remove reference to the Tech Pavilion.

Prepared by: Nicola Reeve, Area Planning Manager

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport