

# Local Planning Panel

22 February 2023

# Application details

Address: 101 Palmer Street, Woolloomooloo

Application Number: D/2021/689

Applicant: Cracknell & Lonergan Architects

Owner: TLB Trading Trust

Architect: Cracknell & Lonergan Architects

Planning Consultant: James Lovell and Associates Pty Ltd

Heritage Consultant: Cracknell & Lonergan Architects

# Proposal

- construction of a 6 storey residential flat building containing 10 apartments, roof top communal open space and associated landscaping works
- Includes retention of front portion of existing residential terrace

# Recommendation

Approval subject to conditions

# Notification

- exhibition period 25 June 2021 to 10 July 2021
- renotification 13 July 2021 to 4 August 2021
- 451 owners and occupiers notified
- 24 submissions received



# Submissions



- excessive height, bulk, scale and form
- excessive density
- insufficient setbacks
- inadequate design aesthetics
- heritage impacts
- acoustic and visual privacy impacts
- traffic and waste collection impacts
- loss of views

# Submissions

- overshadowing impacts
- compromised development potential for adjoining sites
- poor residential amenity for the subject site - inadequate floor to ceiling heights, private open space, natural cross ventilation
- inappropriate dwelling types
- loss of income for adjoining residents
- likely use as backpacker's accommodation or boarding house

# Site



-  subject site
-  submitters



Palmer Street





adjoining development north of site - Palmer Street



adjoining development south of site - Palmer Street





development opposite site - Palmer Street



development opposite to south - Palmer Street





north



south

Faucett Lane



development opposite site - Faucett Lane

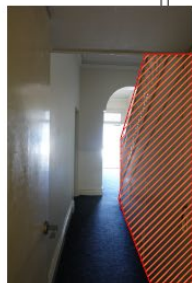
# Proposal



existing floor plans







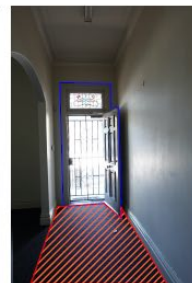
**COR-01**  
EX. STAIRCASE TO BE DEMOLISHED  
  
EX. CARPET - NOT ORIGINAL FABRIC - TO BE REMOVED.



**COR-02**  
ARCHWAY TO BE CONSERVED AND INTEGRATED TO ADAPTED LOBBY ENTRY



**COR-03**



**COR-04**  
CONDITION OF TIMBER FLOORS (ANTICIPATED) TO BE ASSESSED. STRUCTURE TO BE SALVAGED AND REUSED AS PART OF ADAPTIVE REUSE PROJECT.  
  
INDIVIDUAL TIMBERS (DAMAGED) TO BE REPLACED AND/OR REPAIRED.

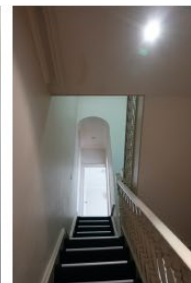


**COR-05**



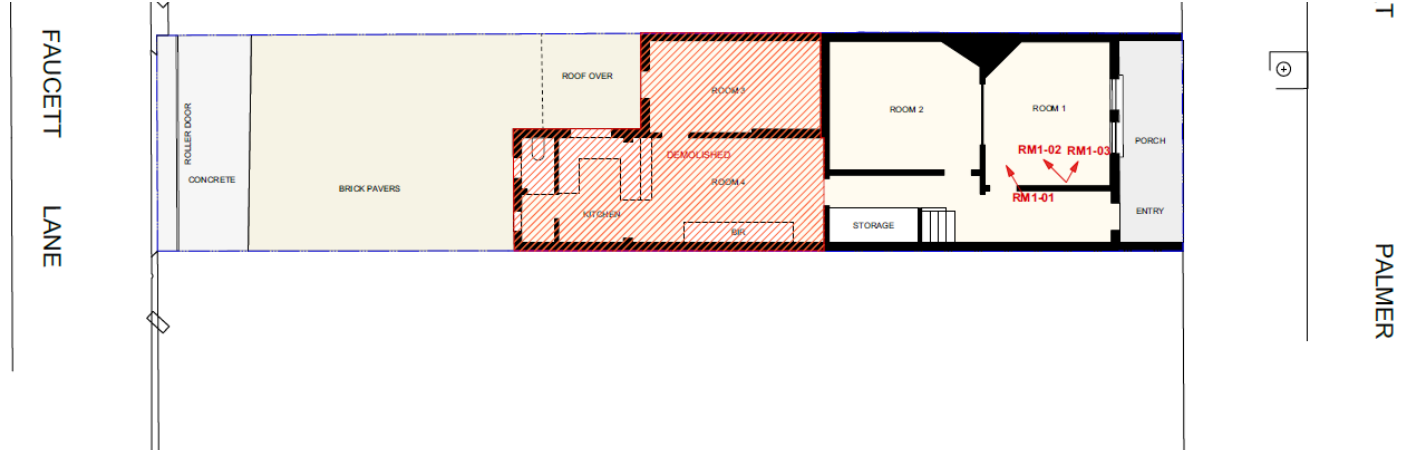
**COR-06**

EXISTING DOORWAY AND TRANSOM TO BE CONSERVED AND ADAPTED FOR NEW DWELLING



**COR-07**

conservation works plan and photos



RM1-01



RM1-02

EX. GLASS PARTITION TO BE DEMOLISHED (NOT ORIGINAL FABRIC)

EX. FIREPLACE TO BE CLEANED AND RESTORED. TO BE RETAINED AS PART OF ADAPTIVE REUSE PROJECT



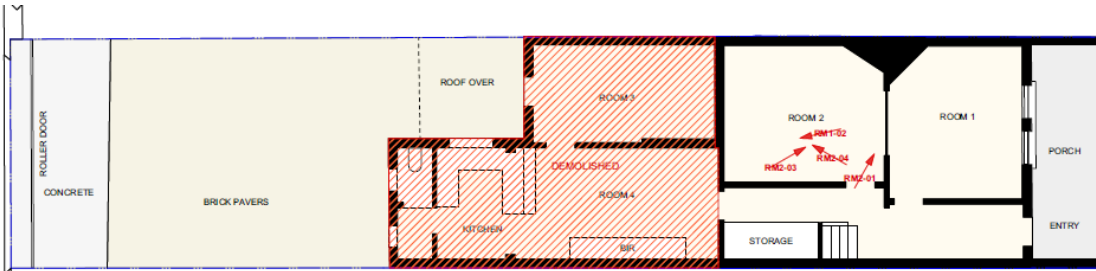
RM1-03

EX. TOP HUNG WINDOWS AND TIMBER FRAMING TO BE RETAINED AND USED ON SITE. INSPECTION OF TIMBER AND REPAIRS TO BE MADE AS NECESSARY. IF REPLACEMENT IS REQUIRED, WINDOWS TO BE REPLACED ON A 'LIKE-FOR-LIKE' BASIS AND BE TIMBER-FRAMED.

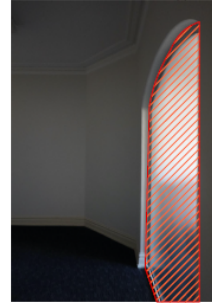
# conservation works plan and photos

T

PALMER



FAUCETT LANE



RM2-01  
EX. GLASS PARTITION TO BE  
DEMOLISHED  
(NOT ORIGINAL FABRIC)



RM2-02



RM2-03



RM2-04

conservation works plan and photos

FAUCETT LANE

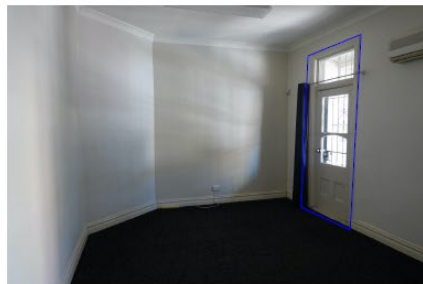


RM05-01

EXISTING TIMBER FRAMED DOORS AND TRANSOMS TO BE REPAIRED AND REUSED.

CONDITION OF TIMBER FLOORS (ANTICIPATED) TO BE ASSESSED. STRUCTURE TO BE SALVAGED AND REUSED AS PART OF ADAPTIVE REUSE PROJECT.

INDIVIDUAL TIMBERS (DAMAGED) TO BE REPLACED AND/OR REPAIRED.



RM05-02



BALC 01

TILED BALCONY TO BE DEMOLISHED TO BE RESULT AS HERITAGE RESTORATION TIMBER STRUCTURE AND TIMBER BALCONY.

BALUSTRADE TO BE REPAIRED AND REUSED.

ROOM 06 NEW JOINERY TO BE DEMOLISHED (NOT ORIGINAL FABRIC / NOT SIGNIFICANT)

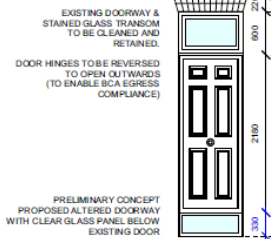


BALC 02



# conservation works plan and photos





PARTIAL DEMOLITION OF EXISTING PORCH TO ENABLE ACCESSIBLE ENTRY DOORWAY TO BE LOWERED



PORTION OF FRONT FENCE TO BE RETAINED WITH FLOOR LOWERED BEHIND (TO ENABLE WHEELCHAIR ACCESS)

Dimensions: 900, 700

TERRACE DETAILING INCLUDING FLIGREE DETAILS, PLASTER DETAILING AND URN ELEMENTS ON FRONT FACADE TO BE CLEANED AND REPAIRED AS NECESSARY. REPLACEMENT WITH LIKE FOR LIKE DETAILS ONLY TO BROKEN AND/OR MISSING ELEMENTS. DETAILS TO BE RE-PAINTED IN CREAM TO MATCH EXISTING PAINT FINISH.

ROOF OVER BALCONY IN FRONT OF PARAPET FACING PALMERST TO BE RETAINED. FABRIC IS IN GENERALLY FAIR CONDITION. DETAILED REVIEW DURING CC STAGE TO DETERMINE IF REPAIR AND REPLACEMENT OF ROOF SHEETING TO VERANDAH IS REQUIRED.

EXISTING UNSYMPATHETIC TILES OVER TIMBER FLOOR BALCONY TO BE REMOVED. TIMBER TO BE POLISHED, CLEANED AND REPAIRED. SELECT REPLACEMENT OF BROKEN TIMBER MEMBERS TO MATCH ORIGINAL VERANDAH DETAILING.

EXISTING PAINT OVER ORIGINAL FACE BRICKWORK TO BE REMOVED. FACE BRICKWORK TO BE CLEANED AND RESTORED. MOTOR JOINTS TO BE REPAIRED AS NECESSARY.

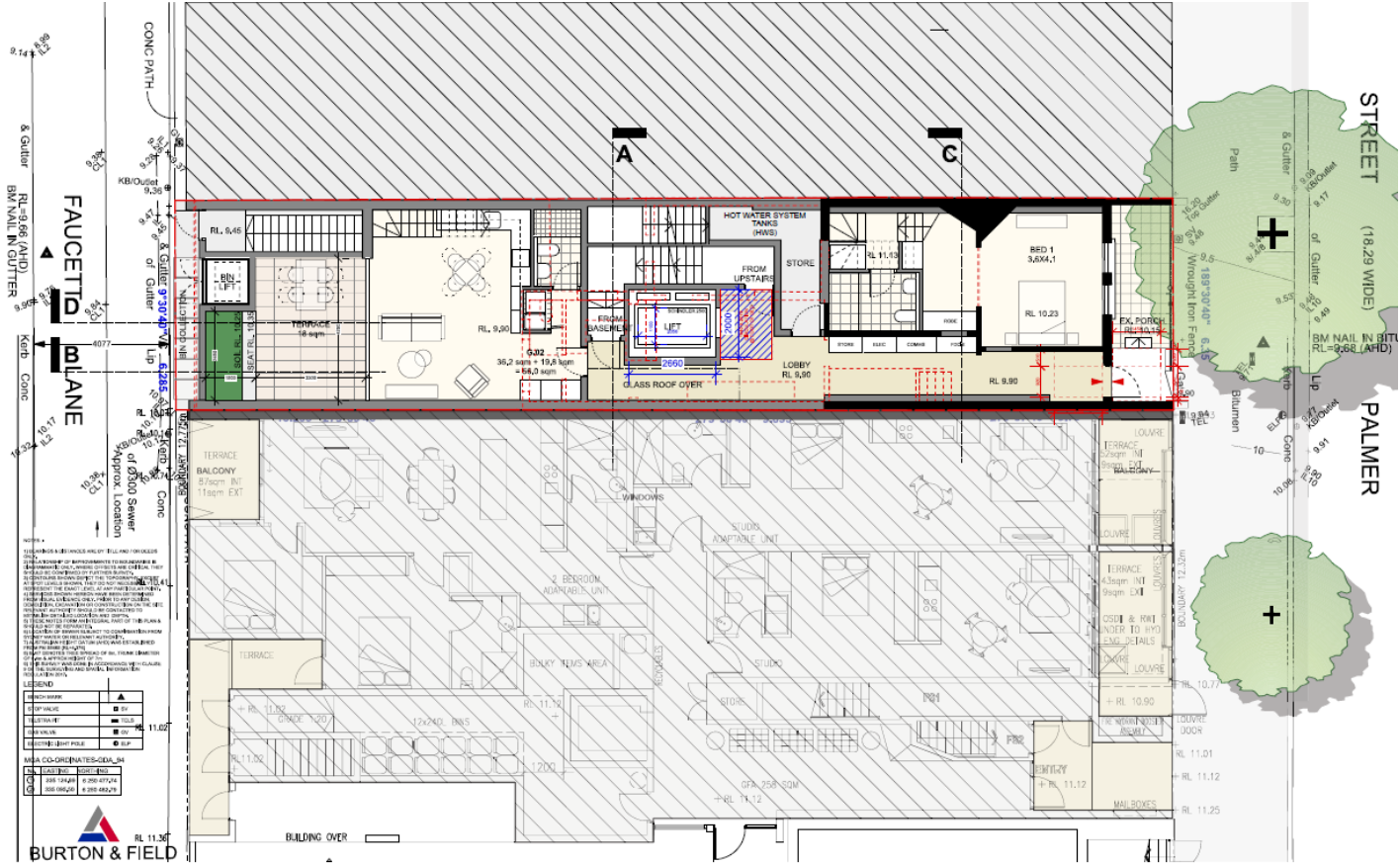
EXISTING TILES TO FRONT PORCH TO BE CLEANED AND CONSERVED. CRACKED / BROKEN TILES TO BE REPAIRED OR REPLACED WITH LIKE FOR LIKE TILING.



PRELIMINARY CONCEPT FOR RESTORATION & CONSERVATION WORKS TO FRONT FACADE OF SITE

# conservation works plan and photos





NOTES:

1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND THE CITY OF SYDNEY DEVELOPMENT CONTROL REGULATIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL LEVELS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF SYDNEY DEVELOPMENT CONTROL REGULATIONS.
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10. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF SYDNEY DEVELOPMENT CONTROL REGULATIONS.

LEGEND

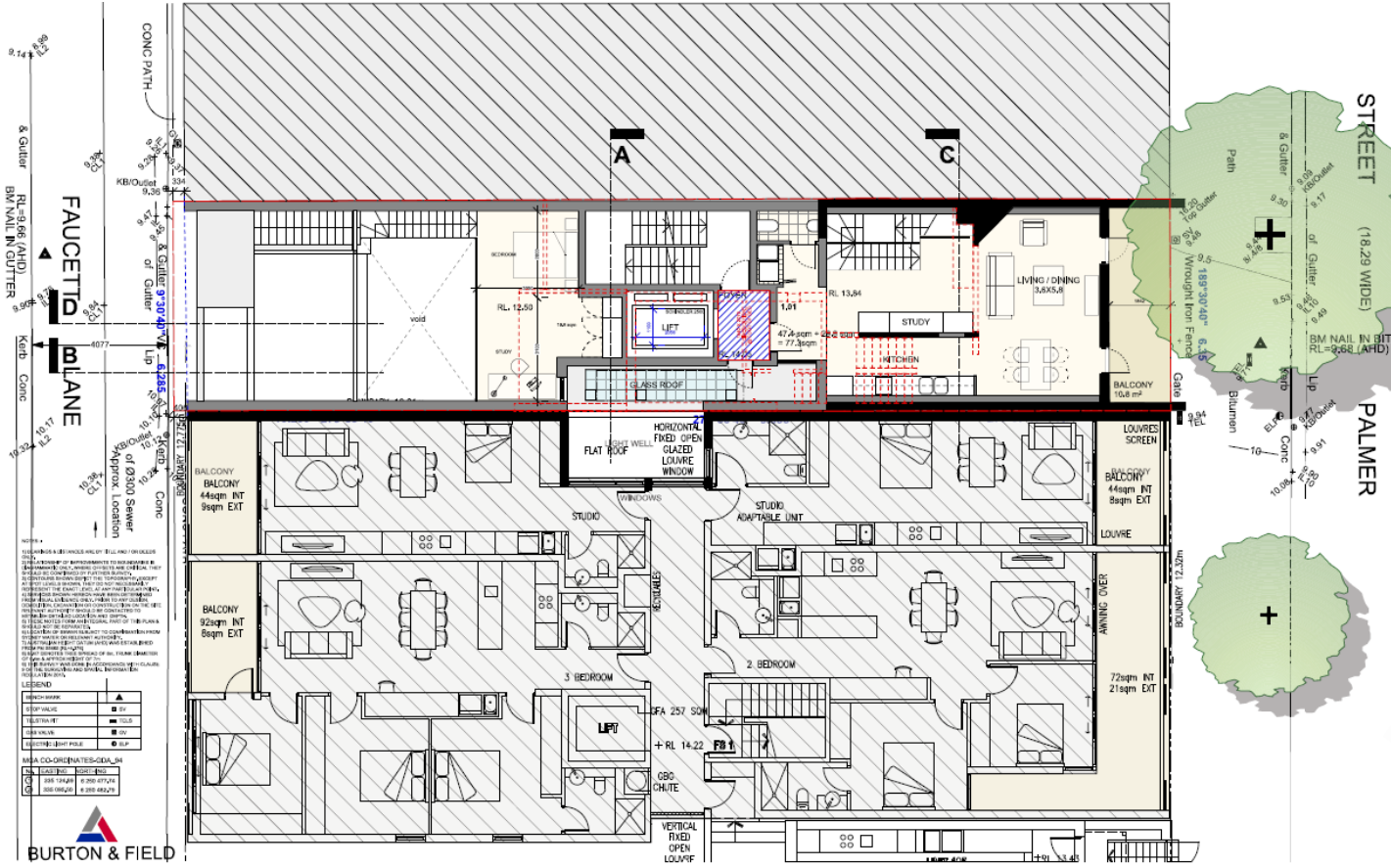
WALL	▲
DOOR	□
WINDOW	■
GLASS	□
ROOF	■
POUR CONCRETE	■
CONCRETE	■
BRICK	■
CEILING	■
FLOOR	■
STAIR	■
PLUMBING	■
ELECTRICAL	■
MECHANICAL	■
LANDSCAPE	■
VEGETATION	■
OBSTACLE	■
ADDITIONAL	■

MSA CO-ORDINATES-GDA\_84

Zone	City
100 000 000	100 000 000
100 000 000	100 000 000
100 000 000	100 000 000

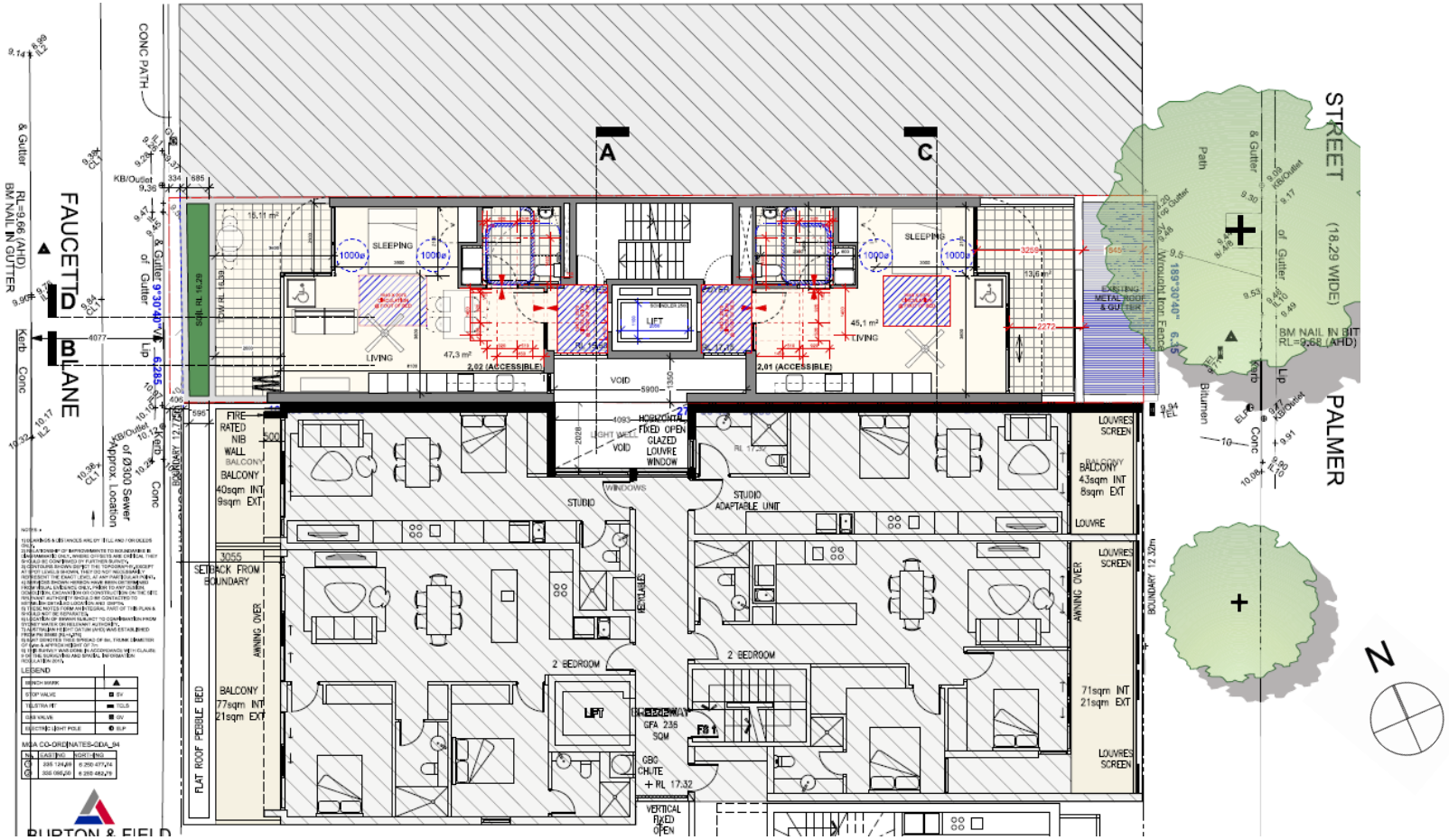


ground floor plan



first floor plan



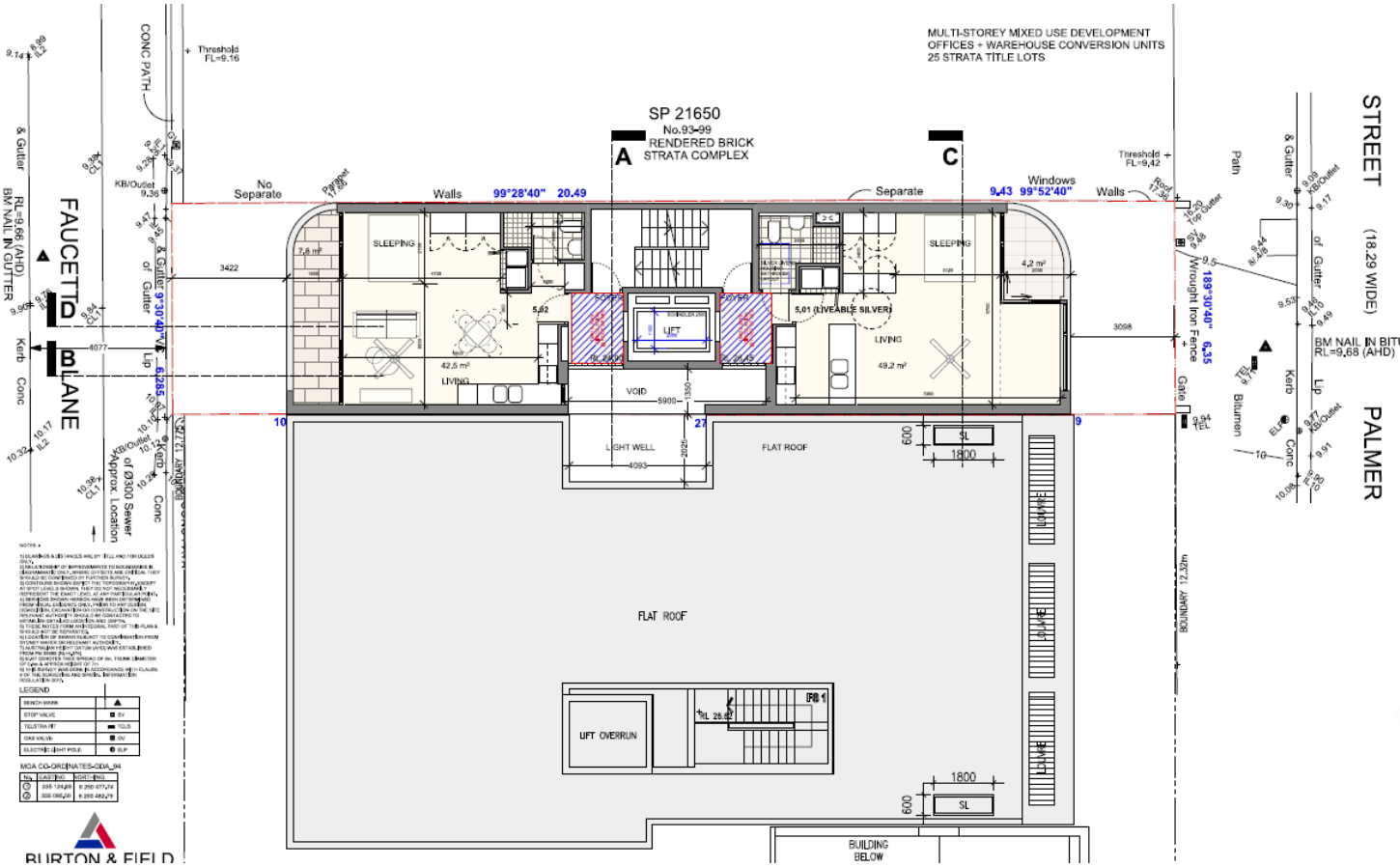


second floor plan





MULTI-STORY MIXED USE DEVELOPMENT  
OFFICES + WAREHOUSE CONVERSION UNITS  
25 STRATA TITLE LOTS



NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN METERS AND DECIMALS THEREOF. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

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8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

LEGEND

WALL	▲
DOOR	□
TELEPHONE	■
DATA POINT	●
ELECTRICAL POINT	○

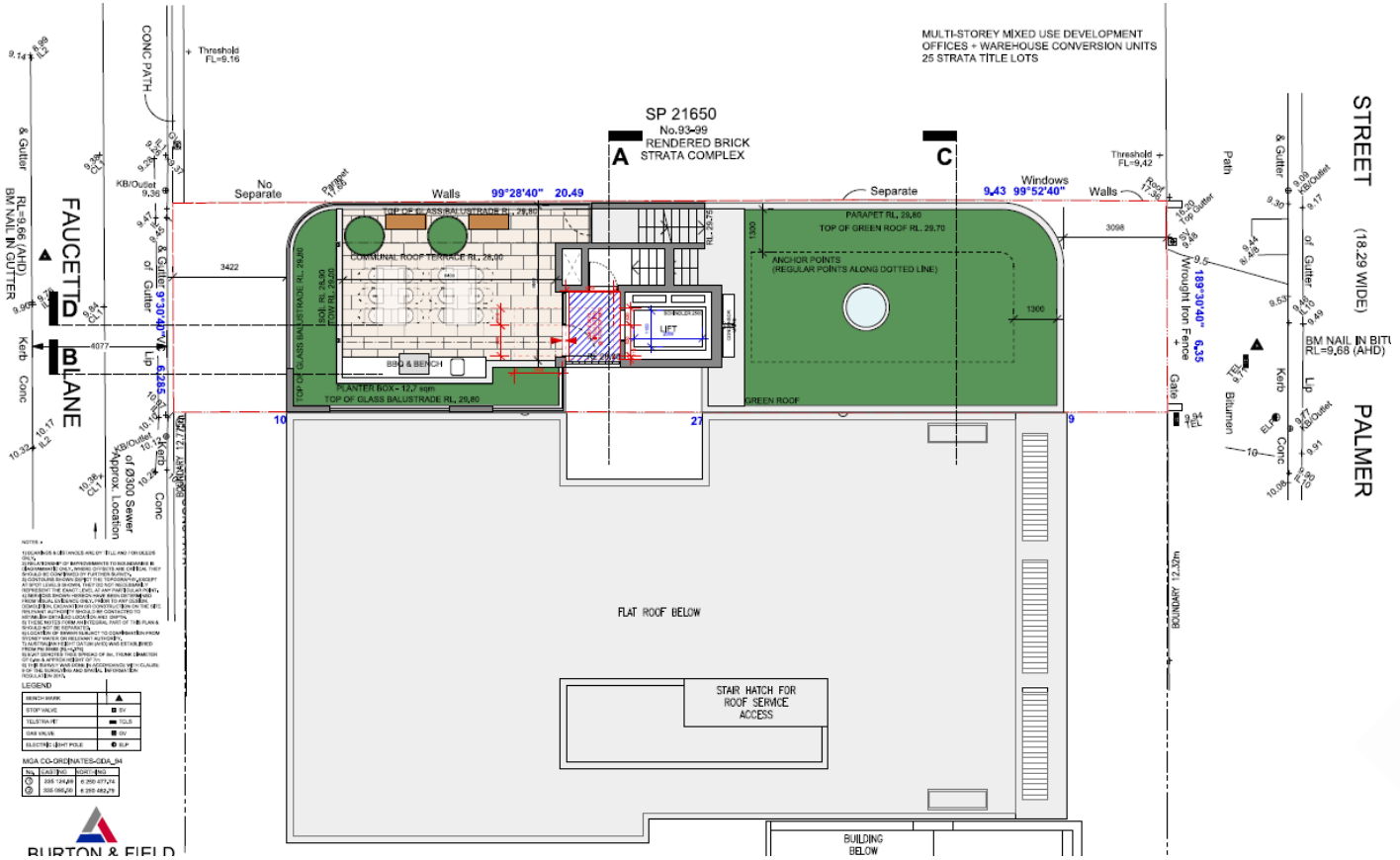
MGA CO-ORDINATES-GDA\_94

4	500 000 000	6 200 000 000
5	500 000 000	6 200 000 000
6	500 000 000	6 200 000 000

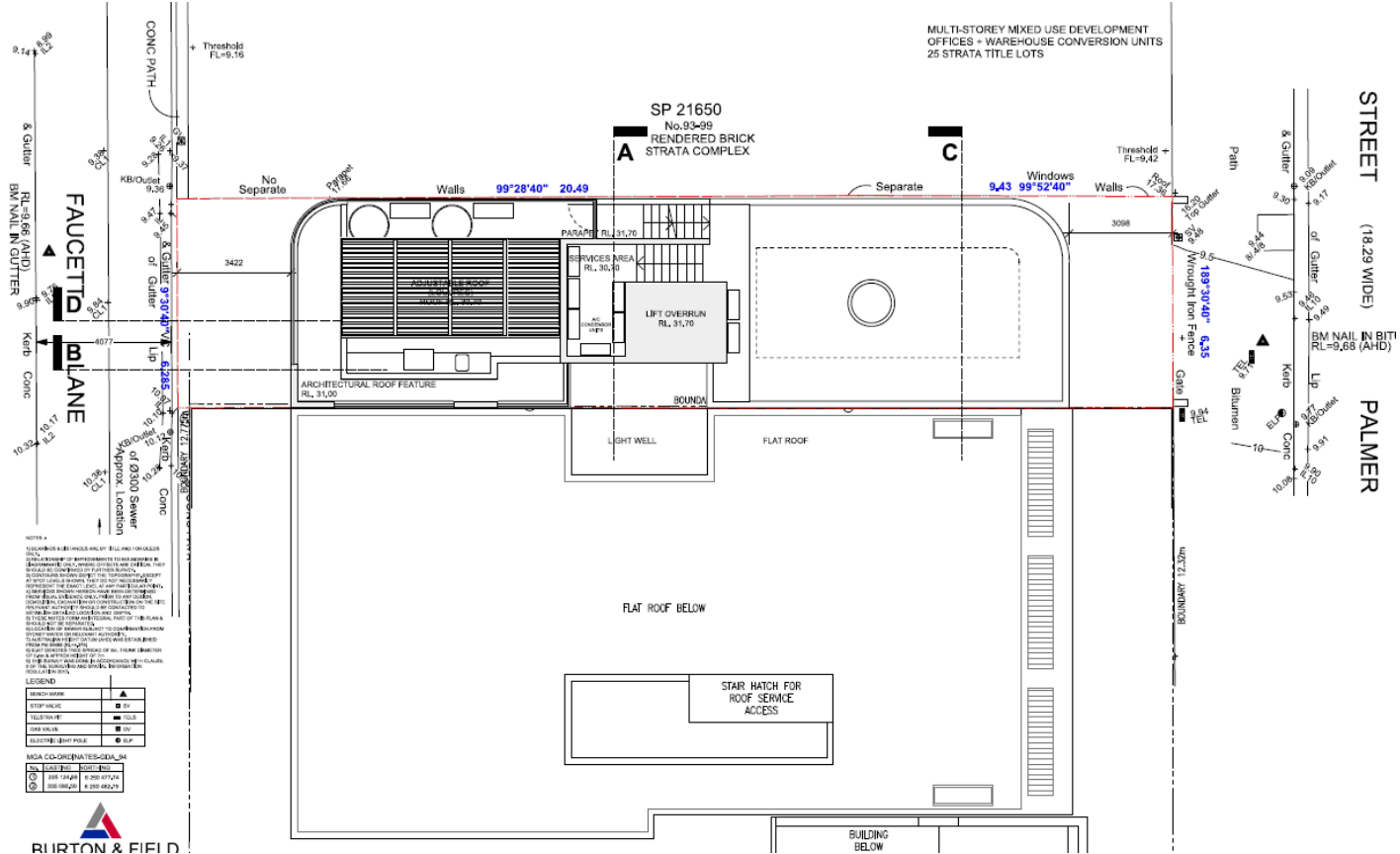


fifth floor plan

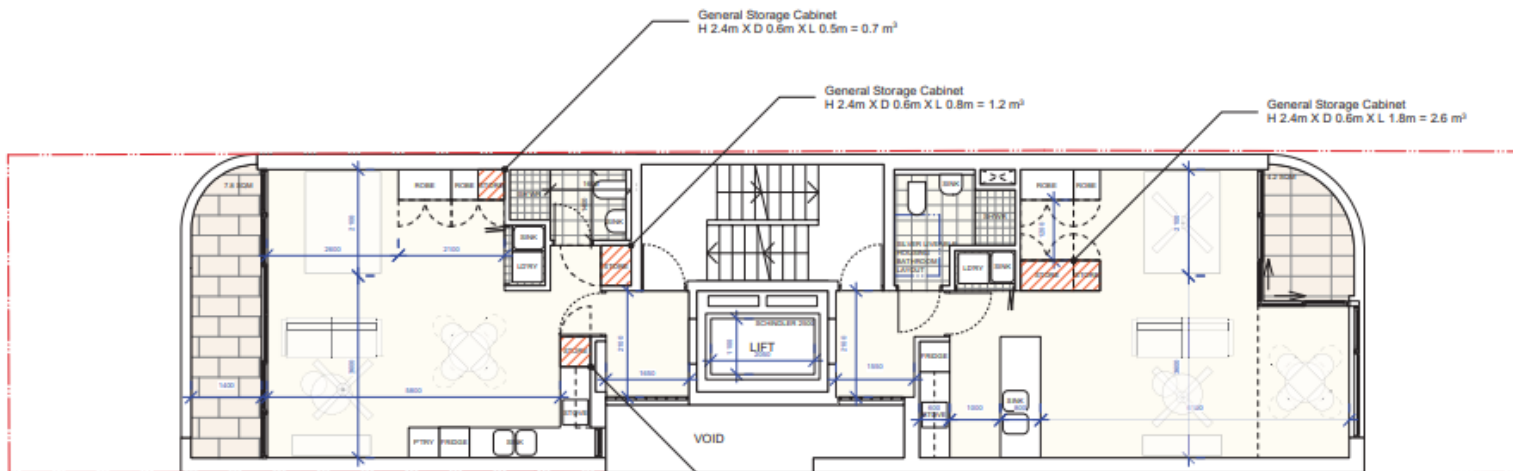




fifth floor plan



roof plan



**TYPICAL UNIT (West)**  
INTERNAL GFA = 42.5 m<sup>2</sup>  
BALCONY GFA = 7.8 m<sup>2</sup>

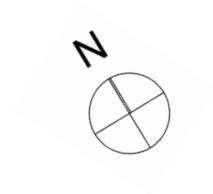
TOTAL INTERNAL STORAGE VOLUME = 2.8 m<sup>3</sup>  
TOTAL STORAGE CAGE VOLUME = 4.9 m<sup>3</sup>

TYPE - TYPICAL UNIT LAYOUT (STUDIO)

**TYPICAL UNIT (East)**  
INTERNAL GFA = 47.9 m<sup>2</sup>  
BALCONY GFA = 4.2 m<sup>2</sup>

TOTAL INTERNAL STORAGE VOLUME = 2.6 m<sup>3</sup>  
TOTAL STORAGE CAGE VOLUME = 4.9m<sup>3</sup>

TYPE - LIVEABLE HOUSING SILVER COMPLIANT



typical unit floor plan



**ACCESSIBLE UNIT (WEST)**  
 INTERNAL GFA = 47.3 m<sup>2</sup>  
 BALCONY GFA = 15.1 m<sup>2</sup>

TOTAL INTERNAL STORAGE VOLUME = 2.0 m<sup>3</sup>  
 TOTAL STORAGE CAGE VOLUME = 4.9m<sup>3</sup>

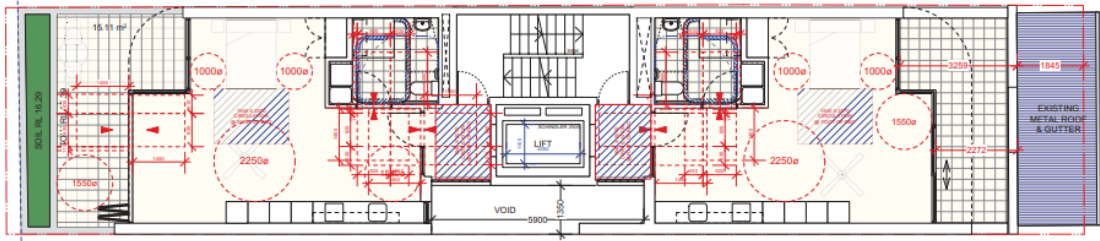
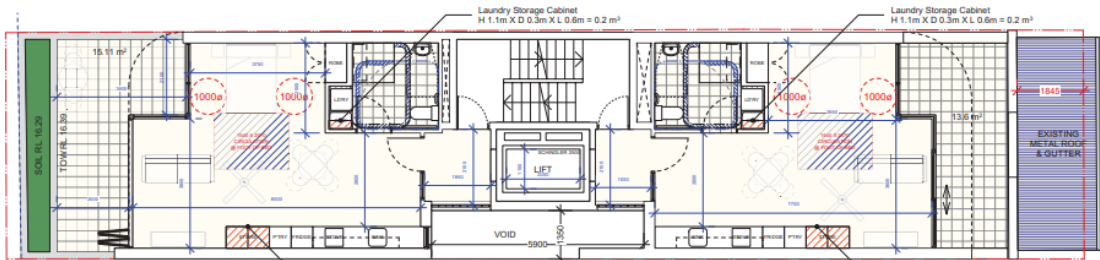
AUSTRALIAN STANDARDS COMPLIANT (ACCESSIBLE HOUSING)  
 LIVABLE HOUSING (PLATINUM)



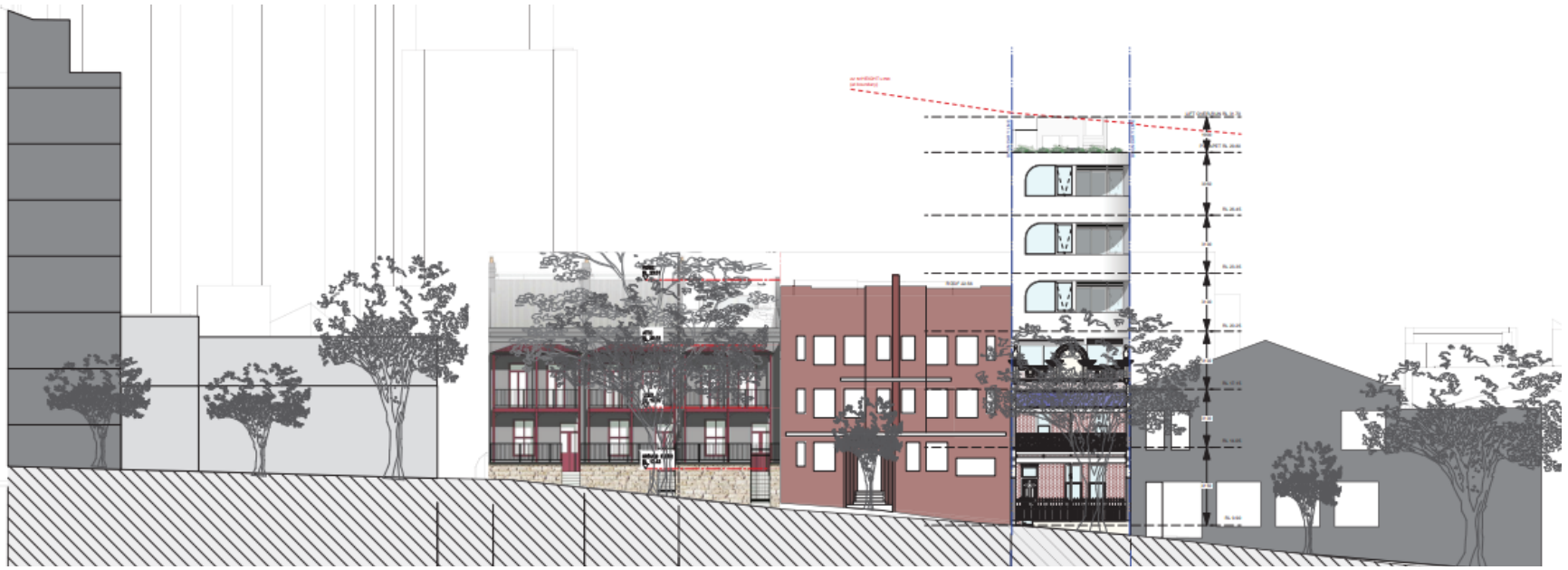
**ACCESSIBLE UNIT (East)**  
 INTERNAL GFA = 45.1 m<sup>2</sup>  
 BALCONY GFA = 13.6 m<sup>2</sup>

TOTAL INTERNAL STORAGE VOLUME = 2.0 m<sup>3</sup>  
 TOTAL STORAGE CAGE VOLUME = 4.9m<sup>3</sup>

AUSTRALIAN STANDARDS COMPLIANT (ACCESSIBLE HOUSING)  
 LIVABLE HOUSING (PLATINUM)

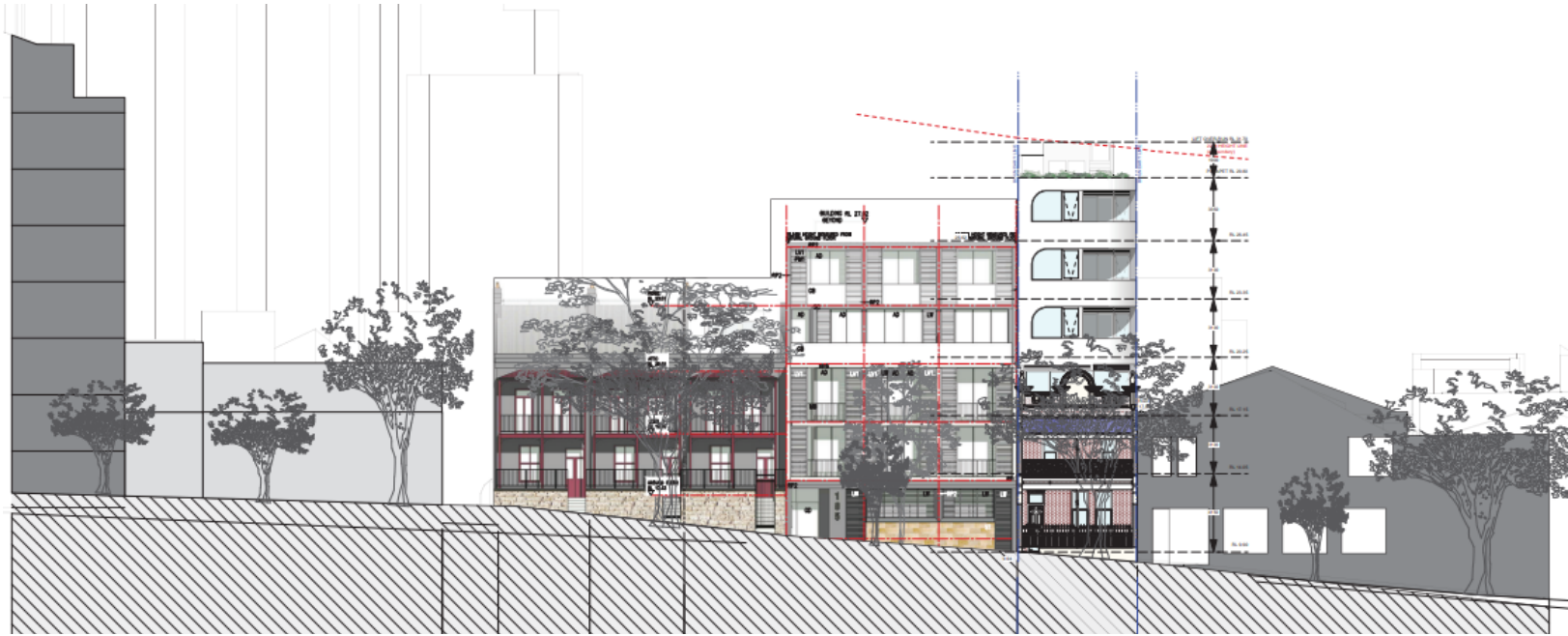


accessible unit floor plan



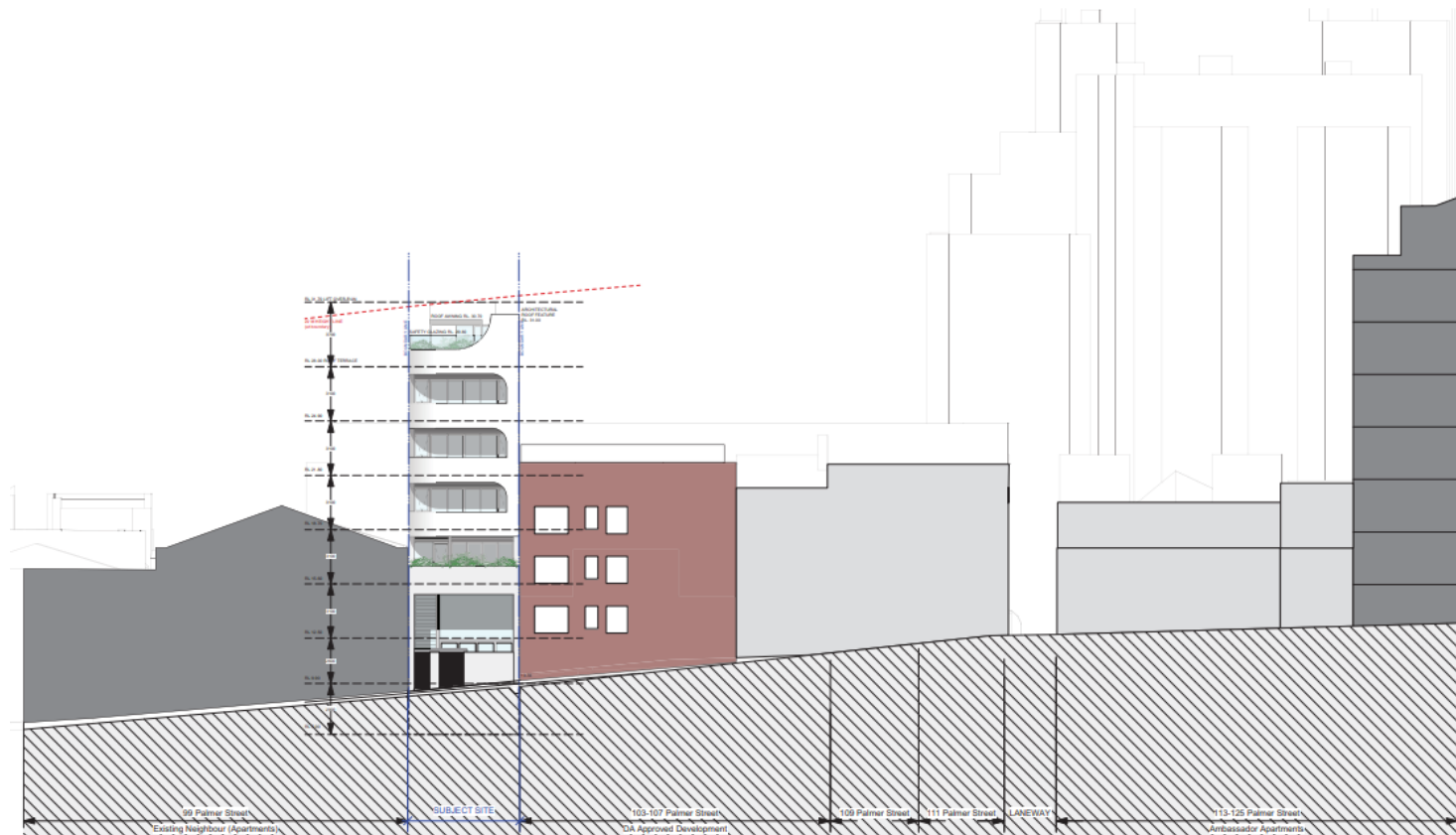
proposal

existing Palmer St context elevation

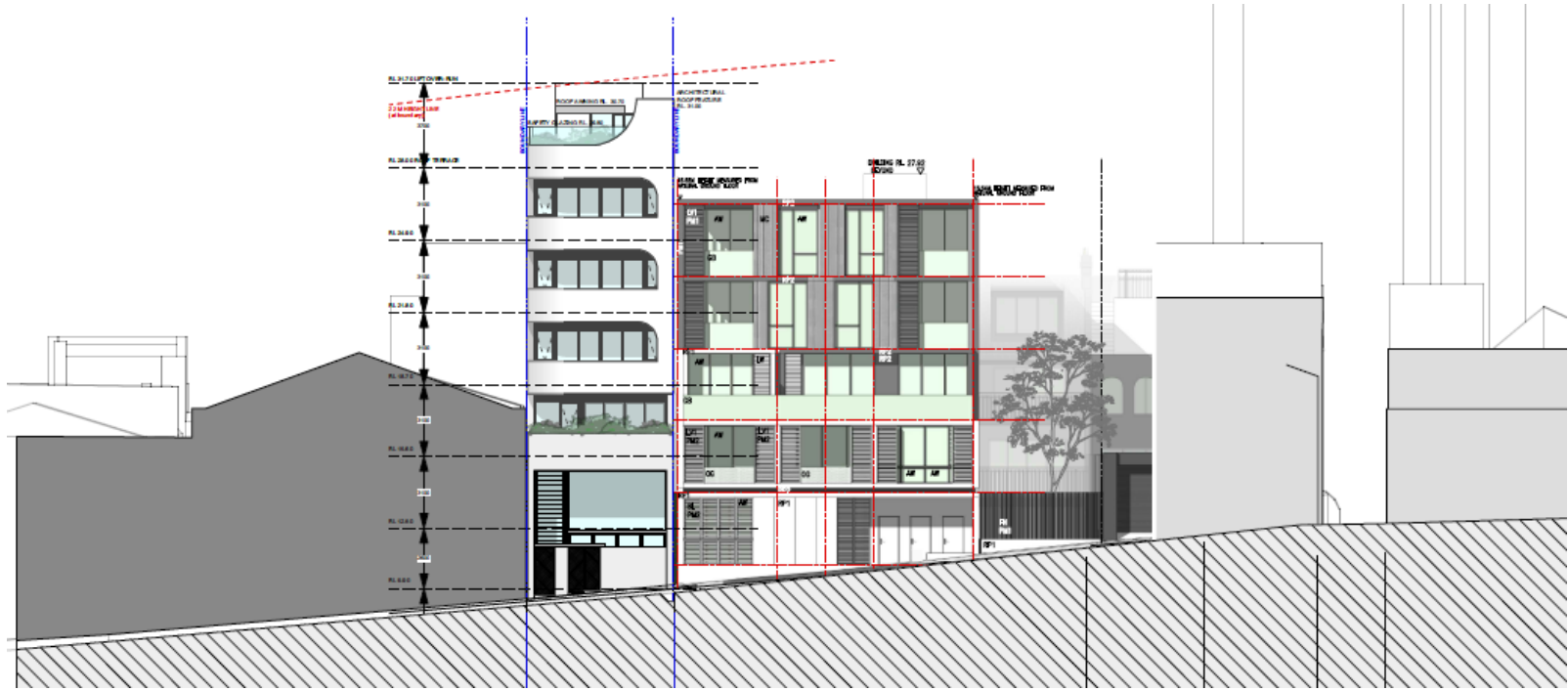


proposal

Palmer St context elevation - LEC approval shown adjacent



existing Faucett Lane context elevation

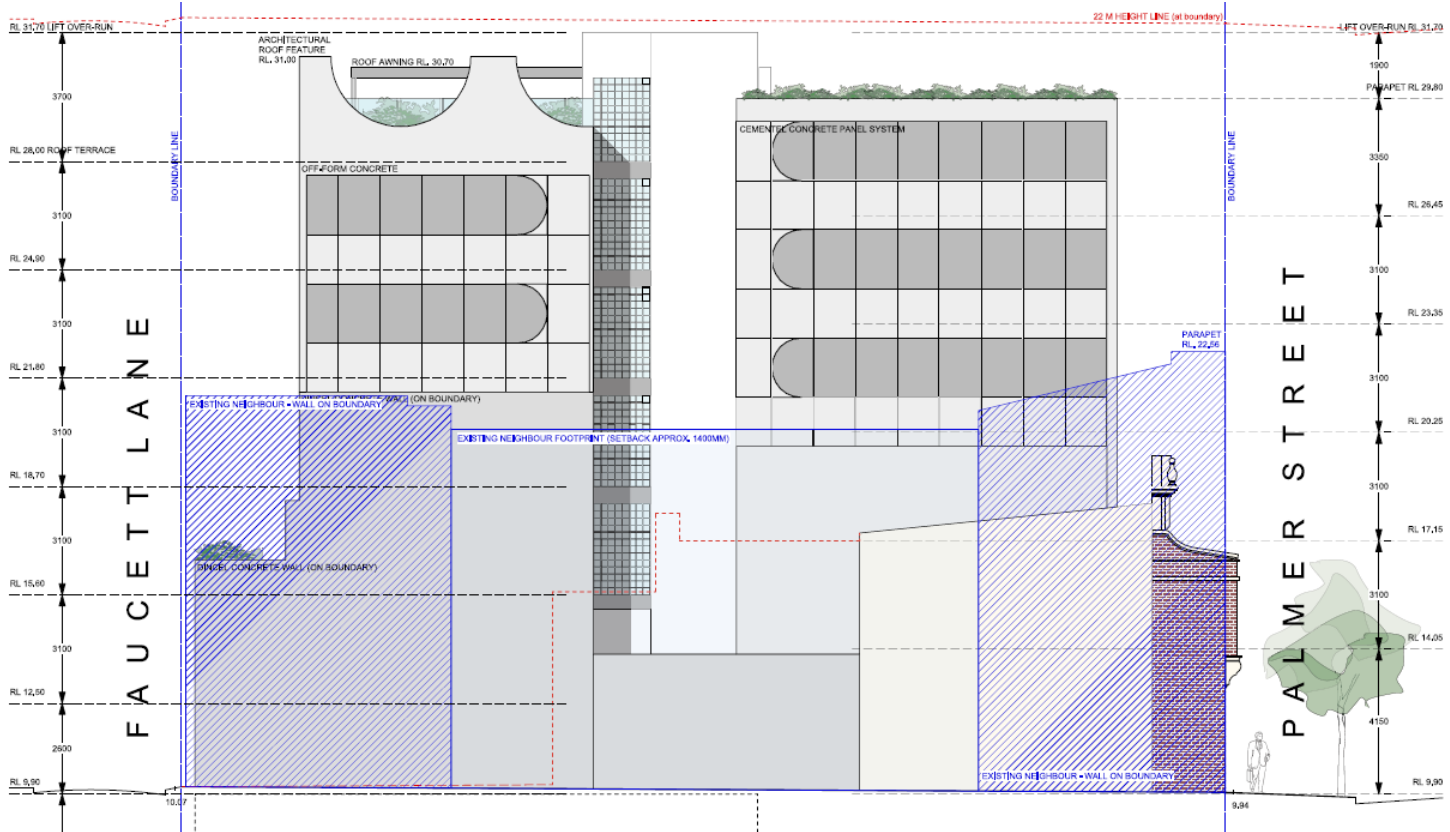


Faucett Lane context elevation - LEC approval shown adjacent



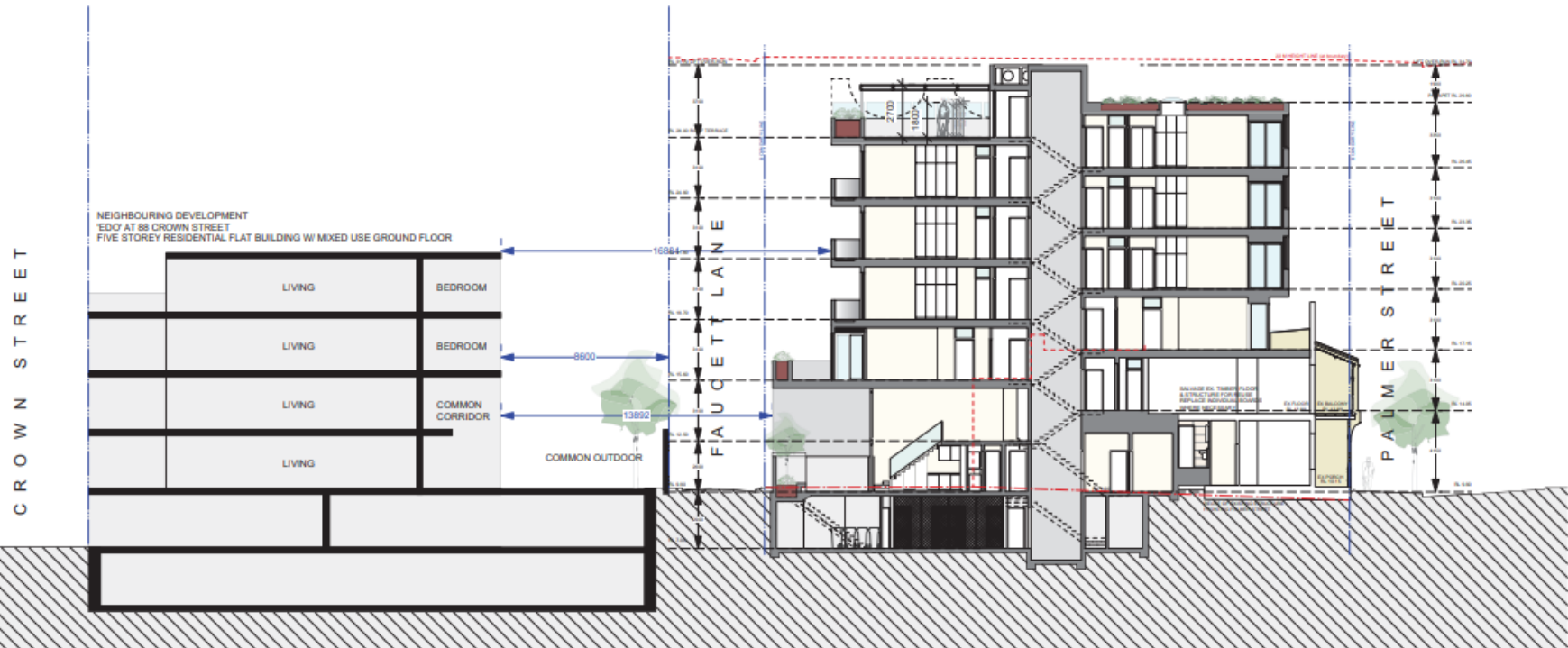




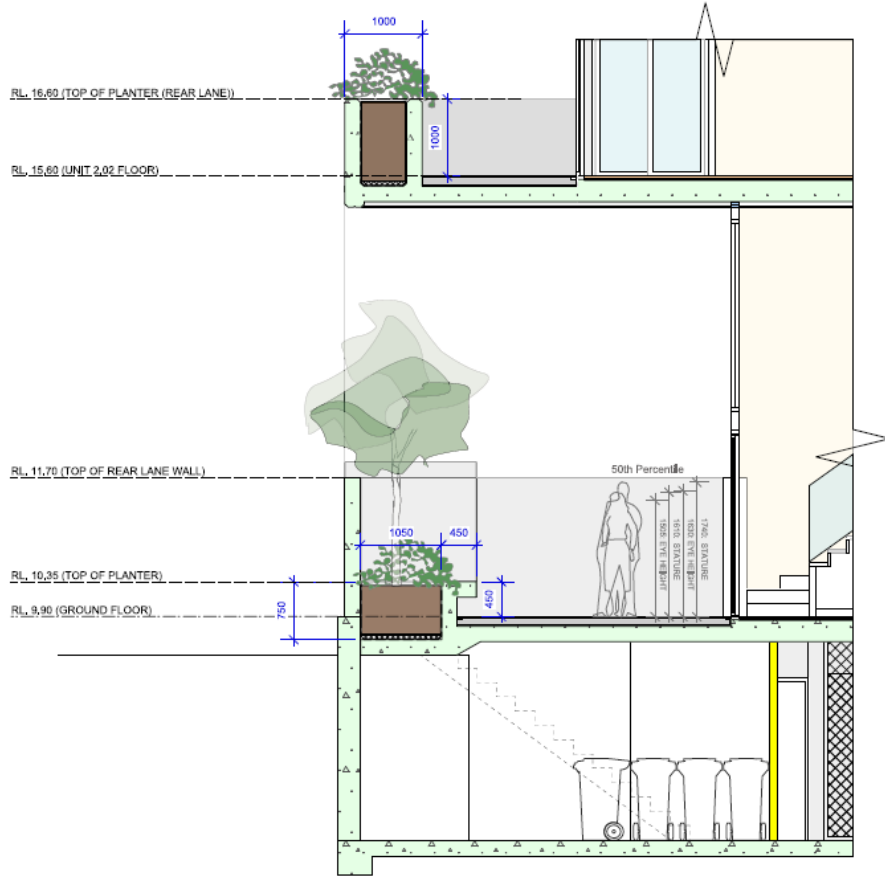


south side elevation





context cross section

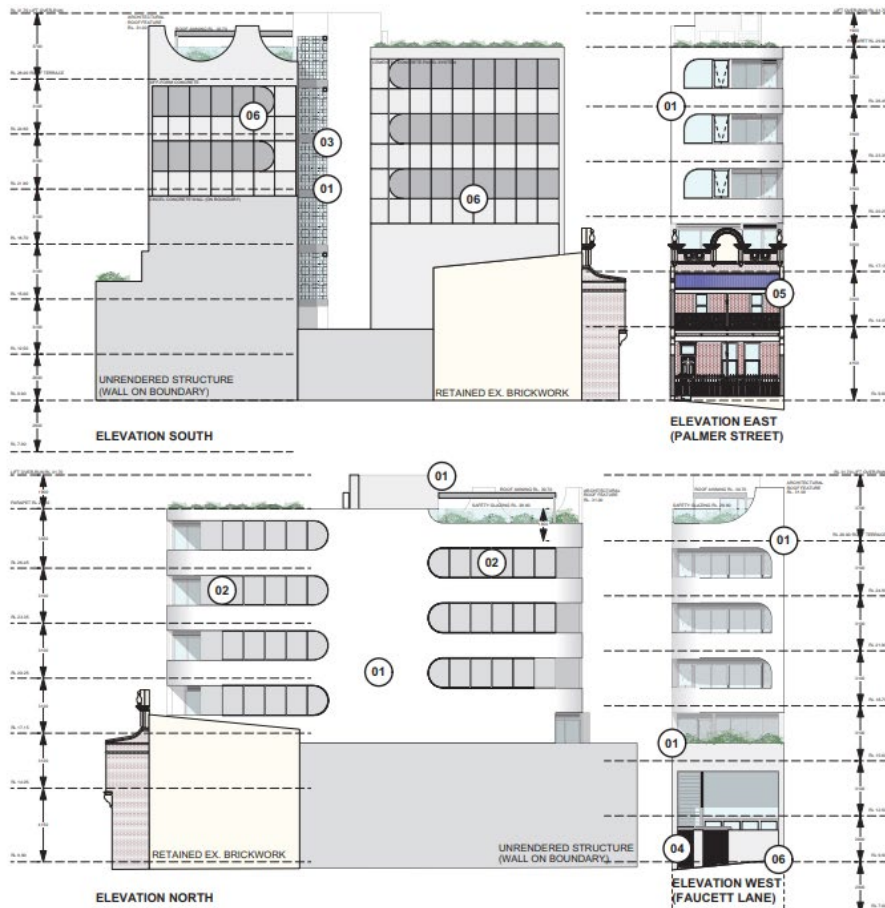


CONCEPT CONSTRUCTION SECTION  
 PLANTER DETAIL SECTION FOR  
 UNIT G,01 & UNIT 2,02

ADDITIONAL INFORMATION FOR COORDINATION W/ LANDSCAPE ARCHITECTURAL PLANS

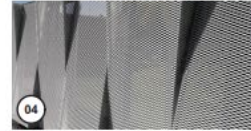
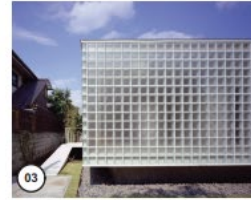
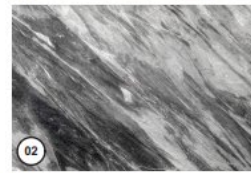
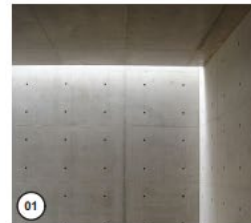
# rear lane planter wall detail section





**MATERIALS & FINISHES**

- 01: Wall Structure**  
a. Off-Form Concrete expression & curved concrete balconies and expression (Tone: Concrete: Light Grey)
- 02: Wall Detail - Stone Panel System**  
Persian Bardiglio Marble Panels  
Natural Grain Aligned in a Horizontal Expression
- 03: Foyers & Lobbies**  
Opaque Glass Blockwork (Fire-Resistant)  
White Mortar Joints
- 04: Screening - Rear Lane (Fire Egress / Bins)**  
Perforated Metal Screen and Screen Door  
(Outdoor Screens - Off-White)
- 05: Heritage Conservation (Terrace)**  
Heritage Detailing and Facade Restoration  
Ref. to Schedule of Conservation and Statement of Heritage Impact
- 06: South Facade - Concrete Pre-Cast Panels**  
Cemental Metallic Grey & Pearl White Panels  
Modular repeated pattern (per elevation)



materials and finishes

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY ACCESSIBLE LANDSCAPE CONSTRUCTION.
  2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SPECIFIED PLANTS AND APPROVED PRIOR TO PURCHASE BY THE LANDSCAPE ARCHITECT.
  3. SPECIES LISTED IN FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  4. LANDSCAPE CONTRACTOR SHALL LOCATE AND JUDGE SET-BACKS WITHIN 8 BUSINESS HOURS. LOCATE TREES & SHRUBS 1.2M FROM PILES.
  5. ALL PLANTING AREAS EXISTING TREES SHALL BE ACQUIRED TO AVOID DAMAGE AND LOCATIONS BETWEEN ROOTS.
  6. THE NATURE STRIP (SETBACK FRONTAGE) FROM THE STRIP PUBLIC LAND AND ONLY AUTHORIZED WORKMAY OCCUR HERE. EXISTING CONSTRUCTION SUCH AS OTHER TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION. UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

SHRUB

**Botanical Name:** Banksia 'Birthday Candles'  
**Common Name:** Banksia 'Birthday Candles' (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.5m  
**Qty Required:** 6

ACCENT PLANTS

**Botanical Name:** Cyathea australis  
**Common Name:** Kangaroo Fern (Native)  
**Pot size:** 45L (Min 1m trunk)  
**Mature H x S:** 2.5-5m x 3m  
**Qty Required:** 1

**Botanical Name:** Zamia furfuracea  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 2

GRASSES / GROUNDCOVERS

**Botanical Name:** Philodendron 'Xanadu'  
**Common Name:** Xanadu Fern (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.7m x 0.7m  
**Qty Required:** 7

**Botanical Name:** Kalanchoe 'silver spoon'  
**Common Name:** Wild Rosemary (Native)  
**Pot size:** 300mm  
**Mature H x S:** 0.5m x 0.5m  
**Qty Required:** 3

OTHER LANDSCAPE ITEMS

- Retaining / raised planter wall - refer detail

COMMUNAL OPEN SPACE ROOFTOPS AND TERRACE PLANTERS

General Note  
**BCA & Australian Standards (AS):**  
 Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA). & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9, 3.1 (stairs) and 3.9.2 (balustrade) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.  
**BCA Balustrade Regulations and Standards**  
 A balustrade is defined as a rail and its balustrades (posts or other supporting members). BCA regulations state that a balustrade must:  
 • be at least 1 metre high as measured from the finished floor;  
 • Have openings between them or posts no greater than 125mm; and  
 • be able to withstand loads and impacts as determined by AS 1170.1

Where planters form the safety balustrade, their internal face must be 1m non-climbable.  
 Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades.  
 Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter.  
 A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies responsibility to manage the safety of these areas. Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and certified if accepted and certified at the Occupation Certificate (OC) stage of the development.  
**Maintenance of COS area**  
 Communal Open Space terrace and rooftop areas are items to consider are:

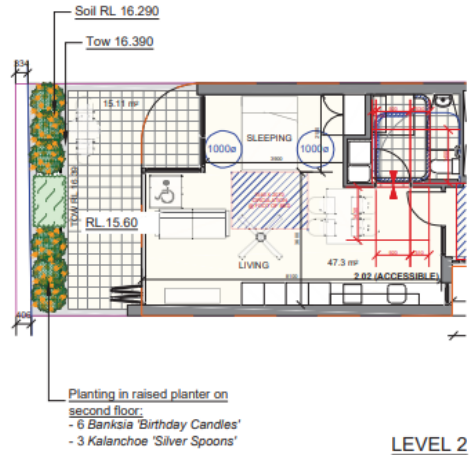
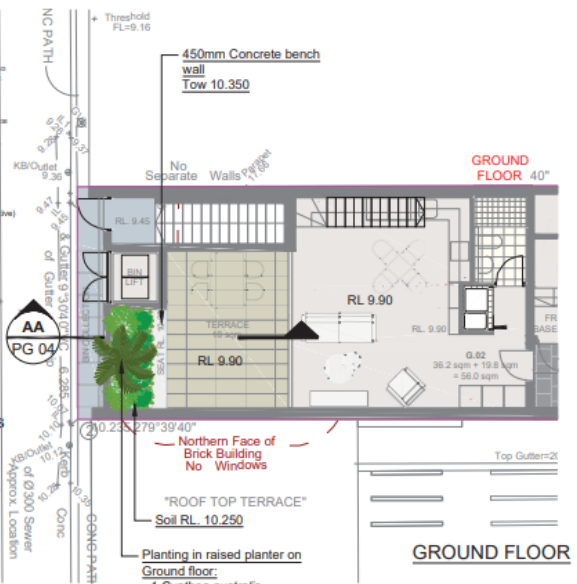
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- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter.
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- **Maintenance of COS area**  
 Communal Open Space terrace and rooftop areas are items to consider are:

- exposed to extremes (wind, sun, and adverse weather) so maintenance is important. The following items should be included or considered:
- All planters shall be structurally water-proofed, with the work certified and periodically inspected. Traces should be closely monitored so they do not subsequently damage completed waterproofing.
- All planters shall be irrigated with an automated system set on an approved watering plan. Moisture gauges should be installed in some planters to minimize overwatering.
- Tree Anchors shall be installed in high wind areas to larger plants, such as palms & small trees.
- Compliance for balustrades and handrails should be monitored regularly.
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for bring-off harnesses for landscape maintenance workers are essential.



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas using non-ferrous mesh without compromising the capacity or form.  
 This plan has been prepared for Development Application approval only, not for construction.  
 This plan has been prepared with reference to CITY OF SYDNEY Landscaping Guidelines & requirements. Planting proposed using many indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Water's "Plant Selector" web site one-stop select native plants (acceptable for BASIX planting).  
 The Design & Delivery of New Letter Boxes shall be in accordance with Australia Post's "Requirements for Location of Mail to Residential Premises" published Feb '07. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Maintain all boundary fencing in poor condition with Council approval 1.5m fencing to rear of building line, take to 1m forward of RL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.  
 CITY OF SYDNEY approved landscape plans are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.



ground and first floor landscape plans



LEGEND & SCHEDULE

- NOTES:
1. ALL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST FIT SUBSTITUTES PLANTS ARE APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
  3. WORKS OFFERED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  4. LANDSCAPE CONTRACTOR SHALL LOGON AND REGISTER WITH STRATA BOARD & OBTAIN SERVICES (CONTRACT TREE & SHRUB) LICENSES PRIOR TO COMMENCEMENT.
  5. ALL PLANTING APPLICABLE TO THIS SHALL BE ADAPTED TO SUIT DAMPING AND CLIMATE INTO SURFACE FINISHES.
  6. THE NATURAL STRIP (STREET) PROCEEDING FROM THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED PERSONS MAY OCCUPY. EXISTING CONCRETE ROAD AS AT STREET TRENCH, CURBS, PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION. LANDSCAPE PROPOSAL HAS BEEN QUANTIFIED FOR NEW WORK IN THIS AREA.

TREES

- Botanical Name:** *Plumeria acutifolia*  
**Common Name:** Frangipani (Exotic)  
**Pot size:** 25L  
**Mature H x S:** 3-4m x 3m  
**Qty Required:** 1
- Botanical Name:** *Banksia serrata*  
**Common Name:** Old Man Banksia (Native)  
**Pot size:** 15L  
**Mature H x S:** 8m x 3m  
**Qty Required:** 1
- Botanical Name:** *Grevillea 'Honey Gem'*  
**Common Name:** Honey Gem Grevillea (Native)  
**Pot size:** 25L  
**Mature H x S:** 3-4m x 2-3m  
**Qty Required:** 2

ACCENT PLANTS

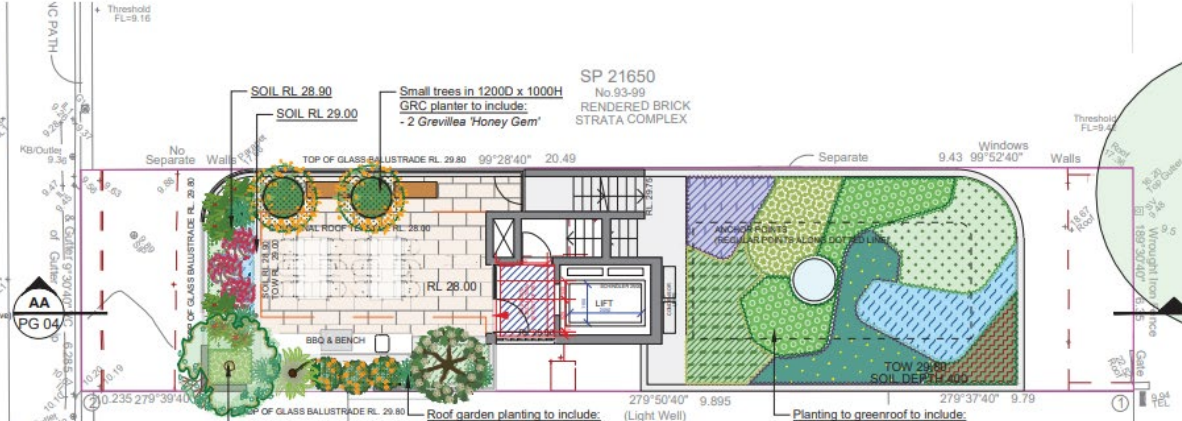
- Botanical Name:** *Aloe dichotoma*  
**Common Name:** Quiver Tree (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 1.2m x 0.7m  
**Qty Required:** 5
- Botanical Name:** *Agave 'Blue Glow'*  
**Common Name:** Blue Glow Agave (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.75m  
**Qty Required:** 5
- Botanical Name:** *Russelia equisetiformis*  
**Common Name:** Fishtailcane (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.2m  
**Qty Required:** 6

ACCENT PLANTS

- Botanical Name:** *Crimson 'Crimson Villea'*  
**Common Name:** Crimson Villea Grevillea (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.8m  
**Qty Required:** 3
- Botanical Name:** *Banksia 'Birthday Candles'*  
**Common Name:** Banksia 'Birthday Candles' (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.9m  
**Qty Required:** 3

GRASSES / GROUNDCOVERS

- Botanical Name:** *Carportrotus 'Aussie Rambler'*  
**Common Name:** Aussie Rambler Pigface (Native)  
**Pot size:** Tubestock  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 33
- Botanical Name:** *Rosmannius prostratus*  
**Common Name:** Creeping Rosemary (Native)  
**Pot size:** Tubestock  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 57
- Botanical Name:** *Senecio serpens*  
**Common Name:** Blue Chalk sticks (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.2m x 0.4m  
**Qty Required:** 47



Proposed a mature height of 8m tree *Banksia serrata* in western perimeter planter to satisfy council's requirements

- Roof garden planting to include:
- 1 *Plumeria acutifolia*
  - 1 *Aloe dichotoma*
  - 3 *Banksia 'Birthday Candles'*
  - 3 *Grevillea 'Crimson Villea'*
  - 5 *Agave 'Blue Glow'*
  - 6 *Russelia equisetiformis*
  - 7 *Rosmannius prostratus*
  - 7 *Senecio serpens*
  - 8 *Carportrotus 'Aussie Rambler'*
  - 4 *Kalanchoe 'silver spoons'*

- Planting to greenroof to include:
- 25 *Grevillea 'Bronze Rambler'*
  - 40 *Senecio serpens*
  - 50 *Rosmannius prostratus*
  - 35 *Chrysocephalum apiculatum*
  - 50 *Convolvulus spp*
  - 25 *Carportrotus 'Aussie Rambler'*
  - 40 *Casuarina glauca 'Cousin It'*
  - 25 *Iris x germanica*

SAMPLE IMAGES

Images are for general reference only, and final planting species may vary, as determined by Council Approval



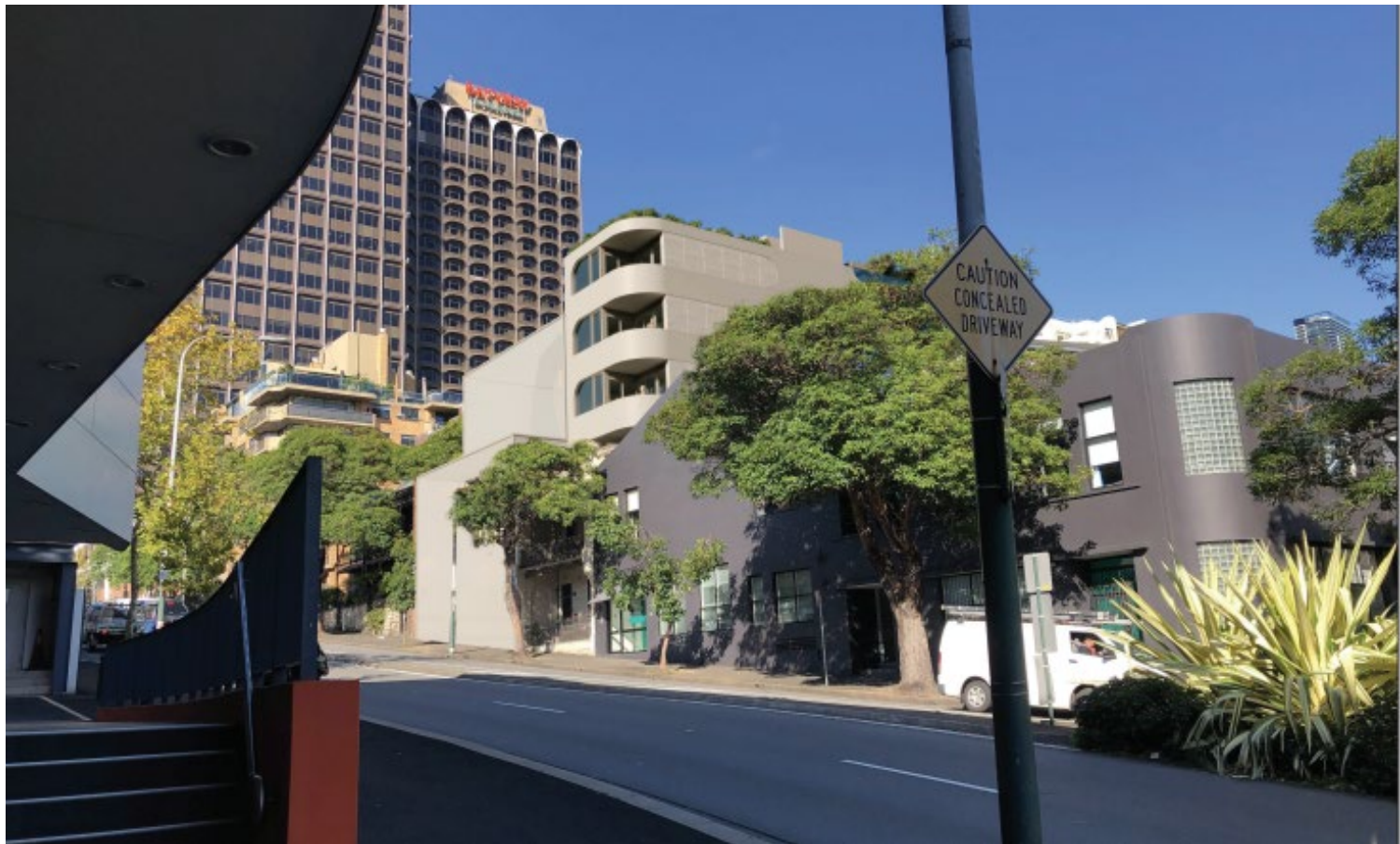
FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOF TOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO PLANTUS ANCHORS SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

roof terrace landscape plan



photomontage – Palmer St





photomontage (LEC envelope shown adjacent) – Palmer St



photomontage – Palmer St



photomontage – Faucett Lane





photomontage (LEC envelope shown adjacent) – Faucett Lane





photomontage – Faucett Lane



photomontage (LEC envelope shown adjacent) – Faucett Lane

# Compliance with key LEP standards

	control	proposed	compliance
height	22 metres	21.83 metres	yes
floor space ratio	3:1	2.85:1	yes

# Compliance with key DCP controls

	control	proposed	compliance
height in storeys	6	6	yes
street wall height	2 (Faucett Ln)	2	yes
setback above street wall	3 metres (Faucett Ln)	3.4 metres	yes

# Compliance with key ADG controls

	control	proposed	compliance
solar	70%	80%	yes
no solar	15%	10%	yes
cross vent	60%	60%	yes
deep soil	7%	0%	no acceptable

# Compliance with ADG

	control	proposed	compliance
building depth	12-18 metres	19-22 metres	no acceptable
building separation	6-18 metres	12-16 metres	no acceptable
apartment size	studio 35m <sup>2</sup> 1 bed 50m <sup>2</sup>	42.5-47.9m <sup>2</sup> 56-77.3m <sup>2</sup>	yes



# Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.4-3.3 metres	2.4-5.3 metres	yes
communal open space	25%	25%	yes
private open space	studio 4m <sup>2</sup> 1 bed 8m <sup>2</sup>	4.2-15.11m <sup>2</sup>	yes

# Design Advisory Panel Residential Subcommittee

The panel raised numerous concerns with the original proposal, including:

- Heritage conservation and retention of original building fabric
- amenity - ventilation, floor to floor heights, private open space, acoustic privacy, communal open and landscaping
- building expression and NCC compliance
- view sharing and view loss

These issues have been addressed in amended drawings and additional information

# Issues

- heritage
- view sharing
- building set back/separation
- communal open space

# Heritage

Acceptable heritage impacts given:

- retention and conservation of principal terrace form viewed from Palmer Street
- demolition, additions and alterations confined to rear of site in areas of less significance
- new building sufficiently setback from the terrace parapet
- adjacent LEC approval and complies with height and floor space controls

# Heritage

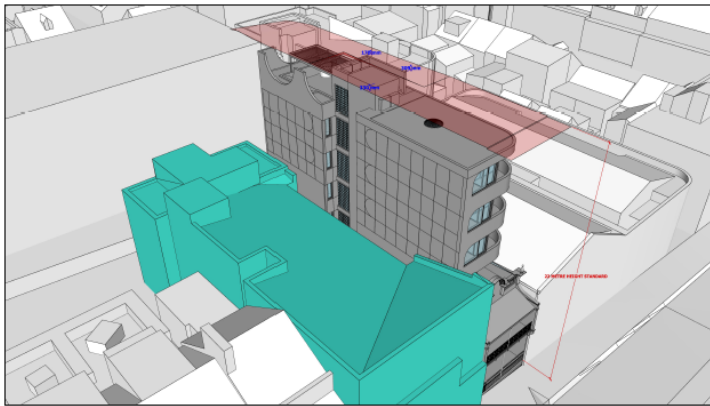
- front portion of existing terrace to be retained
- internal and external conservation works proposed
- conditions recommended to require:
  - structural and design details
  - colour scheme details, fence details,
  - detailed conservation works schedule
  - photographic archival recording
  - heritage protection strategy



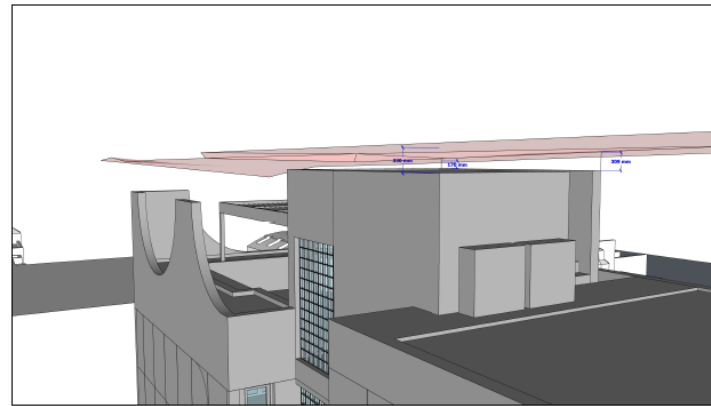
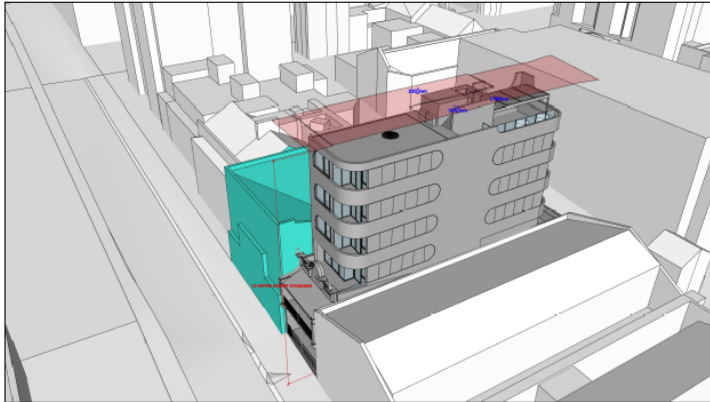
# View Sharing

view sharing impacts acceptable given:

- impacts result from building bulk compliant with 22 metre and 6 storey height controls, and front and rear setback controls
- views are across multiple side boundaries
- view impacts largely established by Land and Environment Court approved development at 103-105 Palmer St, Woolloomooloo
- view aspects to east, north-east, north-west and west largely unaffected



HEIGHT PLANE OPTION A - EXISTING 'GROUND' FLOOR LEVEL OF CONCRETE SLAB & STRUCTURES  
VIEW OF SOUTHERN CORNER OF SITE



HEIGHT PLANE OPTION A - DETAIL VIEW  
HEIGHTS SHOWN INDICATING LEVELS FROM TOP OF LIFT OVERRUN TO THE 22M HEIGHT PLANE

#### HEIGHT PLANE OPTION A

HEIGHT PLANE ESTABLISHED BASED ON EXISTING SURVEY LEVELS OF ALL EXISTING GROUND FLOORS, ENCOMPASSING THE GROUND FLOOR VERANDAH, GROUND FLOOR OF TERRACE AND REAR CONCRETE COURTYARD LEVELS.

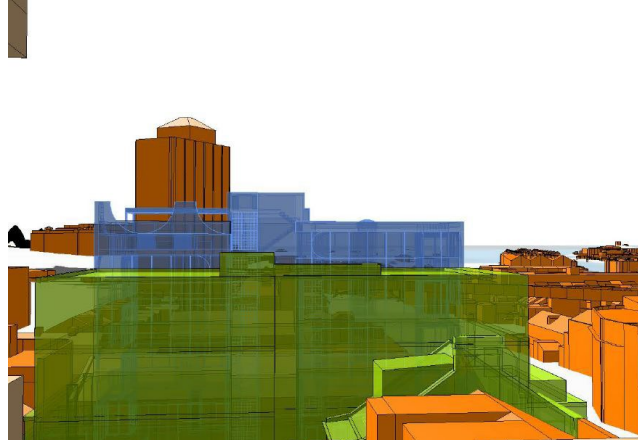
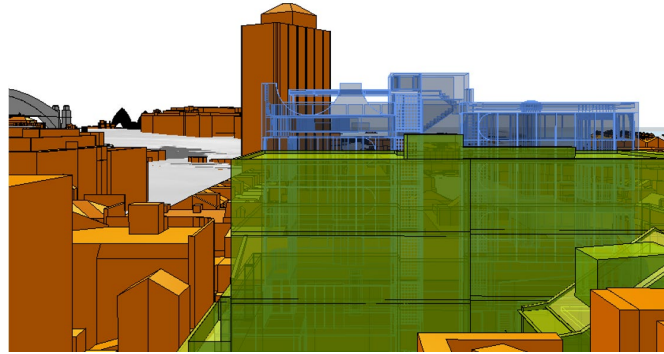
HEIGHT PLANE DRAWN AT 22M ABOVE GROUND LEVEL IN ACCORDANCE WITH HEIGHT STANDARD CONTAINED IN LEP.

HEIGHT MEASUREMENTS OF LIFT OVERRUN PARAPET TAKEN FROM CORNERS OF THE OVERRUN.

MEASURED LEVELS ARE BETWEEN 170MM AND 330MM **BELOW** THE HEIGHT PLANE AS NOTED IN 3D.

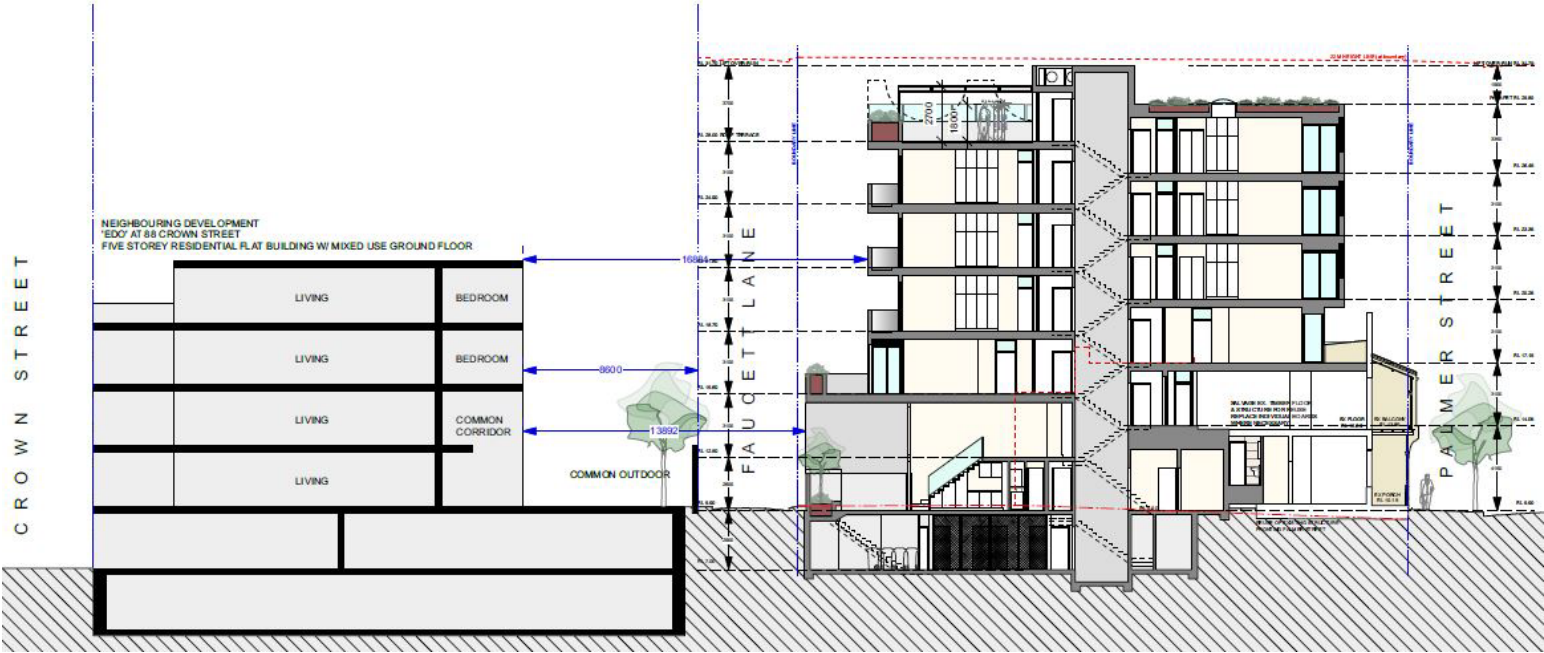
AS THESE ARE PERSPECTIVE VIEWS, IT IS ADVISED THAT THE DRAWING IS NOT TO SCALE.

height plane perspective diagrams



view impacts

# Building set back/separation to rear



# Building set back/separation to rear

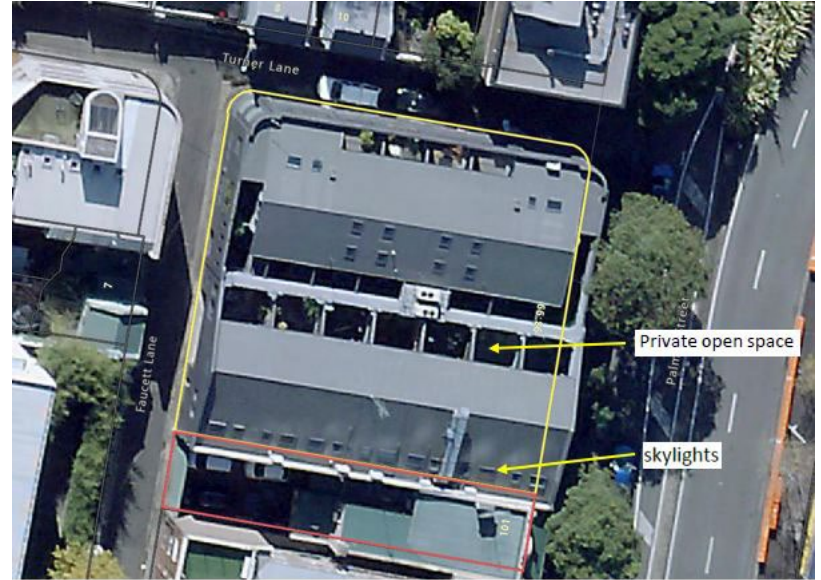
non-compliant rear building set back/separation acceptable, as:

- compliant with street wall height and street wall setback controls
- no significant overshadowing or daylight access impacts
- no significant visual privacy impacts to properties to rear given limited trafficable balcony areas and roof terrace landscape and privacy treatments
- no significant acoustic privacy impacts to properties to rear, subject to conditions

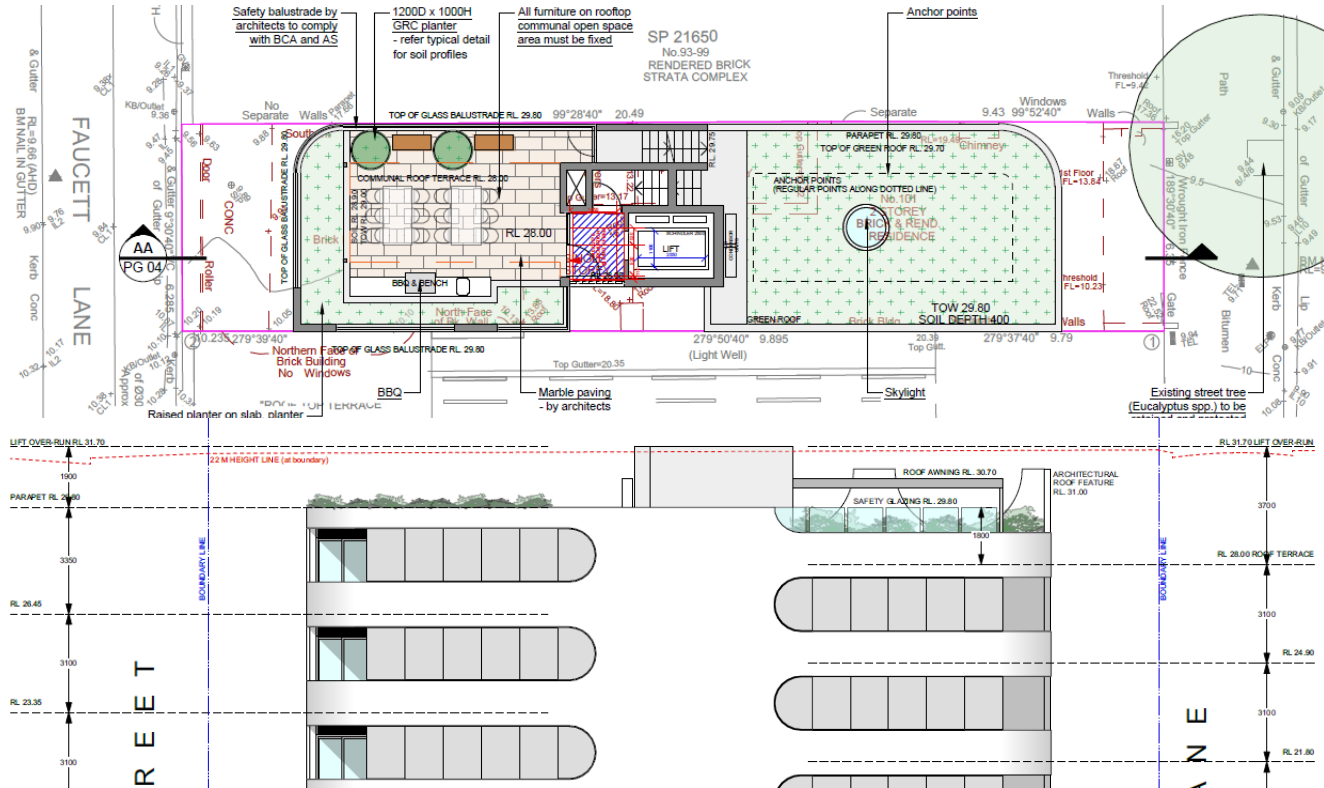


# Building set back/separation to north

- private open space may result in overlooking impacts to skylights serving properties to north
- condition recommended requiring privacy treatment to northern edge of each private open space area, integrated with architecture, to preclude overlooking



# Communal Open Space



# Communal Open Space

- communal roof terrace includes 1.8 metre perimeter fence and planters, and covered by shade structure
- acoustic report acceptable subject to condition requiring compliance with recommendations
- landscape design acceptable subject to condition

# Recommendation

Approval subject to conditions