

Relevant Information for Local Planning Panel

FILE: D/2017/582/A **DATE:** 30 August 2023

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager, Planning and Development

SUBJECT: Information Relevant To Item 3 – Section 4.56 Application: 357 Glebe Point Road, Glebe – D/2017/582/A

Alternative Recommendation

It is resolved that consent be granted to Section 4.56 Application No D/2017/582/A, subject to the amendment of the following conditions (with modifications shown in **bold italics** (additions), **bold italics underlined** (where further amended) and ~~strikethrough~~ (deletions), as follows:

(2) APPROVED CONCEPT DEVELOPMENT

- (a) Subject to the conditions of this consent, a concept plan consent is granted for building envelopes for a residential development to accommodate a ~~6~~ **part 3, part 7** storey residential apartment building with a 2 level basement, and ~~8~~ **7** x two storey plus attic dwellings, including the retention of Bidura House Group, demolition of the Metropolitan Remand Centre, and associated site works including tree removal.
- (b) Any detailed development application must be in accordance with the following drawings prepared by DKO:

Drawing Name	Drawing Number	Architect	Date
Envelope Plan: Footprint	A1.2_ E <u>Rev. I</u>	DKO	28/11/2018 <u>28/04/2022</u>
Envelope Plan: Upper Storey Setbacks	A1.3_ F <u>Rev. J</u>	DKO	28/11/2018 <u>18/08/2022</u>

Drawing Name	Drawing Number	Architect	Date
Envelope Detail: Apartment	A1.4_ E Rev. I	DKO	28/11/2018 28/04/2022
Envelope Detail: Terrace dwellings	A1.5_ G Rev. J	DKO	04/12/2018 18/08/2022
Envelope: Sections 1/2	A1.6_ G Rev. I	DKO	04/12/2018 18/08/2022
Envelope Sections: 2/2	A1.7_ G Rev. I	DKO	04/12/2018 28/04/2022
Envelope: Elevations 1/2	A1.8_ G Rev. J	DKO	04/12/2018 18/08/2022
Envelope: Elevations 2/2	A1.9_ G Rev. J	DKO	04/12/2018 18/08/2022
Reference Sections	A1.13_ F Rev. H	DKO	04/12/2018 22/06/2021
Reference Sections	A1.14_ F Rev. I	DKO	04/12/2018 28/04/2022
Reference Sections	A1.15_ E Rev. J	DKO	04/12/2018 18/08/2022
Compliance drawings			
Site Plan- Existing	A1.1_A	DKO	19/12/2017
Demolition Plan	A2.1_A	DKO	19/12/2017

and as amended by the conditions of this consent.

- (c) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.
- (d) The detailed apartment building design is to include elements within the articulation zone to create a consistent two storey scale to Ferry Lane.

- (e) Lift overrun levels shown in plans are to include lift overruns and building plant only.

Background

In response to the recommended conditions of consent at Attachment A to Item 3 – Section 4.56 Application: 357 Glebe Point Road, Glebe – D/2017/582/A, the applicant has requested a change to Condition 2(a) 'Approved Development'.

Applicant's proposed amendment

(2) APPROVED CONCEPT DEVELOPMENT

- (a) Subject to the conditions of this consent, a concept plan consent is granted for building envelopes for a residential development to accommodate a ~~6~~ **part 3, part 7** storey residential apartment building with a 2 level basement, and ~~8~~ **7** x two storey plus attic dwellings, including the retention of Bidura House Group, demolition of the Metropolitan Remand Centre, and associated site works including tree removal.

Applicant's justification:

Condition 2(a) of the amended Concept development consent refers to a '6 storey envelope' rather than a 'part 3, part 7 storey envelope' as proposed by the Section 4.56 application.

City Staff comment:

The amendment is supported to address the inconsistency between the proposal and the modified description in Condition 2(a) 'Approved Development'.

Prepared by: Jessica Symons, Senior Planner

Attachments

Attachment A. Correspondence from the Applicant

Approved



ANDREW THOMAS

Executive Manager, Planning and
Development

