

Relevant Information for Central Sydney Planning Committee

FILE: D/2019/649/B **DATE:** 28 March 2024

TO: The Central Sydney Planning Committee

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

SUBJECT: Information Relevant To Item 4 – Section 4.56 Application: 12A and 14-26 Wattle Street, Pyrmont – D/2019/649/B

Alternative Recommendation

It is resolved that consent be granted to Section 4.56 Modification Application No D/2019/649/B, subject to the conditions detailed in Attachment B to the subject report to the Central Sydney Planning Committee on 28 March 2024, subject to the following amendments (with modifications shown in ***bold italics (additions)***, ***bold italics underlined*** (where further amended) and deletions shown in ~~strikethrough~~):

(5) DETAILED DESIGN OF BUILDINGS

The drawings lodged for the ~~competitive design process brief and~~ detailed design development application must incorporate the following requirements:

~~(a) Amended Fig Block building envelope showing the following:~~

- ~~(i) Commercial Levels 4, 5 and 6: The setback to the Jones Street site frontage (as shown on DA2-1007_8, DA2-1008_8 and DA2-1009_8) is to be increased by at least 3.2m. The Jones Street footpath is to be extended to the face of the realigned commercial levels, with opportunities provided for public views down to the rockface below;~~
- ~~(ii) Residential Level 7 (and up to 10% additional height subject to design excellence): Provide a minimum setback of 4m from the Commercial Level 6 street wall height on the Jones Street site frontage;~~
- ~~(iii) Residential Level 7 balustrade/planter zone: Provide a minimum setback of 1.3m to the balustrade/planter zone~~

~~from the realigned Jones Street street wall (generally in accordance with that shown on DA2-1010_9, DA2-1011_10, DA2-20002_9 and DA2-3003_10); and~~

~~(iv) Level 7 Residential communal open space: Retain the residential communal open space shown on DA2-1010_9 and relocate it to the western end of the Fig Block (Level 7).~~

~~**(a) Amended Building C – Courtyard building envelope showing the following:**~~

~~**(i) The Plant Room Equipment and Parapet Zone height (and any other structures at Level 13 of Building C – Courtyard) is to be reduced by at least 2m (to a maximum of RL 43.55 (AHD)).**~~

- (b) A new footpath and street tree planting along the site's frontage to Jones Street, as required by condition 12 below.
- (c) Areas nominated as deep soil zones must be designed as actual deep soil throughout the competitive design process and detailed design development application. Deep soil zones must be unencumbered by built elements above and below. This include basements, through site links and other paved areas.
- (d) Tree planting must be able to provide a minimum of 15% canopy cover across the site within 10 years of completion.

(Condition amended – 28 March 2024)

(7) BUILDING HEIGHT

The maximum heights of the building envelopes, as defined in Sydney Local Environmental Plan 2012, are:

~~**(a) Jones Block:**~~

- ~~(i) RL 35.700 (AHD) to the Communal roof terrace zone for lift overrun and pergola structures~~
- ~~(ii) RL 32.400 (AHD) to the Level 8 Communal roof terrace balustrade/planter zone~~
- ~~(iii) RL 31.400 (AHD) to the Level 7 Residential Roof~~
- ~~(iv) RL 29.000 (AHD) to the Level 7 balustrade/planter zone~~
- ~~(v) RL 28.00 (AHD) to the Level 6 Residential Roof~~

~~**(b) Fig Block:**~~

- ~~(vi) RL 32.550 (AHD) to the Level 7 Residential Roof~~
- ~~(vii) RL 30.150 (AHD) to the Level 7 balustrade/planter zone and Communal roof terrace balustrade/planter zone facing Jones Street, Fig Street and Wattle Street~~
- ~~(viii) RL 29.150 (AHD) to the roof of Level 6 Commercial Roof~~

- ~~(c) **Wattle Block:**~~
- ~~(i) **RL 35.950 (AHD) to the Level 9 Residential Roof**~~
 - ~~(ii) **RL 33.550 (AHD) to the Level 9 balustrade/planter zone facing Wattle Street**~~
 - ~~(iii) **RL 32.550 (AHD) to the Level 8 Residential Roof**~~
 - ~~(iv) **RL 30.150 (AHD) to the Level 8 balustrade/planter zone facing Wattle Street**~~
 - ~~(v) **RL 29.150 (AHD) to the roof of Level 7 Residential Roof**~~

- ~~(d) **Café/retail building: RL 11.150 (AHD) to the roof.**~~

(a) Building A – Retail Pavilion:

- (i) RL 10.75 (AHD) to the roof**
- (ii) RL 11.05 (AHD) to the parapet wall**

(b) Building B - Jones Street:

- (i) RL 37.100 (AHD) to the PV array on top of plant and lift overrun**
- (ii) RL 36.600 (AHD) and RL 36.800 (AHD) to the top of plant and lift overrun**
- (iii) RL 35.10 (AHD) to the Level 10 roof**

(c) Building C - Courtyard:

- (i) RL ~~43.55~~ 45.55 (AHD) to the Plant Room Equipment and Parapet Zone**
- (ii) RL 42.35 (AHD) to the Level 12 roof**
- (iii) RL 39.45 (AHD) to the Level 09 parapet**

(d) Building D - Wattle Street:

- (i) RL 36.450 (AHD) to the PV array**
- (ii) RL 36.250 (AHD) to the Level 11 roof**
- (iii) RL 32.750 (AHD) to the Level 10 roof**
- (iv) RL 30.850 (AHD) to the Level 09 balustrade/planter zone**
- (v) RL 29.550 (AHD) to the Level 09 roof**

(e) Building E - Fig Street:

- (i) RL 37.950 (AHD) to the top of plant and lift overrun**
- (ii) RL 36.350 (AHD) to the Level 10 roof**

(iii) **RL 32.350 (AHD) to the Level 09 roof and RL (AHD) 33.550 to the Level 09 parapet**

(iv) **RL 29.150 (AHD) to the Level 08 roof and RL (AHD) 29.950 to the Level 08 parapet**

The maximum heights shown above are inclusive of additional height approved pursuant to the provisions of Clause 6.21D(3) of Sydney Local Environmental Plan 2012. The development is not eligible for any additional height under any circumstances.

~~Notwithstanding clause (a) and (b) above, the Jones Block and Fig Block may be eligible for up to 10% additional height pursuant to the provisions of Clause 6.21(7) of Sydney Local Environmental Plan 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process.~~

(Condition amended – 28 March 2024)

Background

On 26 March 2024, the applicant met with the City to request deletion of Condition 2(a) – Design Modifications after reviewing the recommended draft conditions of consent contained in Attachment B to the Central Sydney Planning Committee Report for Item 5 – Development Application: 12A and 14-26 Wattle Street, Pyrmont – D/2023/97.

Similar draft conditions have been recommended for Item 4 - Section 4.56 Modification Application 12A and 14-26 Wattle Street, Pyrmont – D/2019/649/B (the Concept building envelope approval): Condition 5(a) – Detailed Design of Buildings and Condition 7(c)(i) – Building Height (contained in Attachment B – Amended Conditions of Consent to the Central Sydney Planning Committee Report).

The modified conditions are recommended to ensure consistency between the Concept Modification and Detailed Design application.

Condition 5(a) and Condition 7(c)(i) of D/2019/649/B require a reduction in height of 2 metres to the plant room equipment and parapet zone of the Building C building envelope to a maximum of RL 43.55 (AHD) as the parapet height is inconsistent with the design competition winning scheme. Building C is 42.46m in height (RL 45.55 (AHD)). The effect of Conditions 5(a) and 7(c)(i) will result in a height of 40.46m (RL43.55 (AHD)).

The applicant has advised the rooftop of Building C (being over 25m in height) is required to house a number of mechanical essential services (contained in Attachment A of this memo), including:

- a stair pressurisation system for each fire stairs core at a height of at least 2.5m;
- lobby relief (smoke exhaust) system at a height of at least 2.5m and separated from the stair pressurisation system at a minimum distance of 6m; and
- the air conditioning system/plant (5x off air cooled chillers) for the entire development at 3.2m in height.

All three types of mechanical systems are required to be open to the air, and the extrusion of the architecture to create a parapet zone, as currently proposed, acts to conceal the rooftop plant area. A 2m reduction of the parapet zone would expose the plant. Further, relocation of the air conditioning system to the other buildings, particularly Jones Street, will result in visual impact.

Should the Central Sydney Planning Committee be of a mind to support the amendment, Conditions 5(a) and 7(c)(i) are to be modified as follows:

(5) DETAILED DESIGN OF BUILDINGS

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~~(a) Amended Fig Block building envelope showing the following:~~

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- ~~(iii) Residential Level 7 balustrade/planter zone: Provide a minimum setback of 1.3m to the balustrade/planter zone from the realigned Jones Street street wall (generally in accordance with that shown on DA2-1010_9, DA2-1011_10, DA2-20002_9 and DA2-3003_10); and~~
- ~~(iv) Level 7 Residential communal open space: Retain the residential communal open space shown on DA2-1010_9 and relocate it to the western end of the Fig Block (Level 7).~~

~~(a) Amended Building C – Courtyard building envelope showing the following:~~

- ~~(i) The Plant Room Equipment and Parapet Zone height (and any other structures at Level 13 of Building C – Courtyard) is to be reduced by at least 2m (to a maximum of RL 43.55 (AHD)).~~
- (a) A new footpath and street tree planting along the site's frontage to Jones Street, as required by condition 12 below.
 - (b) Areas nominated as deep soil zones must be designed as actual deep soil throughout the competitive design process and detailed design development application. Deep soil zones must be unencumbered by built elements above and below. This includes basements, through site links and other paved areas.

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(b) ~~Fig Block:~~

- ~~(vi) RL 32.550 (AHD) to the Level 7 Residential Roof~~
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- ~~(i) RL 35.950 (AHD) to the Level 9 Residential Roof~~
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(d) ~~Café/retail building: RL 11.150 (AHD) to the roof.~~

(a) *Building A – Retail Pavilion:*

- (i) RL 10.75 (AHD) to the roof*
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(b) *Building B - Jones Street:*

- (i) RL 37.100 (AHD) to the PV array on top of plant and lift overrun*
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- (c) **Building C - Courtyard:**
- (i) **RL ~~43.55~~ 45.55 (AHD) to the Plant Room Equipment and Parapet Zone**
 - (ii) **RL 42.35 (AHD) to the Level 12 roof**
 - (iii) **RL 39.45 (AHD) to the Level 09 parapet**
- (d) **Building D - Wattle Street:**
- (i) **RL 36.450 (AHD) to the PV array**
 - (ii) **RL 36.250 (AHD) to the Level 11 roof**
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 - (iv) **RL 30.850 (AHD) to the Level 09 balustrade/planter zone**
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- (e) **Building E - Fig Street:**
- (i) **RL 37.950 (AHD) to the top of plant and lift overrun**
 - (ii) **RL 36.350 (AHD) to the Level 10 roof**
 - (iii) **RL 32.350 (AHD) to the Level 09 roof and RL (AHD) 33.550 to the Level 09 parapet**
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(Condition amended – 28 March 2024)

Attachments

Attachment A. Plans and Documentation of the Rooftop Plant Area and Parapet Zone of Building C

Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', written in a cursive style.

GRAHAM JAHN AM

Director City Planning, Development and
Transport