

Relevant Information for Local Planning Panel

FILE: D/2017/240 **DATE:** 11 April 2018

TO: Local Planning Panel Members

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

SUBJECT: Information Relevant To Item 5 – Development Application: 444-450
Gardeners Road, Alexandria - At Local Planning Panel - 11 April 2018

Alternative Recommendation

That consent be granted to Development Application No D/2017/240, subject to the conditions as detailed in the subject report to the Local Planning Panel on 11 April 2018, amended as follows (additions shown in ***bold italics*** and deleted text shown in ~~strikethrough~~):

(A) Part A - Deferred Commencement Conditions

(3) Design Modifications

The design of the building must be modified as follows:

- (a) The entry to all ground floor tenancies are designed to be accessible from the public way.
- (b) The parapet is to be at the outer face of all elevations and a height of 1.2m above the finished roof level.
- (c) A side boundary fence to the communal open space at 456-458 Gardeners Road is to be provided for privacy and security, with details of the material and finish to be provided.
- (d) A proportion of operable to fixed glazing is to be increased to both elevations of the Birmingham Street building and the northern elevation of the Gardeners Road building. A schedule confirming Effective Openable Area of 5% of floor area served is to be provided for each apartment type.

- (e) Fanlights are to be provided within the fixed panel above the sliding doors.
- (f) A high quality finish, including material or compositional variation is to be provided to the western blank wall lining the pedestrian entry from Birmingham Street.
- (g) All fire egress doors are to be reconfigured to swing in the direction of egress.
- (h) ***The ends of the side boundary walls must align with the existing side walls of the adjoining properties to Birmingham Street, with vertical shadow lines to be provided where the new side boundary walls abut the existing side walls of the adjoining properties.***

(4) Permission to Carry Out Works to 684 Botany Road, Alexandria

The owner of 684 Botany Road, Alexandria is to be contacted in writing and written permission sought from that owner to carry out works to the exposed western wall of 684 Botany Road, Alexandria, being to render and paint the said exposed western wall to match the existing colour of 684 Botany Road, Alexandria ("the rendering works"). The written response from the owner (if any) together with a copy of the written request for permission is to be provided to the satisfaction of the Director City Planning, Development and Transport.

(B) Part B – Conditions of Consent

Schedule 1A

(2B) Works to 684 Botany Road, Alexandria

If the owner of 684 Botany Road, Alexandria has given written permission to carry out the rendering works referred to in Part A Condition 4 then the rendering works shall be carried out and completed to the satisfaction of the Director City Planning, Development and Transport prior to the issue of an Occupation Certificate.

Background

The proposed development will abut the existing side walls of neighbouring developments.

An additional design modification condition is recommended to modify the design to provide vertical shadow lines where the new side boundary walls abut the existing side walls of neighbouring buildings. This will ensure a clean appearance where the proposed development aligns with the neighbouring buildings.

The demolition of the existing building will result in exposing part of the side wall of the heritage item at 684 Botany Road. Two additional conditions are recommended to seek the consent of the neighbouring owner to enable the exposed side wall to be rendered and painted to match the existing colour.

Prepared by: Matthew Girvan, Specialist Planner

Attachments

Nil

Approved

A handwritten signature in black ink, appearing to read 'GJahn', is positioned to the left of a vertical line.

**Graham Jahn, Director City Planning,
Development and Transport**