

Coby Tomlins

From: Jonathon Carle <jcarle@cityofsydney.nsw.gov.au>
Sent: Thursday, 19 May 2016 10:02 AM
To: Ben Craig
Cc: jamie.stewart@fitzpatrickproperty.com.au; Guy Lake (glake@batesmart.com); jfraser@batesmart.com; Benjamin Pechey
Subject: RE: TRIM: Junction Street - Meeting Notes

Hi Ben

Our advice is as follows:

Overshadowing

The proposal need to comply with Parts 3B and 4A of the Apartment Design Guide. In particular, the proposal needs to ensure at least 70% of apartments in neighbouring buildings receiving 2 hours or more of sunlight. Additionally, the apartments that receive less than 2 hours cannot have their sunlight reduced to less than 15 minutes measured on the horizontal plane 1 metres above the floor level. Under the current scheme, the number of apartments receiving 2 hours or more is reduced to 70% and the number of apartments receiving no sunlight (measured on the horizontal plane) is increased by 3 apartments from 27.5% of apartment to approximately 30% of apartments. The proposal needs to be amended so the 3 apartments receive at least 15 minutes of sunlight measured on the horizontal plane.

Information also needs to be provided about overshadowing impacts on the apartments at 2A Short Street. Impacts also need to comply with the Apartment Design Guide.

Side setbacks

The proposal needs to comply with Part 3F of the ADG. In particular, typical floor plans need to be provided showing the side setbacks between habitable and non-habitable rooms. This includes Buildings A, B and D. If typical floor plans are not provided, it will be assumed the rooms with windows facing the side boundaries are habitable. In this case, rooms with windows on levels above 12 metres need to be setback at least 9 metres from the side boundaries. Alternatively, if typical floor plans are provided indicating rooms on levels above 12 metres are non-habitable, the rooms need to be setback at least 4.5 metres. Where the basement car park protrudes more than 3 metres above ground level, it will be considered as a storey.

Through site link

Relocating the proposed through site link from the central portion of the site to its northern boundary may be considered an acceptable alternative.

Existing Warehouse

As the building is a period building in the conservation area, retention and adaptation for residential is likely. The retain scenario needs to assume highest and best use permitted in the zone with lowest efficiency, i.e. the envelope is adapted for residential use with floor space calculated at 75% efficiency. For comparison, an alternative retain scenario based on commercial usage and a higher efficiency should also be provided, in addition to the demolish scenario. To summarise, a total of three of scenarios should be provided.

We understand you'll provide the additional information you've outlined below. Please call Ben or I if you'd like to discuss.

Regards
Jonathon

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From: Ben Craig [mailto:BCraig@jbaurban.com.au]

Sent: Tuesday, 17 May 2016 11:57 AM

To: Benjamin Pechey <bpechey@cityofsydney.nsw.gov.au>; Jonathon Carle <jcarle@cityofsydney.nsw.gov.au>

Cc: jamie.stewart@fitzpatrickproperty.com.au; Guy Lake (glake@batesmart.com) <glake@batesmart.com>; jfraser@batesmart.com

Subject: TRIM: Junction Street - Meeting Notes

Dear Ben / Jonathan,

I hope you are both well. Further to last week's meeting I thought it would be useful just to send out a short summary of the key points and actions that were discussed and agreed. Please see below:

Overshadowing

- Council to look at 20% reduction guidance and come back to us. Reference made to 3B-2 of ADG.

Building D Impacts on Larkin Street

- Bates Smart to prepare some additional plans, including:
 - o section views that show the relationship, in particular levels, between Building D and Larkin Street Park.
 - o Elevation view of building façade fronting the park.
 - o 3D Model – Bates Smart to contact Mark Werner
- Building D to be a podium with a recessed upper element.

Existing Warehouse

- Provide an updated design for this area that assumes demolition of the existing building and replacement with residential through the continuation of the proposed built form
- Provide a comparative floor space analysis of the 'retain' vs 'demolish' scenarios. Under the demolish scenario the floor space calculation is to use the 75% efficiency assumption as requested by Council.

Through Site Link

- Bates Smart proposed the idea of removing the central through site link. Jesse to think about the pedestrian link through the middle of the site and to come back to us with his thoughts on this.
- Bates Smart to prepare possible alternative options to show Council.

Park

- Council concerned about quality of park and quality of the built form edge to the park. This was a key concern of the Design Advisory Panel.
- There was a misconception within the Design Advisory Panel that the built form scale was premised on providing additional land for the park.
- Additional information that illustrates the interface with the park will help with providing the Design Advisory Panel a clear understanding of what is intended to be achieved.

Actions Moving Forward

- Following Guy Lakes presentation, Council to discuss internally re overshadowing guidance and come back to us with clear feedback and direction in this regard.
- Bates Smart to prepare additional information that clearly shows the relationship between the park and the proposed built form.

- The form and scale of Building D to be amended so that it is setback from the podium and so that it appropriately preserves solar access to the south.
- Bates Smart to prepare new plans that show demolition of existing warehouse building.
- Bates Smart to provide floor area comparison between 'retain' and 'demolish' scenarios.

Hope this assists. Please feel free to add if I have missed anything.

Kind Regards

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