

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1136 **DATE:** 13 May 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.4 - Development Application: 275 George Street Sydney - At Council - 16 May 2016

Alternative Recommendation

That consent be granted to Development Application No D/2015/1136, subject to the conditions as detailed in the subject report to the Planning and Development Committee on 10 May 2016, amended as follows (with additions shown in ***bold italics*** and deletions shown in strikethrough text):

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) All sandstone is to be equal to Gosford Piles Creek quarry non banded 'Cream' and not Guinea Gold.
- (b) The panels of sandstone are to be redesigned as follows:
 - (i) Reveals soffits and sills to openings against sandstone, for at least the first three levels, are to be no less than 75mm in depth.
 - (ii) There should be a greater area of sandstone compared to glass in the lower levels to frame openings and display windows.
 - (iii) Facade articulation to George Street and Margaret Street, for at least the Ground Floor and First Floor levels, is to be increased by creating deeper reveal returns. ~~(or a splay) of sandstone, and recessing the glass line adjacent to the sandstone by a minimum depth of 600mm.~~ ***This is to be achieved by:***
 - a. ***Recessing the glass line between each sandstone-clad column by a minimum depth of 150mm from the primary sandstone facade alignment; and***
 - b. ***Retaining the deep sandstone reveals to street entrances as indicated on drawing DA1003 (Rev. G) dated 12.02.2016.***
 - (iv) The proposed paint finish to the western façade at the Ground Floor and First Floor levels is to be of a sandstone colour.
- (c) The top of the building is to be horizontal and not angled in line with the rising topography.

- (d) The proposed selection of glass is not approved. An alternative glazing selection is to be submitted that achieves the following:
- (i) The outer external colour rendering of the glazing is to be of a neutral colour.
 - (ii) The Visible Light Transmission is to be in the order of 60%.
 - (iii) The reflectivity is not to be greater than 16%. This is to be confirmed by a Reflectivity Analysis Report.

To achieve these requirements, the façade design may need to be revised to include additional means of controlling internal thermal loads and glare.

The amendments are to be submitted for the approval of Council's Director City Planning, Development and Transport prior to a Construction Certificate being issued.

Background

In correspondence dated 9 May 2016, and at the Planning and Development Committee meeting on 10 May 2016, the applicant's representative (Architectus) expressed their intent to amend Condition (2)(b)(iii) as follows:

Façade articulation to George Street and Margaret Street for at least the Ground Floor and First Floor levels is to be increased, by creating deeper reveal returns ~~(or a splay) of sandstone, and recessing~~ **a recess in the façade for a nominal width of 150mm on either side of the column, in order to reveal the depth of the sandstone columns as detailed in drawing SK0082 prepared by Architectus and dated 06/05/2016.** ~~the glass line adjacent to the sandstone by a minimum depth of 600mm.~~

The applicant considers the condition, as recommended by Council, will reduce the overall retail gross floor area by approximately 50sqm and, as such, may have financial implications for the project.

The proposed amendment was discussed with Council's Heritage and Urban Design Manager who supported the recommendations of the Design Advisory Panel (DAP) to ensure the development exhibits a sense of structural depth to sandstone columns around the base of the building.

In order to clarify Council's intent, Condition (2)(b)(iii) has been revised as follows:

Façade articulation to George Street and Margaret Street, for at least the Ground Floor and First Floor levels, is to be increased by creating deeper reveal returns. ~~(or a splay) of sandstone, and recessing the glass line adjacent to the sandstone by a minimum depth of 600mm.~~ **This is to be achieved by:**

1. ***Recessing the glass line between each sandstone-clad column by a minimum depth of 150mm from the primary sandstone facade alignment; and***
2. ***Retaining the deep sandstone reveals to street entrances as indicated on drawing DA1003 (Rev. G) dated 12.02.2016.***

As amended, the condition will have minimal impact upon the gross floor area of retail tenancies whilst ensuring the intent of the original condition is maintained. In accordance with the original condition, it is recommended that the amendments are submitted to Council's Director Planning, Development and Transport for approval prior to issue of a Construction Certificate.

Prepared by: Michaela Briggs, Planner

TRIM Document Number: 2016/248573

Attachments

Attachment A - Letter dated 9 May 2016 from applicant's representative, Architectus, with request to amend Condition (2)(b)(iii)

Approved

A handwritten signature in black ink, appearing to read 'GJahn', is written over a vertical line that serves as a signature line.

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

ATTACHMENT A

**LETTER DATED 9 MAY 2016
FROM APPLICANT'S REPRESENTATIVE,
ARCHITECTUS, WITH REQUEST TO
AMEND CONDITION (2)(b)(iii)**

275 GEORGE STREET SYDNEY

9 May 2016

Graham Jahn
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Architecture
Urban Design
Planning
Interior Architecture

Attention: Christopher Corradi
Major Development Manager, Planning Assessments

RE: 275 George Street, Sydney (D/2015/1136)
Request to modify draft Condition 2 (b) (iii)

Dear Christopher,

This letter is prepared on behalf of LaSalle Investments, applicant for the proposed retail and commercial development at 275 George Street, Sydney (reference: D/2015/1136). This letter is a request to amend the Draft Condition 2 (b) (iii), to be considered by the Planning and Development Committee on Tuesday 10 May 2016.

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The Condition currently reads:

“Façade articulation to George Street and Margaret Street for at least the Ground Floor and First Floor levels is to be increased, by creating deeper reveal returns (or a splay) of sandstone, and recessing the glass line adjacent to the sandstone by a minimum depth of 600mm.”

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Sydney

This condition requires a 600 mm recess across the whole of the ground floor glass line, resulting in a significant loss of retail gross floor area for this proposal (approximately 50 sqm). Compliance with this condition will therefore result in significant financial implications for the project. This recommendation was not discussed with the applicant, despite the gross floor area implications that will result from the condition. The proposal has been designed to comply with the maximum gross floor area permitted on the subject site.

In order to maintain the intent of the draft Condition, but balance this with maintaining valuable floor space within the development, it is requested that this draft Condition be modified to read as follows (modifications shown in red):

“Façade articulation to George Street and Margaret Street is to be increased, by creating façade articulation to George Street and Margaret Street for at least the Ground Floor and First Floor levels is to be increased, by creating ~~deeper reveal returns (or a splay) of sandstone, and~~ ~~recessing a recess in the façade for a nominal width of 150 mm on either side of the column, in order to reveal the depth of the sandstone columns as detailed in drawing SK0082 prepared by Architectus and dated 06/05/2016.~~ ~~the glass line adjacent to the sandstone by a minimum depth of 600mm.~~”

The referenced drawing is attached. Precedents of similar framing around columns are illustrated overleaf.

Architectus Group Pty Ltd
ABN 90 131 245 684

Managing Director:
Nominated Architect:
Ray Brown
NSWARB 6359

20 Martin Place:



121 King Street:



Additional precedent images are attached as part of drawing SK0082.

We trust that the above modification maintains the intent of the Condition and will be satisfactory to Council. We request that this modification to the draft Condition be considered by the Planning and Development Committee. Should you wish to discuss this matter further, please feel free to contact the undersigned or Michael Harrison on 82528400.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Harrison', followed by a period.

Michael Harrison
Director, Urban Design and Planning
Architectus Group Pty Ltd