

Local Planning Panel

2 September 2020

Address: 140-148 Parramatta Road, Camperdown

D/2019/1410

Owner: Mark Mezrani

Architect: PDB Architects

Planning Consultant: DMPS Town Planning

proposal

- demolition of existing buildings and construction of mixed use development:
 - basement parking accessed from Isabella Street (to be shared with the existing serviced apartment)
 - 2 retail premises at ground level
 - 30 apartments on levels 1 – 5

Zone: B4 Mixed Use. The development is permissible with consent

recommendation

approve subject to conditions

notification information

exhibition period 9 January 2020 to 31 January 2020

587 owners and occupiers notified

no submissions received

site



aerial view of subject site and surrounds



site viewed from Parramatta Road



Layton St



Layton St



‘Atlas’ serviced apartments within subject site - Layton St



development opposite south side Parramatta Road



development to the east along Parramatta Road



looking north towards Atlas
apartments from rear 146
Parramatta Rd



ground



first floor

looking south from Atlas serviced apartments

site history

D/2016/642 approved in December 2016 for:

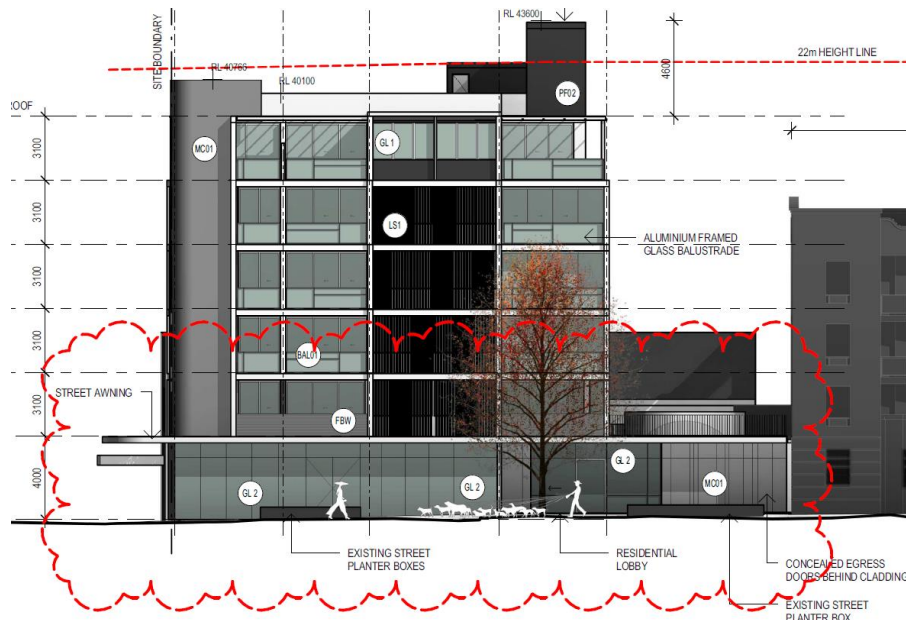
- demolition of existing commercial building
- construction of a 6 storey mixed-use building
- 21 residential apartments
- 2 ground floor commercial tenancies
- basement carpark

The consent is still valid.

Approved development - D/2016/642



Parramatta Road



Layton Street

history – Atlas serviced apartments

- LEC approval in November 2016 to change the use of the existing 39 unit RFB into 39 serviced apartments
- condition of consent allows the use to revert to permanent residential accommodation (reliance on Development Consent No. 0273/00 - 2 February 2001)
- the condition specifies that only one use is permitted at any one time

proposal





Parramatta Rd (south) elevation



Layton St (east) elevation



north elevation (facing serviced apartments)



north/south section

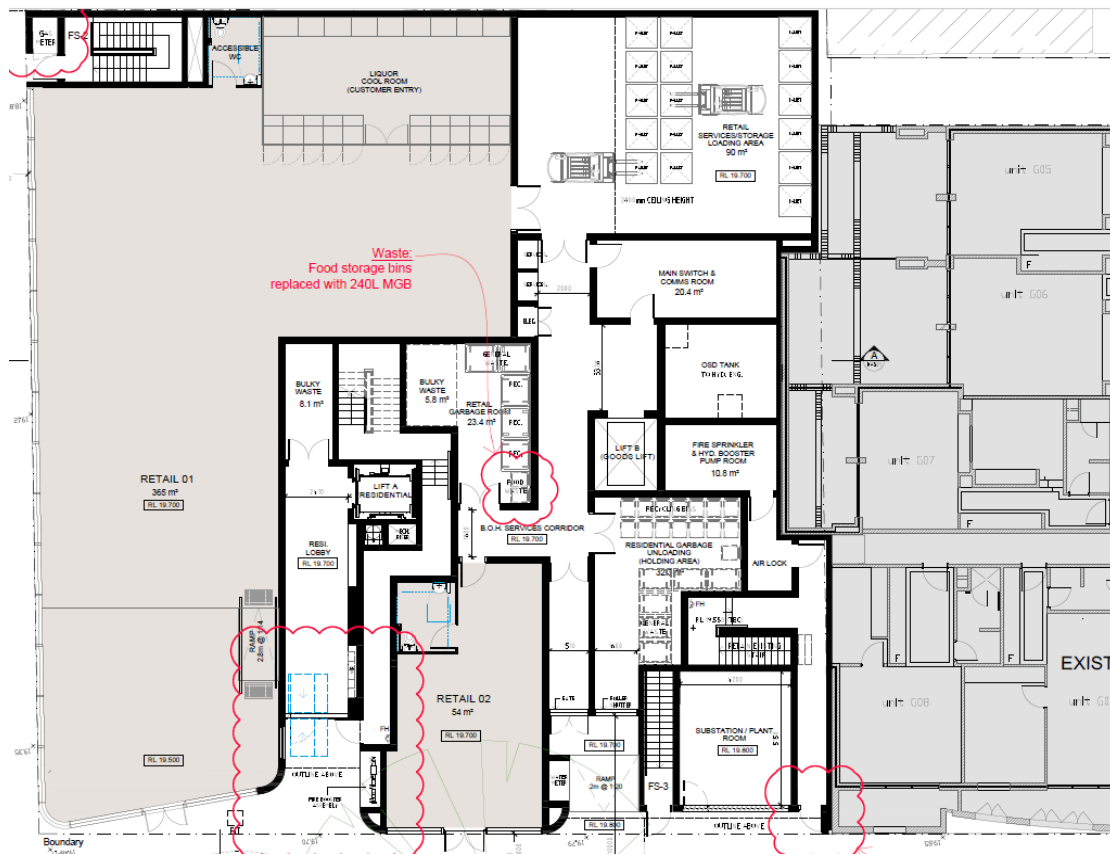


east/west section



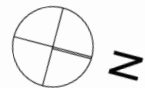
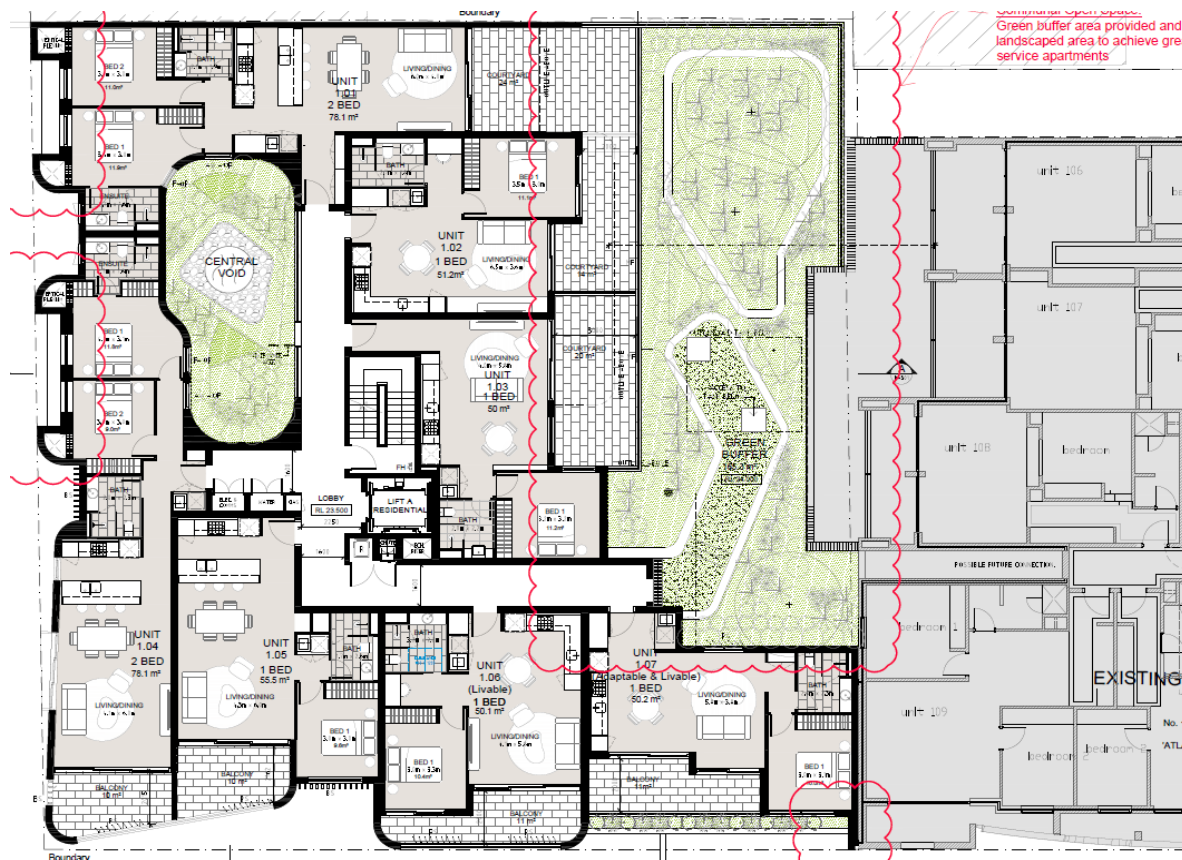
basement floor plan

Paramatta Road

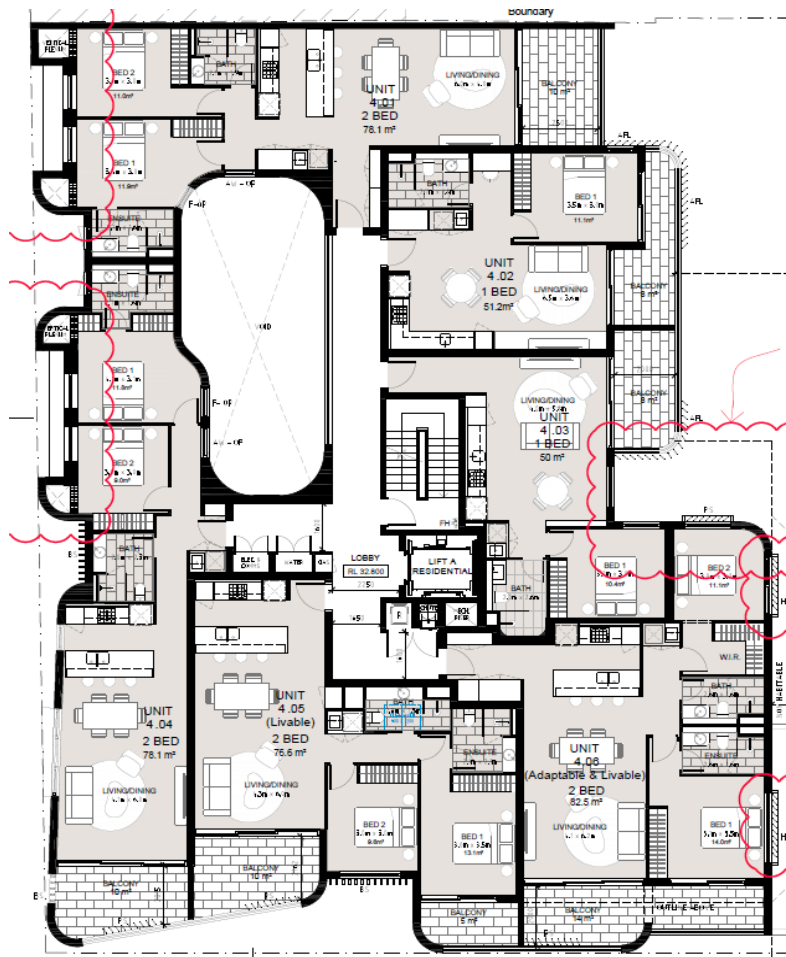


Layton Street

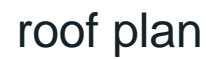
ground floor plan



level 1 plan



levels 2-5 plan



details/materials



OFF FORM CONCRETE 1

Fluted Concrete profile - light colour



OFF FORM CONCRETE 2

Smooth Concrete profile - light colour



FRAMELESS GLASS BALUSTRADE

Colour - P1 - Dulux Monument (C28)



ALUMIN FRAME GLAZING



MATERIALS SCHEDULE TO BE READ IN CONJUNCTION
WITH ELEVATION DRAWINGS (DA200, DA201)

Facade:
Additional detailing and material provided
including specific profiling, shop front details
and privacy screens detail.



BS BATTENS SCREEN

Colour - P1 - Dulux Monument (C28)



PC NON-COMBUSTIBLE
COMPOSITE PANEL CLADDING

Standing seam, VM Zinc or similar



RW RENDERED WALL

Colour - P2 Dulux - Vint White
Colour - P2 Dulux - Silver



AFL ALUMINIUM FIXED LOUVRE



PS PRIVACY SCREEN

METAL PRIVACY SCREEN (NON-COMBUSTIBLE TO AS 1530.1)
Colour - P1 - Dulux Monument (C28)



WH WINDOW HOOD

METAL HOOD (NON-COMBUSTIBLE TO AS 1530.1)
Colour - P4 - Nardac (A128)



SG SHOPFRONT GLAZING

compliance with key LEP/DCP standards

	control	proposed	compliance
height	22m	24.3m	no Clause 4.6 supported
floor space ratio	3:1	3:1	yes
height in storeys	6	6	yes

compliance with ADG

	control	proposed	compliance
solar	70%	73%	yes
cross vent	60%	60% including noise affected apartments	yes
deep soil	7%	0%	acceptable

compliance with ADG

	control	proposed	compliance
building separation	12m	6m - 12m	acceptable
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 90m ²	1 bed 50m ² 2 bed 70m ² 3 bed 90m ²	yes

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	26%	yes
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	yes

Design Advisory Panel Residential Subcommittee

Reviewed application on 3 March 2020

The panel generally supported the proposal but raised the following:

- architecturally integrated solution required to achieve ventilation and acoustic separation from Paramatta Road
- usefulness of balconies to Parramatta Road
- building separation to the serviced apartments

These issues have been addressed in amended plans

issues

- height non compliance/Clause 4.6
- acoustics / ventilation
- communal open space and relationship to serviced apartments
- building separation

height

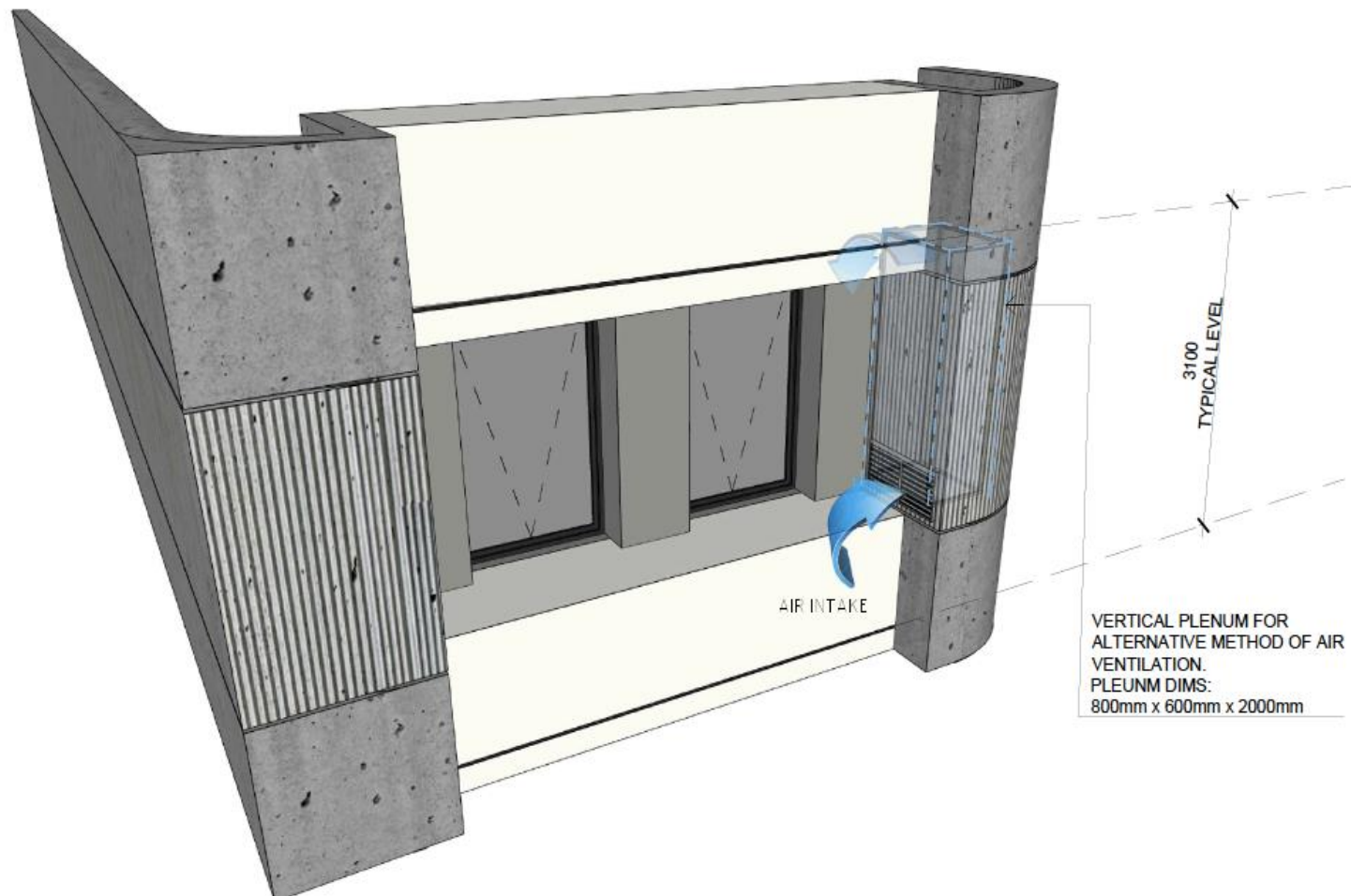
- clause 4.6 request supported
- extent of non compliance is limited
- results from lift overrun, fire stair and canopy structure
- majority of building form under height limit
- non compliance results in limited adverse impacts



built form projecting above 22m height limit

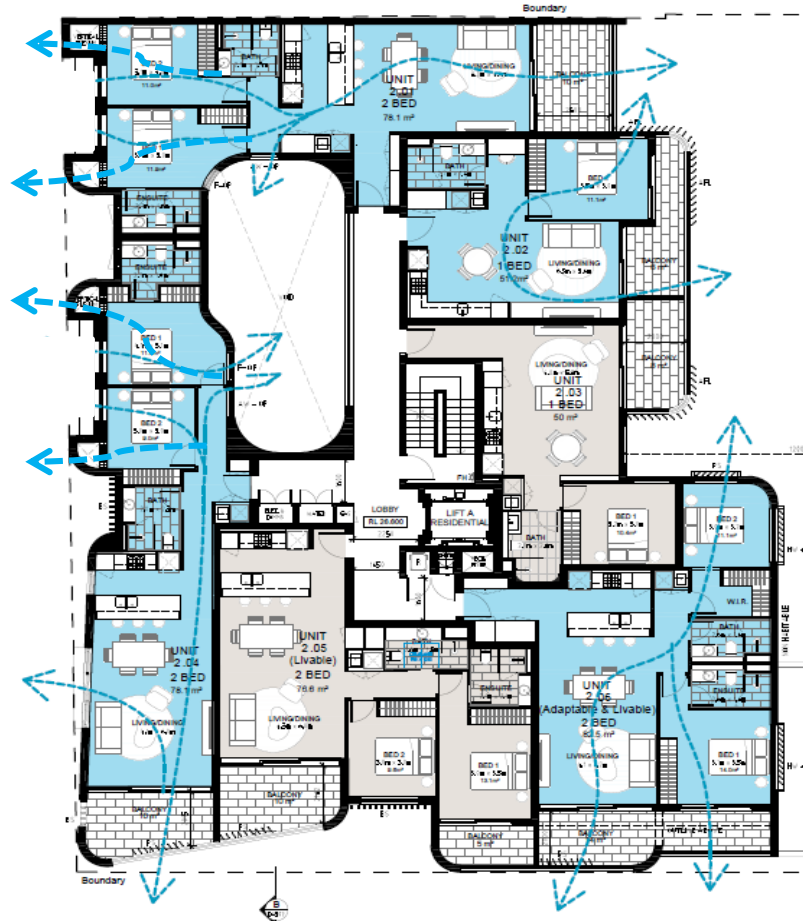
acoustics / ventilation

- apartments adjacent Parramatta Road are noise affected
- design generally orientates living areas and open space away from Parramatta Road
- design incorporates acoustic plenums to noise affected apartments (10 apartments total) to meet noise/ventilation criteria



plenum design integrated into facade

acoustics / ventilation



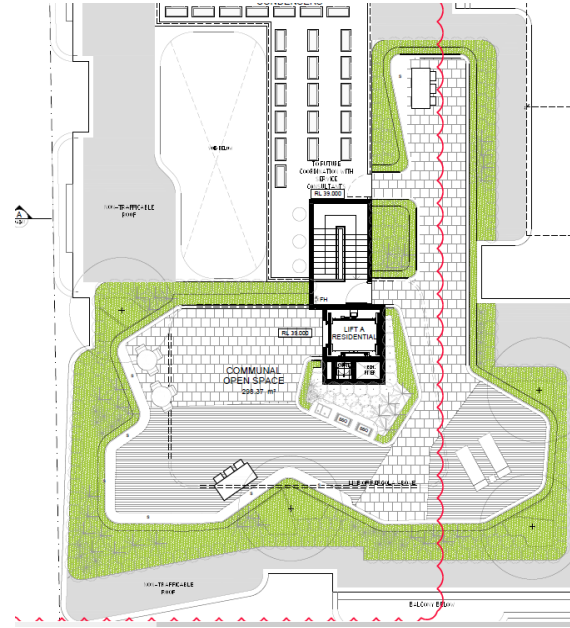
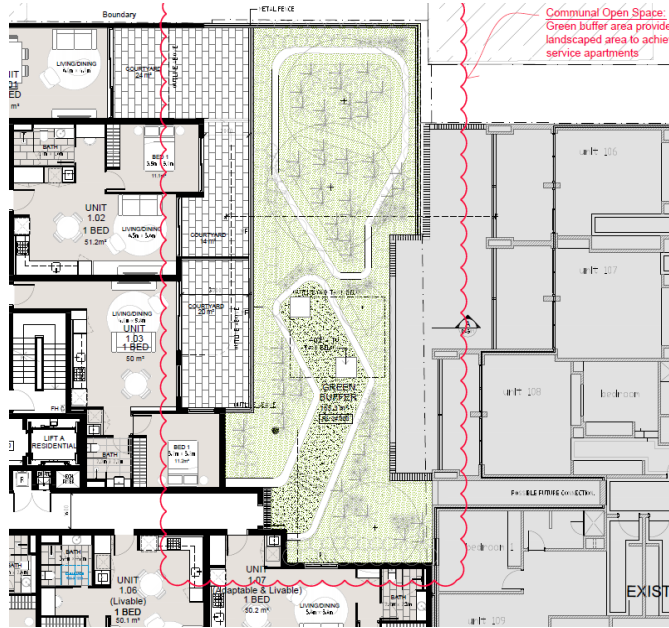
acoustics / ventilation

- 10 apartments are noise affected
- 40% of remaining apartments are cross ventilated
- with the inclusion of acoustic plenums, the development achieves natural cross-ventilation to 18 apartments (60%)

acoustics / ventilation

- wind data analysis and multi-zone airflow modelling provided with DA
- proposal complies with City of Sydney's Draft Alternative Natural Ventilation of Apartments in Noise Environments - Performance Pathway Guideline
- condition recommended requiring appropriate certification be provided to certifying authority prior to CC
- any change in design be submitted to Council for prior approval

communal open space

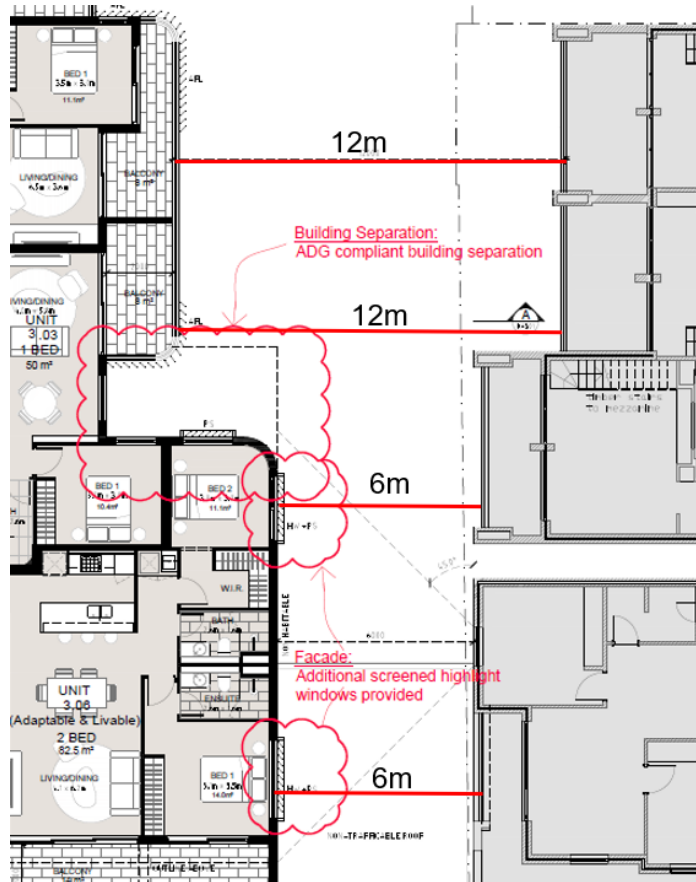


26% of the total site area (including area of serviced apartments) provided on level 1 and roof

communal open space

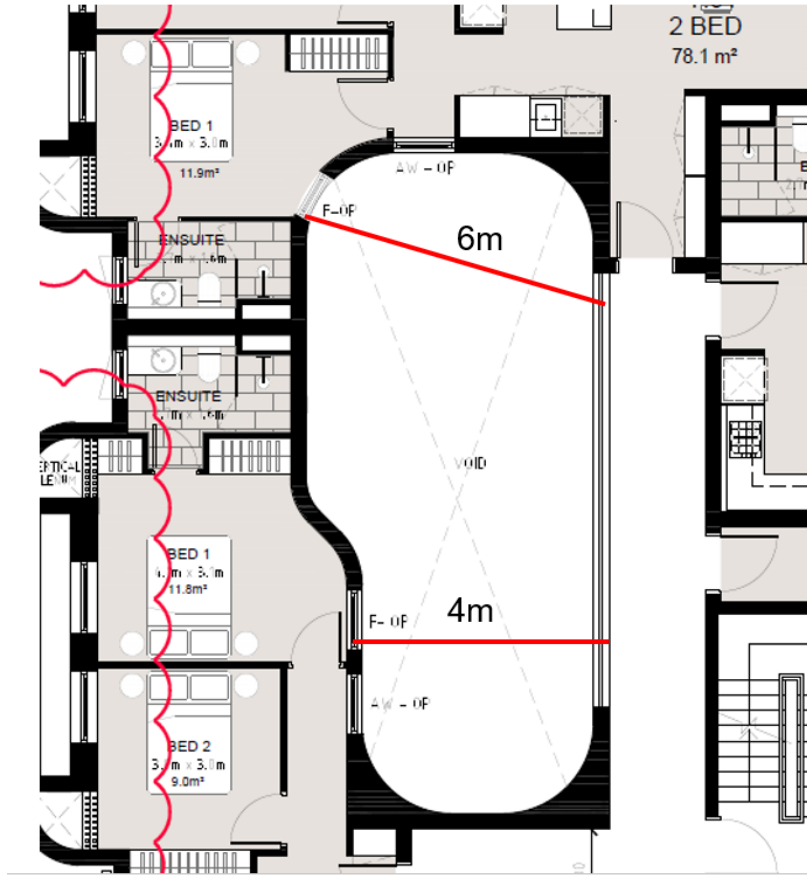
- sharing space between the serviced apartments and permanent residential is not supported
- condition recommended restricting use by serviced apartments
- however in the event the serviced apartments revert back to residential (as allowed to under condition of consent) a condition is recommended requiring the access to communal open space to be made available

building separation



- external privacy screens provided to windows and balconies facing the serviced apartments

building separation



- opaque window treatments to windows facing lightwell
- apartment not reliant on these windows as primary source of light and ventilation

recommendation

approve subject to conditions