

Local Planning Panel

3 February 2021

397-399 Harris Street, Ultimo

D/2020/593

Applicant: Mr J Uzabeaga

Owner: Mr J Uzabeaga & Mrs C Uzabeaga

Architect: Beta Solutions Architects

proposal

alterations and change of use of building to a nine room boarding house

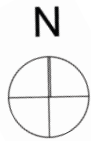
recommendation

approval subject to conditions

notification information

- exhibition period 8 July 2020 to 30 July 2020
- 492 owners and occupiers notified
- no submissions received

site





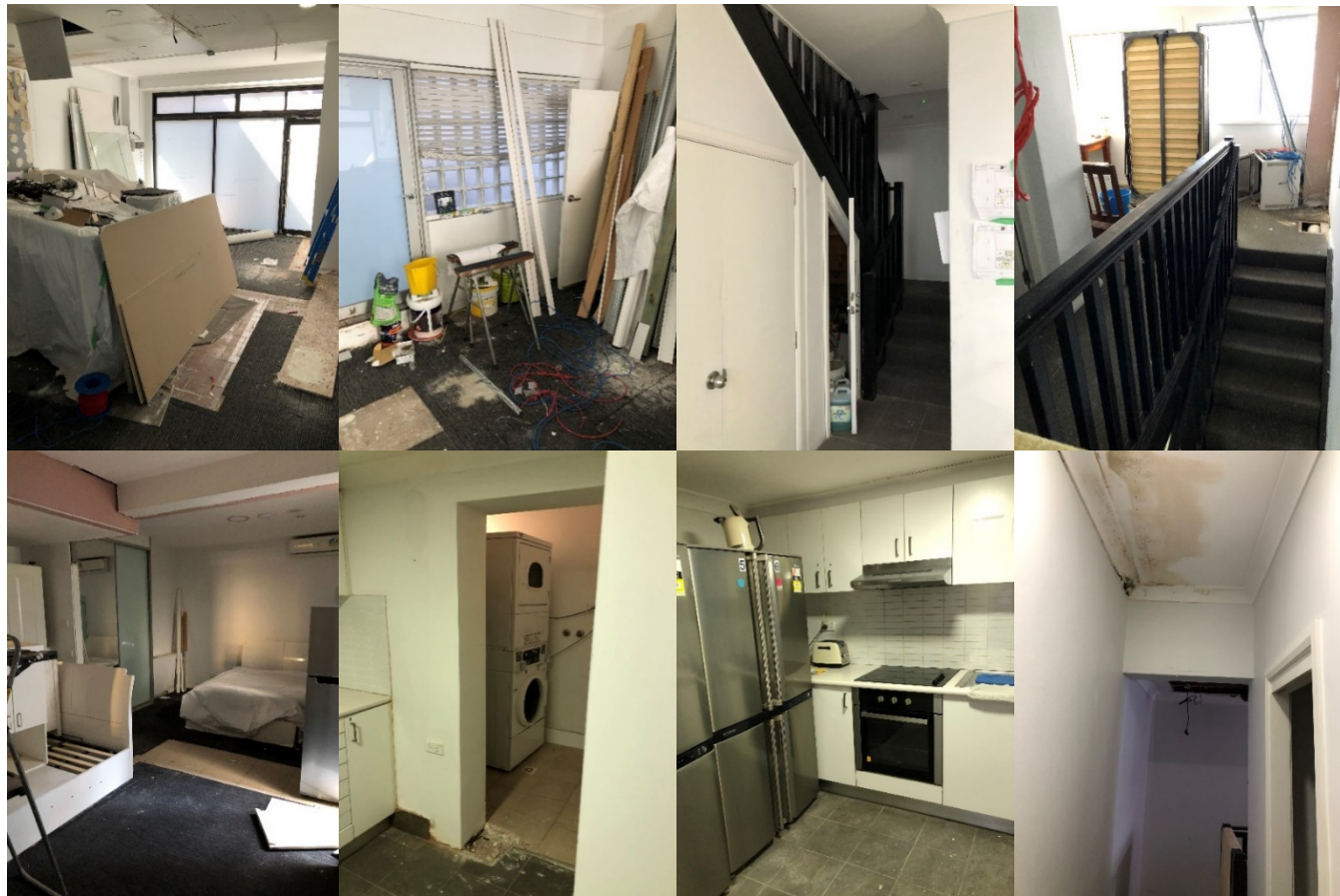
Harris Street



Harris Street



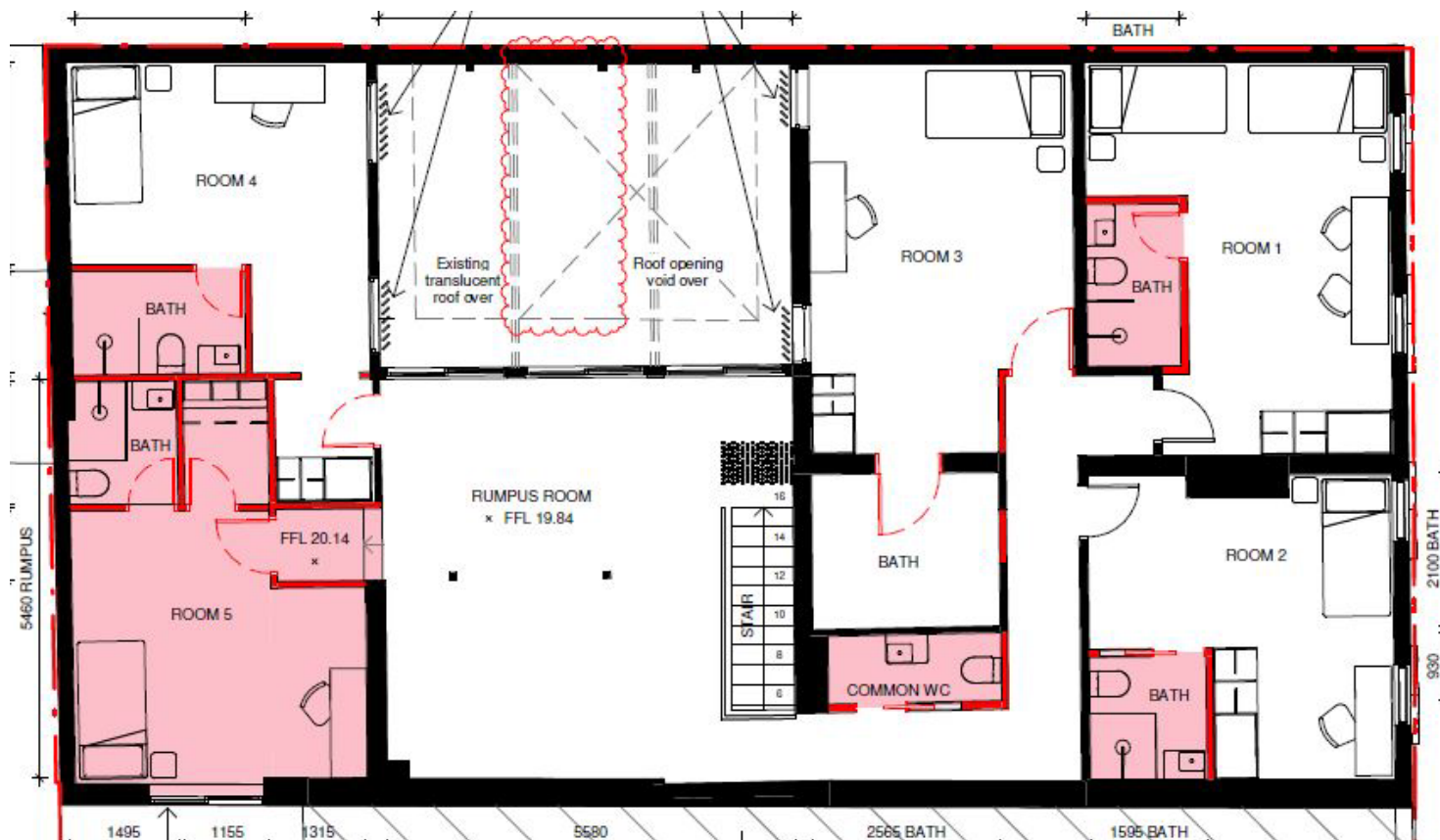
site viewed from pedestrian bridge



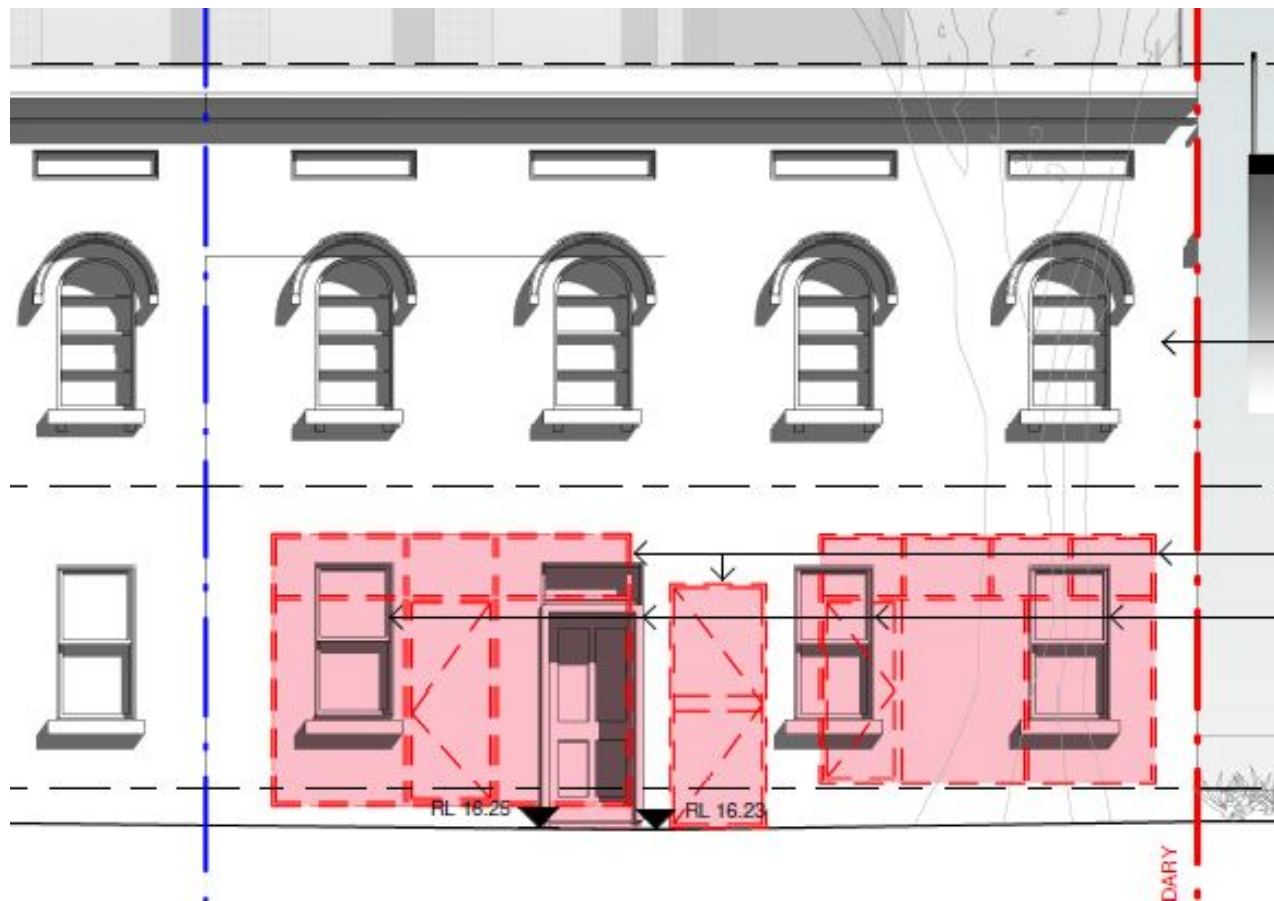
internal views of building



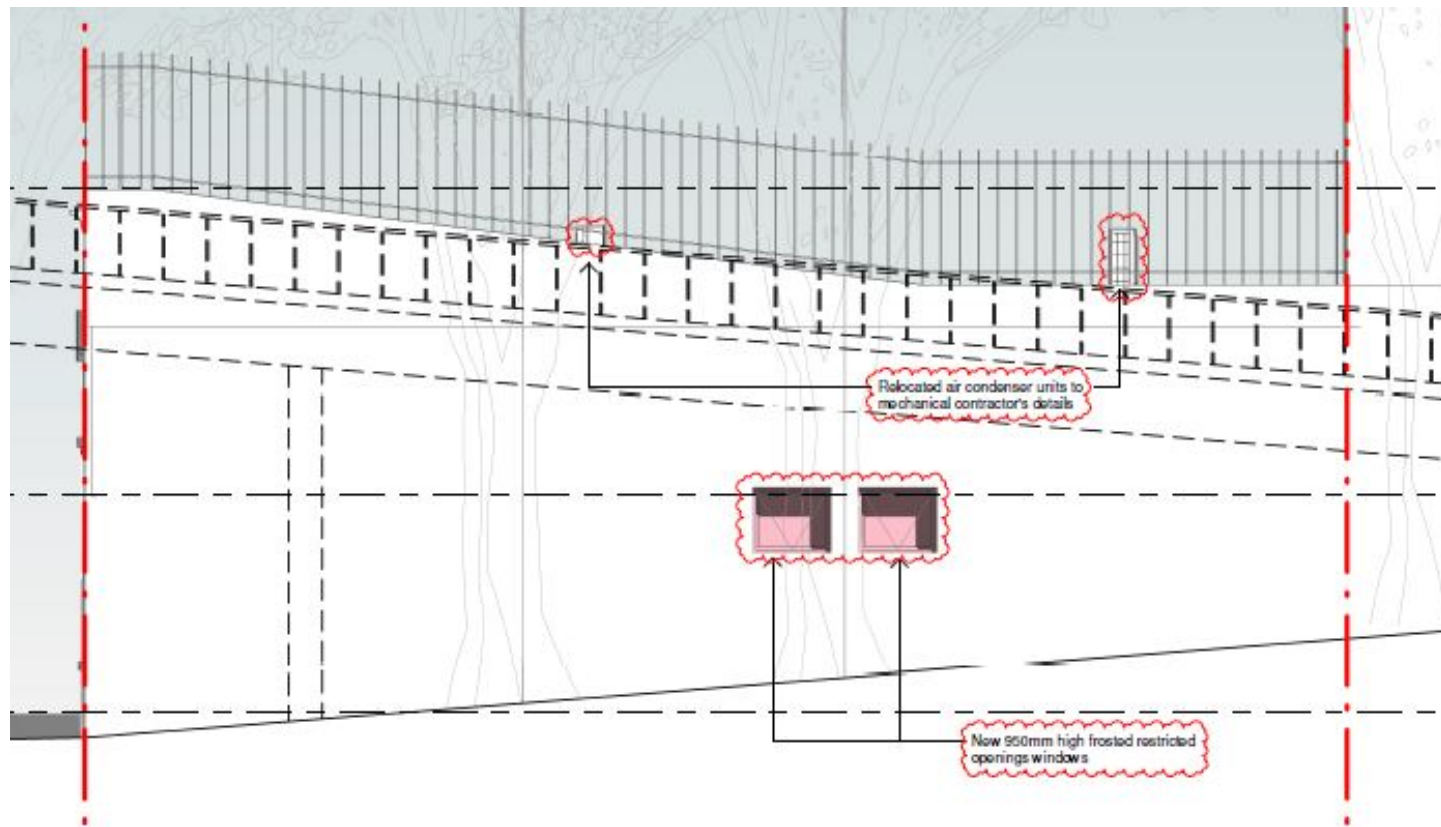
internal courtyard area



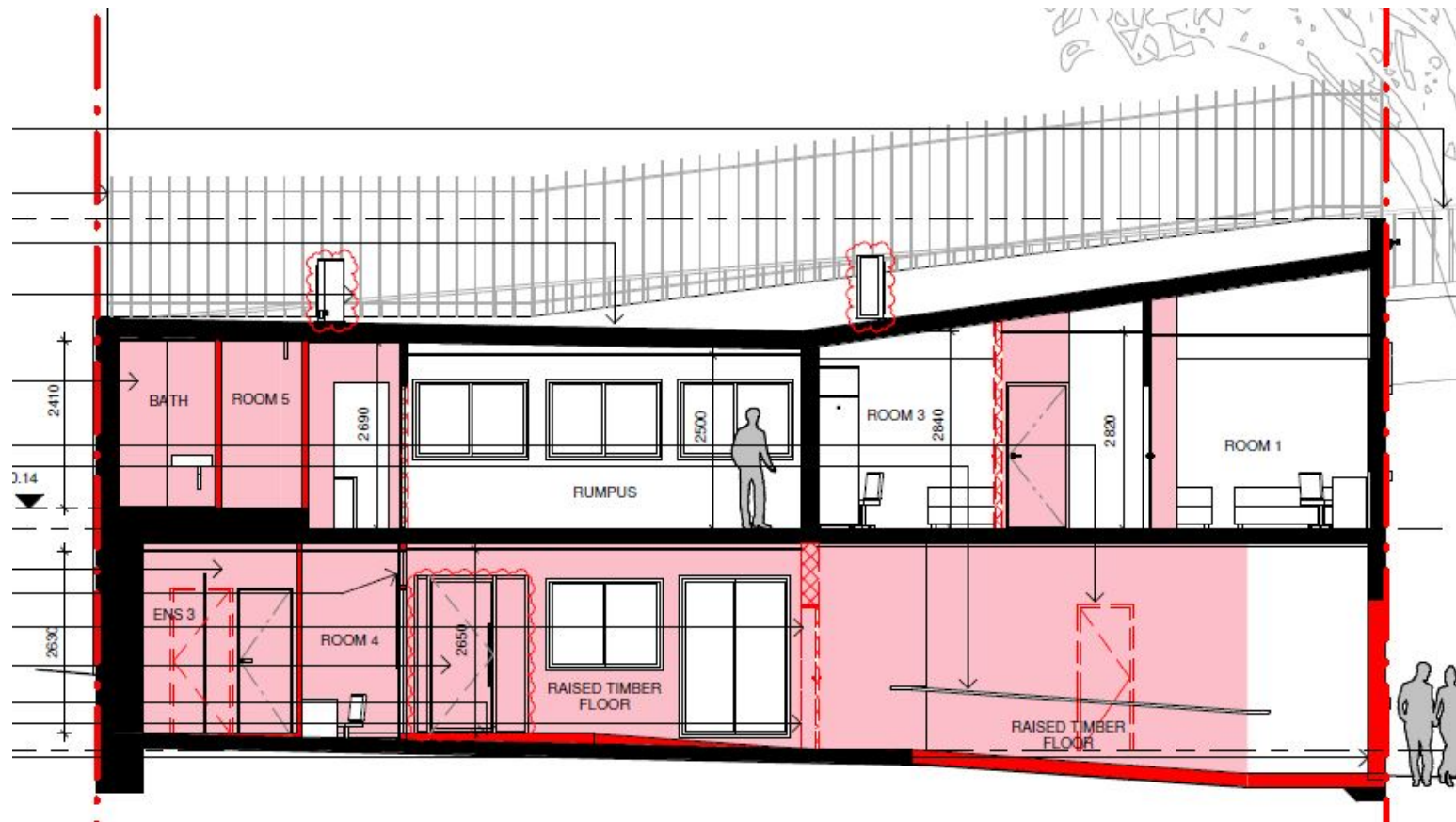
first floor plan



front elevation



north elevation



section

compliance with key development controls

	control	proposed	comply
height	9m	8m	yes
floor space ratio	2:1	1.54:1	yes
motorcycle parking	2 spaces	no spaces	no cl 4.6 request supported

Design Advisory Panel Residential Subcommittee

- layout and circulation provide poor amenity, in particular for the kitchen and laundry areas on ground floor
 - amenity to Room 4 on ground floor unsatisfactory in terms of size, configuration, ventilation and privacy
 - overlooking and privacy to common area and boarding rooms
 - new opening to north wall of courtyard would improve breezes and light
- some issues addressed in amended plans, Room 4 is retained

issues

- design/amenity issues
- motorcycle parking variation

design/amenity

- room 4 retained – room has poor amenity due to shape, poor access to ventilation and light, privacy impacted by both kitchen and outdoor common area
- dining area a thoroughfare
- recommended that Room 4 be deleted and additional space be provided for the dining area and a bulky goods waste storage area



Room 4/dining area

motorcycle parking

- two motorcycle parking spaces required
- no motorcycle parking spaces provided
- Clause 4.6 variation supported in circumstances
- Difficult to provide on site
- site is accessible

recommendation

- approval subject to conditions
- conditions include deletion of Room 4 and incorporation of space into dining area/communal space