

Local Planning Panel

Day Month 2020

6-8 Orwell Street, Potts Point

D/2020/65

Applicant: Tricon Management Group

Owner: Australian Village No.9 Orwell Street P/L

Architect: Nordon Jago Architects

Consultants: Mecone

background

- amended proposal received 2 June 2020
- key amendments to proposal include:
 - compliant height and FSR
 - deletion of roof top open space
 - 3m setback to Orwell Street
 - deletion of residential unit on ground floor (reduction in unit numbers to 15 from 16)
 - awning deleted
 - detailed overshadowing analysis provided

proposal

alterations and additions to existing building including 3 additional levels to be used as an affordable residential housing containing 15 units

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

recommendation

approve subject to conditions

notification information

- exhibition period 11 February to 11 March 2020
- 1603 owners and occupiers notified
- 56 submissions received

amended proposal received:

- re-notification period 10 June to 25 June 2020
- 29 submissions received

submissions

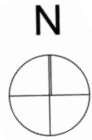
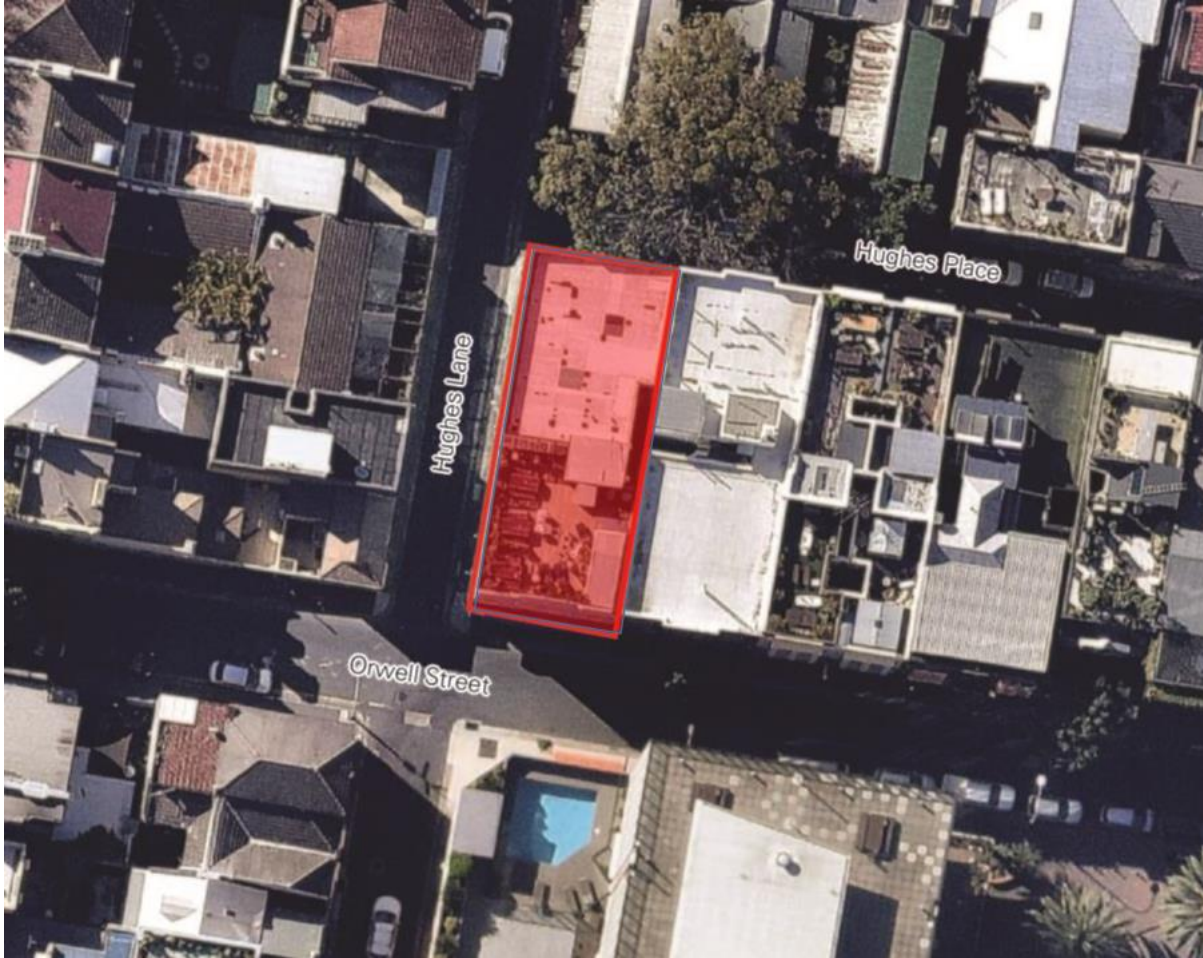
- height of building
- scale of building
- building height in storeys
- view loss
- overshadowing
- privacy and overlooking impacts
- no parking proposed
- affordable housing use
- construction impacts

submissions



- subject site
- submitters

site







Orwell Street - view to west from Springfield Gardens



Springfield Apartments – south side of Orwell Street opposite site



view north towards Hughes Lane



view south along Hughes Lane



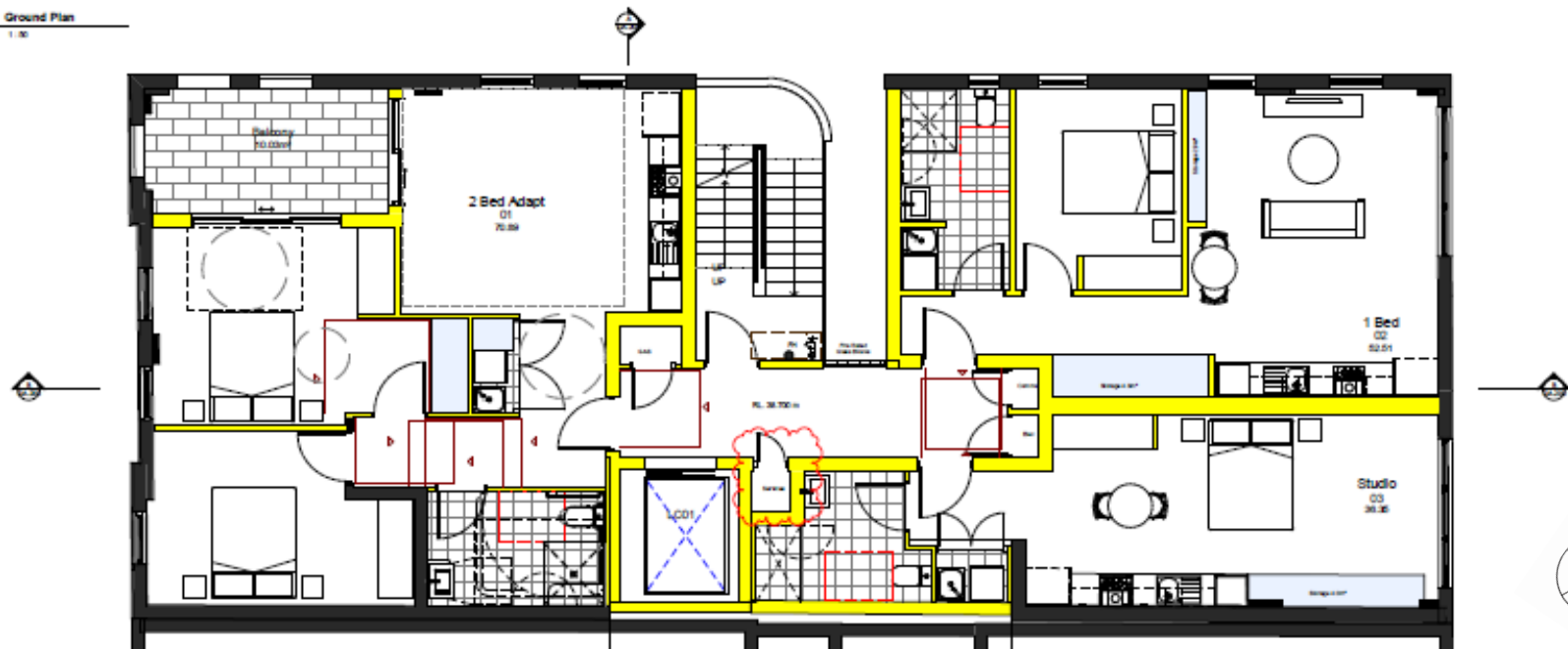
corner Hughes Place and Hughes Lane



view east along Hughes Place



1 Ground Plan
1:50

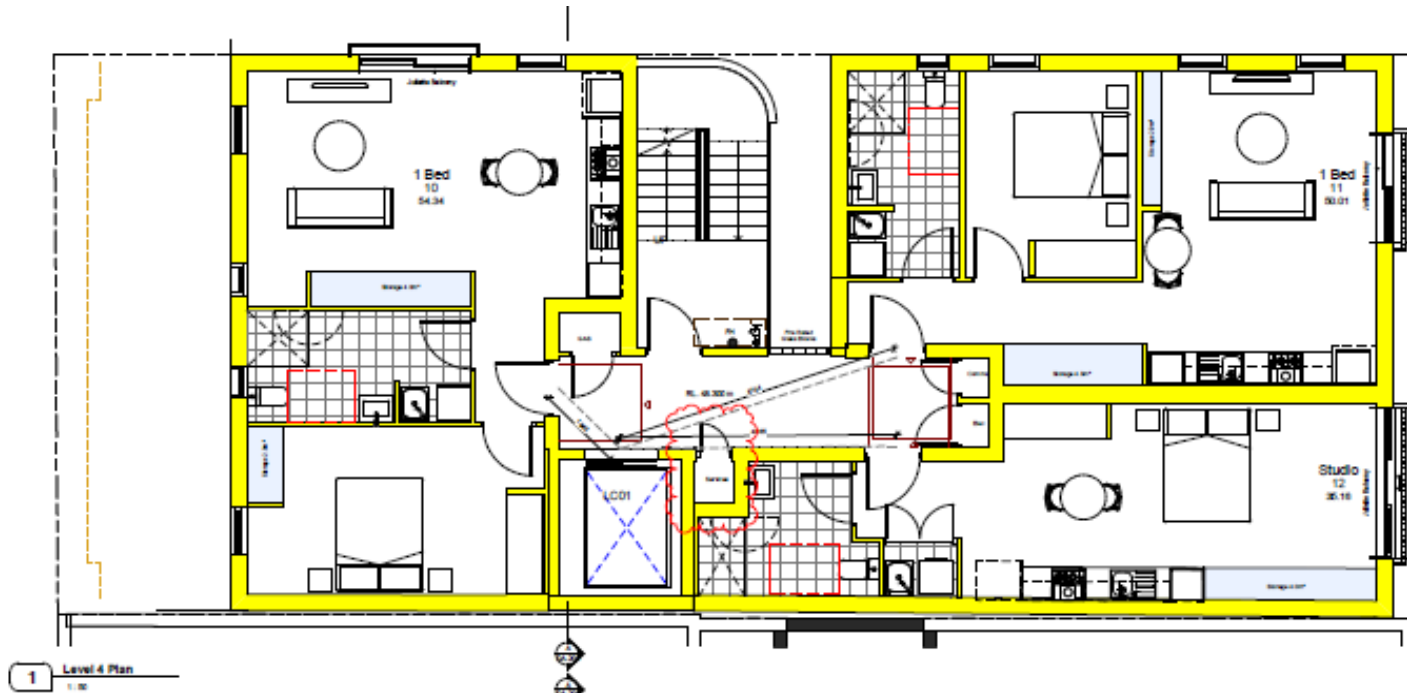


3 Existing level 1
1:50

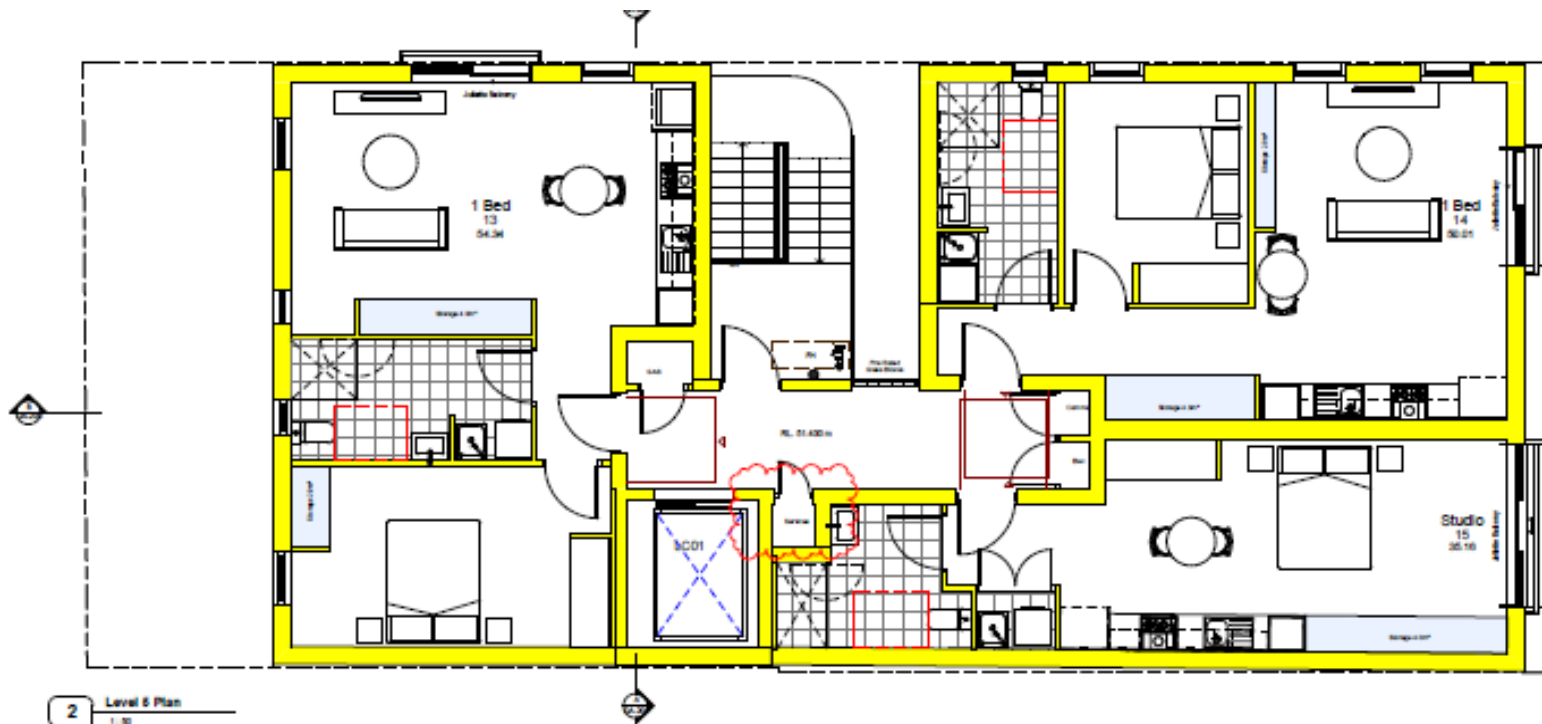
level 1 floor plan



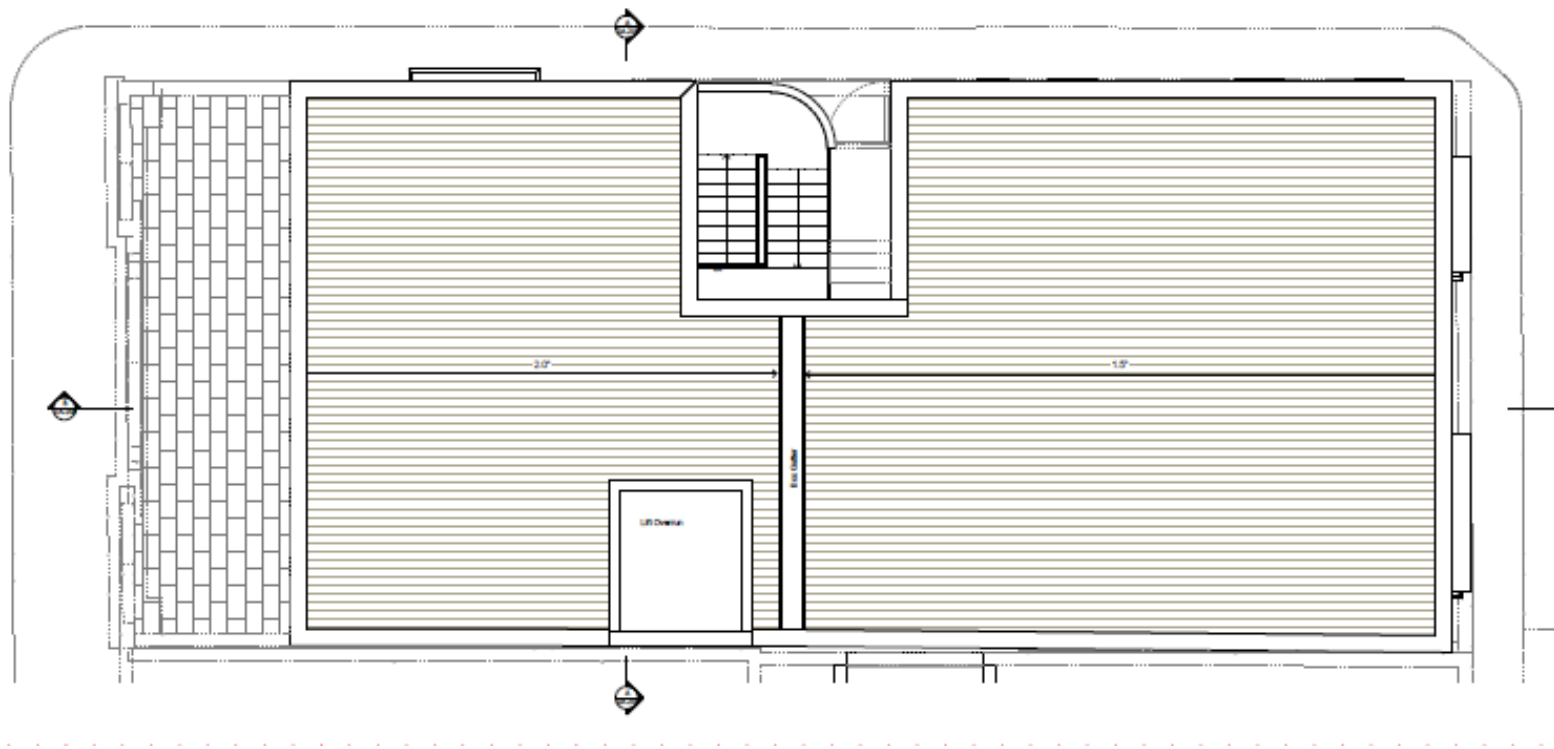




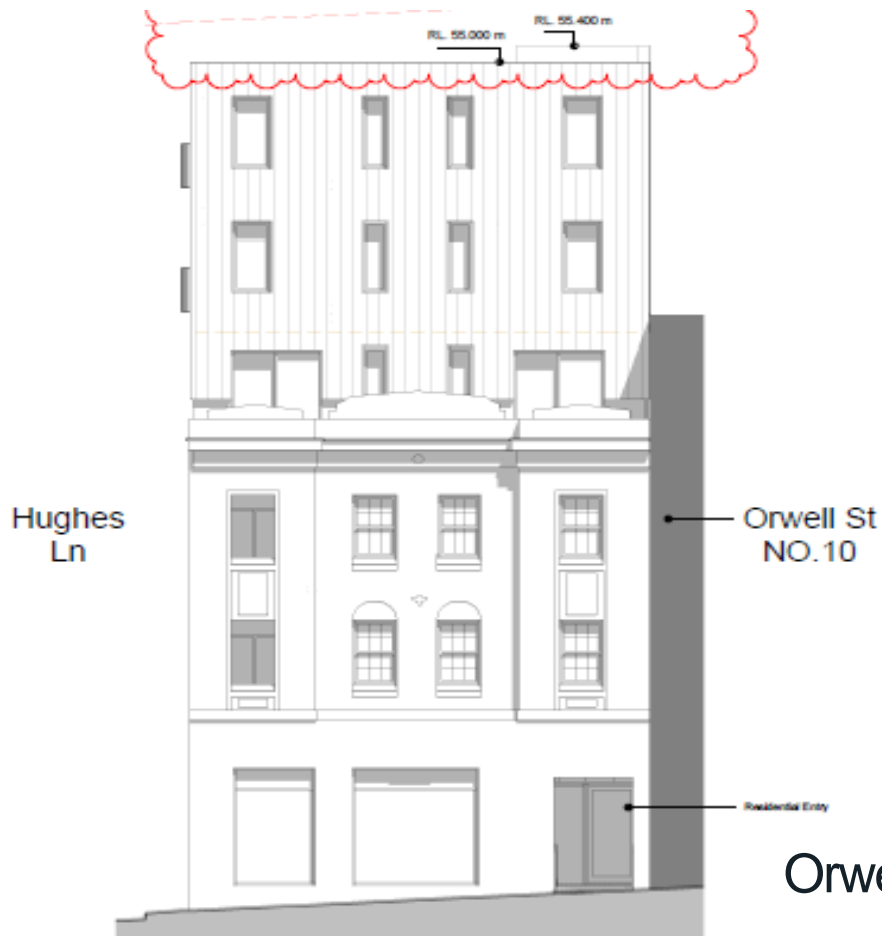
level 4 floor plan



level 5 floor plan



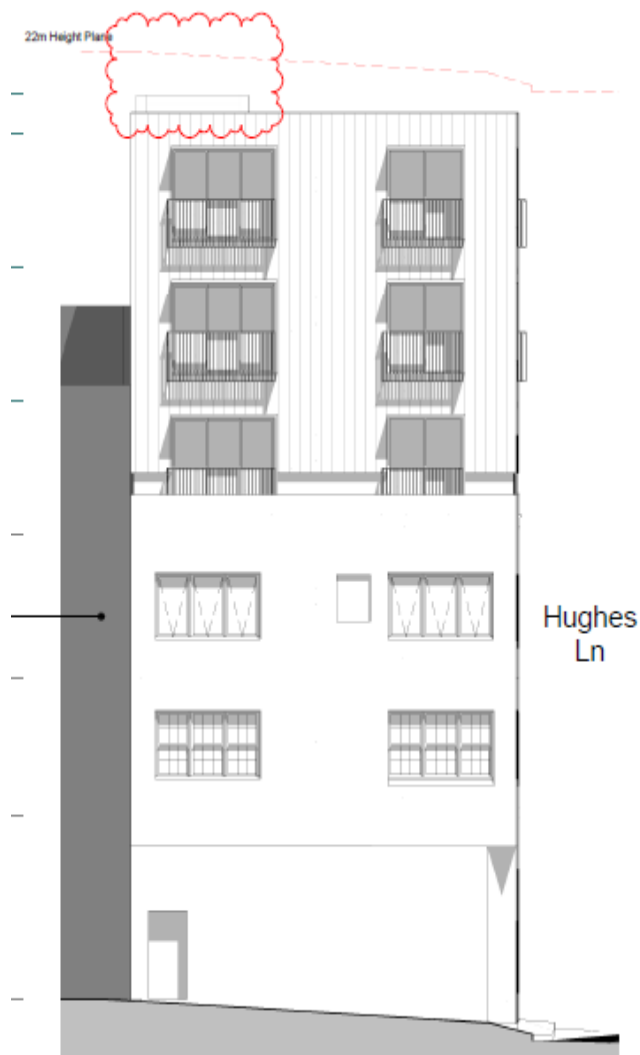
roof plan



Orwell Street (south) elevation



Hughes Lane (west) elevation



Hughes place (north) elevation



street context elevation



1

South Elevation - Orwell Street

1:100

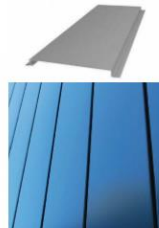
CLADDING ROOF



MC1

METAL CLADDING
KLIP-LOK® 406
COL. SURFMIST® MATT

FACADE CLADDING

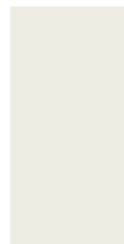


FC1

FACADE CLADDING
LYSAGHT DOMINION®
285mm x 22mm
COL. Monument® MATT

PAINT FINISHES

EXTERIOR WALLS AND TIMBER
WINDOWS



P1

DULUX
Natural White™
SW1F4



P2

DULUX
Taupe White Half™
S10A1H



P3

DULUX
COL. SURFMIST



P4

DULUX
COL. MONUMENT



GB1

GLASS BLOCK
JANUS DW (ARCTIC SIDE)
190X190X80

materials

photomontage



Orwell Street



view east along Orwell Street

compliance with Affordable Rental Housing SEPP – standards that cannot be used to refuse consent

| | control | proposed | compliance |
|-------------------|-------------------------|----------|---------------------------|
| floor space ratio | 3:1 plus 0.6:1 bonus | 3.56:1 | yes |
| site area | 450sqm | 241sqm | no |
| landscaped area | 35sqm per dwelling | nil | assessed as acceptable |

compliance with Affordable Rental Housing SEPP

| | control | proposed | compliance |
|-------------|--|----------|--|
| car parking | 0.4 spaces per 1 bed unit 0.5 spaces per 2 bed unit | nil | acceptable – proximity to public transport |
| use | affordable housing use for minimum 10 years | 25 years | yes |

compliance with key LEP standards

| | control | proposed | compliance |
|-------------------------|---|----------|------------|
| height | 22m | 21m | yes |
| floor space ratio | 3:1 SEPP(Affordable Rental Housing) 2009 - bonus 20% (0.6:1) applied to the maximum FSR control | 3.56:1m | yes |

compliance with DCP controls

| | control | proposed | compliance |
|--------------------------------|---------|---------------------|--------------------|
| height in storeys | 6 | 6 | yes |
| setbacks above street frontage | 3m | 3m to Orwell Street | partial compliance |

compliance with ADG

| | control | proposed | compliance |
|------------|---------|----------|--------------------|
| solar | 70% | 100% | yes |
| cross vent | 60% | 66.7% | yes |
| deep soil | 7% | nil | no, but acceptable |

compliance with ADG

| | control | proposed | compliance |
|---------------------|---|--|-----------------------------------|
| building separation | 12m | 12m Orwell Street 6.1m Hughes Lane 6-6.3m Hughes Place | yes assessed as acceptable |
| apartment size | studio 35m ² 1 bed 50m ² 2 bed 70m ² | studio min 35m ² 1 bed min 50.1m ² 2 bed min 70.84m ² | yes |

compliance with ADG

| | control | proposed | compliance |
|--------------------------|---|--|------------------------------------|
| floor to ceiling heights | 2.7m | 2.7m | yes |
| communal open space | 25% | nil | no – indoor communal area proposed |
| private open space | 1 bed 8m ² 2 bed 10m ² 3 bed 12m ² | 3 of 15 comply juliet balconies proposed for others | assessed as acceptable |

Design Advisory Panel Residential Subcommittee

DAPRS reviewed application on 7 April 2020

The panel raised the following concerns:

- consistent street parapet height of buildings along Orwell Street forms a cohesive height and should be retained with a 3m setback provided
- Hughes Place elevation needs to consider impacts on buildings to the north
- balconies and living rooms looking north need to be designed to reduce privacy impacts on neighbours

Design Advisory Panel Residential Subcommittee

- further information and analysis of overshadowing impacts required
- ground floor apartment has poor amenity and should be deleted
- services are to be integrated into the design
- architectural expression of new addition - needs to be clear distinction between the contributory building and the new addition
- facade design to acknowledge the proportions, articulation and materiality of contributory buildings in HCA.

issues

- building separation
- view impacts
- indoor communal area in lieu of communal open space

building separation

- built-up nature of existing site and surrounding development makes it difficult to fully comply with ADG building separation controls
- to reduce privacy and overlooking impacts between sites the following window treatments are proposed :
 - limiting the number of single aspect apartments facing Hughes Place and Hughes Lane
 - restriction in the size and extent of glazing
 - reduction in balconies to minimise impacts of the development across the street to manage/reduce overlooking
 - deep set windows and use of integrated Juliet balconies in lieu of standard balconies

view impact

- proposal complies with height and floor space control
- complies with DCP 6 storey height in storey control
- proposal will result in some impacts to views from residential building directly to the south of the subject site (i.e. Springfield Apartments)
- views that will be impacted are partial views and the impact is assessed as reasonable
- CBD skyline views will be retained

communal area

- ADG requires communal open space to be provided (minimum area equal to 25% of the site)
- original design proposed roof top open space – over height limit
- objections received relating to roof top area based on height, privacy, overlooking and noise impacts
- roof top open space deleted and amended design proposed ground floor indoor communal area
- communal area will be used for workshops, counselling and general break-out space for residents
- acceptable subject to design refinements of communal area

recommendation

- approval subject to conditions