

Local Planning Panel

10 August 2022

Address: 25-27 Dunning Avenue, Rosebery

D/2021/1491

Applicant: Mr R Macauley (Pryor Tzannes & Wallis Solicitors and
Public Notaries)

Owner: Dunning Proprietor Pty Ltd.

Architect: Tzannes Architects

Consultants: Gyde Consulting

Proposal

Alterations and additions to heritage warehouse building to create a five storey commercial development

- three additional floor levels
- 10 car parking spaces
- partial demolition of the heritage item including removal of the majority of the sawtooth roof
- new openings, new floor plates and removal and alterations to internal features such as metal trusses and columns

recommendation

The application is recommended for refusal.

notification information

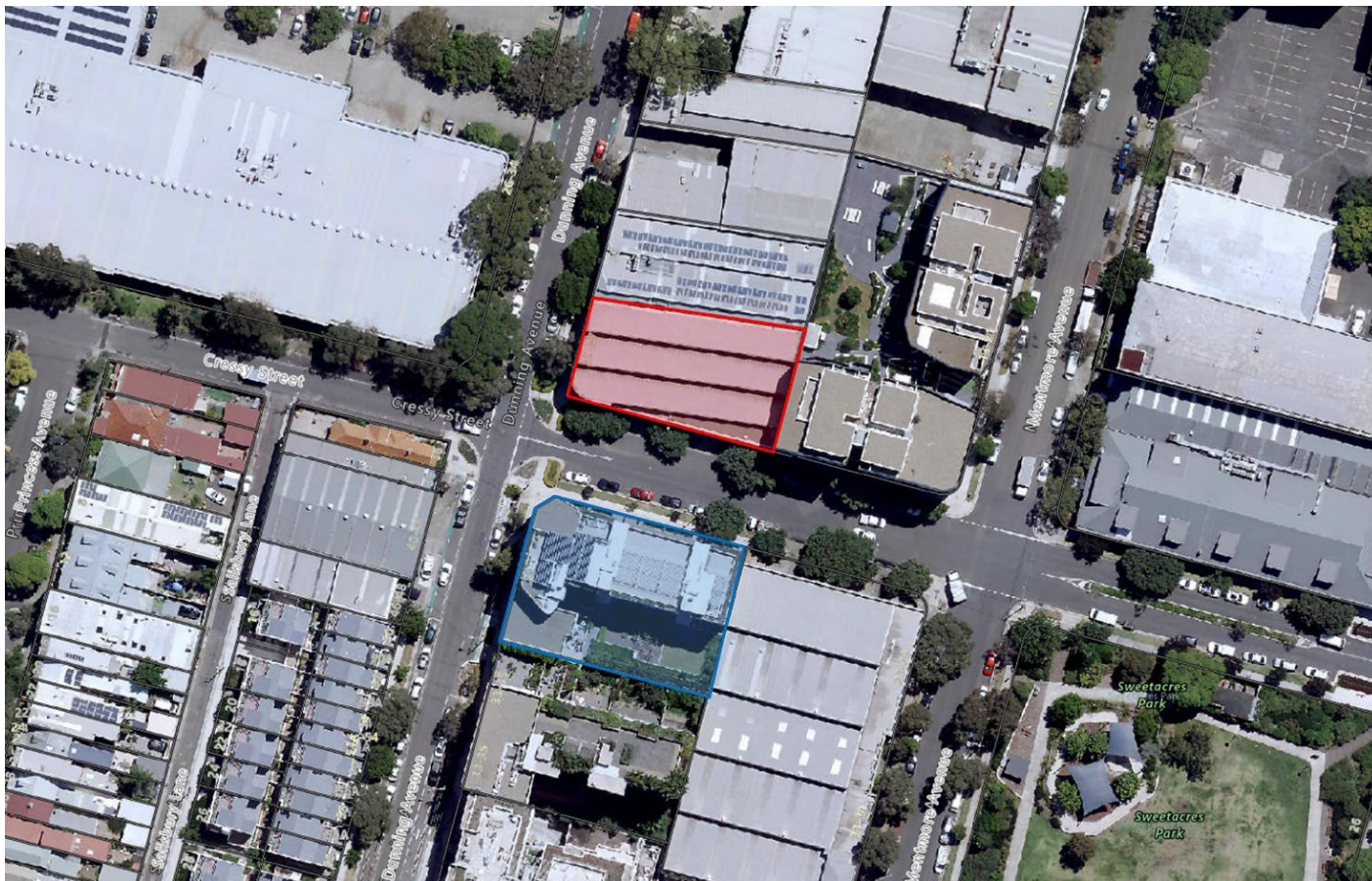
- exhibition period 12 January 2022 to 10 February 2022
- 179 owners and occupiers notified
- 3 submissions received objecting to the proposal



submissions

Issues raised in submissions are summarised as follows:

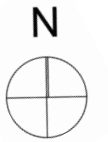
- amenity impacts and loss of view to neighbouring residential dwellings
- privacy impacts into apartments from a commercial development
- heritage impacts
- loss of solar access to apartments

submissions



-  subject site
-  submitters

site



Subject site.



Cressy Street frontage

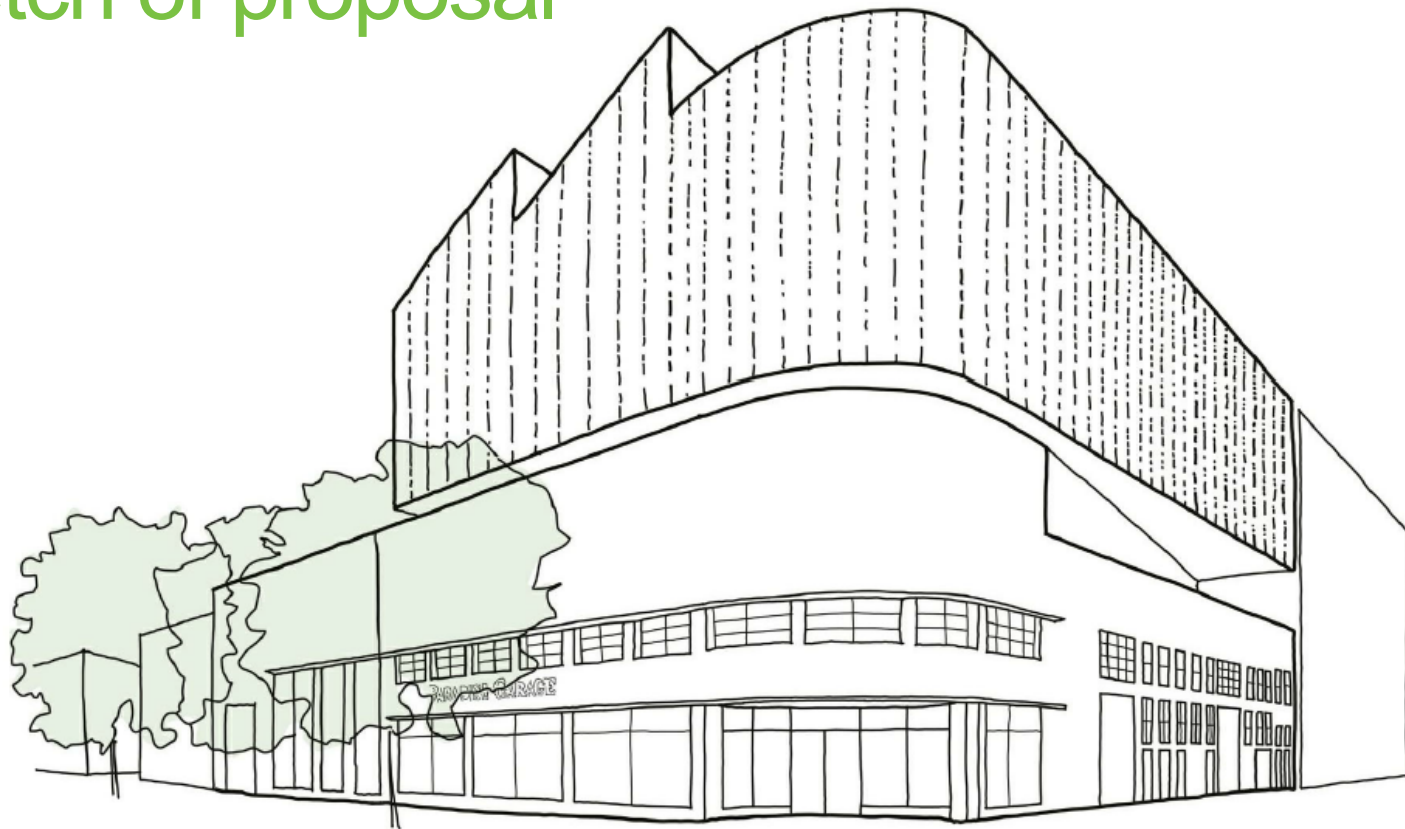


corner of Dunning Avenue & Cressy Street



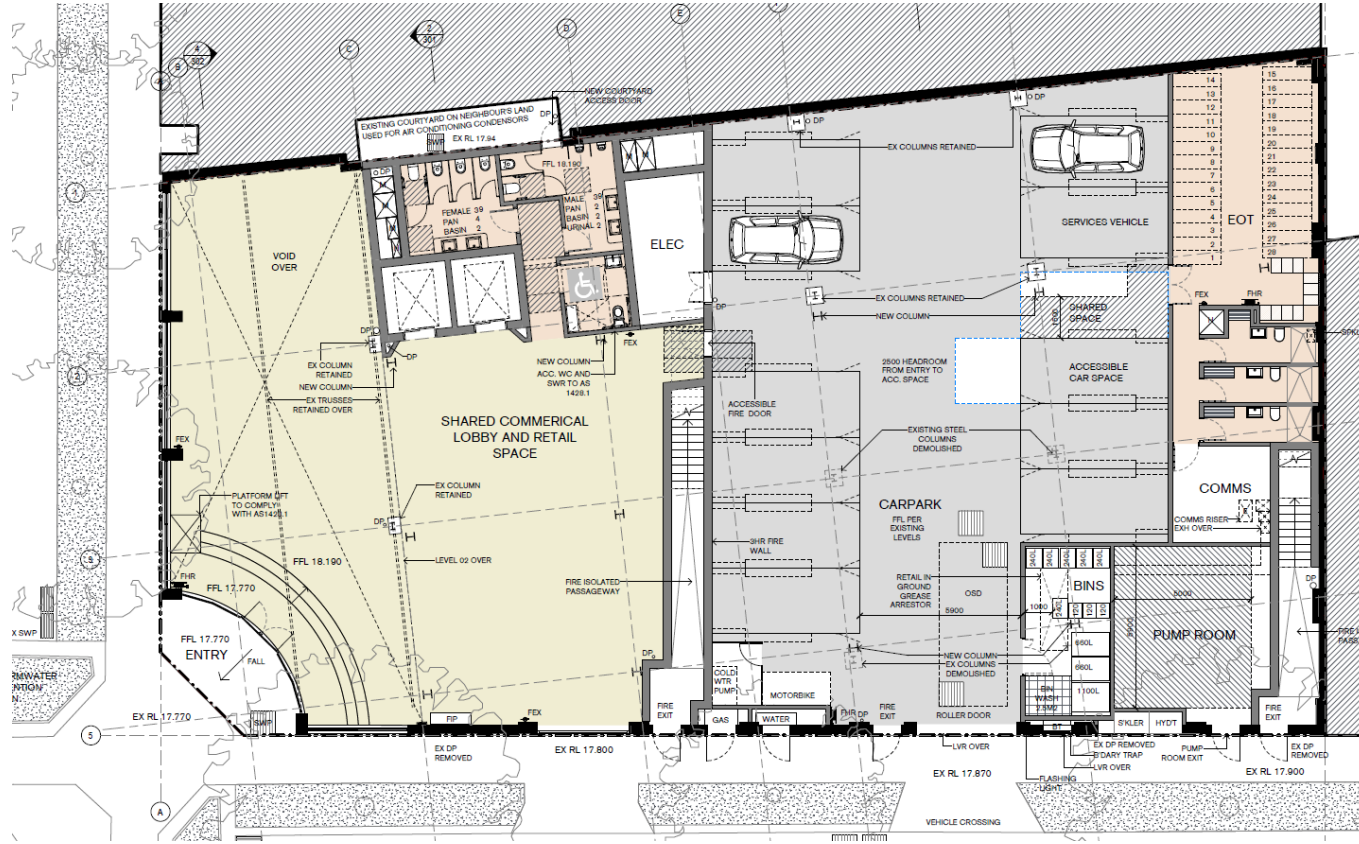
Dunning Avenue frontage

Sketch of proposal

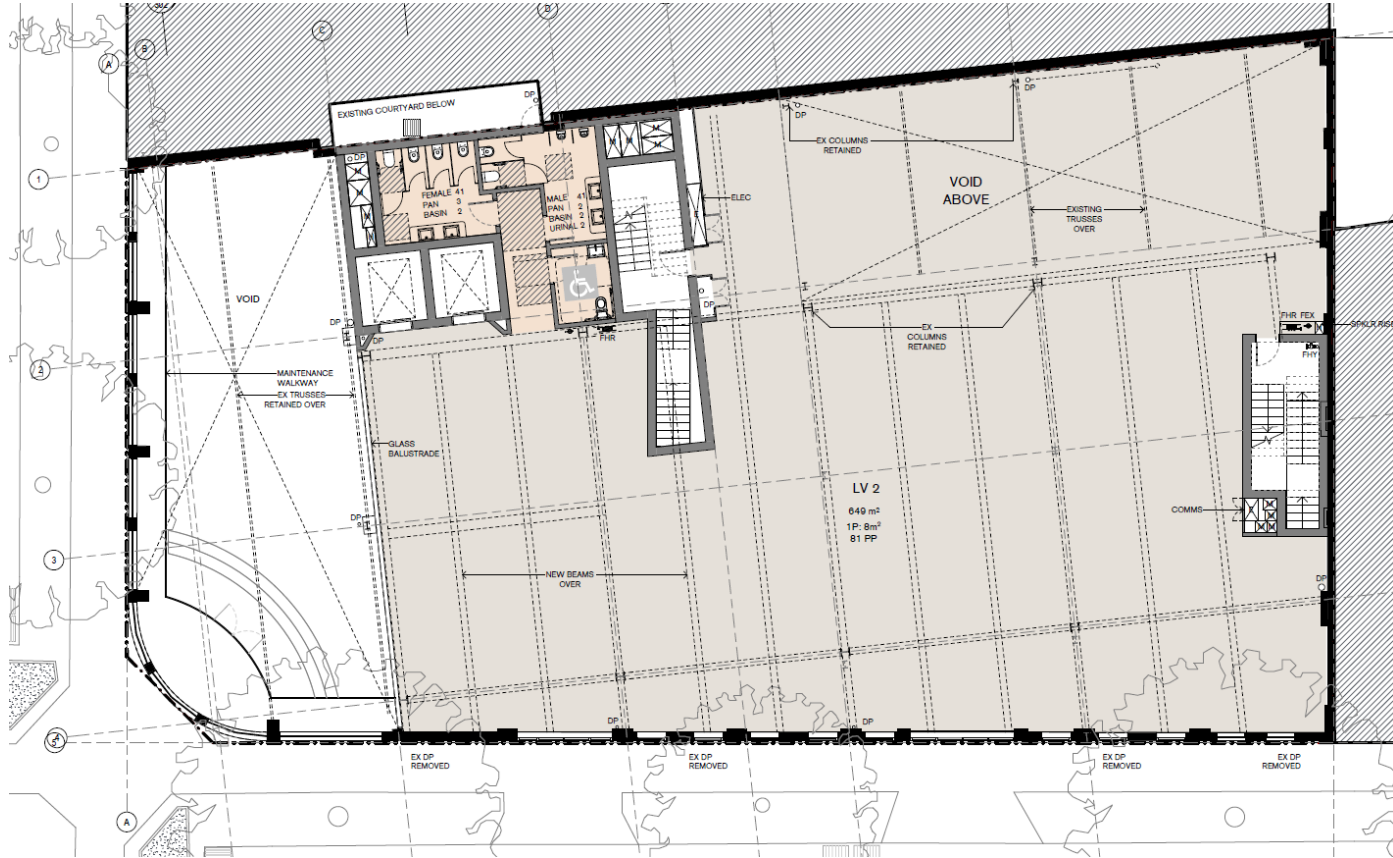


View from corner of Dunning Avenue and Cressy Street

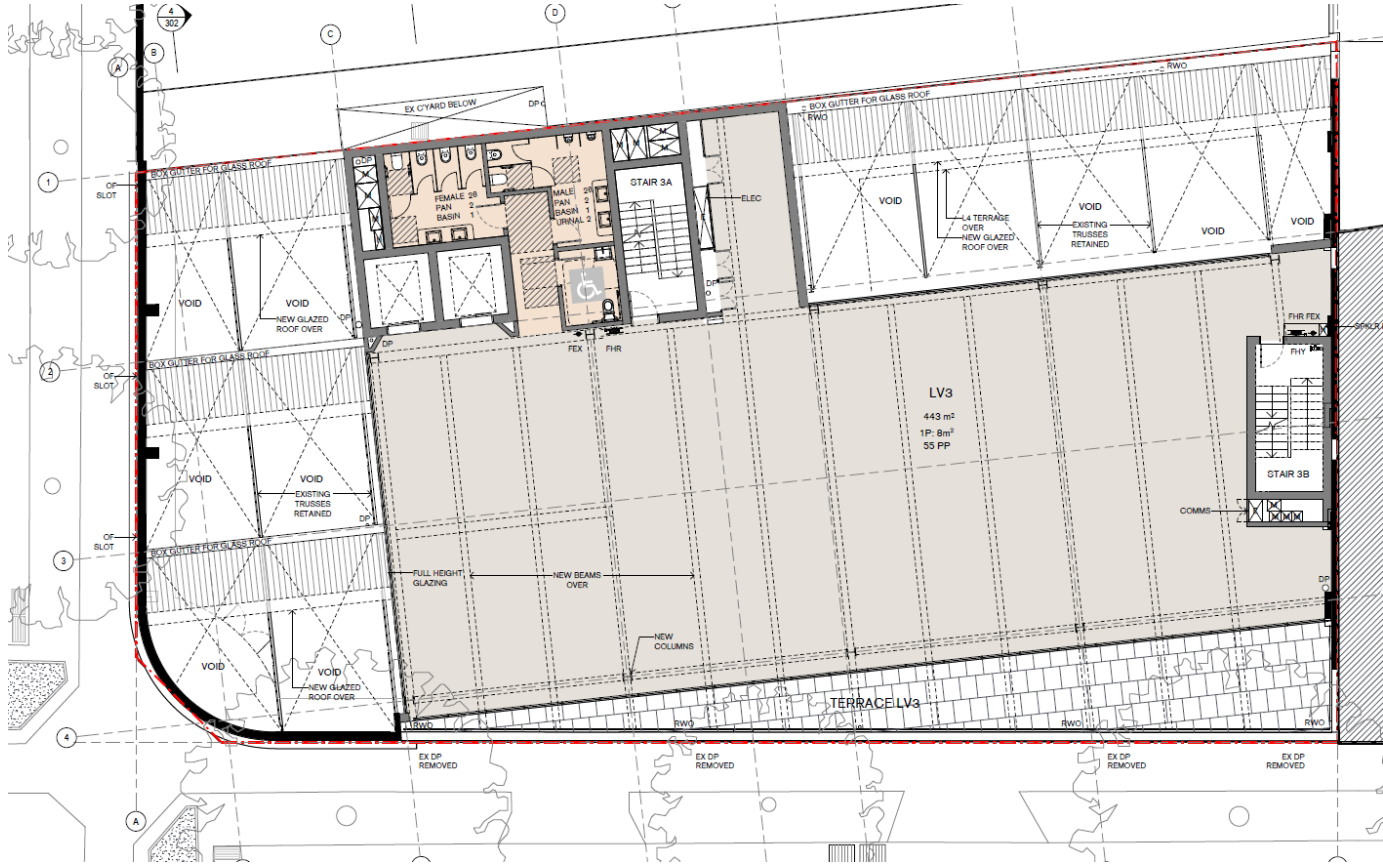
Floor Plans



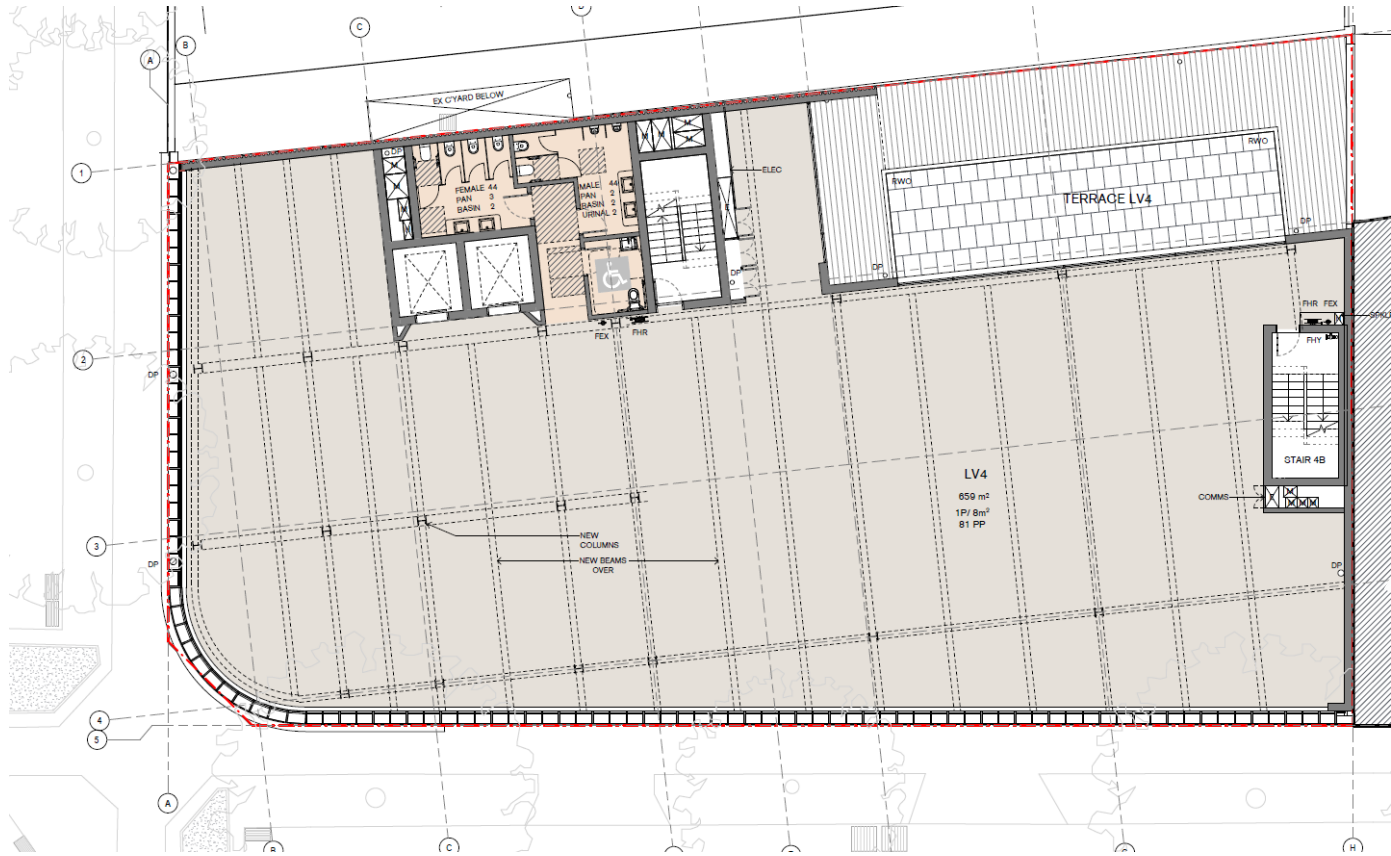
Proposed Ground Floor Plan – Level 1



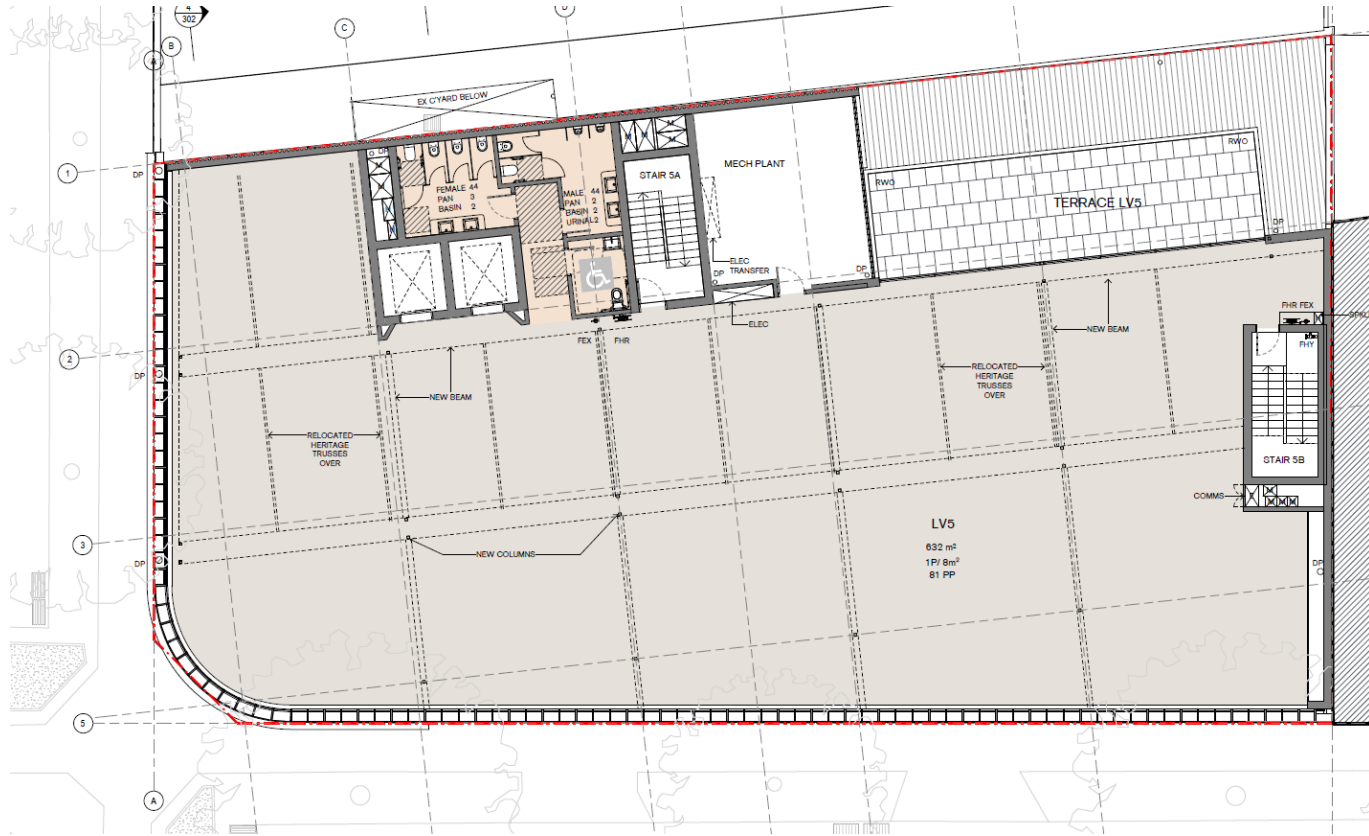
Proposed First Floor Plan – Level 2



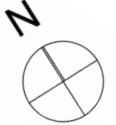
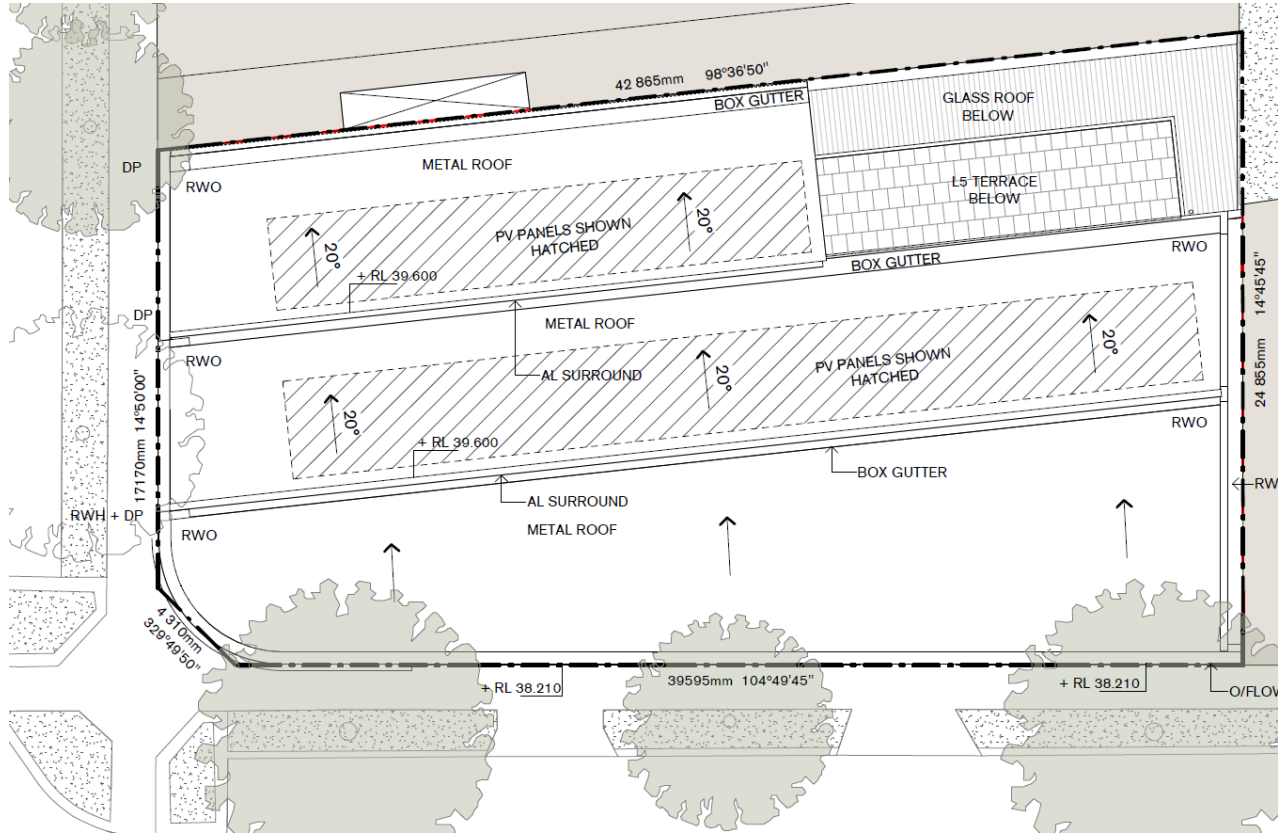
Proposed Second Floor Plan – Level 3



Proposed Third Floor Plan – Level 4

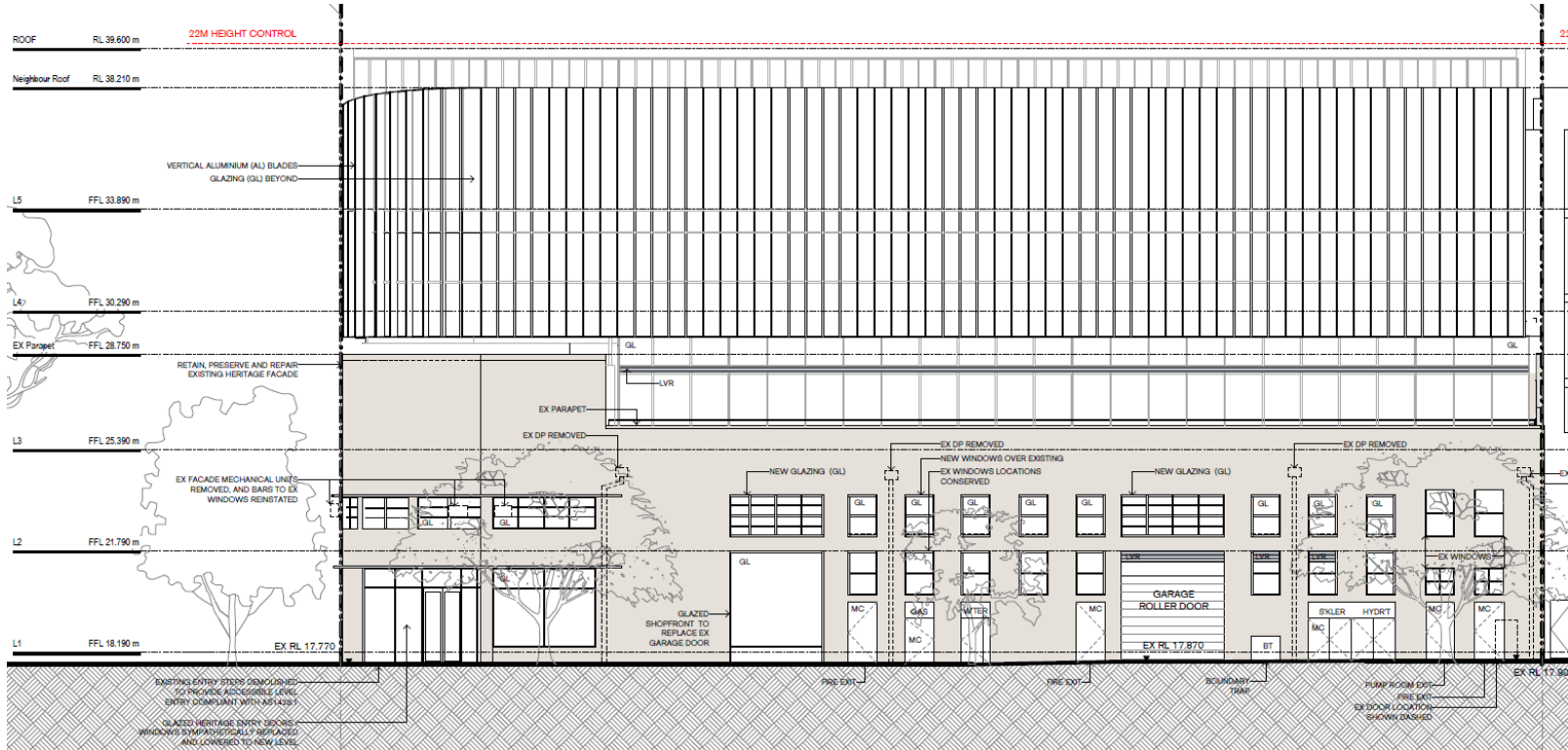


Proposed Fourth Floor Plan – Level 5

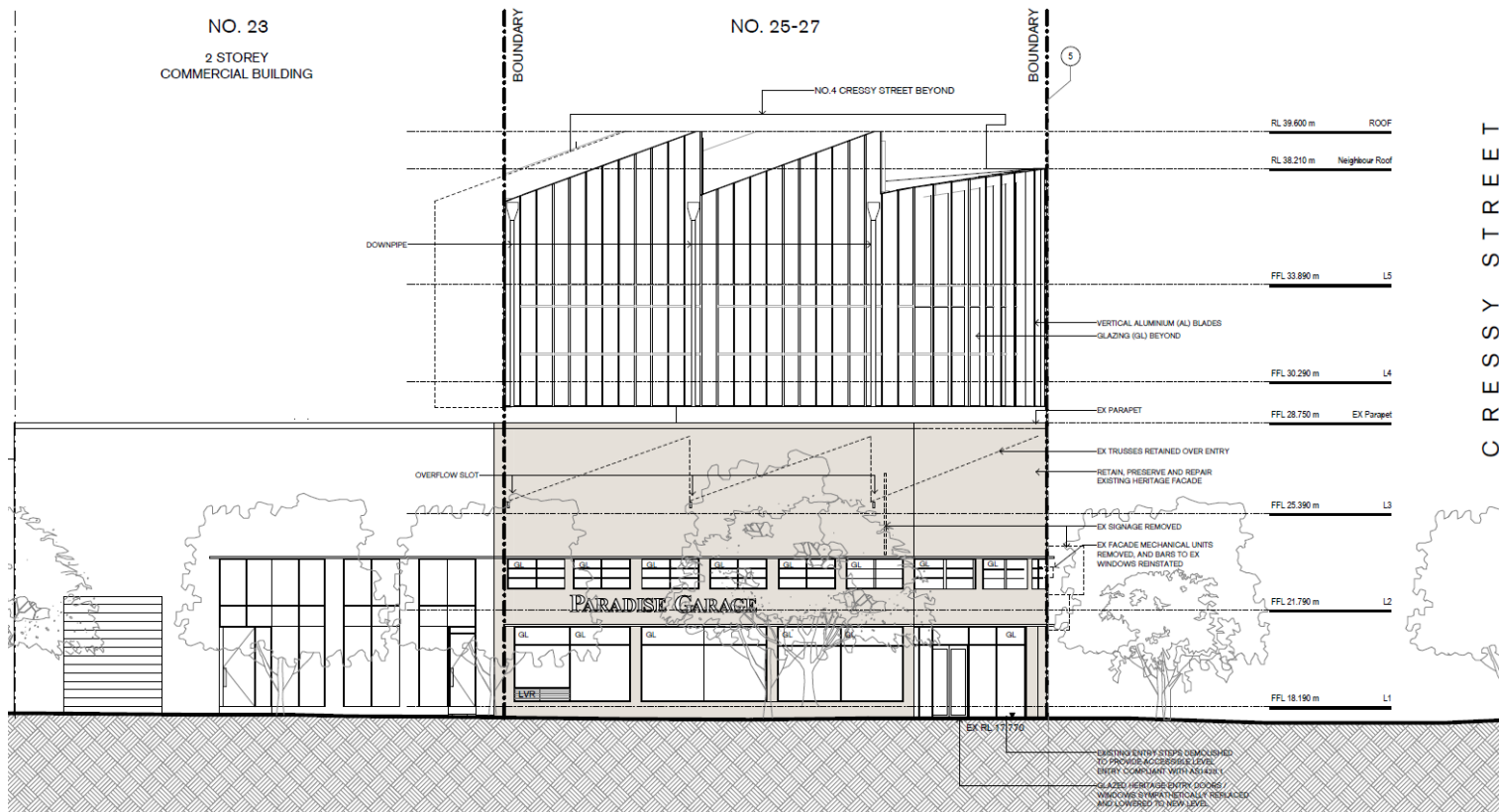


Proposed Roof

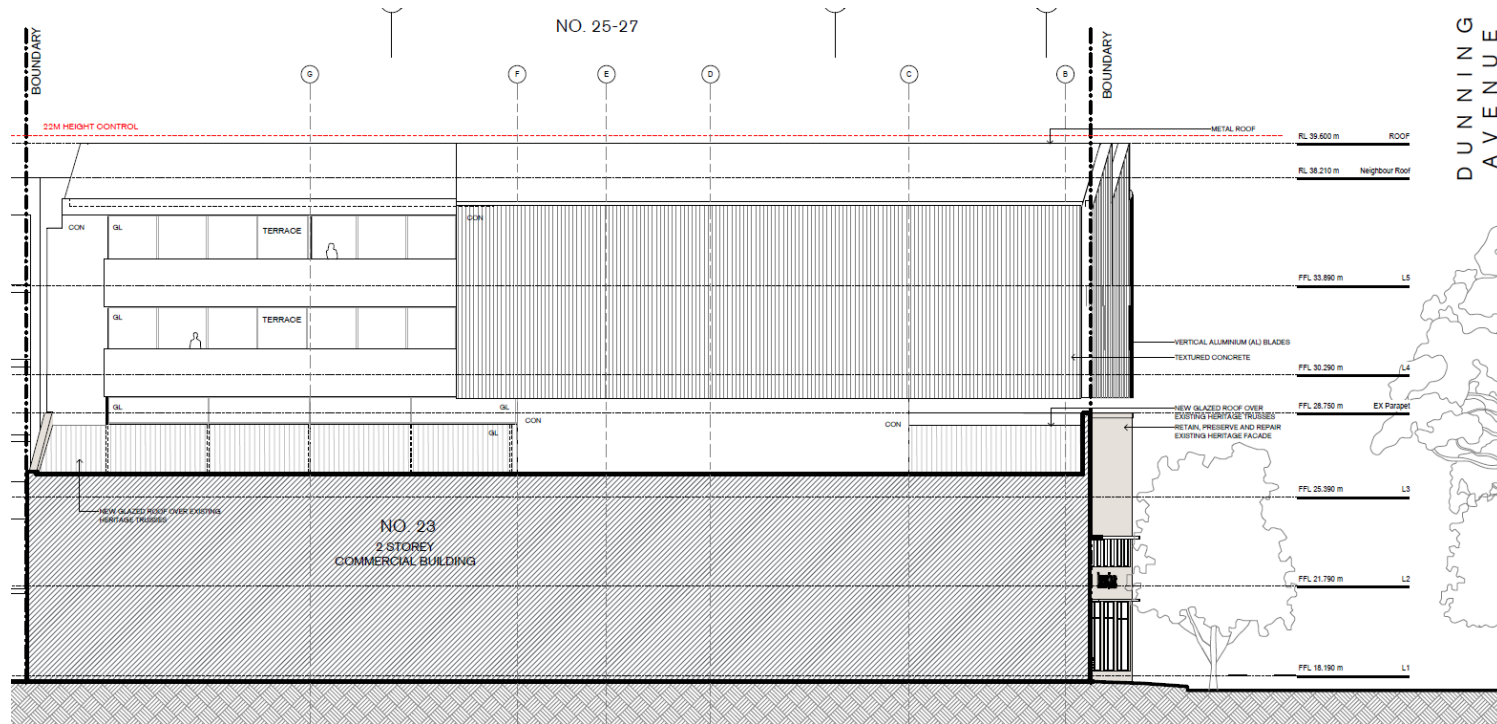
Elevations



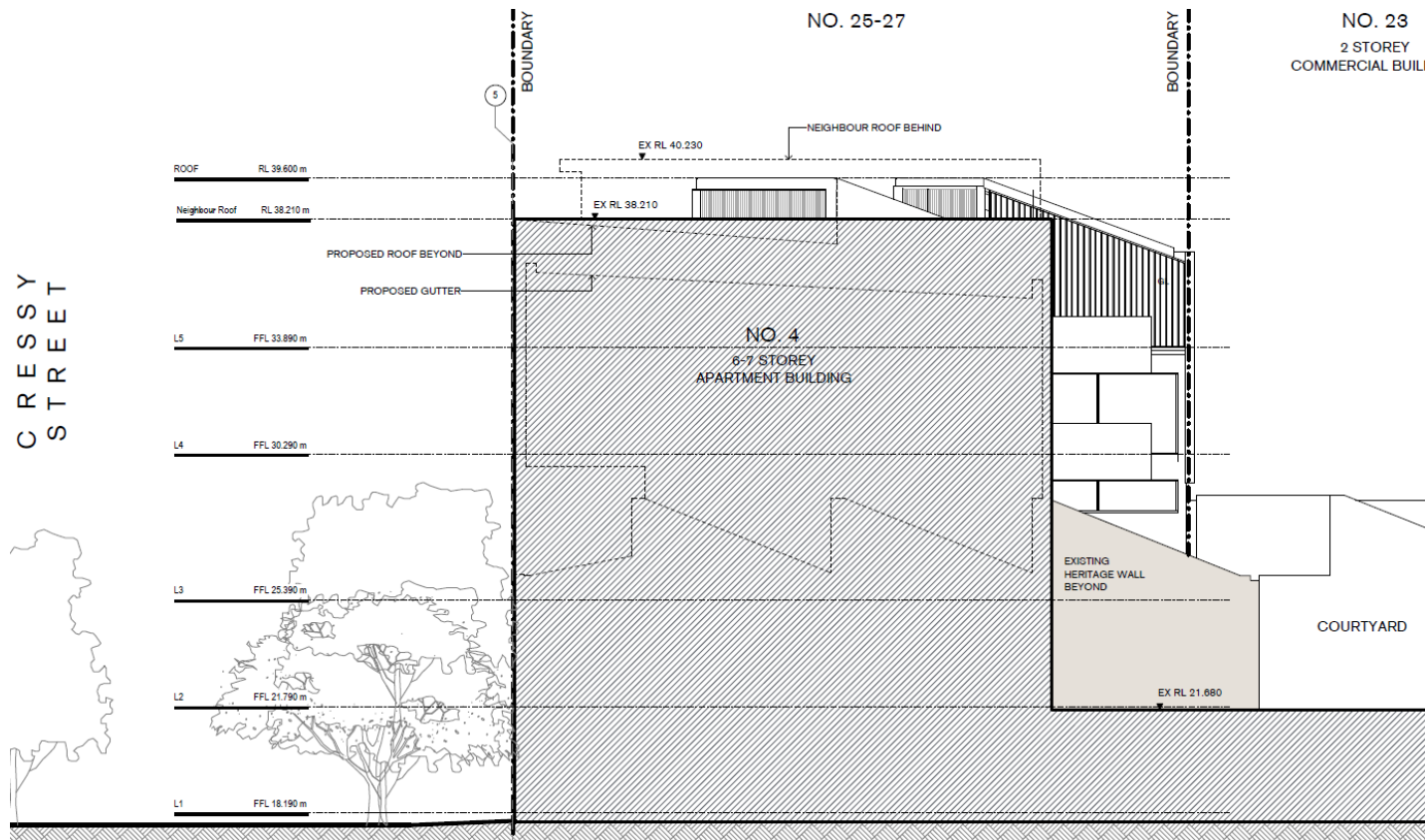
South Elevation – Cressy Street Frontage



West Elevation – Dunning Street Frontage



Proposed North Elevation



Proposed East Elevation



Photomontage – view east along Cressy Street



Photomontage – view south along Dunning Avenue



Photomontage – view west along Cressy Street

compliance with key LEP standards

	control	proposed	compliance
height	22m	21.75m (Max.)	Yes
floor space ratio	1.5:1 base up to 0.5:1 community infrastructure up to 0.3:1 end of trip facilities	3.1:1 variation of 97% over base plus end of trip	No Clause 4.6 variation not supported

Compliance with key LEP standards - FSR

	control	proposed	compliance
Community infrastructure FSR	0.5:1 above base	1.524 above base proposed (1,946sqm)	No Clause 4.6 Variation not supported.
End of Journey Facilities	up to 0.3:1	0.076 (73sqm)	Yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	6 Storeys	5 Storeys	Yes
floor to ceiling heights	4.5m on ground floor	3.6m	No
Heritage	N/A	N/A	No

Compliance with DCP controls

	control	proposed	compliance
Transport and Parking	Traffic report and vehicle movement analysis to be provided	Traffic report insufficient and doesn't take into consideration larger vehicles	No
Waste	Waste Management Plan required that complies with Council waste requirements	WMP is insufficient	No
Acoustic privacy	Acoustic report for change of land use	No Acoustic report provided	No

Summary of Key Issues

- Floor Space Ratio (FSR)
- Heritage
- Design Excellence
- Impacts on adjacent development
- Site Contamination

FSR

- Proposed FSR 3.1:1 (2,966sqm)
- Control – Max 2.3:1 - base FSR 1.5:1, community infrastructure bonus 0.5:1, end of trip facilities up to 0.3:1
- The proposed bonus FSR of 0.5:1 is not supported as does not meet objectives of controls
- The proposed end of journey FSR is 0.076:1 (73sqm) which is accepted
- The 4.6 variation is based on the base FSR and is requesting 107% variation to the standard.

FSR

- non compliance will result in adverse impacts to a heritage listed item in particular the preservation and retention of heritage features and significant elements
- development is not consistent with the objectives of the standard – principally with regards to impacts on the desired character and amenity of the locality

Heritage

- Development proposes significant demolition and alteration of the heritage elements of the existing inter-war warehouse
- Works are not consistent with heritage inventory listing
- Not supported given the significant level of demolition, alteration of facades and the dominance of the new addition
- The extent of FSR non compliance adds to impacts

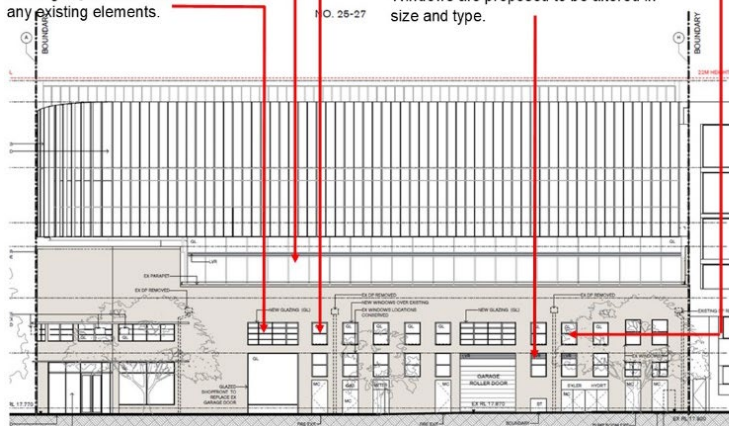


Significant alterations to the saw tooth roof glazing to be replaced by cantilevered terrace fronting cressy street.

New glazing treatments not part of the existing façade and not consistent with any existing elements.

Additional windows as shown are significantly different and alter the heritage façade and impacts the fabric negatively.

Windows are proposed to be altered in size and type.



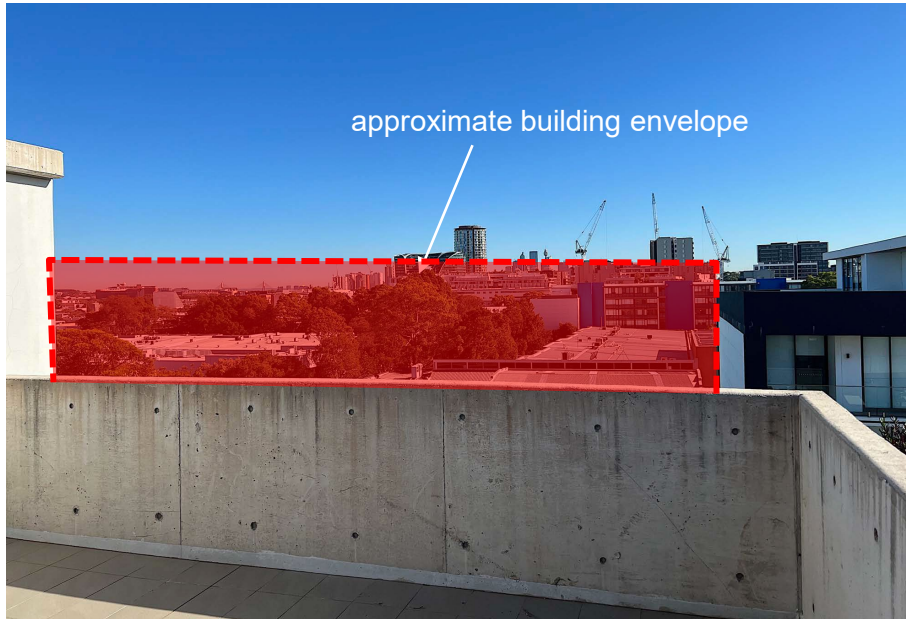
Cressy Street frontage

Design Excellence

- The development seeks to maximise floor space in lieu of adequately considering the significance of the heritage item
- The bulk of the vertical addition and lack of set backs dominates the heritage warehouse
- As a result, the vertical extension above the heritage item will dominate the public domain rather compliment the surrounding buildings and warehouse below.

Impacts on adjacent development

- View loss issues were raised in submissions
- A proposal with reduced FSR would facilitate reduced impacts



Site Contamination

- A Phase 1 Land Contamination Assessment report identified a number of contaminants as potentially being on site
- The report requested a Phase 2 Detailed Site Assessment to be undertaken with a Remediation Action Plan (RAP) to be completed to remediate the site
- The phase 2 report and RAP have not been submitted
- In the absence of a Phase 2 report or a RAP insufficient information has been provided for the consent authority to be satisfied that the site can be made suitable for the development

Recommendation

The application is recommended for refusal