

Local Planning Panel

12 June 2024

Application details

7 Rennie Street, Redfern

D/2024/69

Applicant: Martyn Calleia

Owner: Thomas Hagglund and Alice Hagglund

Designer: Special Terrace House

Planning Consultant: Damian O'Toole

Proposal

alterations and additions to existing residential terrace, including a first-floor rear addition accommodating a new bedroom, study and bathroom

Recommendation

Approval, subject to conditions

Notification



- exhibition period 6 February to 21 February 2024
- 87 owners and occupiers notified
- 1 submission received, in-principle support

Submissions

- parking
- traffic
- stormwater drainage

Submissions



-  subject site
-  submitters

Site



 subject site

Site



site frontage to Rennie Street

Site



site viewed from Rennie Street

Site



site rear frontage to the unnamed lane

Site



site viewed from the unnamed lane

Site



site viewed from Charles Street facing north – rear interface of 1-11 Rennie Street and 2-12 Mount Street

Site



site viewed from Charles Street facing north –
rear interface of 1-11 Rennie Street and 2-12 Mount Street

Site



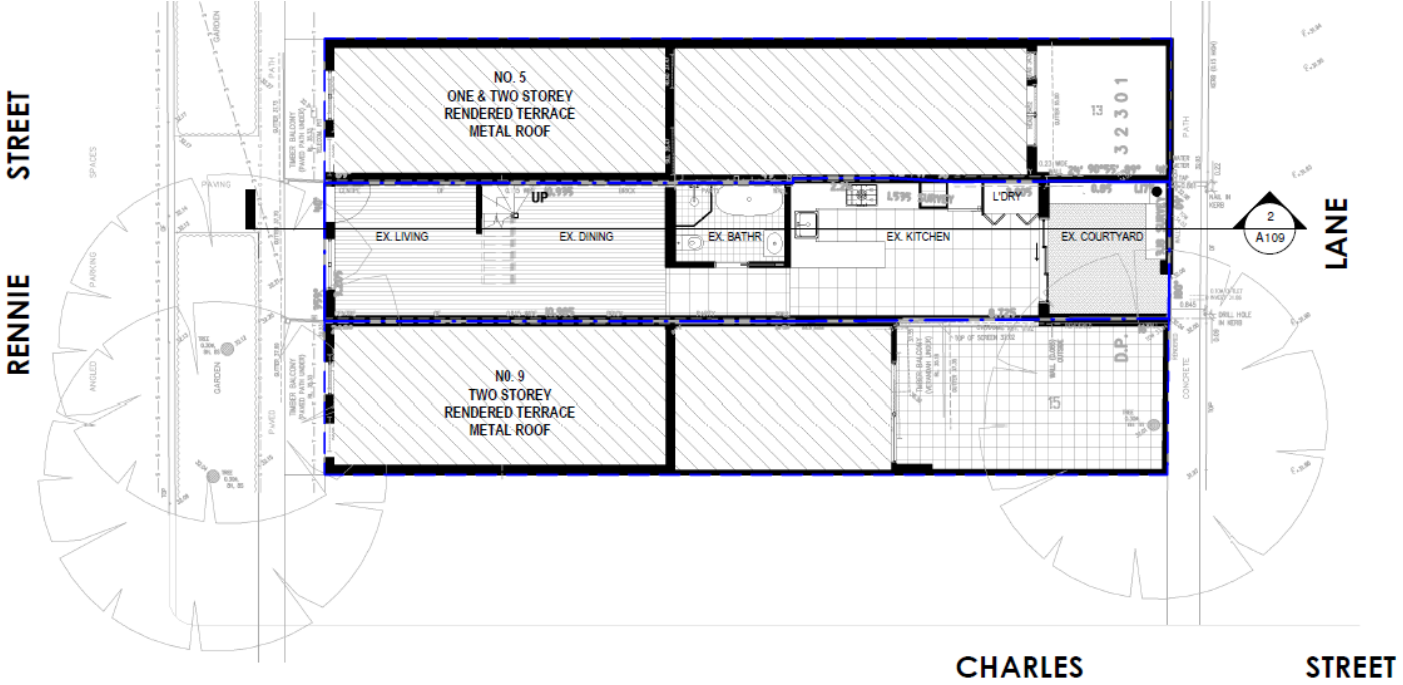
view from the existing first floor window to the unnamed lane

Site



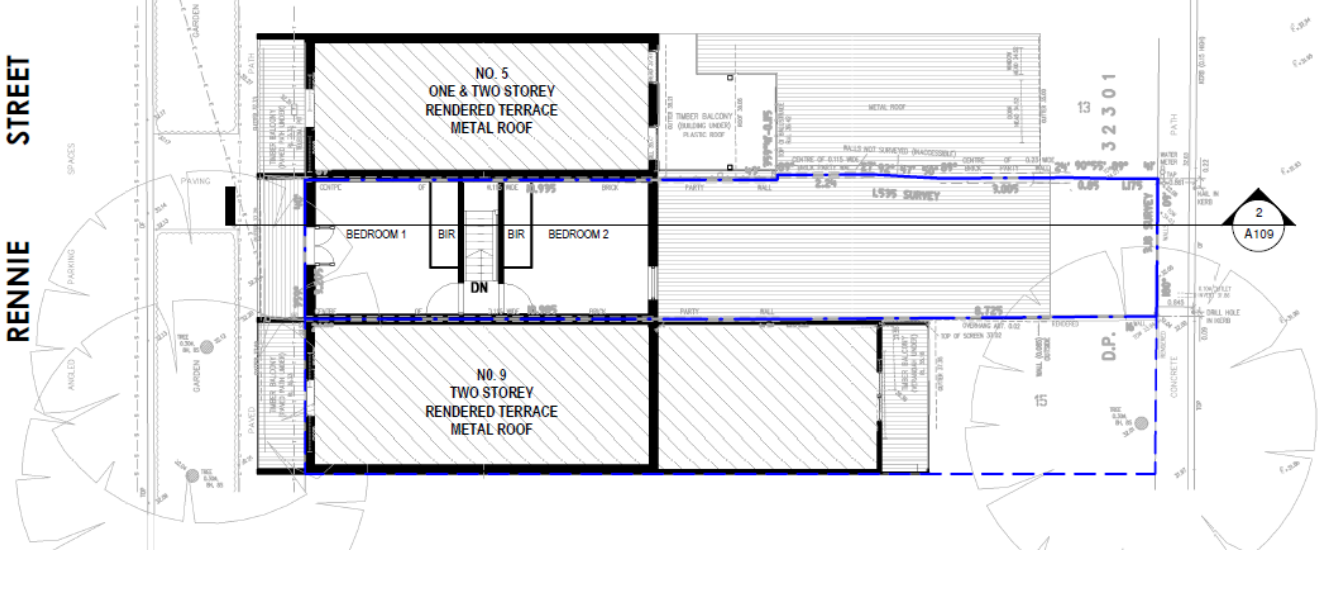
existing interface of site and southern adjoining terraces
(Nos. 9 and 11 Rennie Street)

Proposal



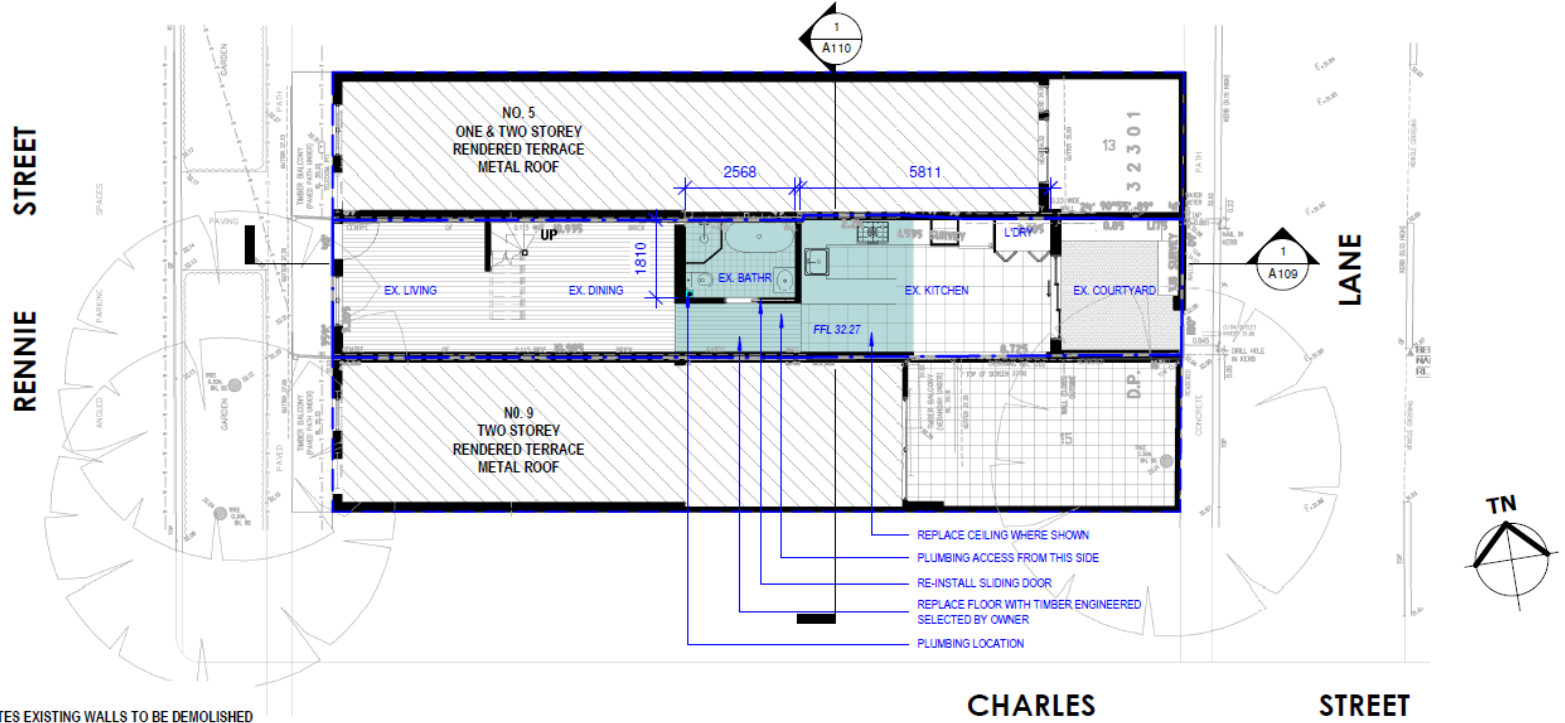
existing ground floor plan

Proposal



existing first floor plan

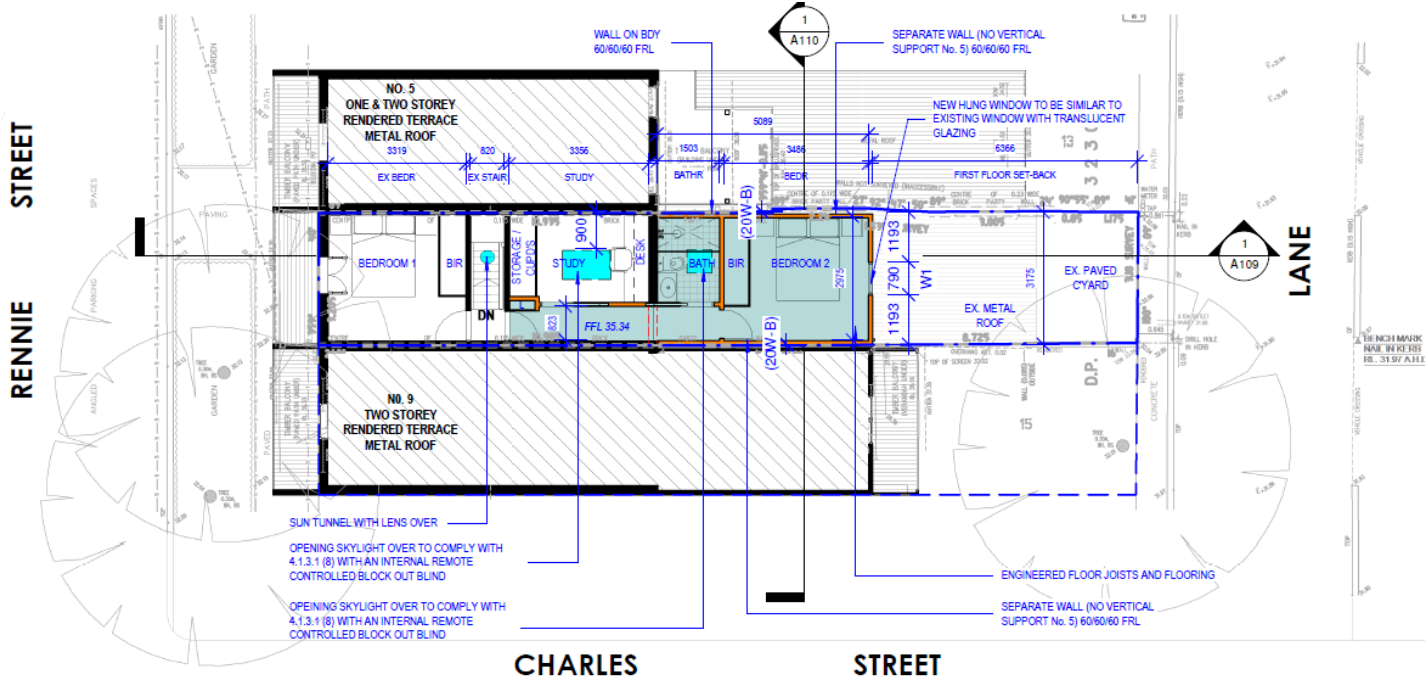
Proposal



- LEGEND:**
- - - - DENOTES EXISTING WALLS TO BE DEMOLISHED
 - DENOTES EXISTING WALLS TO BE MAINTAINED
 - DENOTES PROPOSED NEW WALLS
 - DENOTES PROPOSED AREA OF NEW WORKS

proposed ground floor plan

Proposal

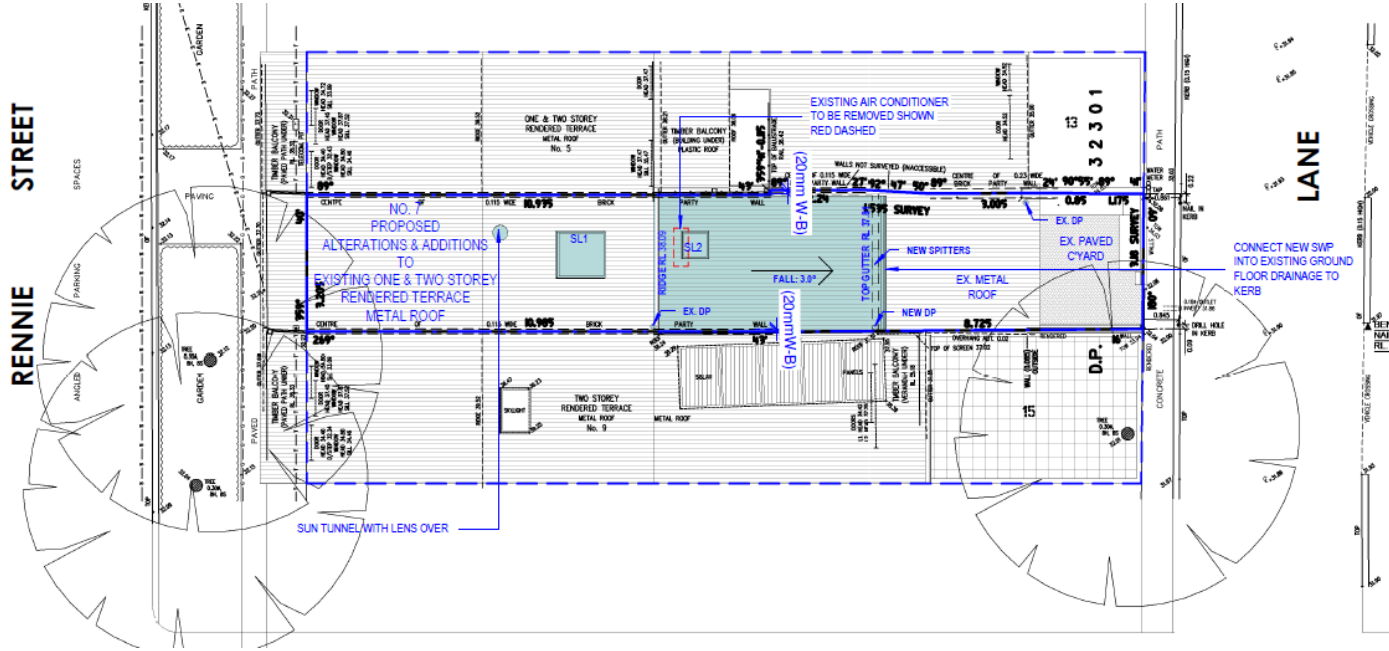


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proposed first floor plan



Proposal



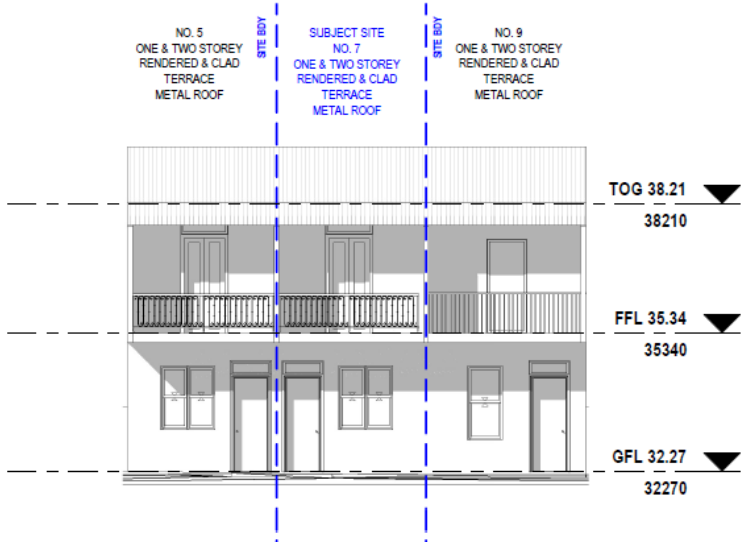
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proposed roof plan

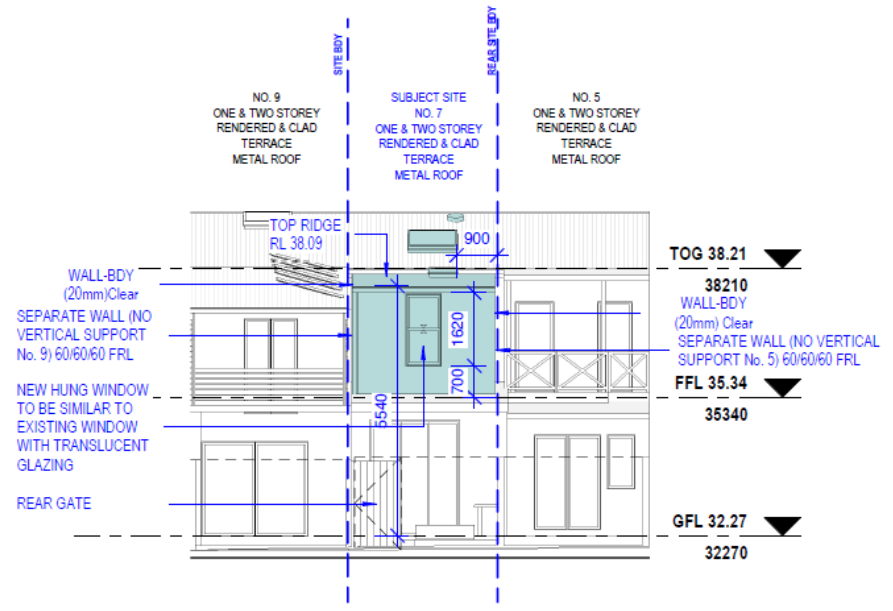
Proposal

LEGEND:

DENOTES PROPOSED AREA OF NEW WORKS







proposed west elevation (front)

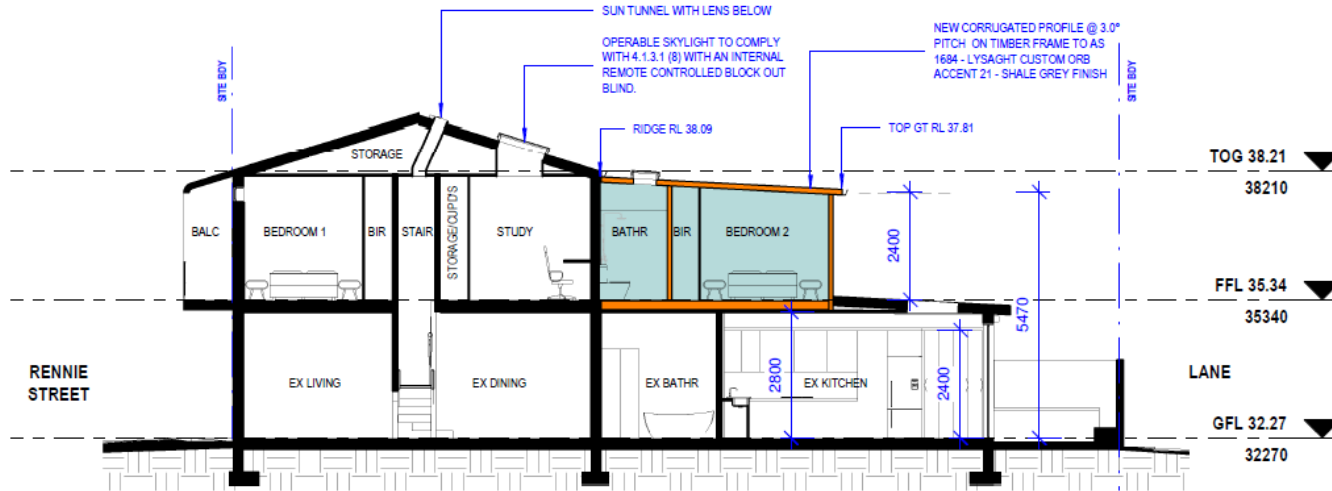


proposed east elevation (rear)

Proposal

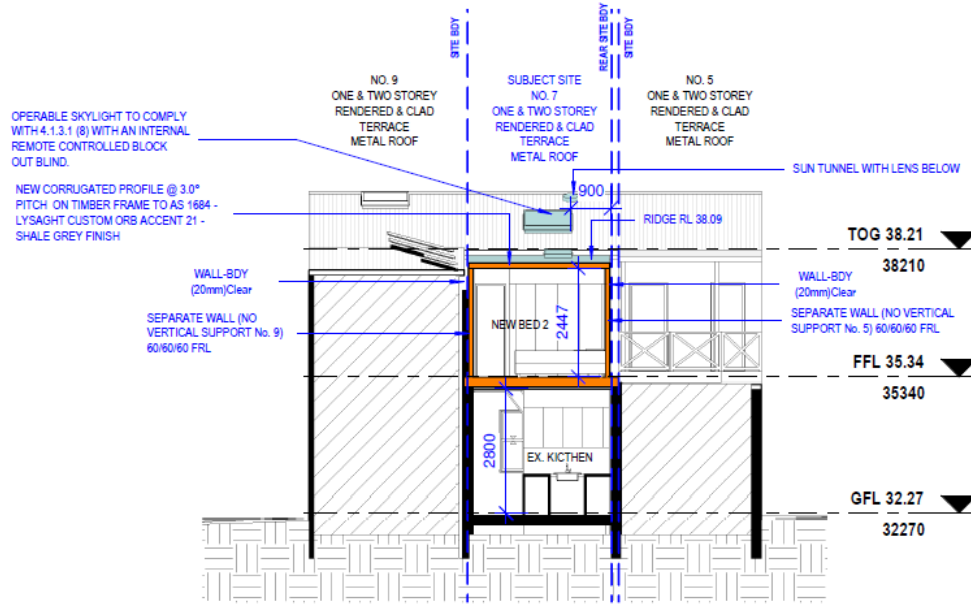
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proposed section A

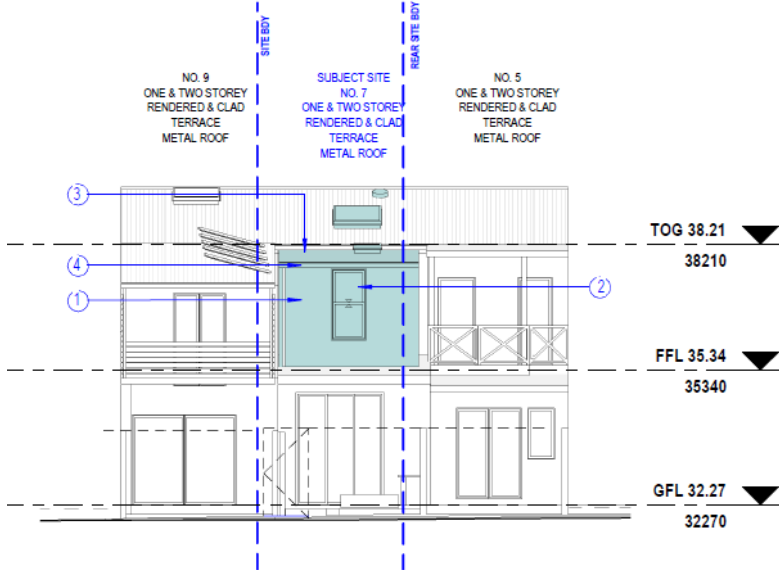
Proposal



- LEGEND:
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proposed section B

Materials



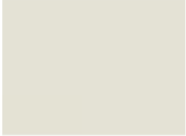
MATERIALS & FINISHES



1. DULUX LOW SHEEN ACRYLIC - COLORBOND SHALE GREY



3. CORRUGATED PROFILE - CUSTOM ORB ACCENT 21 - SHALE GREY FINISH



SURFMIST®

2. HUNG WINDOW - SURFMIST.



4. FASCIA BOARD - SHALE GREY. "COLORBOND"

proposed materials and finishes

Compliance with key LEP standards

	control	proposed	compliance
height	9m	7.25m	yes
floor space ratio	1:1 (GFA 63.5sqm)	existing = 1.16:1 (GFA 73.6sqm) proposed = 1.43:1 (GFA 90.7sqm)	no – clause 4.6 variation request supported
heritage	not a heritage item Rennie and Mount Street heritage character area		yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	2 storeys	yes
building setback	relate to established pattern of adjoining terraces within heritage conservation area	rear first floor setback - 6.36m (no change to existing ground floor rear setback)	yes
solar access	min. 2 hours solar access to site and neighbouring sites at mid-winter (1sqm living room windows and 8sqm private open space)	no additional overshadowing impact	acceptable

Issues

- non-compliance with floor space ratio standard
- rear setback
- overshadowing

Floor space ratio

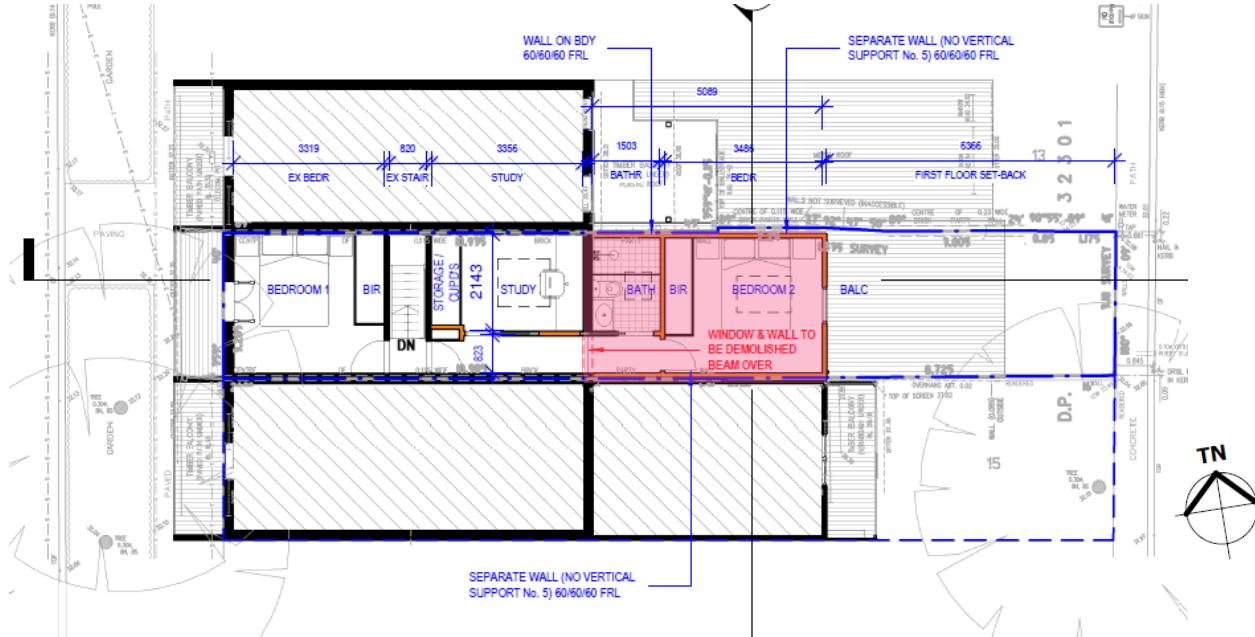
- non-compliance with 1:1 FSR control, proposed FSR 1.43:1
- existing non-compliance of FSR 0.16:1 (existing exceedance of 10.1sqm)
- proposed additional FSR 0.27:1 (GFA of 17.1sqm)
- clause 4.6 variation request supported
- no significant adverse overshadowing, heritage, privacy, views or other environmental impacts arising from non-compliance

Floor space ratio

existing FSR 1.16:1
(GFA 73.6sqm)

proposed FSR 1.43:1
(GFA 90.7sqm)

additional FSR of 0.27:1
(GFA 17.1sqm)

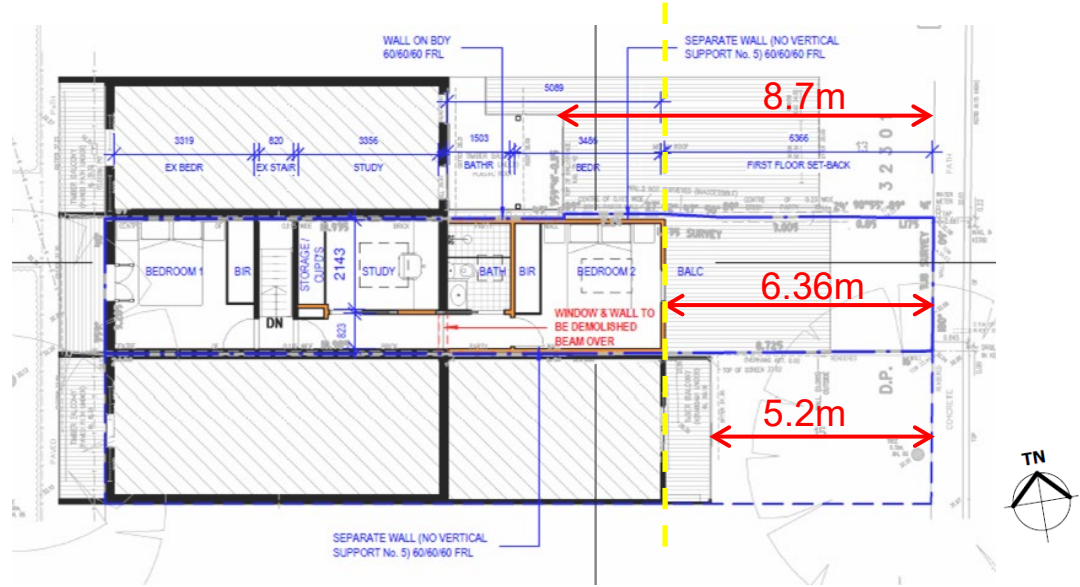


proposed first floor plan

Rear setback

- existing terrace row does not have a consistent rear setback at ground or first floor levels
- existing first floor rear setback of:
 - 4.3m to 8.5m provided to Nos. 1, 3 and 5 Rennie Street
 - 5.2m to Nos. 9 and 11 Rennie Street (to external face of balconies)
- proposal is commensurate with existing development pattern of southern terraces

Rear setback

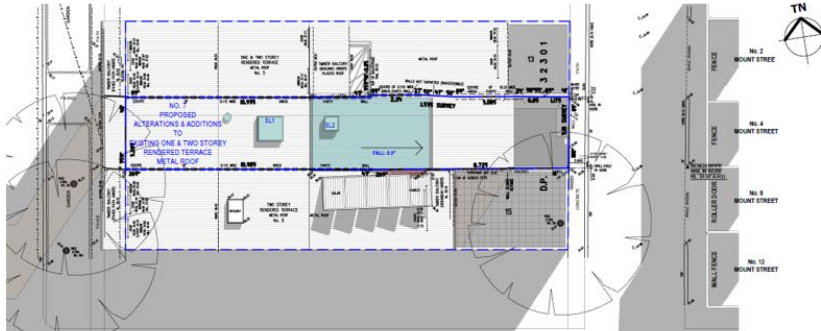


inconsistent first floor rear setback
proposed addition aligns with Nos. 9 and 11 Rennie Street

Overshadowing

- overall negligible overshadowing impacts resulting from proposal
- existing site and neighbouring dwellings do not receive min. 2 hours during mid-winter to open space or living room windows
- proposal complies with DCP - does not result in additional shadows to open space or living room windows to site or neighbouring dwellings
- maintains existing direct sunlight of 1 hour to 8sqm of open space to 9 Rennie Street between 11.00am to 12.00pm

Overshadowing



9.00am



10.00am



11.00am

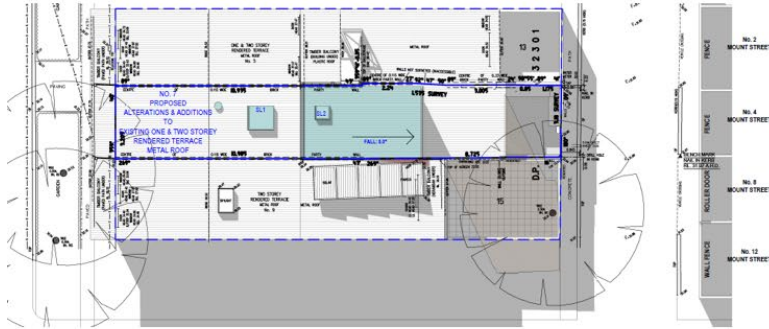


12.00pm

- LEGEND:**
- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
 - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF EXISTING SHADOW OF No. 7 RENNIE ST
 - DENOTES AREA OF PROPOSED ADDITIONS & ALTERATIONS
 - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW

proposed shadow diagrams

Overshadowing



1.00pm



2.00pm



3.00pm

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proposed shadow diagrams

Recommendation

- approval subject to conditions