

Local Planning Panel

6 November 2024

Application details

Address: 29 Pyrmont Street, Pyrmont

Application: D/2024/172

Applicant: Ed Lippmann

Owner: Braddon Slater

Architect: Lippmann

Proposal

- alterations to existing heritage cottage
- construction of new detached 3 storey building
- use of buildings as hotel with 10 rooms
- 49% non-compliance with LEP height of buildings control

Recommendation

Approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to non-compliance with the height of buildings development standard

Notification

- exhibition period 21 March 2024 to 12 April 2024
- 268 owners and occupiers notified
- 3 submissions received

Submissions

- heritage and streetscape
- health and safety
- insufficient deep soil and details of landscaping
- waste management
- accessibility issues
- noise (construction, use, mechanical plant)

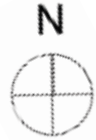
Submissions



 subject site

 submitters

Site





site

Pyrmont Street



Pyrmont Street



site viewed from John Street



site

rear lane



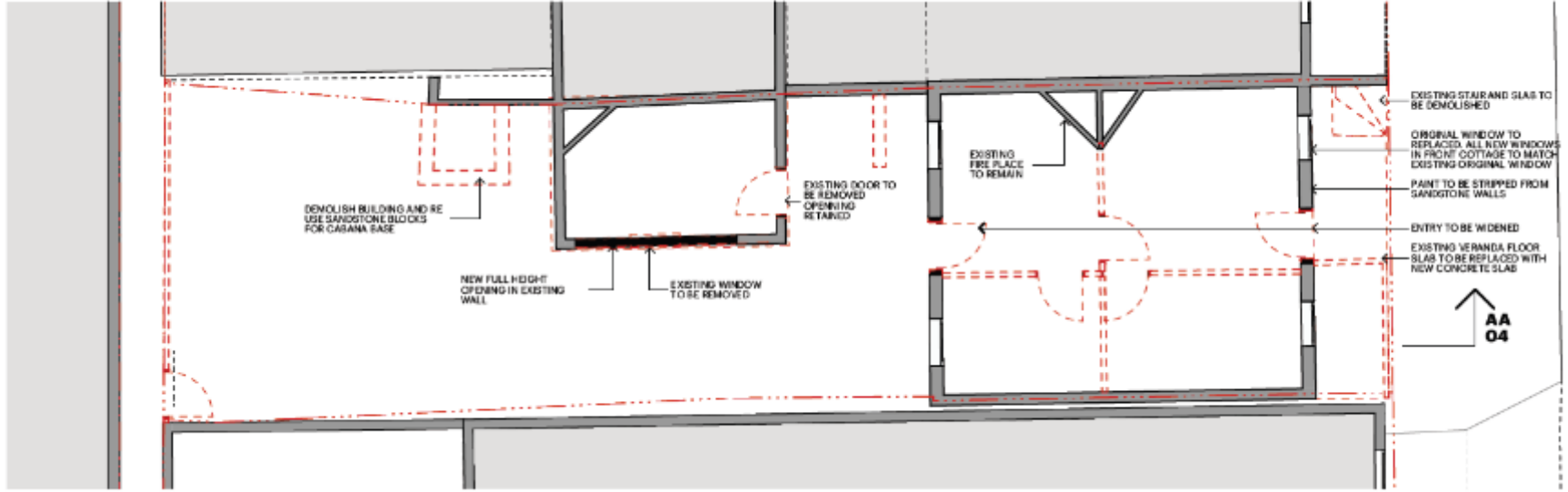
existing cottage and outbuildings viewed from courtyard



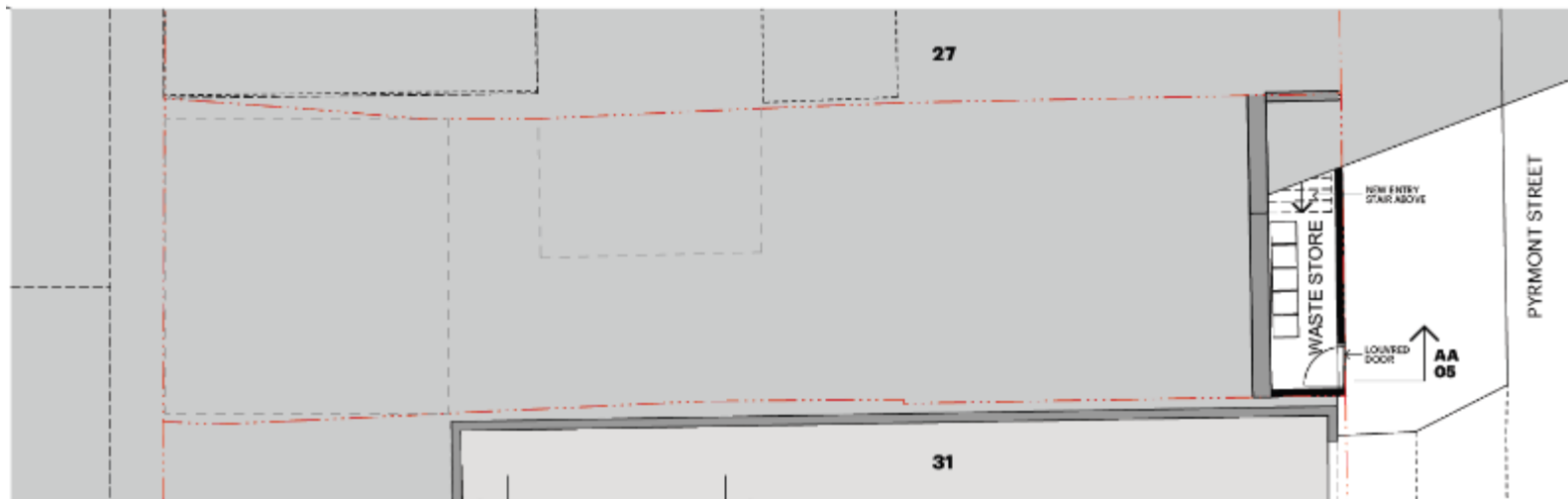
adjoining building to south - No 31



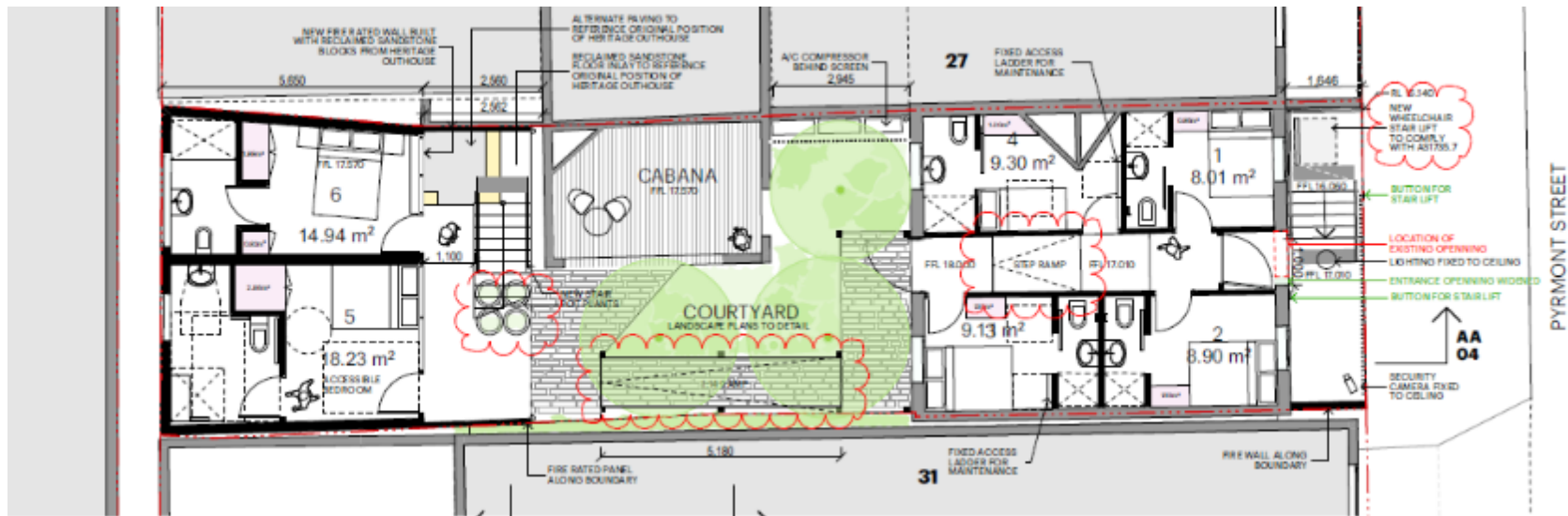
Proposal



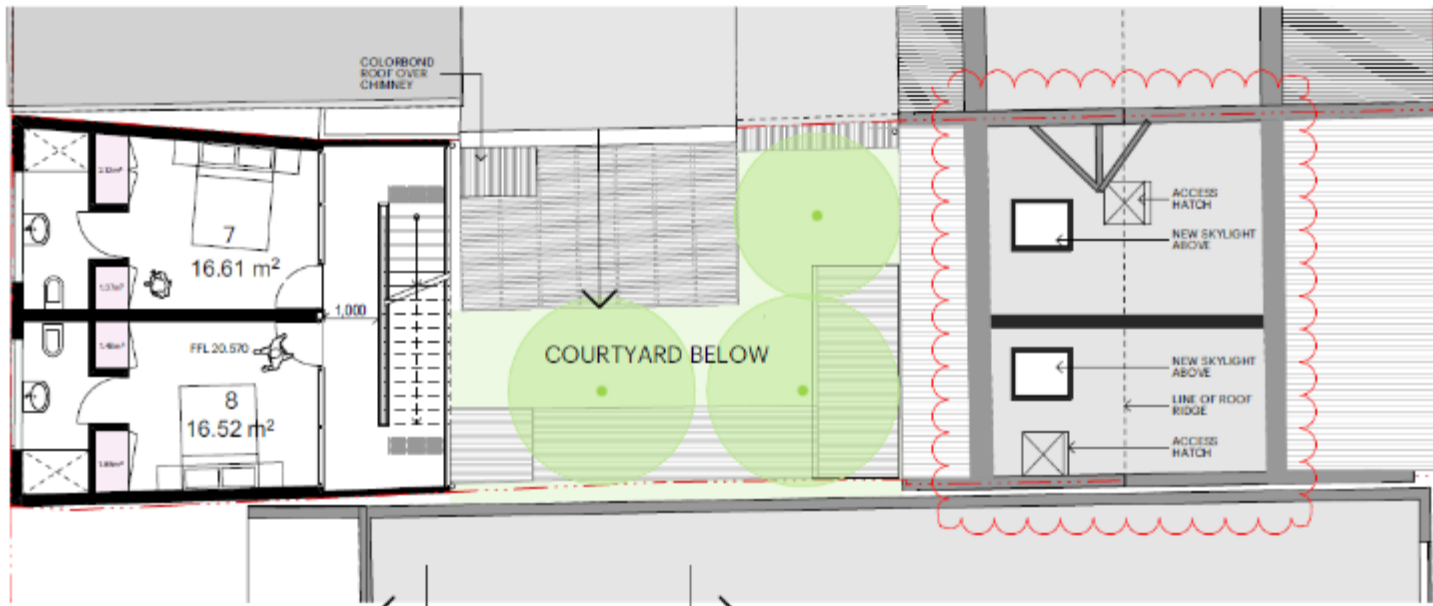
ground floor - demolition



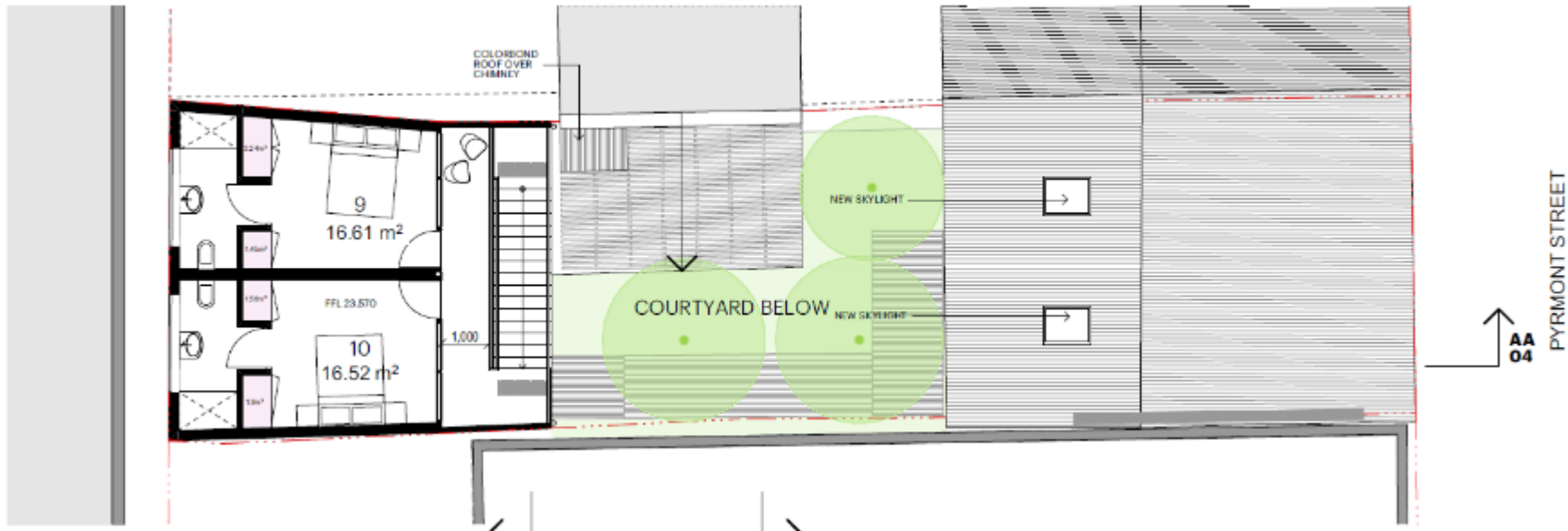
lower ground floor



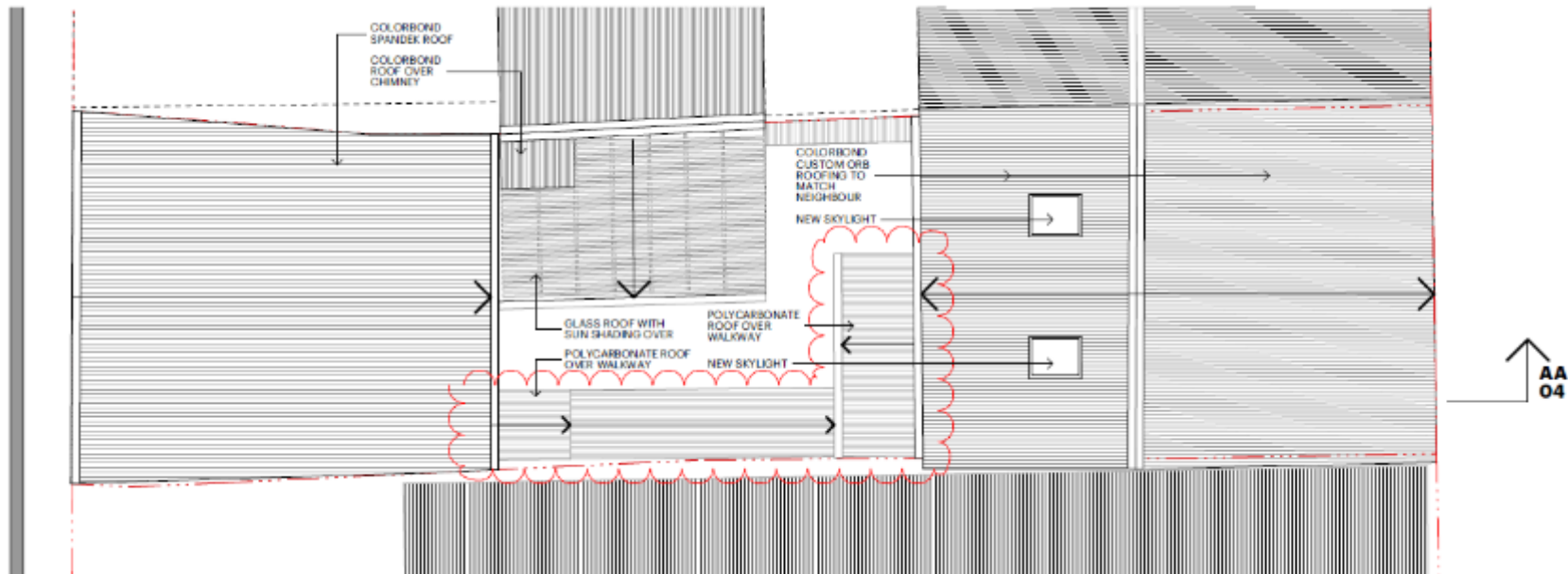
ground floor



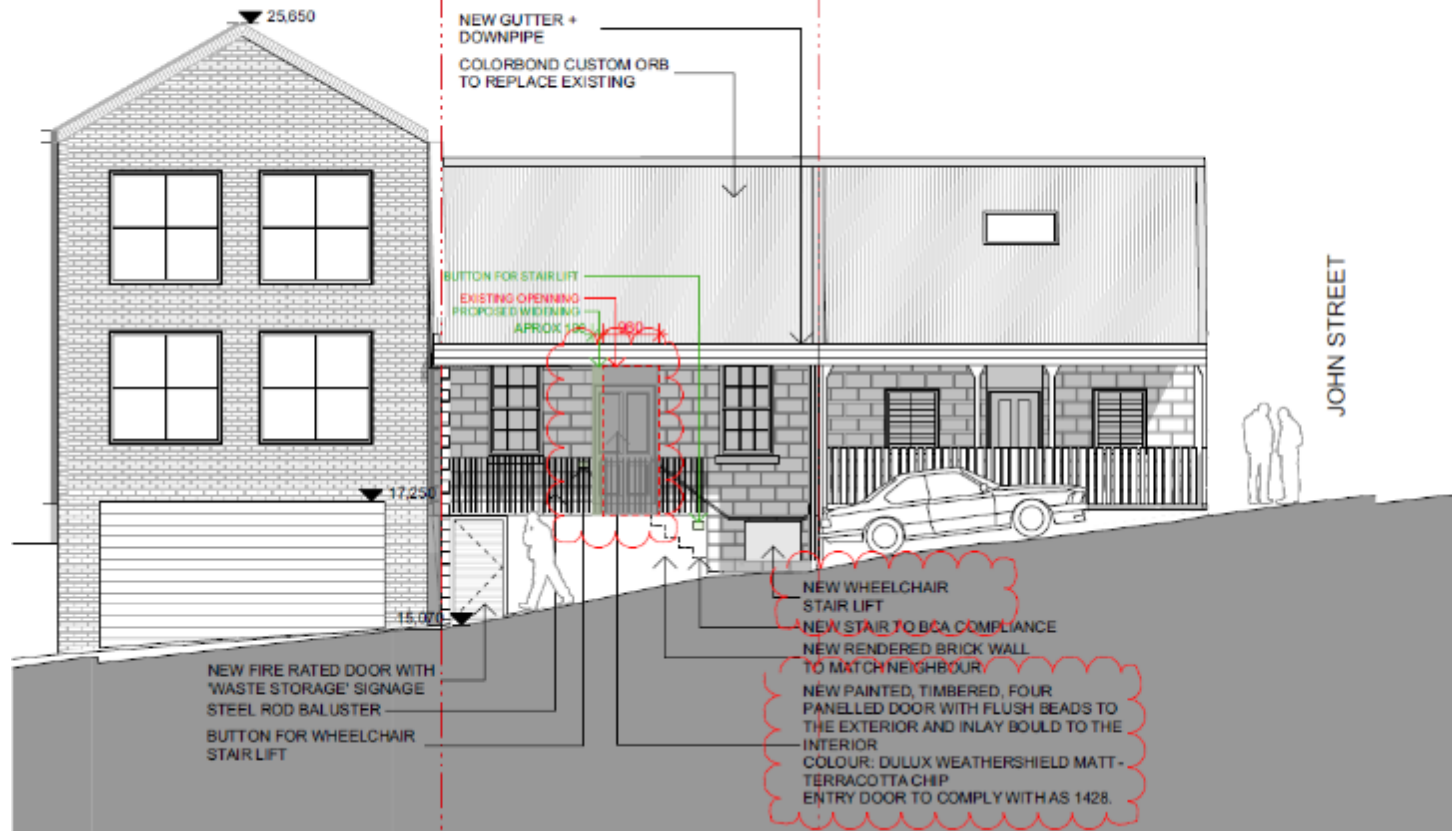
first floor



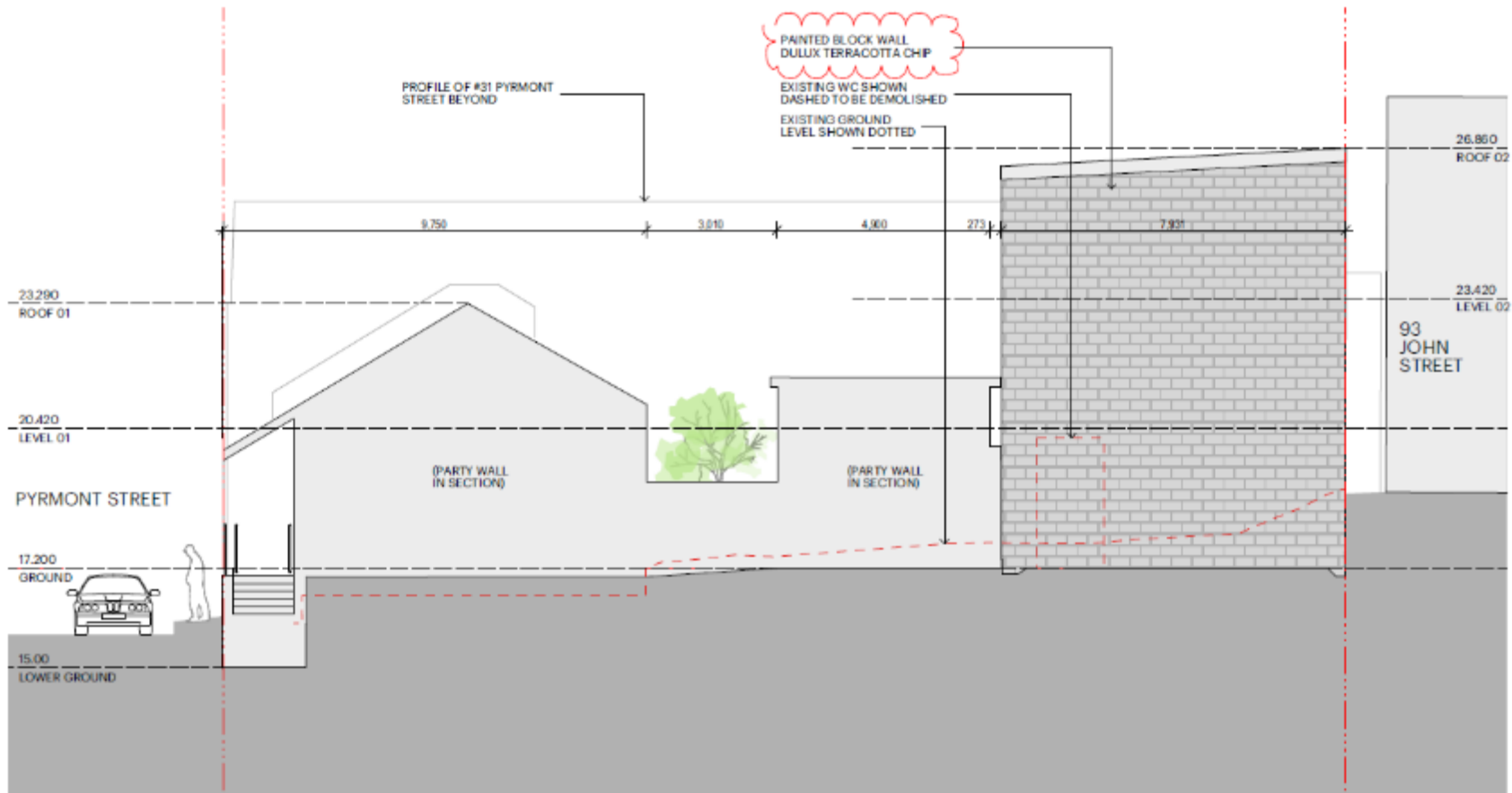
second floor



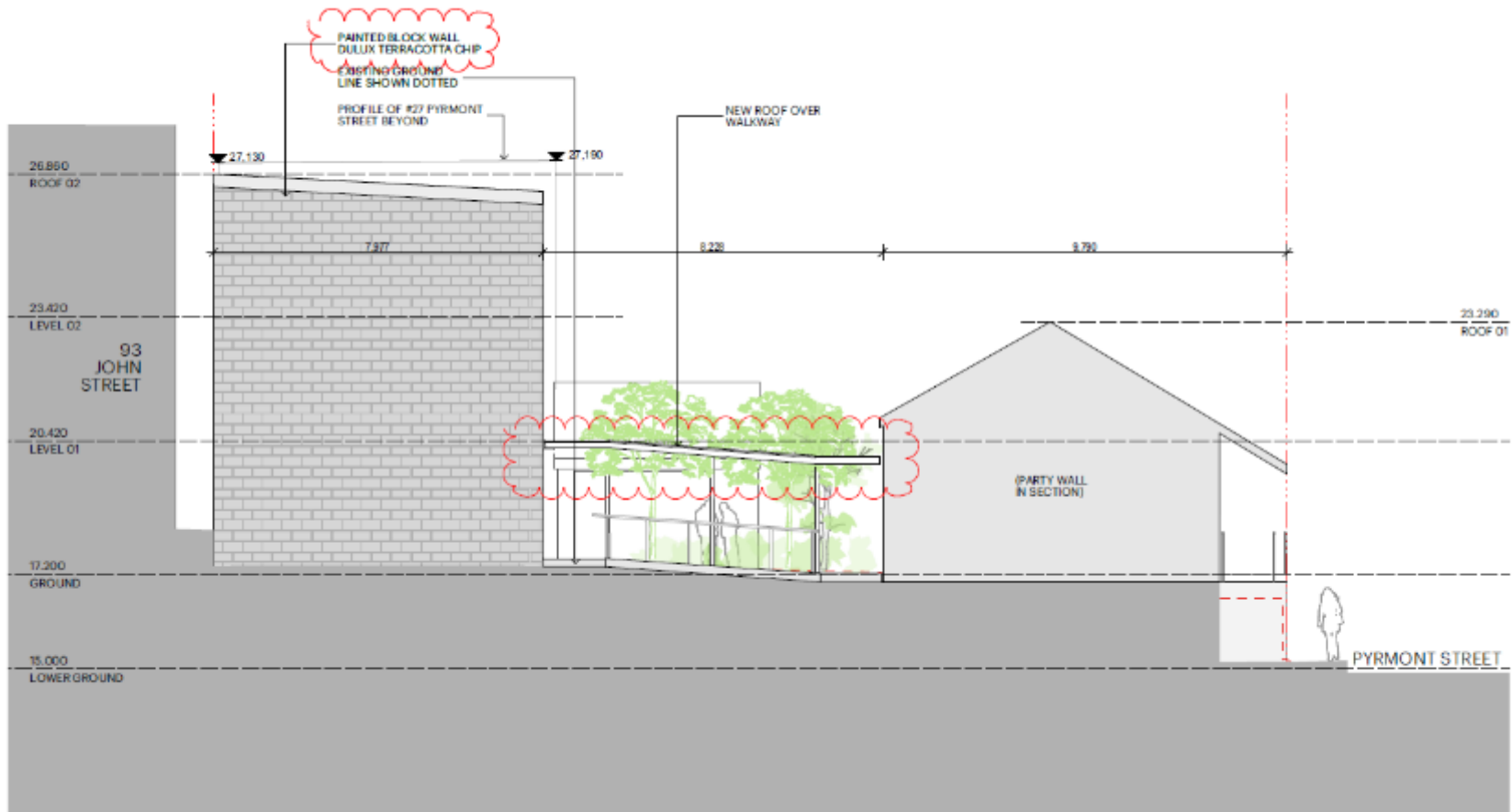
roof



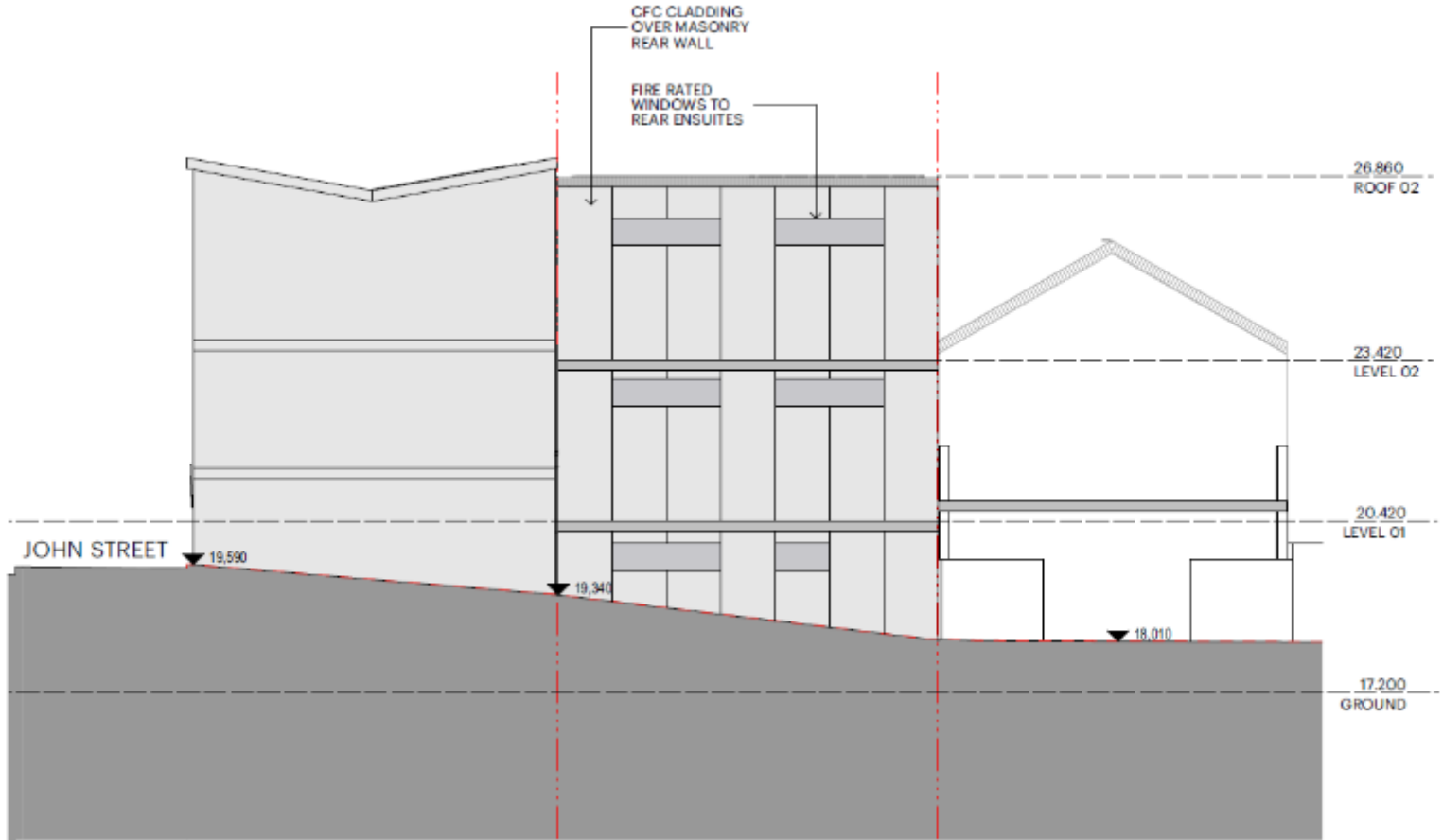
east elevation



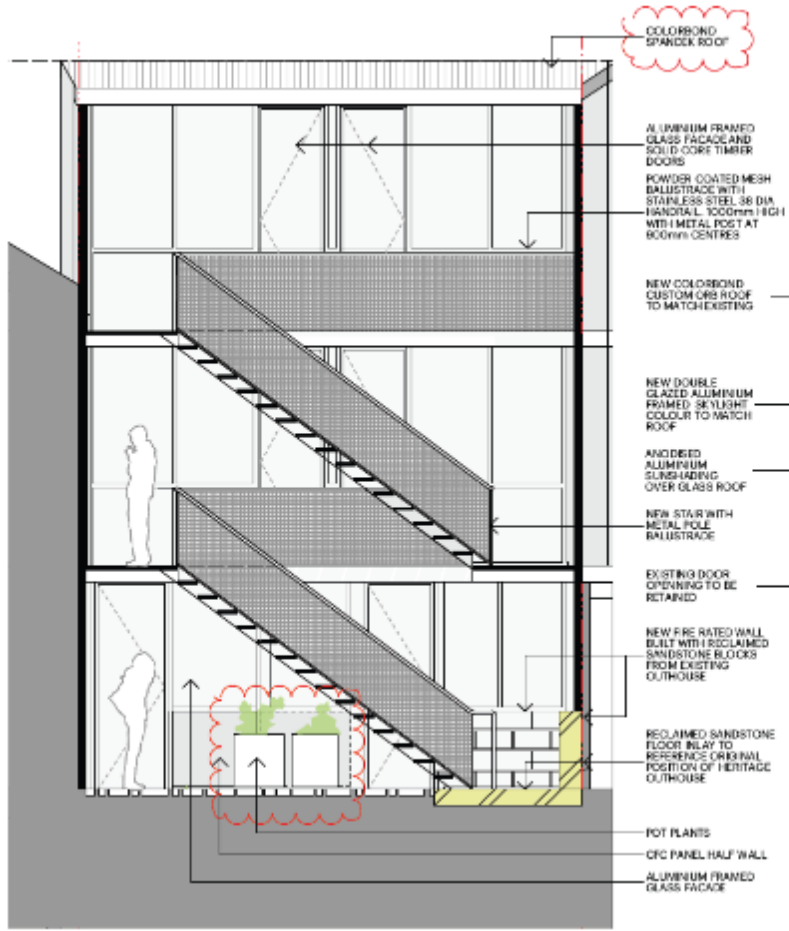
north elevation



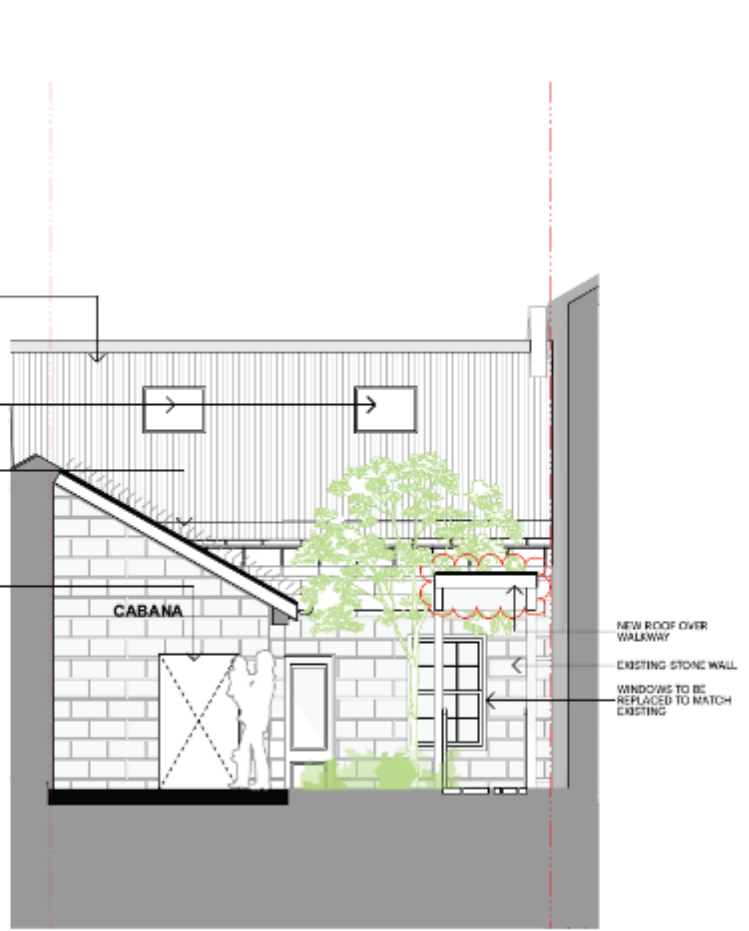
south elevation



west elevation – to lane



east elevation of new building



west elevation of cabana and cottage



1 Sandstone Blocks
EXISTING SANDSTONE BLOCKS ON SITE TO BE RETAINED AND CLEANED



2 Metal Roof
COLORBOND CUSTOM ORB PROFILE
COLOUR: SHALE GREY
SKYLIGHT FRAME TO MATCH



3 CFC Panel
JAMES HARDIE - FINE TEXTURE
COLOUR: DULUX WEATHERSHIELD MATT - TERRACOTTA CHIP



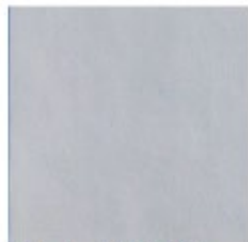
7 Aluminium Framed Glazing
TIMBER COLOURED



8 Metal Mesh Balustrade
POWDER COATED: DULUX ELECTRO
VENERABLE SILVER KINETIC



9 Solid Core Door
PAINT COLOUR: DULUX WEATHERSHIELD MATT - TERRACOTTA CHIP



4 Rendered Brick Wall
PAINTED COLOUR: DULUX WEATHERSHIELD MATT - TIMELESS GREY



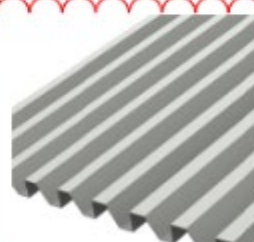
5 Louvres over Glass Roof
SHADE FACTOR - RACK ARM
COLOUR: CLEAR ANODISED



6 Metal Pole Balustrade
16MM ROUND METAL
POWDER COATED: DULUX ELECTRO
VENERABLE SILVER KINETIC



10 Painted Block Wall
DULUX - TERRACOTTA CHIP



11 Metal Roof
COLORBOND SPANDEK PROFILE
COLOUR: SHALE GREY



12 Polycarbonate Roof
CLEAR

Compliance with key LEP standards

	control	proposed	compliance
height	6m	8.95m 49% variation	No Clause 4.6 supported
floor space ratio	1:1 170sqm	0.86:1 148sqm	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	1	3	no
visitor accommodation – area per person	5.5sqm per person when guest stay for longer than 28 days	varying 5 rooms less than 5.5sqm per person	partial

Issues

- height non-compliance
- number of persons per room
- deferred commencement – limited title on survey
- boundary windows facing privately owned rear lane

Height

- clause 4.6 variation request:
 - new building aligns with neighbouring rear building at 27 Pyrmont Street
 - not visible from Pyrmont Street as built to rear boundary
 - does not have significant adverse (solar, bulk, heritage) impacts
- request supported



Number of persons per room

- DCP requires a minimum of 5.5sqm per person for guests staying longer than 28 days
- Plan of management indicates that:
 - maximum permitted length of stay is 3 months
 - no more than 2 guests permitted per room when stay is longer than 28 days

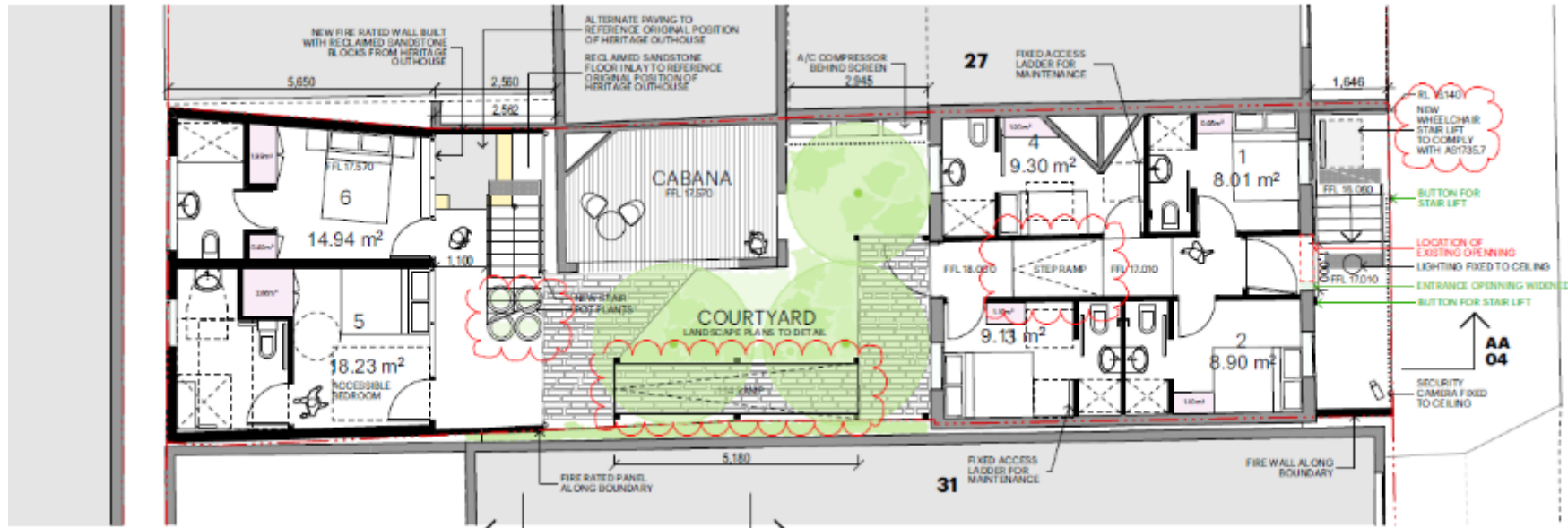
Number of persons per room

summary of area per person per room

Room No.	No. persons	Total Area (m ²)	Area per person (m ²)
1	2	5.8	2.9
2	2	6.6	3.3
3	2	6.7	3.35
4	1	6.5	6.5
5	2	10.8	5.4
6	2	10.5	5.25
7	2	12.1	6.05
8	2	12.3	6.15
9	2	12.1	6.05
10	2	12.3	6.15

rooms 1, 2, 3, 5, and 6 provide less than 5.5sqm per guest in each bedroom (excluding bathroom)

Number of persons per room



ground floor plan

Number of persons per room

- recommend for rooms 1, 2, and 3 that the number of guests be limited to 1
- recommend for rooms 5 and 6 that the non compliance be accepted, due to minor short fall, functional layout and adequate storage provided for each room

Deferred Commencement

- there is a limitation over the certificate of title and boundary discrepancies may exist
- deferred commencement condition recommended requiring delimitation plan
- conditions recommended that if required plans be amended based on the registered boundaries to ensure no encroachments

Boundary Windows

- rear lane owned by No 31
- application includes windows in west (laneway) elevation
- no easement for light or air
- windows are fire rated and rooms can be mechanically ventilated in the event that a development is constructed adjacent
- condition recommended to require positive covenant on title requiring windows be blocked prior to construction of building adjacent to boundary

Recommendation

- clause 4.6 variation request supported
- deferred commencement approval subject to conditions