

11 April 2018

At 5.00 pm

Presentation for Item 4

Local Planning Panel

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11 April 2018

98-106 Kippax Street, Surry Hills

D/2017/225

Applicant: ISL Property Investments Management

Owners: Mr I Solomon, Mrs E Oxman and Ms S Cooper

Architect: MHN Design Union

Consultants: Urbis

proposal

demolition of existing buildings, construction of a 6 storey mixed use building containing basement car parking, retail tenancies, 27 apartments and roof top communal open space

recommendation

approval subject to conditions

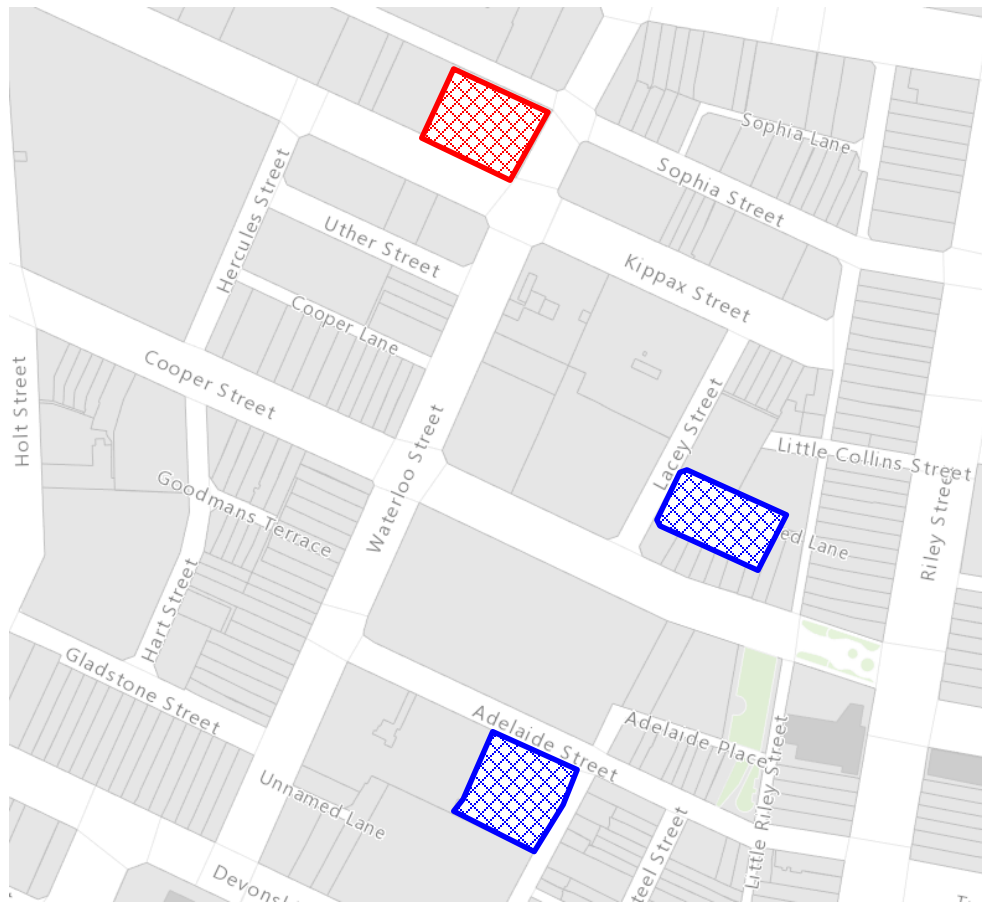
notification information

exhibition period

- 15 March 2017 to 15 April 2017
- 425 owners and occupiers notified
- 2 submissions received

submissions

- height, scale and bulk
- ADG compliance
- view loss
- privacy



■ subject site

■ submitters



site



site



site from corner of Kippax and Waterloo Streets



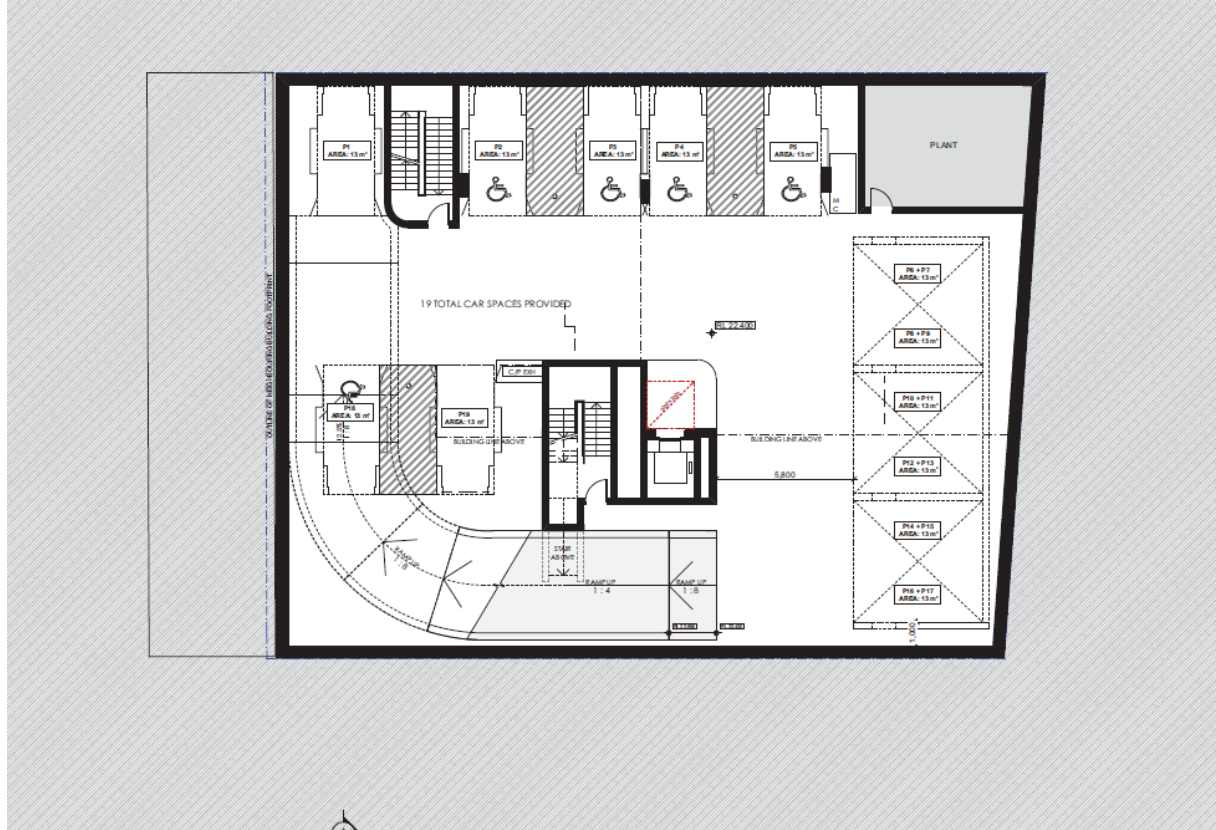


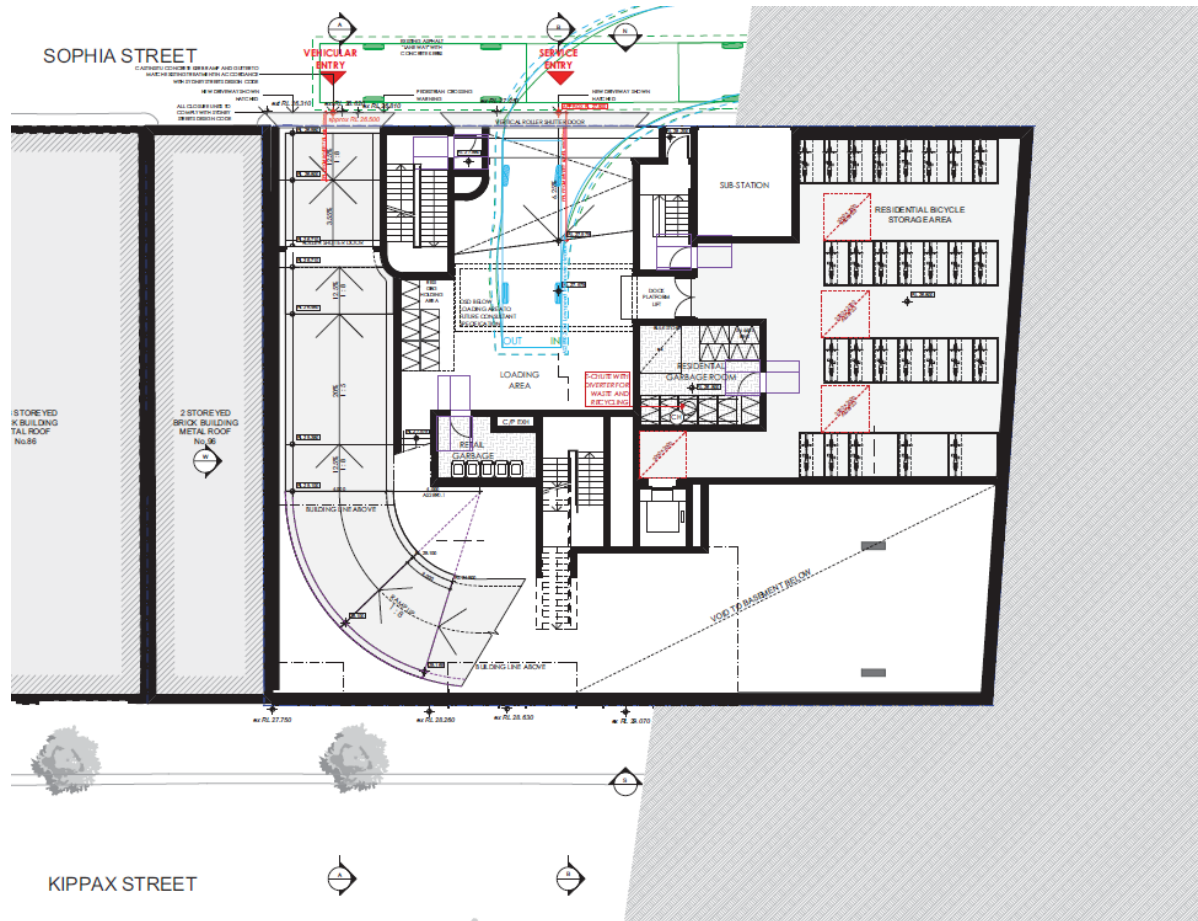






proposal











SOPHIA STREET











FB1 Face Brick, Type 1
 Brickwork
 Colour to match **Grey**



CL3 Cladding, Type 3
 Metal Panel, matte
 Colour to match **Dark Charcoal**



AW1 Awning, Type 1
 Metal Awning
 Colour to match **Dark Charcoal**
 Colour to match **Brushed Nickel** (edging on)



CL4 Cladding, Type 4
 Timber Panelling
 Colour to match **Mahogany**



CL2 Cladding, Type 2
 Profiled Metal Panel, matte
 Colour to match **Dark Charcoal**



B1 Balustrade, Type 1
 Metal Balustrade
 Colour to match **Dark Charcoal**

materials

compliance with key development standards

	control	proposed	compliance
height	22m	24.9m	generally complies non compliance at central and western parts of building
floor space ratio	3.5:1	3.5:1	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	6	6	yes
dwelling mix	1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	1 bed – 15% 2 bed – 74% 3 bed – 11%	yes

compliance with ADG

	control	proposed	compliance
solar	70%	70%	yes
cross vent	60%	70% (can be increased to 100%)	yes
deep soil	7%	0%	no

compliance with ADG

	control	proposed	compliance
building separation	12m	9.3m (balconies) 11.4m (window lines)	no
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	1 bed 50m ² 2 bed 75-82m ² 3 bed 113-134m ²	yes

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	27% including landscaped space, 16% usable	yes
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	1 bed 11-19m ² 2 bed 16m ² 3 bed 30-76m ²	yes

issues

- height
- natural cross ventilation
- building separation
- deep soil
- view loss

height





height

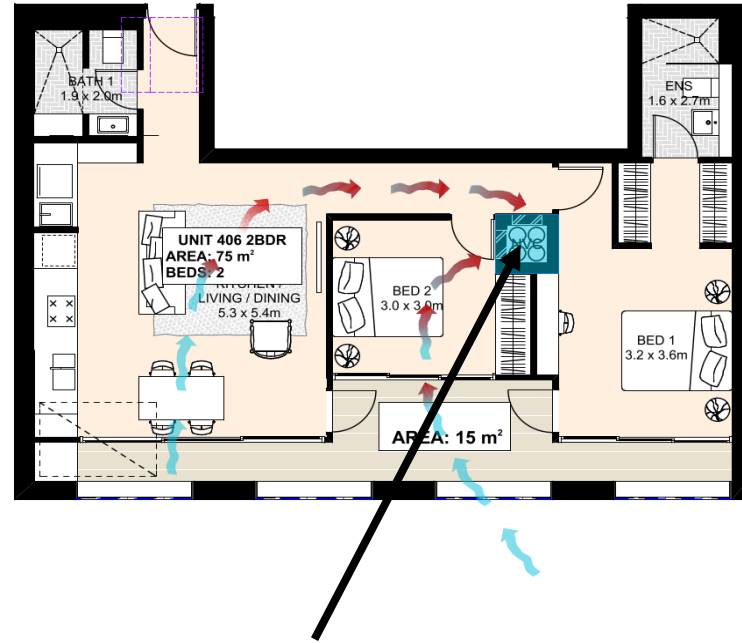
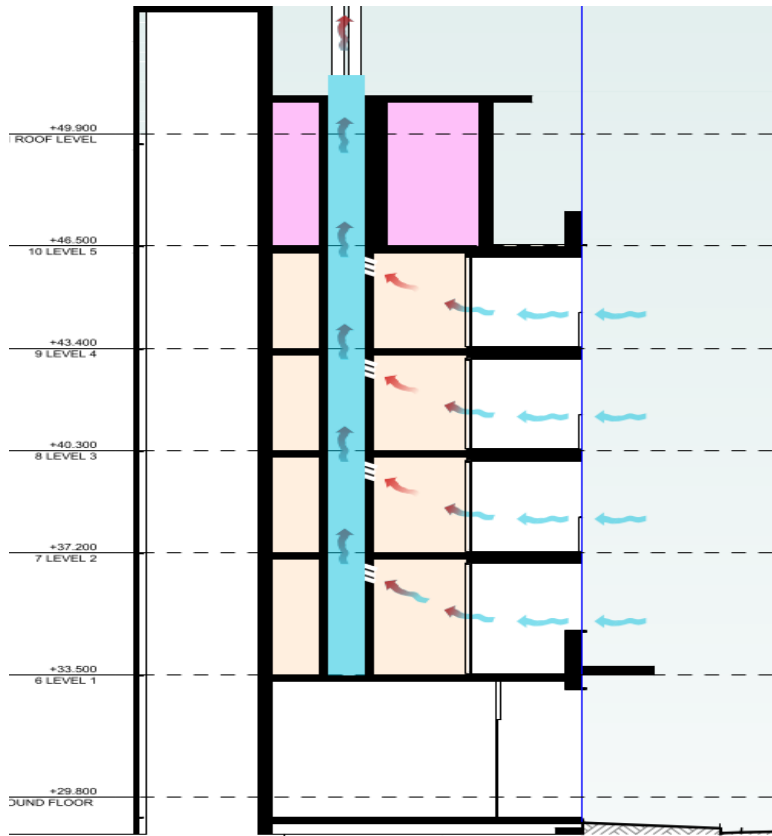
non compliance with height results from

- lift and shade structures that provide access and amenity to roof level garden area
- steep topography and level changes across site

no significant amenity impacts resulting from non compliance

natural cross ventilation (ADG)

- design amended to provide natural ventilation chimneys to single aspect apartments
- 70% now have cross ventilation
- condition recommended requiring chimneys to all single aspect apartments - 100% compliance



natural ventilation chimneys draw air from apartments to roof level

building separation

- proposal has acceptable urban form - built to site boundaries at ground level with upper level setbacks
- maximises sunlight to commercial buildings to the south and apartments within development
- will not result in significant privacy impacts

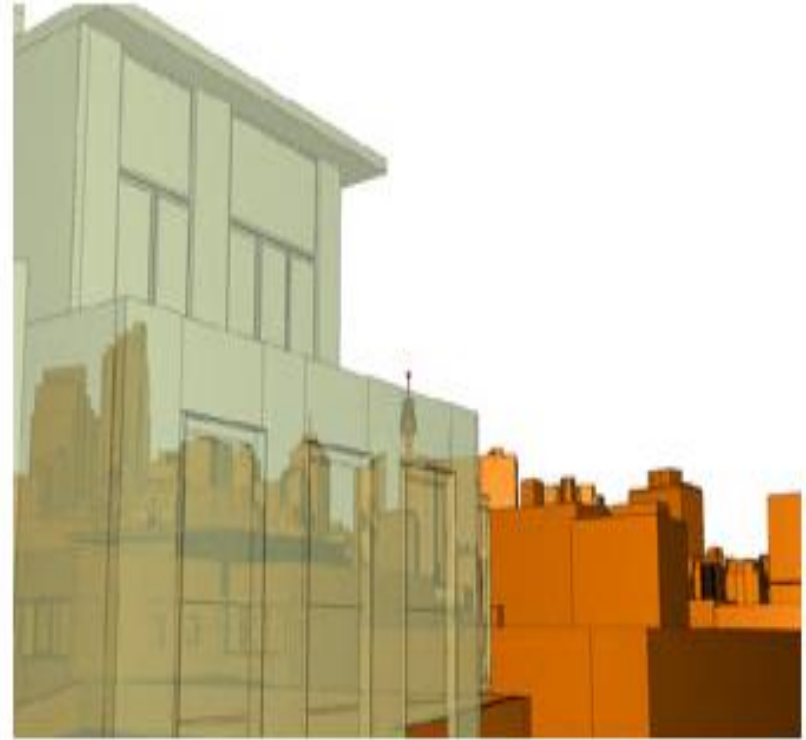
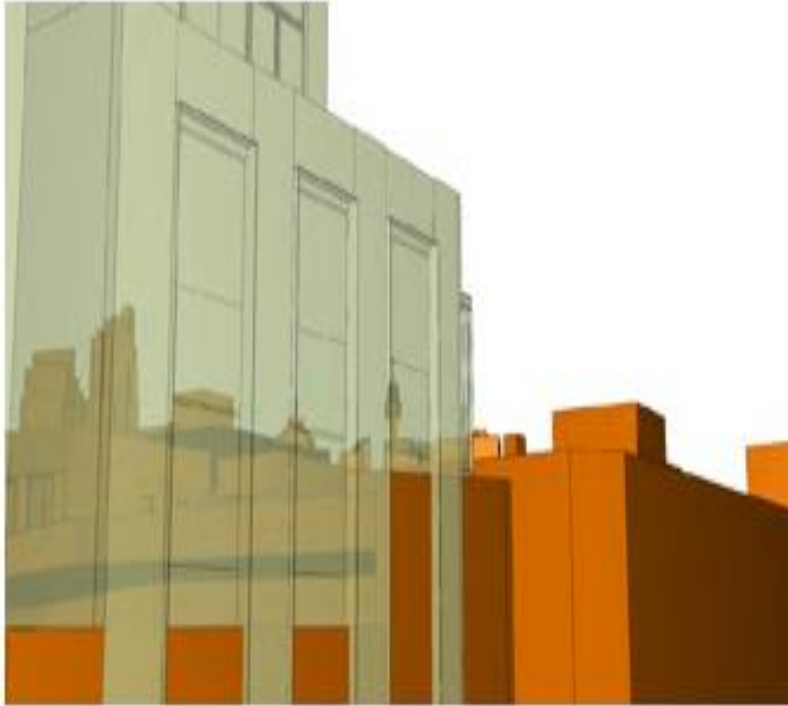
deep soil

- no deep soil currently provided
- difficult to provide at ground level
- landscaping at roof level provides communal amenity

view loss

- view loss raised as an issue in submission
- only lower levels of neighbouring building to east are affected
- view loss acceptable when assessed against the planning principle





view impacts for levels 2-3 of building at 110-120 Kippax Street







recommendation

approval subject to conditions