# Local Planning Panel 4 July 2018

26-30 City Road, Chippendale D/2017/1552

Applicant: SGCH

**Owner: Land and Housing Corporation** 

Architect: DKO Architects Pty Ltd

**Consultants: Mecone** 



- demolish 39 public housing units
- construct 5 storey boarding house with 73 rooms (operated by community housing provider)
- 1 retail tenancy
- 2 terrace dwellings

recommendation

approval subject to conditions



## notification information

#### two exhibition periods

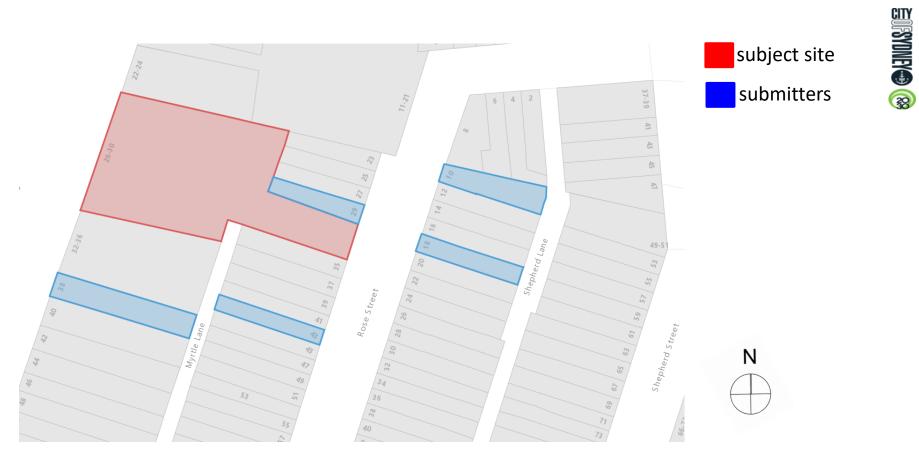
- 27 November 2017 to 3 January 2018
- 24 April 2018 to 23 April 2018
- 355 owners and occupiers notified
- 7 submissions received

JESVDNEV 🛞

#### submissions

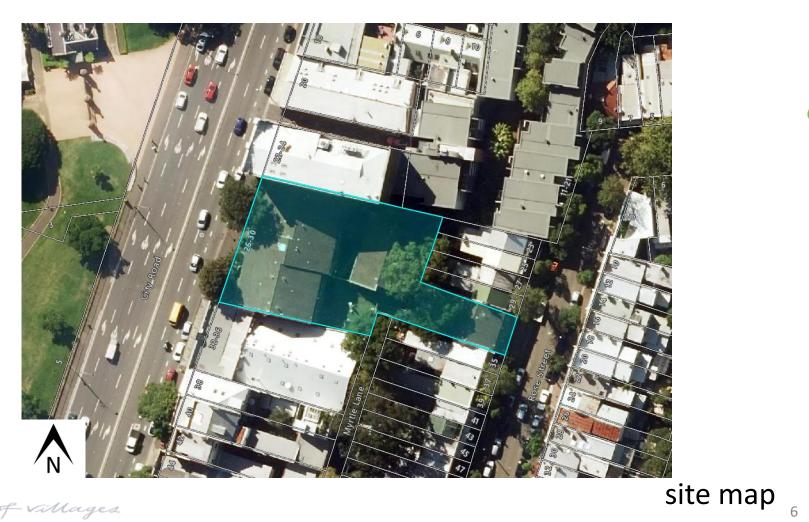
- height, bulk and scale
- parking and traffic
- construction impacts
- visual privacy
- safety
- overshadowing
- amenity

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submissions





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SVINEY (S)



#### subject site - City Road

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SVINEY (8)



22-24 City Road 88



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EURYDNEV (%)



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# subject site - Rose Street

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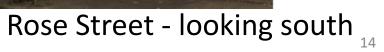


# Rose Street - looking north 13

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EIFSYDNEY ()





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EIFSYDNEY (%)



## photomontage – City Road $_{_{15}}$

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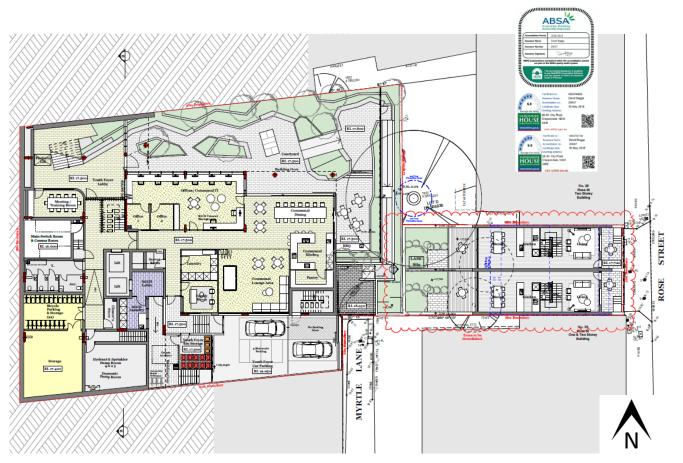
EIFSYDNEY ()





# photomontage – internal courtyard 16

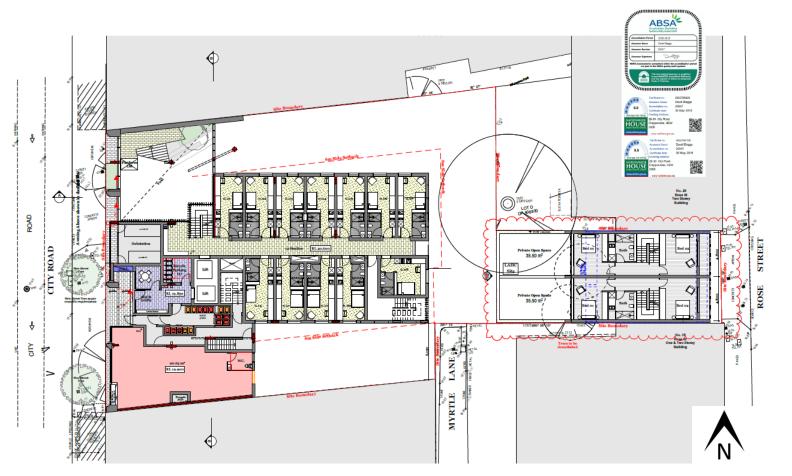
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lower ground floor

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SURVINE (S)



ground floor 18

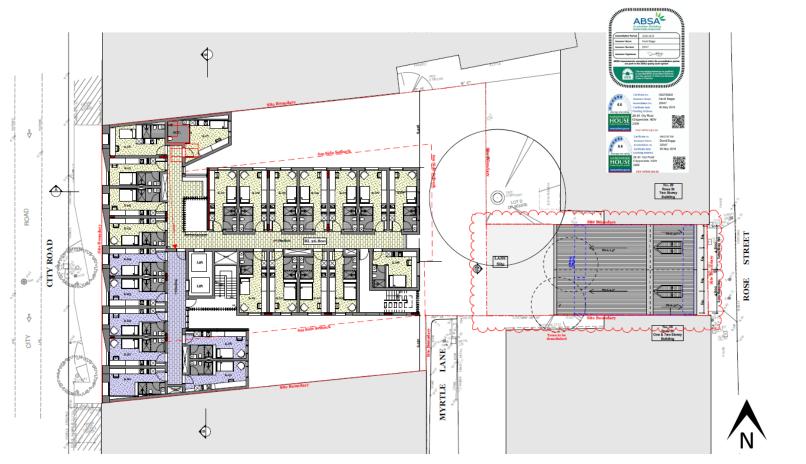
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EIFSYDNEY ()



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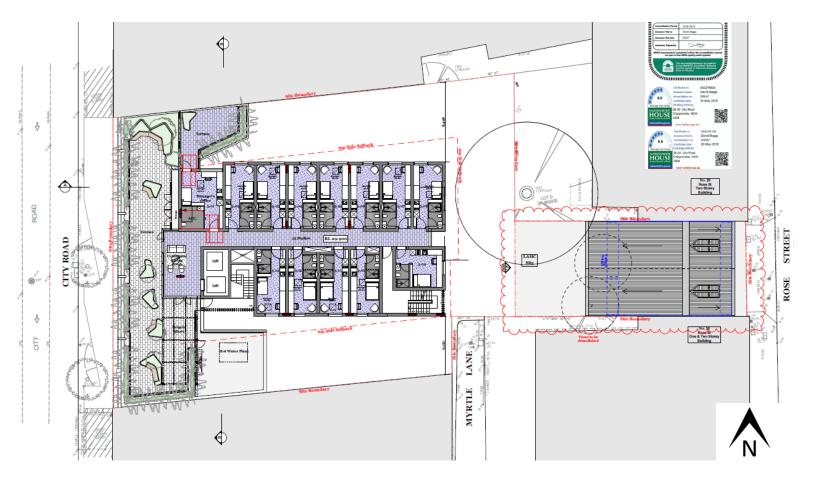
EURYDNEV ()



second floor

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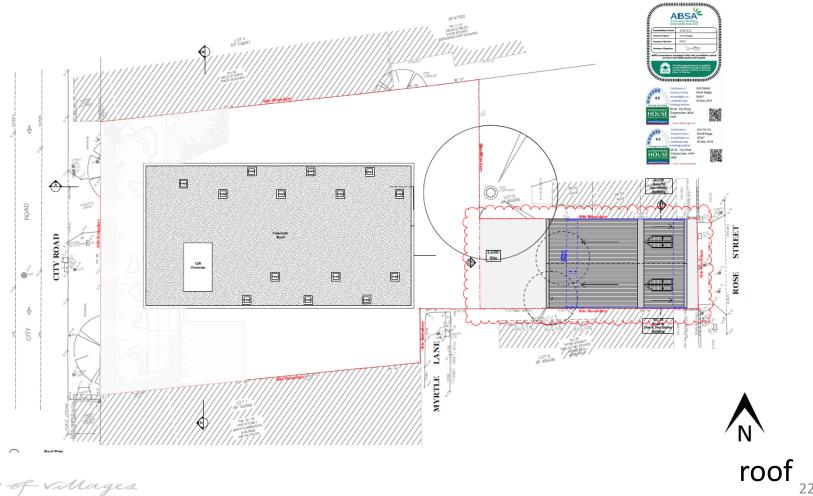
SURANNA (S)



third floor

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SVINEY (2)



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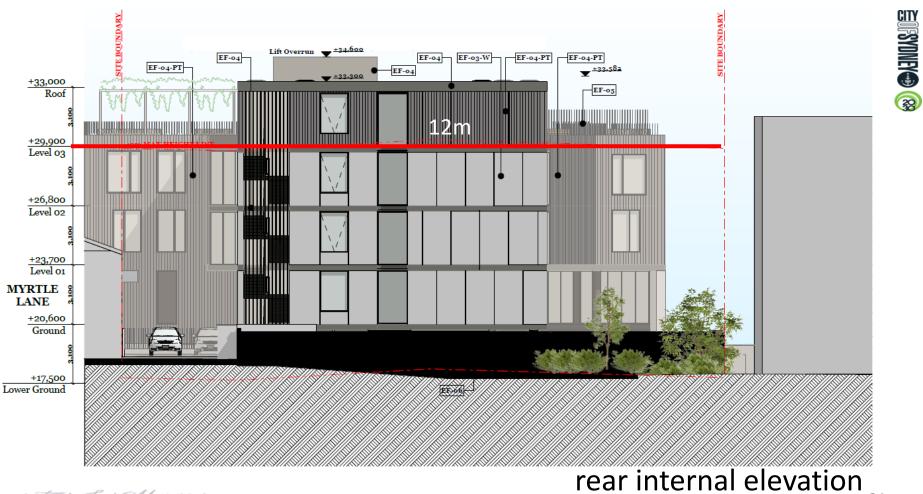
SURVINE (S)





front elevation  $_{_{23}}$ 

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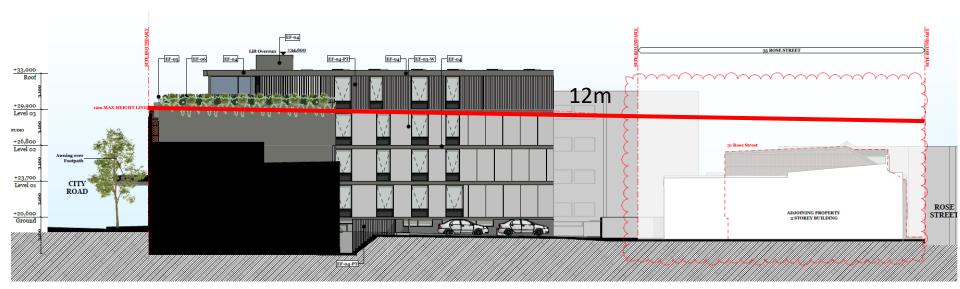




# internal north elevation $_{_{25}}$

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# internal south elevation $_{_{26}}$

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Rose Street elevation  $_{\rm \scriptscriptstyle 27}$ 

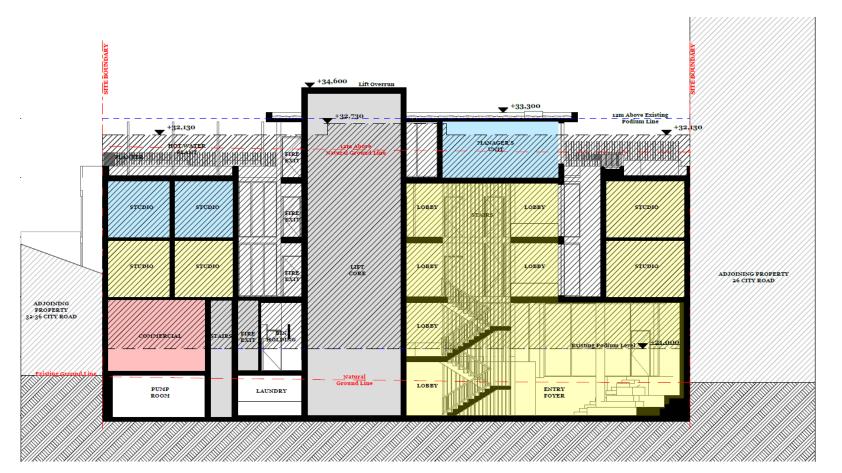


SVINEY) (%



internal rear terrace elevation

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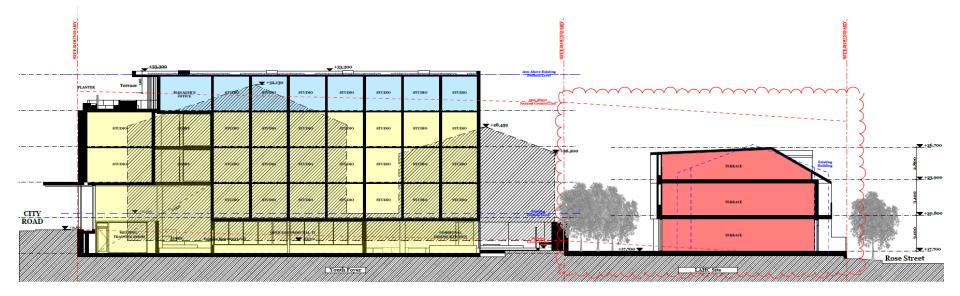


#### section north-south

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SYDNEY (8)

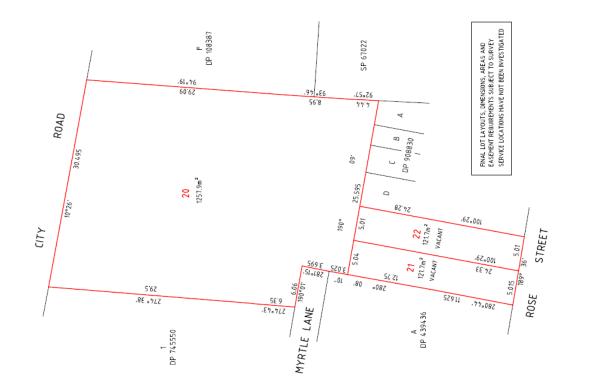




section east-west

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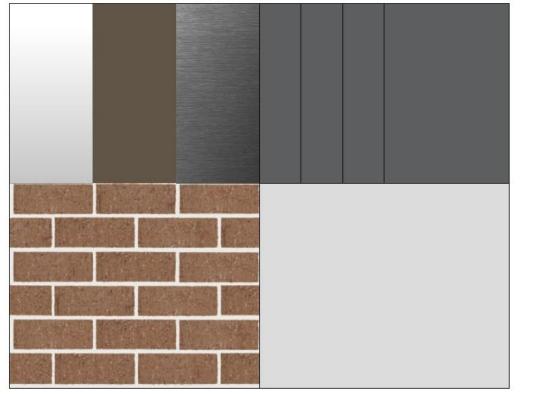


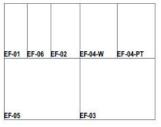


subdivision plan  $_{_{31}}$ 

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#### materials





#### 26 CITY ROAD, CHIPPENDALE EXTERNAL FINISHES

EF-01	GLAZING CLEAR
EF-02	WINDOW FRAMES BLACK ALUMINIUM
EF-03-W	WALL CLADDING LIGHT GREY
EF-04-PT	EXTERNAL CLADDING COLORBOND METAL SHEET
EF-04	PAINT FINISH MID GREY
EF-05	FACE BRICK BRICK - BROWN MIX
EF-06	SCREENS POWDERCOAT - MEDIUM BRONZE



SVINE (





## original photomontage $_{_{\rm 33}}$

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#### original photomontage $_{_{34}}$

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#### sydney lep 2012

	permissible	proposed	comply
height	12 metres	15.2 metres	no
floor space ratio	Lot 20 – 2:1 Lots 21 & 22 – 1.5:1	2.02:1 1.4:1	no yes
parking		2 spaces	yes

#### affordable housing sepp

	required	minimum	comply
room size	14sqm	14sqm	yes
	one common living area		yes
motorbike	15	4	no
bicycle	18	30	yes

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# sydney dcp 2012

	control	proposed	comply
height in storeys	3	5	no
awnings	City Road	no awning proposed	no

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# sydney dcp 2012

	control	proposed	comply			
communal kitchen	6.5sqm	foyer51 - 28sqm	yes			
communal living	12.5sqm	foyer51 - 138sqm SGCH - 28sqm	yes			
outdoor living	20sqm	foyer51 – 220sqm SGCH – 127sqm	yes			

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# sydney dcp 2012

	control	proposed	comply
solar access - living	2 hours	foyer51 - 0 SGCH - 3 hours	no yes
solar access - communal living	12.5sqm	foyer51 - 0 SGCH – 3 hours	no yes
private open space	30% of rooms	0	no

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#### issues

- height
- terrace form
- solar access
- motorbike parking

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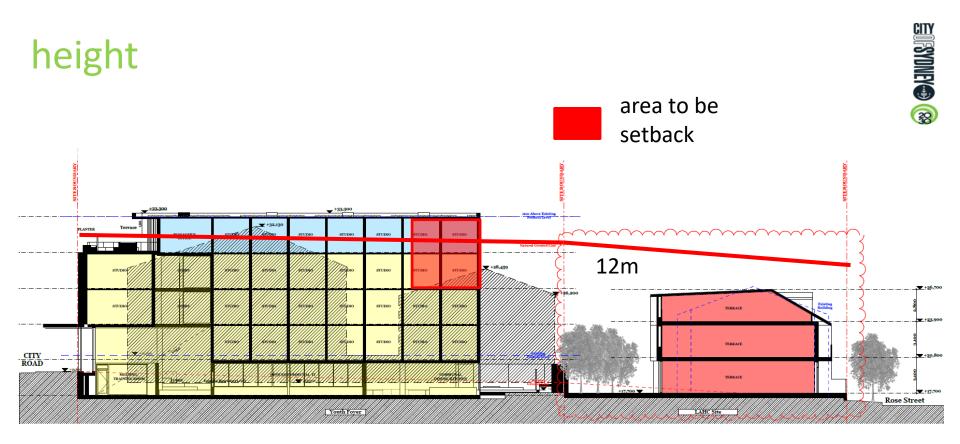




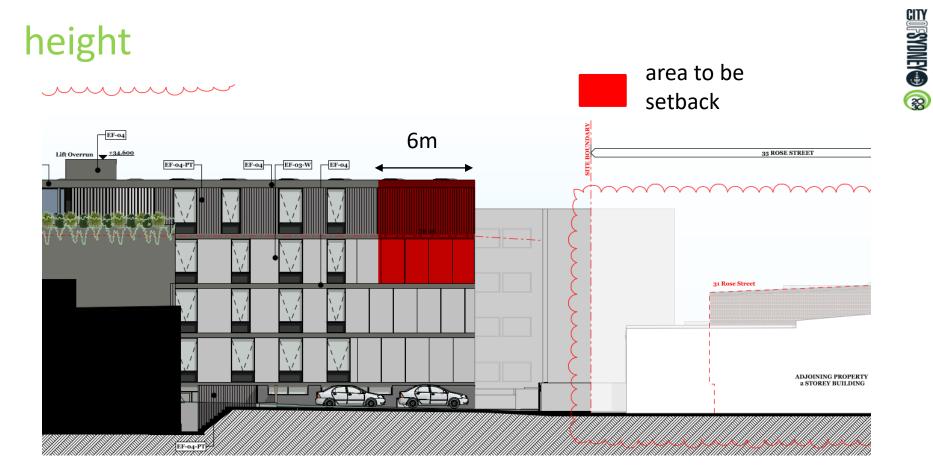
- clause 4.6 submitted to vary height of buildings standard<sup>®</sup>
  exceeds maximum 2 ctains

  - acceptable subject to reducing bulk at rear

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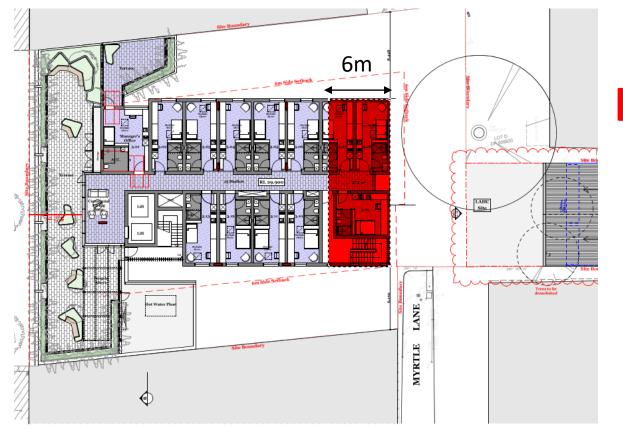


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height



SVINEY (2)

area to be setback





- provides a transition in height from 5 storeys to 2 storey <sup>6</sup> terrace houses on Rose Street
- reduction from 73 to 65 boarding rooms
- reduces FSR from approx. 2.02:1 to 1.87:1

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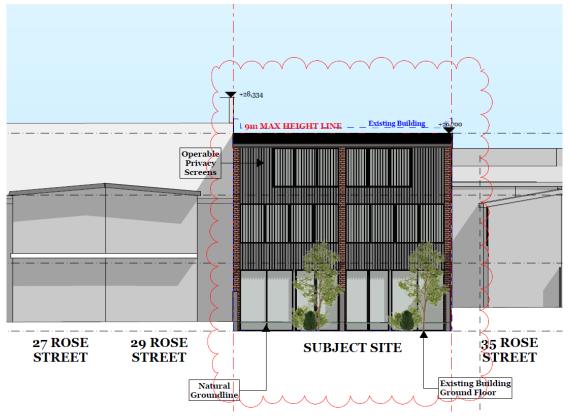
## terrace dwellings

- compliant with height controls and FSR
- incompatible with adjoining terrace form

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## terrace dwellings



SUBSYDNEY (S)

## terrace dwellings

- SUPANIAS (S)
- recommend the rear of the terrace conform to 2 storey scale of neighbouring dwellings

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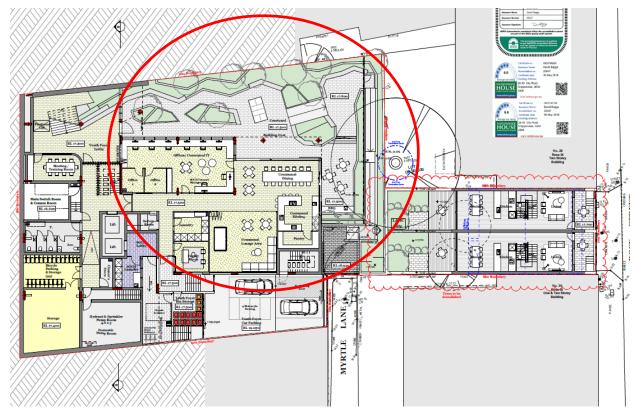




- lower ground communal areas receive no solar access in midwinter
- overshadowed by existing tall buildings
- acceptable with regard to constraints of the site
- good facilities and access to Victoria Park

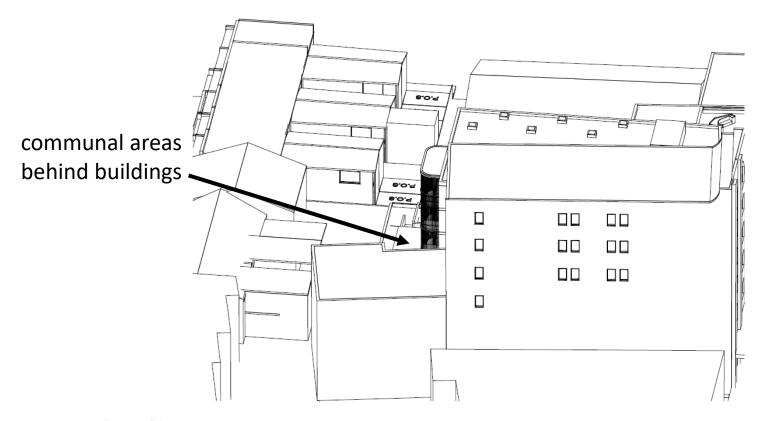
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#### solar access



SUBANNA (S)





EIFSYDNEY ()

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# motorbike parking

- 15 spaces required
- 4 spaces provided
- clause 4.6 submitted and acceptable with regard to the accessible location of the site and site constraints

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### recommendation

approval subject to conditions



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