

# Local Planning Panel

## 3 April 2019

30-42 Lower Fort Street, Dawes Point

D/2018/903

Owner: LFTMP Pty Ltd

Applicant/Architect: Neeson Murcutt Architects Pty Ltd

# proposal

alterations and additions to existing residential flat buildings including:

- 3 storey rear extensions
- new lifts
- landscaping
- strata subdivision
- resulting in 6 x 1 bedroom and 24 x 2 bedroom units

zoning: R1 – permissible with consent

# recommendation

approval subject to conditions

# notification information

## exhibition period

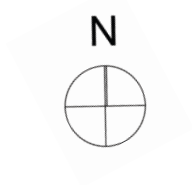
- 23 August to 23 September 2018
- 264 owners and occupiers notified
- 2 submissions received

# submissions

- lack of street parking if parking permits are issued

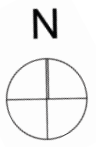


- subject site
- submitters



submissions

site



*city of villages*



looking north-east towards subject site



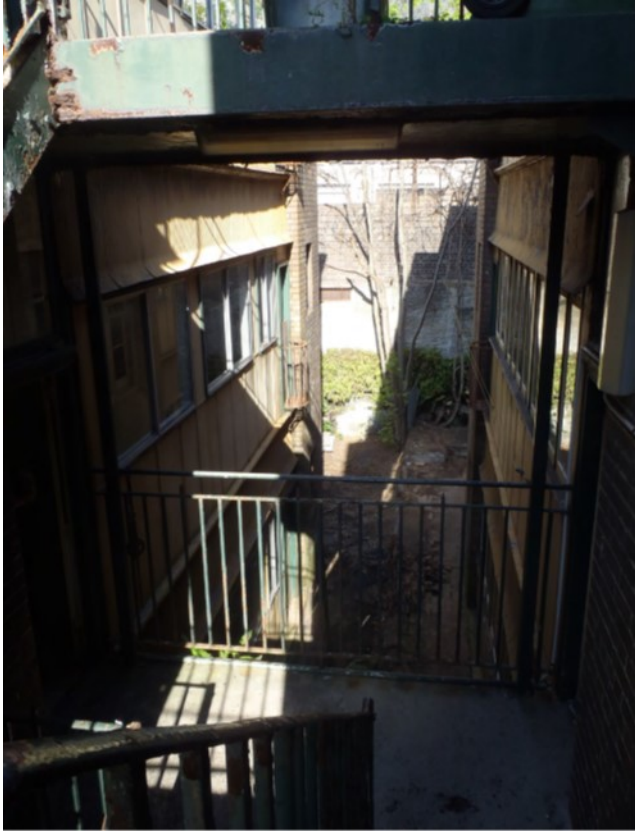


*city of villages*

looking south-east







view to rear from stairs



looking from rear at  
common area  
between buildings





rear of no. 30



ground level corridor  
in no. 30 viewed from  
living room



existing condition of apartments



first floor - relationship  
between apartments



TYPICAL COMMON ENTRY

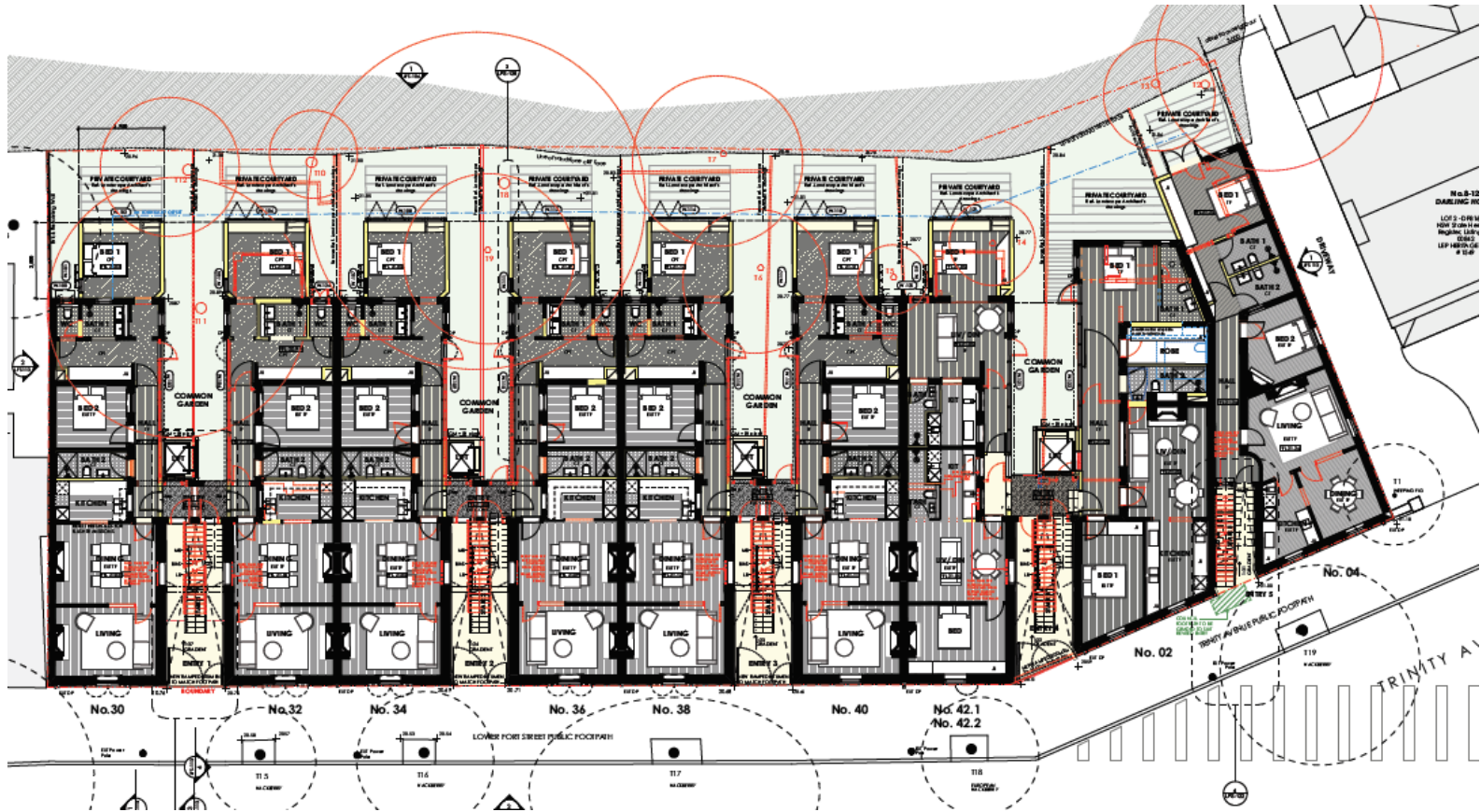
photomontage of  
Lower Fort Street  
elevation



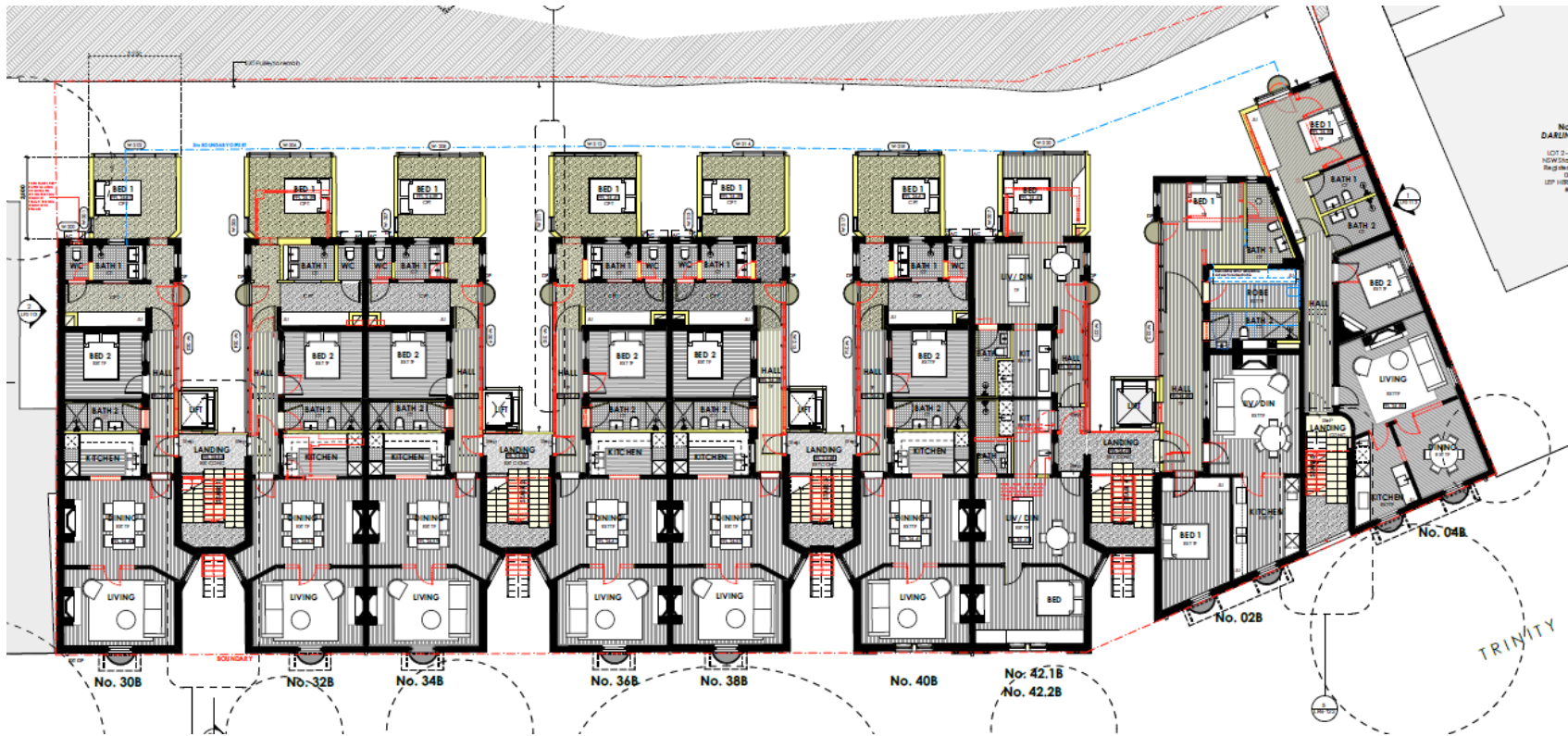
PHOTO MONTAGE - LOWER FORT STREET

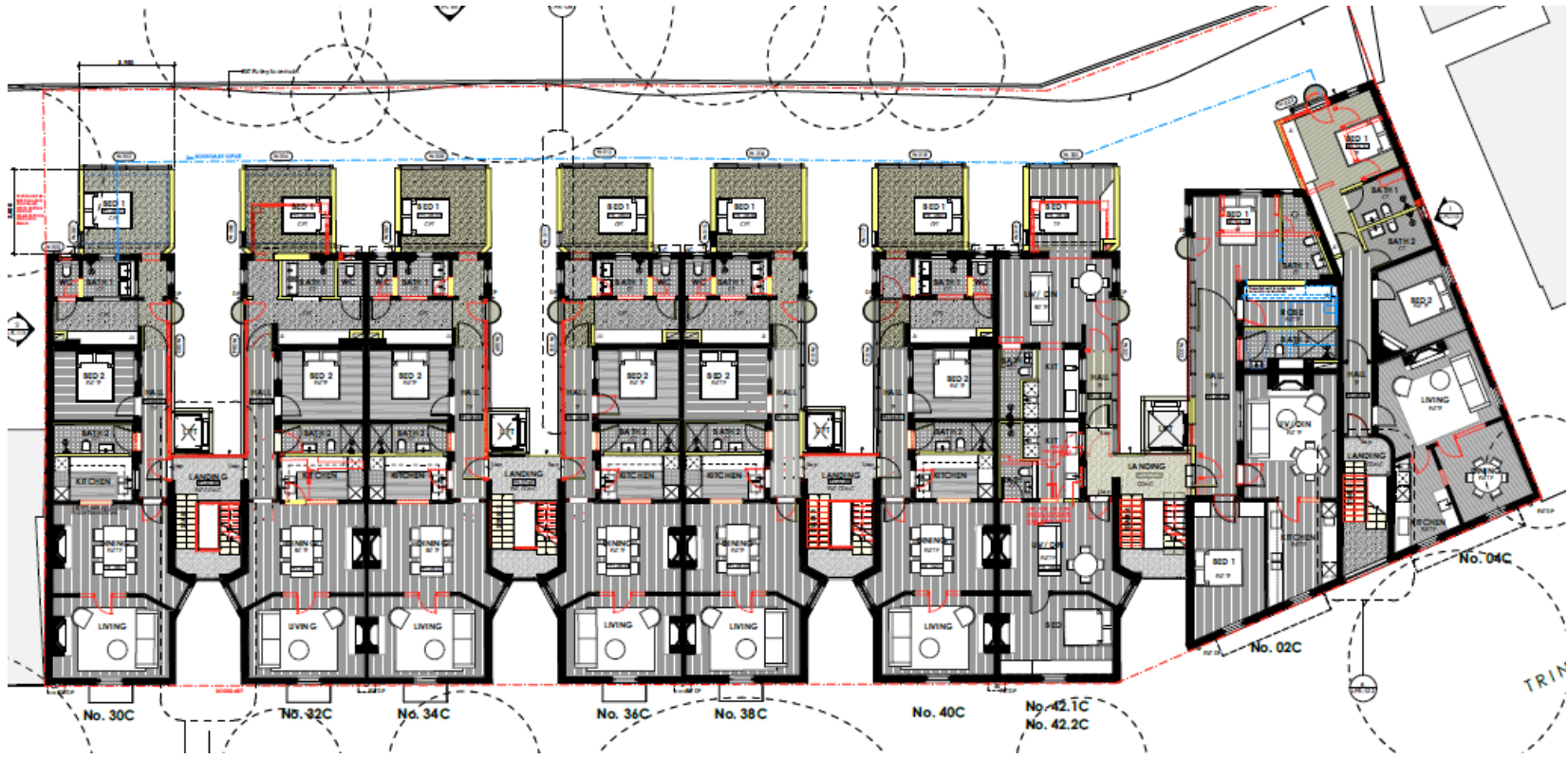


new additions



proposed ground floor

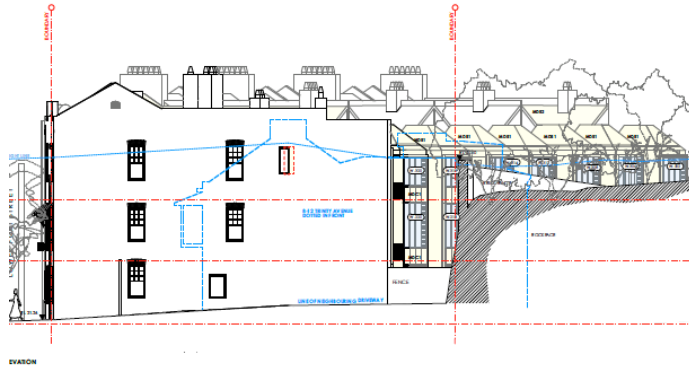




proposed second floor



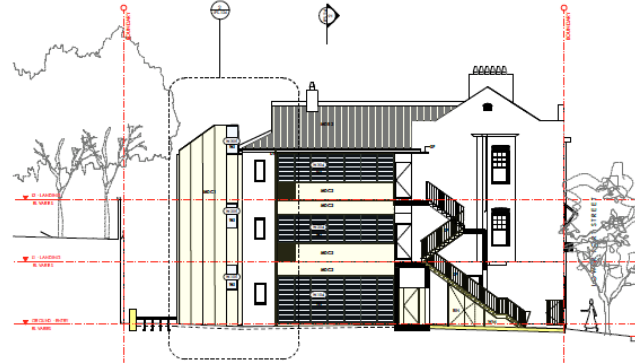
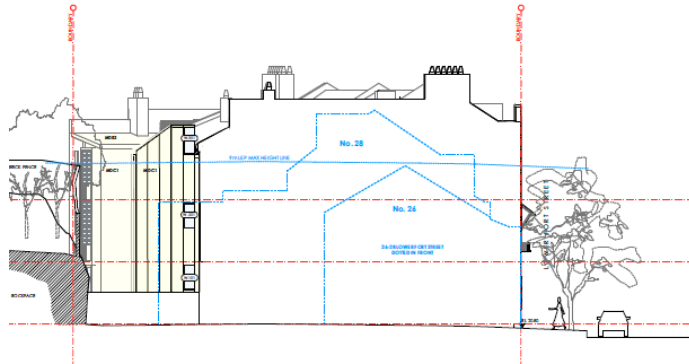




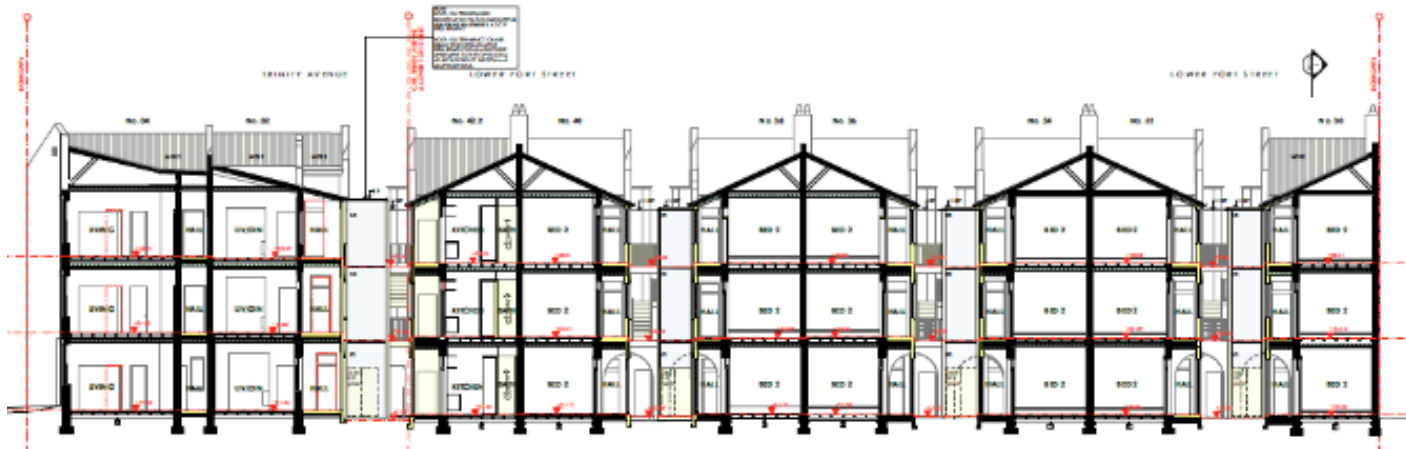
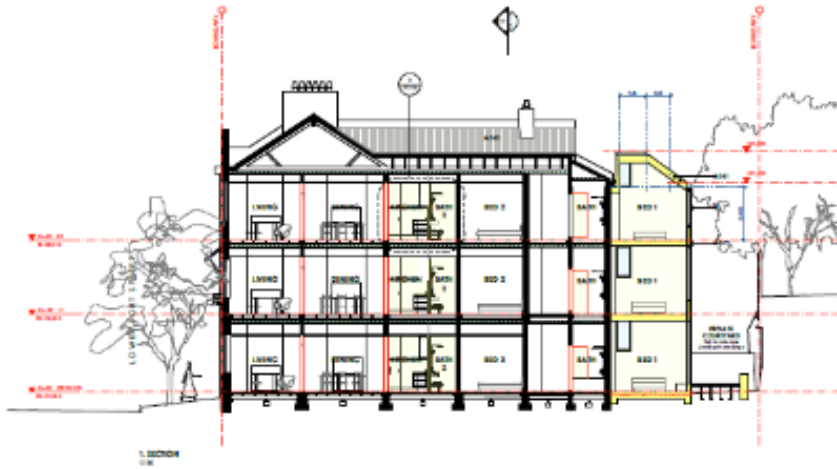
SECTION



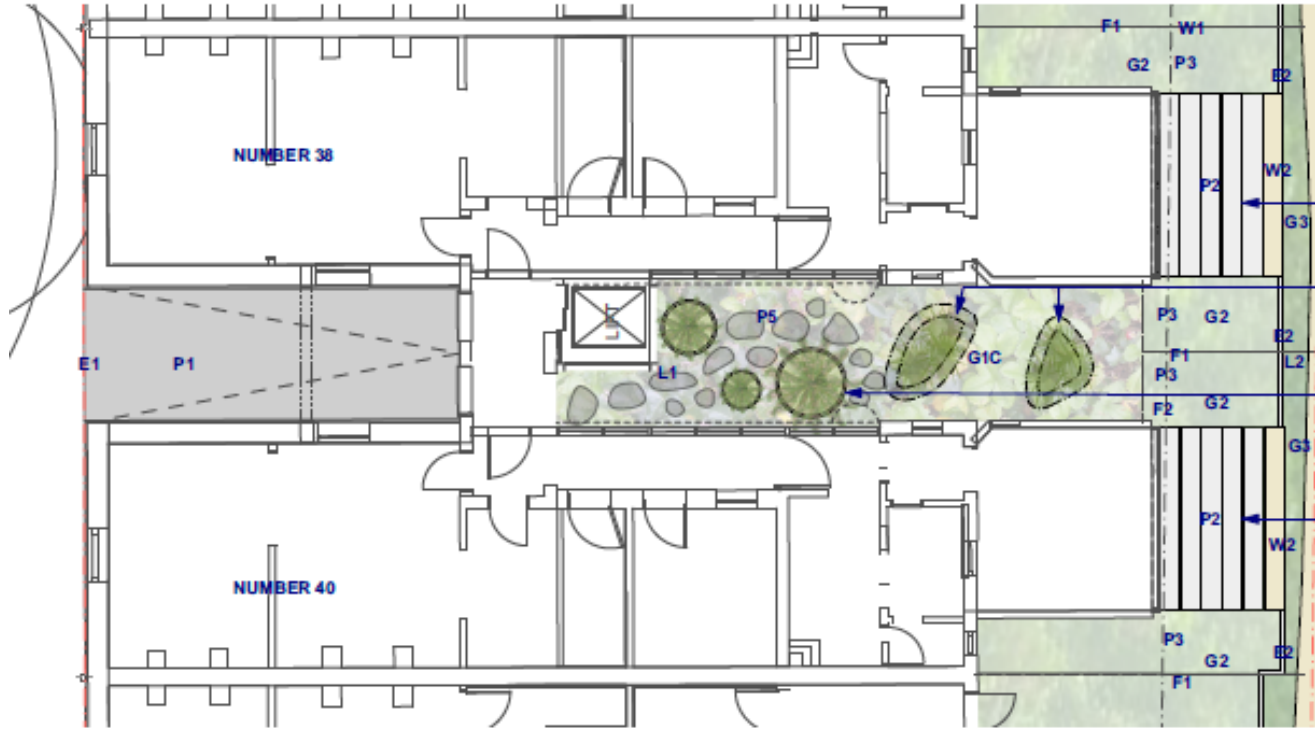
3. PROPOSED SECTION



north and south elevations and sections



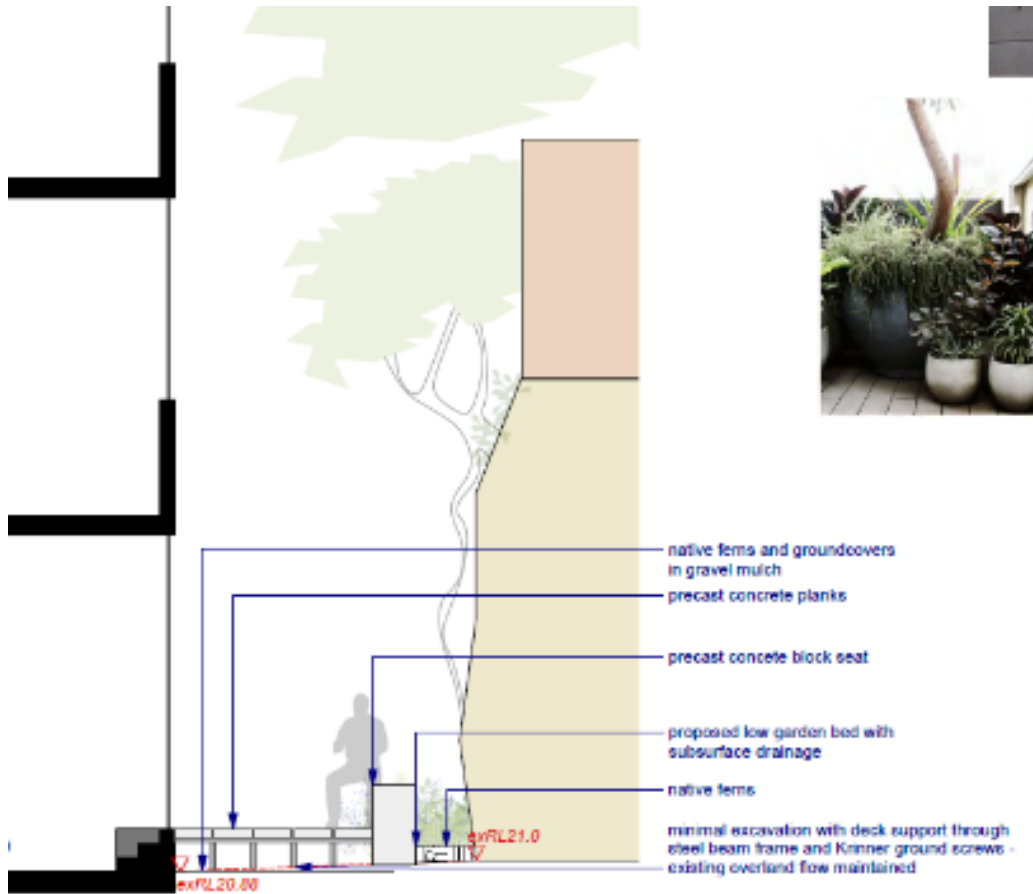
sections



- ← raised concrete deck refer LA08 for typical section
- ← mound soil to create planting depth for mass shrub planting
- ← concrete pots with large feature plants
- ← raised concrete deck refer LA08 for typical section

Plan - 38 & 40

typical landscape plan



typical courtyard details



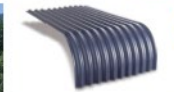
**ASH**  
 ASPHALT  
 NEW ASPHALT TO MATCH COUNCIL SPECIFICATION ON ADJACENT PATH



**CI**  
 CAST IRON  
 RAW UNREFINED CAST IRON TO MATCH EXISTING



**MDC1  
 MDR1**  
 METAL DECK CLADDING / ROOFING  
 STANDING SEAM ZINC CLADDING  
 Blue Grey Zinc



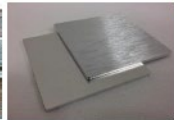
**MDC2  
 MDR2**  
 METAL DECK ROOFING / CLADDING  
 HOT DIPPED GALVANISED ROLLED STEEL  
 CUSTOM ORB CORRUGATED PROFILE TO MATCH EXISTING



**SP**  
 STEEL PLATE  
 HOT DIPPED GALVANISED STEEL  
 - New stair elements  
 - Elevator steel framing  
 - Landing canopy  
 - Entry Gates



**FG**  
 Fixed Glazing



**WJ**  
 METAL WINDOW JOINERY  
 - Clear finished anodised aluminium / Galvanised Steel metal window door joinery  
 - Glass louvers to have clear & translucent glass to control privacy



**PF** Existing paint finishes to be made good. Match to existing colours  
**FB** Existing brickwork to be matched where required for reinstatement work

# materials

# compliance with SEPP 65/ADG

	control	proposed	compliance
solar access	70% - 2 hours to living rooms and private open space	60% to living rooms 1 private open space	no
cross vent	60%	84%	partial – windows required to be closed to address noise
deep soil	7%	0%	no

# compliance with SEPP 65/ADG

	control	proposed	compliance
building separation	12m	min 2.75 - 3m	no - existing
apartment size	1 bed 50m <sup>2</sup>	42.4 - 45.2m <sup>2</sup>	no – existing
	2 bed 70m <sup>2</sup>	86 - 99m <sup>2</sup>	non compliances yes

# compliance with SEPP 65/ADG

	control	Proposed	compliance
floor to ceiling heights	2.7m	2.6 - 3m	yes
communal open space	25%	7.4%	no
private open space	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup> 15m <sup>2</sup> ground level	no balconies rear ground units have 9 -16m <sup>2</sup> useable and 14.5-28.6m <sup>2</sup> total	partial

## compliance with Sydney LEP 2012

	control	proposed	compliance
height	9m	11.45m (13.34m existing building)	no – no increase in overall height
floor space ratio	2:1	1.7:1m	yes

# compliance with Sydney DCP 2012

	control	proposed	compliance
bicycle parking	30 residents, 3 visitor	1 per common entry (0 conditioned)	no, due to site constraints
dwelling mix	1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 - 100%	1 bed – 20% 2 bed – 80% 3 bed – 0%	partial

# Heritage Office Terms of Approval

- general terms of approval granted
- new additions amended to address concerns of Heritage Office - in particular the roof form of additions and height of the lift

# issues

- height
- size of 1 bedroom apartments
- communal open space and private open space
- solar access
- visual privacy
- natural ventilation/acoustic privacy
- bicycle parking/waste storage

# height

- 11.45m - 27.3% over maximum
- clause 4.6 variation supported as:
  - compatible with scale of existing building
  - no adverse amenity impact to neighbouring properties
  - no adverse impact on adjoining heritage buildings or character of conservation area
  - no increase to overall height of building

# size of 1 bedroom apartments

- 6 x 1 bedroom apartments are 42.4 - 45.2m<sup>2</sup> in area
- up to 15.2% below minimum 50m<sup>2</sup> size under ADG
- clause 4.6 variation supported as:
  - constrained by building footprint/heritage fabric
  - improvement of existing amenity

# communal open space

- proposed location between buildings
- limited solar access
- container planting as no deep soil available
- privacy to adjacent units addressed by operable louvres
- acceptable due to site constraints

# private open space

- proposed only to rear, ground level units
- limited solar access
- ground cover planting as no deep soil available
- acceptable due to constraints imposed by heritage building

# solar access

- 60% of apartments will receive compliant solar access to living area
- only 1 apartment of the 9 with private open space receives compliant solar access
- acceptable due to constraints imposed by heritage building

# visual privacy

- privacy from apartments to adjacent communal open space addressed by operable louvres
- acceptable due to constraints imposed by heritage building

# natural ventilation/acoustic privacy

- internal bedroom relies on operable louvres to corridor for ventilation
- east and west facing windows need to be closed to meet internal noise criteria
- acceptable due to site constraints

# bicycle parking/waste storage

- 1 bicycle parking space proposed under each communal entry stair
- due to insufficient space for adjacent waste storage, bicycle parking conditioned to be replaced by additional waste storage

# recommendation

- approval subject to conditions