Local Planning Panel
3 April 2019

21 O'Connor Street, Chippendale

D/2018/1360

Applicant: Kreis Grennan Architecture

Owner: Anthony Rodgers & Bernadette Mullin

Architect: Kreis Grennan Architecture

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proposal

alterations/additions to mixed-use building:

- commercial studio, courtyard and garage on the ground floor
- internal reconfiguration of the first floor
- extension of the second floor onto the existing outdoor terrace
- addition of a roof terrace above

Zoning: B4 permissible with consent

recommendation

refusal

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notification information

exhibition period

- 9 November 2018 to 24 November 2018
- 86 owners and occupiers notified
- two submissions received (one anonymous)

submissions

- excessive in height, bulk and scale
- loss of privacy
- overshadowing

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subject site

submitters (one anonymous)

submissions

site

N

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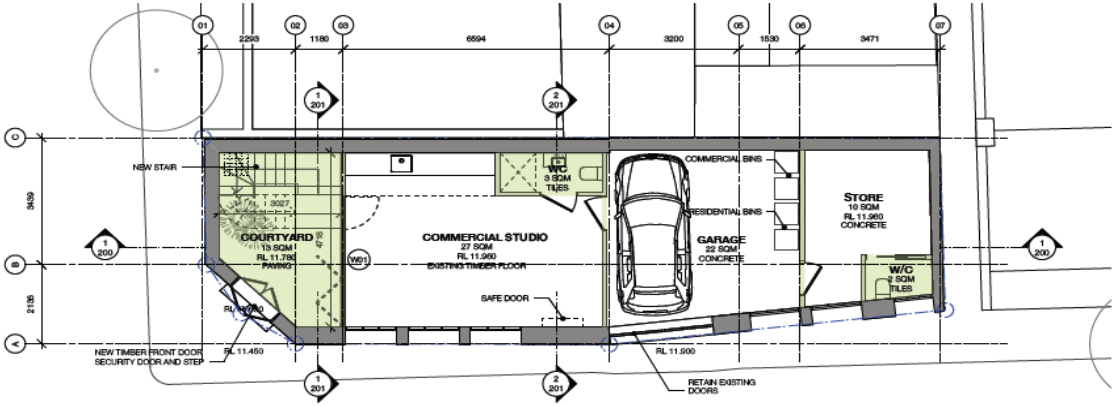
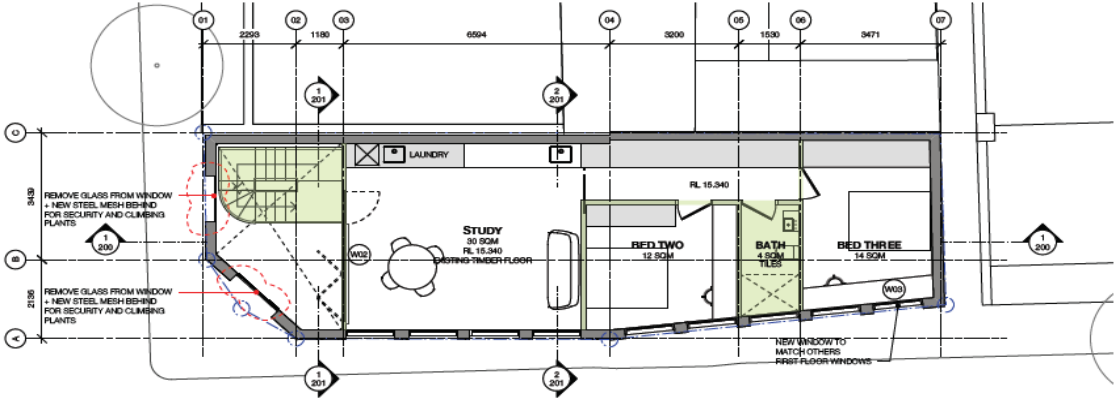
site viewed from O’Connor Street

site viewed from Smithers Street



1 GROUND FLOOR



2 FIRST FLOOR

ground and first floor plans

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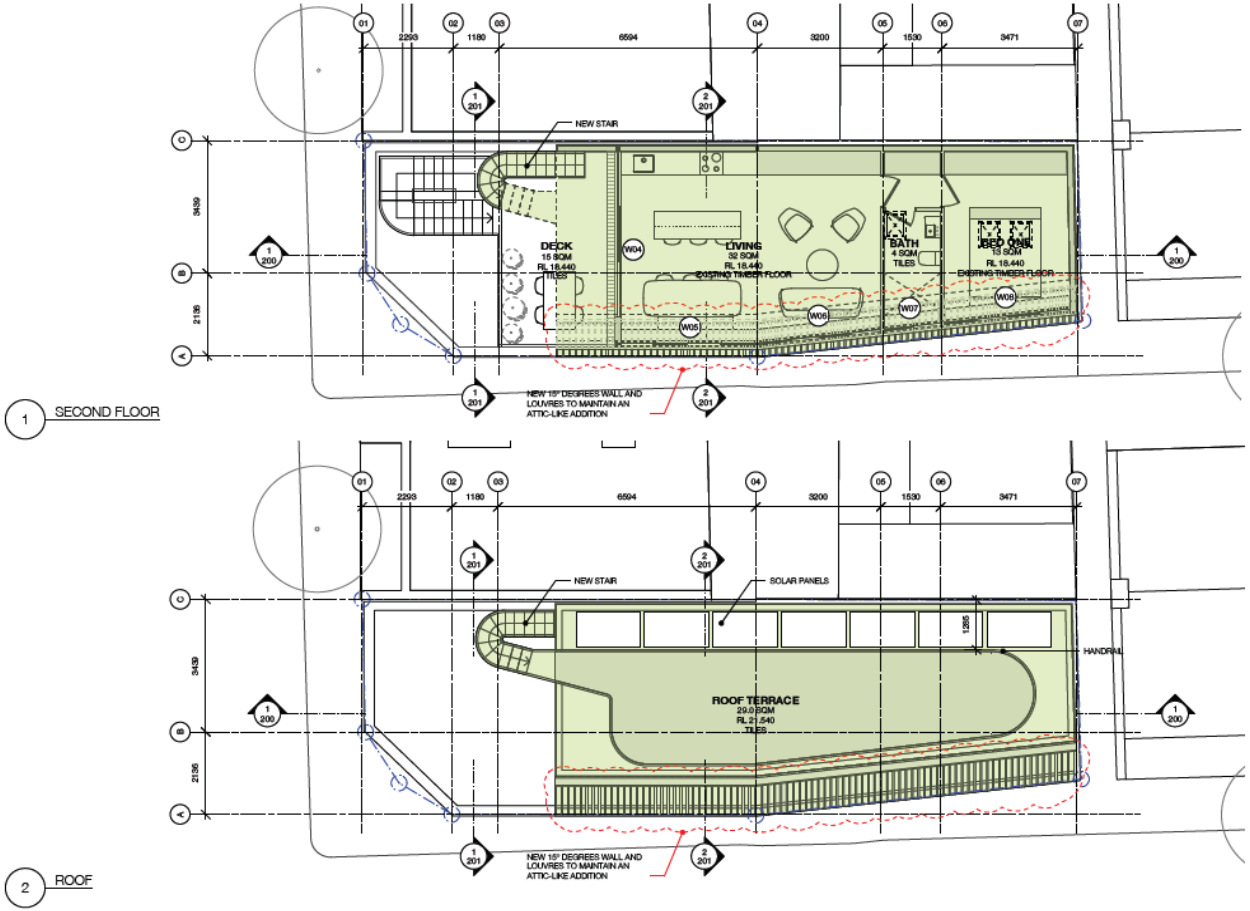

second floor and roof plan

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1 WEST ELEVATION

west elevation

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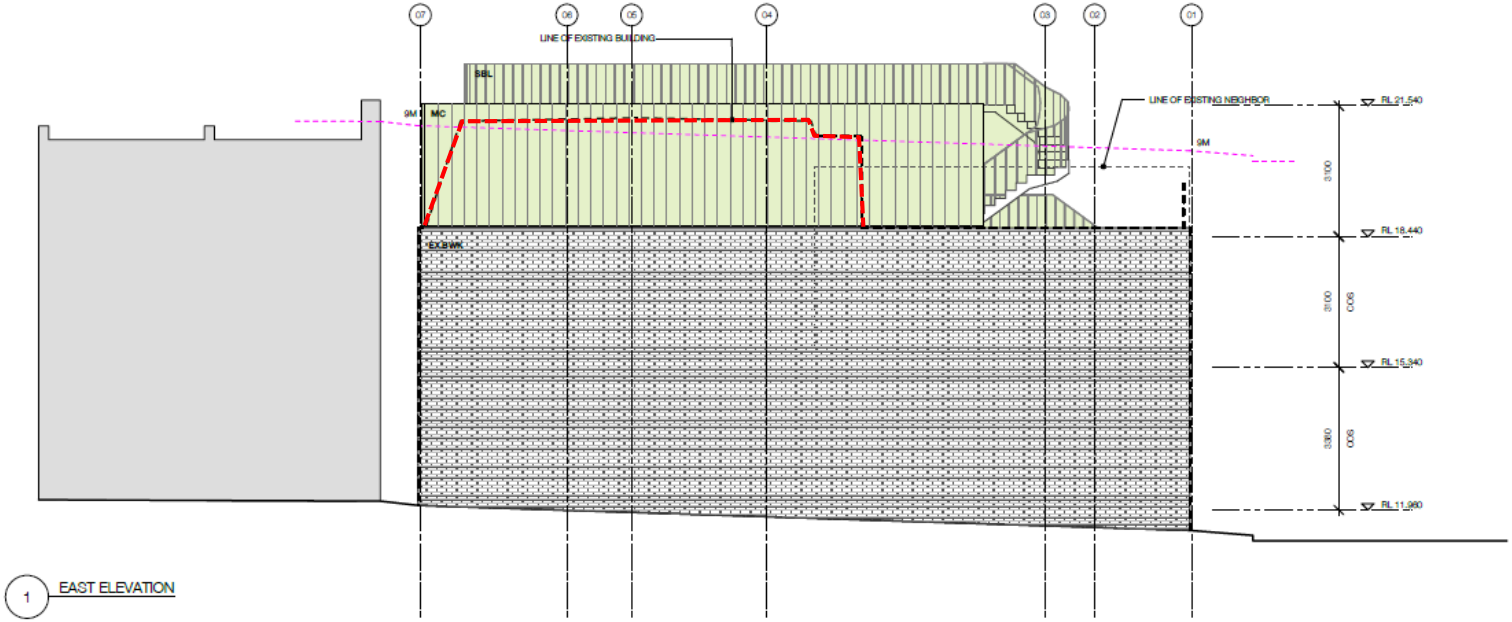

east elevation

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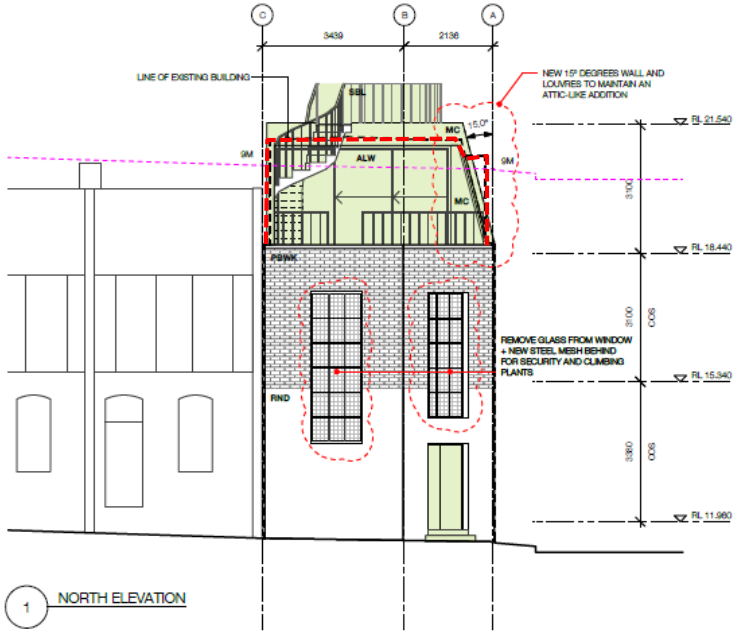
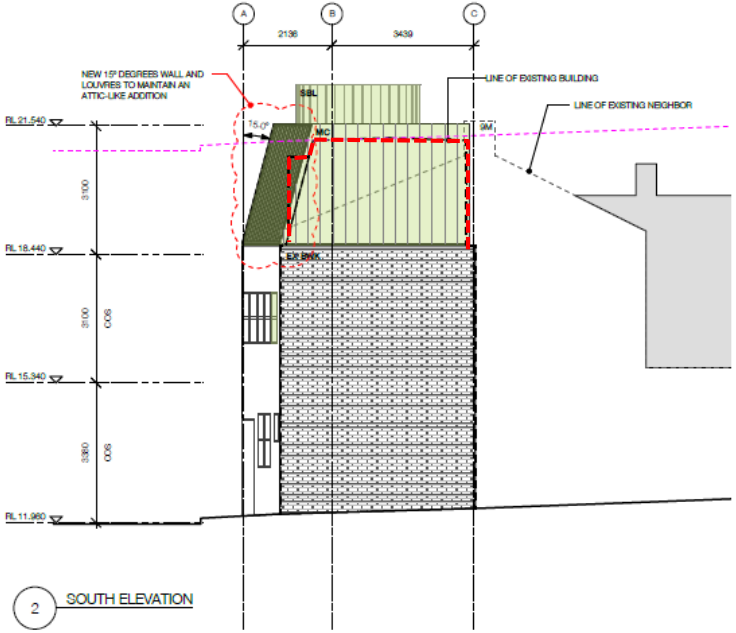


1 NORTH ELEVATION



2 SOUTH ELEVATION

second floor and roof plan

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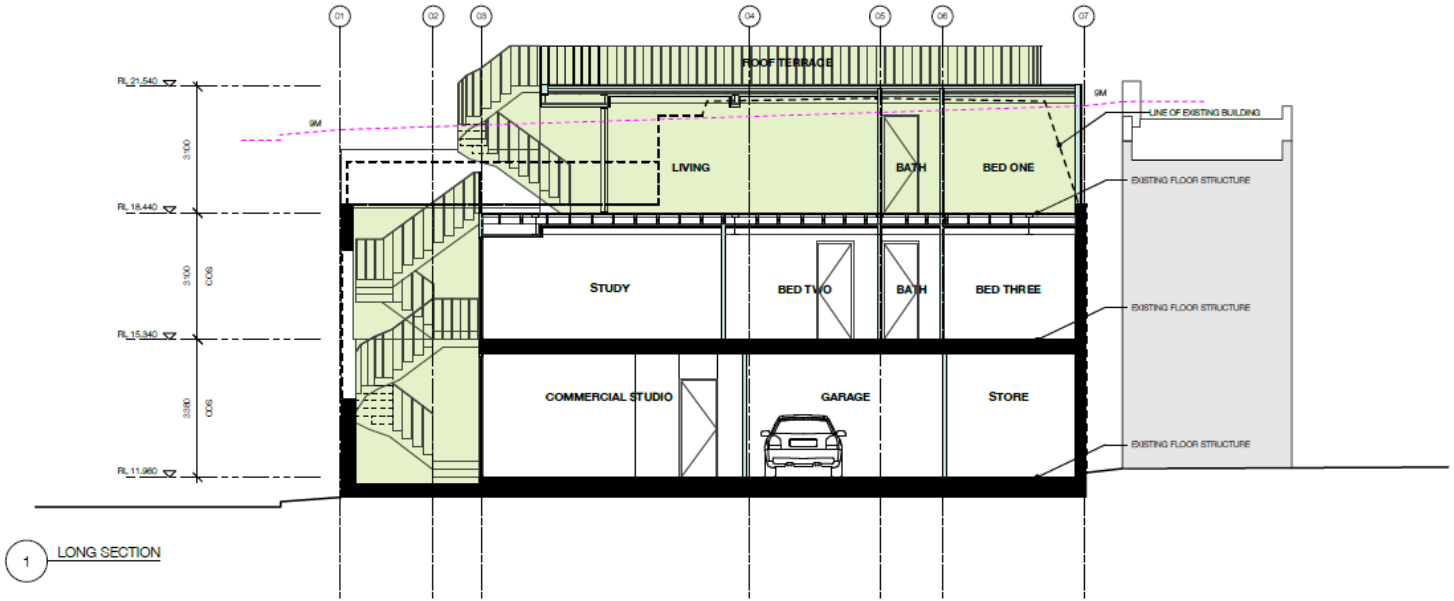

long section

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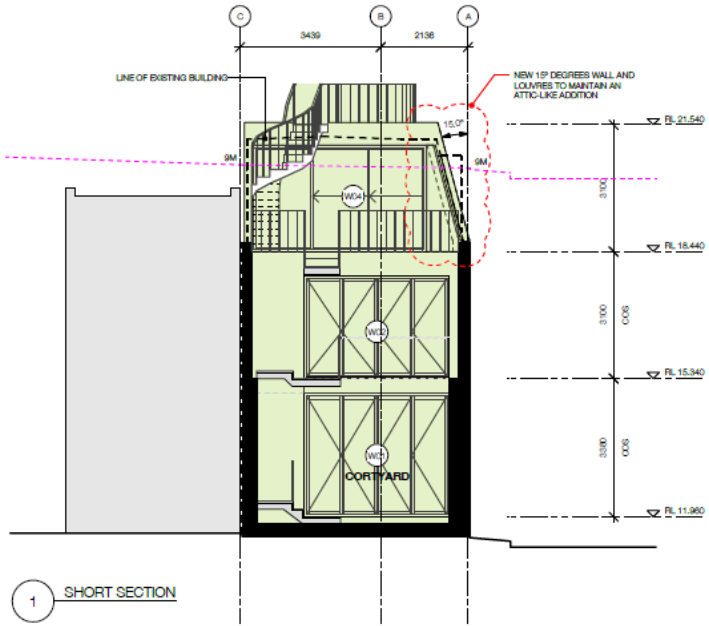
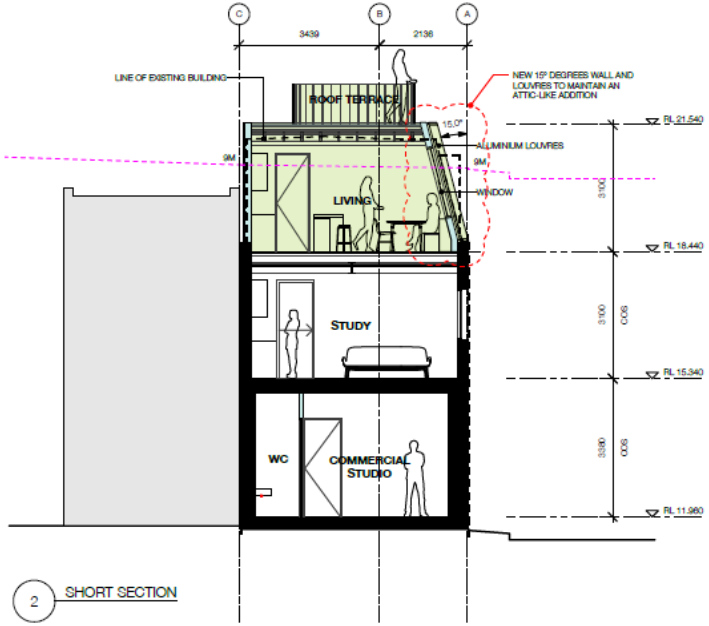


1 SHORT SECTION



2 SHORT SECTION

short sections

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SCHEDULE OF PROPOSED COLOURS & FINISHES

	RND		**PBWR**		**AL**		**MC**		**MA**		**SBL**
	RENDER PAINT FINISH DARK GREY COLOUR		PAINTED BRICKWORK DARK GREY COLOUR		ALUMINIUM LOUVRES GOLD MATTE COLOUR		METAL CLADDING DARK GREY COLOUR		METAL AWNING GOLDEN MATTE COLOUR		STEEL BALUSTRADE DARK GREY COLOUR

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perspective

compliance with key LEP development standards

	control	proposed	compliance
height	9m	10.83m	no – 18.45% variation
floor space ratio	1.5:1	1.93:1	no – 25% variation

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compliance with DCP controls

	control	proposed	compliance
height in storeys	2	3	no

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Design Advisory Panel Residential Subcommittee

- reviewed the application on 4 December 2019
- recommended attic-like addition and window frames be maintained, further information be provided relating to overlooking and overshadowing impacts
- the applicant submitted amended plans partially addressing the above

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issues

- clause 4.6 for height
- clause 4.6 for floor space ratio
- bulk and scale
- overlooking

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height

- clause 4.6 not supported
- 18.45% variation to the standard from the new addition and roof terrace
- excessive in bulk and scale
- roof top terrace overlooks private open space of neighbouring terraces

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floor space ratio

- clause 4.6 not supported
- proposal results in a net reduction in floor space but redistributes it to the roof level resulting in an unsympathetic built form

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bulk and scale

- form of addition, external stair and balustrade is excessive in bulk and scale
- surrounded by predominantly two storey terrace housing
- will result in unreasonable amenity impacts

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overlooking

- roof terrace will impact on the privacy of the neighbouring properties to the east and south

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recommendation

refusal

- non compliance with height and FSR
- inappropriate built form

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