

Local Planning Panel

28 August 2019

21 O'Connor Street, Chippendale

RD/2018/1360/A

Applicant: Kreis Grennan Architecture

Owner: Anthony Rodgers and Bernadette Mullin

Architect: Kreis Grennan Architecture

proposal

- section 8.2 (1) (a) review of refusal for alterations and additions to the existing mixed-use warehouse building to include a commercial studio, courtyard and garage on the ground floor, internal reconfiguration of the first floor, demolition and reconstruction of new second floor addition
- amended plans submitted to address the reasons for refusal

recommendation

approve subject to conditions

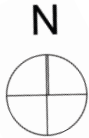
notification information

- exhibition period 18 June 2019 to 3 July 2019
- 67 owners and occupiers notified
- 1 submission received

submission

- adverse impact to on street parking (anonymous)

site



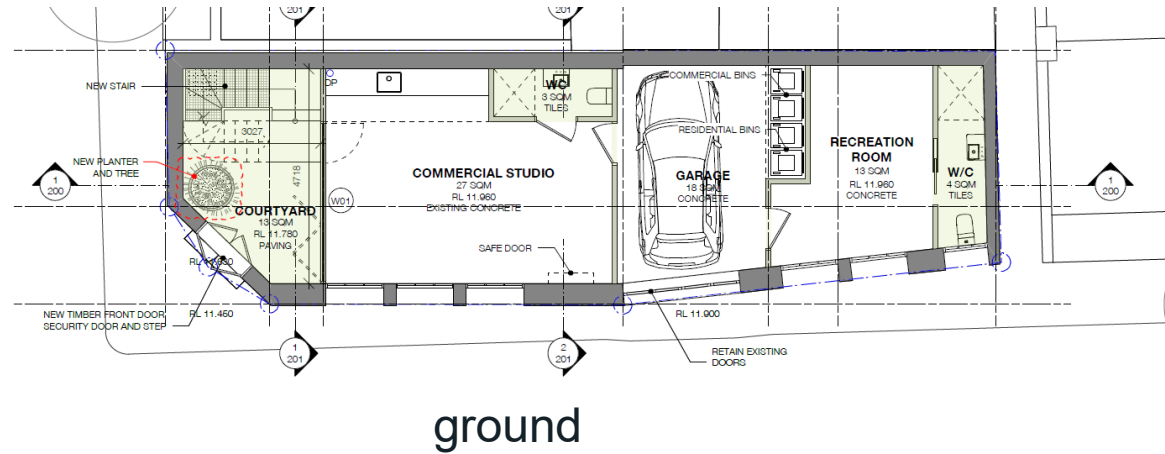
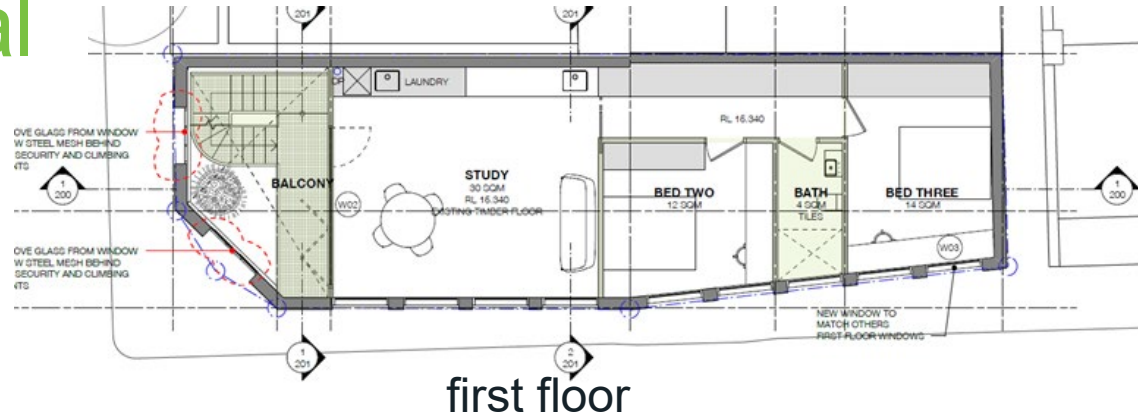


site viewed from O'Connor Street

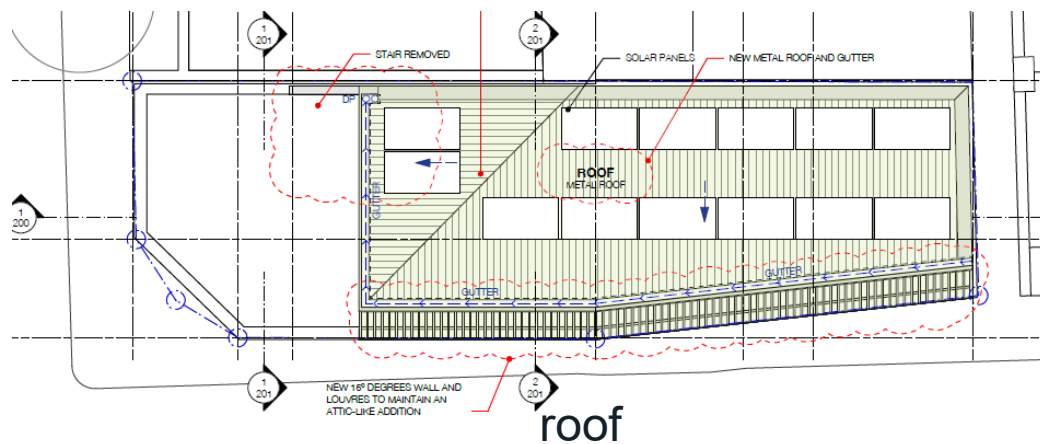


site viewed from Smithers Street

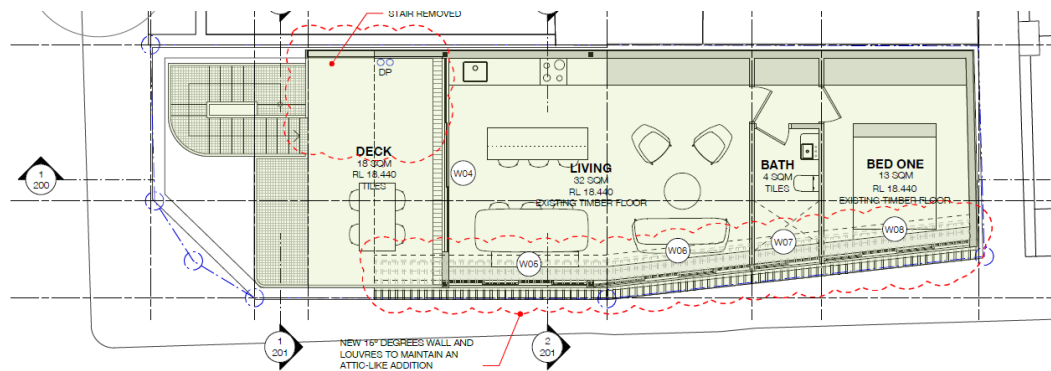
proposal



proposed ground and first floor plan



roof

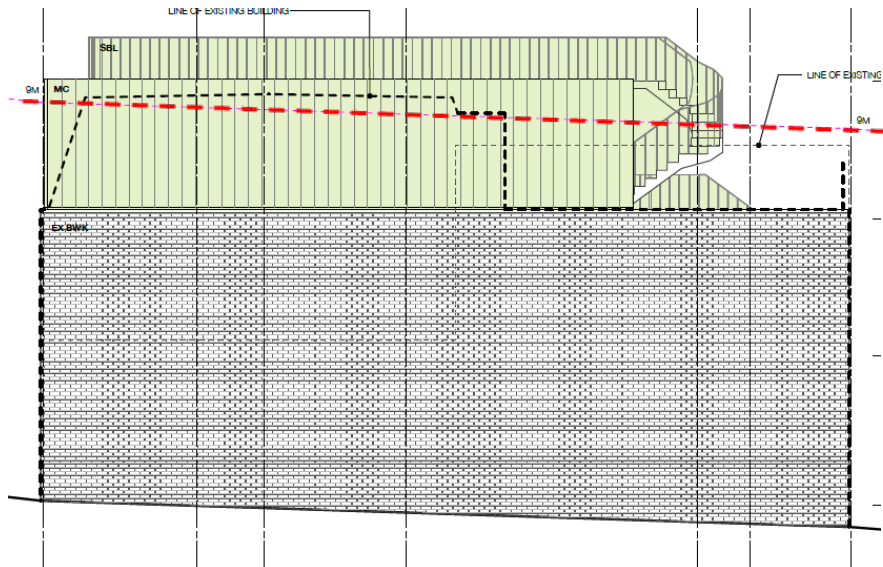


second floor

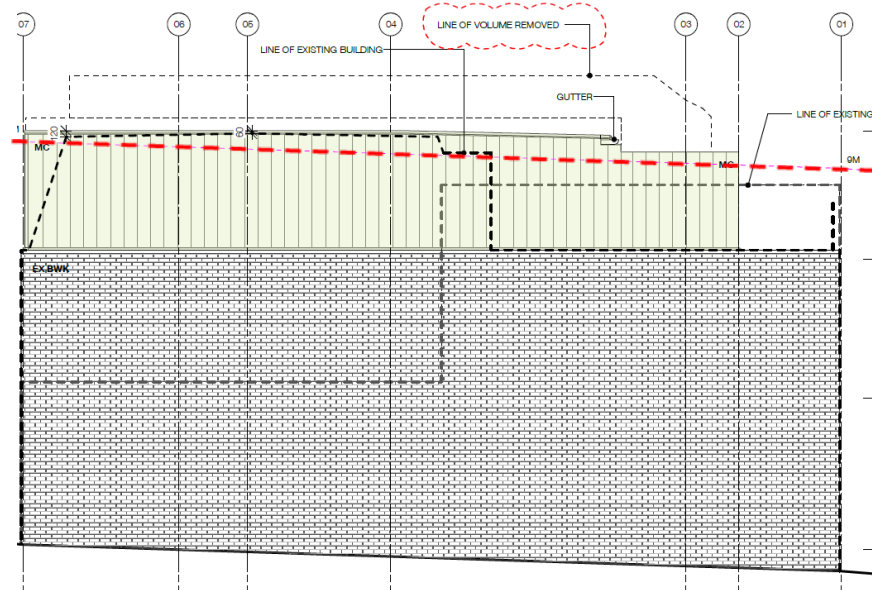
proposed second floor and roof plan

[illegible]

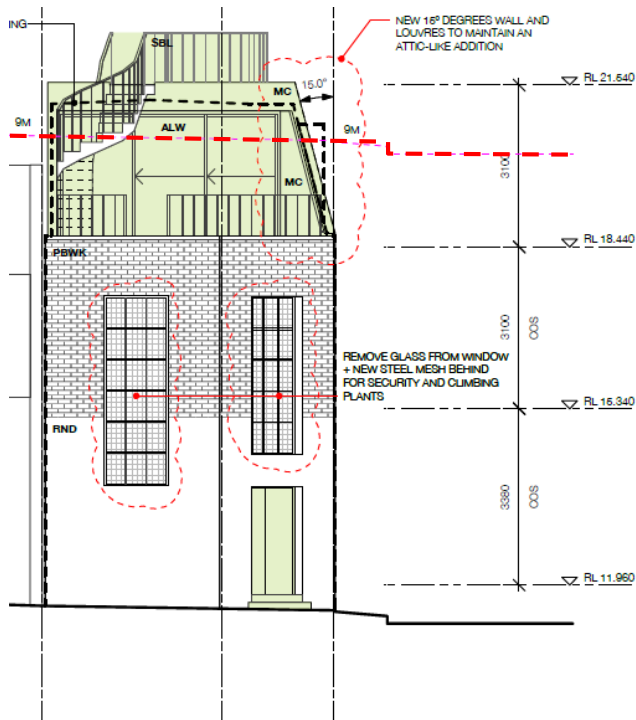
proposed west elevation



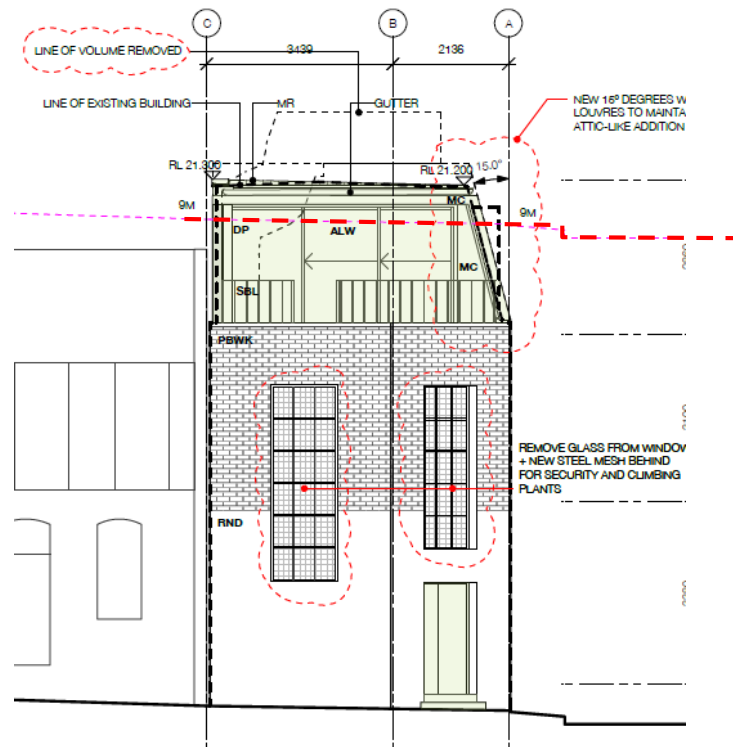
refused east elevation



proposed east elevation



refused north elevation



proposed north elevation



SCHEDULE OF PROPOSED COLOURS & FINISHES

	RND RENDER PAINT FINISH DARK GREY COLOUR		PBWR PAINTED BRICKWORK DARK GREY COLOUR		AL ALUMINIUM LOUVERS GOLD MATTE COLOUR		MC METAL CLADDING DARK GREY COLOUR		MA METAL AWNING GOLDEN MATTE COLOUR		SDL STEEL BALUSTRADE DARK GREY COLOUR
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refused - Smithers Street



1 WEST ELEVATION

SCHEDULE OF PROPOSED COLOURS & FINISHES

	RND RENDER PAINT FINISH DARK GREY COLOUR		PBWR PAINTED BRICKWORK DARK GREY COLOUR		ALW ALUMINIUM WINDOWS DARK GREY COLOUR		AL ALUMINIUM LOUVERS COPPER / BRASS MATTE COLOUR		MC METAL CLADDING COPPER / BRASS MATTE COLOUR		SBL STEEL BALUSTRADE DARK GREY COLOUR		MR METAL ROOF COPPER / BRASS MATTE COLOUR
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proposed - Smithers Street

compliance - key LEP development

	control	proposed	compliance
height	9m	9.56m	no - 6.22% variation
floor space ratio	1.5:1	1.89:1 reduction of approximately 15 sqm	no – 26.3%

compliance with DCP controls

	control	proposed	compliance
height in storeys	2	3	no

issues

- height
- FSR
- layout and use of the building

height

- clause 4.6 variation request supported
- proposed height is only 0.15m higher than the existing building and allows for the top floor to meet the minimum floor to ceiling height under the BCA
- the roof terrace has been removed and the design and appearance of the addition has been amended to reduce the bulk and scale of the proposal
- the height of the building will not result in any significant adverse impacts

FSR

- clause 4.6 variation request supported
- proposal results in a net decrease in GFA due to the installation of a void and the provision of a car parking space
- existing FSR 2.11:1 proposed FSR 1.89:1 (reduction of approx. 15 sqm)
- the FSR is not considered to result in significant adverse impacts

layout and use of the building

- application seeks consent for single dwelling
- each level is connected by an external stair and is capable of being self-contained
- the use of levels 1 and 2 as two separate dwellings is not supported due to insufficient private open space and privacy requiring residential floors to be used as a single dwelling and to prohibit the strata subdivision of the site

recommendation

- approval subject to conditions