

# Local Planning Panel

## 18 March 2020

13 Brodrick Street, Camperdown

D/2019/663

Applicant: Mr P N Likoudis

Architect: vourtzoumis architects

# proposal

- demolish existing commercial building
- construct a new four storey boarding house - 10 rooms and 20 occupants
- 4 bicycle racks

B4 Mixed Use zone - The development is permissible with consent

# recommendation

approve subject to conditions

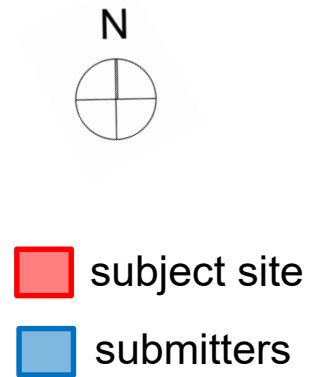
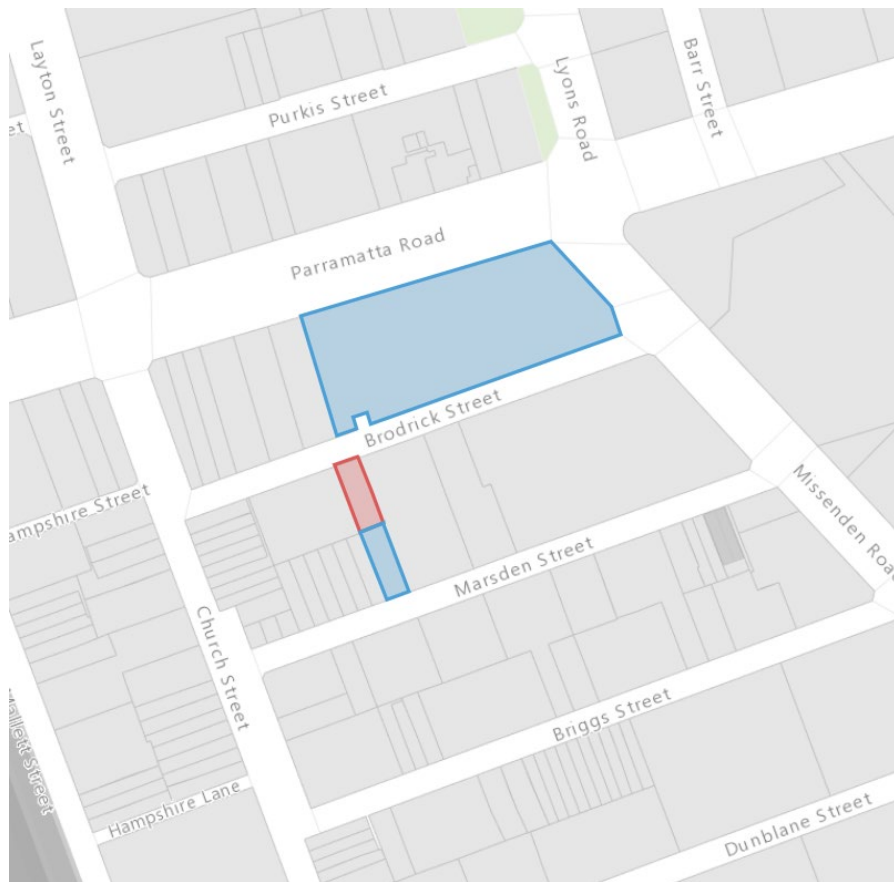
# notification information

- exhibited for 21 days between 5 July 2019 and 27 July 2019
- 458 owners and occupiers notified
- 5 submissions received

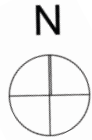
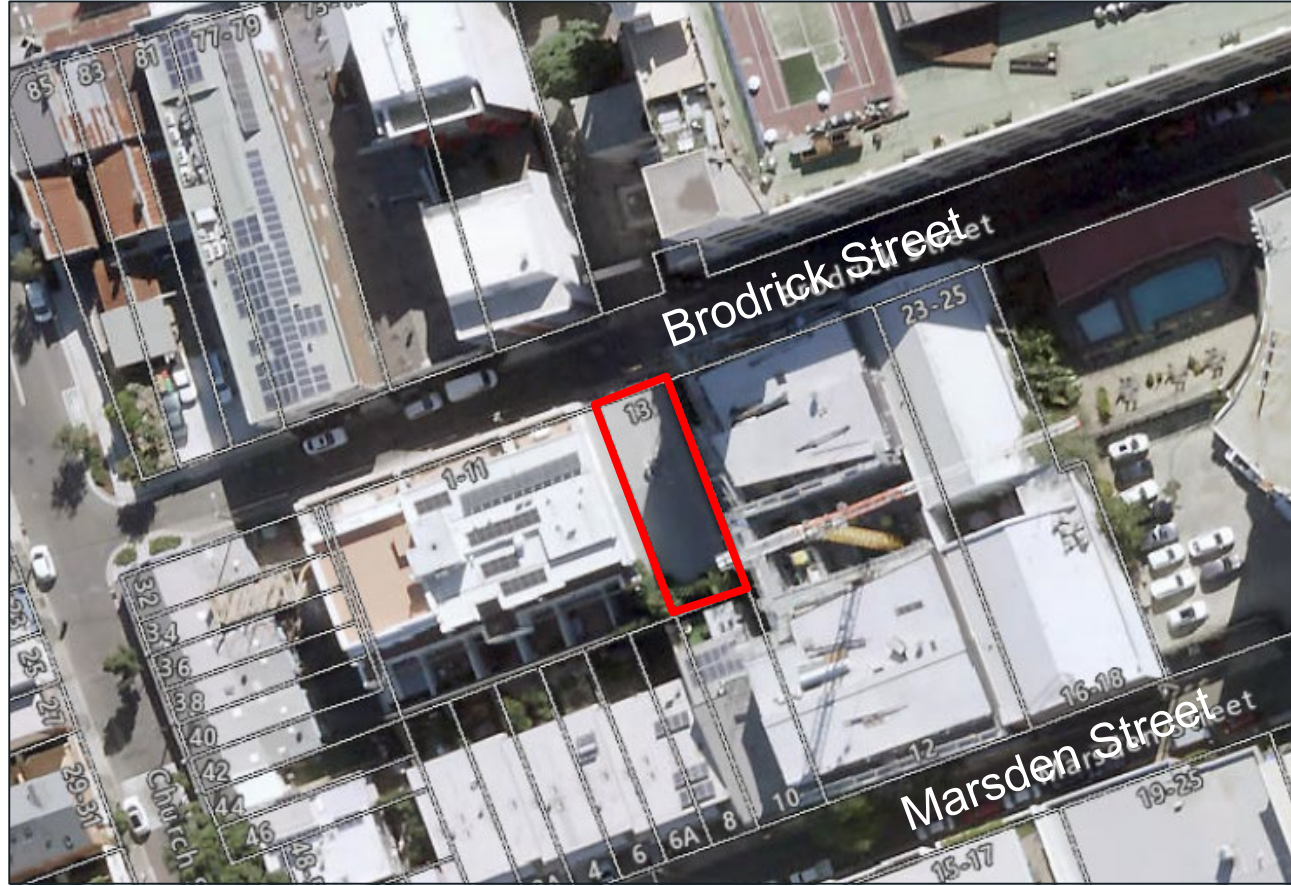
# submissions

- no parking will increase congestion on street
- adverse overshadowing impacts
- adverse privacy impacts
- history of the site having adverse impact to surrounding
- increased density due to the proposed building
- impact of potential smoking in the rear communal area
- impact of construction hours

# submissions



site





Brodrick Street



site viewed from 15 Brodrick Street





looking west along Brodrick Street

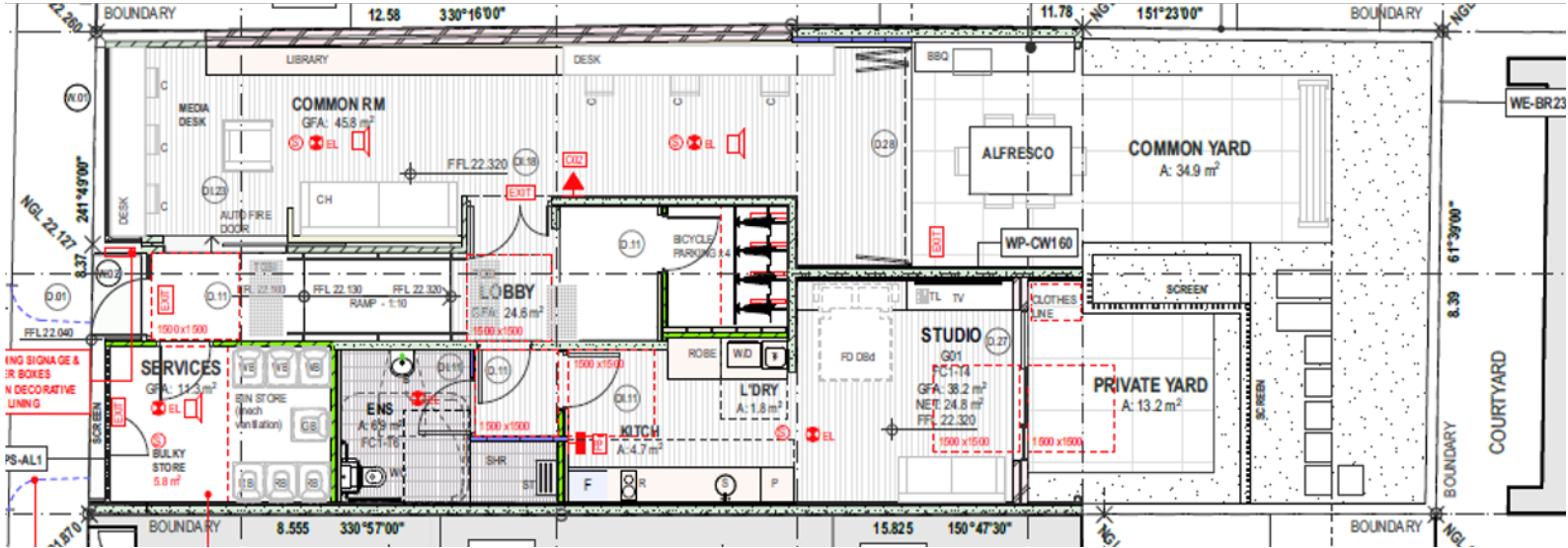


site →

looking east along Brodrick Street

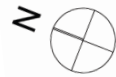
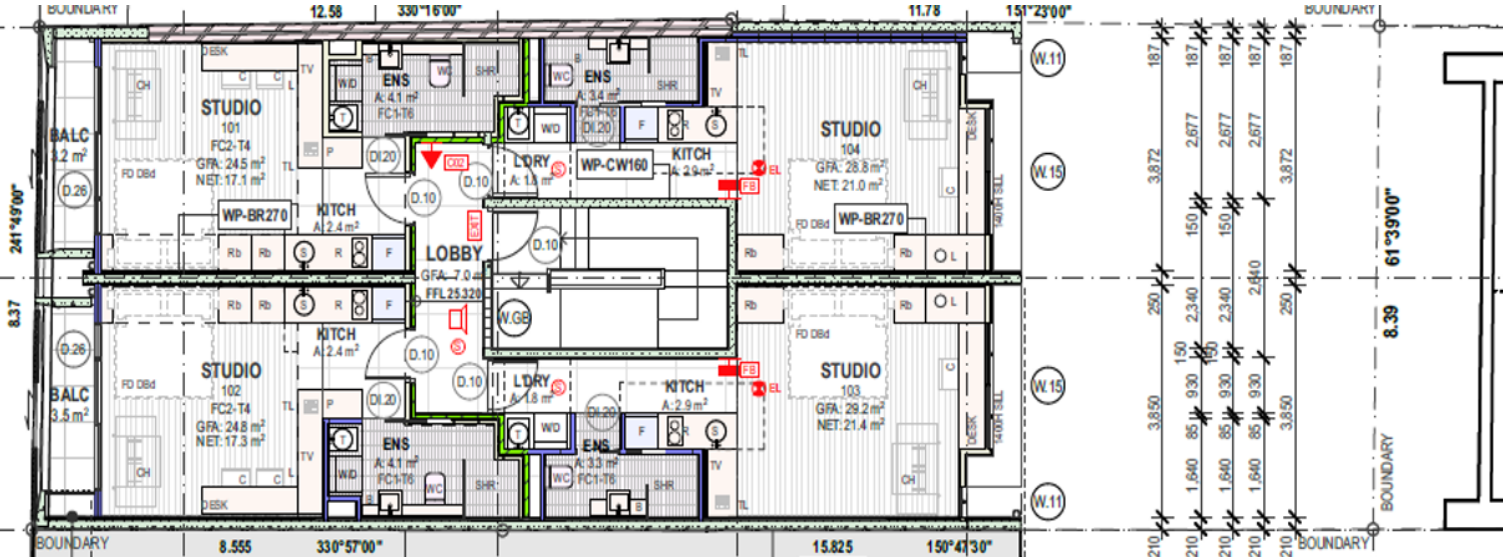
# Proposal

BRODRICK ST



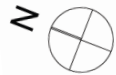
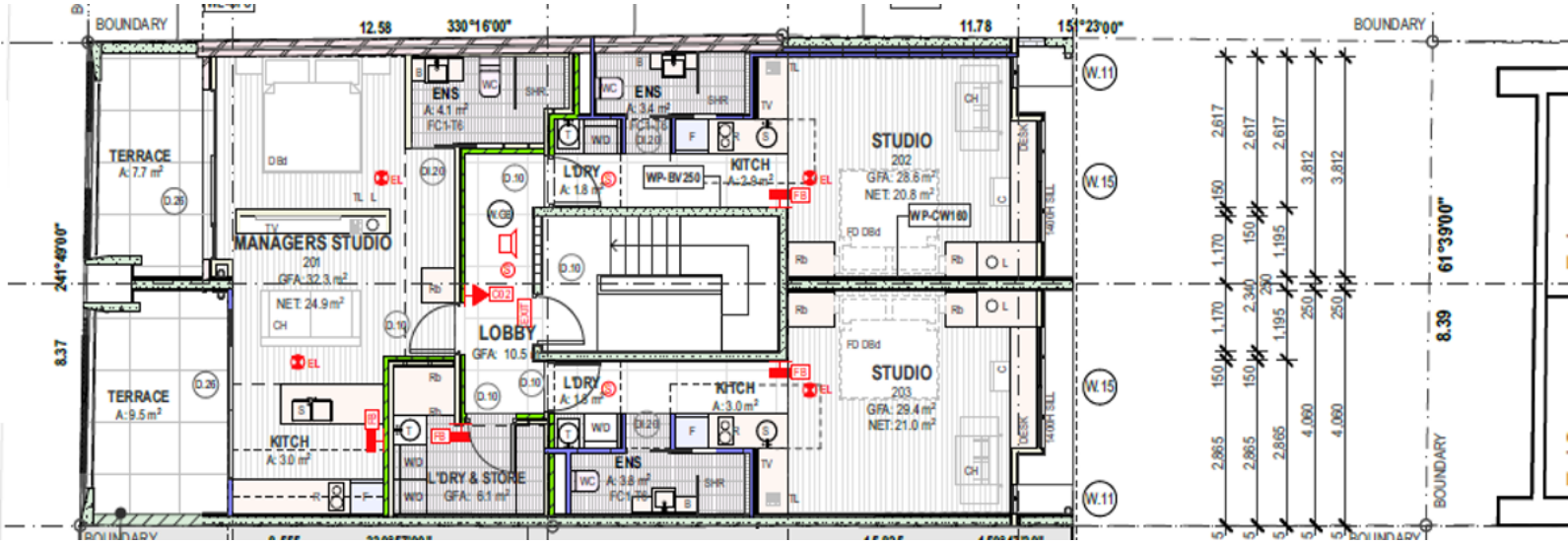
proposed ground floor

BRODRICK ST



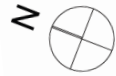
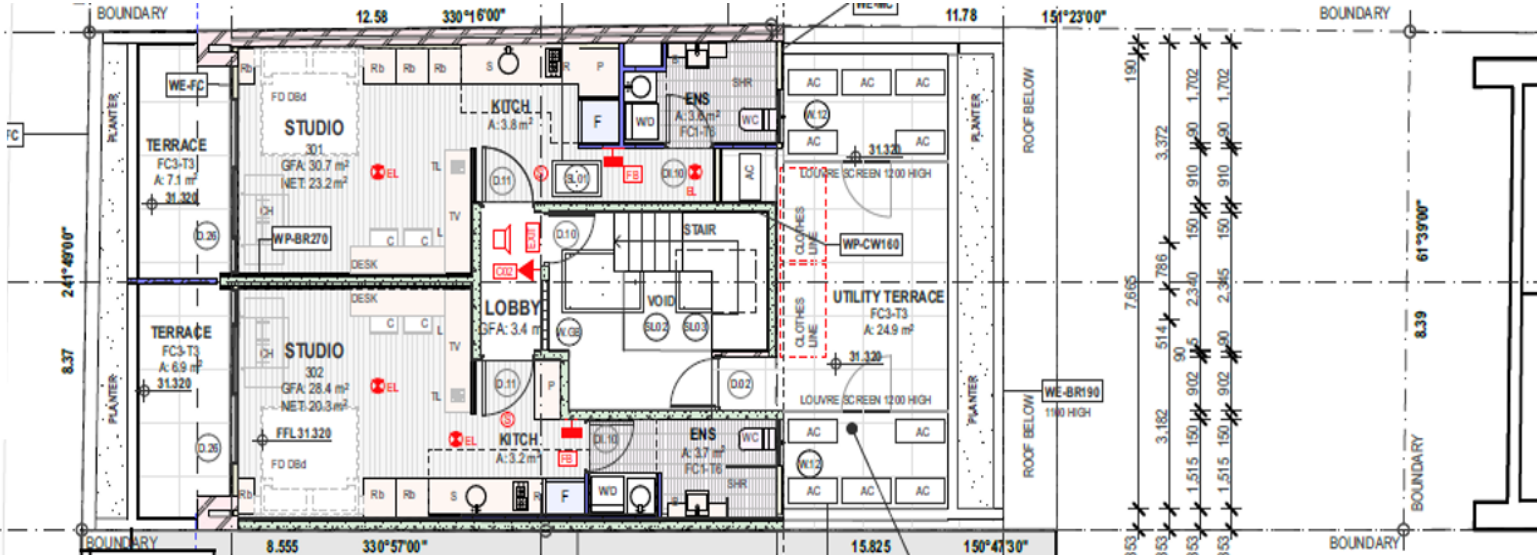
proposed first floor

BRODRICK ST



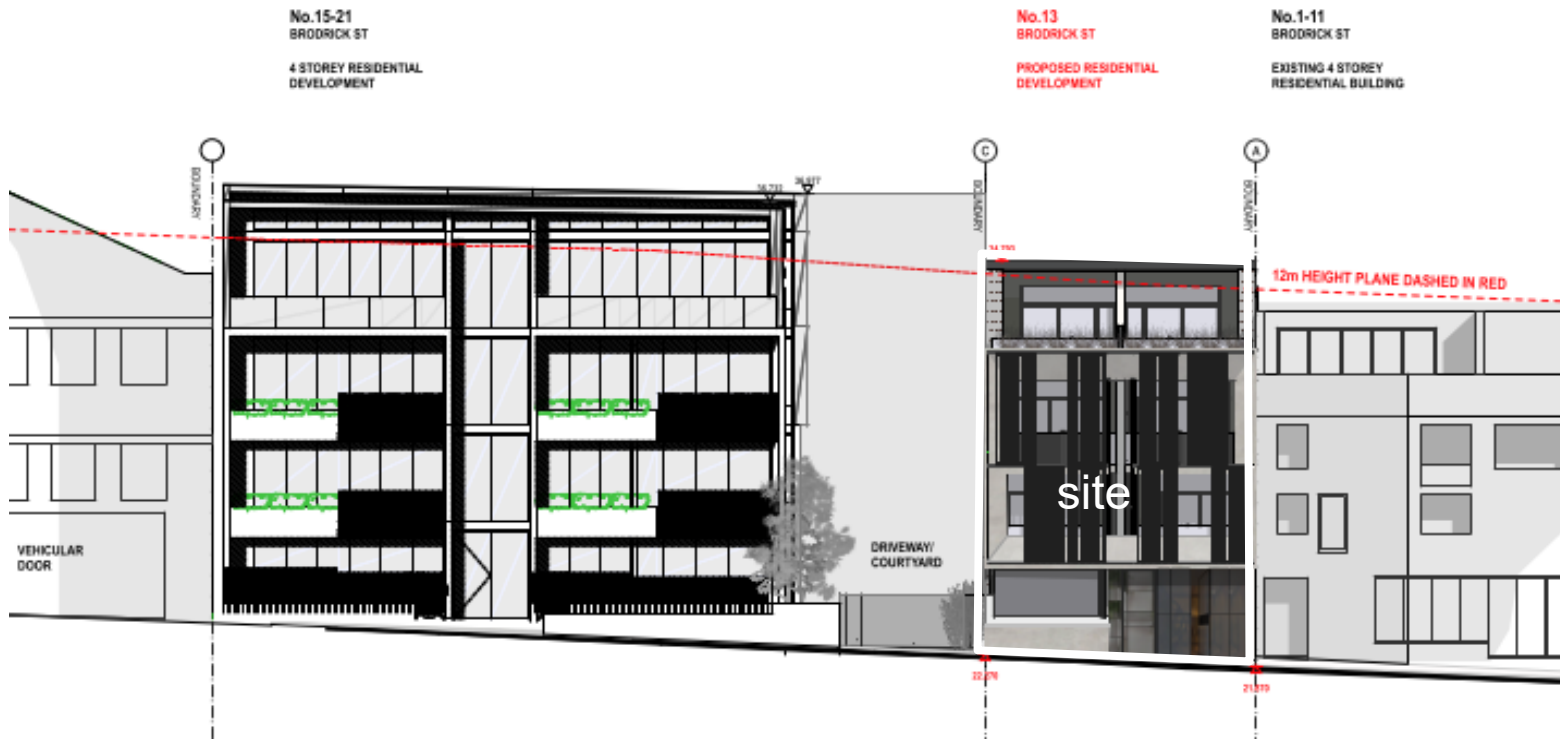
proposed second floor

BRODRICK ST



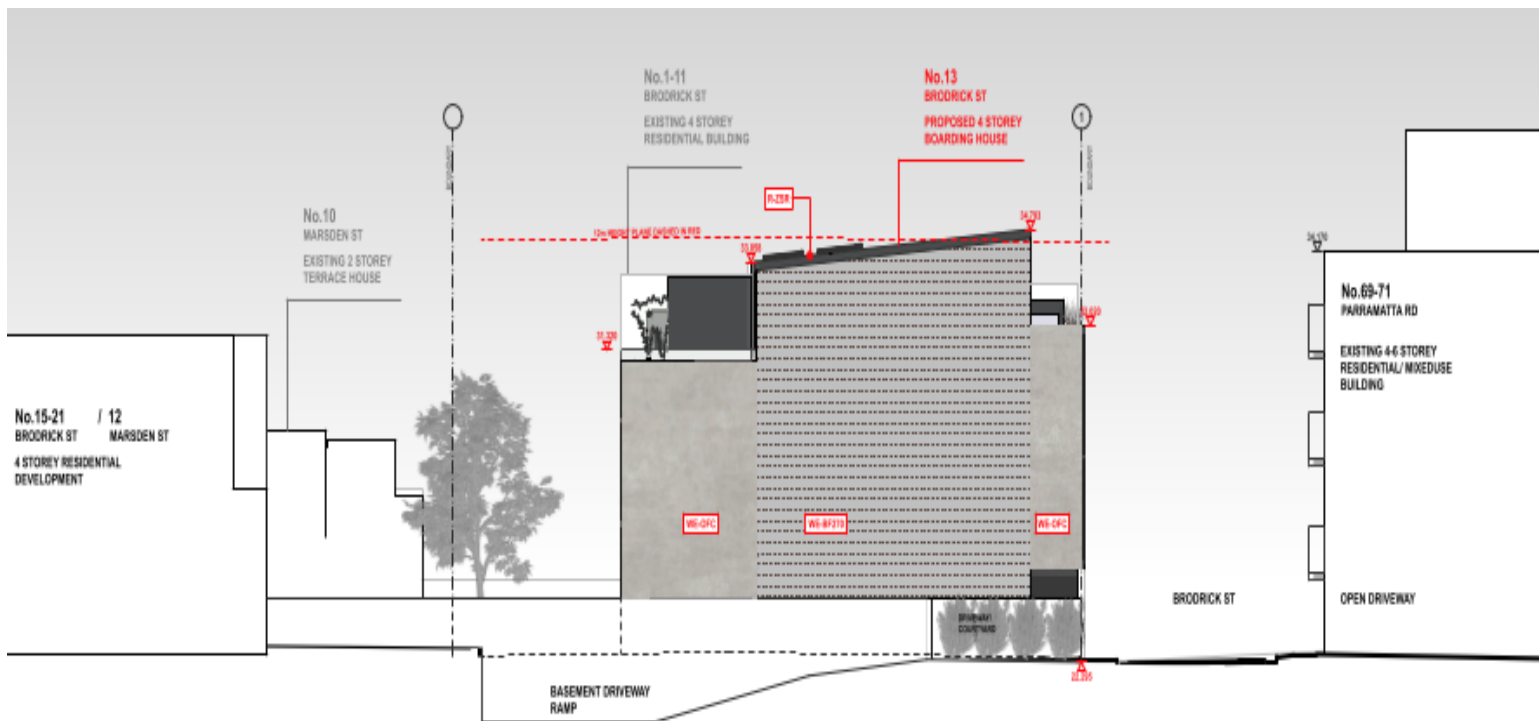
proposed third floor



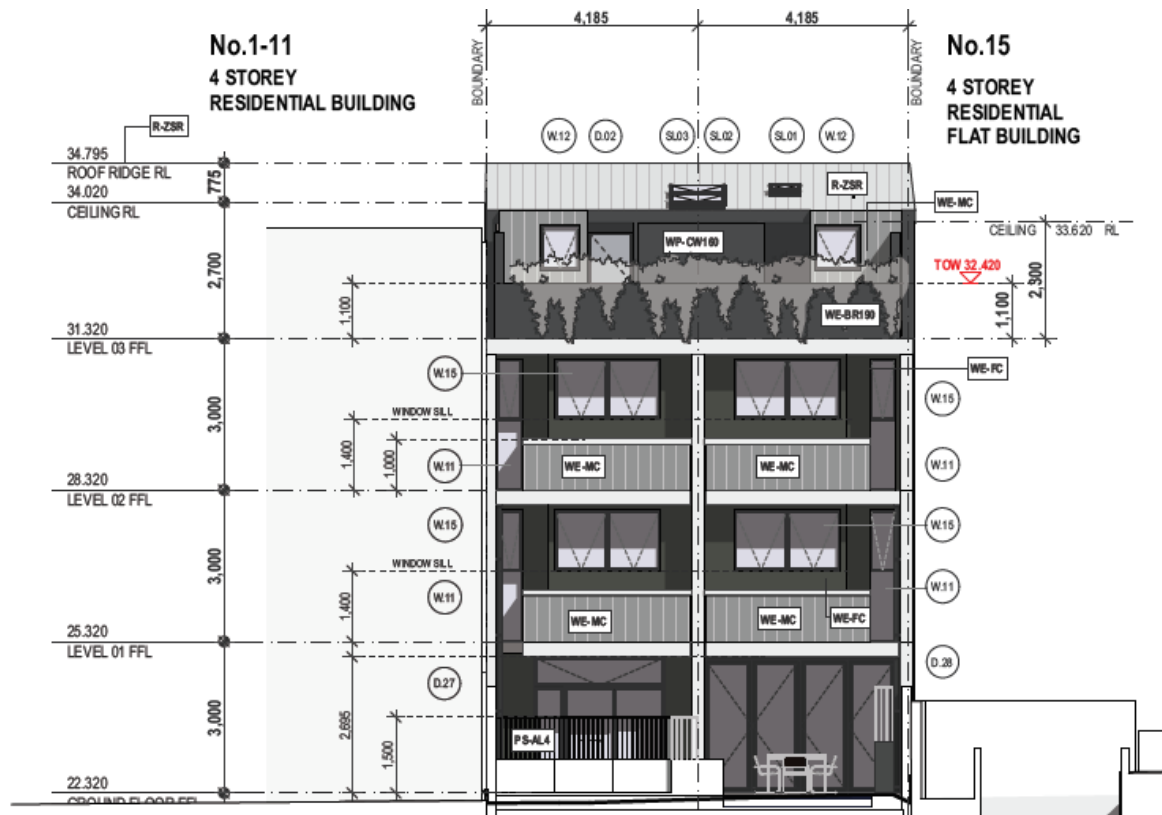


Brodrick Street elevation





east side elevation



south side elevation

# compliance with key LEP standards

	control	proposed	compliance
height	12 m	12.79 m	no
floor space ratio	1.5:1 + 0.5 under SEPP	1.97:1 (405sqm)	yes

# compliance with SEPP (ARH) 2009

	control	proposed	compliance
solar access	3 hours sunlight to communal rooms	2 hours of sunlight to communal room	no
private open space	<ul style="list-style-type: none"><li>- 20sqm</li><li>- 8sqm for manager</li></ul>	<ul style="list-style-type: none"><li>- 40sqm</li><li>- 17.2sqm manager</li></ul>	Yes

# compliance with SEPP (ARH) 2009

	control	proposed	compliance
communal living room	1	1	yes
size of rooms	12 to 25sqm	between 17sqm and 25sqm	yes
bicycle/ motorcycle parking	2 bicycle spaces 2 motorcycle space	4 bicycle spaces no motorcycle space	partial

# compliance with SDCP 2012

	control	proposed	compliance
communal living area	maximum 25sqm	45sqm	yes
communal open space	20sqm	40sqm	yes
private open space	minimum 4sqm for 30% rooms	4 rooms with over 4sqm area	yes
height in storeys	3 storeys	4 storeys	no

# Design Advisory Panel – Residential sub committee

The panel raised the following concerns:

- facade treatment and untreated east elevation does not positively relate to the street
- unacceptable internal amenity for the future occupants
- adverse privacy impact to the neighbouring properties

These issues have been addressed in amended plans.

# issues

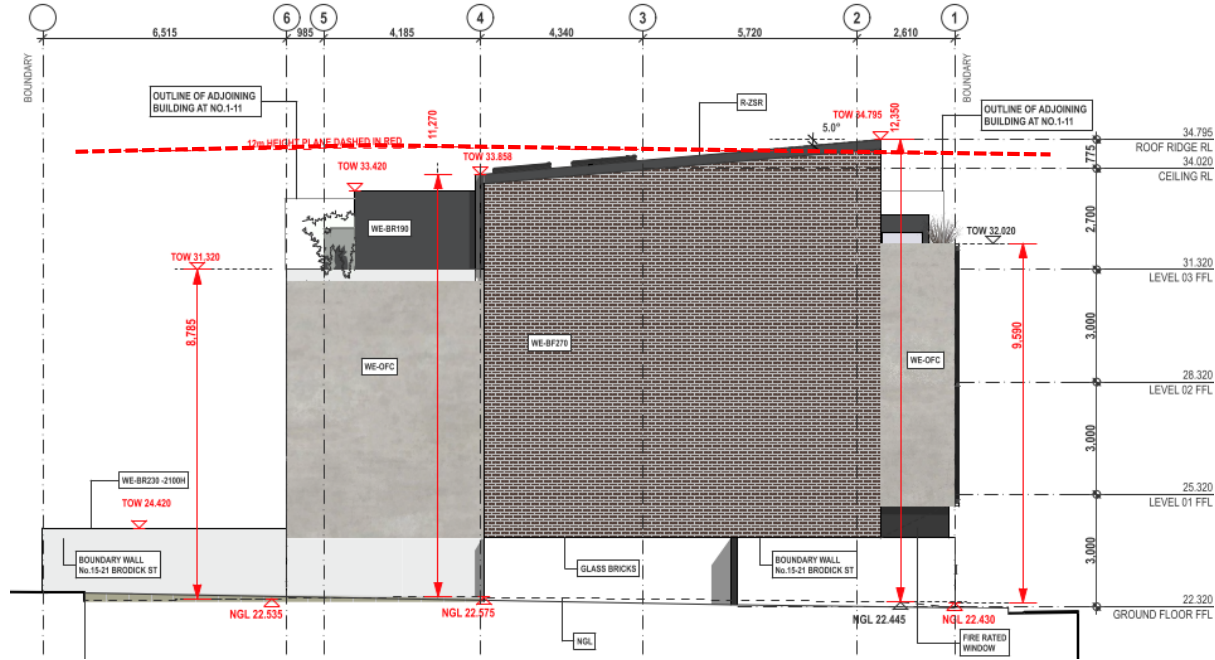
- height
- motor cycle parking
- solar access
- privacy impacts



# height

- height control exceeded by 790mm - 6.6% non compliance
- clause 4.6 variation request supported:
  - appropriate built form, building achieves appropriate transition between existing neighbouring buildings
  - consistent with the objectives of the height of building standard and the mixed use zone
  - no significant impacts arising from non compliance

# height



non compliance indicated by a red dotted line

# motor cycle parking

- no motorcycle parking is provided - 2 spaces required - 100% departure from standard
- clause 4.6 variation request supported:
  - site is accessible by public transport
  - additional bicycle parking proposed
  - provides improved street frontages on a small site which would otherwise be required to accommodate driveways/ramps
  - there are no demonstrable adverse environmental impacts arising from an absence of motorcycle parking spaces

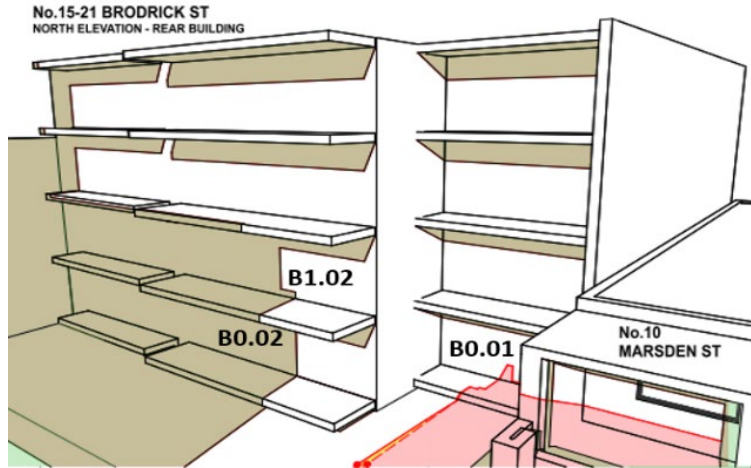
# solar access

- 2-8 Marsden Street
  - proposal will result in loss of solar access to 0.9sqm of the courtyard at 2pm
  - this property is located directly to the south of the subject site and retention of this area would require substantial reduction in size of second floor
  - the proposal is generally compliant with relevant controls and impact to 0.9sqm of the courtyard is considered reasonable in this instance

# solar access

- 15-21 Brodrick Street
  - additional shadows cast on the northern facade between 2pm and 3pm
  - non-compliant part of the building will overshadow less than 0.5sqm area of the balcony of unit B0.02, which would still receive solar access to 50% of its windows

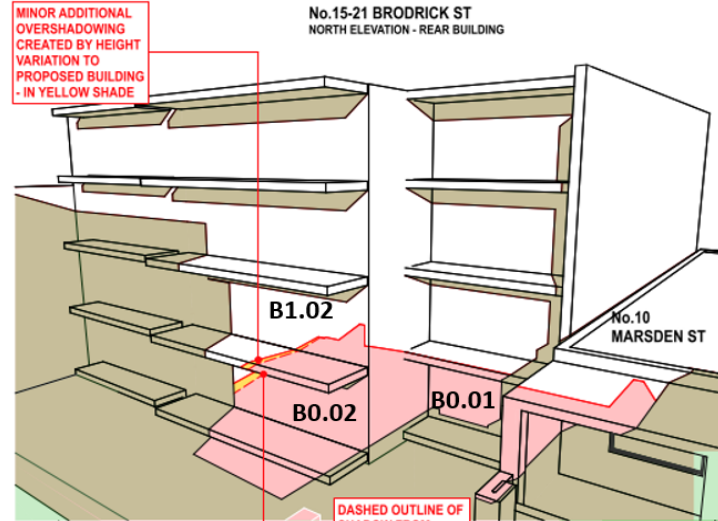
# solar access



JUNE-21-2PM

MINOR ADDITIONAL  
OVERSHADOWING  
CREATED BY HEIGHT  
VARIATION TO  
PROPOSED BUILDING  
- IN YELLOW SHADE

DASHED OUTLINE OF  
SHADOW FROM  
PROPOSED BUILDING  
WITH COMPLIANT  
BUILDING HEIGHT



JUNE-21-3PM

MINOR ADDITIONAL  
OVERSHADOWING  
CREATED BY HEIGHT  
VARIATION TO  
PROPOSED BUILDING  
- IN YELLOW SHADE

DASHED OUTLINE OF  
SHADOW FROM  
PROPOSED BUILDING  
WITH COMPLIANT  
BUILDING HEIGHT

# solar access

## subject site

- communal living area will receive over 1 hour of solar access to over 80% of its windows between 12pm and 1pm during midwinter
- between 11.30am and 12pm and 1pm and 1.30pm only 45% to 40% of the windows receive solar access, respectively
- the rear communal open space does not receive solar access on 21 June.
- the site is constrained in context and orientation that limit solar access on 21 June to the front and rear of the site
- solar access impacts are considered to be acceptable given the orientation of the site and general compliance of the

# solar access

## subject site

- communal living area will receive 1 hour of solar access to over 80% of its windows between 12pm and 1pm during midwinter
- between 11.30am and 12pm and 1pm and 1.30pm only 45% and 40% of the windows receive solar access, respectively
- rear communal open space does not receive solar access on 21 June
- solar access to the front and rear of the site is limited on 21 June by constrained context/orientation of site
- limited solar access is considered acceptable given constraints



# privacy impacts

- rear balconies have been deleted to prevent overlooking to the rear dwellings
- overlooking issues to the private open space of G01 from is to be addressed by condition

# recommendation

- approve subject to conditions