

# Local Planning Panel

## 8 April 2020

21 Kellett Street, Potts Point

D/2019/621

Applicant: Navaja Pty Lyd

Owner: Navaja Pty Ltd

Architect: DesignInc

Planner: Perica & Associates Urban Planning

# proposal

demolition of existing garages and construction of a part 4 part 5 storey mixed use development containing a boarding house and retail space

Zone: B4 Mixed Use. The development is permissible with consent

# recommendation

approve subject to conditions

# notification information

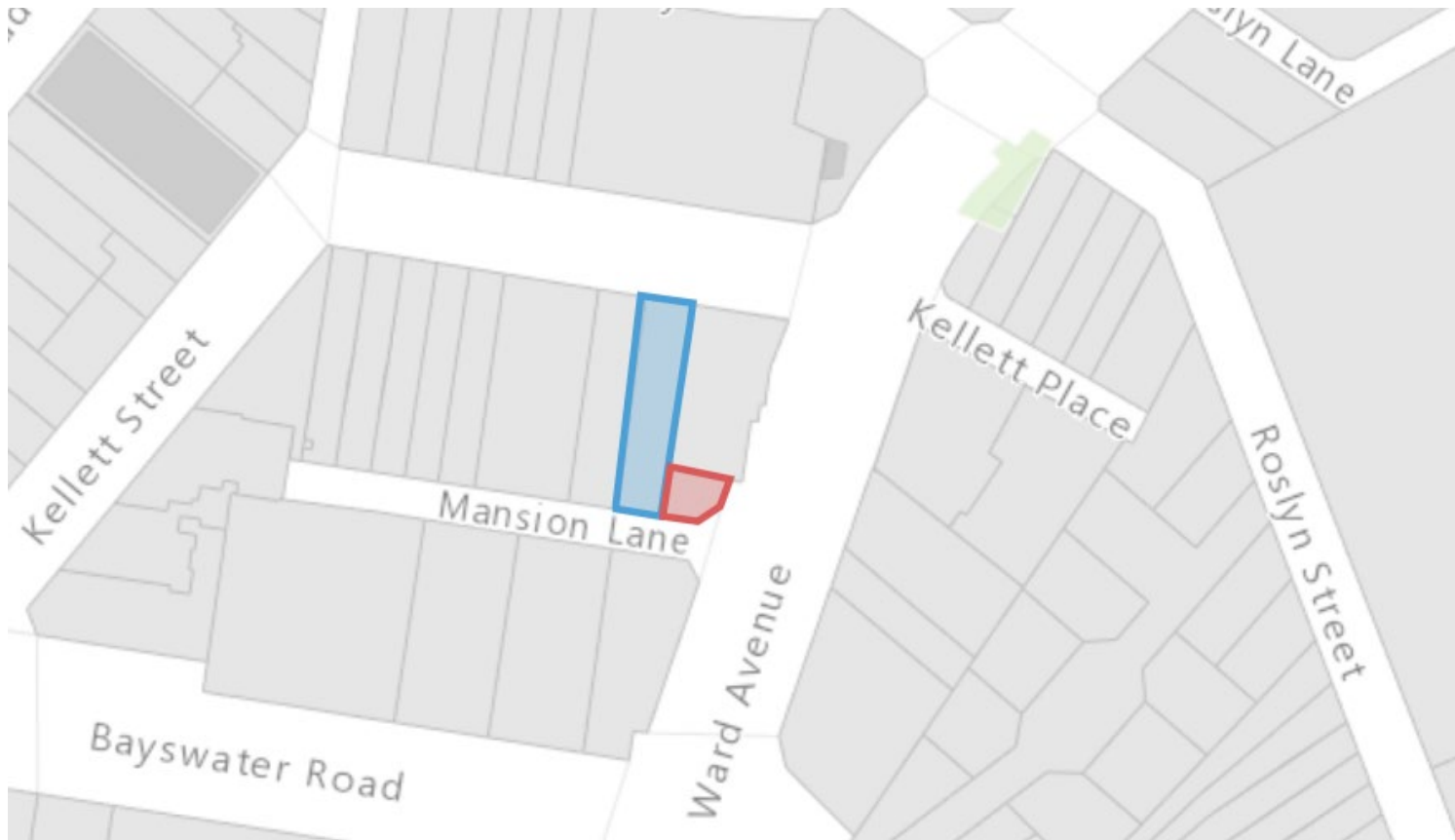
- exhibition period 21 June 2019 to 13 July 2019
- 382 owners and occupiers notified
- 6 submissions received



# submissions

- height
- overshadowing / loss of daylight
- noise impacts
- operational concerns
- waste management
- BCA compliance
- impacts on adjoining building (egress, removal of vents)
- parking and traffic

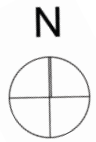


# submissions



-  subject site
-  submitters

site







site viewed from Ward Avenue



site

view of Mansion Lane from Ward Avenue





adjoining building to the north, fronting Kellett Street



view north east from site across Ward Avenue





view south east from site across Ward Avenue



corner Ward Avenue and Bayswater Road





corner Ward Avenue and Bayswater Road

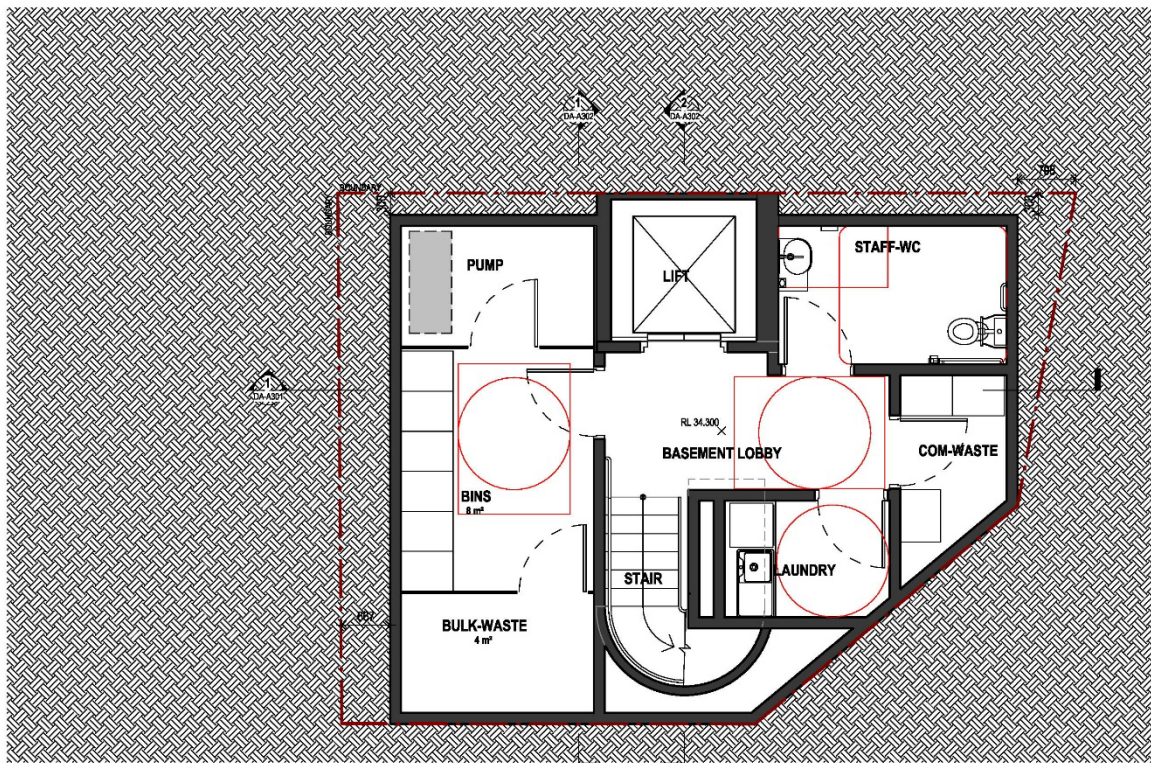


view along Ward Avenue towards site from Roslyn Street





proposed photomontage



basement floor plan







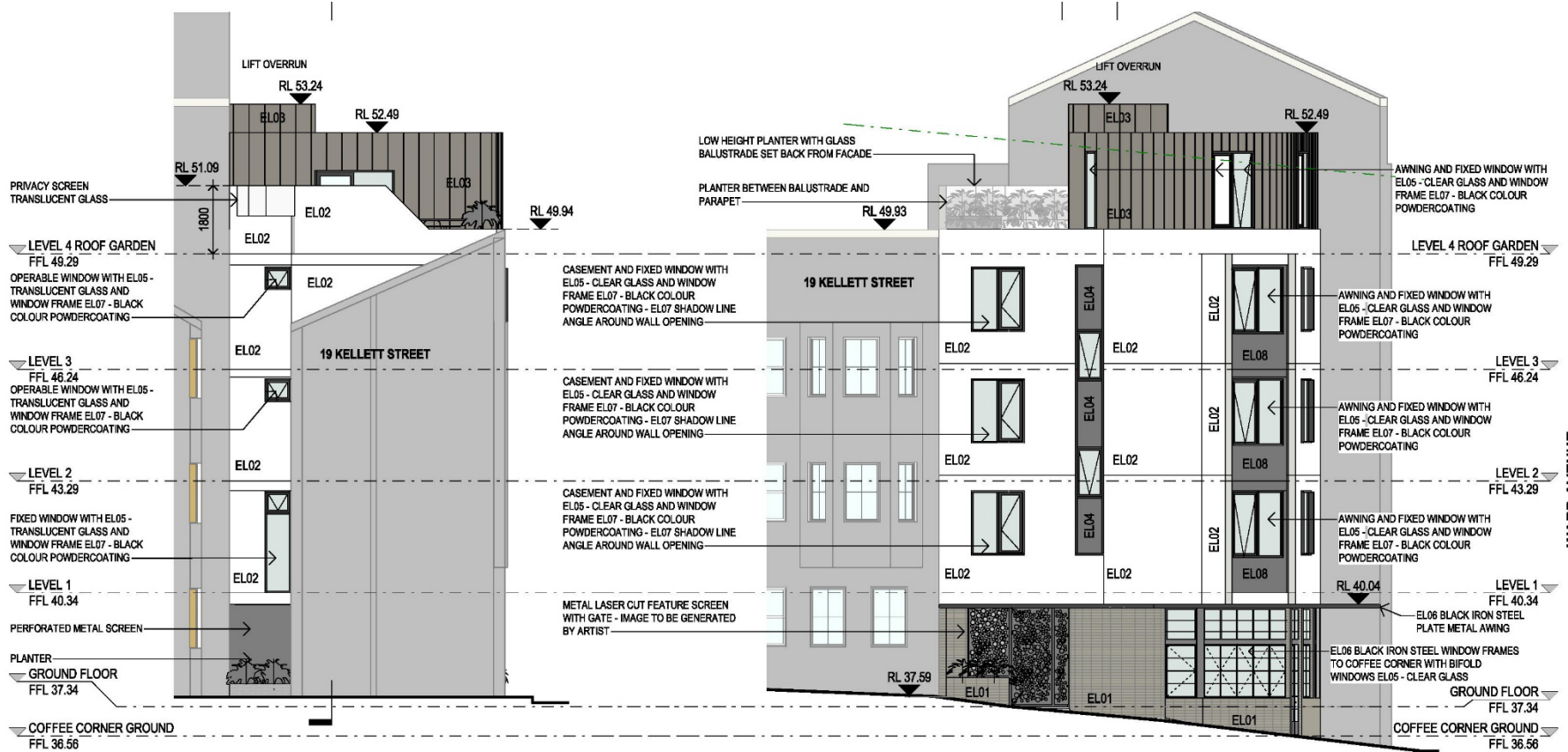






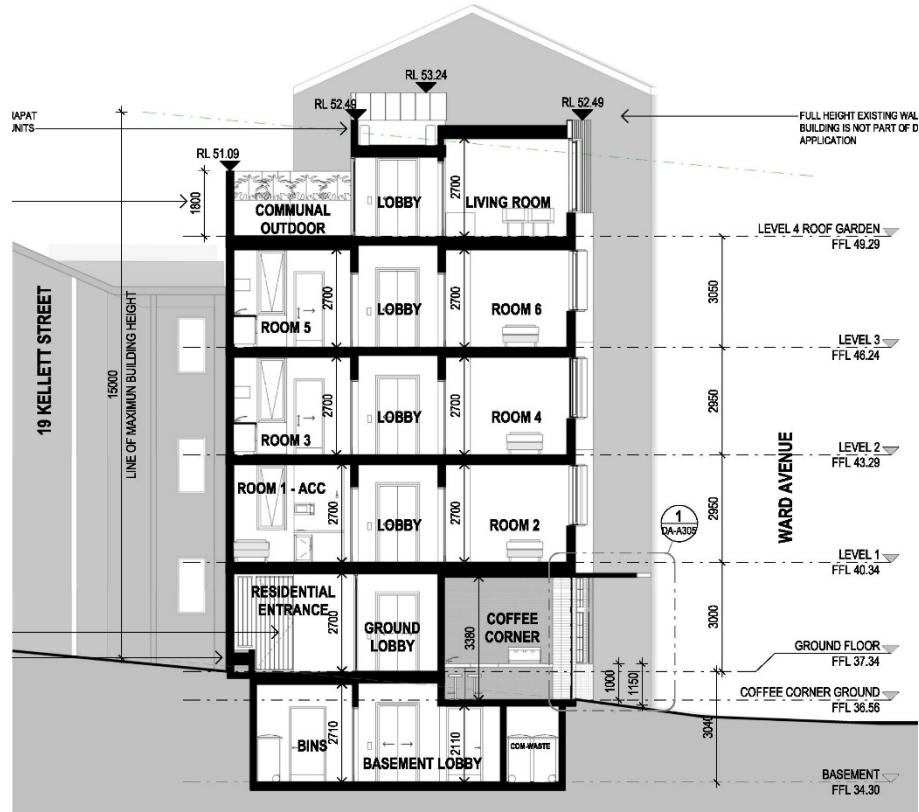
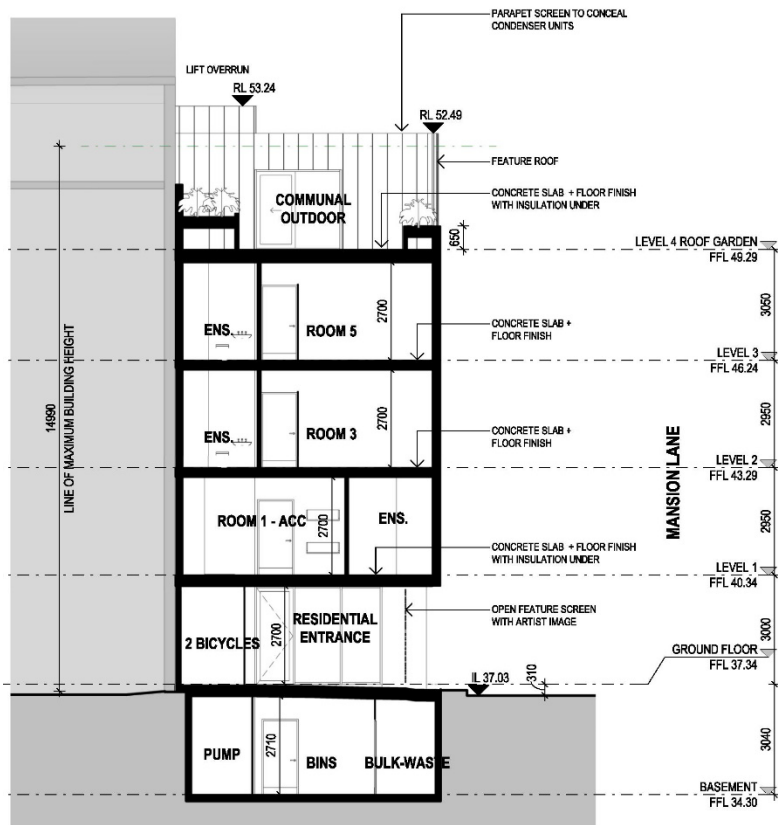






west elevation

south elevation - Mansion Lane



section B

section A

# compliance with key LEP standards

	control	proposed	compliance
height	15m	16.4m	no
floor space ratio	3:1	3:1	yes

# compliance with Affordable Housing SEPP

	control	proposed	compliance
open space	20m <sup>2</sup>	21m <sup>2</sup>	yes
solar access	3hrs sunlight to communal living room	no direct sunlight	no
room size	12m <sup>2</sup> for single rooms	1 room of 9.25m <sup>2</sup>	partial compliance
parking	1 motorcycle space	no motorcycle spaces	no

# compliance with DCP controls

	control	proposed	compliance
height in storeys	4 storey	part 4 part 5 storeys	partial compliance
setback	3 storey street frontage height	part 4 part 5 storeys	no
room size	12m <sup>2</sup> room 2.9m <sup>2</sup> ensuite 2m <sup>2</sup> kitchenette	9.25m <sup>2</sup> room (min) 2.9m <sup>2</sup> ensuite 2.m <sup>2</sup> kitchenette	partial compliance

# compliance with DCP controls (cont)

	control	proposed	compliance
communal living area	12.5m <sup>2</sup> + 2hrs solar access	13m <sup>2</sup> with no solar access	partial compliance
communal open space	20m <sup>2</sup> + 2hrs solar access	20m <sup>2</sup> with limited solar access	partial compliance
private open space	2 rooms to have pos of 4m <sup>2</sup>	no private open space	no



# Design Advisory Panel Residential Subcommittee

DAPRS reviewed the application on 15 Oct 2019

The panel raised the following concerns:

- reduce impacts on 19 Kellett Street through increased setback to light well
- relocate residential entrance to Ward Avenue
- improve street presentation on ground floor
- refine materials to contribute to local character
- general internal amenity concerns

These issues have been partially addressed in amended plans

# issues

- building height
- height in storeys and setback
- motorcycle parking
- materials and architectural expression
- overshadowing and solar access
- minimum room size

# building height

- height control exceeded by 1.4m (9%) over LEP maximum
- clause 4.6 written request submitted and is satisfactory:
  - appropriate within site context
  - stepped building provides appropriate transition to adjoining buildings
  - consistent with height of building objectives and zone objectives
  - no significant impacts as a result of non compliance

# building height

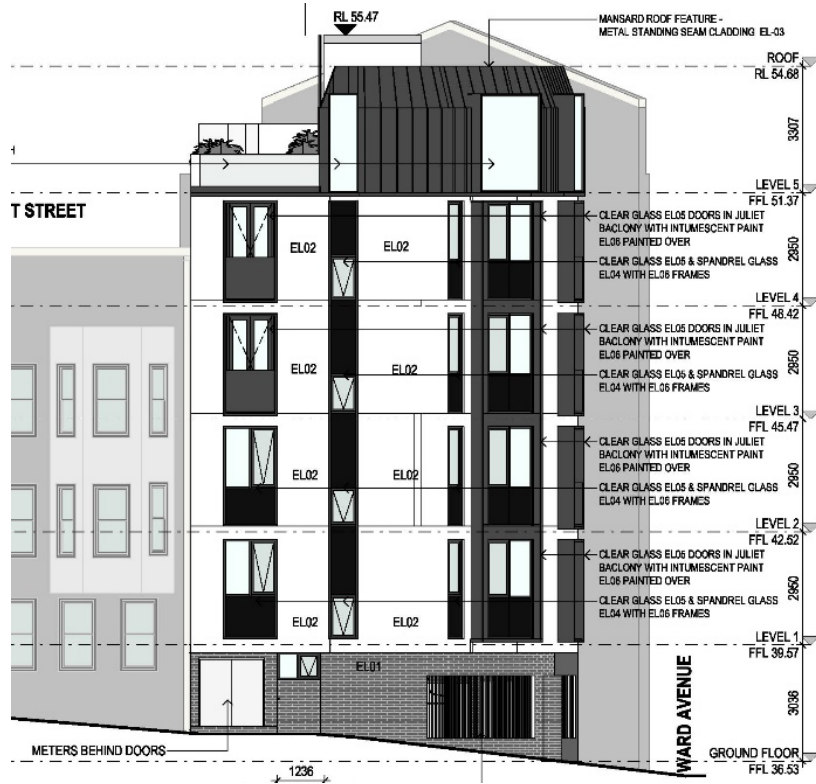


extent of proposed height non compliance

# height in storeys and setback

- proposal amended to reduce impacts – top floor deleted
- stepped form provides appropriate transition to adjoining buildings
- consistent with height of surrounding buildings
- no significant impacts as a result of non compliance

# height in storeys and setback



# motorcycle parking

- no motorcycle parking proposed resulting in 100% departure from standard
- clause 4.6 written request submitted and is satisfactory:
  - appropriate given site constraints
  - four bicycle parking spaces provided
  - site located close to public transport, employment and services
  - no significant impacts as a result of non compliance

# materials and architectural expression

- original proposal amended to better respond to heritage conservation area
  - simplified and consistent approach for window sizes, types and locations
  - revised materials consistent with conservation area



# materials and architectural expression



original proposal



amended proposal

# overshadowing and solar access

- adjoining property at 19 Kellett St has units with living room windows facing an internal light well
- light well windows already overshadowed by adjoining properties in mid winter
- proposal does not result in any additional overshadowing of living room windows

# overshadowing and solar access

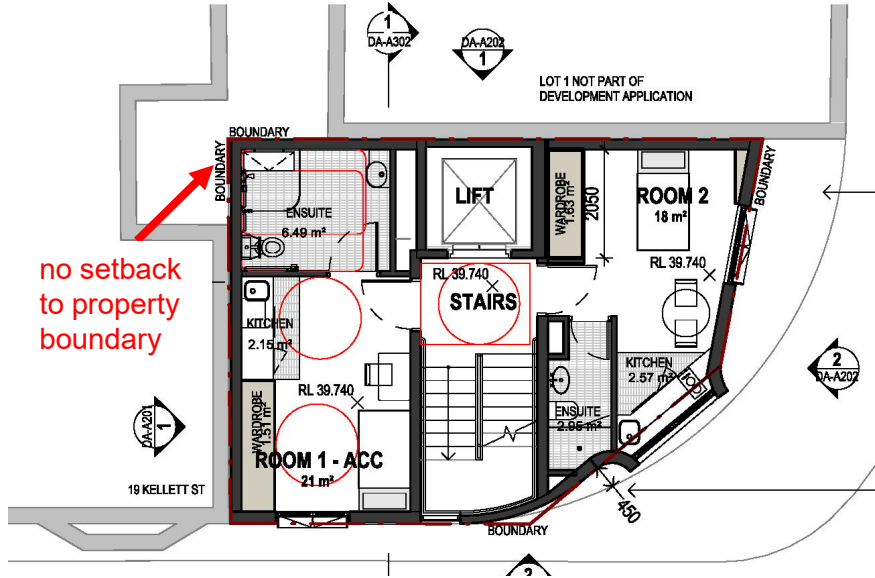


adjoining living room windows to 19  
Kellett St

# room size

- 1 of 6 rooms does not comply with min 12m<sup>2</sup> – 9.25m<sup>2</sup> proposed
- non compliance as a result of increased setback to adjoining property at 19 Kellett Street
- provides acceptable amenity while protecting amenity of adjoining property

# room size



original floor plan built to boundary



amended floor plan with setback



# recommendation

- approval subject to conditions