

Local Planning Panel

22 July 2020

Address: 1-3 Goddard Street, Erskineville

D/2019/880

Applicant: McCormack Architects

Owner: Milijo Developments Pty Ltd.

Architect: McCormack Architects

Consultants: GAT & Associates

proposal

demolition of an existing warehouse building and the construction of a 4 storey boarding house, including a basement level plant room, site works and landscaping

Zone: the proposed boarding house is a permissible land use within the B4 Mixed Use zone

recommendation

the proposal is recommended for deferred commencement approval

notification information

Original proposal

- exhibition period between 19 August and 10 September 2019
- 820 owners and occupiers notified
- 20 submissions were received (19 objections and 1 in support)

Amended proposal

- exhibition period between 24 April and 9 May 2020
- 820 owners and occupiers notified
- 3 submissions were received (all objections)

submissions

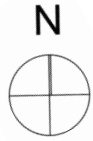
- building height and shadow impacts
- character of Erskineville
- planning controls relating to boarding houses
- crime, antisocial behaviour and safety within Kirsova 1 Playground
- visual and acoustic privacy impacts
- plan of management adequacy
- tree and landscape issues

submissions



- N
- subject site
 - submitters

site





site viewed from Goddard Street



site (north/side elevation of existing building) viewed from the Kirsova 1 Playground



3 storey terrace dwellings adjoining the northern boundary (1A-1F Goddard Street), viewed from Goddard Street and from the Kirsova 1 Playground



single storey dwelling adjoining the southern boundary of the site (5 Goddard Street)



6 storey apartment buildings on opposite side of Goddard Street (75-81 Macdonald Street & 3 Eve Street)

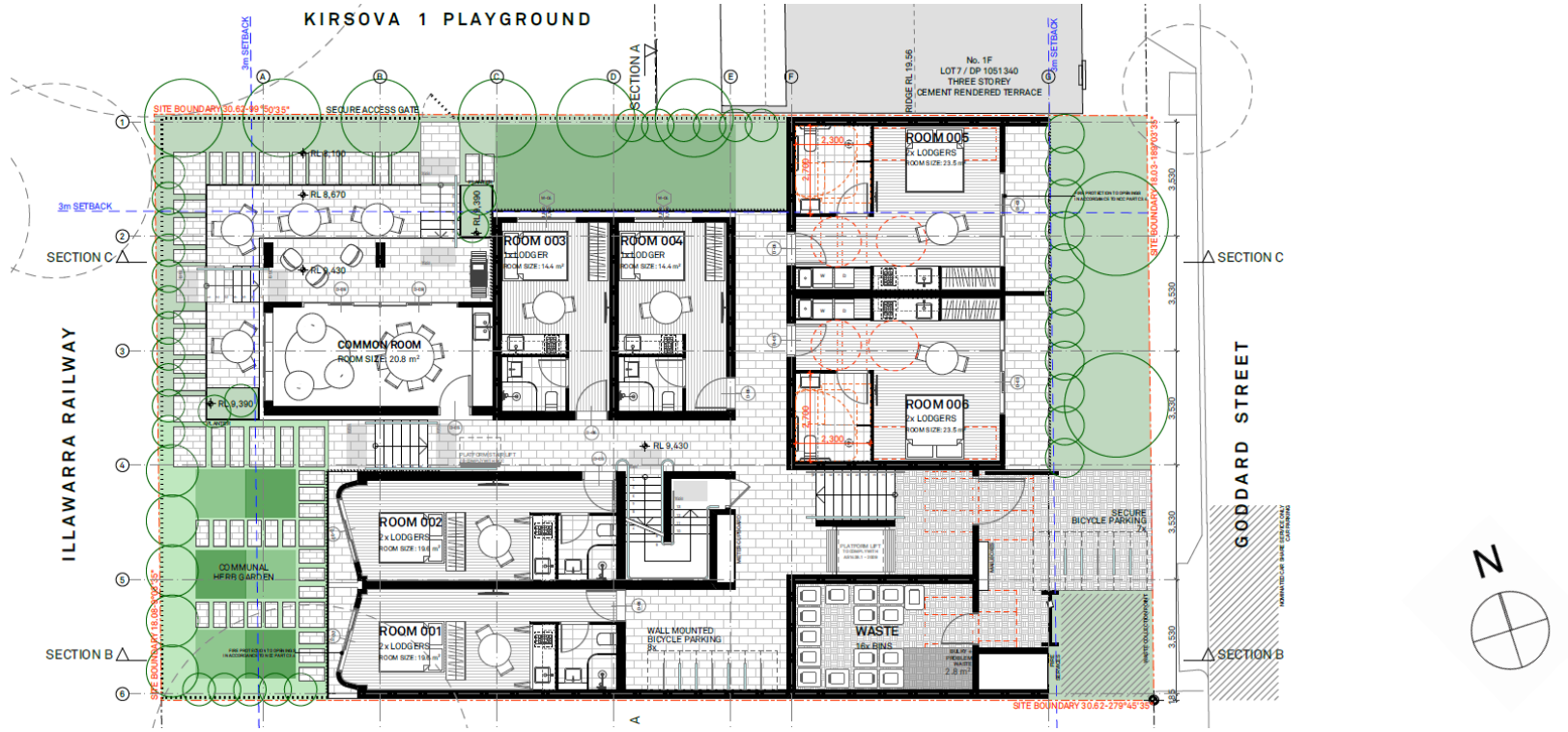


remnant industrial premises at the southern end of Goddard Street

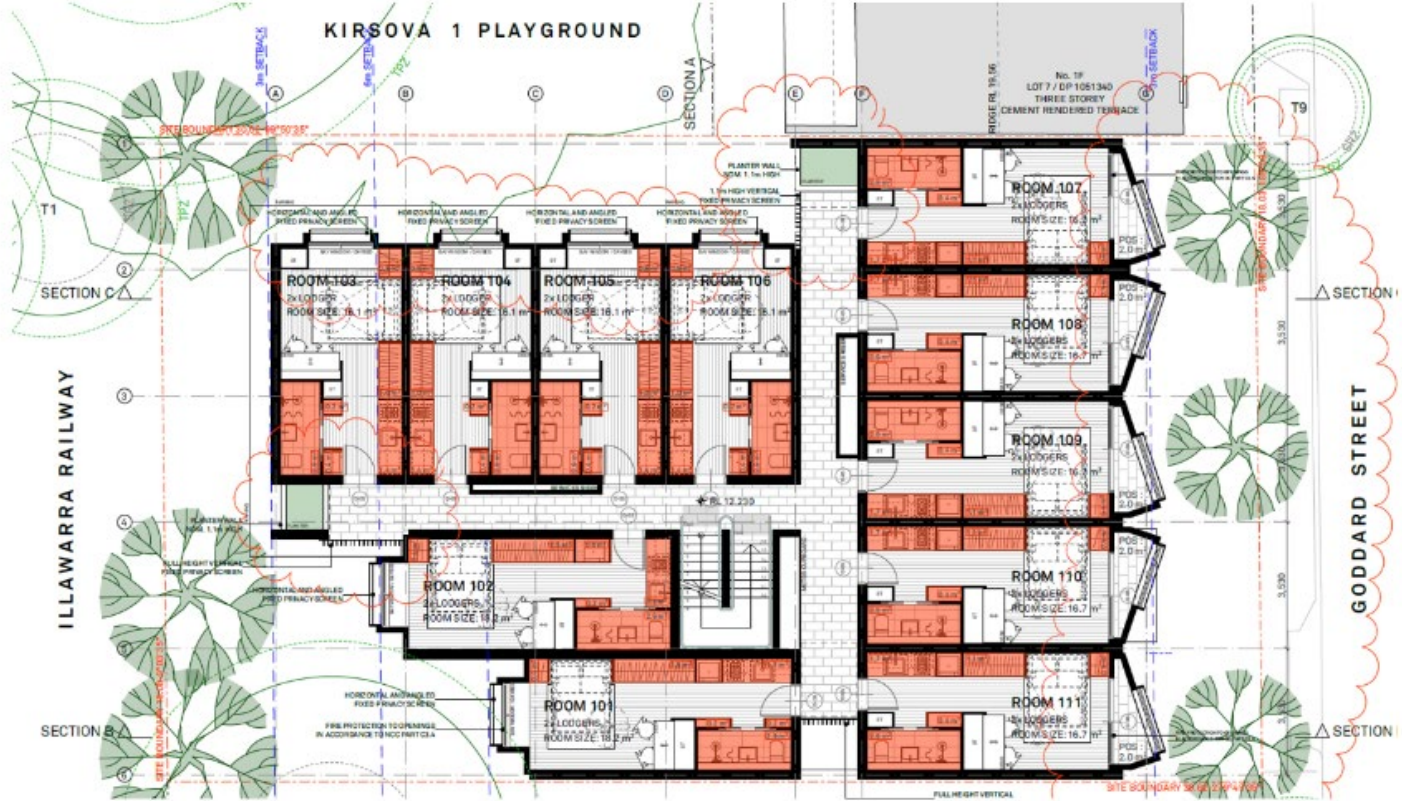
proposal



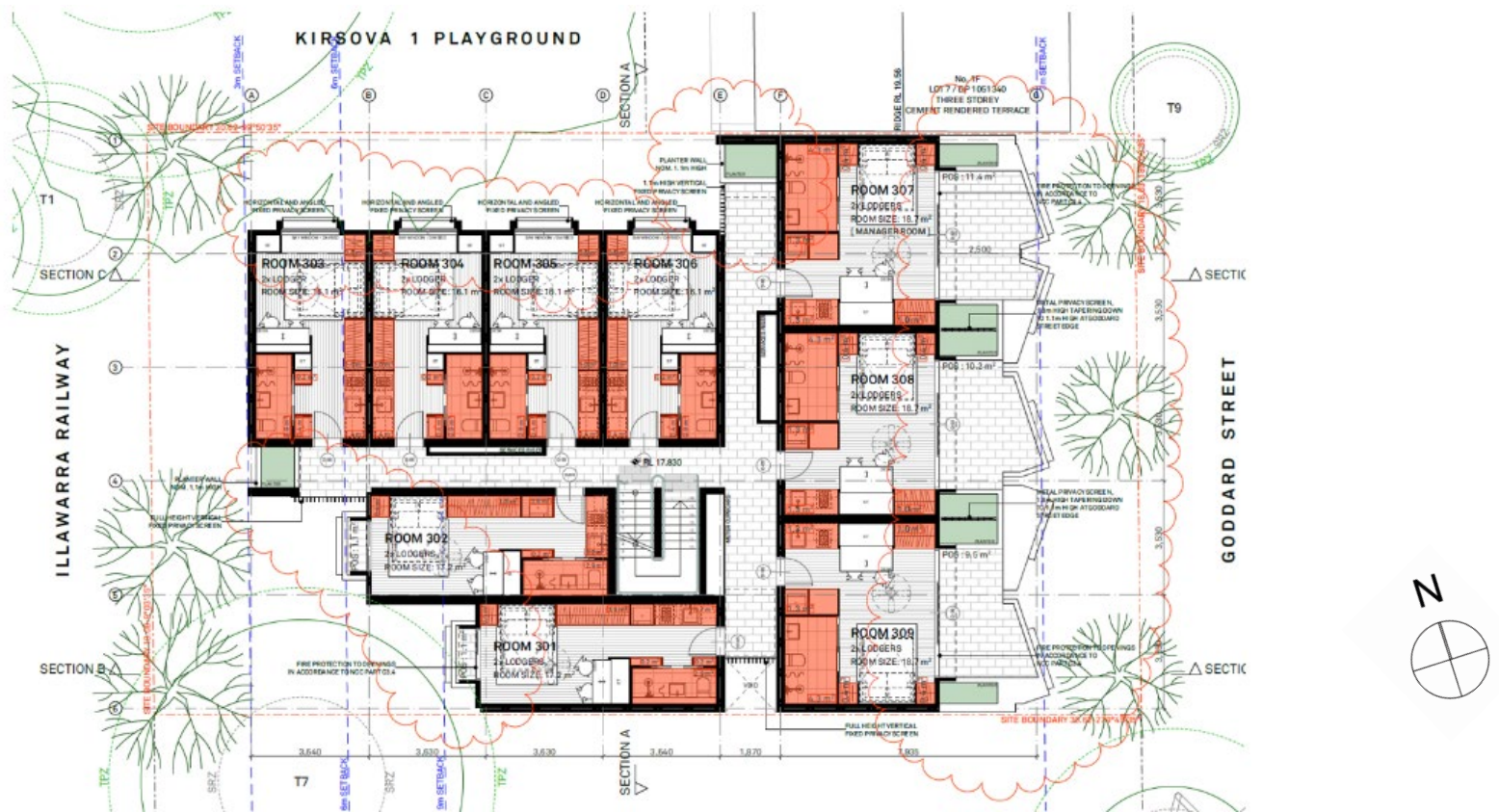
Goddard Street



ground floor plan

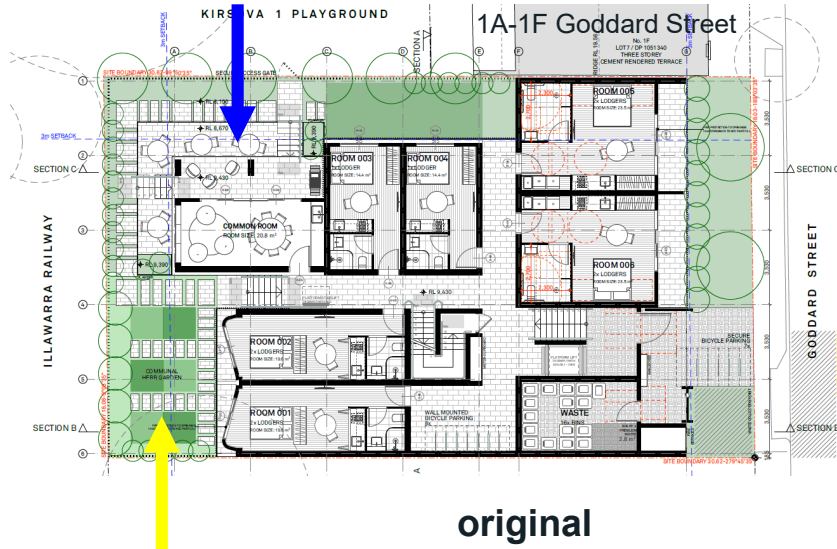


levels 1 & 2 floor plan

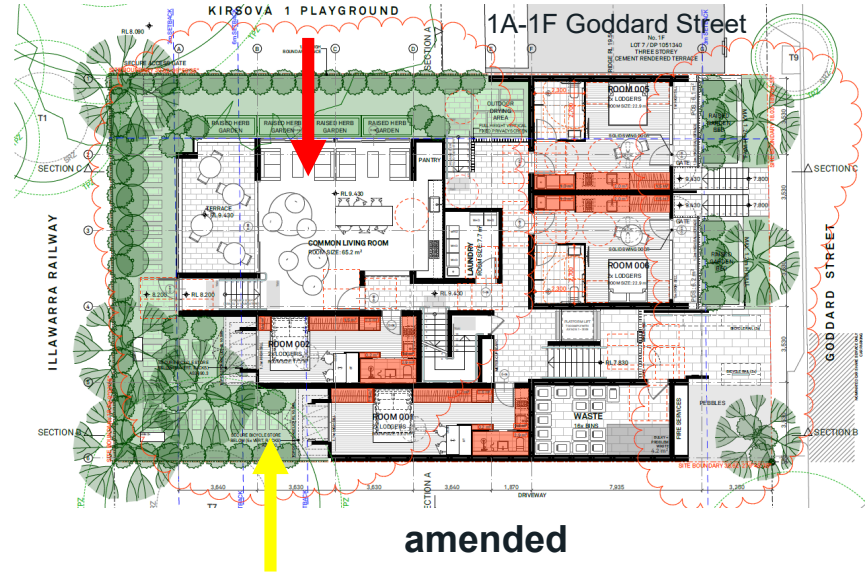


level 3 floor plan

amended plans



original



amended

- a larger communal living room has been provided (red arrow)
- an exterior terrace (blue arrow) has been reduced in size and relocated to the western side of the building, away from existing dwellings at 1A-1F Goddard Street
- the setback at the western boundary has been increased from 6m to 9m, to minimise pruning of a tree located within 5 Goddard Street (yellow arrows)

amended plans



original

amended

eastern and northern elevations of the boarding house

amended plans



original



amended

west elevation of the boarding house

compliance with Affordable Rental Housing SEPP

	control	proposed	compliance
communal kitchens	provide if no kitchenettes	kitchenettes in all rooms	yes
manager's room	provide	room provided with a balcony	yes
motorbike & bike parking	7 required of both	nil motorbike	no
		14 x bike	yes

compliance with LEP standards

	control	proposed	compliance
height	12m	13.56m	no
floor space ratio	2:1	2:1m	yes

compliance with LEP standards

	control	proposed	compliance
vehicle parking	no maximum	nil	yes
flood planning	address flood levels	floor levels are above free board flood levels	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	4 storeys	no
street level setback (landscape)	3m	3m	yes

compliance with DCP controls

	control	proposed	compliance
adaptable units	15% of rooms able to be adaptable for access (5 rooms)	6% are adaptable (2 rooms)	no
building materials (Ashmore Neighbourhood)	masonry	amended to masonry from metallic panels	yes

DCP controls – boarding houses

	control	proposed	compliance
room sizes	double rooms exceed 16sqm	22sqm	yes
communal living rooms and kitchens	to be provided	ground level communal living room & kitchenettes within all rooms	yes
amenity, safety and privacy	privacy for residents and neighbours	ground floor terrace relocated to western side, privacy screens to windows	yes

DCP controls – boarding houses

	control	proposed	compliance
railway noise	acoustic report	acoustic report addresses rail noise	yes
plan of management	to be provided	plan of management submitted - addresses noise disturbance and anti-social behaviour	yes

Design Advisory Panel (Residential Subcommittee)

DAP reviewed the application on 17 September 2019. The panel was generally supportive and made the following comments:

- a 3 storey building with a partial 4th storey may be suitable subject to appropriate design and environmental impacts
- the form should take cues from the scale of the existing terraces to the north and 3-6 storey future building height to the south
- a greater rear landscape setback would allow for larger trees to be established
- common spaces are under-provided given number of residents

Design Advisory Panel - continued

- east, west and northern windows need appropriate sun shading and whether protection
- no lift is provided and the basement laundry is not accessible
- access to the site via the playground should be reconsidered
- the provision of a communal roof top area should be considered
- the highly polished metallic cladding is not an appropriate material in the Ashmore Neighbourhood

Design Advisory Panel - continued

The matters identified have predominantly been addressed in the amended plans

- the 4 storey form and design of the amended proposal is considered to provide a suitable height transition between existing 3 storey dwellings to the north of the site and potential 6 storey development to the south
- sufficient space/setbacks have been provide to retain existing trees/provide additional planting
- common spaces have been reconfigured and increased in size.
- outdoor terrace has been relocated to the west.
- external privacy screens mitigate impacts and provide shading of windows

Design Advisory Panel - continued

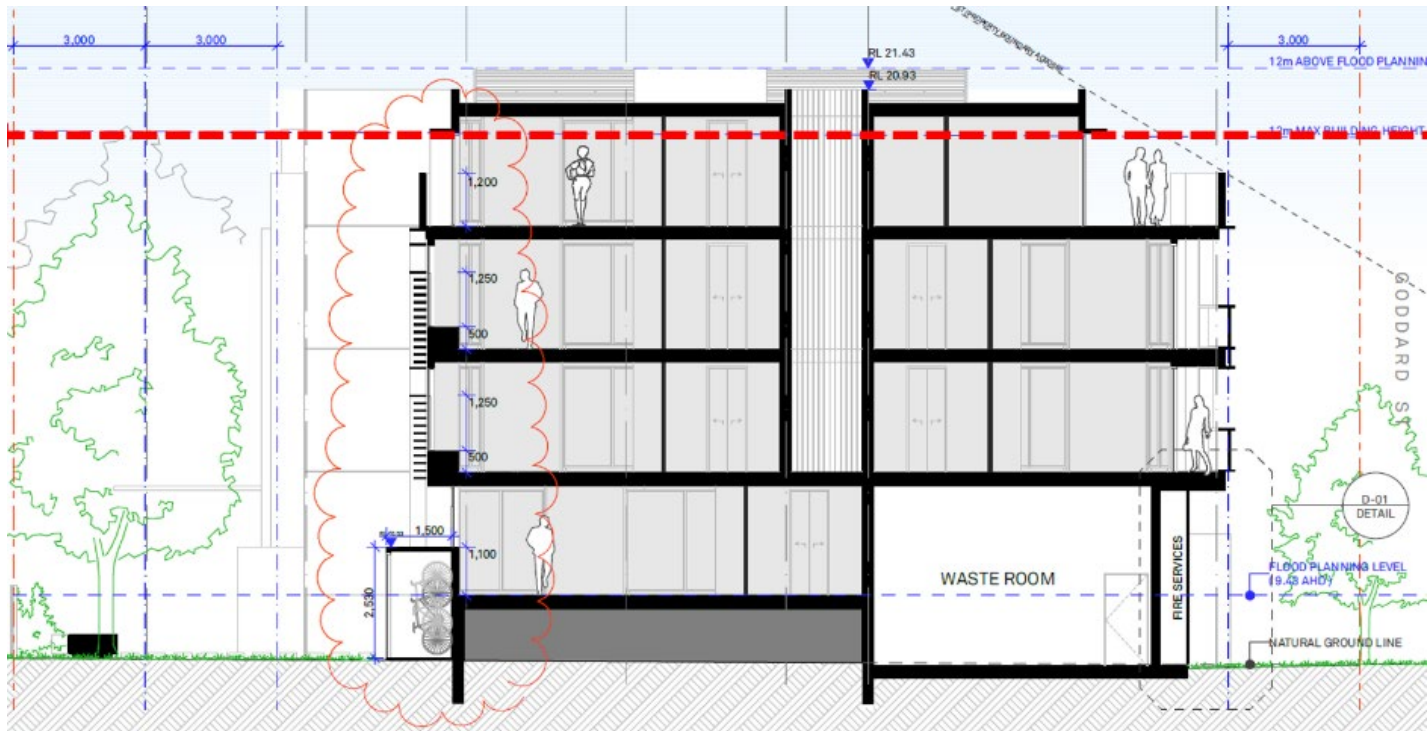
- a lift is not required by the BCA. A deferred commencement consent is recommended to address accessible design
- laundry is now provided on the ground floor
- access via the playground is not supported
- roof top open space is not considered necessary as outdoor communal area provided at the ground level/would further increase height non compliance
- materials have been changed to use primarily face bricks

issues

- height non compliance – Clause 4.6 variation
- 4 storey built form
- motorcycle and bicycle parking spaces – Clause 4.6 variation
- adaptable housing
- access to the site via the Kirsova 1 Playground

Height

- proposal exceeds the 12m height control by 1.56m (13%)
- ground floor raised 1.6m to address flooding issues
- this approach is consistent with that taken for existing development sites in the Ashmore Neighbourhood including those opposite the site
- impacts of non compliance limited
- Clause 4.6 variation supported



12m height control

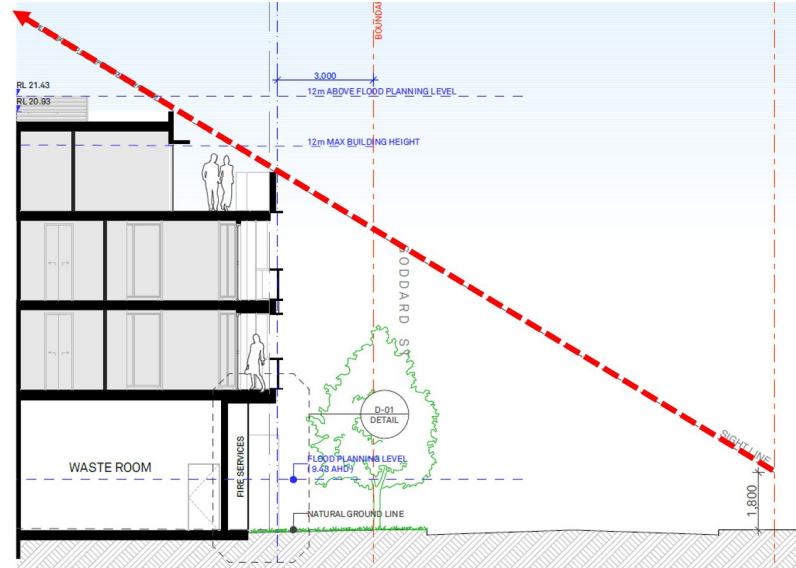
4 storey built form

- built form – 3 storey's to street with upper level set back provides appropriate transition between development to north and permissible development to south
- 3 storey form at the Goddard Street boundary is consistent with the height in storeys control for the lower level of site to south which has a 3 and 6 storey control
- upper level set back reduces visual impact

4 storey built form



DCP height controls



section

4 storey built form



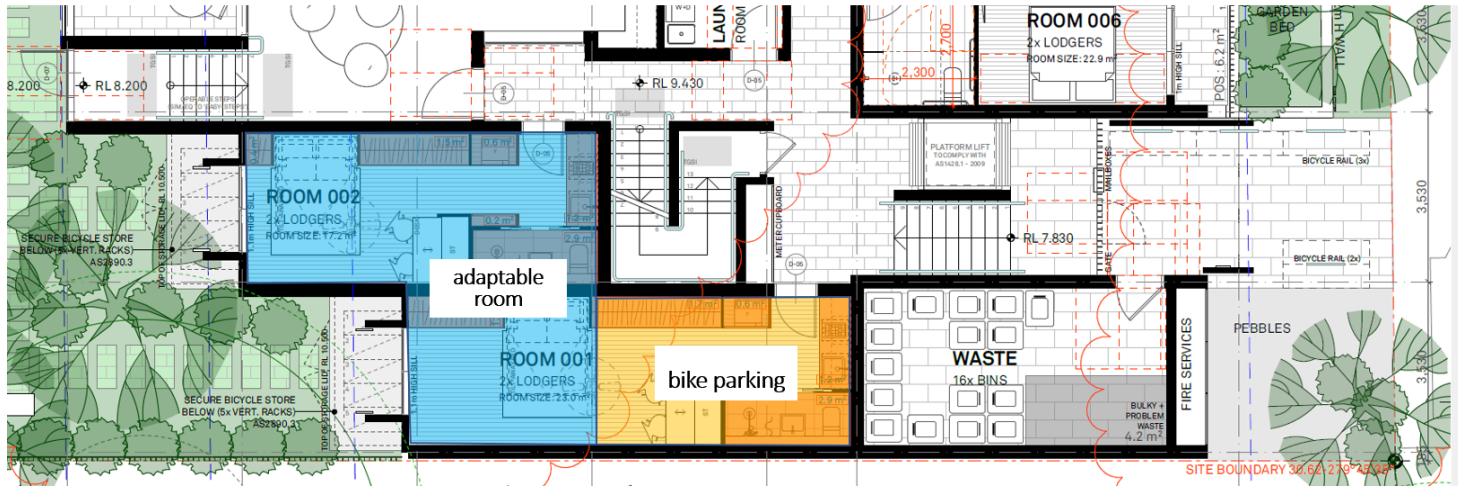
4th storey does not have any significant impacts for neighbouring sites in relation to bulk, views and solar access

motorcycle parking

- 7 motorcycle parking spaces required – no spaces provided
- development is in close proximity to bus and rail services
- additional bicycle spaces are provided – more required by condition
- provision of motorcycle parking would impact on presentation of building to the street – would require a driveway
- Clause 4.6 variation supported

accessible housing

- Only 2 of the 35 boarding rooms are accesible (6%)
- there is no lift, so accessible rooms cannot be provided at the upper levels of the boarding house
- it is possible to maximise the provision of accesible rooms within the ground level by consolidating boarding rooms numbered 001 and 002
- this is addressed by deferred commencement condition
- this will increase the quantum of accesible rooms from 6% to 9% and also provide scope for additional bicycle parking spaces

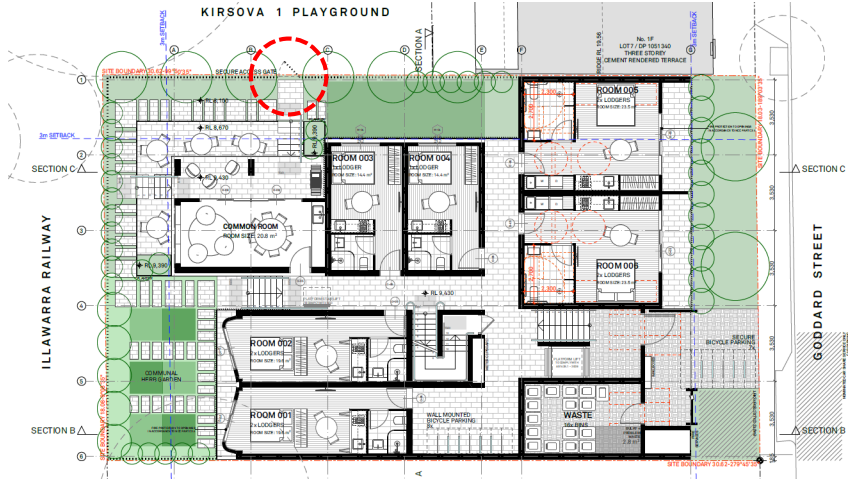


accessible room/additional bicycle parking

access to the site via the Kirsova 1 Playground

- development includes access point to playground
- access not supported
- playground likely to be used as short cut by residents - as they travel to and from Erskineville and St Peters railway stations and King Street bus routes
- no pathways within the playground to connect and service the proposed access gate

- access deleted by condition



recommendation

- application be approved
- deferred commencement consent be granted requiring:
 - the consolidation of rooms 001 and 002 to provide an additional accessible room, and
 - the provision of and additional bicycle parking spaces