

# Local Planning Panel

## Day Month 2020

6-8 Orwell Street, Potts Point

D/2020/65

Applicant: Tricon Management Group

Owner: Australian Village No.9 Orwell Street P/L

Architect: Nordon Jago Architects

Consultants: Mecone

# background

- amended proposal received 2 June 2020
- key amendments to proposal include:
  - compliant height and FSR
  - deletion of roof top open space
  - 3m setback to Orwell Street
  - deletion of residential unit on ground floor (reduction in unit numbers to 15 from 16)
  - awning deleted
  - detailed overshadowing analysis provided

# proposal

alterations and additions to existing building including 3 additional levels to be used as an affordable residential housing containing 15 units

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

# recommendation

approve subject to conditions

# notification information

- exhibition period 11 February to 11 March 2020
- 1603 owners and occupiers notified
- 56 submissions received

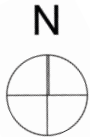
## amended proposal received:

- re-notification period 10 June to 25 June 2020
- 29 submissions received

# submissions

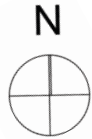
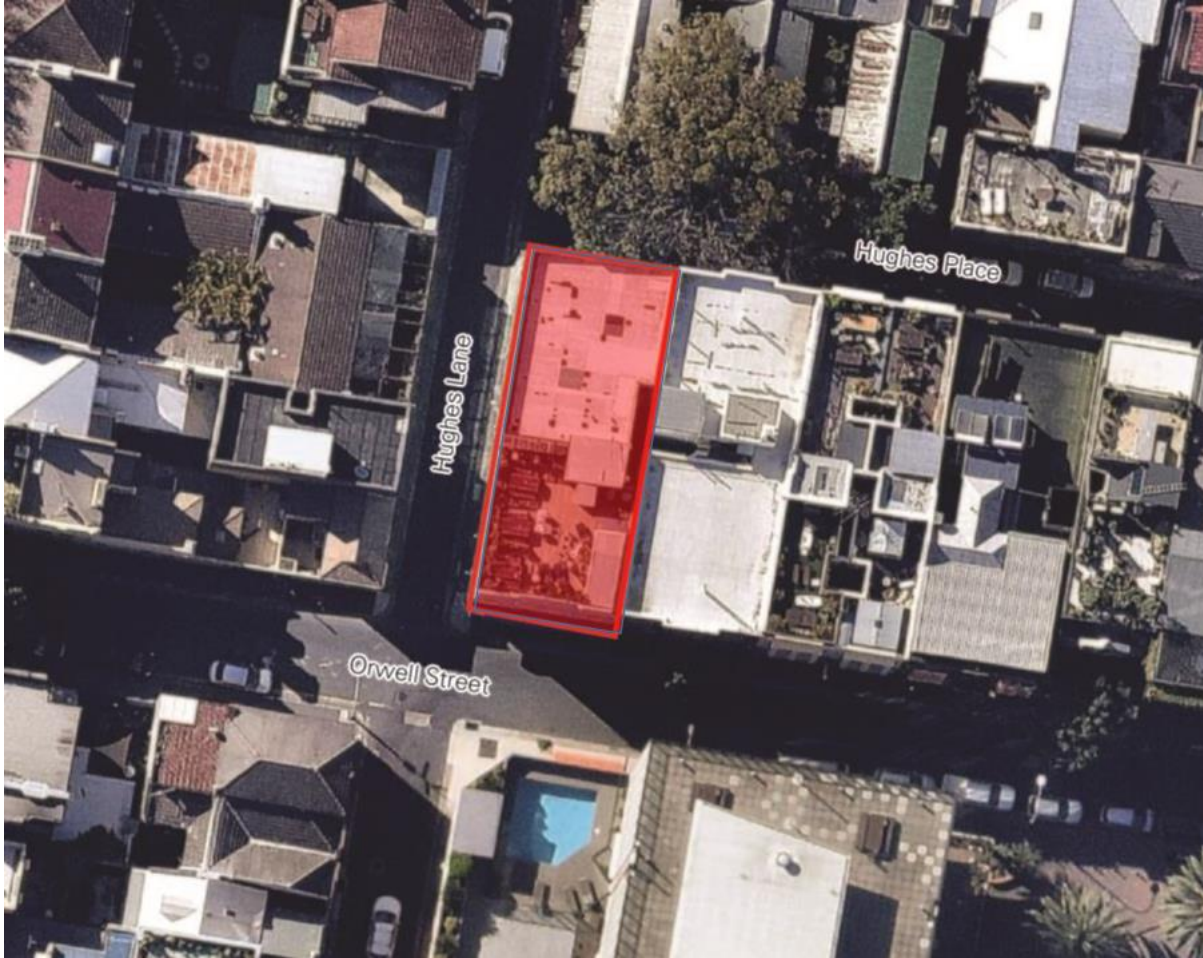
- height of building
- scale of building
- building height in storeys
- view loss
- overshadowing
- privacy and overlooking impacts
- no parking proposed
- affordable housing use
- construction impacts

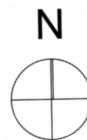
# submissions



- subject site
- submitters

site





Orwell Street





Orwell Street - view to west from Springfield Gardens



Springfield Apartments – south side of Orwell Street opposite site



view north towards Hughes Lane





view south along Hughes Lane



corner Hughes Place and Hughes Lane

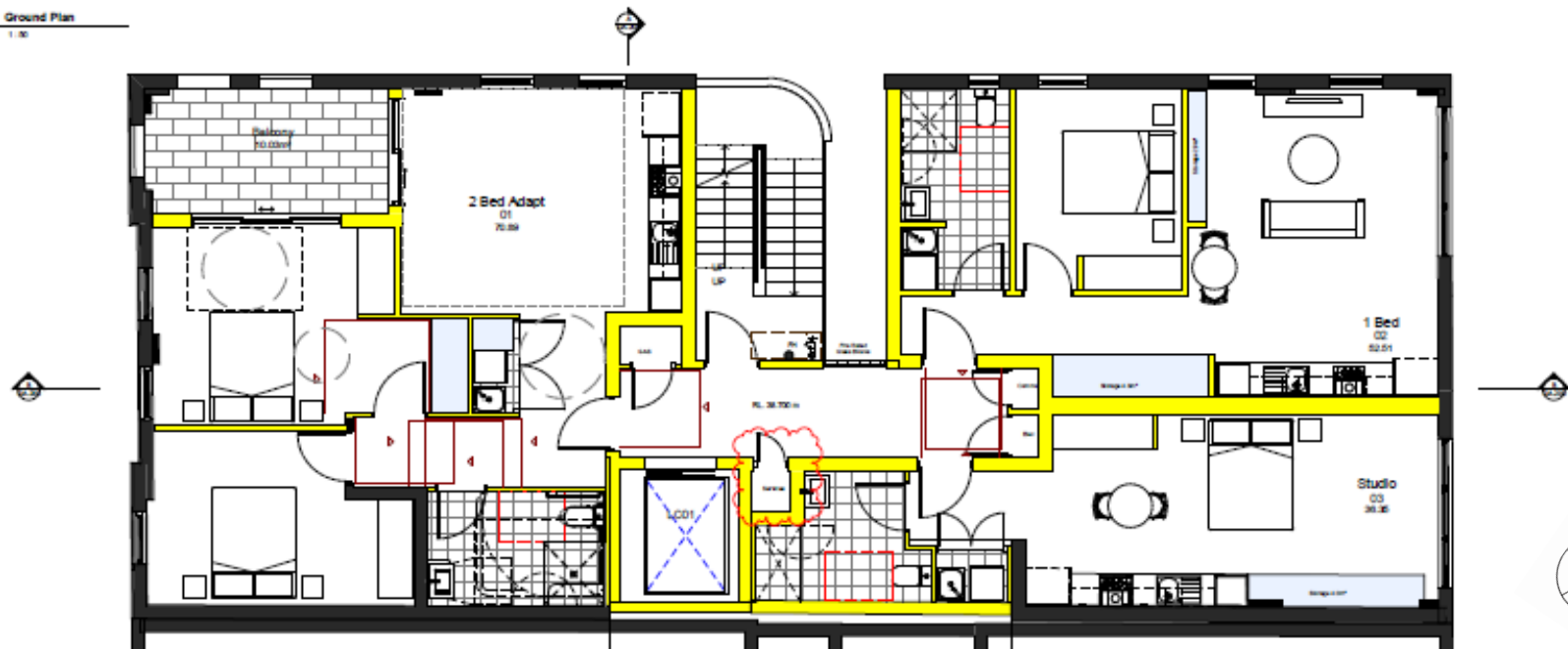


view east along Hughes Place



## ground floor plan

1 Ground Plan  
1:50

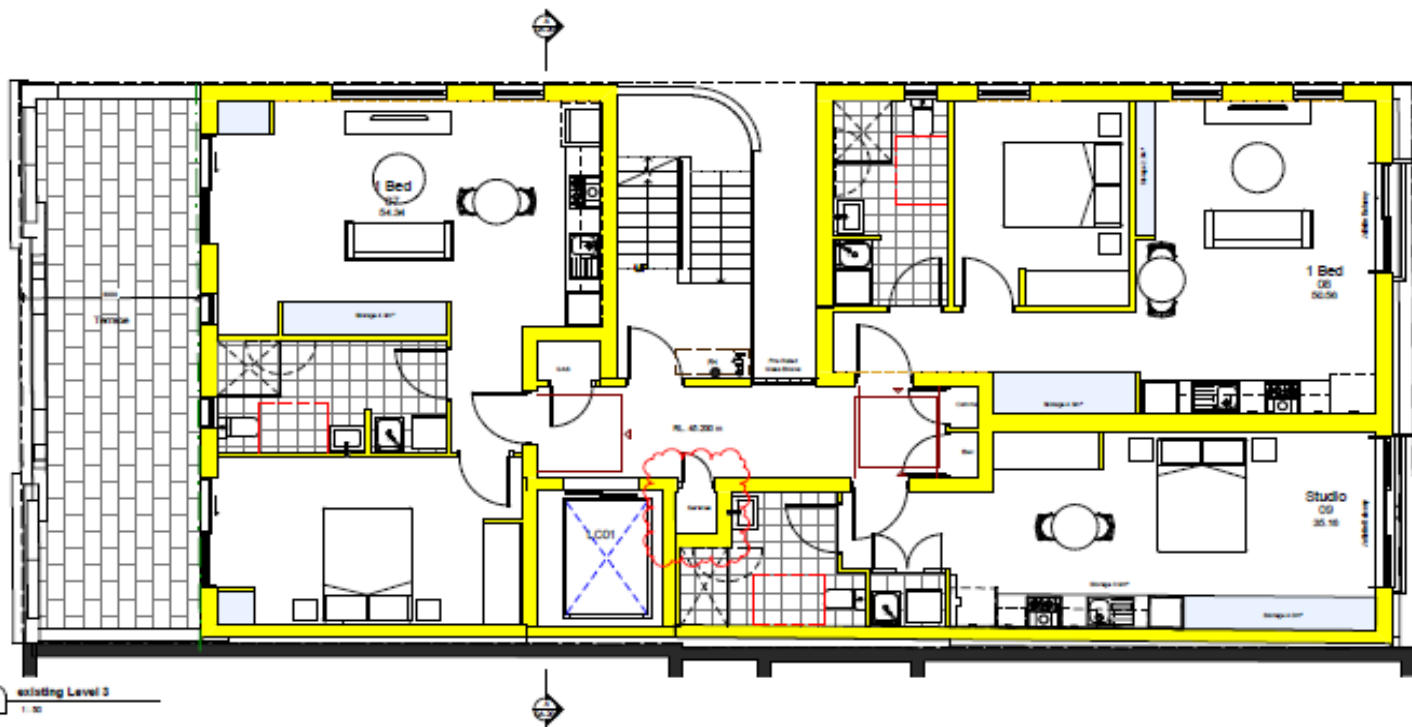


3 Existing level 1  
1:50

level 1 floor plan

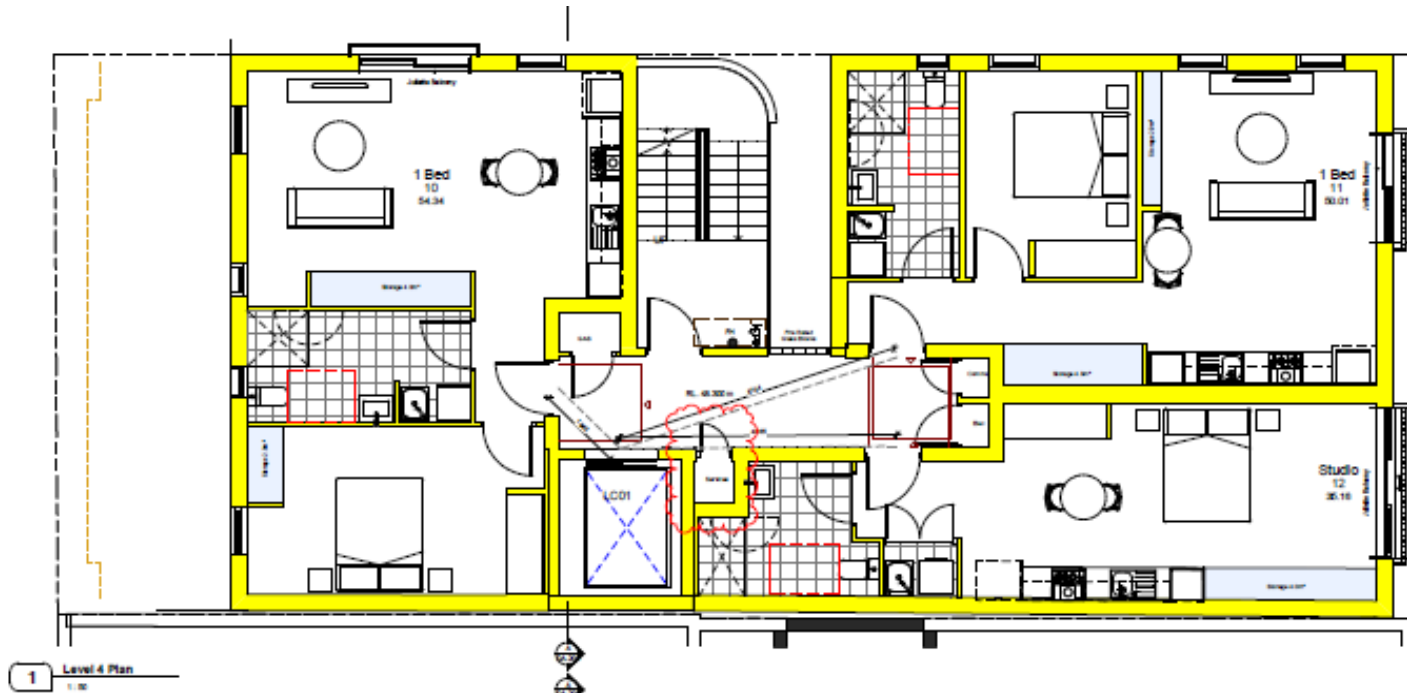




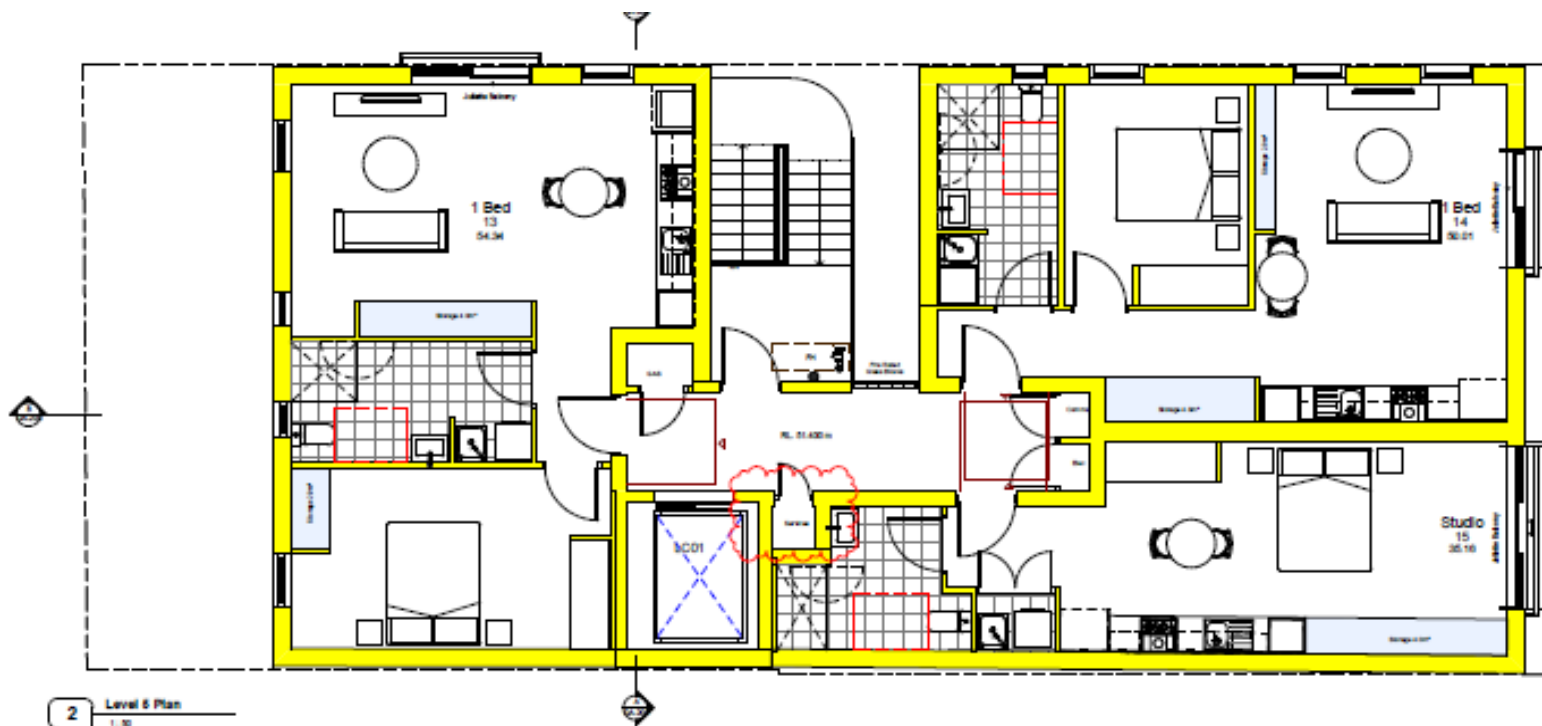


4 existing Level 3  
1:50

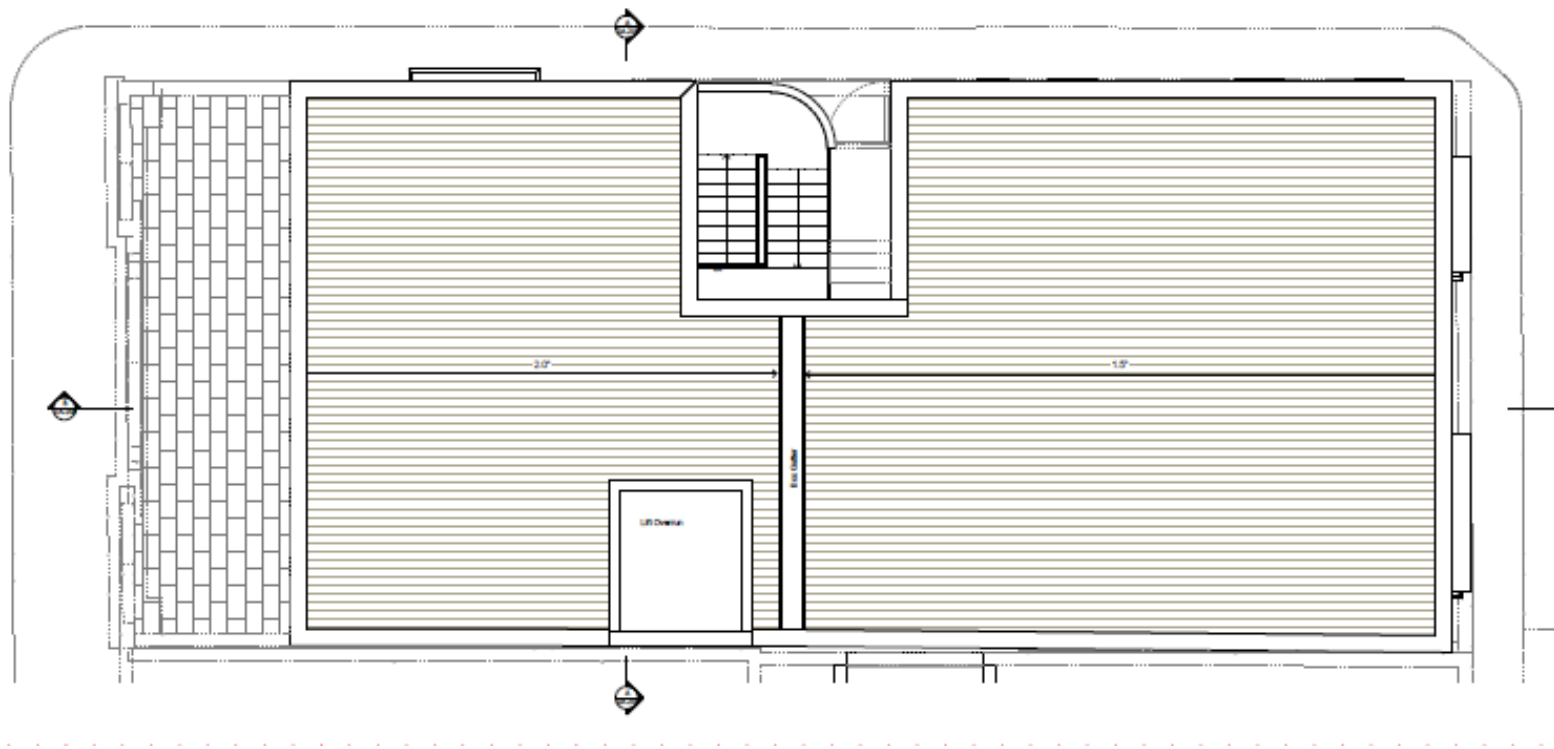
level 3 floor plan



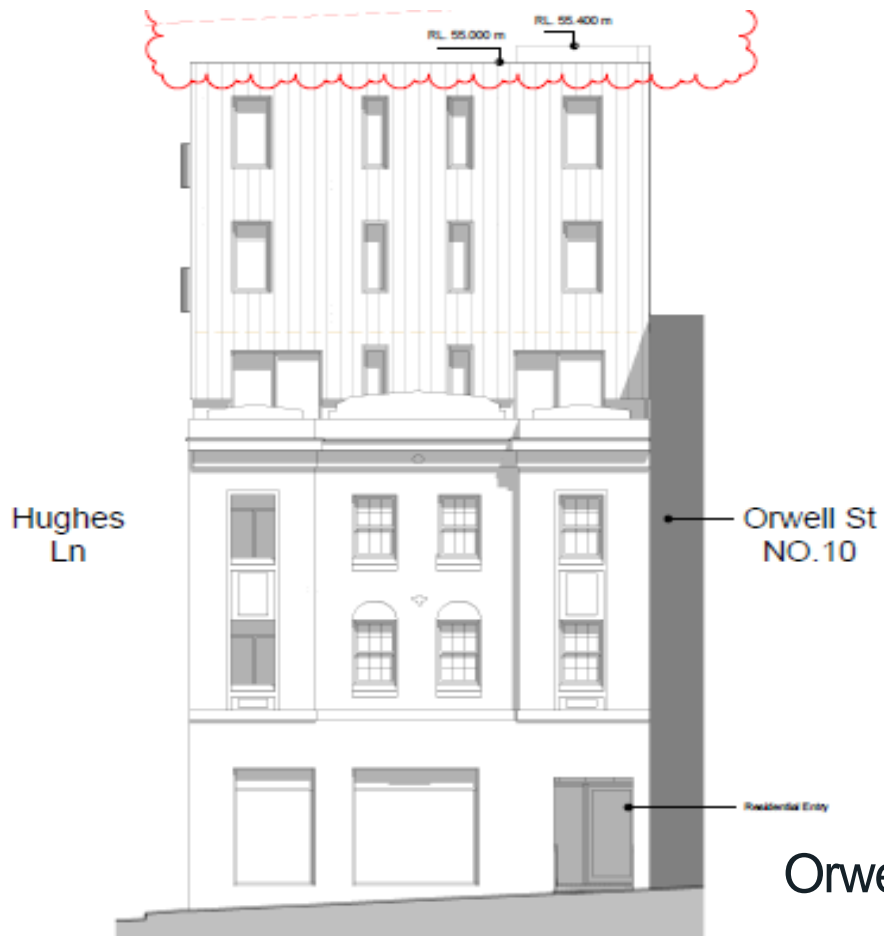
level 4 floor plan



level 5 floor plan



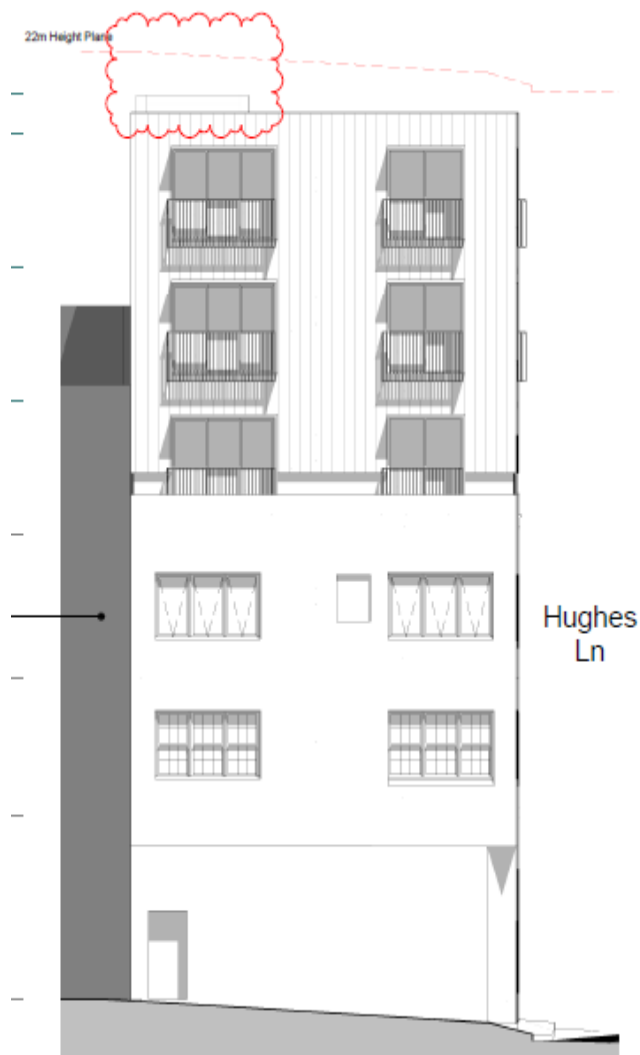
roof plan



Orwell Street (south) elevation



Hughes Lane (west) elevation



Hughes place (north) elevation





street context elevation



1 South Elevation - Orwell Street  
1:100

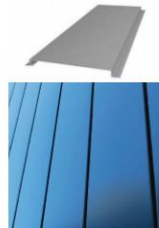
#### CLADDING ROOF



MC1

METAL CLADDING  
KLIP-LOK® 406  
COL. SURFMIST® MATT

#### FACADE CLADDING

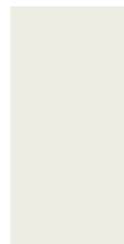


FC1

FACADE CLADDING  
LYSAGHT DOMINION®  
285mm x 22mm  
COL. Monument® MATT

#### PAINT FINISHES

EXTERIOR WALLS AND TIMBER  
WINDOWS



P1

DULUX  
Natural White™  
SW1F4



P2

DULUX  
Taupe White Half™  
S10A1H



P3

DULUX  
COL. SURFMIST



P4

DULUX  
COL. MONUMENT



GB1

GLASS BLOCK  
JANUS DW (ARCTIC SIDE)  
190X190X80

materials

# photomontage



Orwell Street



view east along Orwell Street

# compliance with Affordable Rental Housing SEPP – standards that cannot be used to refuse consent

	control	proposed	compliance
floor space ratio	3:1 plus 0.6:1 bonus	3.56:1	yes
site area	450sqm	241sqm	no
landscaped area	35sqm per dwelling	nil	assessed as acceptable

# compliance with Affordable Rental Housing SEPP

	control	proposed	compliance
car parking	0.4 spaces per 1 bed unit 0.5 spaces per 2 bed unit	nil	acceptable – proximity to public transport
use	affordable housing use for minimum 10 years	25 years	yes

# compliance with key LEP standards

	control	proposed	compliance
height	22m	21m	yes
floor space ratio	3:1  SEPP(Affordable Rental Housing) 2009 - bonus 20% (0.6:1) applied to the maximum FSR control	3.56:1m	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	6	6	yes
setbacks above street frontage	3m	3m to Orwell Street	partial compliance



# compliance with ADG

	control	proposed	compliance
solar	70%	100%	yes
cross vent	60%	66.7%	yes
deep soil	7%	nil	no, but acceptable

# compliance with ADG

	control	proposed	compliance
building separation	12m	12m Orwell Street  6.1m Hughes Lane 6-6.3m Hughes Place	yes  assessed as acceptable
apartment size	studio 35m <sup>2</sup> 1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup>	studio min 35m <sup>2</sup> 1 bed min 50.1m <sup>2</sup> 2 bed min 70.84m <sup>2</sup>	yes

# compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	nil	no – indoor communal area proposed
private open space	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup> 3 bed 12m <sup>2</sup>	3 of 15 comply  juliet balconies proposed for others	assessed as acceptable

# Design Advisory Panel Residential Subcommittee

DAPRS reviewed application on 7 April 2020

The panel raised the following concerns:

- consistent street parapet height of buildings along Orwell Street forms a cohesive height and should be retained with a 3m setback provided
- Hughes Place elevation needs to consider impacts on buildings to the north
- balconies and living rooms looking north need to be designed to reduce privacy impacts on neighbours

# Design Advisory Panel Residential Subcommittee

- further information and analysis of overshadowing impacts required
- ground floor apartment has poor amenity and should be deleted
- services are to be integrated into the design
- architectural expression of new addition - needs to be clear distinction between the contributory building and the new addition
- facade design to acknowledge the proportions, articulation and materiality of contributory buildings in HCA.

# issues

- building separation
- view impacts
- indoor communal area in lieu of communal open space

# building separation

- built-up nature of existing site and surrounding development makes it difficult to fully comply with ADG building separation controls
- to reduce privacy and overlooking impacts between sites the following window treatments are proposed :
  - limiting the number of single aspect apartments facing Hughes Place and Hughes Lane
  - restriction in the size and extent of glazing
  - reduction in balconies to minimise impacts of the development across the street to manage/reduce overlooking
  - deep set windows and use of integrated Juliet balconies in lieu of standard balconies

# view impact

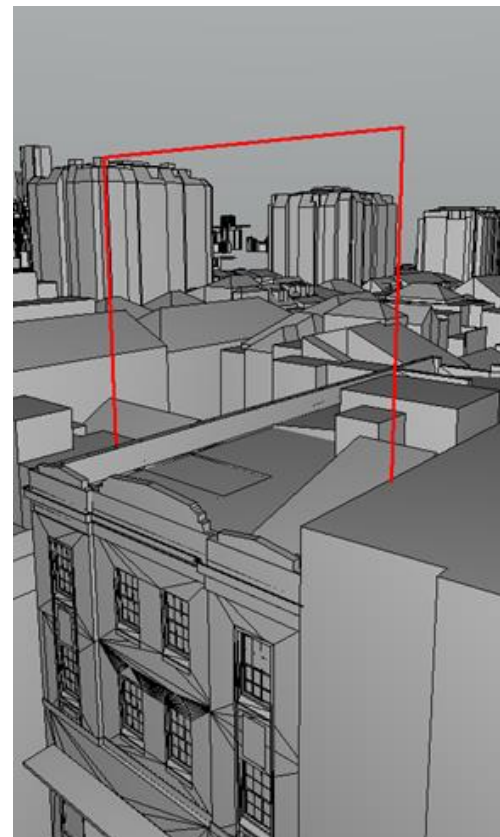
- proposal complies with height and floor space control
- complies with DCP 6 storey height in storey control
- proposal will result in some impacts to views from residential building directly to the south of the subject site (i.e. Springfield Apartments)
- views that will be impacted are partial views and the impact is assessed as reasonable
- CBD skyline views will be retained



# view impact – 5-15 Orwell Street

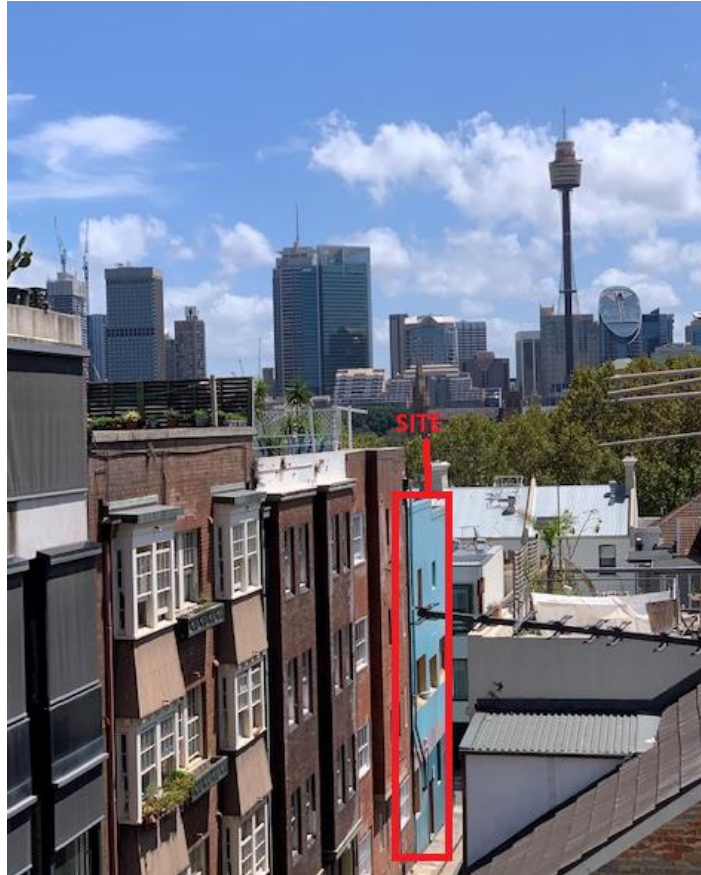


view from Apartment 602, 5-15 Orwell Street



red line indicates approximate line of amended proposal with 3m setback and height limit of 21m

# view impact – 25 Hughes Street



view from 25 Hughes Street



# communal area

- ADG requires communal open space to be provided (minimum area equal to 25% of the site)
- original design proposed roof top open space – over height limit
- objections received relating to roof top area based on height, privacy, overlooking and noise impacts
- roof top open space deleted and amended design proposed ground floor indoor communal area
- communal area will be used for workshops, counselling and general break-out space for residents
- acceptable subject to design refinements of communal area

# recommendation

- approval subject to conditions