# Local Planning Panel 2 September 2020

Address: 140-148 Parramatta Road, Camperdown

D/2019/1410

Owner: Mark Mezrani

**Architect: PDB Architects** 

Planning Consultant: DMPS Town Planning

## proposal

- demolition of existing buildings and construction of mixed use development:
  - basement parking accessed from Isabella Street (to be shared with the existing serviced apartment)
  - 2 retail premises at ground level
  - 30 apartments on levels 1 5

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

### recommendation

approve subject to conditions

### notification information

exhibition period 9 January 2020 to 31 January 2020

587 owners and occupiers notified

no submissions received

### site







site viewed from Parramatta Road



Layton St



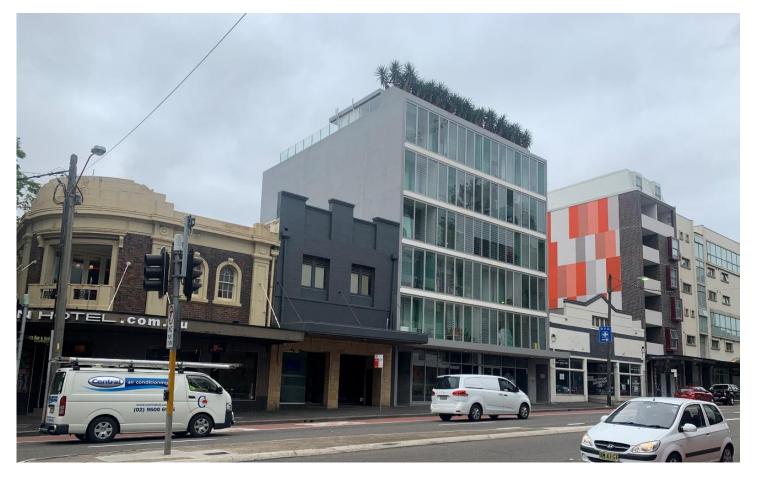
Layton St



'Atlas' serviced apartments within subject site - Layton St



development opposite south side Parramatta Road



development to the east along Parramatta Road



looking north towards Atlas apartments from rear 146 Parramatta Rd





ground first floor

looking south from Atlas serviced apartments

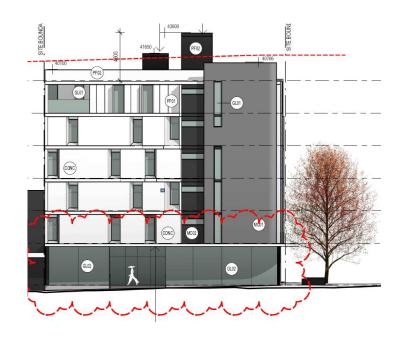
### site history

D/2016/642 approved in December 2016 for:

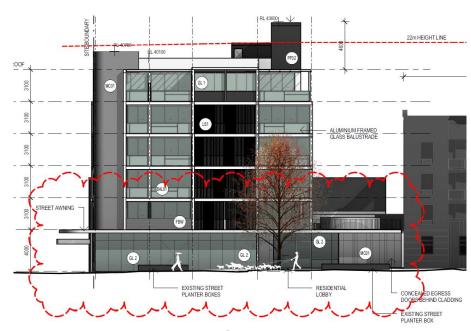
- demolition of existing commercial building
- construction of a 6 storey mixed-use building
- 21 residential apartments
- 2 ground floor commercial tenancies
- basement carpark

The consent is still vaild.

### Approved development - D/2016/642



Parramatta Road



Layton Street

### history – Atlas serviced apartments

- LEC approval in November 2016 to change the use of the existing 39 unit RFB into 39 serviced apartments
- condition of consent allows the use to revert to permanent residential accommodation (reliance on Development Consent No. 0273/00 - 2 February 2001)
- the condition specifies that only one use is permitted at any one time

## proposal





Parramatta Rd (south) elevation



Layton St (east) elevation



north elevation (facing serviced apartments)



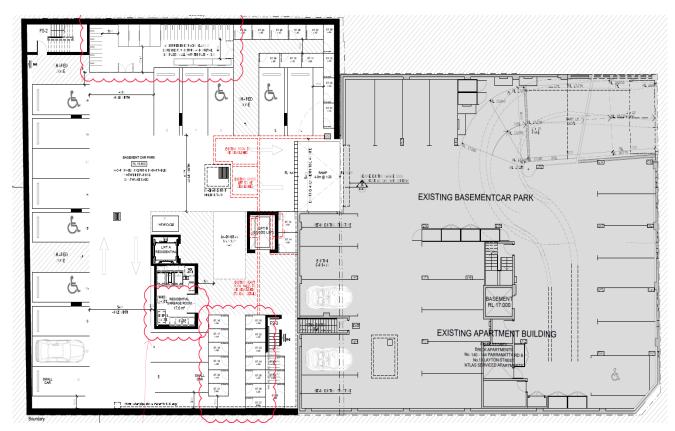
west elevation



north/south section

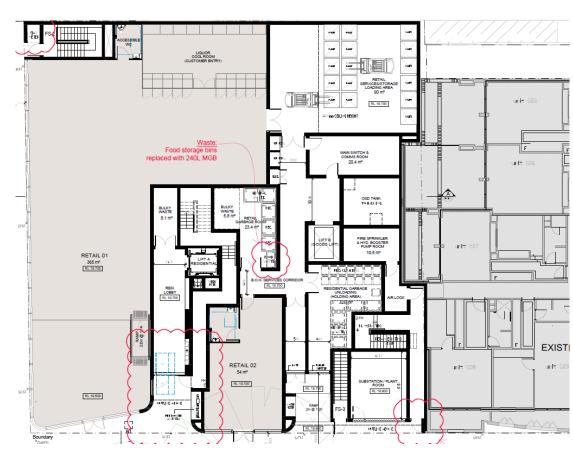


east/west section





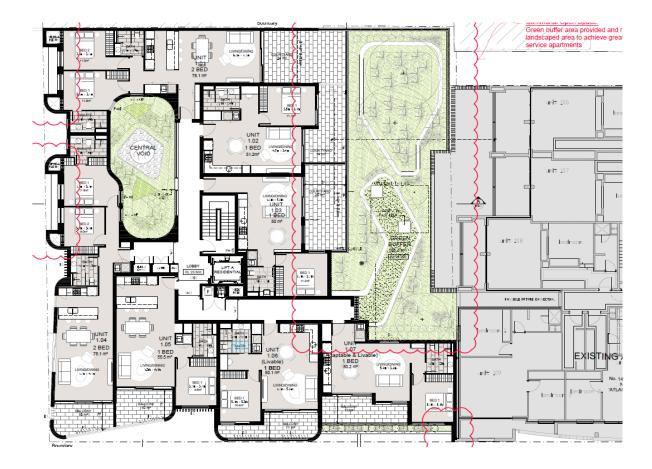
Layton Street



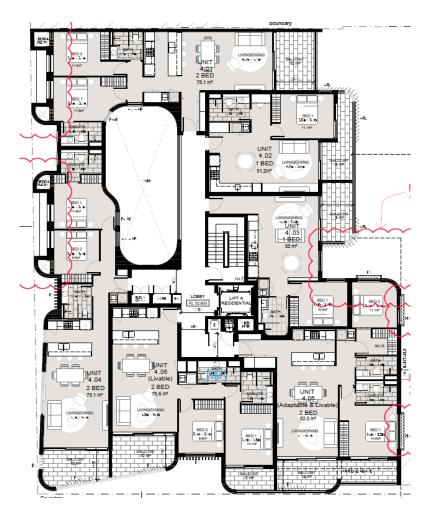


Layton Street

ground floor plan

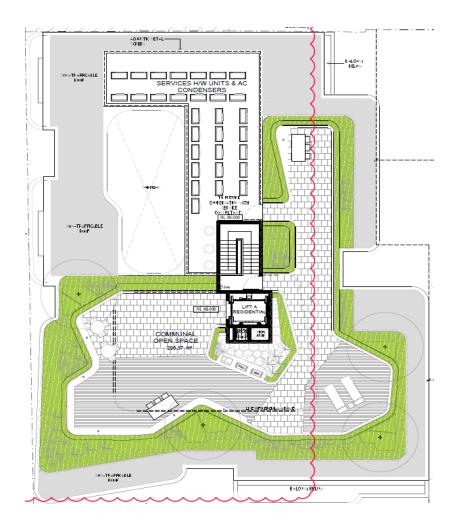








levels 2-5 plan





roof plan

### details/materials



## compliance with key LEP/DCP standards

	control	proposed	compliance
height	22m	24.3m	no Clause 4.6 supported
floor space ratio	3:1	3:1	yes
height in storeys	6	6	yes

## compliance with ADG

	control	proposed	compliance
solar	70%	73%	yes
cross vent	60%	60% including noise affected apartments	yes
deep soil	7%	0%	acceptable

## compliance with ADG

	control	proposed	compliance
building separation	12m	6m - 12m	acceptable
apartment size	1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup> 3 bed 90m <sup>2</sup>	1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup> 3 bed 90m <sup>2</sup>	yes

## compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	26%	yes
private open space	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup> 3 bed 12m <sup>2</sup>	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup> 3 bed 12m <sup>2</sup>	yes

## Design Advisory Panel Residential Subcommittee

Reviewed application on 3 March 2020

The panel generally supported the proposal but raised the following:

- architecturally integrated solution required to achieve ventilation and acoustic separation from Paramatta Road
- usefulness of balconies to Parramatta Road
- building separation to the serviced apartments

These issues have been addressed in amended plans

### issues

- height non compliance/Clause 4.6
- acoustics / ventilation
- communal open space and relationship to serviced apartments
- building separation

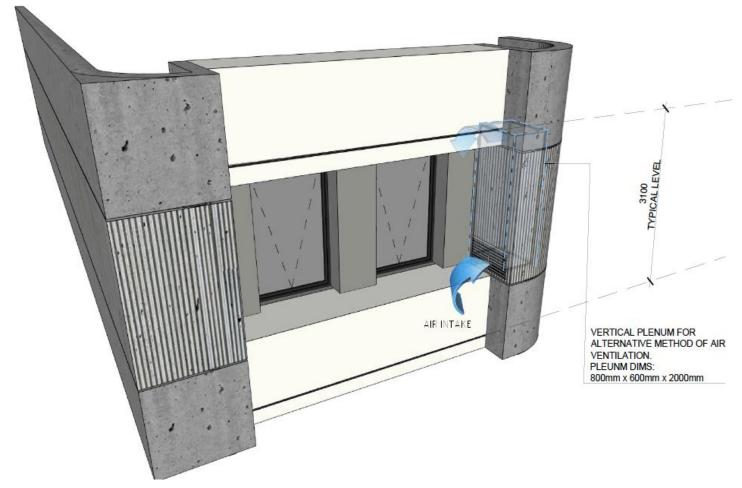
## height

- clause 4.6 request supported
- extent of non compliance is limited
- results from lift overrun, fire stair and canopy structure
- majority of building form under height limit
- non compliance results in limited adverse impacts

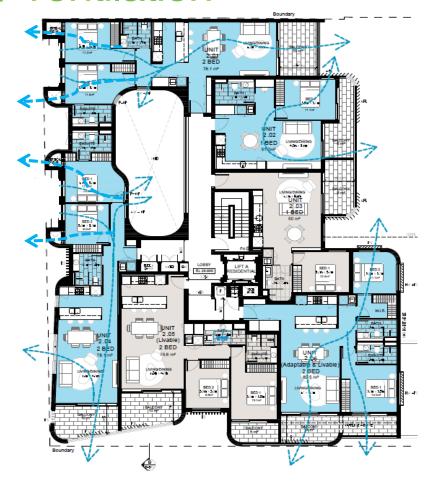


built form projecting above 22m height limit

- apartments adjacent Parramatta Road are noise affected
- design generally orientates living areas and open space away from Parramatta Road
- design incorporates acoustic plenums to noise affected apartments (10 apartments total) to meet noise/ventilation criteria



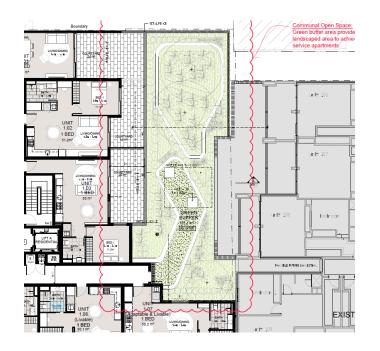
plenum design integrated into facade



- 10 apartments are noise affected
- 40% of remaining apartments are cross ventilated
- with the inclusion of acoustic plenums, the development achieves natural cross-ventilation to 18 apartments (60%)

- wind data analysis and multi-zone airflow modelling provided with DA
- proposal complies with City of Sydney's Draft Alternative Natural Ventilation of Apartments in Noise Environments - Performance Pathway Guideline
- condition recommended requiring appropriate certification be provided to certifying authority prior to CC
- any change in design be submitted to Council for prior approval

### communal open space



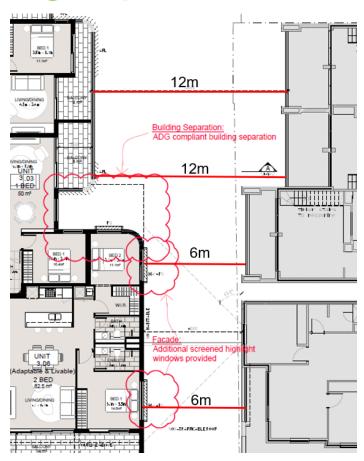


26% of the total site area (including area of serviced apartments) provided on level 1 and roof

### communal open space

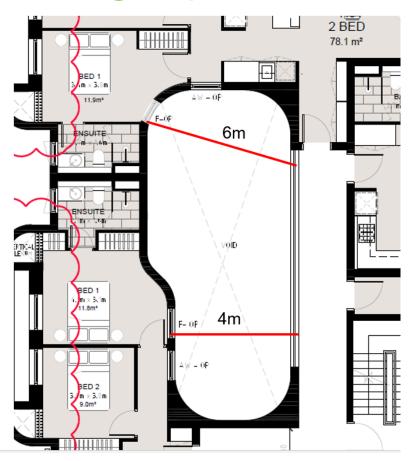
- sharing space between the serviced apartments and permanent residential is not supported
- condition recommended restricting use by serviced apartments
- however in the event the serviced apartments revert back to residential (as allowed to under condition of consent) a condition is recommended requiring the access to communal open space to be made available

## building separation



 external privacy screens provided to windows and balconies facing the serviced apartments

## building separation



- opaque window treatments to windows facing lightwell
- apartment not reliant on these windows as primary source of light and ventilation

### recommendation

approve subject to conditions