

Local Planning Panel

14 October 2020

1049, 1051 and 1053-1055 Bourke Street, Waterloo

D/2019/1082

Applicant: Lateral Estate

Owner: Grand Village P/L and Good Village P/L

Architect: Smith & Tzannes

proposal

- concept building envelope to a maximum building height of 22m
- vehicle access from Bourke Street
- dedication for footpath widening of Bourke Street
- indicative uses:
 - basement – parking and services
 - ground – retail, communal areas, manager's office and residence, loading
 - levels 1-5 – communal areas and boarding house accommodation
- integrated DA requiring approval under the Water Management Act 2000

recommendation

delegate to CEO to determine following exhibition of VPA

notification information

- exhibition period 18 October to 19 November 2019
- 797 owners and occupiers notified
- 3 submissions received

submissions

- construction management
- excessive building heights
- adverse impacts on public domain
- lack of demand for more retail premises in the area

submissions



Note: submission from Great Buckingham St. Redfern not shown on map.

site





site viewed from Bourke Street



295-297 Botany Rd adjacent to west



1037-1047 Bourke St Adjacent to east



north-east elevation of existing warehouse building



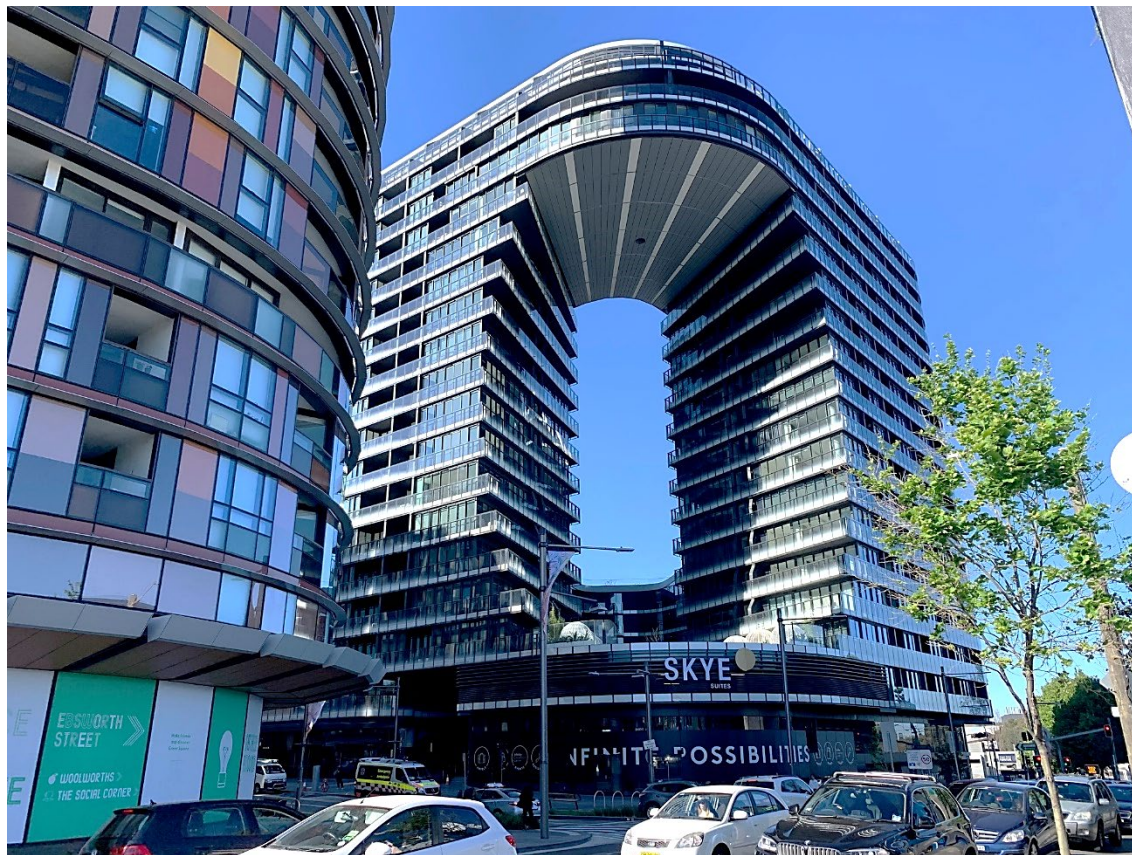
hardstand adjacent to east at 1037-1047 Bourke St



view west to the site along



Ovo building opposite site



Infinity building opposite site

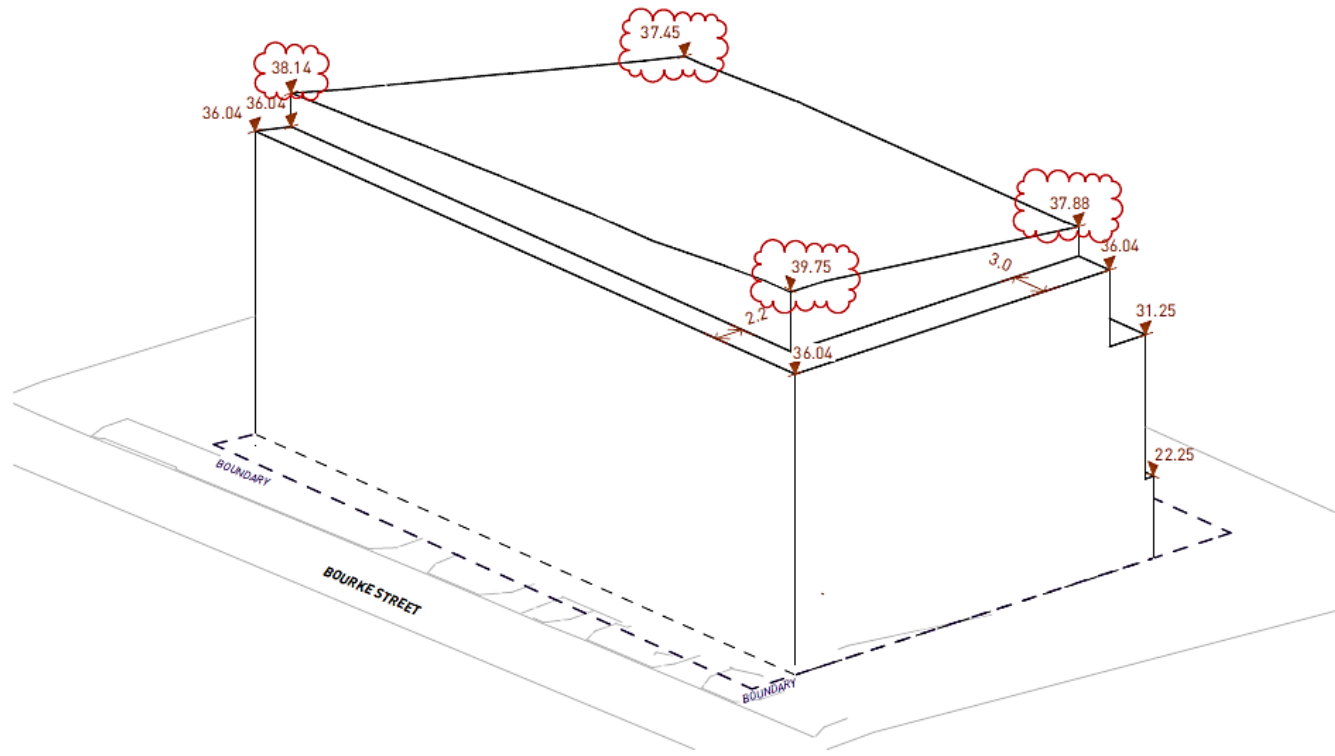


view south along Ebsworth Street from site

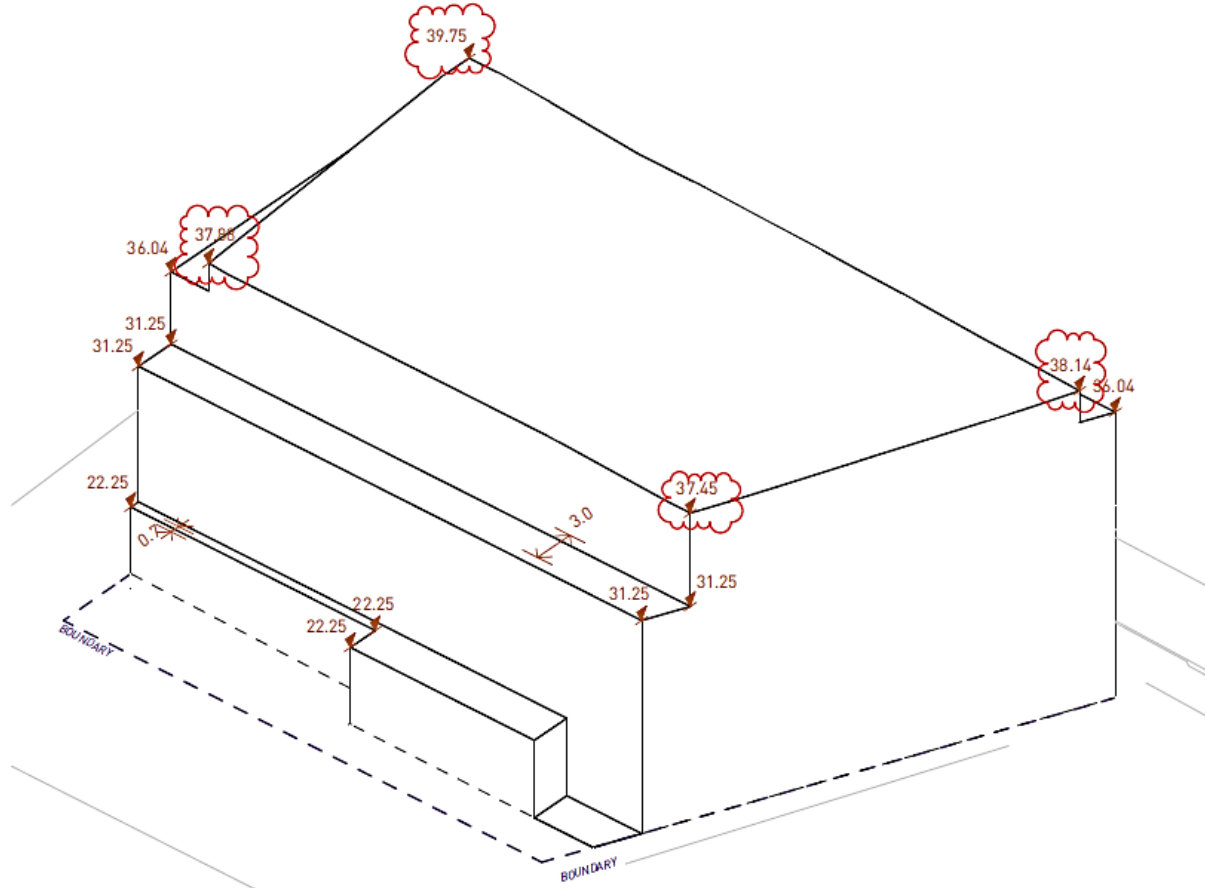


Bourke Street shared path & planted verge

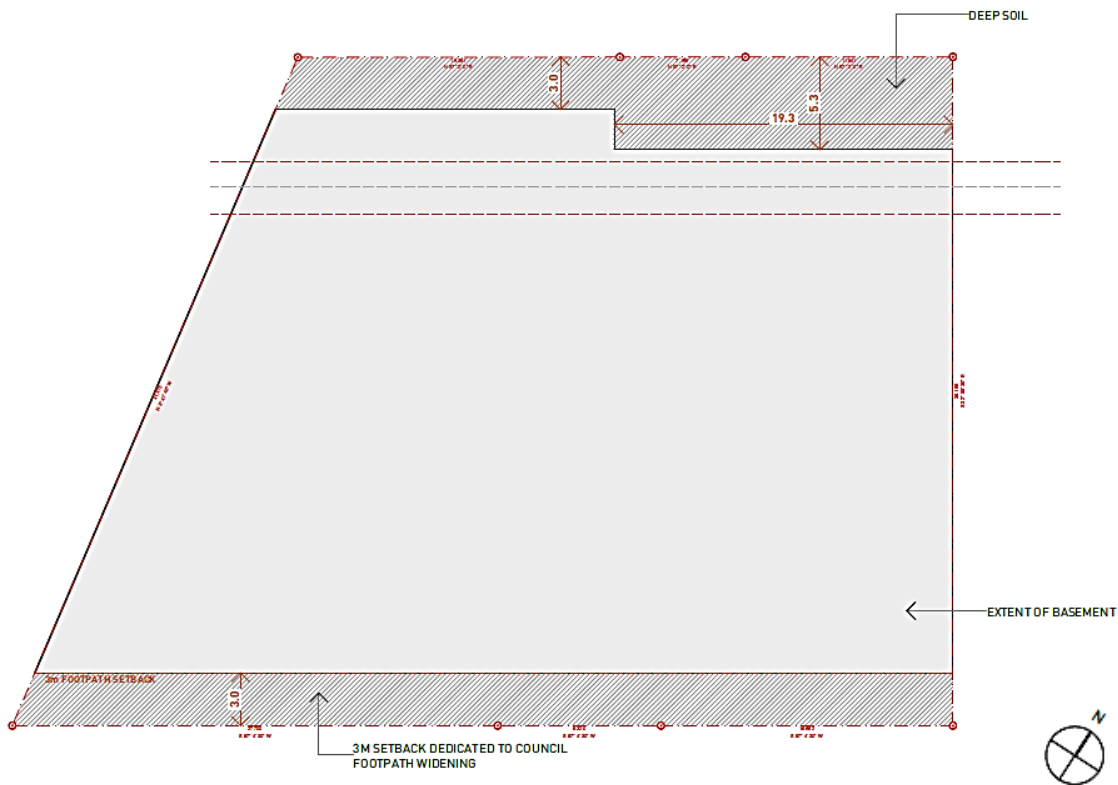
proposal



building envelope

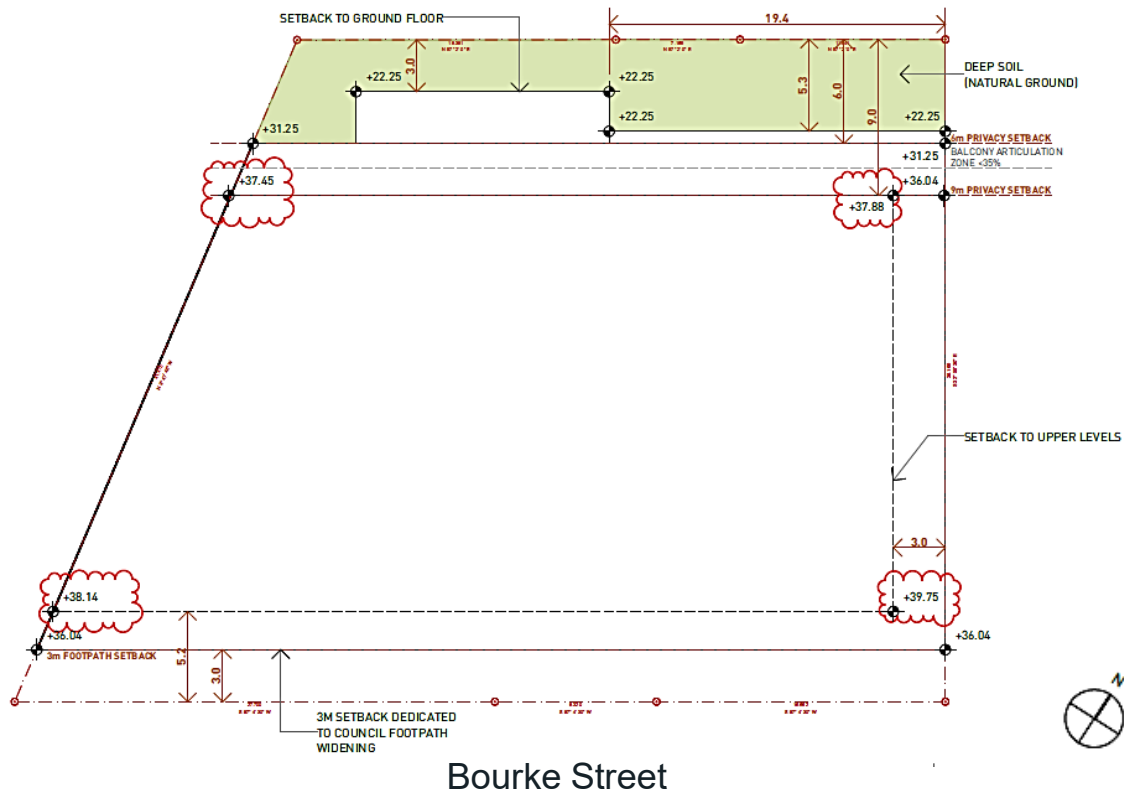


envelope from north (rear of site)

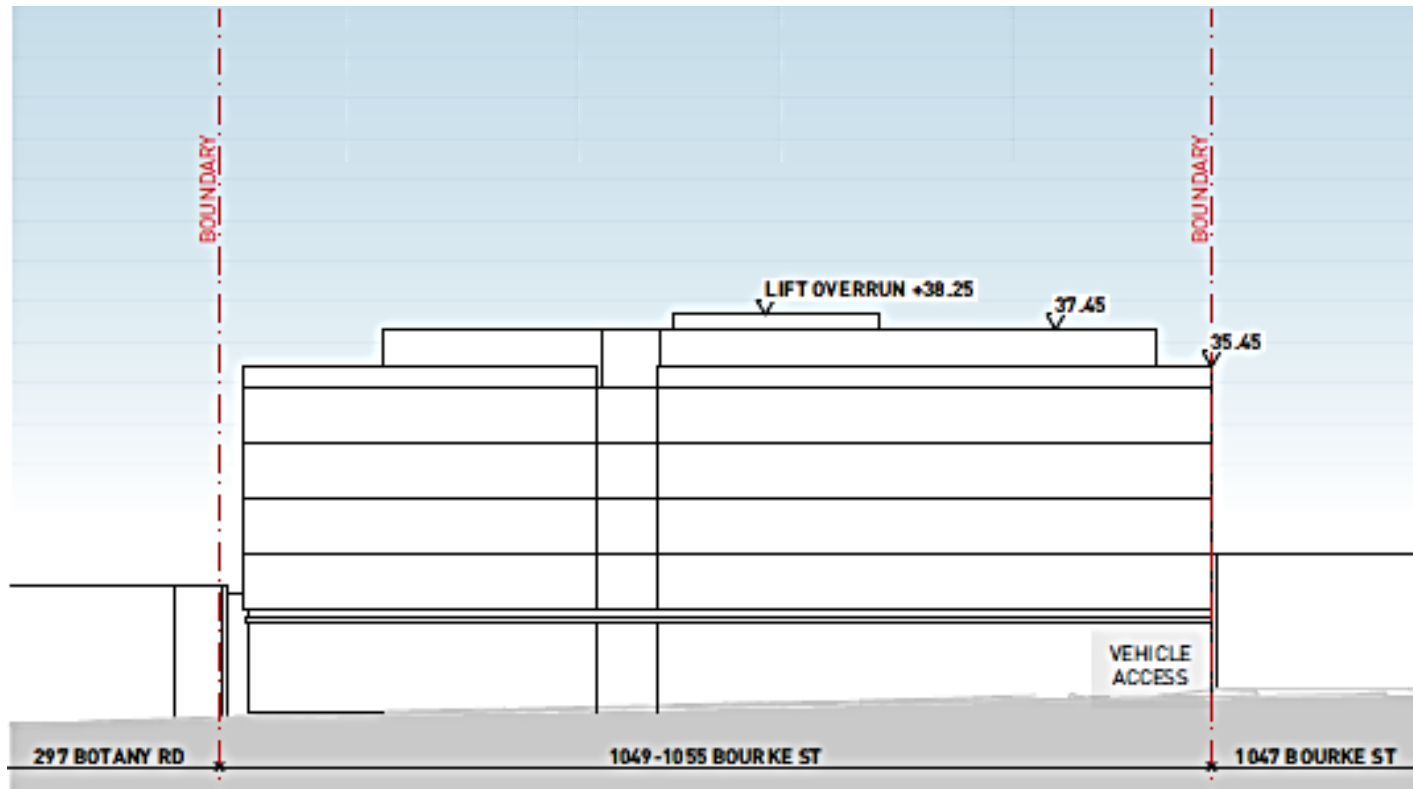


Bourke Street

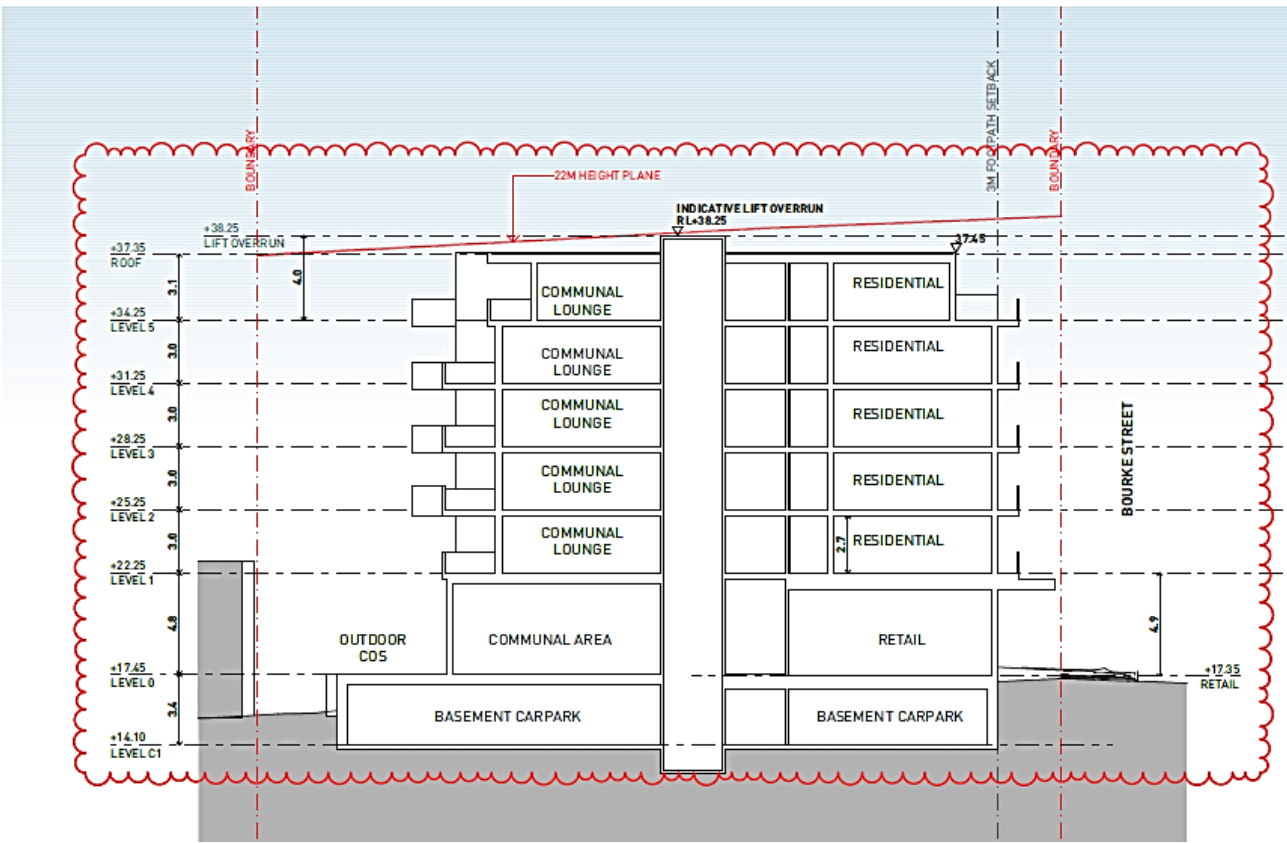
envelope - basement plan



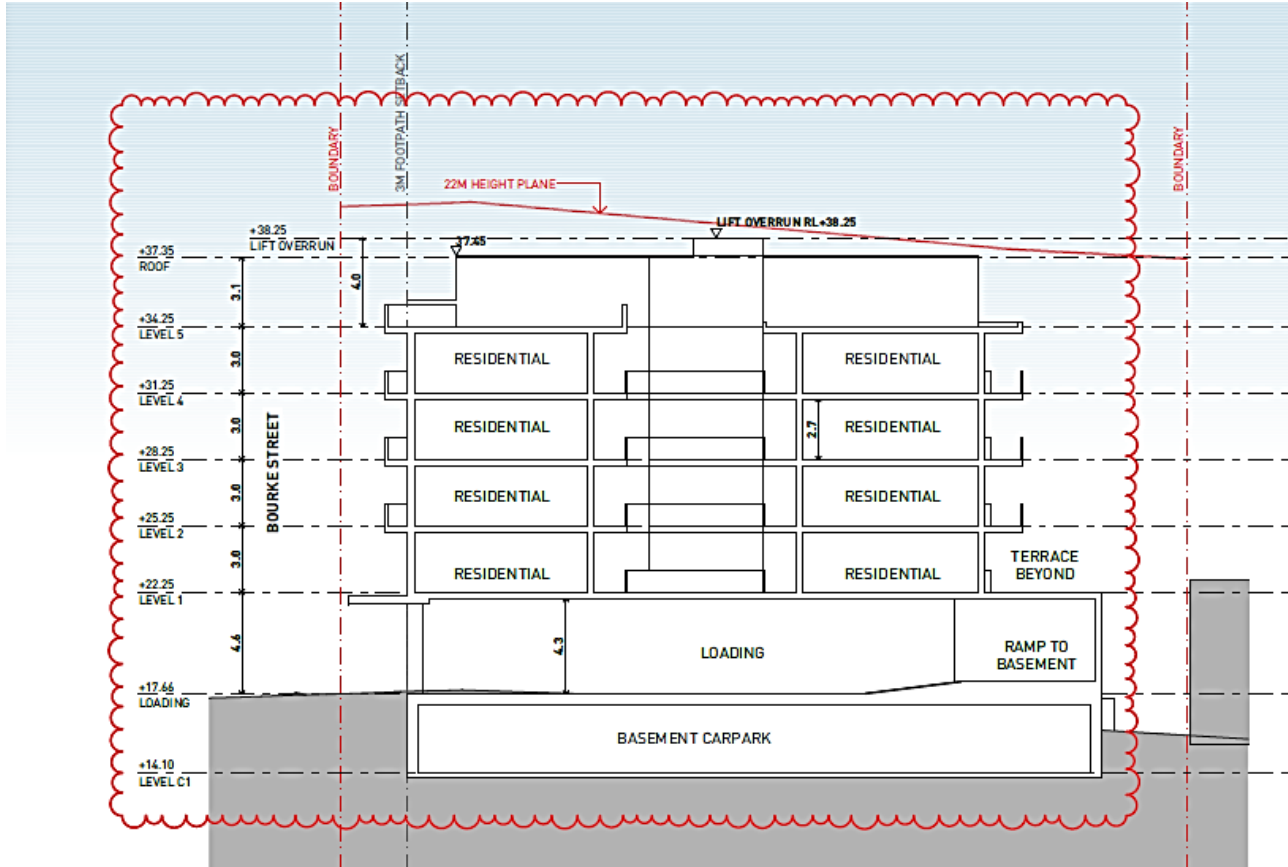
envelope - ground and upper level plan



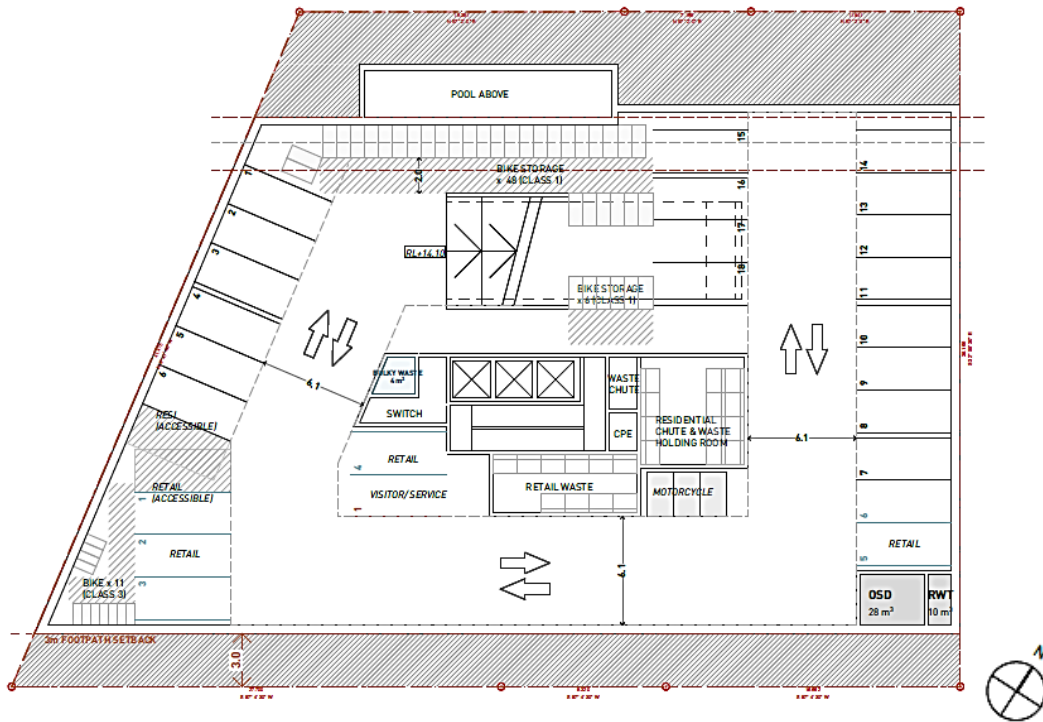
reference scheme – Bourke Street



reference scheme - section

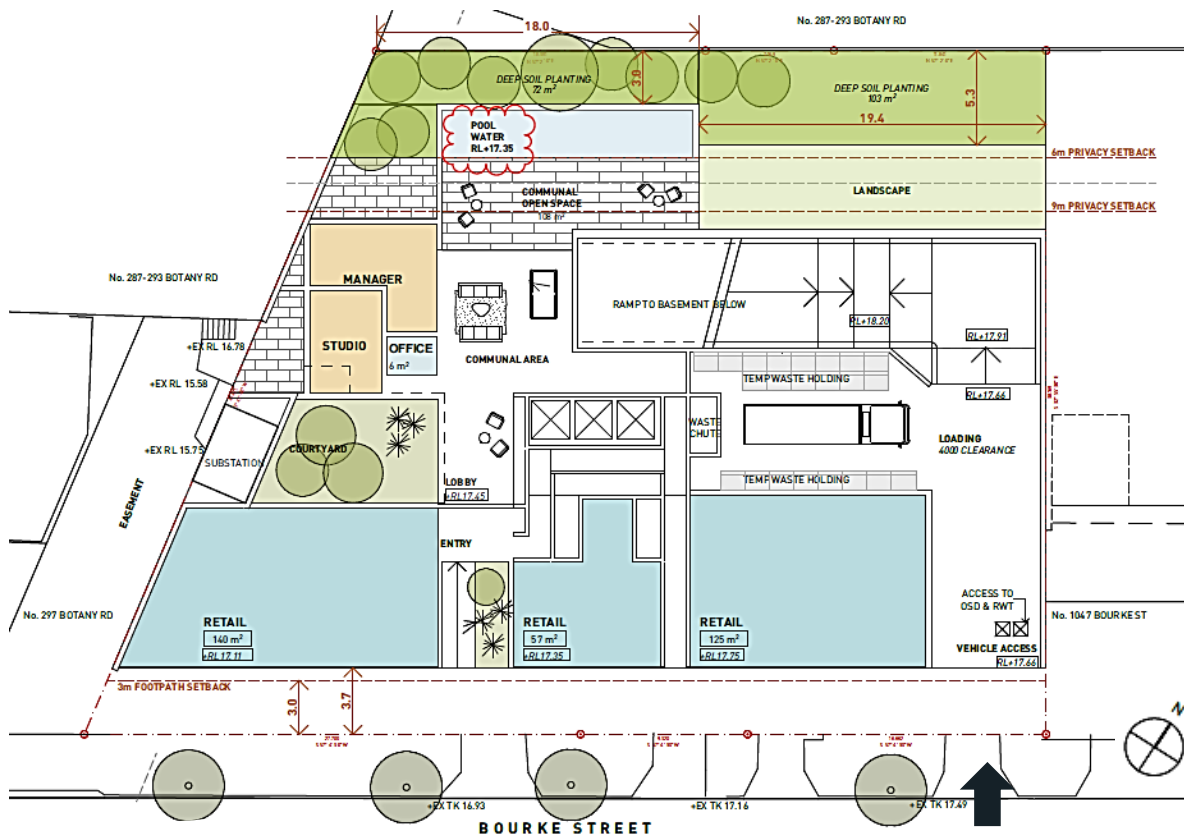


reference scheme - section

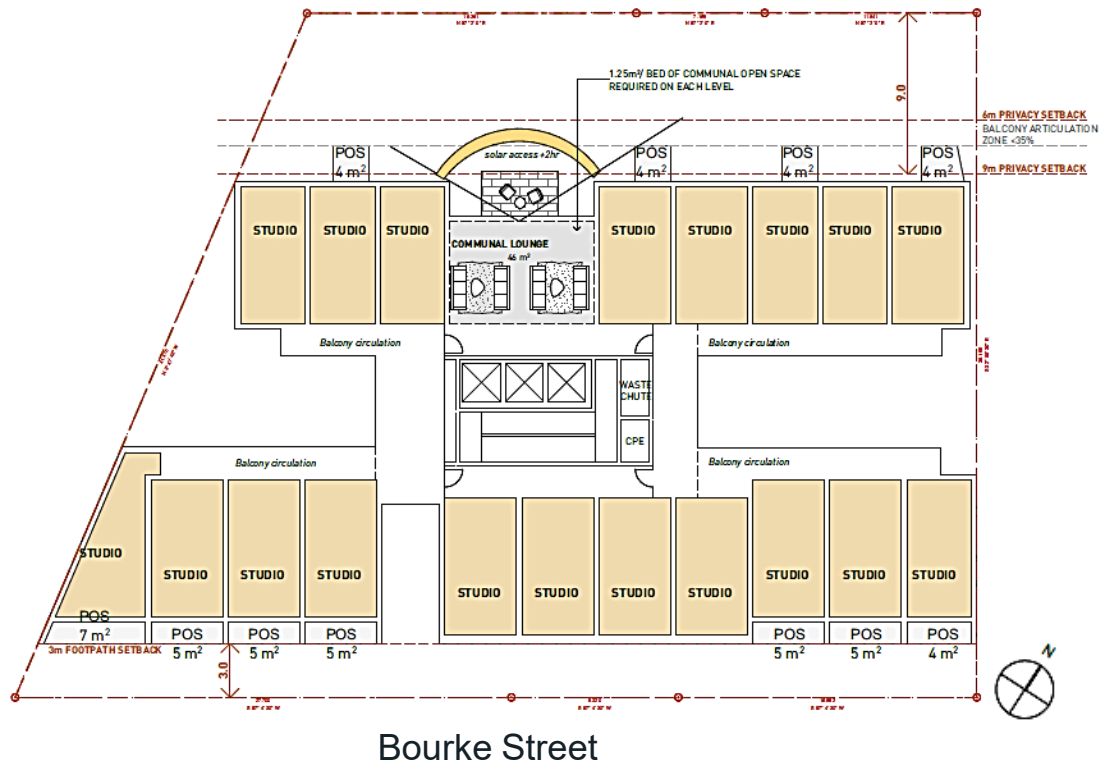


Bourke Street

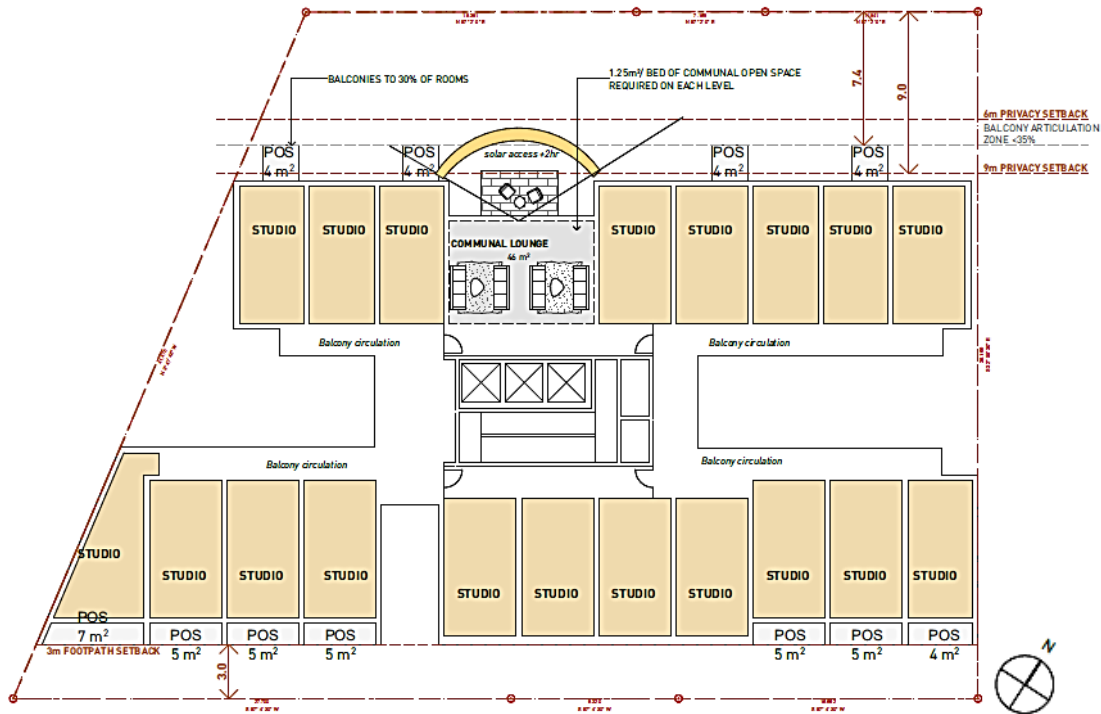
reference scheme - basement level



reference scheme - ground level plan

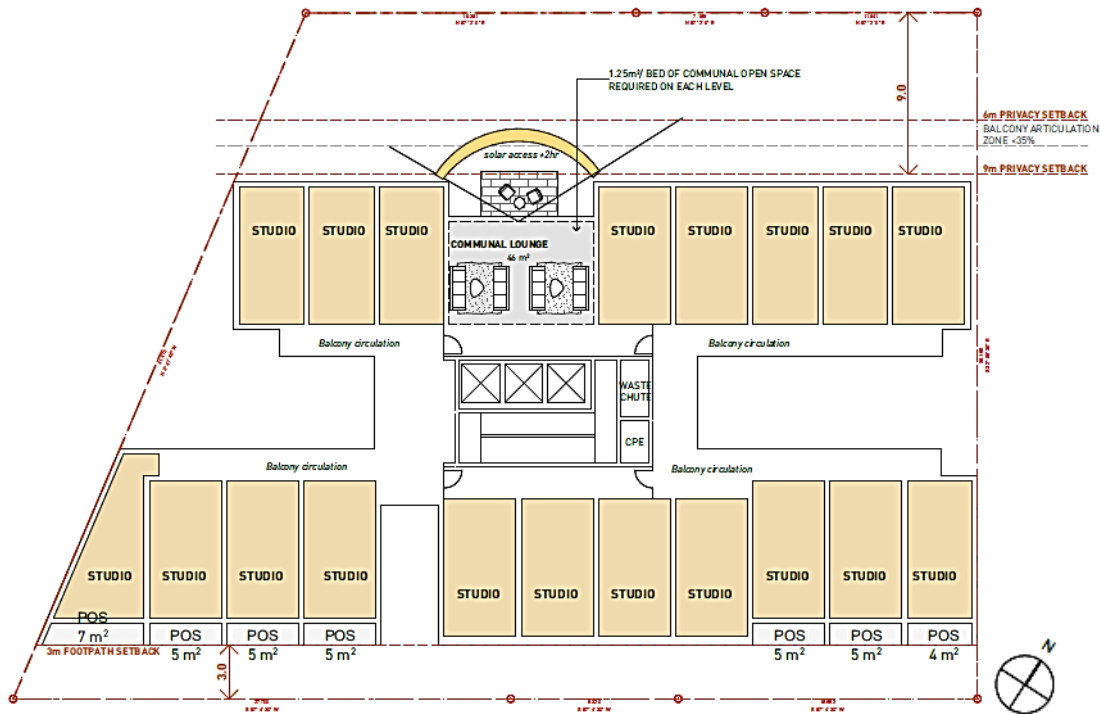


reference scheme - level 2 plan



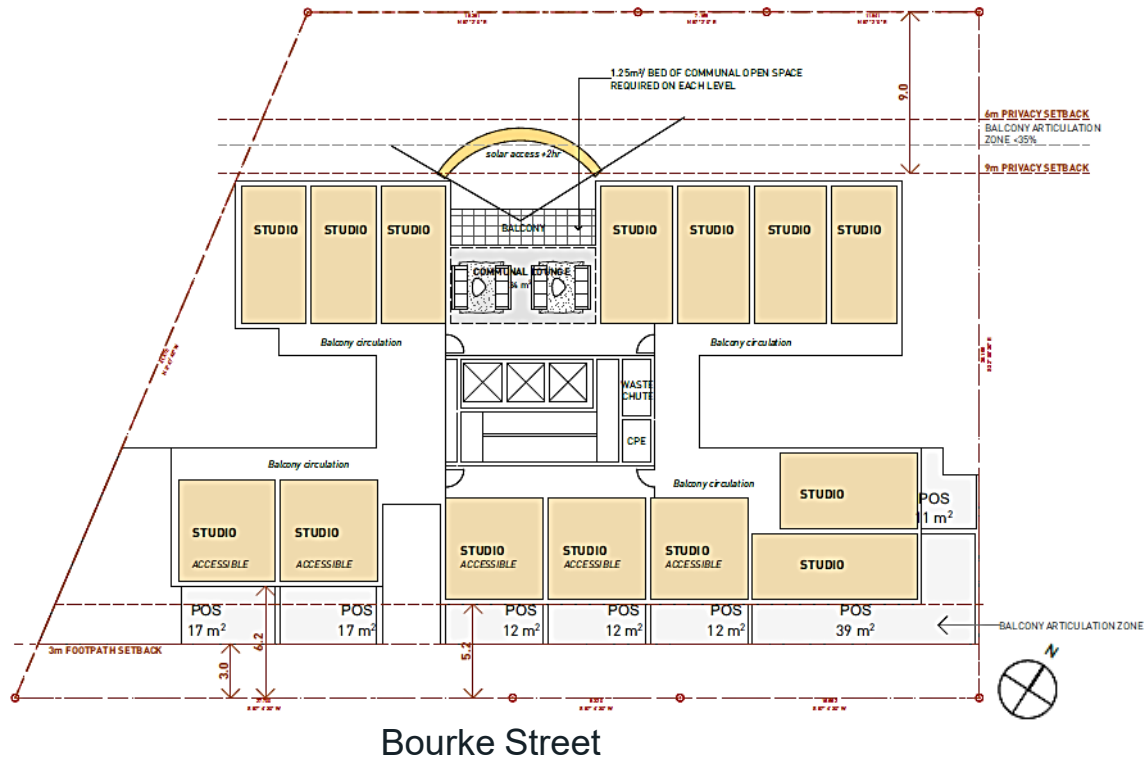
Bourke Street

reference scheme - level 3 plan



Bourke Street

reference scheme - level 4 plan



reference scheme - level 5 plan

Sydney LEP 2012

	control	proposed	compliance
height	22m	22m (envelope)	yes
floor space ratio	2.2:1 (3,821.4sqm GFA)	2.2:1 (reference) (3,821.4sqm GFA)	yes
parking	5 retail	6 retail (reference)	no, but able to comply
	boarding house parking on merit	18 residents (reference)	

Sydney DCP 2012

	control	proposed	compliance
height in storeys	6 storeys	6-7 storeys (reference)	no, but able to comply
street frontage height in storeys	as per adjacent buildings (3-4 storeys)	5 storeys, 6 floor set back (reference)	no, but able to comply
floor to floor and floor to ceiling heights	4.5m from ground floor to floor above	4.5m to 5.14m (reference)	yes
	3.1m floor to floor on residential levels	3m (reference)	no, but able to comply

Sydney DCP 2012

	control	proposed	compliance
active frontages	active frontage to Bourke Street	retail tenancies to Bourke Street (reference)	yes
public domain setbacks	3m setback to Bourke St	3m setback to Bourke St (envelope)	yes
above ground parking	maximum 50% parking can be above-ground	56% (14 of 25) car parking spaces are above ground (reference)	no, but able to comply

Sydney DCP 2012

	control	proposed	compliance
internal common areas	access to daylight and outlook	light and outlook via external corridors (reference)	yes
	>2m clearance in front of lifts	co-located with communal lounge (reference)	yes
deep soil	10% site area (173.7sqm)	9% (165sqm) (envelope)	no, but can comply subject to condition
	10m min. dimension	3m min. dimension (envelope)	no, but can comply subject to condition

Sydney DCP 2012

	control	proposed	compliance
ventilation	depth < width in single aspect apartments	apartments range 3.1m-5.5m deep (reference)	yes
bedrooms	min 22 sqm	>22 sqm (reference)	yes
communal areas (indoors)	1.25sqm/resident (230sqm)	279 sqm (reference)	yes
	2hrs sun to 50% of windows 9am-3pm midwinter	>2hrs sun to 50% of windows 9am-3pm midwinter (reference)	yes

Sydney DCP 2012

	control	proposed	compliance
communal areas (outdoors)	min 20 sqm	149sqm (reference)	yes
	min 3m dimension	>3m at ground (reference)	yes
	2 hrs sun to 50% of area 9am-3pm midwinter	>2hrs sun to 50% of area 9am-3pm midwinter (reference)	yes
privacy	common areas and windows located away from windows of adjacent buildings	- common areas and windows face adjacent property - no windows on adjacent site at present	yes

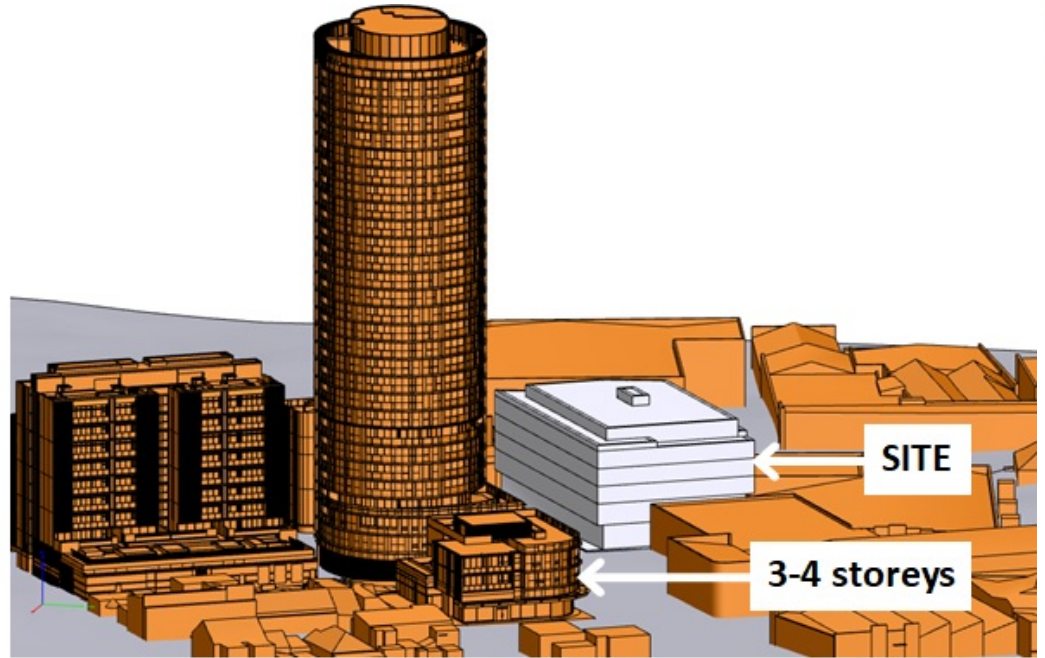
issues

- street frontage height
- deep soil and car parking
- encroachment on public domain setback

street frontage height



view along Bourke St looking south-west



CAD model view

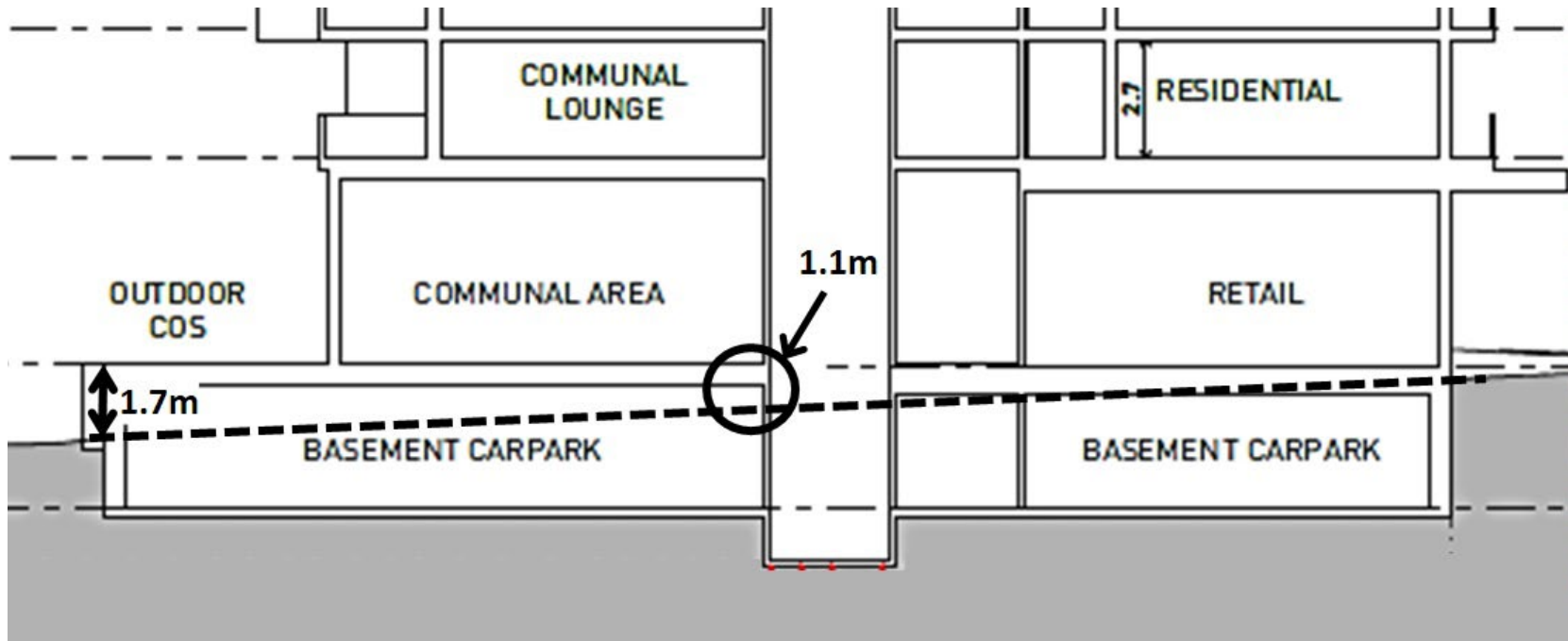
street frontage height

- DCP requires development in locality to reinforce pedestrian scale and provide good levels of solar access to the public domain
- DCP requires development to respond to street frontage height of adjacent buildings
- subject DA will establish precedent for under-developed adjacent sites
- condition recommended for development to provide 4 storey street frontage height

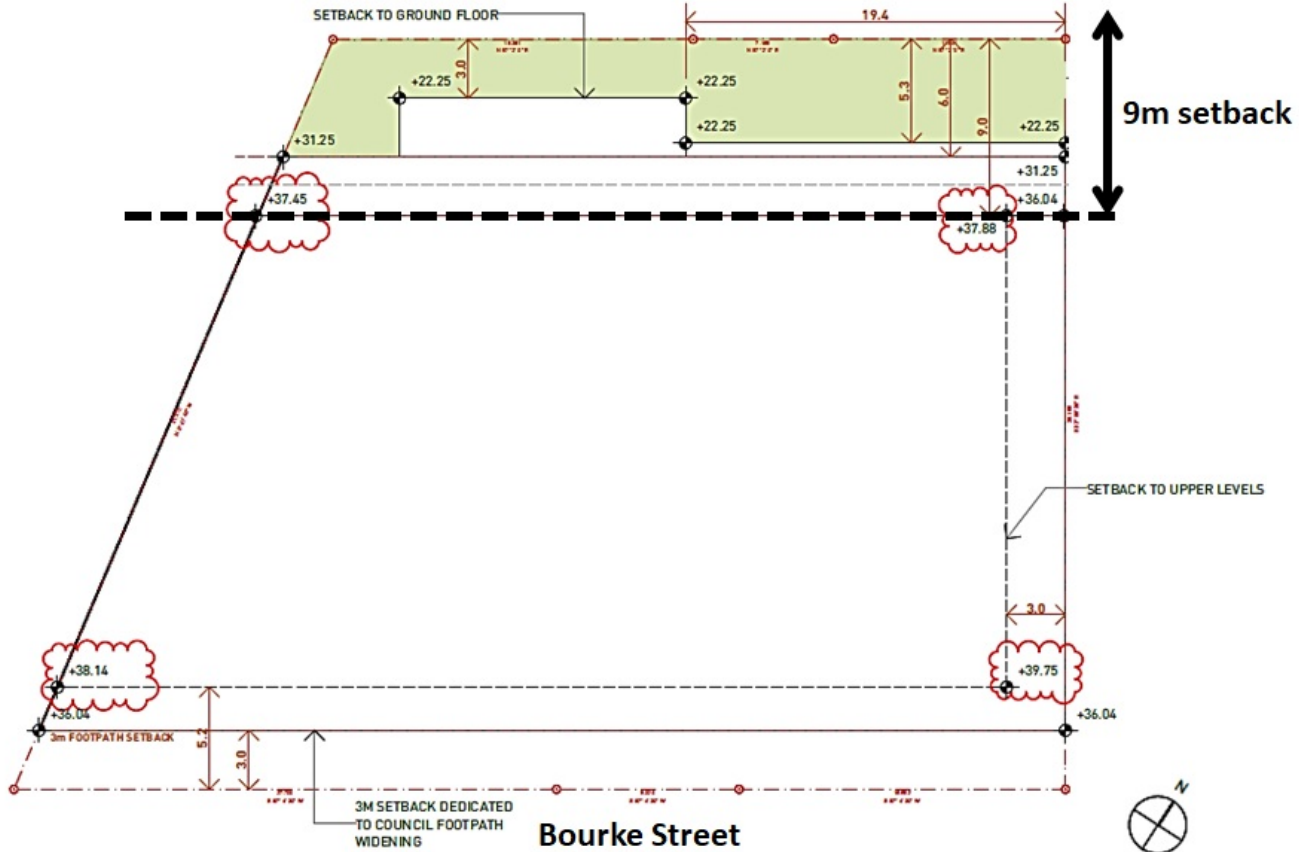
deep soil and car-parking

- site is close to Green Square station, buses and cycle paths
- development could function with only service vehicle access
- half of basement floor plate is above ground and exceeds:
 - DCP max. 6-storey height control
 - DCP max. 50% above ground car parking control
- under-sized and awkwardly configured deep soil area
- condition is recommended for envelope to be set back 9m from rear boundary to provide deep soil and reduce above-ground car parking

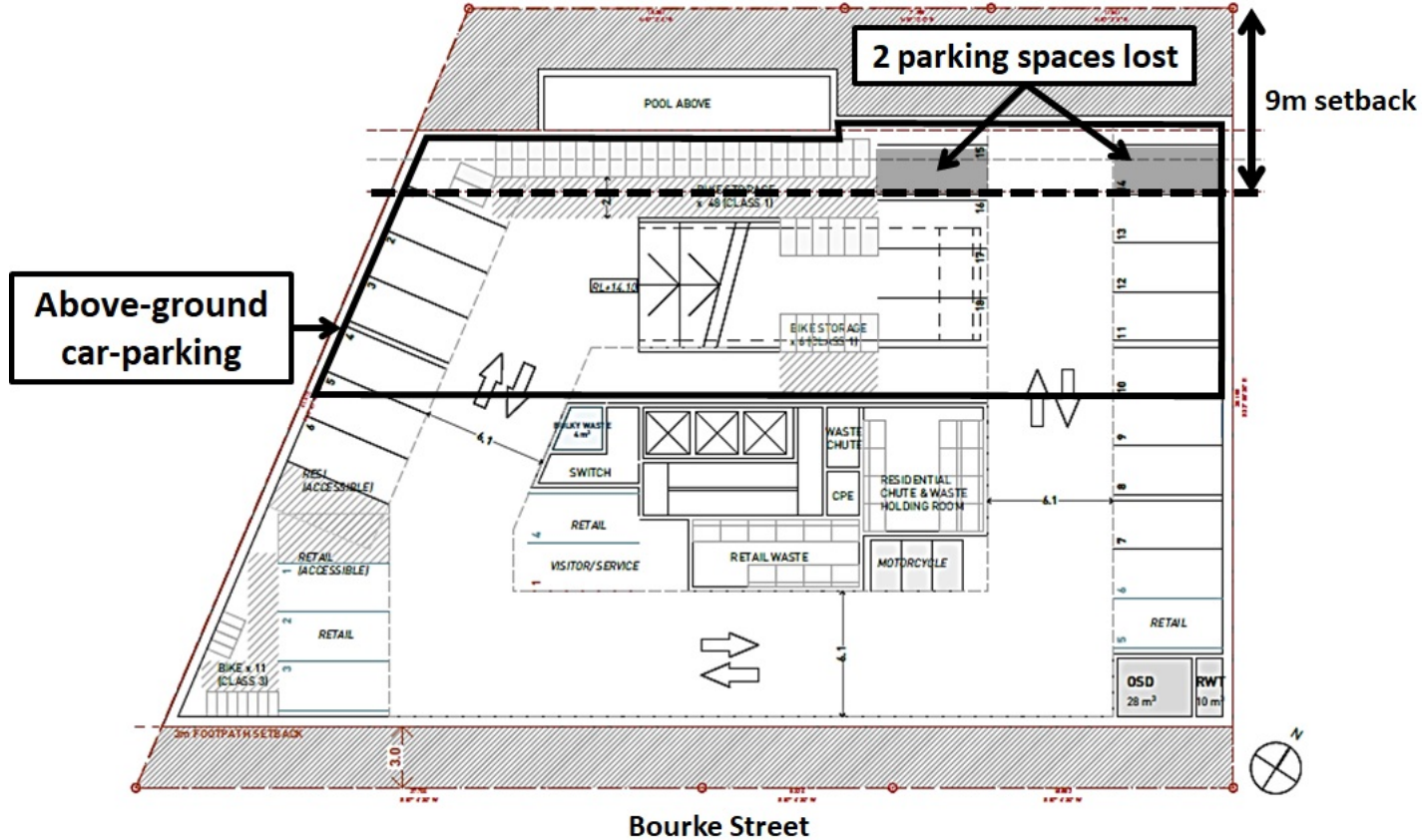
deep soil and car-parking



deep soil and car-parking



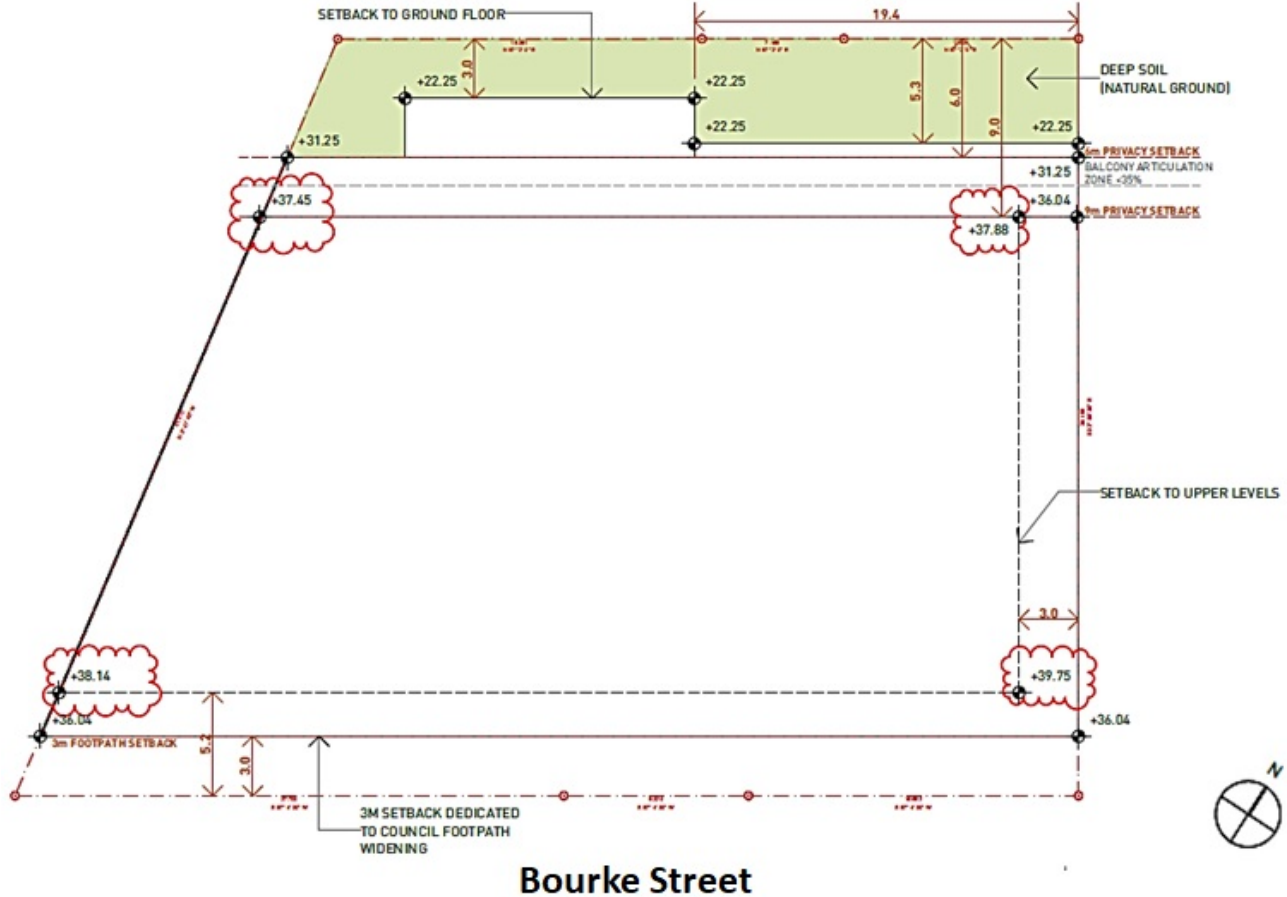
deep soil and car-parking



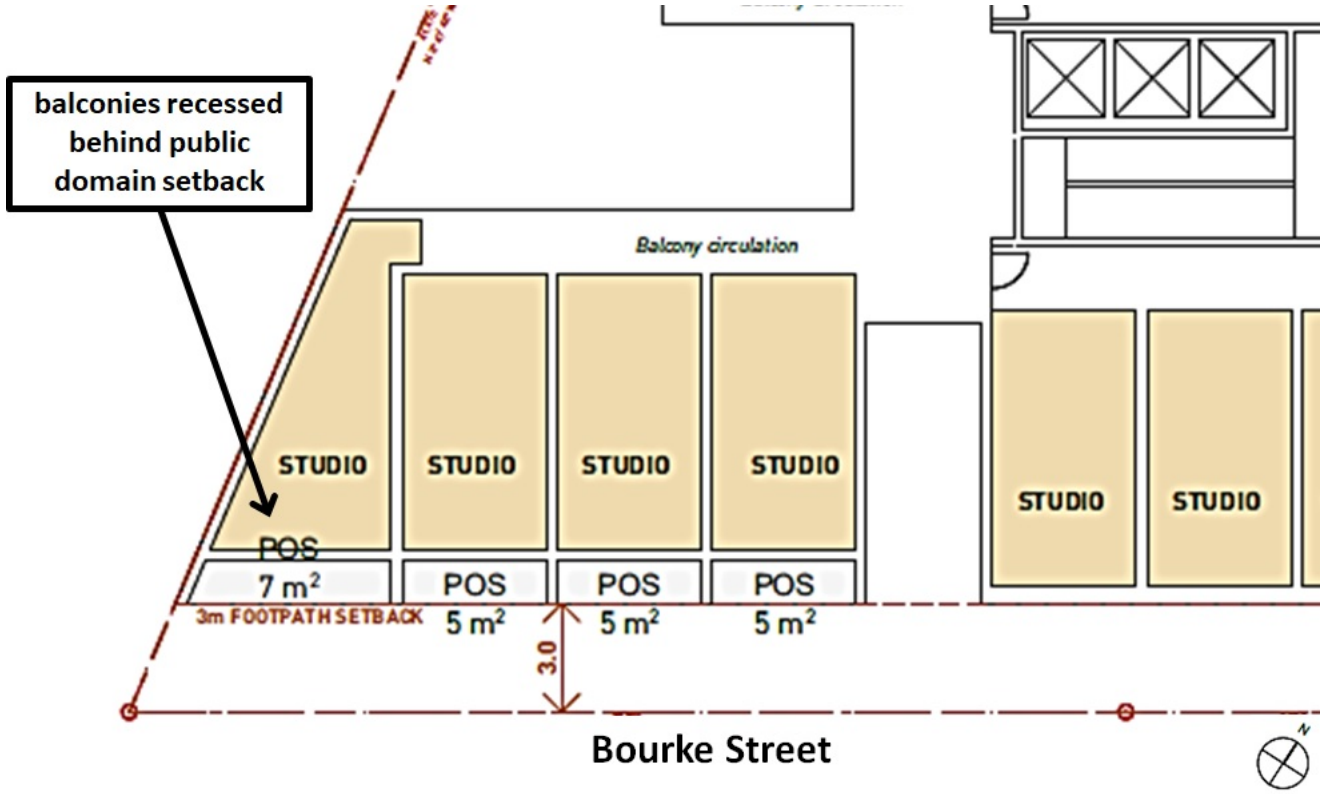
encroachment on public domain setback

- envelope is setback 3m to provide footpath widening to Bourke Street
- in plan reference scheme balconies are recessed behind 3m setback
- in section reference scheme balconies overhang 3m setback
- condition recommended to ensure balconies and other facade elements do not encroach on public domain

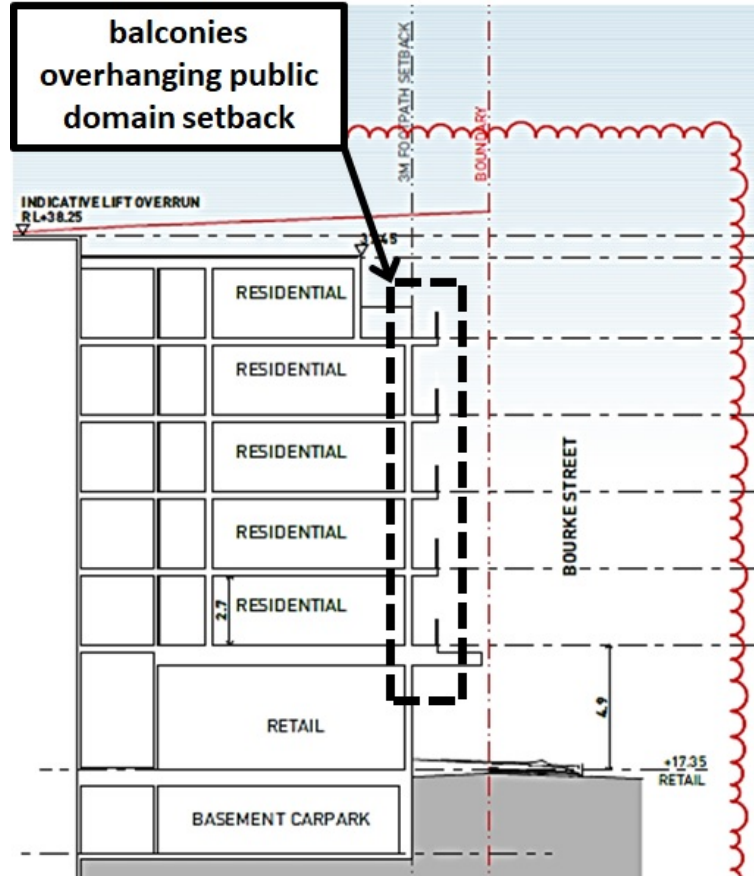
encroachment on public domain setback



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encroachment on public domain setback



recommendation

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