

# Local Planning Panel

## 7 April 2021

21 Missenden Road Camperdown

D/2020/917

Applicant: Tone Wheeler

Owner: STC & CO Pty Ltd

Architect: Environa Studio

# proposal

- demolition of existing single storey dwelling
- construction of a new 6 storey mixed use development with 1 retail premises and 8 residential apartments

# recommendation

the application is recommended for refusal

# notification information

- exhibition period 6 October 2020 to 28 October 2020
- 260 owners and occupiers notified
- 3 submissions received

# submissions

- bulk and scale
- parking
- amenity impacts to neighbouring properties
- impact to streetscape
- lack of planting
- safety

# submissions

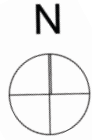


subject site

submitters



site





site viewed from Missenden Road





corner of Missenden Road and Marsden Street





adjoining to the south on Missenden Rd



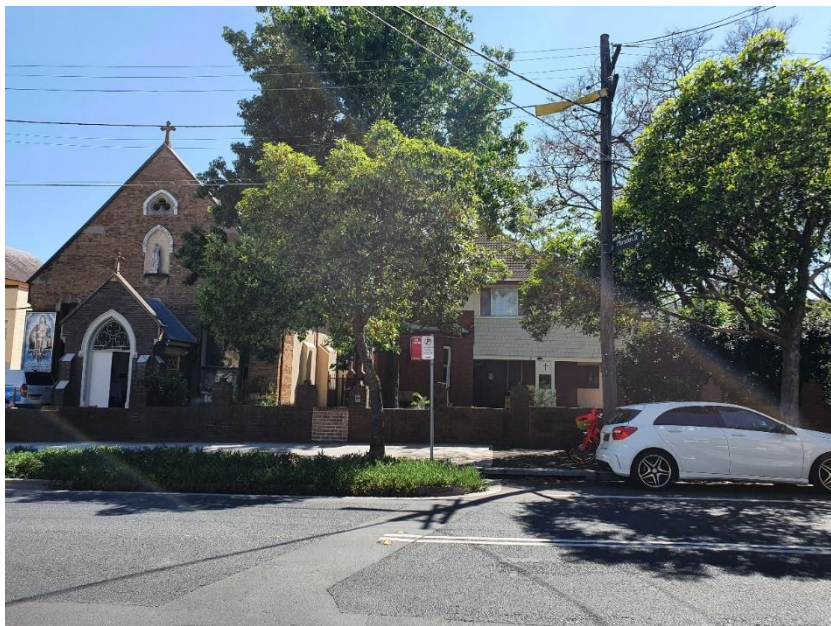


Missenden Road looking north



development to the north on Marsden St and Missenden Rd





opposite side of Missenden Road





adjoining to the west on Missenden Rd



site viewed from Marsden Street





looking west on Marsden Street



adjoining development to west on Marsden St



# original & amended proposal

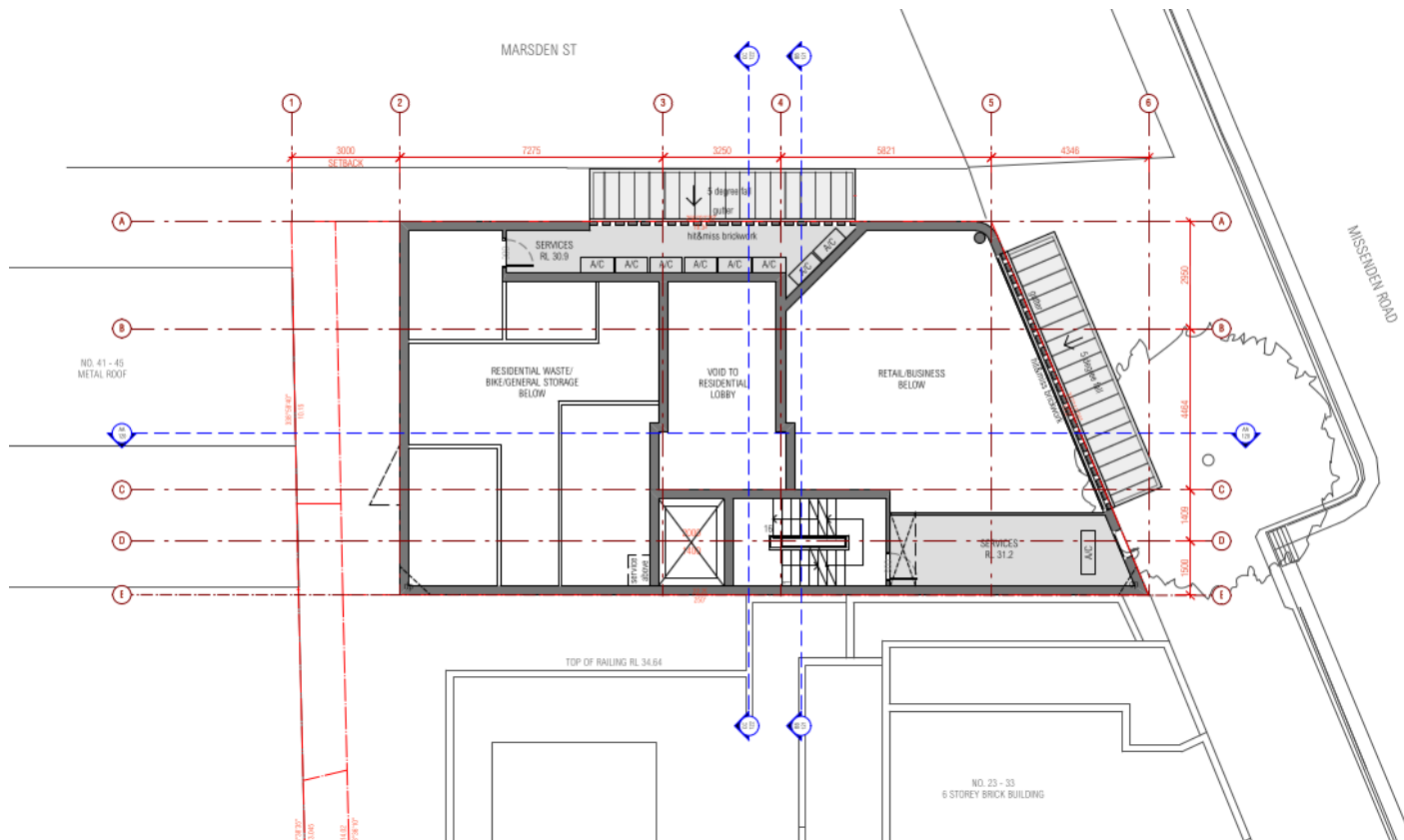


original



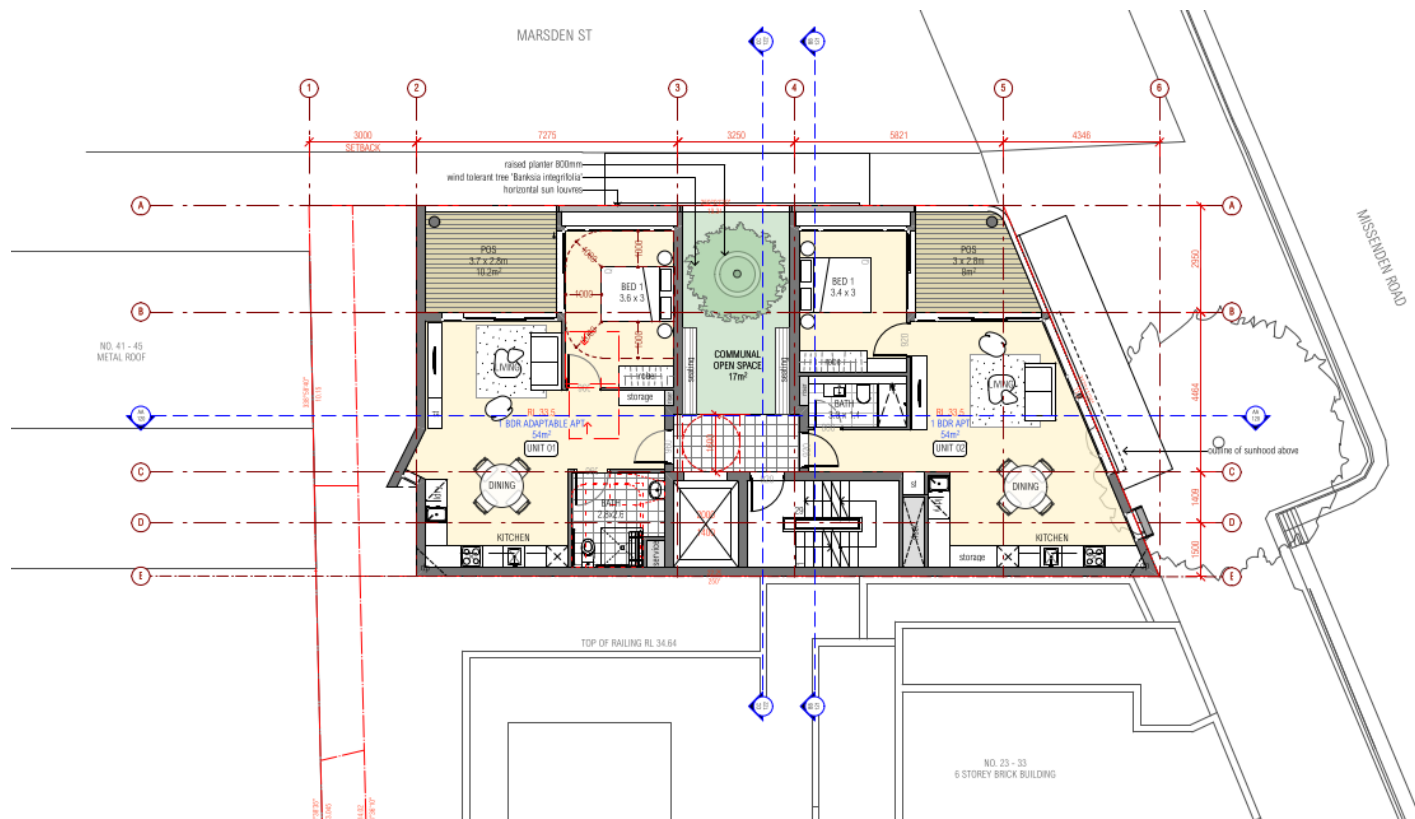
amended





01 LEVEL 1A  
1:100 @ A3

level 1A/ service level

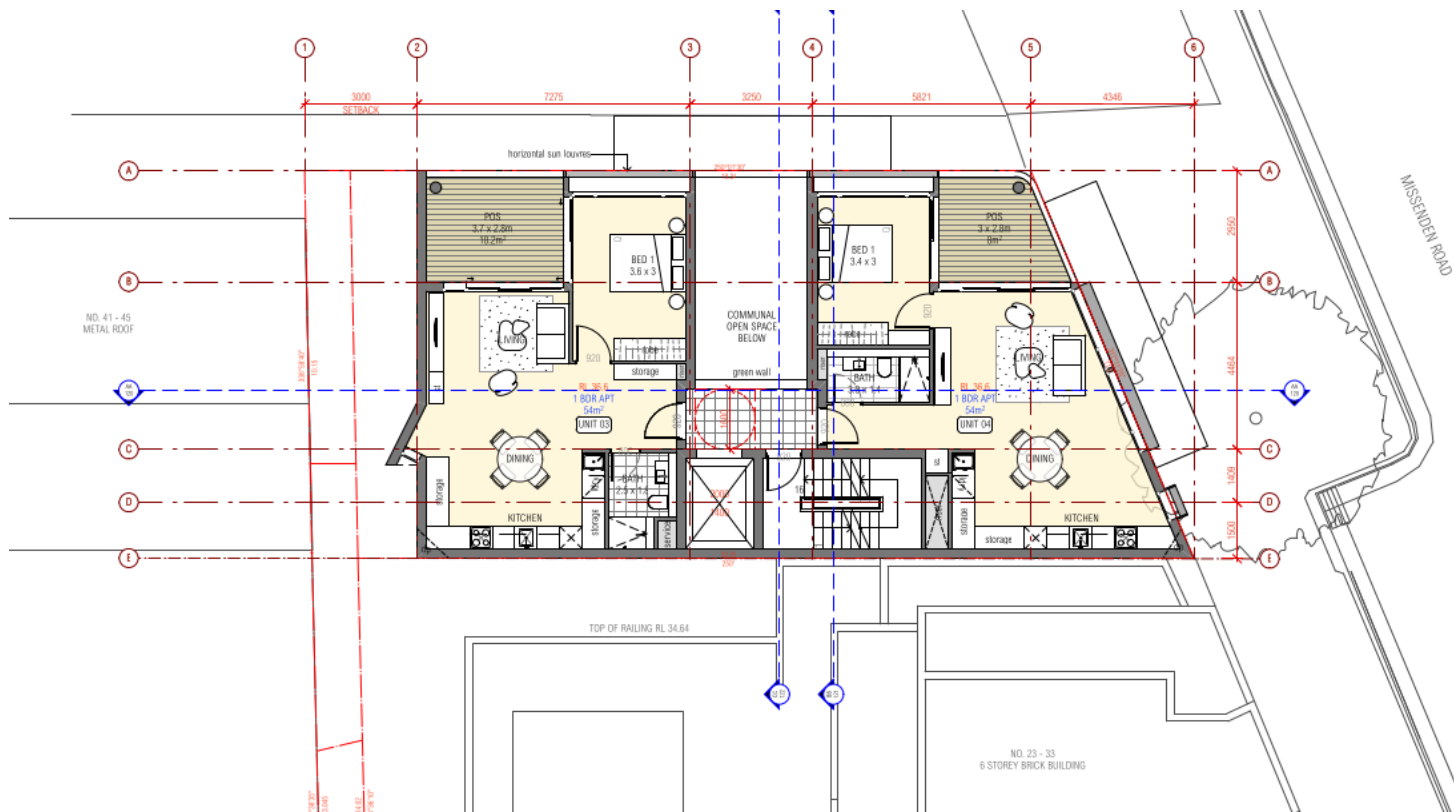


01 LEVEL 2  
1:100 @ A3



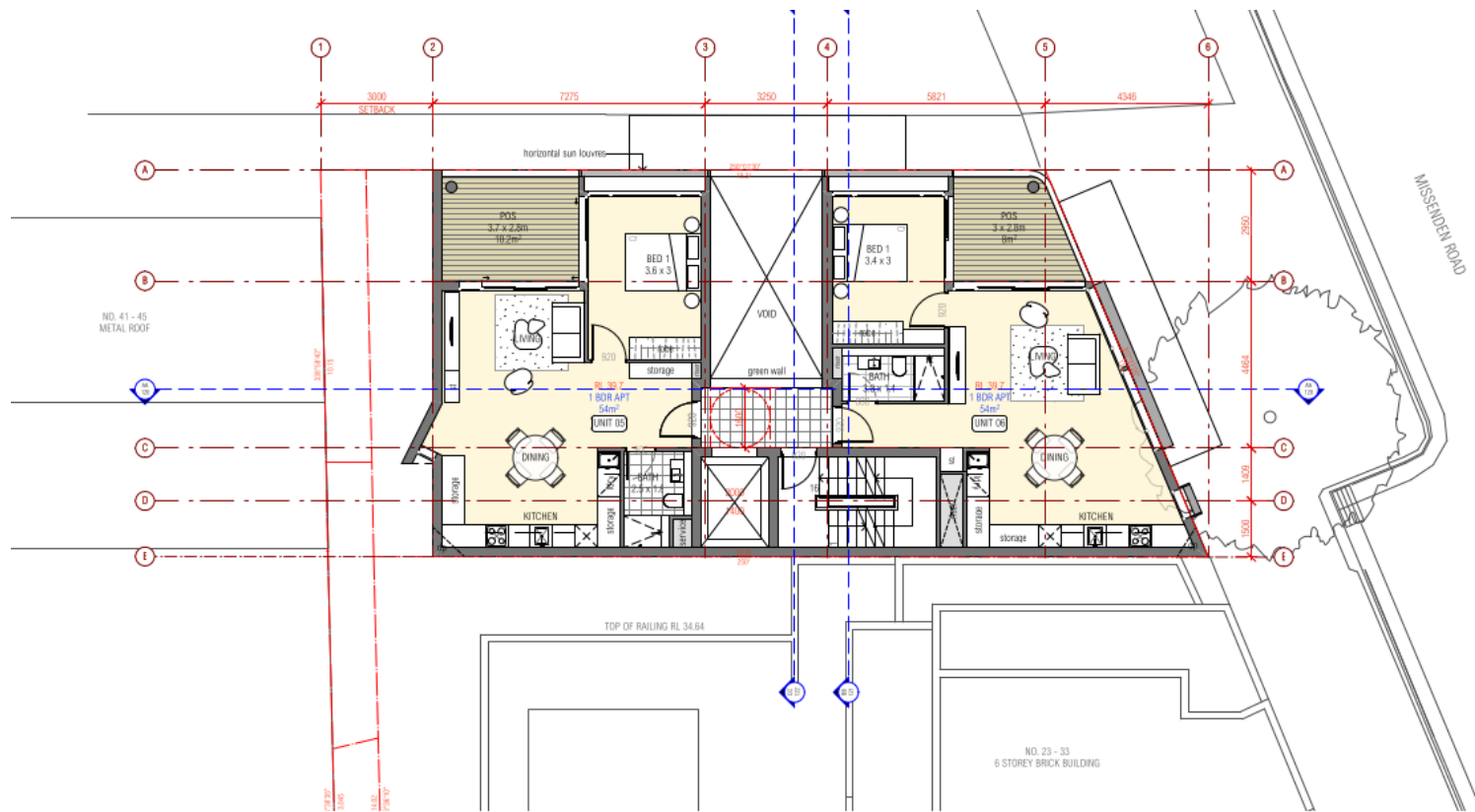
level 2





01 LEVEL 3  
1:100 @ A3

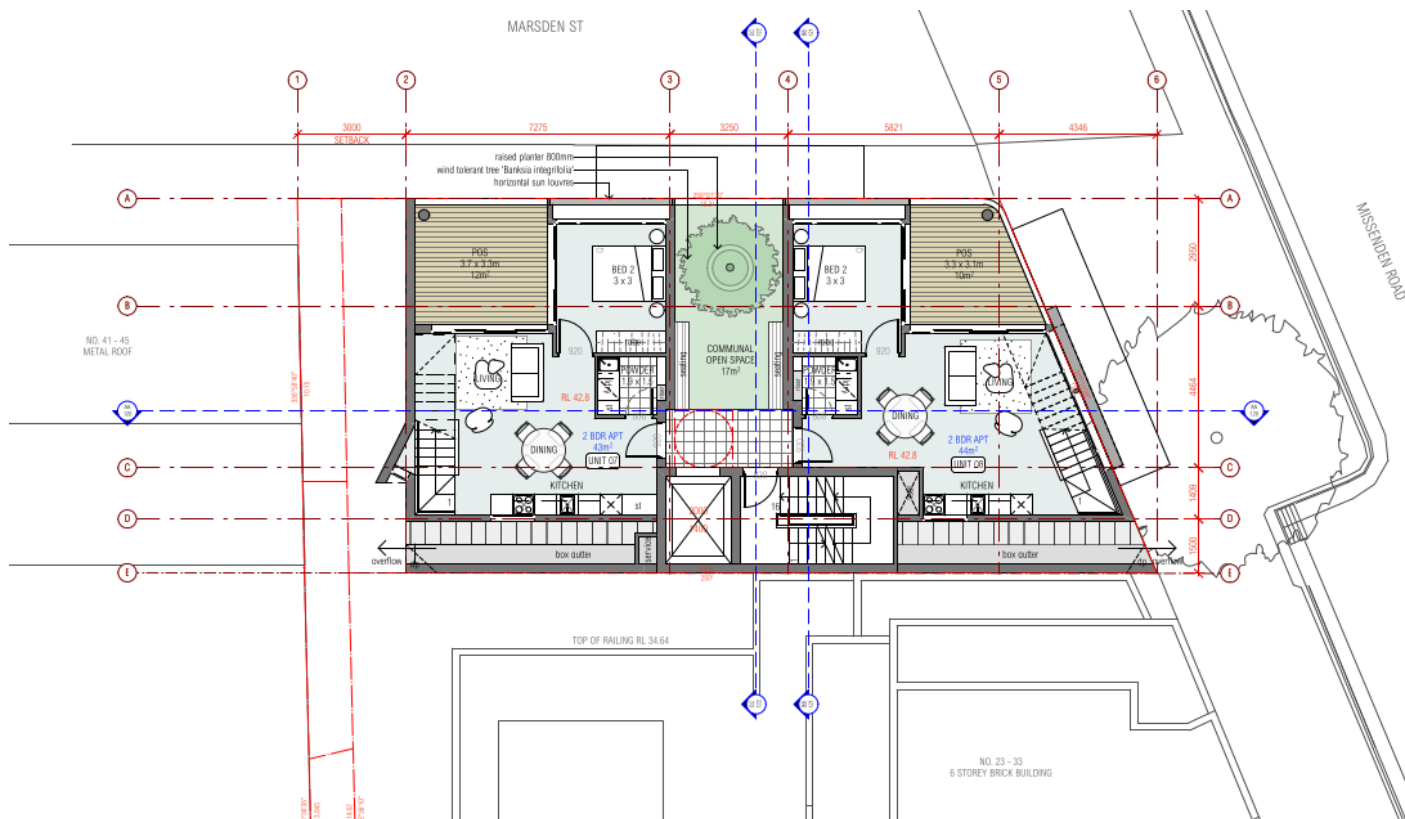
level 3



01 LEVEL 4  
1:100 @ A3

level 4

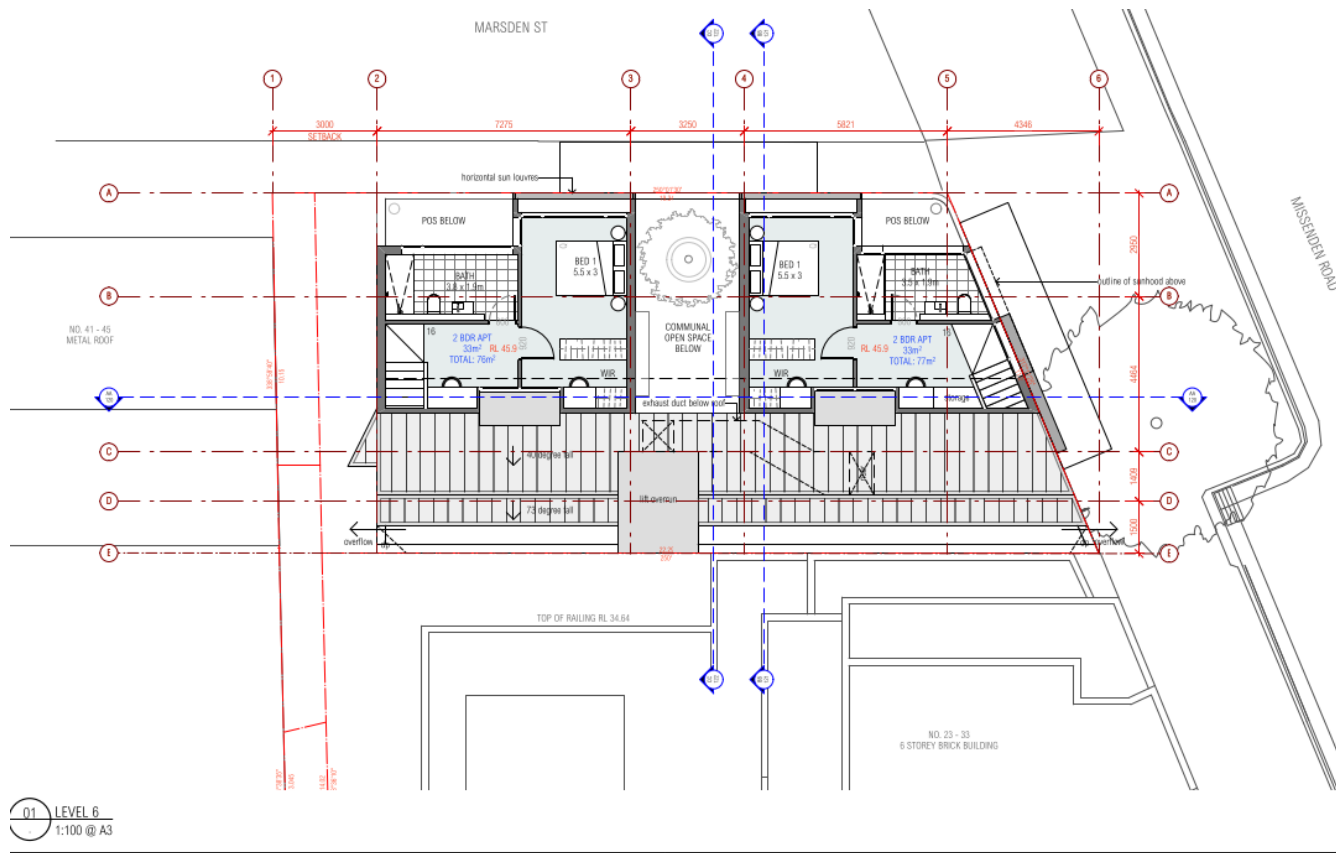




01 LEVEL 5  
1:100 @ A3

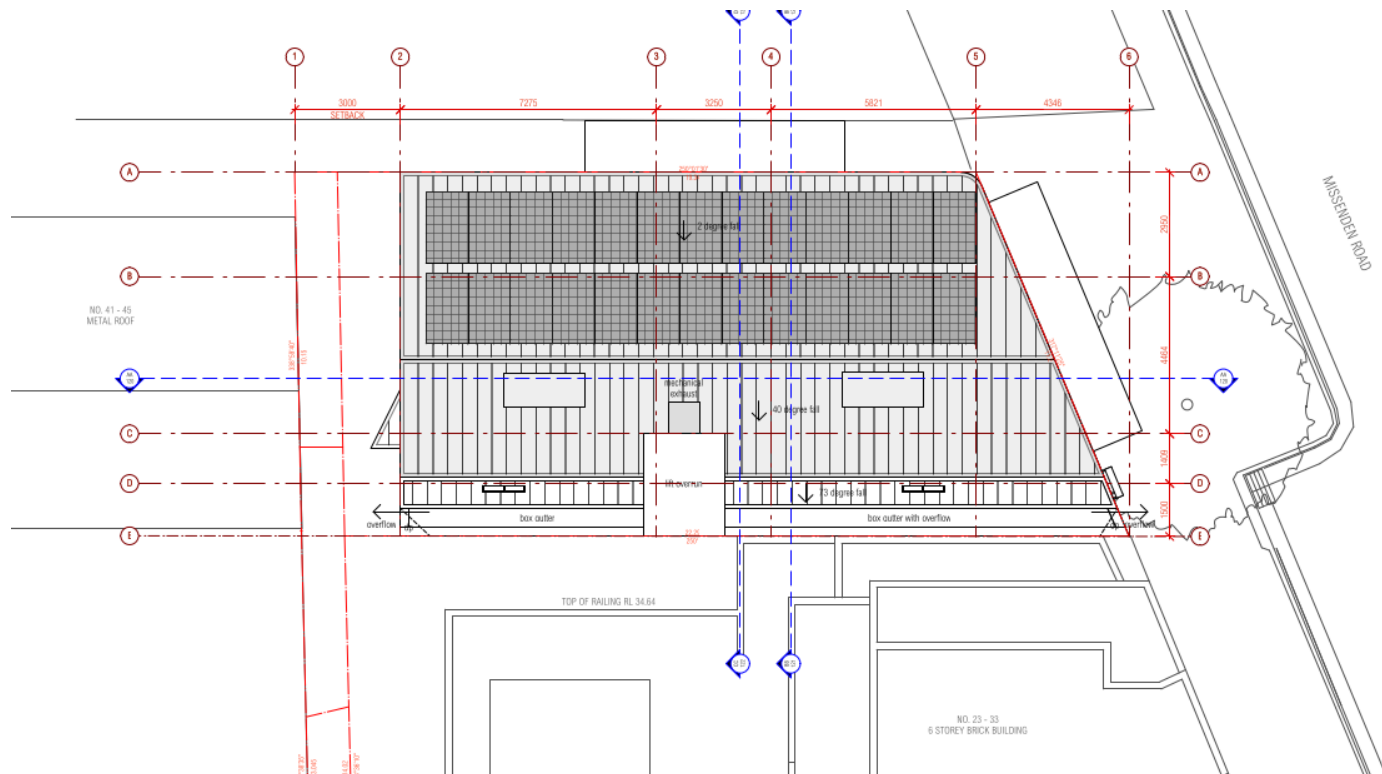


level 5



level 6

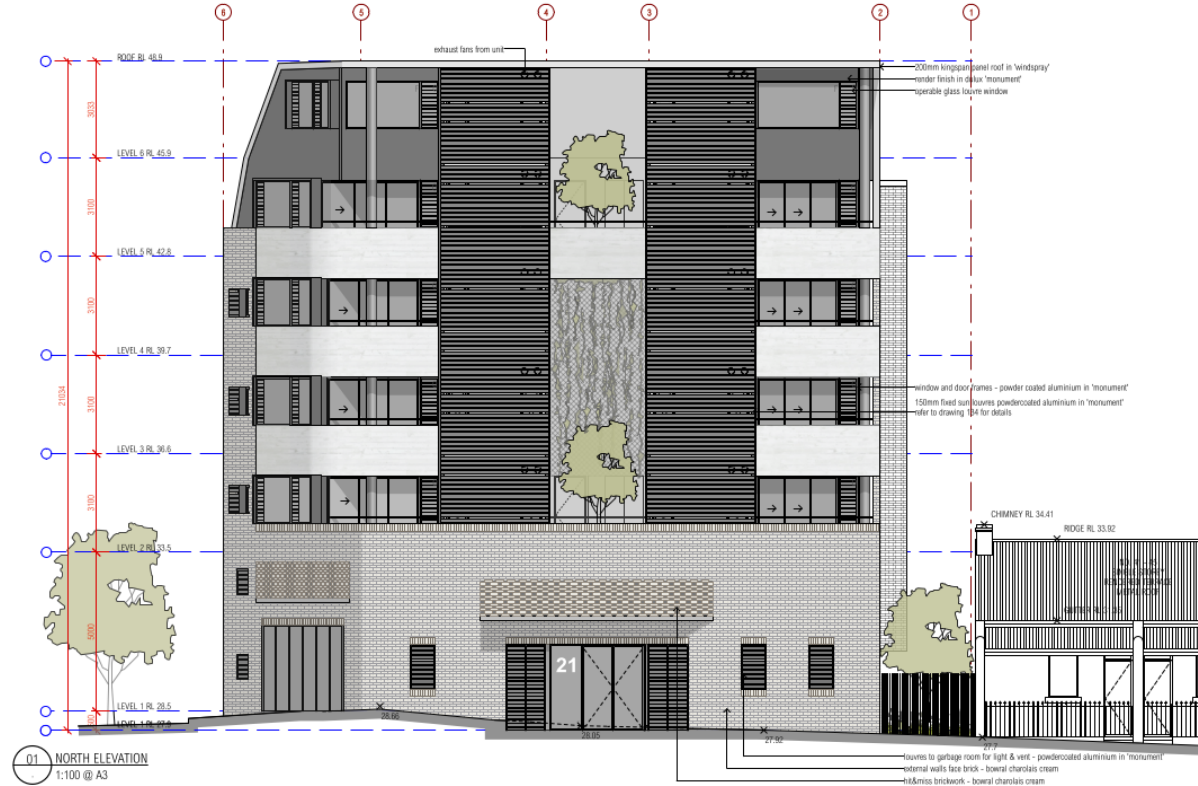




01 ROOF PLAN  
1:200 @ A3

roof level

# elevations



Marsden Street - north elevation

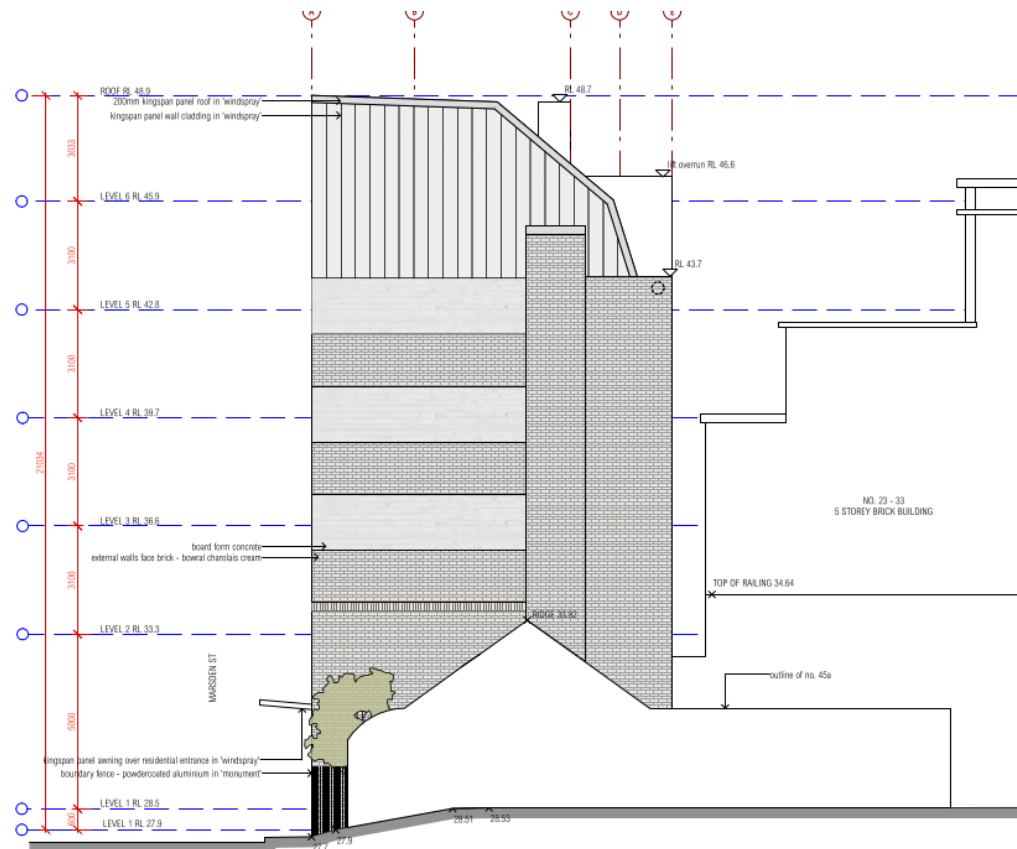


## Missenden Road - east



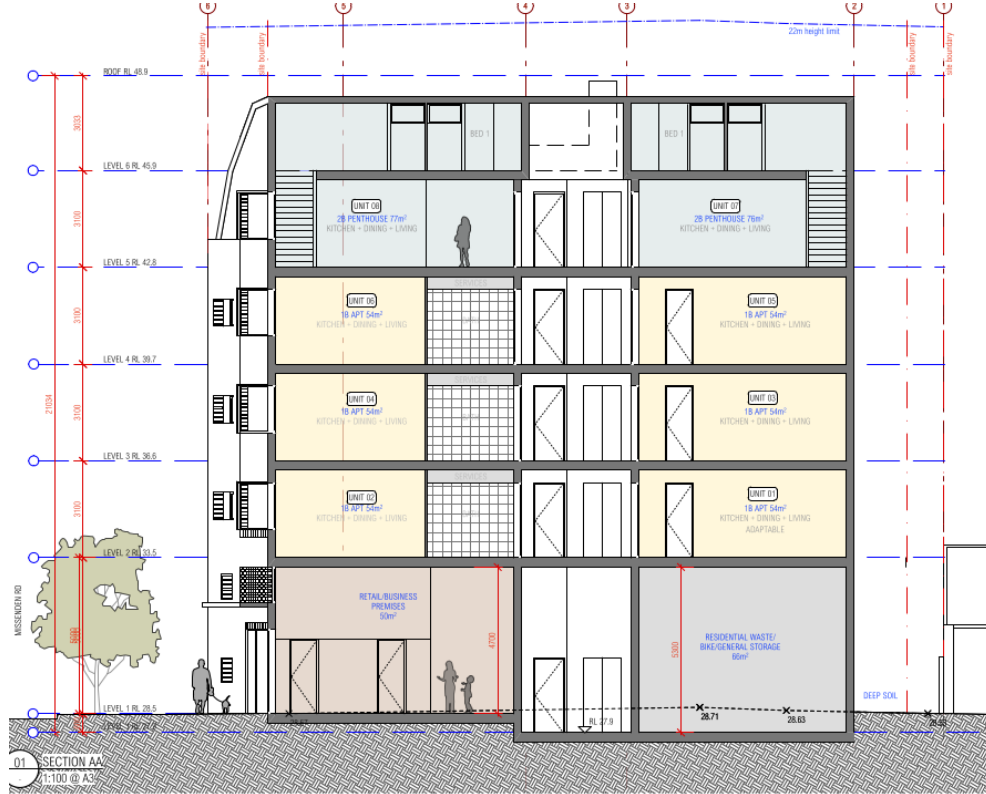


01 WEST ELEVATION  
1:100 @ A3

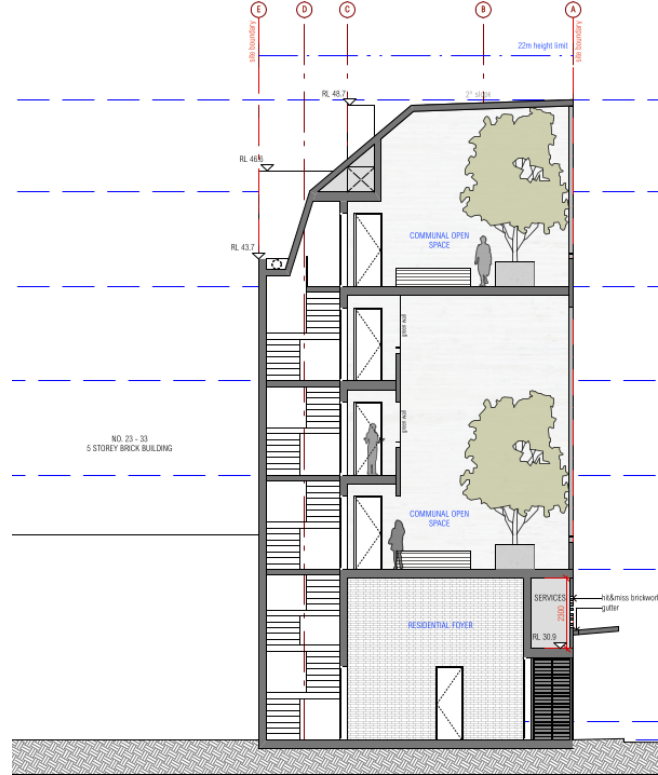
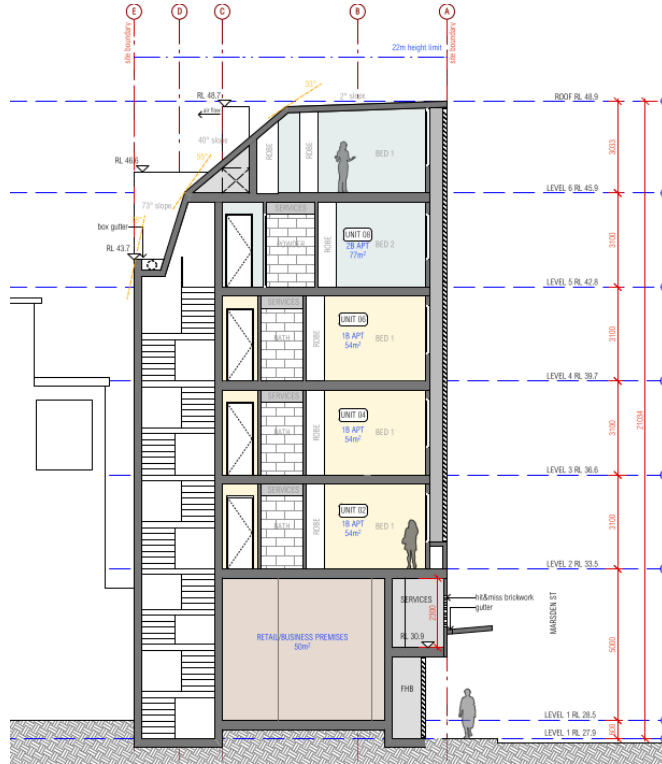


west elevation

## sections



# sections





# perspectives



# photomontage



# materials

EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)
		EXTERNAL WALLS FACE BRICK bowral - charcoal cream			BALUSTRADE COLORBOND steel "monument"
		EXTERNAL WALLS BOARD FORM CONCRETE concrete colour			DOOR FRAMES WINDOW FRAMES, LOUVRES, SUNHOOD POWDER COATED ALUMINIUM "monument"
		ROOF, GUTTERS, DOWNPIPES COLORBOND steel "windspray"			DECKING MODWOOD "natural grey collection" silver gum
		EXTERNAL WALLS MOROKA render finish DULUX "monument"			



# compliance with Sydney LEP and DCP 2012

	control	proposed	comply
height	22m	21.2m	yes
floor space ratio	3:1 625.5sqm	2.99:1 624sqm	yes
height in storeys	6 storeys	6 storeys	yes
design excellence	does not exhibit design excellence		

# compliance with ADG

	control	proposed	compliance
solar	70%	100%	yes
cross vent	60%	100%	yes
deep soil	7%	8.1%	yes
apartment size	1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup>	1 bed more than 50m <sup>2</sup> 2 bed more than 70m <sup>2</sup>	yes

# compliance with ADG

	control	proposed	compliance
building separation	12m	nil on south elevation 2-3m on western elevation	no
communal open space	25% 52sqm	24% 51sqm 3 areas of 17 sqm	no
private open space	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup>	1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup>	yes



# Design Advisory Panel Residential Subcommittee

DAP Residential Subcommittee reviewed application on 7 December and raised the following concerns:

- bulk and scale excessive with minimal setbacks
- inadequate landscape design and no deep soil area
- elevations lacking of detail and architectural expression
- residential and street level design not contributing to streetscape

some issues with original proposal have been addressed

proposal is still not considered to adequately address the design excellence provisions of the LEP

# design excellence

The design of the development as presented in the application documentation is lacking in detail and architectural expression. The following design areas need to be amended/further refined to satisfactorily address design excellence:

- base of building
  - top of the building (levels 5 and 6)
  - residential entry and services
  - awning details
  - landscape design
  - blank side walls
  - fenestration
  - materials
  - widening of Marsden Street footpath
- .

# recommendation

- refusal