

Local Planning Panel

15 December 2021

888 Bourke Street, Zetland

D/2021/514

Applicant: Toplace Pty Ltd

Owner: 888 Place Pty Ltd

Architect: PTW Architects

Planning Consultant: LJB Urban Planning

background

D/2020/93 approved by CSPC in December 2020. Approved development included:

- Building A – serviced apartments
- Building B- residential apartments
- extension of Kingsborough Way to O'Dea Avenue

approved development



View along O’Dea Avenue – Building A in foreground



Building B and extension of Kingsborough Way

proposal

amendment of the approved design under base consent D/2020/93 including:

- reconfiguration of basement levels and parking, and minor design changes to both buildings
- amendments and change of use of the 89 serviced apartments in Building A to 90 residential apartments

recommendation

approval, subject to conditions

notification information



- exhibition period 10 June 2021 to 2 July 2021 and 9 August 2021 and 31 August 2021
- 1528 owners and occupiers notified
- 12 submissions received

submissions

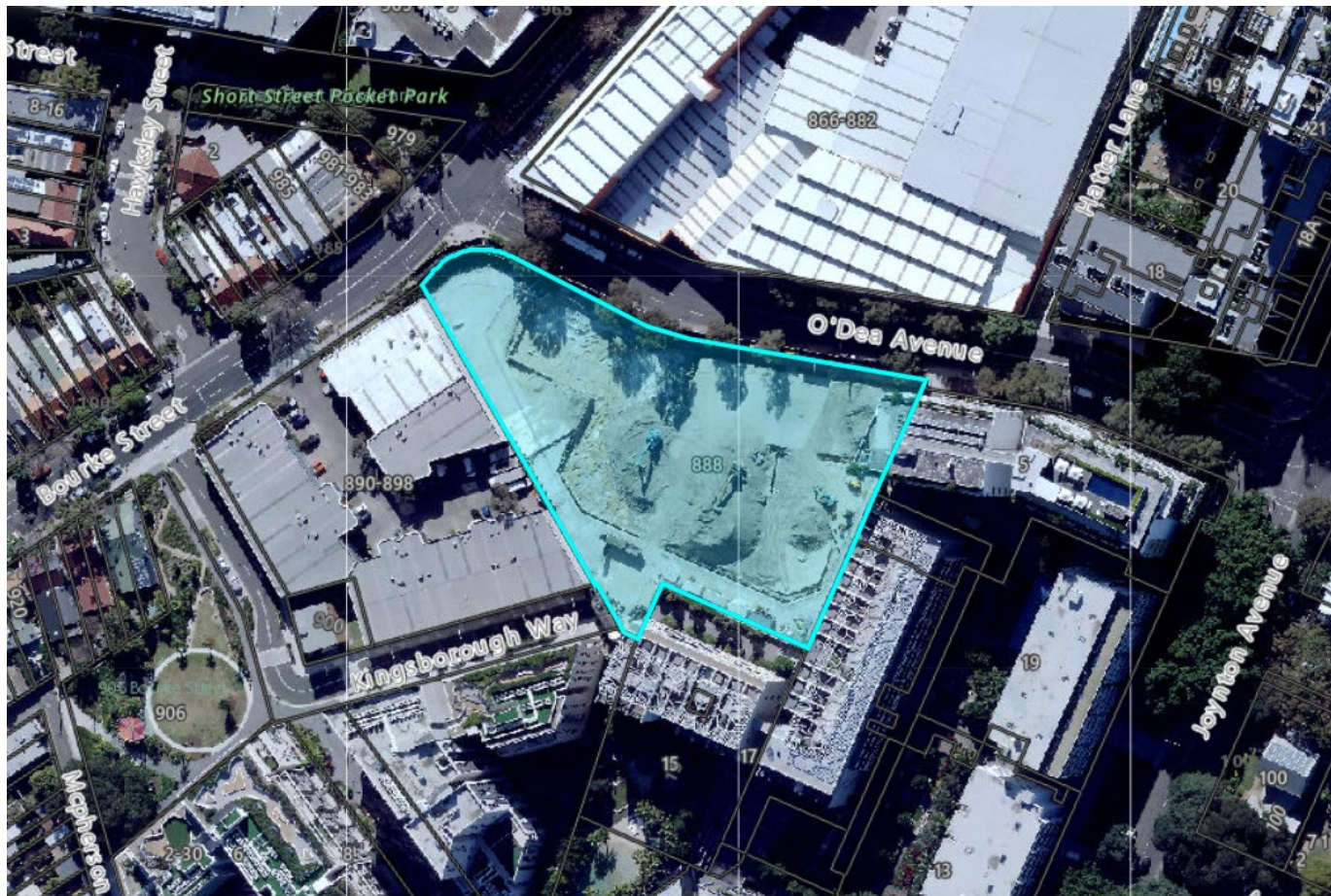
- traffic impact
- parking
- change in contributions
- concerns that relate to the base consent

submissions



-  subject site
-  submitters

site





site viewed from intersection of Bourke Street and O'Dea Avenue



O'Dea Avenue frontage - looking east



view along Kingsborough Way to site



adjoining residential building to east – O’Dea Avenue



adjoining residential buildings to east and south of site



Kennards buildings opposite on north side of O'Dea Avenue

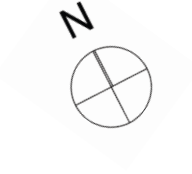
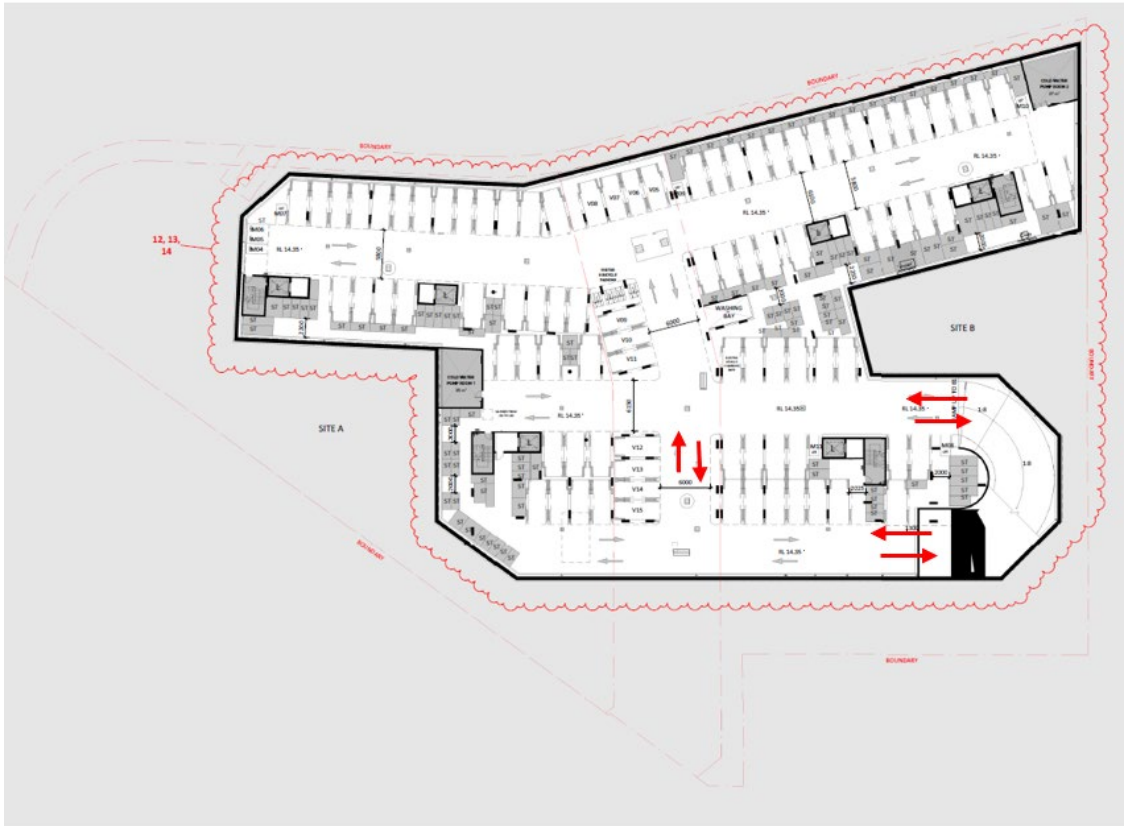


opposite the site on Bourke Street

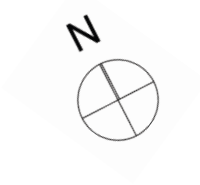
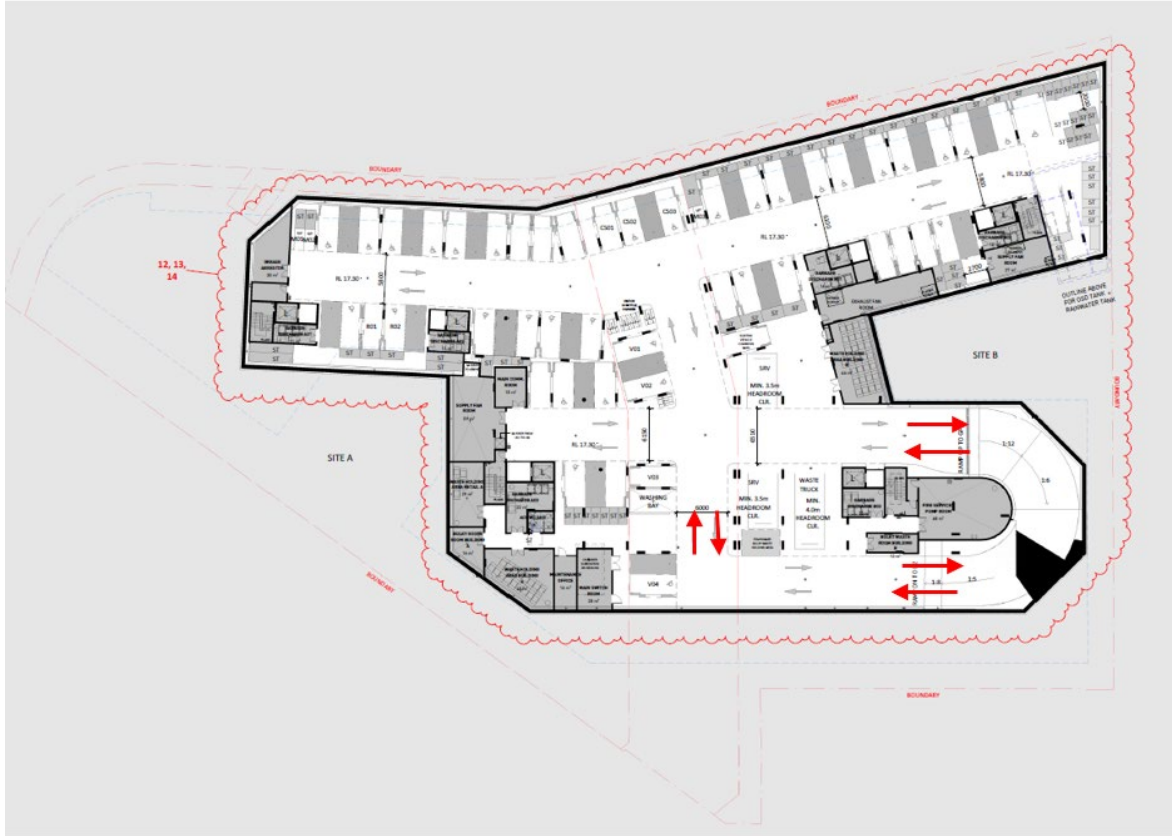


adjoining properties on Bourke Street

proposal



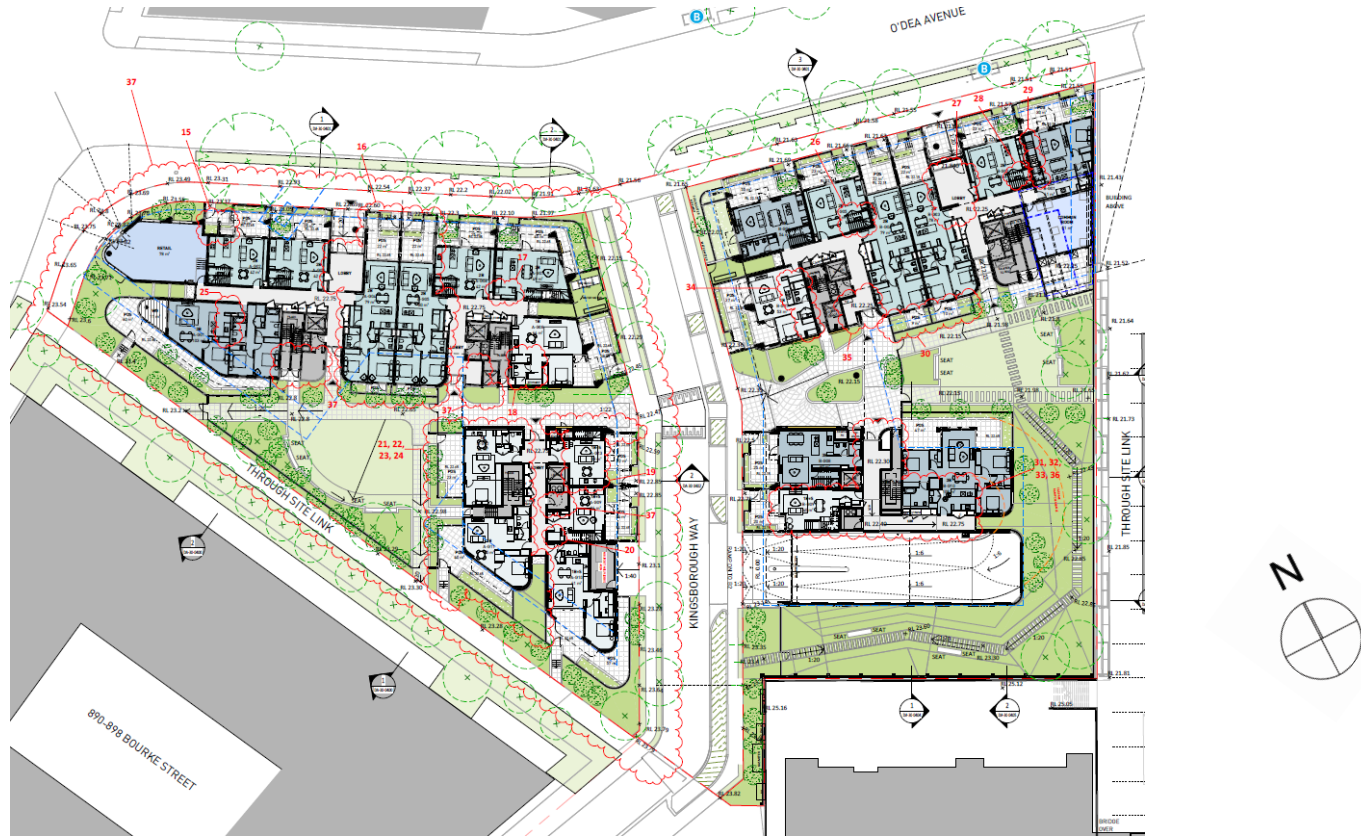
basement 2 floor plan



basement 1 floor plan

Building A

Building B



ground floor plan



level 1 floor plan



level 2 floor plan



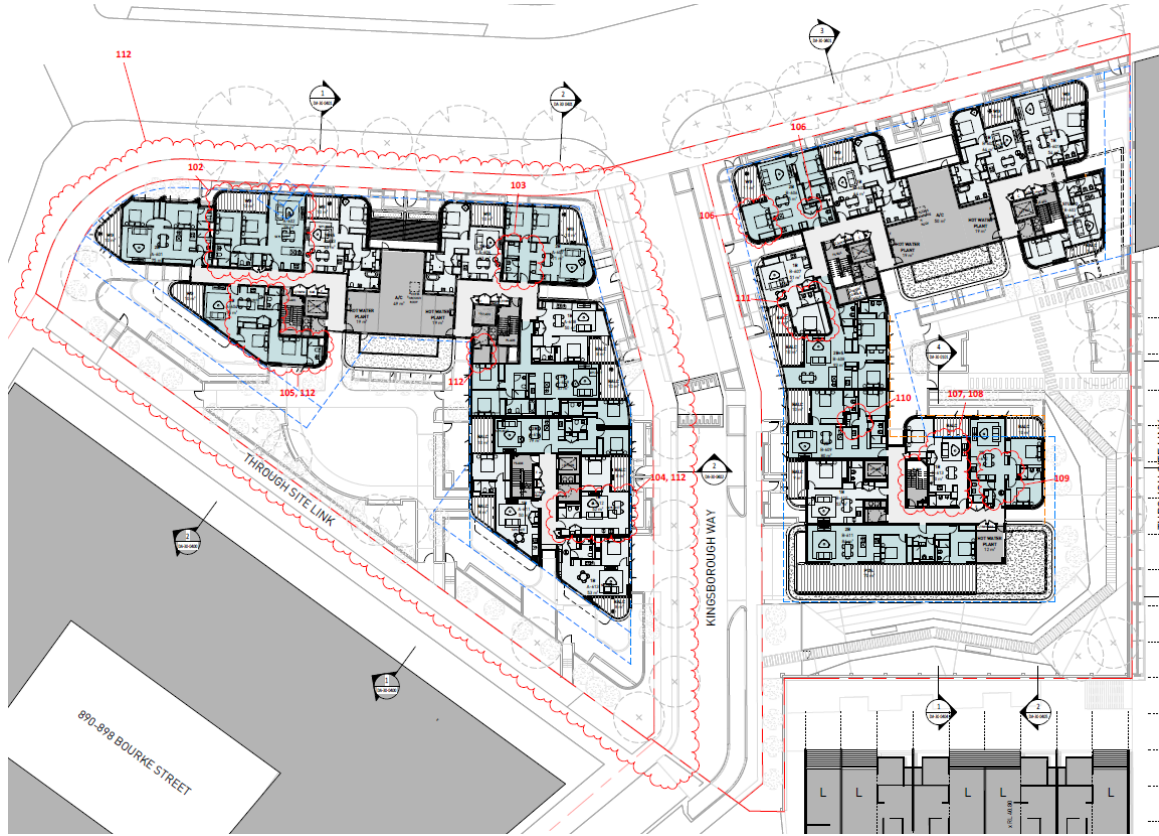
level 3 floor plan



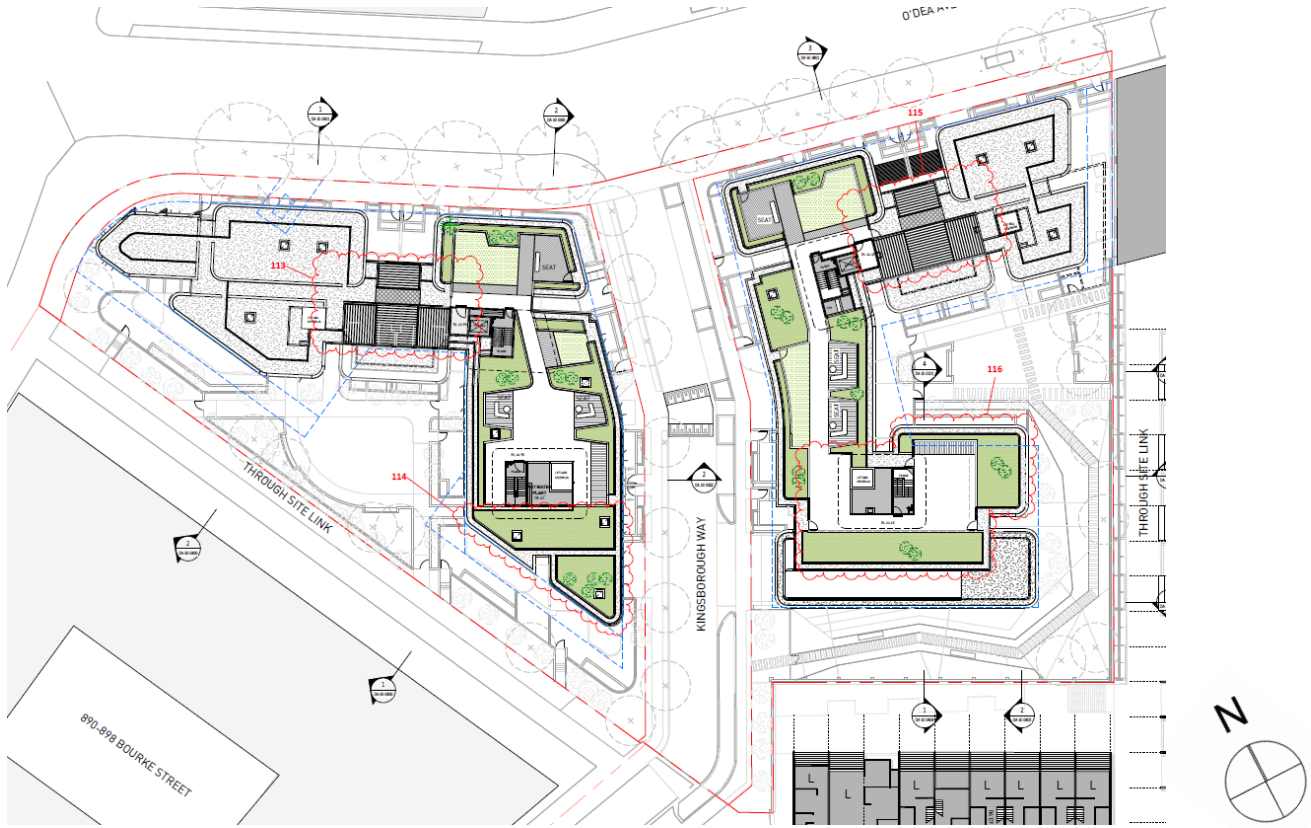
level 4 floor plan



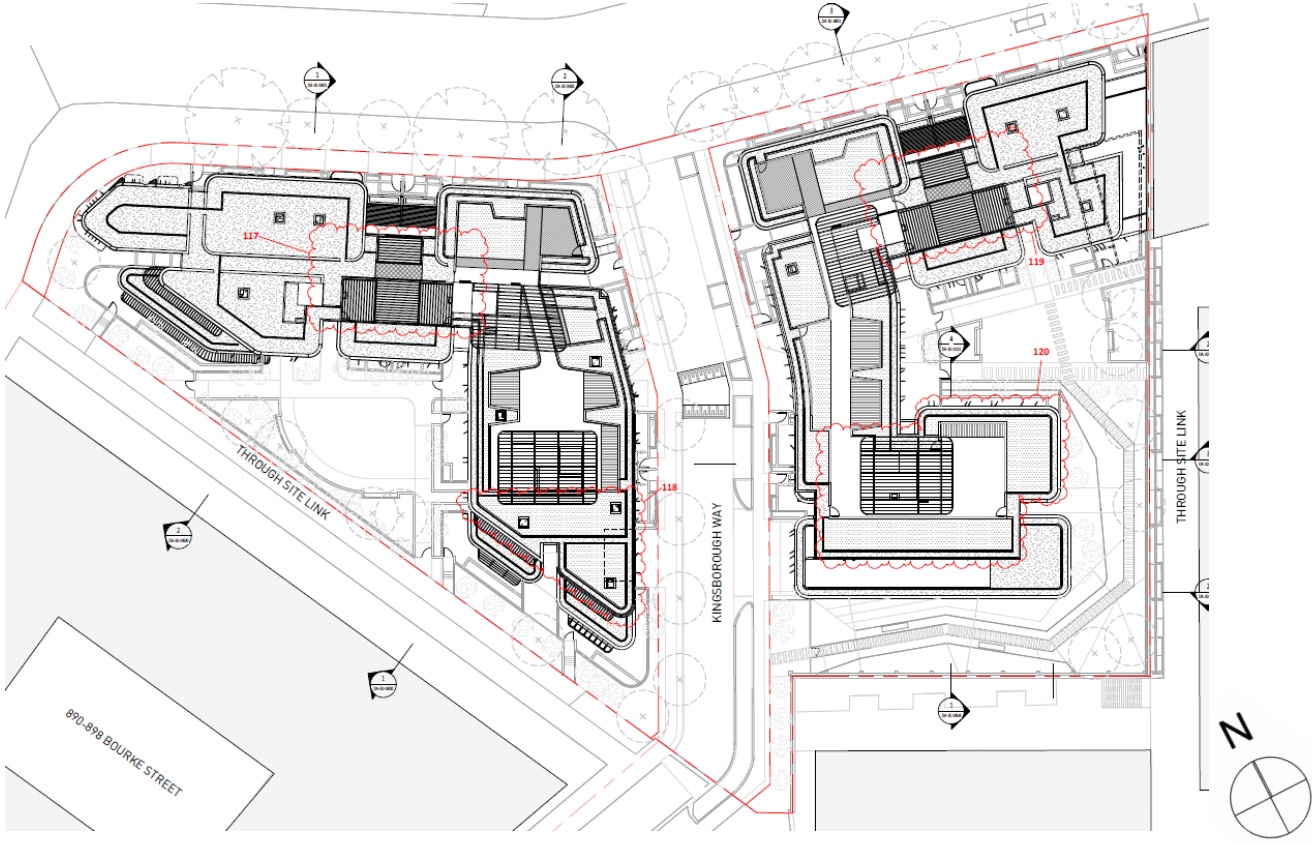
level 5 floor plan



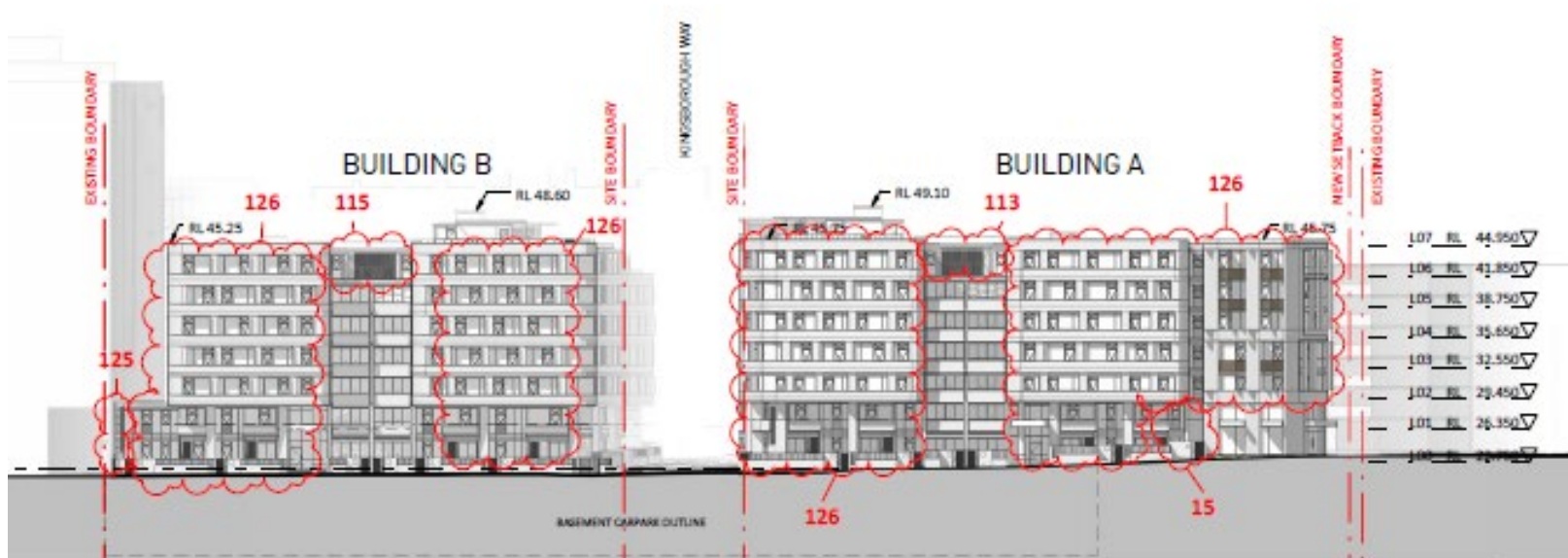
level 6 floor plan



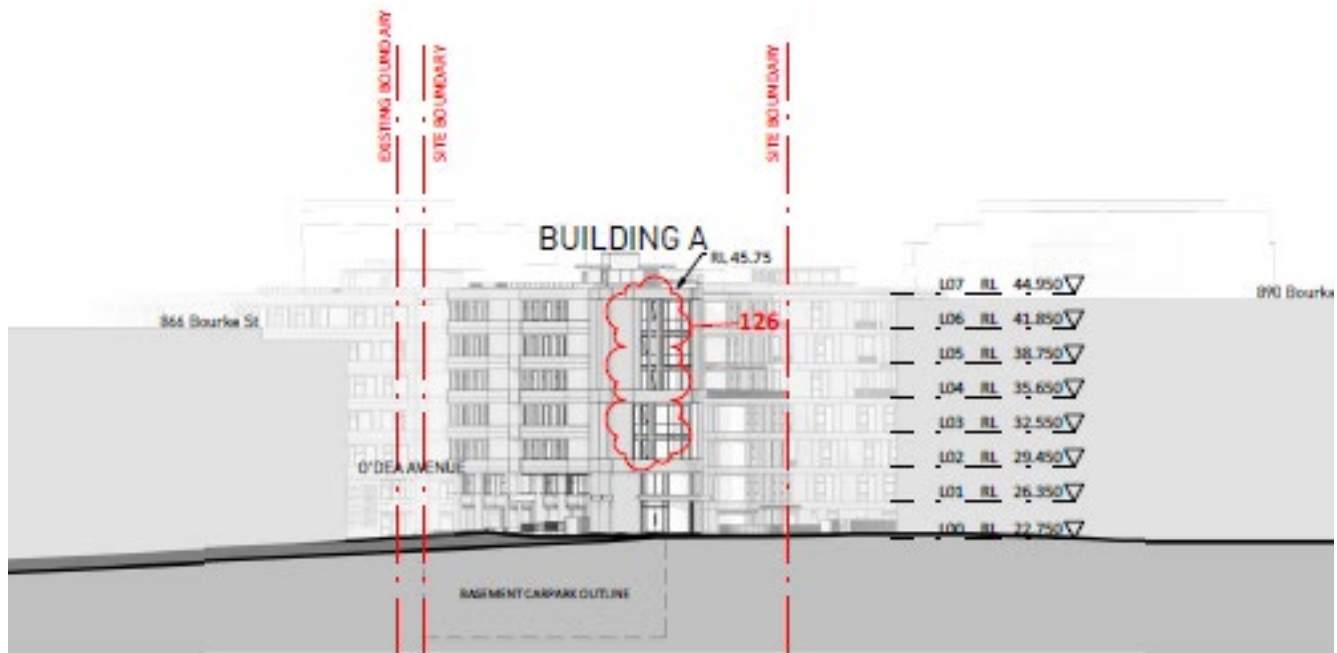
level 7 floor plan



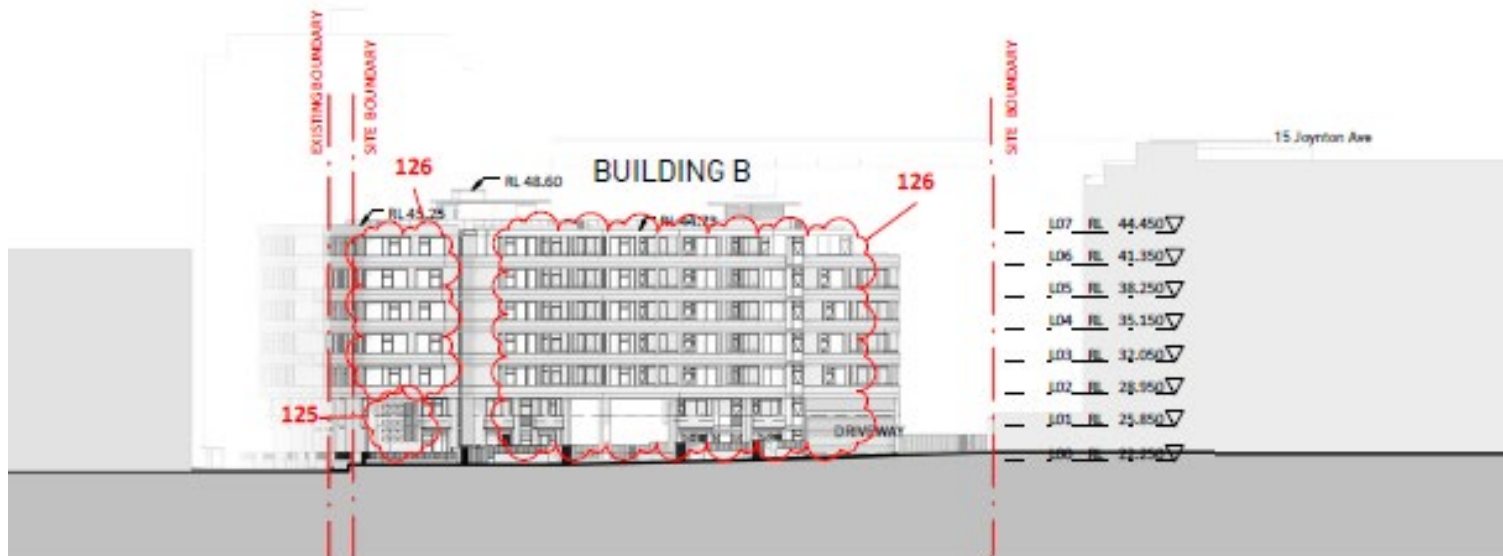
roof floor plan



O'Dea Avenue - north elevation



Kingsborough Way - eastern elevation



Kingsborough Way - western elevation



1 NORTH ELEVATION
1:250



2 SOUTH ELEVATION
1:250



3 EAST ELEVATION
1:250



4 WEST ELEVATION
1:250



- Practical Performance Materials
1. Triple glaze fixed performance references (reference panel that applies to the gap with metal edge).
 2. Thermal support system location.

1. Double window corner covering slab (shown panel of what corner based panel below).
2. Metal edge to window face with metal edge below.
3. Double window corner covering slab (shown panel of what corner based panel below).
4. Metal edge around the form protruding (shown from exterior based panel below).
5. Double window corner covering slab (shown panel of what corner based panel below).
6. Double window corner covering slab (shown panel of what corner based panel below).



Location A



Location B



Location C



Location D



Building A elevations

compliance with ADG

	control	proposed	compliance
solar	70%	70%	yes
cross vent	60%	61%	yes
deep soil	7%	11.1%	yes
floor to ceiling heights	3.3m ground 2.7m residential	3.6m ground 2.7m residential	yes
building separation	6-18m	no change from approval	yes

compliance with ADG

	control	proposed	compliance
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	minimum apartment size provided to all	yes
communal open space	25%	28%	yes
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	minimum private open space provided to all	yes

compliance with key LEP standards

	control	Approved	compliance
zone	B4 Mixed Use zone	Building A - serviced apartments Building B – residential apartments	Yes change from serviced apartments to residential apartments permissible
height	22m	A – 26.74m B – 26.93m	No change to approved height
FSR	2.2:1 15,551.8sqm	2.2:1 15,541sqm	Yes Increase of 10sqm – complies with 2.2:1

compliance with DCP controls

	control	approved	proposed	compliance
height in storeys	6 storeys	7 storeys	no change	No No change to approved height/number of storeys
dwelling mix	1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	1 bed – 46% 2 bed – 47.5% 3 bed – 6.5%	1 bed – 45% 2 bed – 48.5% 3 bed – 6.5%	generally consistent with approved mix

issues

- car parking/servicing
- design changes

car parking/servicing

- maximum 133 car parking are permitted under LEP
- 134 car parking proposed
- an additional service bay required under DCP
- conditions recommended to address issue

design refinement changes

- results in 10sqm additional floorspace however within the maximum FSR
- changes do not alter the approved height, scale, footprint, setbacks and overall external design
- development retains its architectural and landscape design merit
- communal open space changes are to satisfy condition 4 of the CSPC consent and results in compliant communal open space area and improves privacy amenity

recommendation

approval subject to conditions