

Local Planning Panel

27 April 2022

341 Liverpool Street, Darlinghurst

D/2021/1060

Applicant: Brendan Moon (BEEM Projects)

Owner: Mr Adrian Michael Palmer and Ms Chloe Patricia Renee
Robson

Architect/Designer: BEEM Projects

Heritage Consultant: Zoltan Kovacs Architect

proposal

- alterations and additions to existing heritage listed terrace
- construction of a garage/studio laneway addition at the rear of the site with car stacker

recommendation

approval subject to conditions

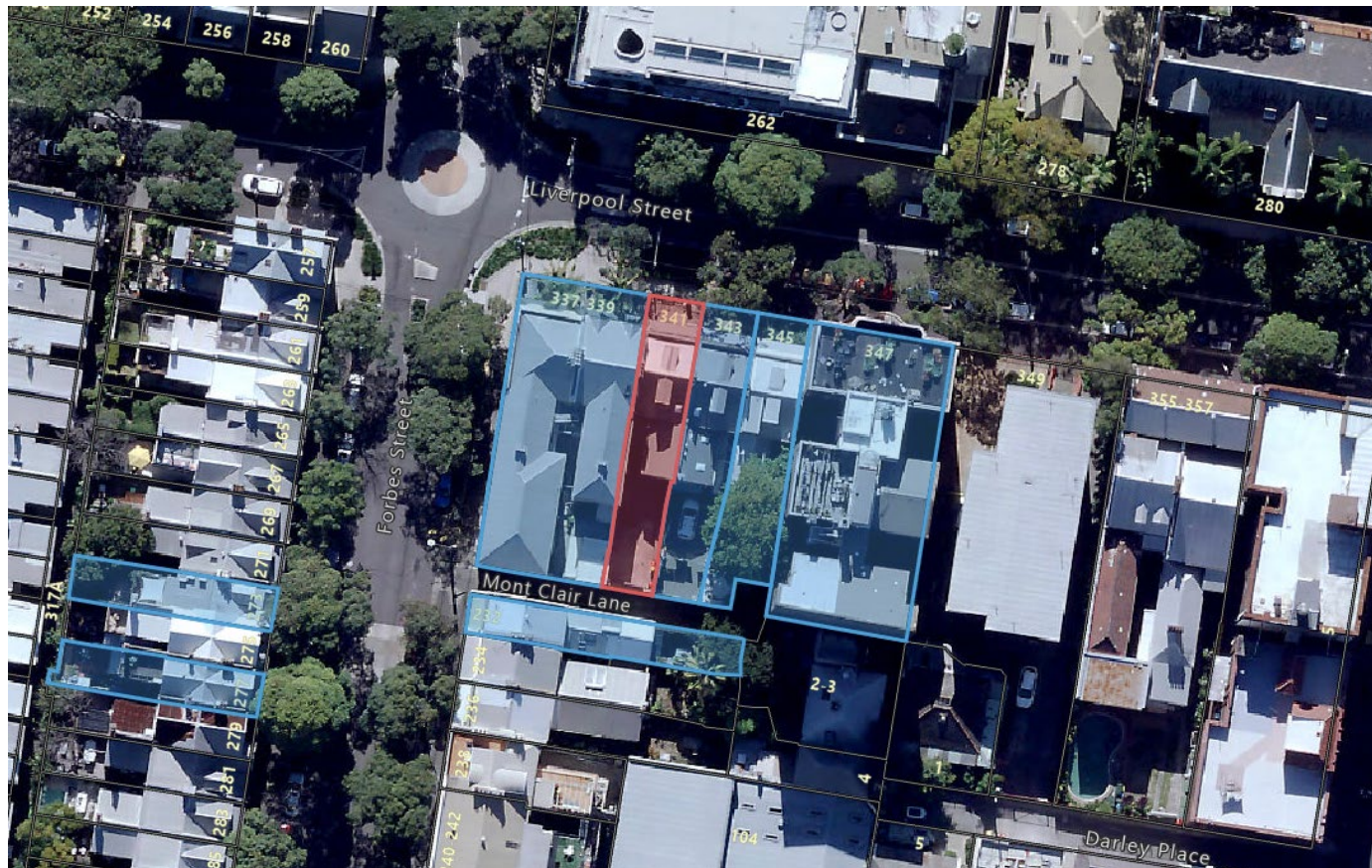
notification information



- exhibition period 13 October 2021 to 28 October 2021
- 98 owners and occupiers notified
- 29 submissions received

submissions

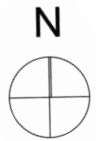
- solar access and overshadowing
- height and scale
- heritage
- excavation and impact on existing services
- noise
- privacy and outlook
- parking
- vehicle access
- construction impacts

submissions



-  subject site
-  submitters

site





front of site viewed from Liverpool Street



rear of site viewed from Mont Clair Lane



Mont Clair Lane looking west to Forbes Street



site

Mont Clair Lane looking east



rear of site looking towards adjacent flat building at 337-339 Liverpool Street



rear of terrace viewed from rear courtyard



ground floor rear room - fireplace
to be salvaged and recycled



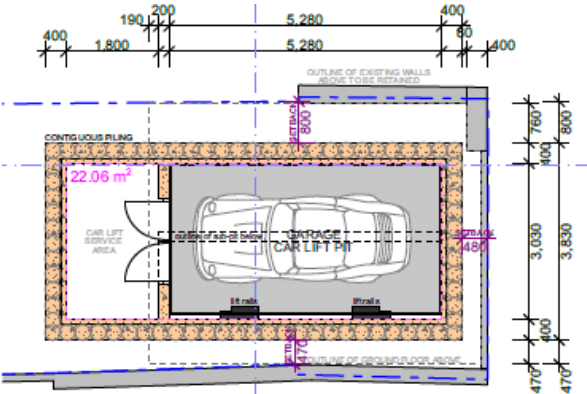
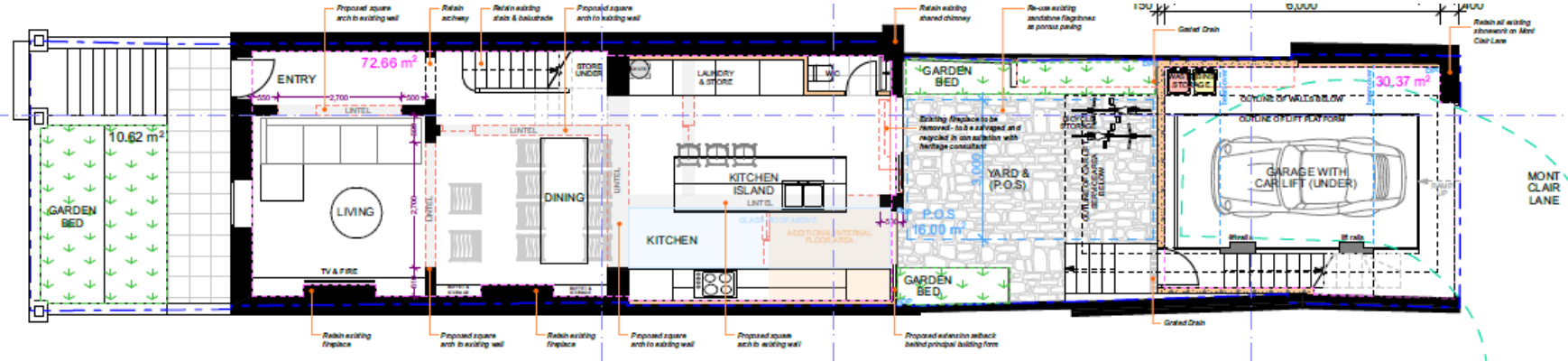
first floor rear wing



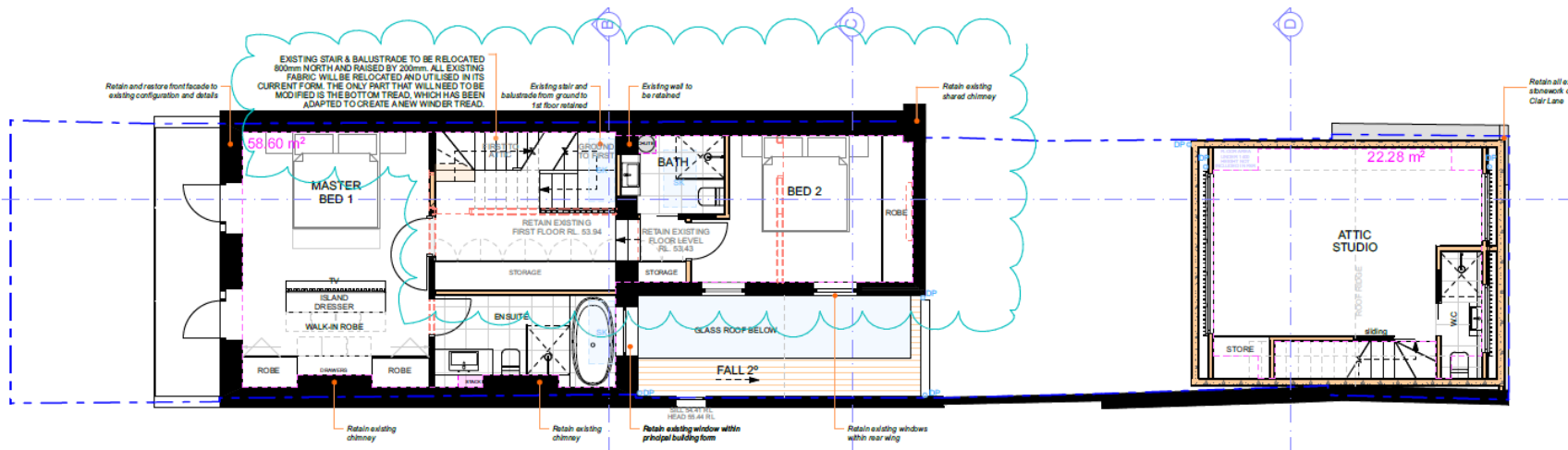
existing stairs up to attic level

existing interiors

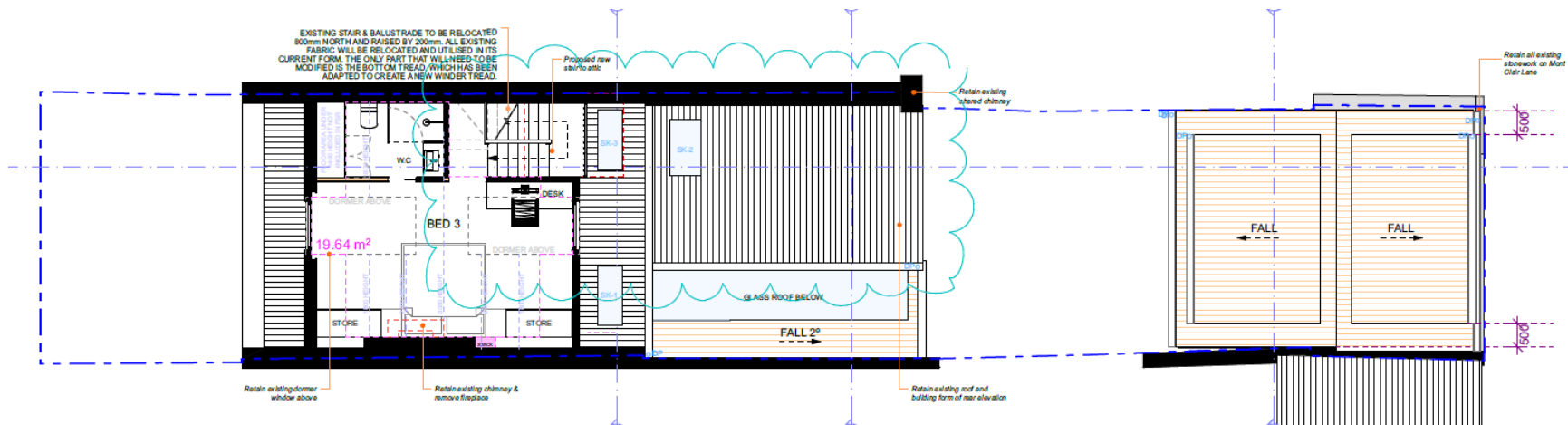
proposal



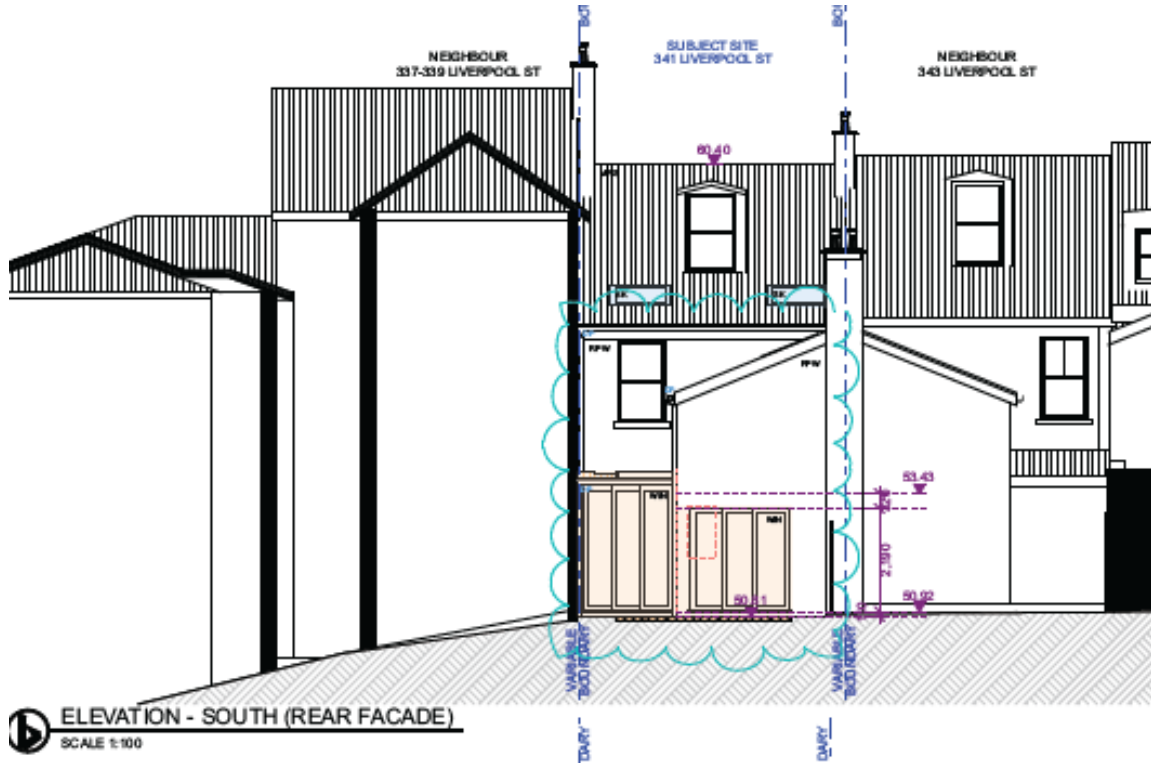
ground plan and car stacker plan



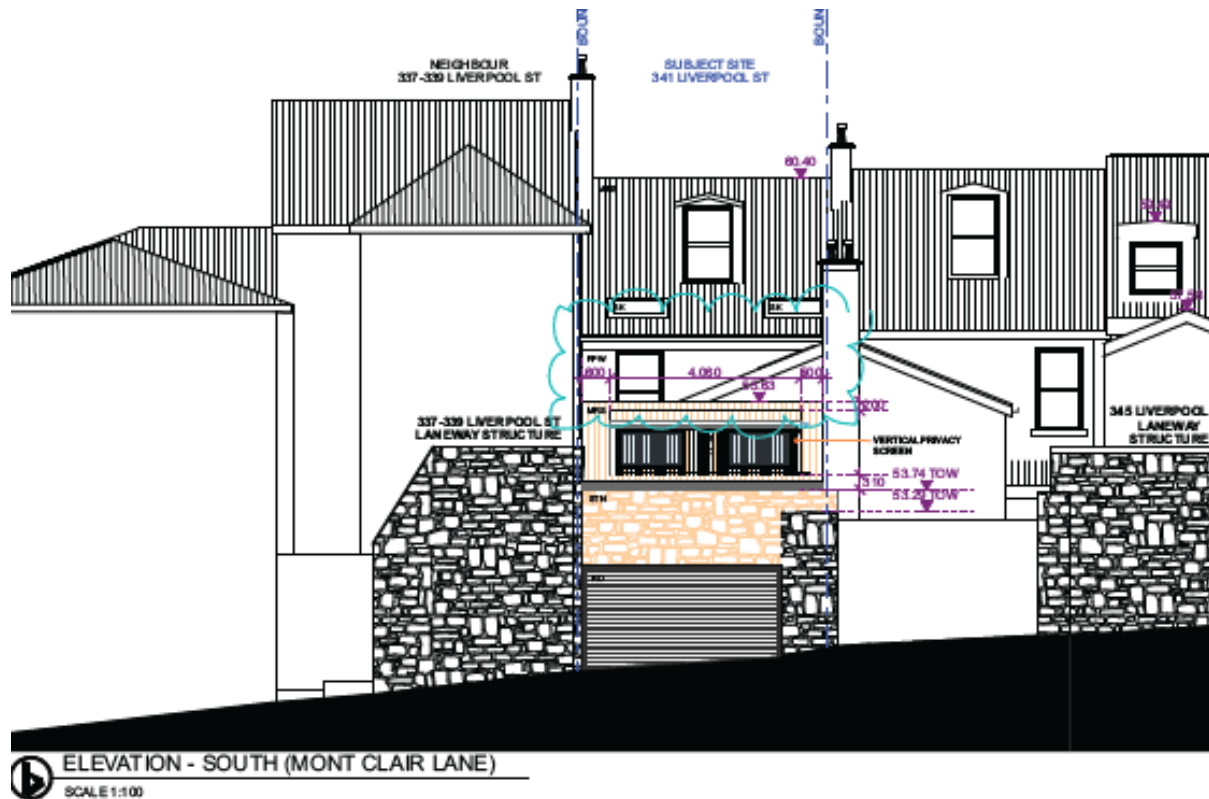
first floor plan



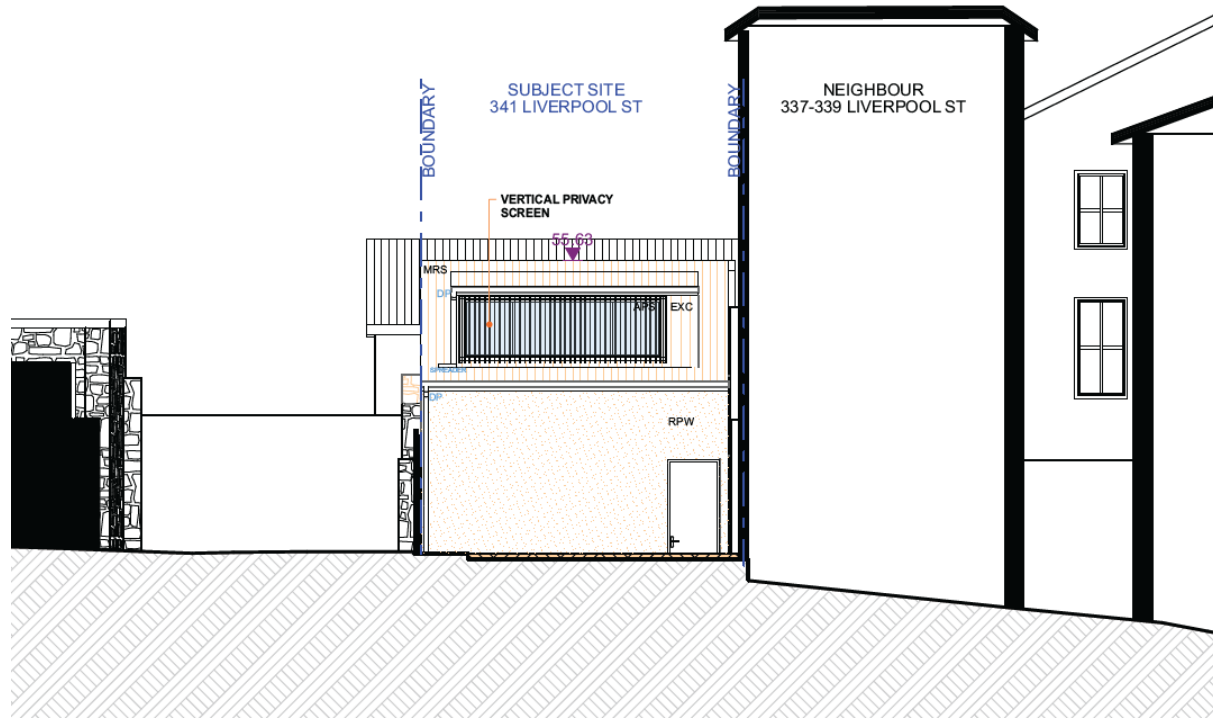
attic floor plan



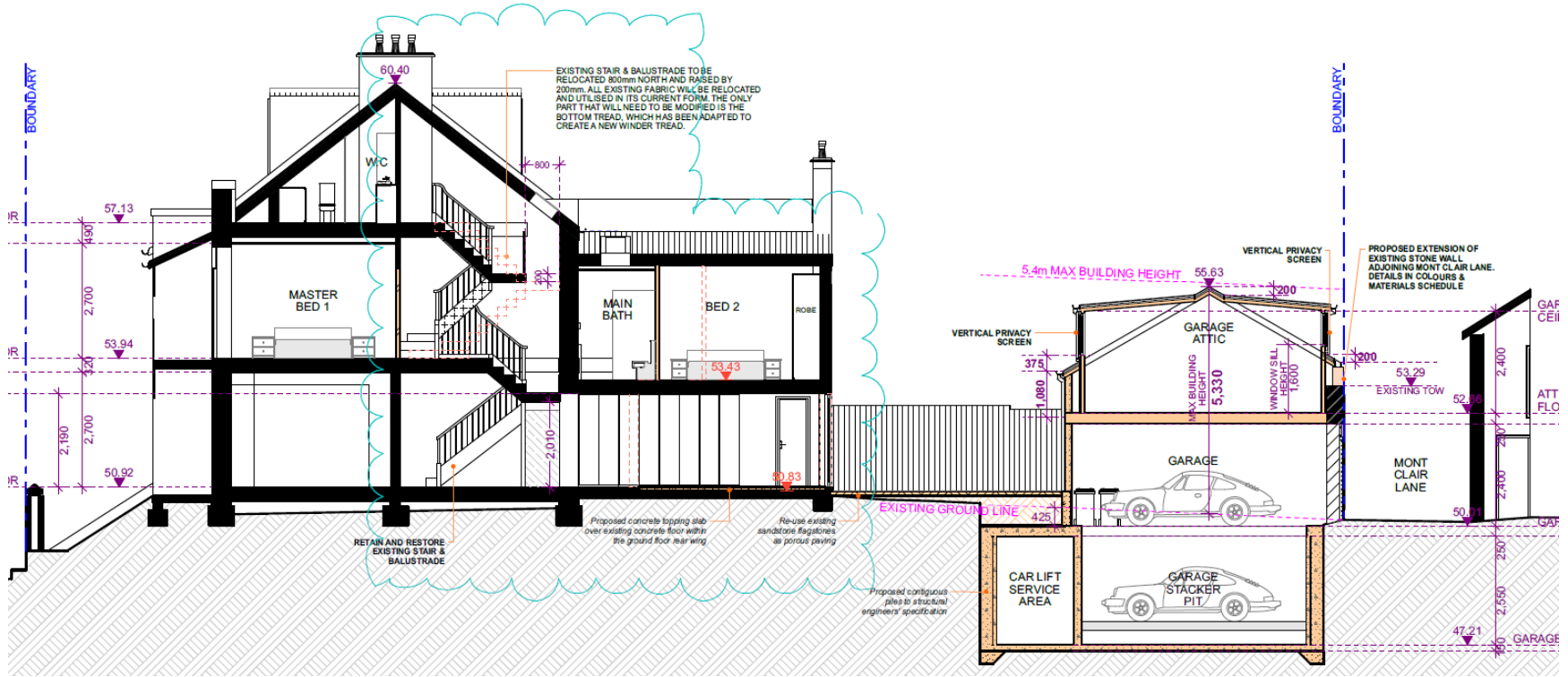
rear (south) elevation of dwelling



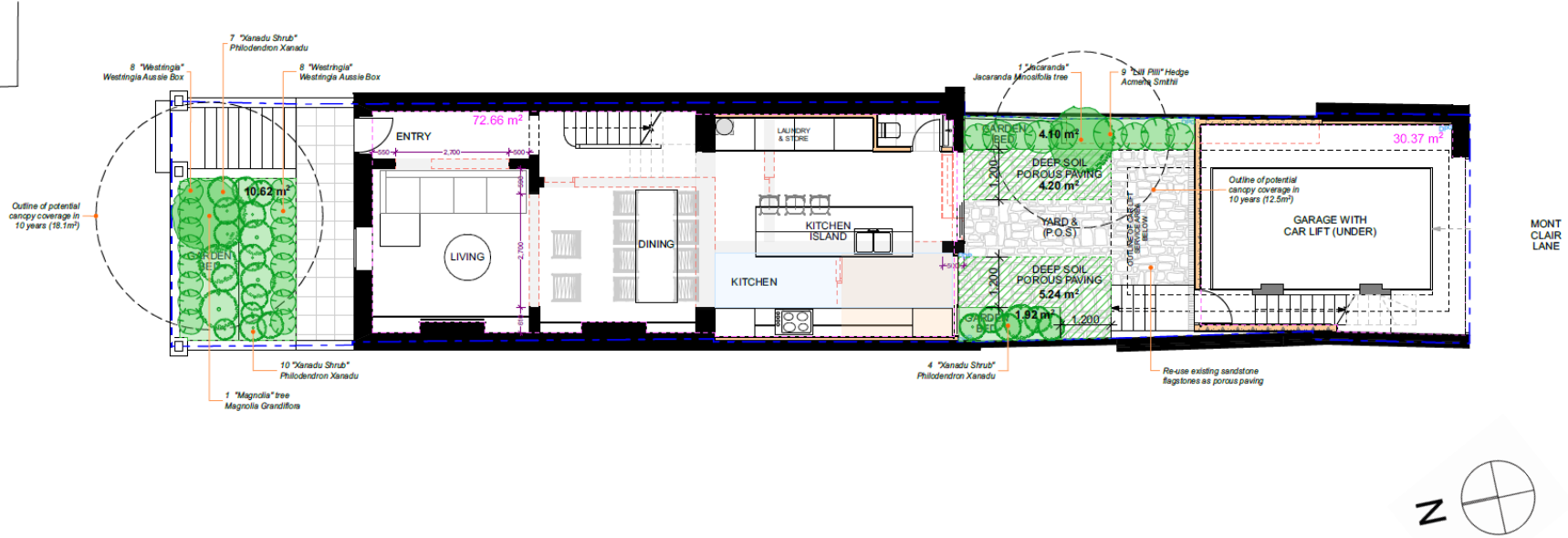
south/lane way elevation of garage/studio building



north/courtyard elevation of garage/studio building



section



deep soil / landscape plan

compliance with key LEP standards

	control	proposed	compliance
height	12m	5.4m (height of laneway addition)	yes
floor space ratio	2:1	1.12:1	yes
car parking	2 spaces	2 spaces	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	2 storeys + attic (unchanged)	yes
secondary and laneway dwellings	5.4m height	5.4m	yes
deep soil	15% of site area	15.53% of site area	yes

issues

- solar access
- privacy
- heritage impact
- height and form of laneway addition
- excavation and impacts upon existing services
- construction impacts
- car parking, access and noise impacts of car stacker

solar access

- amendments and revised shadow diagrams demonstrate compliance with DCP
- No.343 Liverpool Street and No.232 Forbes Street will maintain at least 2 hours direct sunlight to 8sqm of private open space
- No.232 Forbes Street maintains at least 2 hours direct sunlight to front living room windows facing Forbes Street

solar access



revised shadow diagrams demonstrate development will not cause additional overshadowing to the raised rear deck off the first-floor bedroom of Unit 10 / 337-339 Liverpool Street (otherwise known as No.1 Mont Clair Lane) between 9am and 3pm on 21 June

privacy

- amendments and privacy treatments proposed
- proposed Juliet balcony to laneway addition has been deleted
- privacy screening proposed to front and rear windows of laneway addition
- condition recommended requiring details of privacy screening to be approved by council prior to CC

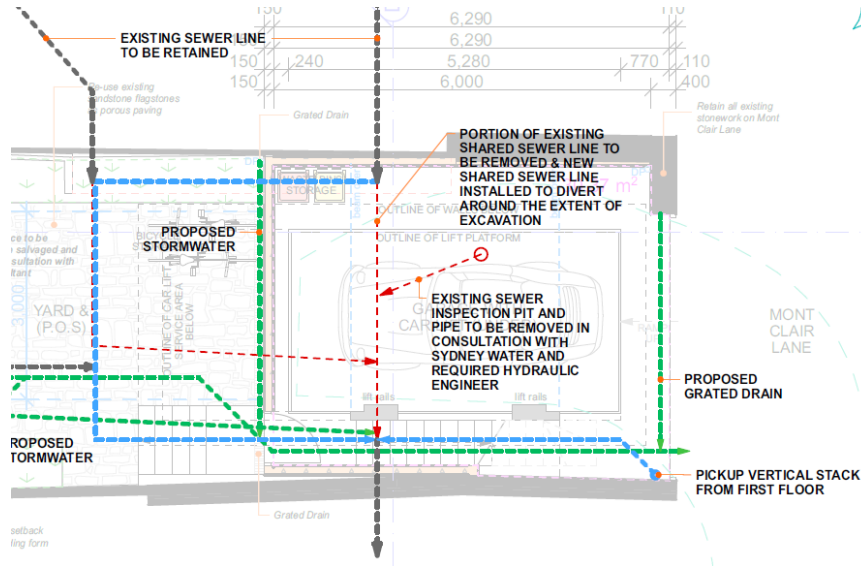
heritage

- intrusive elements of original proposal have been deleted, including proposed pop-up addition to rear wing
- terrace is maintained as an intact mirror pair with No.343 Liverpool Street
- amendments ensure significant heritage fabric is preserved and allows for original interpretation of the terrace
- Amended proposal supported by council's heritage
- appropriate conditions are recommended to preserve and protect heritage significance of the terrace

height and form of laneway addition

- height of addition is 5.4m and complies with DCP
- proposal complies with DCP controls for laneway development
- juliet balcony originally proposed has been deleted
- laneway building will not cause significant/excessive overshadowing to adjacent properties

excavation and impacts on existing services



- proposed services plan provided - portion of existing sewer line to be diverted around the extent of excavation
- compliance certificate from Sydney Water required post approval (Section 78(2)(b) of Sydney Water Act)

construction impacts

- conditions recommended requiring the submission of a construction management plan to be approved by Council prior to CC
- conditions recommended restricting hours of construction and to address noise during construction

car parking, access and noise impacts of car stacker

- swept path diagrams demonstrate vehicle access is feasible
- restriction of Mont Clair Lane access whilst a vehicle enters/exits the car stacker would be for a very limited period and is deemed acceptable given minimal vehicle movements anticipated and the limited number of properties served by Mont Clair Lane
- car stacker operation is not anticipated to adversely impact upon residential amenity
- conditions to address noise recommended

recommendation

- approval subject to conditions