

Local Planning Panel

22 February 2023

Application details

75 Kepos Street

D/2022/879

Applicant: Mr A J Morony

Owner: Mr A J Morony & MRs M E Morony

Architect: Lintel Studio

Consultants: GSA Planning / Weir Phillipts Heritage and Planning

Proposal

Alterations and additions to existing terrace, including:

- reconstruction of the main gable roof
- construction of a new front dormer window and a two storey rear addition
- associated internal alterations, new rear boundary fence and bicycle storage

Recommendation

Approval subject to conditions

Notification

- exhibition period 26 August 2022 to 12 September 2022
- 34 owners and occupiers notified
- 1 submission received

Submission

- variations to height and FSR development standards
- inappropriate height, bulk and scale, resulting in amenity impacts
- adverse heritage impacts

Site







other terraces within the row



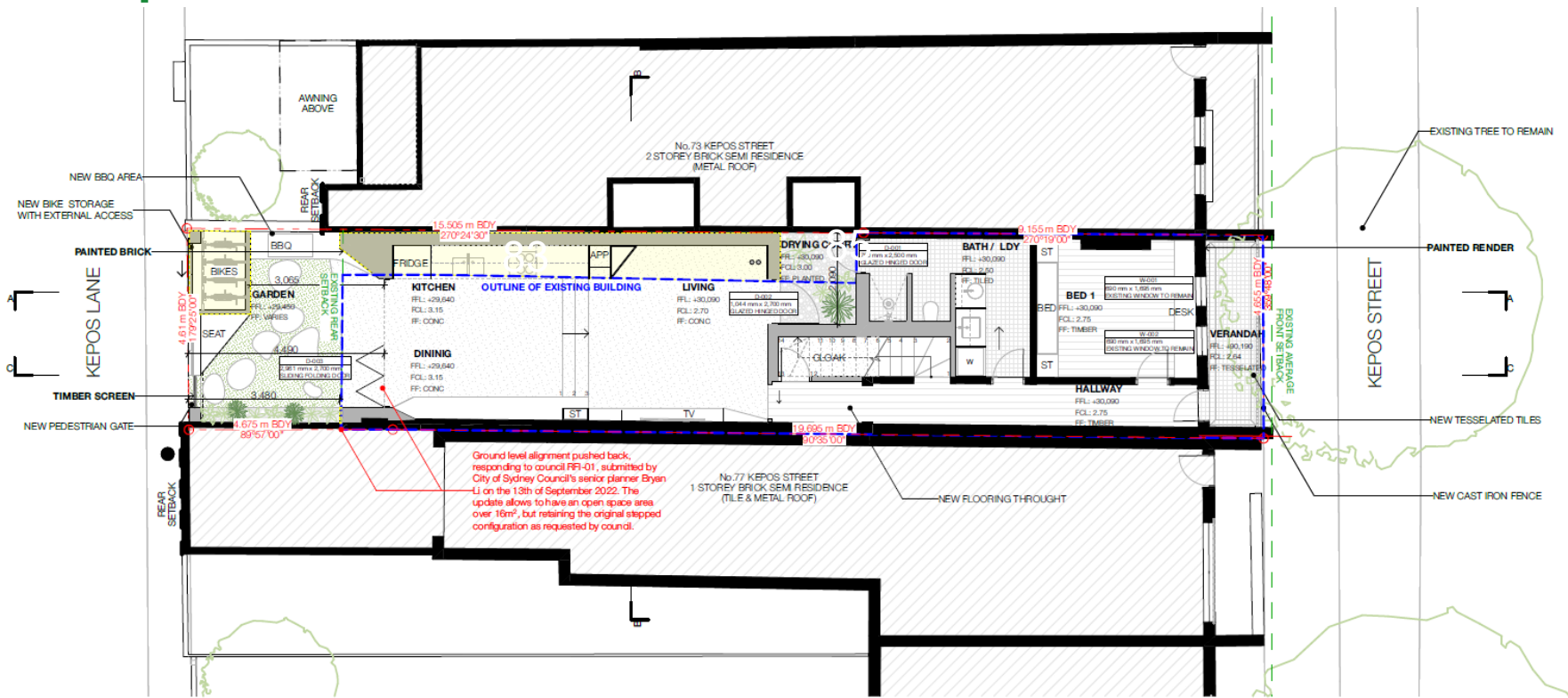


rear additions along Kepos Lane

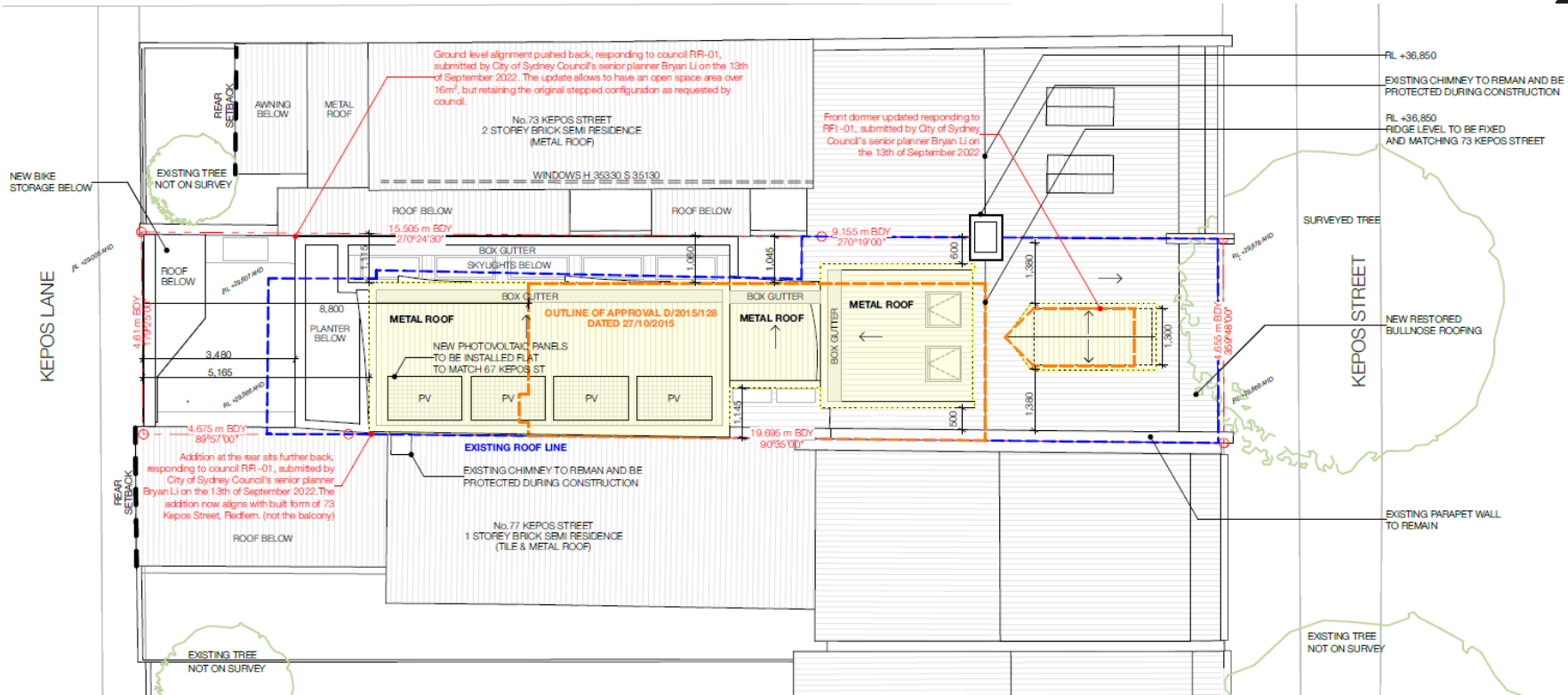


rear additions along Kepos Lane

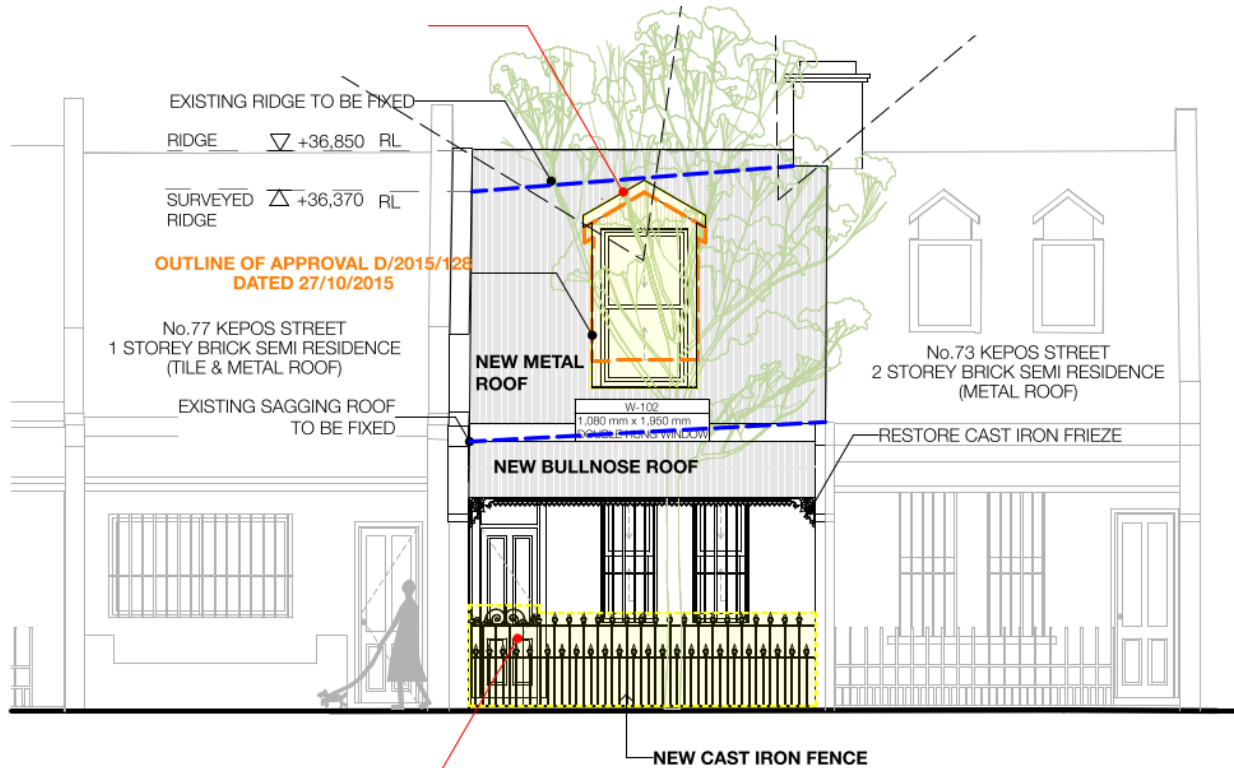
Proposal



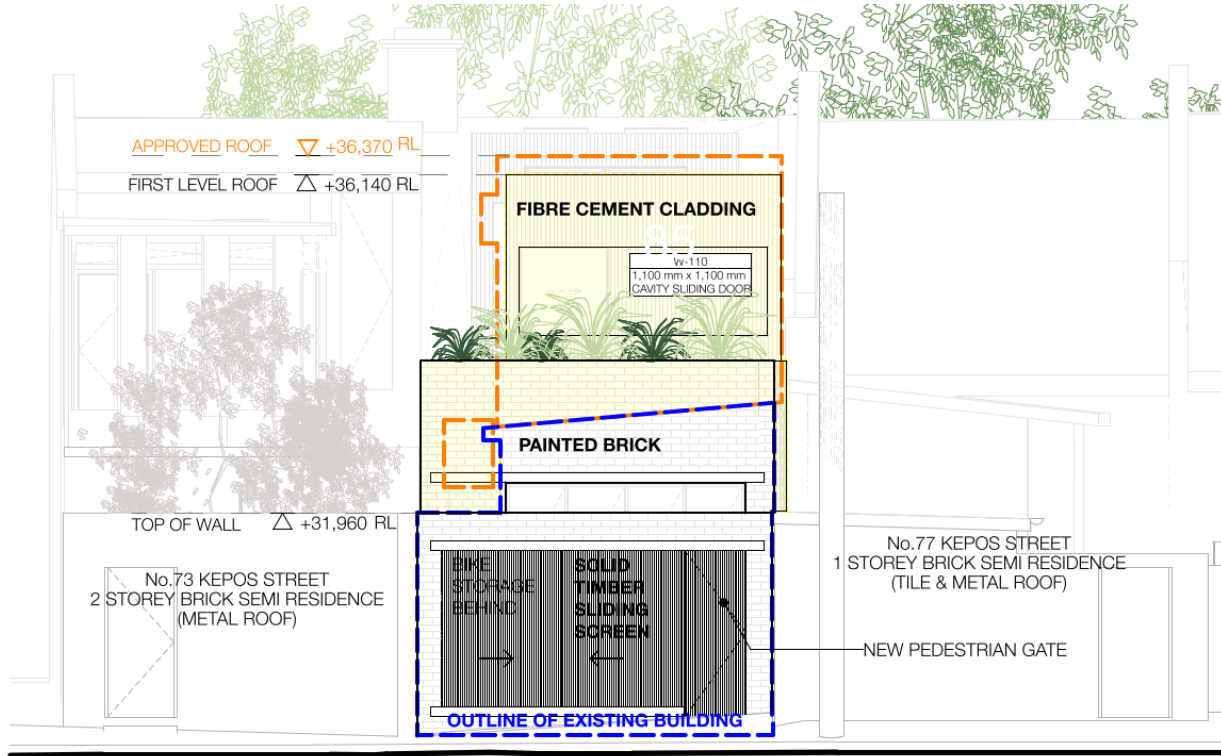
ground floor plan

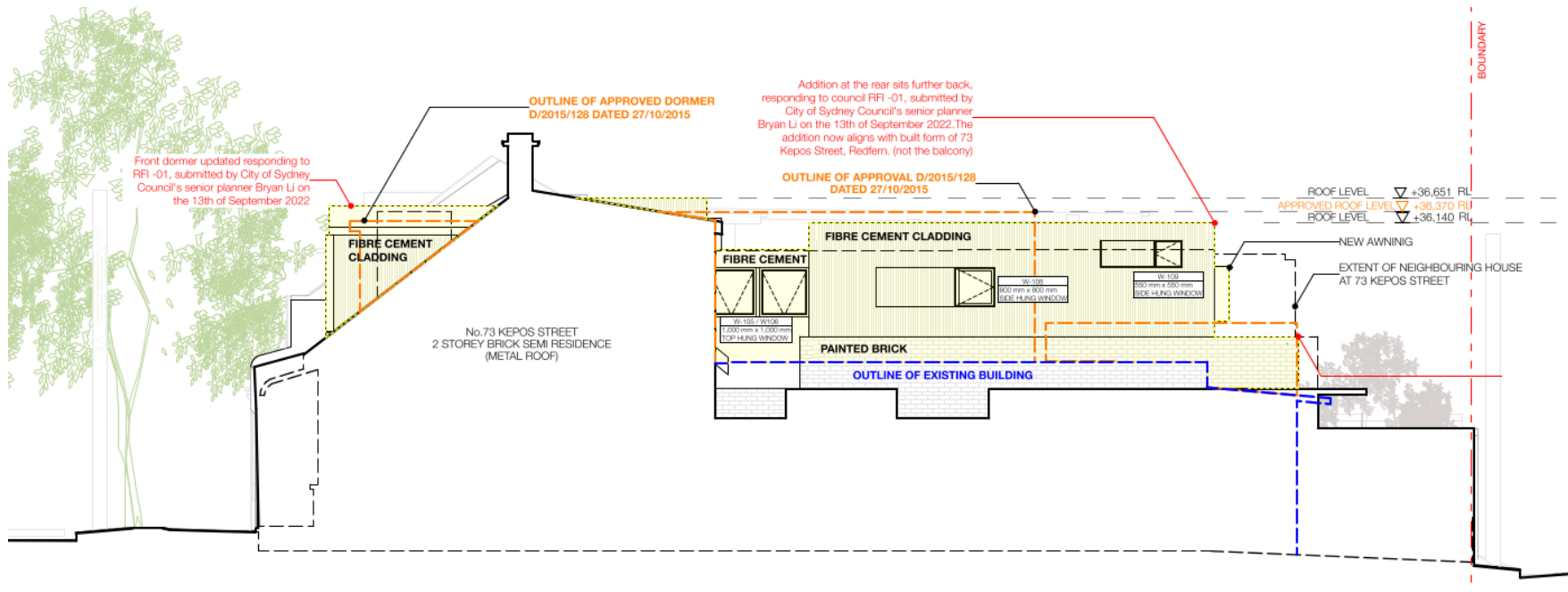


roof plan



Kepos Street elevation





Addition at the rear sits further back, responding to council RFI -01, submitted by City of Sydney Council's senior planner Bryan Li on the 13th of September 2022. The addition now aligns with built form of 73 Kepos Street, Redfern, (not the balcony)

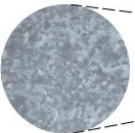
north elevation



FIBRE CEMENT CLADDING
Equitone Lines
Fibre cement panels in colour LT90 or similar



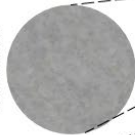
GALVANISED STEEL
If galvanised steel is not available, regular steel to be powdercoated in Dulux Silver Pearl or similar



PAINTED BRICK
Recycled brick bagged with white cement and yellow sand or painted in Porters Originals Paints - Paint type is Stone Paint Coarse, paint colour is Clay Pitt or similar



CONCRETE
Class 2 Off-form concrete to AS3610, formed with new coated plywood to AS3610, finish colour is Natural Grey



SOLID TIMBER SCREEN (SLIDING)
Modrex Casellation
Screen Cladding in Spotted Gum with a dark stain or similar



METAL ROOF
Lysaght Custom Orb
Profile to match 73
Kopoi Steel Finish is Zincalume Steel or similar



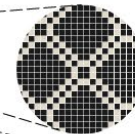
FIBRE CEMENT CLADDING
Equitone Lines
Fibre cement panels in colour LT90 or similar



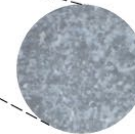
PAINTED RENDER
Painted in Porters Originals Paints - Stone Paint Coarse, paint colour is Clay Pitt or similar



PAINTED DOOR
Painted in Dulux Antique White USA or similar



TESELLATED TILES
Old English Tiles
Astoria 20 Black with White Pattern or similar



LACEWORK AND FENCE IN GALVANISED STEEL
If galvanised steel is not available, regular steel to be powdercoated in Dulux Silver Pearl or similar

Compliance with key LEP & DCP controls

	control	proposed	compliance
height	6m	6.76m	no 0.76m (12.6%) variation cl 4.6 request supported
height in storey	1 storey	2 storey	no
	1 storey frontage	1 storey frontage	yes
FSR	0.8:1	1.06:1	no 29.61m ² (32.6%) variation cl 4.6 request supported

Issues

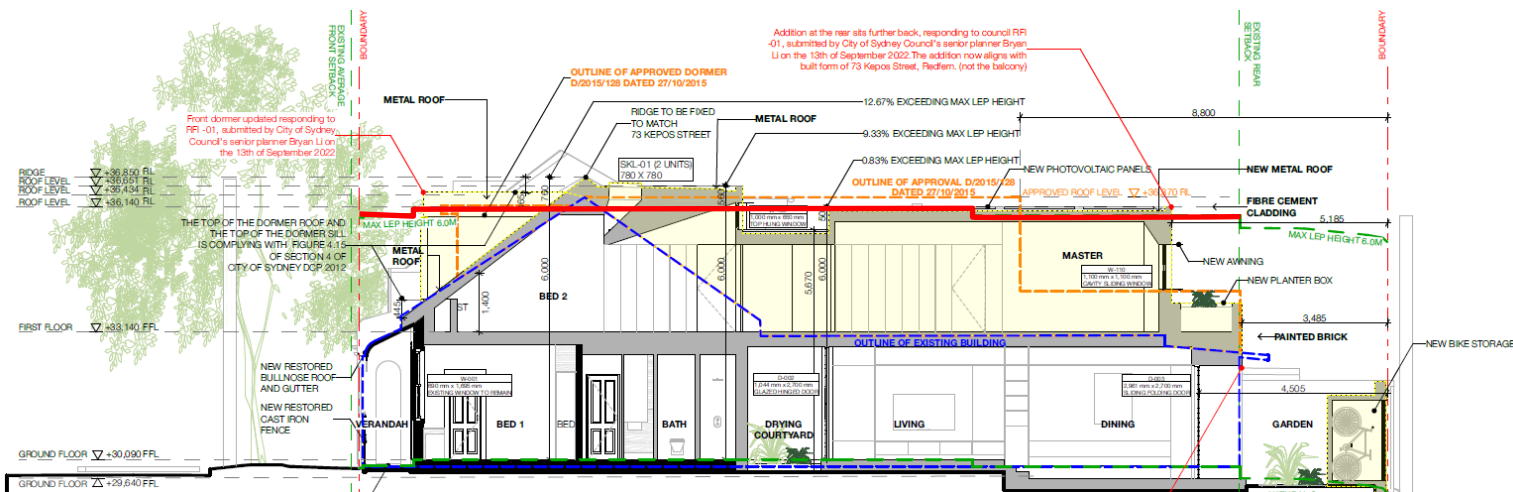
- heritage
- height non compliance
- FSR non compliance

Heritage

- front fence will be reinstated with original detailing and material
- roof ridge and traditional corrugated sheeting to be reinstated
- bullnose verandah, shared chimney, and fenestration to be retained
- single front dormer is acceptable subject to condition
- form of terrace to be retained
- foot print and layout of terrace can be interpreted

Height

- minor non compliance - variation results from reinstated roof ridge, front dormer, rear roof extension, and rear portion of the first floor addition
- cl 4.6 request is supported



Height in storey

- single storey frontage height to Kepos Street maintained



proposal



Kepos Street frontage

Height in storey

2 storey rear addition consistent with other developments within the terrace row and the street block



 First Floor Rear Addition

Height in storey

- two storey presentation to Kepos Lane is consistent with other development



proposal



adjoining to the north

Height in storey



development to north



development to south

FSR

- variation of 29.61m² (32.6%)
- proposed building envelope consistent with other development in vicinity
- no additional overshadowing to adjoining property to the south
- cl 4.6 variation request supported

Recommendation

approval subject to conditions