

Local Planning Panel

1 November 2022

Application details

Address: 349 Liverpool Street, Darlinghurst

Application Number: D/2022/831

Applicant: Toohey Miller Pty Ltd

Owner: The Owners – Strata Plan No 14759

Architect: Woods Bagot

Planning Consultant: Ethos Urban

Heritage Consultant: Urbis

Proposal

- construction of an 8 storey residential flat building
- containing 14 apartments
- 3 basement levels
- 15 car parking spaces
- rooftop communal and private open space
- associated landscape works

Recommendation

Refusal

Notification

- exhibition period 2 September 2022 to 1 October 2022
- 625 owners and occupiers notified
- 86 submissions received - 20 in support, 66 in opposition

Submissions



- height, bulk, scale
- heritage
- architectural design
- setbacks and separation
- overshadowing
- ventilation and wind
- outlook and views

Submissions

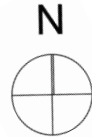
- visual and acoustic privacy
- property value, profiteering, mental health
- adaptive reuse
- excavation
- parking and traffic
- construction (noise, dust, vibration, access)
- insufficient information

Submissions



-  subject site
-  submitters

Site





Liverpool Street



Darley Place



adjoining site to east - 355-357
Liverpool Street



adjoining site to west - 347
Liverpool Street



Terraces to the west - 337- 345 Liverpool Street (right to left)



5 Darley Street to the east - viewed from Liverpool Street



5 Darley Street to the east - viewed from Darley Street



opposite site – north side of Liverpool Street



adjoining site 1 Darley Place



rear of adjoining site 355-357 Liverpool Street



5 Darley Place



2-3 & 4 Darley Place

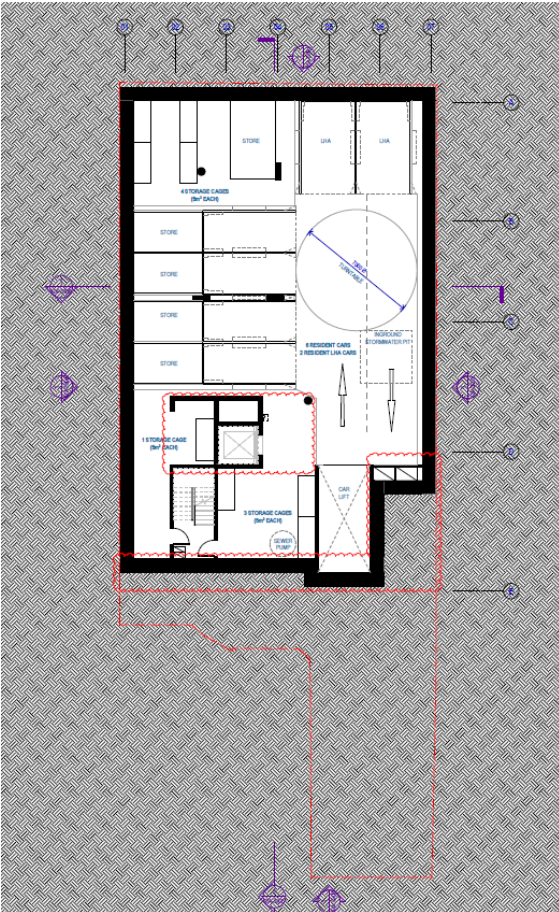


7 Darley Street

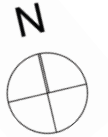


7 Darley Street viewed from Darley Place

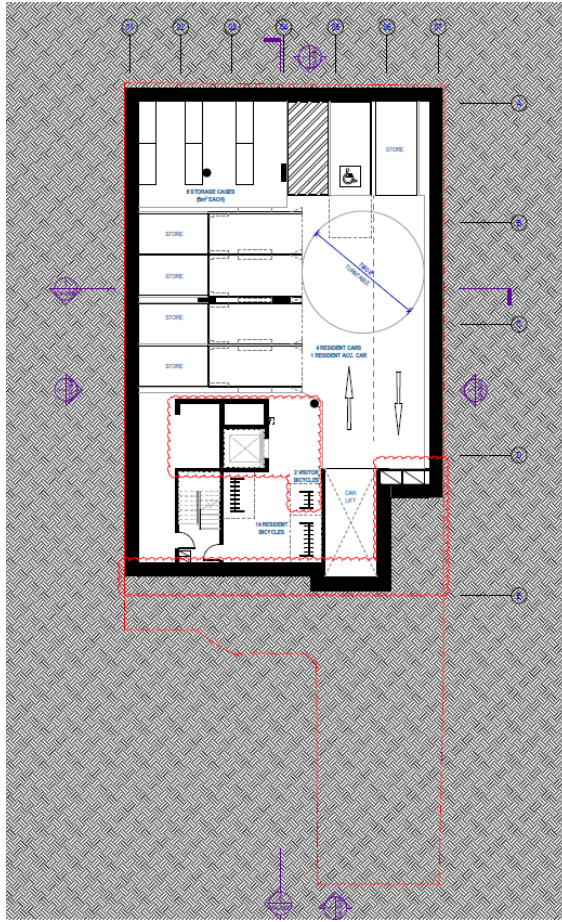
Proposal

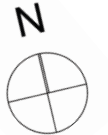


basement 3 plan

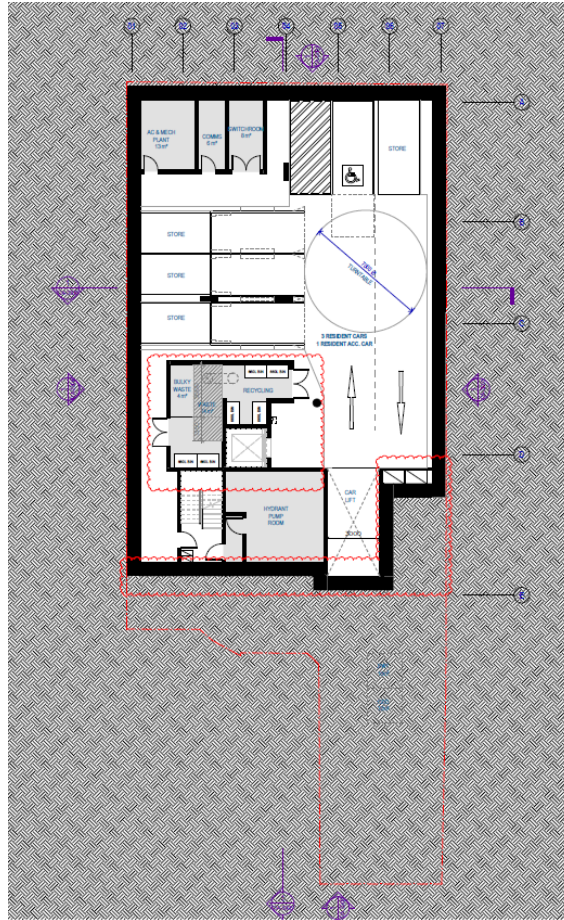


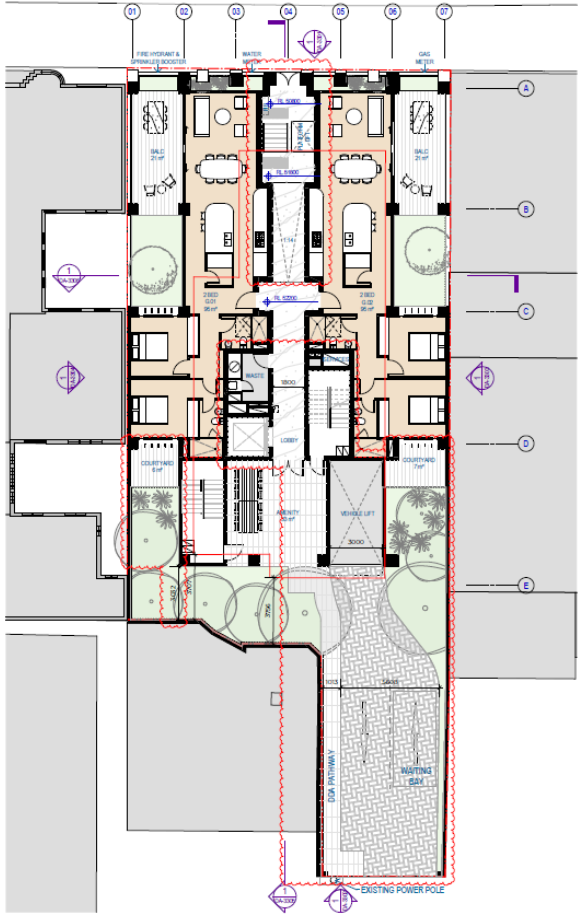
basement 2 plan



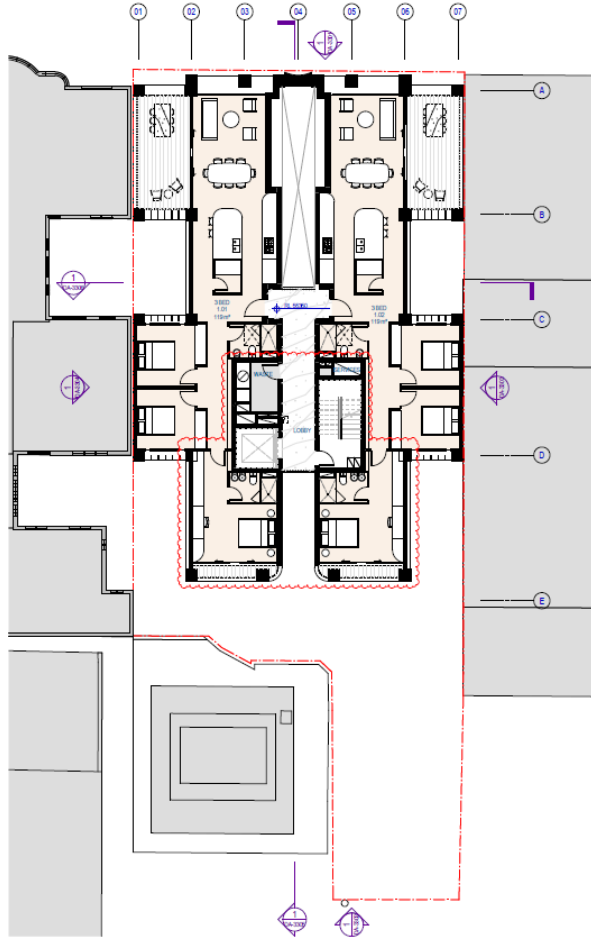


basement 1 plan

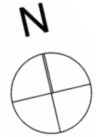
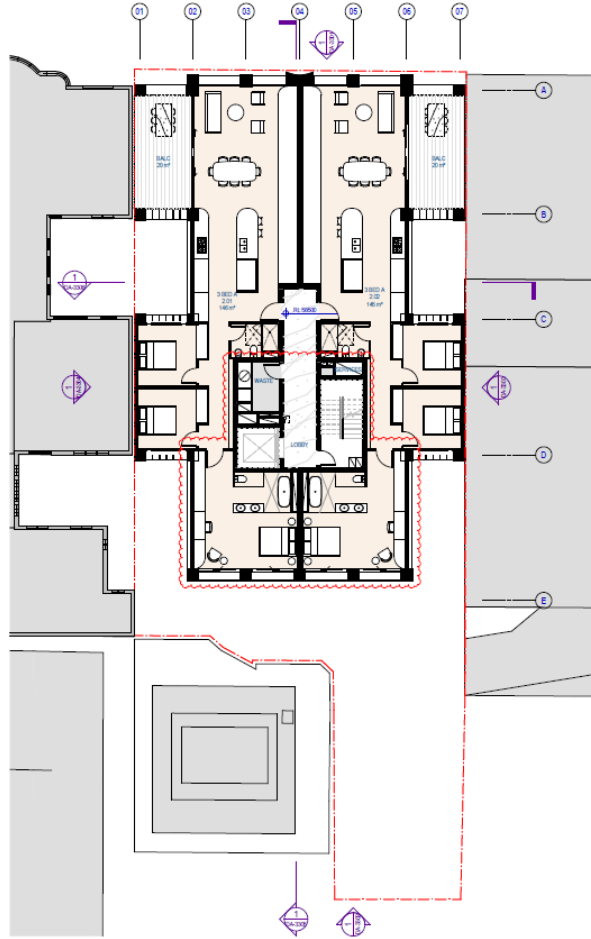




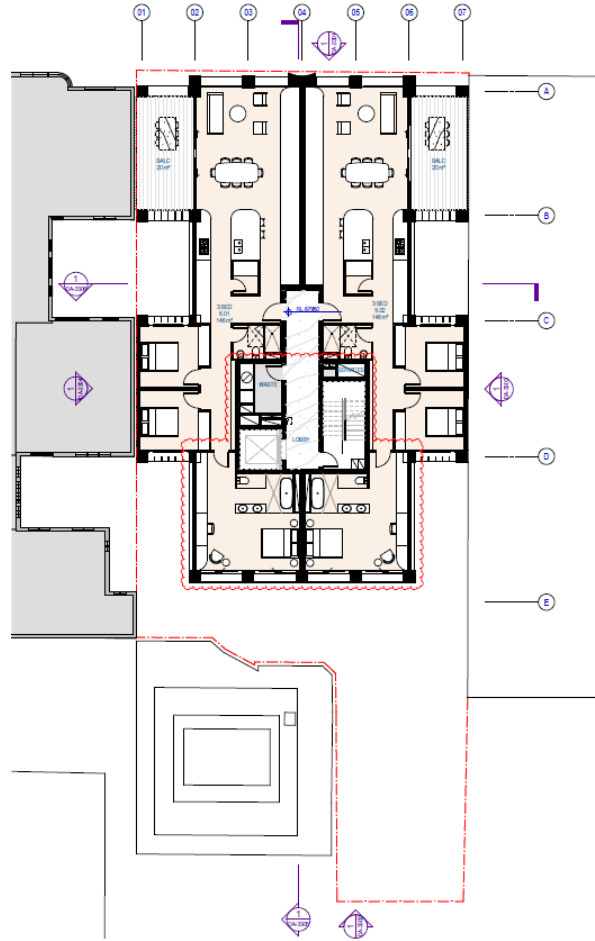
ground floor plan



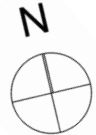
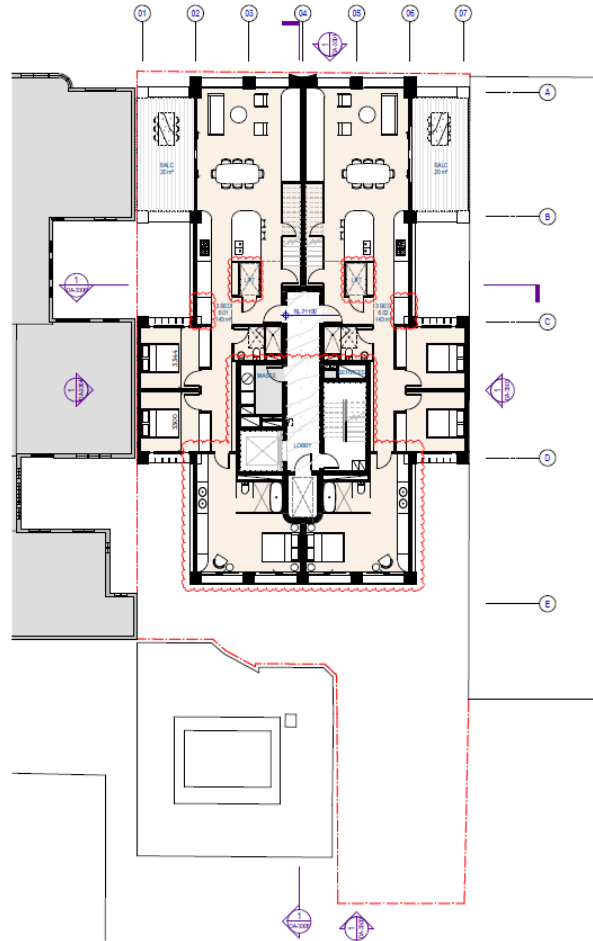
level 1 plan



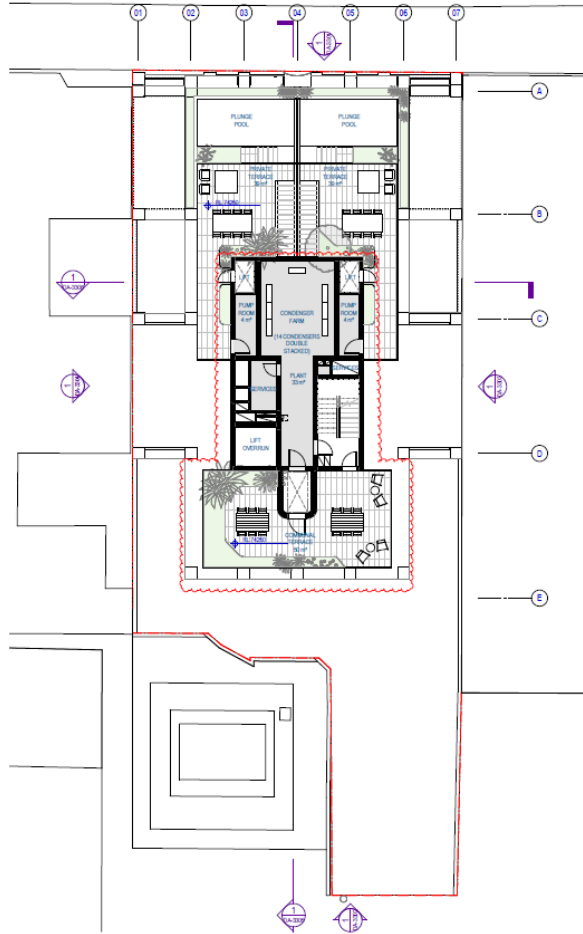
level 2 plan



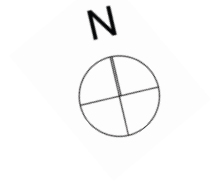
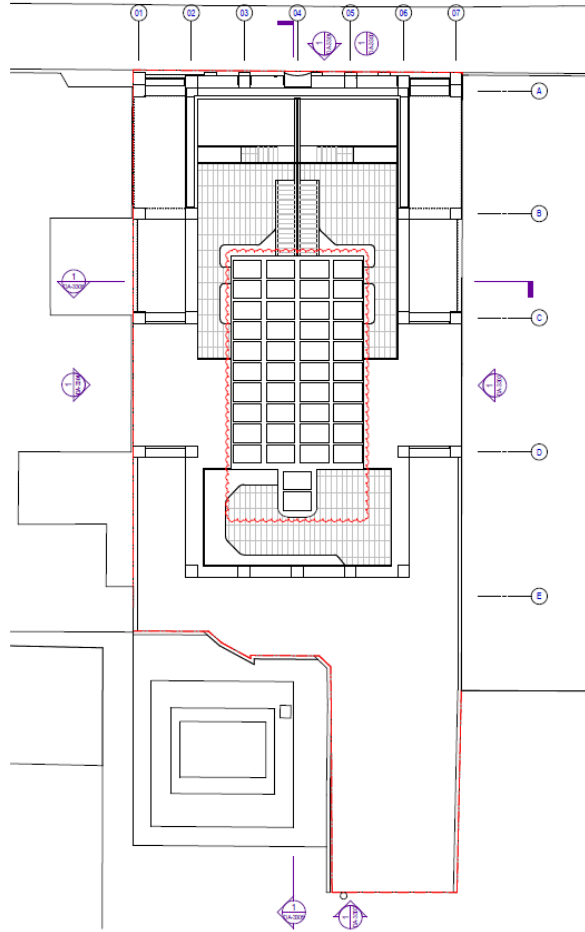
typical level 3-5 plan



level 6 plan



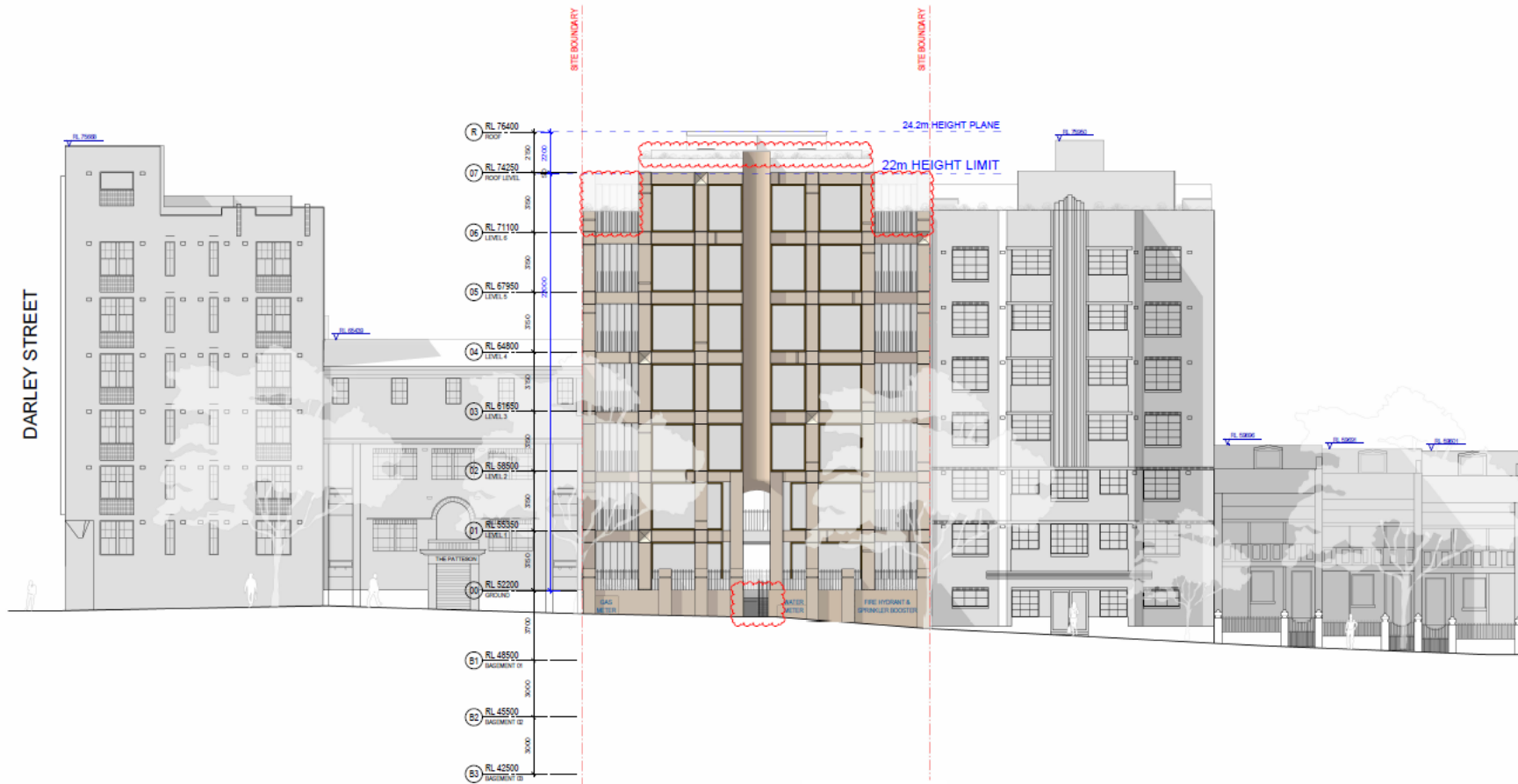
level 7 plan



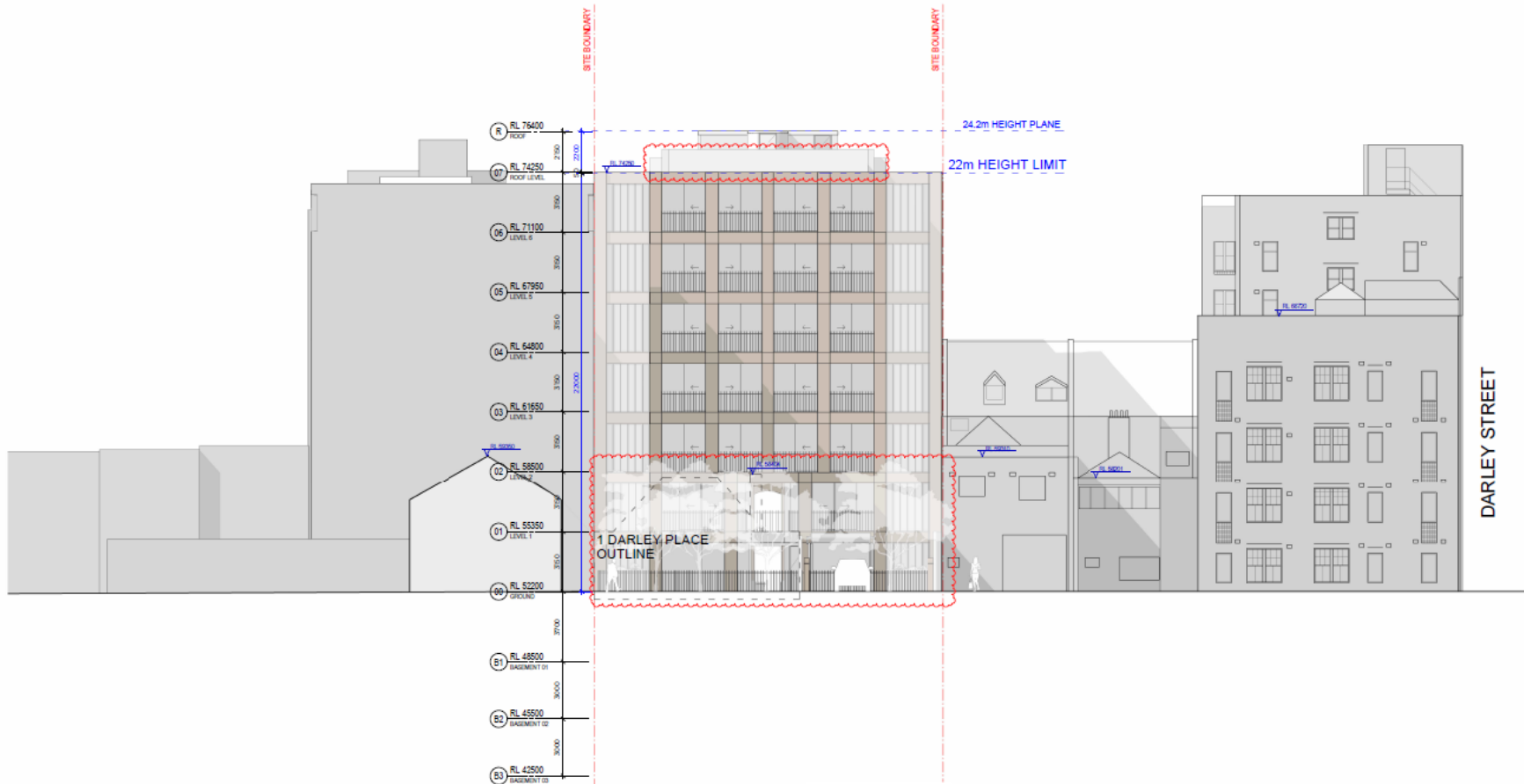
roof plan



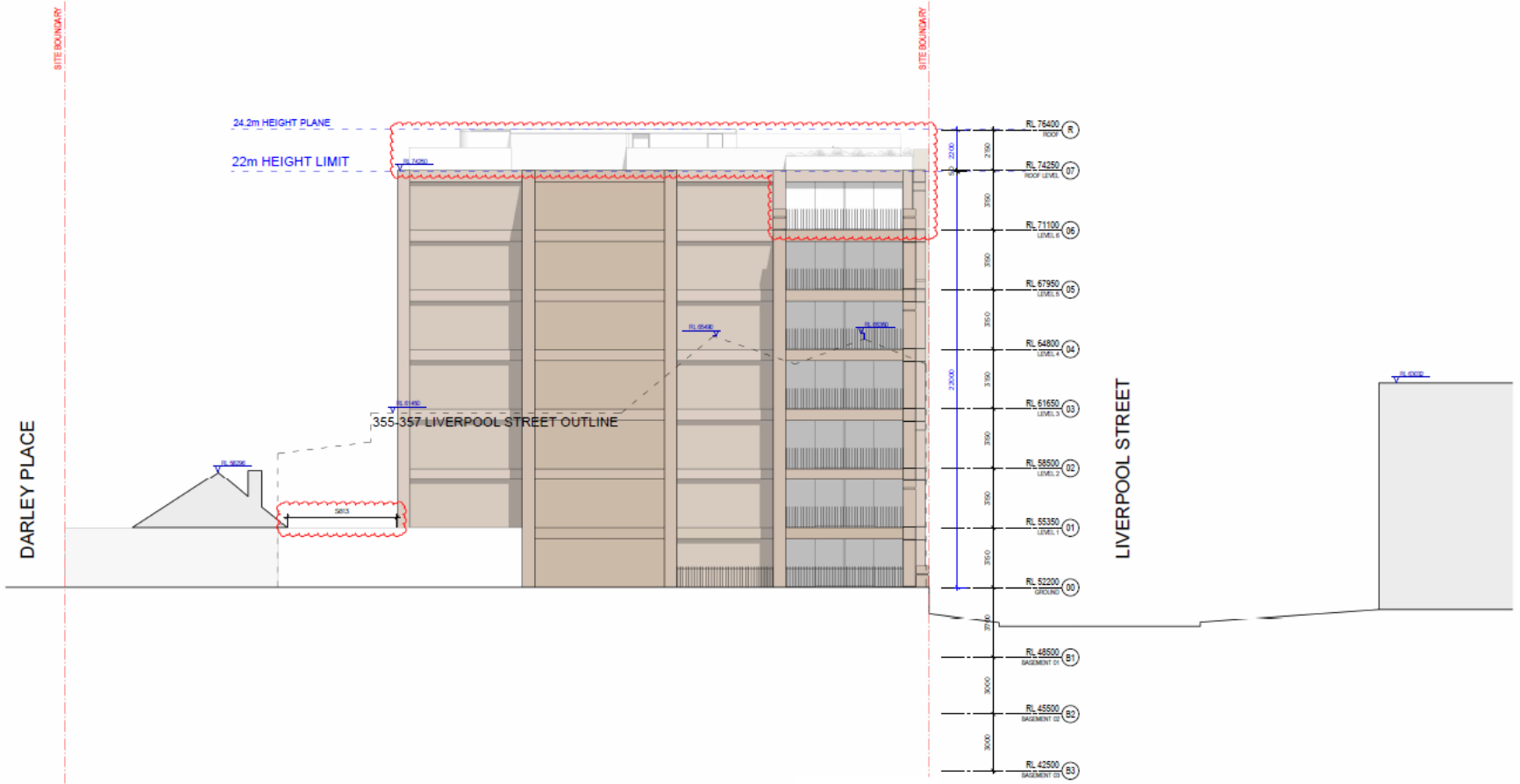
existing north (Liverpool Street) elevation



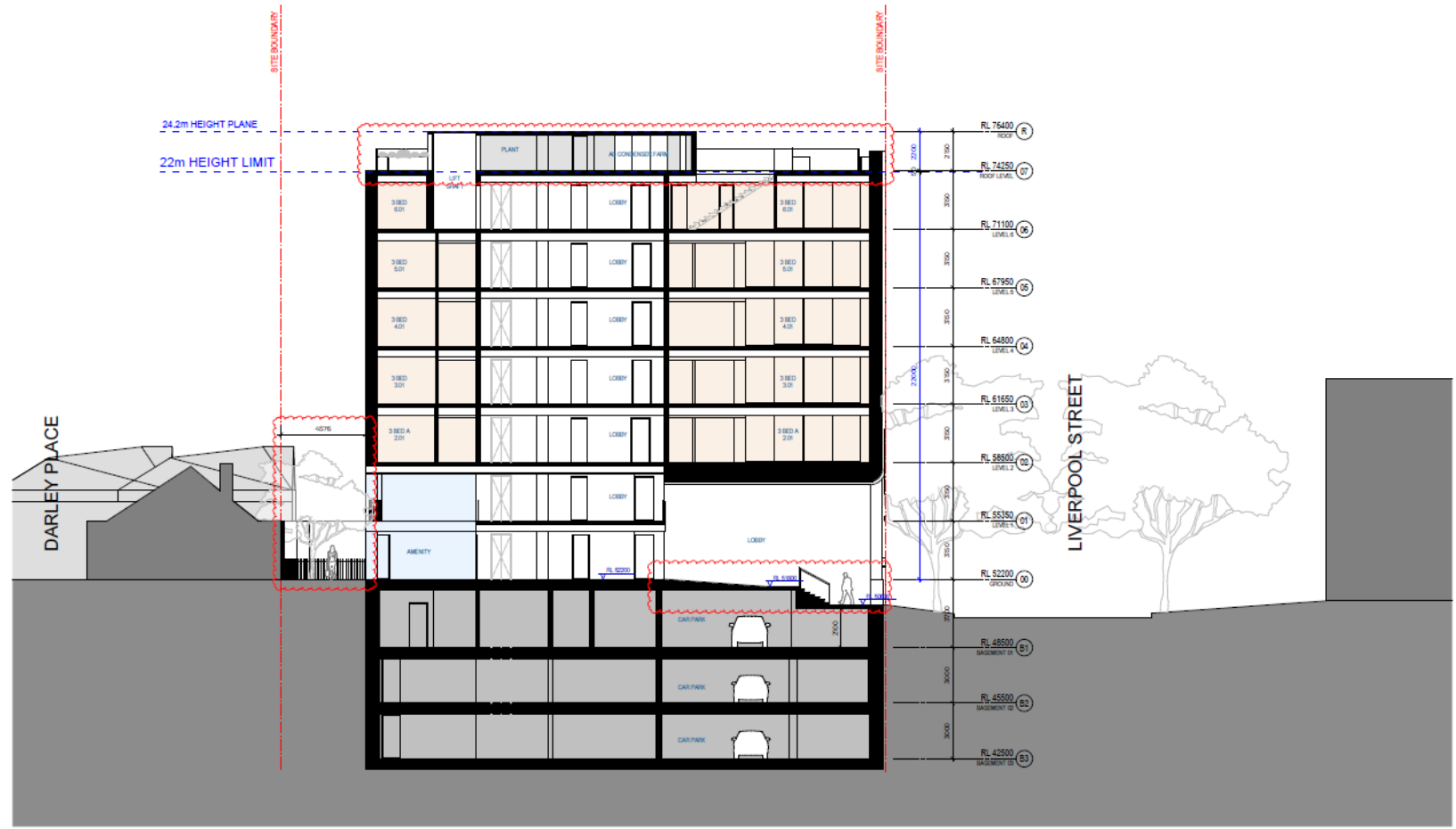
proposed north (Liverpool Street) elevation



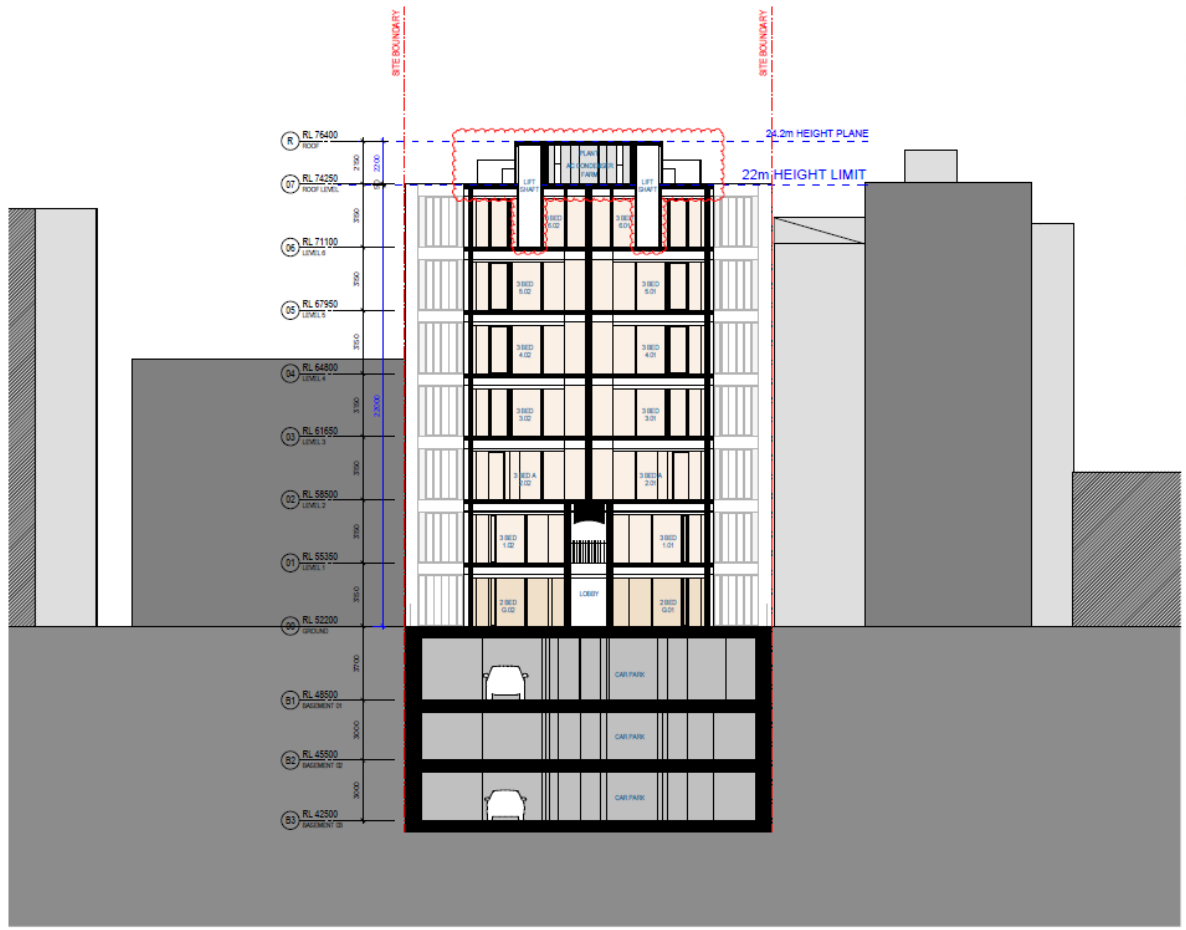
proposed south (Darley Place) elevation



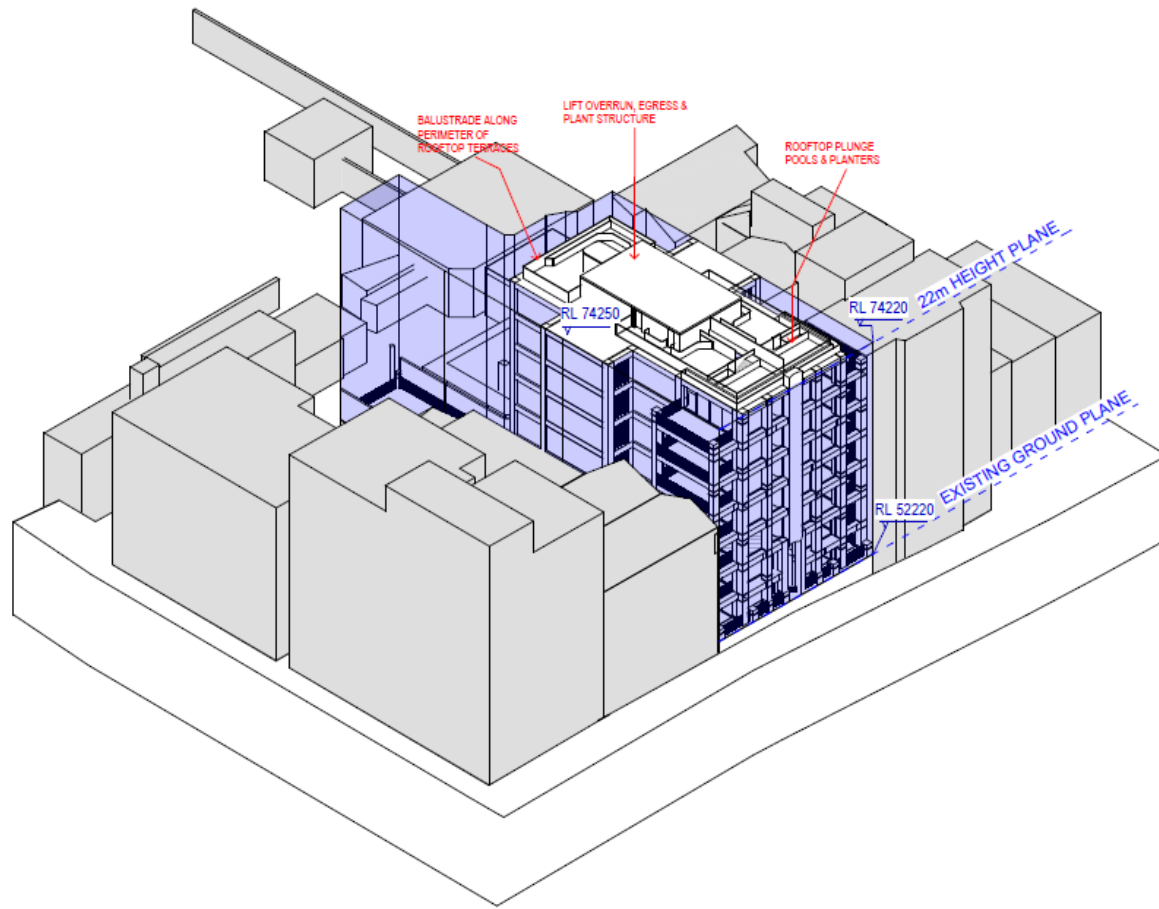
proposed east elevation



north south section



east west section



axonometric height plane diagram



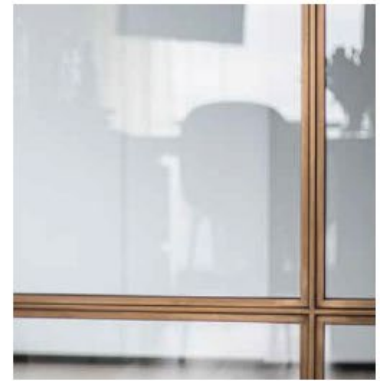
SDS:01 - GOSFORD QUARRIES WHITE TO MID SANDSTONE CLADDING - RAKED FINISH



LV:01 - FREESTANDING BRASS VERTICAL LOUVRES (OPEN)



GL:01 - ULTRA CLEAR GLAZING



WD:01 - BRONZE ANODIZED FRAMING TO GLAZING SYSTEMS



MW:01 - BRASS METAL FINISH TO BALUSTRADES



BR:01 - BLONDE BRICK INFILL



MW:02 - GREY METAL CLADDING TO ROOF STRUCTURE



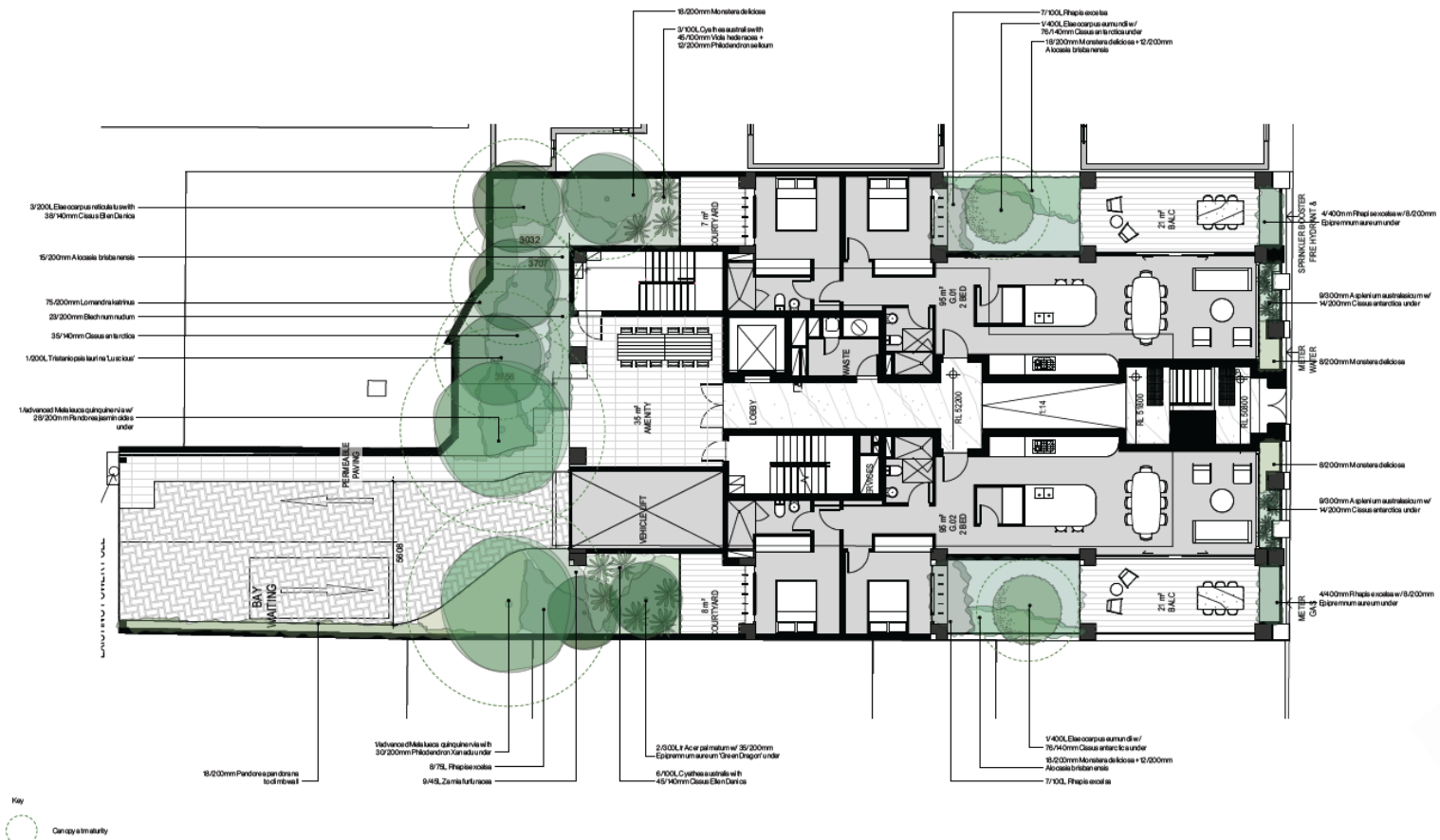
photomontage (original scheme)



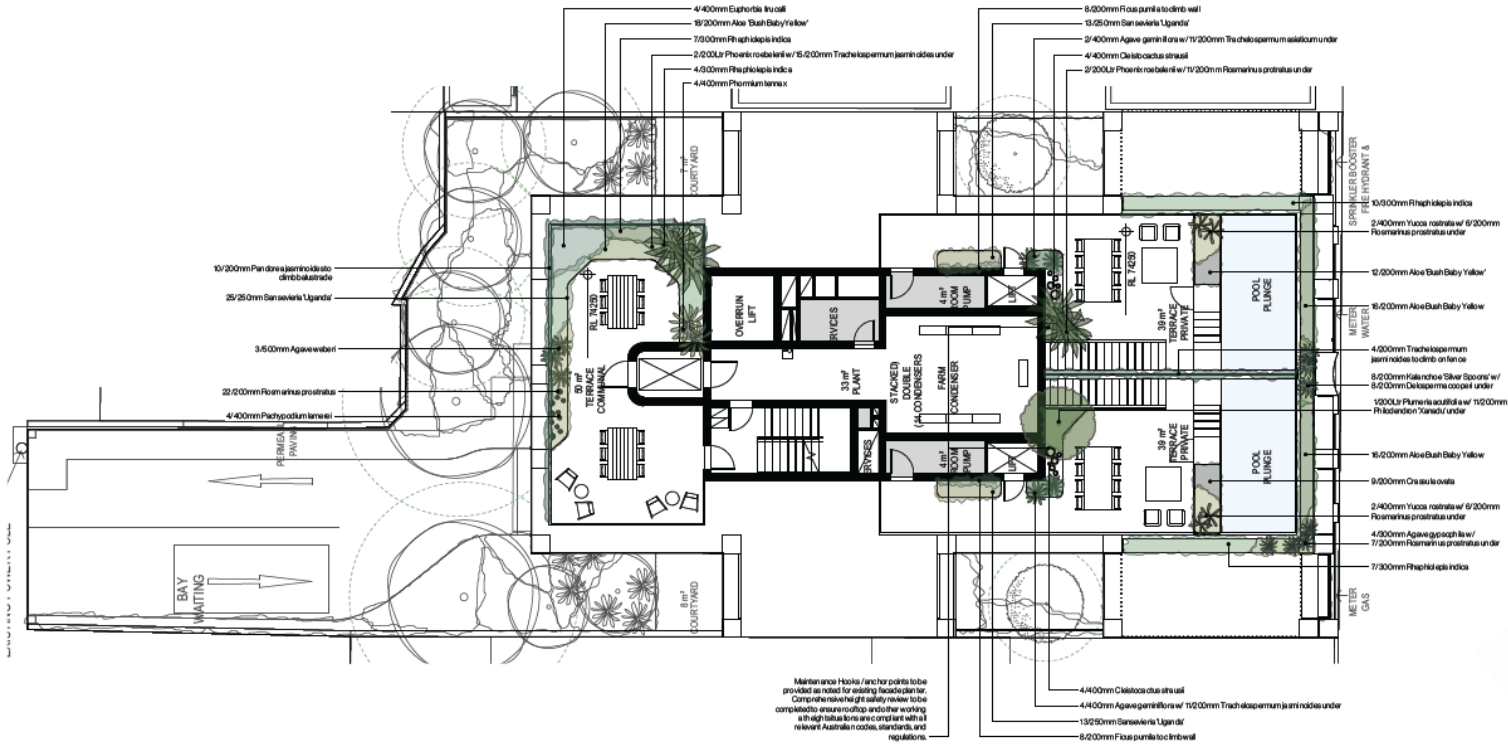
photomontage (original scheme)



perspectives (amended scheme)



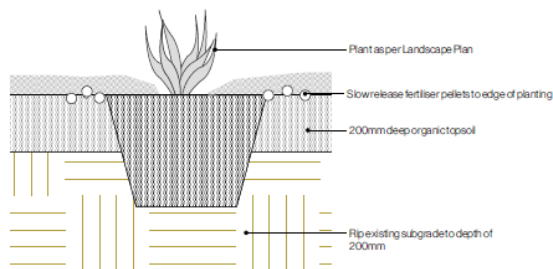
ground floor landscape plan



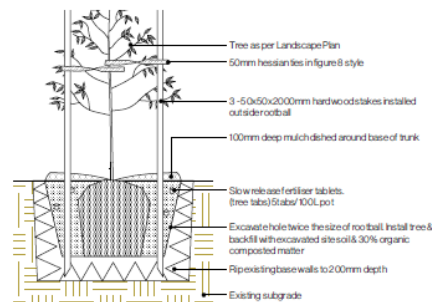
Maintenance Hooks / anchor points to be provided as noted for existing facade plan for. Complete review height safety review to be completed ensure rooftop and other working at height tasks are compliant with all relevant Australian codes, standards, and regulations.



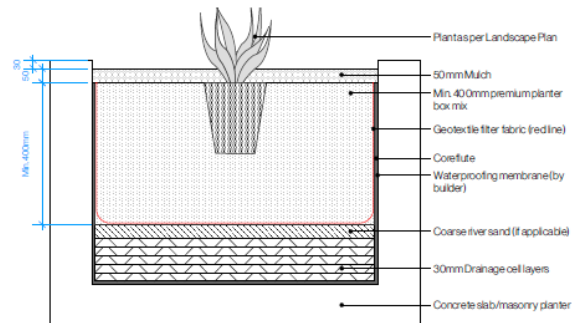
level 7 landscape plan



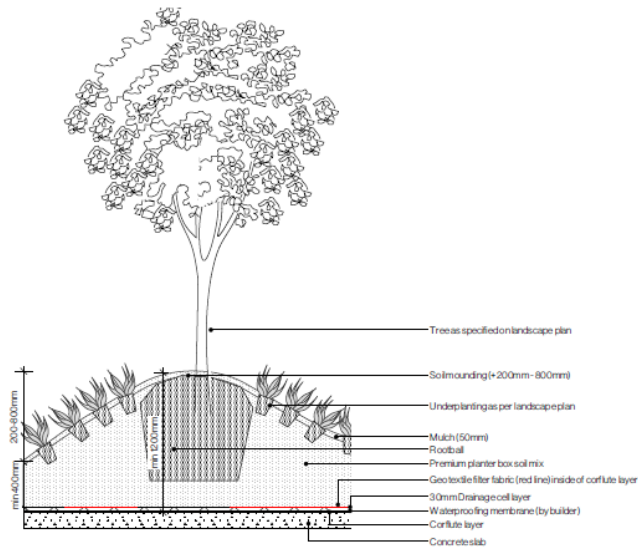
1 **Shrub in Ground**
Scale: 1:10



2 **Staked Tree in Ground**
Scale: 1:25



3 **Planter detail**
Scale: 1:10



4 **Mounded garden bed detail Ground Level Courtyards**
Scale: 1:25

landscape details

Compliance with key LEP standards

	control	proposed	compliance
height	22m	24.2m	no
floor space ratio	3:1	2.94:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	6	8	no
street frontage height in storeys	3	7	no

Compliance with ADG

	control	proposed	compliance
solar	70%	100%	yes
cross vent	60%	100%	yes
natural vent	no habitable rooms rely on lightwells for ventilation	habitable rooms rely on lightwells for ventilation	no
deep soil	7%	6.5%	no

Compliance with ADG

	control	proposed	compliance
building separation	6-9m	nil-5.8m	no
apartment size	2 bed 70m ² 3 bed 95m ²	2 bed 95m ² 3 bed 119-146m ²	yes
apartment depth	18m	19.5-26.7m	no

Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	12%	no
private open space	2 bed 10m ² 3 bed 12m ² ground floor 15m ²	2 bed >10m ² 3 bed >12m ² ground floor >15m ²	yes

Design Advisory Panel Residential Subcommittee

DAPRS did not support the proposal, providing the following advice:

- design does not exhibit design excellence
- inadequate building separation and privacy impacts
- excessive height and associated impacts
- insufficient communal open space and deep soil
- building expression issues
- excavation impacts

Issues

- height
- heritage conservation
- overshadowing
- building separation and visual privacy
- natural ventilation and acoustic privacy
- communal open space
- landscape design and deep soil
- view sharing and view loss

Height



VIEW FROM CORNER LIVERPOOL STREET AND DARLINGHURST ROAD



VIEW FROM CORNER LIVERPOOL STREET AND FORBES STREET

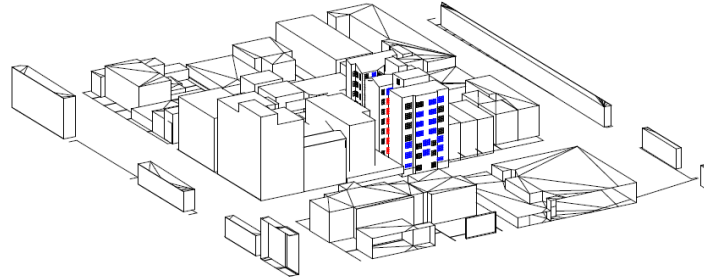
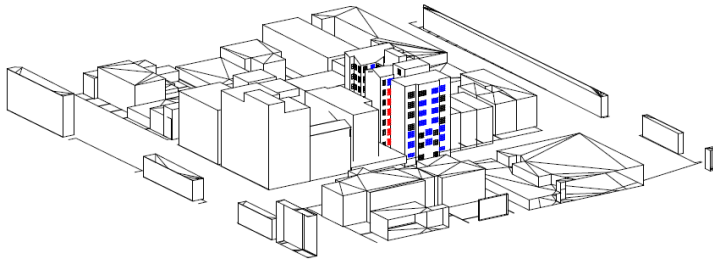
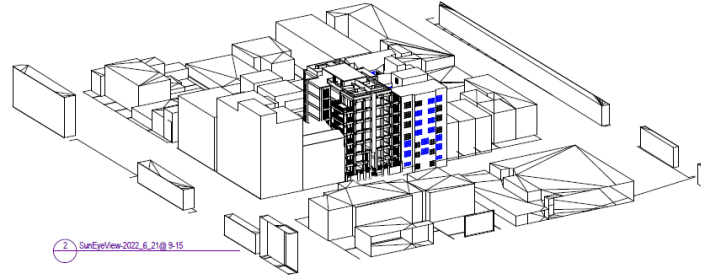
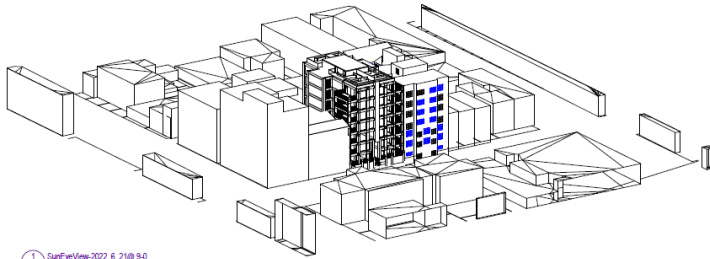
- non-compliant height, storey height and street frontage height
- Clause 4.6 not supported due to heritage, overshadowing and view impacts

Heritage



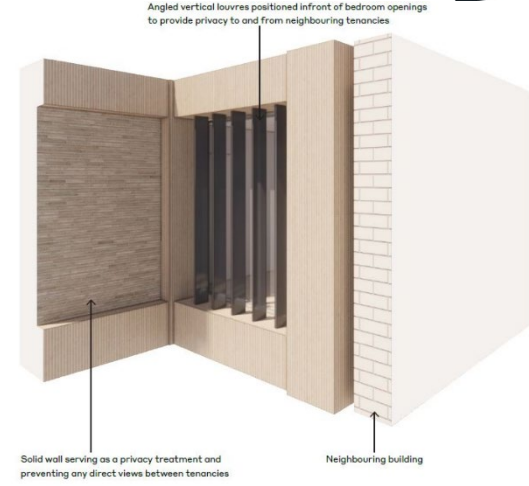
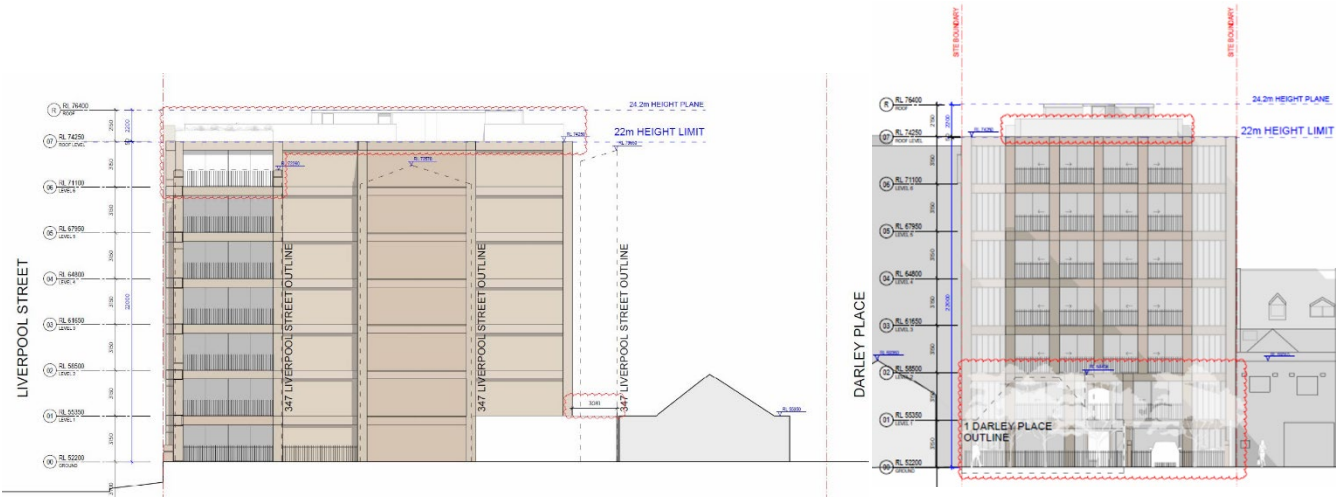
- no structural or detailed geotechnical and archaeological information
- visual impacts - on conservation area and heritage buildings and terrace silhouette

Overshadowing



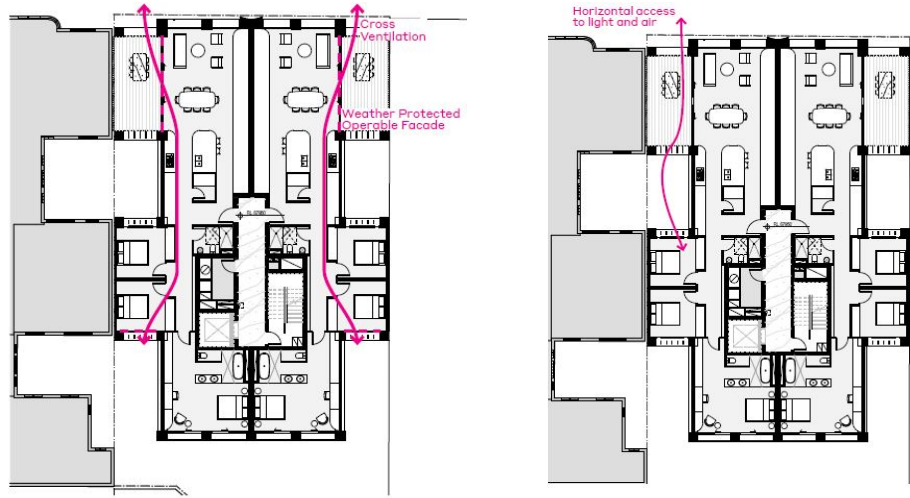
- overshadowing from building elements exceeding height controls
- insufficient survey detail and sun's eye view detail

Building separation and visual privacy



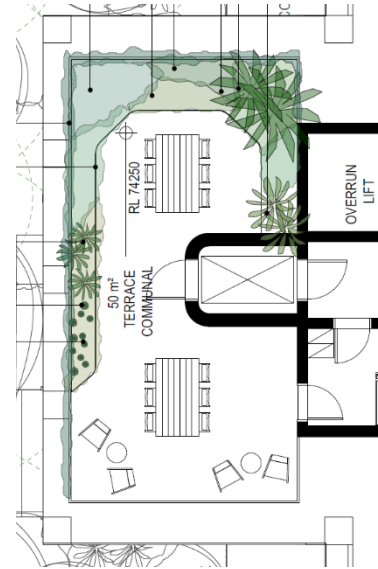
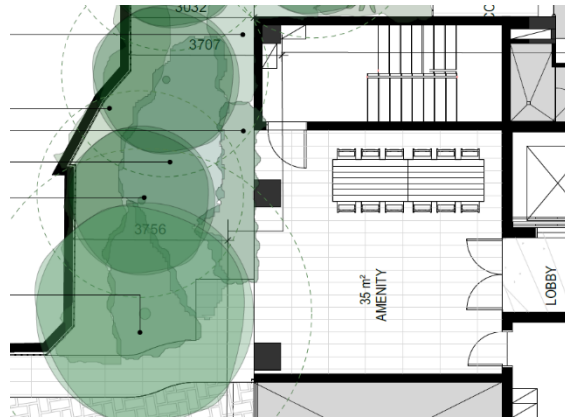
- non-compliant building separation and overlooking
- insufficient detail on privacy measures

Natural ventilation and acoustic privacy



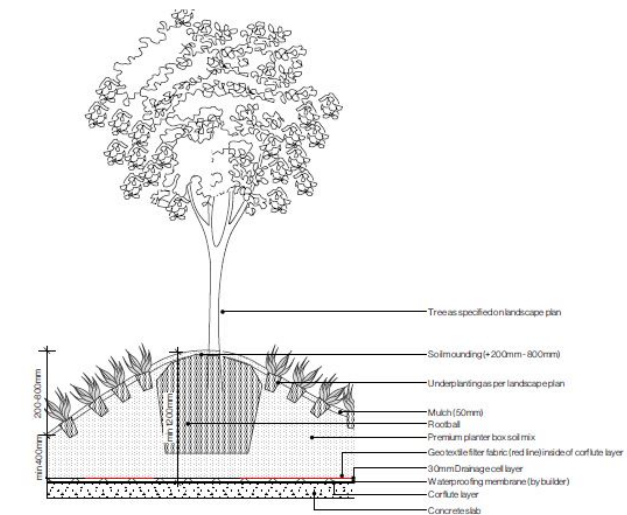
- non-compliant apartment depth
- reliance on lightwells for access to natural ventilation to habitable rooms
- acoustic privacy mitigation reduces access to natural ventilation

Communal open space

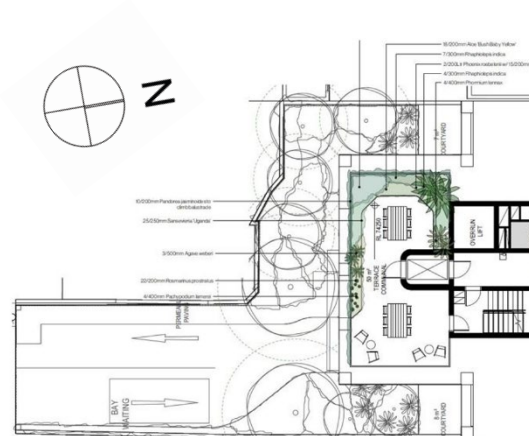
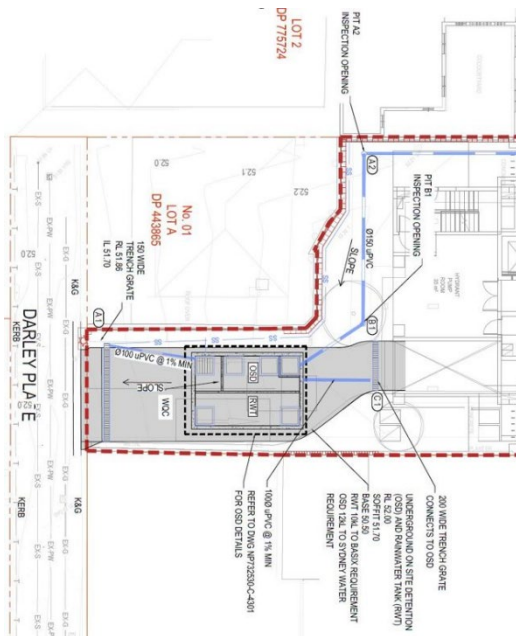


- non-compliant communal open space area and dimensions
- no solar access to ground floor common open space
- inadequate design e.g. no shade structures, insufficient amenities

Landscape design and deep soil

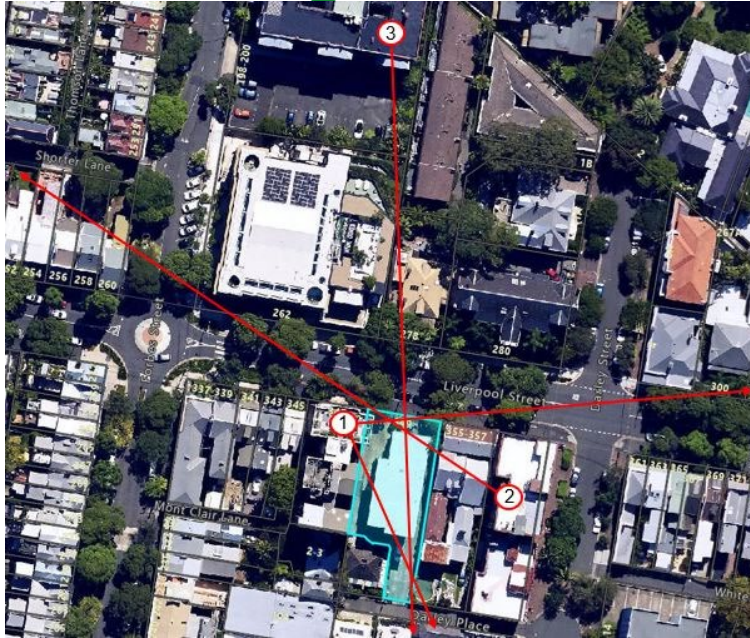
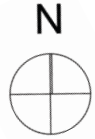


4 Mounded garden bed detail Ground Level Courtyards
Scale: 1:25



- excessive soil mounding and insufficient soil depth
- non-compliant deep soil area and tree plantings conflict with stormwater pipe

View sharing and view loss



- inadequate view sharing assessment provided
- view sharing impacts from building elements exceeding height controls

Recommendation

Refusal