

# Local Planning Panel

12 June 2024

# Application details

7 Rennie Street, Redfern

D/2024/69

Applicant: Martyn Calleia

Owner: Thomas Hagglund and Alice Hagglund

Designer: Special Terrace House

Planning Consultant: Damian O'Toole

# Proposal

alterations and additions to existing residential terrace, including a first-floor rear addition accommodating a new bedroom, study and bathroom

# Recommendation

Approval, subject to conditions

# Notification



- exhibition period 6 February to 21 February 2024
- 87 owners and occupiers notified
- 1 submission received, in-principle support

# Submissions

- parking
- traffic
- stormwater drainage

# Submissions



-  subject site
-  submitters

# Site



 subject site

# Site



site frontage to Rennie Street



# Site



site viewed from Rennie Street

# Site



site rear frontage to the unnamed lane

# Site



site viewed from the unnamed lane

# Site



site viewed from Charles Street facing north – rear interface of 1-11 Rennie Street and 2-12 Mount Street

# Site



site viewed from Charles Street facing north –  
rear interface of 1-11 Rennie Street and 2-12 Mount Street

# Site



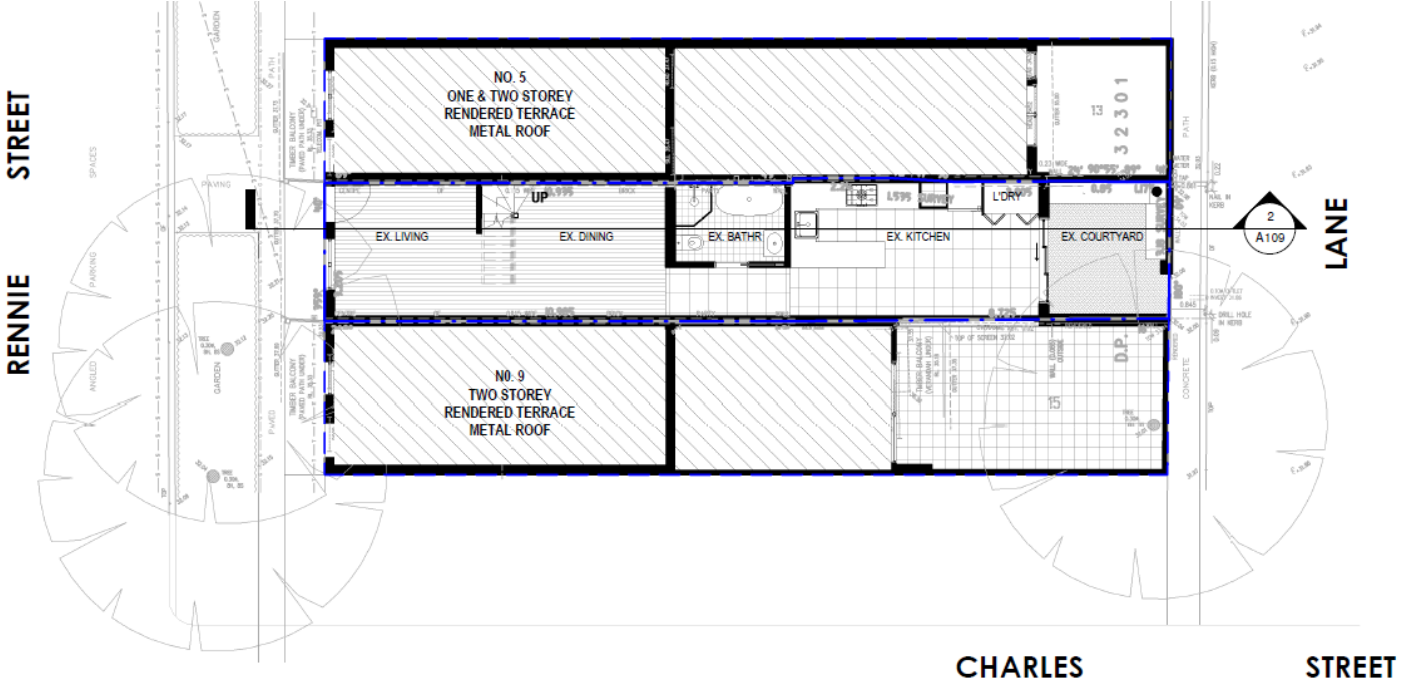
view from the existing first floor window to the unnamed lane

# Site



existing interface of site and southern adjoining terraces  
(Nos. 9 and 11 Rennie Street)

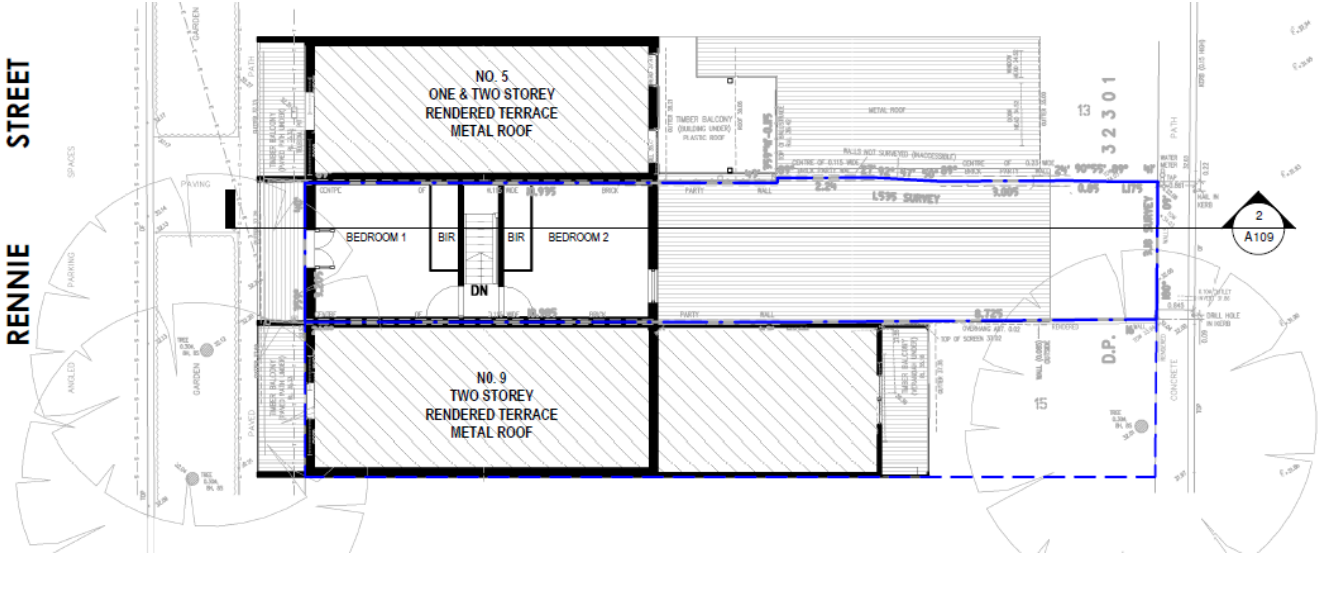
# Proposal



existing ground floor plan

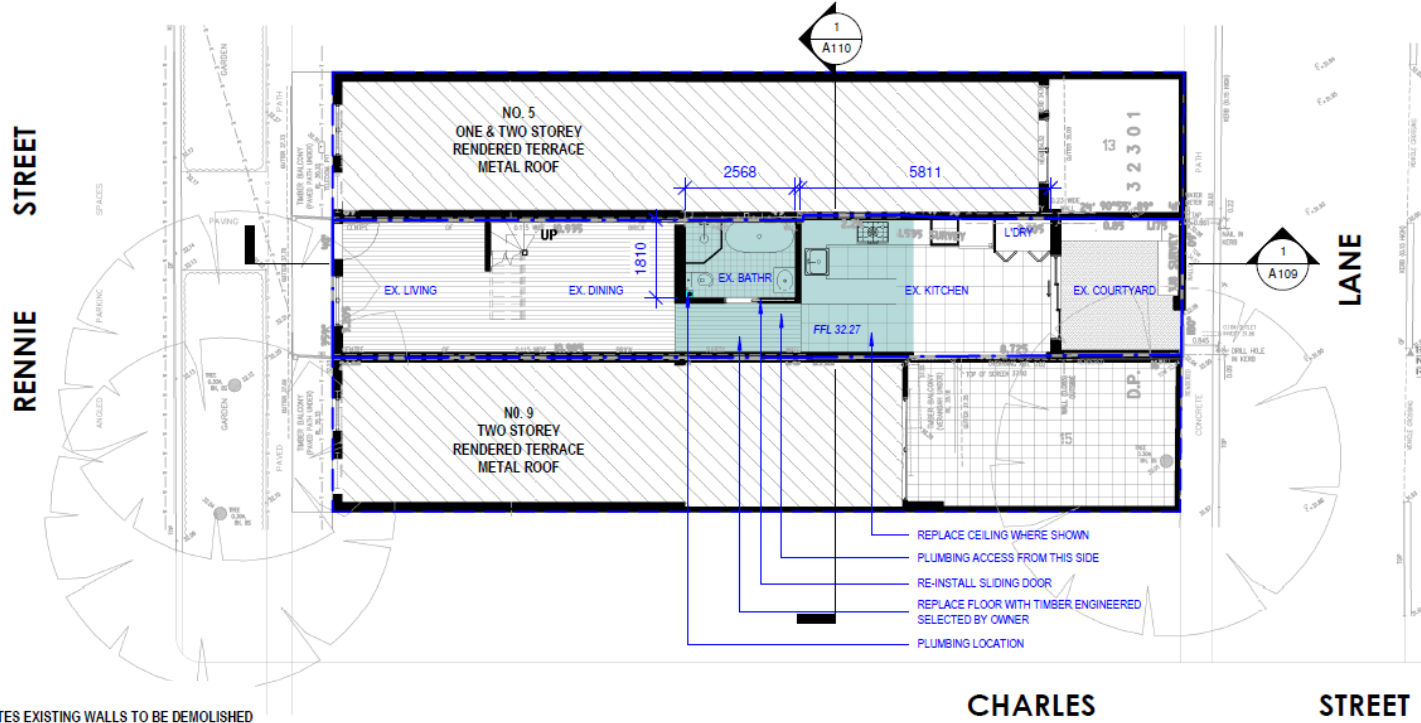


# Proposal



existing first floor plan

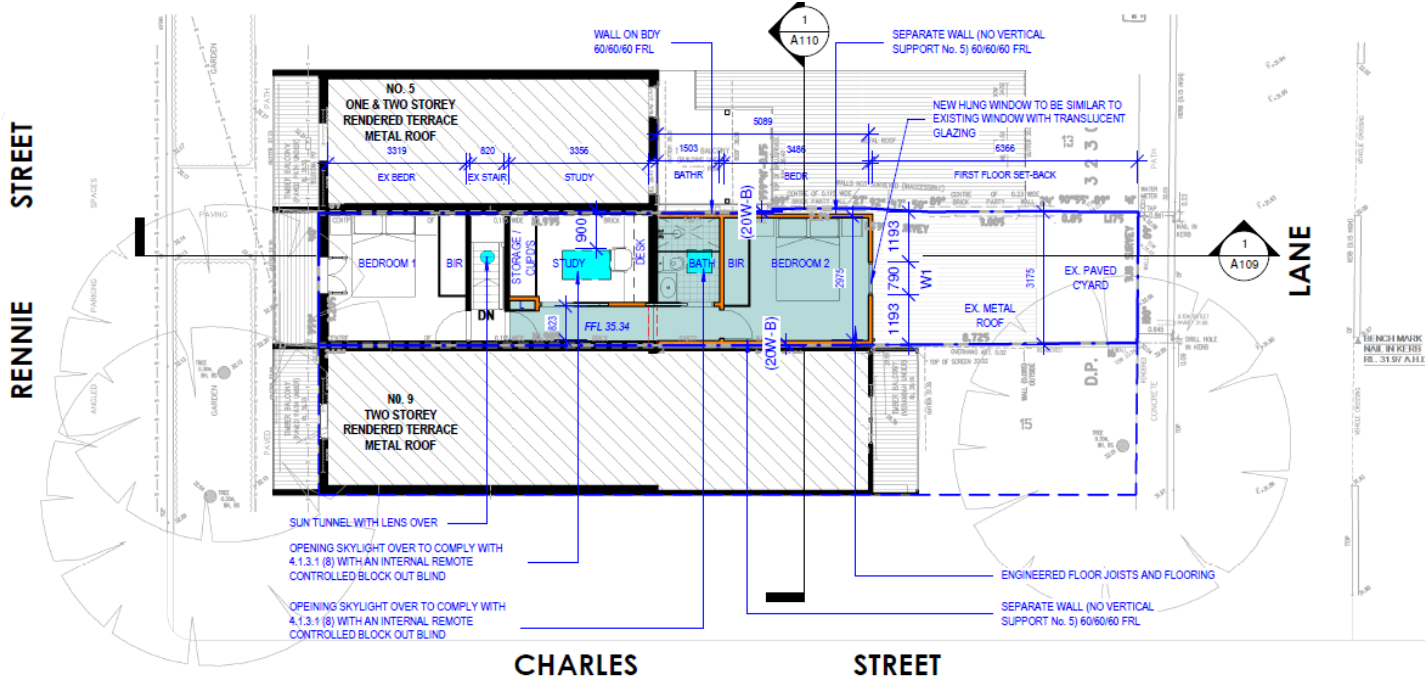
# Proposal



- LEGEND:**
- DENOTES EXISTING WALLS TO BE DEMOLISHED
  - DENOTES EXISTING WALLS TO BE MAINTAINED
  - DENOTES PROPOSED NEW WALLS
  - DENOTES PROPOSED AREA OF NEW WORKS

proposed ground floor plan

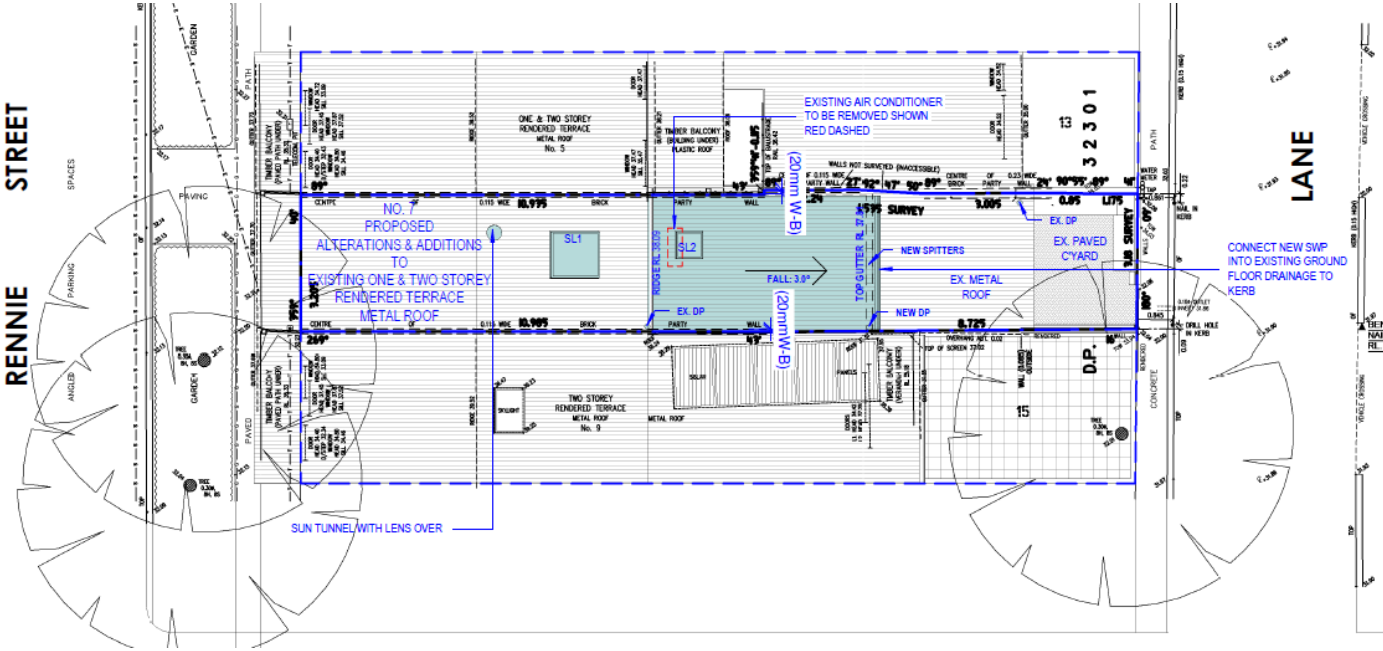
# Proposal



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proposed first floor plan

# Proposal



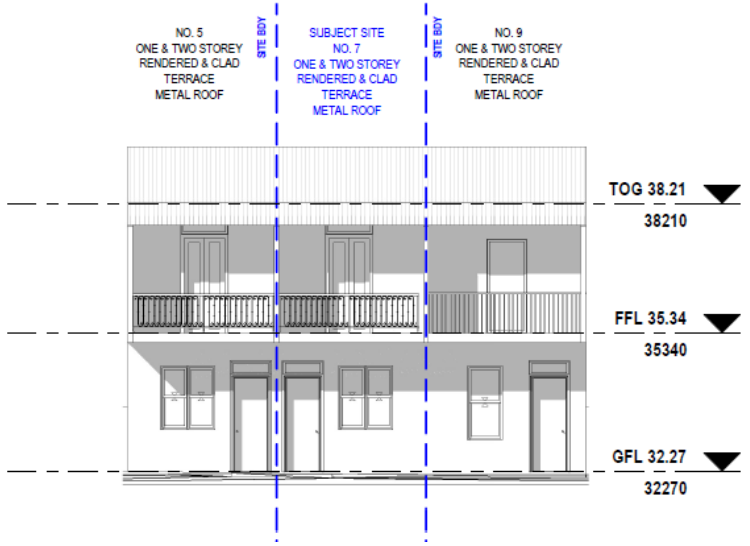
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proposed roof plan

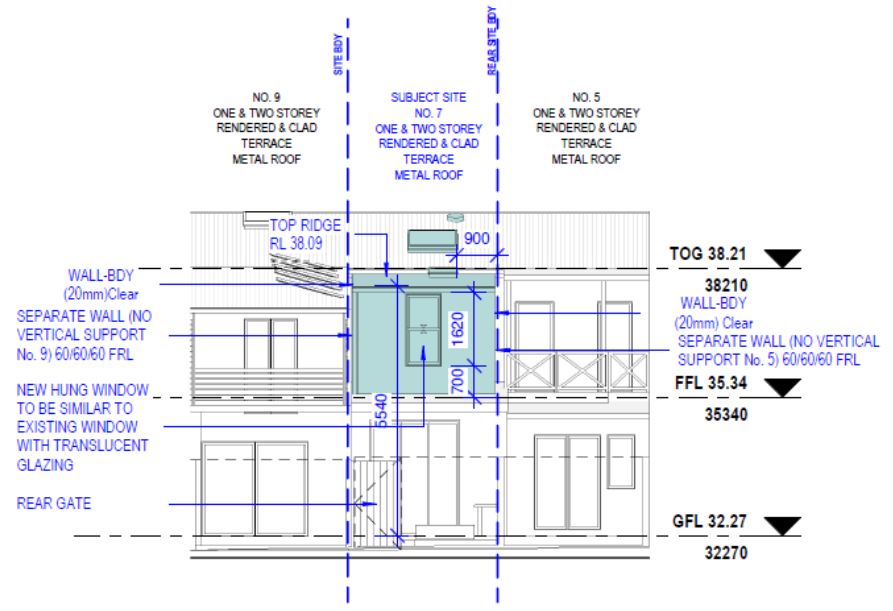
# Proposal

LEGEND:

DENOTES PROPOSED AREA OF NEW WORKS

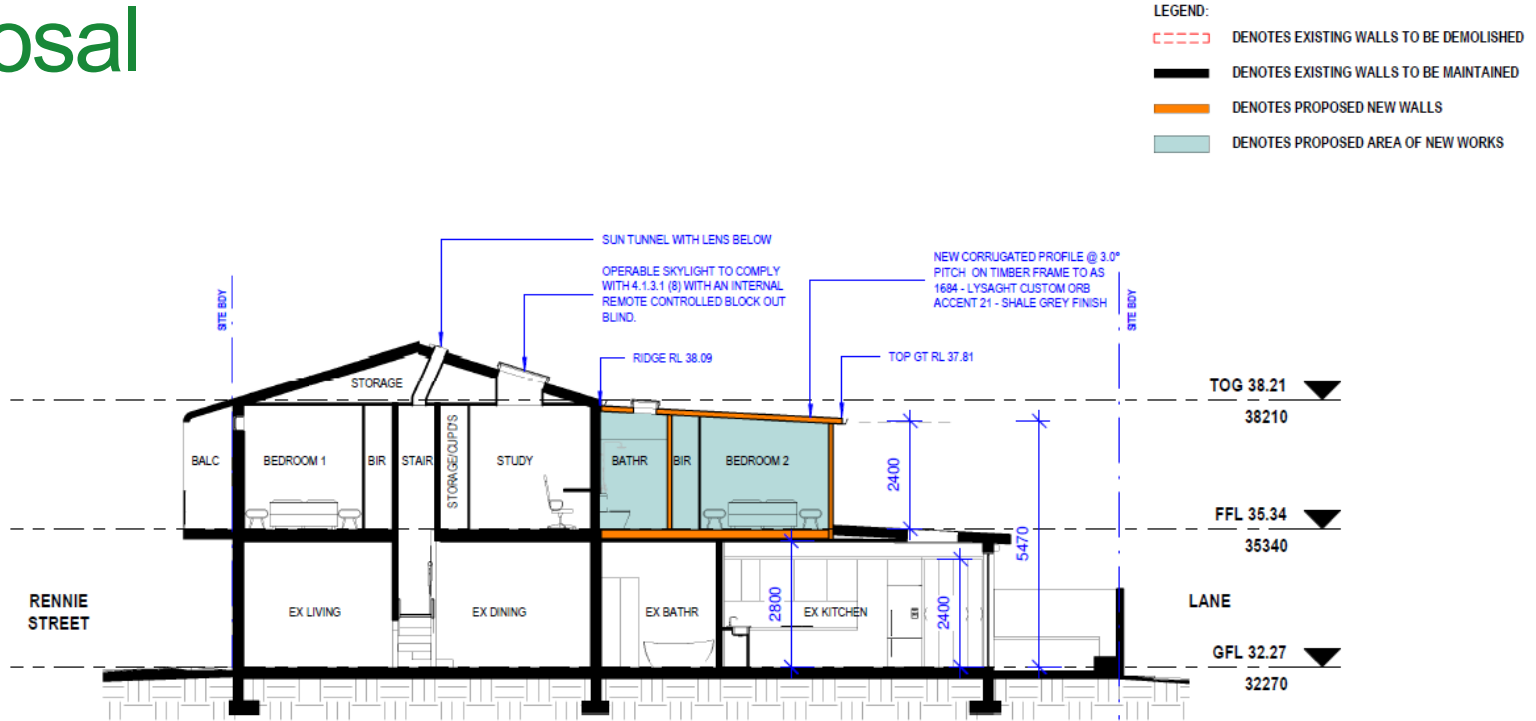


proposed west elevation (front)



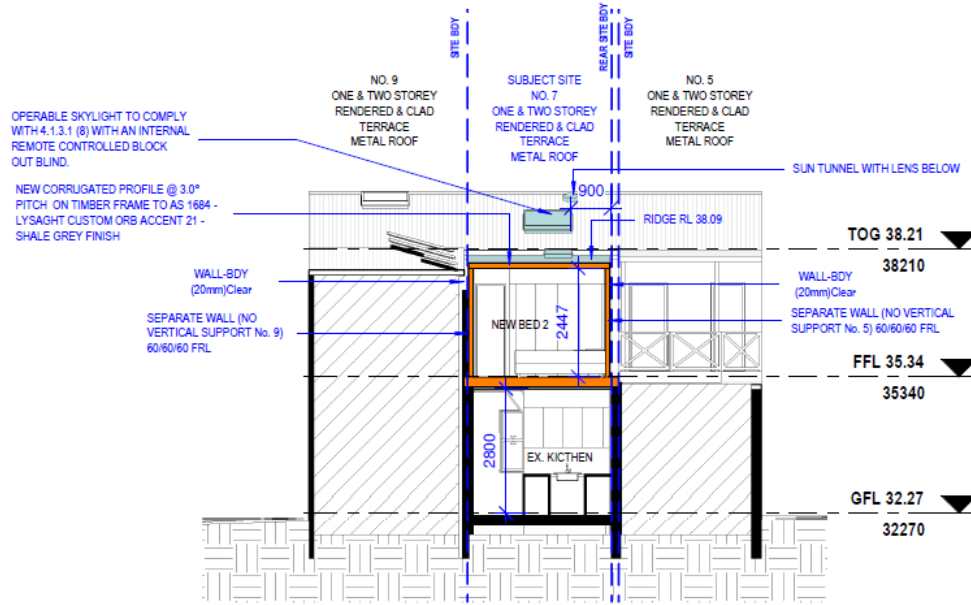
proposed east elevation (rear)

# Proposal



proposed section A

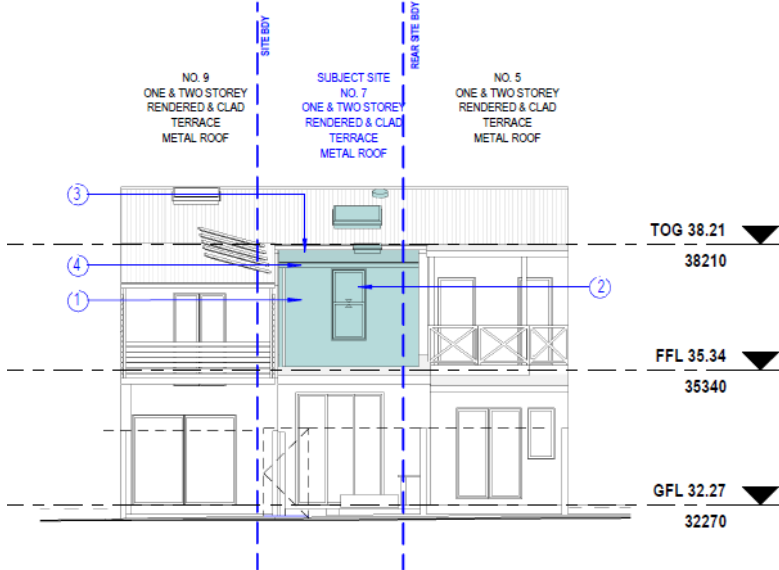
# Proposal



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proposed section B

# Materials



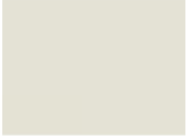
## MATERIALS & FINISHES



1. DULUX LOW SHEEN ACRYLIC - COLORBOND SHALE GREY



3. CORRUGATED PROFILE - CUSTOM ORB ACCENT 21 - SHALE GREY FINISH



SURFMIST®

2. HUNG WINDOW - SURFMIST.



4. FASCIA BOARD - SHALE GREY. "COLORBOND"

proposed materials and finishes



# Compliance with key LEP standards

	control	proposed	compliance
height	9m	7.25m	yes
floor space ratio	1:1 (GFA 63.5sqm)	existing = 1.16:1 (GFA 73.6sqm)  proposed = 1.43:1 (GFA 90.7sqm)	no – clause 4.6 variation request supported
heritage	not a heritage item Rennie and Mount Street heritage character area		yes

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	2 storeys	yes
building setback	relate to established pattern of adjoining terraces within heritage conservation area	rear first floor setback - 6.36m  (no change to existing ground floor rear setback)	yes
solar access	min. 2 hours solar access to site and neighbouring sites at mid-winter (1sqm living room windows and 8sqm private open space)	no additional overshadowing impact	acceptable

# Issues

- non-compliance with floor space ratio standard
- rear setback
- overshadowing

# Floor space ratio

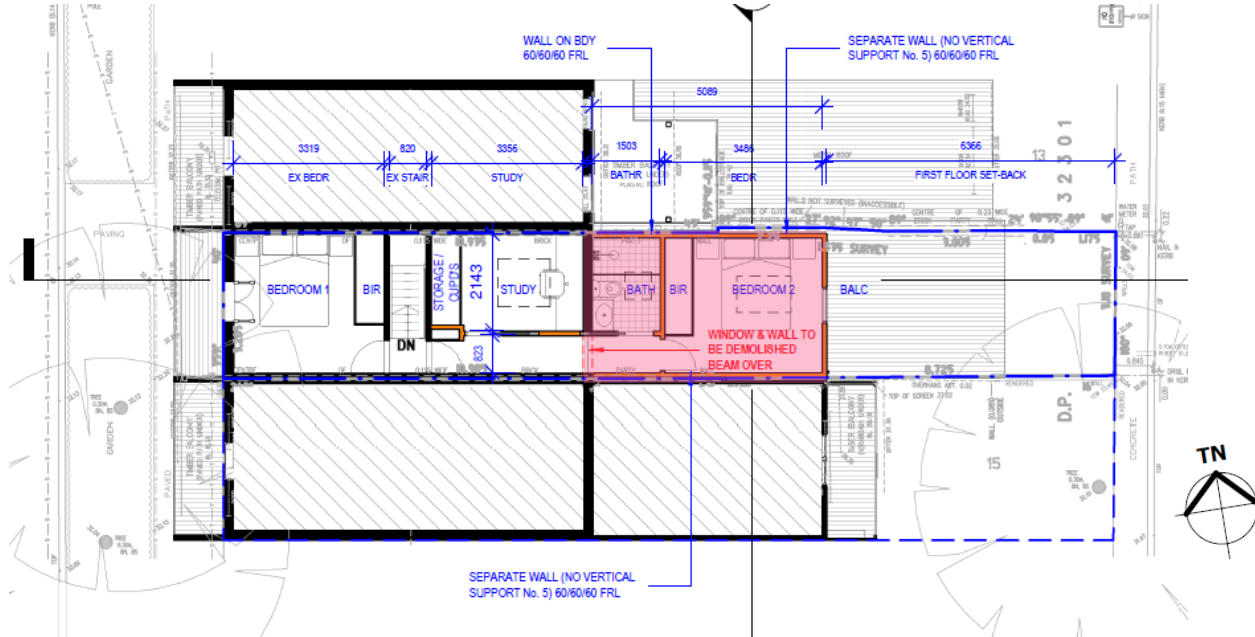
- non-compliance with 1:1 FSR control, proposed FSR 1.43:1
- existing non-compliance of FSR 0.16:1 (existing exceedance of 10.1sqm)
- proposed additional FSR 0.27:1 (GFA of 17.1sqm)
- clause 4.6 variation request supported
- no significant adverse overshadowing, heritage, privacy, views or other environmental impacts arising from non-compliance

# Floor space ratio

existing FSR 1.16:1  
(GFA 73.6sqm)

proposed FSR 1.43:1  
(GFA 90.7sqm)

additional FSR of 0.27:1  
(GFA 17.1sqm)

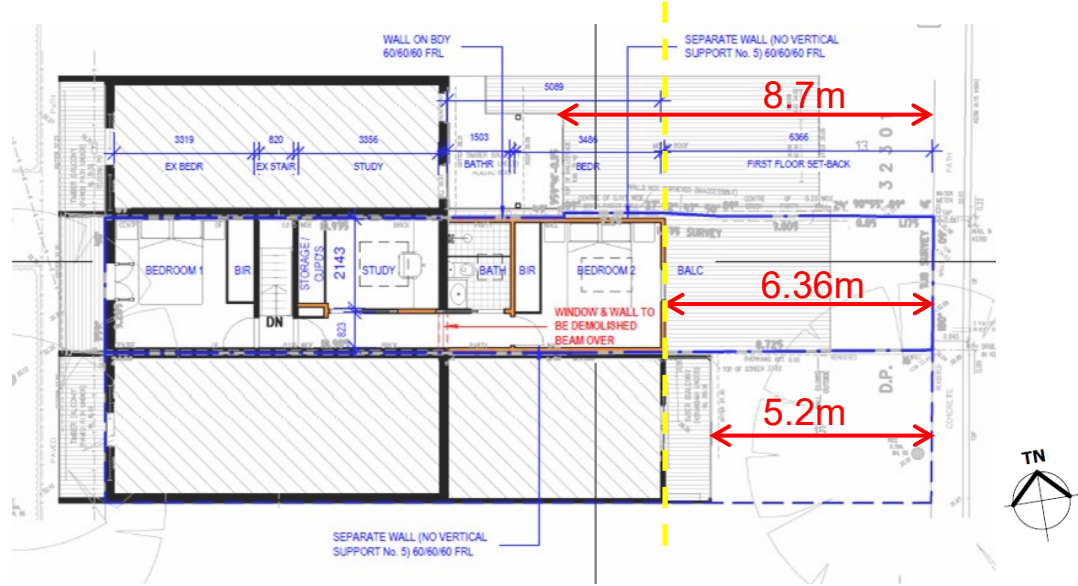


proposed first floor plan

# Rear setback

- existing terrace row does not have a consistent rear setback at ground or first floor levels
- existing first floor rear setback of:
  - 4.3m to 8.5m provided to Nos. 1, 3 and 5 Rennie Street
  - 5.2m to Nos. 9 and 11 Rennie Street (to external face of balconies)
- proposal is commensurate with existing development pattern of southern terraces

# Rear setback



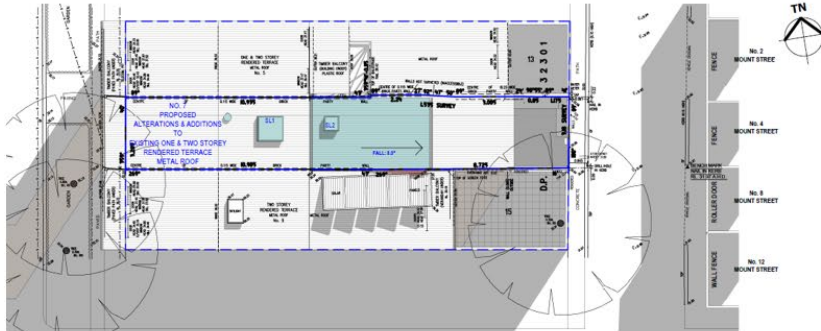
inconsistent first floor rear setback  
proposed addition aligns with Nos. 9 and 11 Rennie Street

# Overshadowing

- overall negligible overshadowing impacts resulting from proposal
- existing site and neighbouring dwellings do not receive min. 2 hours during mid-winter to open space or living room windows
- proposal complies with DCP - does not result in additional shadows to open space or living room windows to site or neighbouring dwellings
- maintains existing direct sunlight of 1 hour to 8sqm of open space to 9 Rennie Street between 11.00am to 12.00pm



# Overshadowing



9.00am



11.00am



10.00am

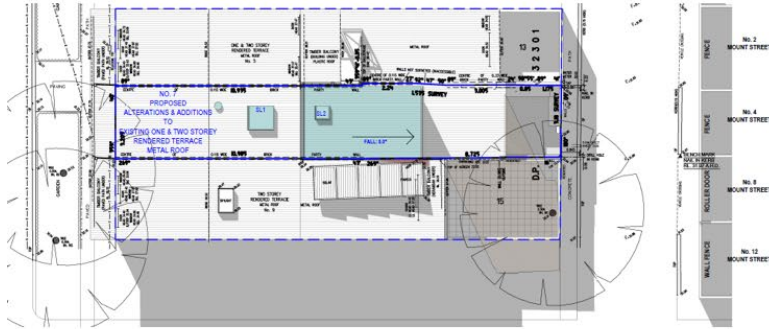


12.00pm

- LEGEND:**
- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
  - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
  - DENOTES AREA OF EXISTING SHADOW OF No. 7 RENNIE ST
  - DENOTES AREA OF PROPOSED ADDITIONS & ALTERATIONS
  - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW

proposed shadow diagrams

# Overshadowing



1.00pm



2.00pm



3.00pm

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proposed shadow diagrams

# Recommendation

- approval subject to conditions