

Local Planning Panel

3 July 2024

Application details

355-357 Liverpool Street, Darlinghurst

D/2024/230

Applicant: X.PACE Design Group PTY LTD

Owner: GUMBLE PTY LTD

Architect: X.PACE Design Group PTY LTD

Planning: GSA Planning

Heritage: Architectural Projects PTY LTD

Proposal

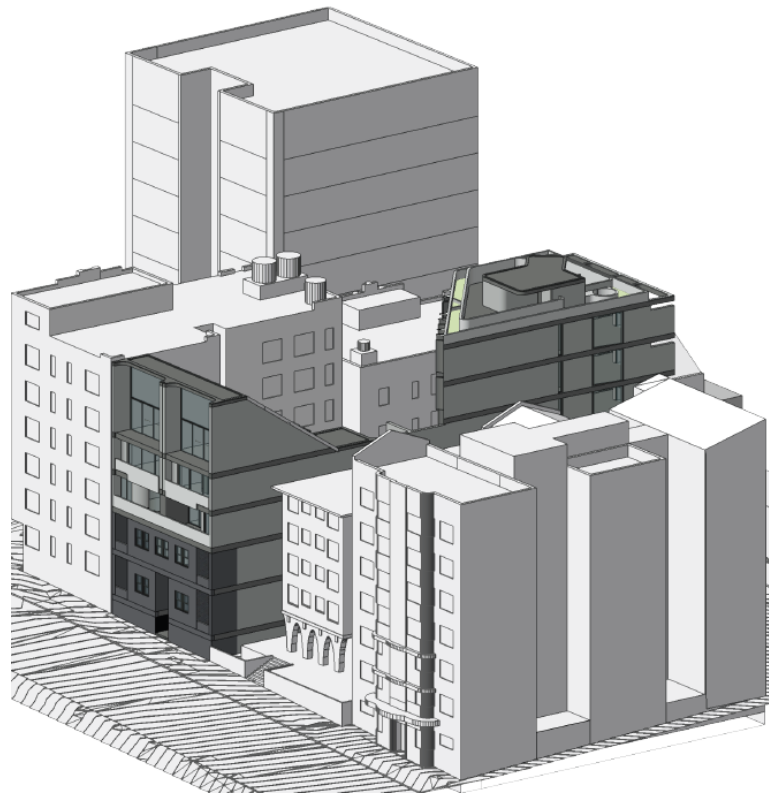
Demolition of existing 33-bedroom boarding house and construction of a new part-six and part-eight storey residential flat building comprising nineteen apartments, with associated waste areas and plant rooms, and a two-level basement for car parking and storage.

Substantial demolition of all structures – only front façade of the existing contributory building and balconies fronting Liverpool Street are to be retained

Recommendation

The application is recommended for refusal.

Proposal



Proposal



Notification

- exhibition period 11 April 2024 to 10 May 2024
- 847 owners and occupiers notified
- 34 submissions received



Submissions

Issues raised:

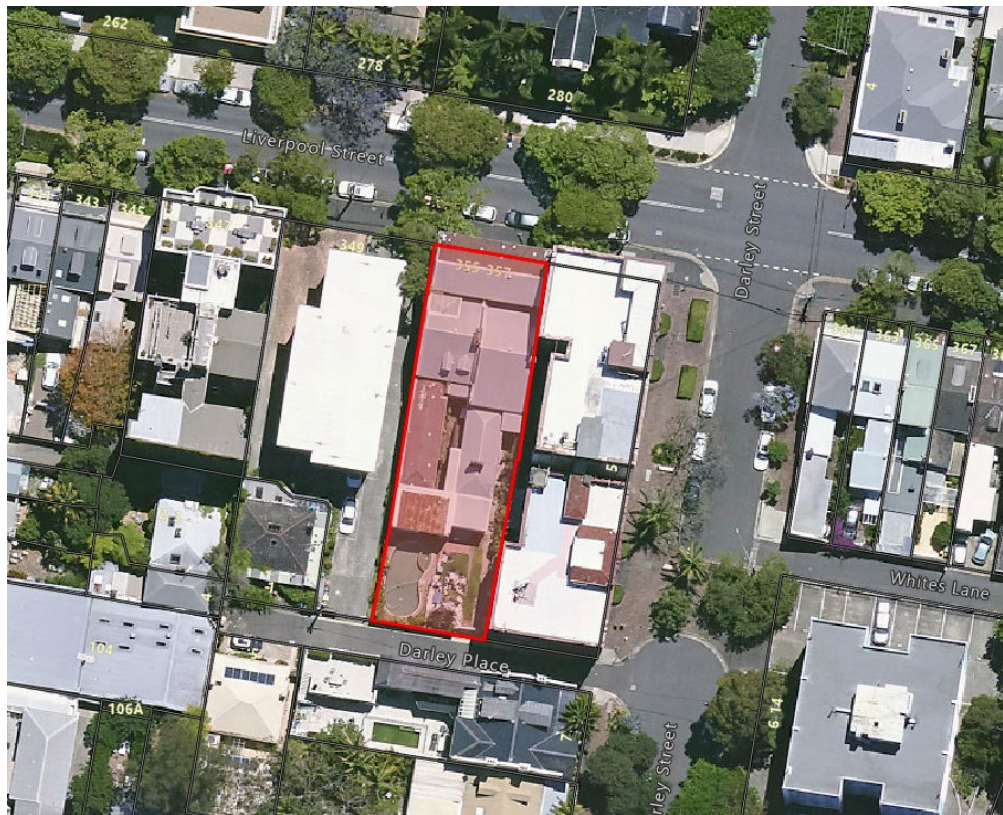
- loss of affordable housing
- height, bulk and scale
- overshadowing
- view loss
- heritage
- amenity
- excavation / construction impacts

Submissions



-  subject site
-  submitters

Site





front of site viewed from Liverpool Street



front of site looking south-east along Liverpool Street



looking south-west from the Liverpool Street and Darley Street intersection



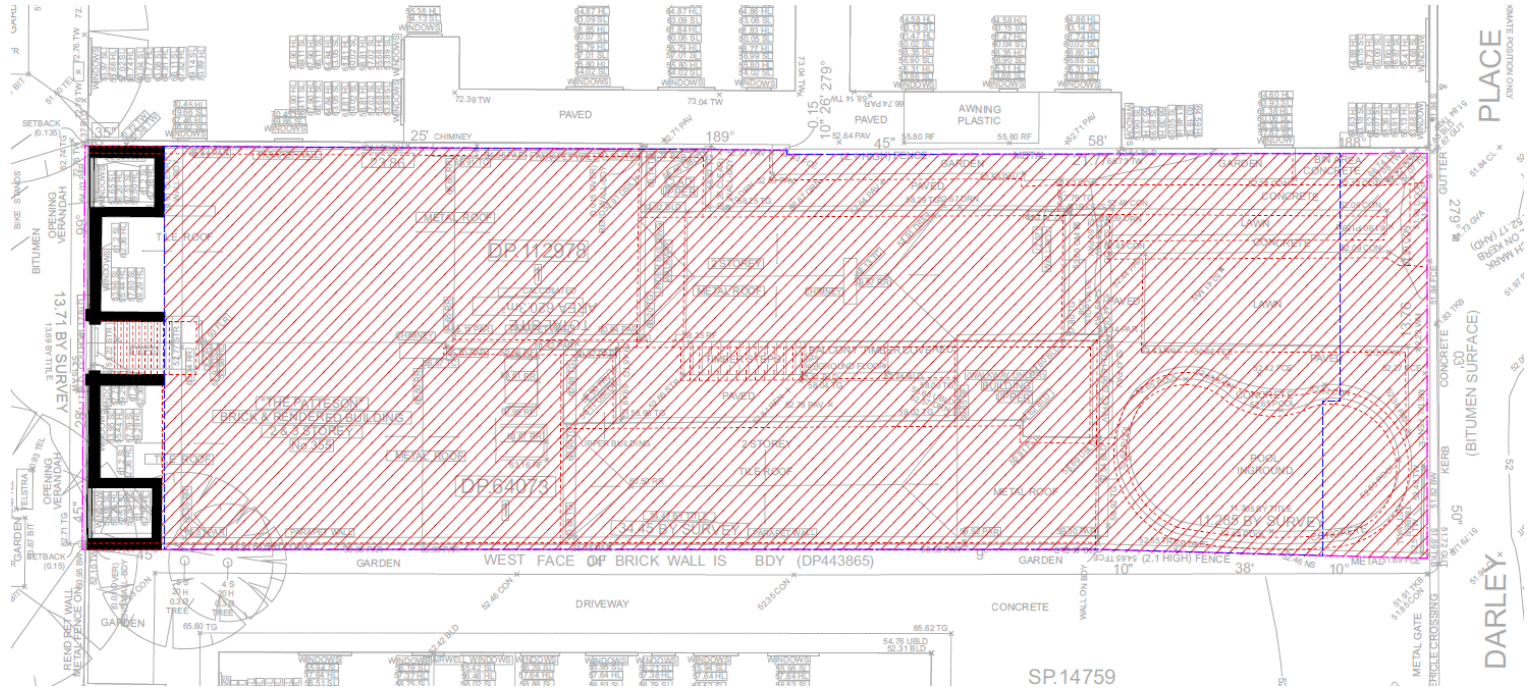
rear of site viewed from Darley Place and rear setback



rear of site looking south (left) and west (right) from rear setback

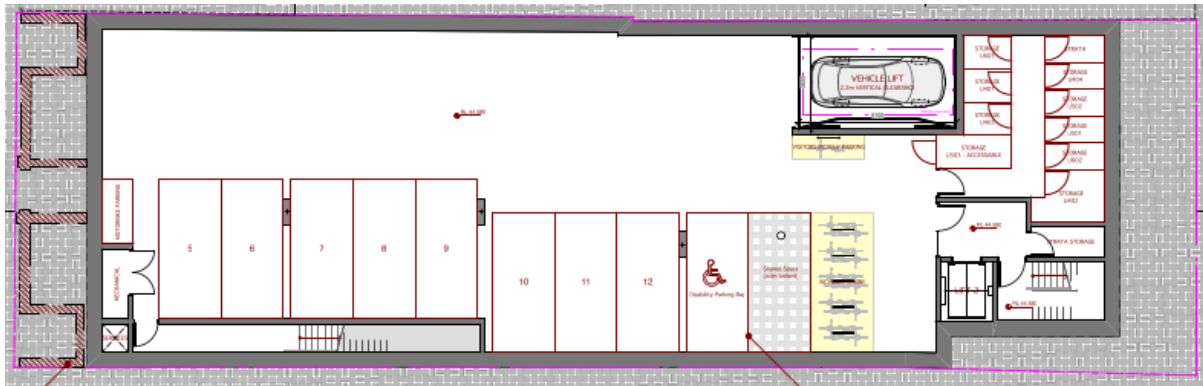
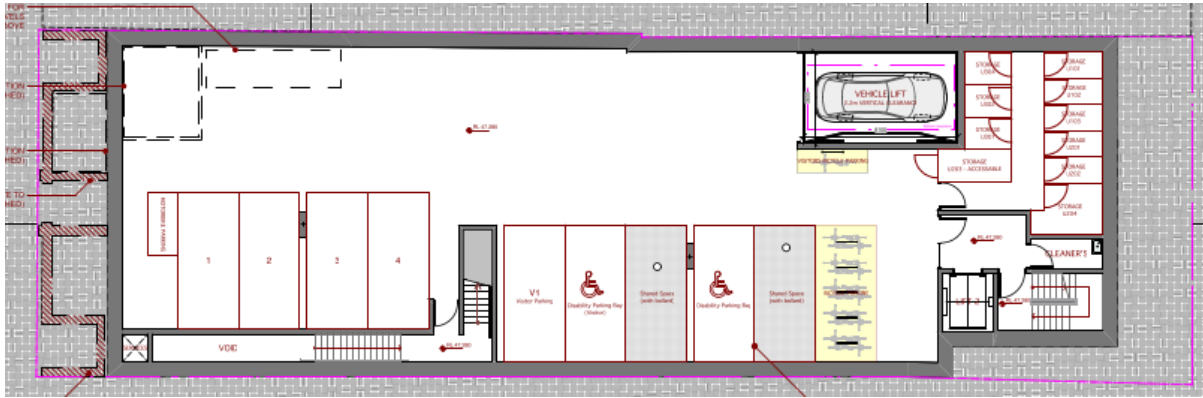


Looking north towards the rear setback of 349 Liverpool Street and the heritage item cottage of 1 Darley Place to the left

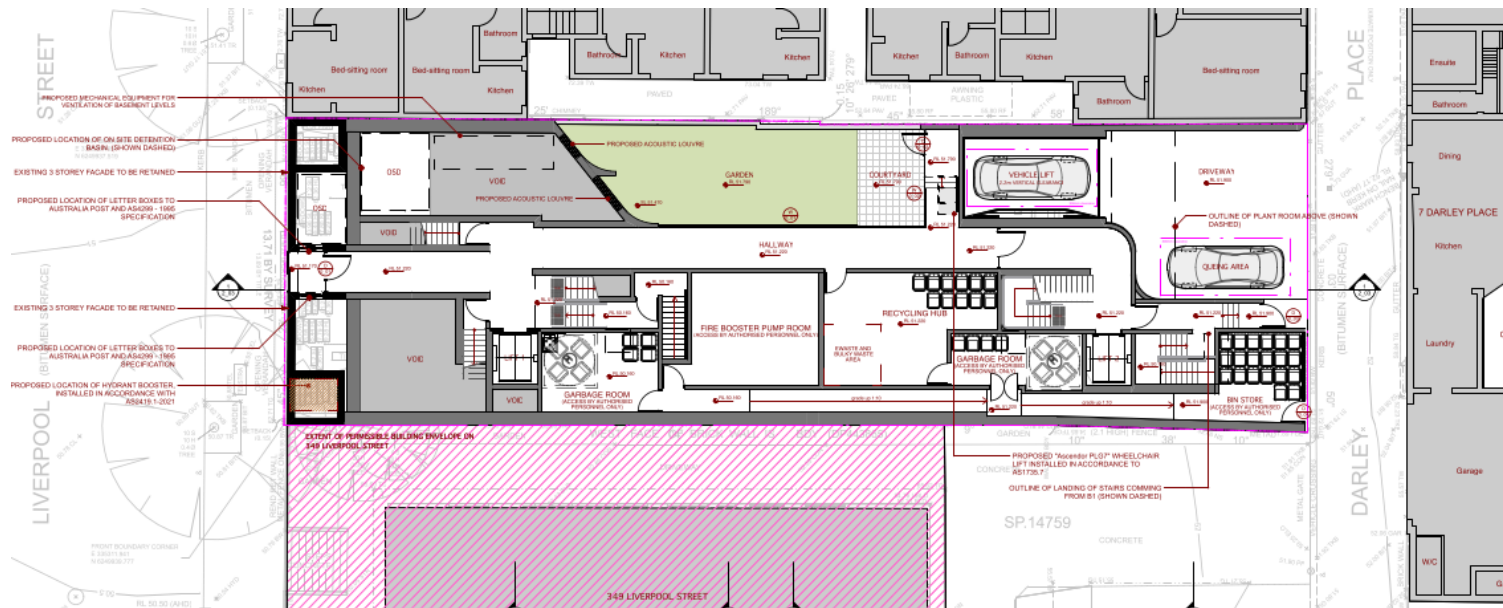


SP.14759

site demolition plan



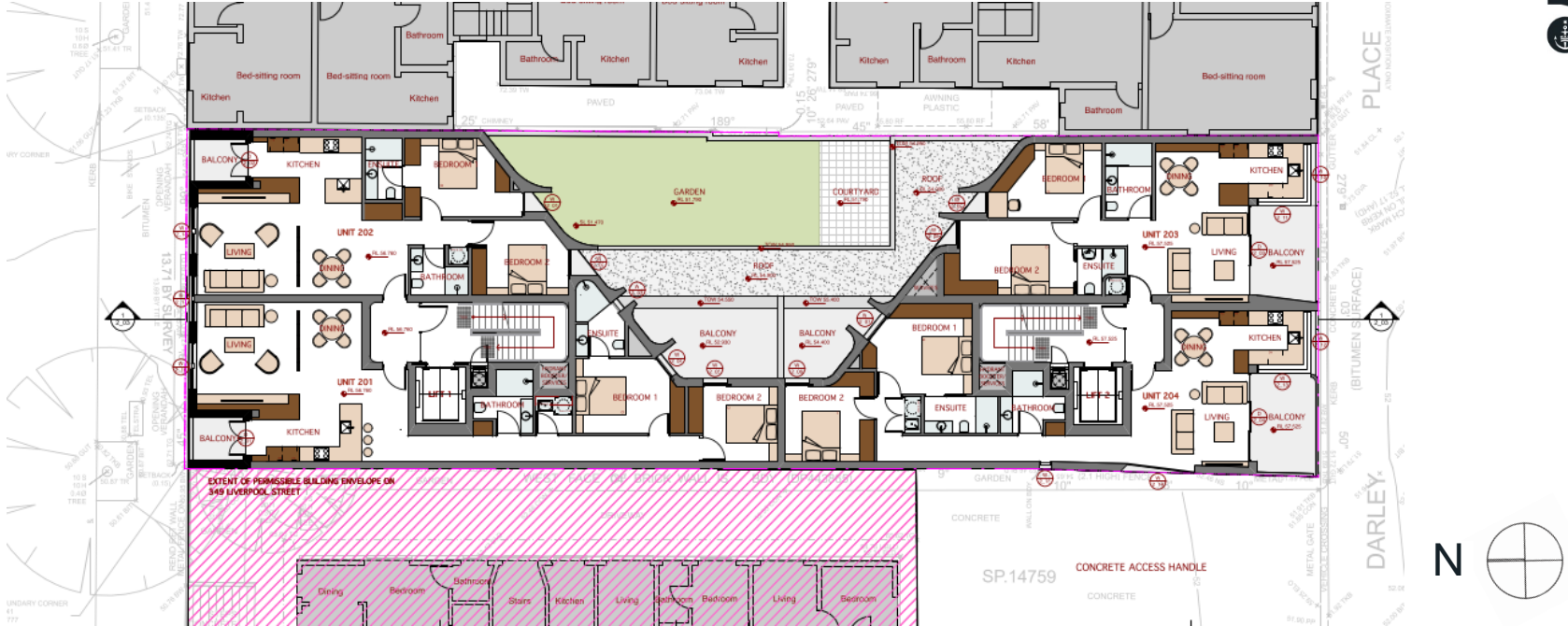
basement plans



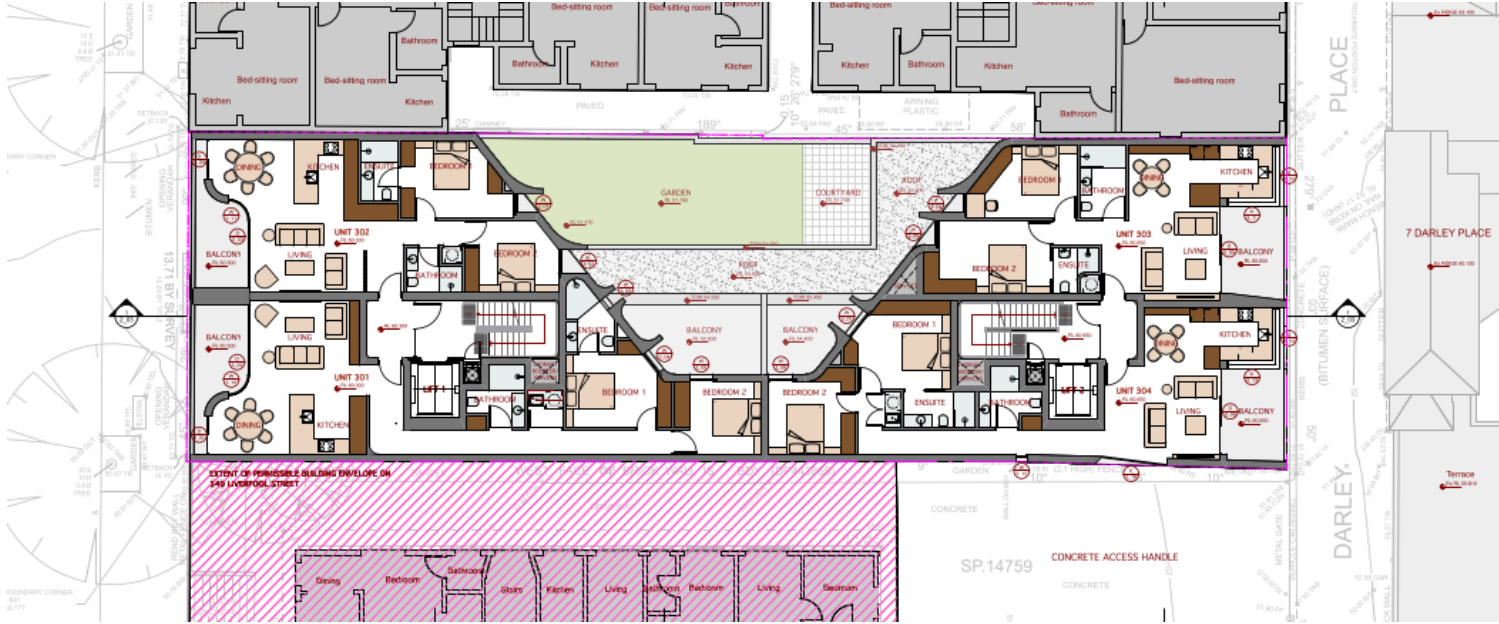
ground floor plan



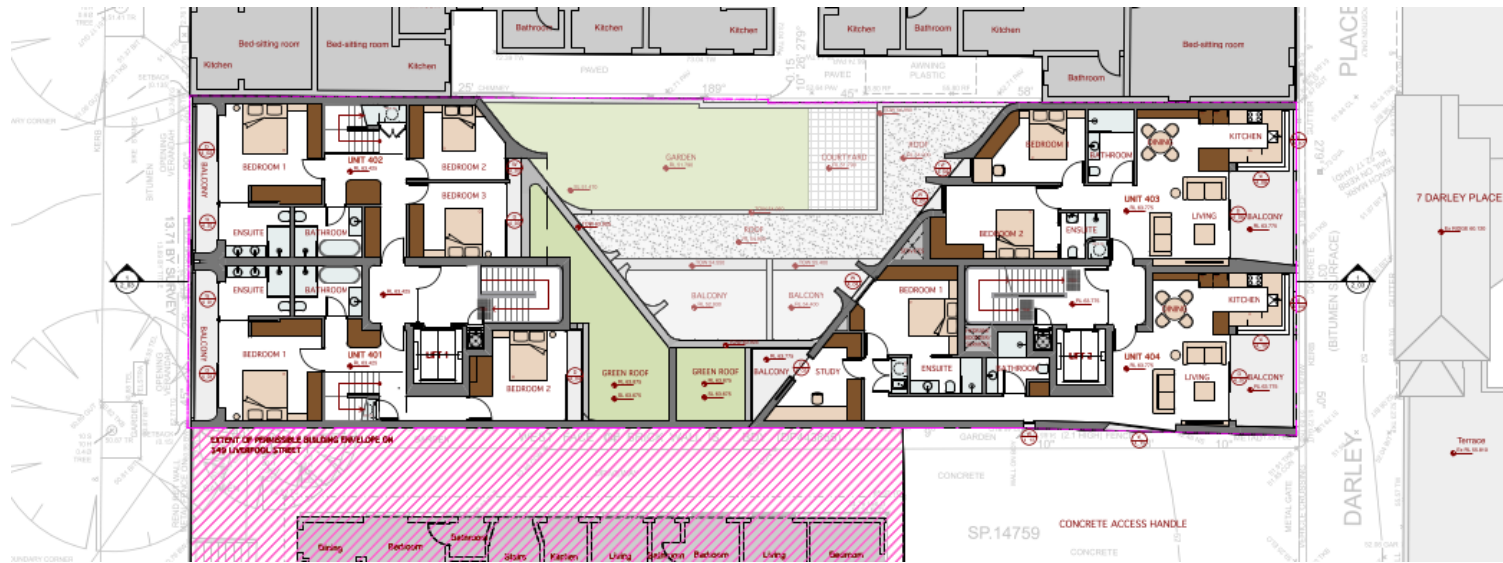
first floor plan



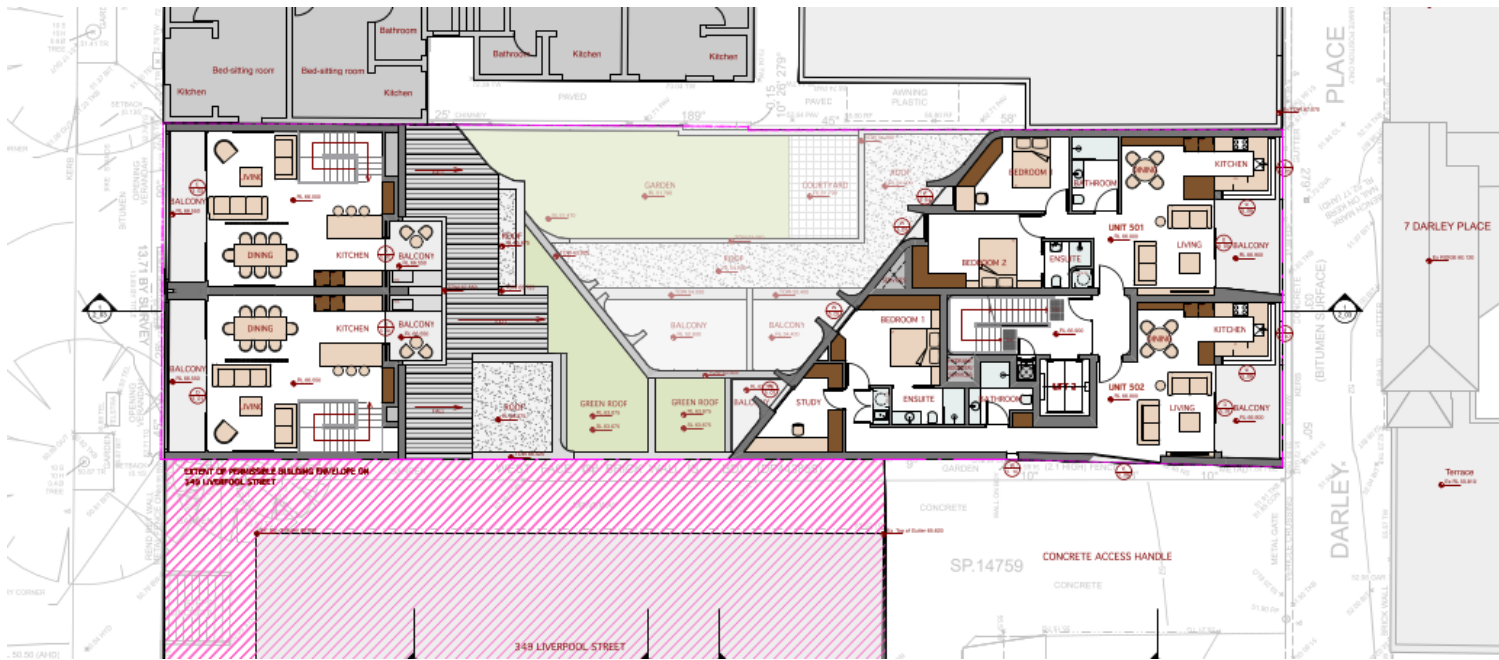
second floor plan



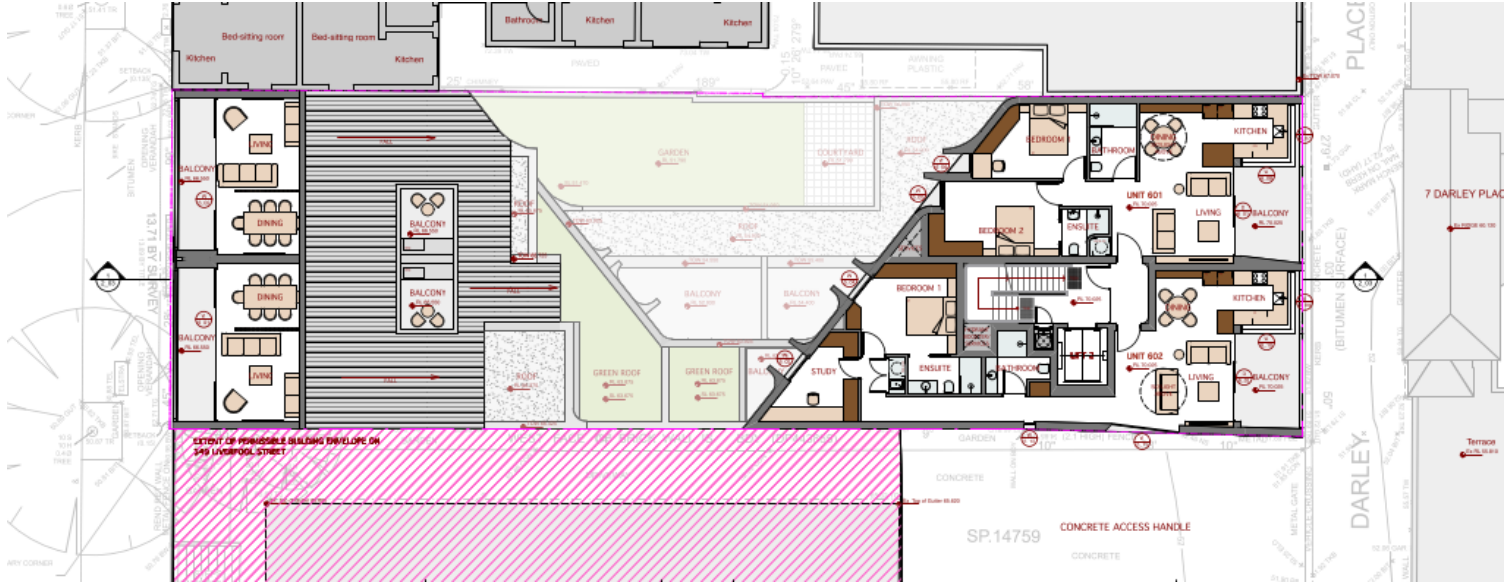
third floor plan



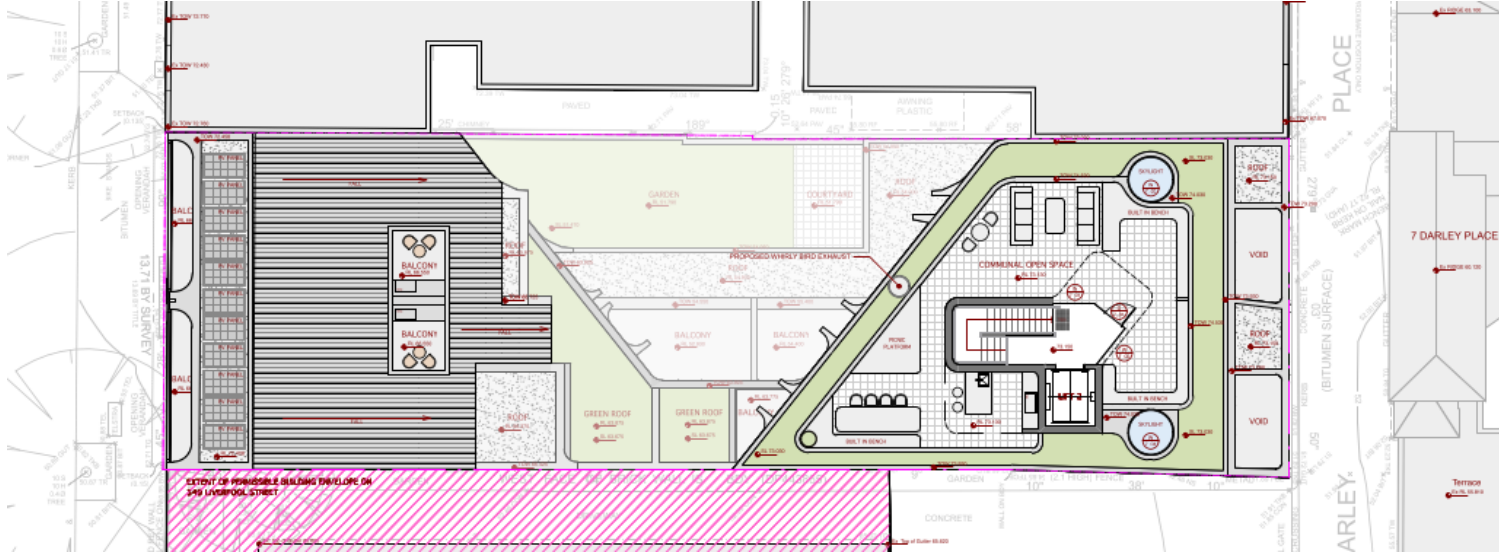
fourth floor plan



fifth floor plan



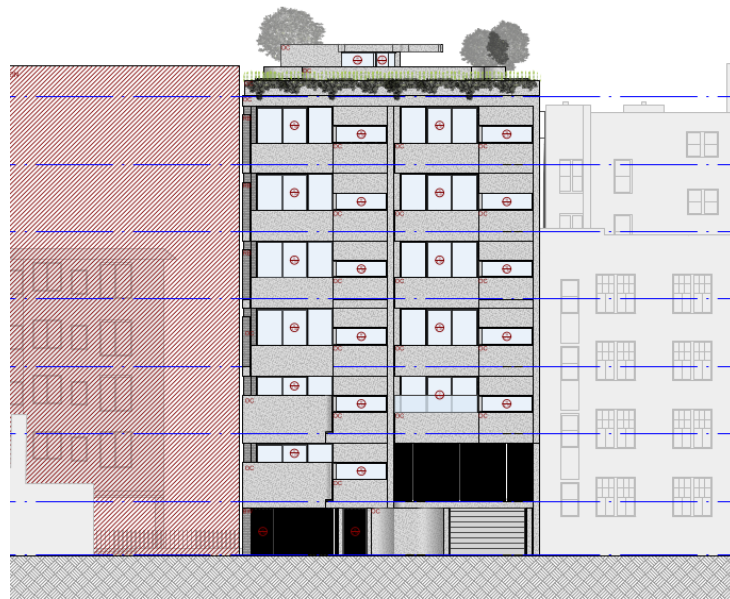
sixth floor plan



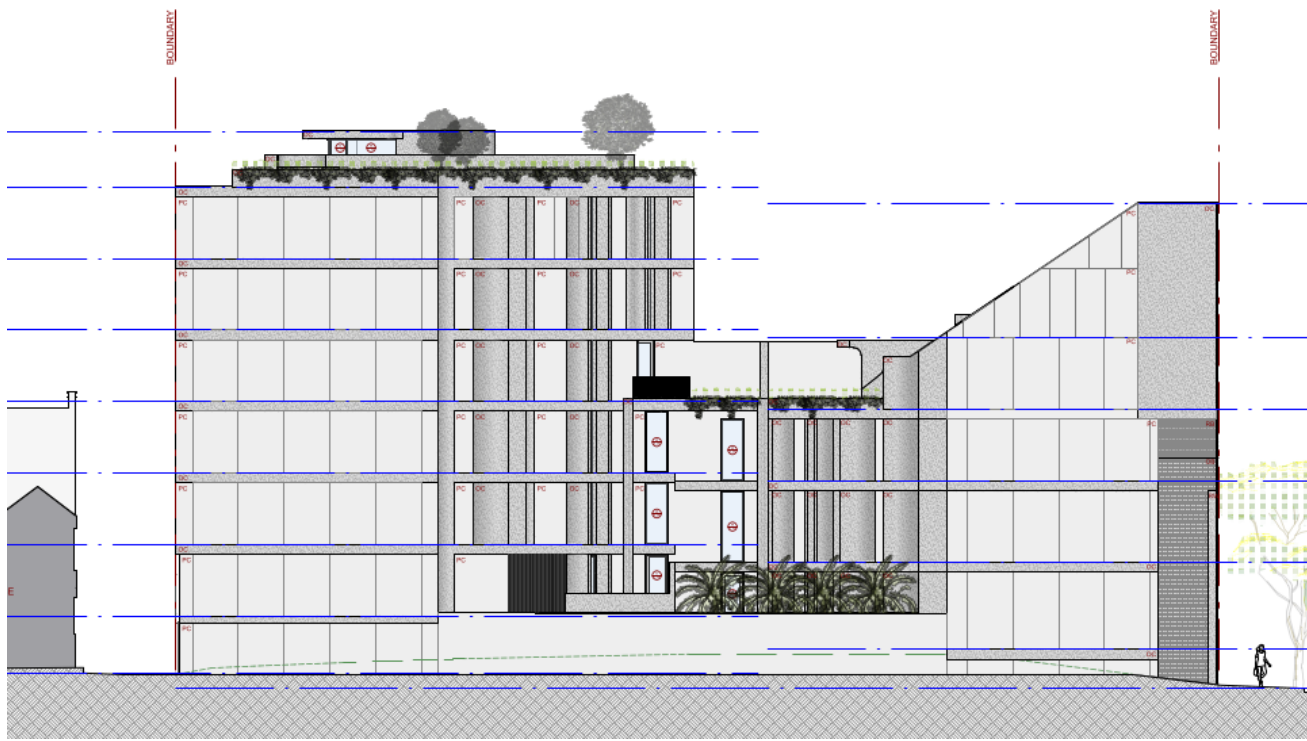
rooftop plan



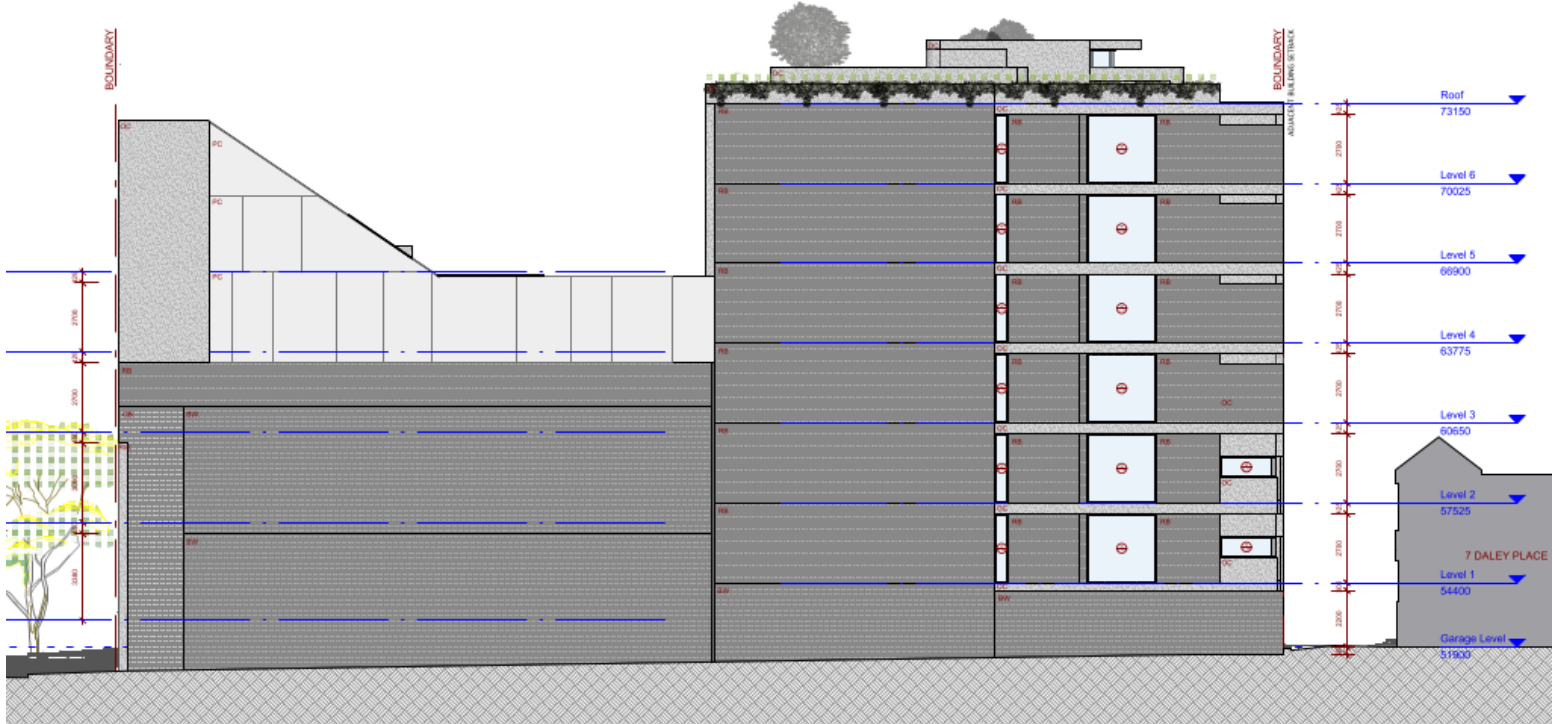
front elevation (Liverpool Street)



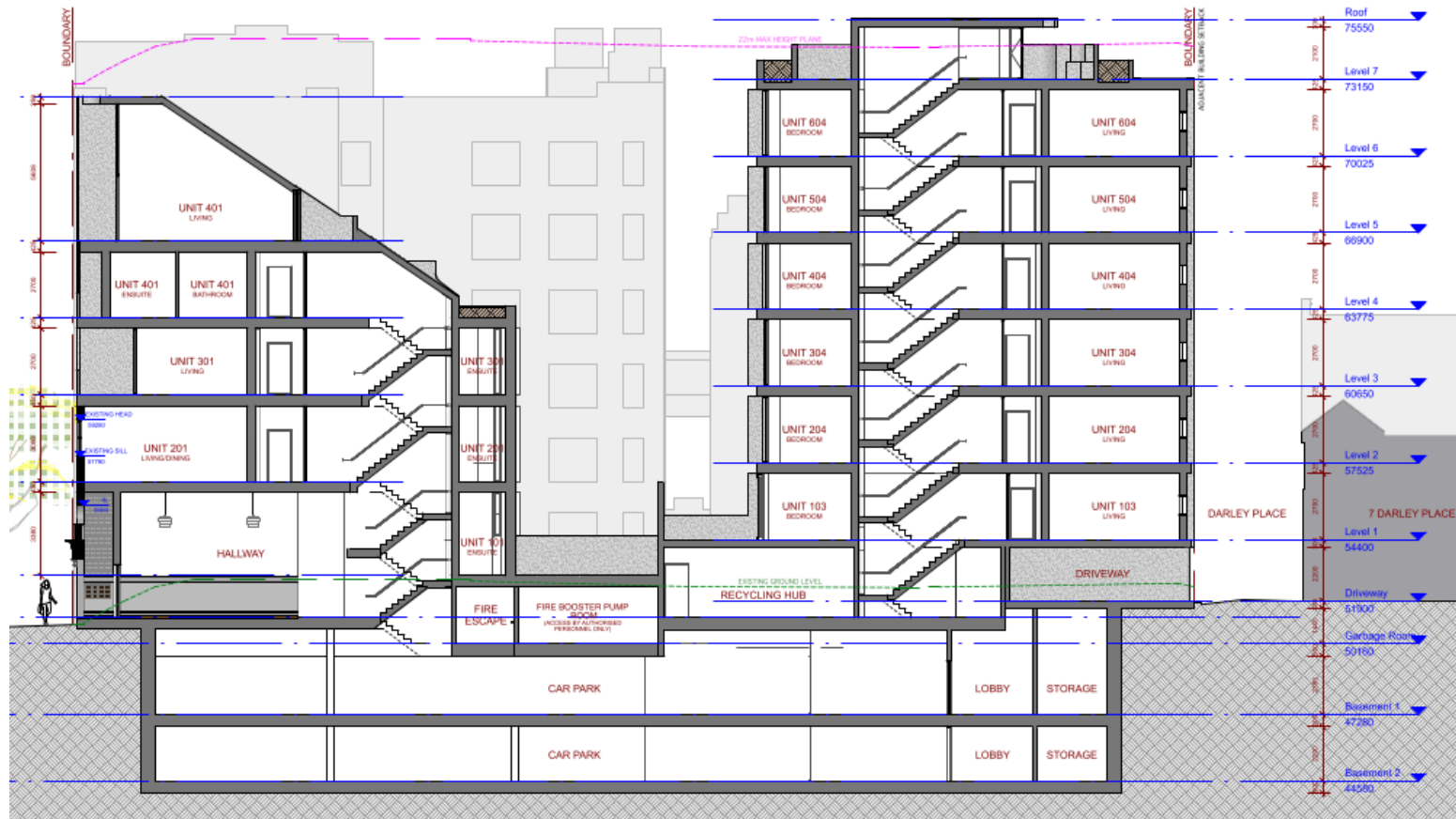
rear elevation (Darley Place)



side (east) elevation

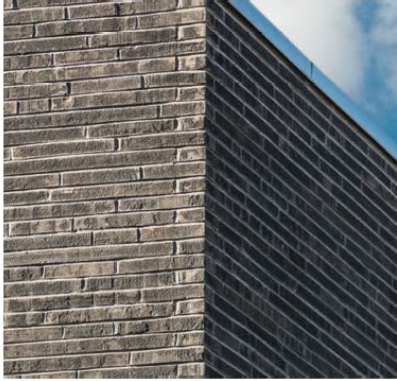


side (west) elevation



long section

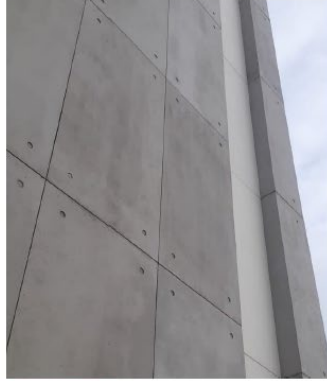
Materials



DARK ROMAN BRICK



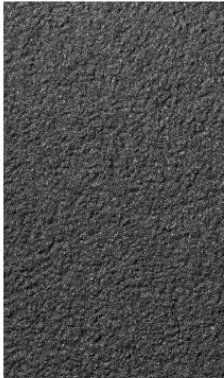
METAL ROOF PAINTED DARK GREY



PRECAST CONCRETE PANELS



OFF FORM CONCRETE



RENDERED FINISH PAINTED DARK GREY



DARK BRICK



GLASS BALUSTRADE

Compliance with key LEP standards

	control	proposed	compliance
height	22m	23.76m*	no
floor space ratio	3:1 (1,861sqm)	3.02:1 (1,875sqm)	no

** height may be greater due to uncertainty re 'existing ground level'*

Compliance with DCP controls

	control	Proposed	compliance
height in storeys	6 storey	8 storey	no
street frontage height	3 storey	6 storey	no
tree canopy	15% within 10 years of completion	0%	no
deep soil	10% of site area	0%	no

Compliance with ADG

	control	proposed	compliance
2 hours solar	70%	63%	no
maximum no sunlight	15%	26%	no
cross vent	60%	window operability not depicted	unclear
deep soil	7%	0%	no

Compliance with ADG

	control	proposed	compliance
building separation	12m	0m	no
apartment size	2 beds with 2 bathrooms 75sqm	2 beds with 2 bathrooms 73sqm	no

Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	habitable 2.7m non-habitable 2.4m	habitable 2.7m non-habitable 2.4m	partial
communal open space	25%	24.7%	no
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	only 9 of the 19 apartments comply	no

Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 7 May 2024.

The panel raised the following concerns:

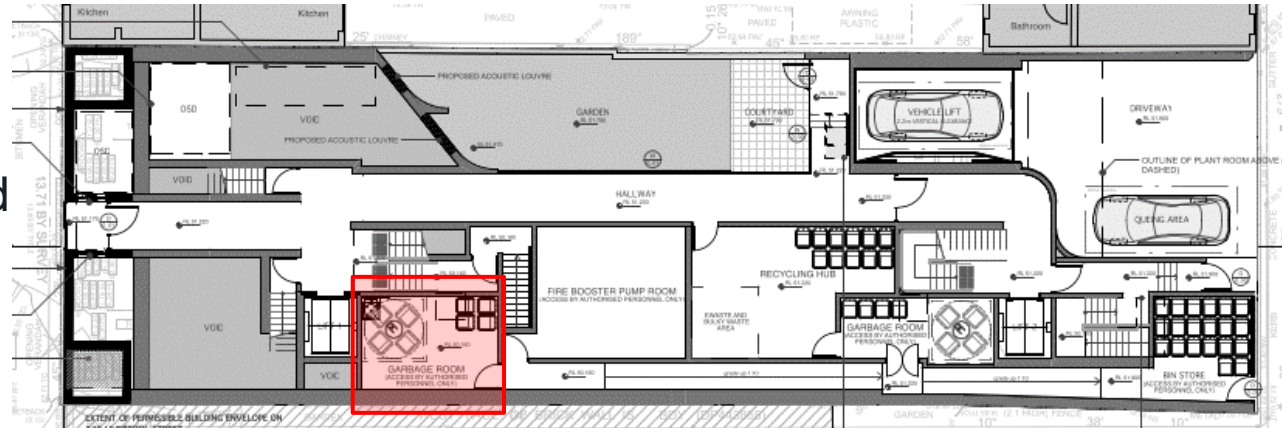
- excessive bulk and massing
- heritage impacts
- apartments provide inadequate amenity
- inadequate landscaping
- impact upon neighbours, including borrowed amenity across side boundary to the west

Issues

- loss of affordable rental accommodation
- no clause 4.6 – floor space ratio, apartment size, ceiling heights
- height, bulk and massing / site planning
- heritage impacts
- impact upon neighbours
- inadequate residential amenity
- excavation

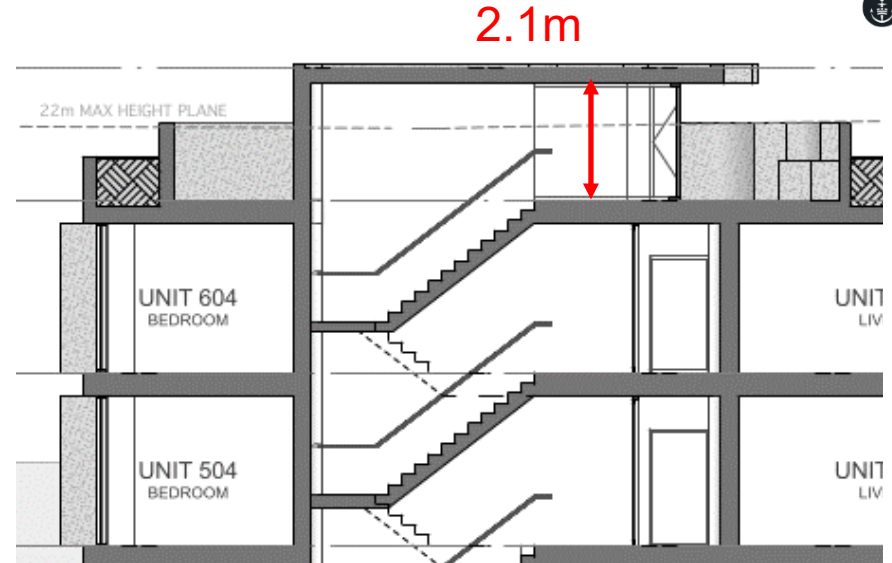
Clause 4.6 – Floor Space Ratio

- FSR control 3:1
- proposed FSR = 3.02:1
- applicant has excluded ground floor waste room from GFA
- no Clause 4.6 submitted



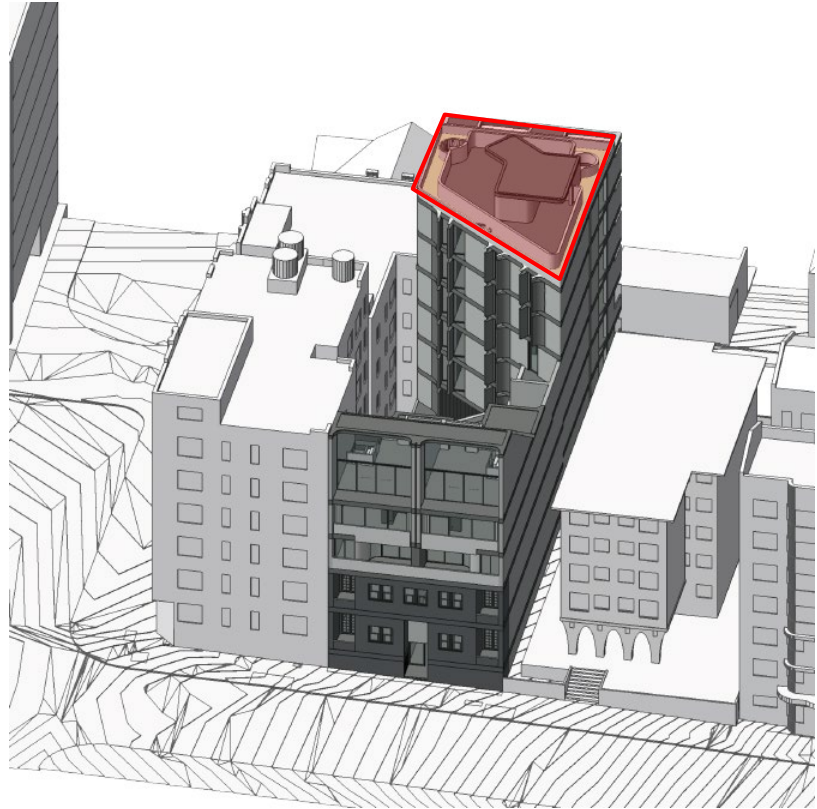
Clause 4.6 – Ceiling Height & Apartment Size

- ADG ceiling heights and apartment size are development standards (Cl.148 of Housing SEPP)
- 2-bed apartments with 2 bathrooms measuring less than 75sqm
- ceiling heights of non-habitable areas measure less than 2.4m
- no clause 4.6 submitted for either standard



Height, Bulk and Massing

- non-compliant with LEP 22m height
- excessive bulk and massing to Darley Place



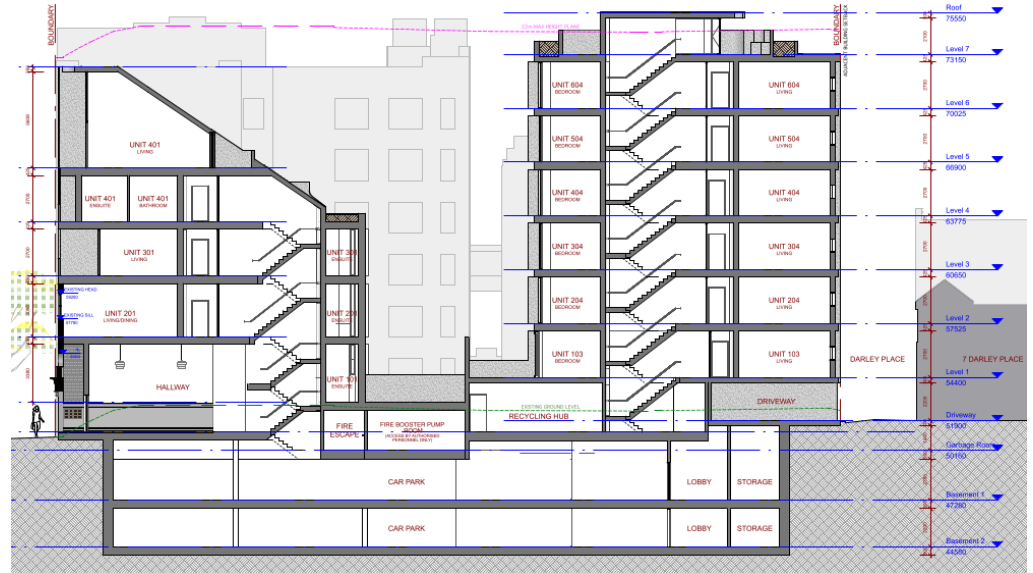
Height, Bulk and Massing

- overbearing impact upon limited retained fabric
- poor interface with Liverpool Street

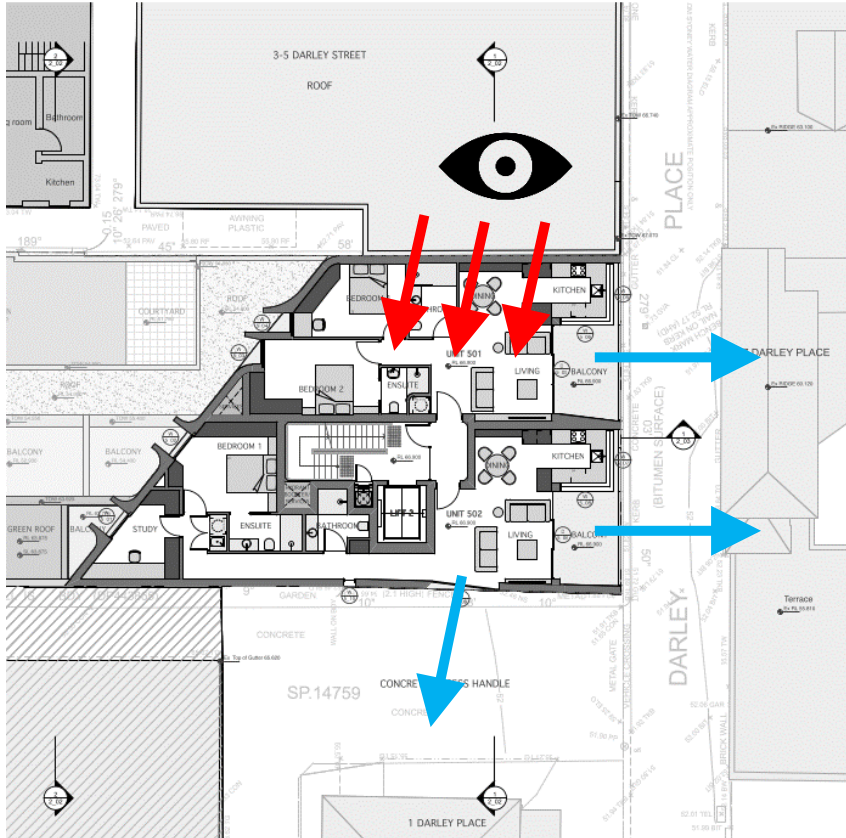



Site Planning


- full site coverage and excessive bulk and massing
- restricts landscaping and deep soil
- representative of overdevelopment



Impact Upon Neighbours

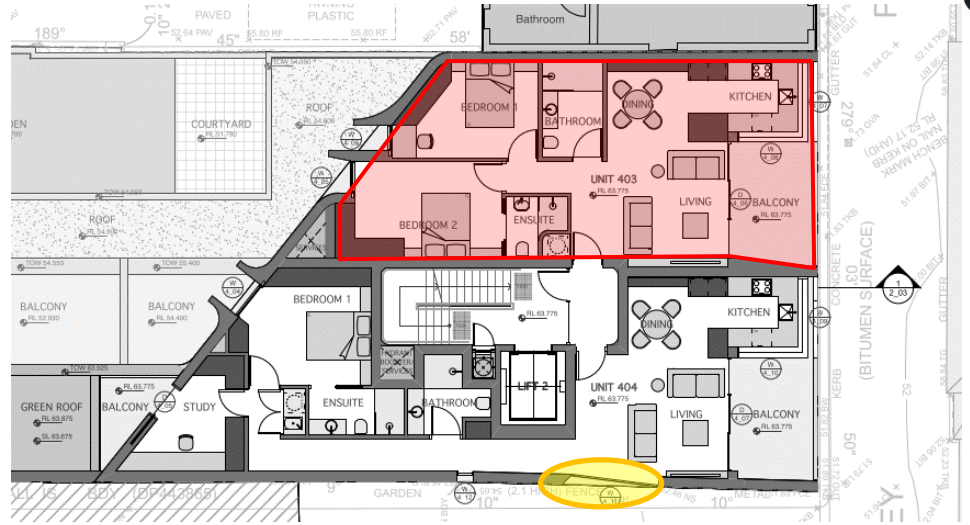




 potential view loss impacts

 potential overlooking impacts

Inadequate Residential Amenity - Solar

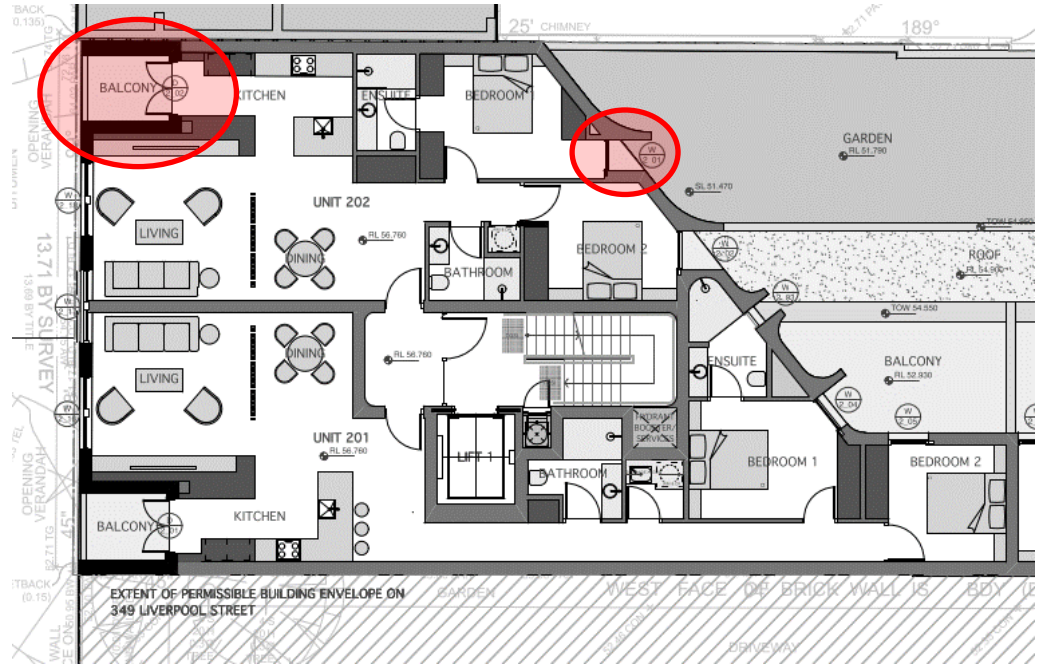
- 26% of apartments receive no sunlight
- only 47% of apartments achieve adequate solar
- several compliant apartments reliant upon living room window positioned on west boundary



-  apartments receive no sunlight
-  apartments reliant upon window on side boundary

Inadequate Residential Amenity

- undersized apartments
- undersized POS areas
- undersized living spaces
- constrained outlook from bedrooms



Excavation

- proposed excavation across near full extent of site for 2-level basement
- adjacent to heritage items and adjoining properties
- no structural report provided
- Geotech Report inadequate

Recommendation

- refusal