

Local Planning Panel

Wednesday 14 August 2024

Application details

104 Pitt Street, Redfern

D/2023/1179

Applicant: *Craft Architecture Sydney*

Owner: Alexander Cox

Architect: *Craft Architecture Sydney*

Heritage Architect: *Edwards Heritage Consultants*

Proposal

Alterations and additions to an existing terrace house:

- partial demolition of existing structures
- ground floor extension for the living area (approx. 11.5sqm)
- new upper floor western facade glazing
- new planter bed adjacent to upper floor deck

Recommendation

Approval - subject to conditions

Reason reported to LPP

Reported to the LPP for determination due to a non-compliance with the Floor Space Ratio (FSR) control

- existing building exceeds the FSR control
- development adds a further 11.5 sqm
- Cl.4.6 variation request is supported

Notification

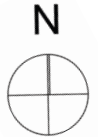
- exhibition period of 14 days – 11 January 2024 to 26 January 2024
- 46 owners and occupiers notified
- 1 submission of support was received from southern adjoining neighbour - 106 Pitt Street, Redfern

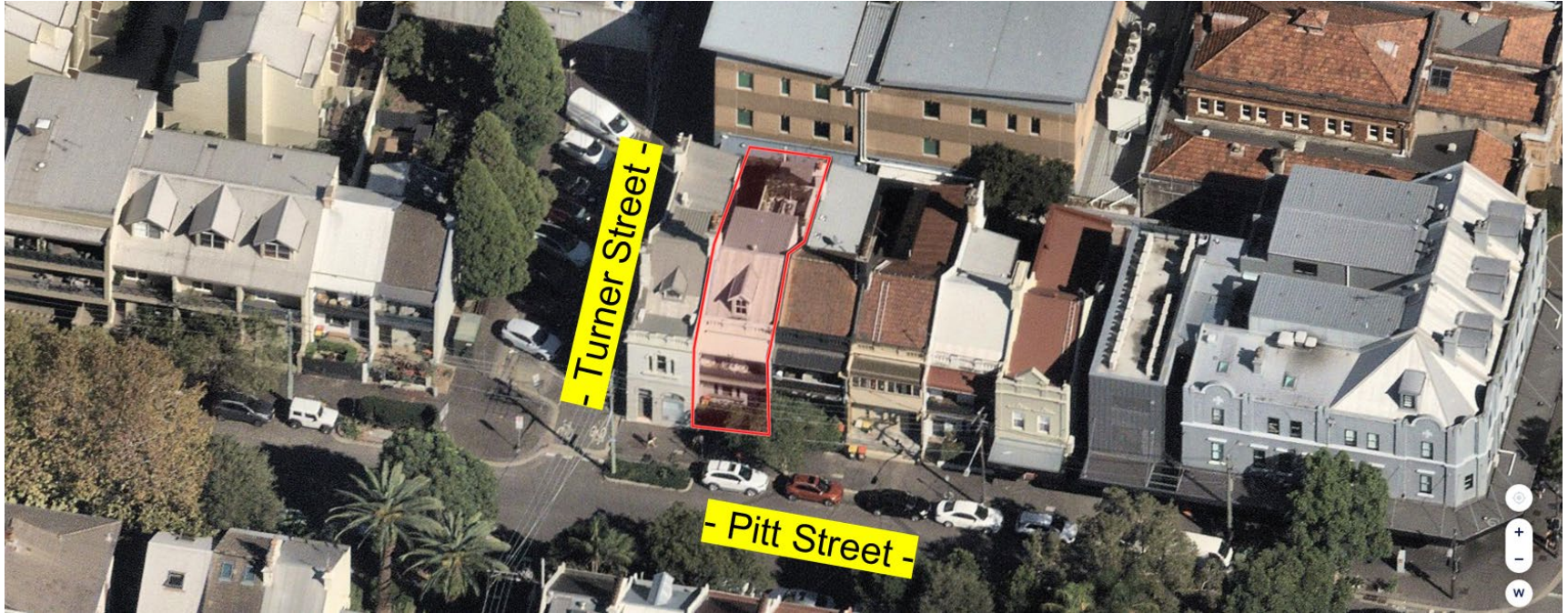
Site



 subject site

(area of 114.2sqm by DP)





aerial view – looking west



- Pitt Street -



Pitt Street - eastern facade

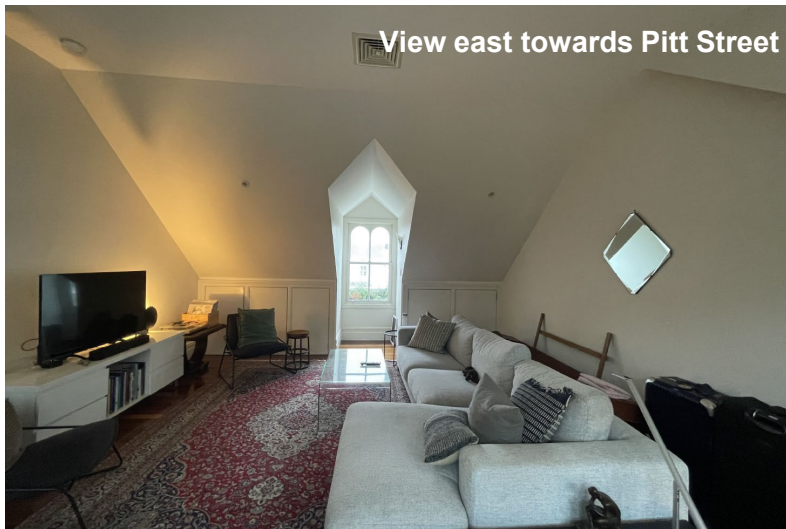


sight line from Turner Street to existing chimney of 104 Pitt Street

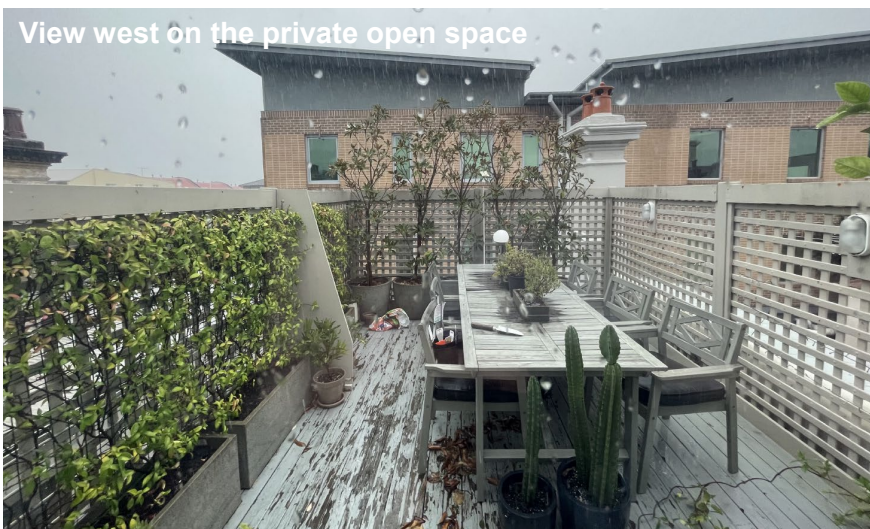


existing dining and ground floor private open space

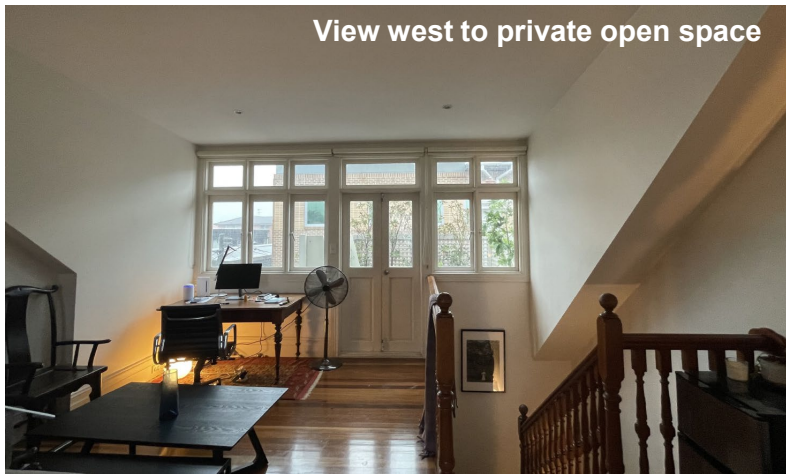
View east towards Pitt Street



View west on the private open space

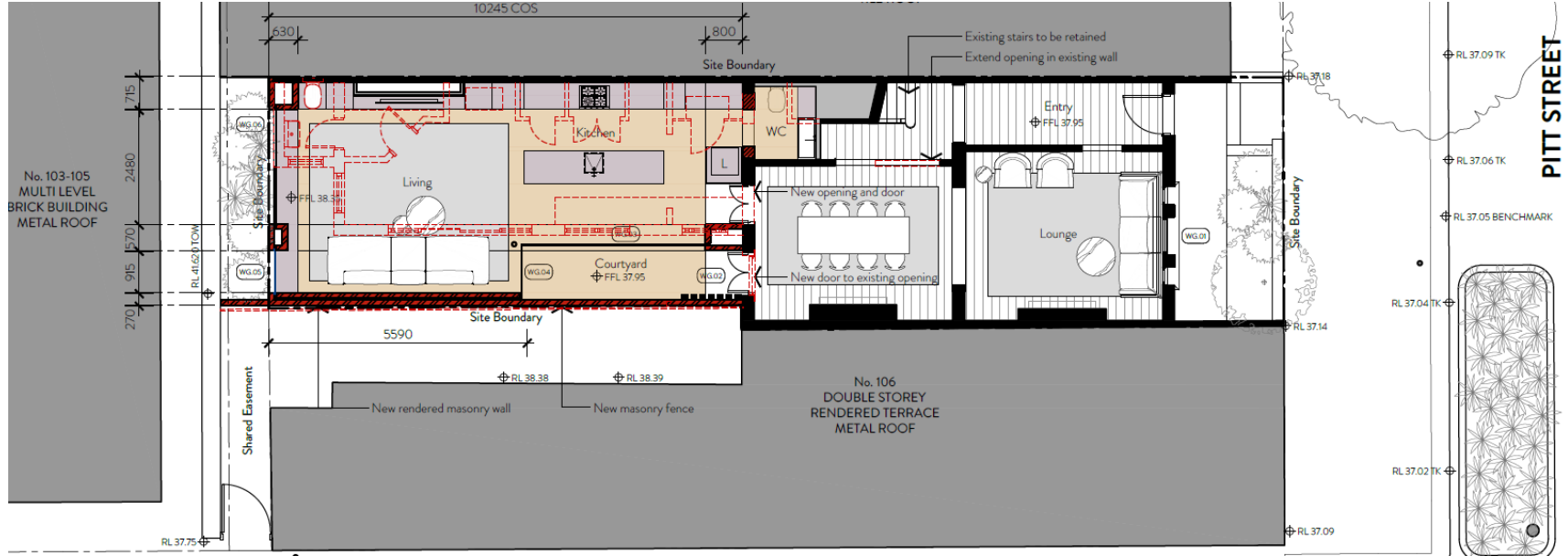


View west to private open space

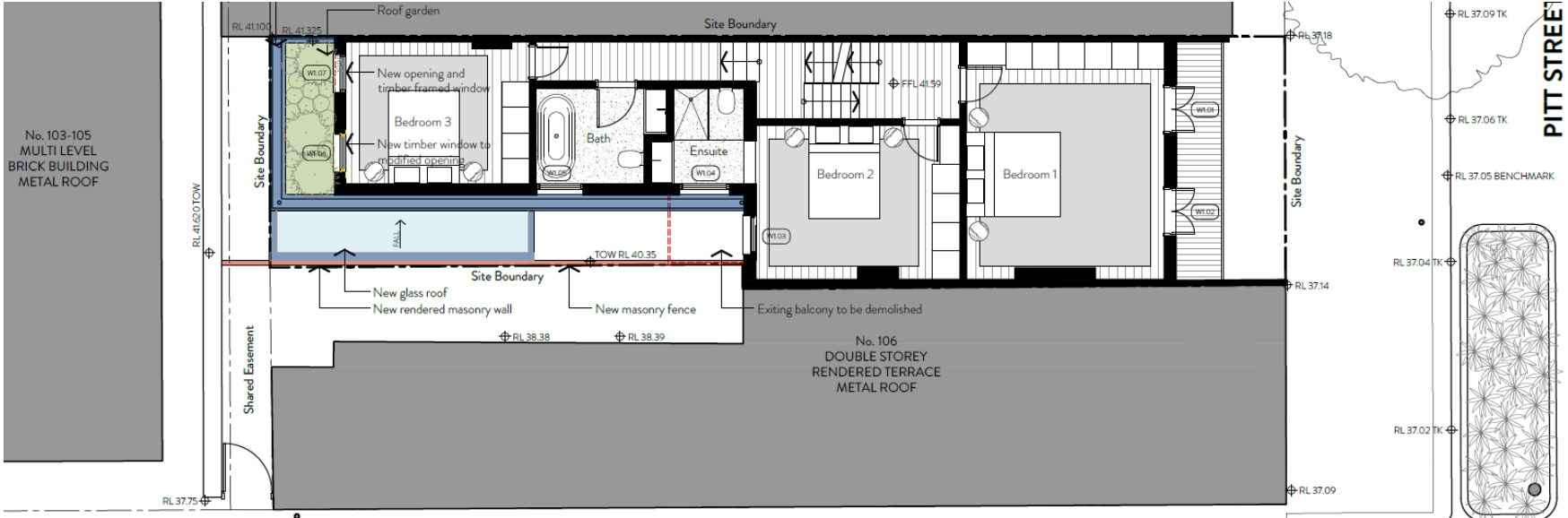


existing upper floor (third level)

Proposal



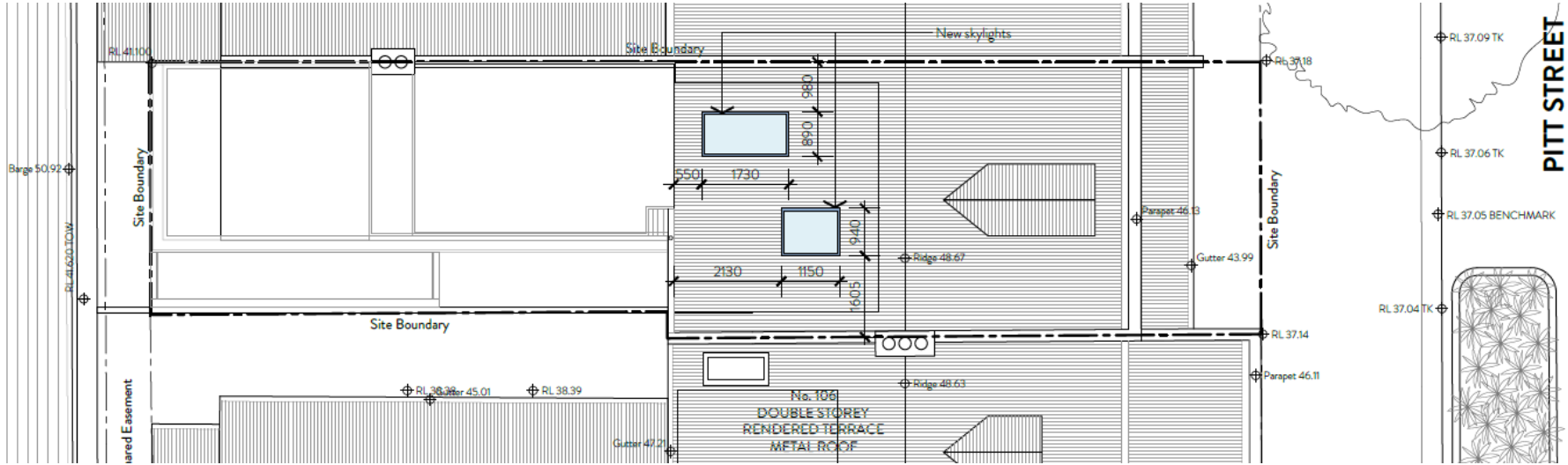
proposed ground floor



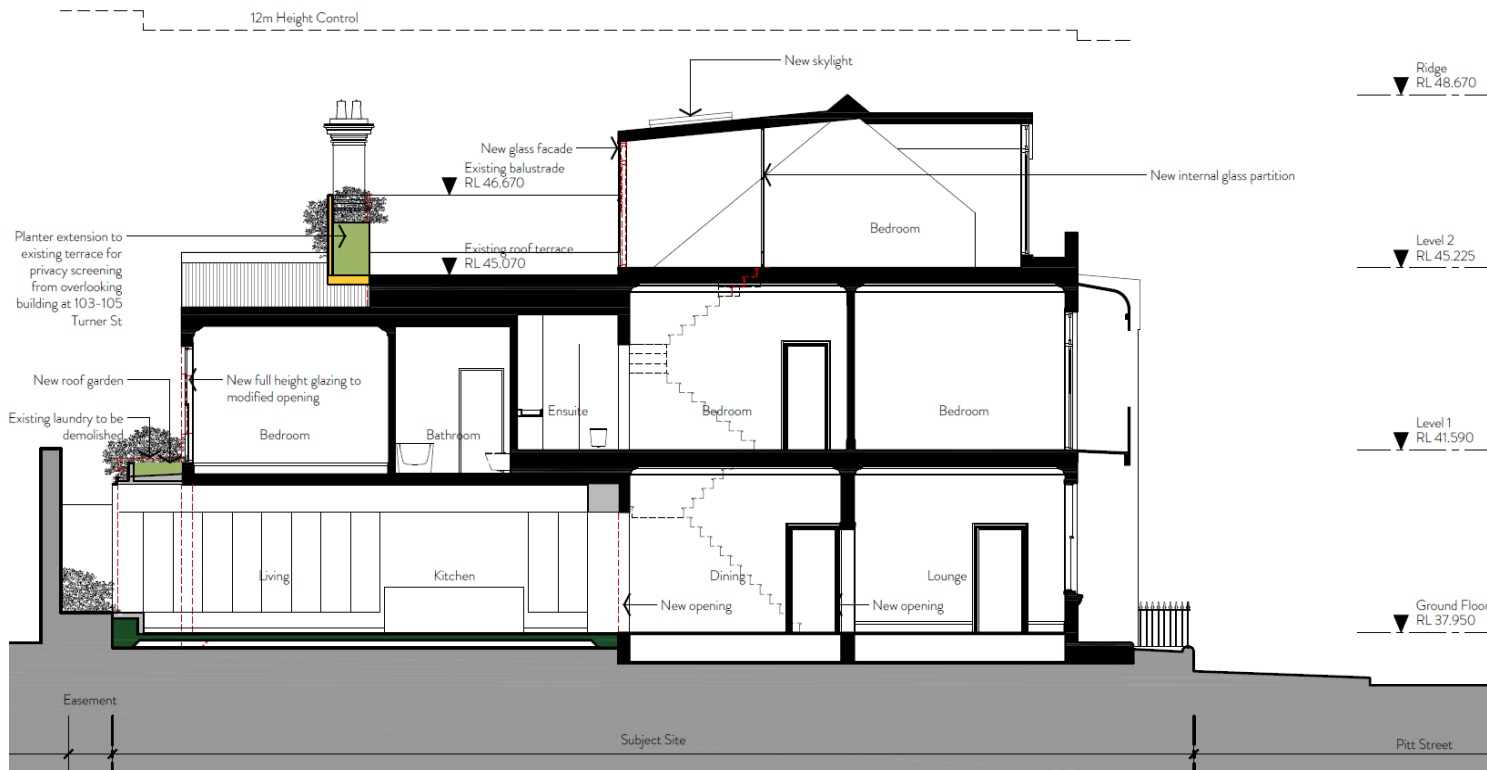
proposed level 1 floor



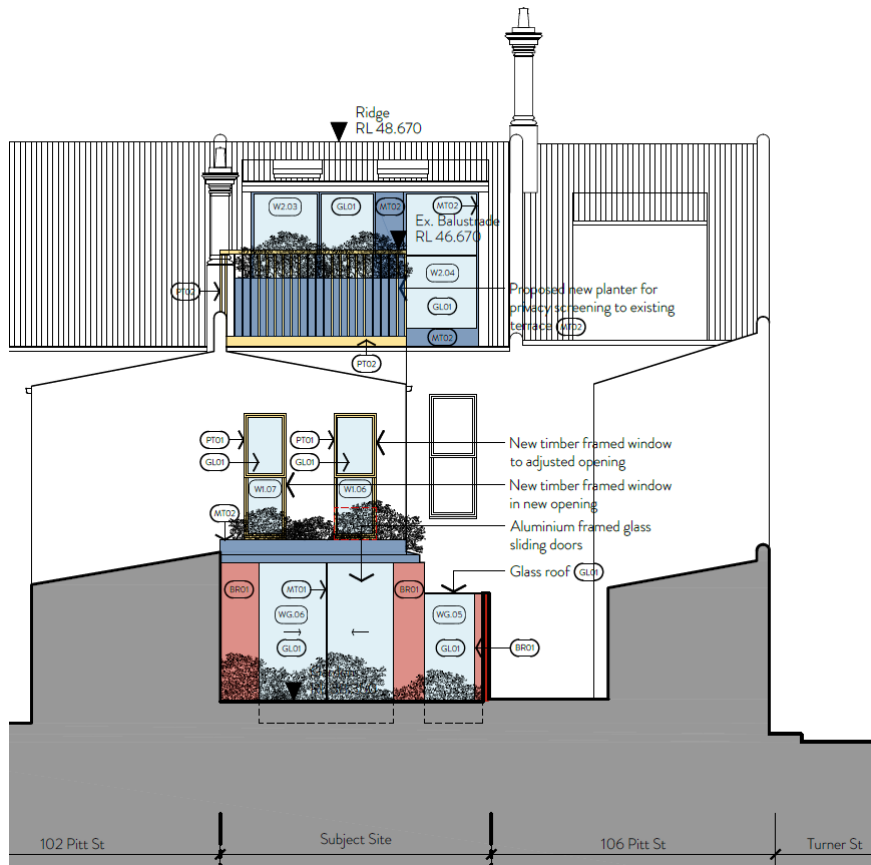
proposed level 2 floor



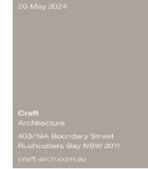
proposed roof plan



east west section



Finishes Schedule



Code	Item	Specification	Supplier	Ver.
BR01	Bagged Brick (Exterior)	Bagged Render Brick Colour to match existing	Builder Preferred	01
GL01	Clear Glass (Exterior)	Clear Glass Thickness to meet BASIX requirements	Builder Preferred	01
MT01	Anodised Aluminium (Window Frames)	Universal Anodisers Satin Charcoal Grey 20 Microns	Universal Anodisers 02 8788 2000 www.universalanodisers.com.au	01
MT02	Painted Metalwork	Micaceous Iron Oxide Paint Dulux Protective Coatings Colour: Mid Grey	Dulux 13 25 25	01
PT01	Paint Finish (To New Timber Window Frames)	Type: Dulux Weathershied Colour: To Match Existing Note: 1m x 1m sample to be provided onsite for client review and approval.	Dulux 13 25 25	01
PT02	Paint Finish (To Terrace Balustrade)	Type: Dulux Weathershied Colour: To Match Existing Note: 1m x 1m sample to be provided onsite for client review and approval.	Dulux 13 25 25	01

Compliance with key LEP standards

	control	existing	proposed	compliance
height	12m	10.72m	10.4m	yes
floor space ratio	1.25:1 (142.75sm)	1.56:1 (178.5sqm)	1.66:1 (190sqm)	no variation of 47.25sqm (33%). Cl.4.6 request supported
heritage	contributory building in conservation area			yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	3	3	yes
building setbacks	maintain the setting of heritage items and buildings within a Heritage Conservation Area	upper floor terrace reduced in depth to be sympathetic to the area	yes

Compliance with DCP controls

	control	proposed	compliance
solar access	<p>minimum of 2 hours direct sunlight between 9am and 3pm on 21 June onto:</p> <ul style="list-style-type: none">• at least 1sqm of living room windows; and• at least 50% of the minimum amount of private open space	<p>no solar access to proposed ground floor living area</p> <p>upper floor terrace will receive greater than 2 hours solar access</p>	no – but acceptable

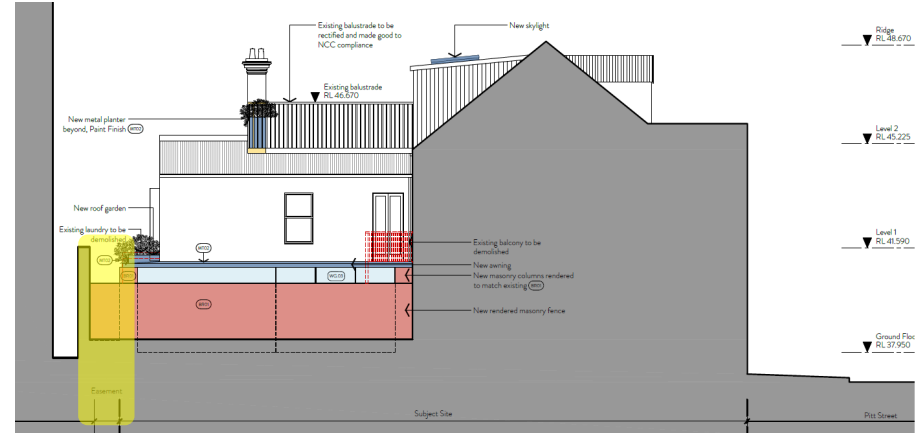
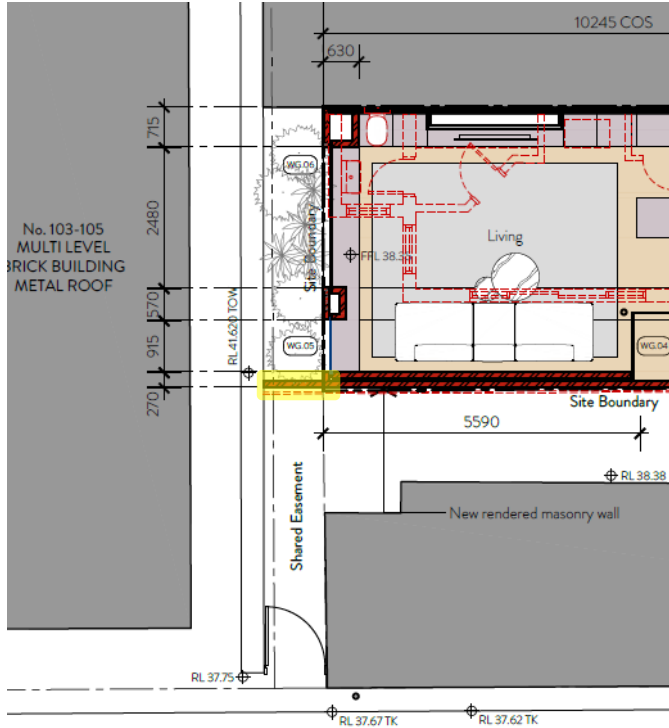
Compliance with DCP controls

	control	proposed	compliance
fencing	side and rear fences are to be a maximum of 1.8m high	2.4m masonry fence proposed	no conditioned to be deleted from the proposal

Issues

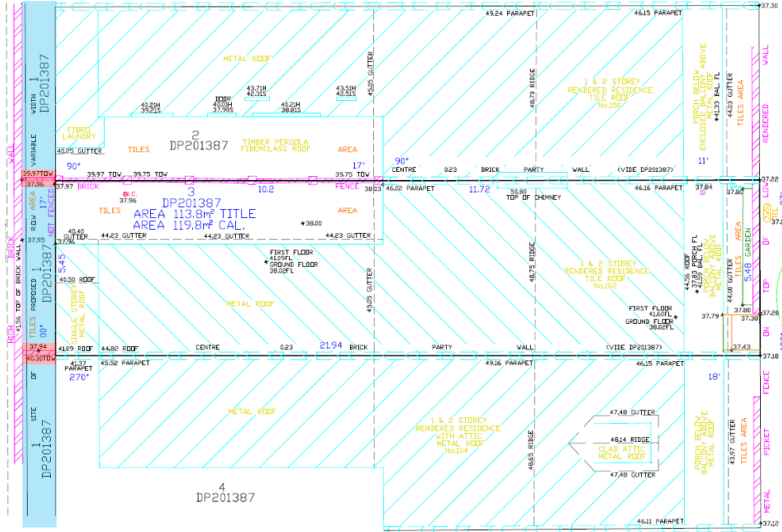
- works proposed outside of the subject site boundaries
- floor space ratio
- solar access

Works outside site



works proposed outside of the subject site boundaries

Works outside site



Survey Plan



Subject site courtyard (left) and Right of Footway easement at 106 Pitt Street (right)

Works outside site

Conditions recommended:

- 2(a) – demolition of existing southern timber fencing not approved (as outside the subject site boundaries)
- 2(b) – proposed new southern masonry fencing not approved
- 2(d) – design of ground floor west elevation to be amended to comply with NCC - Fire Separation of External Walls as is on boundary of the site

Floor Space

- site area: 114.2sqm
- additional 11.5sqm of GFA located at the ground floor
- Cl.4.6 request supported
- no adverse residential or streetscape impacts from the proposed new floor space

Solar Access

- proposed dwelling:
 - living area < 2hours
 - private open space (existing upper-level deck) > 2hrs
- southern neighbouring dwelling:
 - living area not adversely impacted by proposal
 - private open space not adversely impacted by proposal

Recommendation

Approval subject to conditions