

Local Planning Panel

4 September 2024

Application details

Address: 231 Chalmers Street, Redfern

Application Number: D/2024/477

Applicant: Thanh Thuy Nguyen

Owner: Thanh Thuy Nguyen

Architect: NTH Studio

Proposal

- demolition of the glass roof and courtyard awning on the garage
- construction of secondary dwelling within the garage space - studio, ensuite bathroom, kitchenette - floor space area of 18 sqm.
- installation of new bin space and new gate to Wells Street

Recommendation

Approval subject to conditions

Reason reported to LPP

Reported to the LPP for determination due to:

- non-compliance with the car parking non-discretionary standard under the Housing SEPP
- standard requires retention of the existing car parking on site
- development involves conversion of the existing garage to a secondary dwelling
- clause 4.6 variation request is supported

Notification

- exhibition period 26 June 2024 and 11 July 2024
- 159 owners and occupiers notified
- 1 submission received from adjoining neighbour
- The submission raised concerns with potential overshadowing impacts.

Site



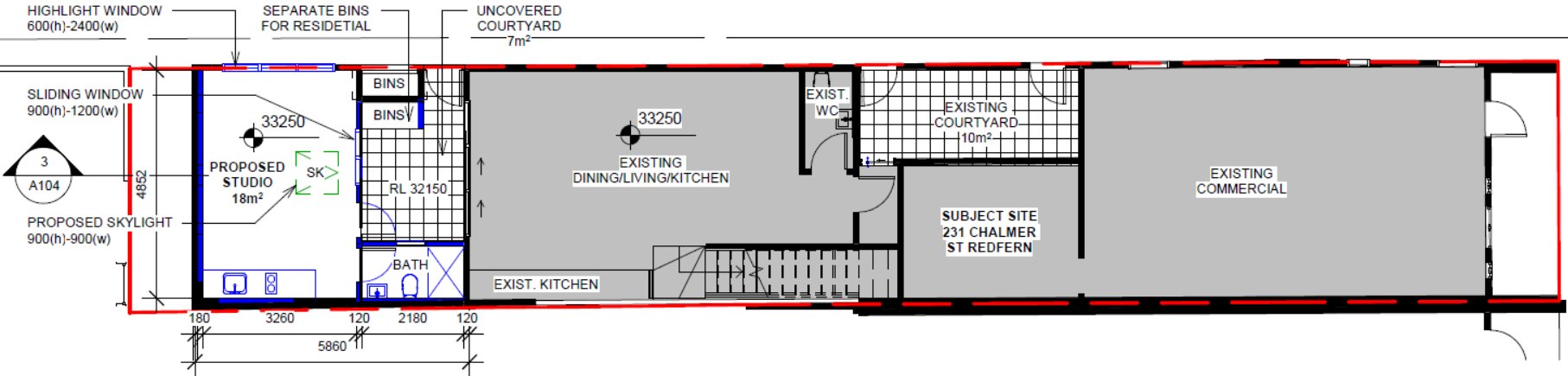


site viewed from Wells Street







internal view of site facing west

Proposal

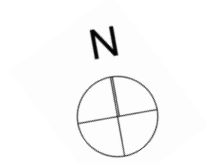


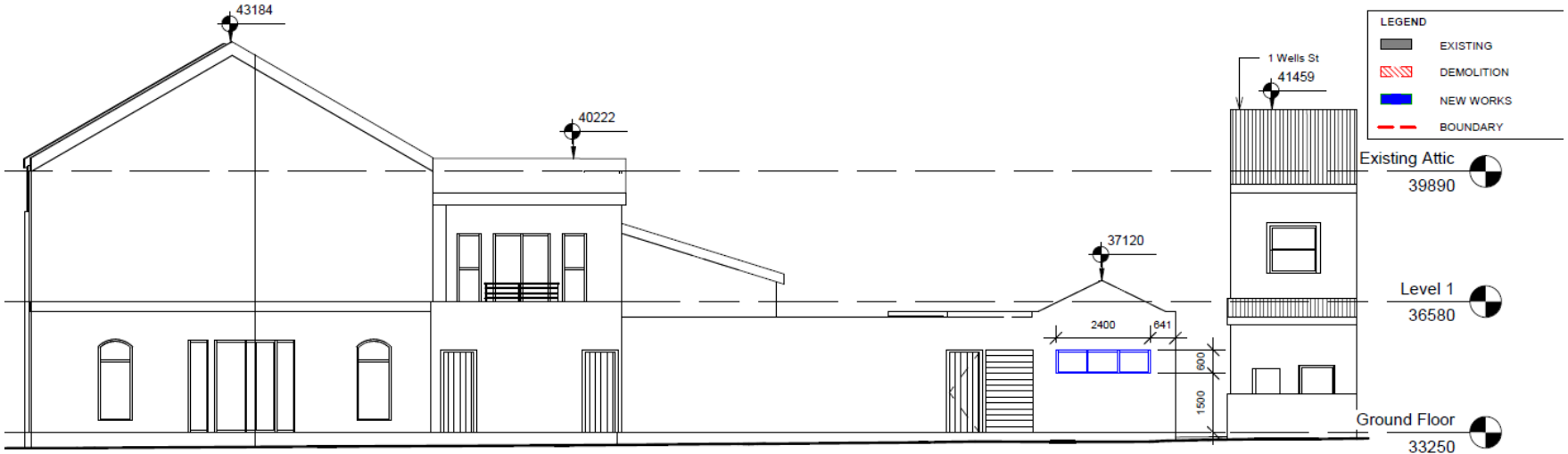
1 Ground Floor_PROPOSED STUDIO
1 : 100

PROPOSED OPERABLE SKYLIGHT

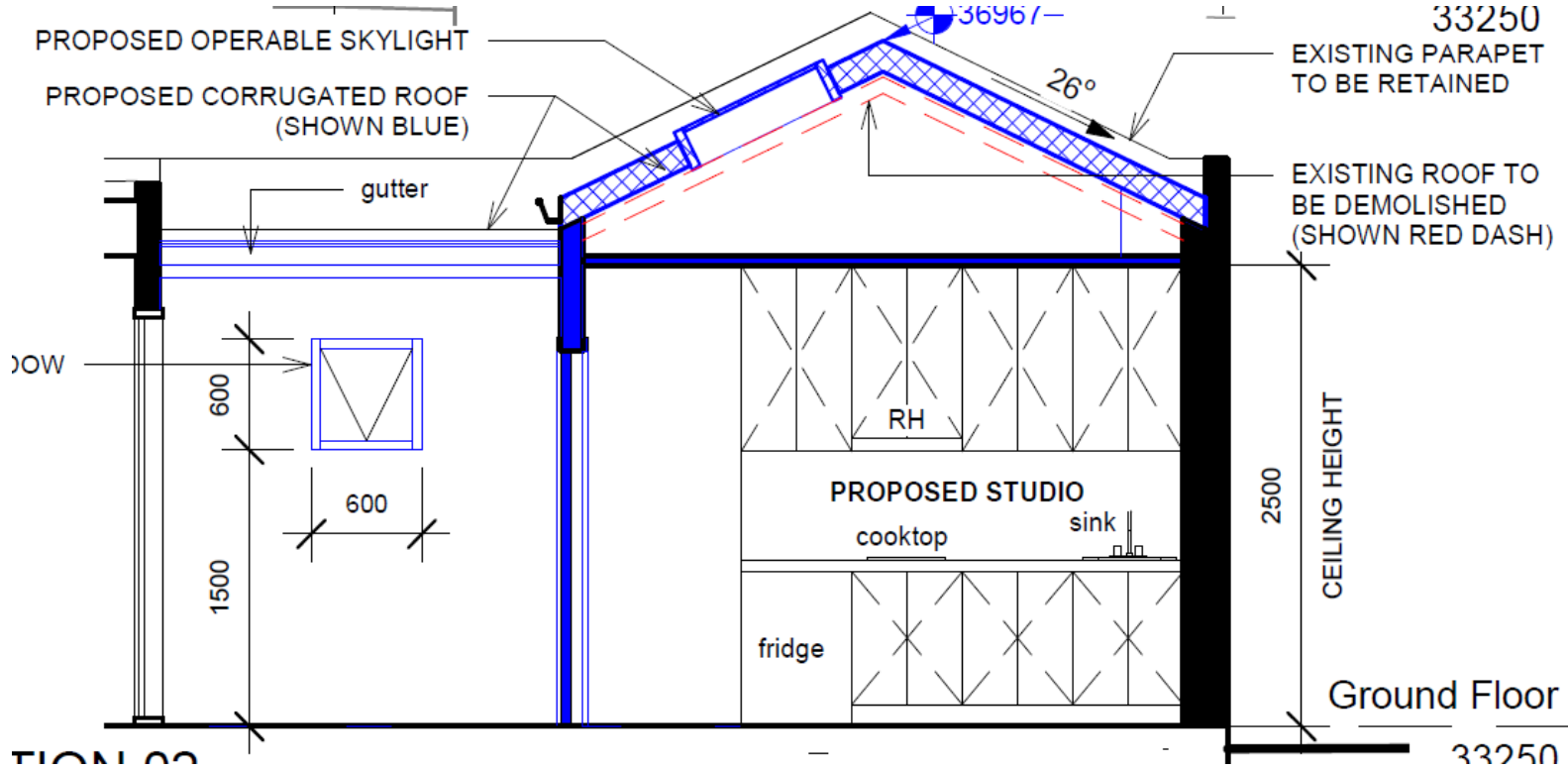
LEGEND	
	EXISTING
	DEMOLITION
	NEW WORKS
	BOUNDARY

ground floor plan





Wells Street (northern) elevation



section - looking south

Compliance with Housing SEPP

	control	proposed	compliance
Minimum site area (detached secondary dwellings)	450m ²	proposed secondary dwelling is attached to principal dwelling.	Yes
Car parking	same number of on-site car parking spaces as existing prior to development	no onsite parking proposed (one space removed)	No Clause 4.6 variation request supported

Compliance with key LEP standards

	control	proposed	compliance
height	12m	3.7m	Yes
floor space ratio	1.25:1	1.12:1	Yes

Compliance with DCP controls

	control	proposed	compliance
Height in storeys	2 storeys	1 storey	Yes
Deep soil	15%	no deep soil provided on site – unchanged from existing	No non-compliance supported
private open space	16 sqm	14.9 sqm of private open space across two courtyard spaces	No non-compliance supported

Issues

- Clause 4.6 variation request – car parking
- overshadowing to southern neighbour

Car parking spaces

- Housing SEPP requires retention of existing car parking space
- proposal converts existing garage to secondary dwelling reducing parking from one space to no parking
- Sydney LEP 2012 does not require car parking
- no significant adverse impacts arising from loss of parking space
- Clause 4.6 variation request supported

Overshadowing

- secondary dwelling is principally contained within the form of the existing garage
- there will be no overshadowing impacts to southern neighbour

Recommendation

Approval subject to conditions.