DEVELOPMENT APPLICATION ASSESSMENT

Application No: D/2014/1887
Date of Lodgement 09-Dec-2014
Applicant MR R J BAKER
Architect MICHAEL HILLIARD ARCHITECTS
Application Site: 57 HEREFORD STREET, GLEBE NSW 2037
Proposal: Installation of a 12.8m2 framed structure in the basement car park to provide the building manager with an office.

SITE AND SURROUNDING DEVELOPMENT

A site visit was carried out on 30 January 2015.

The site is rectangular, with area of approximately 11599m². A residential flat building is contained within the site. The site is surrounded by three roads, with Hereford Street on south east, Ross Street on south west and Wigram lane on north west. Surrounding land uses are mainly residential with café on Ross Street.

The site is not a heritage item but is located within the Toxteth Conservation Area (C34).

Photos of the site and surrounds are provided below:

Figure 1: Subject site
Figure 2: Site viewed from Ross Street and Hereford Street intersection.

Figure 3: Looking north west from the car park entrance of the site.

Figure 4: Residential dwelling located north east of the site.
**PROPOSAL**

- The proposal seeks to install a 12.8m² building managers office/area in the basement care park.

- The office will also accommodate for storage, monitoring screens and security associated equipment.

**HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION**

- D/41/95 approval was granted for the construction of 103 dwellings with 160 basement car parking spaces including 7 visitor spaces.

- On 12 March 1996 Leichhardt Municipal Council granted consent for increasing to 188 car parking spaces including 10 visitor spaces.

- In 1997 (D/21/97) approval was granted for 123 units, 103 strata allotments and 20 utility lots.

**ECONOMIC/SOCIAL/ENVIRONMENTAL IMPACTS**

The application has been assessed under Section 79C of the Environmental Planning and Assessment Act 1979, including consideration of the following matters:

**Environmental Planning Instruments and DCPs.**

**Sydney LEP 2012**

The site is located within the General Residential R1 zone. The proposed use is defined as residential flat building and is permissible.

The relevant matters to be considered under Sydney Local Environmental Plan 2012 for the proposed development are outlined below.
<table>
<thead>
<tr>
<th>Development Control</th>
<th>Compliance</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.3 Height of Buildings</td>
<td>Yes</td>
<td>A maximum height of 9m is permitted. A height of 9m is proposed.</td>
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<tr>
<td>4.4 Floor Space Ratio</td>
<td>Yes</td>
<td>A maximum FSR of 1.25:1 is permitted. A FSR of 1.18:1 is proposed. The additional 12m2 GFA will not affect the bulk and scale of the building.</td>
</tr>
<tr>
<td>5.10 Heritage conservation</td>
<td>Yes</td>
<td>The subject site is a located within the Toxteth Heritage Conservation Area and is not a heritage item. The proposal will not impact on the existing fabric of the site, as the proposed works are limited to underground car park. No external works are proposed.</td>
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<tr>
<td>Part 6 Local provisions—height and floor space</td>
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<tr>
<td>Division 3 Height of buildings and overshadowing</td>
<td>Yes</td>
<td>The proposal will not impact on the existing height of the building and will not result in any overshadowing issues considering the proposal is limited to underground only.</td>
</tr>
<tr>
<td>Division 4 Design excellence</td>
<td>Yes</td>
<td>Proposed works are limited to installation of a manager’s officer and storage in the underground car park. No external alterations and additions are proposed. Therefore the proposal will not impact on the existing design and or architectural features of the site and is considered to achieve design excellence.</td>
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Sydney DCP 2012

The relevant matters to be considered under Sydney Development Control Plan 2012 for the proposed development are outlined below.

## 2. Locality Statements – Hereford

The subject site is located in the Hereford area. The proposed ‘Installation of a 12.8m² framed structure in the basemt car park to provide the building manager with an office’ is considered to be in keeping with the unique character of the area and design principles in that it archives and satisfies the outcomes expressed in the character statement and supporting principles.


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<td>3.9 Heritage</td>
<td>Yes</td>
<td>The existing building is not a heritage item and is located within the Toxteth Heritage Conservation Area. The proposal will not impact on the conservation area as the proposal is limited to underground car park space and not visible from any public space.</td>
</tr>
<tr>
<td>3.12 Accessible Design</td>
<td>Yes</td>
<td>A condition has been recommended for the proposed development to provide appropriate access and facilities for persons with disabilities in accordance with the DCP and the BCA.</td>
</tr>
<tr>
<td>3.14 Waste</td>
<td>Yes</td>
<td>A condition has been recommended for the proposed development to comply with the relevant provisions of the City of Sydney Code for Waste Minimisation in New Developments 2005.</td>
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4. Development Types

4.2 Residential Flat, Commercial and Mixed Use Developments

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<thead>
<tr>
<th>Development Control</th>
<th>Achieved</th>
<th>Discussion</th>
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<tr>
<td>4.2.1 Building height</td>
<td>Yes</td>
<td>The proposal will not impact on the existing height of the site.</td>
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<td>4.2.2 Building setbacks</td>
<td>Yes</td>
<td>The proposal will not impact on the existing setbacks of the site.</td>
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<tr>
<td>4.2.3 Amenity</td>
<td>Yes</td>
<td>The proposal will not impact on the existing amenity of the site or surrounding properties.</td>
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<tr>
<td>4.2.6 Waste minimisation</td>
<td>Yes</td>
<td>A condition has been recommended for the proposed development to comply with the relevant provisions of the City of Sydney Code for Waste Minimisation in New Developments 2005.</td>
</tr>
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ISSUES

Mechanical Ventilation

The proposed office for the Building Manager is located within a car park area, which raises environmental health concerns relating to being exposed to possible air contamination. The car park is ventilated, however the proposed office will require its own ventilation system to mitigate the impacts of air quality. A mechanical ventilation condition has been placed in the Notice of Determination.

Heritage

The site is a not a heritage item and is located within the Toxteth Conservation Area (C34) and is therefore subject to the heritage provisions of this DCP. The proposal generally complies with the relevant aims, objectives and controls of the DCP.

Access

It is recommended that disabled access be provided in accordance with the provisions of the DCP. An appropriate condition is recommended.

Other Impacts of the Development

The proposed development is capable of complying with the BCA. It is Class 2.
It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

**Suitability of the site for the Development**

The proposal is of a nature in keeping with the overall function of the site. The premises are in a commercial/residential surrounding and amongst similar uses to that proposed.

**CONSULTATION**

**Internal Referrals**

The conditions of other sections of Council have been included in the proposed conditions.

The application was discussed with the Heritage and Urban Design Specialists and Building Services Unit; who advised that the proposal is acceptable subject to the recommended conditions.

**NOTIFICATION, ADVERTISING AND DELEGATION (No Submissions received)**

In accordance with Schedule 1 of the Sydney DCP 2012, the proposed development is required to be notified. As such the application was notified for a period of 14 days, no submissions were received.

**Public Interest**

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

**FINANCIAL IMPLICATIONS/S94 CONTRIBUTION**

**Section 94 Contributions**

The development is not subject to a Section 94 Contribution.

**CONCLUSION**

Having regard to all of the above matters, it is considered that the proposal for ‘Installation of a 12.8m2 framed structure in the basement car park to provide the building manager with an office’ generally satisfies the relevant strategy, objectives and provisions of the Sydney LEP 2012 and the Sydney DCP 2012, is acceptable subject to conditions in Attachment A, in particular, conditions addressing:

**The application is Approved under delegated authority of Council.**

The undersigned declare, to the best of their knowledge that they have no interest, pecuniary or otherwise, in this development application or persons associated with it and have provided an impartial assessment.