

Rozelle Laneways

[Redevelopment of the Tigers Leagues Club Site]

Planning Panel Design Response

[June 2020]



Interface with Neighbours



Panel Comment:

A concept design for the neighbouring property basement carpark is required to demonstrate the connection is feasible/suitable incl. for any loading requirements. Documentation to address additional traffic generation is required and identify impact to car parking numbers due to any design changes.

What is required is:

- Evidence that the connection would occur at a level favourable for a basement level on the adjoining property.
- A plan that demonstrates a functional basement car parking layout on the adjoining property
- Evidence of how loading/unloading will occur via the subject land for the benefit of the adjoining property.



Northwestern Site

[Development Summary]



15 Dwellings
(2 Existing Included)



19 Spaces
(19 Required Spaces)



888 m²

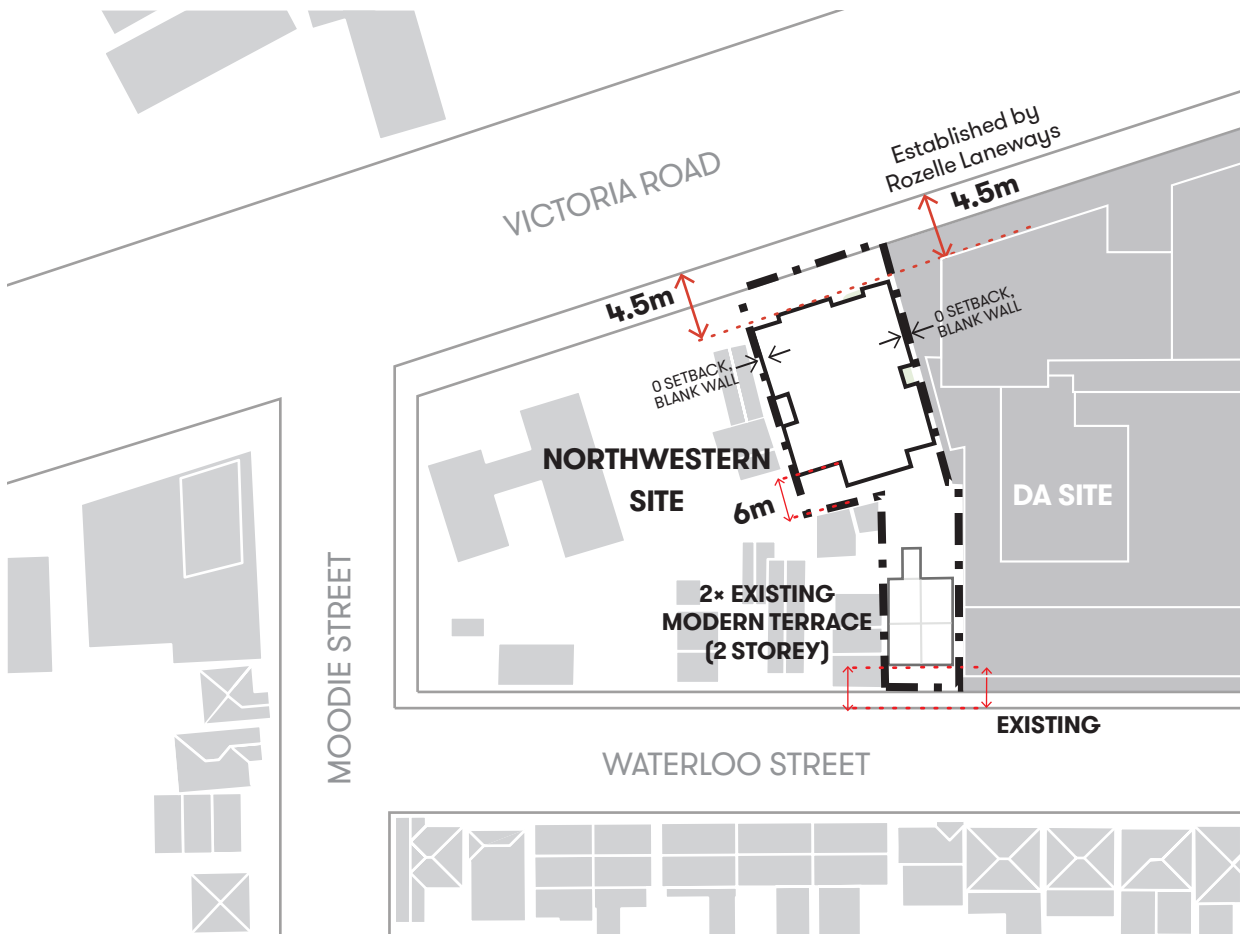


1.5:1
(1.5:1 Permissible)



1320 m²
(1332m² Permissible)

Retail	195
Residential	1125

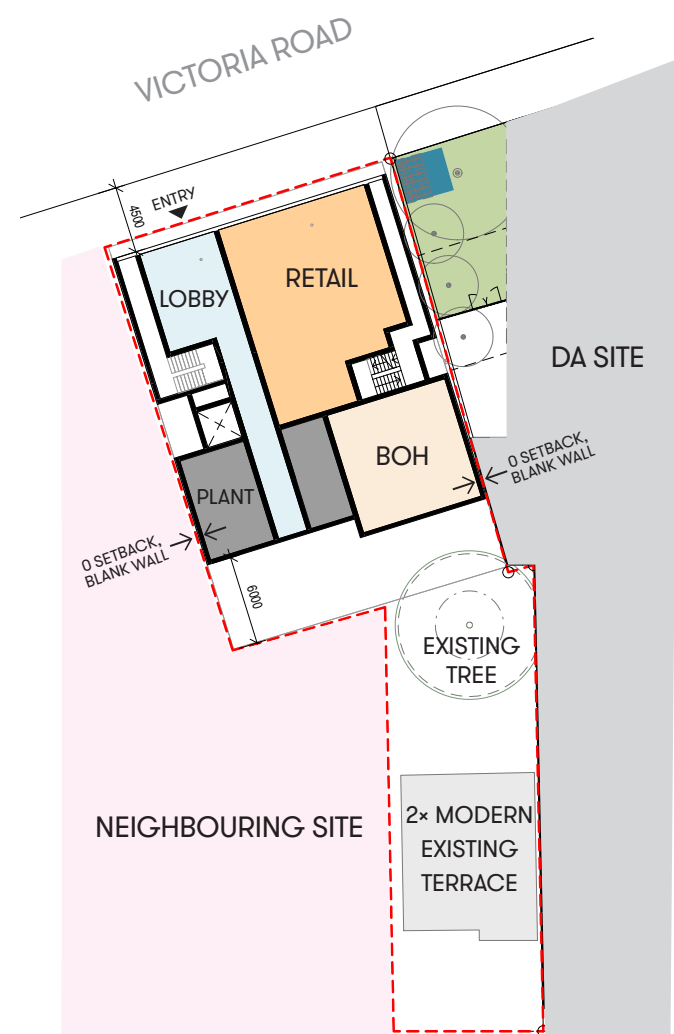


Site Setbacks

VICTORIA STREET	4.5M	[DCP COMPLIANT]
WATELOO STREET	EXISTING	[DCP COMPLIANT]

Proposed Plans

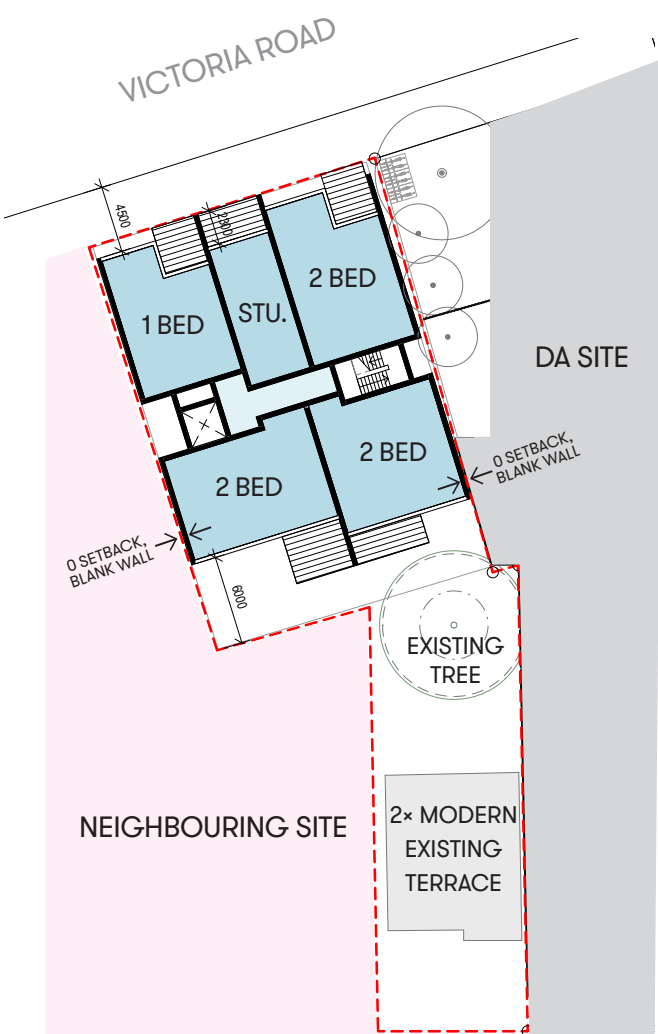
[Adjacent Northwestern Site]



WATERLOO STREET

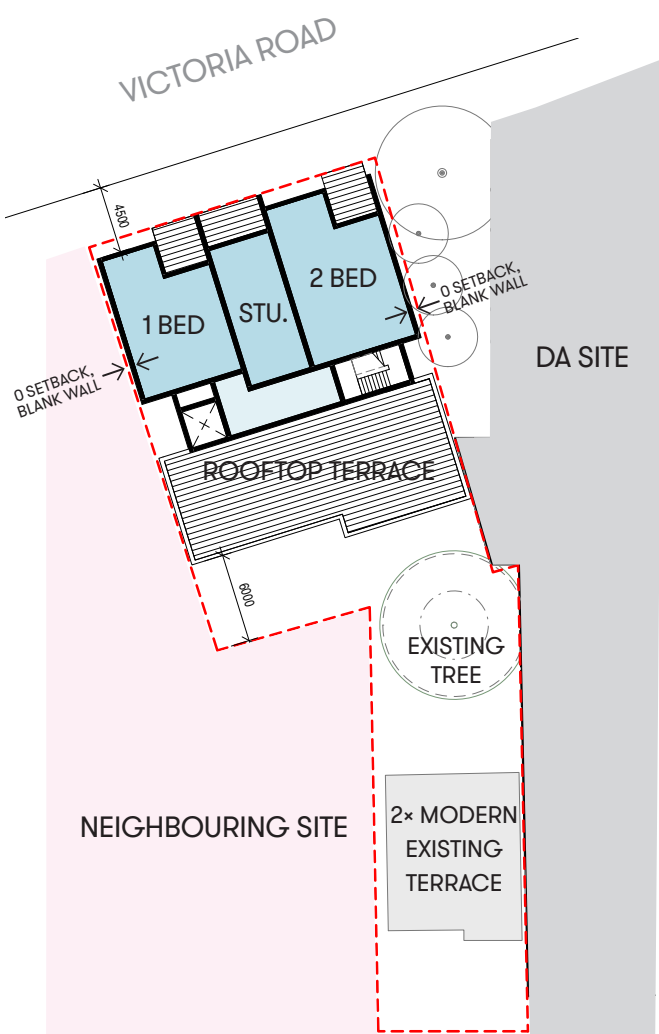
GROUND FLOOR

- RESIDENTIAL
- RETAIL



WATERLOO STREET

LEVEL 1 & 2



WATERLOO STREET

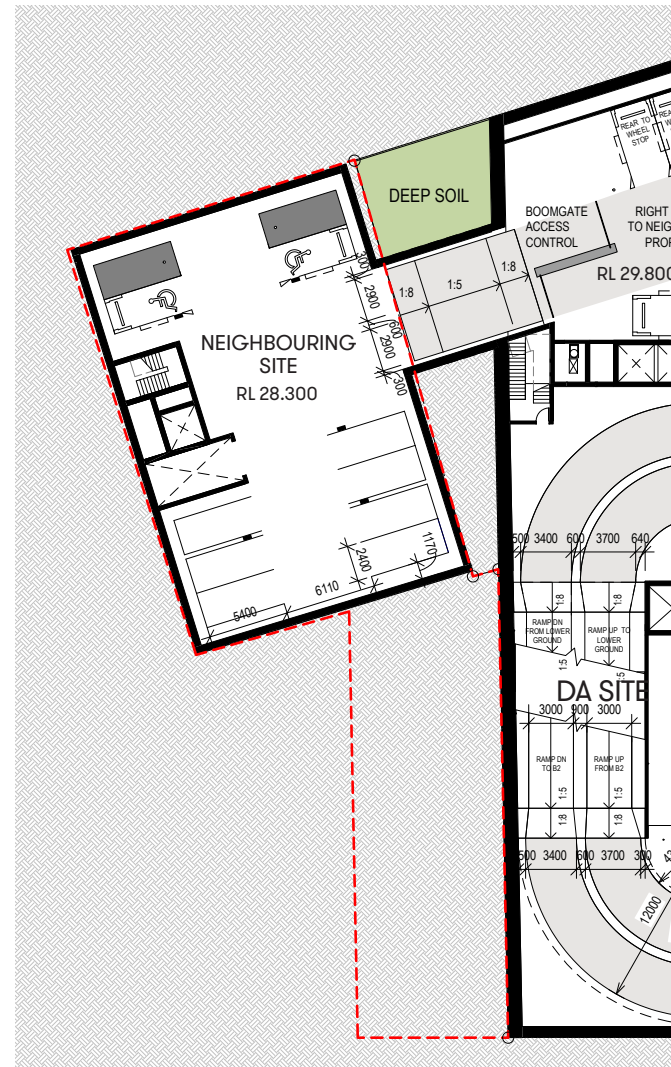
LEVEL 3

1:500 @ A3

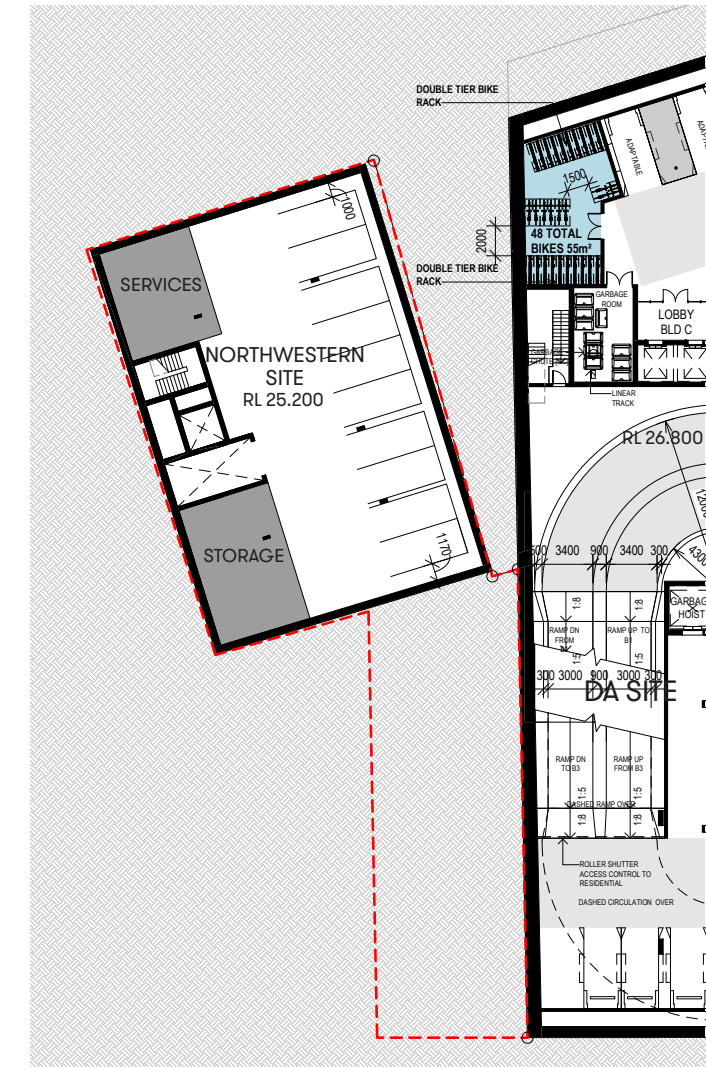
Car Parking

Basement layout and rates

		Leichhardt DCP Parking Rates	
	Area	Min.	Max.
Retail	195sqm	4	4
	Units	Min.	Max.
Studio	3 Units	0	2
1 Bedroom	3 Units	1	2
2 Bedroom	7 Units	3.5	7
3 Bed (Exis.)	2 Dwellings	2	2
Visitor Space		1 visitor	2 visitor
Total	15 Units		19 Car Spaces



BASEMENT 1



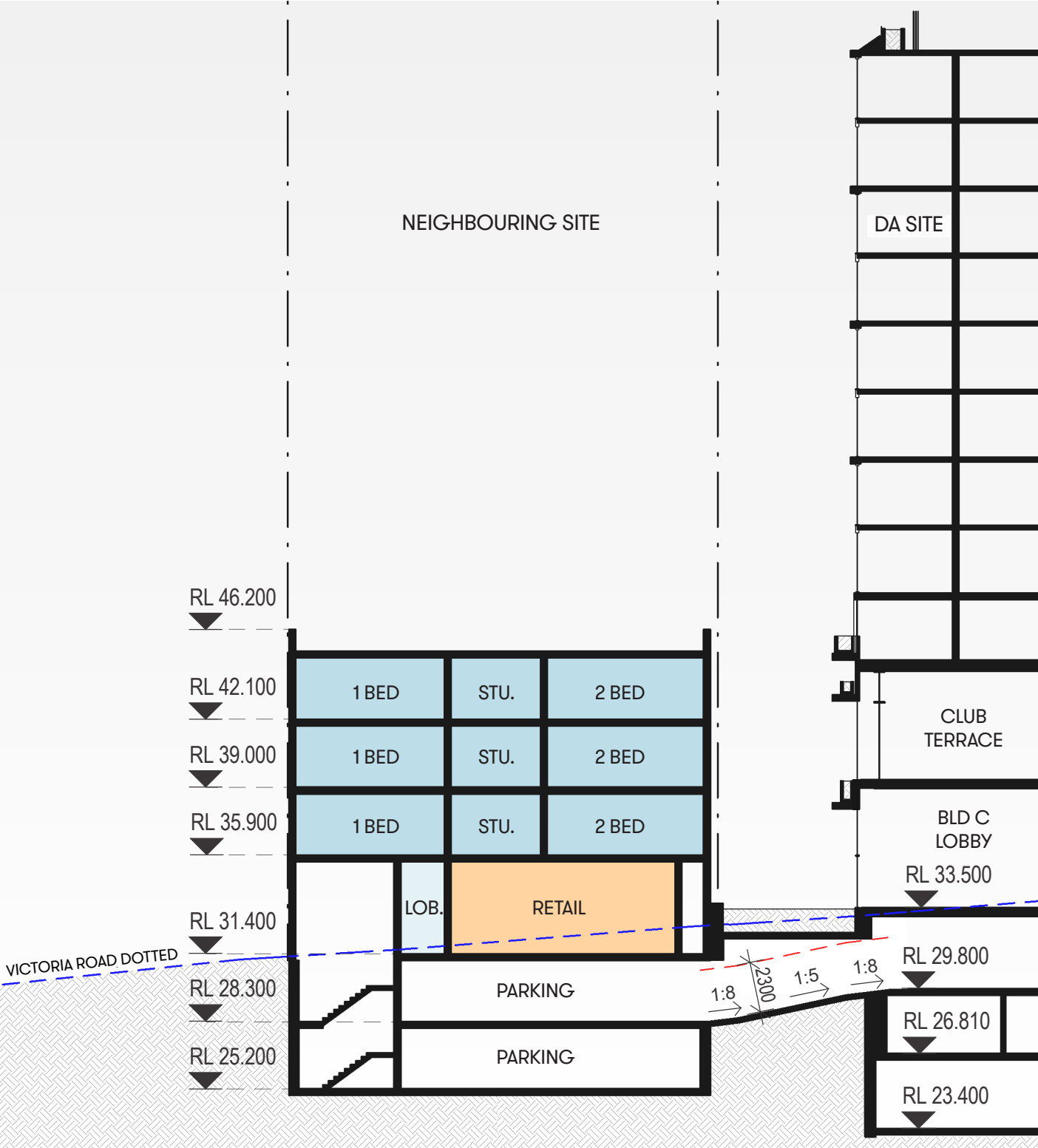
BASEMENT 2

1:500 @ A3



Basement Access

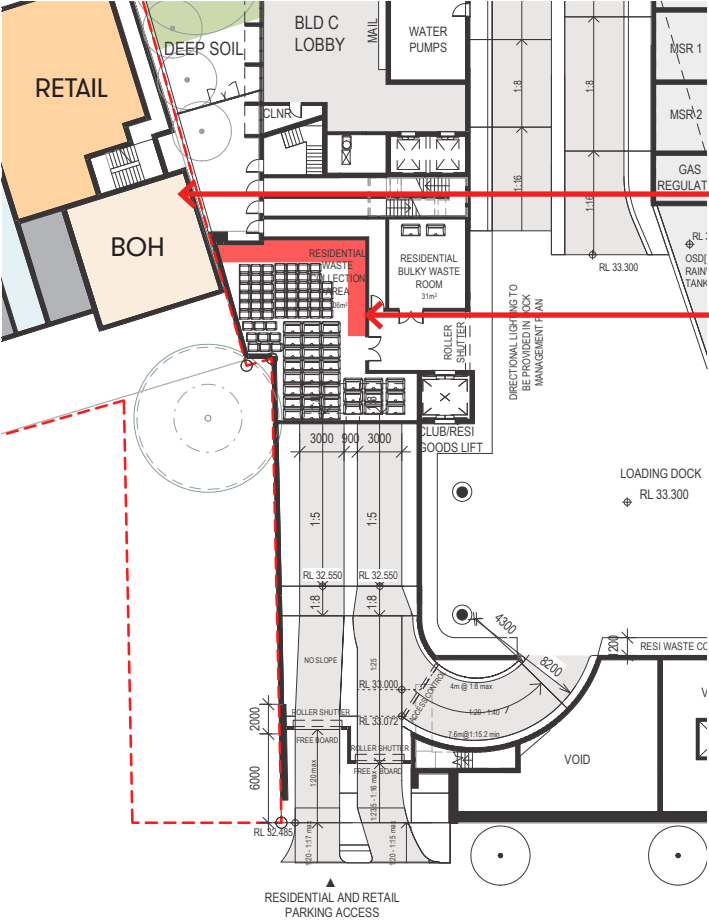
Vehicle access + loading



SECTION - CARPARKING ACCESS



[20170127] [Rozelle Laneways - Redevelopment of the Tigers Leagues Club]
[30.06.2020] [Planning Panel Design Response]



LOWER GROUND FLOOR - FUTURE CONNECTION

1:500 @ A3

The neighboring property includes non-vehicular access to Waterloo Street via No. 17 Waterloo Street, which can be utilised for Council collection of waste. Notwithstanding that, the residential waste room in the subject DA, adjoins the common boundary and with its size and capacity could accommodate a path of travel from the neighboring property to the Loading Dock. A block out will be provided to the boundary wall of nominal 1200mm wide to enable a future connection. A detailed path of travel can be resolved at a later date.

- RESIDENTIAL
- RETAIL

Bins to be stored on adjoining property.
Potential for a future connection to adjoining property; 1200mm wide path of travel

Amenity

Solar Access views [June 21 Winter Solstice]

9 AM



10 AM



11 AM



12 NOON



Amenity

Solar Access views [June 21 Winter Solstice]

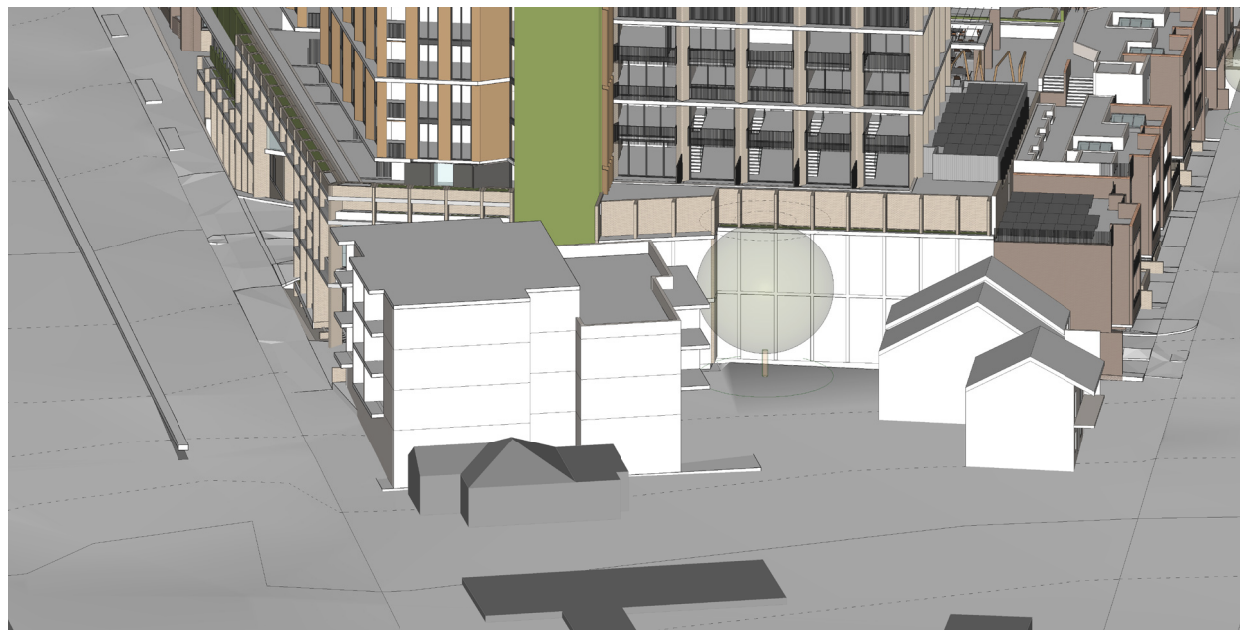
1 PM



2 PM

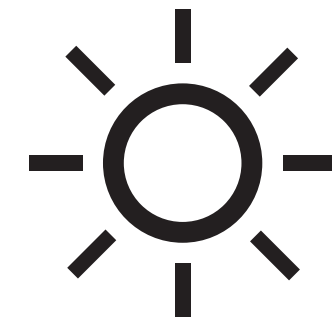


3 PM



80%
Cross Ventilation

[ADG minimum **60%** of dwellings]



73%
Solar Access

[ADG minimum **70%** of dwellings]