

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1606 **DATE:** 27 June 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.9 - Development Application: 36-38 Wilson Street Newtown - At Council - 27 June 2016

That the Lord Mayor and Councillors note the information contained in this memo.

Background

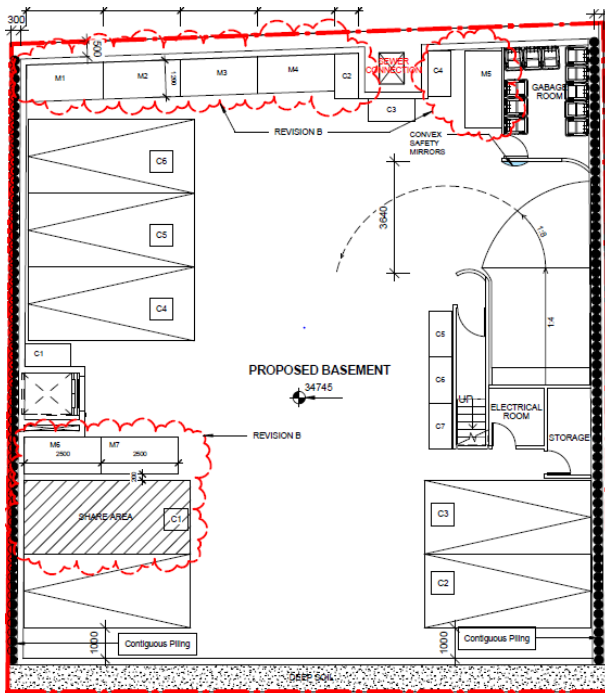
At the meeting of the Planning and Development Committee on 21 June 2016, further information was sought:

- (a) in relation to the basement parking, if the applicant requested a reduced number of parking spaces, it could be considered in order to improve the area of higher risk on the neighbouring boundary; and
- (b) to check whether the SEPP applicable to this development is being reviewed as part of the review of SEPPs currently being undertaken.

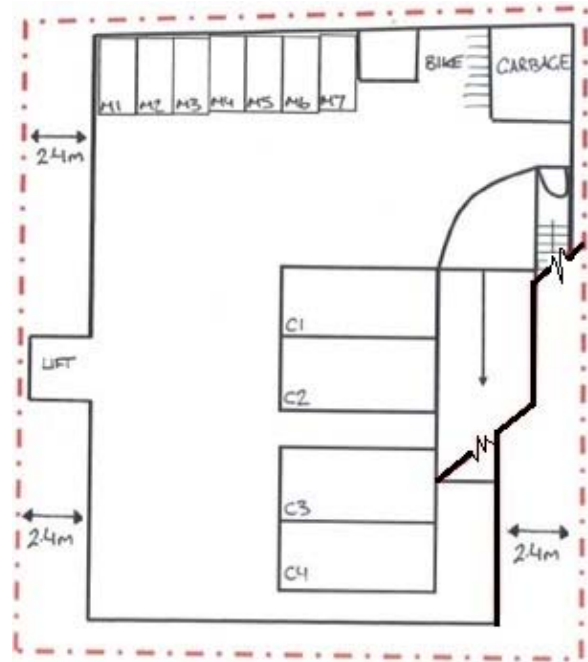
In response to part (a), the State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) does not mandate the provision of on-site car parking for boarding houses and Council can approve a development with no car parking. It does, however, contain a clause which prevents the Consent Authority from refusing an application on the grounds of parking if a least 0.2 car parking spaces are provided for each boarding room.

The applicant was requested to consider reducing the size of the basement level and remove the provision of on-site car parking. However, the applicant in written correspondence received on 23 June 2016 has respectfully declined to agree to this.

The following images illustrates the current proposed basement layout and an alternative basement layout, which increases the setback of the excavation from the side boundaries. By deleting 2 car parking spaces the amended layout allows the basement to be setback approximately 2.4 metres from the adjoining mixed use building (30-34 Wilson Street) for the majority of the western boundary and a similar setback for the first half of the adjoining dwelling to the east (40 Wilson Street).



Current Proposed Basement



Amended Layout Design

A condition similar to the one drafted below can be added to the current deferred commencement conditions, which will require amended plans to be submitted to the satisfaction of the Director City Planning, Development and Transport prior to the consent becoming active.

“The basement must be amended to allow for a setback from the western side boundary (excluding the lift) of 2.4 metres. The fire egress stairs and driveway are to be switched and designed to minimise the extent of excavation required along the eastern side boundary in general accordance to Attachment A.”

In response to part (b), the SEPP ARH is not currently being reviewed under the State Environmental Planning Policies Review 2015.

Attachments:

Attachment A – Proposed Basement Plan

Prepared by: James Groundwater - Specialist Planner

TRIM Document Number: 2016/338443

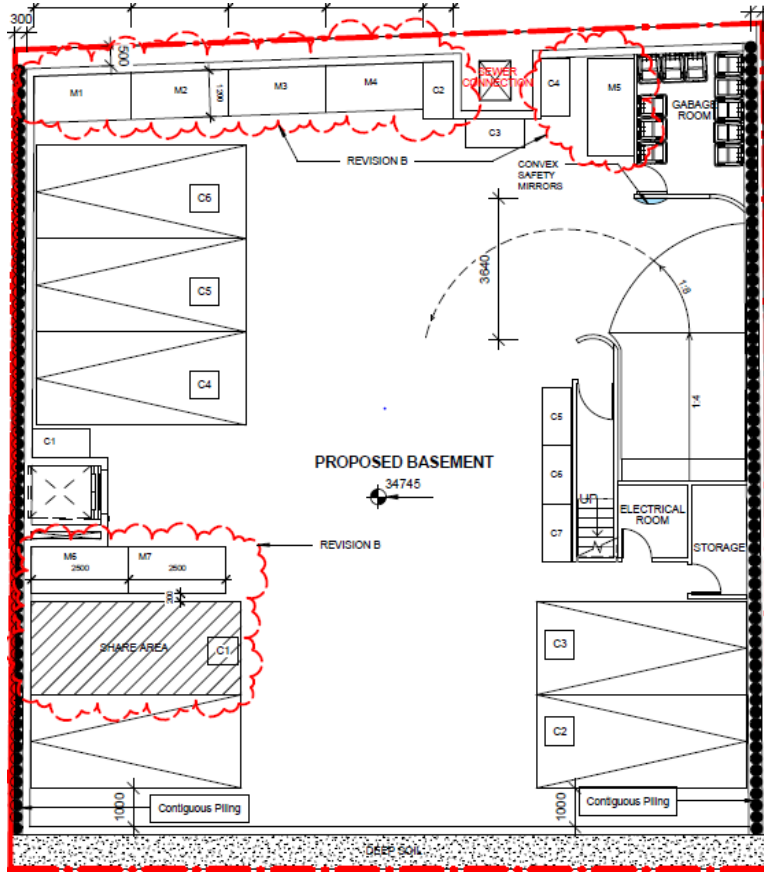
Approved

Graham Jahn, Director City Planning,
Development and Transport

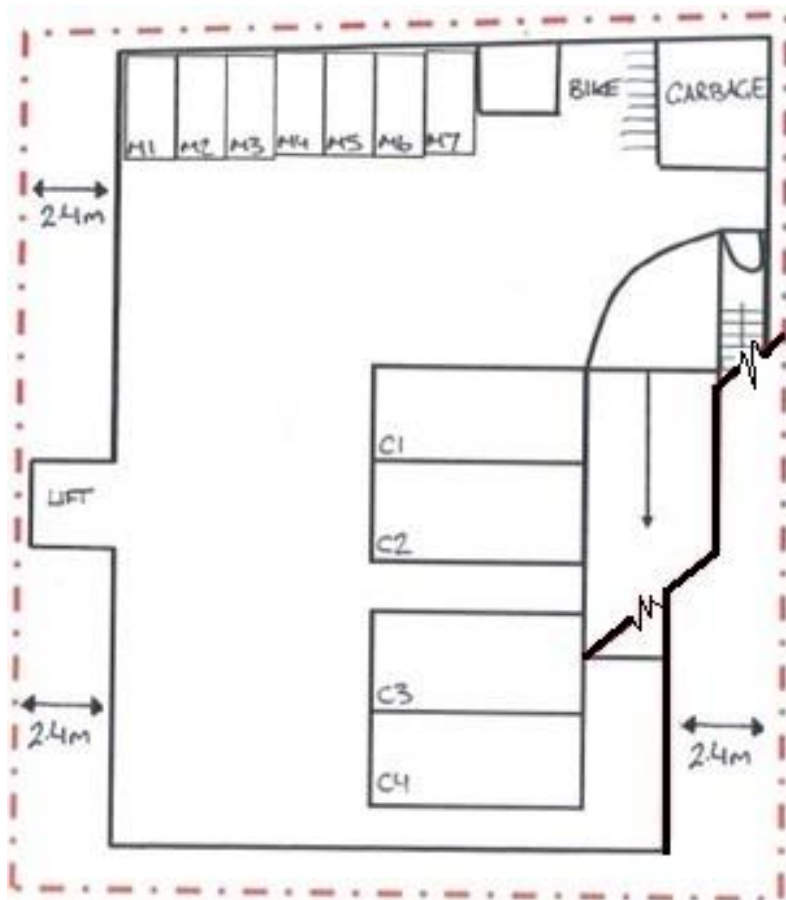
ATTACHMENT A

PROPOSED BASEMENT PLAN

36-38 WILSON STREET NEWTOWN



Current Proposed Basement



Indicative Amended Layout Design