# Local Planning Panel
# 7 April 2020

Address

D/2020/873

Applicant:  Mr Bruce van Niekerk

Owner:  City18 Holidings

Architect: Team 2 Architects

Consultants: Weir Phillips Heritage and Planning

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# proposal

alterations and additions to convert existing commercial building to a boarding house, consisting of the following:

- demolition and reconstruction of rear addition on Elim Place
- demolition of internal walls within contributory building
- construction of a new rooftop addition behind the parapet
- 21 boarding rooms (accommodating 24 occupants 1 manager)
- basement level with 24 bicycle spaces
- awning fronting City Road

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# notification information

- exhibition period  9 September 2020 to 1 October 2020
  – no submissions received
- amended plans notified 23 February 2021 to 10 March 2021
  – no submissions received

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# site

N

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site viewed from City Road

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site viewed from City Road

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adjoining sites to the north on City Road

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adjoining sites to the south on City Road

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Elim Place – looking east

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Elim Place - looking west – heritage listed cottages in foreground

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# proposal

basement plan

# ground floor

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N

# Level 1

N

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# Level 2

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N

# Roof Plan

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N

City Road - west elevation

# Elim Place - north elevation

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south elevation

east elevation

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east west section

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north south section

photomontage – City Road

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photomontage – Elim Place

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# compliance with key LEP standards

| | control | proposed | compliance |
|---|---|---|---|
| height | 9m | 10.94m<br>(21.6% variation) | no<br>Clause 4.6 variation request supported |
| height in storeys | 2 storeys | 3 storeys | no |
| floor space ratio | 2.25:1 (including bonus) | 2.23:1 | yes |

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# compliance with ARHSEPP

| | control | proposed | compliance |
|---|---|---|---|
| bicycle parking | 4 | 24 | yes |
| motorcycle parking | 4 | 0 | no<br>Clause 4.6 variation request supported |

# compliance with ARHSEPP

| | control | proposed | compliance |
|---|---|---|---|
| communal living room | 1 | 40sqm | yes |
| communal open space | 20sqm for lodgers | 22sqm | yes |
| boarding house room GFA | maximum 25sqm | 12.5 - 23sqm | yes |
| no. of lodgers | maximum 2 lodgers | 1-2 lodgers per room | yes |

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# compliance with ARHSEPP

| | control | proposed | compliance |
|---|---|---|---|
| solar access | 3 hours to communal room (between 9am and 3pm) | 2 hours between 1.00pm and 3.00pm) | yes |
| manager’s room | 1 | 1 | yes |

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# compliance with DCP

| | control | proposed | compliance |
|---|---|---|---|
| communal internal living area | 31.25sqm | 40sqm | yes |
| communal open space | 20sqm, min 3m dimension | 22sqm, min 3m dimension | yes |
| bedroom size | min 18sqm 1 lodger<br>min 22sqm 2 lodgers | 17.3-30.2sqm | no but acceptable |
| balcony/ terrace | 4sqm to 30% of rooms | ≥5.5sqm to 15% (3) of rooms | no but acceptable |

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# Design Advisory Panel Residential Subcommittee

DAPRS reviewed the application on 13 October 2020. The panel raised the following issues:

- heritage impact - retention of only the facade
- non-compliance with ARHSEPP – inadequate communal open space, amenity of rooms to City Road
- no active street frontage
- recommended increased setback from City Road

these issues have been adequately addressed in in amended plans/recommended conditions

# issues

- height non compliance
- motorcycle parking non compliance
- heritage and urban design - additional setback
- ground floor café

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# height

- 1.94m (21.6%) non-compliance
- existing building exceeds the height control (10.1m)
- upper level addition is set back (to be set back further by deferred commencement condition)
- built form (subject to modification of set back to City Road) is appropriate to context
- non-compliance does not result in adverse impacts
- clause 4.6 request supported

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# height

City Road streetscape

# motorcycle parking

- satisfies the aims of the AHSEPP notwithstanding the non compliance
- development provides 24 bicycle parking spaces consistent with the LEP and DCP
- site located in accessible area in close proximity to public transport
- provision of no motorcycle parking results in a more desirable ground level streetscape presentation
- clause 4.6 request supported

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# heritage and urban design

- proposal has been significantly amended to allow for retention of contributory fabric
- proposal will reinstate original features of contributory building
- additional setback of third storey from parapet recommended  (deferred commencement condition)
- subject to conditions proposal will not adversely impact the heritage significance of the building or conservation area

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# Increased set back to City Road

- increased set back will reduce visual impact of upper level addition
- will better respect built form of contributory building
- will reduce size of  one boarding room and require relocation of plant
- will increase result communal open space

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# heritage and urban design

set back area

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# ground floor café - waste

- no waste management details provided or separated waste area shown on plans
- updated waste management plan not provided
- Café tenancy recommended to be deleted and indoor communal space enlarged

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# recommendation

deferred commencement approval subject to conditions to address:

- setback of upper floor
- further design details (eg. fire hydrant booster cabinet, drainage, awning and new entry)
- deletion of ground floor cafe

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