

# Local Planning Panel

## 7 April 2021

Address: 180-182 Church Street, Newtown

D/2020/1090

Applicant: Creative Resolution Australia

Owner: Church Street Flats

Architect/Designer: Design Inc

# proposal

demolition of existing site structures and construction of 3 storey boarding house comprising:

- 32 rooms including 1 manager room;
- communal facilities at ground level;
- basement level for building services and 24 bicycle parking spaces;

# recommendation

approval subject to conditions

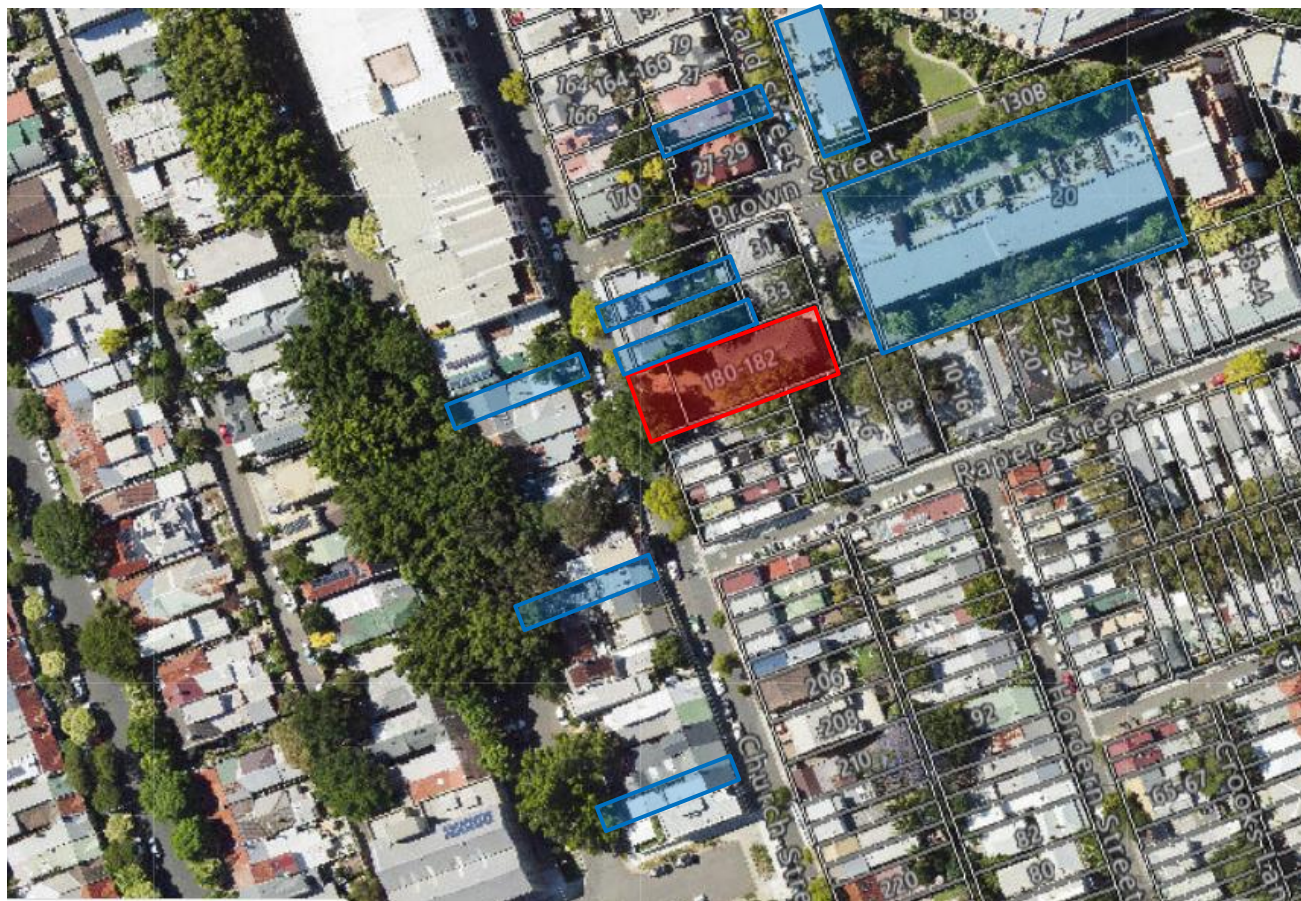
# notification information

- exhibition period 3 November to 25 November 2020
- 496 owners and occupiers notified
- 14 submissions received

# submissions

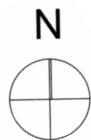
- use
- height
- lack of parking
- construction impacts
- noise impacts

# submissions



- subject site
- submitters

site



site



site viewed from Church Street



186-188 Church Street

site viewed from Church Street



Church Street looking south



opposite side of Church Street looking north



looking north from within site towards 178 Church Street



looking south from within site towards 186 Church Street



looking to Church Street from within site



site viewed from Fitzgerald Street



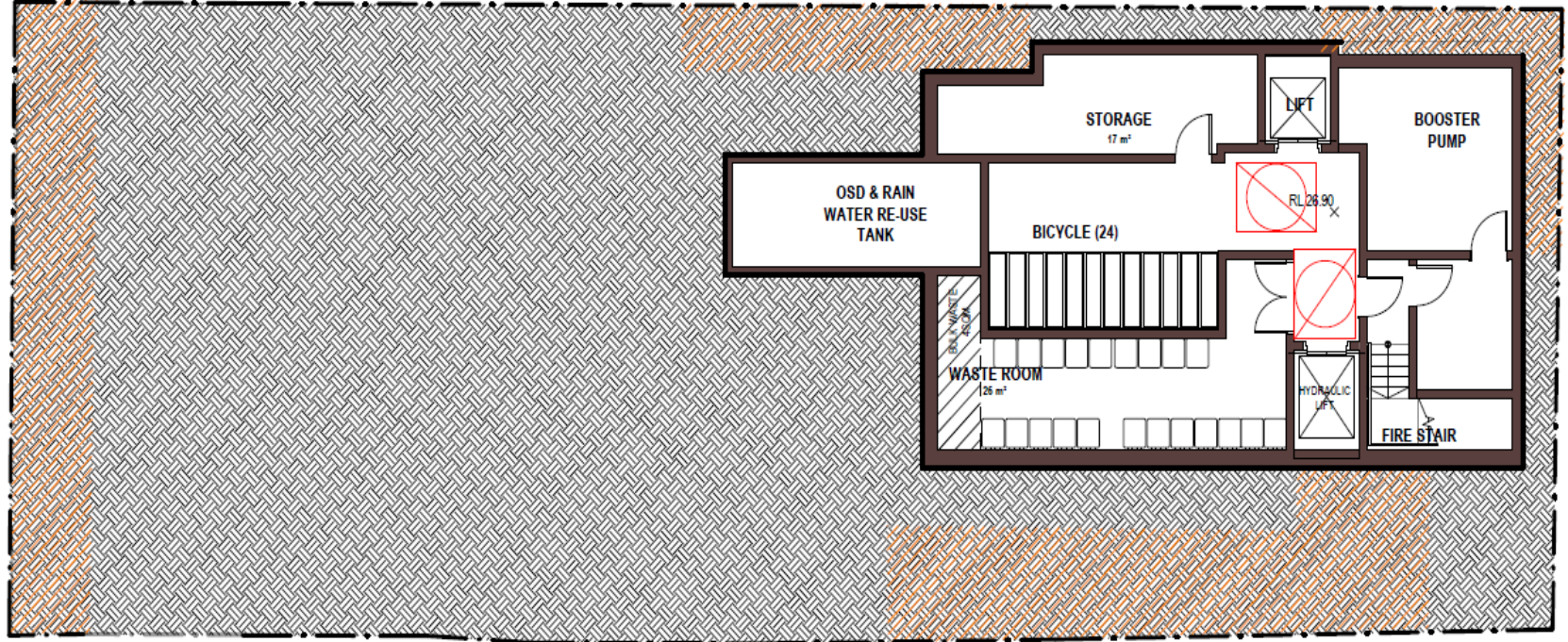
looking south-east of the site from Fitzgerald Street



opposite side of Fitzgerald Street

proposal

Church Street

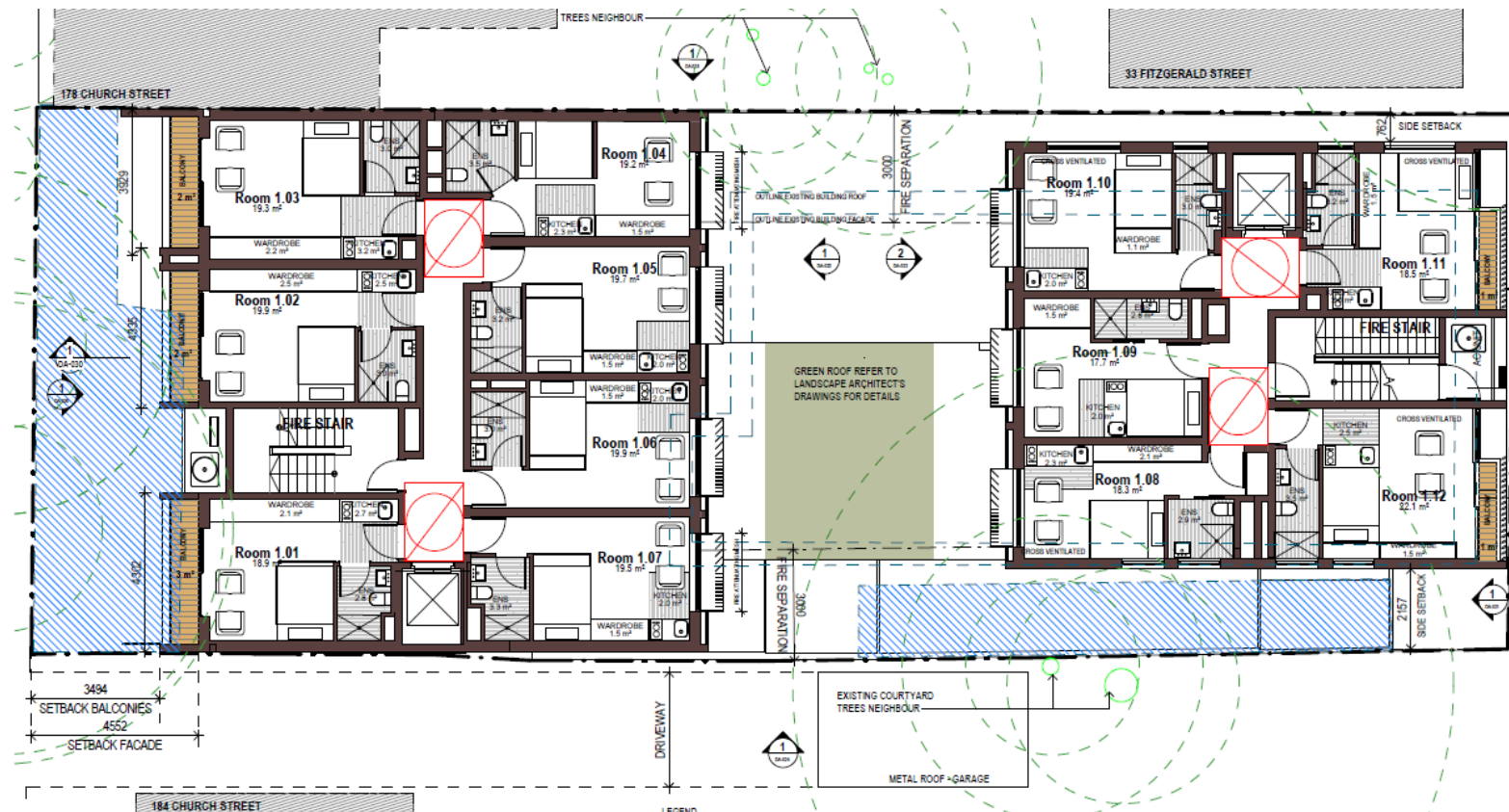


Fitzgerald Street

basement floor plan



Church Street



first floor plan



Fitzgerald Street

**Level 2 Internal Layout**

Rooms and Areas (m²):

- Room 2.01: 17.5
- Room 2.02: 18.4
- Room 2.03: 19.2
- Room 2.04: 19.2
- Room 2.05: 19.5
- Room 2.06: 19.8
- Room 2.07: 19.4
- Room 2.08: 18.3
- Room 2.09: 17.7
- Room 2.10: 19.2
- Room 2.11: 19.8
- Room 2.12: 22.1

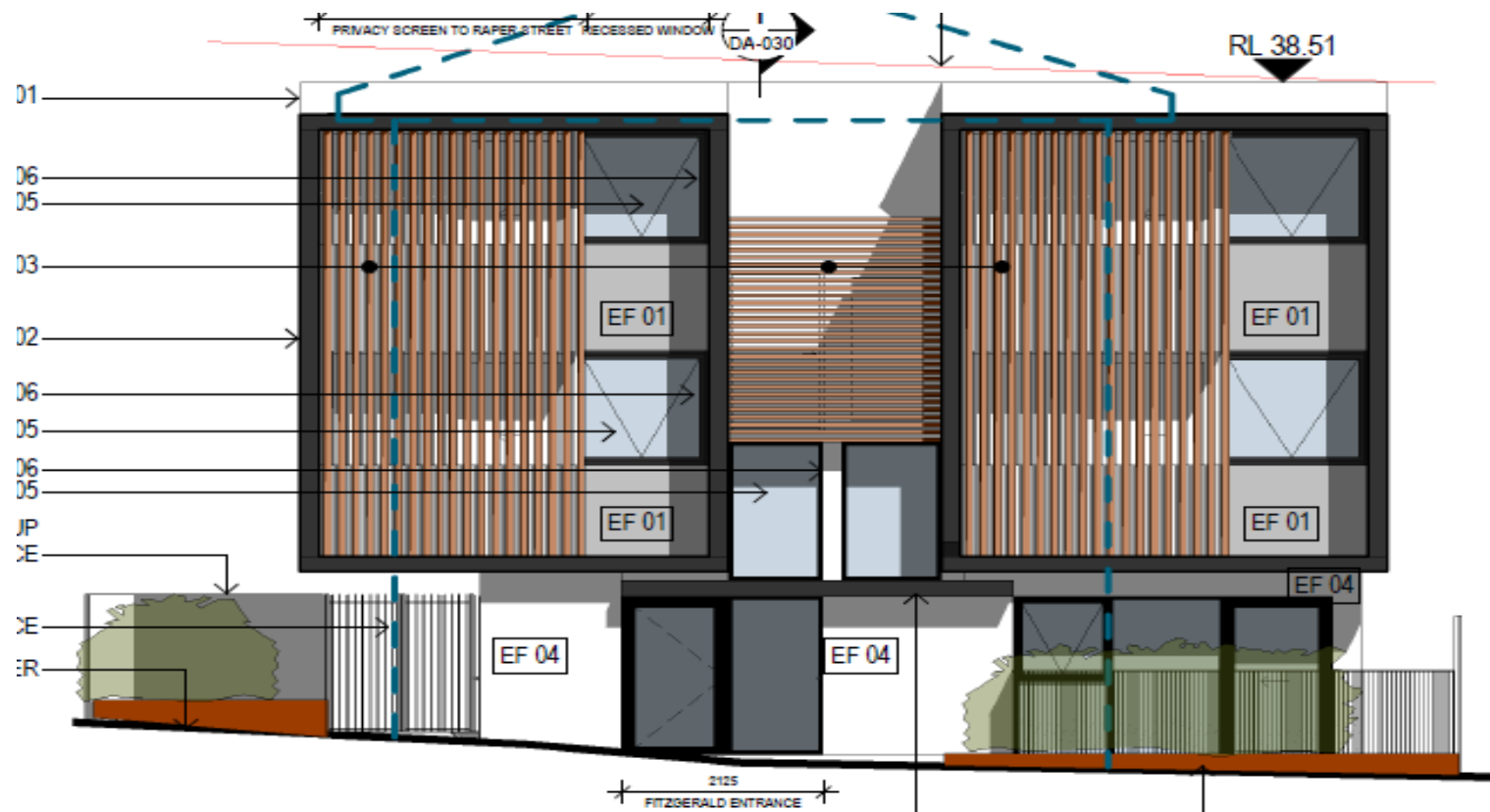
Other Features:

- Fire Stairs: Located near Room 2.02 and Room 2.09.
- Fire Extinguishers: Indicated by 'F' symbols.
- Fire Separation: 3000mm lines separating the building wings.
- Side Setback: 2157mm on the right side.
- Facade Line to Facade Line Separation: 8500mm.
- Rooms Internal Layout: Identical to Level 1.

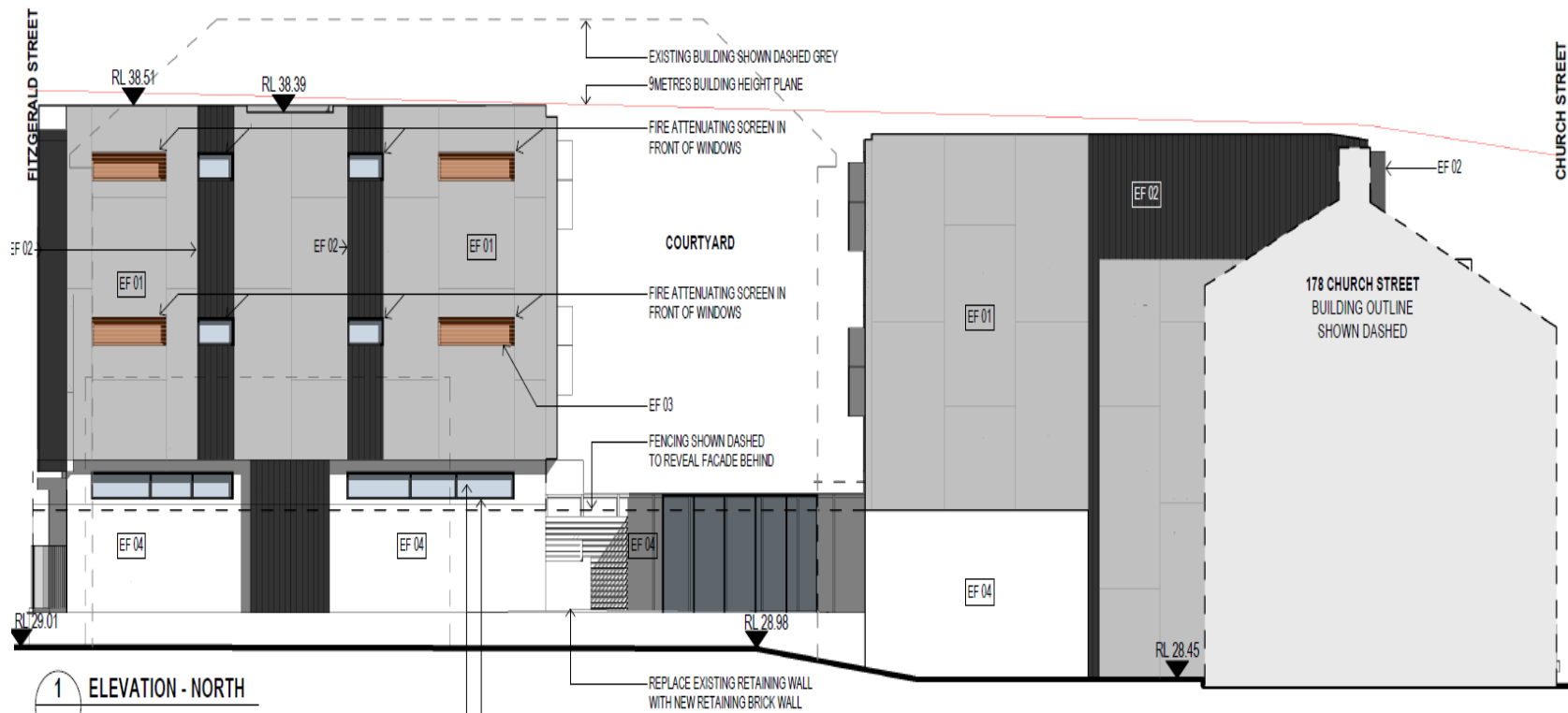
## second floor plan



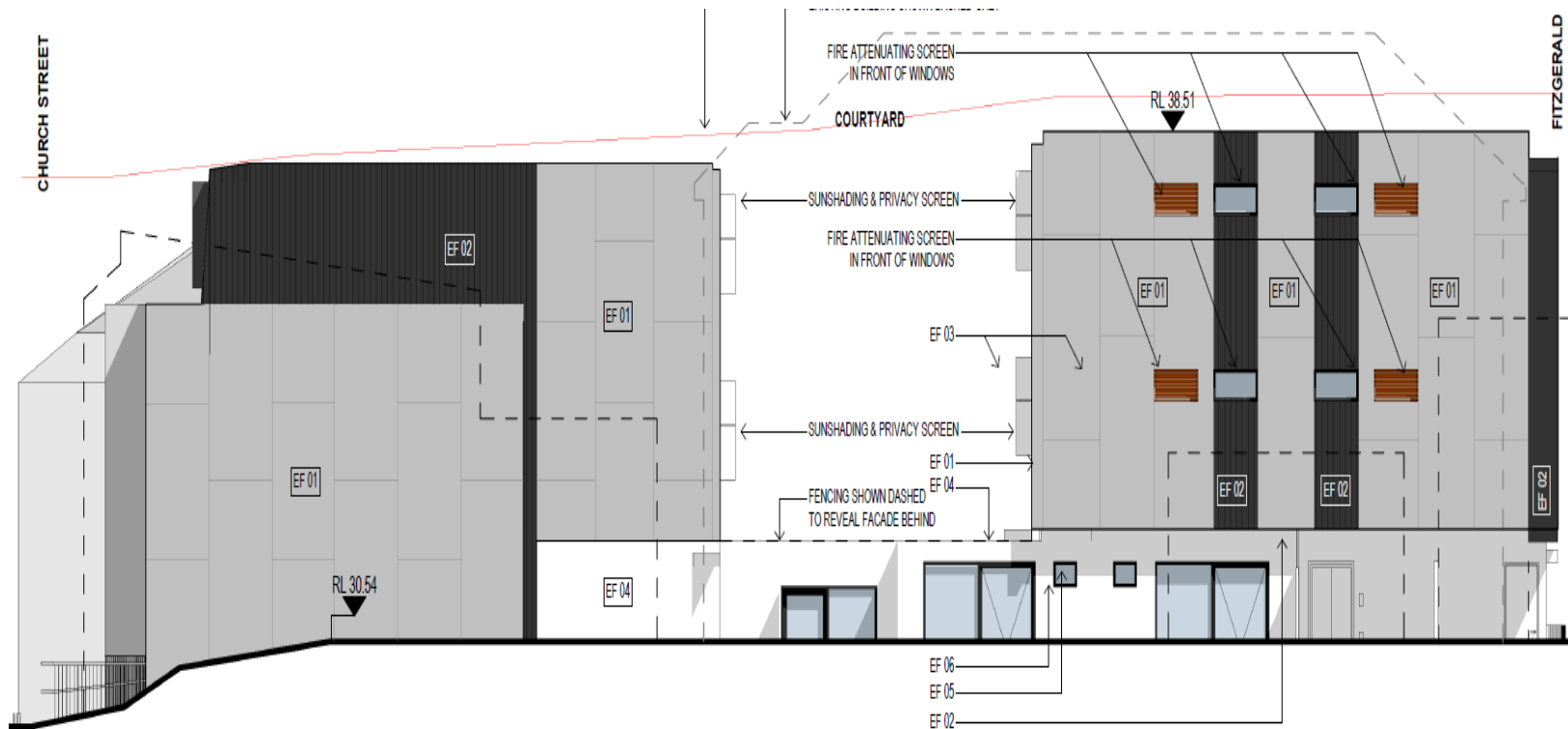
Church Street (west) elevation



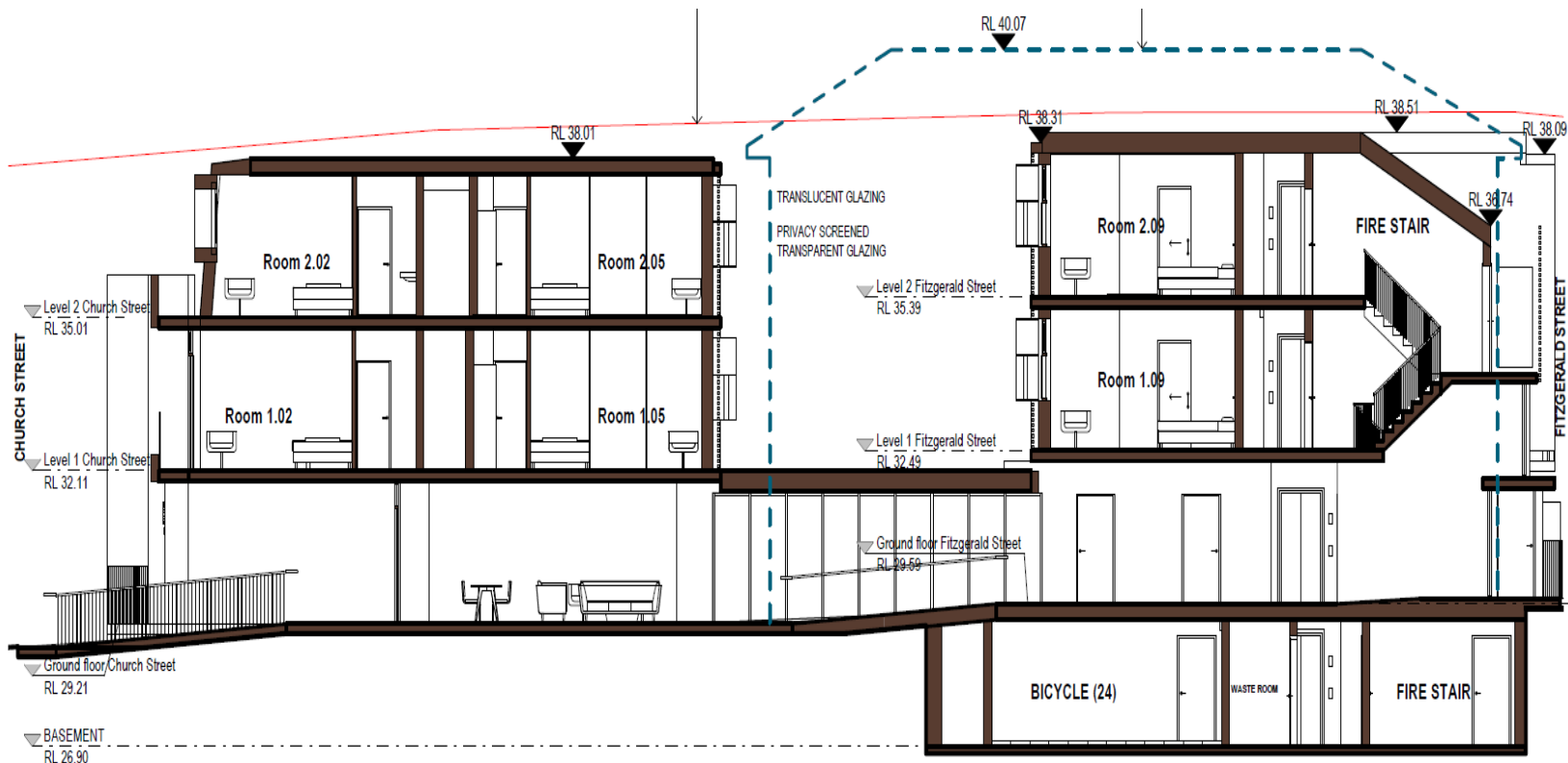
Fitzgerald Street (east) elevation



north elevation



south elevation



section

# compliance with key LEP standards

	control	proposed	compliance
height	9m	9m	yes
floor space ratio	1.75:1	1.42:1m	yes

# compliance with affordable housing SEPP

	control	proposed	comply
bicycle parking	6	24	yes
motorcycle parking	6	0	no Clause 4.6 variation request supported

# compliance with affordable housing SEPP

	control	proposed	compliance
communal living room	1	1 room at 40 sqm	yes
communal open space	20sqm for lodgers	50 sqm	yes
boarding house room GFA	maximum 25sqm	maximum 25sqm	yes
no. of lodgers	maximum 2 lodgers	1-2 lodgers per room	yes

# compliance with affordable housing SEPP

	control	proposed	comply
solar access	3 hours to communal room (between 9am and 3pm)	3hours between 11am and 2pm	yes
manager's room	1	1	yes

# compliance with DCP

	control	proposed	compliance
communal internal living area	12.5sqm	40 sqm	yes
communal open space	20sqm, min 3m dimension	50sqm, min 3m dimension	yes
solar access to communal open space	2 hours sunlight to 50% of space	2 hours to 50% of space between 11am and 2pm	yes
balcony	4sqm to 30% of rooms	5-9sqm to 13% of rooms	no but acceptable

# Design Advisory Panel

DAP reviewed the application on 7 December. The panel generally supported the proposal but raised concerns with:

- entrance design from Church and Fitzgerald Street
- privacy impacts
- communal facilities and internal room amenity

These issues have been addressed in amended plans

# Issues - motorcycle parking

- clause 4.6 request supported
- satisfies the aims of the AHSEPP notwithstanding the non compliance
- development provides 24 bicycle parking spaces in excess of the LEP and DCP requirements
- accessible area in close proximity to public transport

# Issues - submissions

- concerns regarding construction impacts and noise addressed by conditions

# recommendation

- approval subject to conditions