

Local Planning Panel

20 August 2025

Application details

184-200 Broadway, Chippendale NSW 2008

D/2024/1165

Applicant: AVM Project Management Pty Ltd

Architect: durbach block jagers

Planner: The Planning Studio

Proposal

Alterations and additions to existing commercial building for use as a backpackers accommodation including:

- 1,047 beds in 4, 5, 6, and 8 bed dormitory rooms
- kitchen and cafe
- bike storage for 98 bicycles
- internal courtyard and void for light and ventilation
- accessible rooftop terrace and bar with a capacity of 250 patrons, proposed hours of operation 10am to 12am, 7 days a week



photomontage

Reason reported to LPP

The application is reported to the LPP for determination due to:

- departure from development standards (Height of buildings and FSR)
- development involving a general bar use, and
- contentious development (more than 25 submissions)

Notification

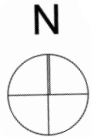
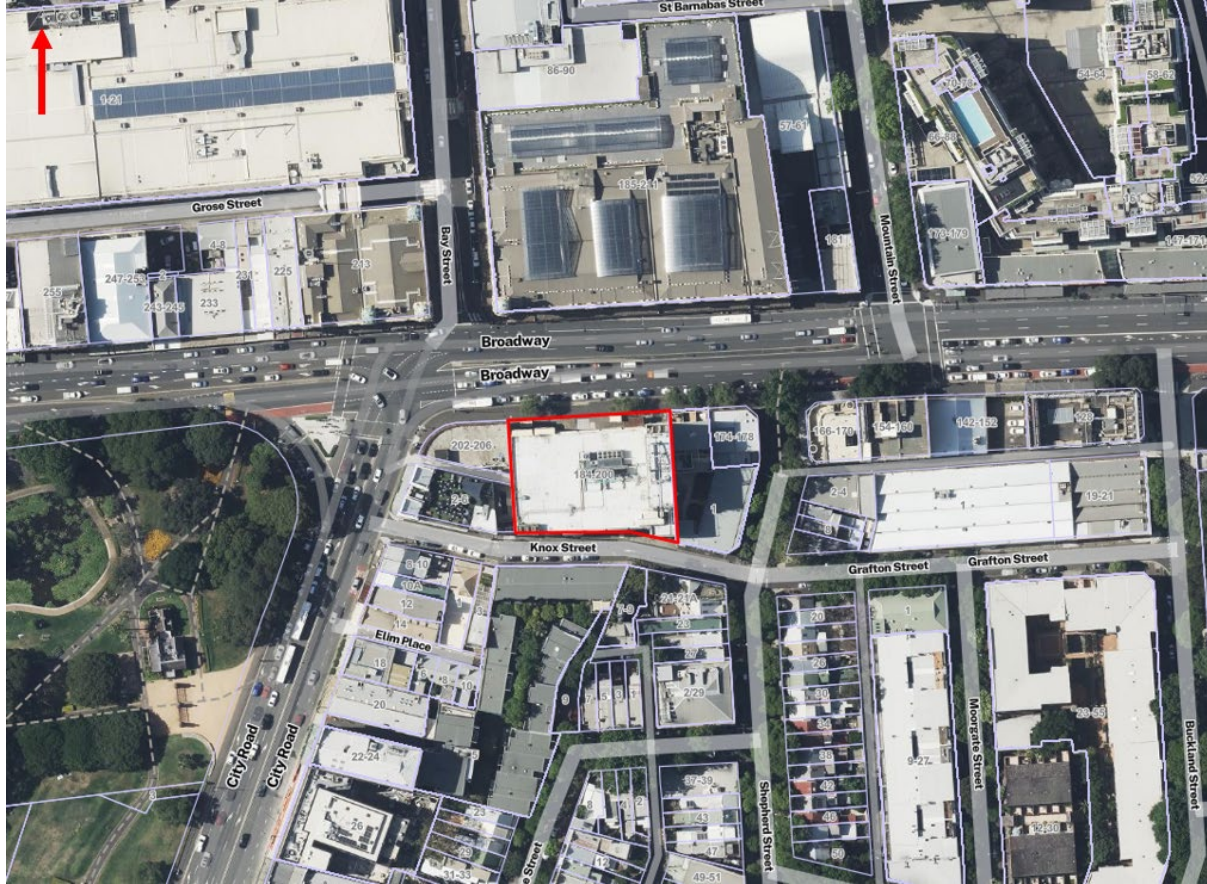
- exhibited for a period of 21 days between 13 January and 4 February 2025
- 740 properties were notified
- 366 submissions received, including 314 objections and 52 submissions of support

Submissions

Objections raised mainly relate to:

- transport and parking
- overpopulation
- amenity impacts to surrounding properties, and
- proposed use and failure to provide much needed housing

Site





site viewed from Broadway facing south-west



site viewed from Broadway facing south-east

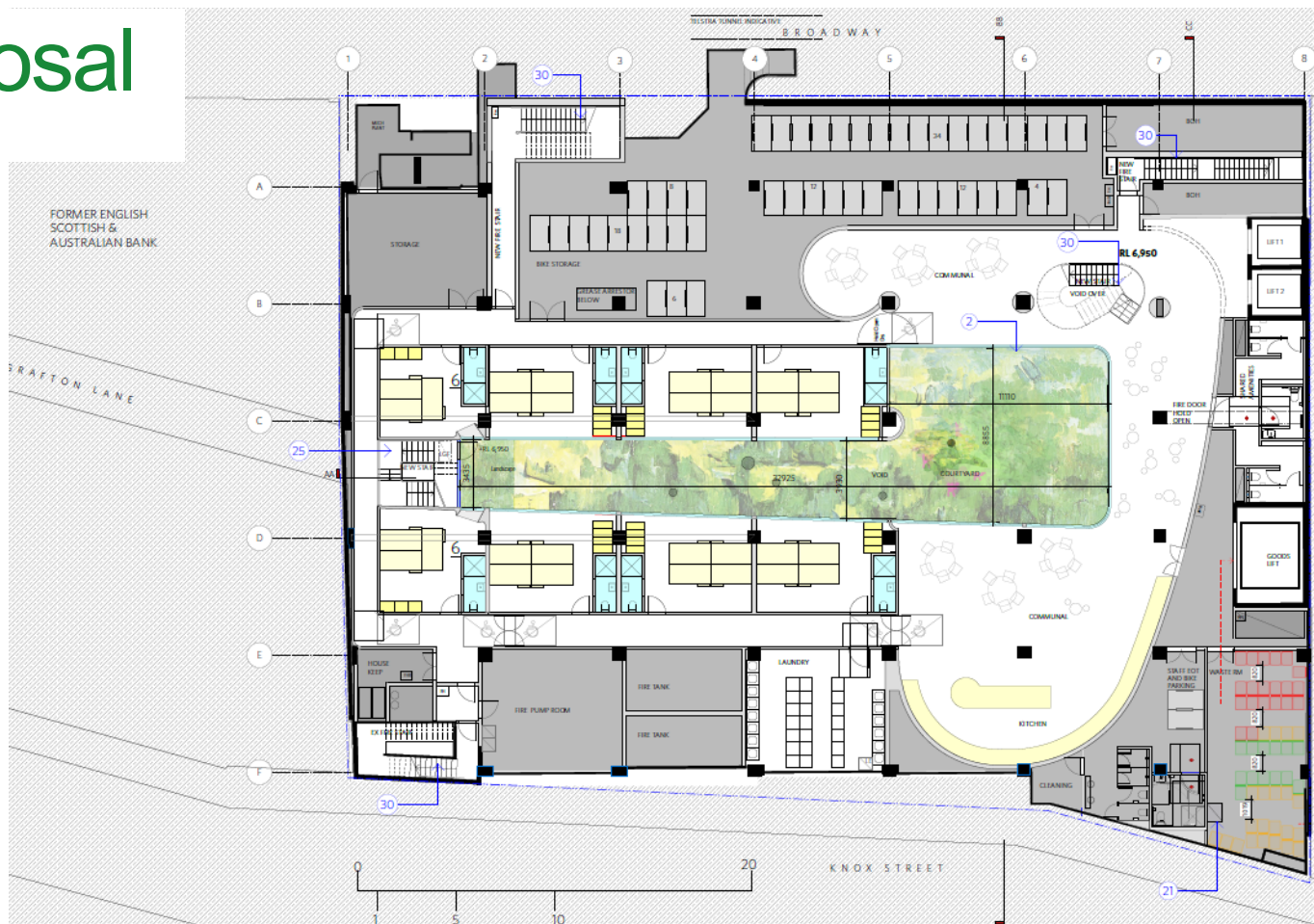


site viewed from City Road facing east through Grafton Lane



site viewed from Knox Street facing north-west

Proposal



proposed lower ground floor plan



proposed ground floor plan



proposed level 1 floor plan



proposed level 2 floor plan



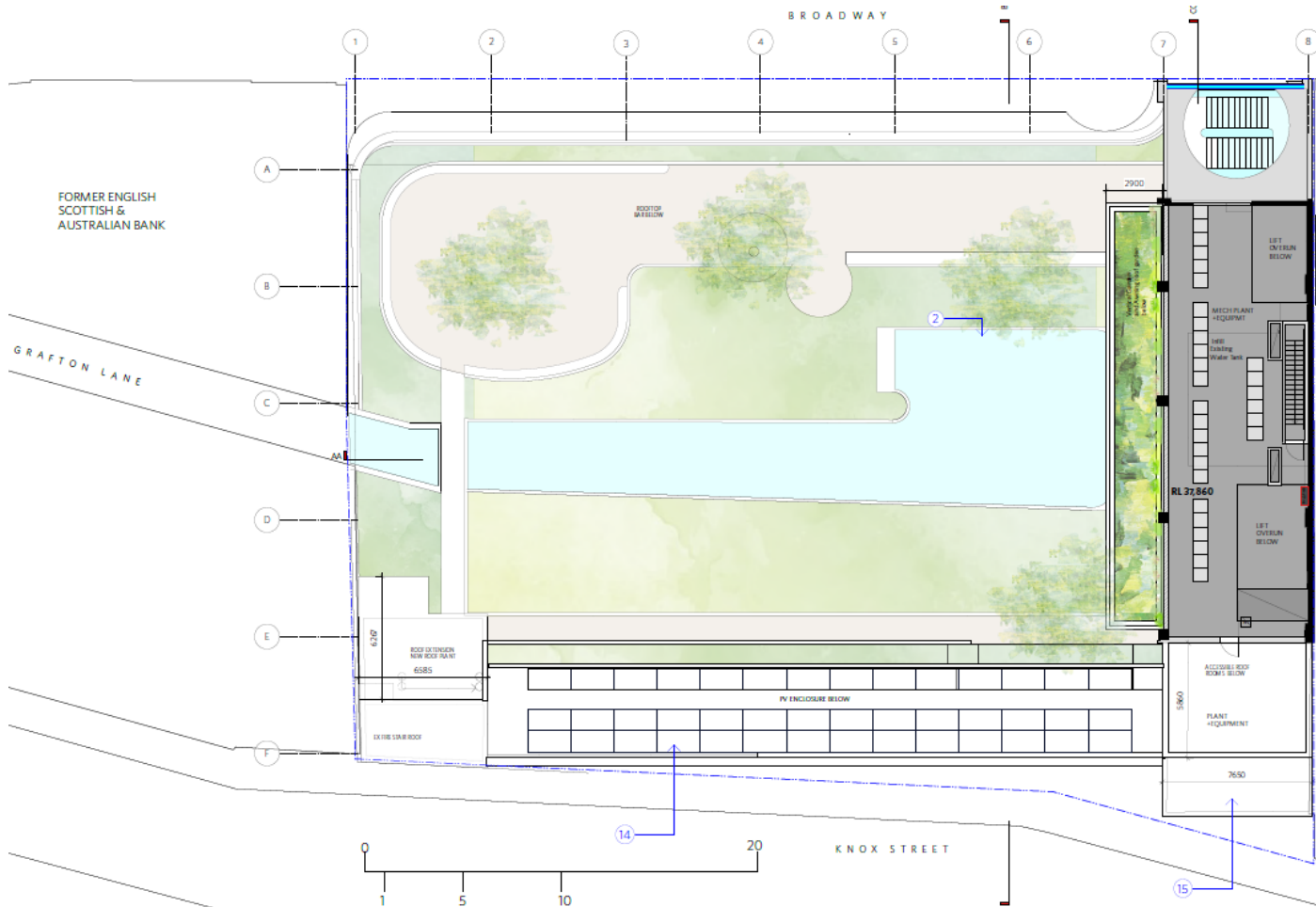
proposed level 3 floor plan



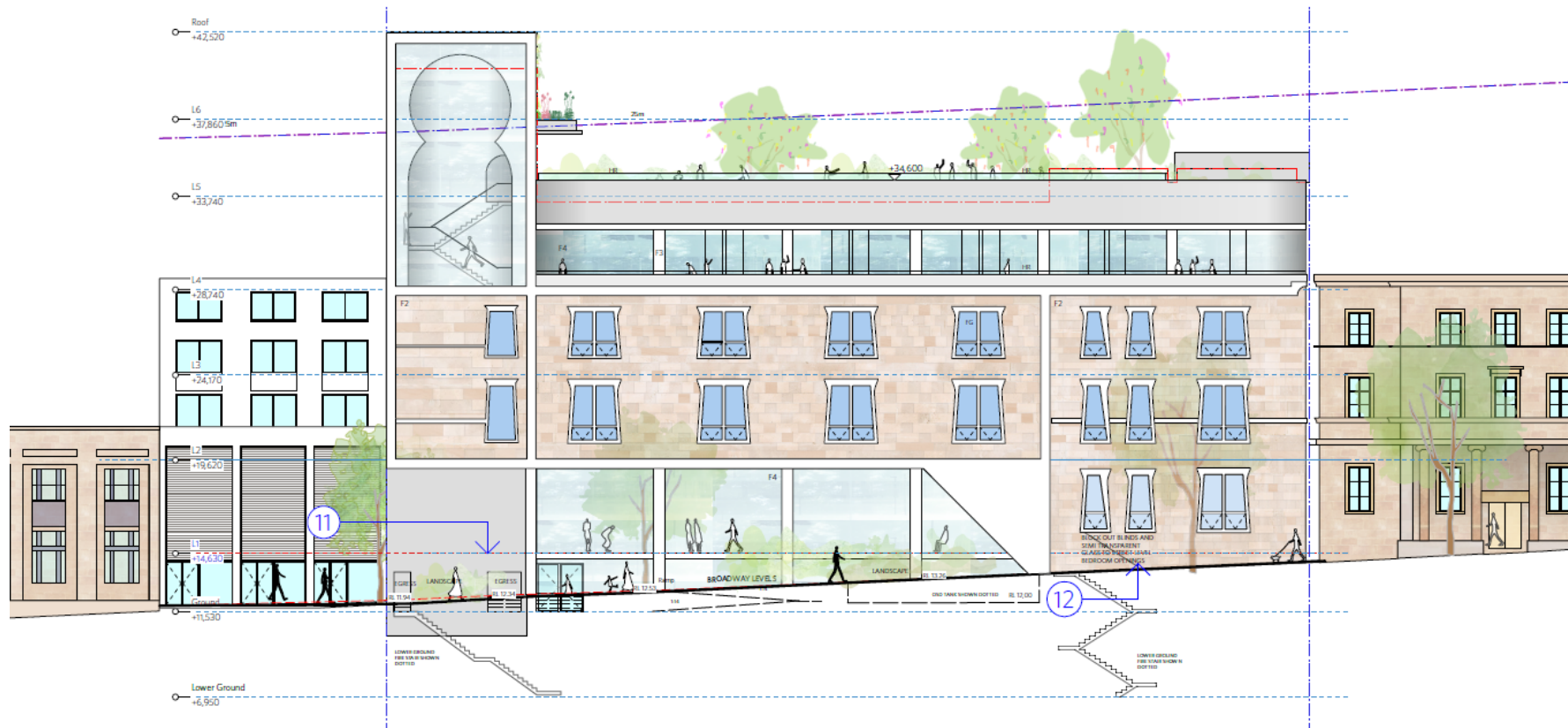
proposed level 4 floor plan



proposed level 5 floor plan



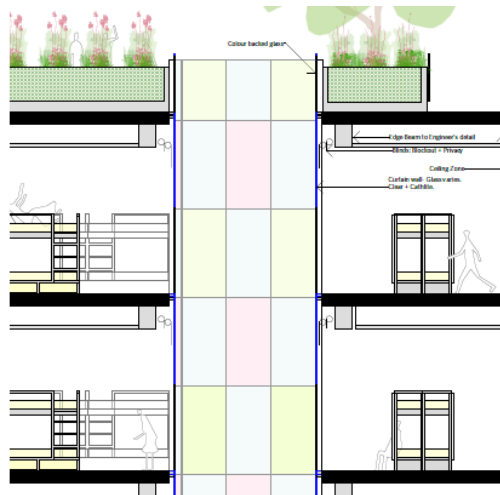
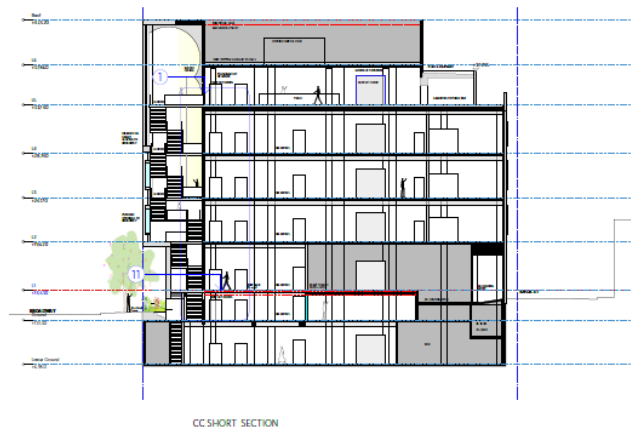
proposed roof plan



Broadway/north elevation

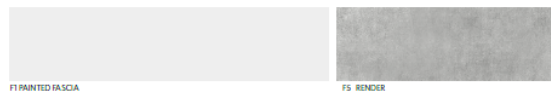


sections



DETAIL SECTION- VOID

DETAIL ELEVATION- VOID



F1 PAINTED TASCIA

F5 RENDER



F2 SANDSTONE IN BESPOKE PATTERN



F6 FACE BRICK



F3 OFF FORM CONCRETE

F4 GLAZING



CLEAR AND REPILED COLOURED GLASS
PATTERN TO DESIGN
CLEAR VISION PANELS CRISTE FOR PRIVACY
COLOUR BACKED GLASS TO 15 PLANTER EDGES



GATHERITE GLASS WITH
COLOURED LAMINATE

materials and details



Compliance with key LEP standards

	control	proposed	comply
height	25m	30.9m	No - 5.9m or 23.97% variation Maximum height is existing however additional bulk is being added above the height of buildings control
floor space ratio	3.1:1	3.78:1	No – 1,462sqm or 27.35% variation Existing building is approximately 3.26:1

Compliance with DCP controls

	control	proposed	compliance
Canopy cover	15%	18.86%	Complies
Deep soil	10%	10%	Complies
Height in storeys	6 storeys	5 storeys	Complies
Specific provisions for backpacker accommodation			Complies with room sizes, length of stay, POM, and laundry facilities Does not comply with external common space and dining facilities

Hours of operation – rooftop bar

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday (daily) External	9.00am to 10.00pm base 9.00am to 12.00am midnight extended	10.00am to 12.00am midnight	10.00am to 10.00pm base 10.00pm to 12.00am midnight on a two-year trial period

Development history and amendments

no previous applications, including Pre-DA's, relevant to the subject application.

initial RFI issued 26 February requesting:

- additional design details including glazing details & internal elevations.
- improved amenity to rooms including increase room sizes and storage facilities.
- changes to the proposed rooftop including the removal of the proposed pool and a setback to Knox Street.
- additional information regarding the Survey, Landscape Plan, stormwater and flooding, Waste Management, sustainability, & contamination.

Development history and amendments

updated drawings and additional information provided including:

- rooftop changes and setback to Knox Street.
- internal reconfiguration to provide compliant room sizes & storage.
- amended Landscape Plan, Plan of Management, and stormwater design.
- land contamination information and a Detailed Site Investigation.
- information detailing compliance with Sustainable Buildings SEPP.
- additional flooding information.
- survey Information.

Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 3 June 2025

The panel generally supported the proposal, considering the development represents a positive reuse of the site, however provided comments including:

- dormitory room spaces and amenities are at a minimum
- mechanical ventilation and construction details are limited
- the internal courtyard and void would be more beneficial if increased in size
- the facade design and materiality are of high quality and represent a positive improvement for the area

Design Advisory Panel Residential Subcommittee

continued:

- minimal storage spaces for guests are provided
- the amount of dedicated dining area provided for the building population should be clarified / increased.

The applicant has chosen not to amend the plans in response to these comments however some additional information has been provided.

An increase in dedicated dining area is recommended by condition of consent.

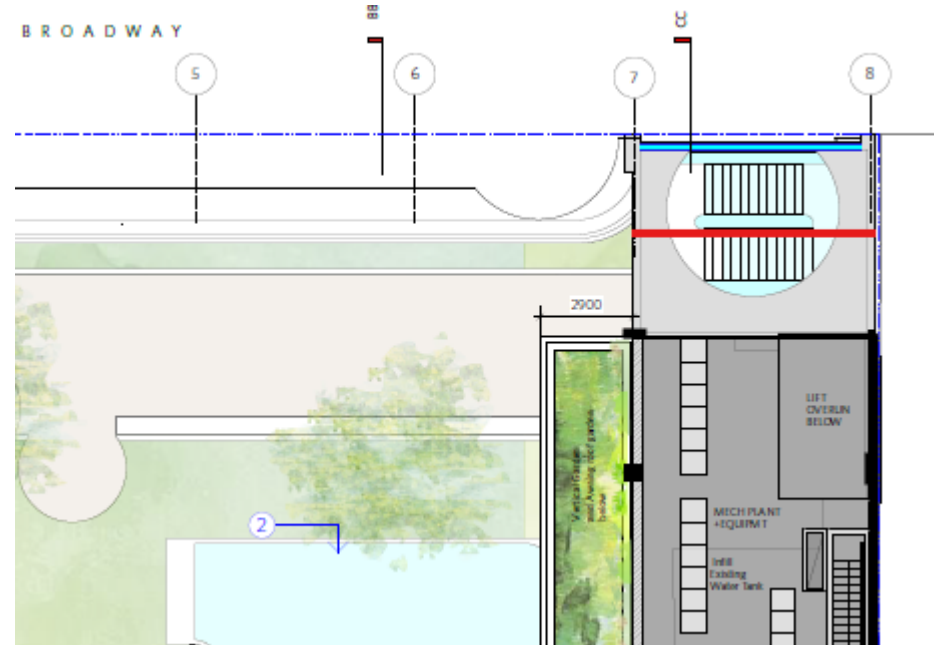
Issues

- Height and FSR variations
- Objections
- Communal spaces and dining area
- Poor room amenity (level 1)
- Transport and parking

Clause 4.6 Variation Request - Height

- existing maximum building height is retained
- the existing plant area on the east of the site is being extended towards Broadway to align with the building frontage
- provides a stairwell and architectural feature
- no adverse amenity impacts

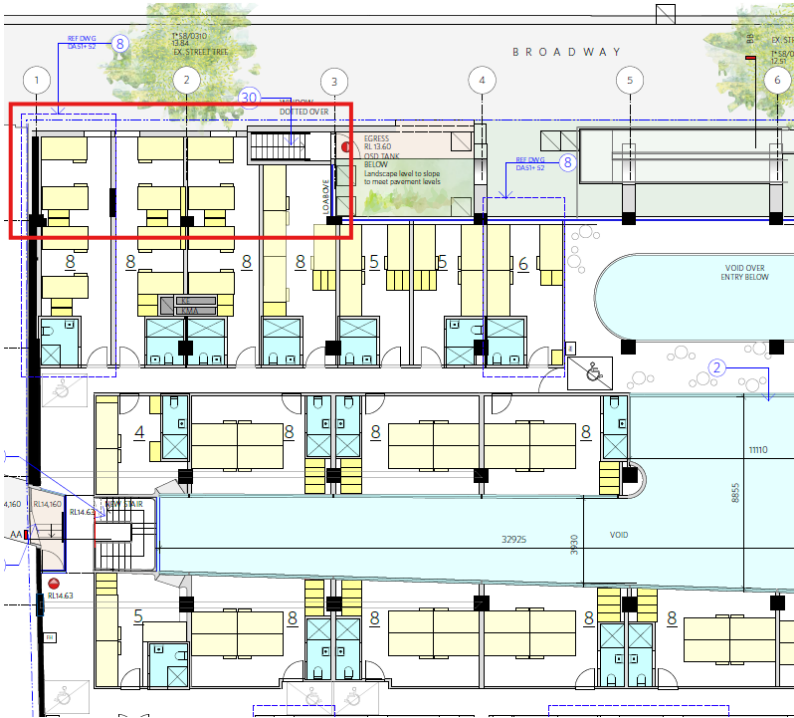
CITY OF SYDNEY



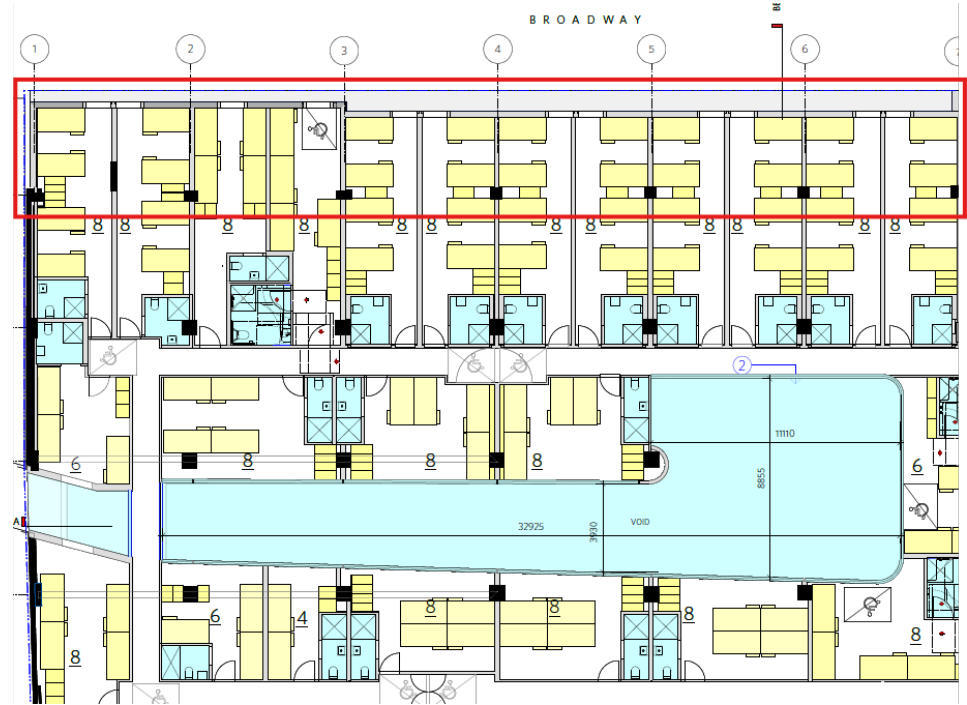
Clause 4.6 Variation Request - FSR

- existing building is over FSR
- the development involves removal of floor space to make way for the void
- facade being brought forward to the Broadway boundary to align with neighbouring sites
- considered to be a positive design outcome
- no adverse amenity impacts

Clause 4.6 Variation Request - FSR

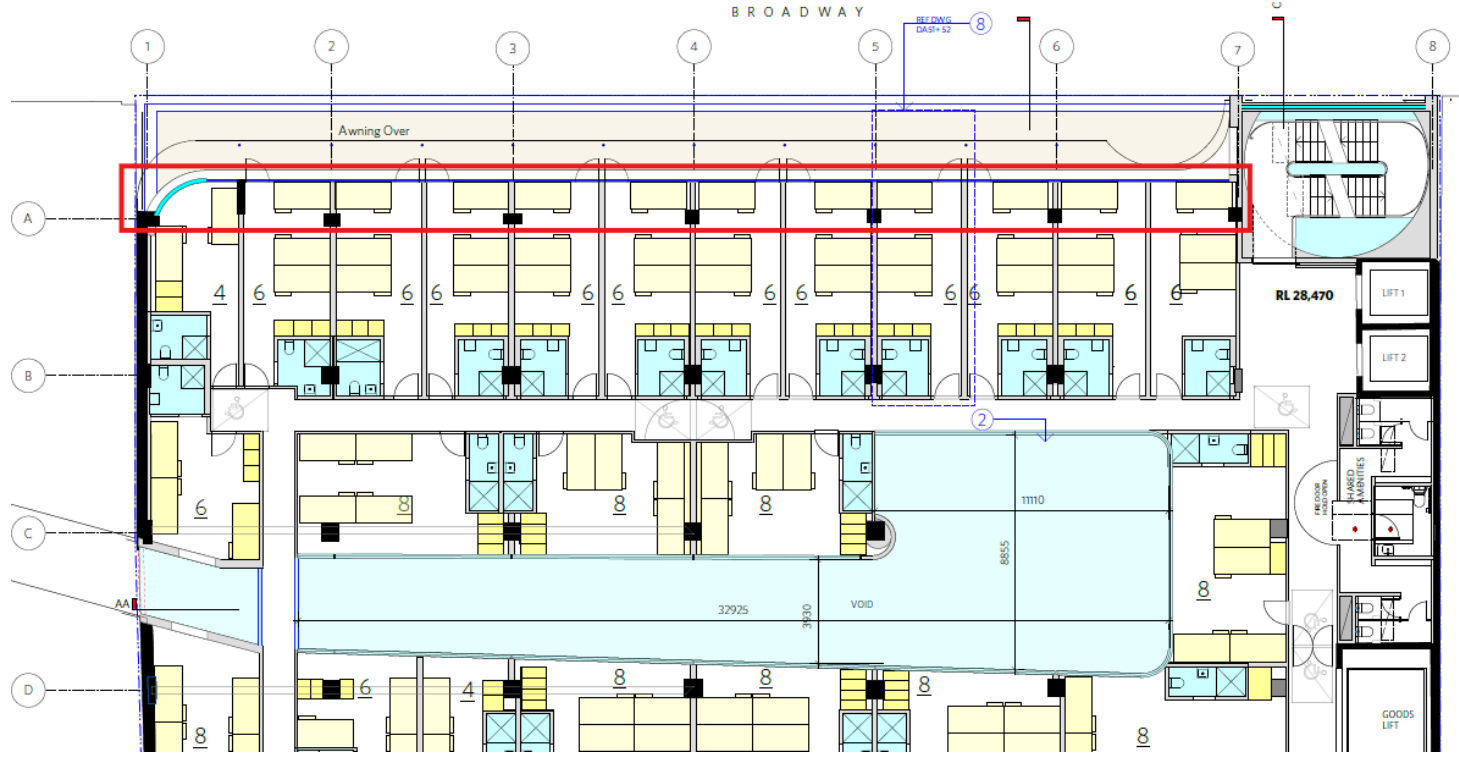


Level 1



Level 2 & 3

Clause 4.6 Variation Request - FSR



Level 4

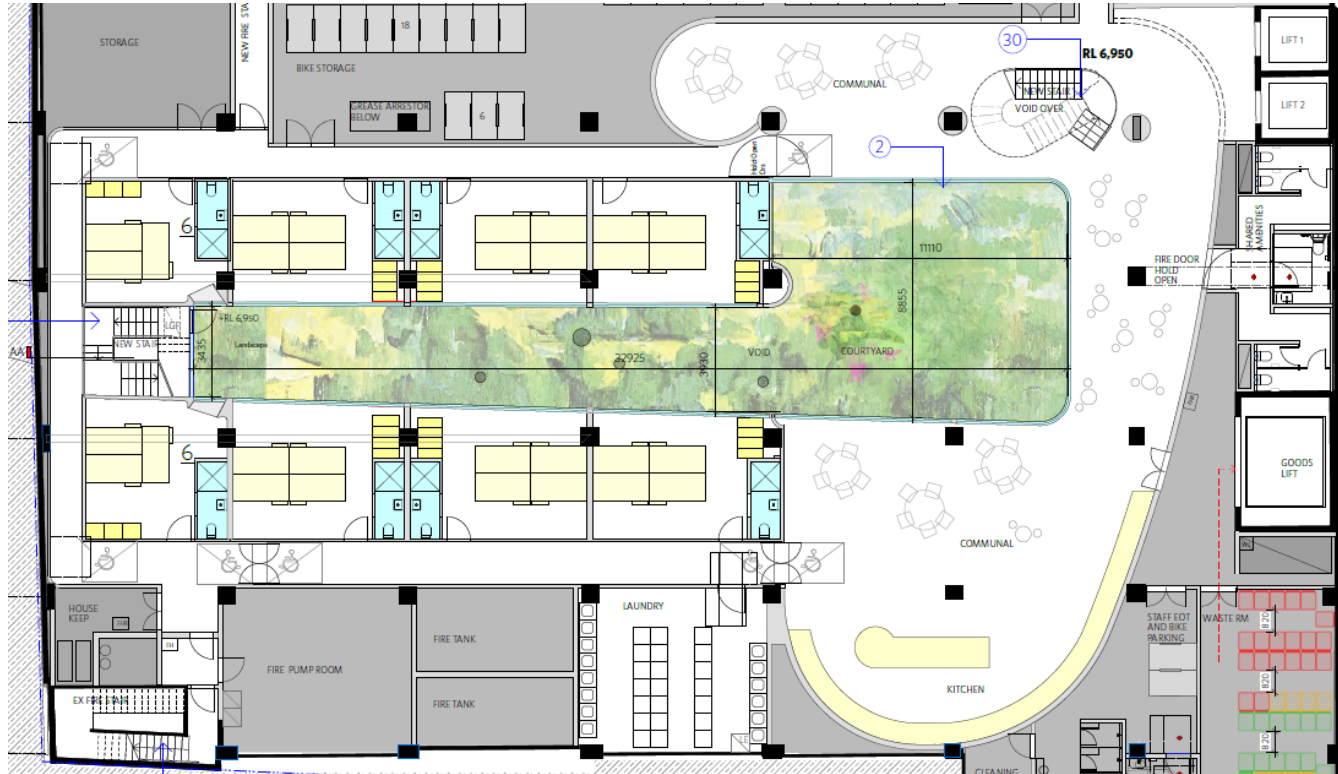
Objections

- the use of the site as backpackers accommodation and the proposed capacity of the site are common objections
- the proposed use is permitted with consent and there is no limit on the maximum capacity
- the development is permissible in the zone
- recommended conditions address management of premises

Communal spaces and dining area

- internal common space largely consists of common circulation areas
- insufficient space provided for dining purposes
- additional common space recommended via condition of consent

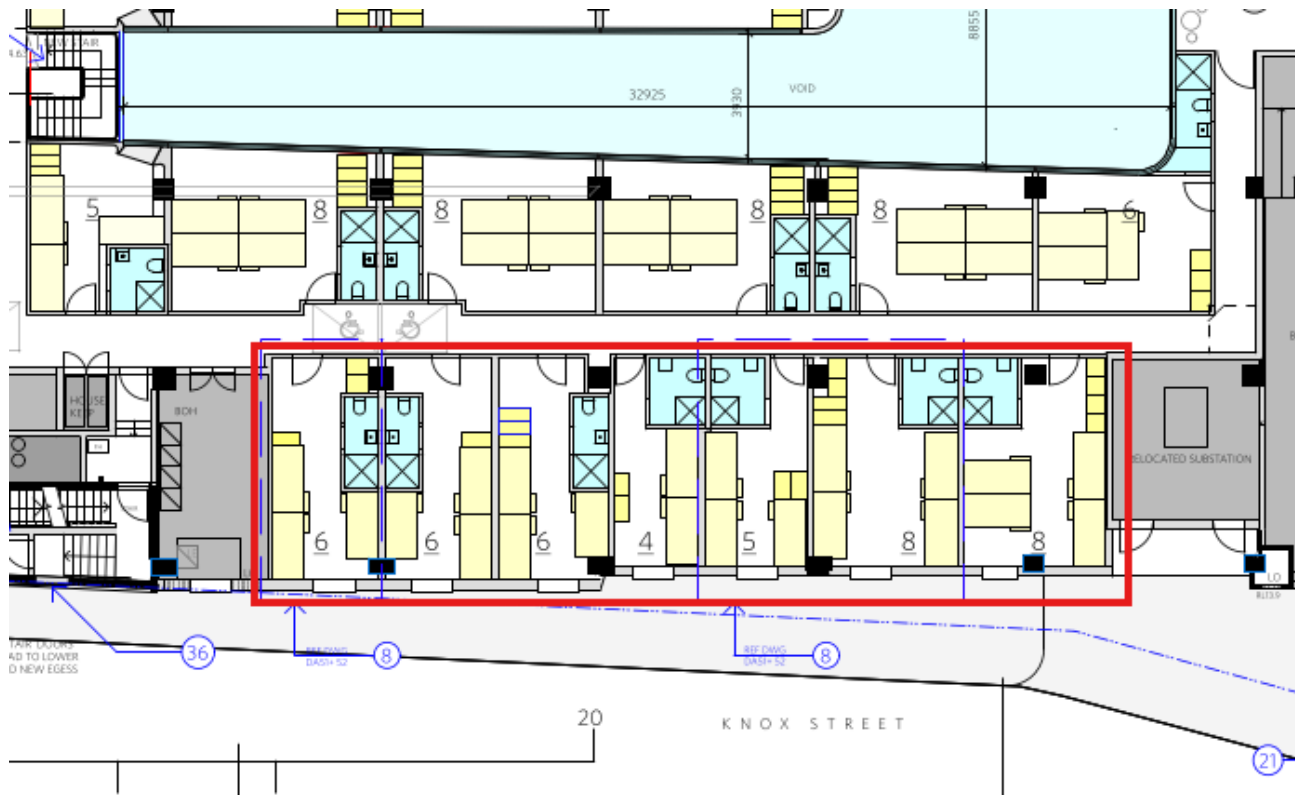
CITY OF SYDNEY



Poor room amenity (first floor)

- seven rooms comprising of 43 beds on level 1 have poor amenity
- rooms have windows fronting Knox Street at street level
- privacy and natural light cannot be achieved
- recommended to be removed and replaced with common space

Poor room amenity (first floor)



CITY OF SYDNEY



Issues – Transport and parking

- site fronts Broadway, with no guest or visitor access to Knox Street
- no on-site parking proposed
- 98 bicycle parking spaces proposed
- Broadway & City Road are major bus routes
- site within walking distance of Central Station and Light Rail
- recommended conditions require a Transport Access Guide, and a Bicycle management plan including e-bikes and food delivery bikes
- supported by the City's Transport unit and concurrence provided by TfNSW

Relevant To memo

- The site is located on land outside of Central Sydney and the development involves works above 25m in height.
- The proposal triggers requirements for a site specific development control plan (DCP) and a competitive design process, under the provisions of Clauses 7.20(2)(b) and 6.21D(1) of the Sydney LEP 2012, respectively.
- The Clauses specify that a development control plan and a competitive design process are not required if the consent authority is satisfied that such a plan or process would be unreasonable or unnecessary in the circumstances.

Relevant To memo

The applicant has requested that the requirements be waived for the following reasons:

- The development involves only alterations and additions to the existing building. No change is proposed to the existing building height, which is largely below the 25m height control.
- Whilst the development does result in some increase in floor space, this is largely as a consequence of the difference in calculation of gross floor area under the SLEP 2012 Dictionary, compared to the existing use for a services exchange building.
- The development represents an improvement to adjoining heritage buildings and the public domain as a consequence of the external alterations to facade and materials.

Relevant To memo

The City has noted that it is unreasonable or unnecessary for developments such as this to be subject to the creation of a site specific DCP or a competitive design process, and as such an amendment to the relevant Clauses of the LEP has been approved pending Gazettal.

This amendment involves the relevant development trigger, being development in respect of a building that had a height above ground level of 25 metres on any other land, is to be amended to 35 metres per the Policy and Housekeeping Amendments 2023 (PP-2024-709) which has received Gateway approval in October 2024, pending Gazettal.

Council staff agree that the requirements are unreasonable or unnecessary.

Recommendation

- the request to vary the height of buildings & Floor Space Ratio development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld;
- *the requirement under Clause 6.21D and Clause 7.20 of the Sydney Local Environmental Plan 2012 that the development be subject to a competitive design process is considered unreasonable and unnecessary in the circumstances of the site and the proposed development; and*
- consent be granted to Development Application Number D/2024/1165 subject to the conditions set out in **Attachment A** to the subject report;



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