

Local Planning Panel

15 April 2020

589-591 Elizabeth Street, Redfern

D/2018/774

Applicant: The Trustee For Zhengde Unit Trust

Owner: Zhengde Real Estate Pty Ltd

Architect/Consultants: Turner & Urbis

proposal

- construction of 4 storey hotel
- 56 rooms, basement car park and ancillary cafe

Zone: B4 Mixed Use. The development is permissible with consent

recommendation

deferred commencement approval

notification information

notified three times

original notification

- 20 July 2018 – 11 August 2018 - 50 objections, 1 support

amended plans

- 26 March 2019 – 17 April 2019 - 39 objections, 1 support

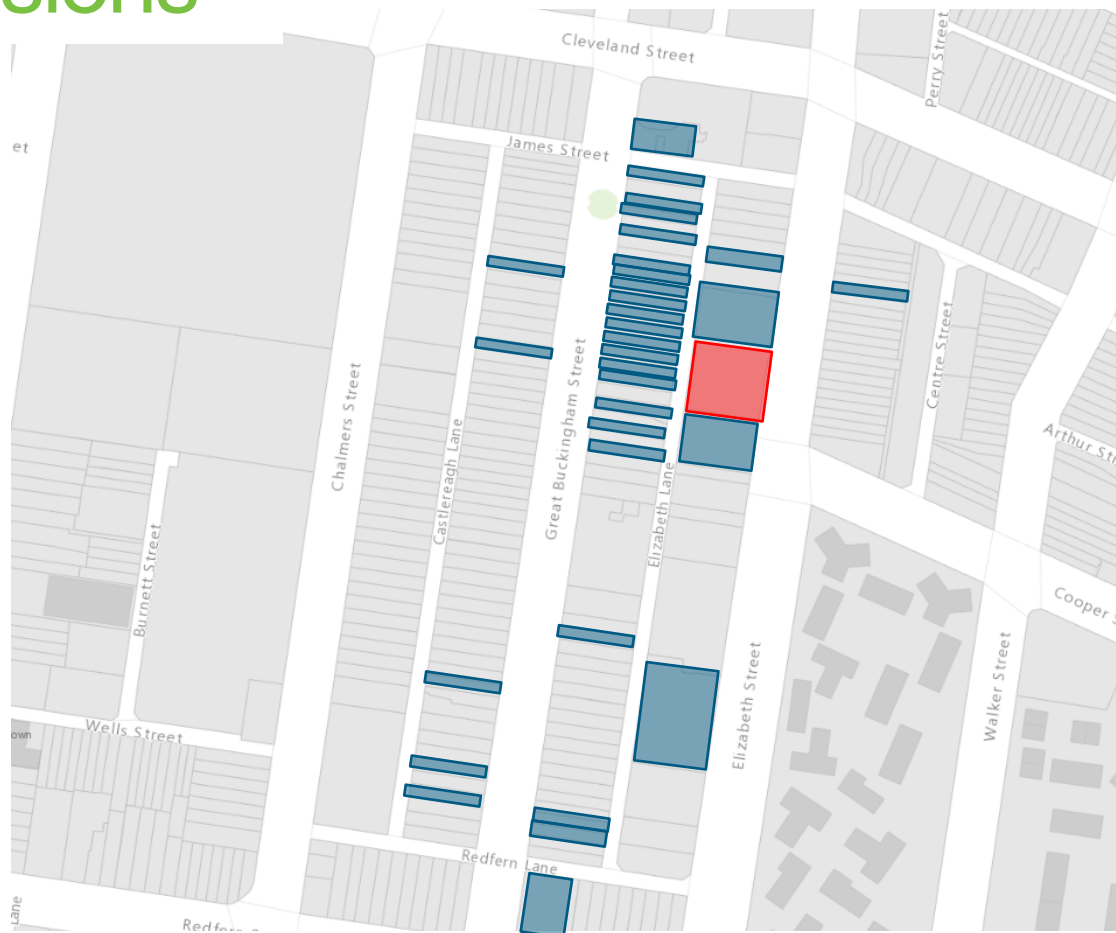
amended plans



- 24 October 2019 – 15 November 2019 - 28 objections, 1 support

submissions

- traffic and impact on lane
- visual and acoustic privacy impacts
- trees
- built form & height
- heritage & impact on character of area
- reflectivity
- contamination
- construction impacts
- property values
- inadequate documentation & calculation of FSR
- antisocial behaviour from proposed use

submissions



-  subject site
-  submitters

site





site viewed from Elizabeth Street



Heritage item

No. 593-601

Site

Elizabeth Street



Site

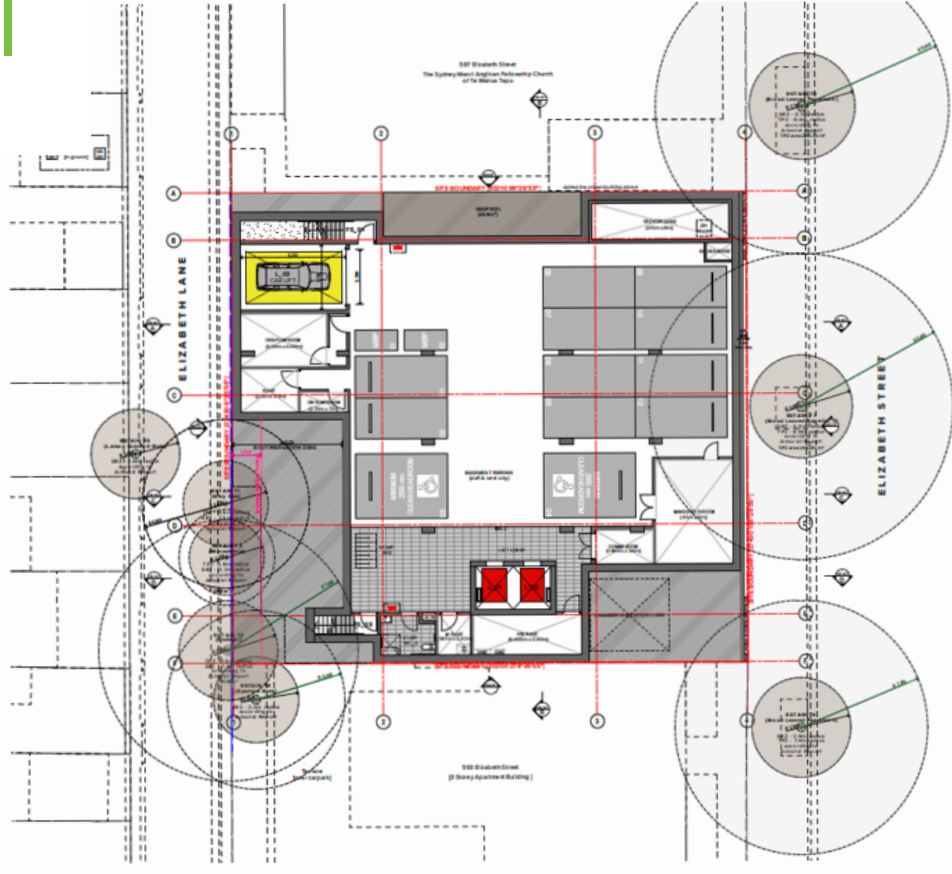
Heritage item

looking south along Elizabeth Street

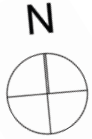


looking north along Elizabeth Street

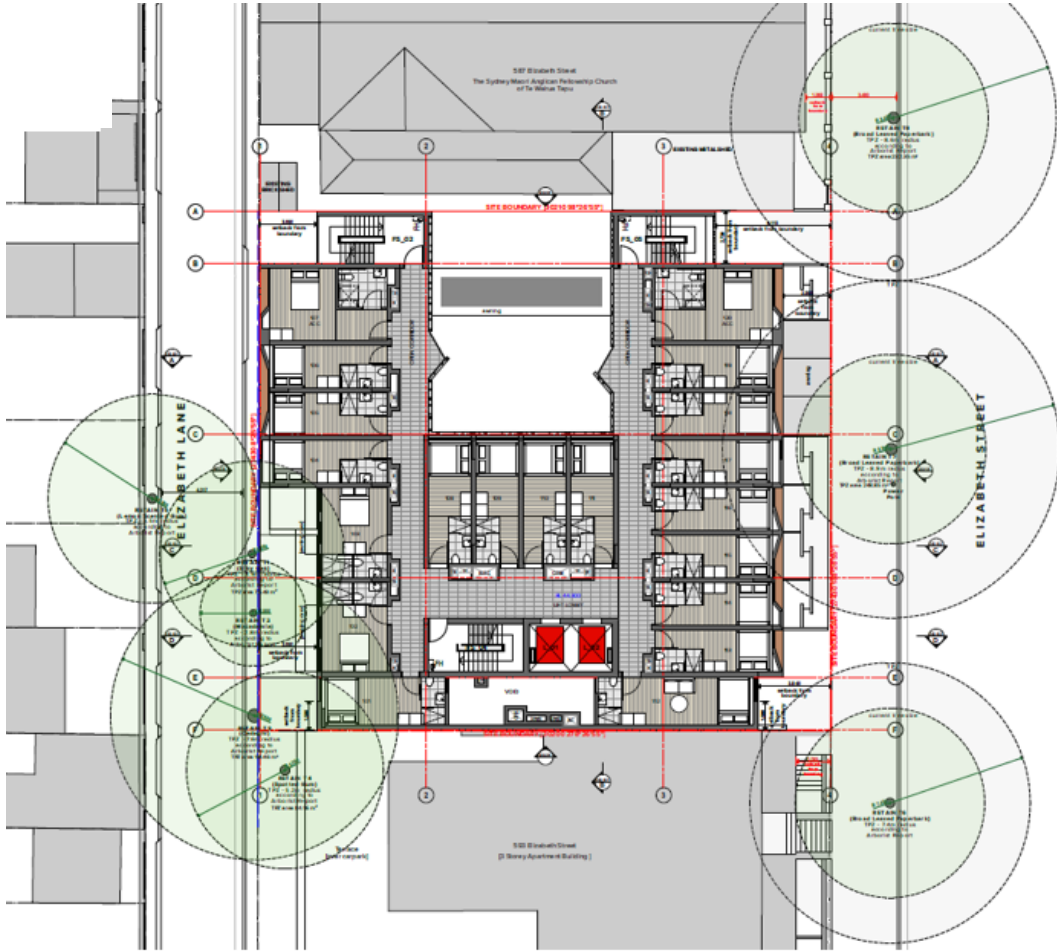
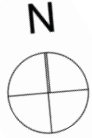
proposal



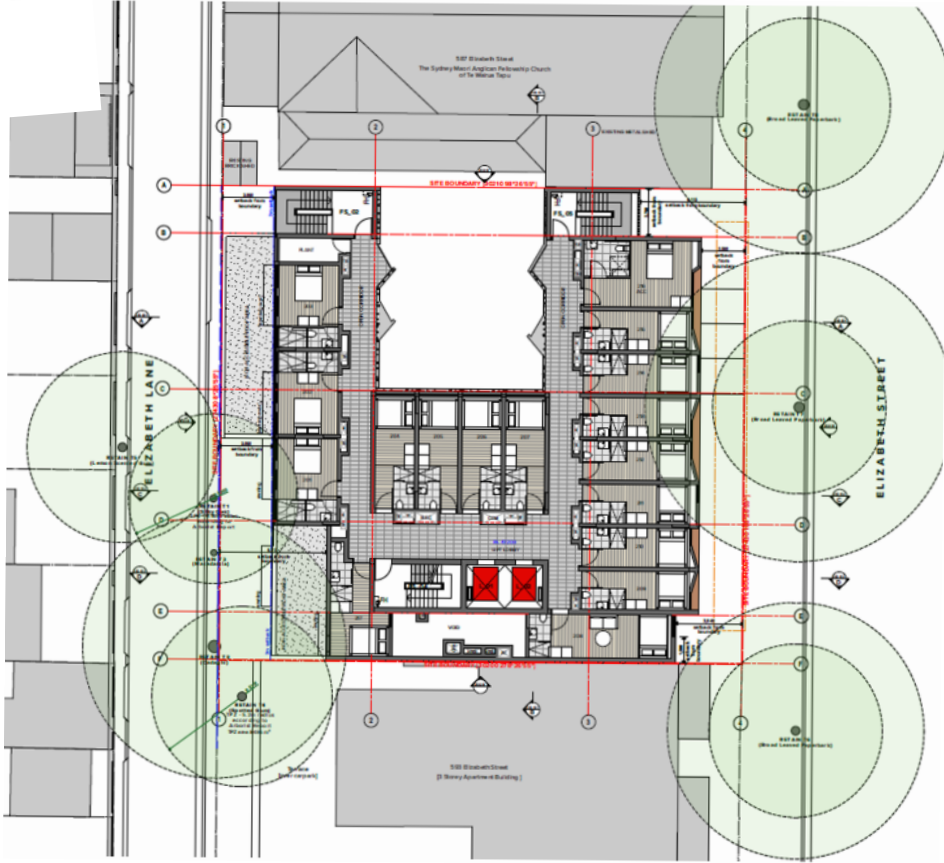
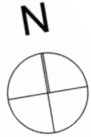
basement level



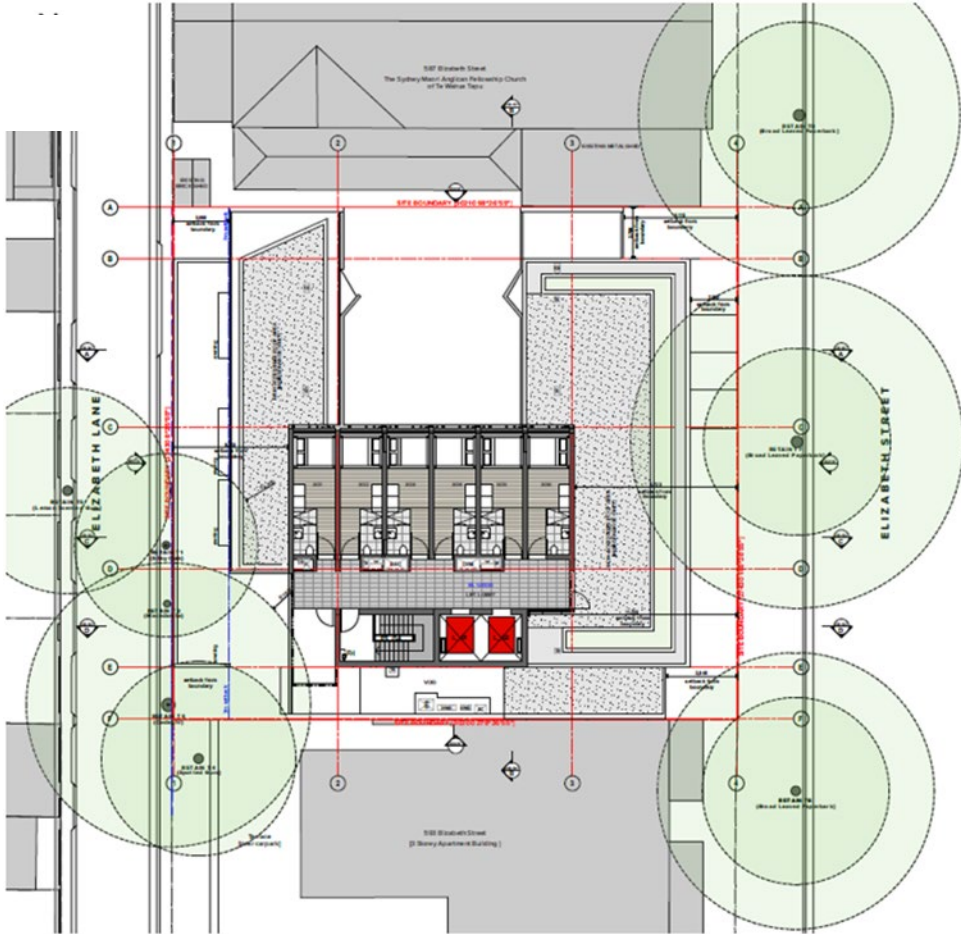
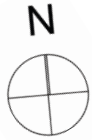
ground level



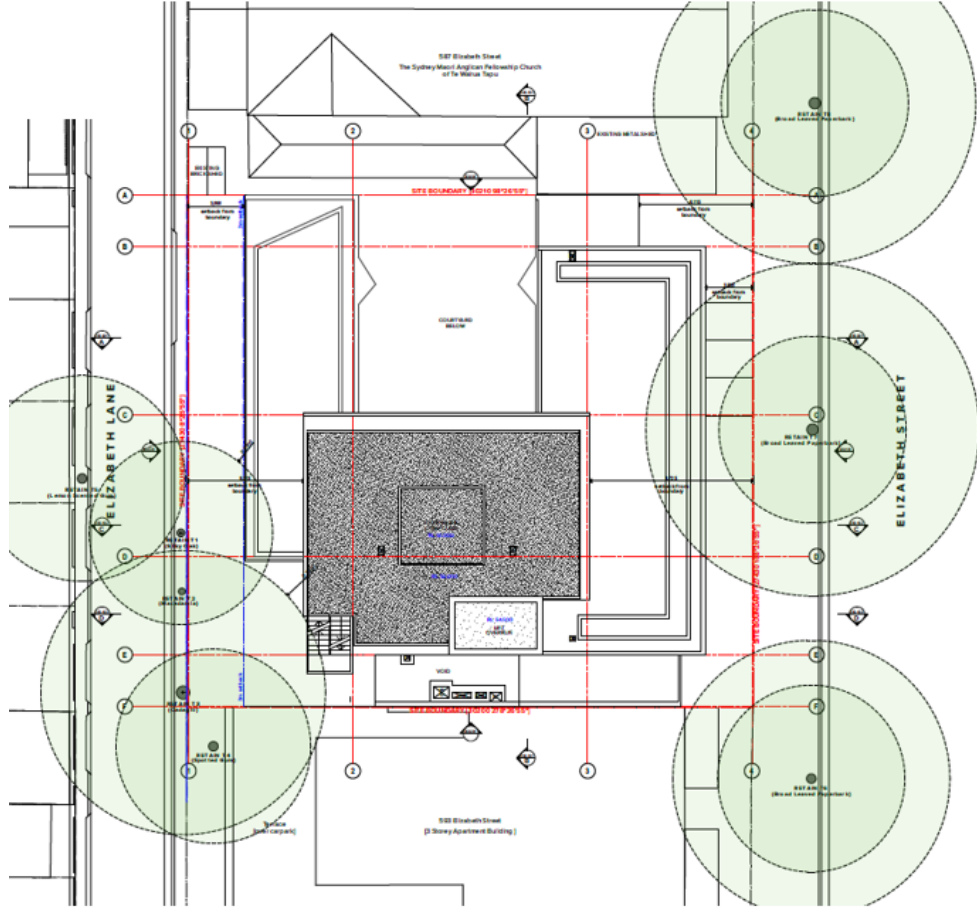
level 1



level 2



level 3



roof level



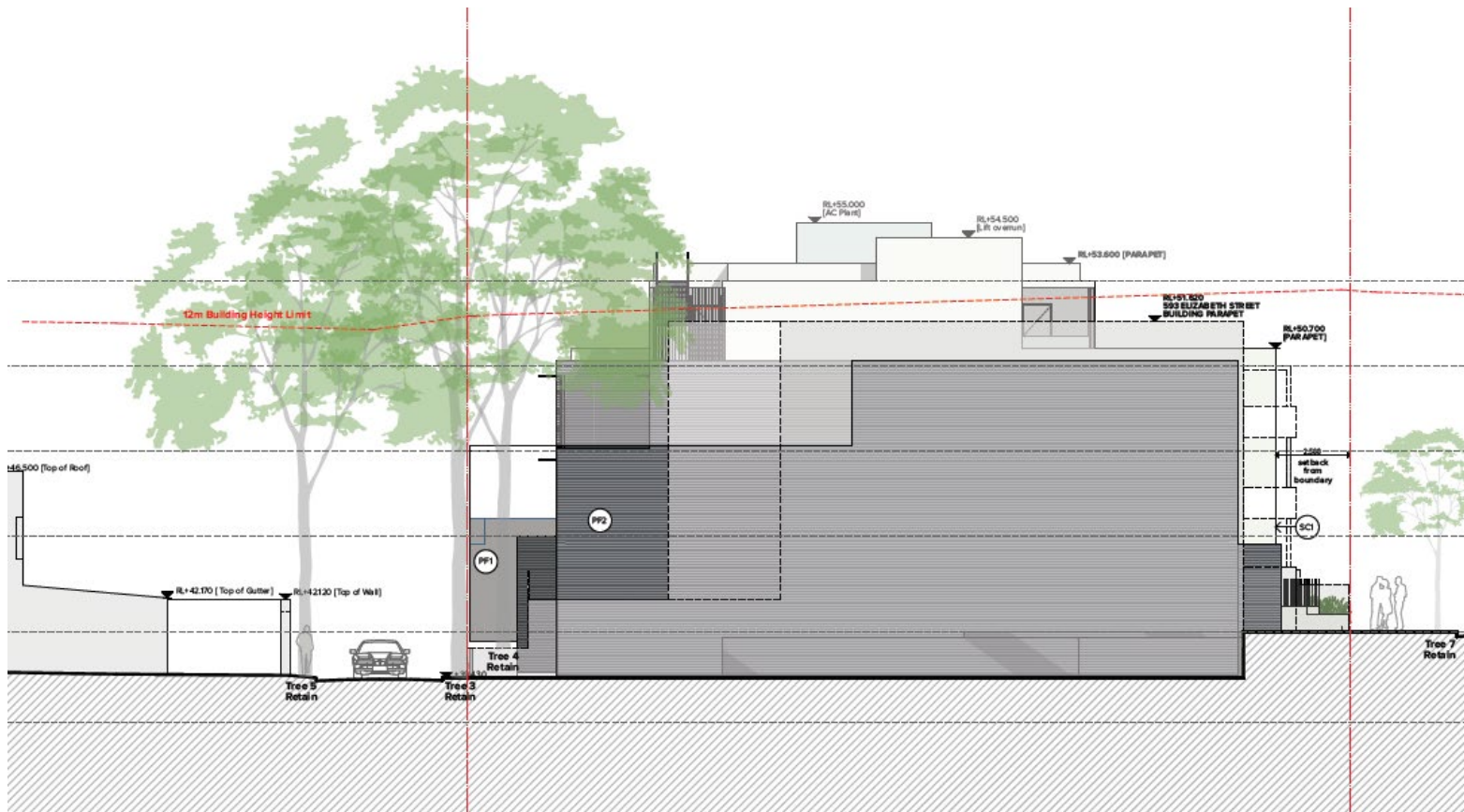
Elizabeth Street (east) elevation



Elizabeth Lane (west) elevation



north elevation



south elevation



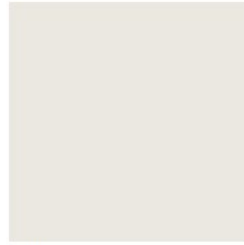
east-west section



north-south section



CLD 1



PF 1



PF 2



BW 1



BW 2



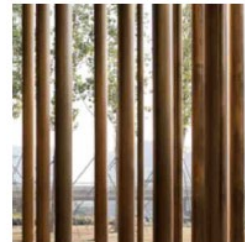
BW 3



BAL 1



SC 1



SC 2

materials



photomontage Elizabeth Street



photomontage Elizabeth Lane

compliance with key LEP standards

	control	proposed	compliance
height	12m	14.97m	no – Clause 4.6 variation request supported
floor space ratio	1.5:1	1.5:1	yes
car parking	max 14	12	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	3	4	no – top floor set back and considered as acceptable
setbacks	no prescribed setbacks	Setback to Elizabeth Street responds to setbacks of adjoining development	yes
transport and parking	various	valet parking kerbside waste collection	partial – see issues section

Design Advisory Panel

DAP reviewed the application on 6 September 2018

The panel raised a number of concerns concerns:

- height, bulk and massing
- removal of street trees
- vehicle queuing
- privacy impacts from outdoor terrace and gym

These issues have been addressed in amended plans and via conditions

amended proposal

- retains trees in laneway
- has increased setback of basement to retain trees
- has increased front, rear and side setbacks to respect views of heritage item
- reduces extent of upper floor
- deletes balconies, outdoor terrace and gym to address visual and acoustic privacy of surrounding residential properties
- reduces hotel rooms from 63 to 56
- reduces car parking spaces from 15 to 12



original Elizabeth Street elevation



amended Elizabeth Street elevation

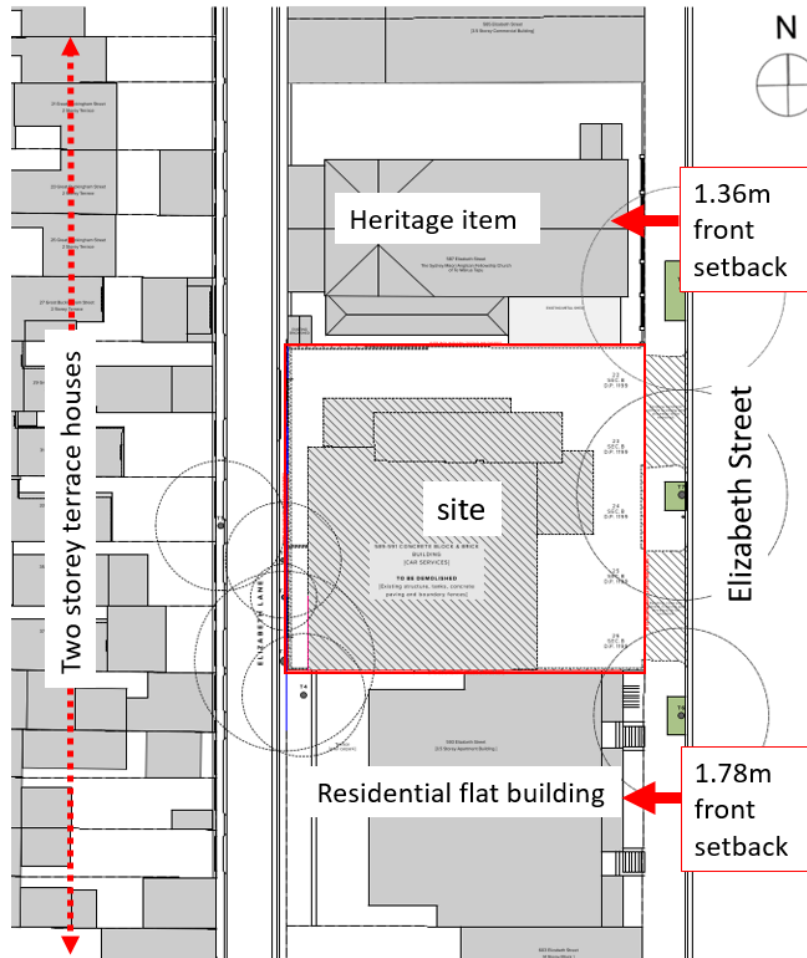
issues

- heritage, height, bulk & scale
- transport and parking
- amenity impacts
- landscaping

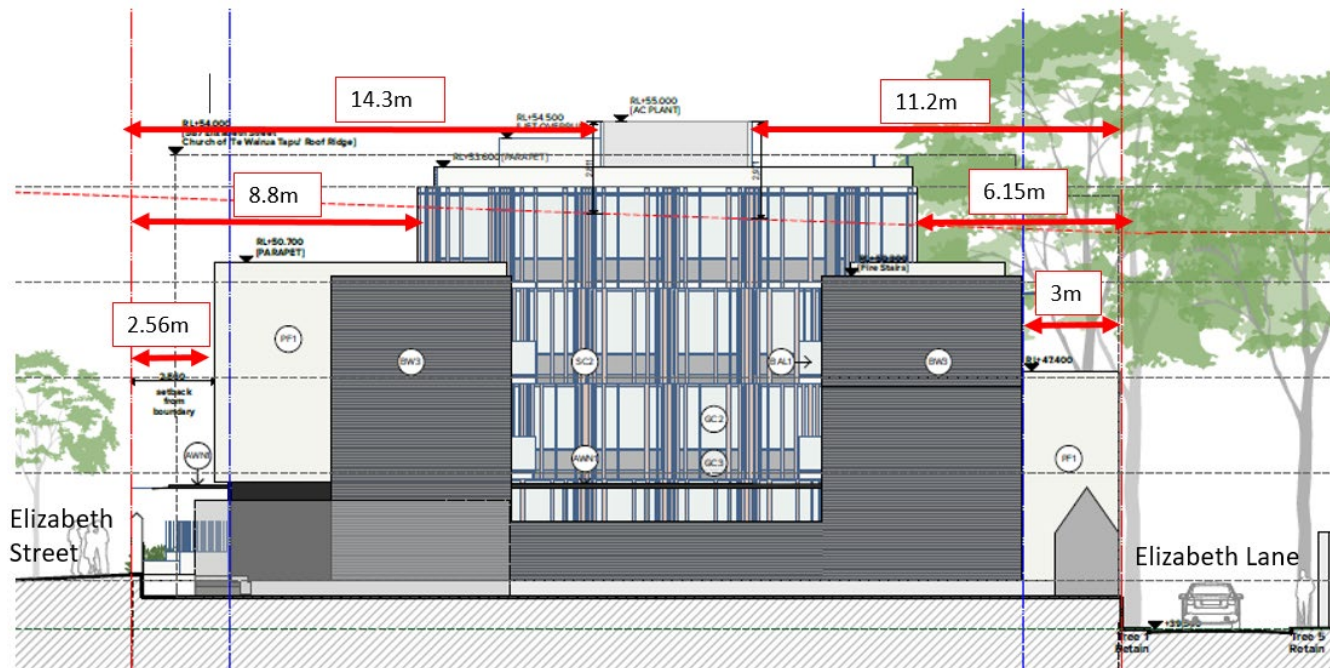
heritage, height, bulk & scale

- amended plans address built form concerns. Height, setbacks and siting of building responds to:
 - adjoining heritage item
 - adjoining residential development/low scale residential to rear
 - allows retention of street trees
- development results in breach to 12m LEP height control by 2.97m
- extent of non compliance is limited to upper portion of level 3, lift overrun & plant

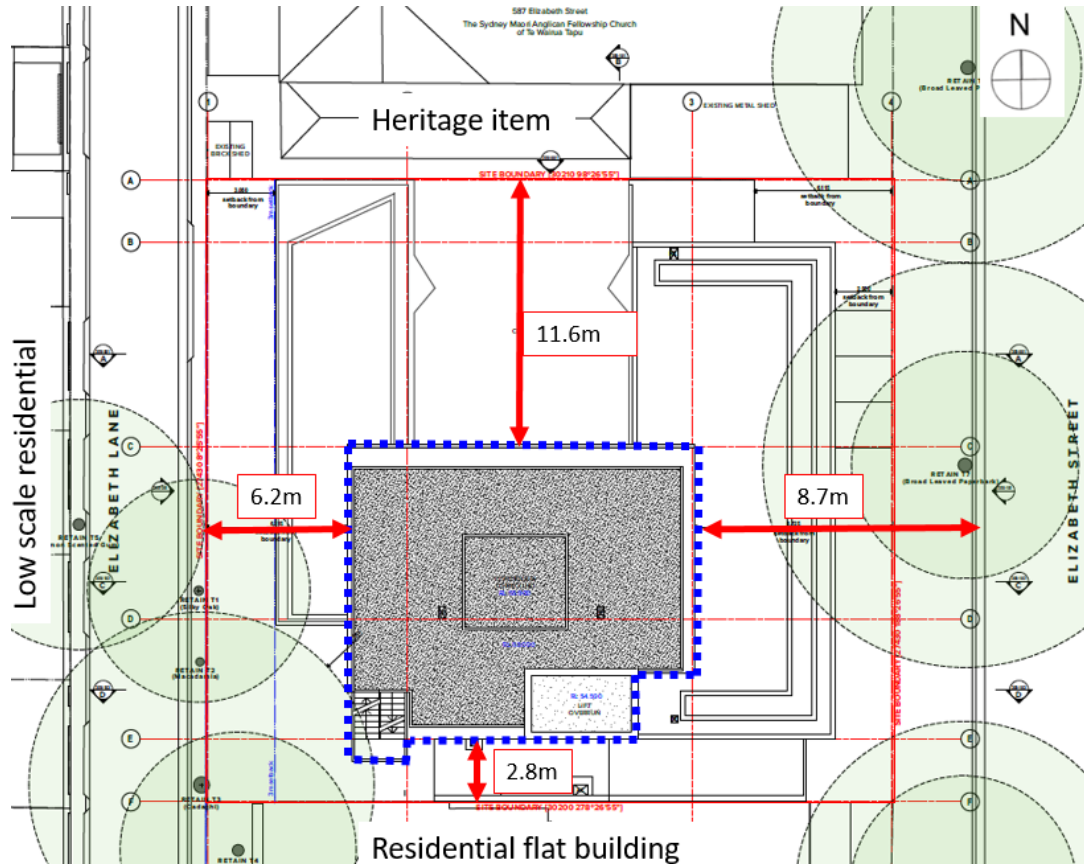
setbacks



existing setback pattern surrounding development



north elevation - setbacks



roof plan - setbacks



VIEW EST1 - ELIZABETH STREET TOWARDS CHURCH - 2.56M SETBACK FROM BOUNDARY
[14m from northern boundary, 1m from eastern boundary]

view line of heritage item from Elizabeth Street



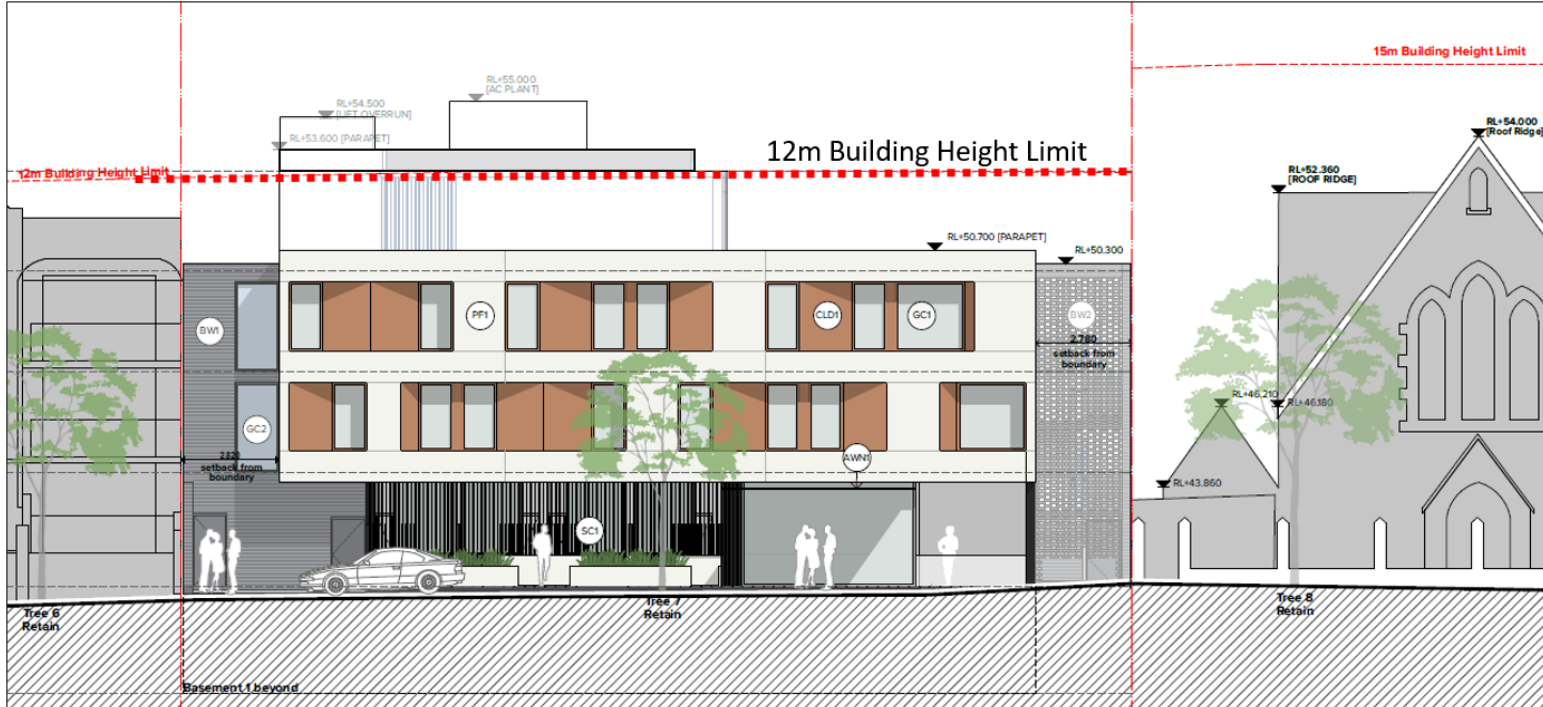
VIEW ELN1 - ELIZABETH LANE TOWARDS CHURCH
[14m from northern boundary, 3.5m from western boundary]

view line of heritage item from Elizabeth Lane

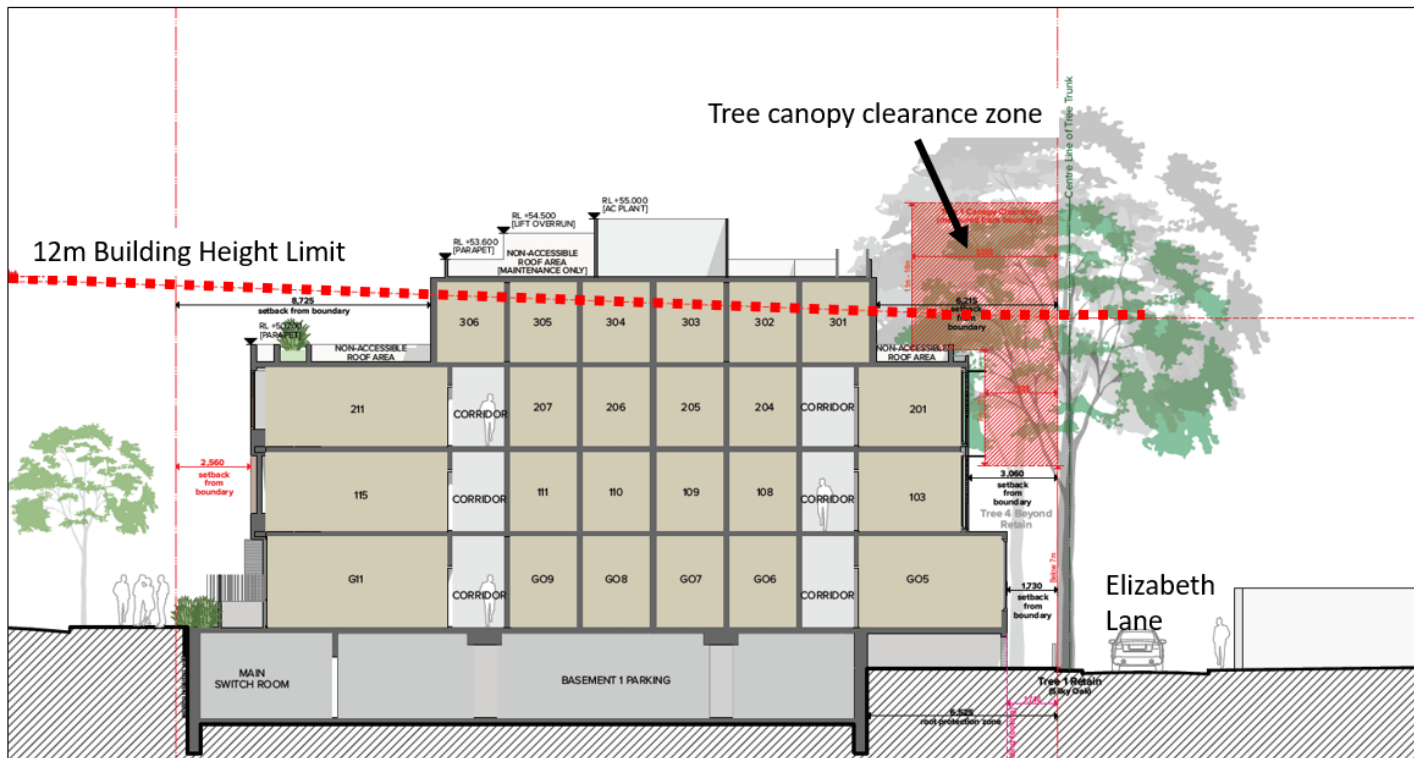
height

- Clause 4.6 variation request supported.
- amended built form:
 - shifts building height and bulk away from heritage item and low scale residential to the rear
 - allows retention of trees
 - reduces level of overshadowing
 - non compliance limited to upper portions of level 3, lift overrun & plant that are set well back from the street
 - non compliance does not result in significant adverse impacts

height



Elizabeth Street elevation - 12m height limit



section (east to west) - 12m height limit

transport & parking

- 12 basement car parking spaces proposed accessed via car lift from Elizabeth Lane
- valet parking on Elizabeth Street proposed to use 3 x street spaces
- valet parking not supported at this time, requires approval from Traffic Committee
- use of car park only permitted by service vehicles and staff
- Parking Management Plan – deferred commencement condition

transport & parking

- 12 spaces unlikely to result in unacceptable impact on local road network subject to conditions
- car lift programmed to automatically return to lane level
- if in circumstance car needs to wait for lift, lane is wide enough for another vehicle to pass
- no objections raised from City's Transport Planner

amenity impacts

- condition recommended to address overlooking from western elevation windows: privacy screens or obscured glazing
- acoustic report submitted - development capable of complying with relevant noise standards
- hours of operation for licensed café: 7am – 9pm, permitted under DCP
- all patrons of licensed café to enter and exit from Elizabeth Street
- waste addressed by condition of consent
- minimal overshadowing of habitable windows & private open space
- development suitable for site subject to conditions and Plan of Management

landscaping

- amended plans allow for retention of trees in laneway/to rear of site
- conditions recommended requiring additional landscaping – planter in courtyard to accommodate large tree and green roofs

recommendation

- deferred commencement approval:
 - parking plan of management
 - privacy screens
 - green roofs and tree pit within courtyard to enable large tree planting
 - valet parking not approved