

# Local Planning Panel

## 16 December 2020

10-12 Egan Street Newtown

D/2020/517

Applicant - Tony Owen

Owner - Terry Younes

Architects - Tony Owen Architects

# proposal

- conversion of existing heritage warehouse building to a two storey boarding house
- consists of 19 boarding rooms (19 occupants) with 11 bicycle spaces

# recommendation

the application is recommended for approval

# notification information

- exhibition period 1 July 2020 to 30 July 2020
- 134 owners and occupiers notified
- 18 submissions received including 1 petition

# submissions

- use
- parking
- waste
- internal amenity
- noise
- privacy impact
- removal of existing cultural use
- safety and laneway amenity
- heritage impact

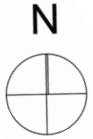


# submissions





site





site viewed from  
Egan Street





adjoining properties  
along Egan Street,  
looking south



adjoining properties  
along Egan Street,  
looking north





opposite side of  
Egan Street,  
looking north





opposite site on  
Egan Street





rear of site on  
Crooks Lane





Crooks Lane  
looking south



Crooks Lane  
looking north



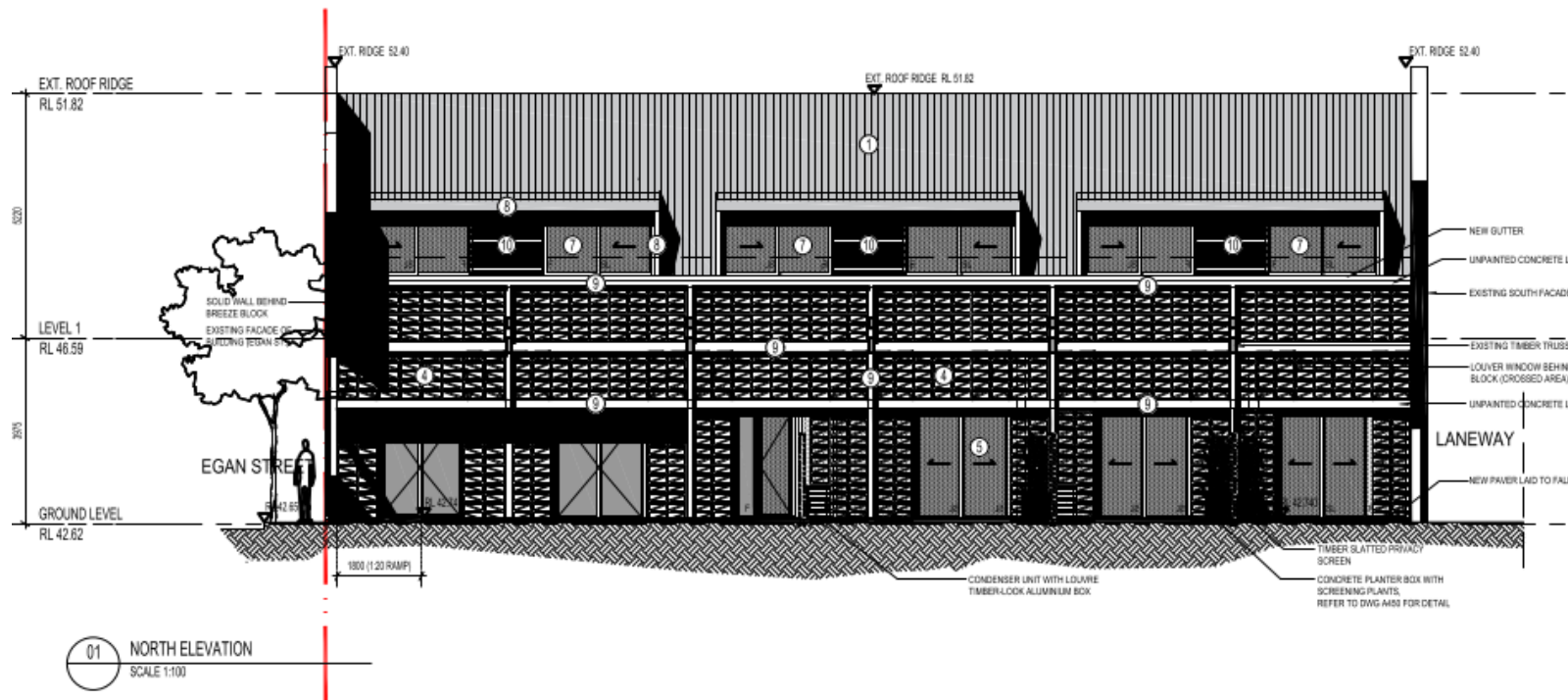


interior of building

# proposal

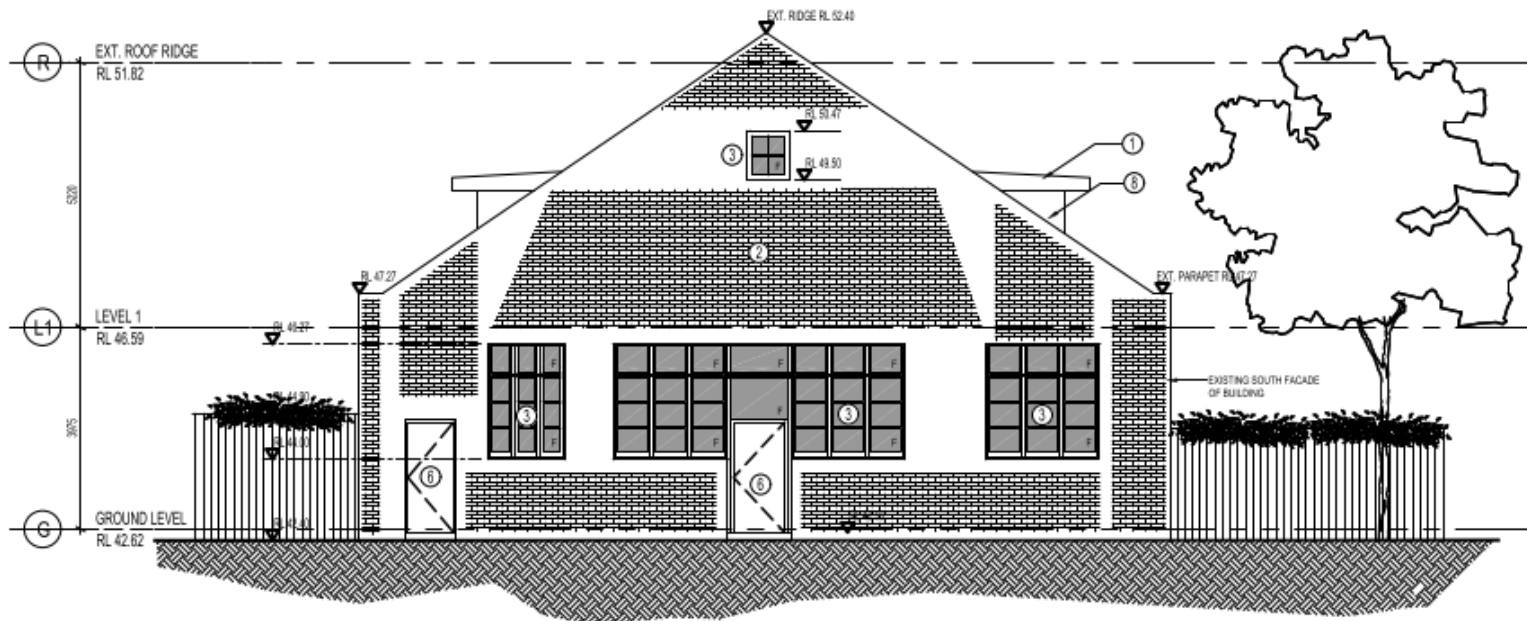


Egan Street - east elevation



north side elevation

south side elevation



Crooks Lane - west elevation



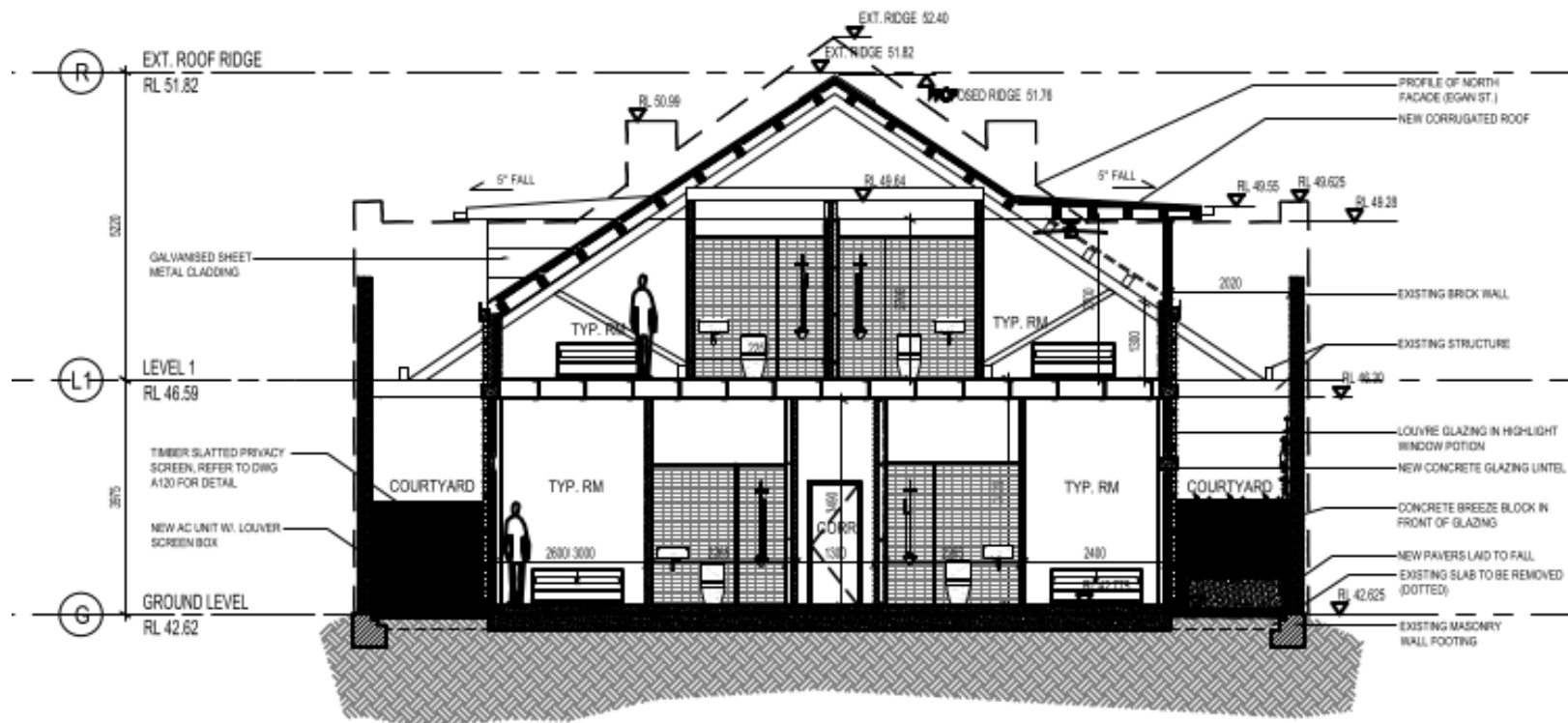






first floor plan





section

# compliance with key development controls

	control	proposed	comply
height	9m	9.14m (1.6% variation)	no clause 4.6 variation request supported
height in storeys	2 storeys	2 storeys	yes
floor space ratio	1.25:1 (478.6sqm)	1.22:1 (468.4sqm)	yes
zone	R1 General residential	proposed use is boarding house	yes

# compliance with affordable housing SEPP

	control	proposed	comply
bicycle parking	1 space every 5 rooms (19)	11	yes
motorcycle parking	1 space every 5 rooms (19)	0	no clause 4.6 variation request supported
communal living room	1	1	yes

# compliance with affordable housing SEPP

	control	proposed	compliance
boarding house room GFA	maximum 25sqm	12-14sqm	yes
no. of lodgers per room	1 lodger per room below 16sqm	1 lodger per room	yes

# compliance with DCP

	control	proposed	compliance
boarding room size	min 12sqm plus 4sqm where 2 <sup>nd</sup> occupant	min 12sqm for single rooms	yes
laundry and drying facilities	1 washing and drying machine to every 12 residents (1 required)	2 washing machine 2 dryer	yes

# compliance with DCP

	control	proposed	compliance
communal living area	1.25sqm per resident = 23.75sqm	29sqm	yes
communal open space	20sqm with minimum 3m dimension	22.1sqm with 3m dimension	yes
private open space	30% of all rooms	37% of rooms have private open space	yes



# Design Advisory Panel (Residential Sub Committee)

DAP reviewed application August 2020 and raised concerns regarding;

- heritage impact
- inadequate design details
- internal amenity impacts
- overshadowing
- design of the ground floor open space, bicycle and waste storage

Issues raised have been addressed in amended plans

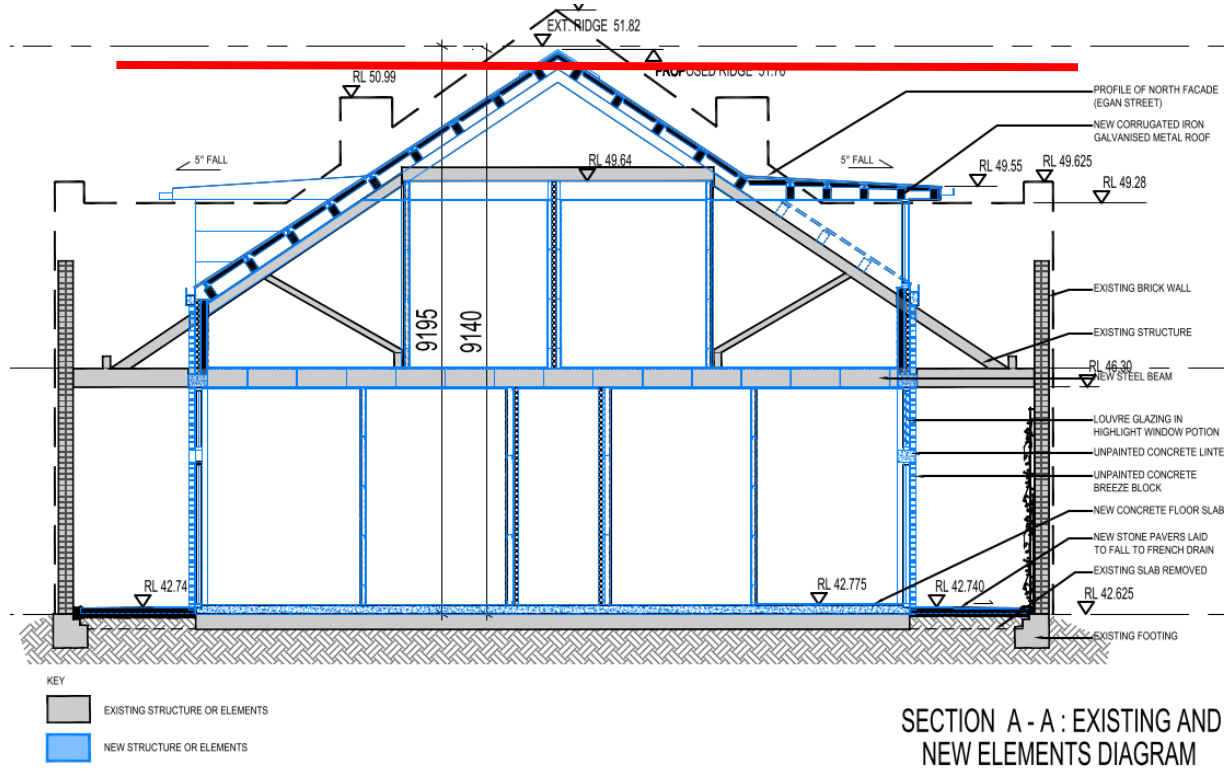
# issues

- height
- motorcycle parking
- heritage
- Impact on neighbours – overshadowing, overlooking, noise

# height

- new works 0.14m (1.6% variation) over 9m height control
- extent of non compliance is minor
- non compliance results from replacement of existing roof
- no change to existing maximum height of building
- majority of building under height limit
- non compliance does not result in adverse impacts
- clause 4.6 request supported

# height



illustrating the  
9m height  
plane (in red)

# motorcycle parking

- 11 bicycle parking spaces provided, consistent with ARHSEPP and DCP
- accessible area in close proximity to public transport
- no motorcycle parking facilitates more desirable ground level streetscape presentation/provision of communal space
- satisfies the objectives of the ARHSEPP notwithstanding non-compliance
- clause 4.6 request supported

# heritage

- existing bulk, scale and appearance of existing heritage item to the streetscape is largely retained
- significant fabric of the building is retained – street and lane facades, external walls, roof trusses, openings and signage
- subject to conditions proposal will not adversely impact the heritage significance of the building or conservation area



Image showing exposed timber roof trusses and retained side walls

# Impact on neighbours

- no significant additional overshadowing of neighbours
- 1.4m sill height of first floor windows and retained external side walls restrict overlooking into neighbouring properties
- subject to recommendations in the acoustic report and plan of management - noise amenity and acoustic privacy is reasonable for the occupants and the neighbouring properties



# recommendation

- approval subject to conditions