

Local Planning Panel

7 April 2020

Address

D/2020/873

Applicant: Mr Bruce van Niekerk

Owner: City18 Holdings

Architect: Team 2 Architects

Consultants: Weir Phillips Heritage and Planning

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

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

site





site viewed from City Road



site viewed from City Road



adjoining sites to the north on City Road



adjoining sites to the south on City Road

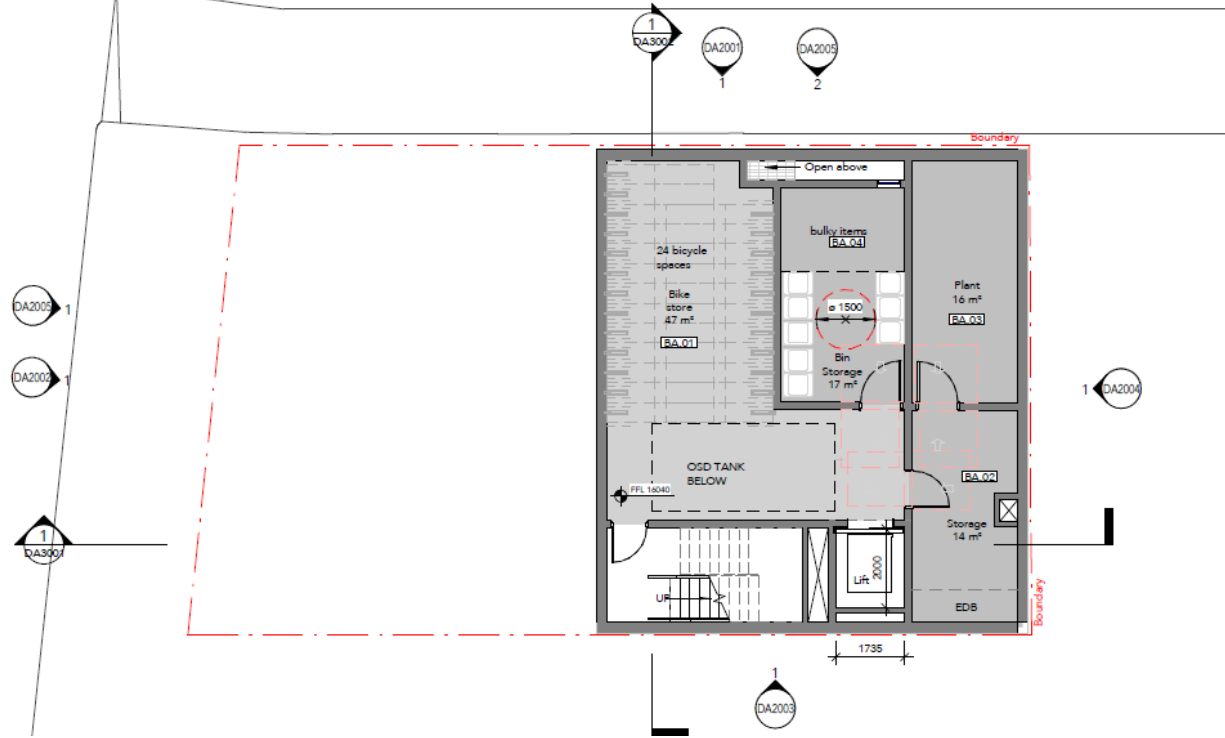


Elim Place – looking east



Elim Place - looking west – heritage listed cottages in foreground

proposal



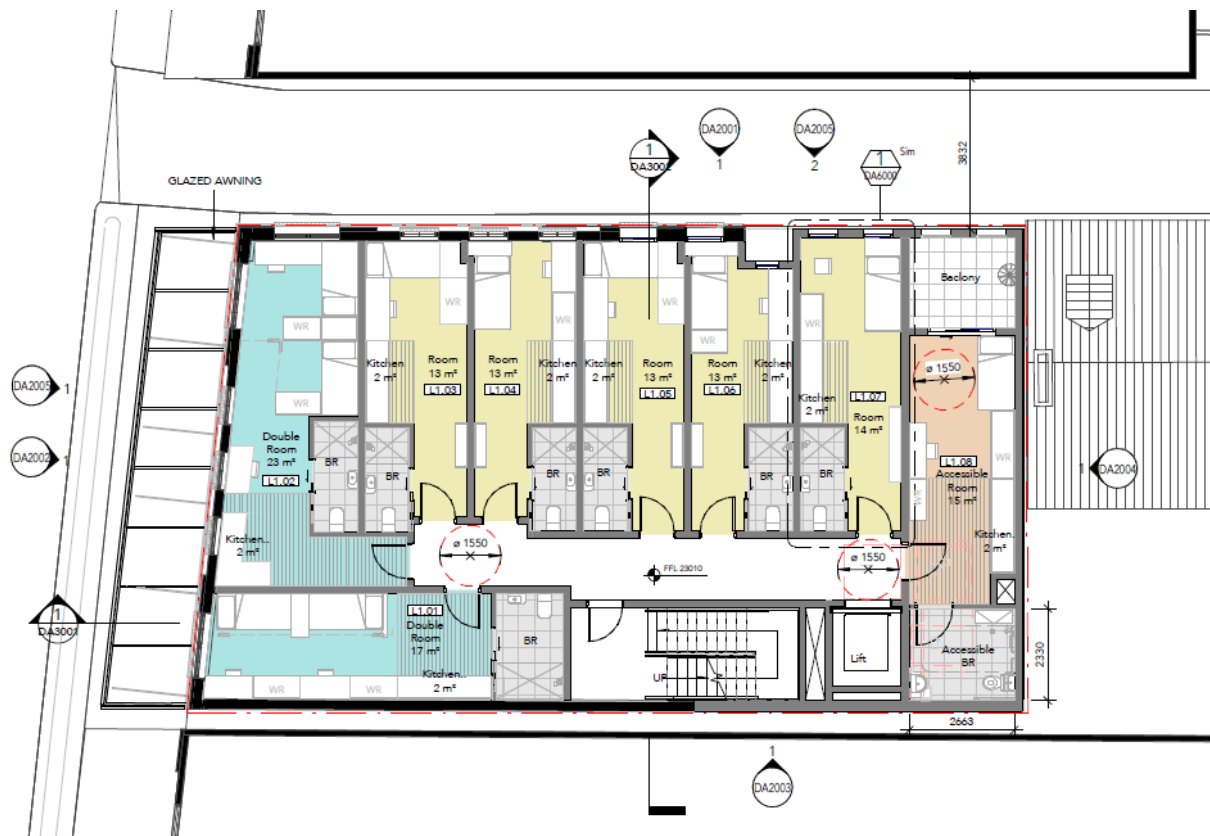
basement plan





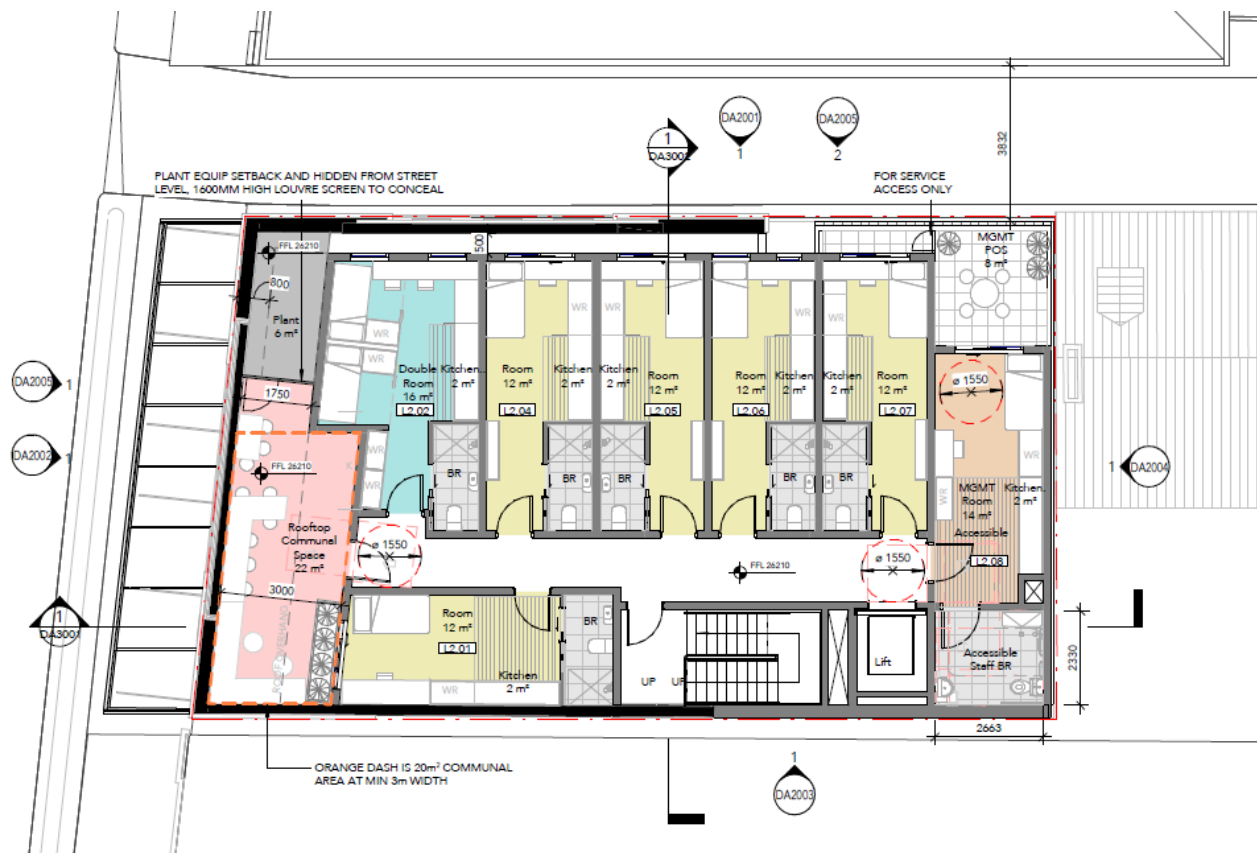
ground floor





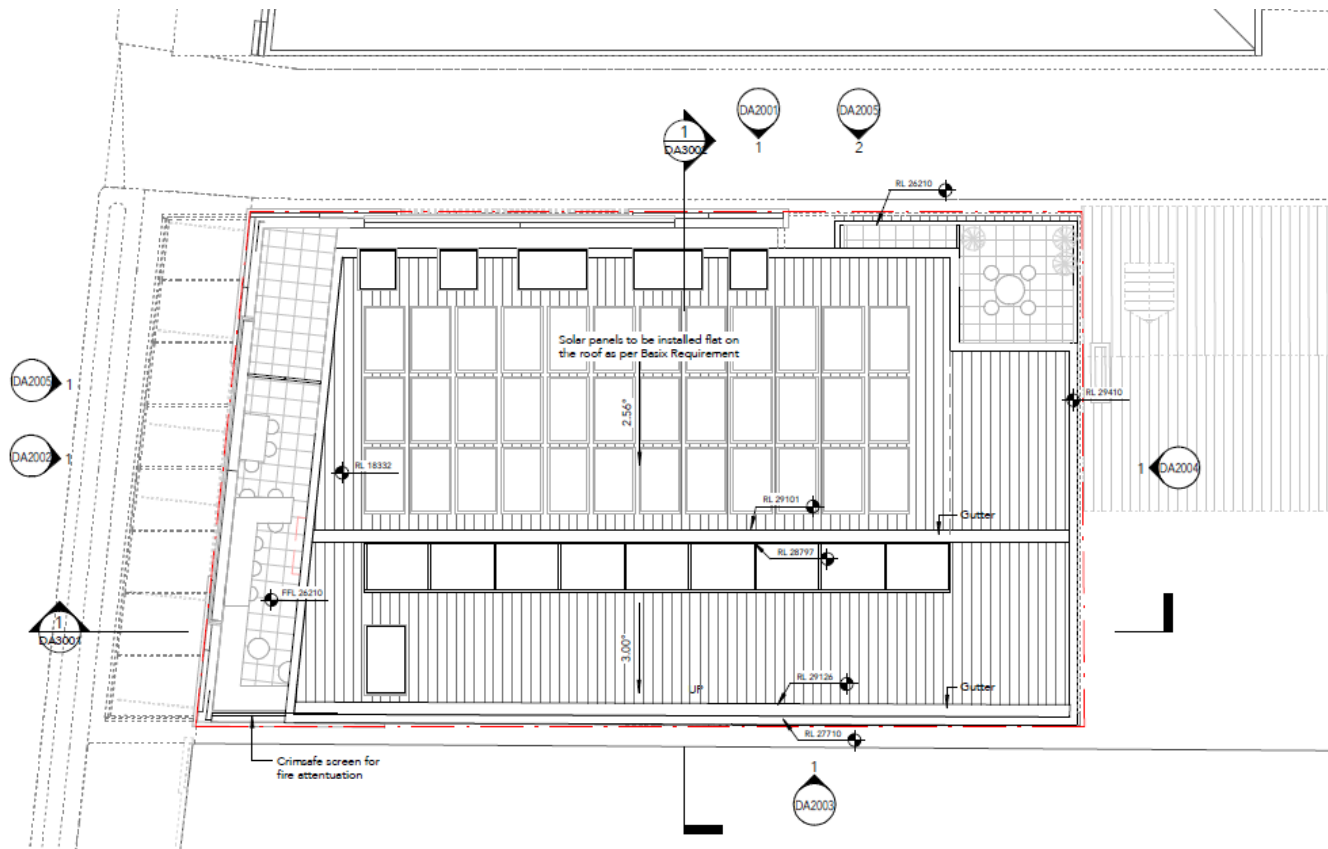
Level 1





Level 2





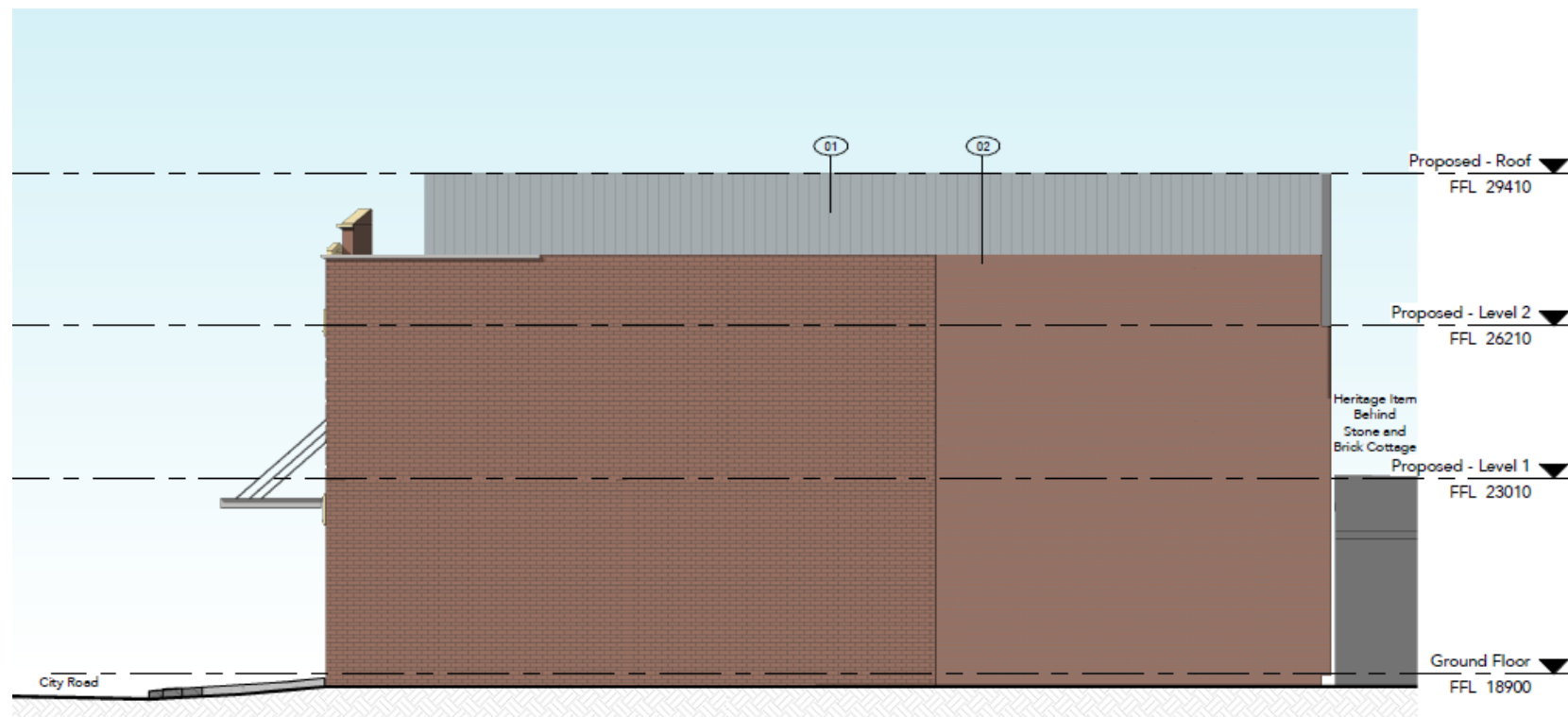
Roof Plan



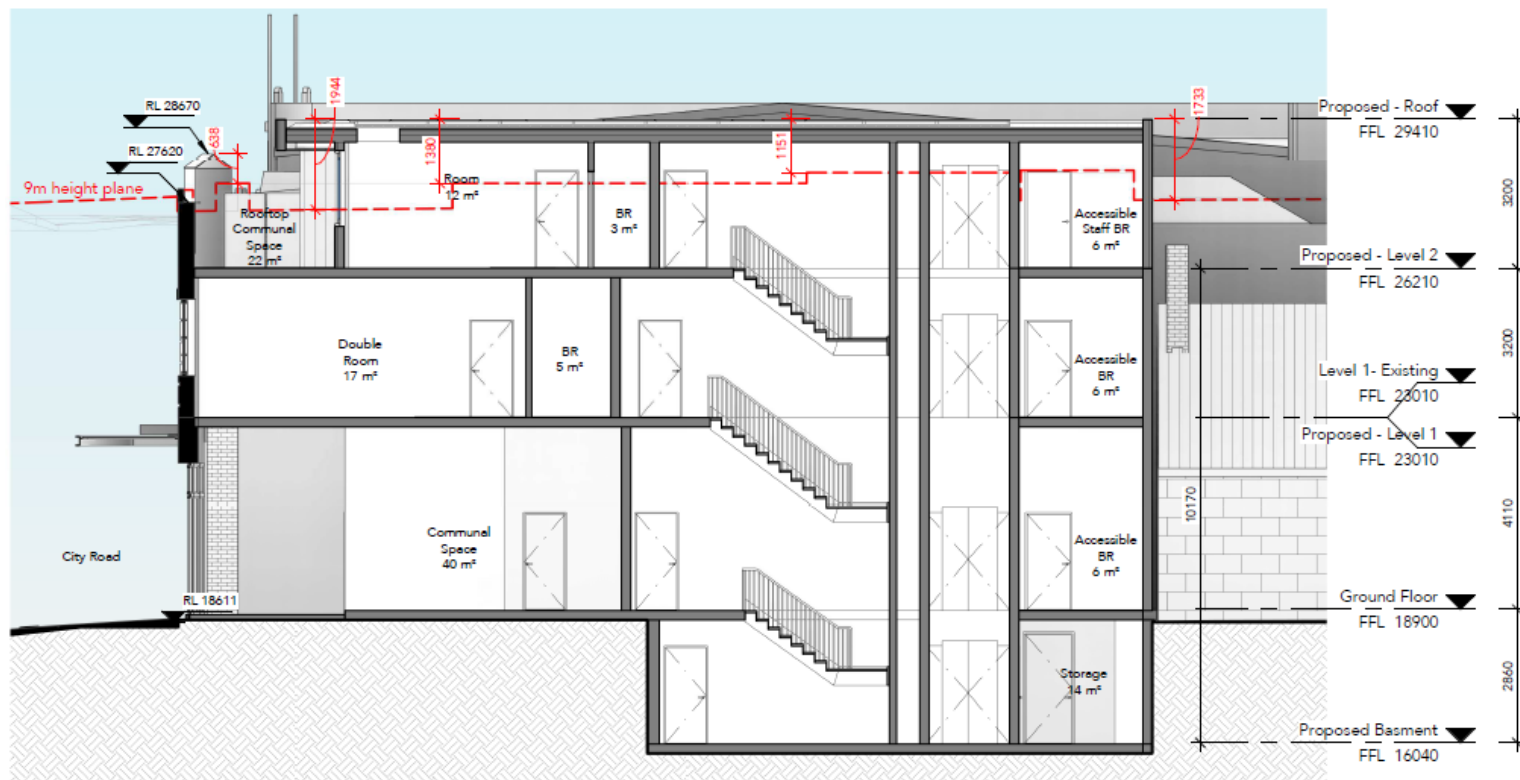
City Road - west elevation



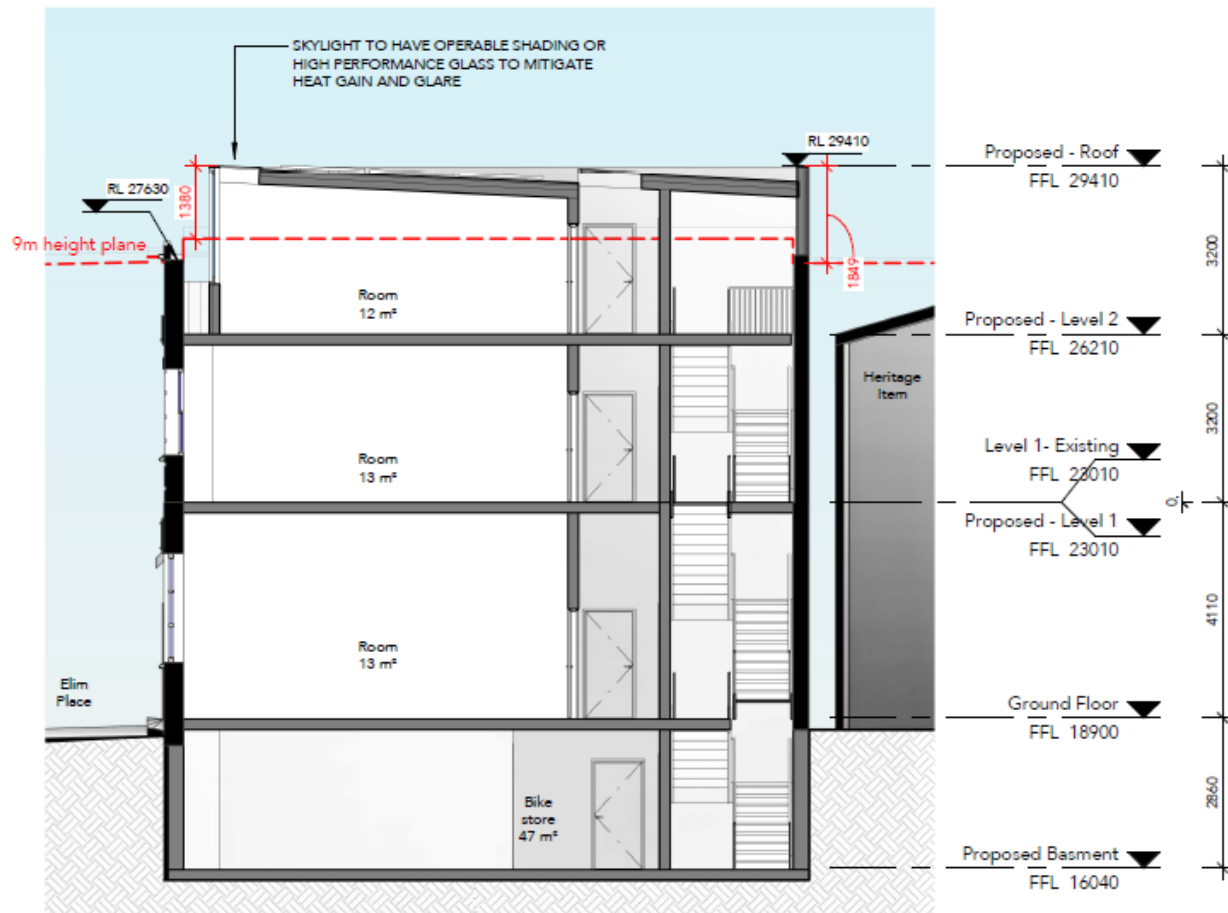
Elim Place - north elevation



south elevation



east west section



north south section



photomontage – City Road



photomontage – Elim Place

compliance with key LEP standards

	control	proposed	compliance
height	9m	10.94m (21.6% variation)	no 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

compliance with ARHSEPP

	control	proposed	compliance
bicycle parking	4	24	yes
motorcycle parking	4	0	no 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

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

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 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

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

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

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

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

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

CITY OF SYDNEY



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

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