

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

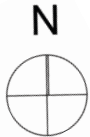
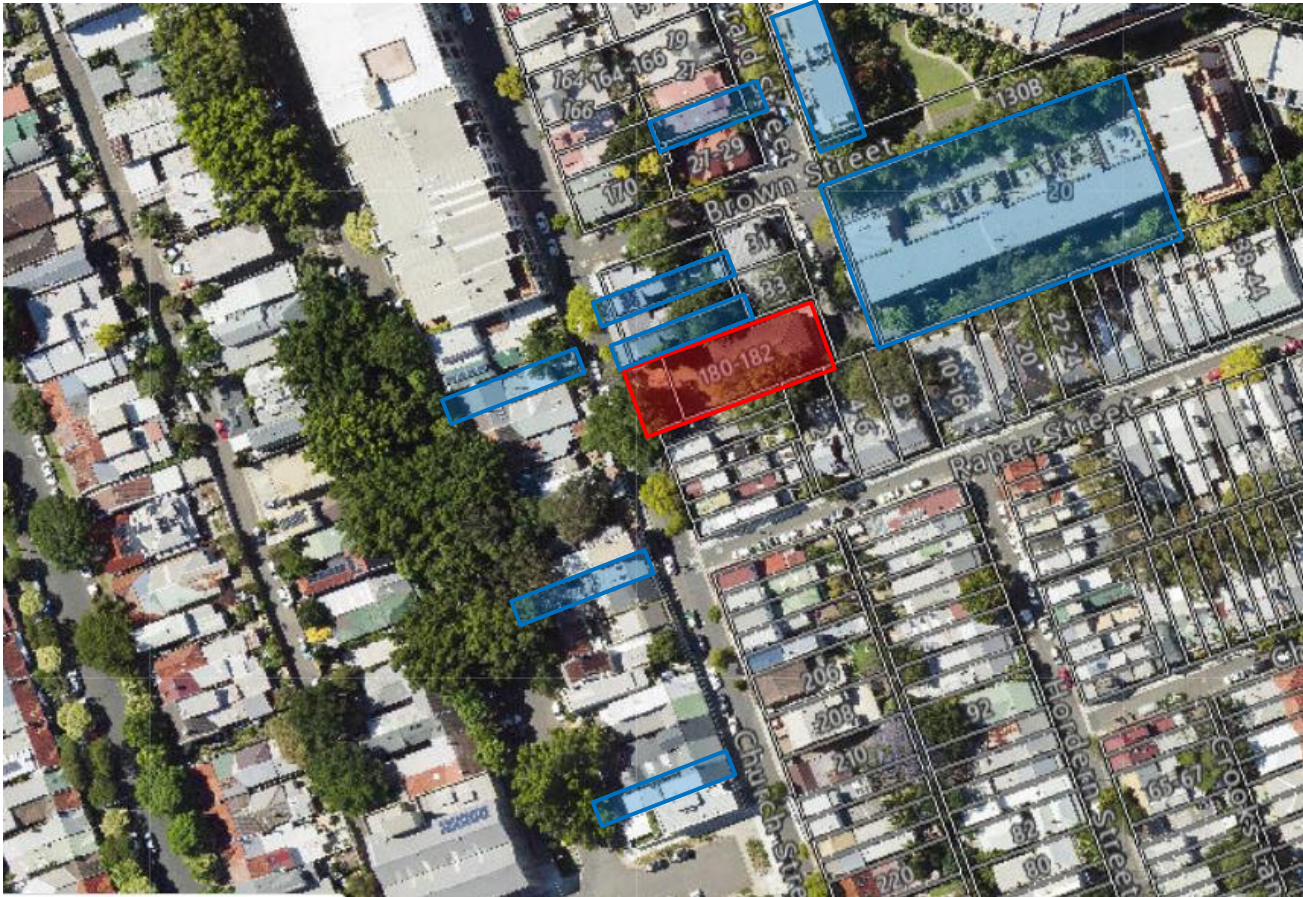
notification information

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

submissions

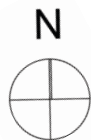
- use
- height
- lack of parking
- construction impacts
- noise impacts

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



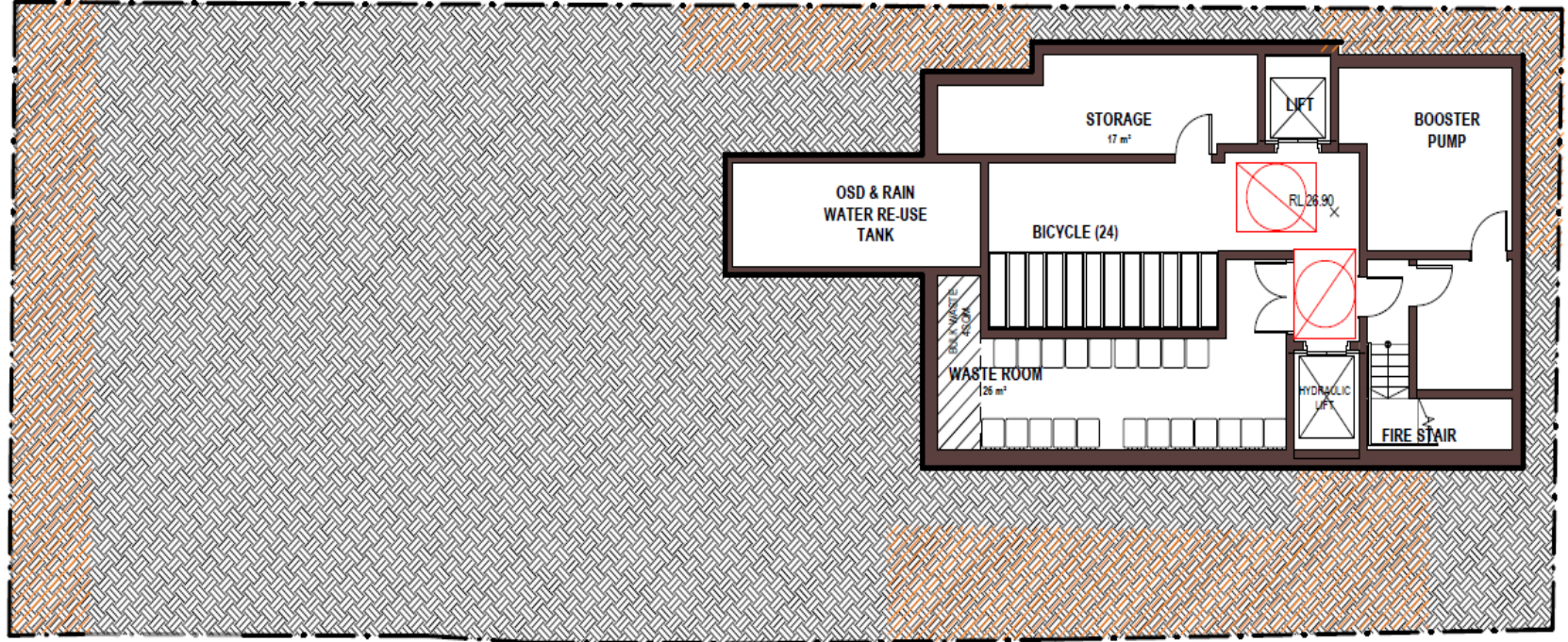
looking south-east of the site from Fitzgerald Street



opposite side of Fitzgerald Street

proposal

Church Street



Fitzgerald Street



basement floor plan



ground floor plan



first floor plan

Level 2 floor plan showing internal room layouts, fire separation lines, and setbacks. The plan includes rooms 2.01 through 2.12, each with its area in square meters. It also shows fire stairs, fire extinguishers, and various setbacks like 3000mm fire separation and 2157mm side setback. Red 'X' marks indicate specific areas of interest or concern.

Rooms and Areas:

- Room 2.01: 17.5 m²
- Room 2.02: 18.4 m²
- Room 2.03: 19.2 m²
- Room 2.04: 19.2 m²
- Room 2.05: 19.5 m²
- Room 2.06: 19.8 m²
- Room 2.07: 19.4 m²
- Room 2.08: 18.3 m²
- Room 2.09: 17.7 m²
- Room 2.10: 19.2 m²
- Room 2.11: 19.8 m²
- Room 2.12: 22.1 m²

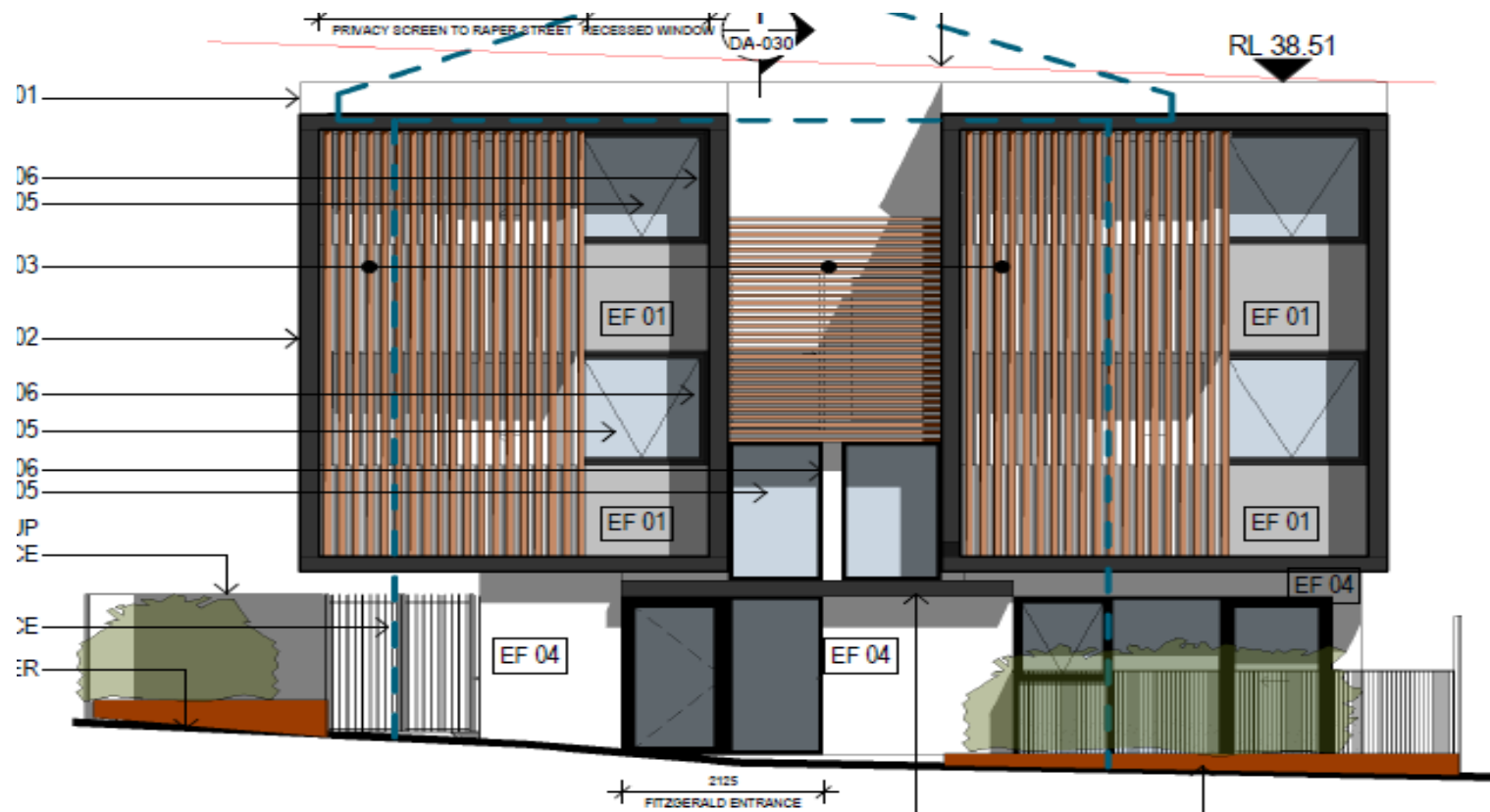
Other features include:

- Fire Stairs: Located in Room 2.02 and Room 2.11.
- Fire Extinguishers: Indicated by 'F' symbols in various rooms.
- Fire Separation: 3000mm separation lines between building wings.
- Side Setback: 2157mm setback on the right side.
- Facade Line to Facade Line Separation: 8500mm separation between building wings.
- Rooms Internal Layout Identical to Level 1: Note indicating that the internal layout of rooms 2.01 through 2.12 is identical to the layout on Level 1.

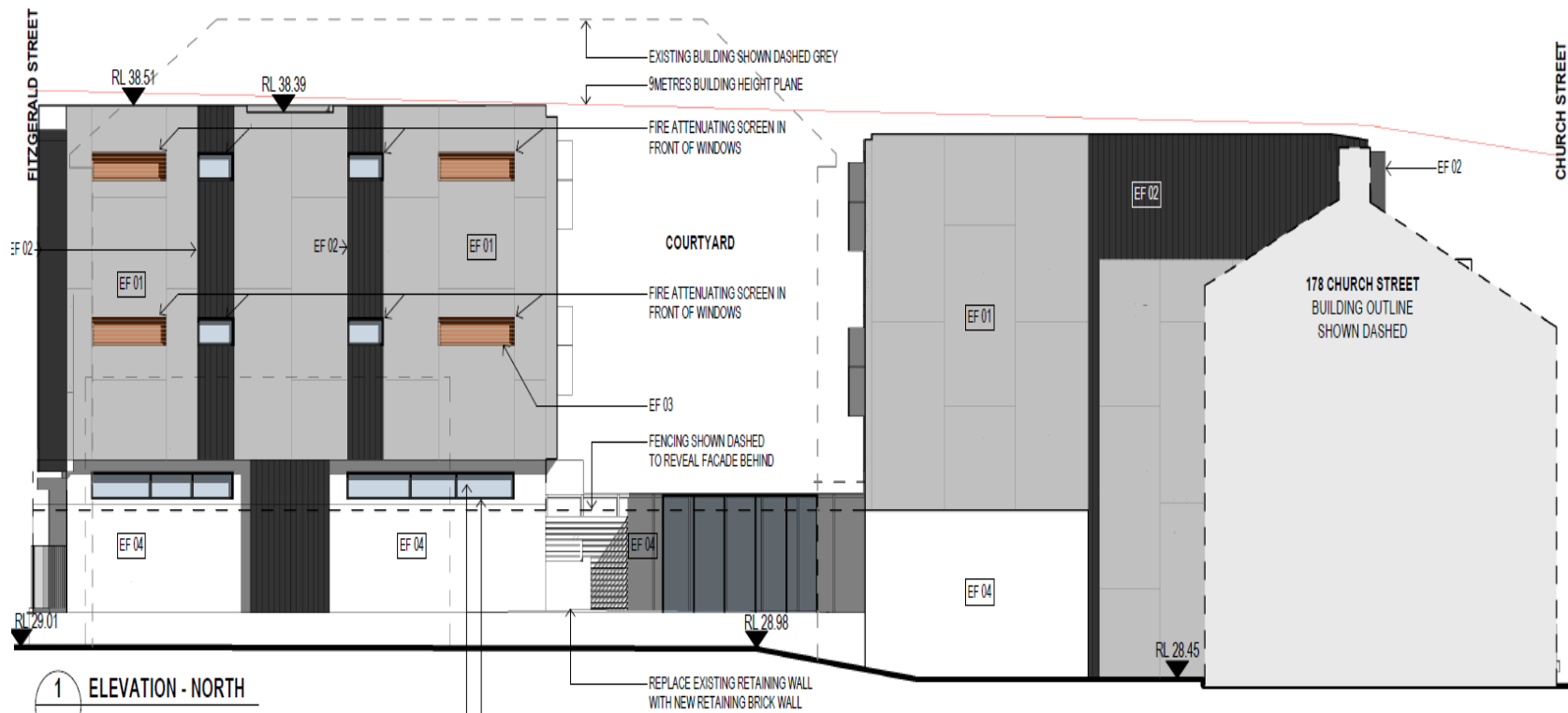
second floor plan



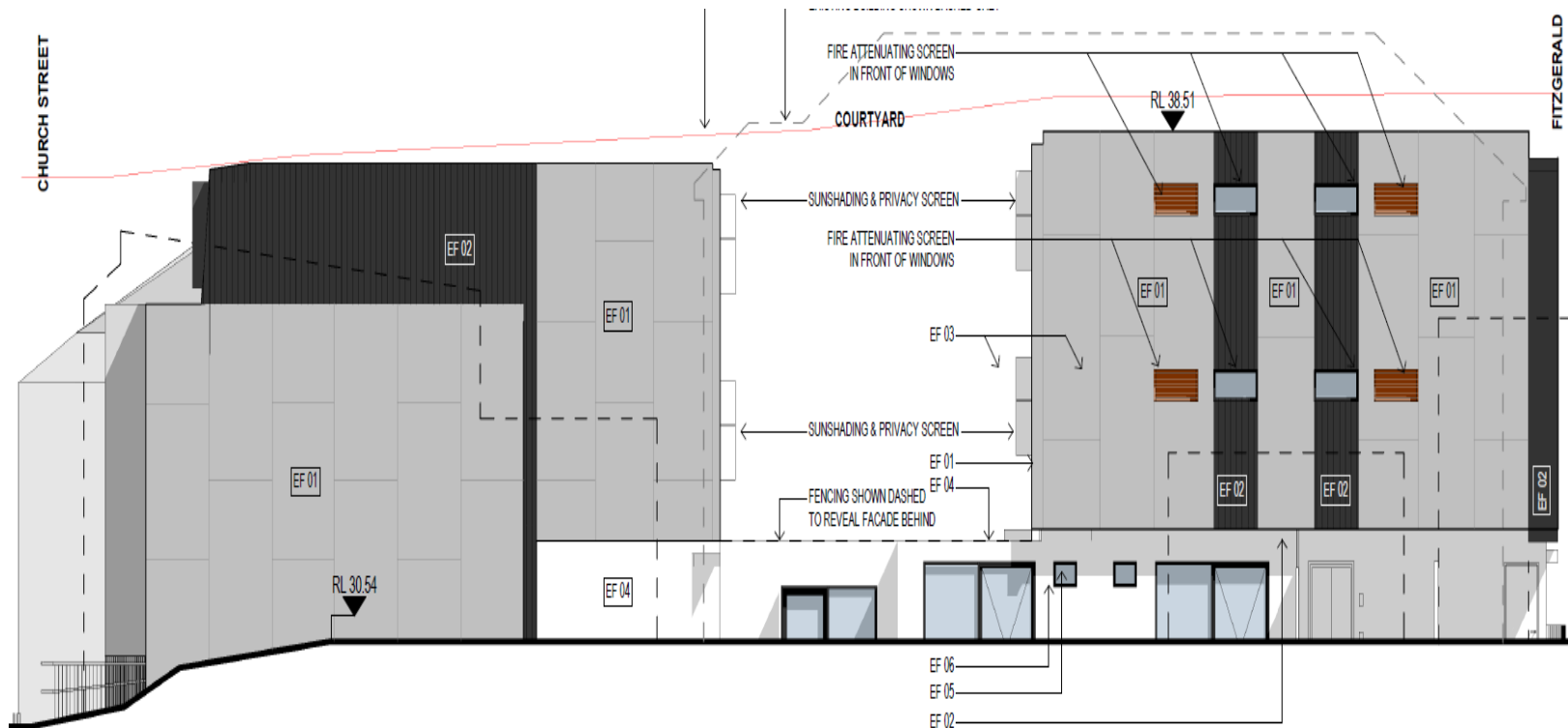
Church Street (west) elevation



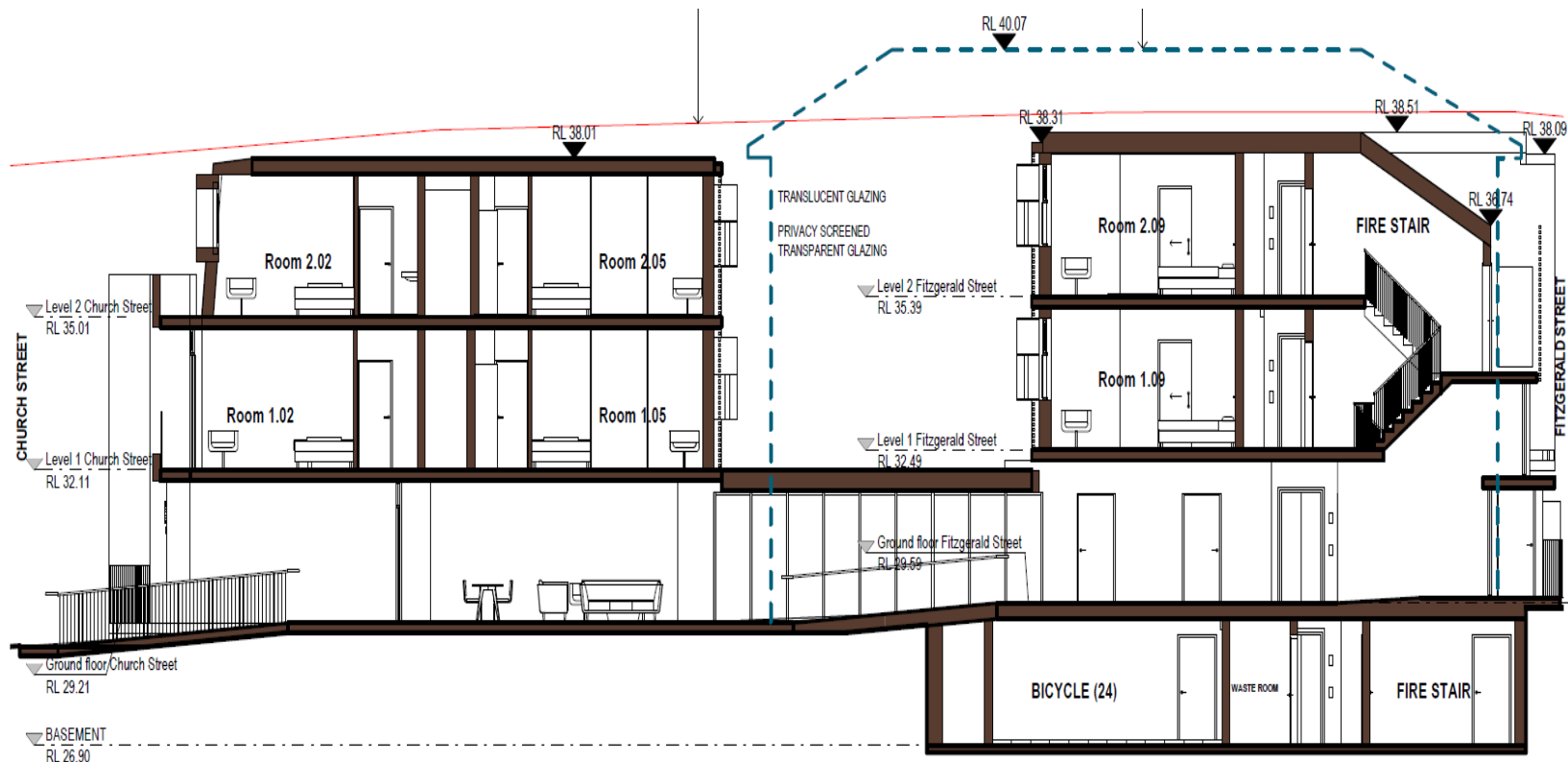
Fitzgerald Street (east) elevation



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