

Local Planning Panel

19 May 2021

233 Riley Street, Surry Hills

D/2020/1394

Applicant: Mr. Rio Murase

Owner: Dimirtis Investments Pty Ltd

Architect/Consultants: Squillace, Planning Lab

proposal

- amalgamation of existing sites
- refurbishment of existing pub including mansard roof addition
- construction of a 41 room boarding house
- partial demolition including infill additions
- retention of contributory buildings in Heritage Conservation Area

recommendation

deferred commencement approval

notification information



- exhibition period 5 January 2021 to 8 February 2021
- 331 owners and occupiers notified
- 18 submissions and 3 petitions received

submissions

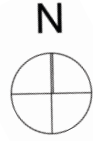
- inappropriate/overdevelopment of site
- breach of height limit
- increase in noise and disturbance
- increase in traffic on Little Riley Street
- adverse impact on surrounding properties

submissions



-  subject site
-  submitters

site





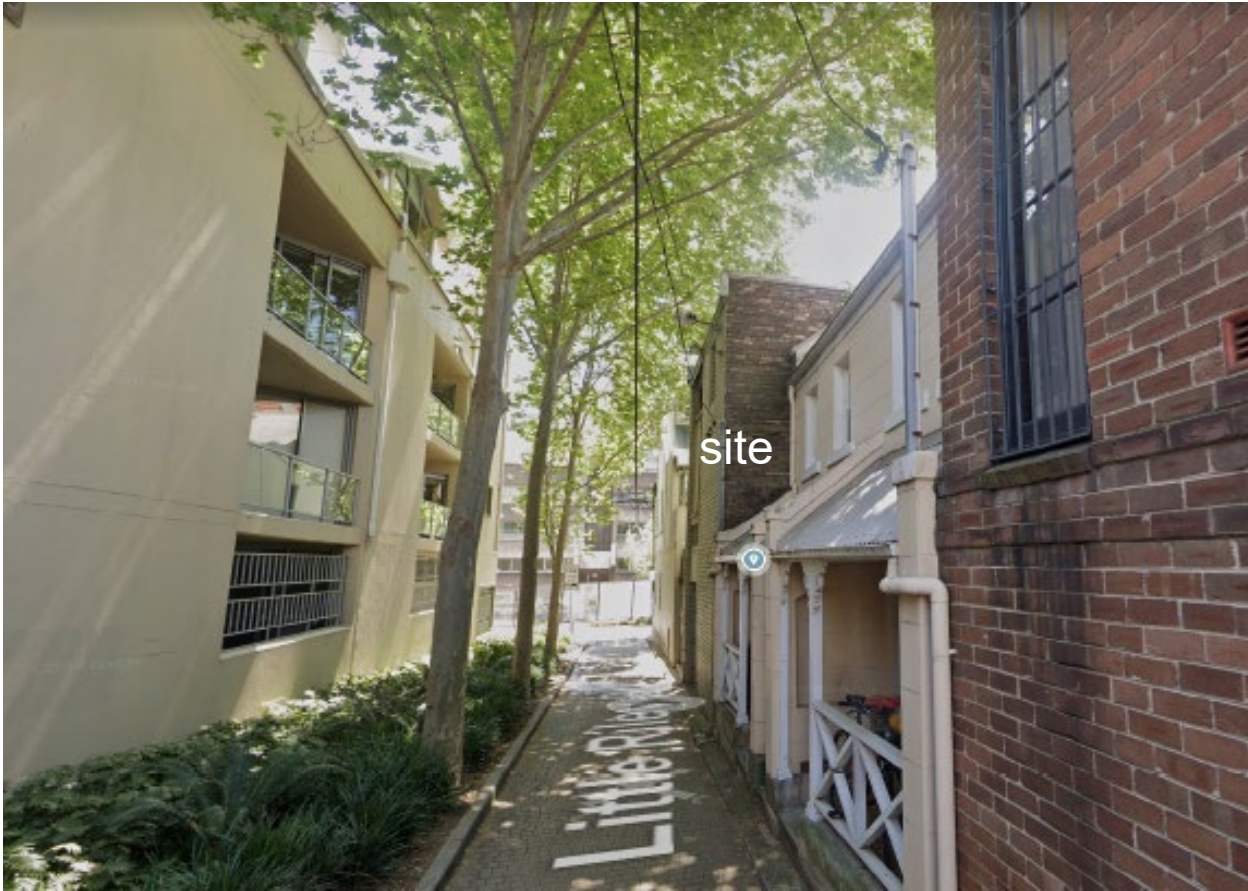
site – corner of Campbell and Riley Street



site - Campbell Street

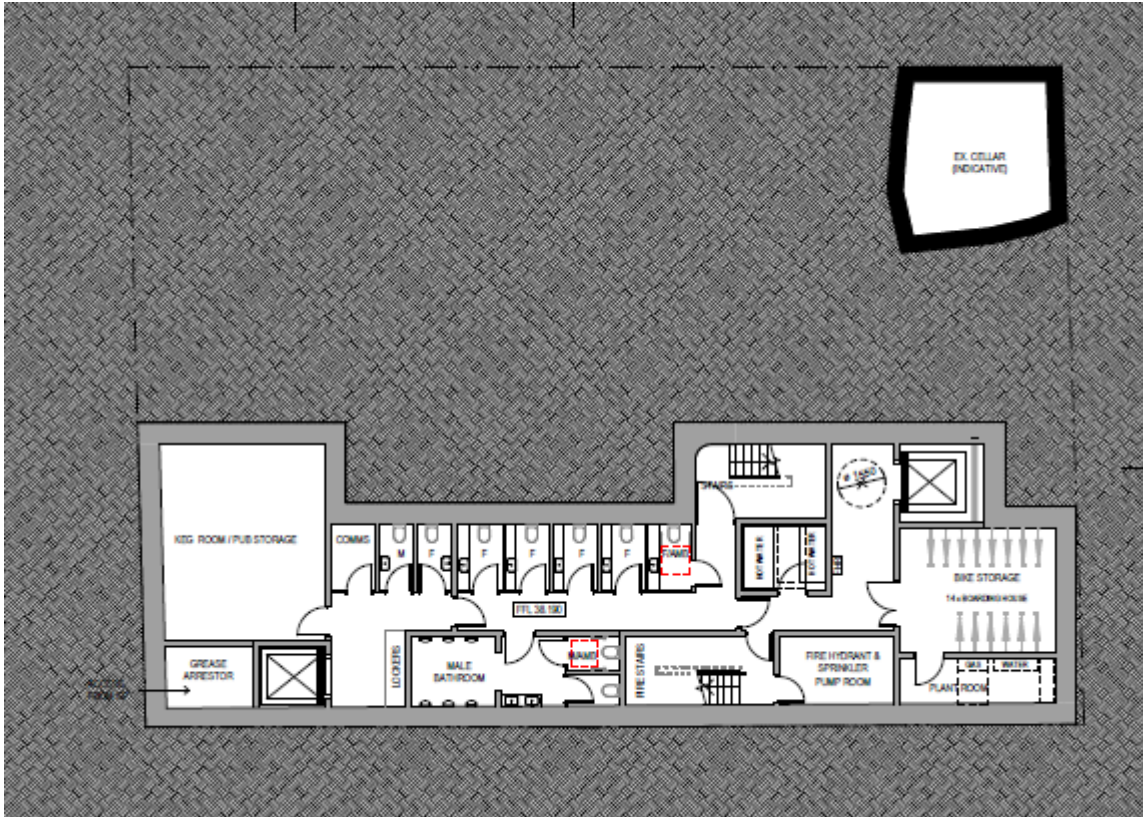


site - Riley Street

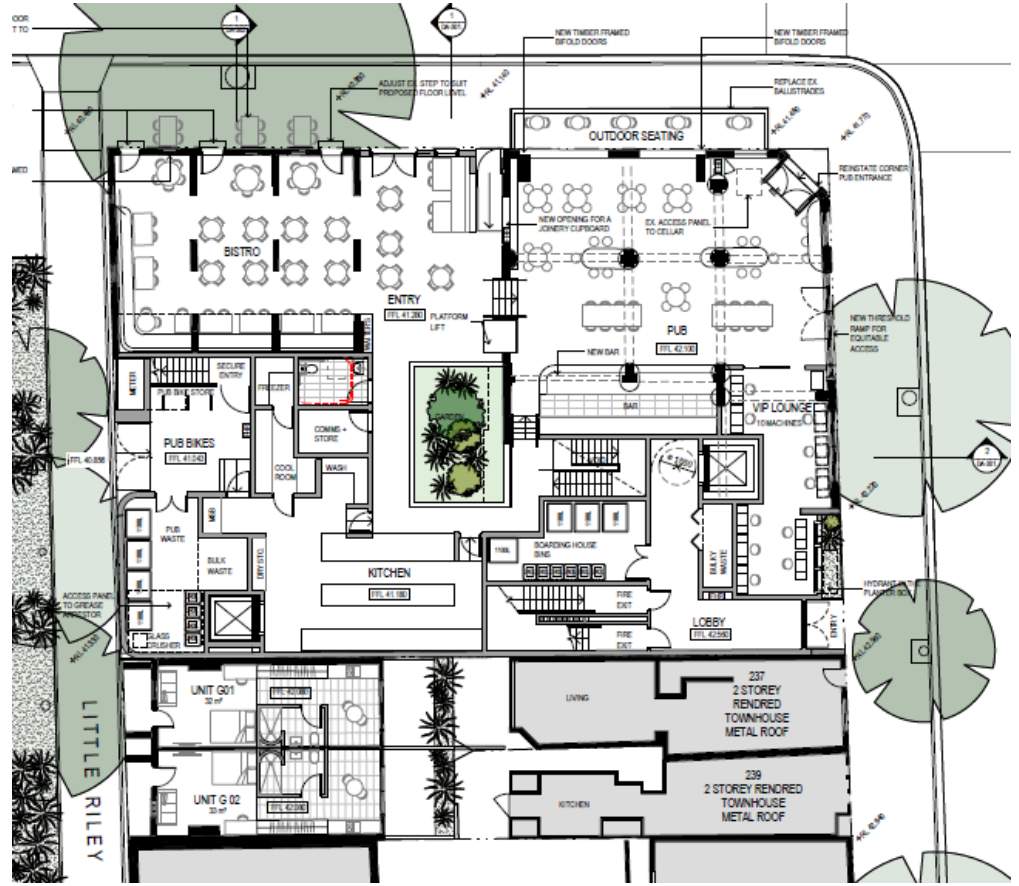


site from Little Riley Street

proposal



proposed basement



proposed ground floor plan



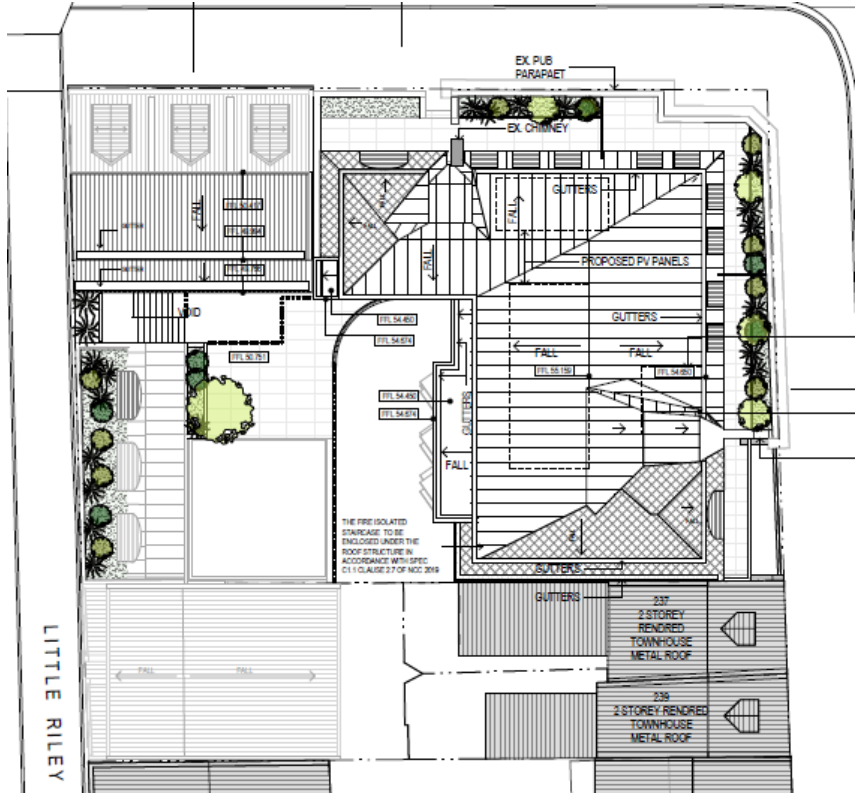
proposed first floor plan



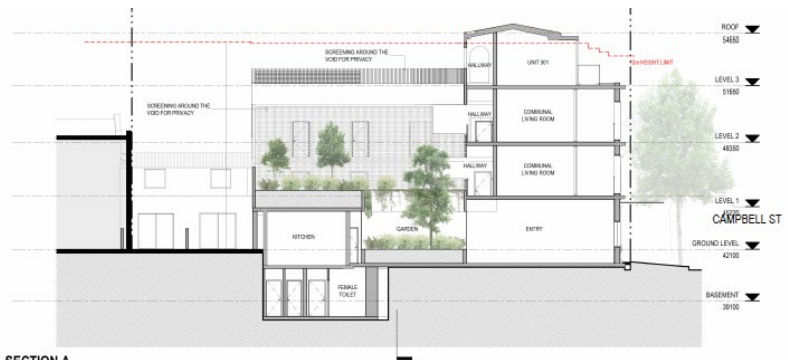
proposed second floor plan



proposed third floor plan



proposed roof plan



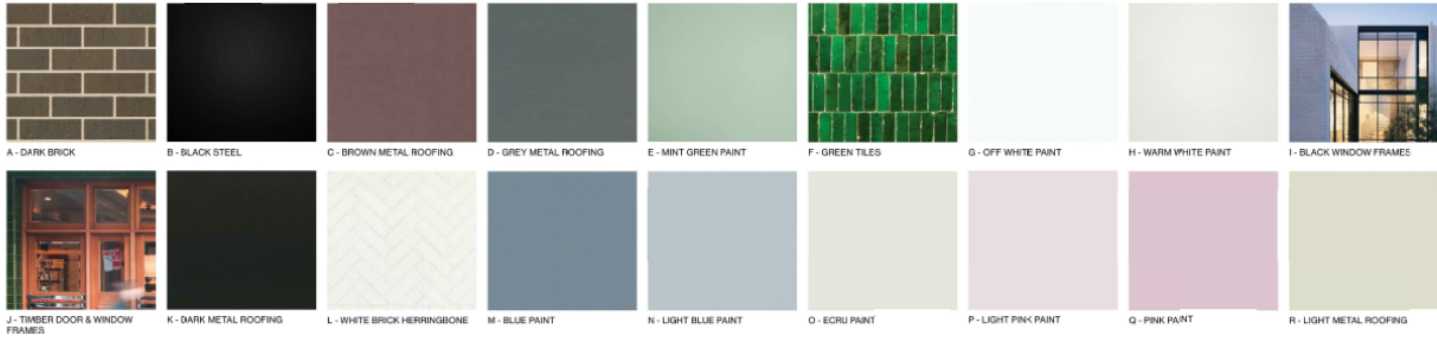
1 SECTION A
1: 100 @ A1

north/south section

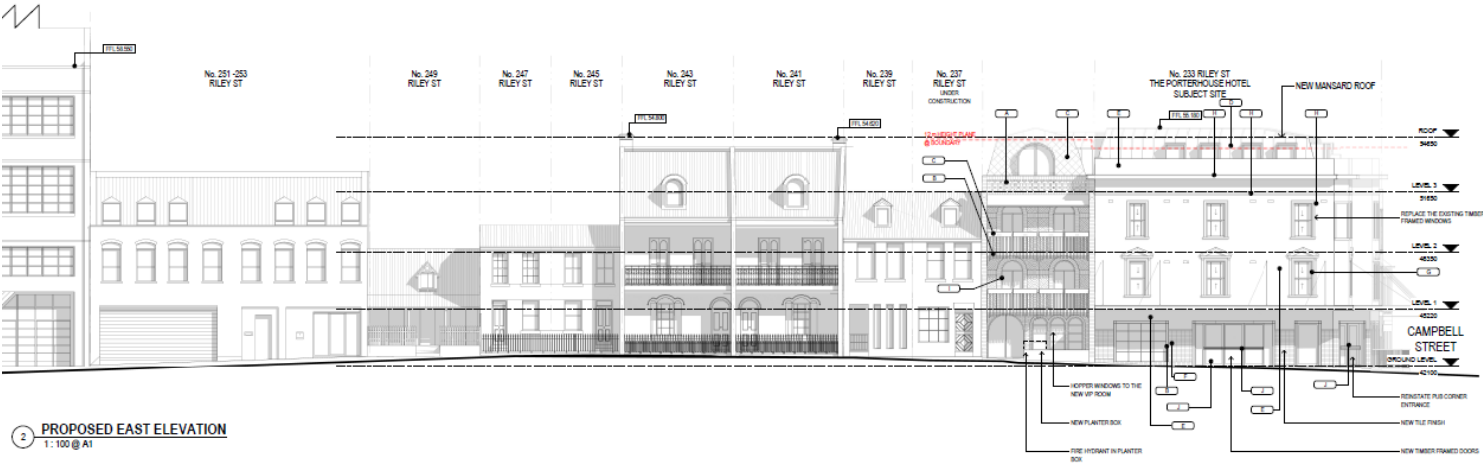


2 SECTION B
1: 100 @ A1

east/west section

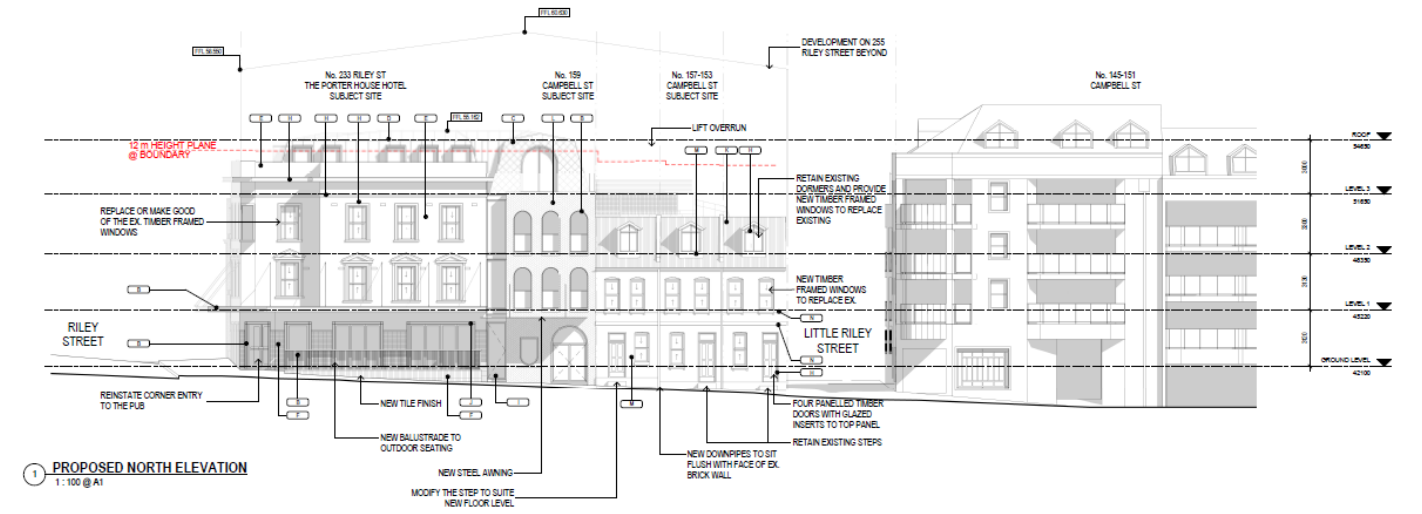


No. 255
RILEY ST



2 PROPOSED EAST ELEVATION
1:100 @ A1

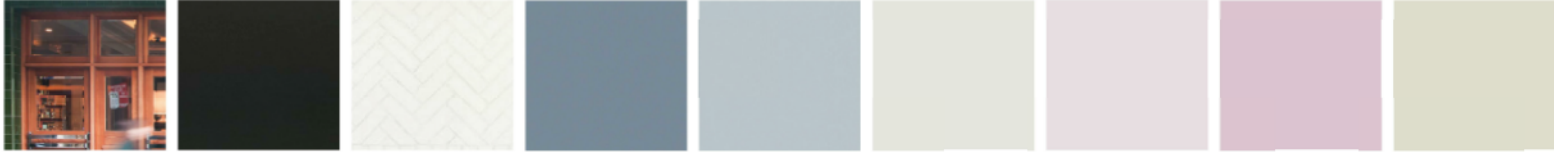
proposed east elevation with materials



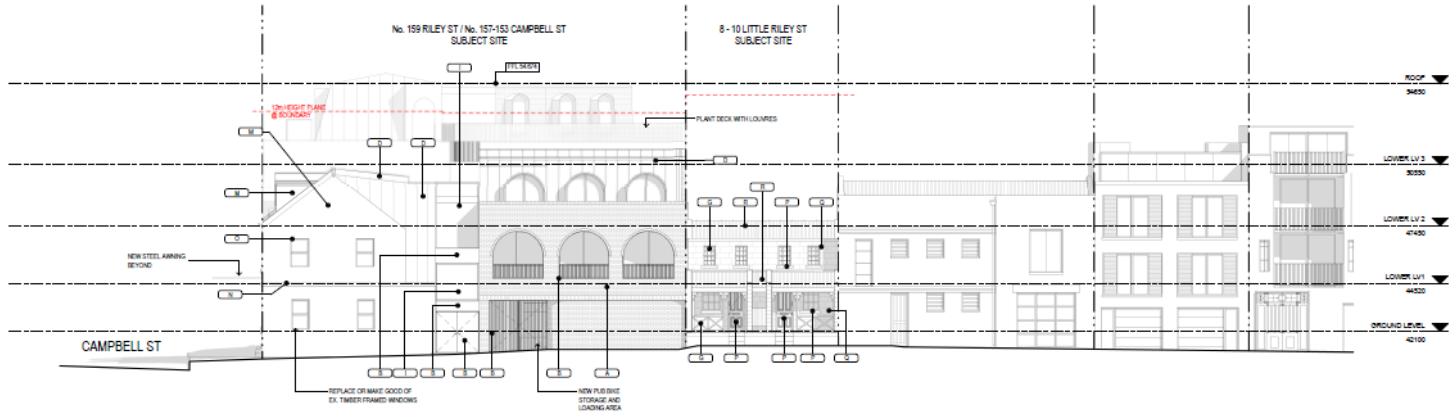
proposed north elevation with materials



A - DARK BRICK B - BLACK STEEL C - BROWN METAL ROOFING D - GREY METAL ROOFING E - MINT GREEN PAINT F - GREEN TILES G - OFF WHITE PAINT H - WARM WHITE PAINT I - BLACK WINDOW FRAMES



J - TIMBER DOOR & WINDOW FRAMES K - DARK METAL ROOFING L - WHITE BRICK HERRINGBONE M - BLUE PAINT N - LIGHT BLUE PAINT O - ECRU PAINT P - LIGHT PINK PAINT Q - PINK PAINT R - LIGHT METAL ROOFING



proposed west elevation with materials



photomontage

compliance with key LEP/DCP standards

| | control | proposed | compliance |
|-------------------|-----------|--|--|
| height | 12m | 13.1m (mansard roof/lift overrun - 9.2% variation) | no Clause 4.6 variation request supported |
| floor space ratio | 2:1 | 2.34:1m | yes with bonus FSR under ARHSEPP |
| height in storeys | 3 storeys | 3 - 4 storeys | part compliance |

compliance with ARHSEPP

| | control | proposed | compliance |
|--------------------------|------------------------------|--------------------------------------|------------|
| boarding house room size | 12sqm single 16sqm double | 12sqm for single 16sqm for double | yes |
| communal open space | 20sqm for lodgers | 23sqm | yes |
| communal indoor space | 1.25sqm per person | 76sqm | yes |

compliance with ARHSEPP

| | control | proposed | compliance |
|--------------------|---------|----------|--------------------------------------|
| motorcycle parking | 8 | 0 | no Clause 4.6 variation supported |
| bicycle parking | 8 | 20 | yes |

Design Advisory Panel Residential subcommittee

The Panel generally supported the proposal. Raised the following:

- improvements to the roof design between pub and adjoining sites and the rear roof form at 153-157 Campbell Street
- entrance to boarding house to be located away from Little Riley Street on either Campbell Street or Riley Street
- consideration of open area at the rear of the site and impact on amenities

These issues have been addressed in amended plans

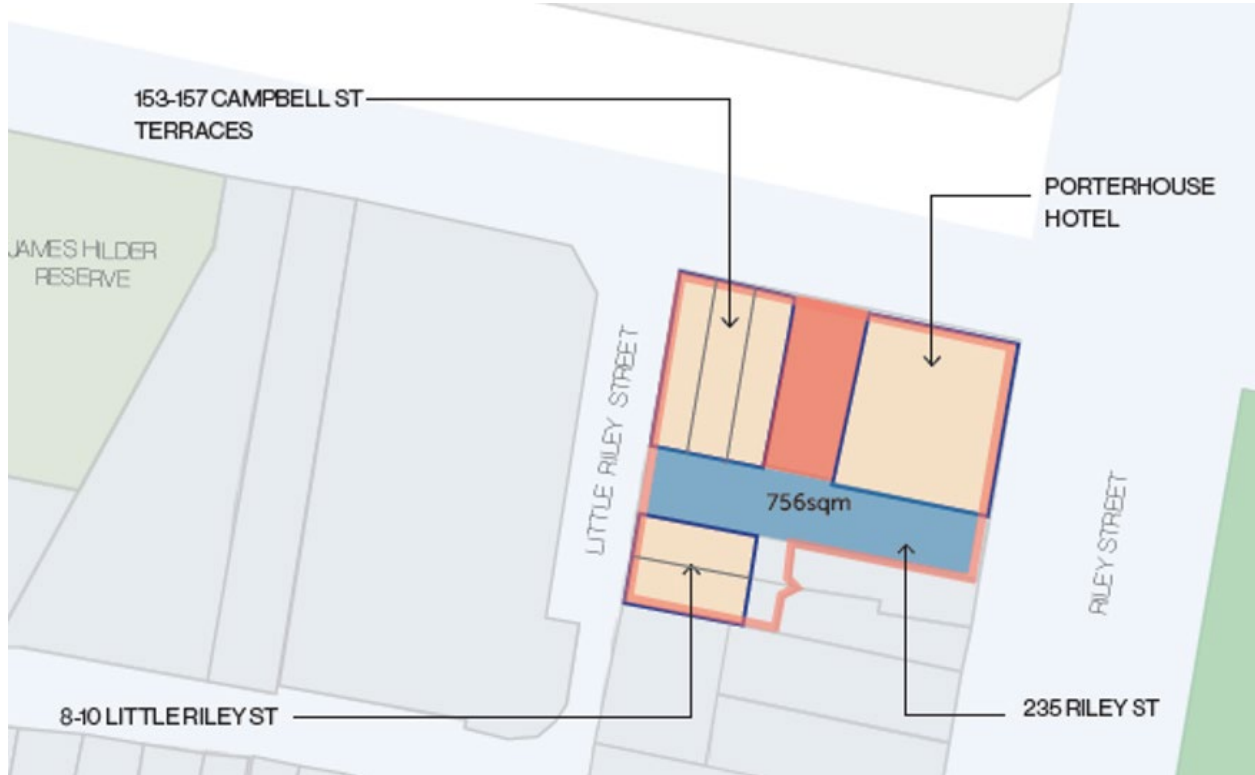
issues

- heritage
- height non compliance – Clause 4.6
- motorcycle parking – Clause 4.6

heritage

- contributing items in heritage conservation area to be retained/enhanced
- only detracting/neutral buildings to be demolished
- infill buildings of appropriate scale and architecture
- proposal supported by Council's Heritage Specialist subject to conditions

heritage



contributing buildings indicated in light brown

height

- 0.95m (9.2%) non compliance
- non-compliance results from lift overrun/mansard roof only
- rest of proposal under height limit
- no significant impacts arising from non compliance
- visual impact study demonstrates roof additions not overly dominant
- clause 4.6 variation request supported



area of height exceedance indicated in purple

motorcycle parking

- 8 spaces required, no spaces provided
- site is located in accessible location
- additional bicycle parking provided
- no significant impacts arising from non compliance
- clause 4.6 variation request supported

recommendation

- deferred commencement approval for full detailed environmental site investigation for contamination