

Local Planning Panel

3 November 2021

422-424 Cleveland Street, Surry Hills

D/2020/993

Applicant: Pyrafount No. 6 Pty Ltd

Owner: Pyrafount No. 6 Pty Ltd

Architect: JSA Studio

Planning Consultant: Ethos Urban

proposal

mixed use development comprising 26 room boarding house, café,
and cultural entertainment venue

recommendation

approval

notification information

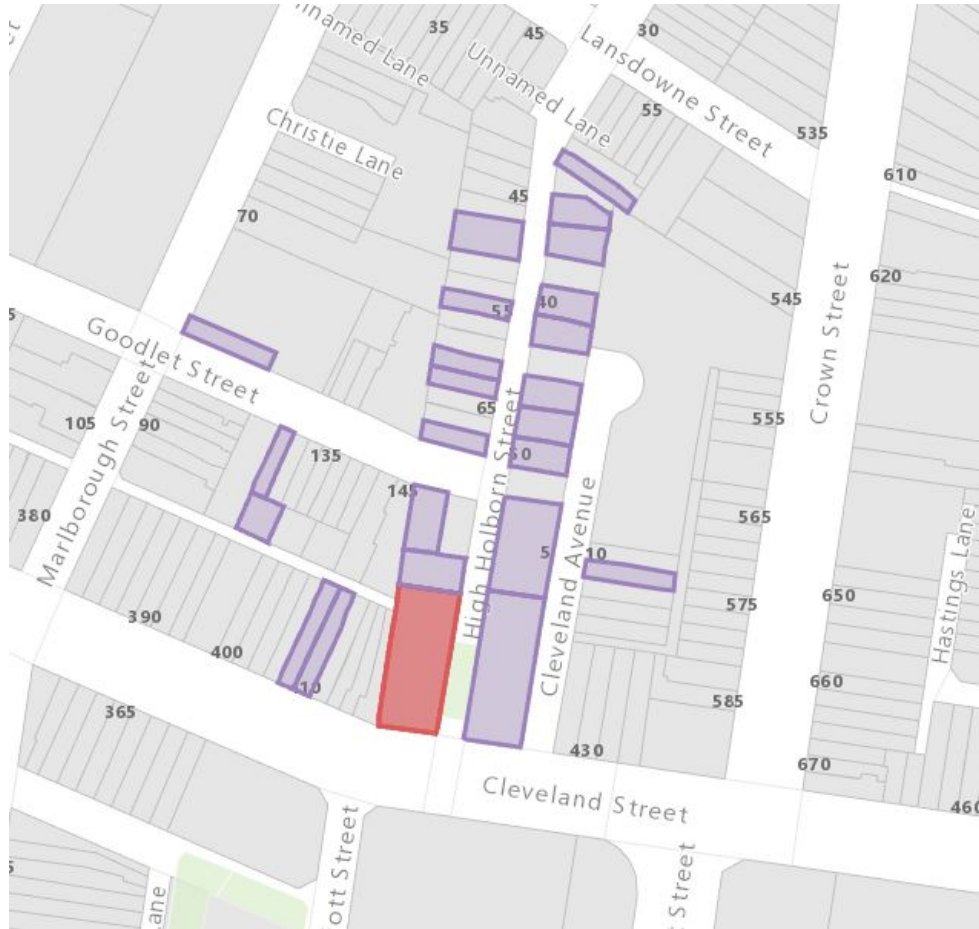
- notified 6 October 2020 to 4 November 2020
- 312 owners and occupiers notified
- 45 submissions received



- amended plans notified 18 June 2021 to 3 July 2021
- 23 submissions received (2 in support)

submissions

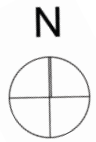
- heritage impacts
- height, bulk and scale
- noise and privacy
- traffic and parking
- use – boarding house, bar
- overshadowing
- view loss
- construction impacts
- financial viability

submissions



-  subject site
-  submitters

site





aerial view



site viewed from Cleveland Street



site viewed from Cleveland Street



Cleveland Street/ High Holborn Street frontage



site viewed from High Holborn Street looking north



High Holborn Street looking south



site

site viewed from Goodlet Lane looking east



rear of site/existing building



site - west elevation



adjoining development to the east (L) and north (R)



adjoining development to the west



building interior



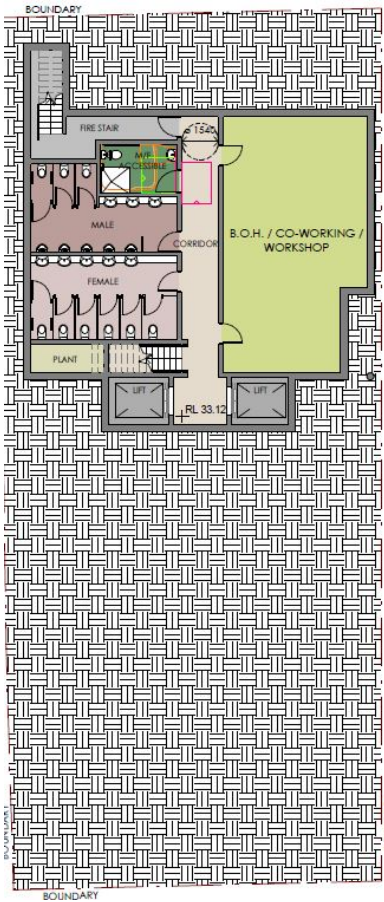
building interior



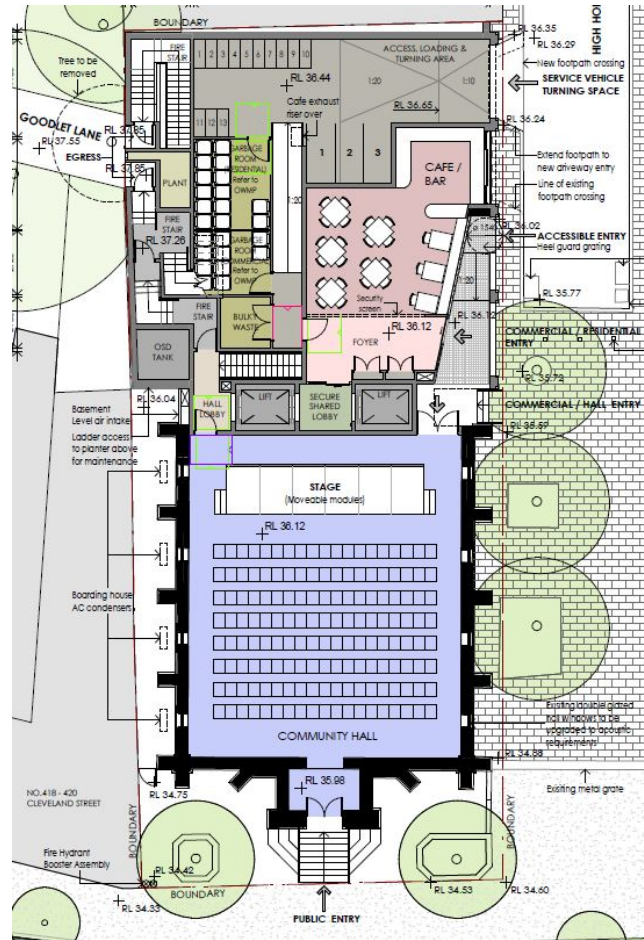
building interior - outbuilding



building interior - outbuilding

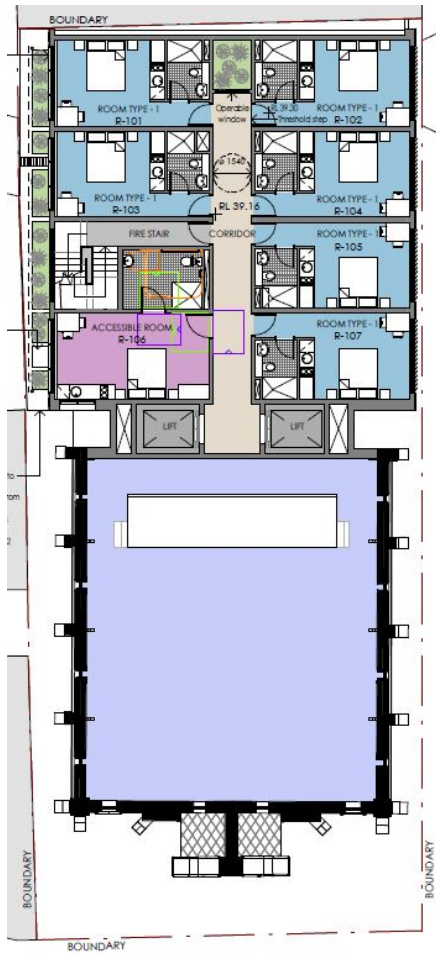


basement

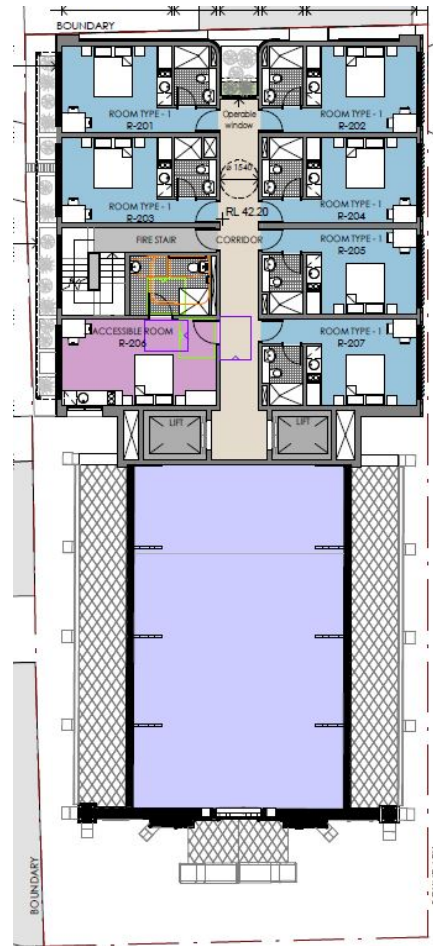


ground



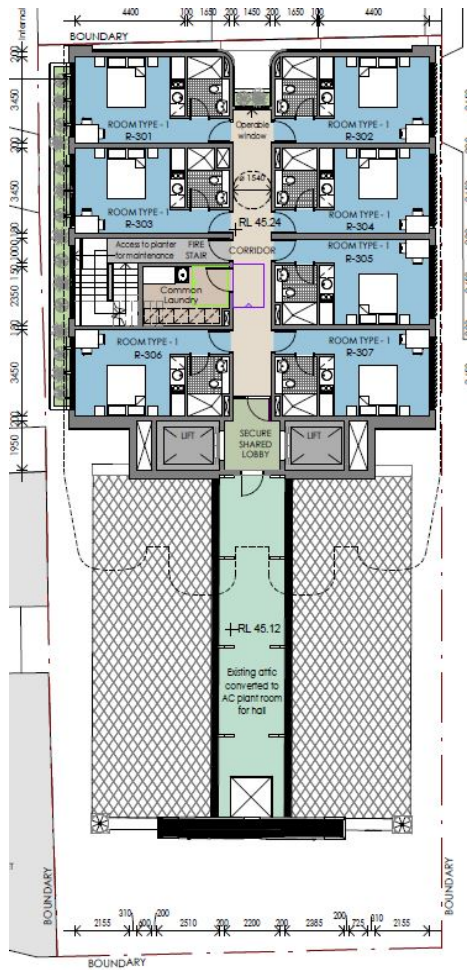


level 1

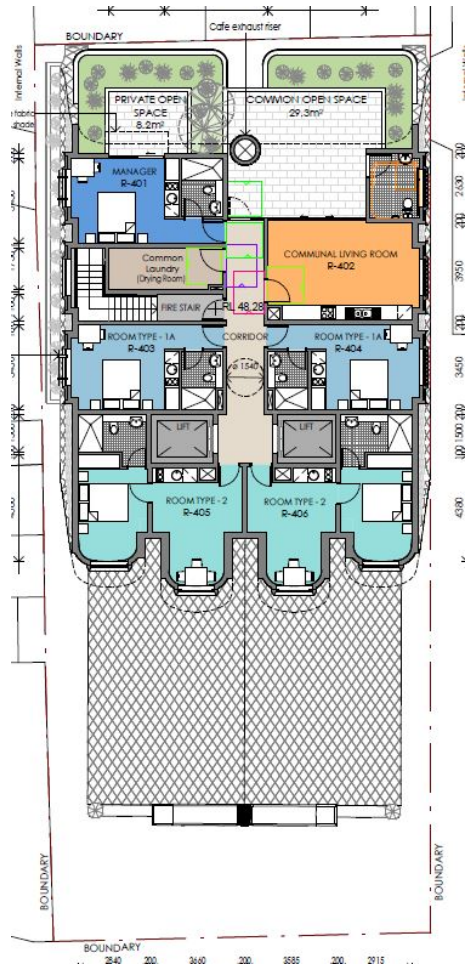


level 2



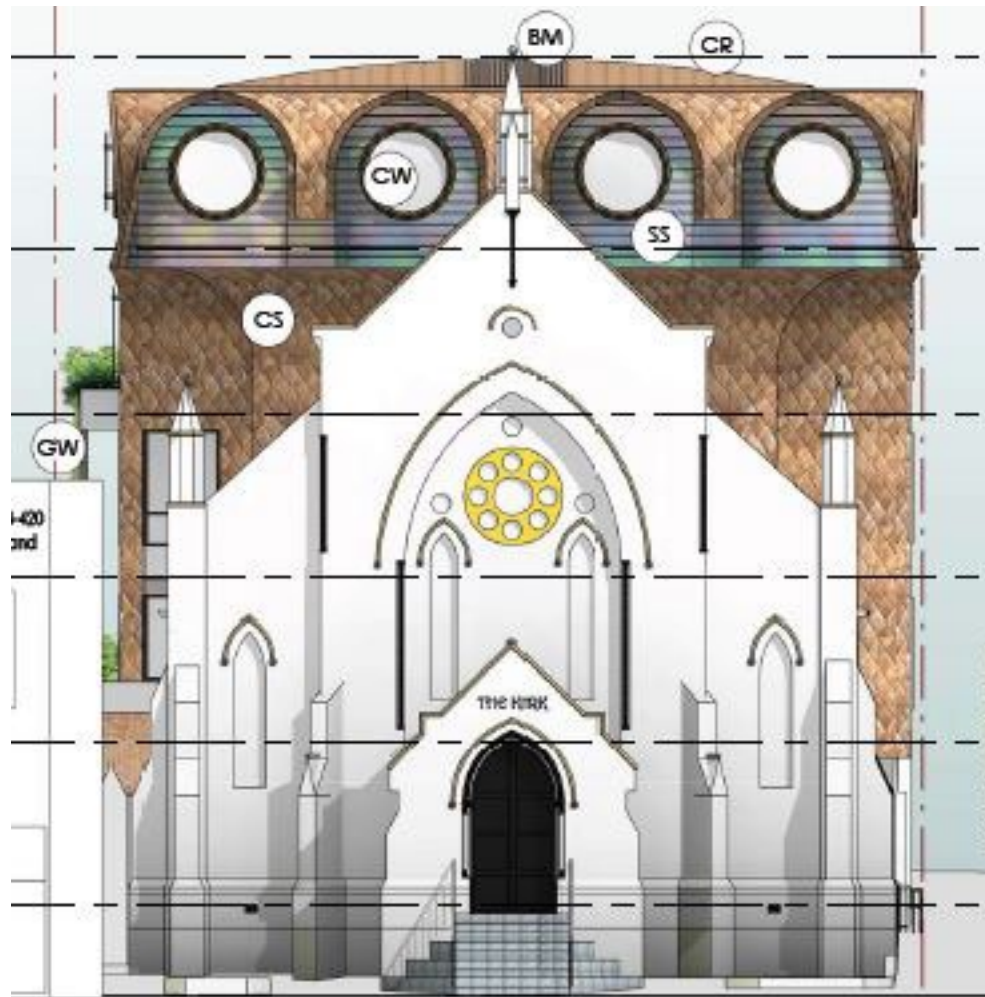


level 3



level 4





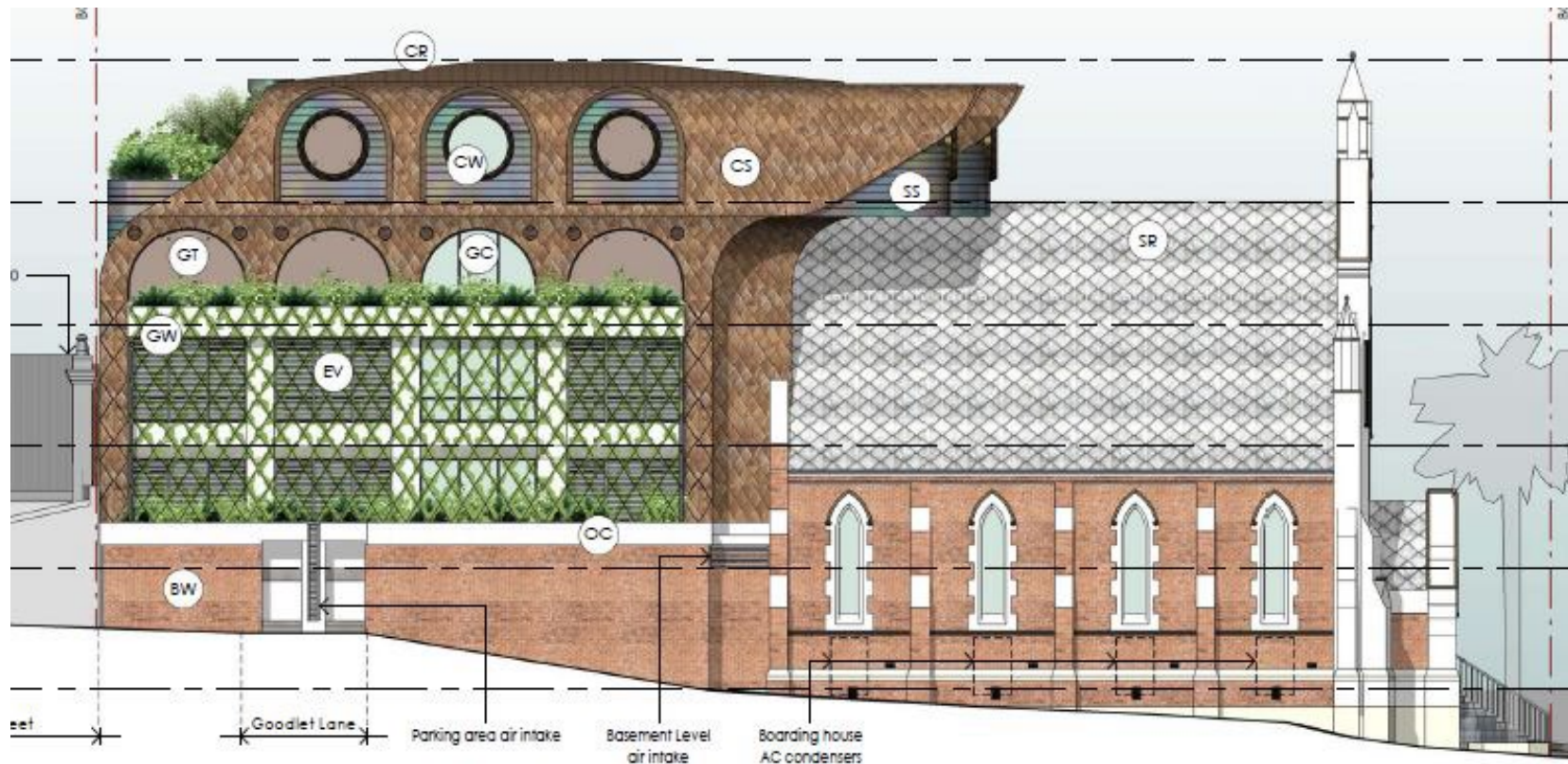
Cleveland Street
(south) elevation



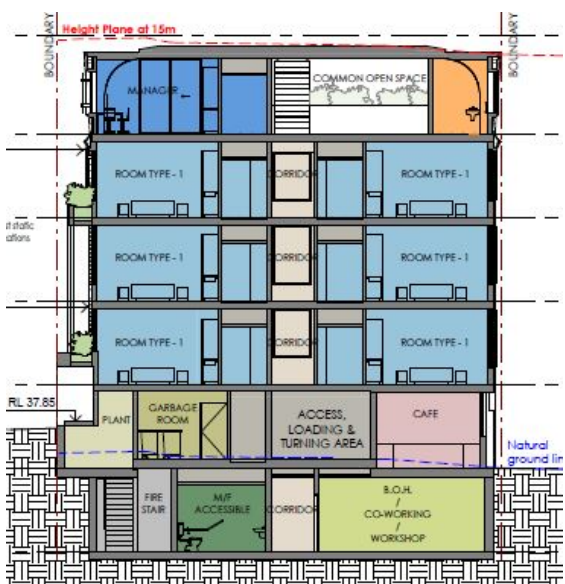
High Holborn Street (east) elevation



north elevation



west elevation



sections



Cleveland Street photomontage



High Holborn Street perspective



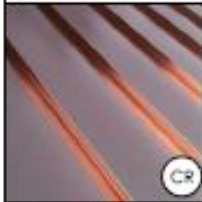
CS

Copper Shingle



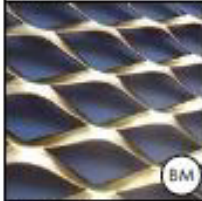
SR

Slate roofing



CR

Copper Standing Seam



BM

Bronze Mesh



BW

Brick wall



OC

Off White Concrete



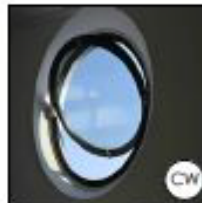
GW

Green wall



FG

Frosted Glass Fixed Louvres



CW

Circular Bronze Frame Window



GC

Bronze Frame Windows



FD

Folding Glass Door



GT

Bronze Tinted Glass



SS

Heat Treated Stainless Steel



EV

External Venetians



Precedent: Heat Treated Stainless Steel cladding, Blispham Library, UK

compliance with key controls - LEP

	control	proposed	comply
height	15m	15.9m	no cl 4.6 variation request supported
floor space ratio	2.5:1	2.1:1m	yes

affordable housing SEPP

	control	proposed	comply
solar access	3 hours to communal living room	level 4 communal living area receives 3 hours sunlight	yes
private open space	20sqm	level 4 area 29sqm	yes

affordable housing SEPP

	control	Proposed	comply
parking	6 motorcycle 6 bicycle	3 motorcycle 13 bicycle	no cl 4.6 variation request supported
room size	min 12sqm single min 16sqm other	16sqm – 22sqm	yes
communal room	required	level 4 communal room	yes

hours of operation - hall

	base hours & extended hours	proposed hours	recommended hours
Monday to Saturday	7.00am -11.00pm base 11.00pm - midnight extended	7.00am - midnight	7.00am -11.00pm base 11.00pm - midnight one year trial
Sunday	7.00am - 11.00pm base 11.00pm - midnight extended	7.00am - 10.00pm	7.00am - 10.00pm

Note: amplified music to cease at 10:00pm

hours of operation - cafe

	base hours & extended hours	proposed hours	recommended hours
Monday to Saturday	no specified hours	7.00am - midnight	7.00am to 11.00pm base 11.00pm to midnight one year trial
Sunday	no specified hours	8.00am to 10.00pm	8.00am to 10.00pm

DAP Residential Subcommittee

DAPRS reviewed the application on 7 December 2020 and raised concerns with:

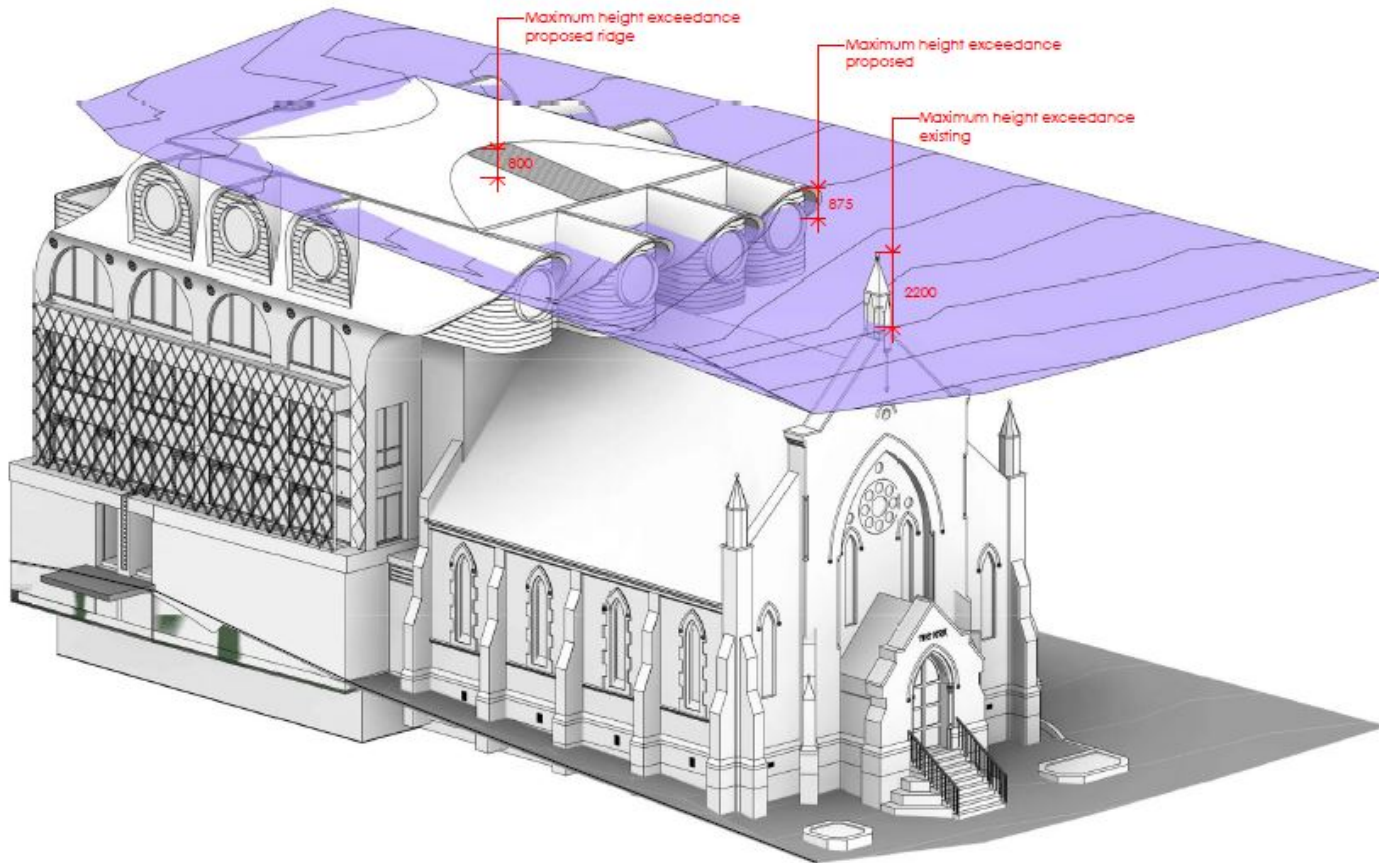
- with extent of overlapping structure to church roof
- height
- recommended provision of communal outdoor and indoor space
- conflicts between different uses
- amenity issues - design of exhaust risers, garbage room, air conditioning
- further consideration of passive sun control, privacy and landscaping

issues

- height – 4.6 variation request
- motorcycle parking – 4.6 variation request
- design

height

- proposal exceeds 15m height control with maximum height of 15.877m (5.8%) variation
- clause 4.6 variation request supported
- roof structure integrates with the building architecture and conceals the lift overrun
- height exceedance results in minimal additional overshadowing



height non compliance

motorcycle parking

- 6 spaces required
- 3 motorcycle spaces provided (50% variation)
- clause 4.6 variation request supported
- site is accessible
- additional bicycle parking is provided (13 spaces)

design

Original scheme amended in response to DAP residential subcommittee and council officer concerns

- height reduced slightly from 16.04m to 15.9m
- setbacks increased to north: 0.6m to level 3 and 4.8m level 4
- building form over church roof reduced
- all timber support arches within church building retained
- supporting structures within church building deleted
- reduced basement area

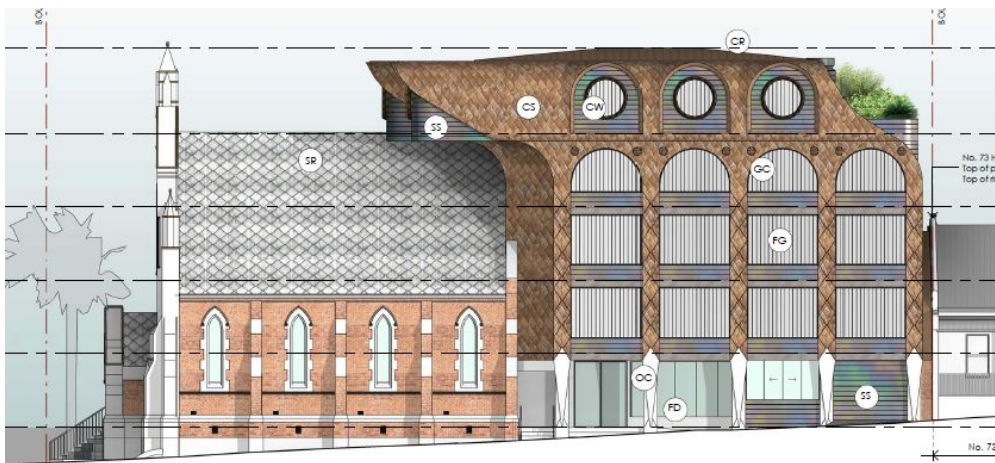
design

- boarding rooms reduced from 30 to 26 rooms
- outdoor level 4 communal area provided with landscaping
- indoor level 4 communal room provided
- additional lift provided to address security for different building users
- privacy and sun control measures provided to boarding room windows

subject to conditions amended proposal has addressed key issues



proposal as lodged



amended proposal

east elevations



proposal as lodged



amended proposal



proposal as lodged



amended proposal

recommendation

approval subject to conditions