

# Local Planning Panel

## 16 March 2022

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
- cafe;
- and cultural entertainment venue

# recommendation

approval subject to conditions

# background

- application considered by LPP on 3 November 2021
- Determination deferred to enable DAPRS to reconsider the amended application and comment on:
  - the height of the new additions
  - design excellence including the relationship between the new additions and the existing structure, scale of the proposed additions, compatibility with the character and road pattern of the local area and impacts on adjoining properties including privacy and overshadowing to lower level units of 426 Cleveland Street

# background

- considered by DAPRS on 7 December 2021. DAPRS provided following advice:
  - generally satisfied that the proposal is of an appropriate height and scale and is compatible with the character of the locality
  - concern expressed with the ‘overhang’ / cantilever to the church building
  - additional comments were made in terms of privacy, ventilation, landscaping and spatial requirements
- applicant has elected not to make changes to the proposal in response to these comments

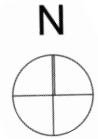
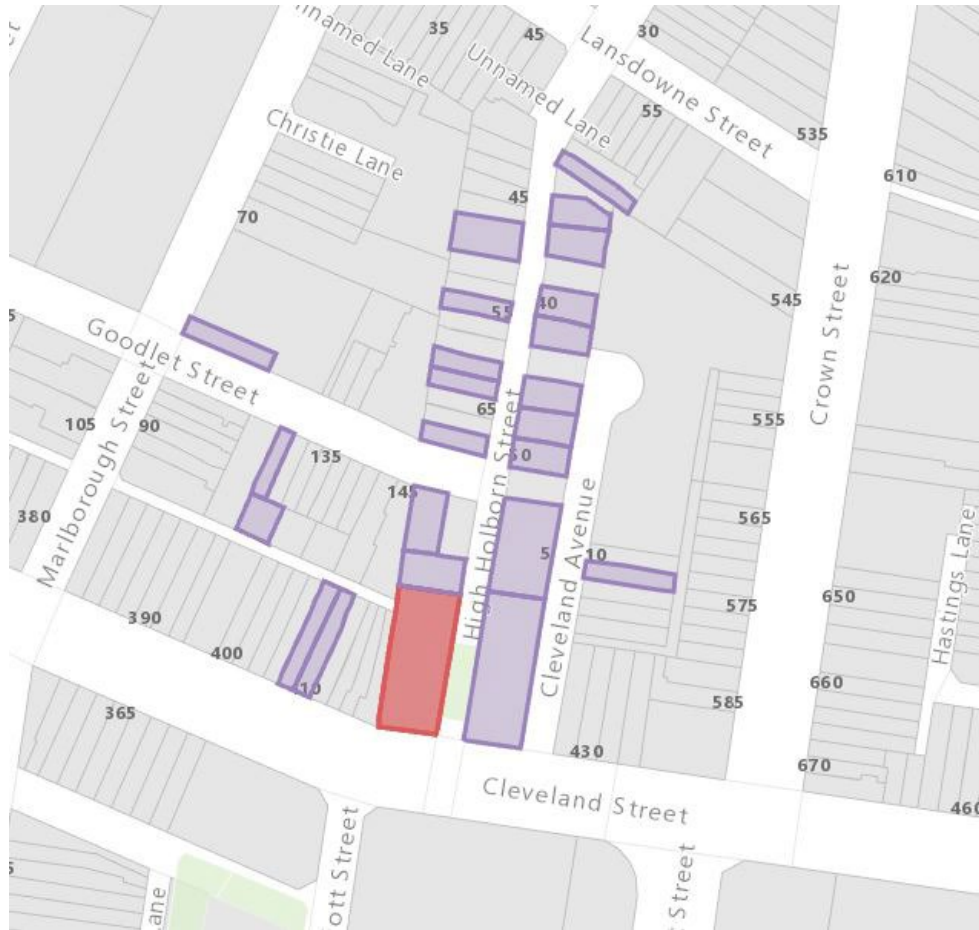
# notification information



- 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

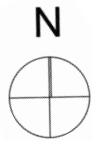
- heritage impacts
- height, bulk and scale
- noise and privacy
- traffic and parking
- use – boarding house, bar
- construction impacts
- overshadowing
- view loss
- financial viability

# submissions



-  subject site
-  submitters

site









site viewed from Cleveland Street



corner of Cleveland Street and High Holborn Street



site

High Holborn Street looking north



High Holborn Street looking south



site

site viewed from Goodlet Lane looking east



rear of site



west elevation - details





adjoining development to north



adjoining development to the east – opposite side of High Holborn Street



adjoining development to the west



building interior



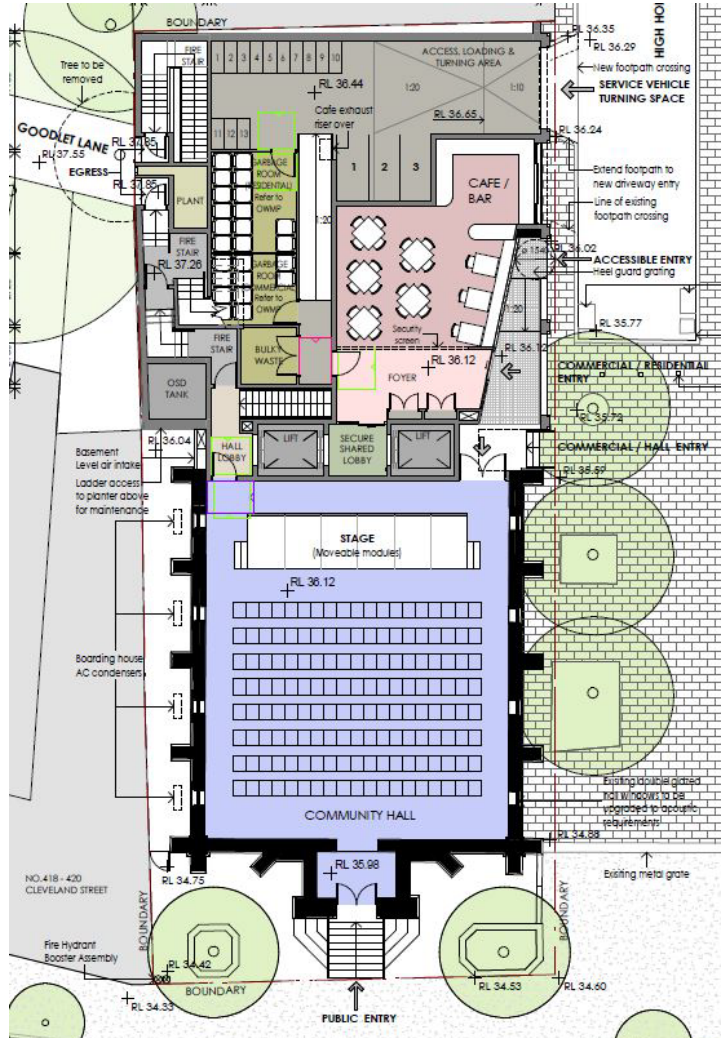
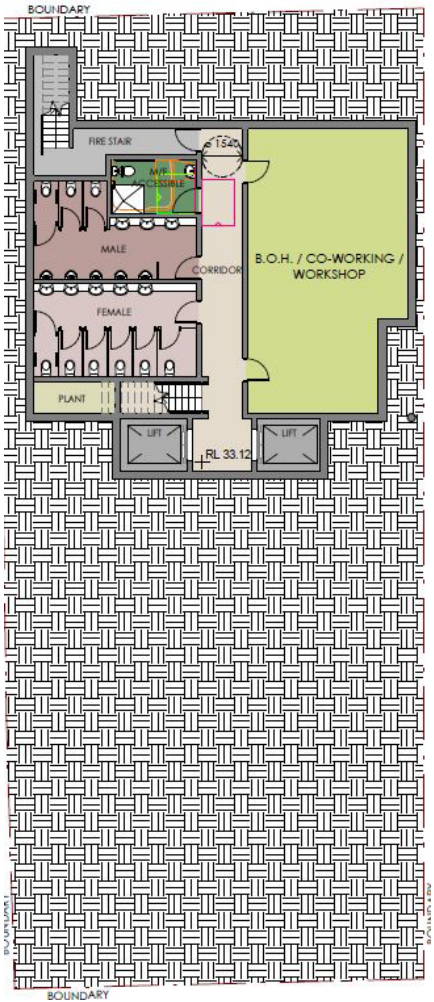
building interior



building interior – outbuilding to be demolished

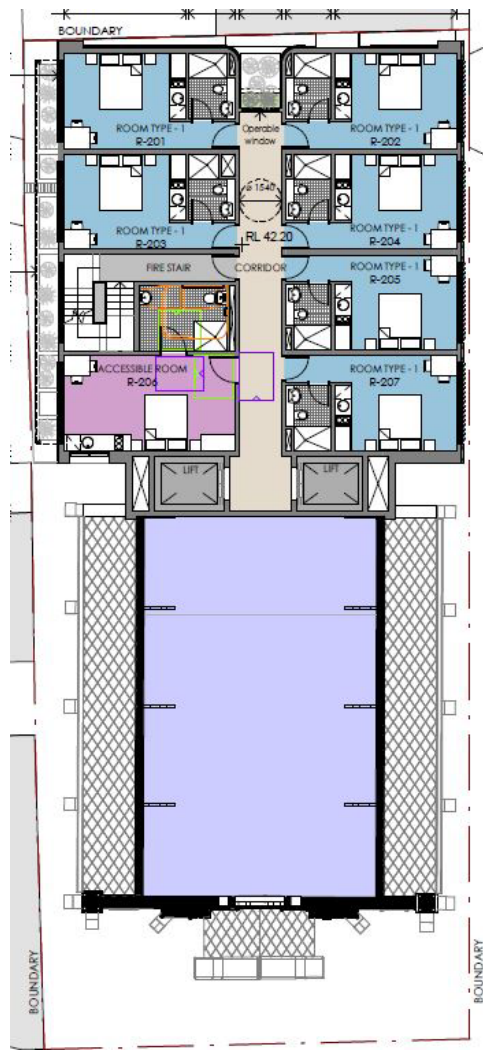
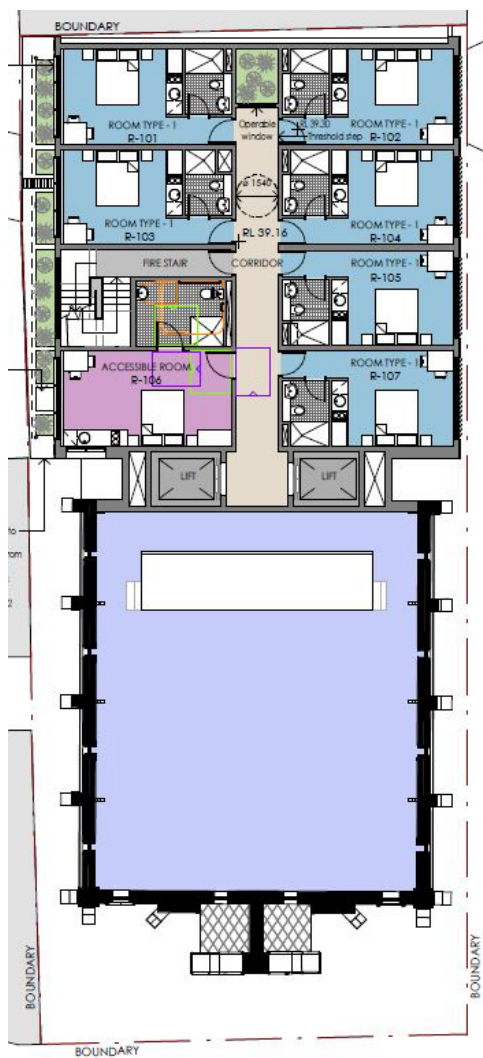


building interior - outbuilding to be demolished

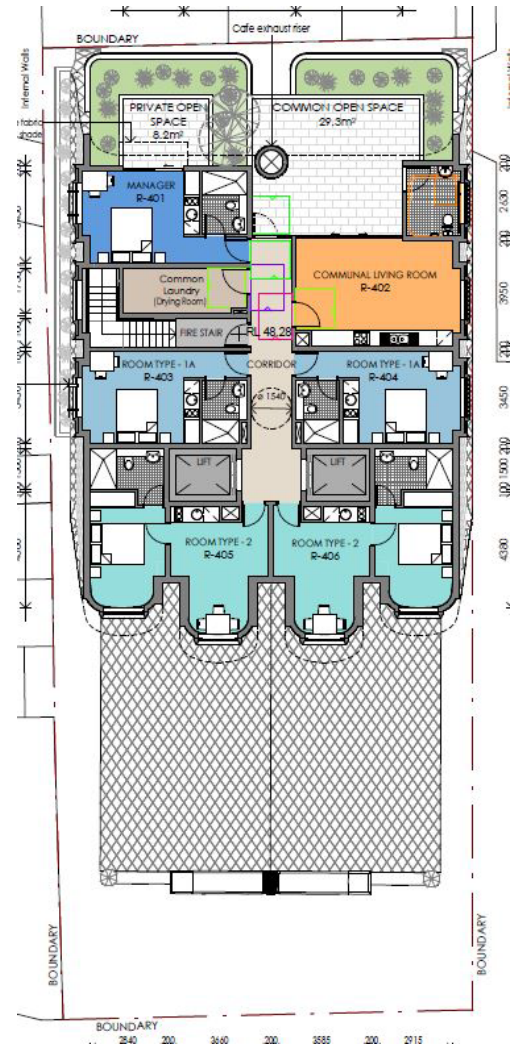
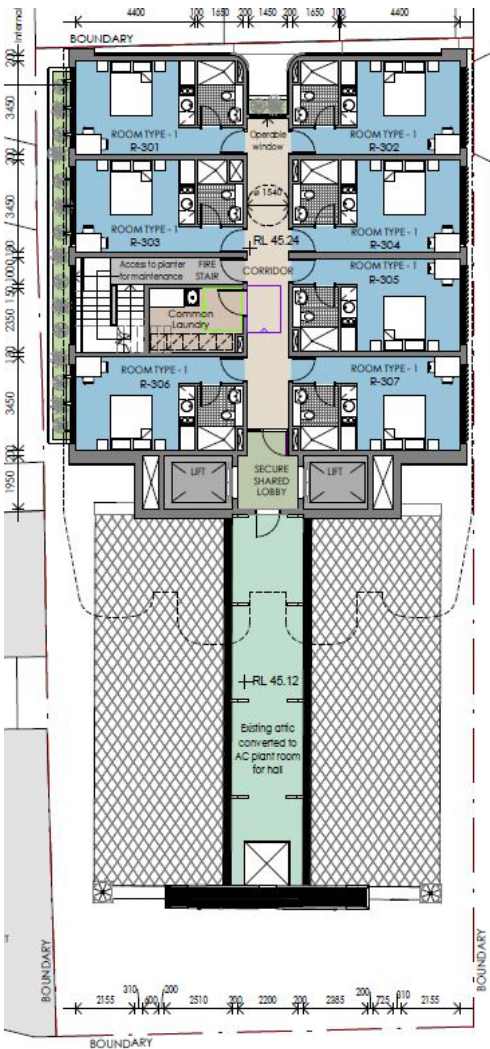


basement and ground plans

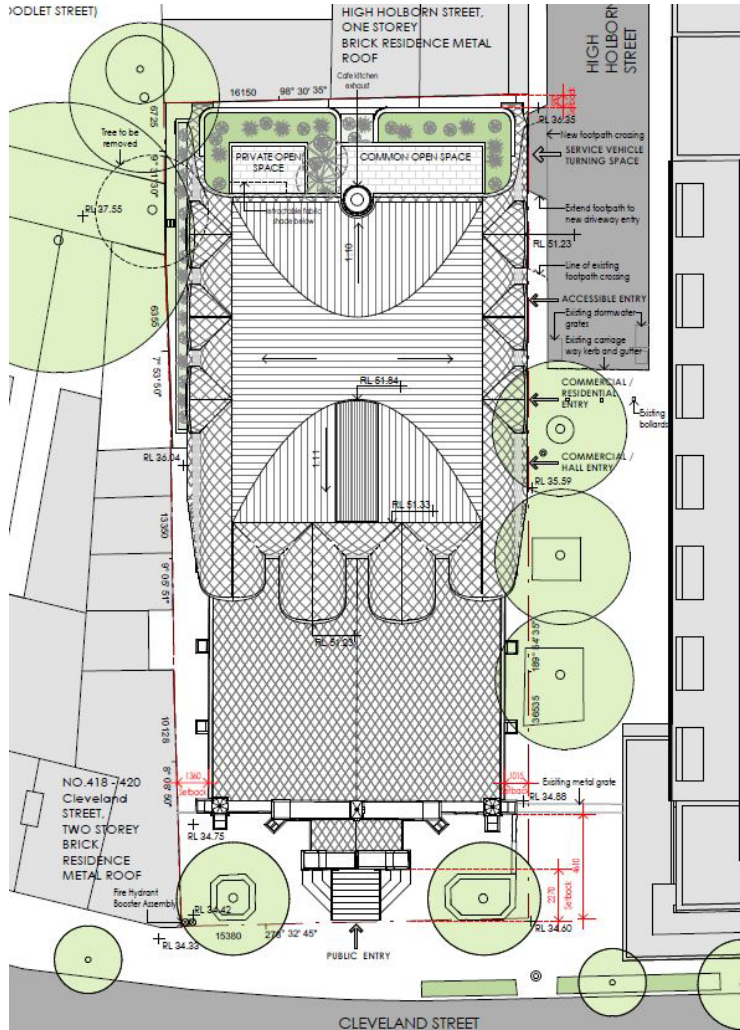




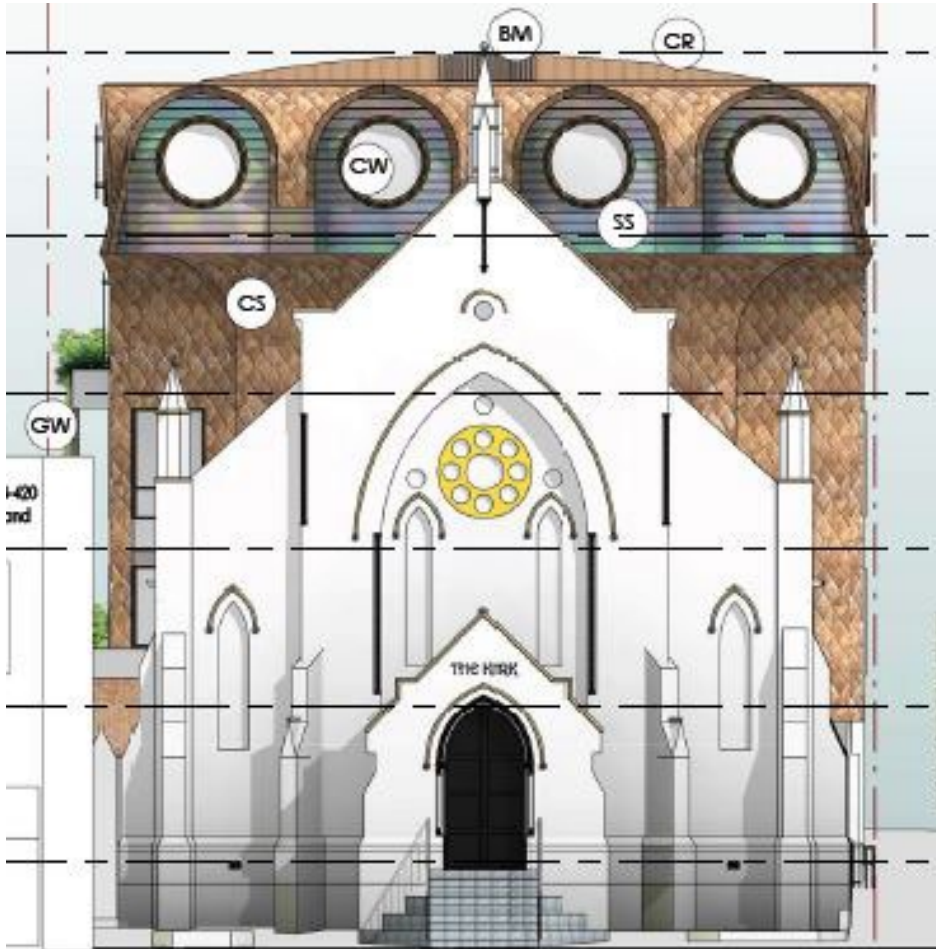
level 1 (L) and 2 (R) plans



level 3 (L) and 4 (R) plans



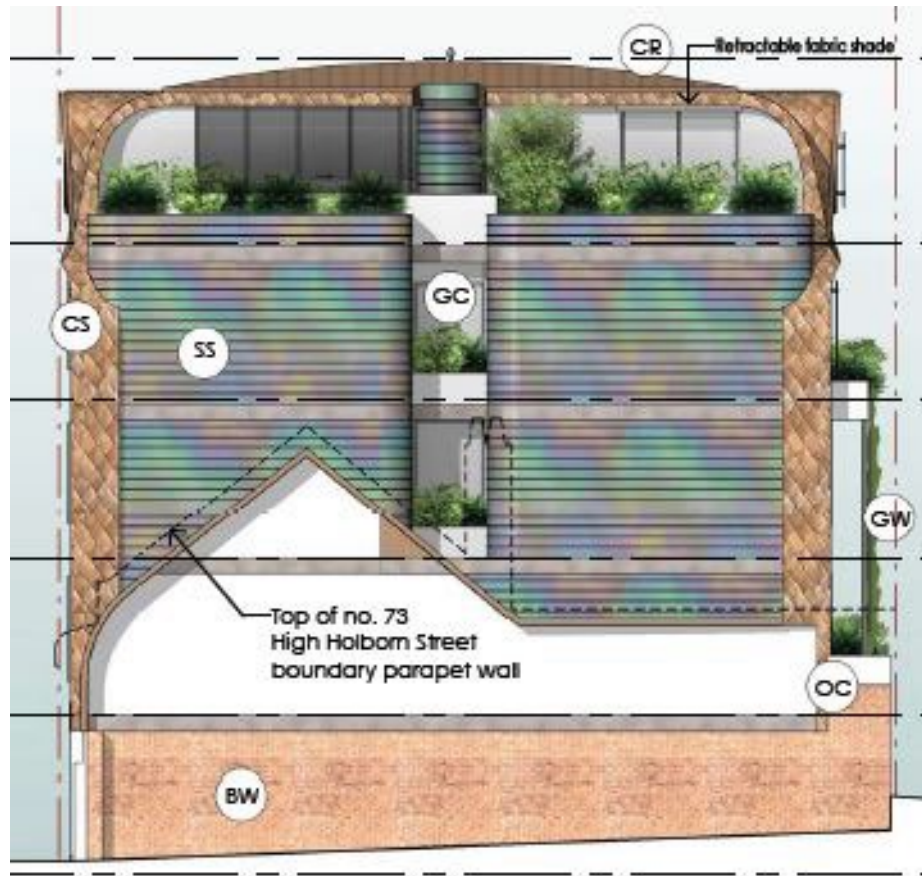
roof plan



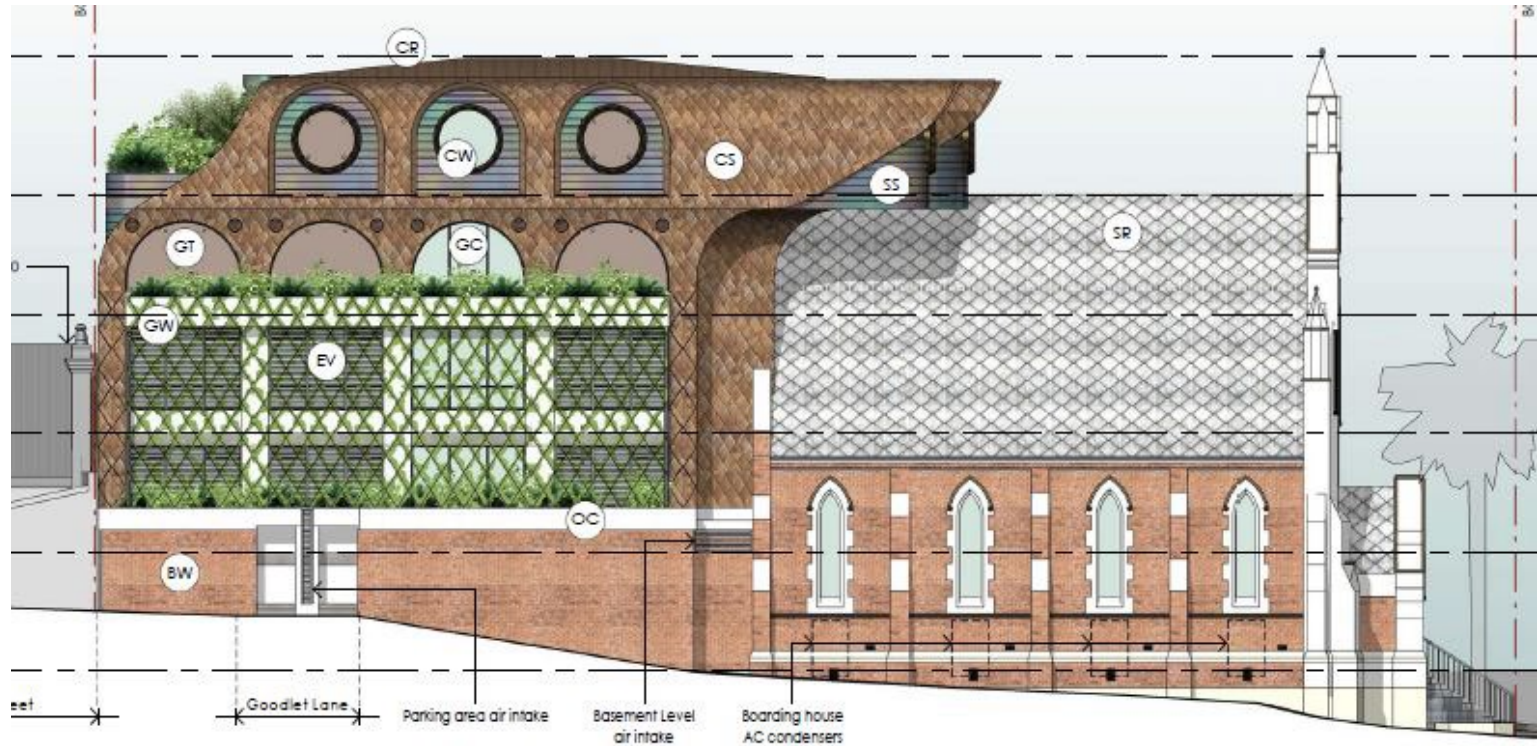
Cleveland Street – south elevation



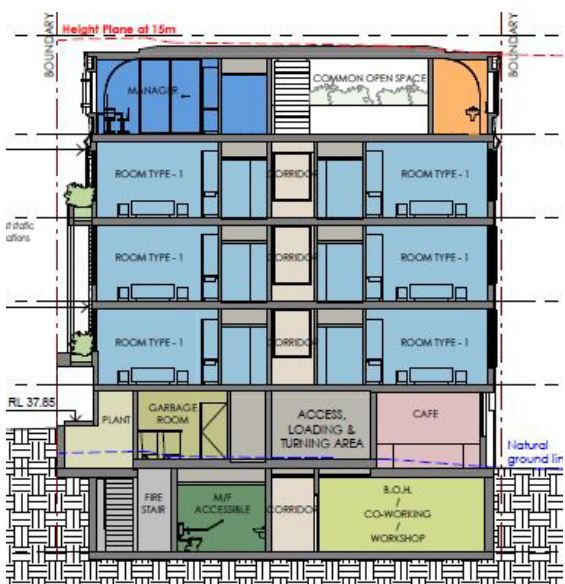
High Holborn Street - east elevation



north elevation



west elevation



sections





pmontage and perspective images



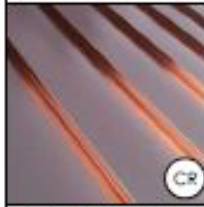
CS

Copper Shingle



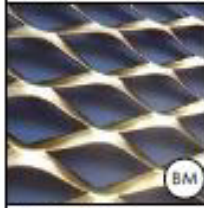
SR

Slate roofing



CR

Copper Standing Seam



BM

Bronze Mesh



BW

Brick wall



OC

Off White Concrete



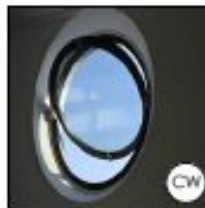
GW

Green wall



FG

Frosted Glass Fixed Louvres



CW

Circular Bronze Frame Window



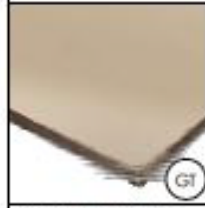
GC

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, Bipham Library, UK

# compliance with key development controls

	control	proposed	comply
height	15m	15.9m	No cl 4.6 request submitted
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, clause 4.6 request submitted
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 to 11.00pm base 11.00pm to 12.00 midnight extended	7.00am to 12.00 midnight	base hours 7.00am to 11.00pm one year trial of extended hours to 12.00 midnight
Sunday	7.00am to 11.00pm base 11.00pm to 12.00 midnight extended	7.00am to 10.00pm	7.00am to 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	non specified	7.00am to 12.00 midnight	base hours 7.00am to 11.00pm one year trial of extended hours to 12.00 midnight
Sunday	non specified	8.00am to 10.00pm	8.00am to 10.00pm

# Design Advisory Panel Residential Subcommittee

DAPRS reviewed the application on 7 December 2020 and provided comments relating to:

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



# Design Advisory Panel Residential Subcommittee

Following consideration by LPP DAPRS reviewed the amended application on 7 December 2021 and provided the following feedback:

- the reduced height and overall scale of the additions are considered acceptable
- the relationship between the additions and the existing structure has improved, however the cantilever remains excessive creating a poor relationship with the heritage item
- the unconventional design and appearance can be considered not incompatible with the character of the local area

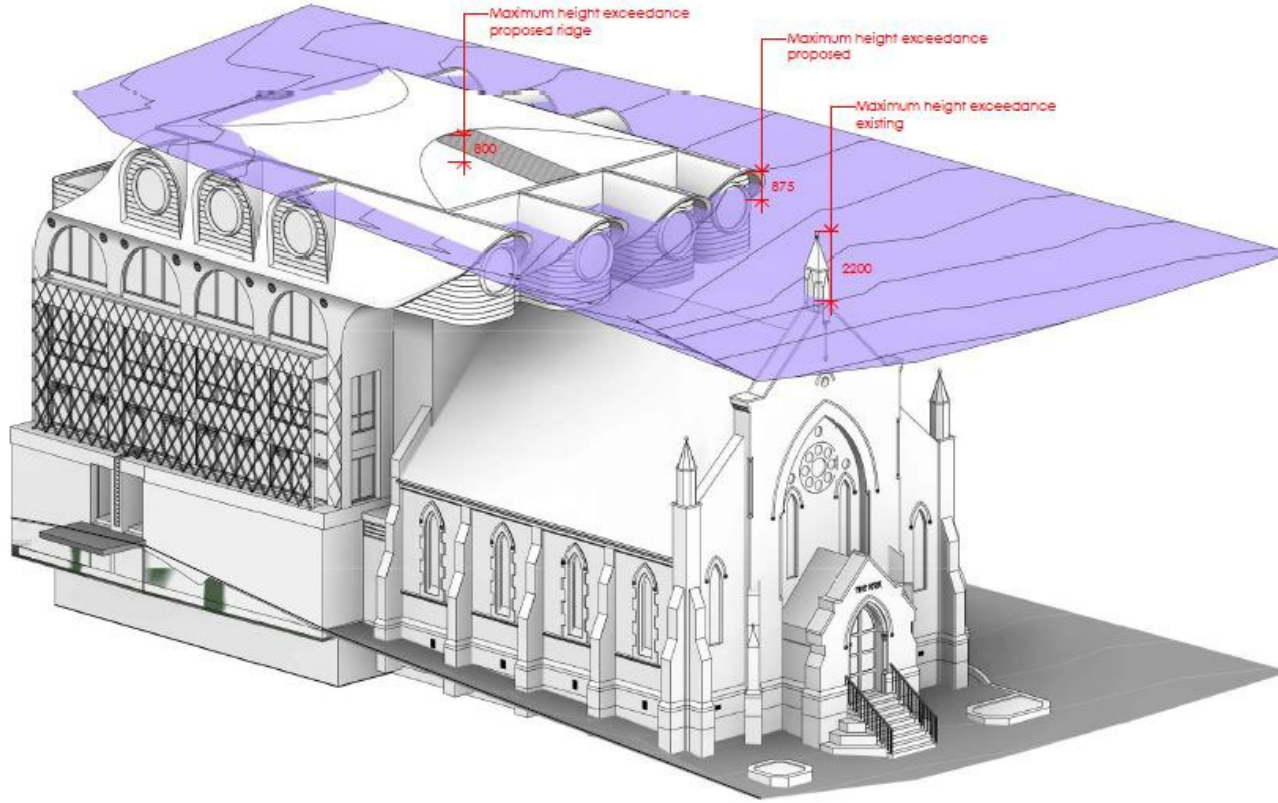
# Design Advisory Panel Residential Subcommittee

- overshadowing to 426 Cleveland Street appears to comply with ADG and the City's overshadowing controls
- larger scale louvres should be provided to the eastern elevation to improve amenity

# issues

- height
- motorcycle parking
- design
- construction traffic

# height



maximum height of 15.877m (5.8%) variation

# height

- clause 4.6 request is supported
- roof structure integrates with the building architecture and conceals the lift overrun
- height exceedance results in minimal additional overshadowing

# motorcycle parking

- clause 4.6 request is supported (nb: clause 4.6 not required under the Housing SEPP)
- 3 motorcycle spaces are provided - 6 spaces (50% variation)
- additional bicycle parking is provided (13 spaces)
- site is located in an accessible location

# design

- original scheme amended following DAPRS first review
- key amendments following feedback included:
  - minor reduction in building height from 16.04m to 15.875m
  - increased setbacks to north: 0.6m to level 3 and 4.8m to level 4
  - building form over church roof reduced
  - retention of all timber support arches within church building, deletion of supporting structures within church building
  - reduced basement area

# design

- reduction in boarding rooms 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





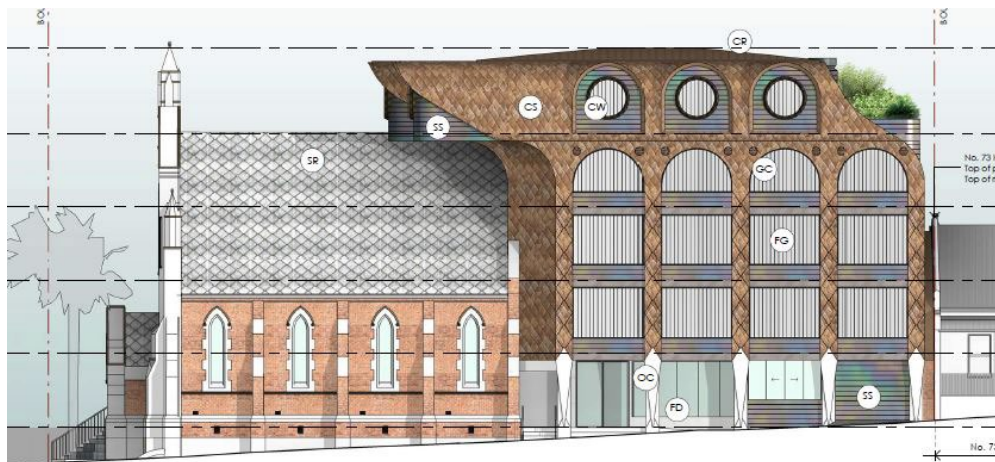
original



amended proposal



original



amended proposal

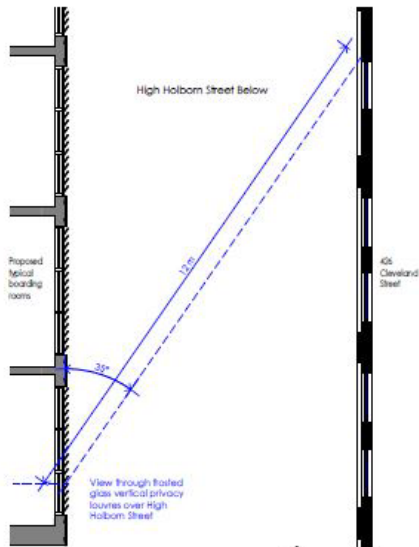
east elevations



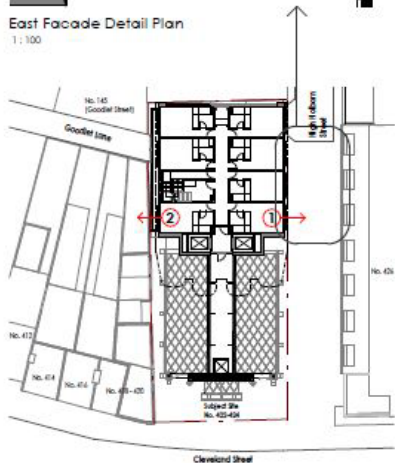
original



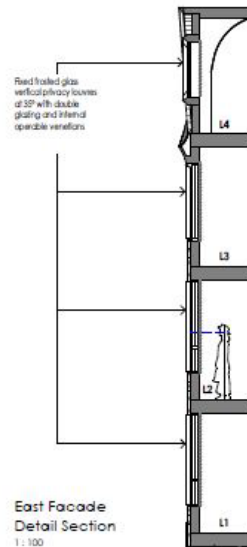
amended proposal



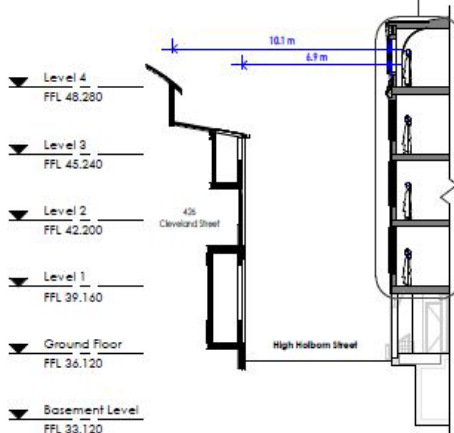
East Facade Detail Plan  
1:100



Plan Legend



East Facade  
Detail Section  
1:100



1 Position 1  
1:200

eastern facade detail

# construction traffic

- submissions in relation to traffic matters have been reviewed by the City's Transport and Access Unit who have advised the proposal is supported subject to the recommended conditions
- an indicative CTMP has been provided
- reviewed by the CITO
- the site is constrained and therefore would need to be restricted to small rigid vehicles for construction
- a more detailed plan would be required to be approved prior to CC

# recommendation

- approval subject to conditions