

Local Planning Panel

16 March 2022

Address: 7 Franklyn Street & 49 Greek Street, Glebe

D/2021/729

Applicant: Mostaghim Architects

Owner: Denwol Home Pty Ltd

Architect: Mostaghim Architects

proposal

- demolition of the existing buildings
- construction of a part four, part five storey boarding house
- accommodating 77 rooms for a maximum of 154 residents

recommendation

approval subject to conditions

notification information



- notified 5 July 2021 to 27 July 2021
- 275 owners and occupiers notified
- 5 submissions received
- amended plans notified 1 December 2021 to 16 December 2021
- 3 submissions received

submissions

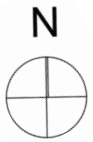
- location of entry door and impact on residential properties on Franklyn Street
- noise and disturbance from roof terrace and outdoor areas
- non-compliance results in micro apartments for higher yield
- height and bulk of the building
- overshadowing
- transient tenants will impact on existing village atmosphere
- existing buildings should be retained
- lack of parking
- impacts during construction

submissions



-  subject site
-  submitters

site





corner of Franklyn & Greek Street



site

looking north along Franklyn Street



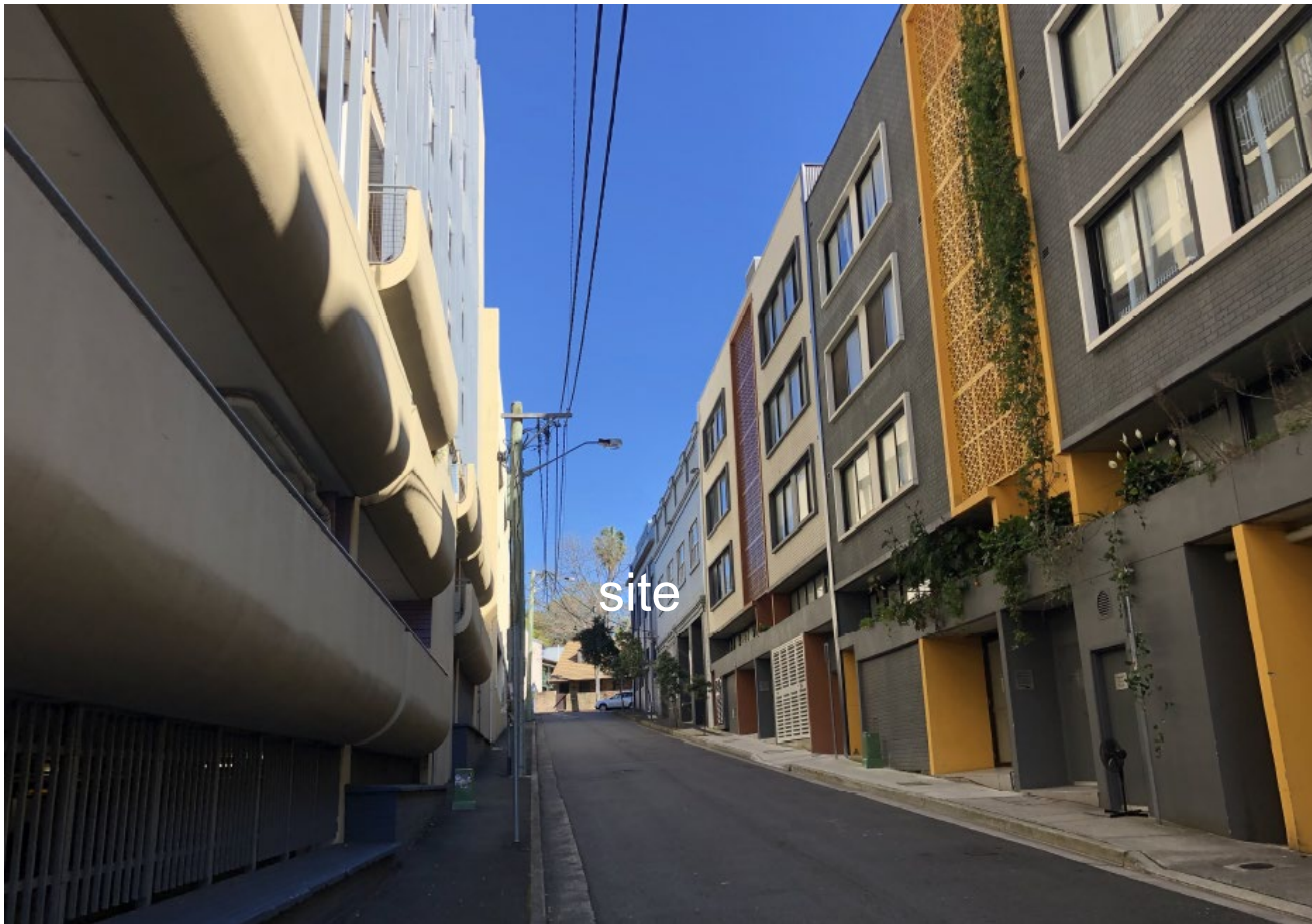
site

looking east along Greek Street



site

looking west along Greek Street



looking west along Greek Street



looking south along Franklyn Street

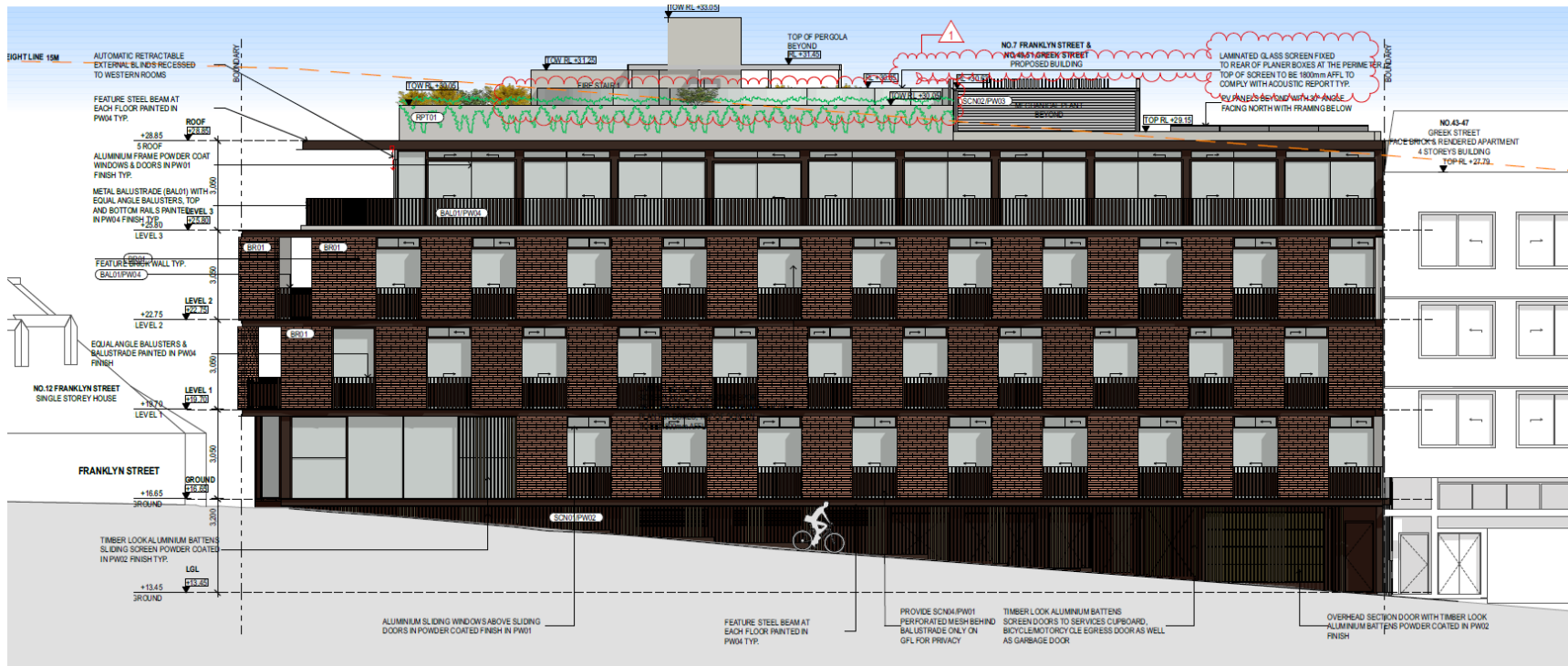


looking south along Franklyn Street

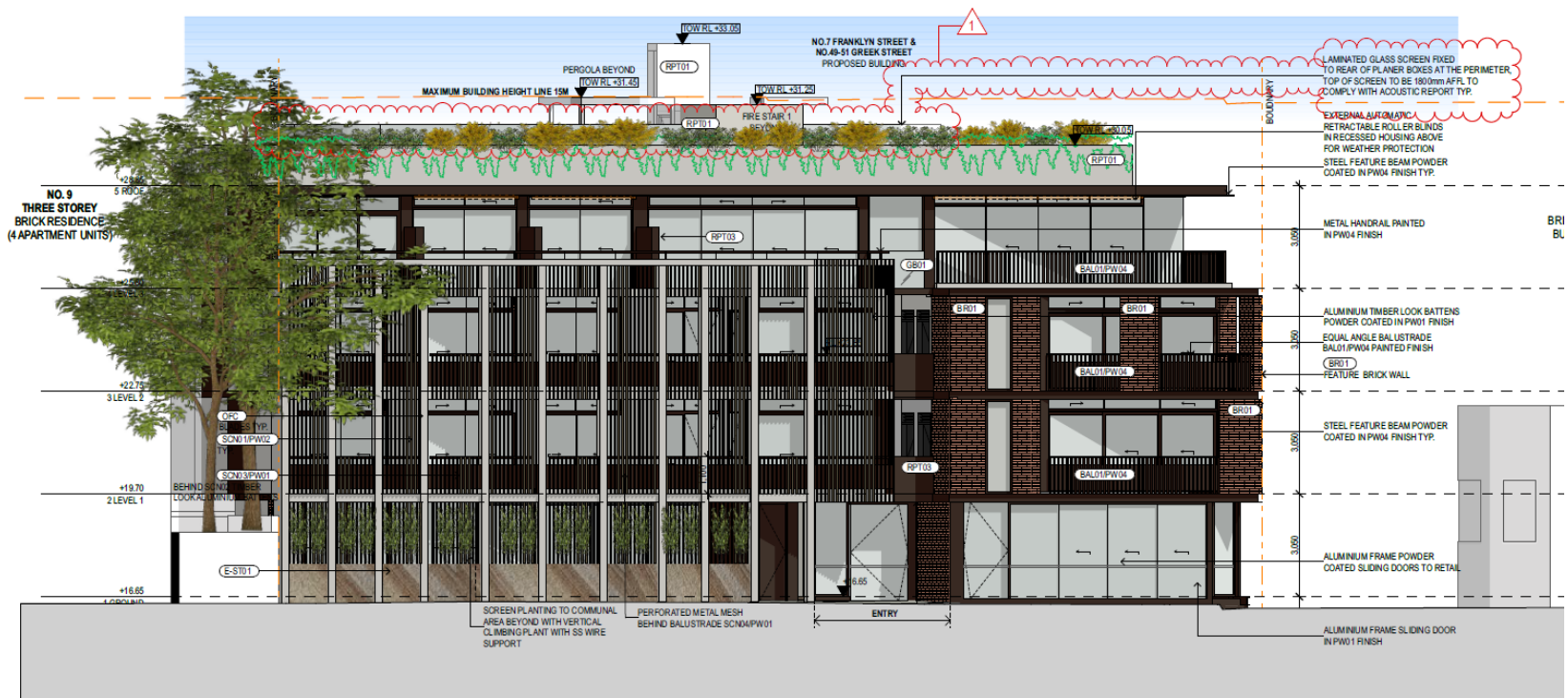


site

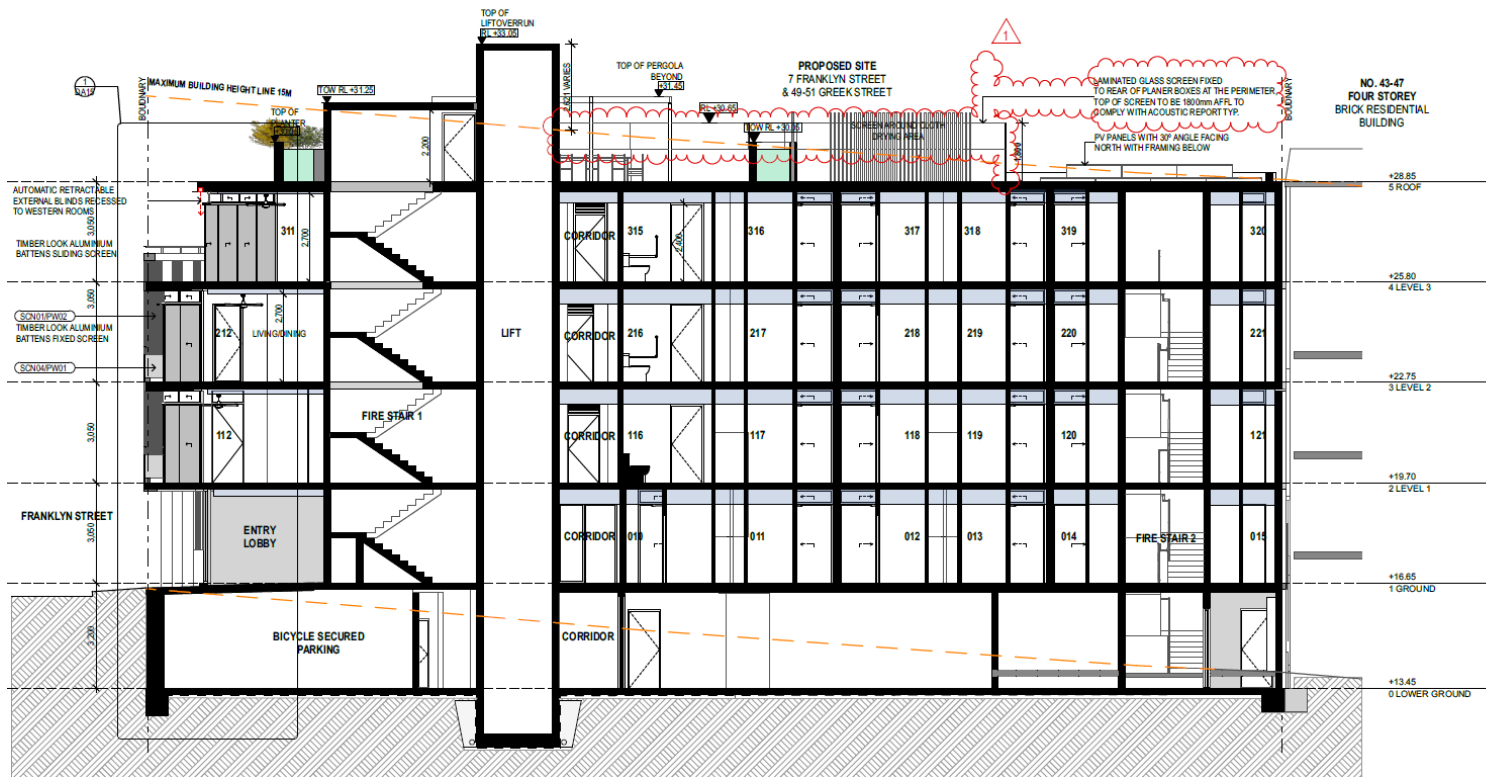
residential development opposite site on Franklyn Street



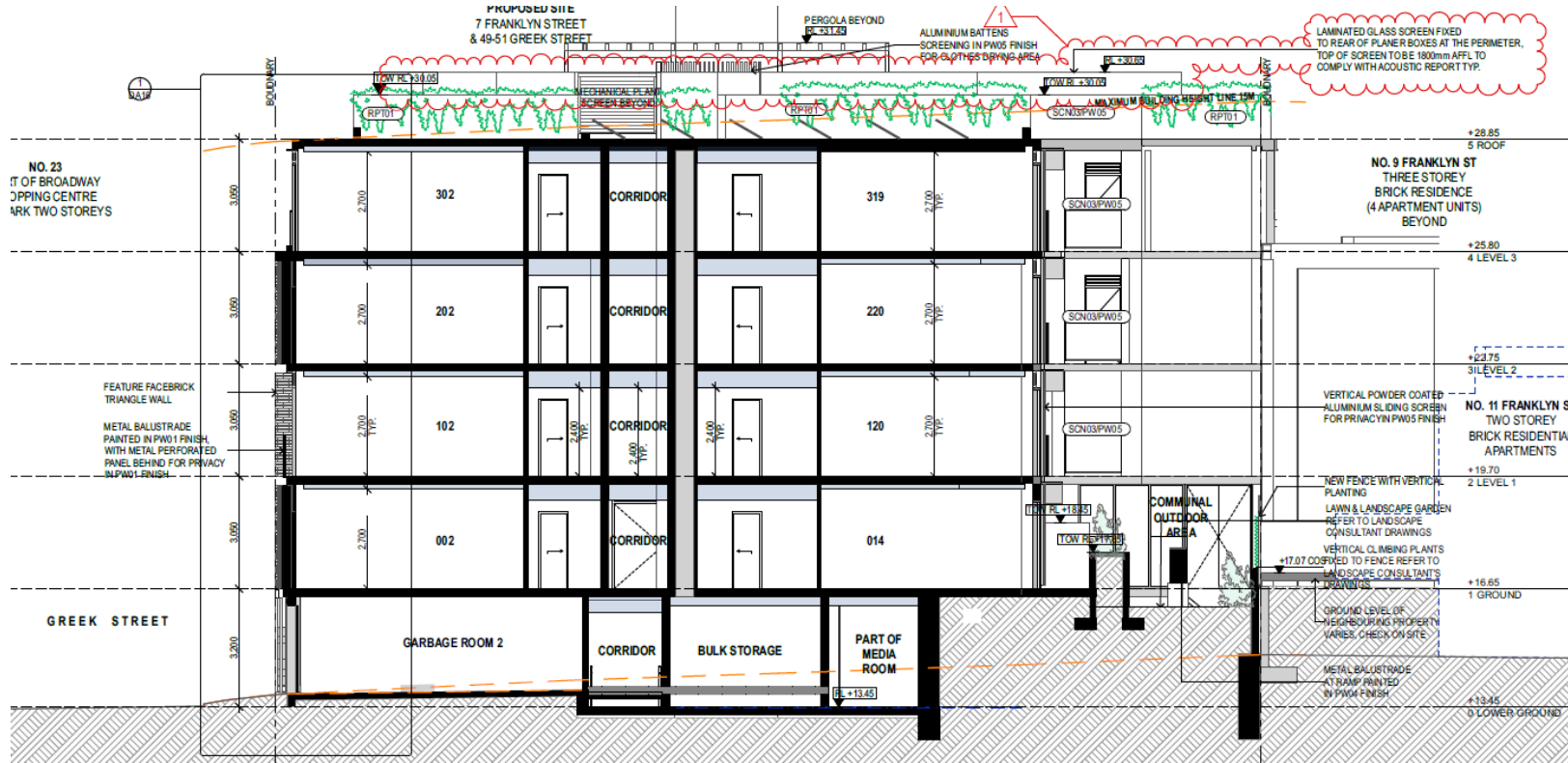
Greek Street - south elevation



Franklyn St - west elevation



east/west section



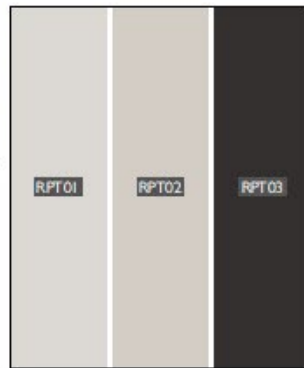
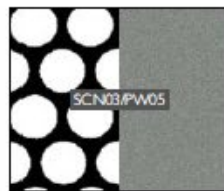
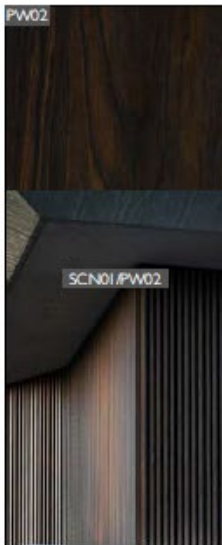
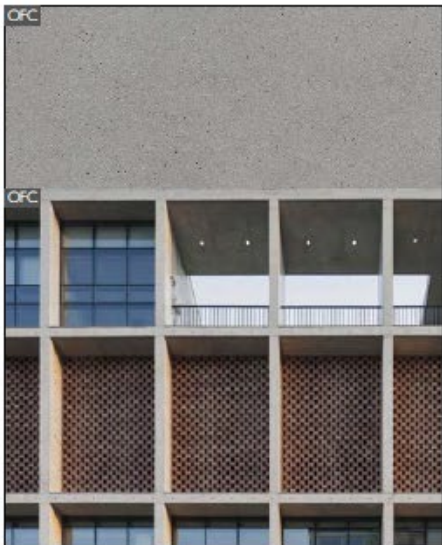
north/south section



photomontage corner of Franklyn and Greek Streets



photomontage Greek Street



LEGEND

BR01: FACE BRICK, AUSTRAL BRICKS IN CAPITAL RED OR SIMILAR
PATTERN: STRETCHER BOND

OFC: OFF FORM CONCRETE OR SIMILAR

ESTE: SANDSTONE CLADDING
GOSFORD QUARRY
TYPE: PILE CRECK GUNGA GOLD SANDSTONE
THICKNESS: 25mm SLAB
FINISH: GANGSAW

SCN01: COVET TIMBER-LOOK VERTICAL RIBD ALUMINIUM BATTENS IN PW01 FINISH

SCN02: ALUMINIUM SCREEN IN PW01 FINISH FOR MEDIAN PLANT

SCN03: PERFORATED SCREEN IN PW02 FINISH

SCN04: PERFORATED SCREEN IN PW01 FINISH
METAL PERFORATED SCREEN SEWING BALLSTRACE DALI

SCN05: EXTERNAL VERTICAL ALUMINIUM BATTENS SLEEN G PANELS IN PW02 FINISH

RPT01: REINFORCED AND PAINT FINISH, DULL X GREY PEBBLE QUARTZ OR SIMILAR

RPT02: REINFORCED AND PAINT FINISH, DULL X GREY PEBBLE HALF OR SIMILAR

RPT03: REINFORCED AND PAINT FINISH, COLOUR TO MATCH PW01

PW01: POWDERED ALUMINIUM WINDOWS AND DOOR FRAMES & METAL PERFORATED PANEL, SEWING DALI DULL ELECTRO RANGE IN DARK BRONZE OR SIMILAR

PW02: COVET TIMBER-LOOK VERTICAL ALUMINIUM BATTENS IN SUPPLIST BATH OR SIMILAR

PW03: METAL HANDIC PLANT SCREEN, POWDERCOATED FINISH, DULL COPALLOY RANGE IN SUPPLIST BATH OR SIMILAR

PW04: METAL DALLI GRADE AND REAU DE STEEL BRIMS IN MUR COOD, BRIDGE PAN TWACODUS COOD IN GRAPHITE OR SIMILAR

PW05: METAL PERFORATED BALLSTRACE & EXTERNAL SLEEN G ALUMINIUM BATTENS POWDERCOATED FINISH IN DULL COPALLOY RANGE IN EXTERNTY CHAIN PEARL MATT OR SIMILAR

NOTE: READ IN CONJUNCTION WITH ELEVATIONS AND SECTION

Housing SEPP

- Housing SEPP came into effect 26 November 2021 and repeals ARH SEPP
- savings and transitional provisions - repealed ARH SEPP continue to apply to development applications made, but not determined, before the Housing SEPP commenced
- ARH SEPP applies to this application as well as the Housing SEPP
- Housing SEPP has amended the definition of a "boarding house" and included a new housing type referred to as "co-living"
- under Housing SEPP, proposed development is defined as co-living housing

compliance with key LEP standards

	control	proposed	compliance
height	15m	17.7m	no
floor space ratio	3:1	3.1:1	no
LEP - 2.5:1			
ARH SEPP - 0.5:1			

compliance with ARH SEPP

	control	proposed	comply
solar	3 hours to communal living area (9am – 3pm midwinter)	in excess of 3 hours	yes
private open space	min 20sqm	in excess of 278sqm provided	yes
room sizes	min 16sqm – 2 lodgers	no rooms greater than 25sqm (excl kitchen & bathroom)	yes

compliance with ARH SEPP

	control	proposed	comply
communal living room	1	2 areas at ground floor and smaller area at lower ground level	yes
no. of lodgers	maximum 2 lodgers per room	77 double lodger rooms 1 manager's room (single occupant)	yes
motorcycle parking	1 space for every 5 rooms (17 spaces)	3 proposed	no (clause 4.6 provided)
bicycle parking	1 space for every 5 rooms (17 spaces)	101 proposed	yes

compliance with DCP

	control	proposed	comply
boarding room size	min 21 sqm for double rooms (incl kitchen & bathroom)	yes – vary between 24.55sqm – 31.85sqm	yes
communal living area	1.25sqm x 154 residents (192sqm) 3m min width	192sqm	yes
communal open space	20sqm 3m min width	278.2sqm	yes
private open space	30% of all rooms to have minimum 4sqm (28 rooms)	27 rooms (29%)	no

Design Advisory Panel Residential Subcommittee

- DAPRS reviewed application on 7 September 2021. Raised concerns with:
 - amenity of rooms, including those at lower ground floor level
 - poor amenity of lower ground floor communal open space
 - height exceedance inappropriate due to number of amenity issues
 - architectural expression of the building
 - more rooms should have balconies
 - lift should be co-located with stairs

these issues have been addressed in the amended plans

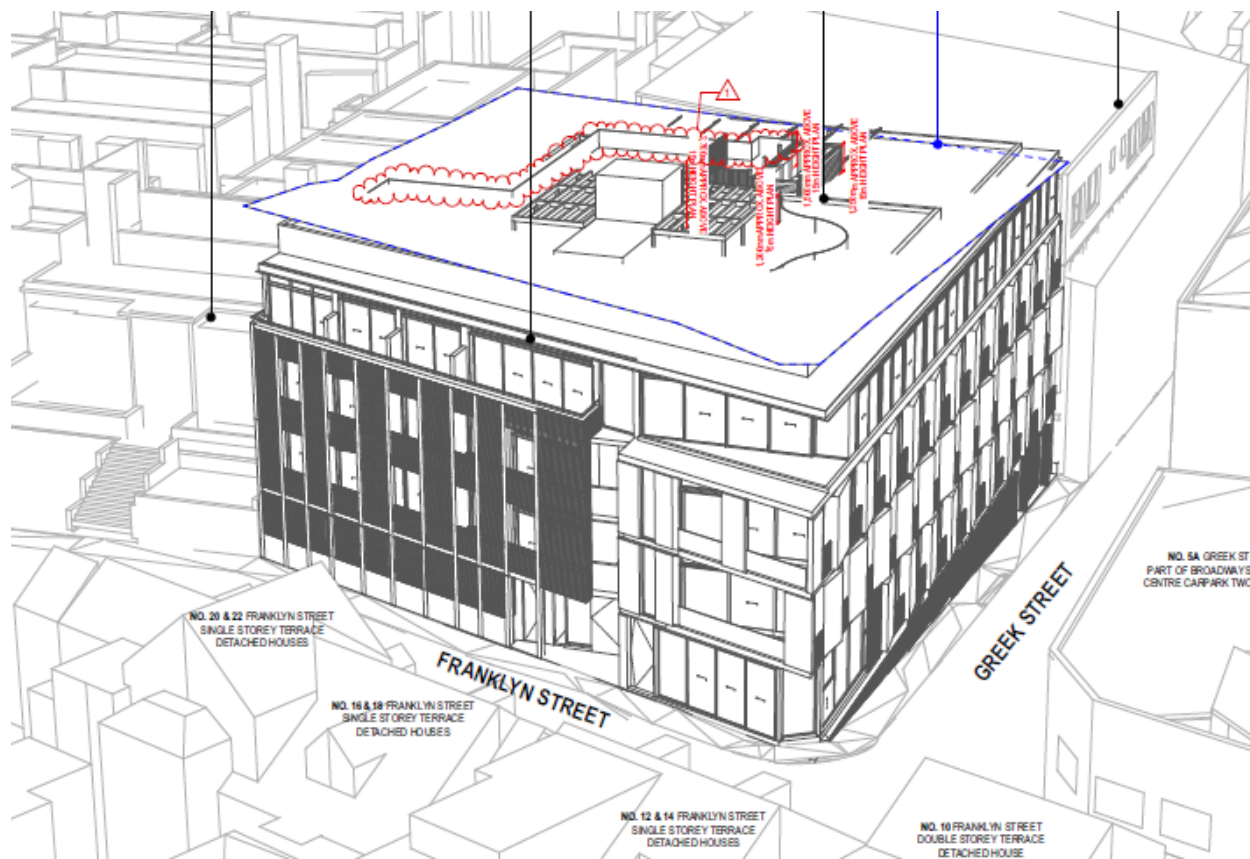
issues

- height
- floor space ratio

height

- non-compliance with height results from rooftop elements to common open space
- majority of building under height limit
- non compliant elements do not result in significant impacts
- clause 4.6 variation request supported

height

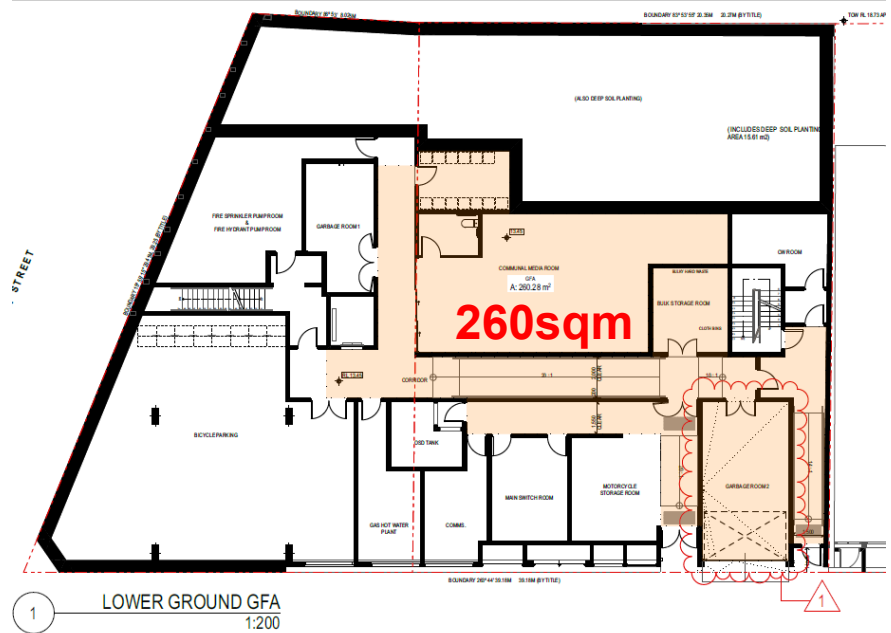


floor space ratio

- FSR of 3.1:1 exceeds the 3:1 FSR control (exceedance approximately 129sqm)
- clause 4.6 request supported:
 - additional gross floor area results from inclusion of corridors, bulk storage room, garbage room and laundry at lower ground floor level - these areas would ordinarily be excluded if provided within a basement
 - due to the slope of the land lower ground floor partly below and partly above ground
 - additional floor space does not directly relate to impact height/built form

floor space ratio

- proposed variation results in an improved planning outcome in terms of providing enhanced amenity for occupants, as well as providing a development which is compatible with the built form and density of surrounding developments
- no correlation between areas of non-compliance associated with the floor space ratio standard and height standard



lower ground floor GFA plan

recommendation

- approval subject to conditions