

Local Planning Panel

2 November 2022

Application details

807 South Dowling Street, Waterloo

D/2021/1512

Applicant/Owner: Karimbla Properties (No. 25) Pty Ltd

Planning Consultant: Avenue Town Planning

Proposal

- change of use of Buildings C and D from serviced apartments to residential apartments under Chapter 3, Part 7 of the Housing SEPP
- total of 158 apartments, including 26 dual key apartments (maximum 184 apartments)

Recommendation

approval subject to conditions

Notification



- exhibition period: 18 January to 9 February 2022
- 463 owners and occupiers notified
- 2 submissions received - 1 in objection, 1 in support

Submissions

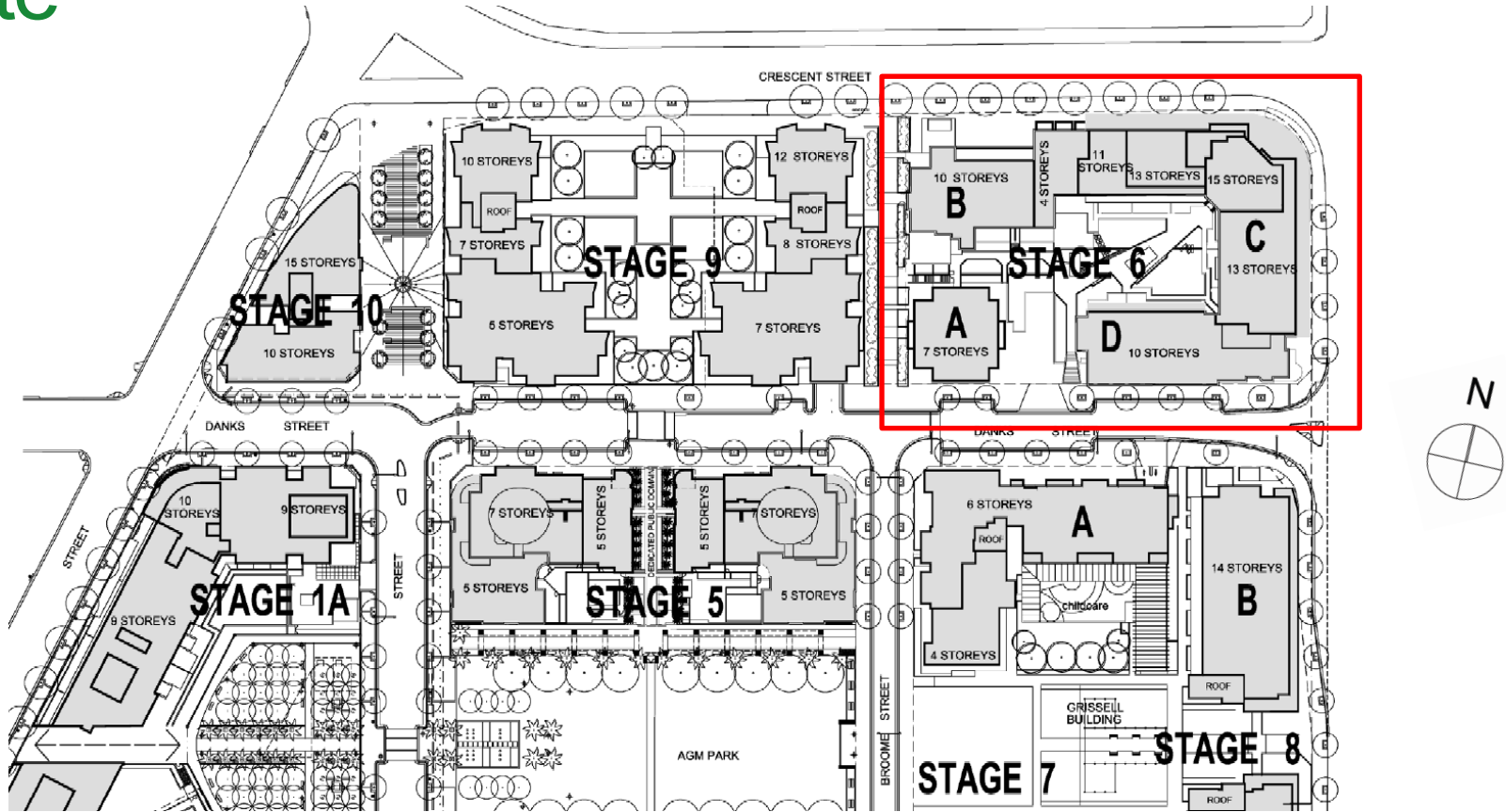
- insufficient number of visitor car parking spaces

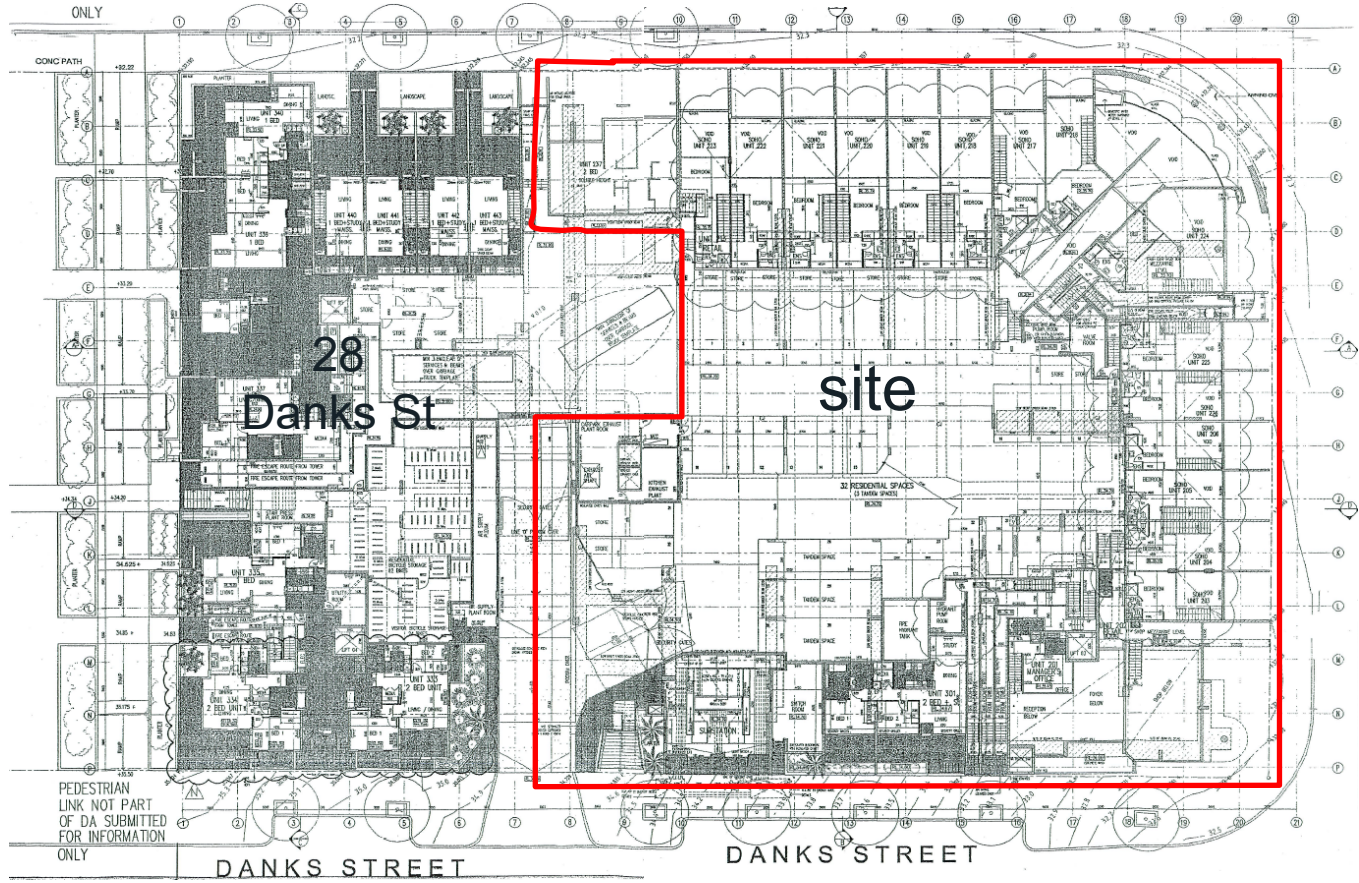
Site/Submissions



-  subject site
-  submitters

Site





PEDESTRIAN
LINK NOT PART
OF DA SUBMITTED
FOR INFORMATION
ONLY

DANKS STREET

DANKS STREET





corner Danks Street/South Dowling Street



ground floor SOHO apartments – South Dowling Street



Compliance with key LEP standards

	control	proposed
height	45m	no change
floor space ratio	3.75:1	no change

Compliance with Housing SEPP

- proposal enabled by Chapter 3 Part 7 of the Housing SEPP
- existing buildings originally approved as a residential flat building under D/2003/927
- section 115(2) specifies that the ADG is not to be taken into consideration

Compliance with SEPP 65

- design verification statement provided to satisfy cl 50(1A) of the EP&A Regulation
- generally consistent with the 9 design quality principles
- cl 6A(2) specifies that provisions of Sydney DCP 2012 are of no effect regarding matters of visual privacy, solar and daylight access, common circulation and spaces, apartment size and layout, ceiling heights, private open space and balconies, natural ventilation, and storage

Compliance with Transport and Infrastructure SEPP

- Section 2.120 was amended in August 2022
- cl. (3A) added to exclude the consideration of the noise and vibration criteria for developments pursuant to Chapter 3 Part 7 of the Housing SEPP

Compliance with Resilience and Hazards SEPP

- site audit statement previously issued by an EPA Accredited Site Auditor when the site was redeveloped circa 2004-2006
- site considered suitable for residential uses

Recommendation

- approval subject to conditions