

Local Planning Panel

28 February 2024

Application details

545-549 South Dowling Street, Surry Hills

D/2023/403

Applicant: Essence Property Management on behalf of
Property Industry Foundation (PIF)

Owner: City of Sydney

Architect: Fitzpatrick & Partners

Proposal

Demolition of existing building and tree removal. Construction of a part 3 / part 4 storey affordable flat building comprising:

- 10 apartments: 1x studio and 9x two-bedroom apartments
- communal facilities: hot desk area, kitchen facility, meeting rooms and roof top terrace
- bulk store, secure bike storage and residential lockers
- landscaping works

Recommendation

Approval

Proposal





Notification

- exhibition period 6 June 2023 to 5 July 2023
- 136 owners and occupiers notified
- 35 submissions received

Submissions

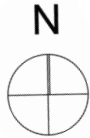


-  subject site
-  submitters

Submissions

- waste
- acoustic amenity
- management, safety & security
- privacy
- traffic & access

Site





site - South Dowling Street



corner of South Dowling Street and Phelps



South Dowling Street



corner splay South Dowling Street and
Phelps Street



Phelps Street

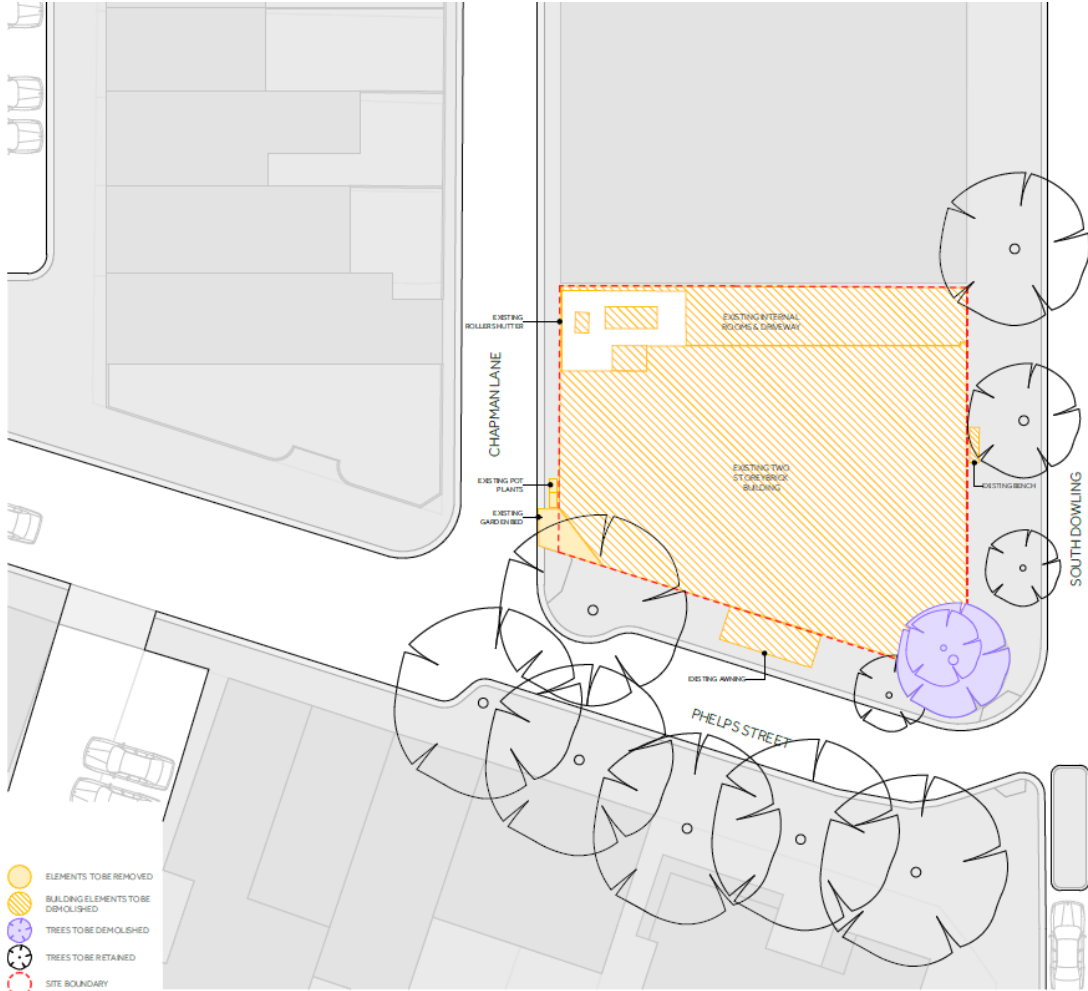


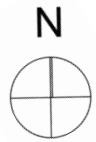
Chapman Lane and Phelps Street



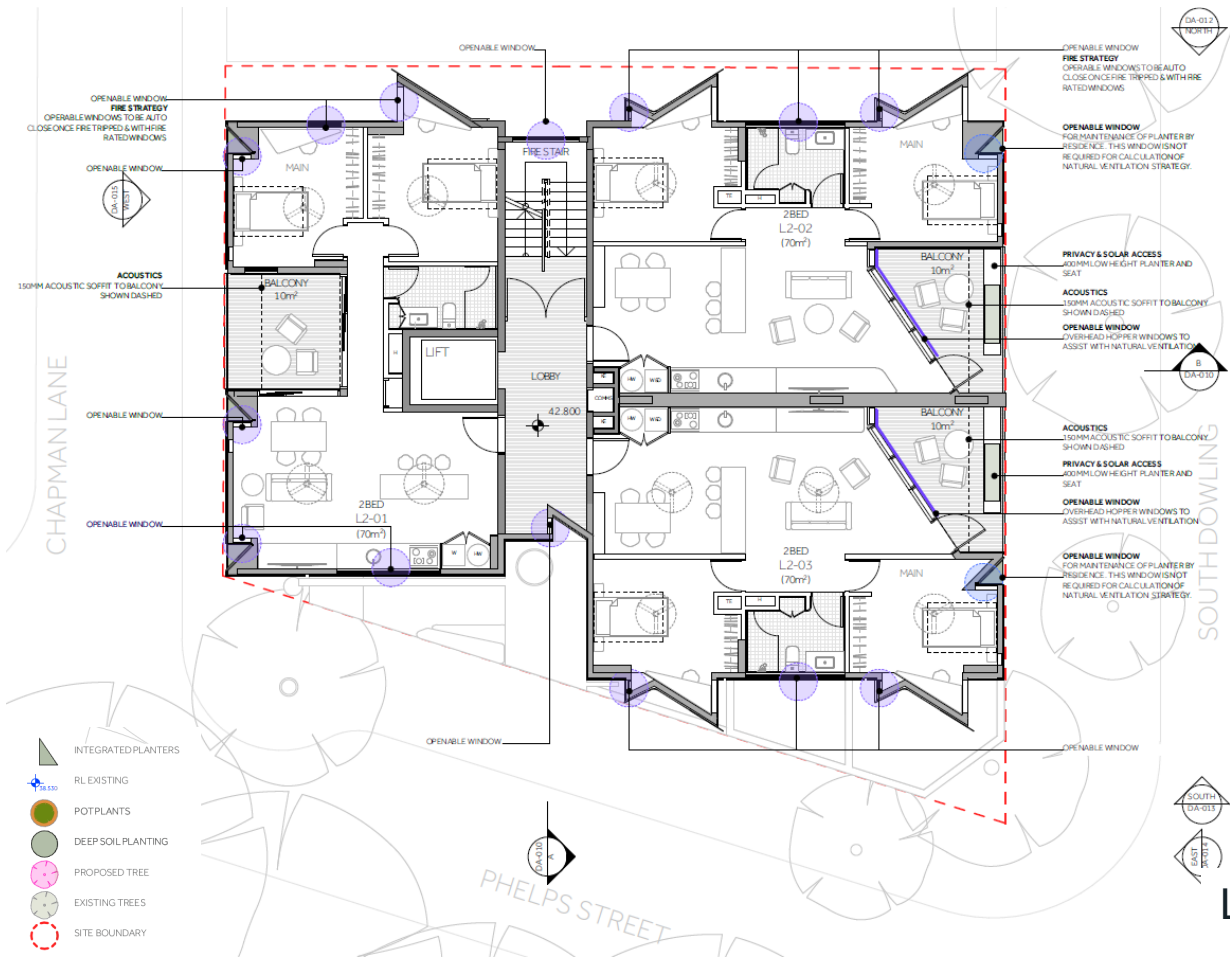
EASTERN
DISTRIBUTER

Site & Demolition Plan



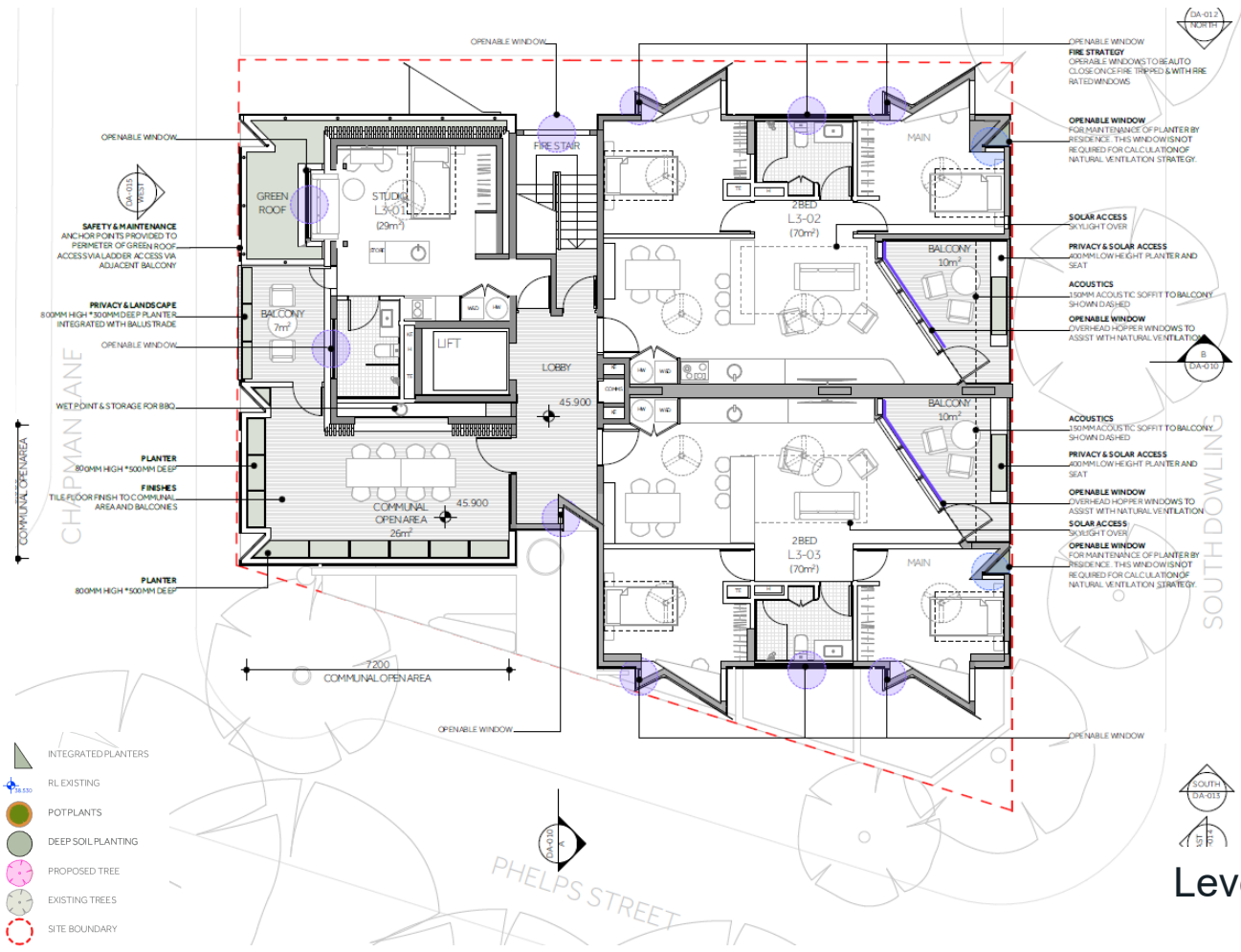


Level 1 floor plan



- INTEGRATED PLANTERS
- RL EXISTING
- POTPLANTS
- DEEP SOIL PLANTING
- PROPOSED TREE
- EXISTING TREES
- SITE BOUNDARY

Level 2 floor plan

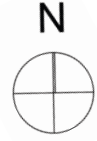


-  INTEGRATED PLANTERS
-  RL EXISTING
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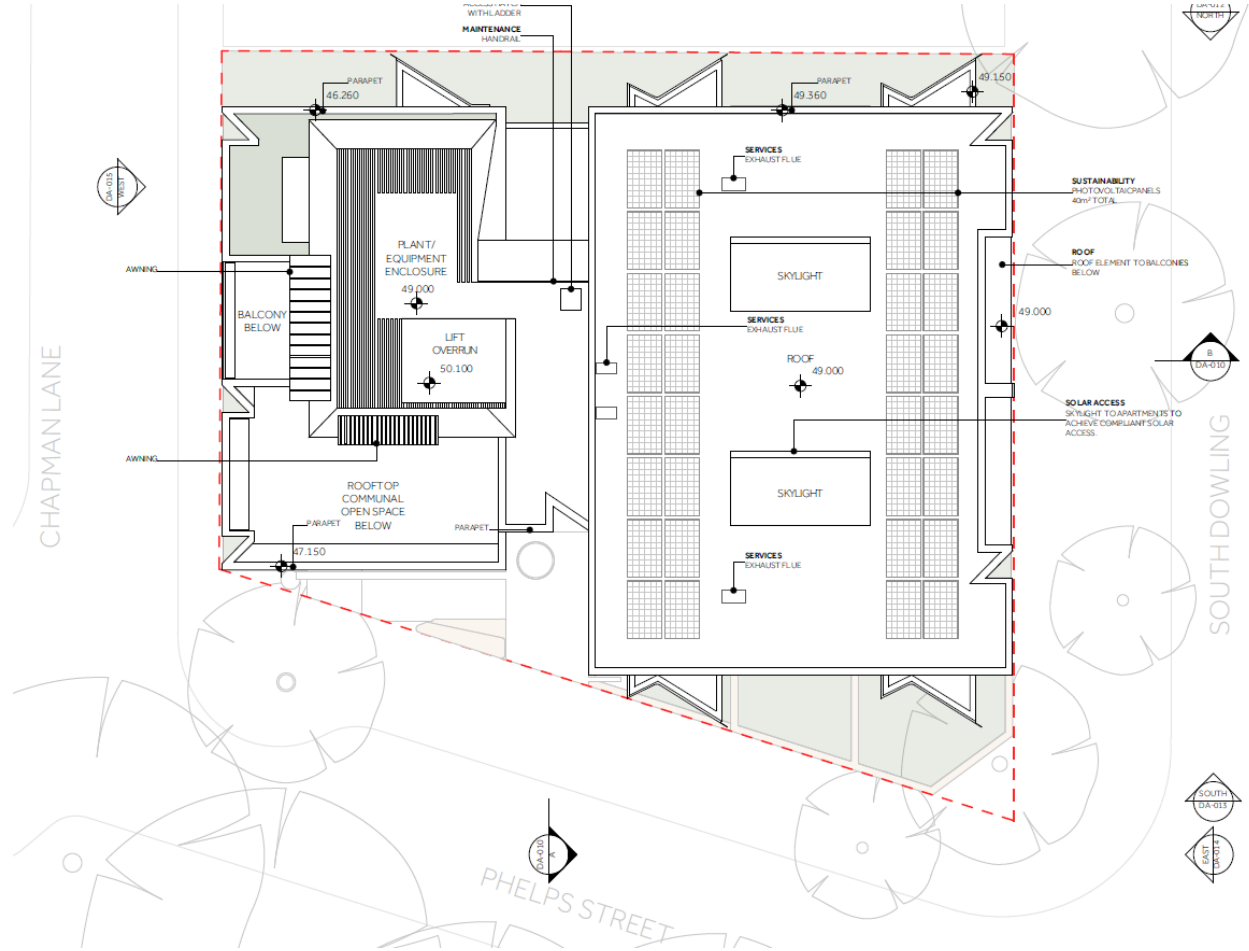
CHIPMAN AVENUE

SOUTH DOWLING

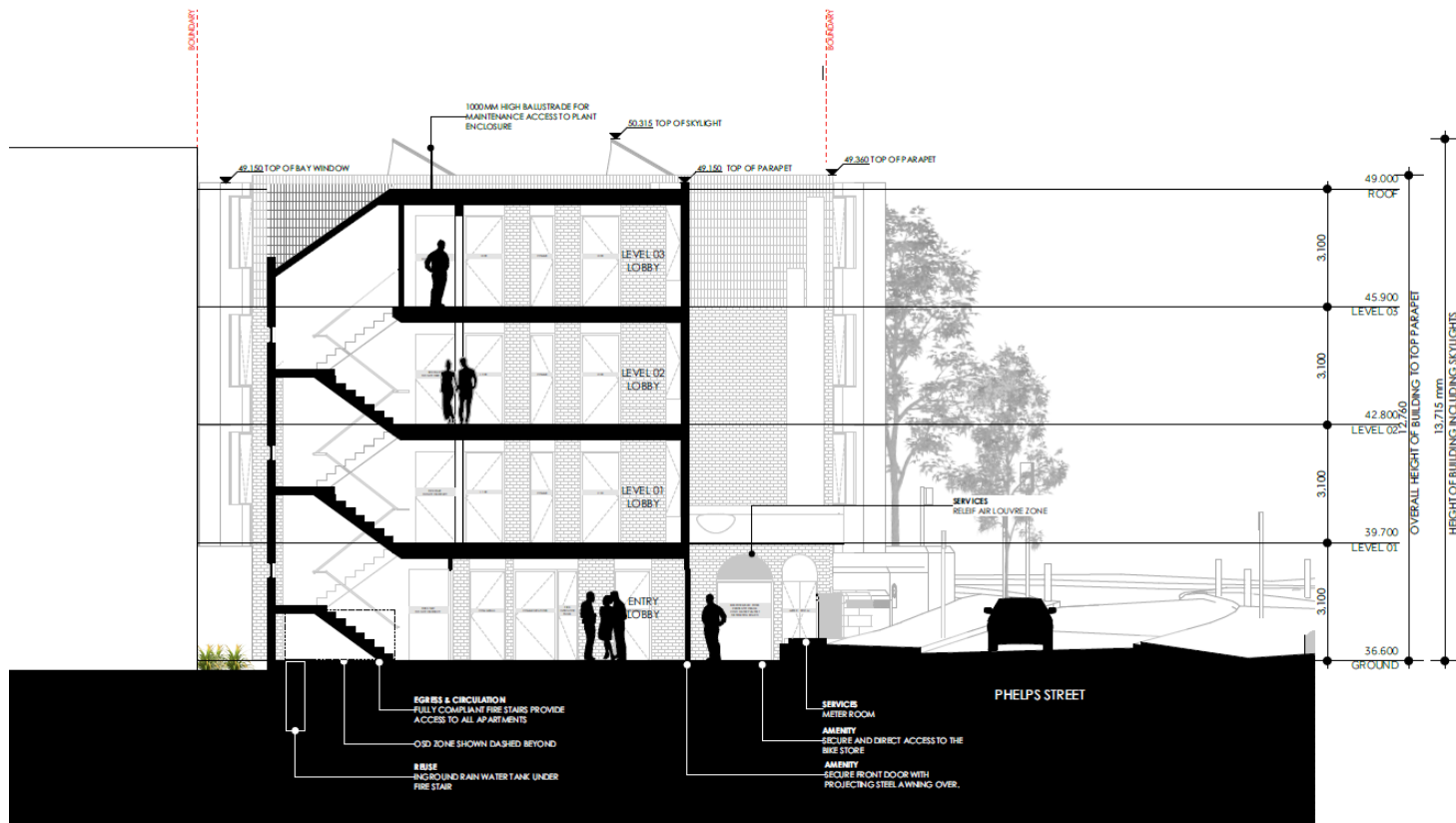
PHELPS STREET



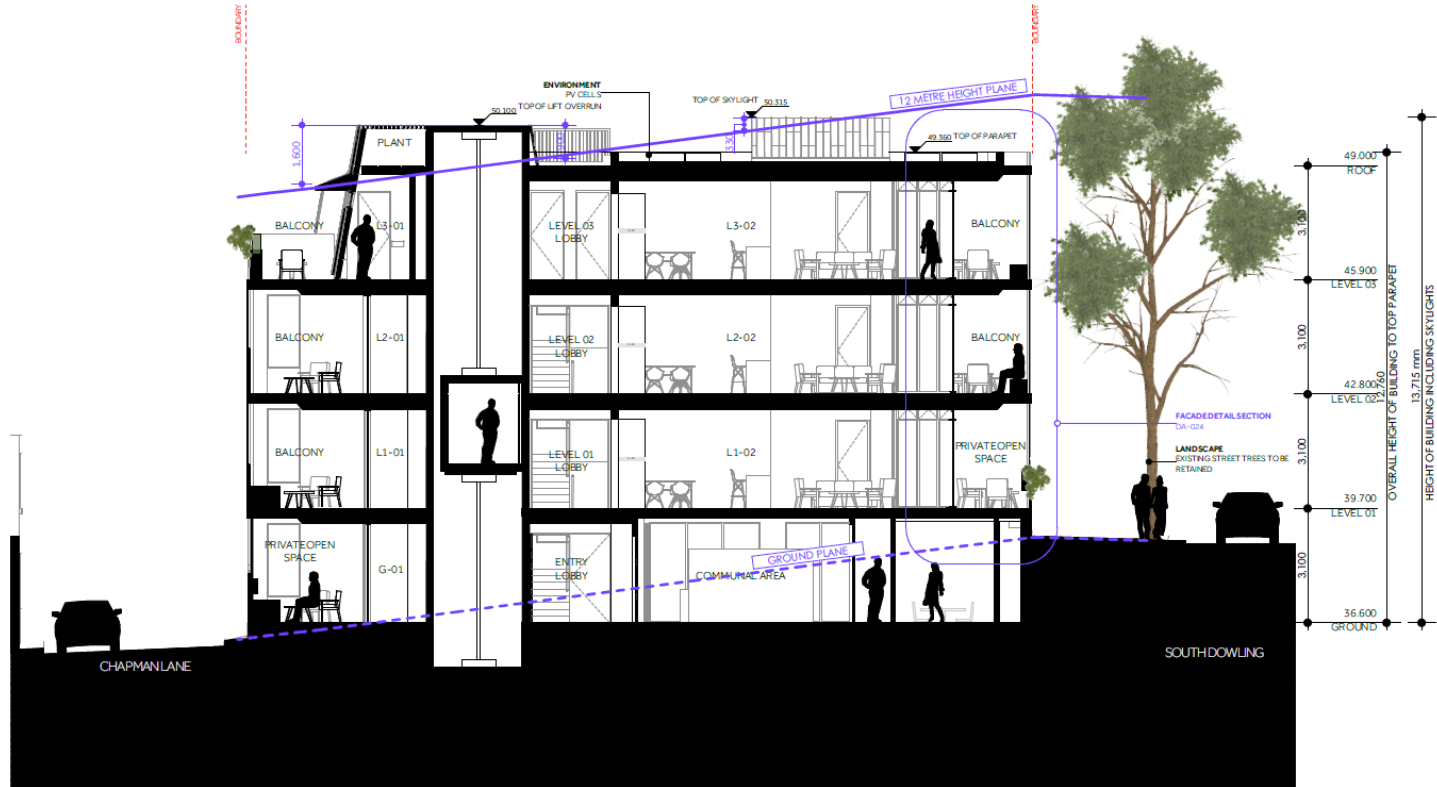
Level 3 floor plan



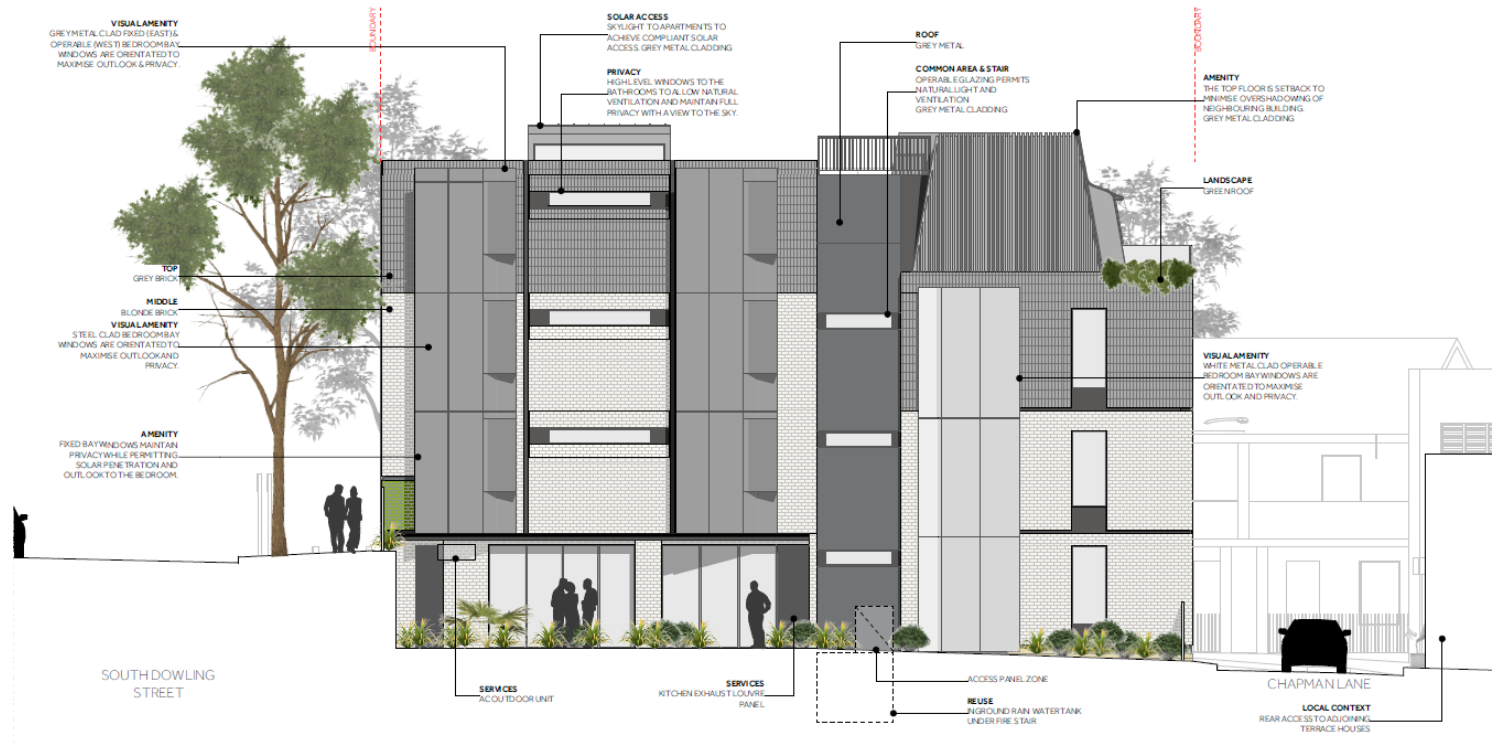
roof plan



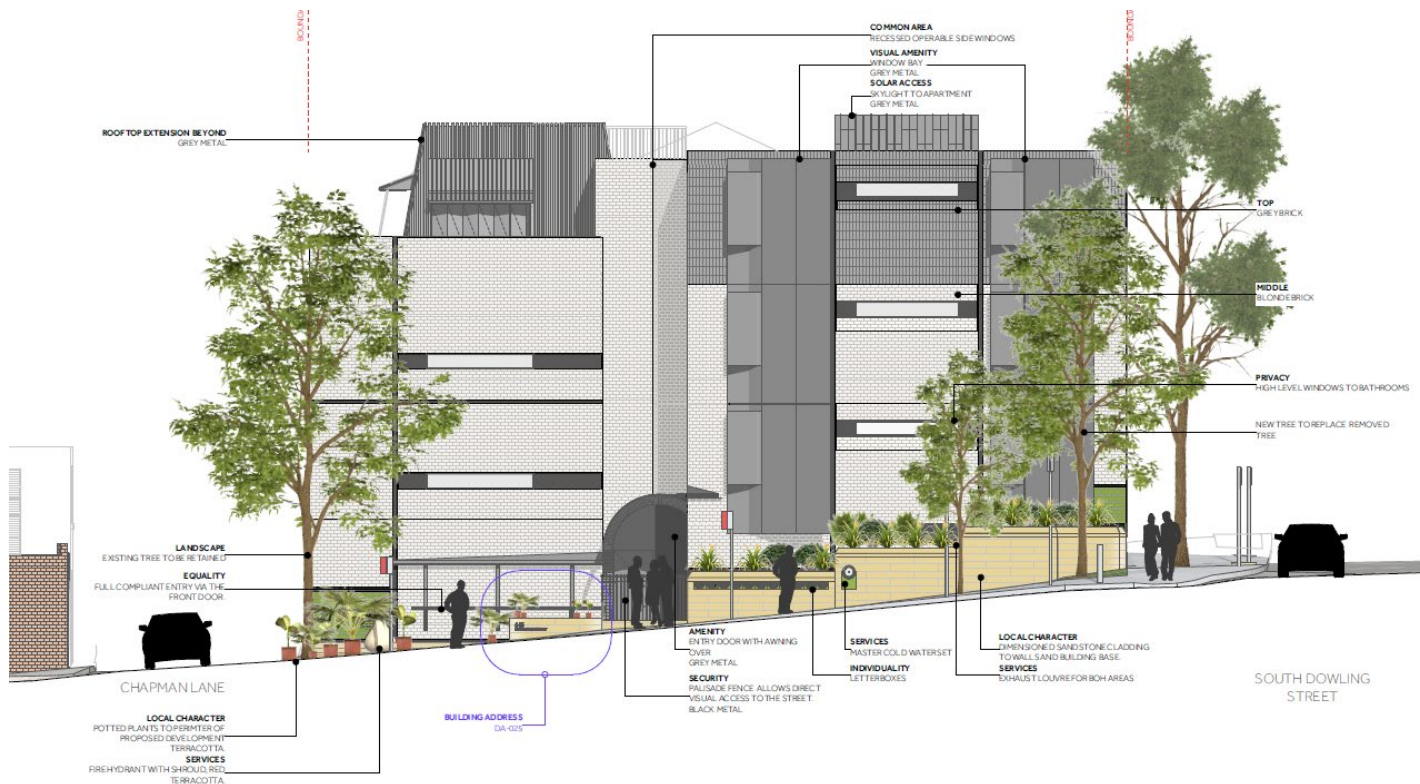
north south section



east west section



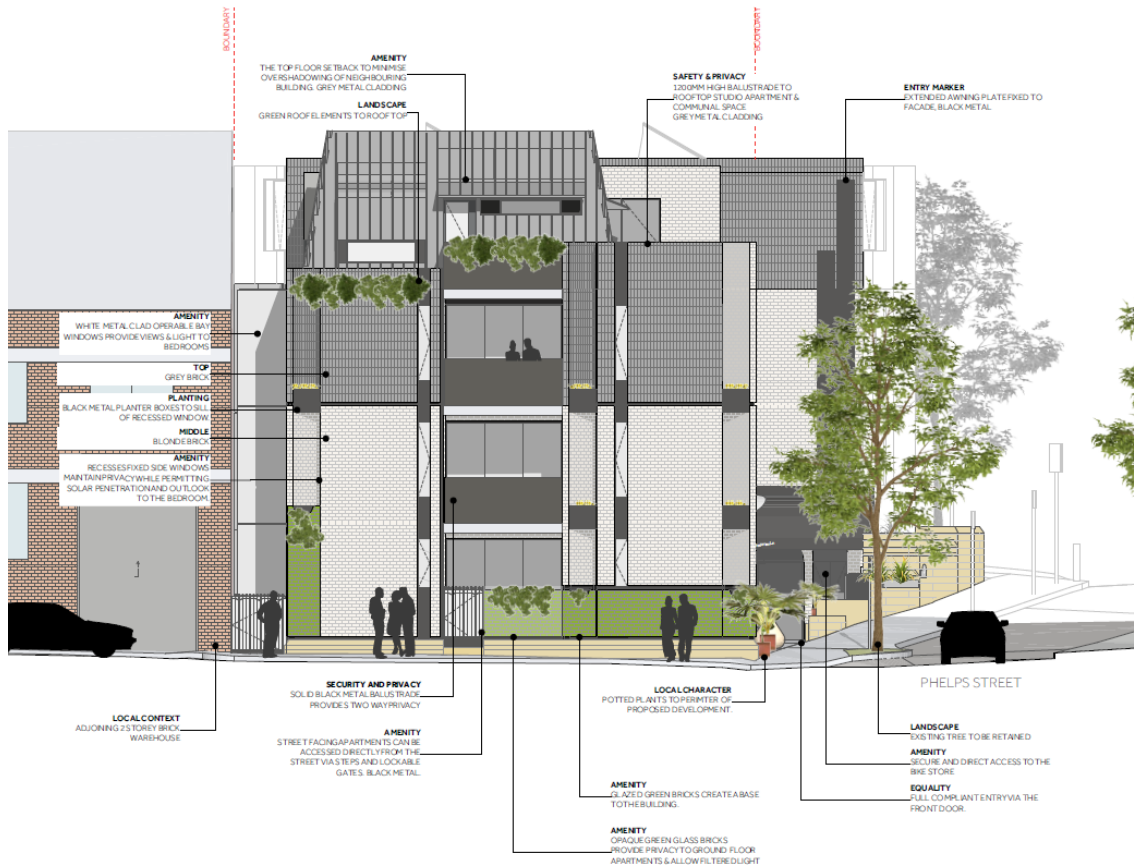
north elevation



south elevation – Phelps Street



east elevation - South Dowling Street



west elevation - Chapman Lane



Photomontage - South Dowling Street



Phelps Street



Chapman Lane



Compliance with key LEP standards

	control	proposed	compliance
height	12m	13.7m	no Clause 4.6 supported
floor space ratio	2.5:1 (2:1 LEP + 0.5:1 Housing SEPP bonus)	2.2:1m	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	3	part 3/4	no
floor to ceiling heights	3.1m	3.1m	yes
solar access	2 hours direct sunlight between 9am and 3pm to 1sqm living room window and 50% of POS	50% (5/10 apartments) achieve requirement	no

Compliance with ADG

	control	proposed	compliance
solar	70% (7/10 apartments)	50% (5/10 apartments)	no
cross vent	60%	60%	yes
deep soil	7%	13% (not 3m width)	partial compliance

Compliance with ADG

	control	proposed	compliance
building separation	12m	between 200mm-1.5m (north elevation)	no
apartment size	studio 35m ² 1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	one apartment (studio) does not comply – 29m ²	partial compliance Clause 4.6 supported

Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	25%	yes
private open space	studio 4m ² 2 bed 10m ² ground floor 15m ²	studio – 7sqm all 2-bedroom - 10sqm	partial compliance ground floor apartments less than 15m ²

Design Advisory Panel/Design Advisory Panel Residential Subcommittee

The panel generally supported the proposal but raised the following:

- perceived bulk to Chapman Lane
- lack of quality communal rooftop space
- privacy to apartment balconies
- suitability of proposed materials
- viability of planting design, landscape maintenance & deep soil provision

These issues have been addressed in amended plans

Issues

- Height – exceeds LEP and DCP controls
- Internal Unit Size – one studio apartment is undersized by 6sqm (ADG)
- Solar Access
- Deep Soil
- Private Open Space

Height

- exceeds LEP 12m height control by 1.715m (proposed height 13.715m)
- exceeds DCP height in storey control of 3 storeys – part 3 part 4 storeys
- non compliance is rooftop elements in north-west corner
- majority of building is under height limit - bulk has been moved north and east to reduce perceived bulk from Chapman Lane
- Clause 4.6 supported - amended design provides an appropriate response to context



ORIGINAL APPLICATION

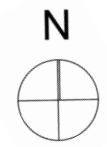
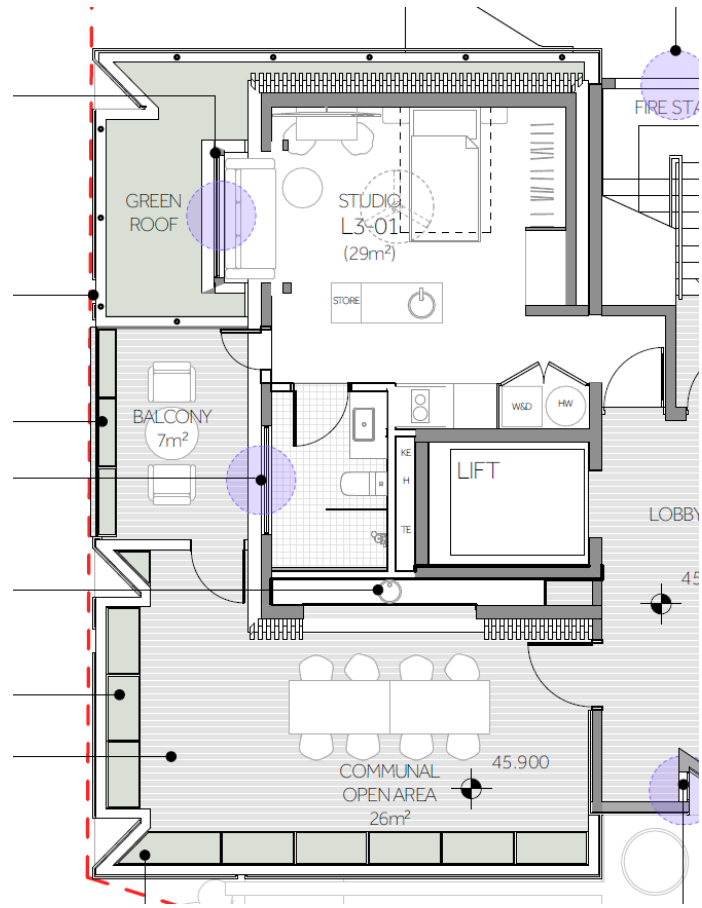


MODIFIED APPLICATION

height non compliance

Internal Unit Size

- studio apartment on the top floor is 29sqm – below 35sqm requirement
- Clause 4.6 variation request is supported
- studio unit will be used by a caretaker/resident advisor
- has good amenity/open aspect notwithstanding non compliance
- floor plan enables provision of compliant communal open space on rooftop



roof top studio and open space

Solar Access & Overshadowing

- 50% apartments (5 out of 10) receive 2 hours of direct solar access to the balcony/ living room window
- condition of consent recommended to increase glazing of Unit L3-01 which will increase compliance to 60%
- given orientation of the site full compliance not readily achievable
- shortfall of one apartment supported
- e proposal provides communal open space on rooftop which receives direct sunlight between 11am and 3pm

Solar Access & Overshadowing cont.

- no additional overshadowing of properties to the north (515-543 South Dowling) or west (Chapman Lane)
- proposal will result in some additional overshadowing of the windows of some properties on Phelps Street (south)
- all windows will continue to receive at least 2 hours of direct solar access between 1pm and 3pm

Deep Soil

- 13% deep soil provided across the site
- does not meet 15% DCP requirement or DCP/ADG minimum 3m width requirement
- non-compliance supported
- deep soil provision is more than existing

Private Open Space

- ground floor apartments require 15 sqm
- three-ground floor apartments (South Dowling Street and Chapman Lane) have 10 sqm
- non-compliance is supported
- same as two bed apartments above
- more open space would impact on apartment size
- communal rooftop space provided

Recommendation

approval subject to conditions