

# Local Planning Panel

3 July 2024

# Application details

2 Watson Road, Millers Point

D/2024/19

Applicant: The Council of the City of Sydney

Owner: The Council of the City of Sydney

# Proposal

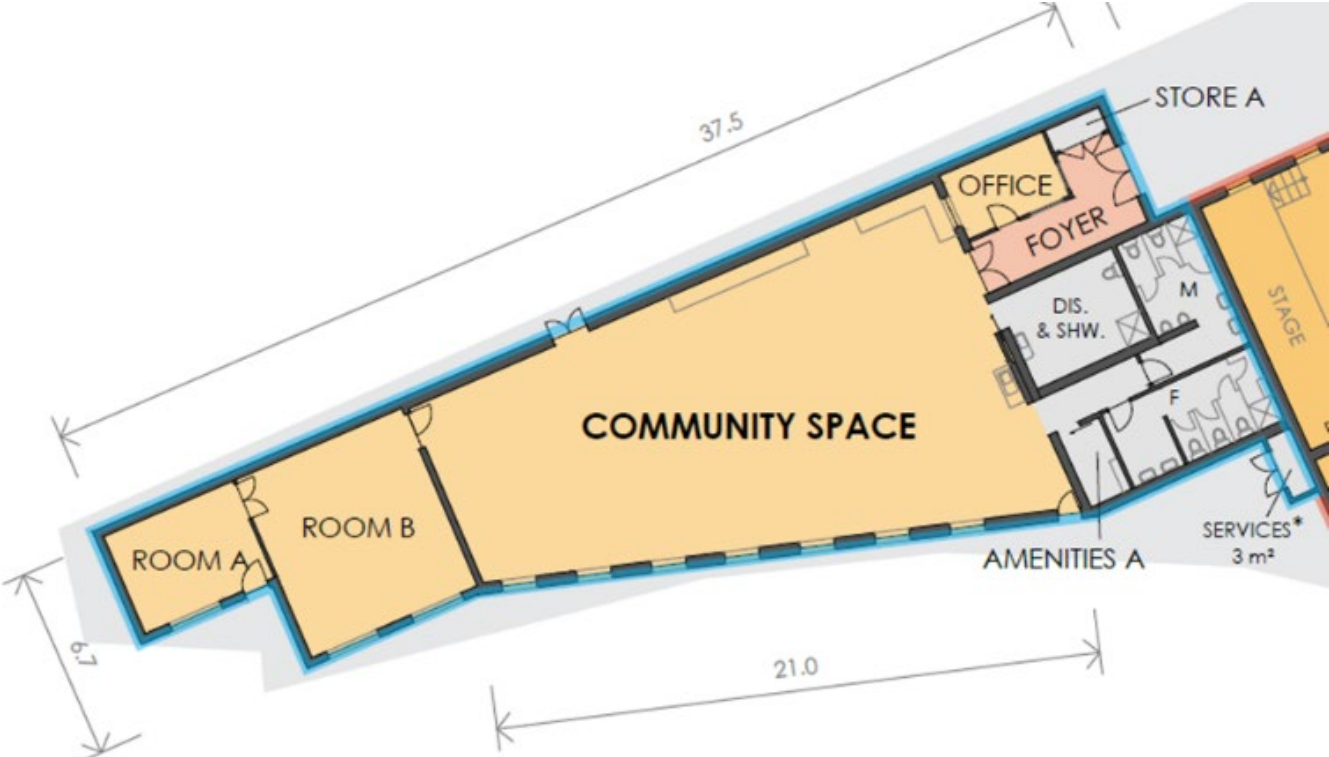
use of all three buildings (known as 'Harry Jensen Community Centre', 'Abraham Mott Hall' and 'Abraham Mott Community Space' as a community facility

hours of operation are 7.00am to 12 midnight, Monday to Sunday

# Recommendation

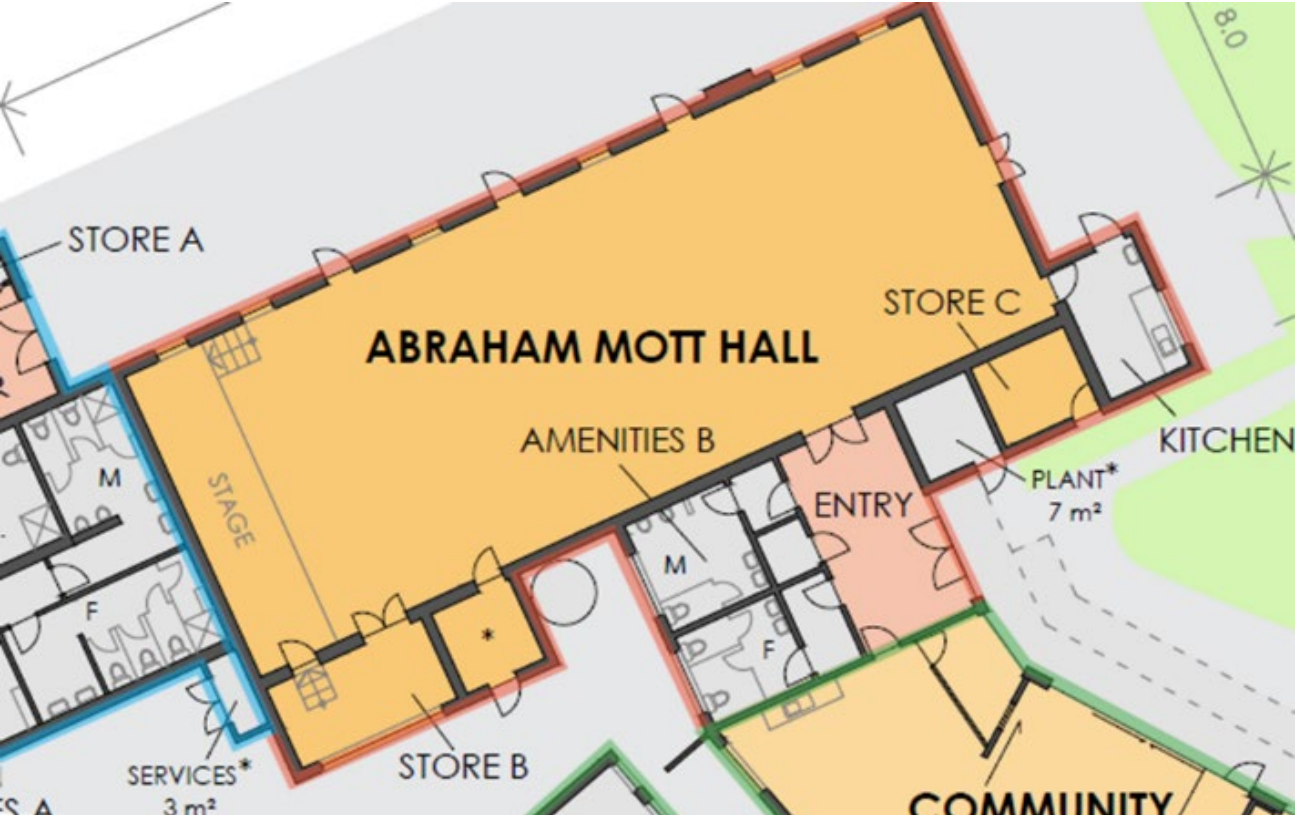
approval, subject to conditions

# Proposal



Abraham Mott Community Space floor plan

# Proposal



Abraham Mott Hall floor plan

# Proposal



Harry Jensen Community Space floor plan

# Notification

- exhibition period 6 February 2024 to 6 March 2024
- 170 owners and occupiers notified
- 1 submission received

# Submissions

- Noise – impact on residential dwelling resulting from hours of operation

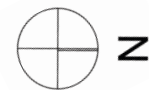


# Submissions



-  subject site
-  submitter
-  notified properties

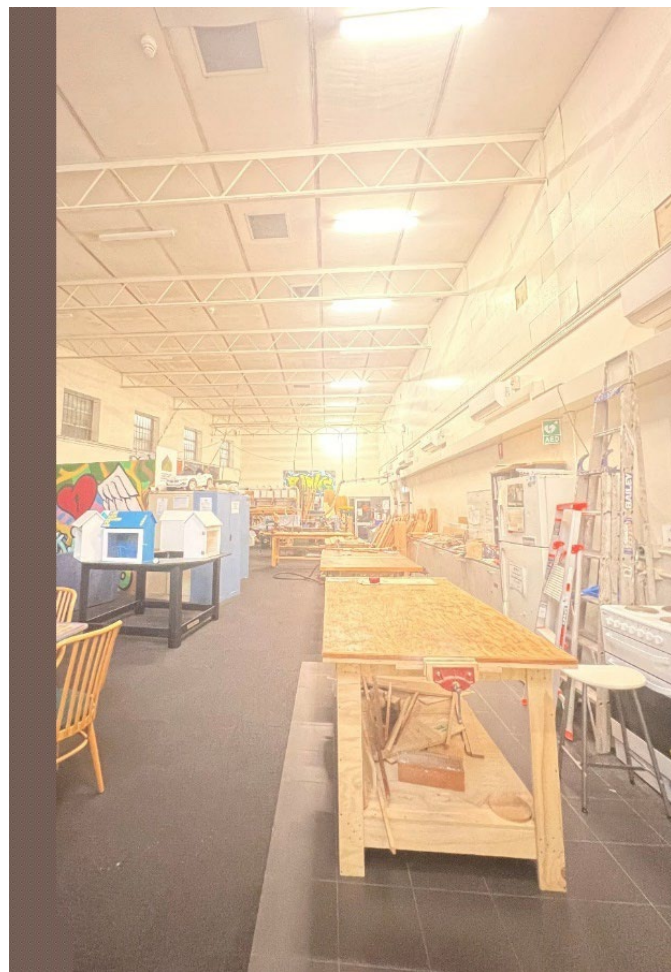
# Site







Site viewed from Watson Road



Abraham Mott Community Space





Abraham Mott Hall



Harry Jensen Community Space



view western boundary neighbours and community garden





View of terrace housing on Argyle Place, viewed from Lower Fort Street





View of terrace housing on Kent Street (rear boundary to subject site, viewed from western side of Kent Street

# Compliance with key LEP standards

	control	proposed	compliance
height	compliance with clause 6.47	no change	yes
floor space ratio	compliance with clause 6.47	no change	yes

# Compliance with DCP controls

	control	proposed	compliance
heritage	heritage impact	no demolition or building works proposed	yes
transport and parking	appropriately manage transport demand	existing public transport services and bike racks	yes

# Hours of operation

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	7.00am to 10.00pm extended to 12.00am	7.00am to 12.00am	7.00am to 12.00am

# Issues

- hours of operation – extended hours & acoustic impacts
- managed by:
  - acoustic report
  - plan of management
  - trial period – recommended condition (2)

# Recommendation

Approval, subject to conditions