

Local Planning Panel

6 November 2024

Application details

Address: 132-134 Shepherd Street, Darlington

Application: D/2024/615

Applicant: The Council of the City of Sydney

Owner: The Council of the City of Sydney

Proposal

- continued use of the premises as a community facility
 - meetings, workshops, cultural events, local services provision
- formalise management arrangements
 - hours of operation (7.00am to 10.00pm, Monday to Sunday)
 - noise
 - waste

Recommendation

- approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to:

- a potential conflict of interest
- the Council of the City of Sydney is both the applicant and landowner

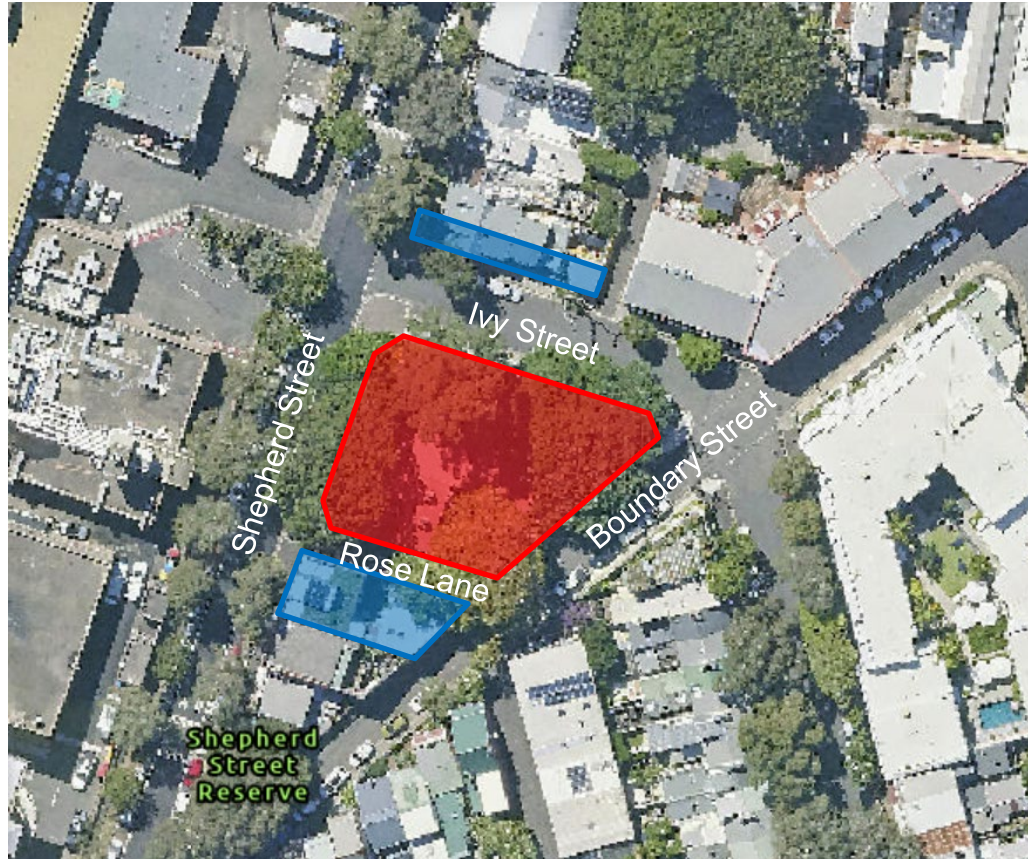
Notification



- exhibition period 13 August to 11 September 2024
- 181 owners and occupiers notified
- 11 submissions received

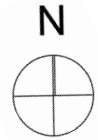
Submissions

- hours of operation
- noise
- licensed events
- waste management
- lack of community consultation
- on-street parking designated for Council vehicles

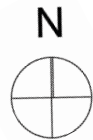
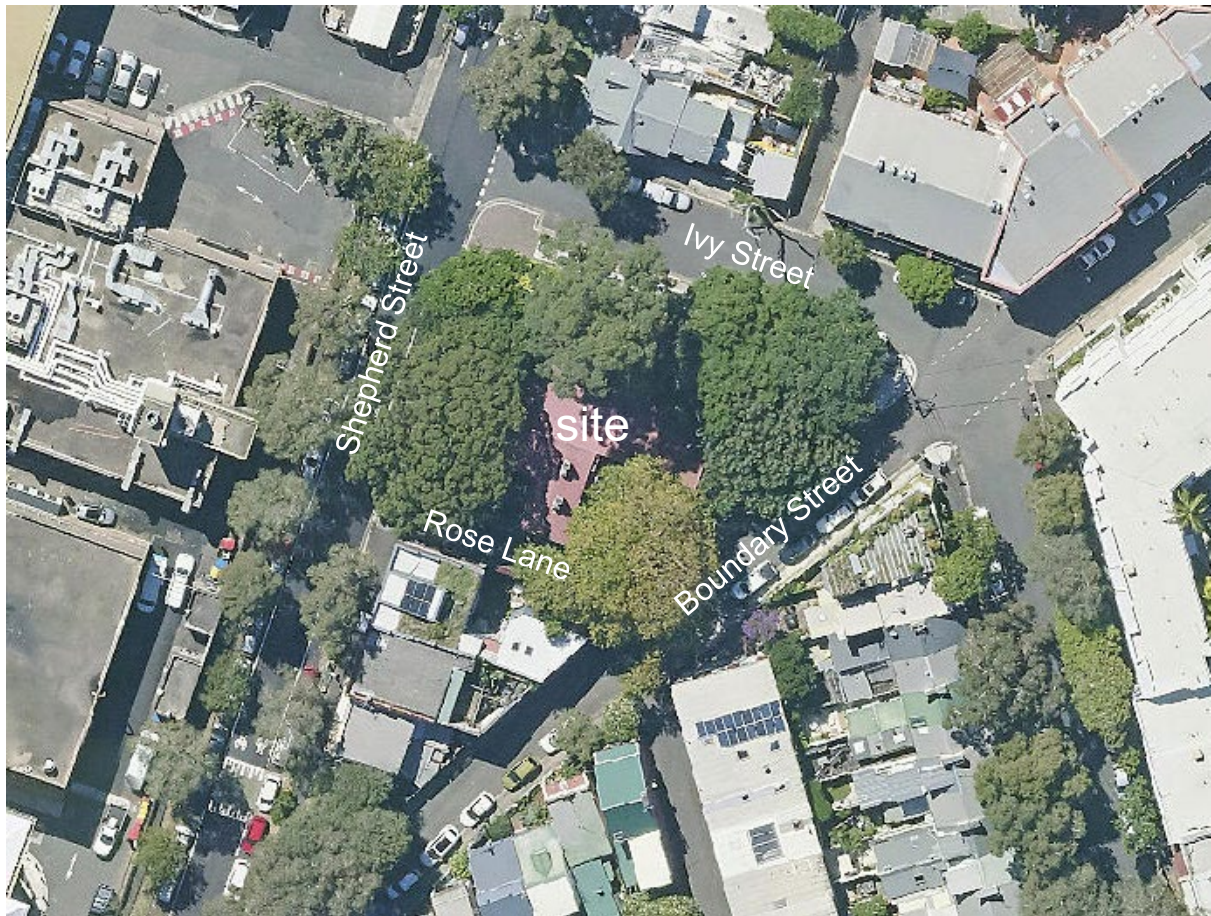
Submissions



-  subject site
-  submitters



Site





Shepherd Street (western) site frontage



Rose Lane (southern) site frontage



Corner of Rose Lane and Boundary Street - looking west



SITE

Boundary Street (eastern) site frontage - looking north



Boundary Street (eastern) site frontage



Ivy Street (northern) site frontage



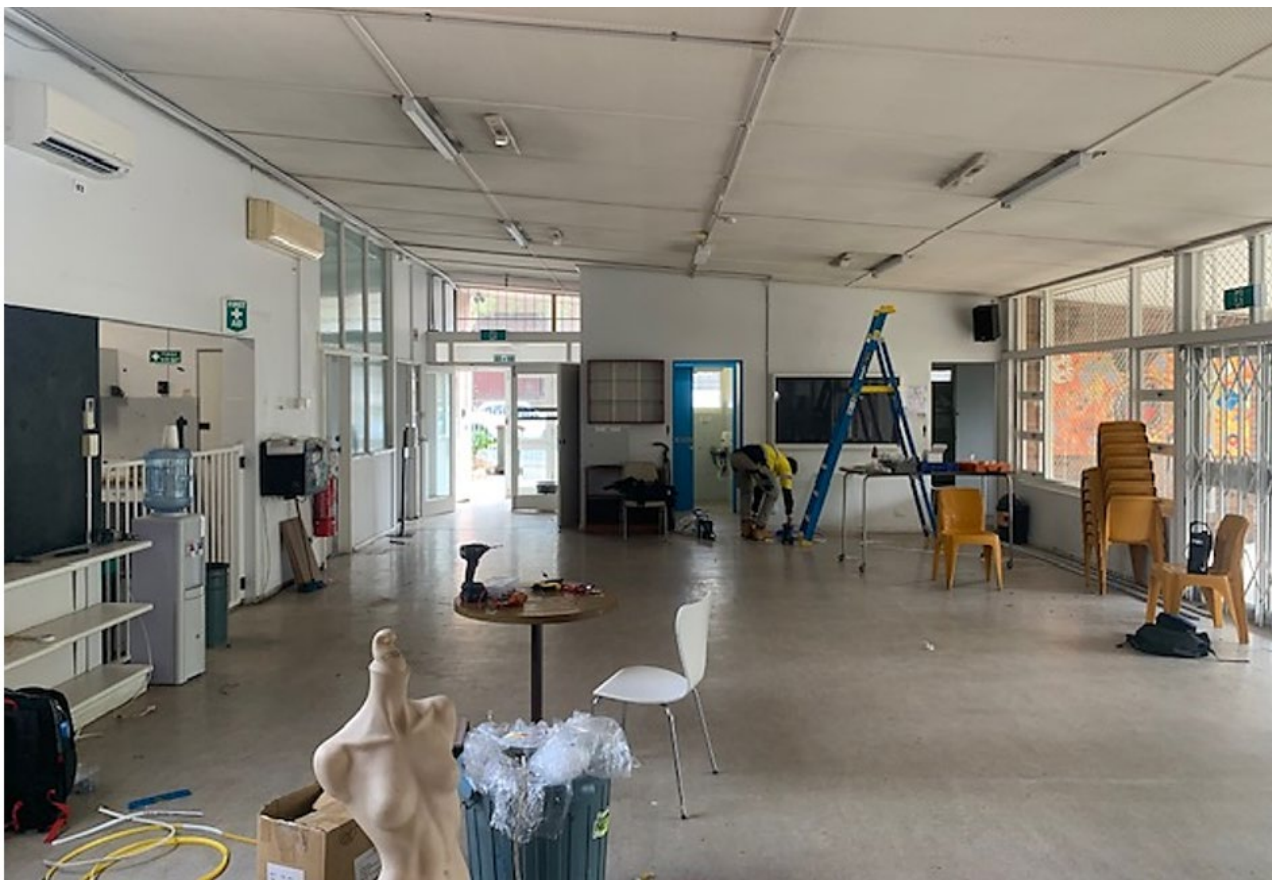
corner of Ivy Street and Shepherd Street



outdoor seating area in landscaped setback to Shepherd Street



outdoor seating area in landscaped setback to Ivy Street



interior of main hall



main hall – view to Ivy Street

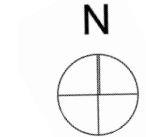
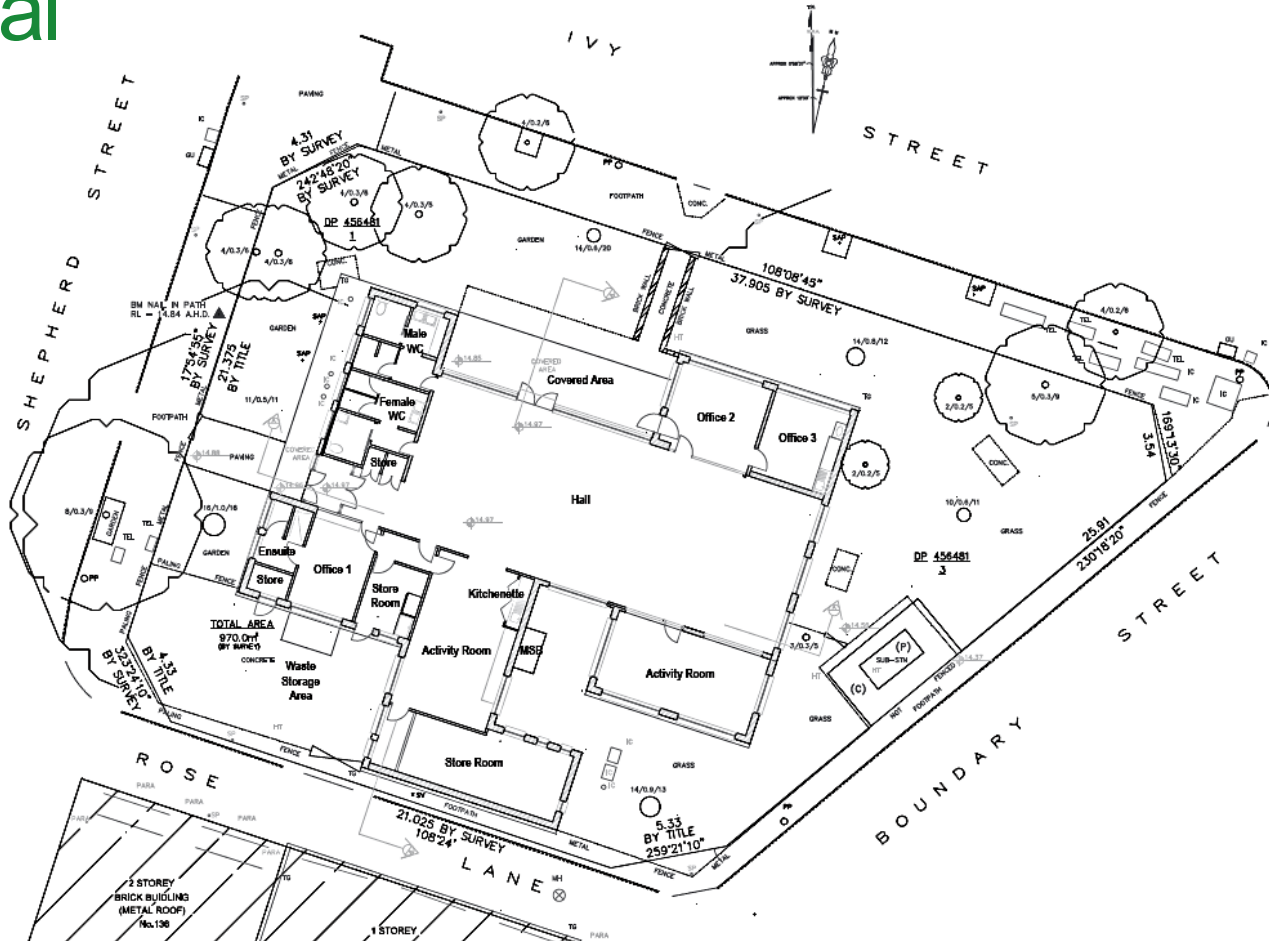


kitchen off main hall

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 - noise
 - waste

Proposal



or plan

Sydney LEP 2012

	control	proposed	compliance
zone objectives	zone R1 general residential	community facility	permitted with consent

Sydney DCP 2012

	control	proposed	compliance
acoustic privacy	noise levels to be kept within specified criteria	acoustic report confirms compliance can be achieved: <ul style="list-style-type: none">• acoustic engineer to set up any PA equipment• AC to be serviced regularly	yes

Sydney DCP 2012 (hours of operation)

	control	proposed hours	recommended hours
indoors	base 7am to 10pm	7am to 10pm	7am to 10pm
outdoors	base 7am to 8pm	7am to 10pm	7am to 8pm
	extended (trial basis) 8pm to 10pm		8pm to 10pm

Issues

- hours of operation and noise
- licensed events
- waste management

Hours of operation and noise

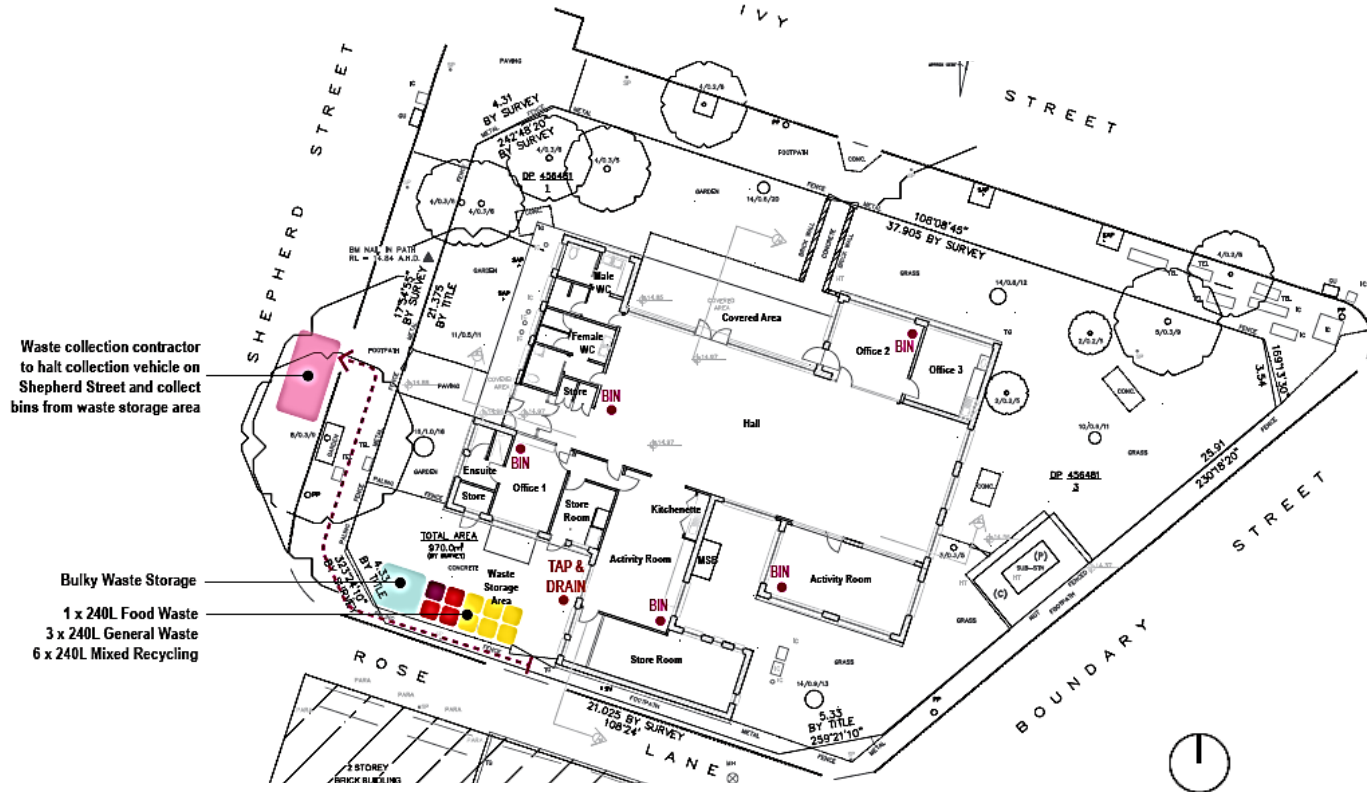
- initial proposal - 7am to 12 midnight, Monday to Sunday
- subject proposal - 7am to 10pm, Monday to Sunday
- expected that it will not operate to 10pm every night
- conditions for outdoors hours 8pm to 10pm subject to one year trial
- Plan of Management incorporates noise complaints handling process

Licensed activities

- community facility is permitted in the Zone R1 General Residential
- activities held in the community facility may serve alcohol
- licensing arrangements are a matter for Liquor and Gaming NSW

Waste management

- waste storage area adjacent to Rose Lane is an existing arrangement



Waste management

- conditions recommended restrict waste collection hours in accordance with the City's Waste Management Local Approvals policy
 - 6am to 10pm Monday to Friday
 - 8am to 10pm weekends and public holidays

Recommendation

approval subject to conditions