

Local Planning Panel

2 September 2020

29-41 Hutchinson Street, Surry Hills

D/2020/55

Applicant: Arc Fashion Group Pty Ltd

Owner: Arc Fashion Group Pty Ltd

Architect: SJB Architects

proposal

alterations and additions to an existing commercial building including construction of two additional storeys

zone: B4 Mixed Use Zone. The development is permissible with consent.

recommendation

approve subject to conditions

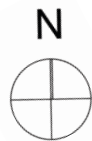
notification information

- exhibition period: 3 February 2020 to 3 March 2020
- 662 owners and occupiers notified
- 63 submissions received

submissions

- loss of views
- loss of light / overshadowing
- visual impacts – bulk
- privacy impacts
- noise impacts
- waste management
- traffic, parking, pedestrian impacts
- pollution impacts
- green roof – ESD
- property values
- wind impacts
- commercial use
- stormwater impacts
- locality impacts
- construction impacts

submissions



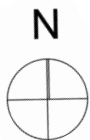
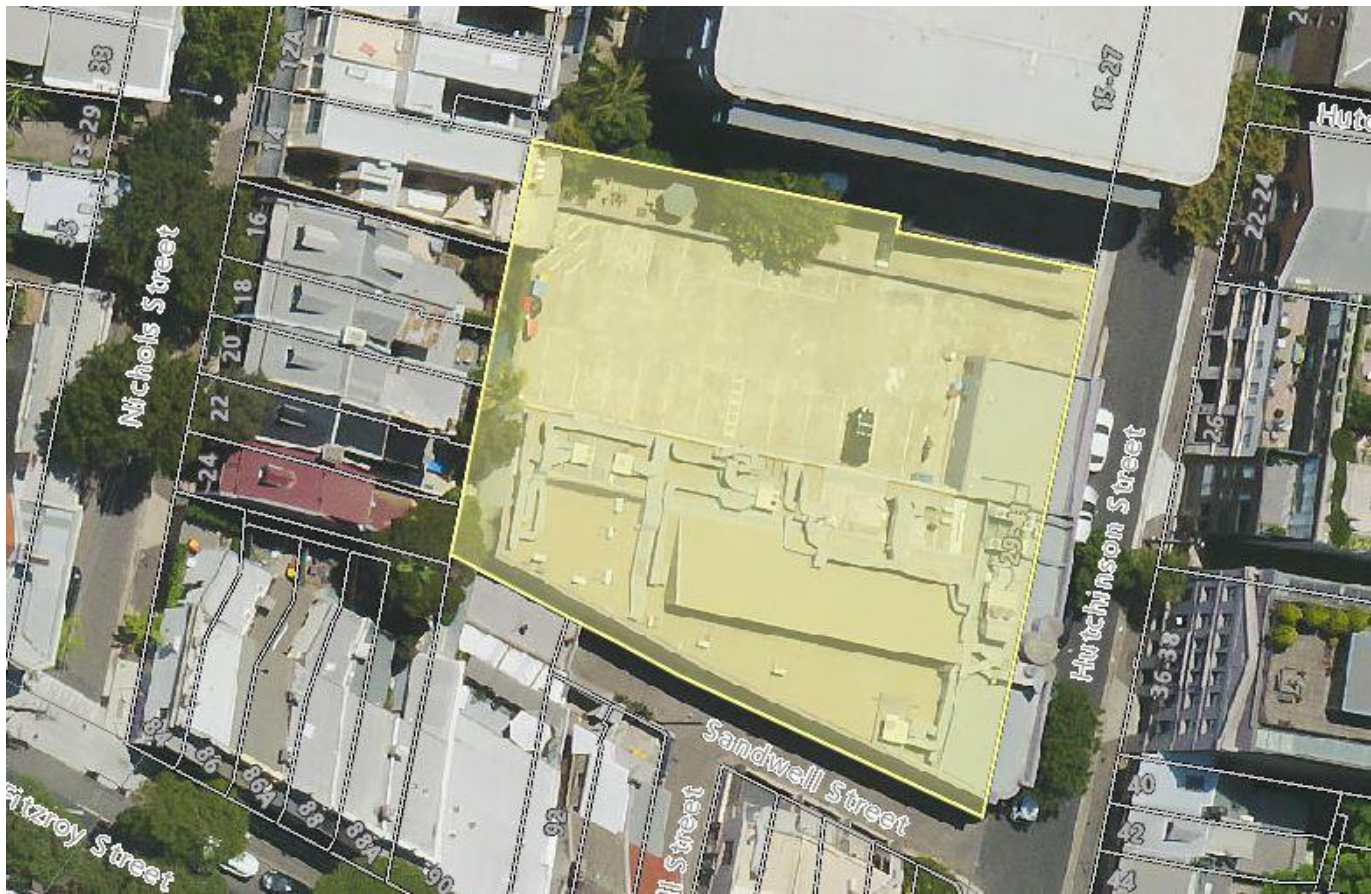
- subject site
- submitters

background

application amended to:

- reduce building mass to north-eastern corner and along north elevation
- refine roof gutter details – to achieve aim of the ‘thin’ roof
- increase bicycle parking

site





site viewed from Hutchinson Street looking north



looking west along Sandwell Street





Hutchinson Street looking south



looking west along northern boundary



existing car parking area looking southwest



development to the north at 15-27 Hutchinson Street



development to the east at 26 and 36-38 Hutchinson Street



terrace dwellings at 40 - 46 Hutchinson Street and No 36-38 Hutchinson Street



terrace dwellings to the west at 16 - 24 Nichols Street



dwelling to the west at 14 Nichols Street



rear of sites at 90 - 94 Fitzroy Street viewed from Sandwell Street

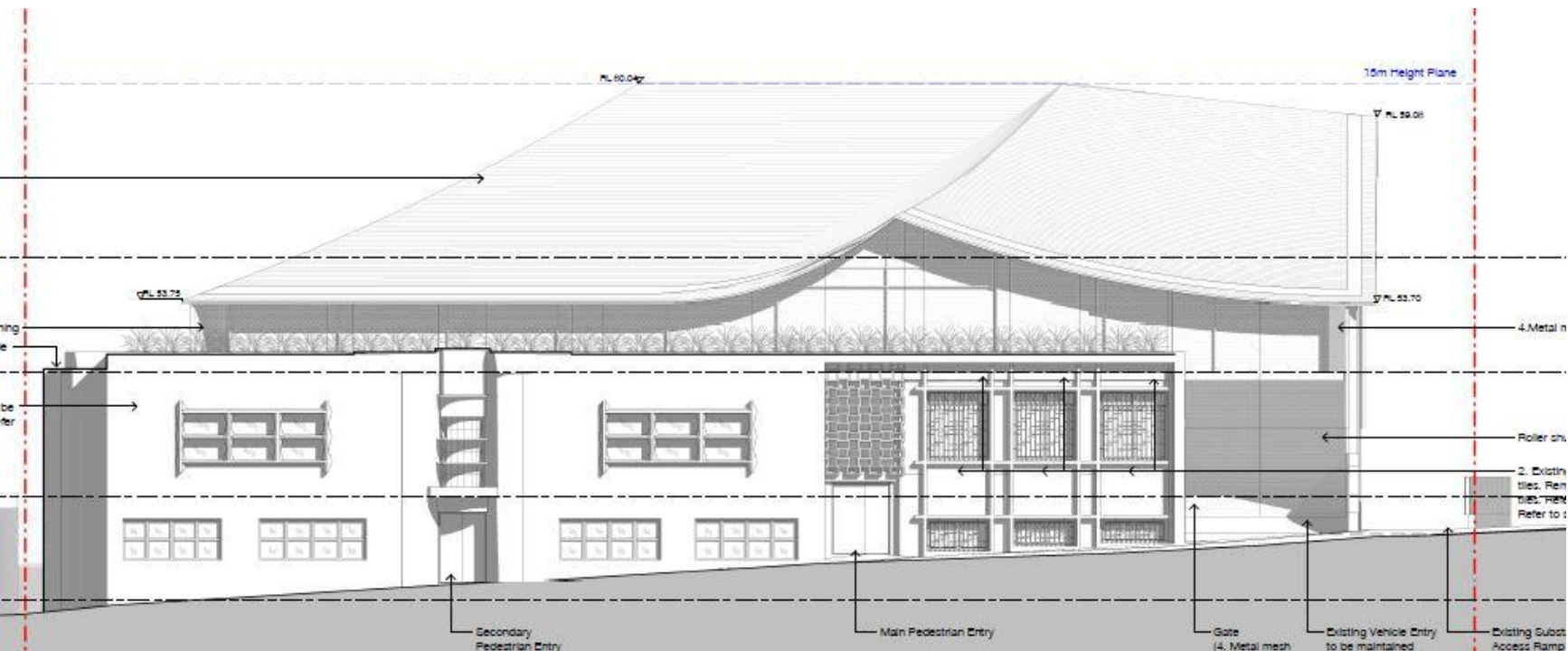


rear of sites at 96 -104 Fitzroy Street as viewed from Sandwell Street

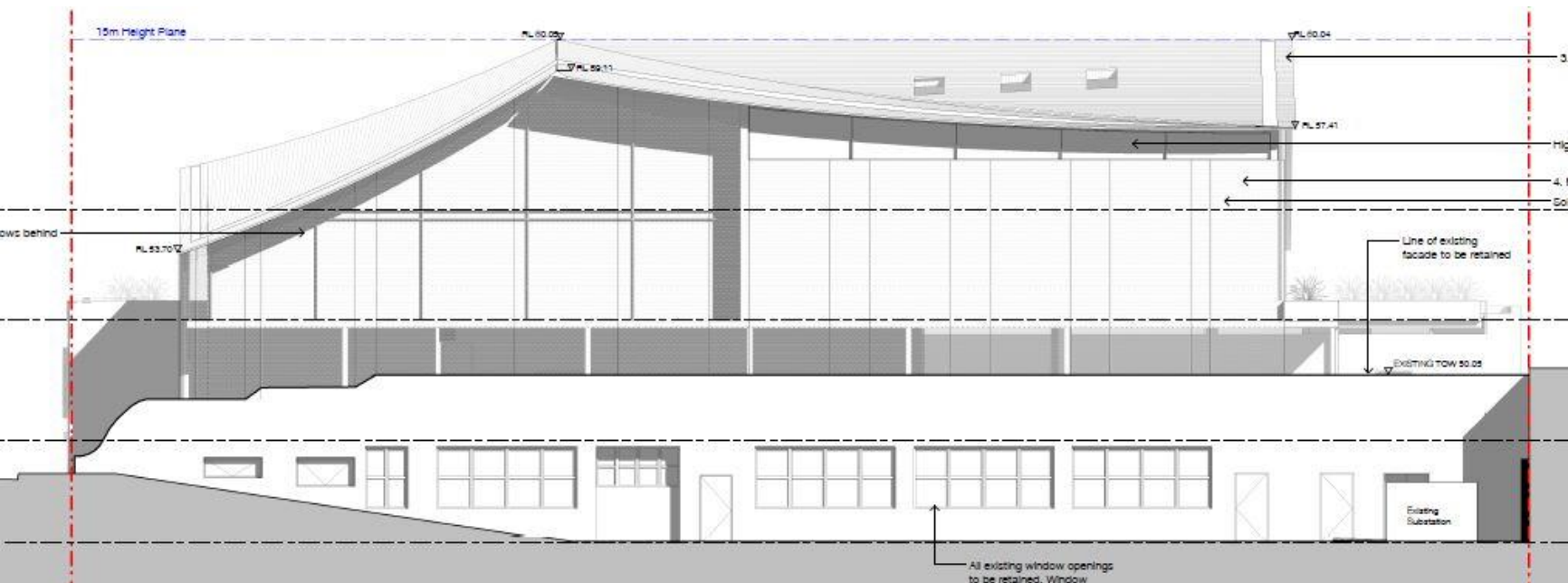
proposal



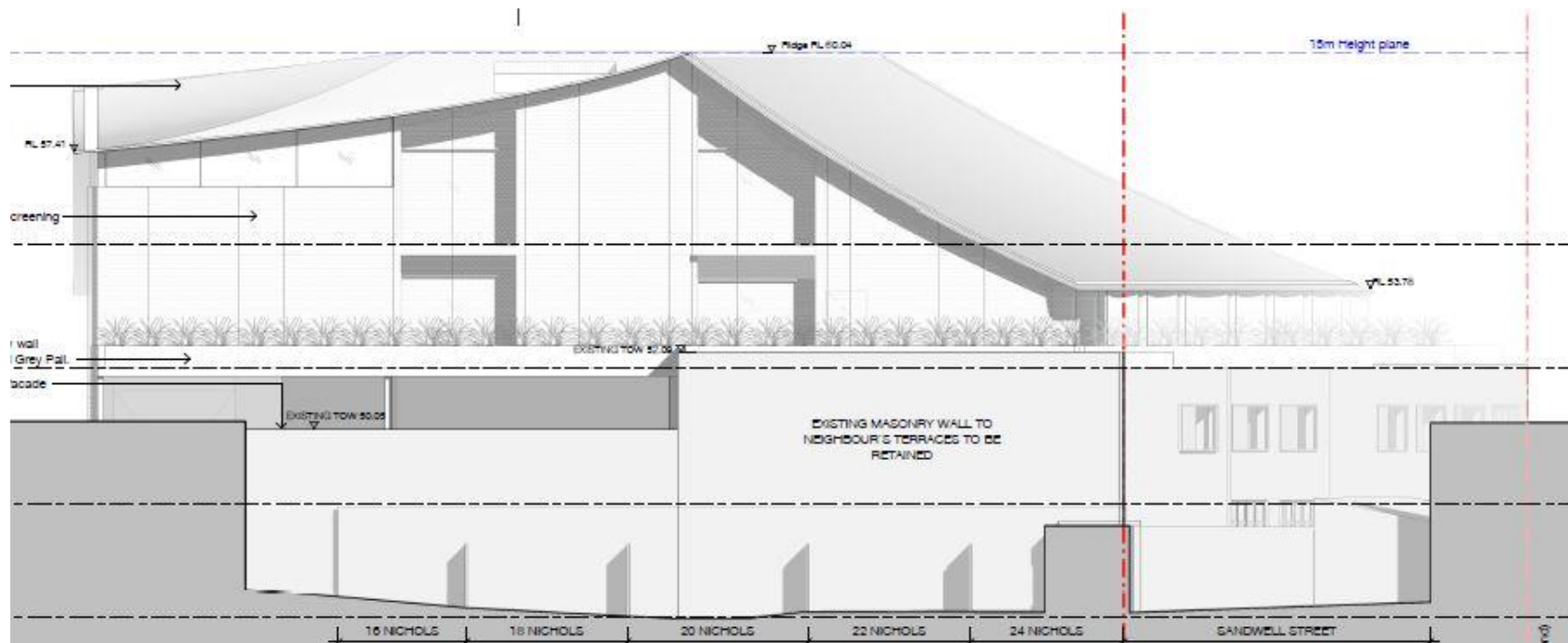
View from Hutchinson Street looking south



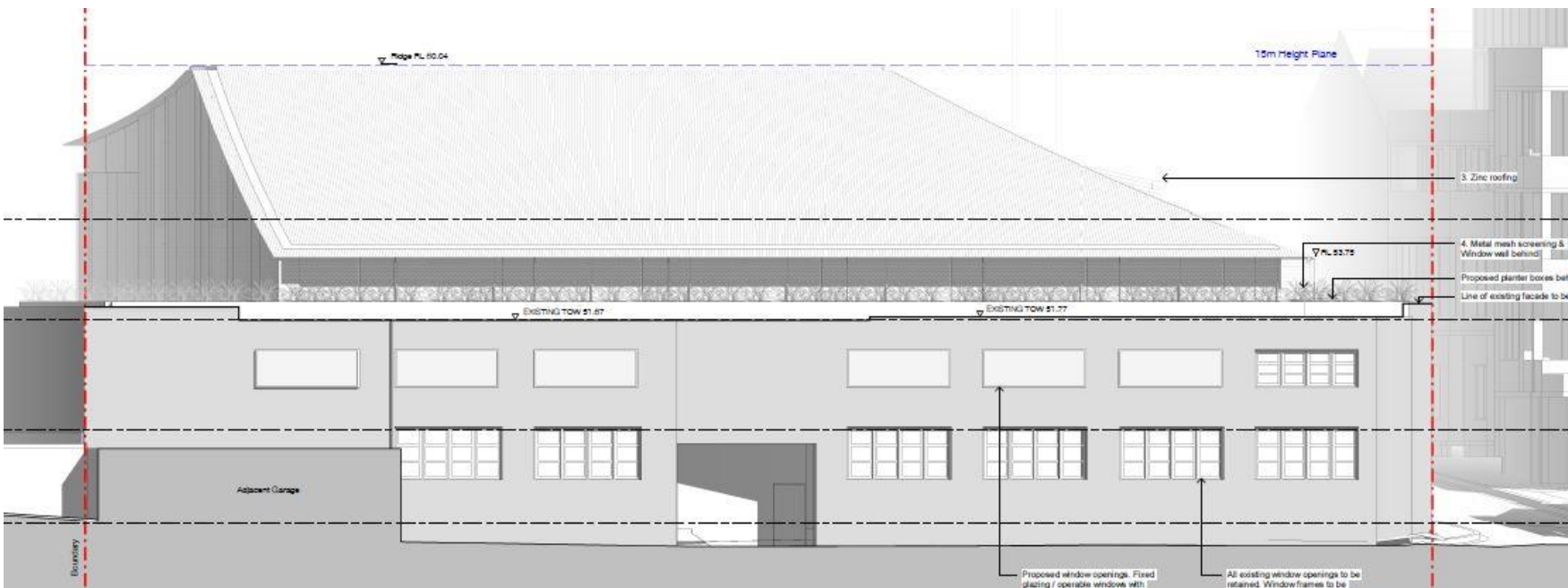
Hutchinson Street (east) elevation



north elevation



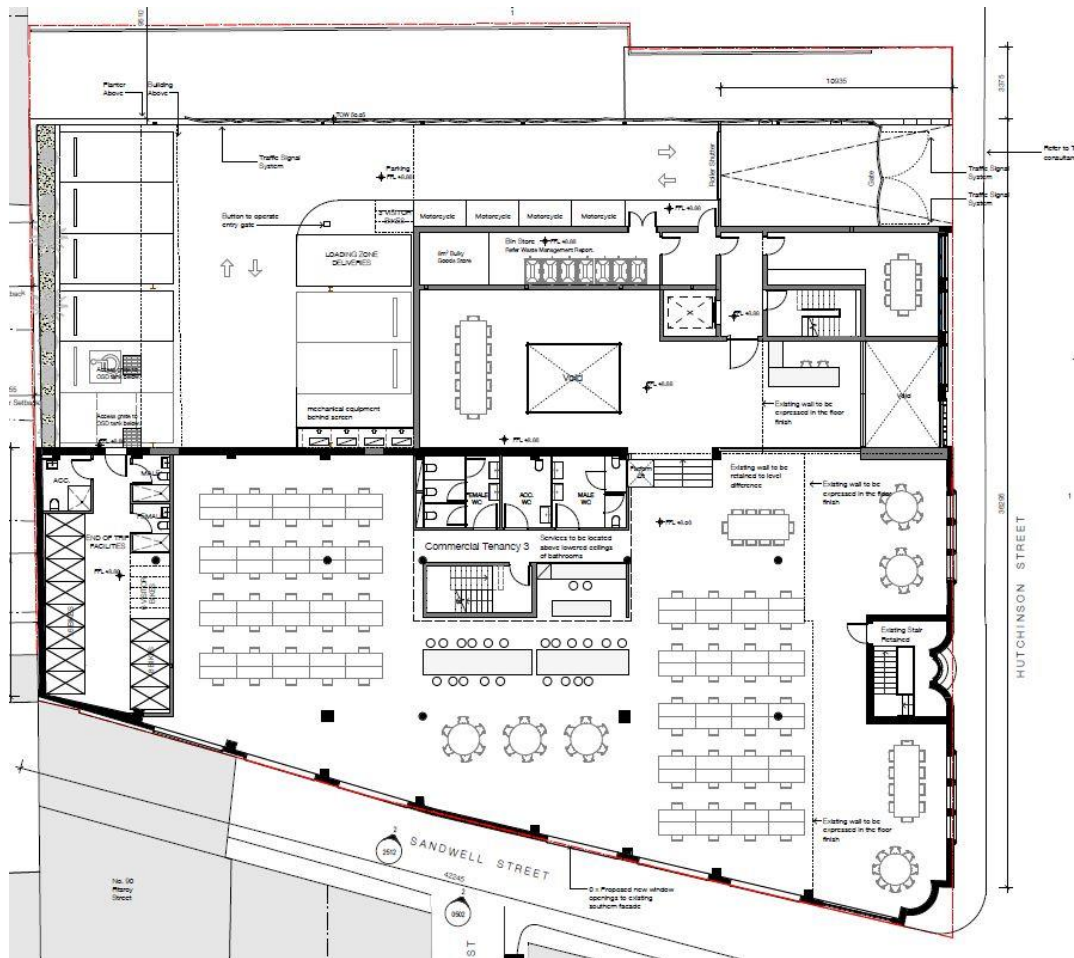
west (rear) elevation



Sandwell Street (south) elevation

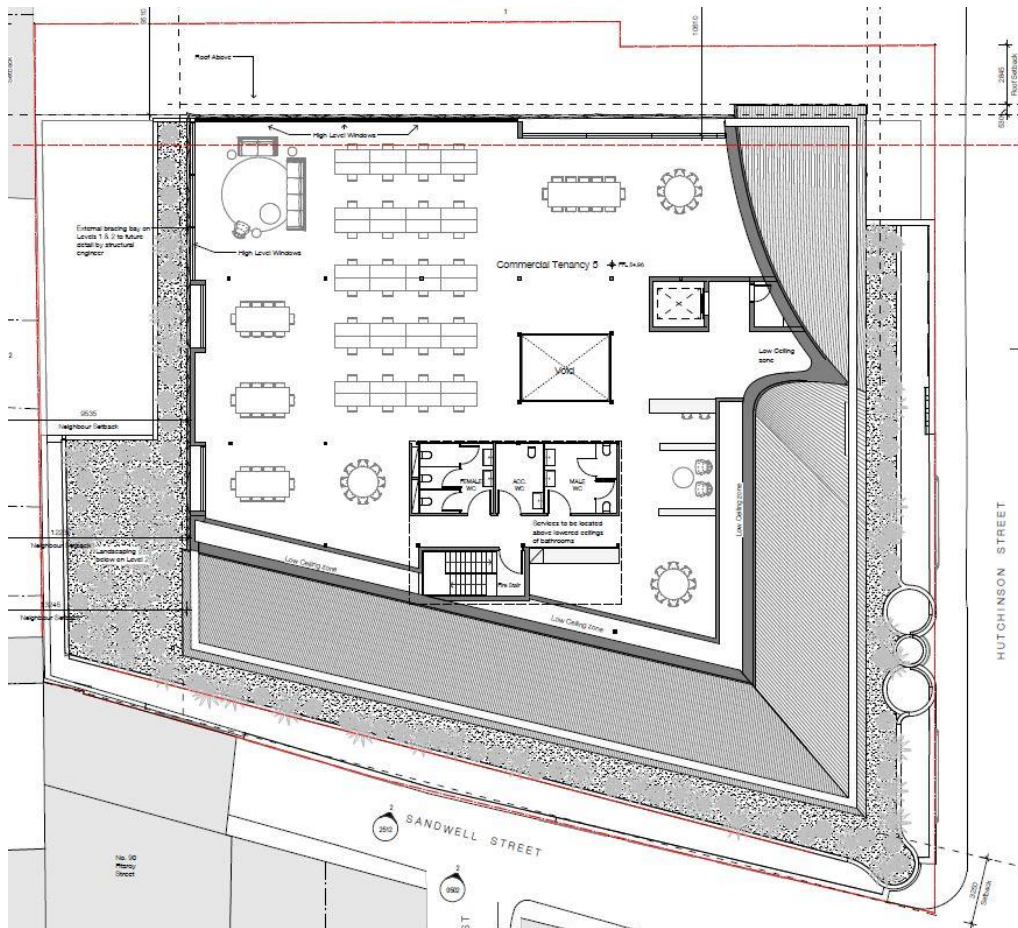






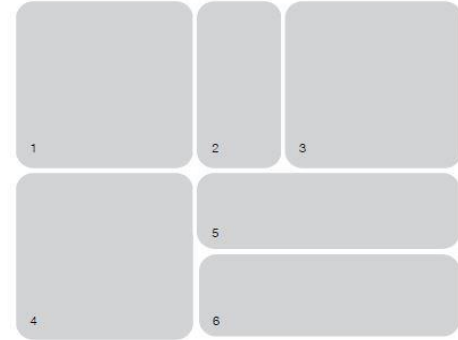
level 1 floor plan





level 3 floor plan

details/materials



1. Paint finish - Existing and proposed masonry walls; Dulux "Grey Pail"
2. Existing green tiles - Uncovered and restored
Comparable tile to be sourced if restoration is not possible
3. Metal roofing - Zinc - Standing seam
4. Metal mesh - Scalloped; Stainless steel finish
5. Micaceous iron oxide paint finish - Soffits; Murobond "Hemp"
6. Polished concrete - Internal floor finish to new slabs

compliance with key LEP standards

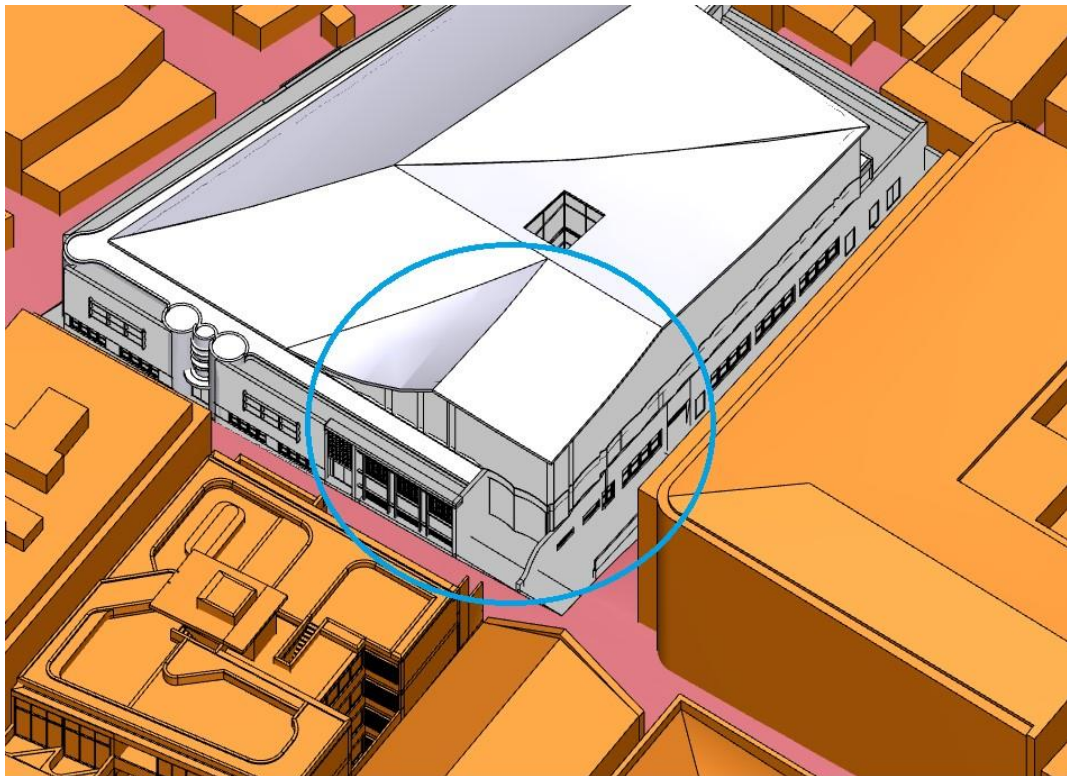
	control	proposed	compliance
height	15m	15m	yes
floor space ratio	2.5:1	2.16:1	yes

issues

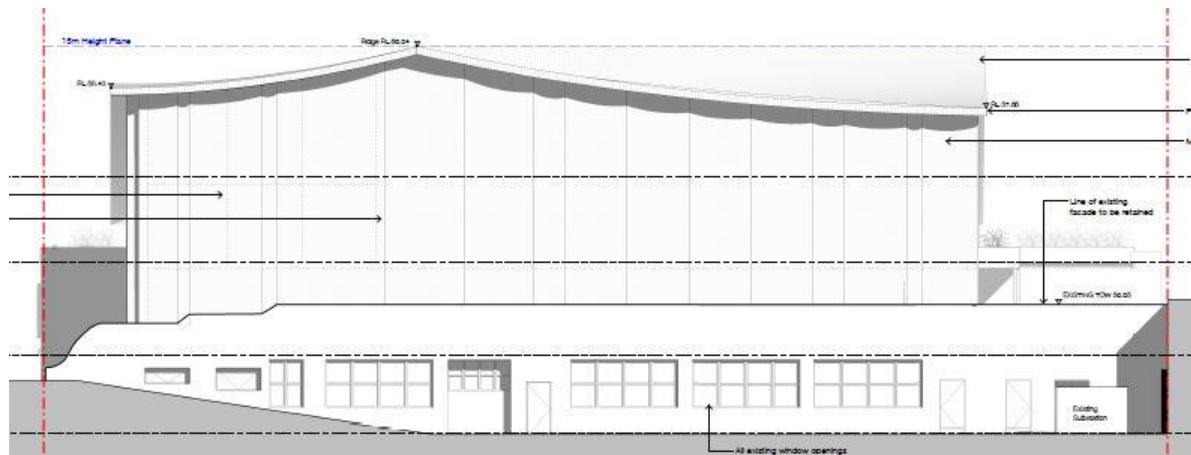
- heritage
- height, built form
- solar access
- waste

heritage/built form

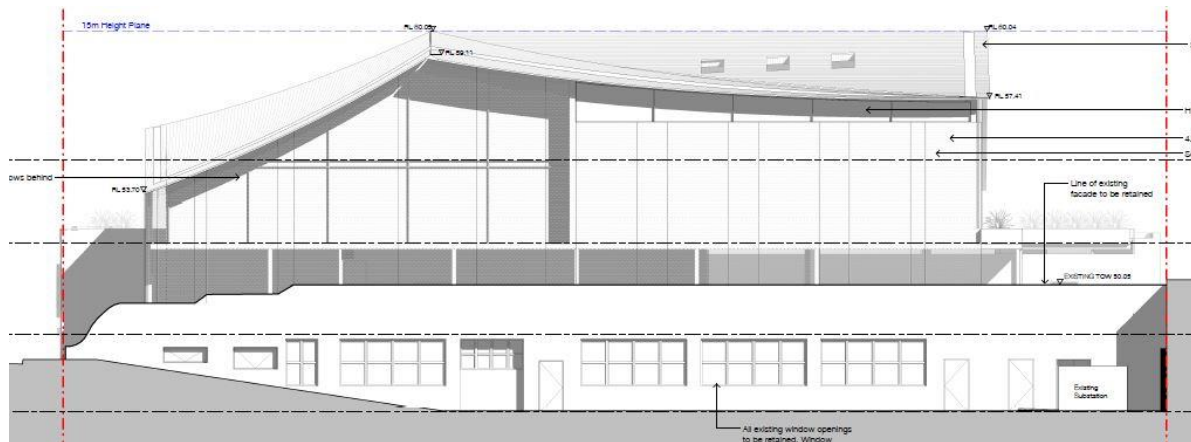
- subject site listed as local heritage item: “commercial building including interior”
- bulk of original proposal on north side negatively impacted on heritage significance of item
- proposal amended to reduce building bulk and achieve thinner edge to roof form
- amended built form reduces impacts on apartment building to north



proposal as lodged presented significant height and bulk to north east corner



lodged



amended



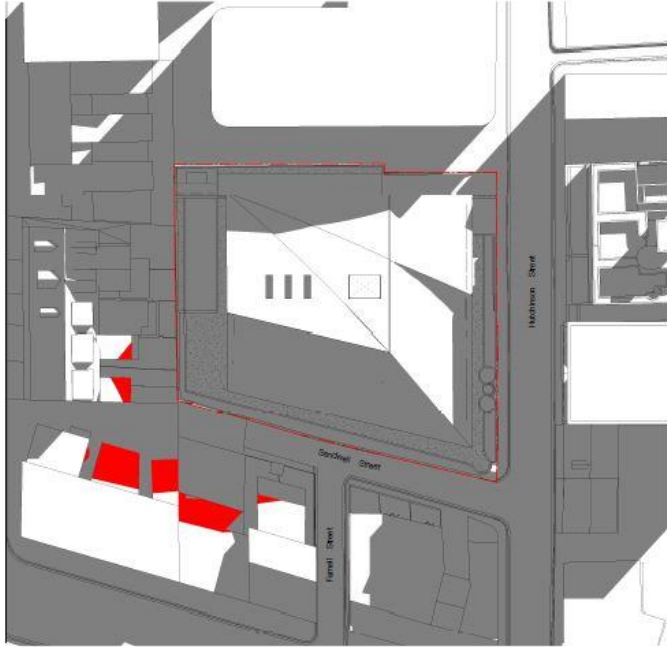
amended proposal – reduced bulk to north east corner

solar access

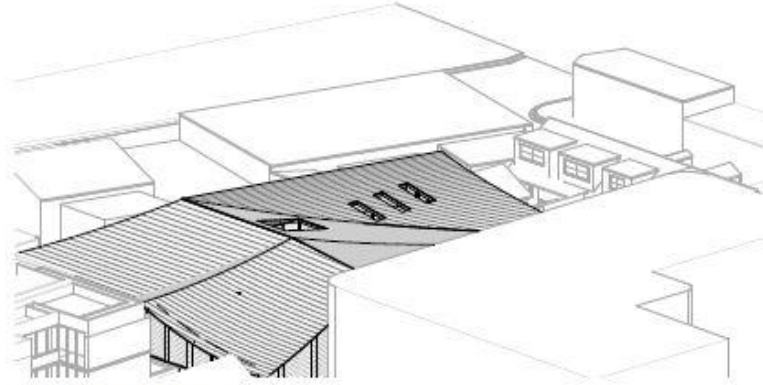
loss of sunlight to neighbouring dwellings:

- 40 Hutchinson Street: 2:15pm – 2:45pm.
- properties across Sandwell Street: 9.00am to 10.45am
- Nichols Street dwellings: 9.00am to 9.30am
- compliant solar access retained to surrounding properties with the exception of front window of No. 40 Hutchinson Street

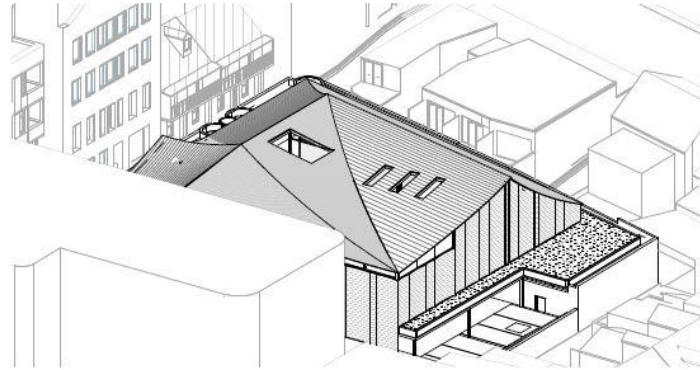
solar access



Proposed - 21 June - 0900



View From Sun - 9:00AM



View From Sun - 2:15PM

waste

- current ad hoc collection arrangements from each tenant
- proposed centralised waste storage area with on street collection managed by site caretaker
- condition recommended that final details of WMP are subject to council approval to confirm the least disruptive method of collection

recommendation

approve subject to conditions