

Local Planning Panel

16 December 2020

503-505 Elizabeth Street, Surry Hills

D/2020/20

Applicant - Wyong Depot Pty Ltd

Owner - Mr A J A Tauszik

Architect - John Ferres

proposal

demolition of existing buildings and construction of a new 7 storey mixed use development

zone: B4 mixed use zone. The development is permissible with consent

recommendation

the application is recommended for refusal

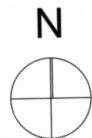
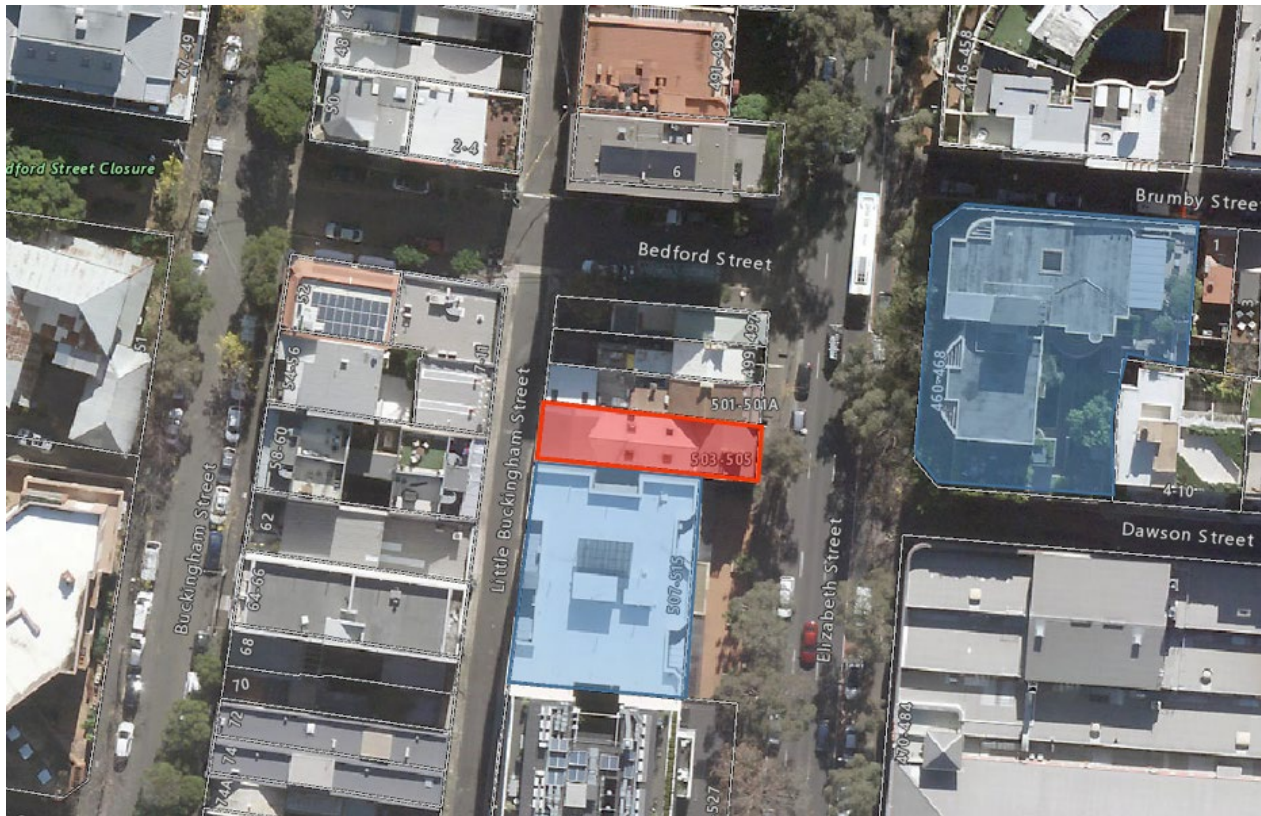
notification information

- exhibition period 16 January 2020 to 6 February 2020
- 401 owners and occupiers notified
- 3 submissions received

submissions

- dilapidation report requested
- odours from garbage room
- 7 storeys is too high
- impact on low scale terraces to north

submissions



- subject site
- submitters

background

- additional information/amended plans requested on 12 May - due 8 June 2020
- meeting with applicant on 24 May to discuss issues
- extension to 30 June given
- 30 June - no information/amended plans submitted
- 24 July - applicant committed to addressing all issues by 18 September 2020
- 27 August 2020 - amended plans/ information submitted. Did not address all issues

background

- 30 September 2020 – further amended plans/ information submitted
- 5 November 2020 – further site contamination information (DESI) submitted
- additional information/amended plans have not addressed all issues

site





site viewed from Elizabeth Street



neighbouring contributing terraces to the north



south



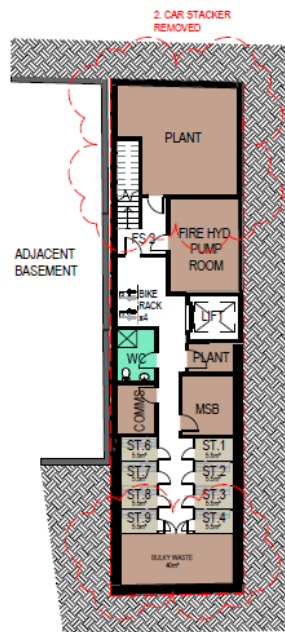
north

neighbouring development



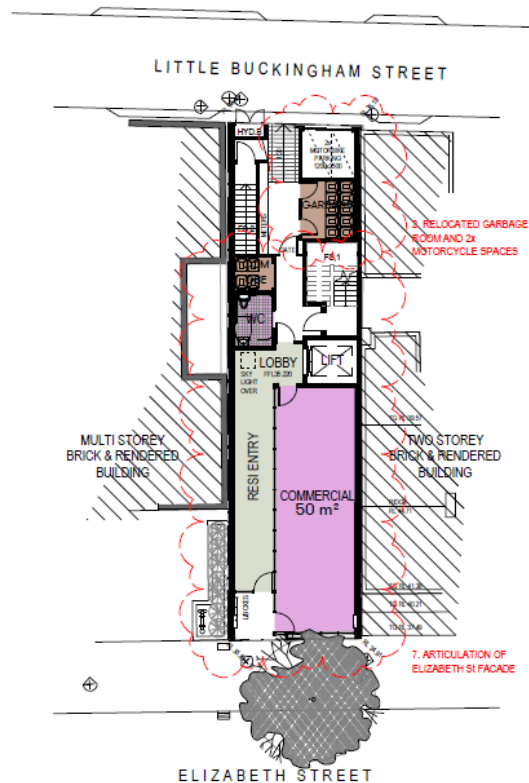
rear of site looking south along Little Buckingham Street

proposal



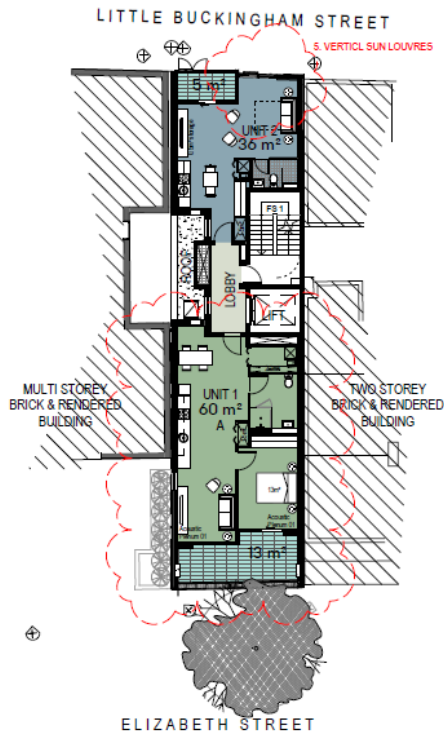
BASEMENT PLAN

1:200



GROUND FLOOR PLAN

1:200

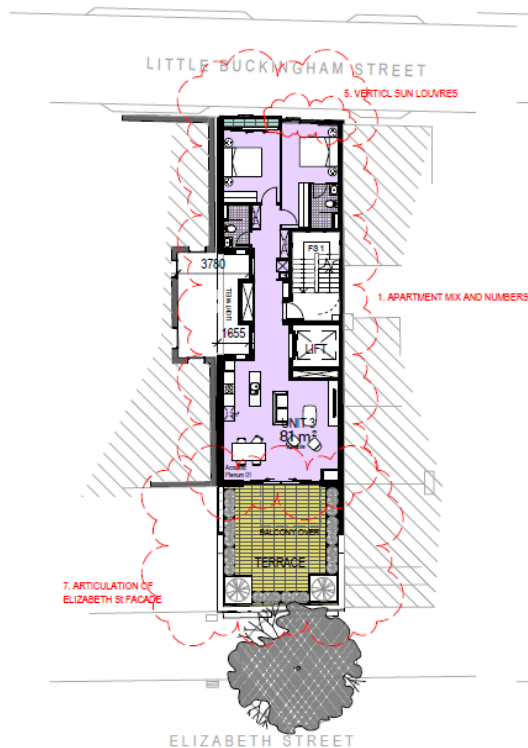


LEVEL 1 PLAN

1:200

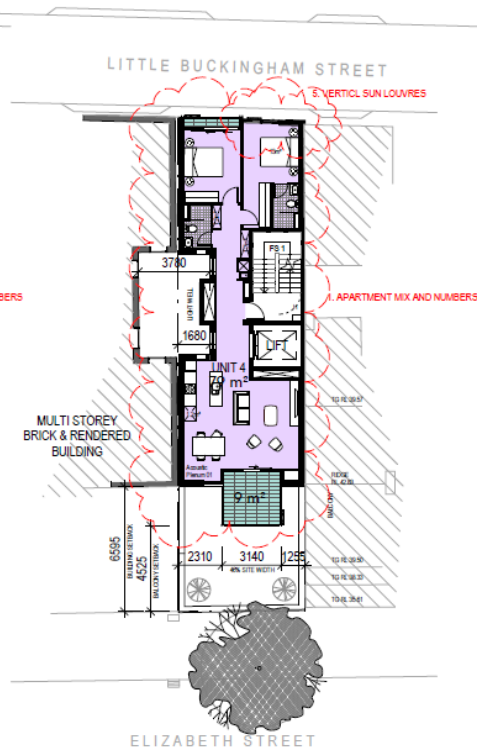


floor plans



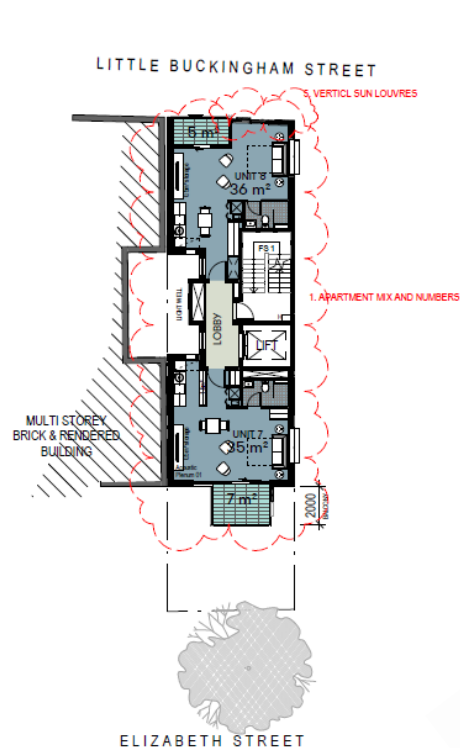
LEVEL 2 PLAN

1:200



LEVEL 3-5 PLAN

1:200

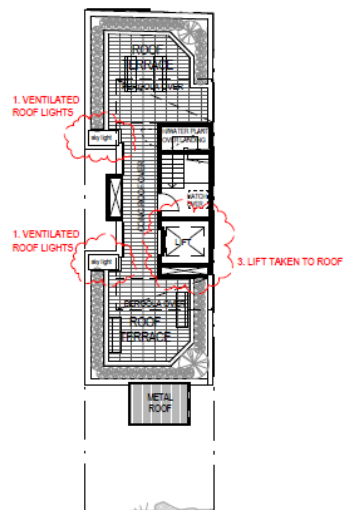


LEVEL 6 PLAN

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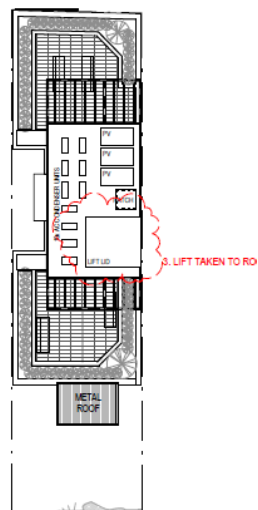
LITTLE BUCKINGHAM STREET LITTLE BUCKINGHAM STREET



ELIZABETH STREET

ROOF TERRACE PLAN

1:200



ELIZABETH STREET

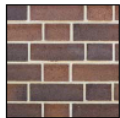
ROOF PLAN

1:200



floor plans

01



FACEBRICK

02



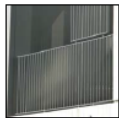
OFF FORM CONCRETE

03



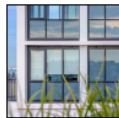
TIMBER LOOK CLADDING

04



METAL BALUSTRADE

05



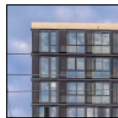
WINDOW + SPANDREL

06



MATT PAINT FINISH

07



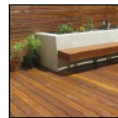
ALUMINIUM LOUVRES

08



PFC EDGE

09

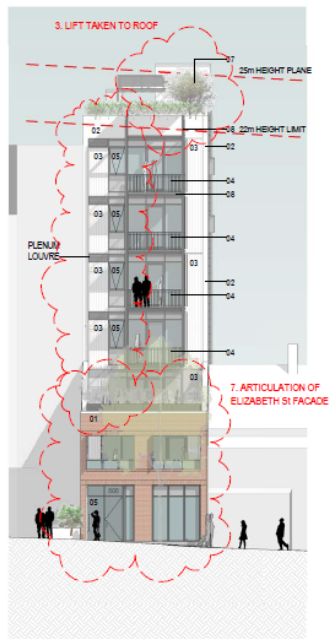


SPOTTED GUM DECKING

10

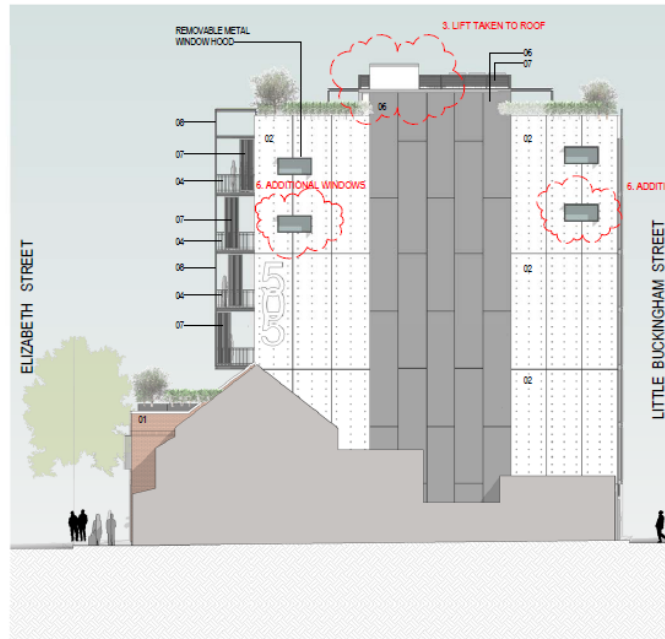


TIMBER LOOK TILE

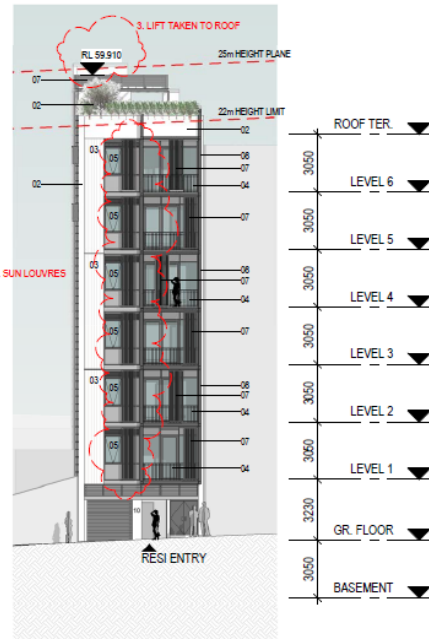


EAST ELEVATION

505 ELIZABETH STREET



NORTH ELEVATION

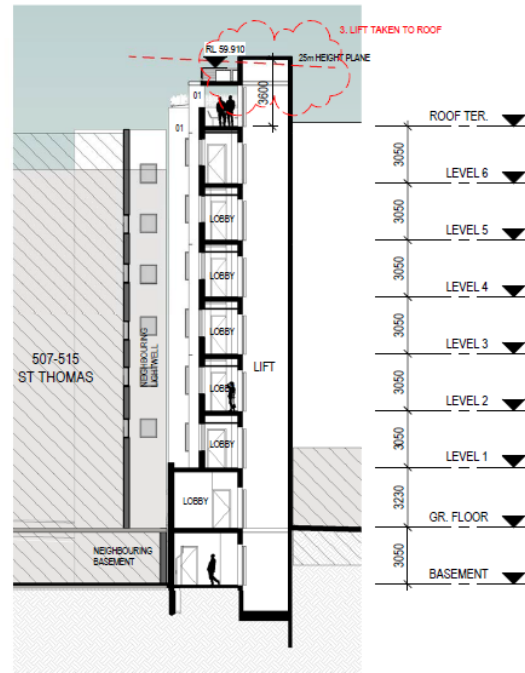
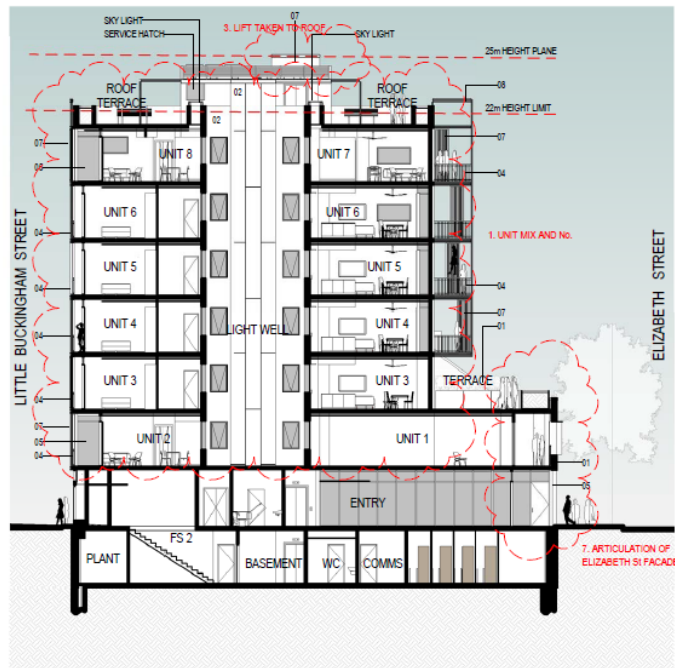


WEST ELEVATION

10 LITTLE BUCKINGHAM STREET

3050	ROOF TER.
3050	LEVEL 6
3050	LEVEL 5
3050	LEVEL 4
3050	LEVEL 3
3050	LEVEL 2
3050	LEVEL 1
3220	GR. FLOOR
3050	BASEMENT

elevations



sections



NORTH - EAST VIEW



NORTH - WEST VIEW

axonometric views



photomontage

compliance with LEP & DCP standards

	control	proposed	compliance
height	22m	25.3m	no (15% variation)
floor space ratio	3.5:1	3.5:1	yes
height in storeys	6 storeys	7 storeys	no

compliance with ADG

	control	proposed	compliance
communal open space	25%	14.9%	no
deep soil	7%	0%	no but acceptable
solar access	70%	applicant states 87.5%	unclear

compliance with ADG

	control	proposed	compliance
cross vent	60%	50%	no
apartment size	studio 35m ² 1 bed 50m ² 2 bed 70m ²	studio 35-36m ² 1 bed 60m ² 2 bed 79-81m ²	yes
private open space	studio 4m ² 1 bed 8m ² 2 bed 10m ²	studio 5m ² 1 bed 13m ² 2 bed 9m ²	partially complies

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	~2.6m	unclear
ceiling heights – ground and first floors	3.3m	2.9m	no

design advisory panel residential subcommittee

DAPRS reviewed the application on 7 April 2020 and raised the following concerns:

- height should be reduced
- demolition of existing terraces on Elizabeth Street
- amenity issues - cross ventilation, acoustic privacy
- no communal open space

These issues were partially addressed in the amended plans

issues

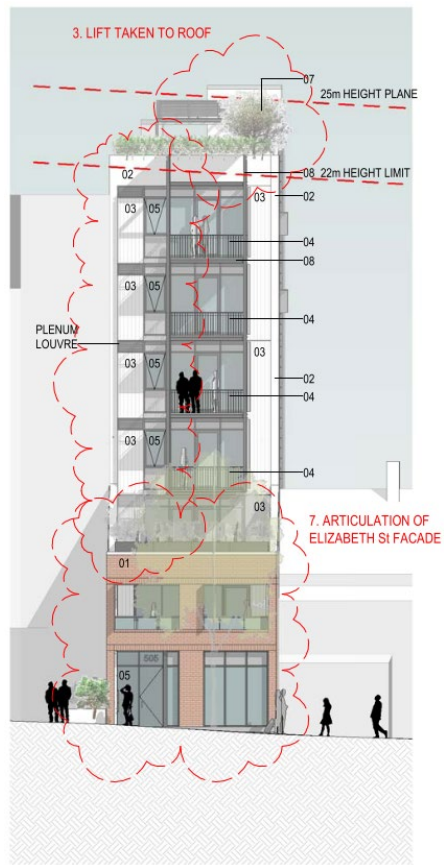
- clause 4.6 – height of buildings
- height, bulk and scale
- heritage
- amenity
- overall development does not satisfy design excellence requirements

clause 4.6 – height of buildings

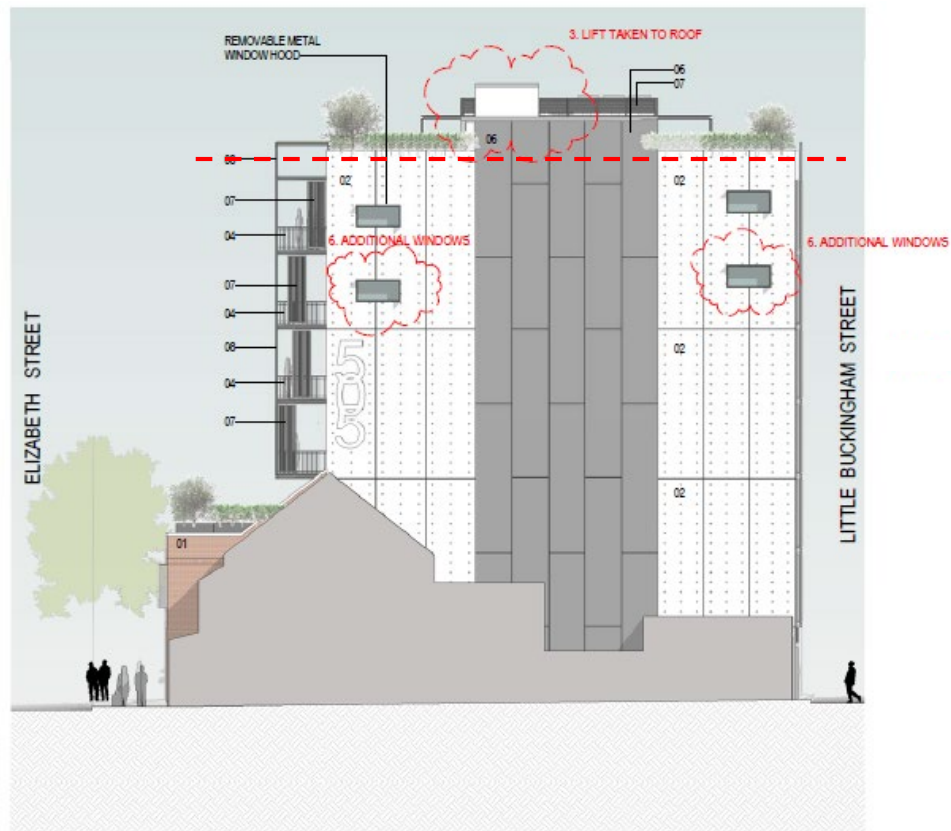
- clause 4.6 request not updated with amended plans which increases to building height
- requirements of Clause 4.6 have not been adequately addressed
- variation request is not supported

height, bulk & scale

- proposed building exceeds height in metres and height in storeys controls
- exceeds height of building to south and does not provide appropriate height transition to contributing terraces



EAST ELEVATION



NORTH ELEVATION

height non compliance

heritage

- site is neutral building in Cleveland Gardens heritage conservation area (C62)
- terraces to north are contributing
- has not fully demonstrated that restoration of key elements of building is not reasonable
- proposed built form not supported as an appropriate replacement within the conservation area

amenity

- solar access - compliance with solar access to apartments is unclear
- acoustic – detailed design of acoustic plenums has not been resolved
- cross ventilation – 50% apartments cross ventilated (min is 60%)
- internal common areas – lifts open directly onto apartments without internal lobbies on levels 2-5
- communal open space – 14.9% does not comply with 25% requirement

recommendation

- the application is recommended for refusal