

Local Planning Panel

22 May 2024

application details

486-490 Elizabeth Street, Surry Hills

(also known as the Belvoir St Theatre Company Warehouse site)

D/2023/852

Applicant: Edward Green

Owner: Belvoir Street Theatre LTD

Architect: TKD Architects

Proposal

alterations and additions to existing warehouse building comprising:

- fit out and reconfiguration of ground, level 1 and level 2 for use as rehearsal space and offices for Belvoir St Theatre Company
- fit out and reconfiguration of level 3 for commercial offices
- level 4 addition for commercial offices
- new signage
- no public performances will occur from the site

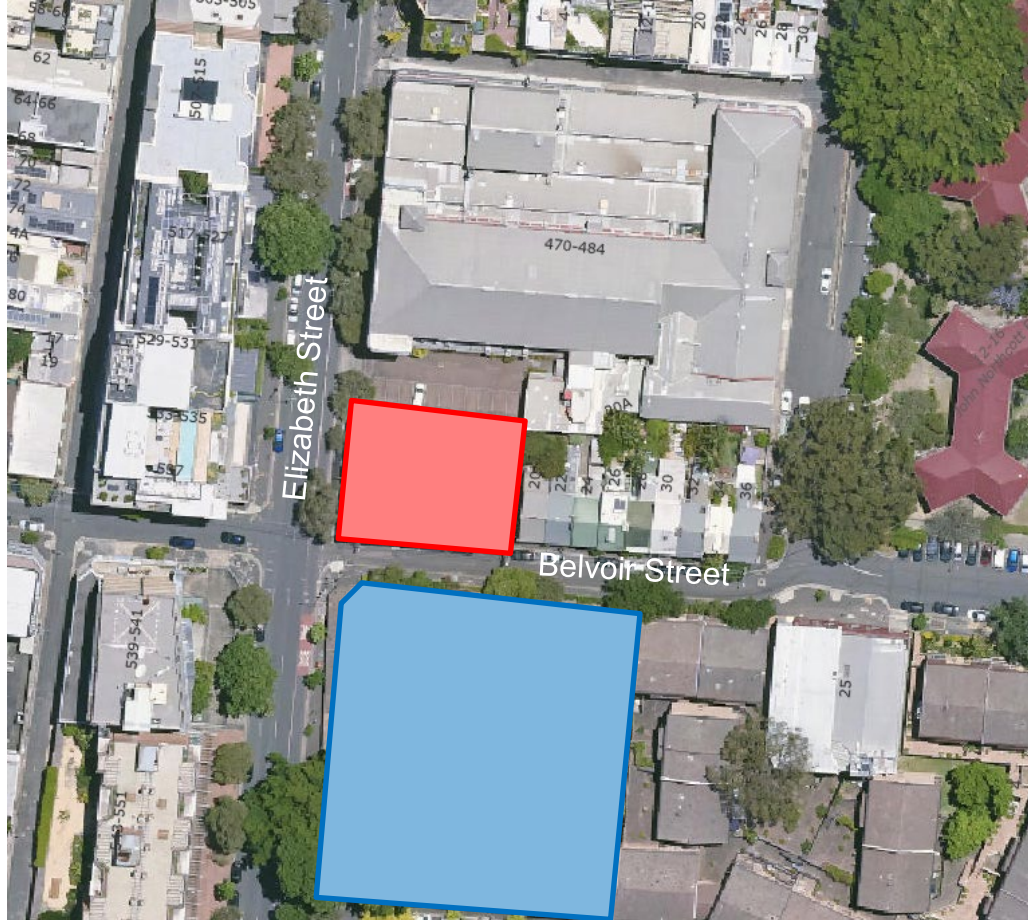
Notification



- exhibition period 27 September 2023 to 18 October 2023
- 359 owners and occupiers notified
- one submission received

Submission

- overshadowing impacts to residential apartments to the south
- impacts of additional traffic and pedestrian movement

Submission



-  subject site
-  submitter

Site



main Belvoir Street
Theatre building at 25
Belvoir Street





site viewed from Elizabeth Street



Elizabeth Street

Belvoir Street

corner of Elizabeth Street and Belvoir Street

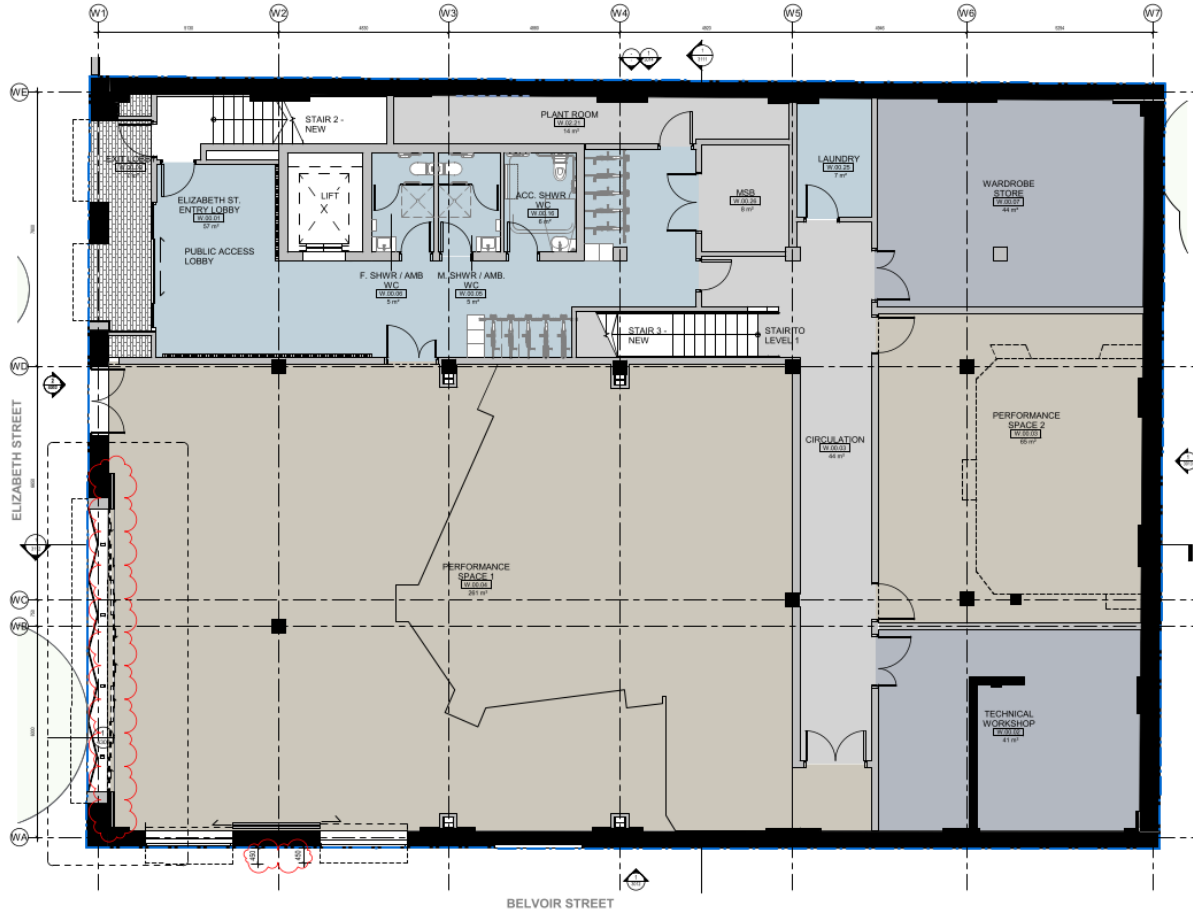


Belvoir Theatre company office space on Level 2

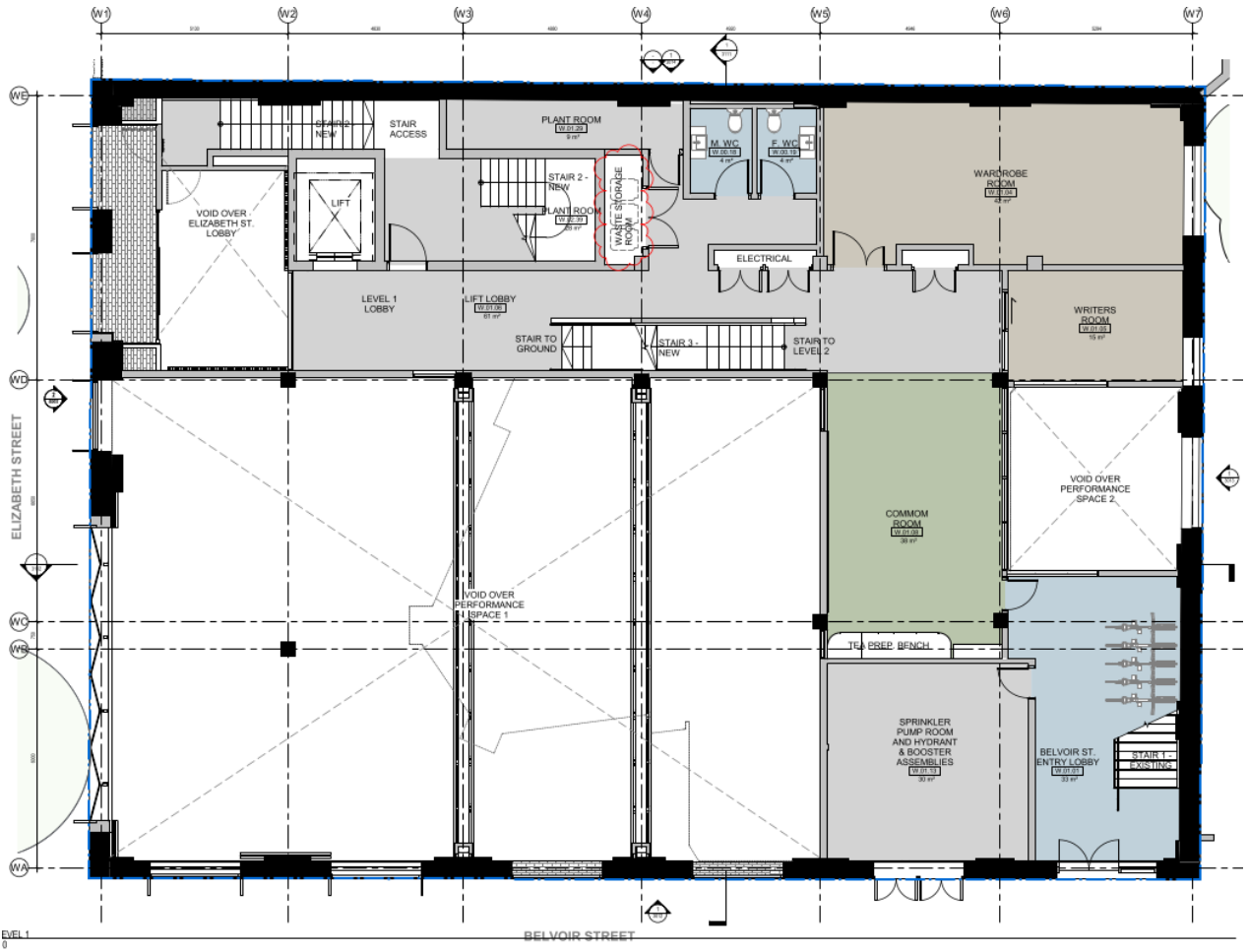


Belvoir Theatre company rehearsal space on Level 3

Proposal



Ground Floor



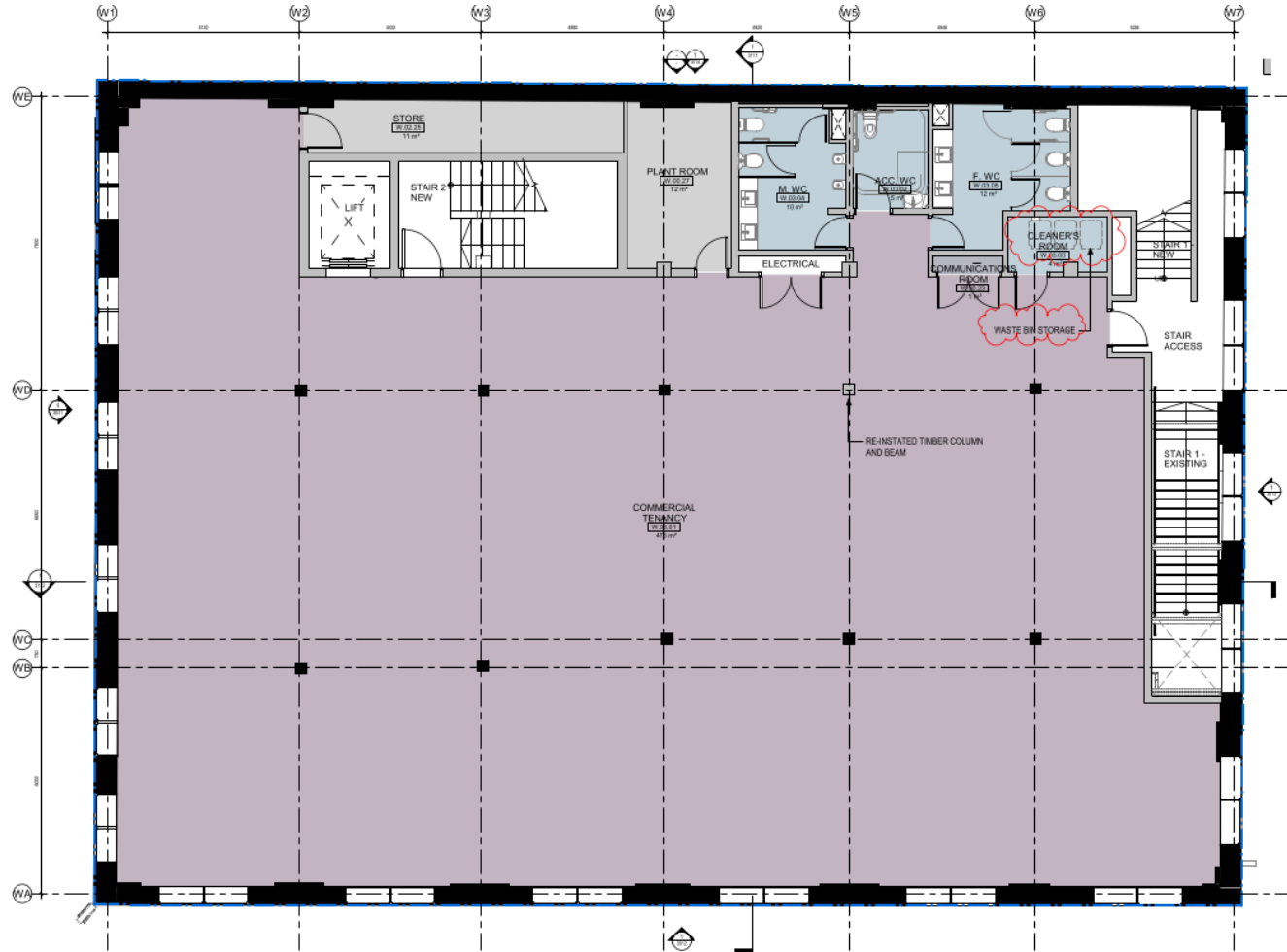
Level 1

ELEVEL 1
0

BELVOIR STREET



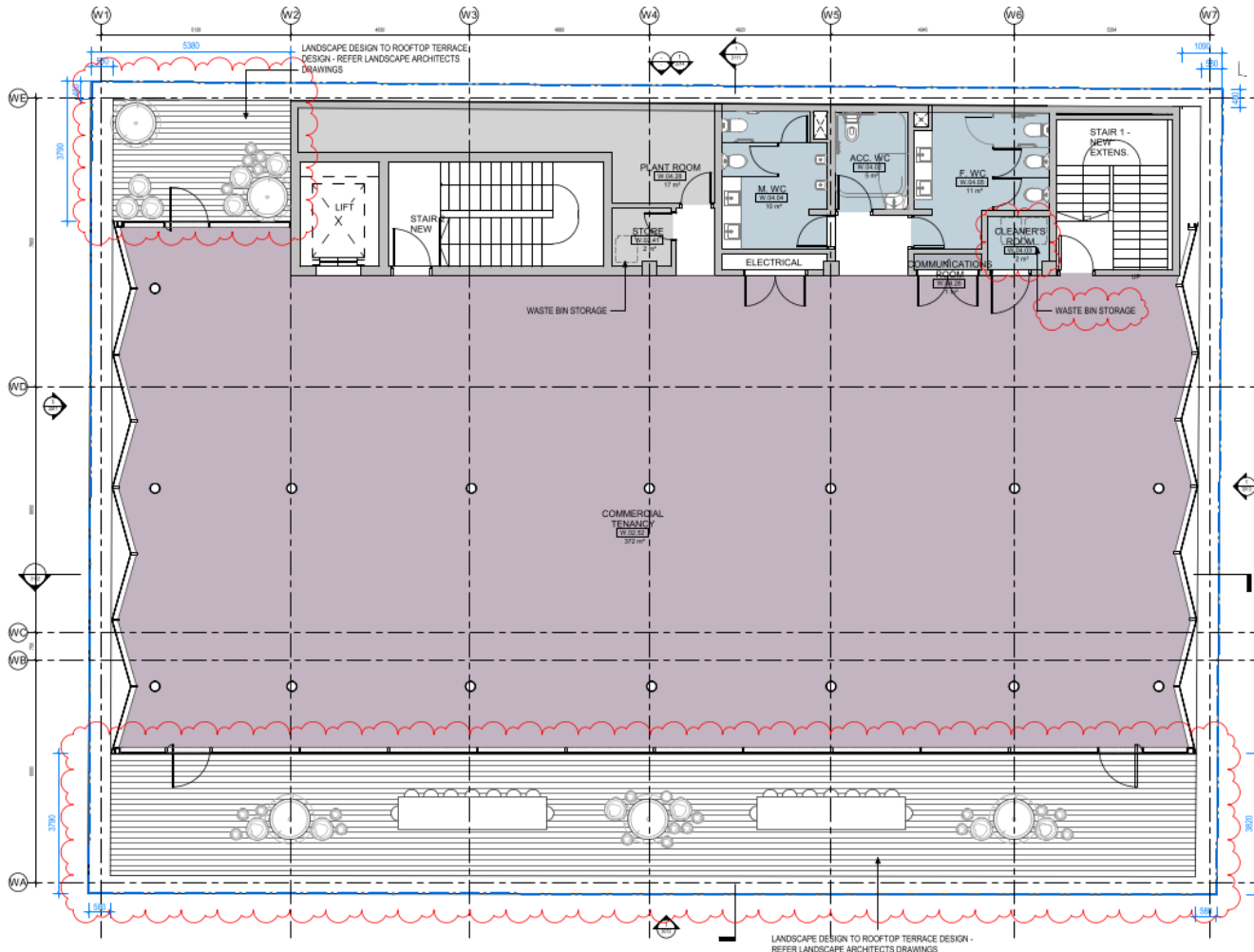
Level 2

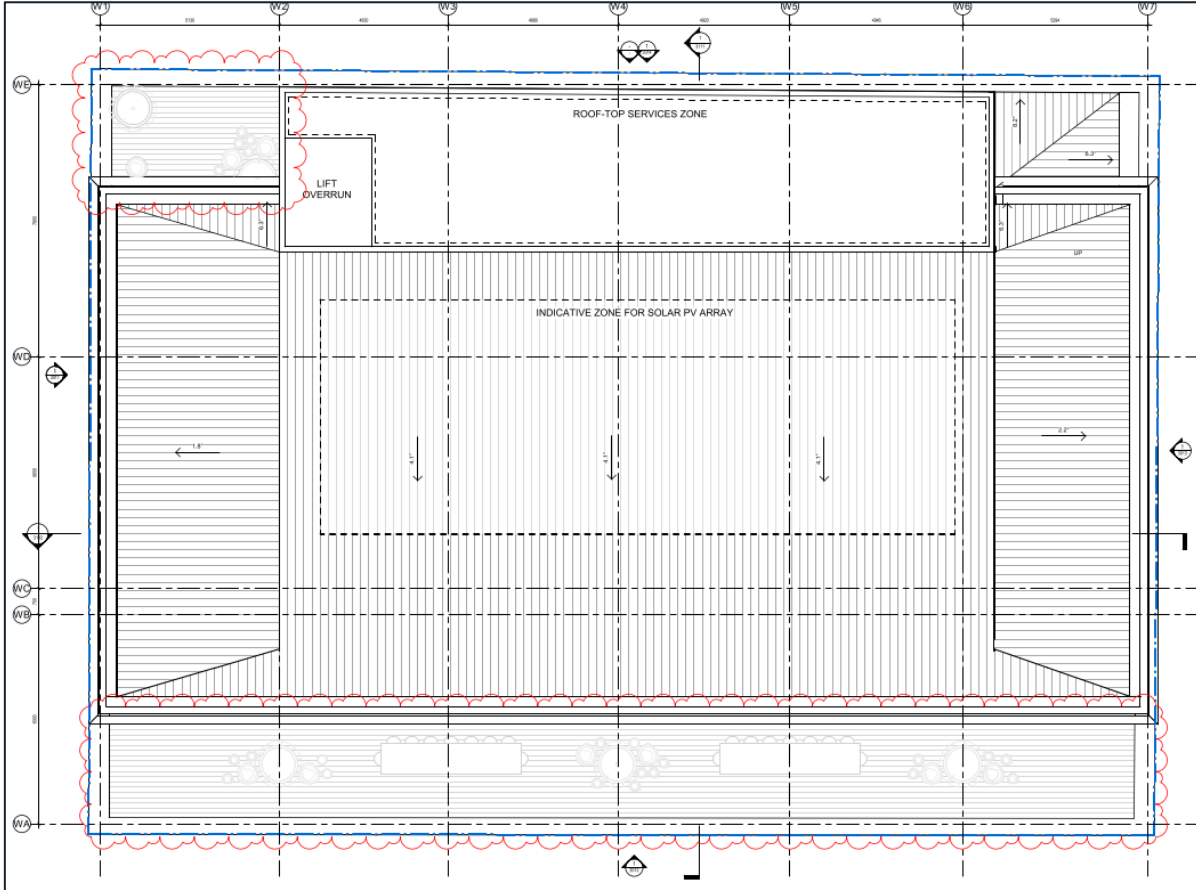


Level 3



new addition
Level 4





roof plan



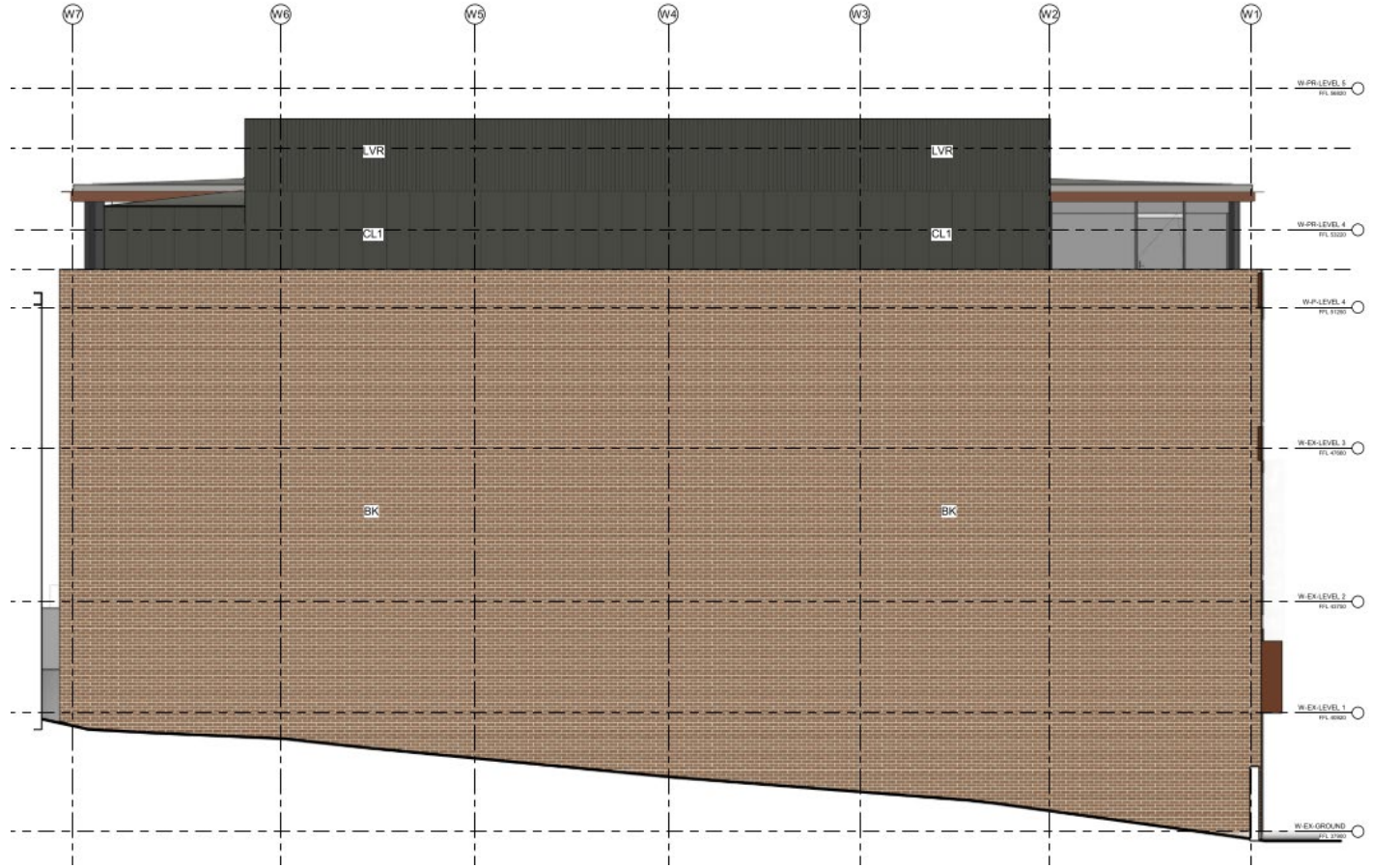
Elizabeth Street -
west elevation



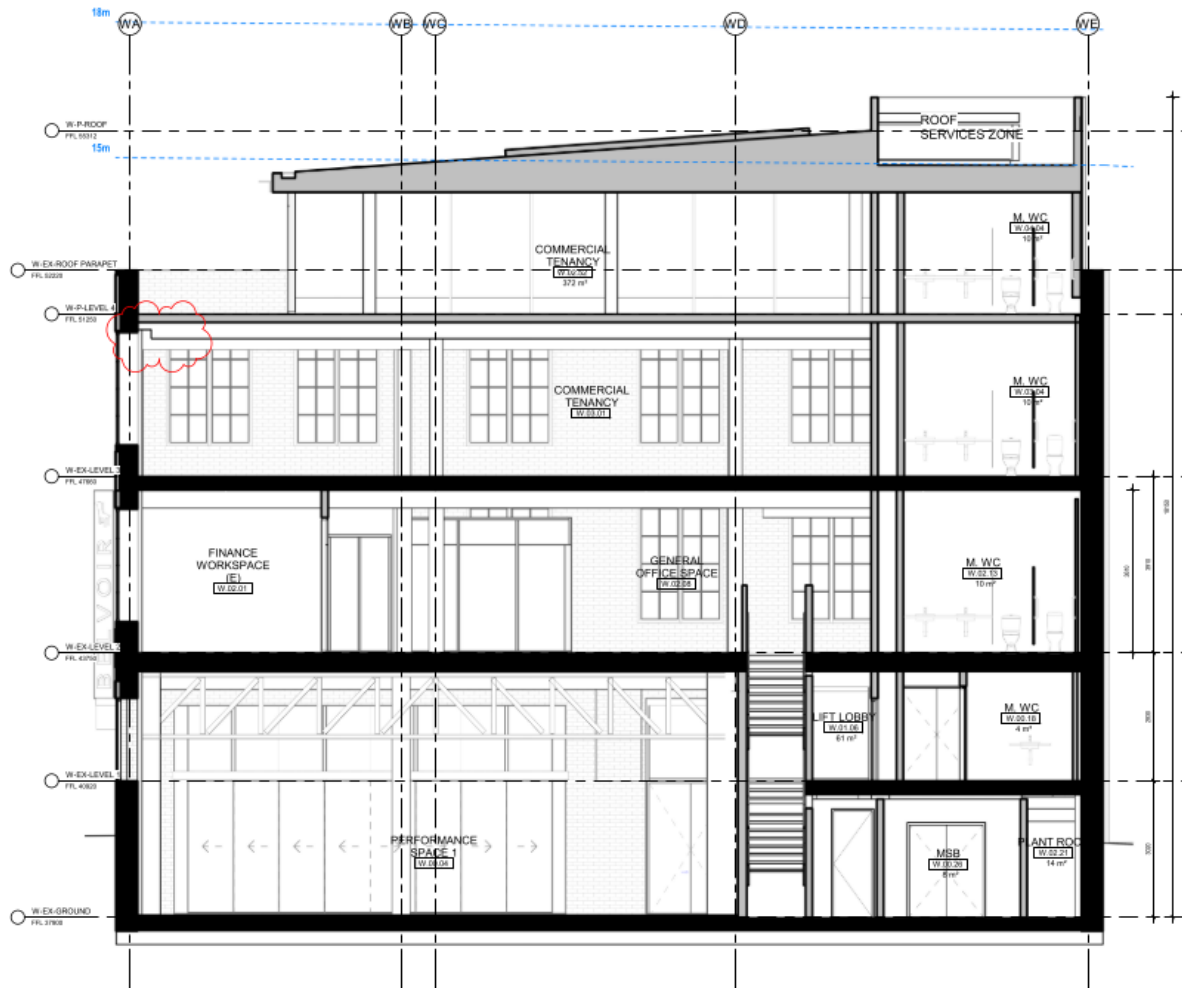
Belvoir Street - south elevation



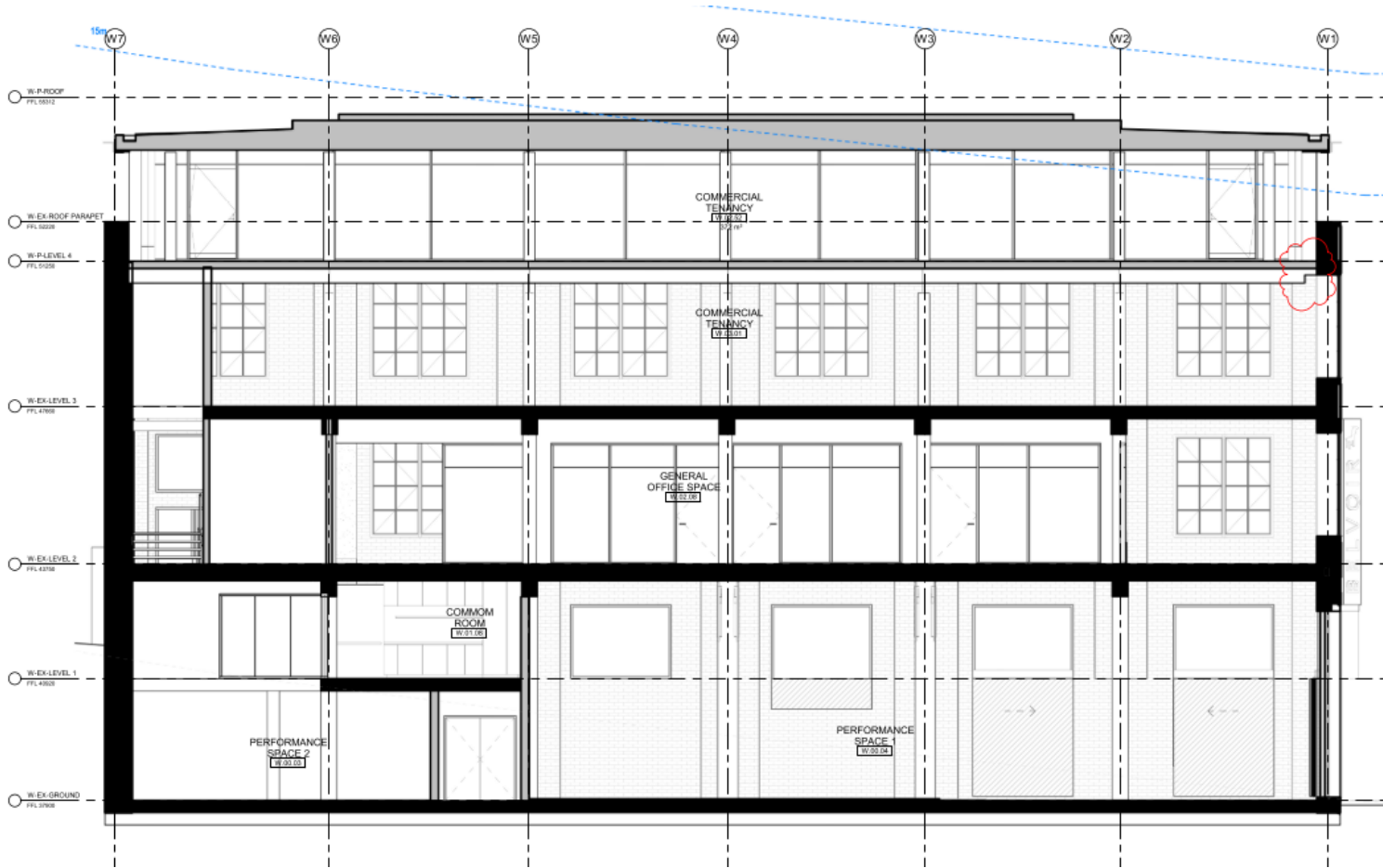
east elevation



north elevation



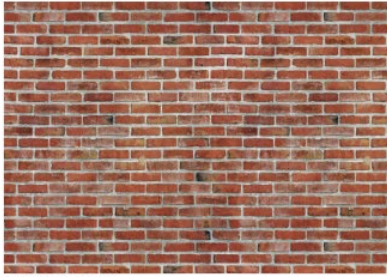
north south section



east west section



perspective



EXISTING BRICK (BK)



RENDERED BRICK (BK/R)
PAINT TO RENDER (DULUX WEATHERSHIELD RENDER REFRESH - COLOUR: RAKU)



EXISTING WINDOWS



WINDOWS / FRAMING
ALUMINIUM FRAMED (UNIVERSAL ANODISERS SATIN CHARCOAL GREY)



VERTICAL LOUVRES (LVR)
POWDER COAT ALUMINIUM (INTERPON D2525 SABLE BRILLIANCE MATT) - TO MATCH CL1



CLADDING (CL1)
STANDING SEAM STEEL CLADDING WITH POWDER COAT FINISH (INTERPON D2525 SABLE BRILLIANCE MATT) - TO MATCH LVR



METAL FINISH (MF1)
POWDER COAT STEEL AND ALUMINIUM (INTERPON D2525 SABLE CORTEN)

Compliance with key LEP standards

| | control | proposed | compliance |
|-------------------|---------|----------|------------------------------------|
| height | 15m | 17.62m | no (cl 4.6 variation supported) |
| floor space ratio | 3:1 | 3.4:1m | no (cl 4.6 variation supported) |

Compliance with DCP controls

| | control | proposed | compliance |
|------------------------|---|-----------------------------------|---------------|
| height in storeys | four storeys | five storeys | no |
| floor to floor heights | ground floor - 4.5m first floor & above - 3.6m | ground floor – 3 to 5.8m | no - existing |
| | | level 1 – 2.85m | no - existing |
| | | level 2 – 3.9m | yes |
| | | level 3 – 3.6m | yes |
| | | level 4 – 2.7m (floor to ceiling) | no |

Compliance with DCP controls

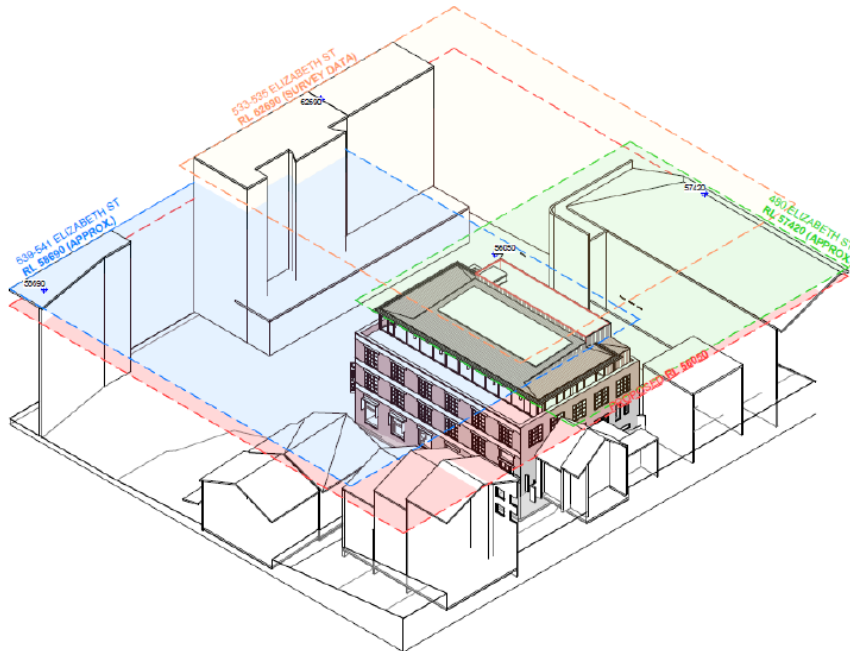
| | control | proposed | compliance |
|-----------|-------------------------------|----------|--------------------------|
| deep soil | 10% of the site (66.8 sqm) | none | no - same as existing |

Issues

- height non-compliance - bulk and scale
- floor space non-compliance
- contributions

Height, bulk and scale

- non-compliance with 15m height control and 4 storey control
- proposal is 17.62m and 5 storeys
- non-compliance partly a result of the fall of the site (approx. 3.7m)
- addition set back from south boundary and visually recessive
- no unreasonable overshadowing or overlooking to neighbours
- height is contextually appropriate
- CI 4.6 variation request is supported



aerial view of
surrounding context

height comparison of
surrounding buildings

Floor space

- non-compliance with 3:1 FSR control
- proposal has 3.4:1 FSR
- no increase in GFA compared to the existing building
- no unreasonable overshadowing or overlooking to neighbours
- CI 4.6 written variations submitted and supported

Contributions

- applicant seeking exemption from s7.11 & affordable housing contributions
- on basis that they are a not-for-profit organisation and no additional GFA is created
- not-for-profit theatre organisation is not excluded under s7.11 & affordable housing contribution plans
- s7.11 contribution is only for net population increase
- affordable housing contribution applies where existing floor space is demolished and replaced, even if for the same purpose (LEP cl. 7.13)

Recommendation

Approval subject to conditions