

# Local Planning Panel

18 December 2024

# Application details

Address: 141-155 Commonwealth Street, Surry Hills

Application: D/2024/122

Applicant: The SJB Architecture NSW Unit Trust

Owner: Mohammed Tariq

Architect: SJB

Planning: ABC Planning

Heritage: Urbis

# Proposal

demolition of existing structures (excluding substation), excavation and construction of a Part 5 - Part 6 storey mixed-use development, comprising:

- retail premises on ground/lower ground floor
- office premises on ground floor and above
- basement car parking (16 space), EoT facilities and plant/services
- landscaped communal rooftop terrace (with plant) and lower level terrace

# Recommendation

- approval subject to conditions

# Reason reported to LPP

The application is reported to the LPP for determination due to departure from Height of Buildings development standard:

- proposal contravenes the 18m Height of Buildings development standard by more than 10%
- proposed development has a maximum building height of 20.58m, representing a 14.3% variation of the standard.

# Notification



- exhibition period 19 March to 10 April 2024
- 523 owners and occupiers notified
- 21 submissions received

# Submissions

- overshadowing
- height
- visual and acoustic privacy
- heritage
- servicing
- car parking

# Submissions



-  subject site
-  submitters

# Site







site viewed from Commonwealth Street looking south-west



existing substation to be retained on the Commonwealth Street frontage



site viewed from Reservoir Street looking north-east



site viewed from Beauchamp Lane looking south-east



neighbouring RFB to the west (74-80 Reservoir Street),  
viewed from Reservoir Street looking north-west



existing development on Reservoir Street diagonally opposite to the south-west



existing development directly opposite on Reservoir Street, located to the south



existing development on Reservoir Street diagonally opposite to the south-east





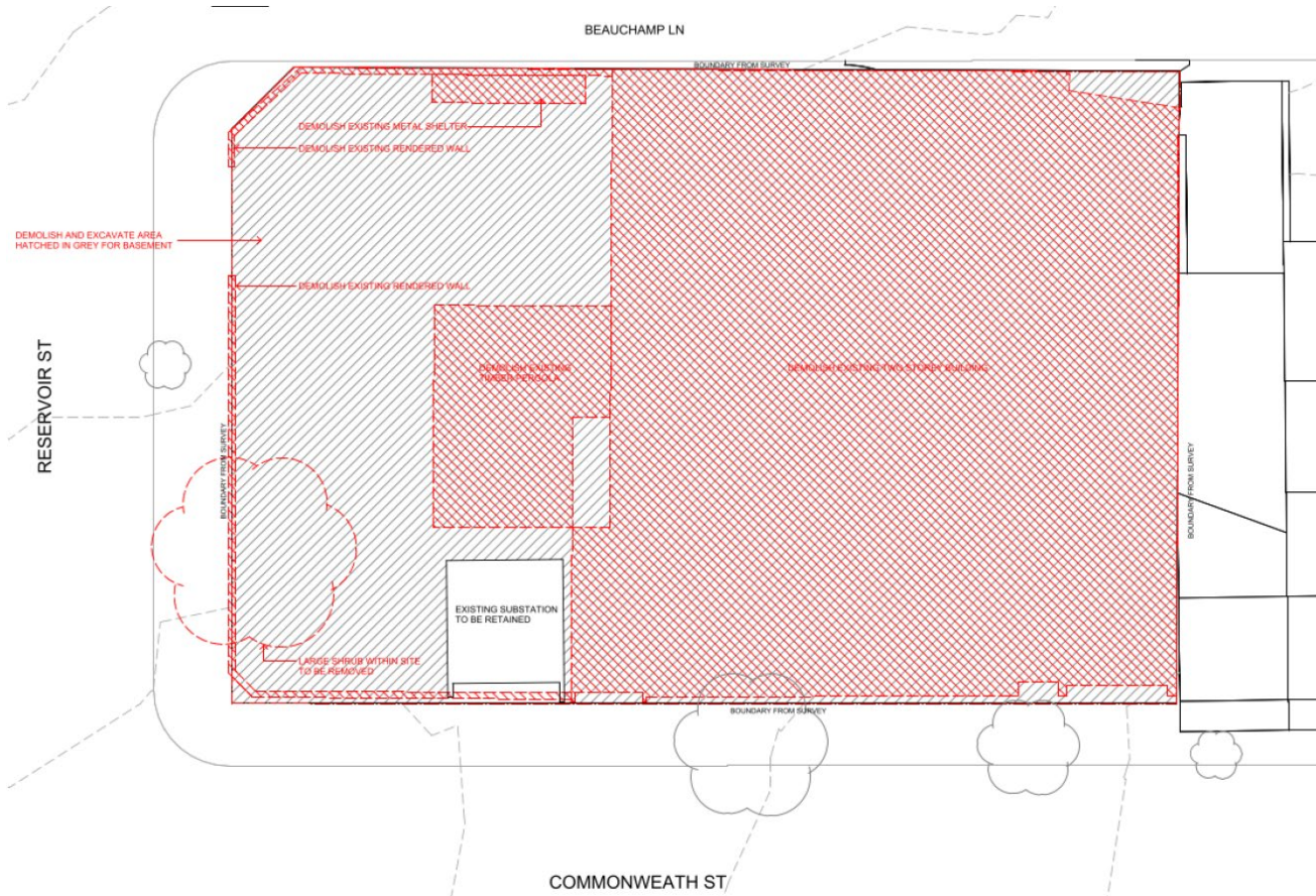
existing development on Reservoir Street diagonally opposite to the south-east



adjoining terraces to the north, viewed from Commonwealth Street looking west

# Proposal

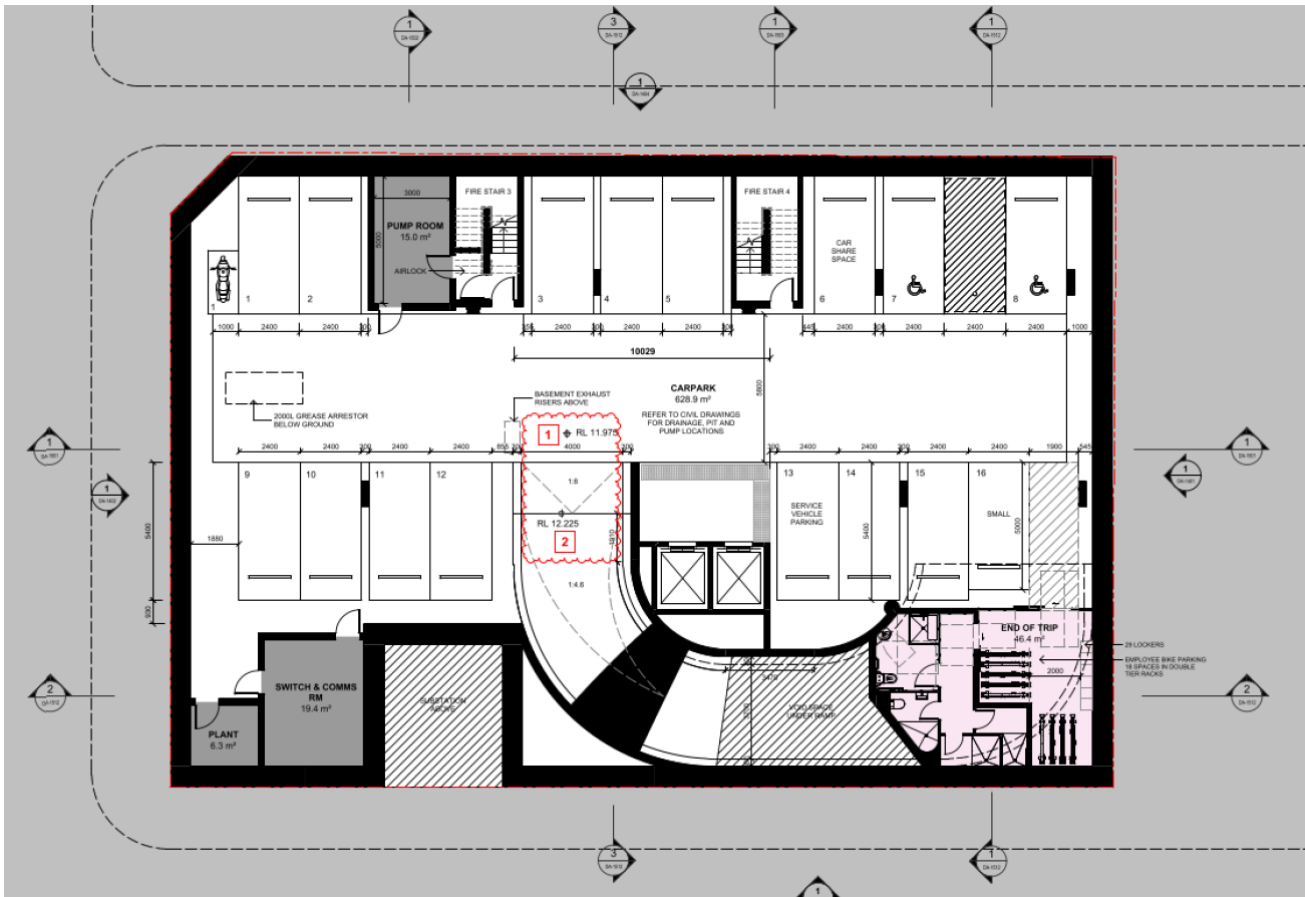




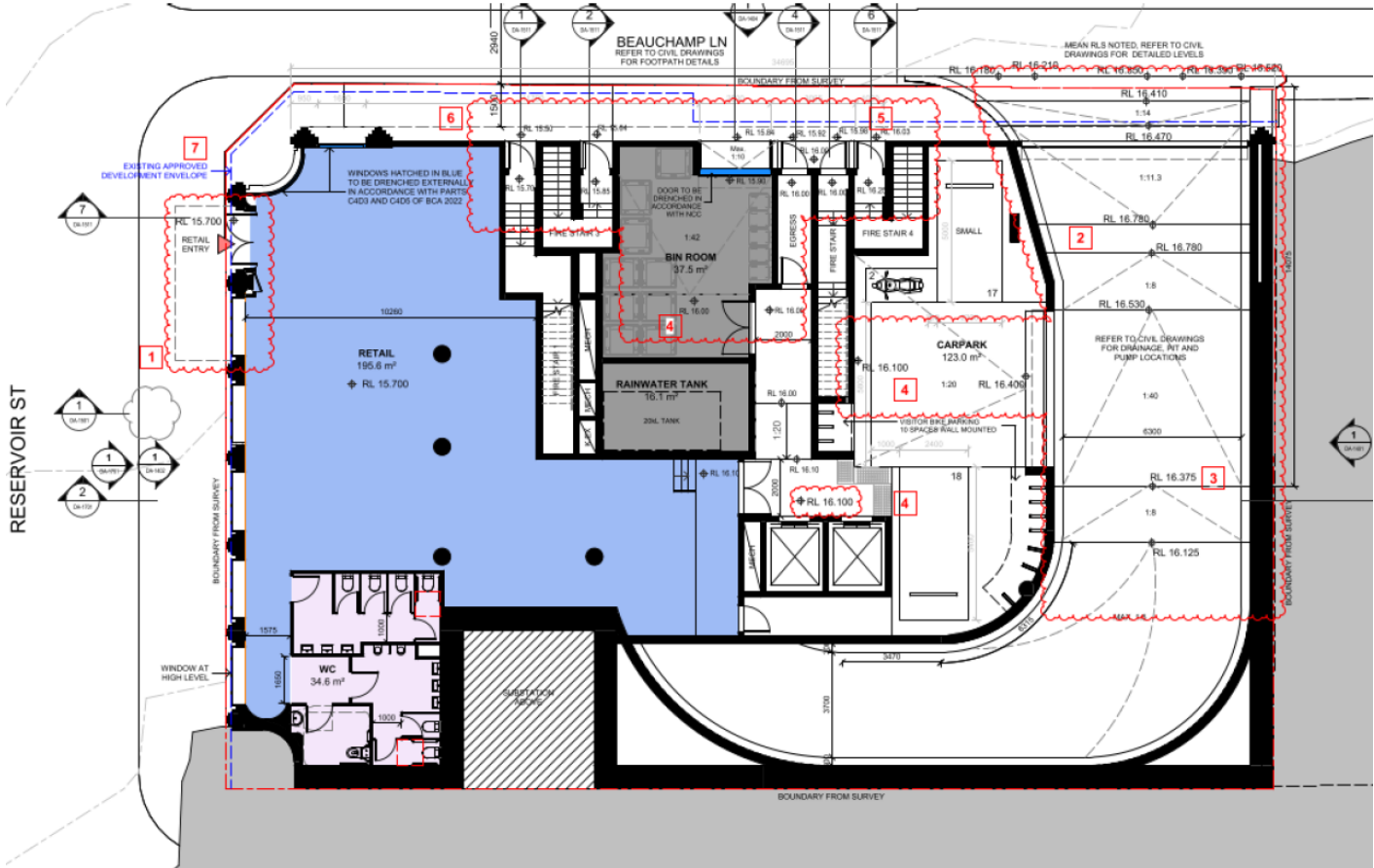
demolition plan



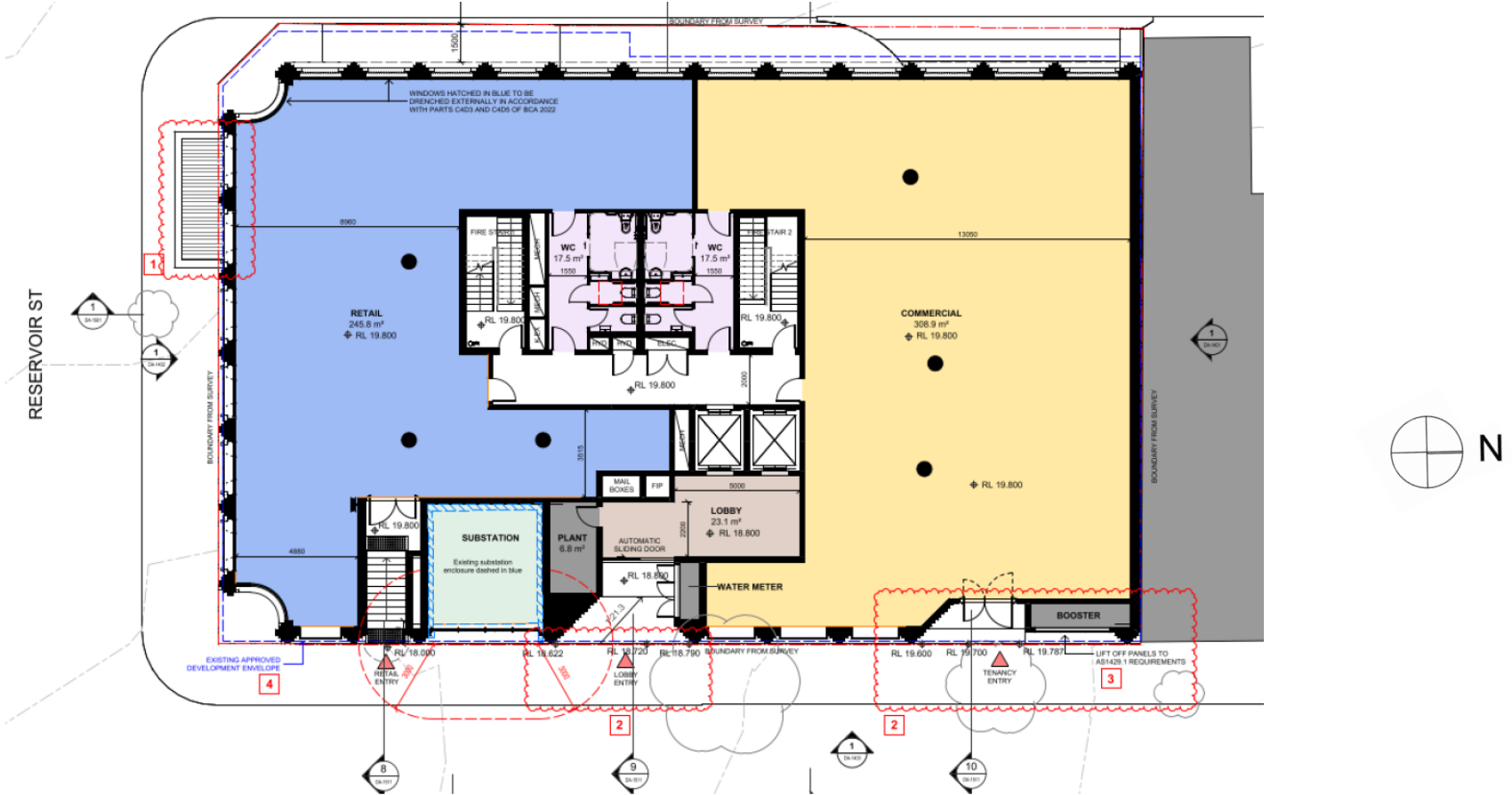
site plan



basement



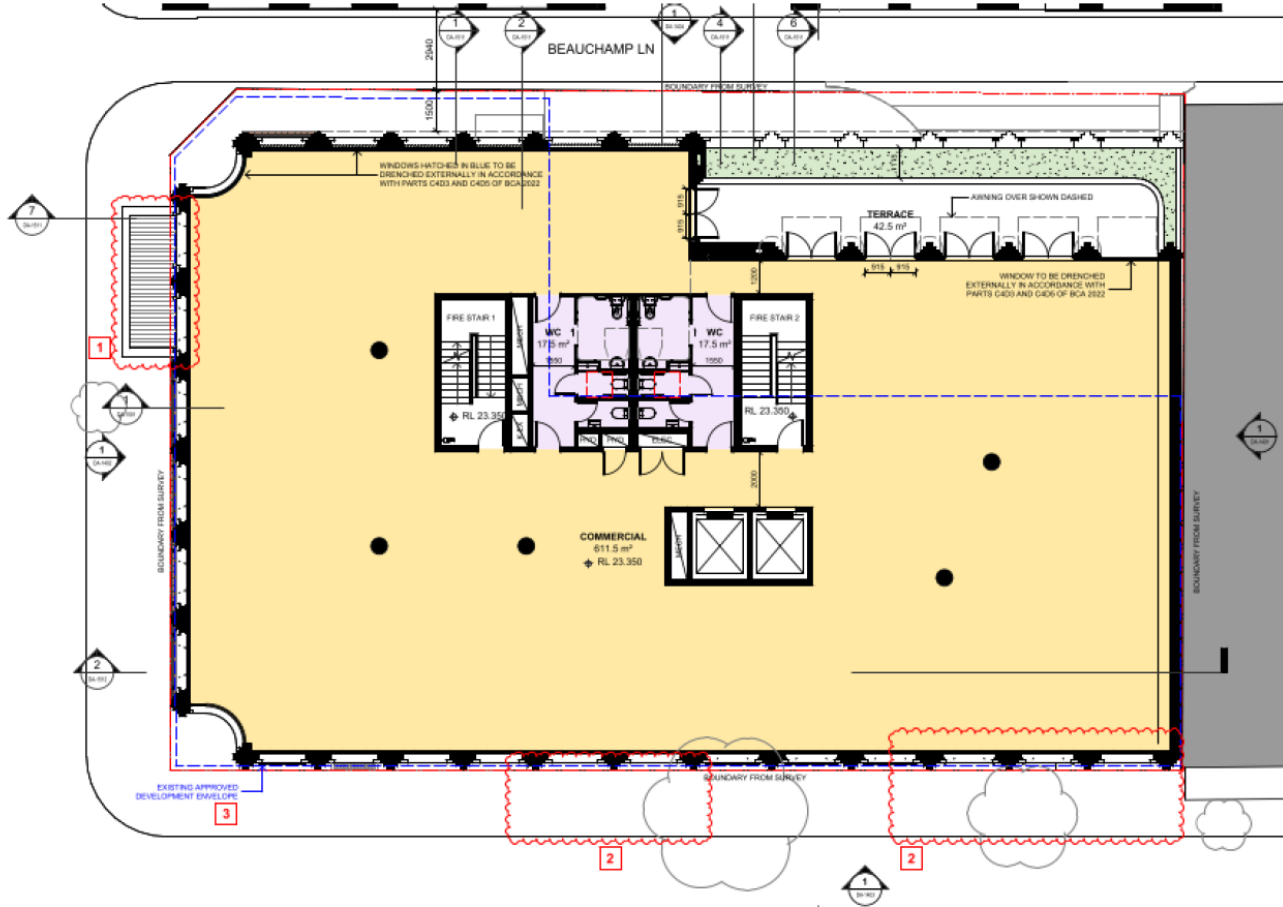
lower ground



upper ground

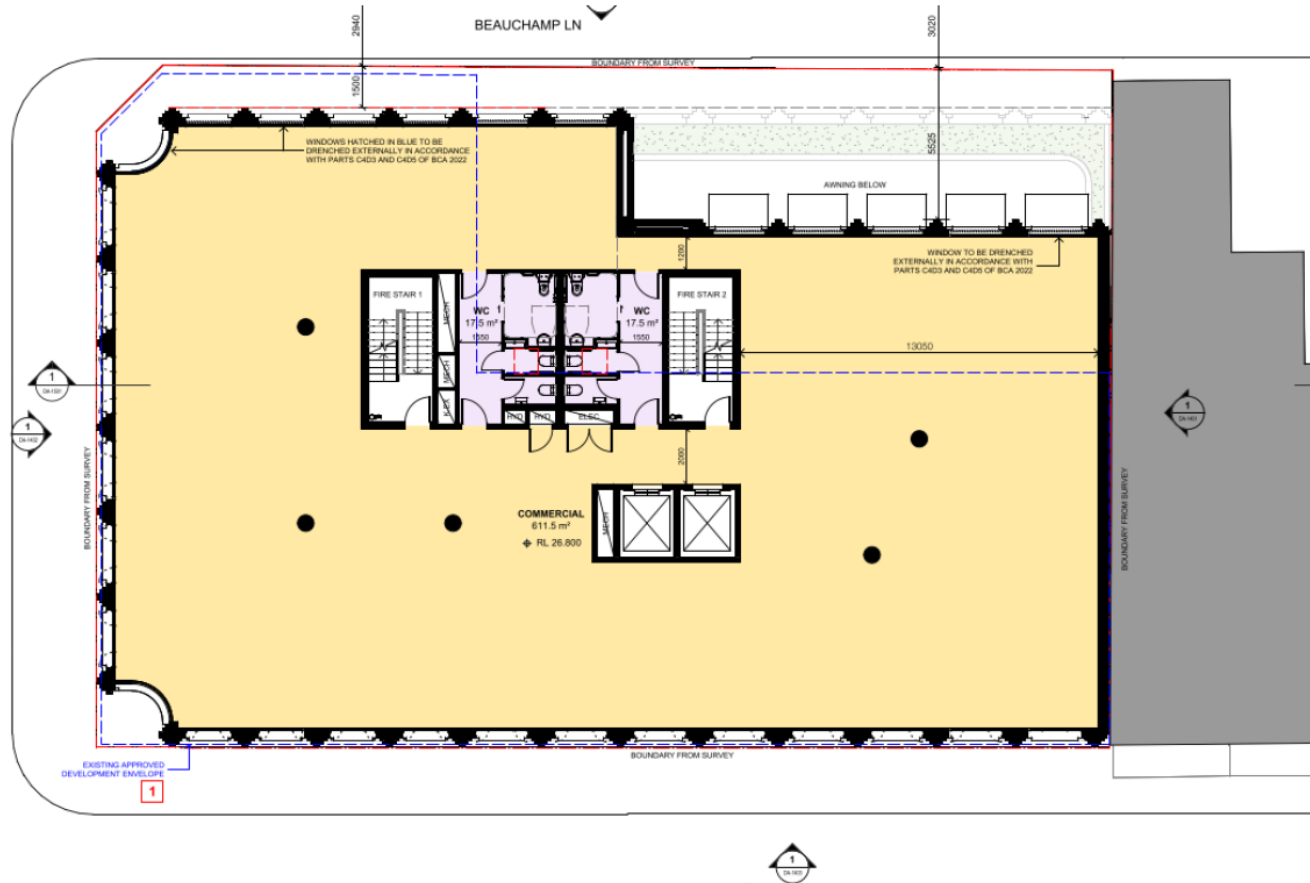


RESERVOIR ST



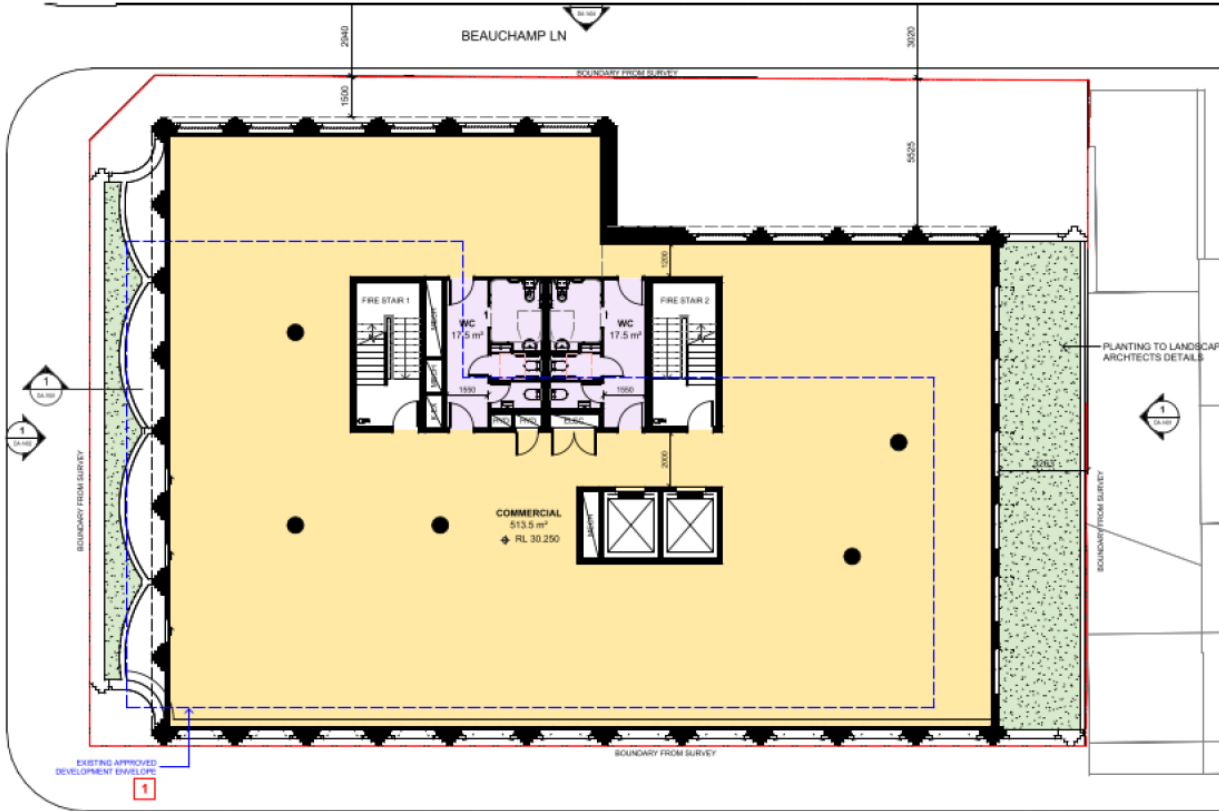
Level 1

RESERVOIR ST



Level 2

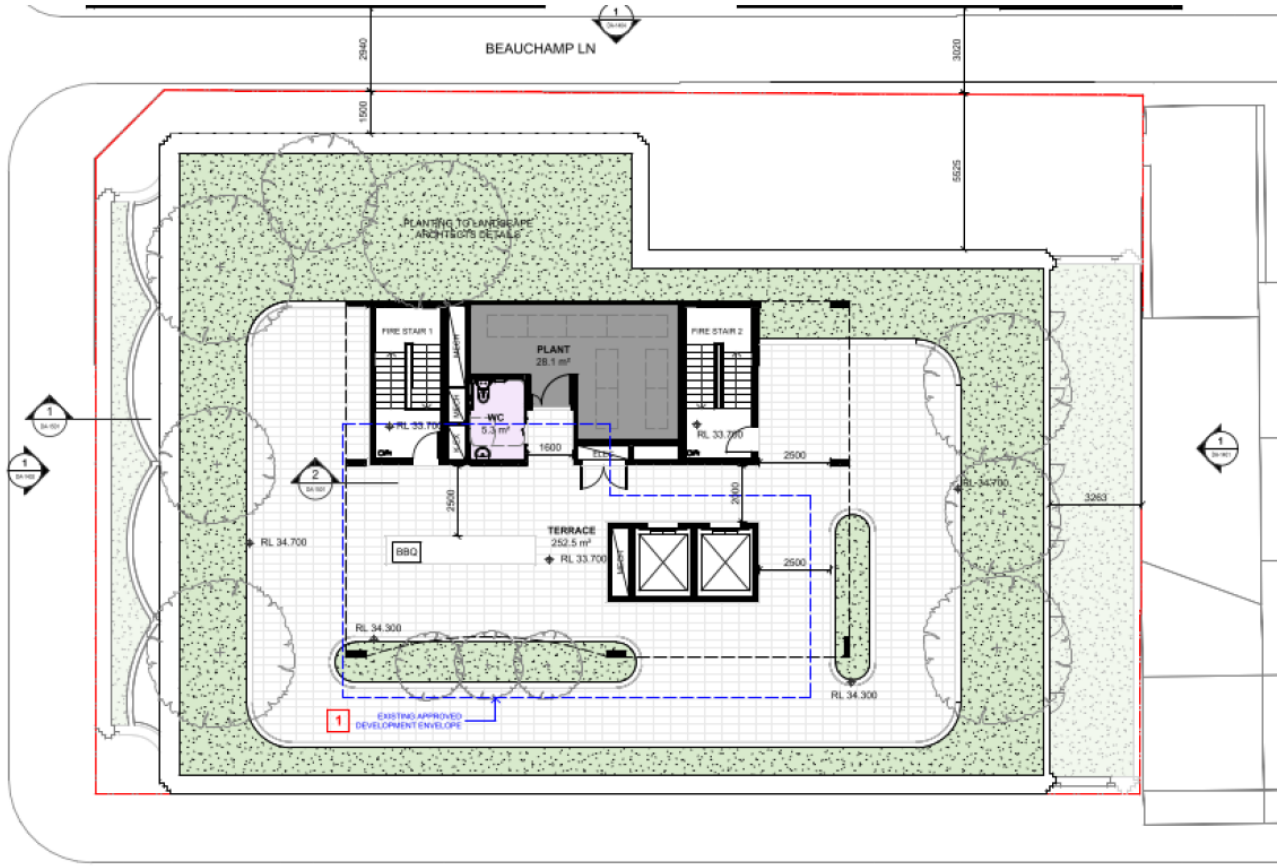
RESERVOIR ST



Level 3



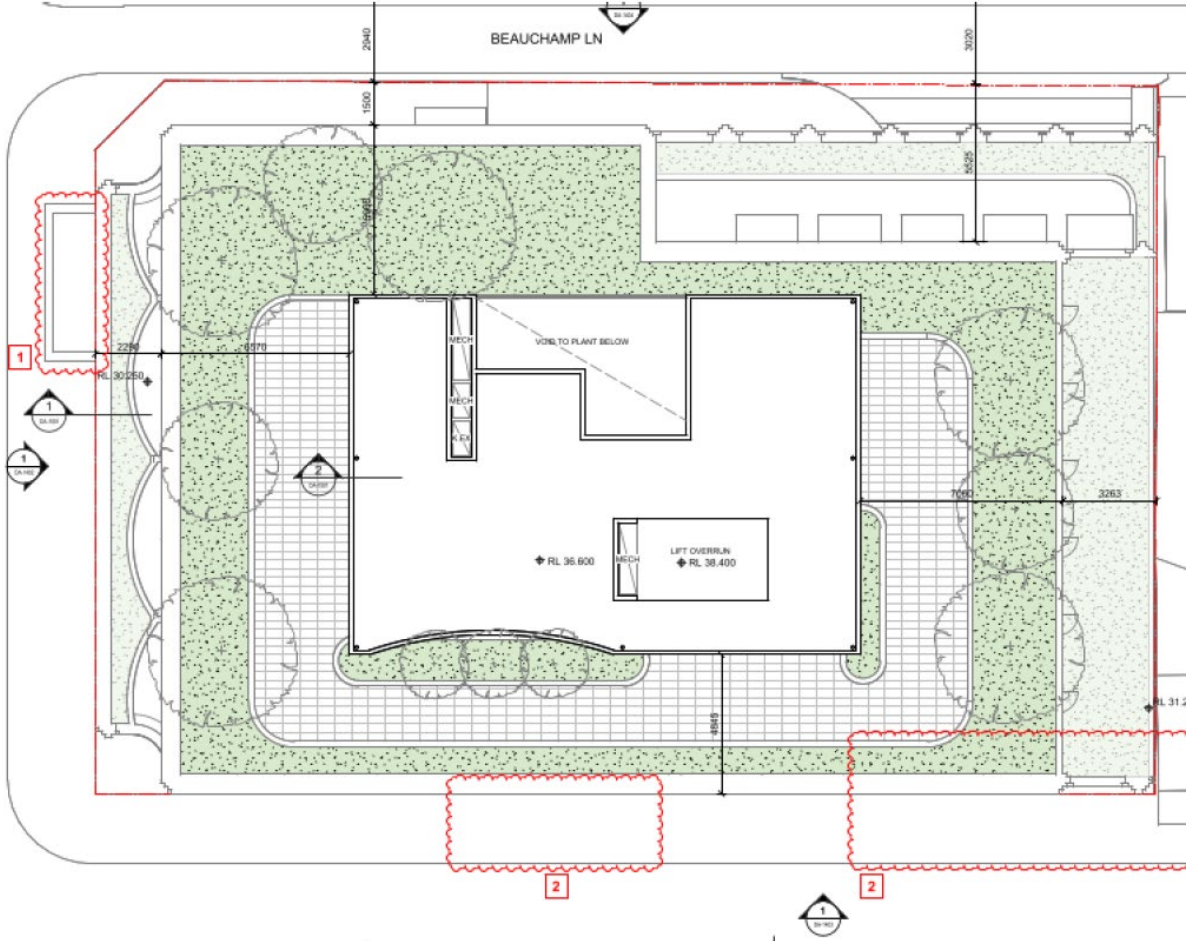
RESERVOIR ST



rooftop terrace



roof plan



RESERVOIR ST



Commonwealth Street elevation (east)

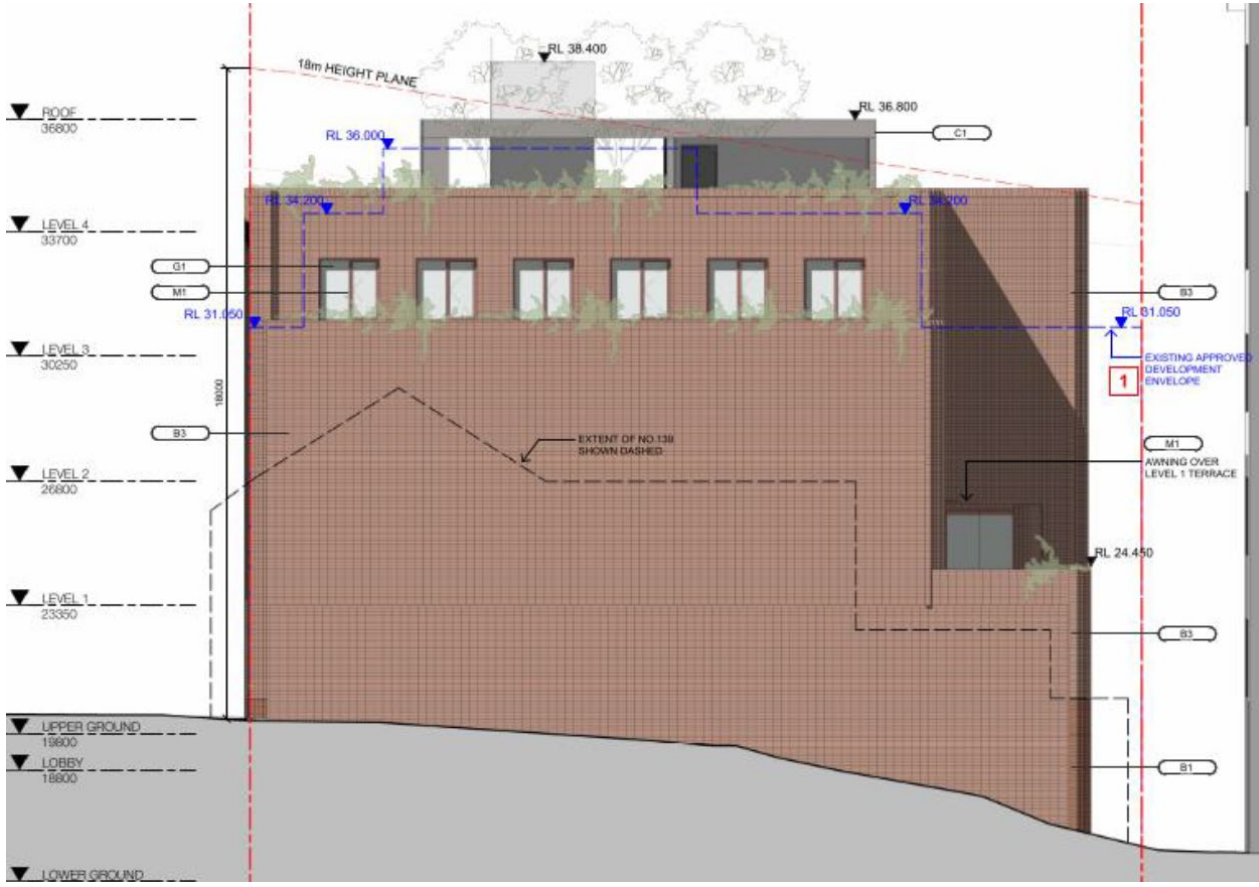


Reservoir Street elevation (south)

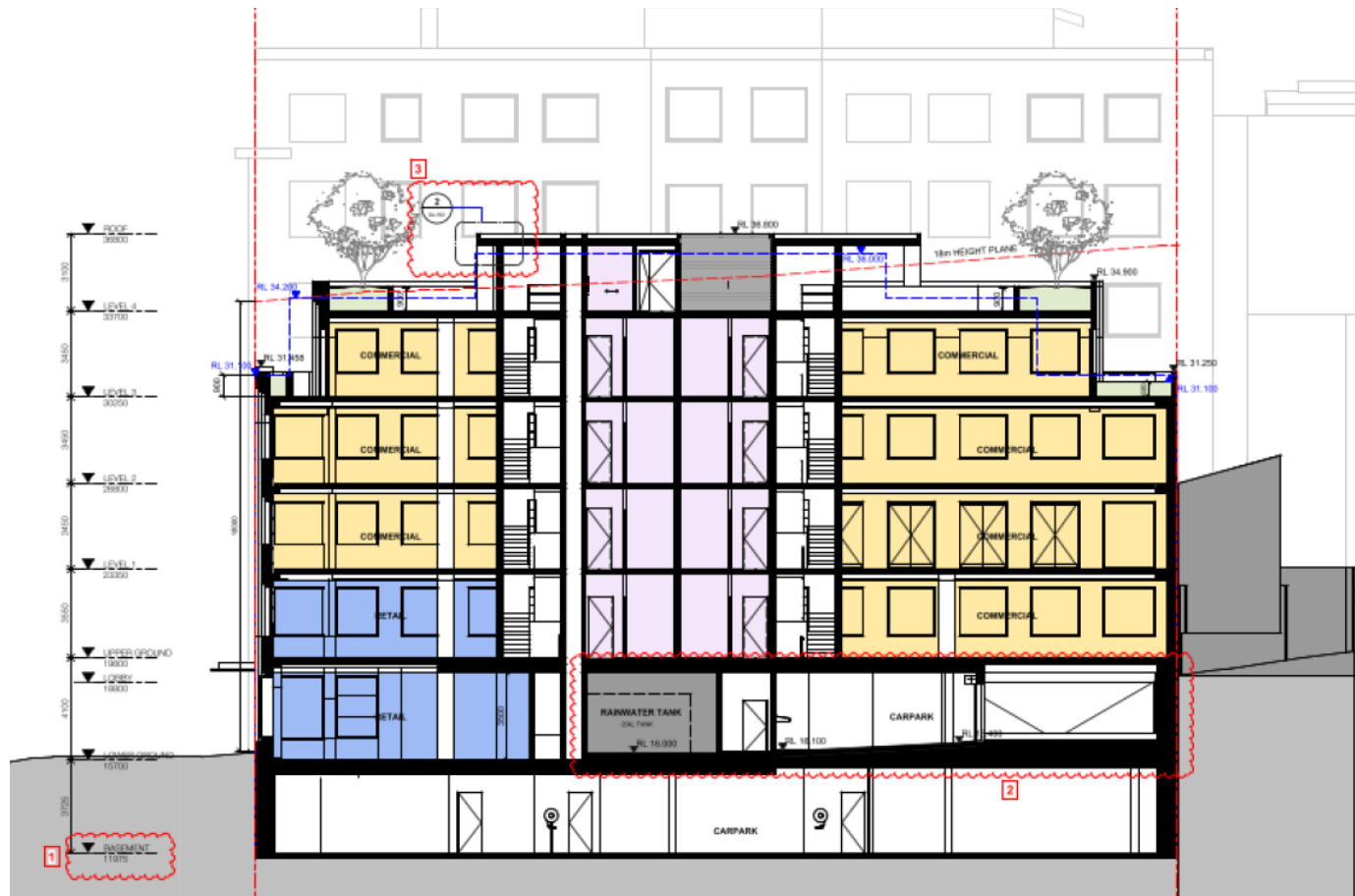


Beauchamp Lane elevation (west)

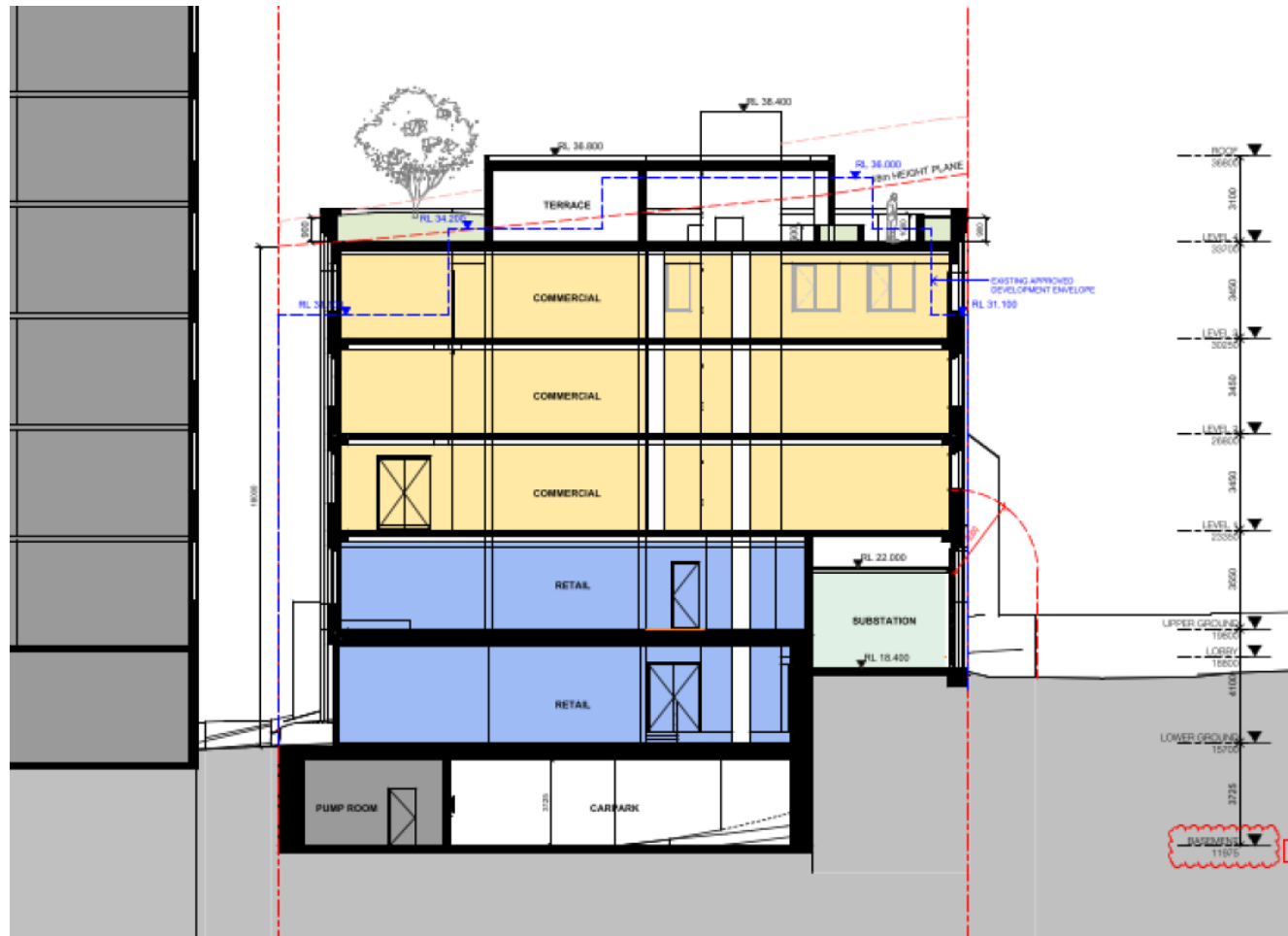




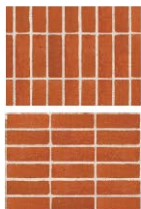
rear elevation (north)



long section



short section



**B4**  
BRICK MASONRY SOLDIER BOND, FINISH 1  
NUBRICK - CHAPEL RED OR EQUIVALENT



**B3**  
BRICK MASONRY STACK BOND, FINISH 1  
NUBRICK - CHAPEL RED OR EQUIVALENT



**B2**  
BRICK MASONRY SOLDIER BOND, GLAZED FINISH  
AUSTRAL SPECIALTY - SIENNA OR EQUIVALENT



**B1**  
BRICK MASONRY STACK BOND, GLAZED FINISH  
AUSTRAL SPECIALTY - SIENNA OR EQUIVALENT



**M1**  
POWDERCOATED METAL DOORS, FRAMING, LOUVRES  
AND AWNINGS  
DULUX COLORBOND TERRITORY RED OR EQUIVALENT



**G1**  
CLEAR GLAZING TO SECTION J REQUIREMENTS  
VIRIDIAN LOW-E COMFORT PLUS CLEAR OR  
EQUIVALENT IN SINGLE AND DOUBLE GLAZED UNITS



# Proposal



# Compliance with key LEP standards

	control	proposed	compliance
height	18m	20.58m	no
floor space ratio	3:1 (2,739sqm)	3.12:1 (2,852sqm)*	no

*\* proposed FSR includes 48sqm of EoT bonus additional floorspace (Cl6.13 of LEP)*

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	5 storeys	part-5 / part-6 storey	partial non-compliance
floor to floor heights	<ul style="list-style-type: none"><li>• ground – 4.5m</li><li>• upper levels – 3.6m</li></ul>	<ul style="list-style-type: none"><li>• lower ground – 4.1m</li><li>• upper ground – 3.65m</li><li>• upper levels – 3.45m</li></ul>	no

# Compliance with DCP controls

	control	proposed	compliance
deep soil	10% of site area	zero	no
tree canopy	15% of site area (137sqm)	22.24% of site area (203.16sqm)	yes

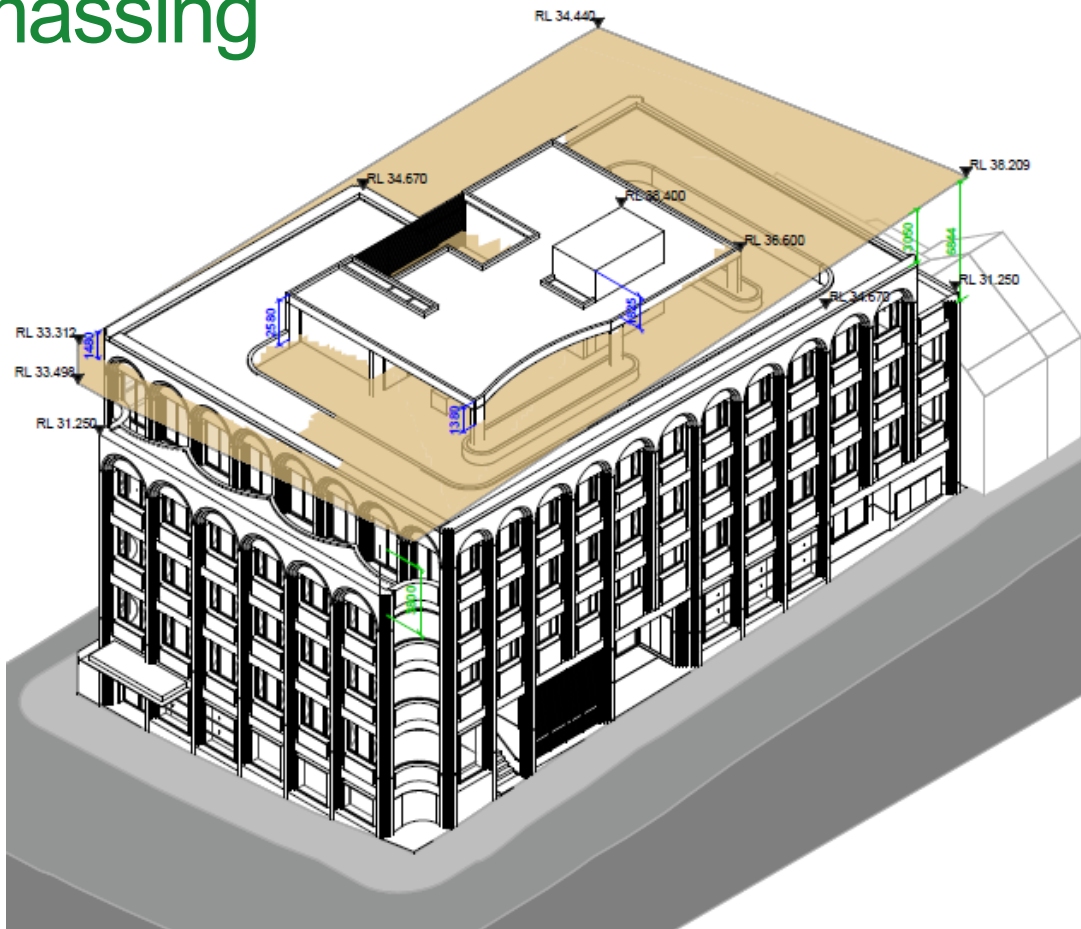


# Issues

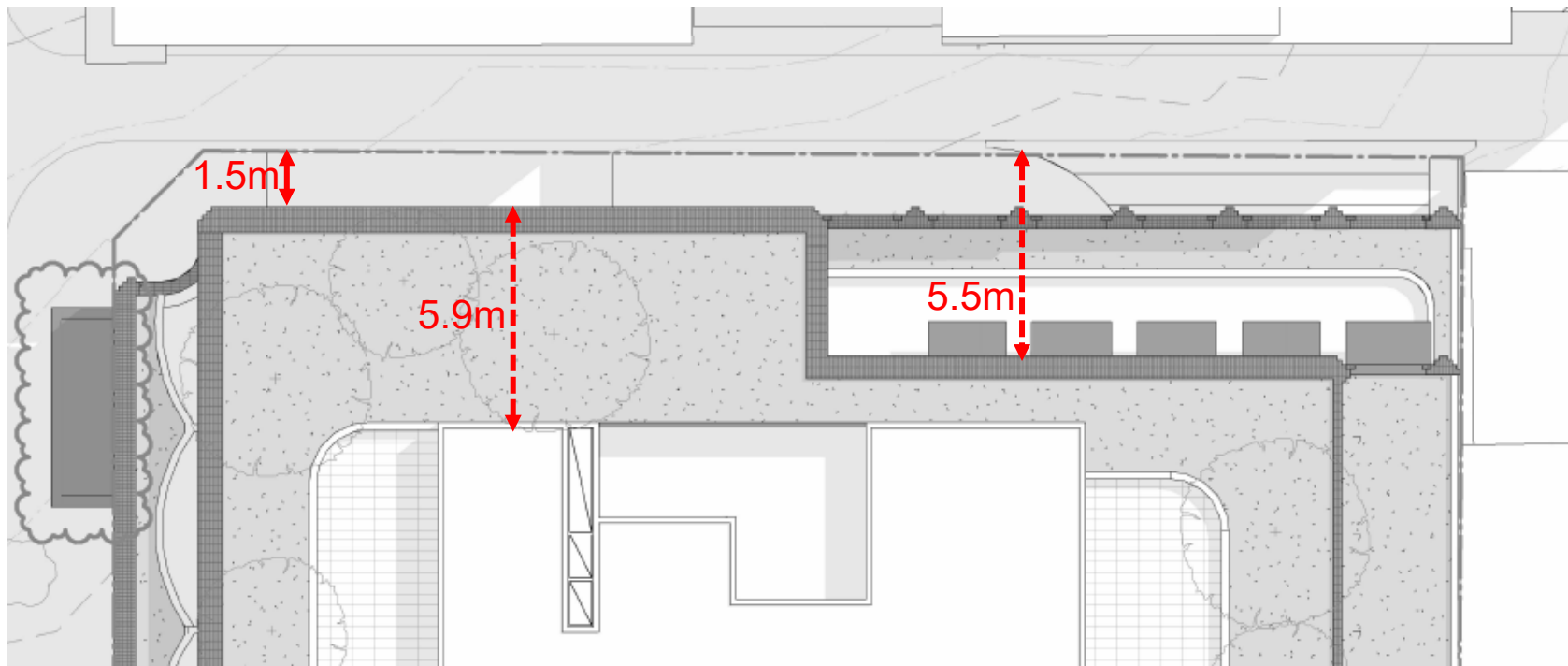
- height, bulk and massing
- overshadowing
- visual privacy
- rooftop and lower-level terraces
- deep soil and urban greening

# Height, bulk and massing

- sloping site topography
- majority of building under height limit
- centred and discreet rooftop level
- consistent with surrounding scale of development



# Height, bulk and massing



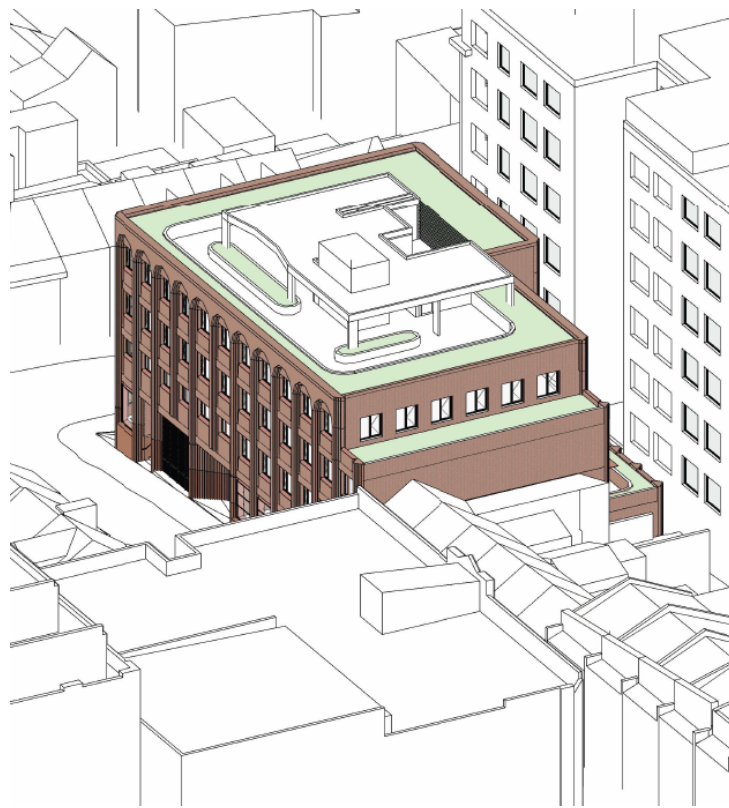
# Overshadowing

- overshadowing impacts to surrounding properties generally compliant with DCP provisions
- overshadowing to residential balconies of 74-80 Reservoir Street resulting in a non-compliance



# Overshadowing

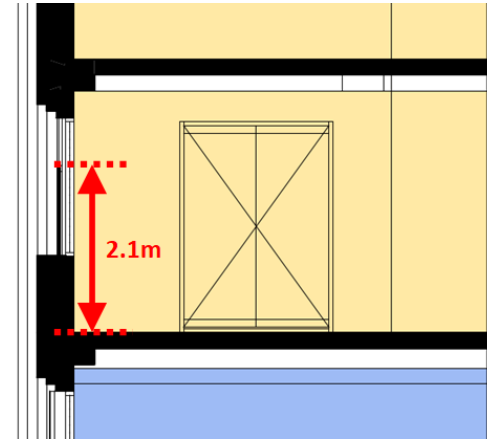
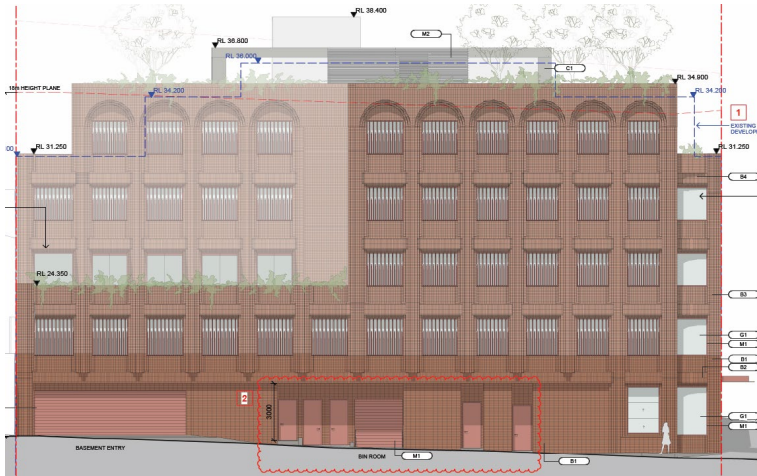
- solar amenity constrained by sun angle and design of re-entrant balconies
- impacted balconies susceptible due to lower level and narrow width of Beauchamp Lane
- building form articulation and setbacks assist in mitigating overshadowing impacts
- height of rooftop parapet provides for meaningful planting of rooftop area



VIEW FROM SUN - WINTER 1000

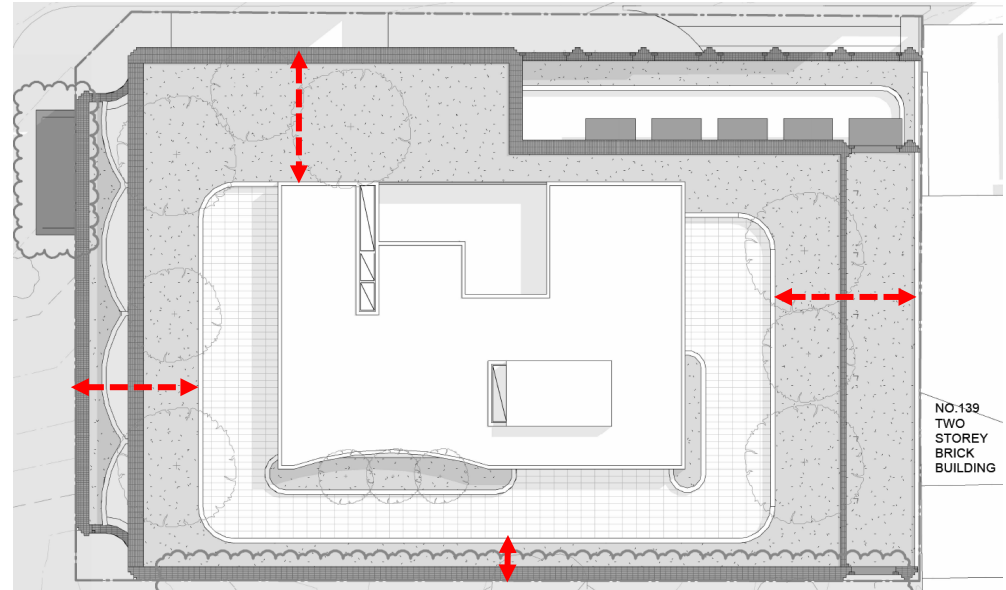
# Visual Privacy

- palisade privacy screening to west facing windows
- balances commercial amenity and adequate mitigation of overlooking



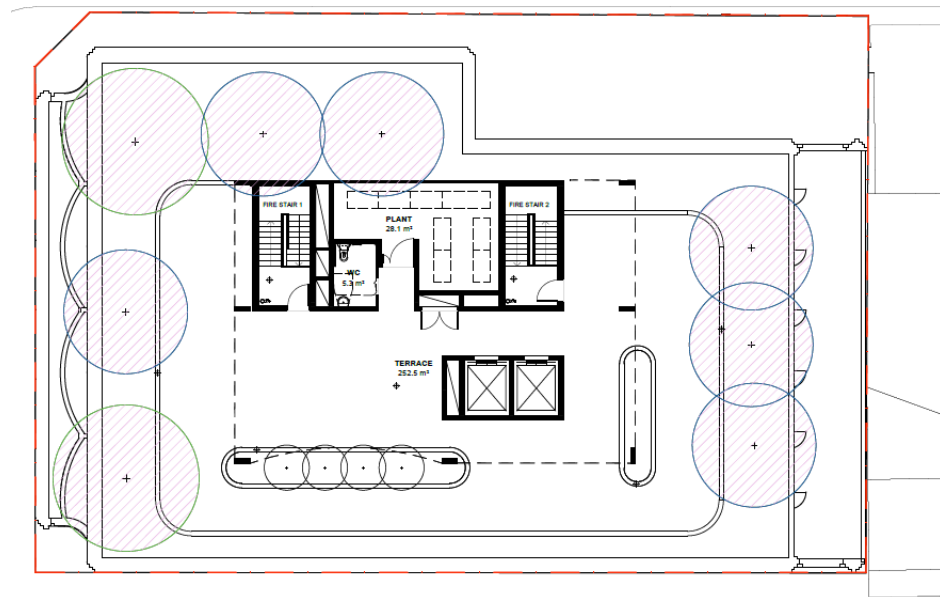
# Rooftop and Lower-Level Terrace

- trafficable areas setback from building edges
- plan of management provisions to safeguard residential amenity
- hours 8pm to 10pm subject to trial period
- lower-level terrace impacts limited by size and configuration



# Deep Soil and Urban Greening

- near full site coverage and hardstand as existing
- lack of deep soil provision offset by urban greening initiatives and canopy coverage
- rainwater tank in basement to capture stormwater runoff and used for irrigation



Tree Canopy



# Recommendation

approval subject to conditions