

Local Planning Panel

10 June 2026

Application details

Address: 16-22 Cooper Street, Surry Hills

Application: D/2025/1198

Applicant: Michael Stokes

Owner: STRATA PLAN NO 65207

Architect: SJB Architects

Planning Consultants: Principle Planning

Proposal

Construction of an eight storey mixed-use development:

- basement car parking for 10 cars
- two retail tenancies fronting Cooper Street
- 10 apartments
- ground level communal area
- waste, plant, and servicing areas in basement and at ground floor and roof level

Recommendation

Approval subject to conditions

Reason reported to LPP

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

- the development comprises a new residential flat building and is 4 or more storeys in height
- the development exceeds the height of buildings development standard by 10%

Relevant Applications

D/2023/904 – Development consent granted on 5 June 2024 by LPP for:

- construction of a 7-storey commercial building with basement parking

This consent lapses on 5 June 2029



Previous consent - D/2023/904

Notification

- exhibition period 4 December 2025 to 4 January 2026
- 467 owners and occupiers notified
- 11 submissions received

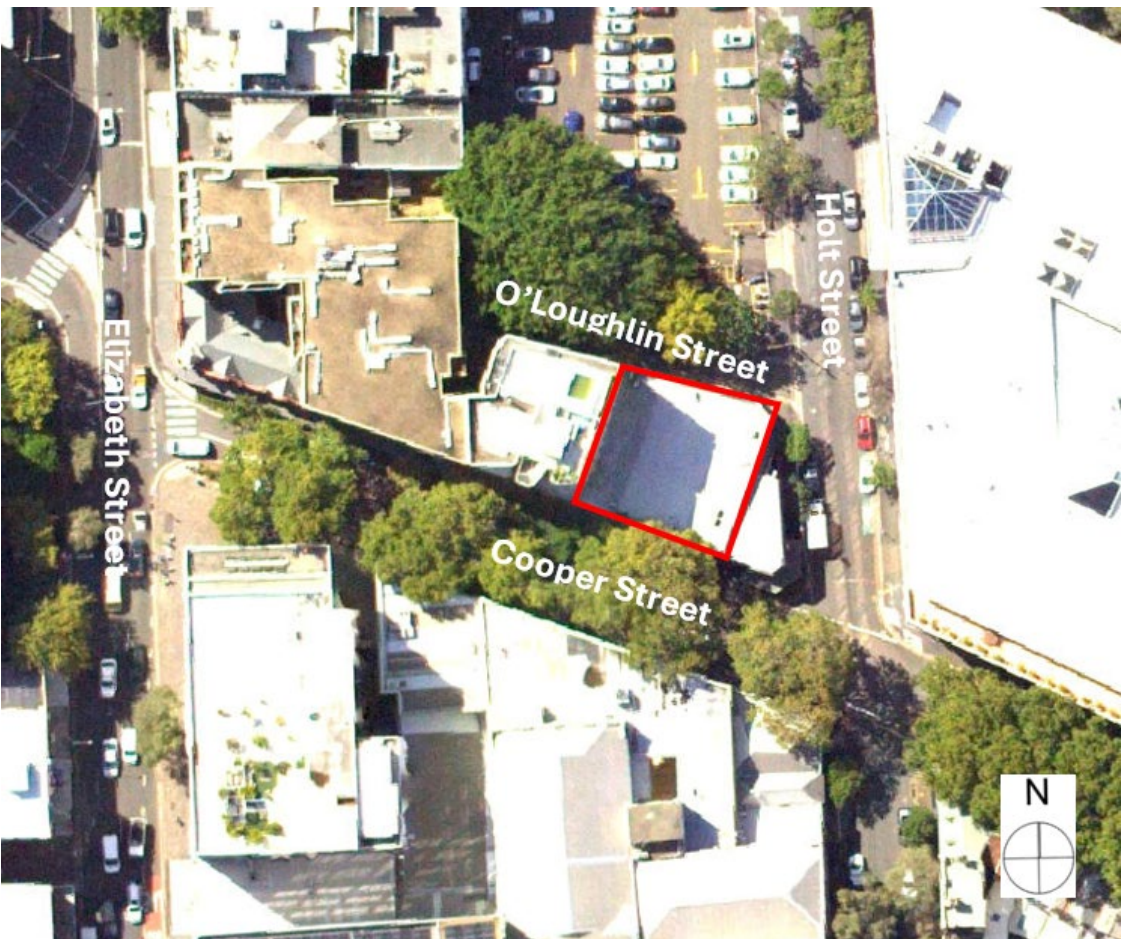
Submissions

- impacts from construction activities on neighbouring properties and businesses
- bulk and scale, overshadowing and loss of outlook
- security and privacy issues from use of Cooper Street balconies
- potential impacts to any future development of the NewsCorp car park

Submissions



-  subject site
-  submitters



Site



site viewed from Cooper Street looking north



corner of Cooper Street and Holt Street looking north-west



site viewed from the corner of Cooper Street looking north-east



site viewed from Holt Street looking west



site viewed from the O'Loughlin Street car park looking south

Proposal



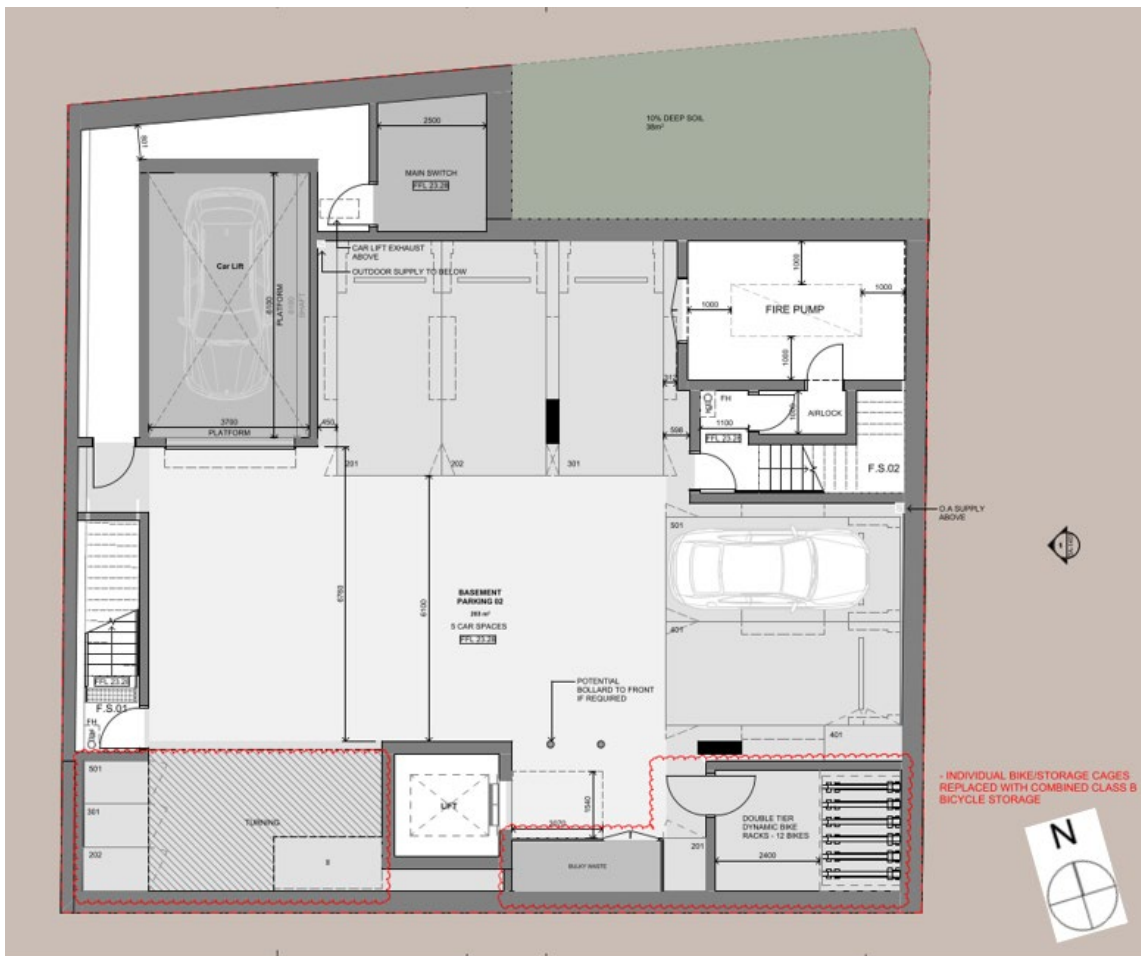
view from Cooper Street

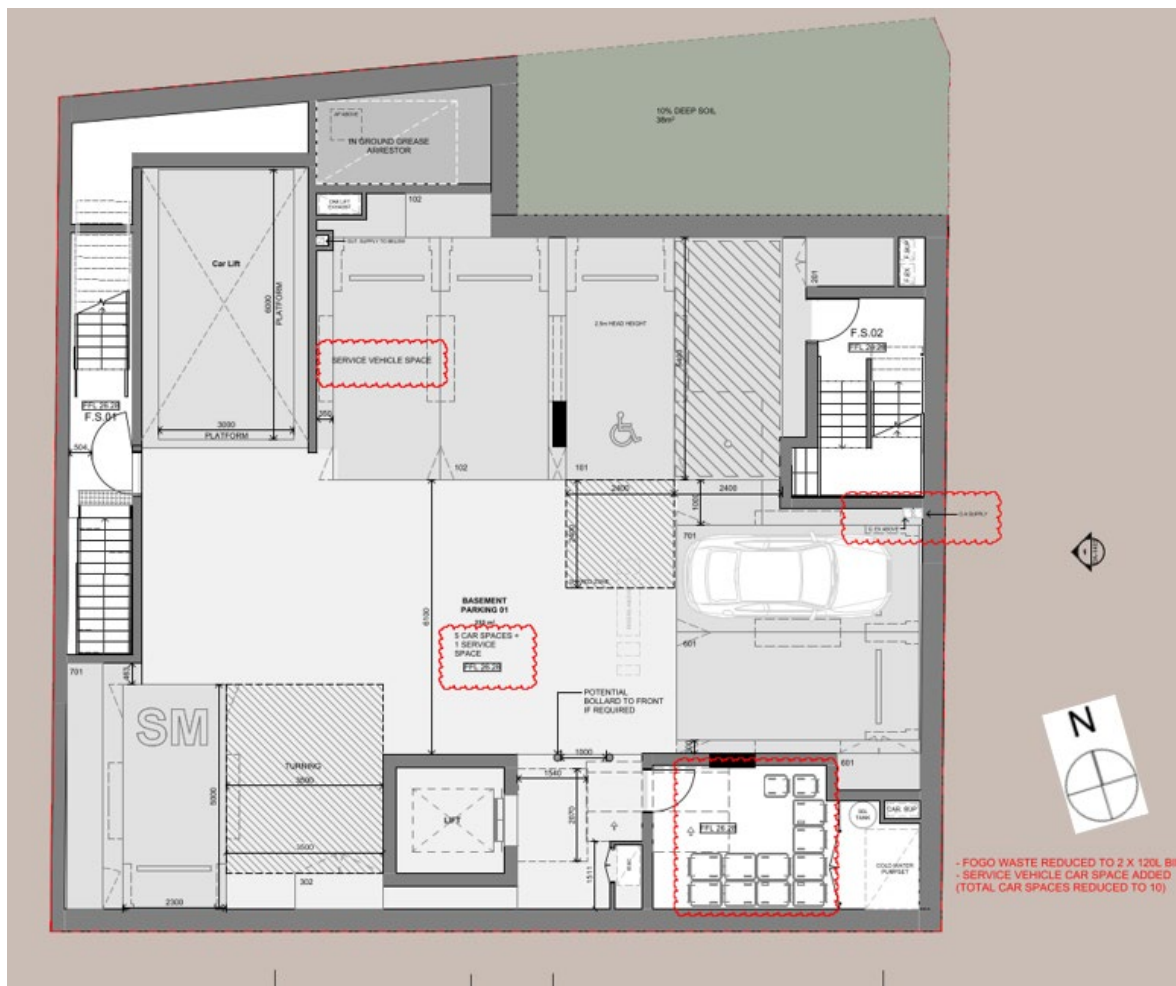


Cooper Street looking north-east



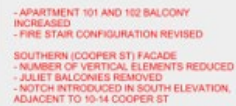
Holt Street looking south-west





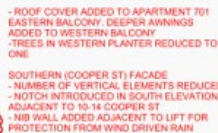


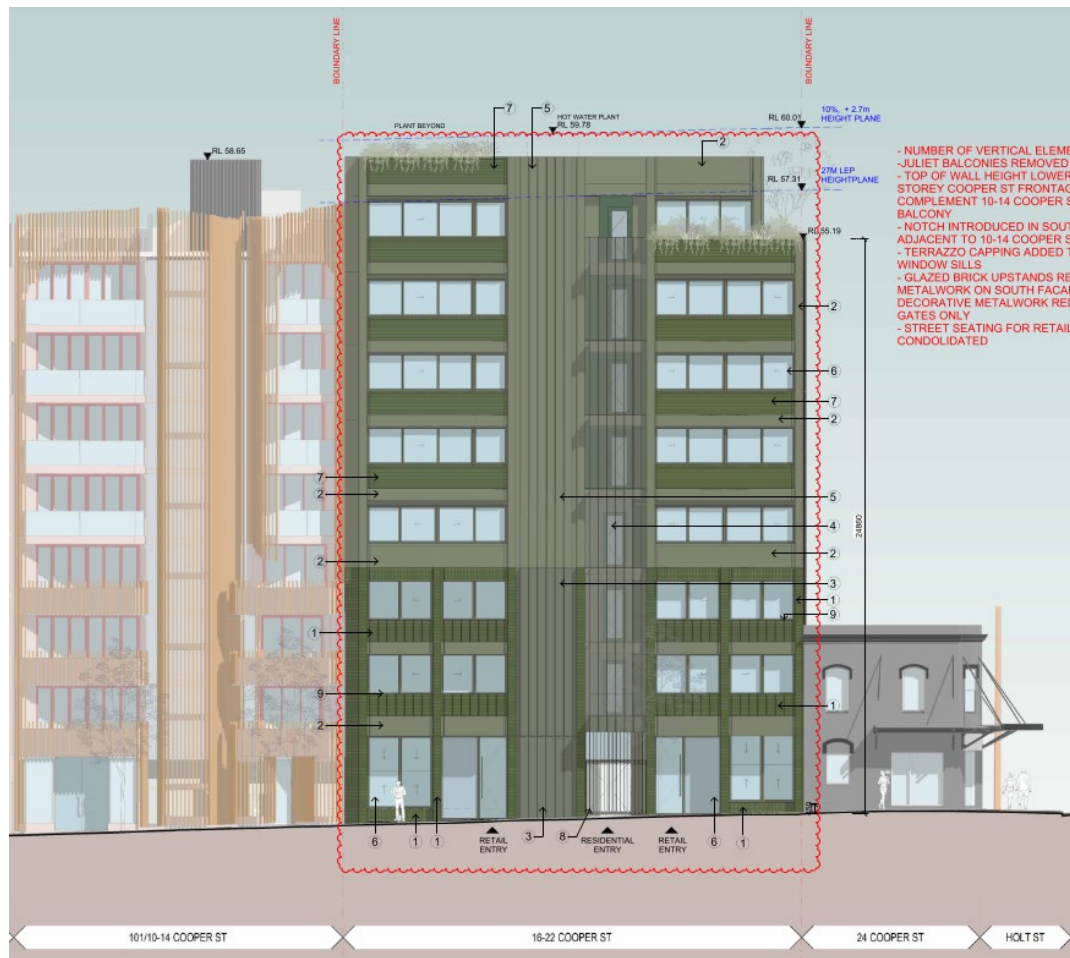
Ground floor



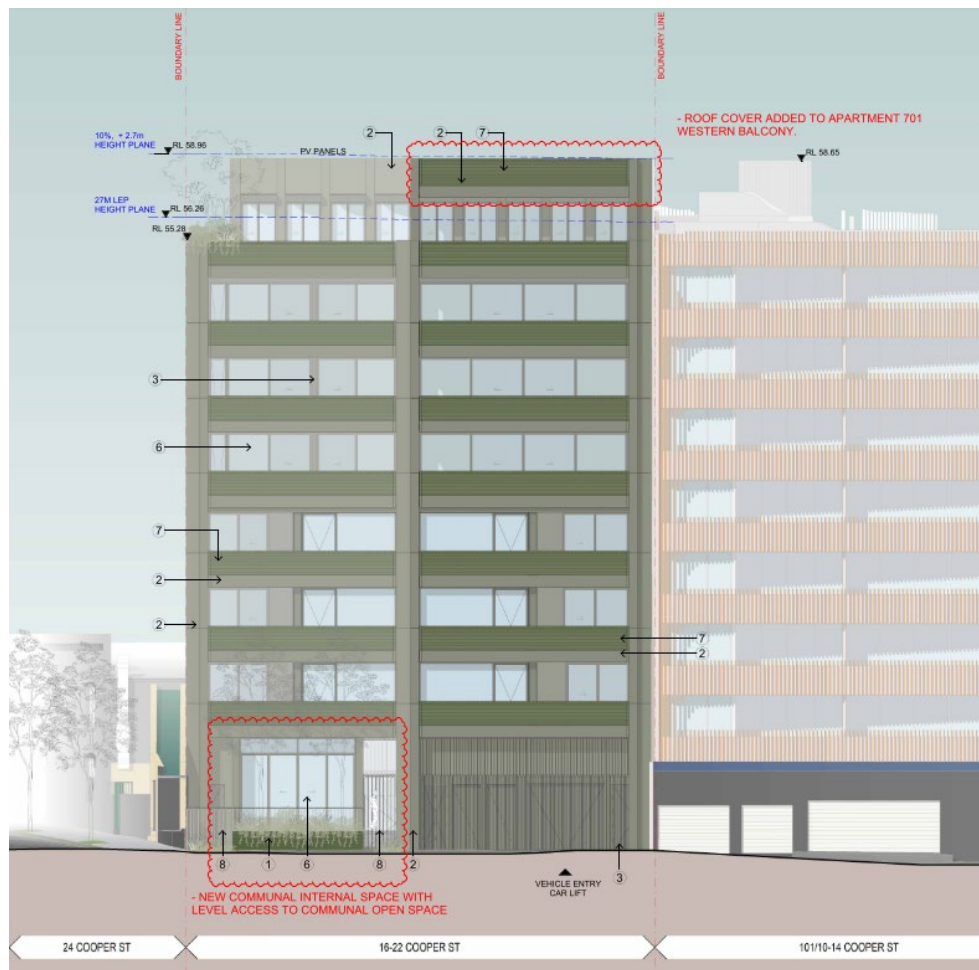
Typical Levels 1-3

Typical Levels 4-6



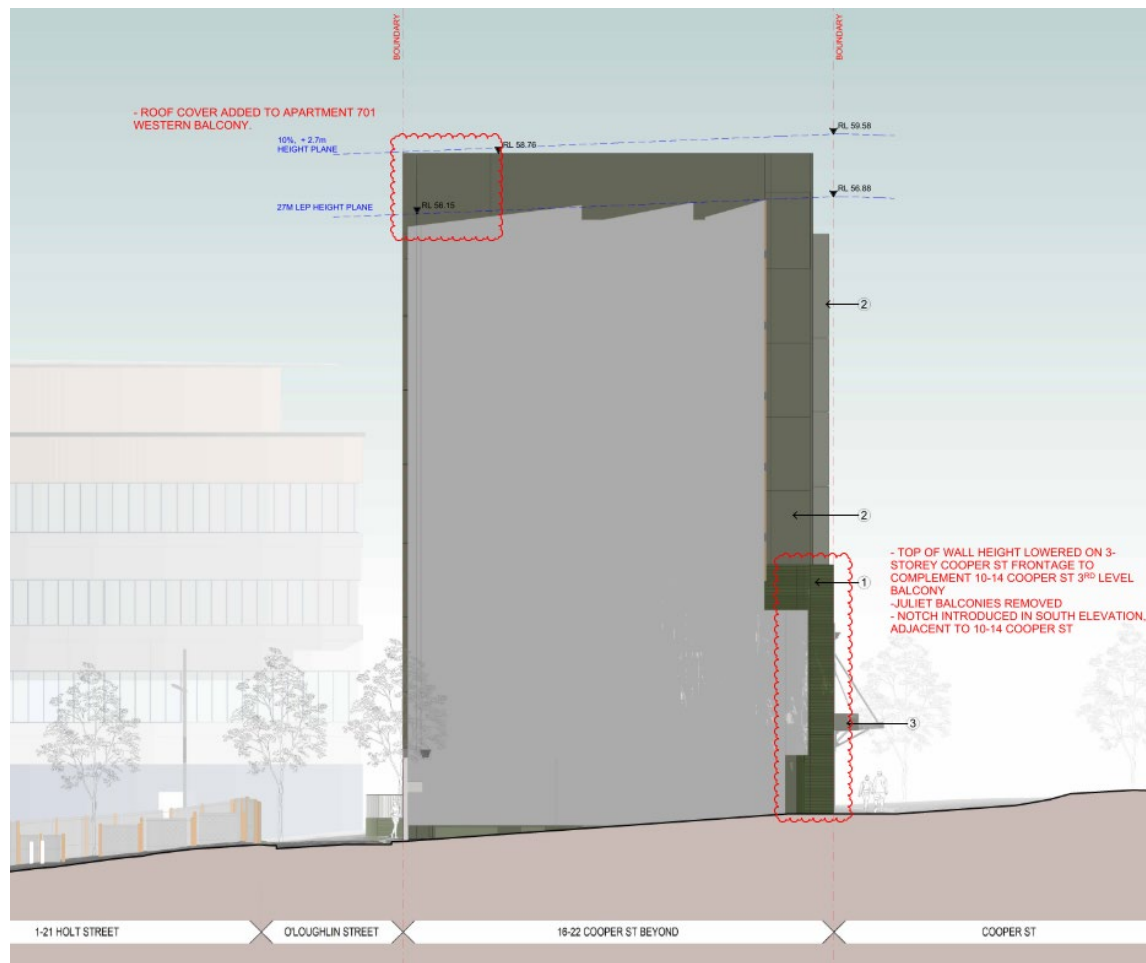


Cooper Street - south elevation

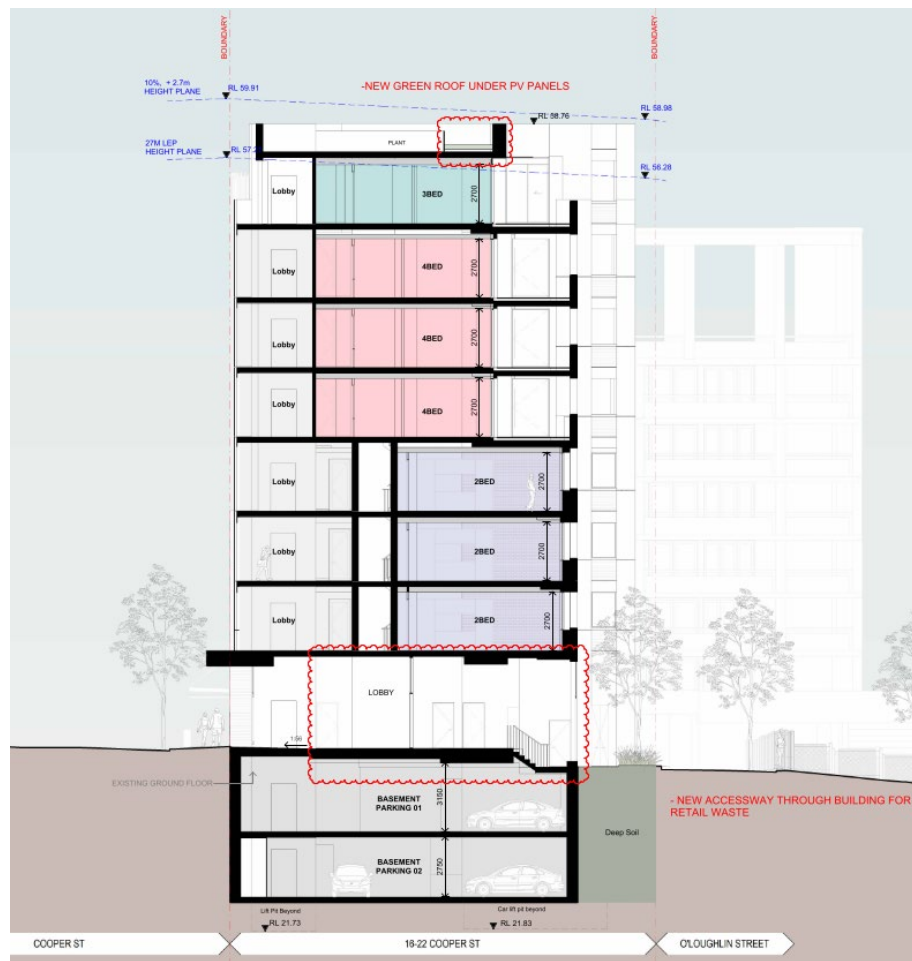


O'Loughlin Street - north elevation





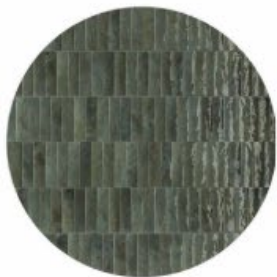
east elevation



section

1

GLAZED GREEN BRICK



2

KEIM MINERAL PAINT TO CONCRETE



3

METALWORK



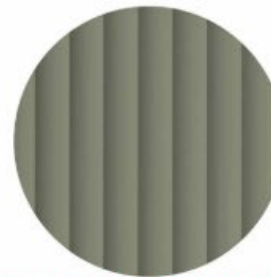
4

PROFILED PERFORATED METAL SCREEN



5

PROFILED COLOURED CONCRETE



6

GLAZING



7

PROFILED GLAZED GREEN BRICK



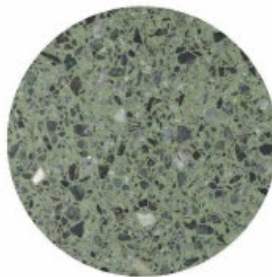
8

DECORATIVE METALWORK GATES



9

TERRAZZO CAPPING TO WINDOW SILL



- PERFORATED METAL SCREEN TO LOBBY- 20% OPEN AREA (note 54% open area shown in image)
- PROFILED COLOURED CONCRETE TO EASTERN ELEVATION
- TERRAZZO CAPPING ADDED TO DEEP WINDOW SILLS
- GLAZED BRICK UPSTANDS REPLACE METALWORK ON SOUTH FACADE- DECORATIVE METALWORK REDUCED TO GATES ONLY

Consistency with ADG

	control	proposed	consistency with control
solar	70%	100%	yes
cross vent	60%	100%	yes
deep soil	7%	10%	yes

Consistency with ADG

	control	proposed	consistency with control
building separation	9-18m	15m across Cooper Street 8m across O'Loughlin Street	acceptable
apartment size	Studio 35m ² 1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	All units comply	yes

Consistency with ADG

	control	proposed	consistency with control
floor to ceiling heights	2.7m - apartments 3.3m – ground and first floor	2.7m – levels 1-7 3.4-3.8m – ground floor	yes
communal open space	25%	14%	no
private open space	studio 4m ² 1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	all units comply	yes

Compliance with key LEP standards

	control	proposed	compliance
height	27m	29.7m	non compliance due to top of Level 7, rooftop plant and lift overrun
floor space ratio	4:1	4:1m	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	8 storeys 3 storeys – Cooper St frontage	8 storeys	partial compliance
dwelling mix	studio – 5 - 10% 1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	2 bed – 30% 3 bed – 40% 4 bed – 30%	acceptable
floor to floor heights	ground floor - 4.5m	ground floor - 3.4-3.8m	no
	first floor & above - 3.1m	levels 1-7 – 3.1m	yes

Compliance with DCP controls

	control	proposed	compliance
bike spaces	14 (11 for residential and 3 for commercial)	15 (12 for residential and 3 for commercial)	yes

Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 27 January 2026 - generally supported the proposal - raised the following concerns/recommendations:

- implications of any future development on the adjacent NewsCorp carpark to the north
- further details regarding proposed materials and finishes
- depth of north-facing balconies on upper levels may adversely affect winter solar access
- awning/overhang for weather protection should be incorporated to upper level openings

Design Advisory Panel Residential Subcommittee

- facade rhythm to Cooper Street appears complex and does not achieve the facade depth of the previously approved commercial building
- proposed artwork should consider future development potential of the adjacent corner shop building, particularly in relation to its materiality and long-term durability and maintenance
- the location of the communal open space area compromises amenity
- the extent of the cantilevers, balustrade design and balcony usage should be subject to further review and refinement

These issues have generally been addressed in amended plans

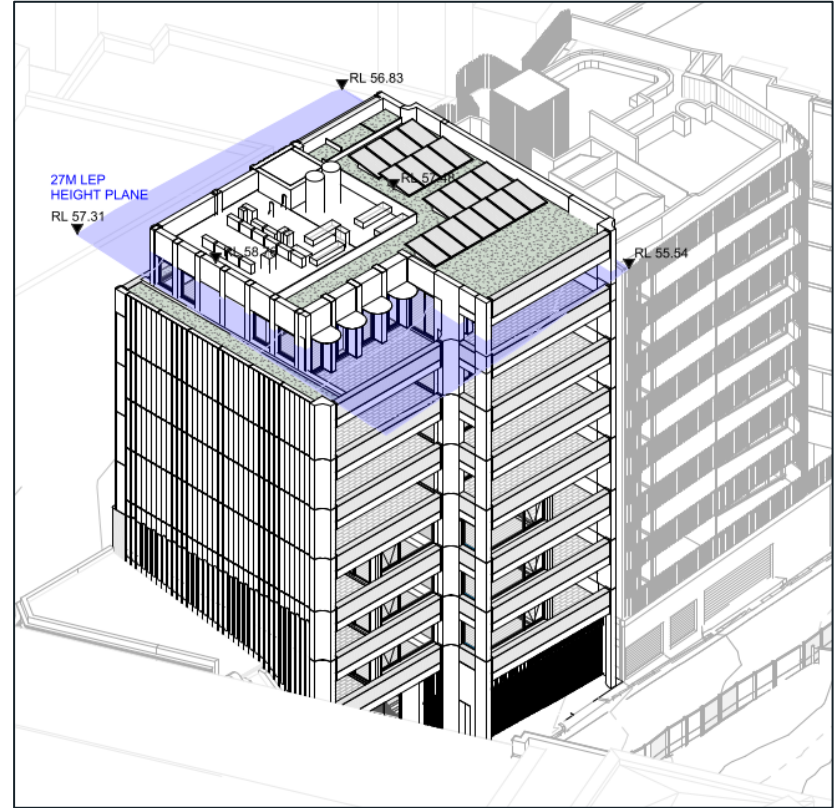
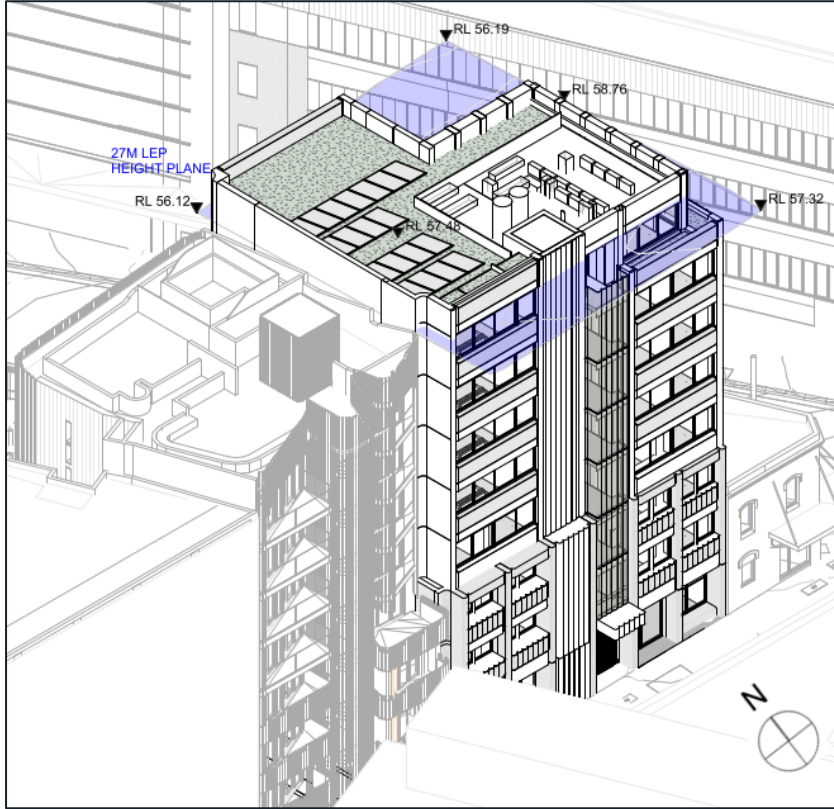
Issues

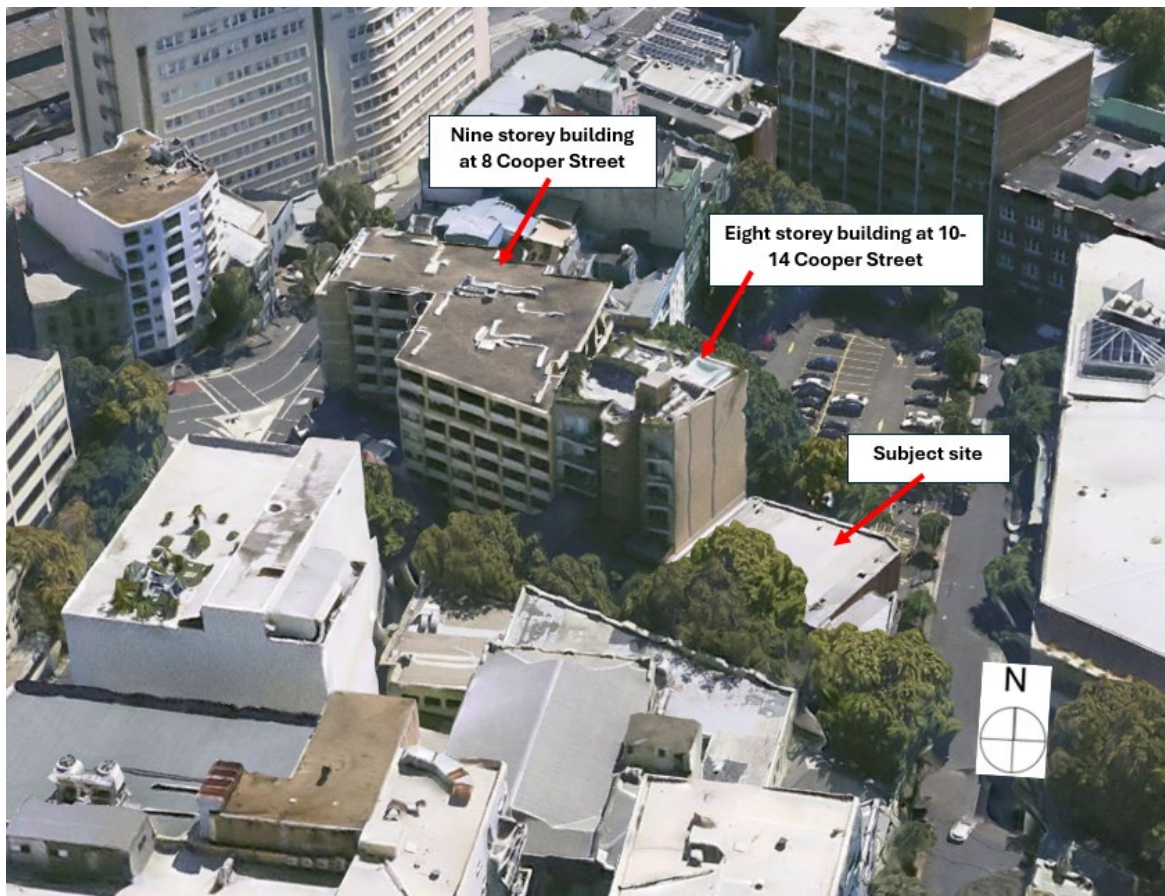
- height, bulk and scale
- street frontage height
- communal open space
- bin room

Height, bulk and scale

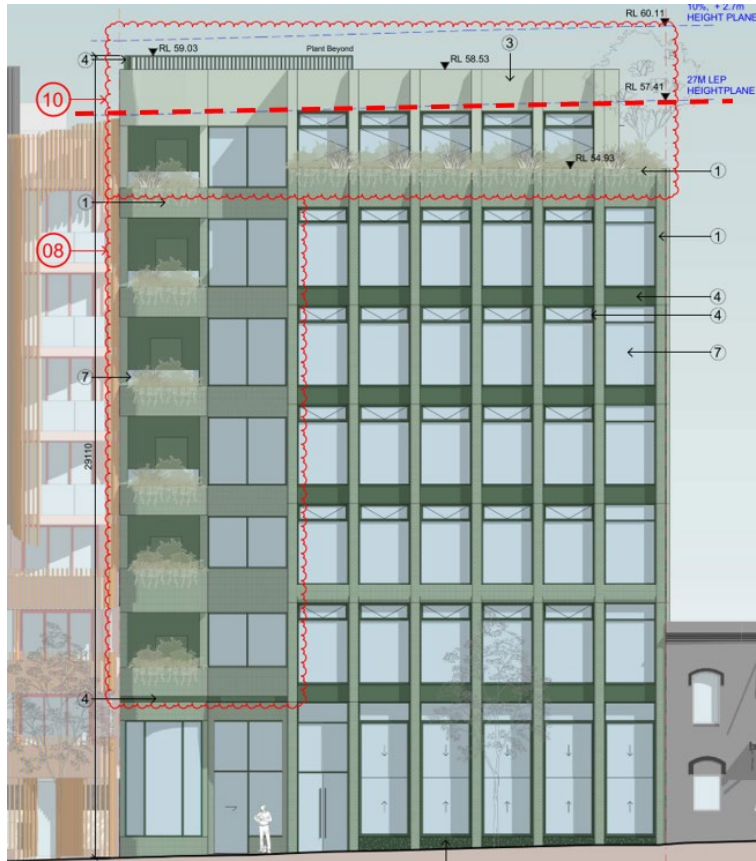
- non-compliance with 27m height control
- proposal is 29.7m
- complies with 8 storey DCP height control
- height is contextually appropriate
- height is generally consistent with the previously approved building envelope - D/2023/904 (29.67m)
- no unreasonable overshadowing or overlooking to neighbours
- CI 4.6 variation request is supported

Height

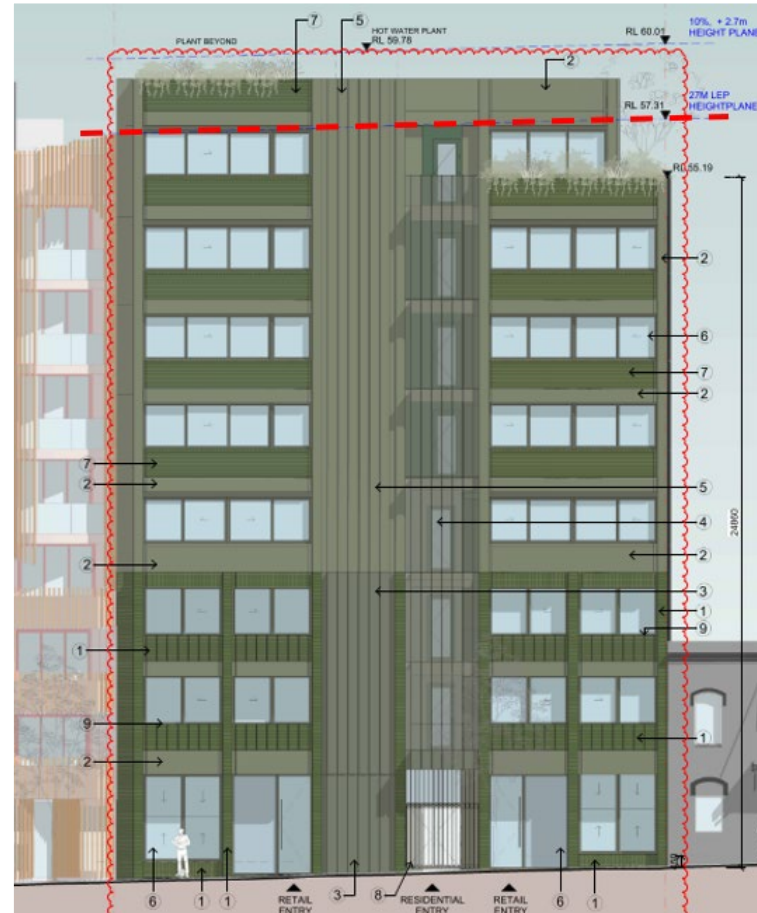




built form context



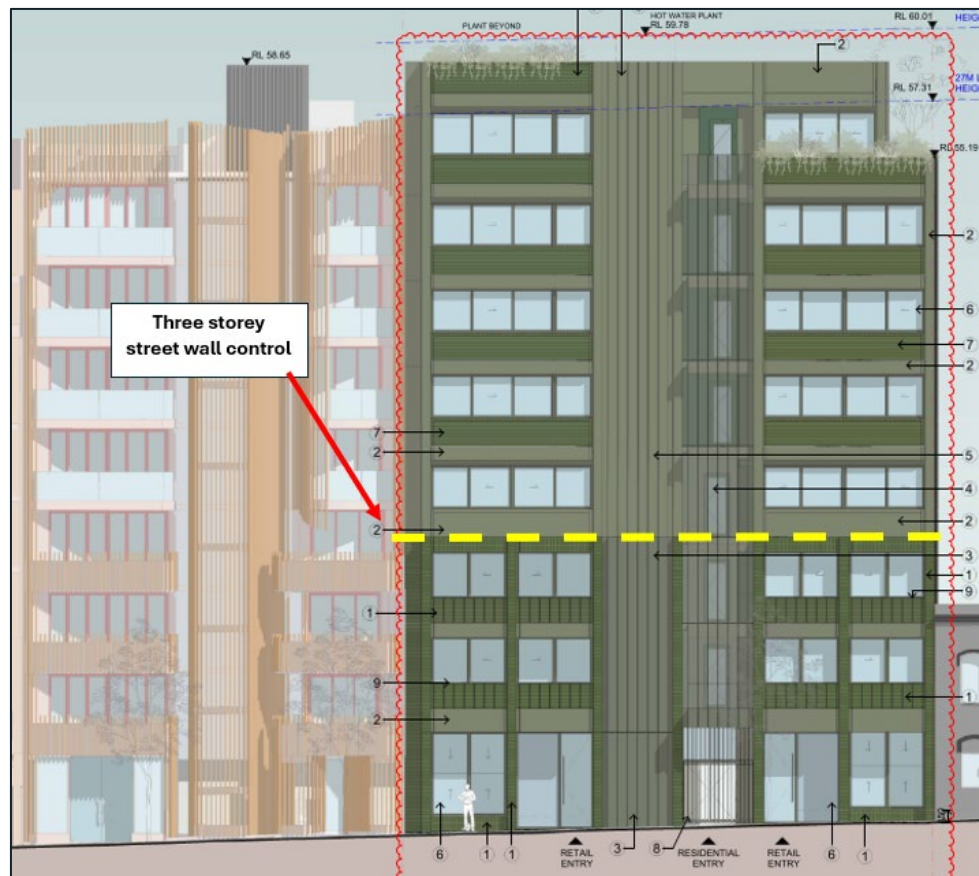
Cooper Street elevation D/2023/904



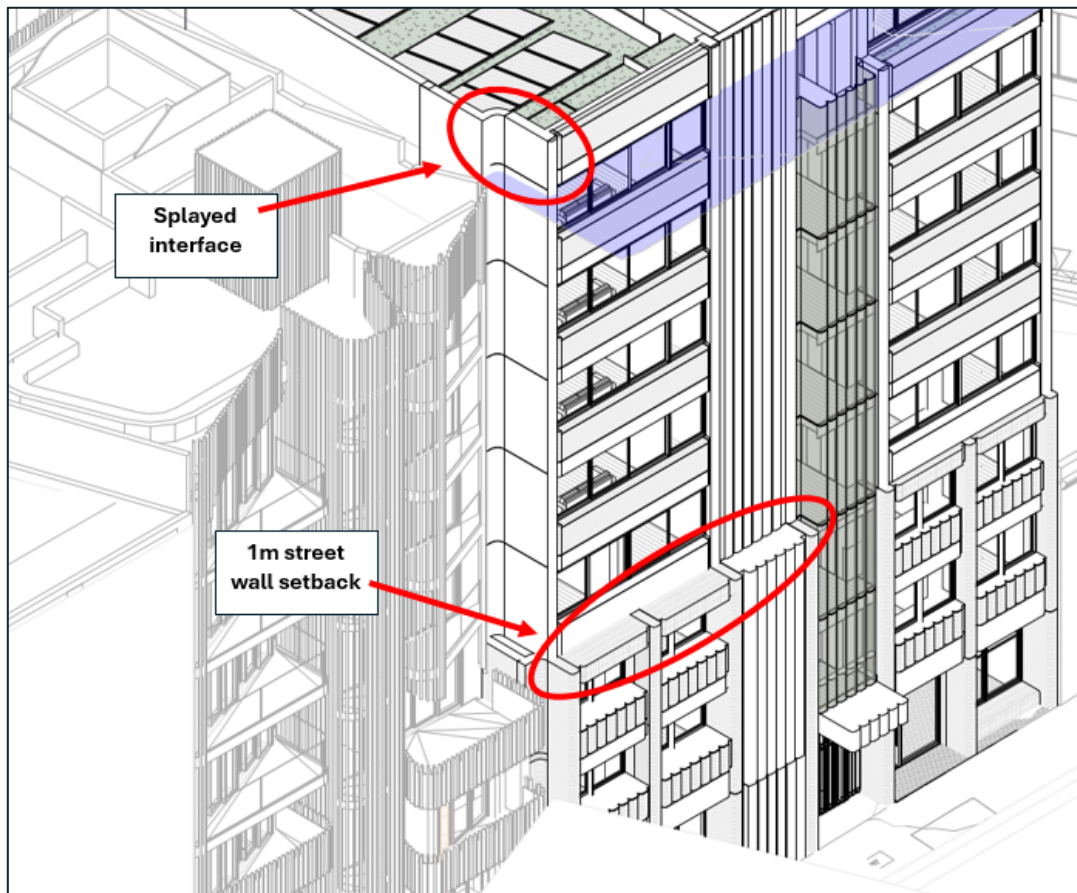
Cooper Street elevation of proposal

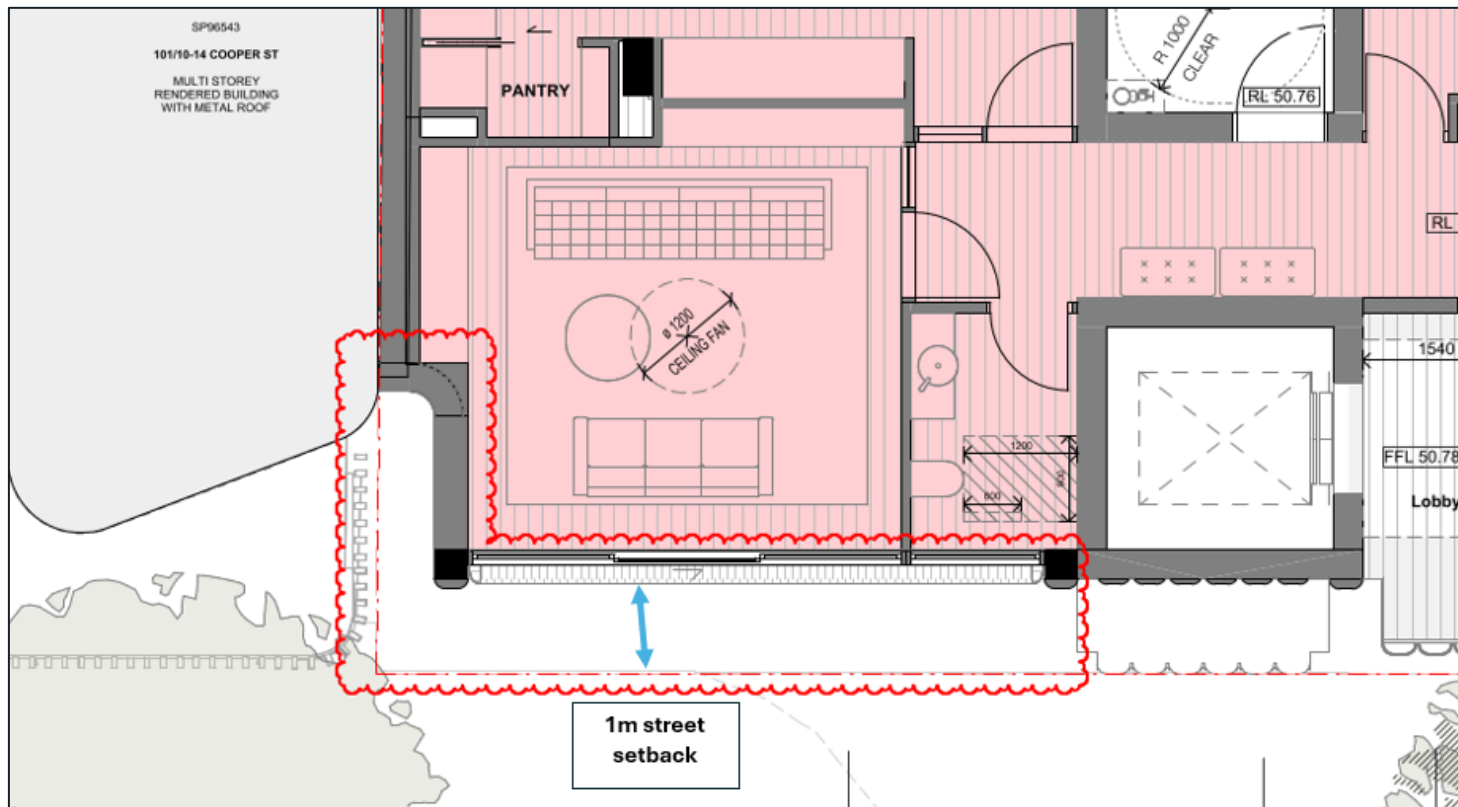
Street frontage height

- three storey street wall height to Cooper St
- proposal incorporates a partial setback to upper levels
- splayed interface with neighbouring building at 10-14 Cooper St
- utilises materiality and architectural expression to acknowledge three storey street wall control



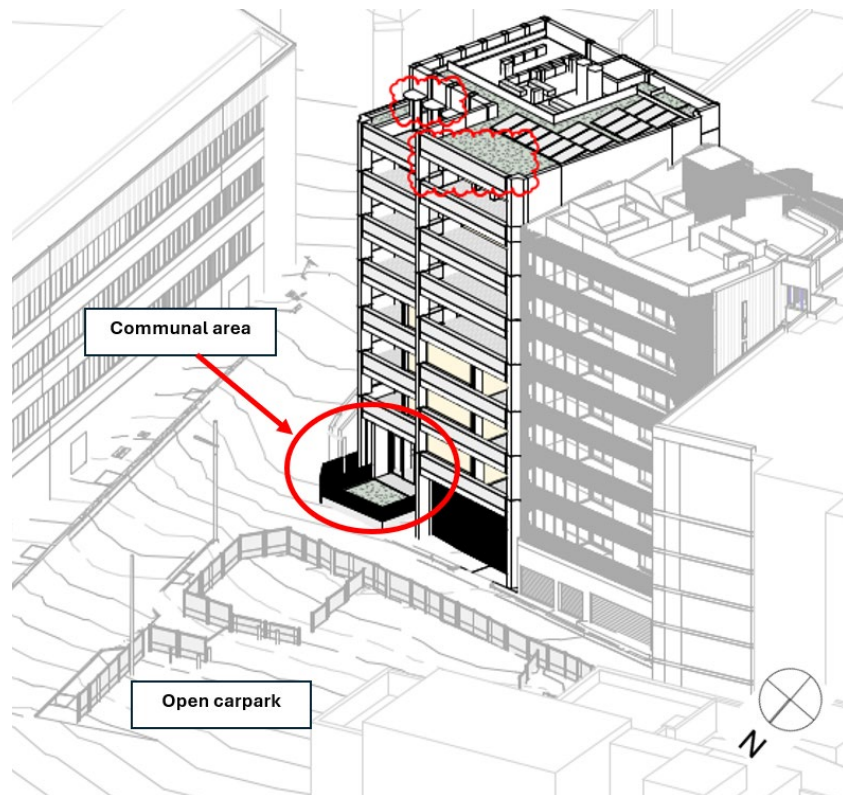
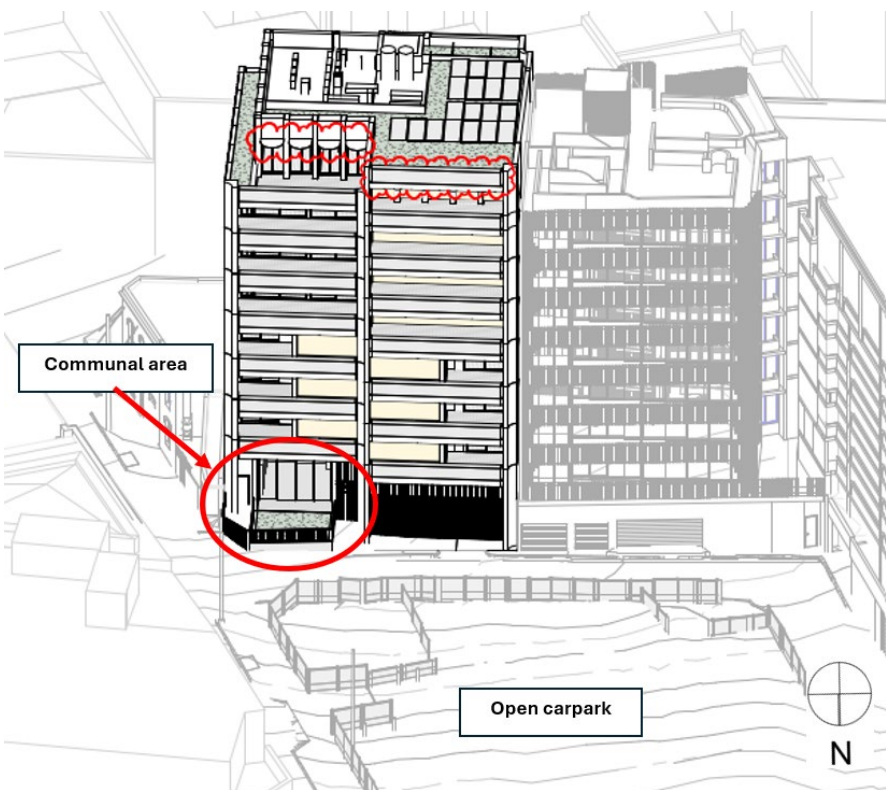
- 1  Glazed Green Brick
- 2  Keim Mineral Paint to Concrete
- 3  Metalwork and Metal Cladding
- 4  Profiled Perforated Metal Screen
- 5  Profiled Coloured Concrete
- 6  Clear Glass
- 7  Profiled Glazed Green Brick
- 8  Decorative Metalwork Gates
- 9  Terrazzo Capping to Window Sill





Communal open space

- non-compliance with 25% communal open space requirement of ADG
- proposal provides 14% (53 sqm) communal area at ground floor
- proposal meets ADG objectives and design criteria in that:
 - communal open space is co-located with deep soil area
 - provides kitchen facilities and enhances amenity
 - all apartments feature balconies which exceed ADG size requirements
- complies with DCP controls - incorporates soft landscaping, located with north aspect, passive surveillance to street, and provides for needs of residents



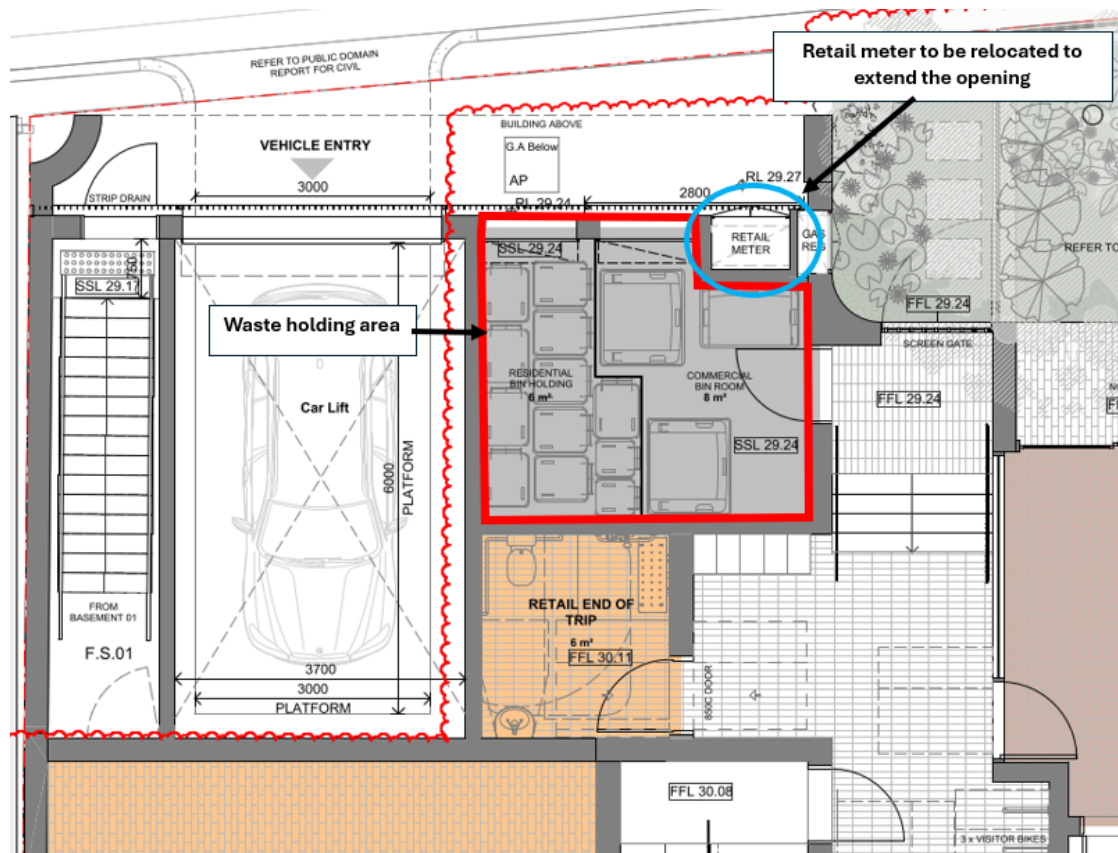
communal open space

Communal open space

- ADG requires “direct sunlight to 50% the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm mid-winter”
- communal open space receives direct sunlight to at least 50% of both the indoor and outdoor space from 11am to 2pm mid-winter
- any future development of the open car park will reduce direct sunlight

Waste holding area

- waste holding area proposed at ground floor at rear of building
- space provided is insufficient to allow each waste stream to be wheeled out independently
- proposal meets ADG objectives and design criteria in that:
- condition recommended requiring waste holding area to be reconfigured to allow for improved access and sufficient circulation space



waste holding area

Recommendation

Approval subject to conditions, including:

- reconfigure the ground floor waste area/bin room to improve access to bins and manoeuvrability
- provide physical materials and samples board