

Local Planning Panel

8 April 2020

86 Foveaux Street, Surry Hills

D/2019/412

Applicant: Ms Penelope Benton

Owner: Ms Penelope Benton & Emma Price

Designer: Sarah Gilder

proposal

alterations and additions to the existing building including:

- a second floor addition
- landscaped roof terrace
- repairs to a balcony on Corben Street
- strata subdivision of the site into 2 lots

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

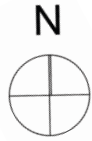
recommendation

approve subject to conditions

notification information

- exhibition period 15 May 2019 to 30 May 2019
- 140 owners and occupiers notified
- no submissions received

site





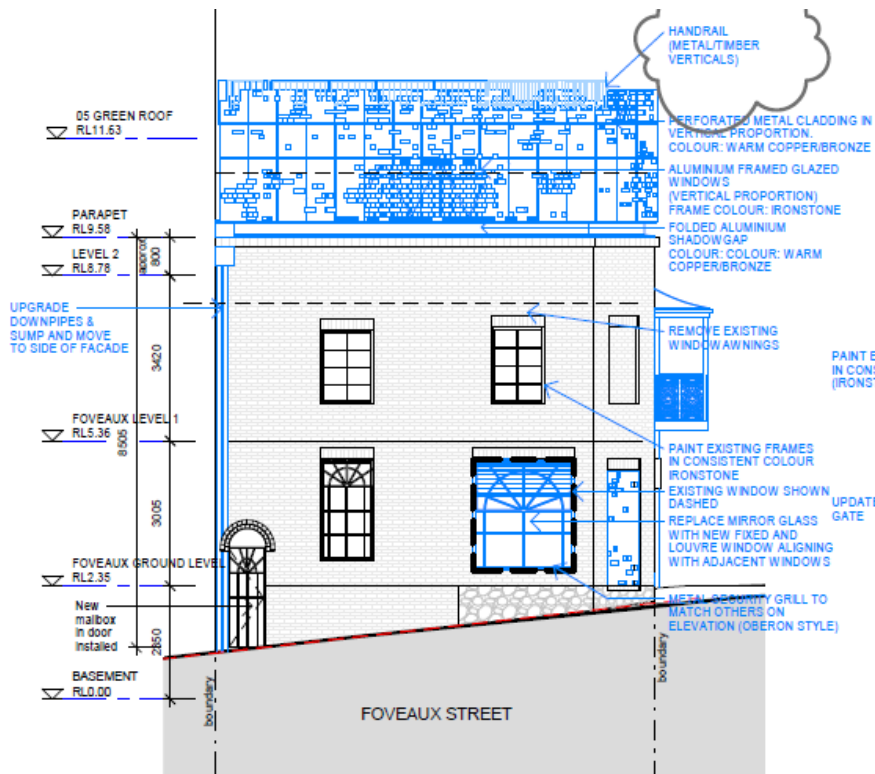
site viewed from the junction of Corben and Foveaux Street



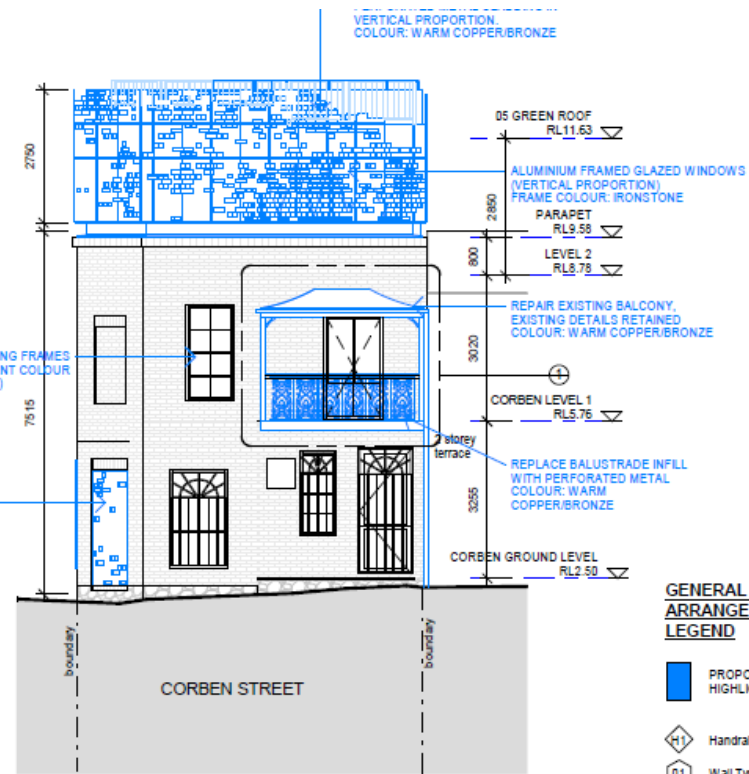
site viewed from Corben Street



site viewed from Foveaux Street



① Foveaux St South Elevation
1:100

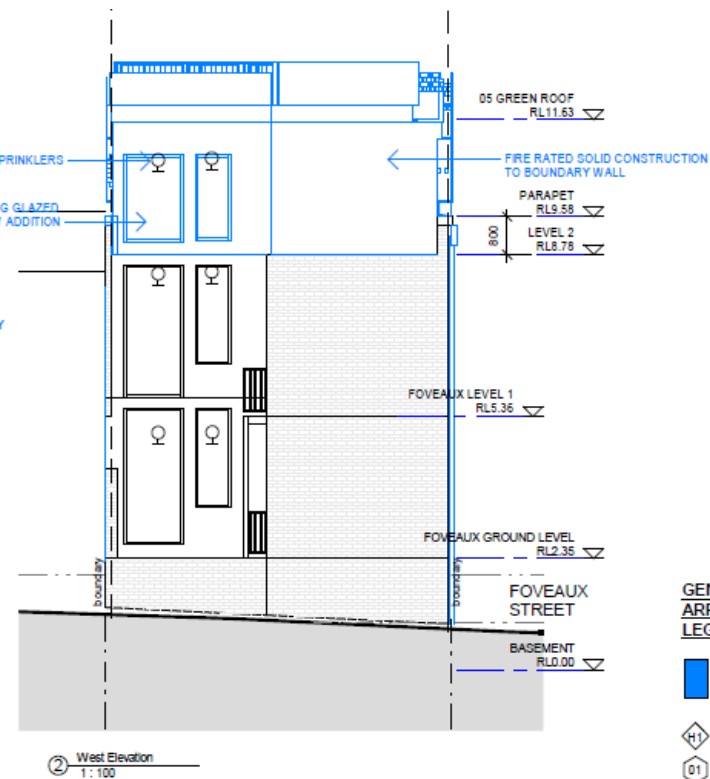
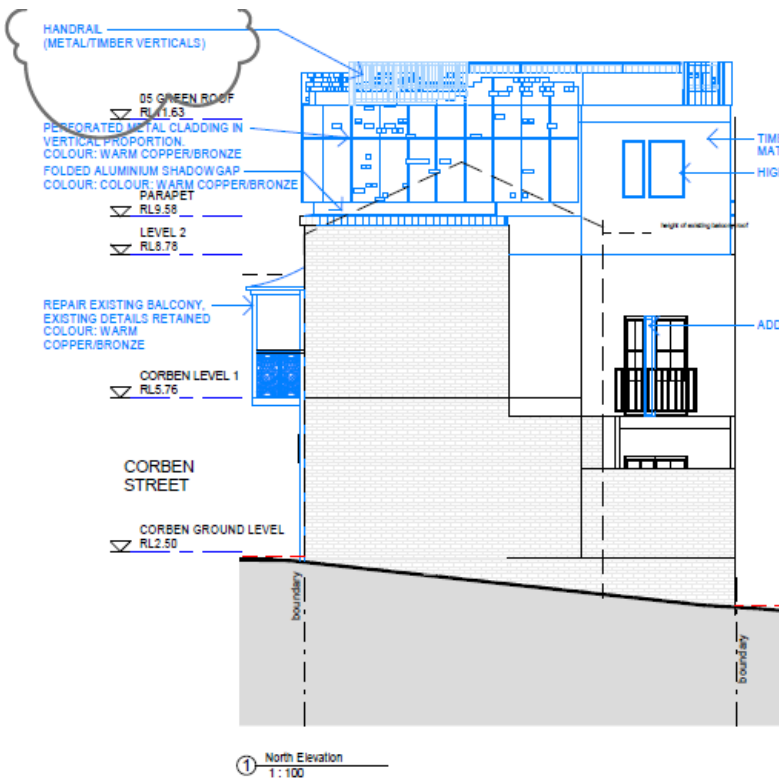


② Corben St East Elevation
1:100

GENERAL ARRANGEMENT LEGEND

- PROPOSED CHANGES HIGHLIGHTED BLUE
- Handrail Type
- Wall Type
- Wall mounted wall wetting sprinkler

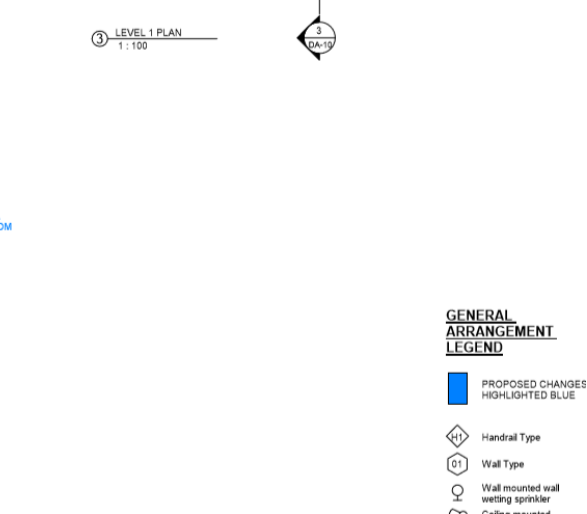
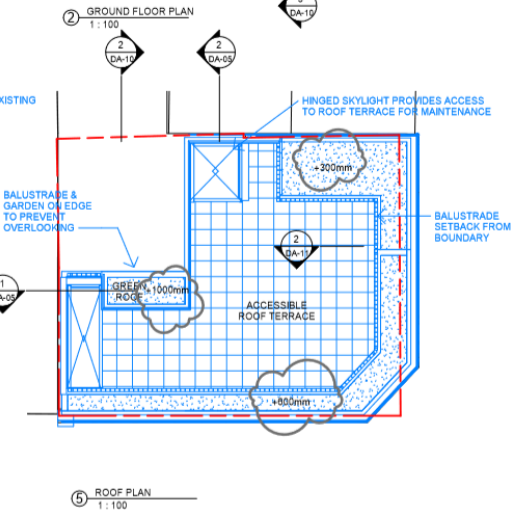
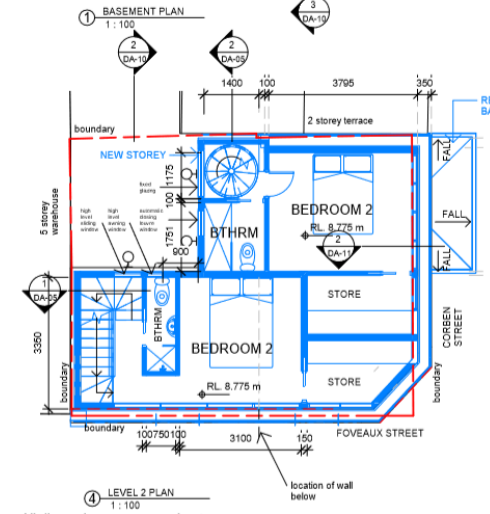
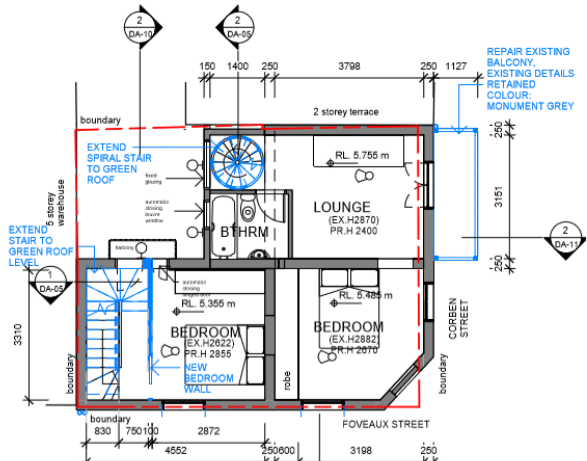
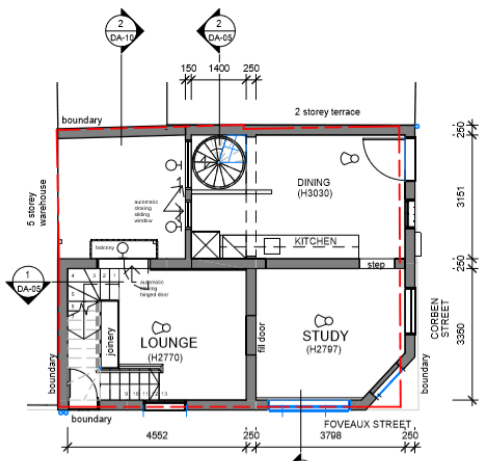
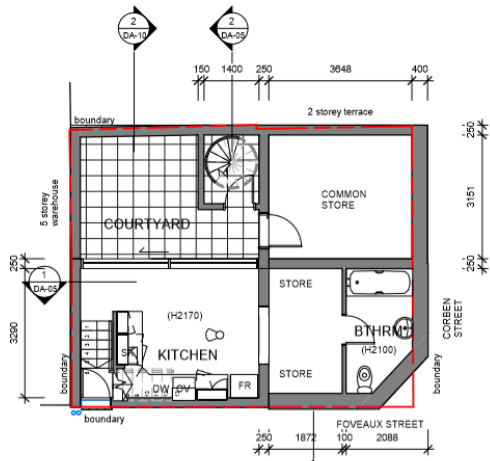
proposed elevations



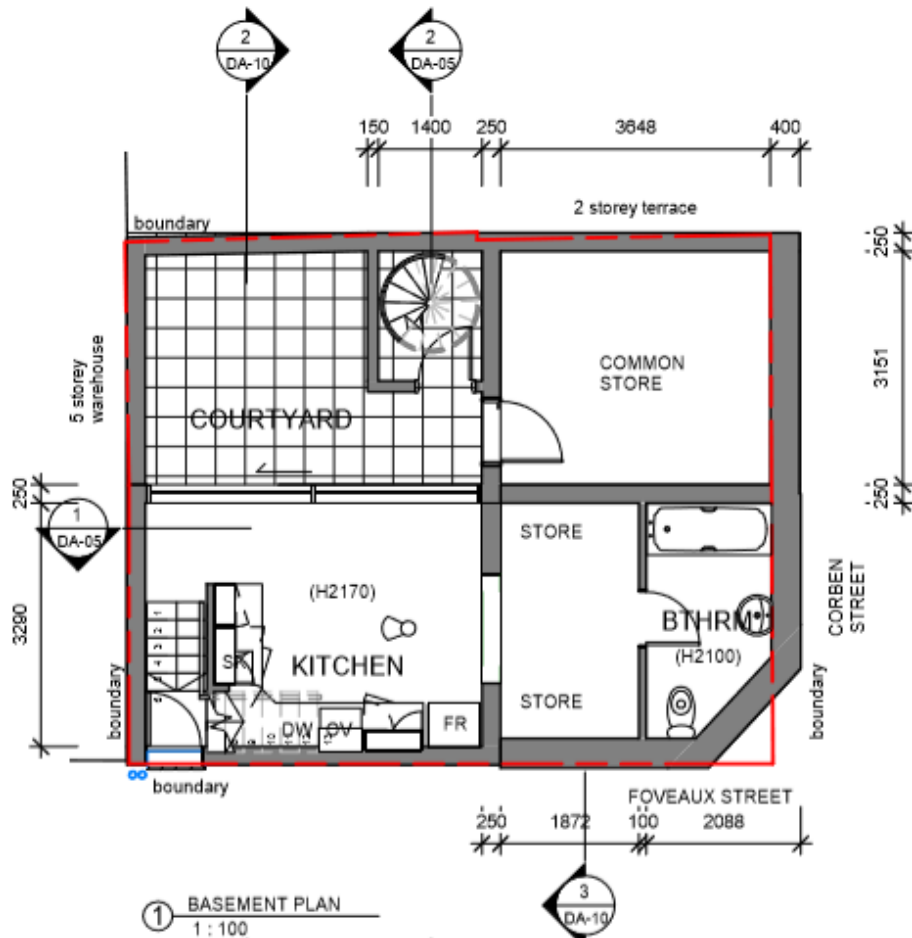
GENERAL ARRANGEMENT LEGEND

- PROPOSED CHANGES HIGHLIGHTED BLUE
- H1 Handral Type
- 01 Wall Type

north and west elevations

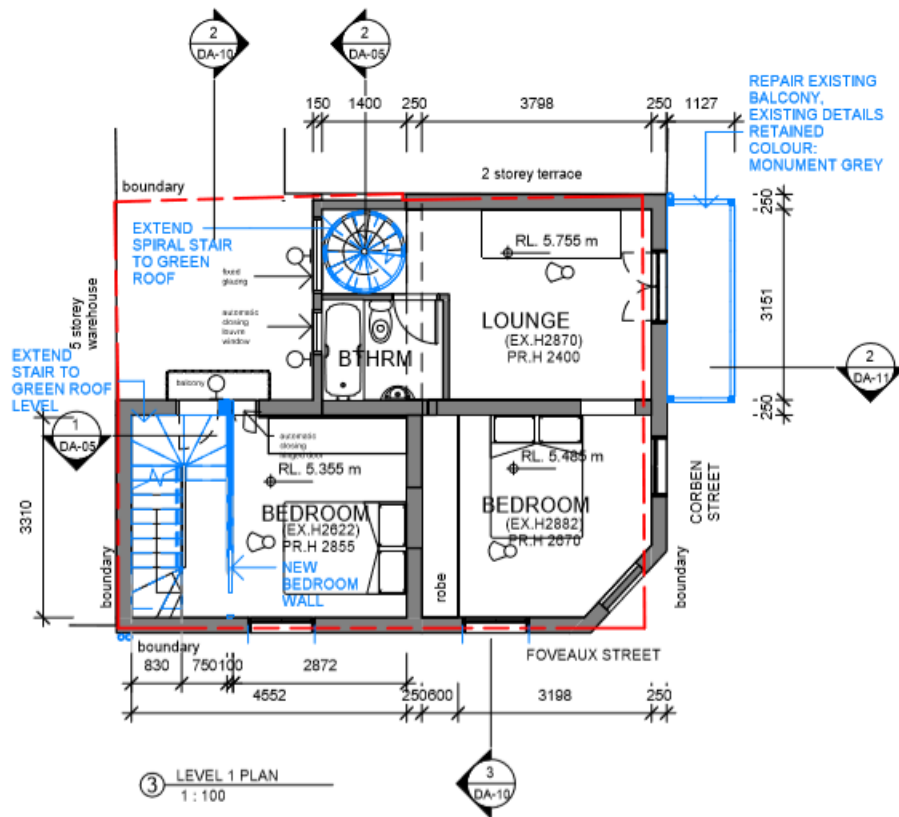


floor plans plans

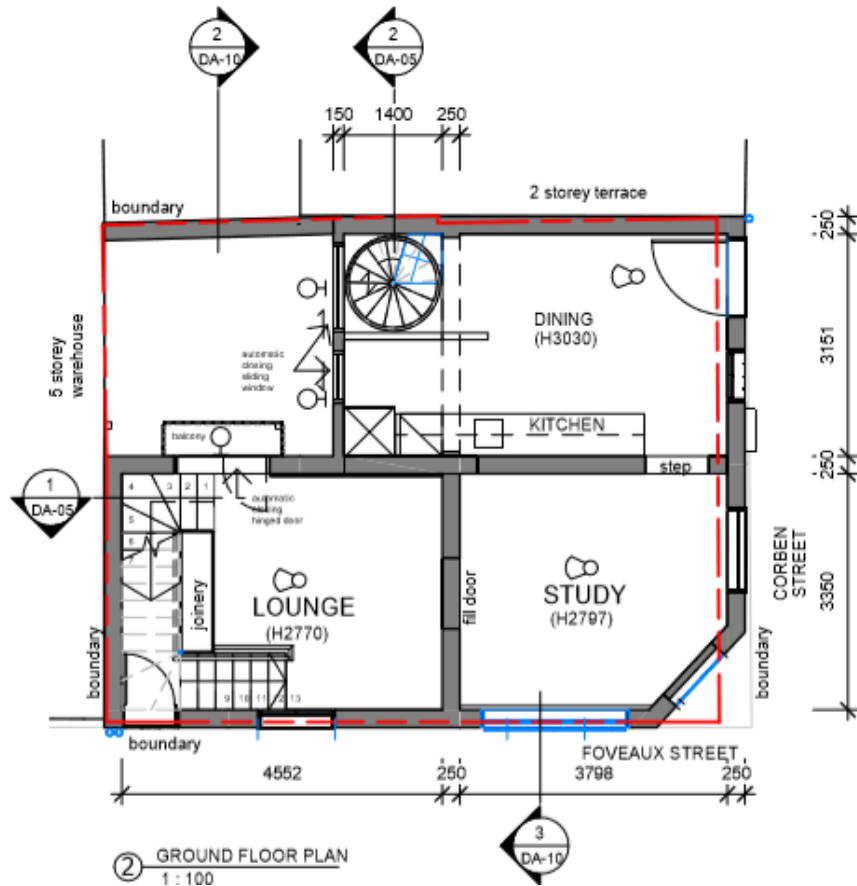


① BASEMENT PLAN
1 : 100

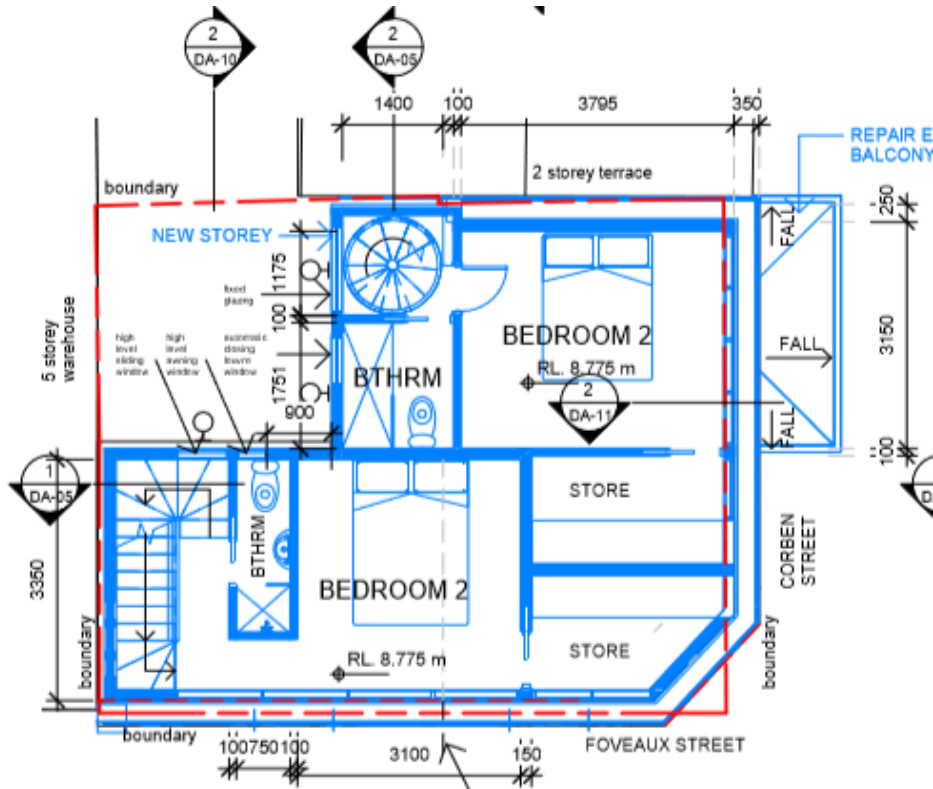
basement/lower floor



first floor

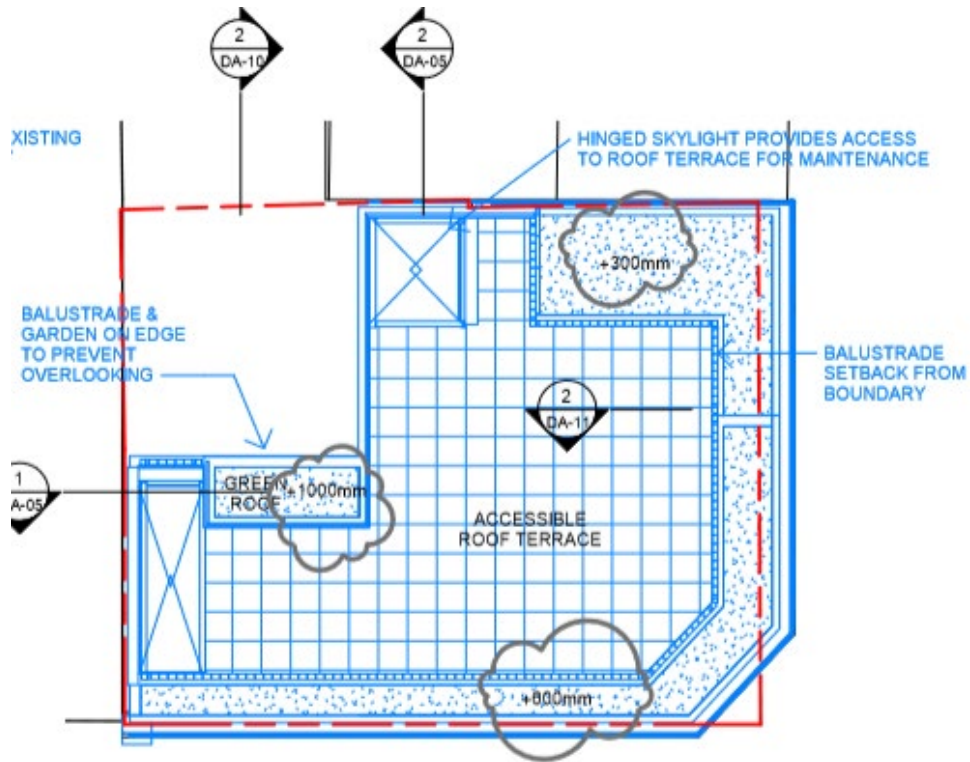


ground floor



④ LEVEL 2 PLAN
1:100

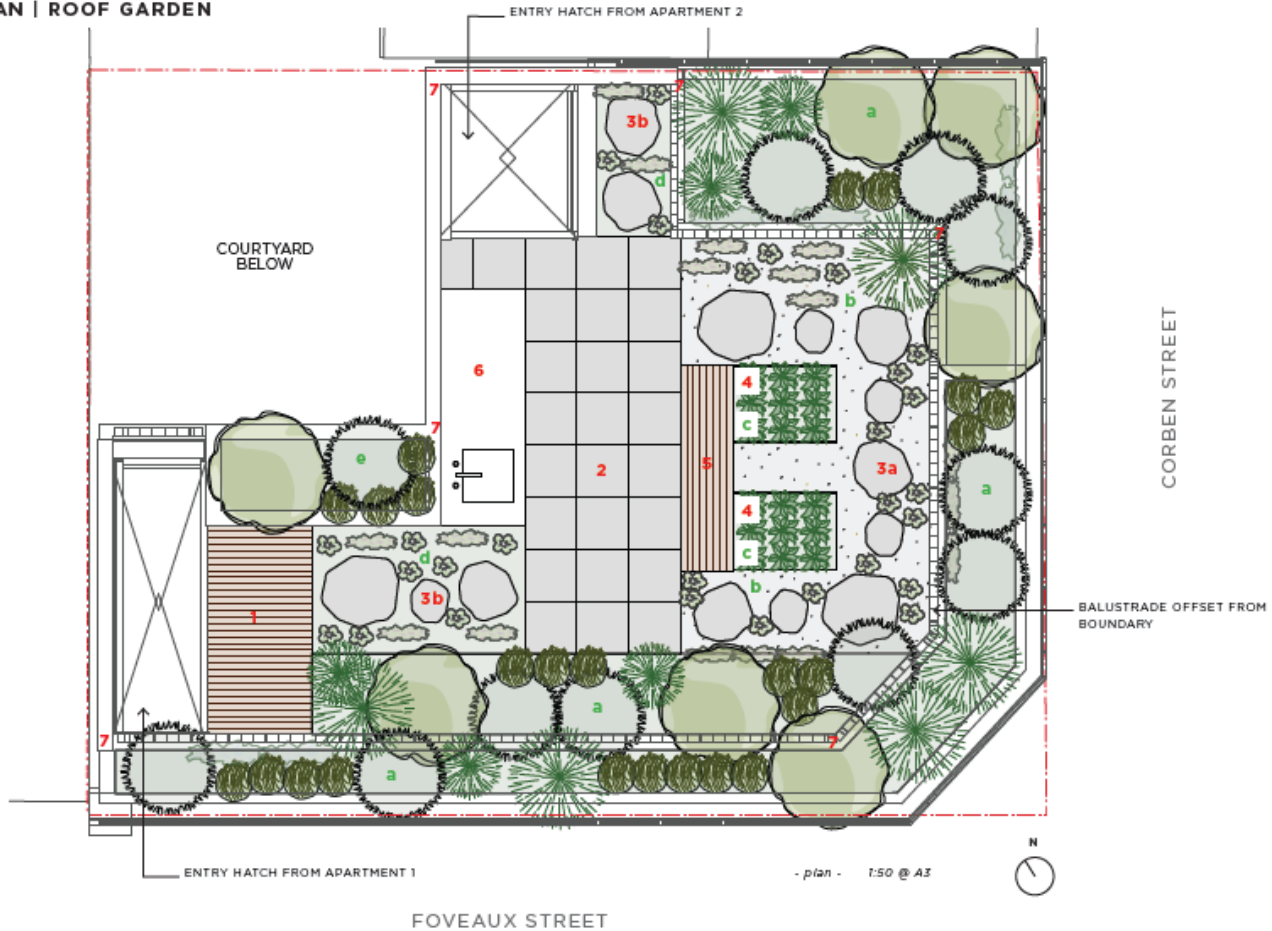
second floor/addition



5 ROOF PLAN
1:100

roof top terrace

PLAN | ROOF GARDEN



FOVEAUX STREET

landscape plan

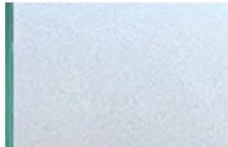


photomontage

materials



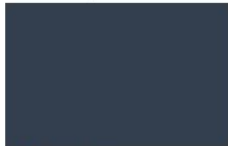
Roof Garden



Translucent film / privacy glass



Clear window glass



Colorbond Ironstone
Window framing & security grills



Colorbond Manor Red
Balcony roofing & balustrade



Weathered Copper
Proposed range of metal screen material - to be finalised with fabricator



Anodised Aluminium (Chilli - Matt)



Weathered Steel



Existing Brickwork

compliance with key LEP standards

	control	proposed	compliance
height	15m	11m	yes
floor space ratio	1.75:1	2.2:1	no clause 4.6 variation supported

compliance with DCP controls

	control	proposed	compliance
height in storeys	4	4	yes

issues

- heritage/conservation area
- non compliance with floor space ratio

heritage/conservation area

- building identified as neutral item
- complies with height in metres and height in storeys control
- between detracting buildings on Foveaux Street with significantly greater built form

floor space ratio

- FSR control is exceeded by 29sqm (25.9% over)
- clause 4.6 request is supported
- no significant impacts arising from non compliance
- proposal will improve amenity for occupants
- improved private open space provided

recommendation

- approve subject to conditions