

Local Planning Panel

22 September 2021

38-44 Mountain Street, Ultimo

D/2020/1288

Applicant: Stangcorp Pty Ltd

Owner: Stangcorp Pty Ltd

Architect: SJB

proposal

alterations and additions to an existing three storey commercial building including a two storey addition and rooftop terrace

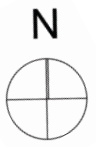
recommendation

approval subject to conditions

notification information

- exhibition period 7 December 2020 to 12 January 2021
- 322 owners and occupiers notified
- no submissions received

site







corner of Mountain and Smal Streets



site viewed from Smail Street



site viewed from Mountain Street



site viewed from Smail Lane

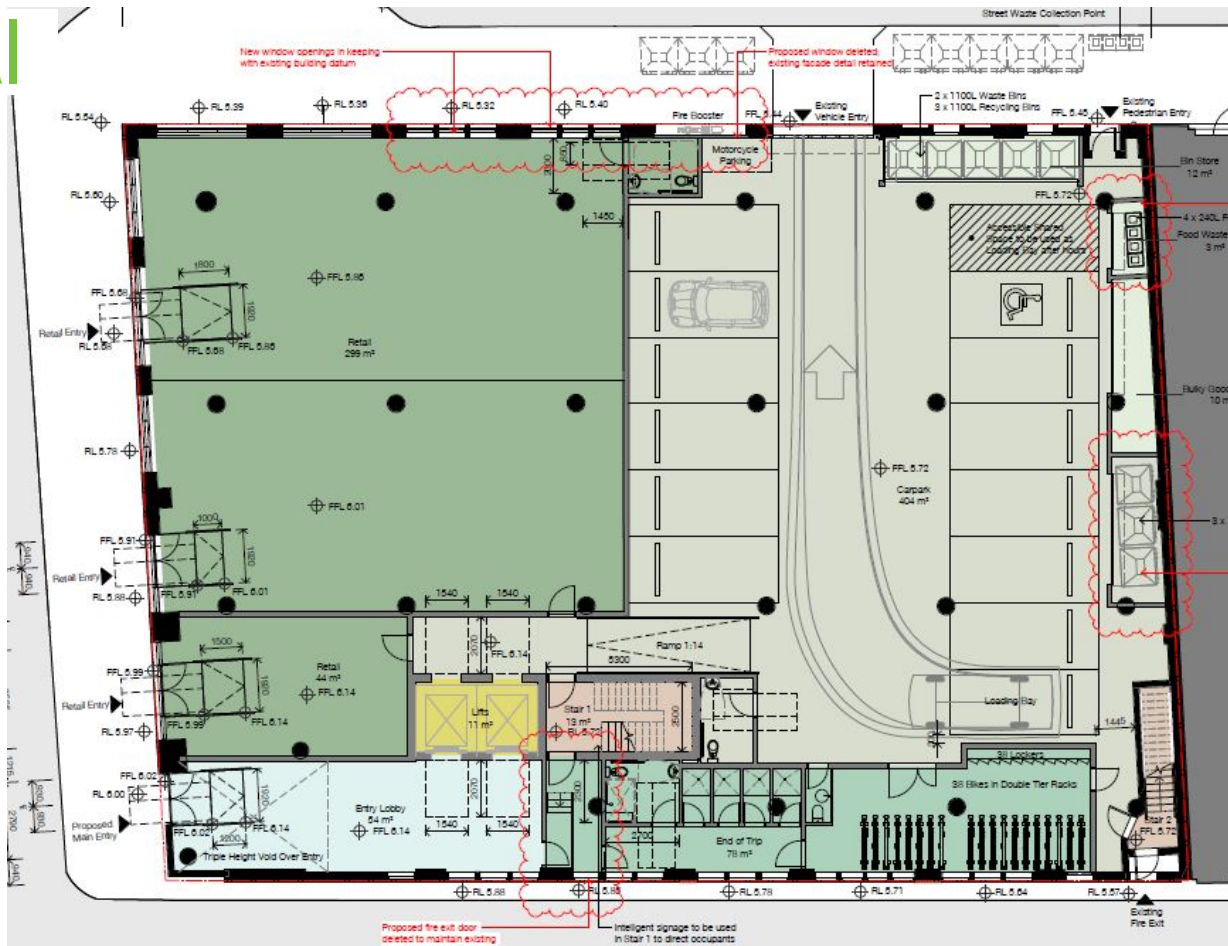


46-52 Mountain Street - local heritage item - to the south

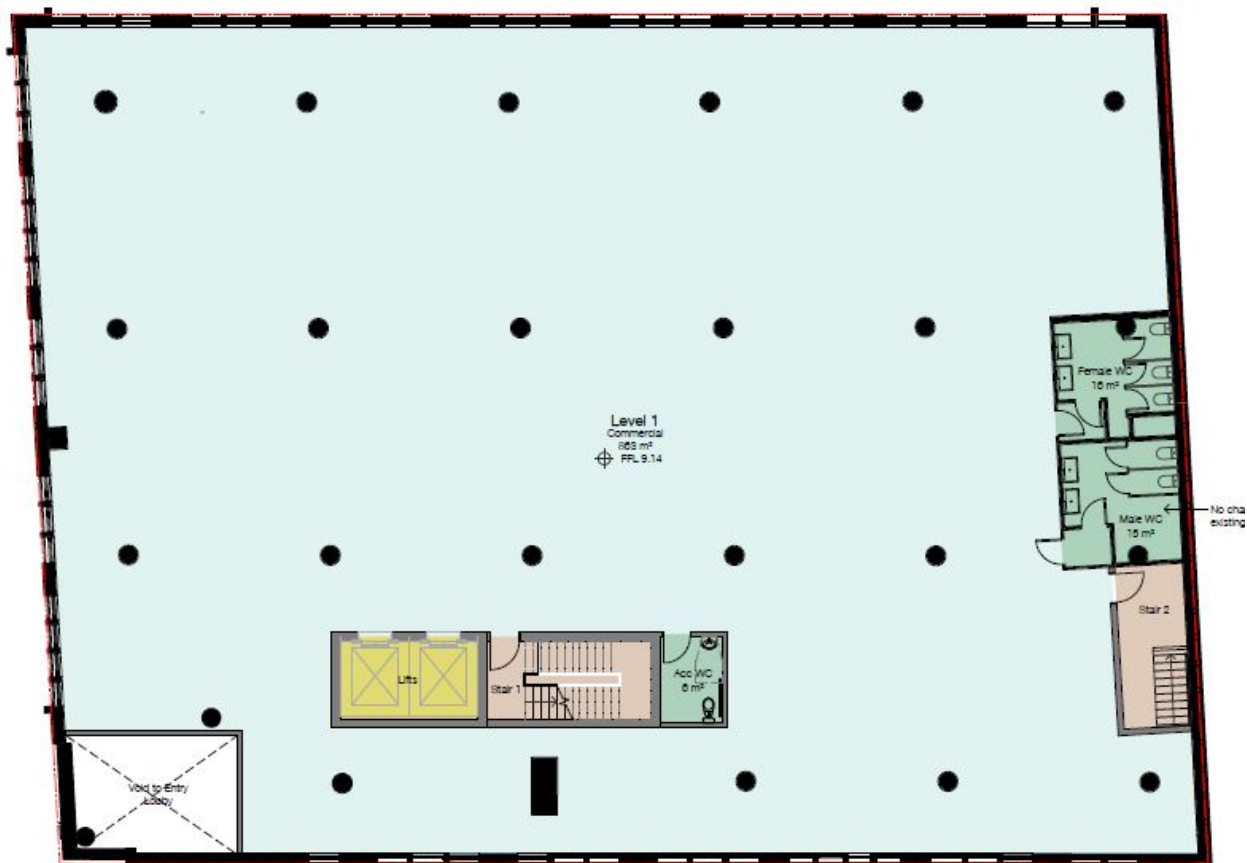


41 & 43-49 Mountain Street - state heritage item - to the west

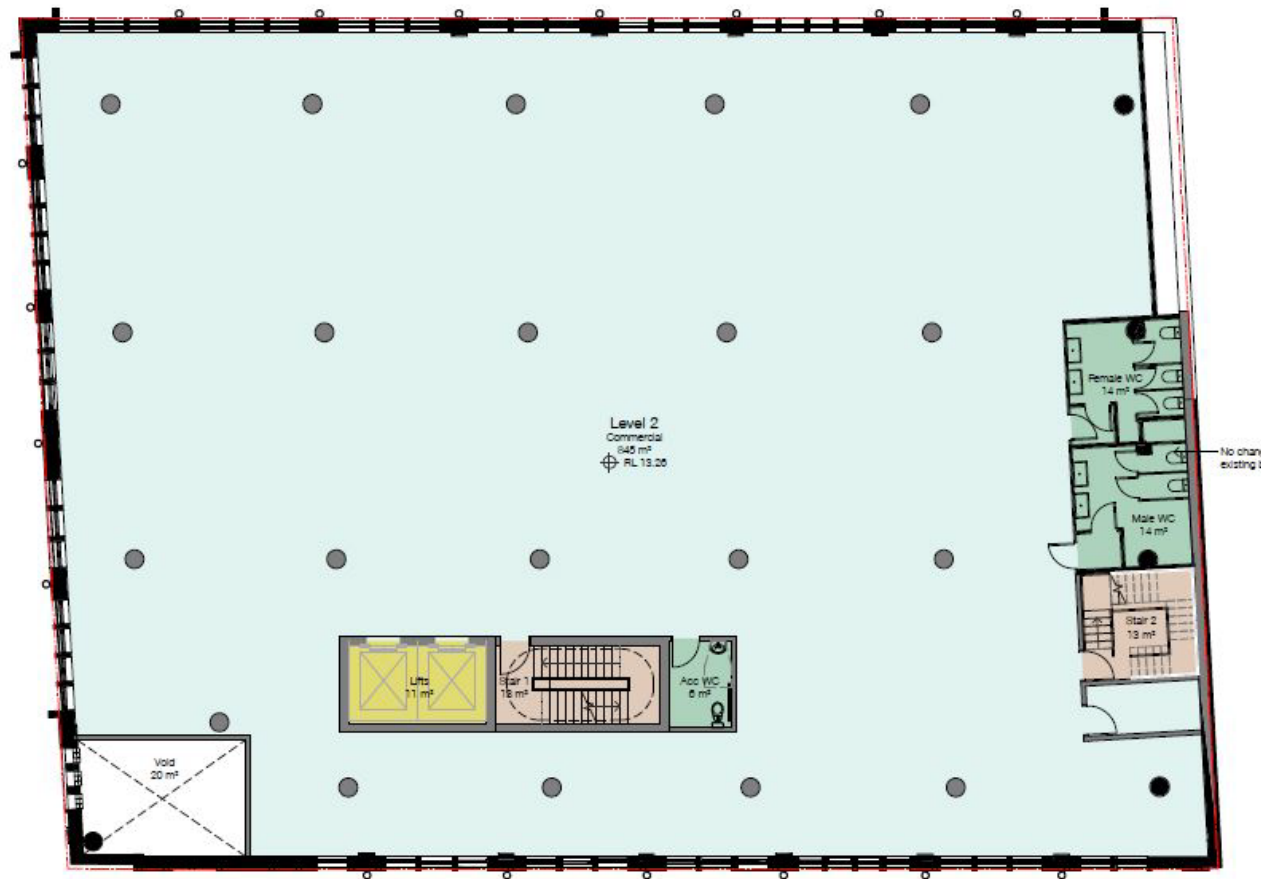
Proposal



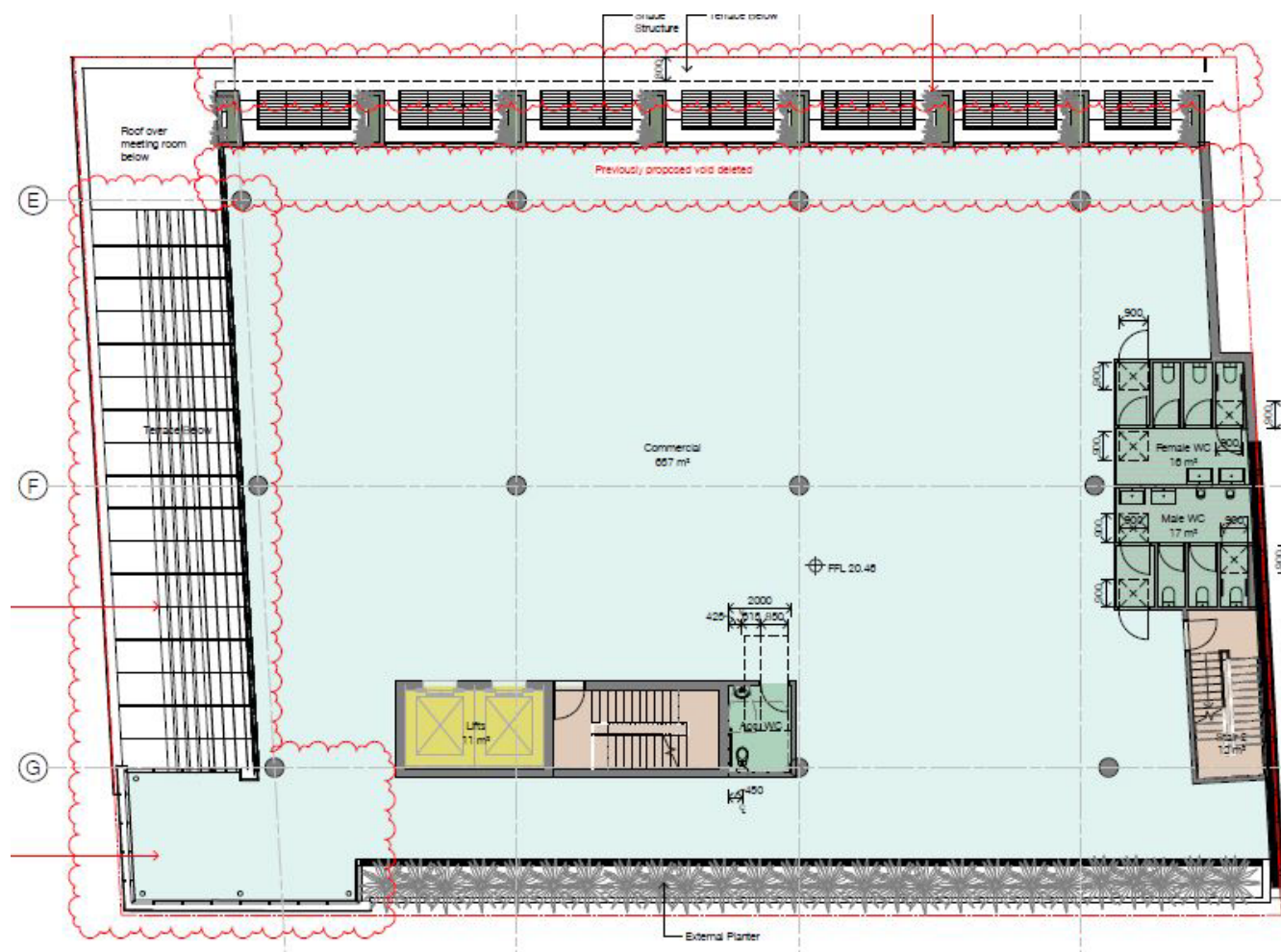
ground floor plan



level 1

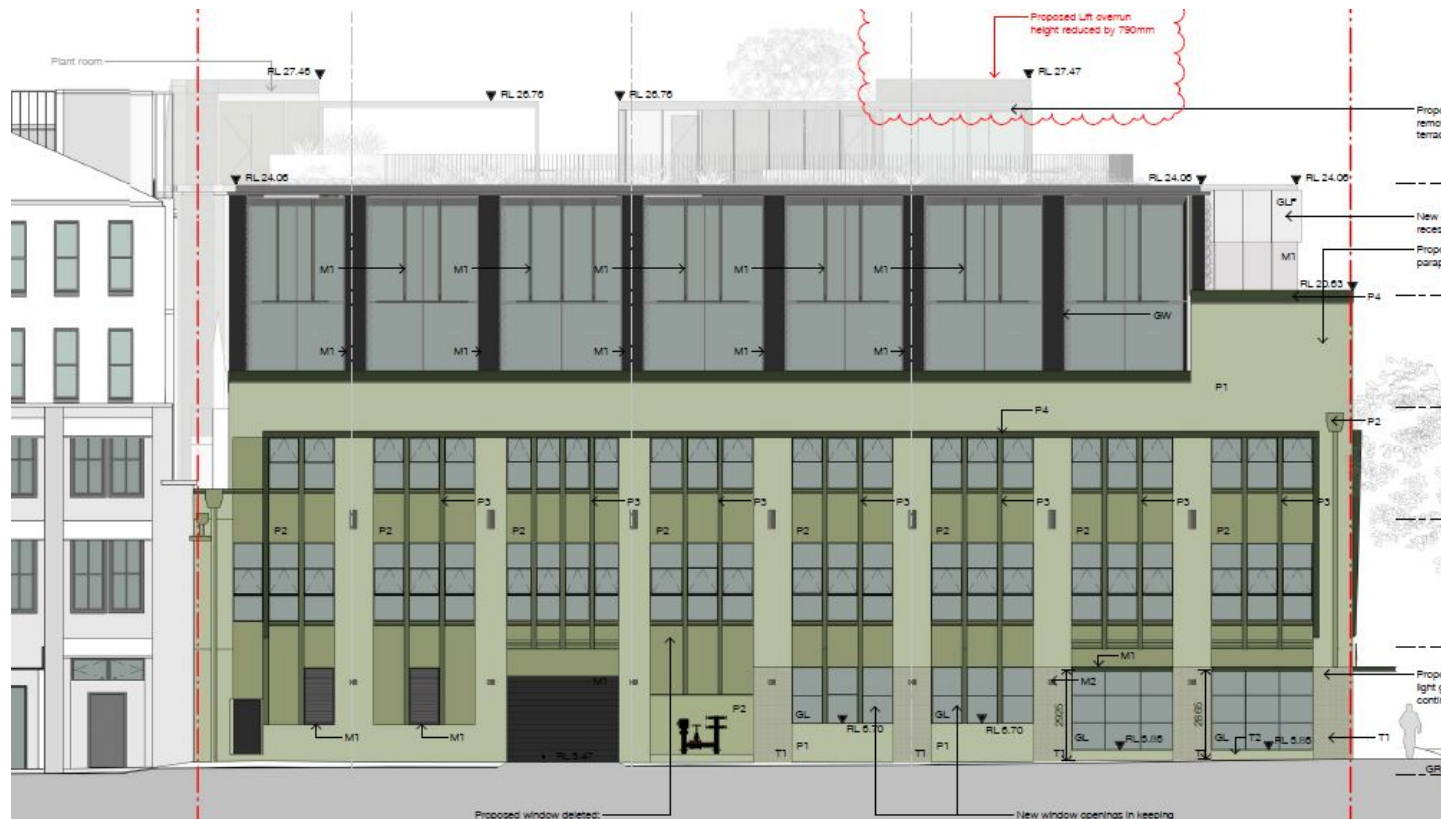


level 2



level 4

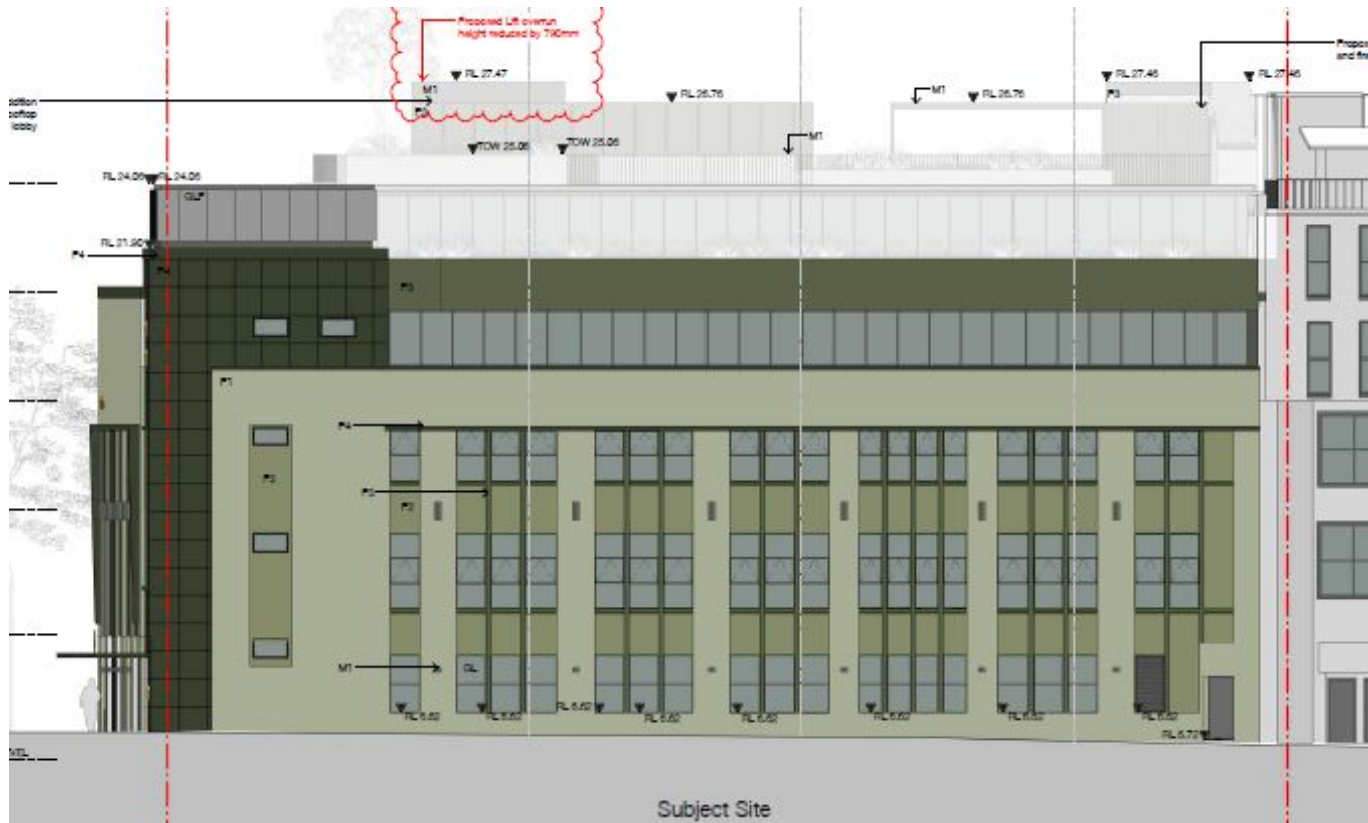




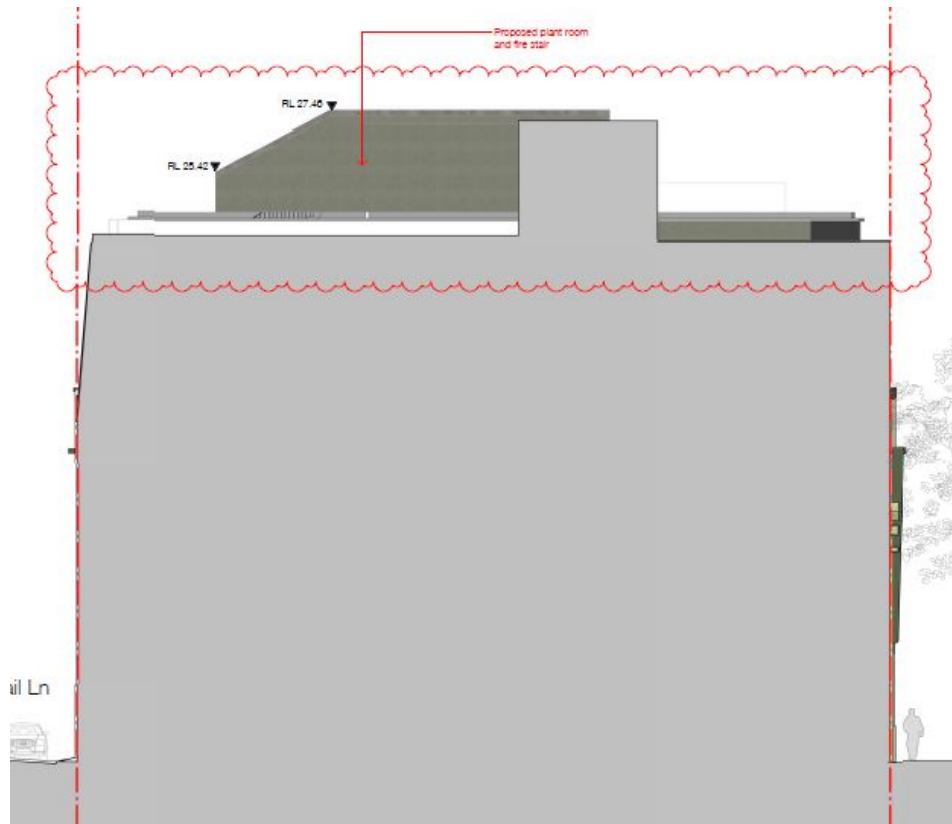
north elevation - Smal Street



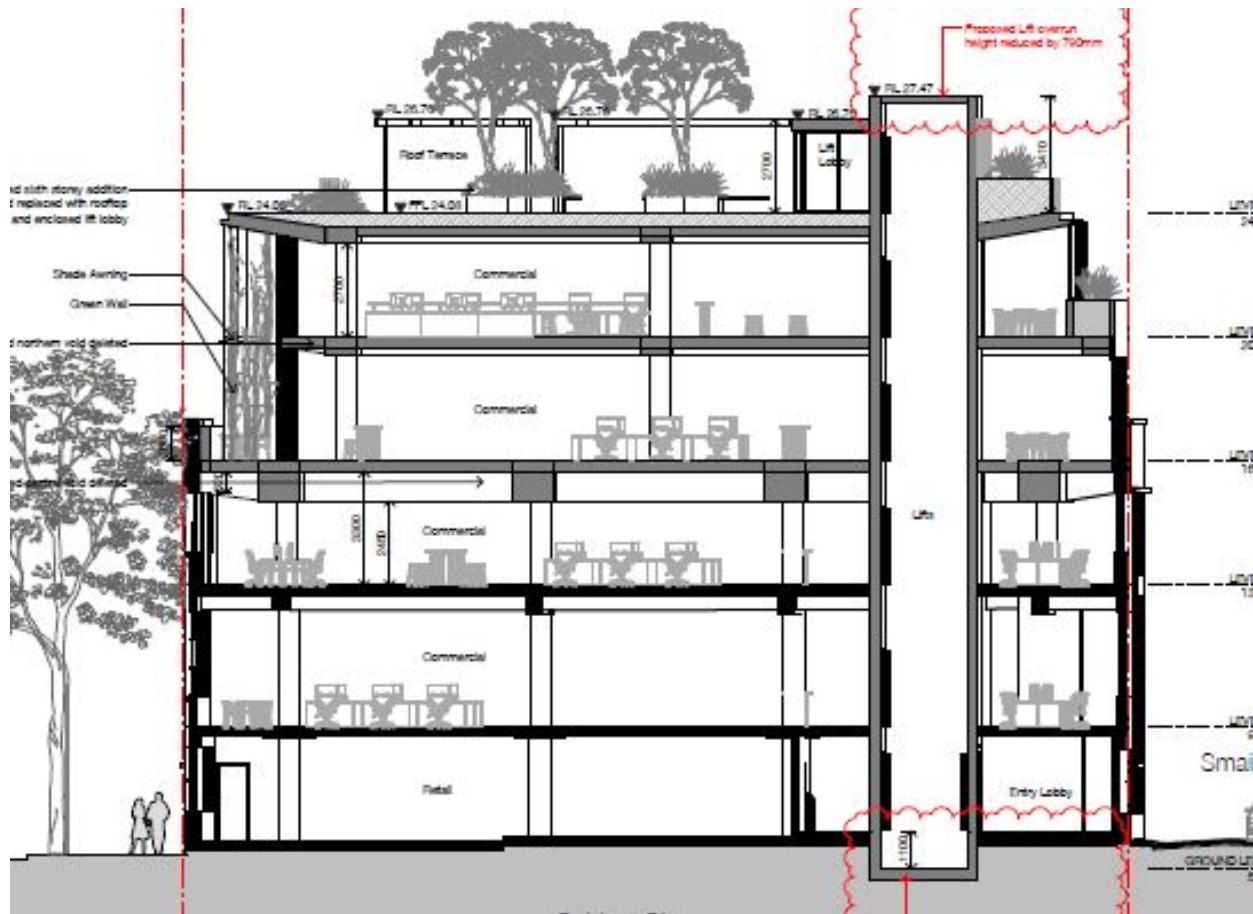
west elevation - Mountain Street



south elevation - Smal Lane



east elevation



north – south section





MATERIAL FINISHES

C1	Off-form Concrete	ML	Metal Louvers
GL	Clear Glass	P1	Paint Finish 01
GLF	Fritted Glass	P2	Paint Finish 02
GLL	Clear Glass with Centrally Sandwiched Manual Louvres	P3	Paint Finish 03
GW	Green Wall	P4	Paint Finish 04
MB	Metal Balustrade	P5	Paint Finish 05
M1	Metal Finish 01	T1	Tile Finish 01
M2	Metal Finish 02	T2	Tile Finish 02



materials and finishes

compliance with key development controls

	control	proposed	compliance
height	18m	21.3m to lift overrun 18.3% variation	no cl 4.6 variation request supported
floor space ratio	2.0:1	3.7:1 78% variation	no cl 4.6 variation request supported

issues

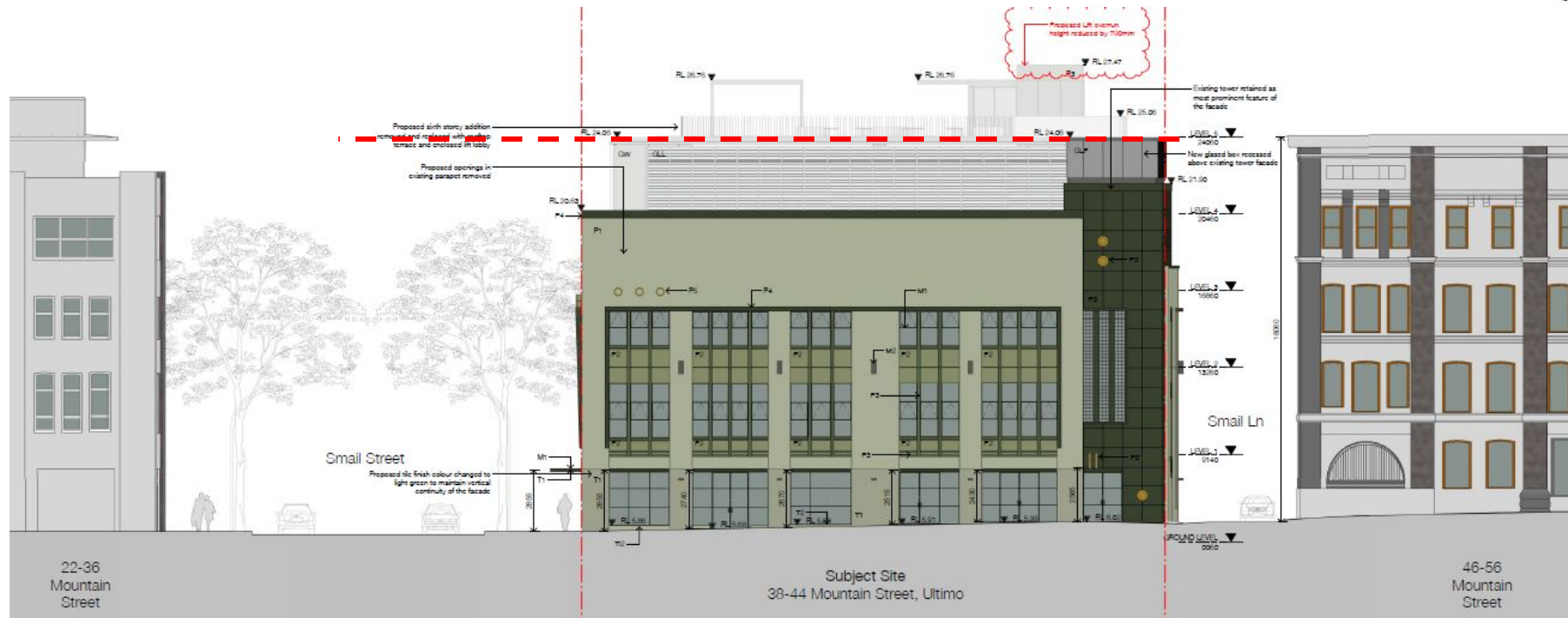
- height non compliance
- FSR non compliance
- heritage

Height & FSR

- development exceeds height and FSR standards
- Clause 4.6 variation requests for height and FSR submitted
- controls applicable to site do not reflect built form of adjacent/surrounding development
- existing pattern of 5 to 7 storey buildings in locality that exceed height and floor space
- building elements above height control limited to roof terrace landscaping, lift overrun, plant room, lift lobby entrance set back from street frontage

Height & FSR

- existing 3 storey building exceeds the FSR control
- any addition within the DCP 5 storey control would exceed the FSR control
- impacts relating from non compliance are limited
- Clause 4.6 variation requests are supported



Height – site context



heritage

- site is located within the Mountain Street Heritage Conservation Area
- existing building noted as a contributory building
- 46-52 Mountain Street to south is locally listed heritage warehouse building
- 41 & 43-49 Mountain Street opposite is state listed “Electrical substation”

Heritage

- application as lodged proposed a three storey addition to the existing building
- reduced to two storey addition with increased setbacks
- setback form from Mountain Street to express the existing building features
- amendments to architectural expression and finishes
- expanded roof terrace area
- amended proposal respects and expresses the existing building and is compatible with the existing building forms in locality



application as lodged



amended

Mountain Street elevation



application as lodged



amended

Mountain Street elevation

recommendation

- approval subject to conditions