

# Local Planning Panel

## 15 December 2021

26-28 Rainford Street, Surry Hills

D/2021/759

Applicant: SJB Planning

Owner: G Buttery

Architect: SJB

# proposal

alterations and additions to former warehouse building for a residential dwelling across four storeys

# recommendation

approval

# notification information

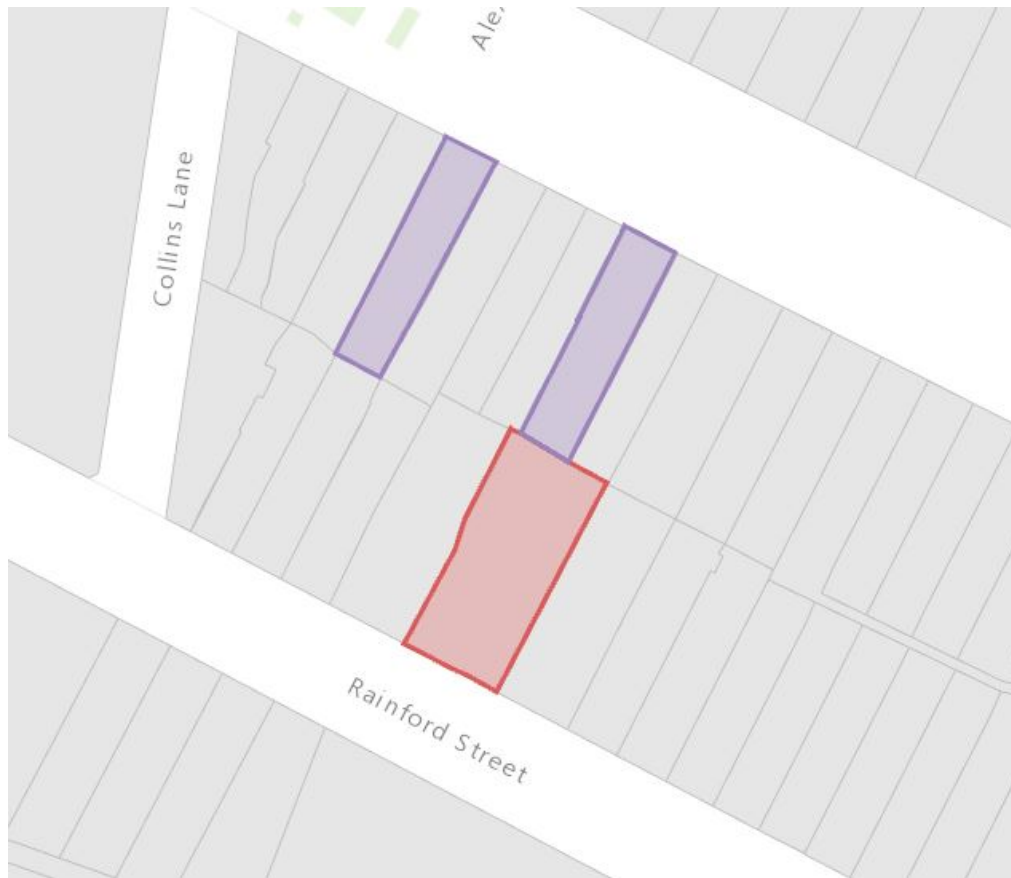
- exhibition period 9 July 2021 to 24 July 2021
- 128 owners and occupiers notified
- 2 submissions received



# submissions

- noise from demolition and construction
- car parking
- privacy

conditions are included in recommendation to address construction impacts and privacy

# submissions



-  subject site
-  submitters

site







before construction commenced



currently

site viewed from Rainford Street



ground floor looking north



first floor looking north

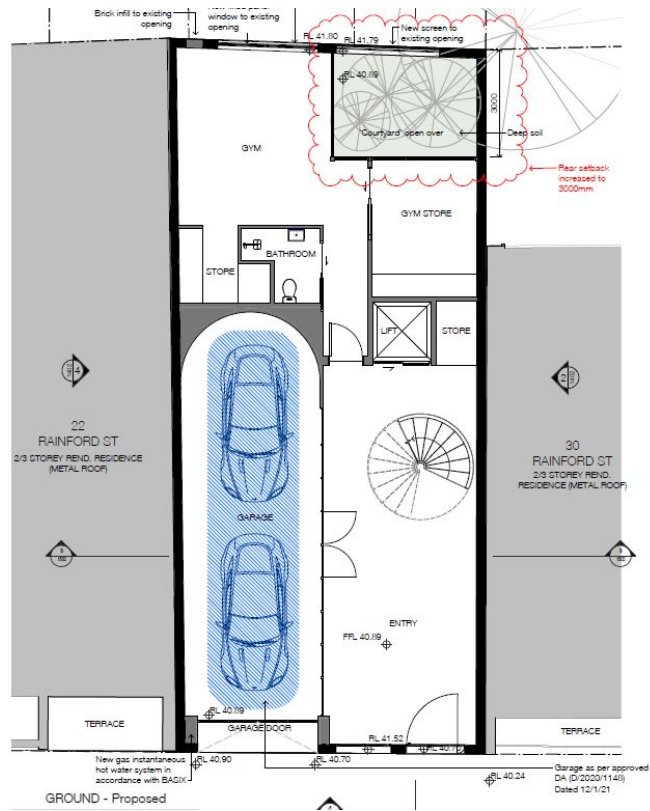
interior



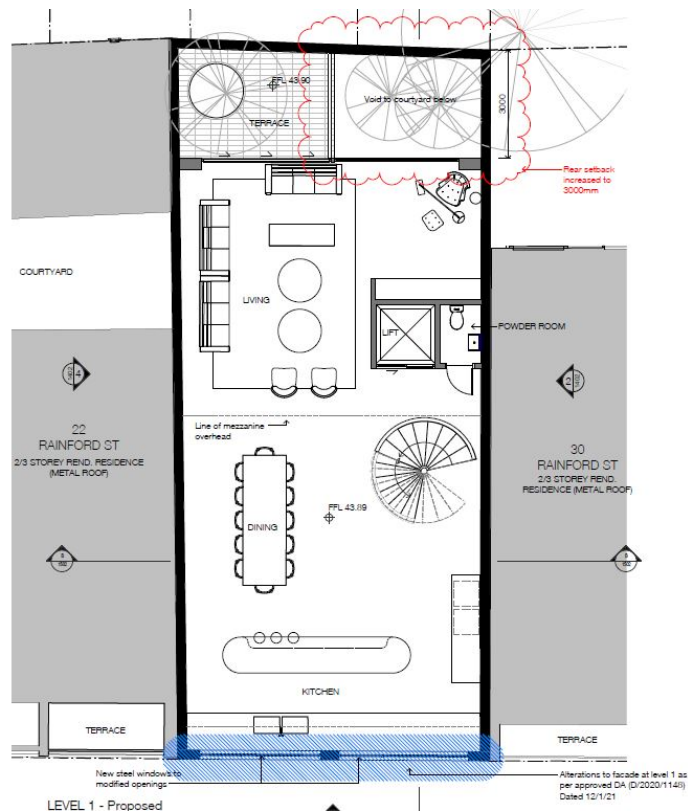


outdoor rooftop deck area looking north

# proposal

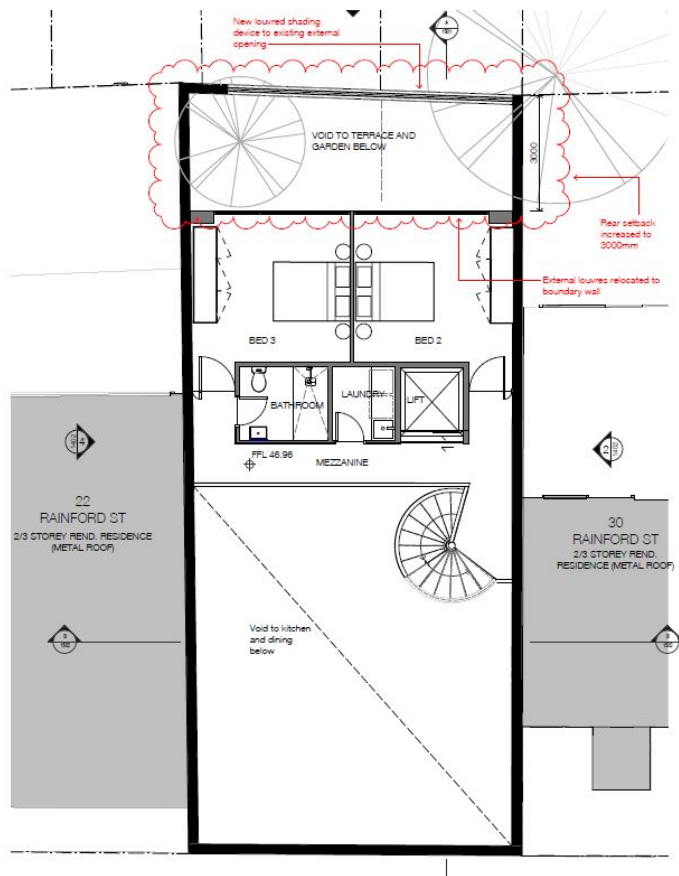


ground

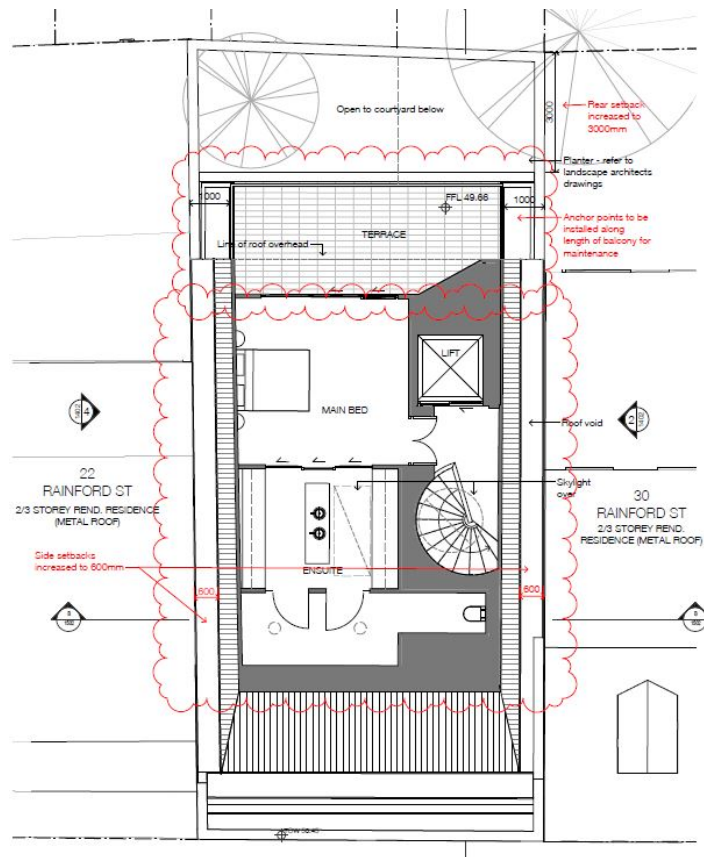


level 1



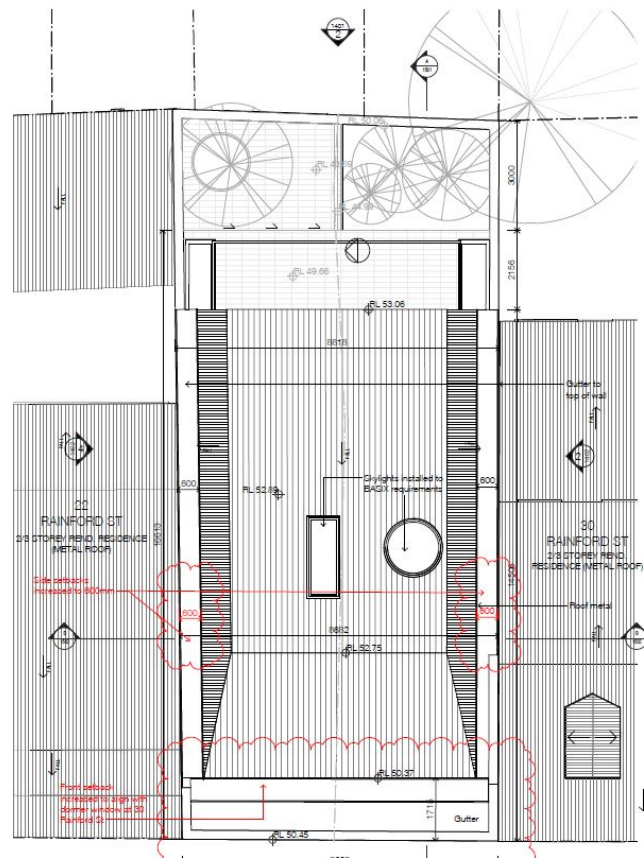


level 2



level 3



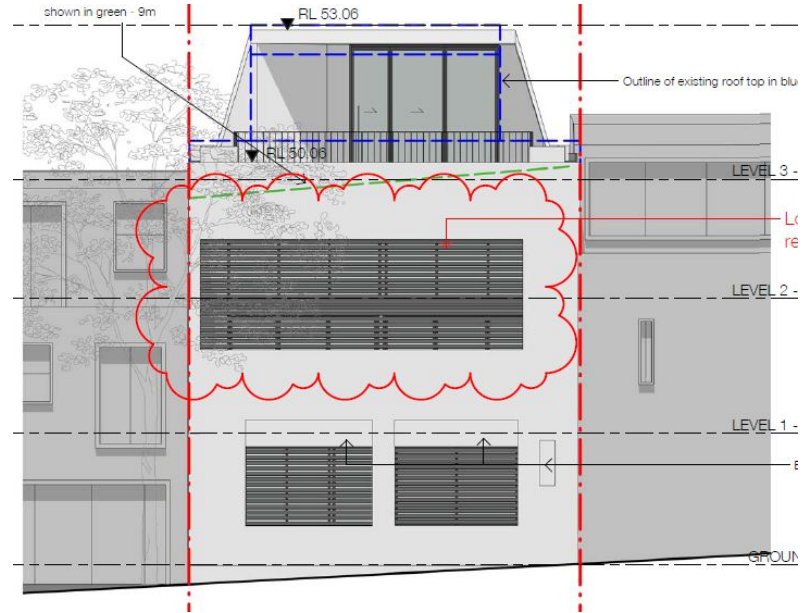


roof plan



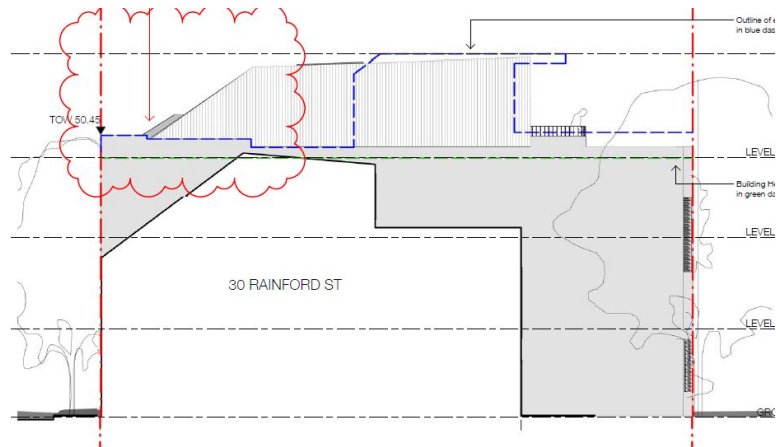


Rainford Street (south)

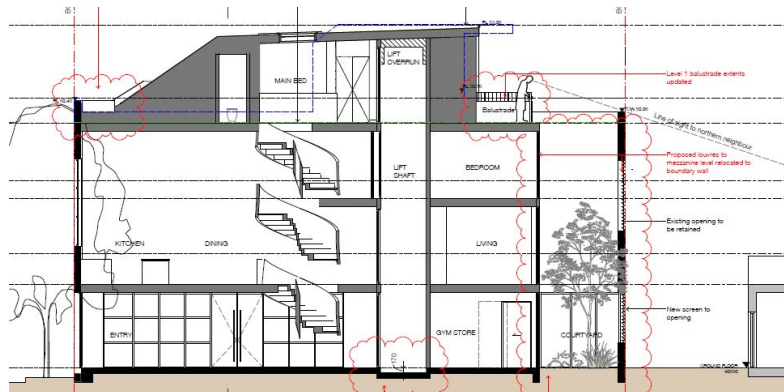


north

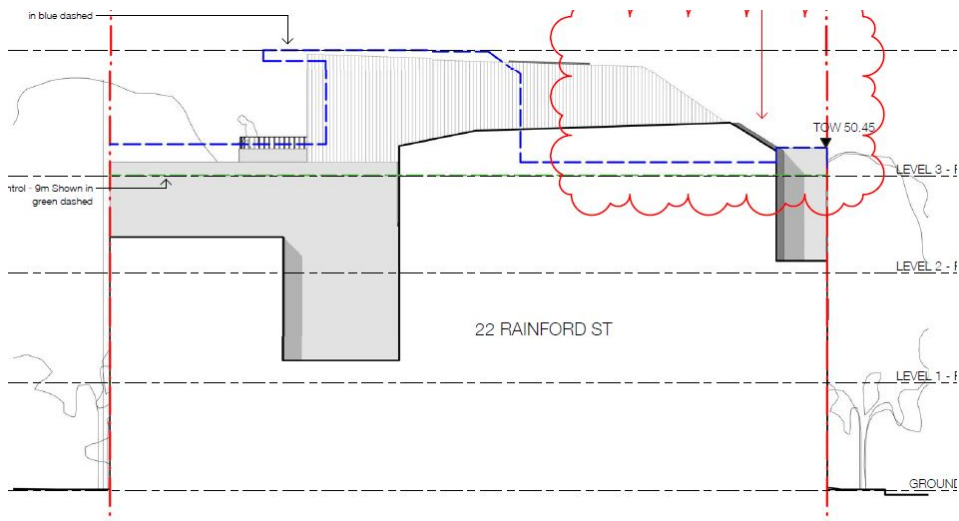




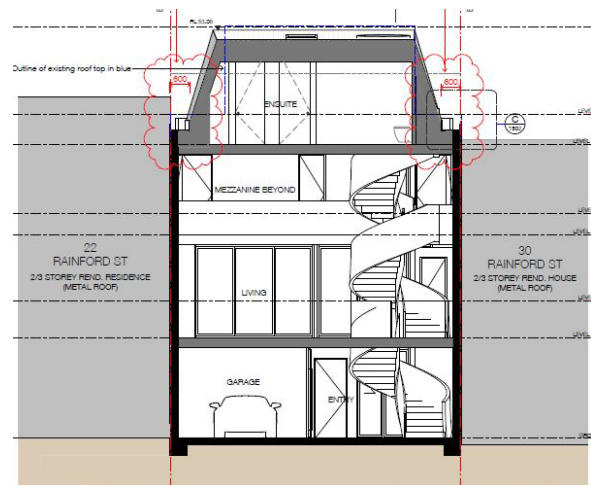
east elevation



section



west elevation



## section

# compliance with key LEP standards

	control	proposed	compliance
height	9m (12.48m existing)	12.37m	no
floor space ratio	1.75:1 (1.93 existing)	1.87:1m	no

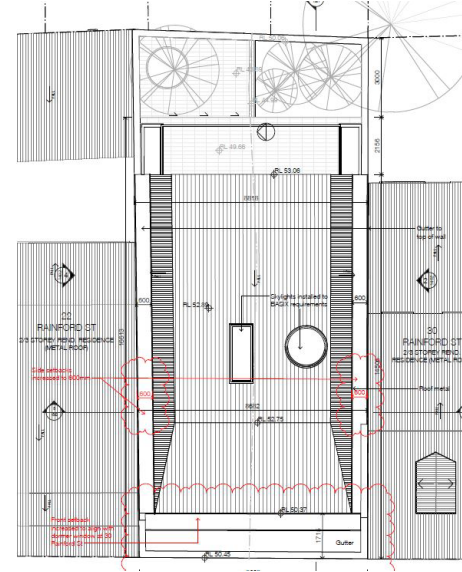
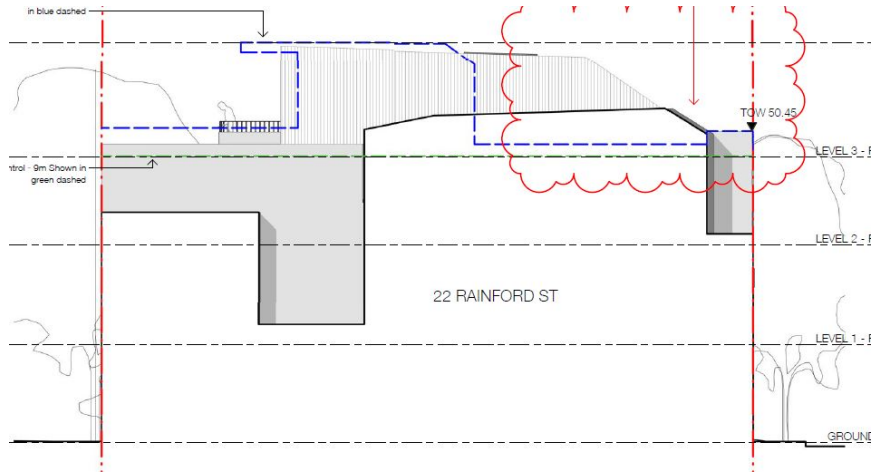
# issues

- height
- floor space ratio
- privacy

# height

- proposal exceeds 9m height control with a height of 12.37m (37% variation)
- existing height non-compliance (12.48m)
- alterations for new mansard roof form to approximately same height, over larger area
- minimal visual and overshadowing impacts
- clause 4.6 variation request supported





new mansard roof form to approximately same height, over larger area



VIEW 1 - Proposed



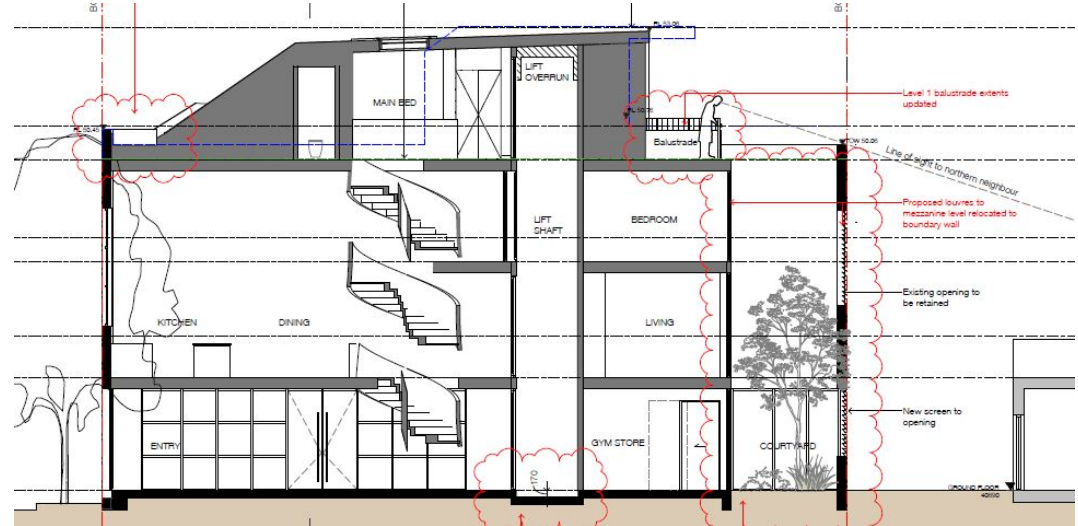
VIEW 4 - Proposed

new mansard roof form has limited visual impact

# floor space ratio

- proposal exceeds 1.75:1 FSR control with a FSR of 1.87:1 (7% variation)
- existing FSR 1.93:1 – small reduction in floor space
- proposed building form appropriate to the context
- minimal impacts from new built form
- clause 4.6 variation request supported

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# recommendation

- approval subject to conditions