

Local Planning Panel

20 September 2023

Application details

502-514 Elizabeth Street and 272-276 Cleveland Street, Surry Hills

D/2022/600

Applicant: The Trustee for Aidop No 7 Unit Trust

Owner: X Let Investments Pty Ltd

Architect: SJB

Planner: Ethos Urban

Heritage: Weir Phillips

Proposal

- substantial demolition of existing buildings on site (partial retention of facades of Elizabeth Street frontage)
- excavation for two basement levels with 29 car parking spaces
- construction of a four-storey commercial building
- landscaping

Recommendation

deferred commencement approval subject to conditions

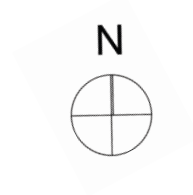
Notification



- exhibited between 2 August and 31 August 2022
- re-exhibited between 17 May and 15 June 2023
- 402 owners and occupiers notified
- four submissions received
- one submission received during re-exhibition (duplicate)

Submissions

- land use
- height
- built form
- loss of Cleveland Street building
- landscaping
- impacts to adjoining properties
- heritage
- construction impacts
- car parking
- public domain
- acoustic privacy
- materials and glazing

Submissions



-  subject site
-  submitters

Site







site viewed from Elizabeth Street



site viewed from Goodlet Street



corner of Perry Street and Cleveland Street



opposite side of Cleveland Street



adjoining development on Cleveland Street – to east



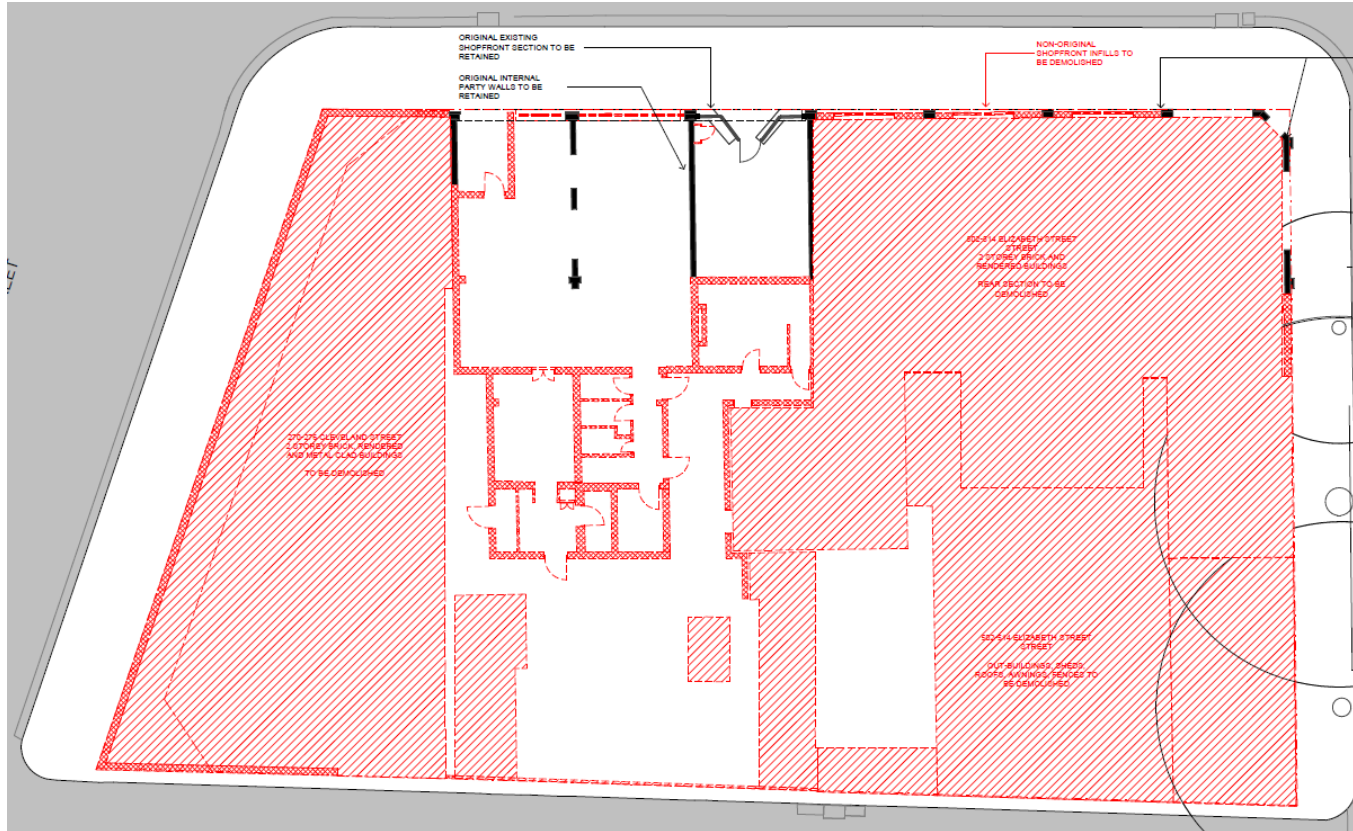
adjoining development on Goodlet Street – to east

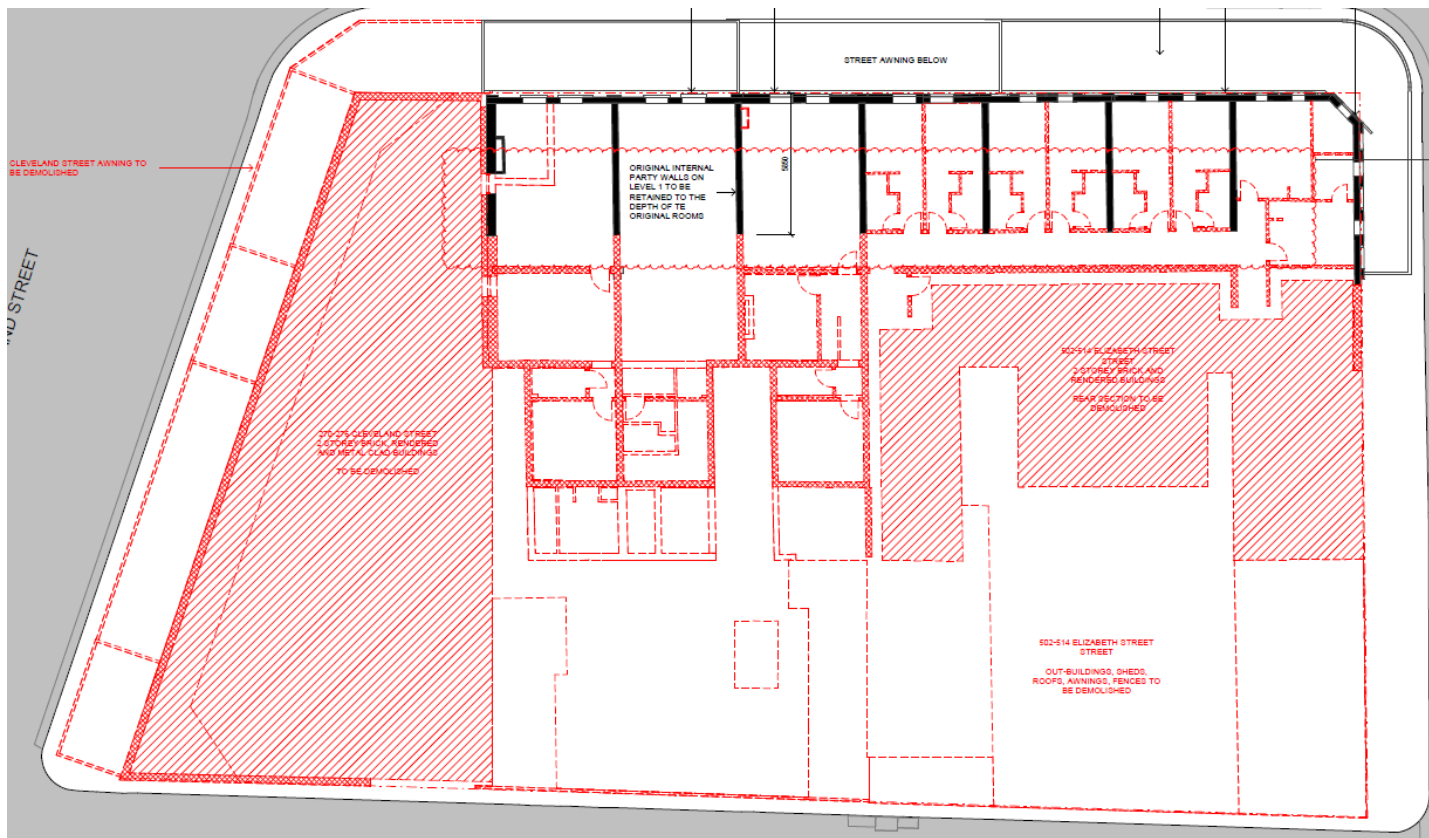




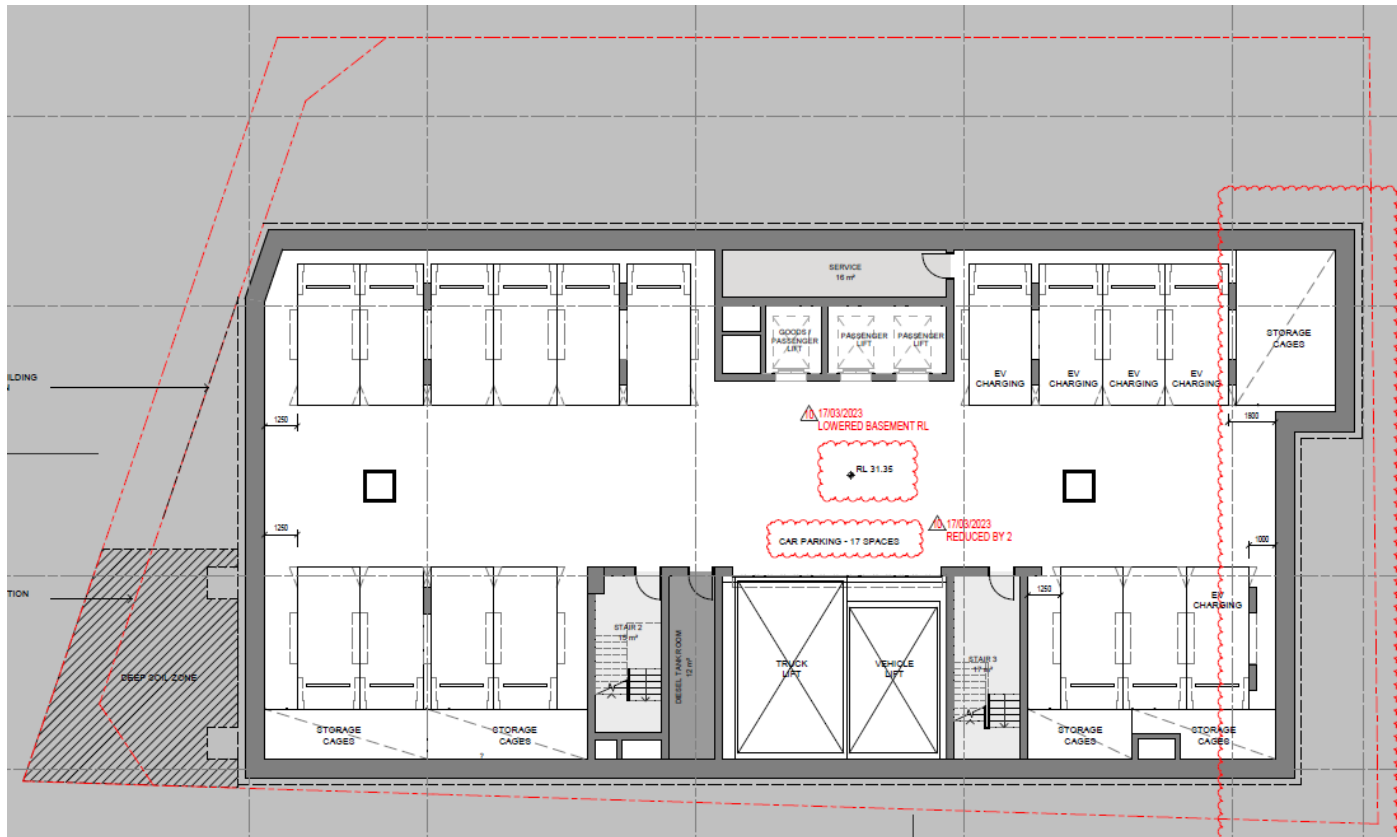
opposite side of Elizabeth Street – to west

Proposal

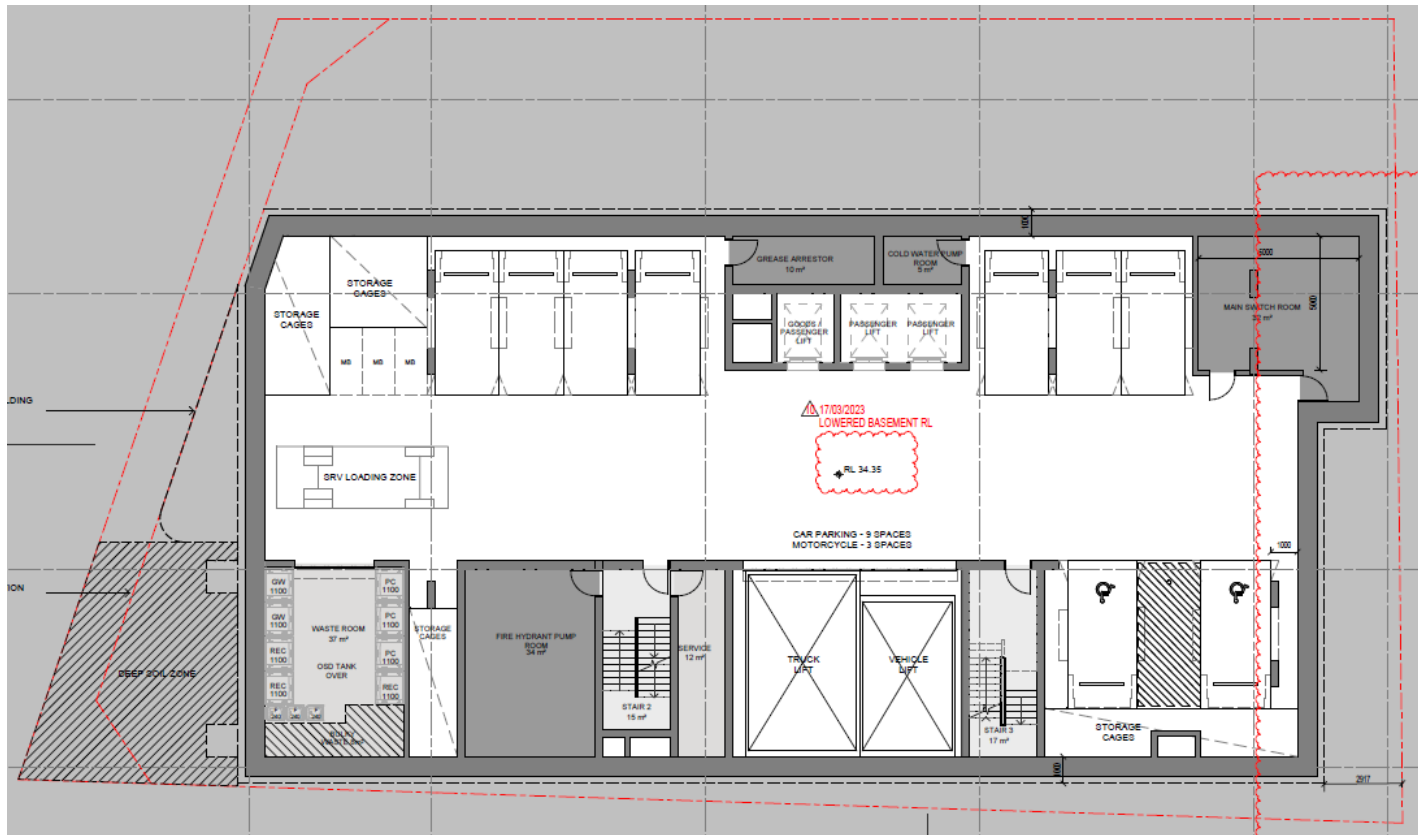




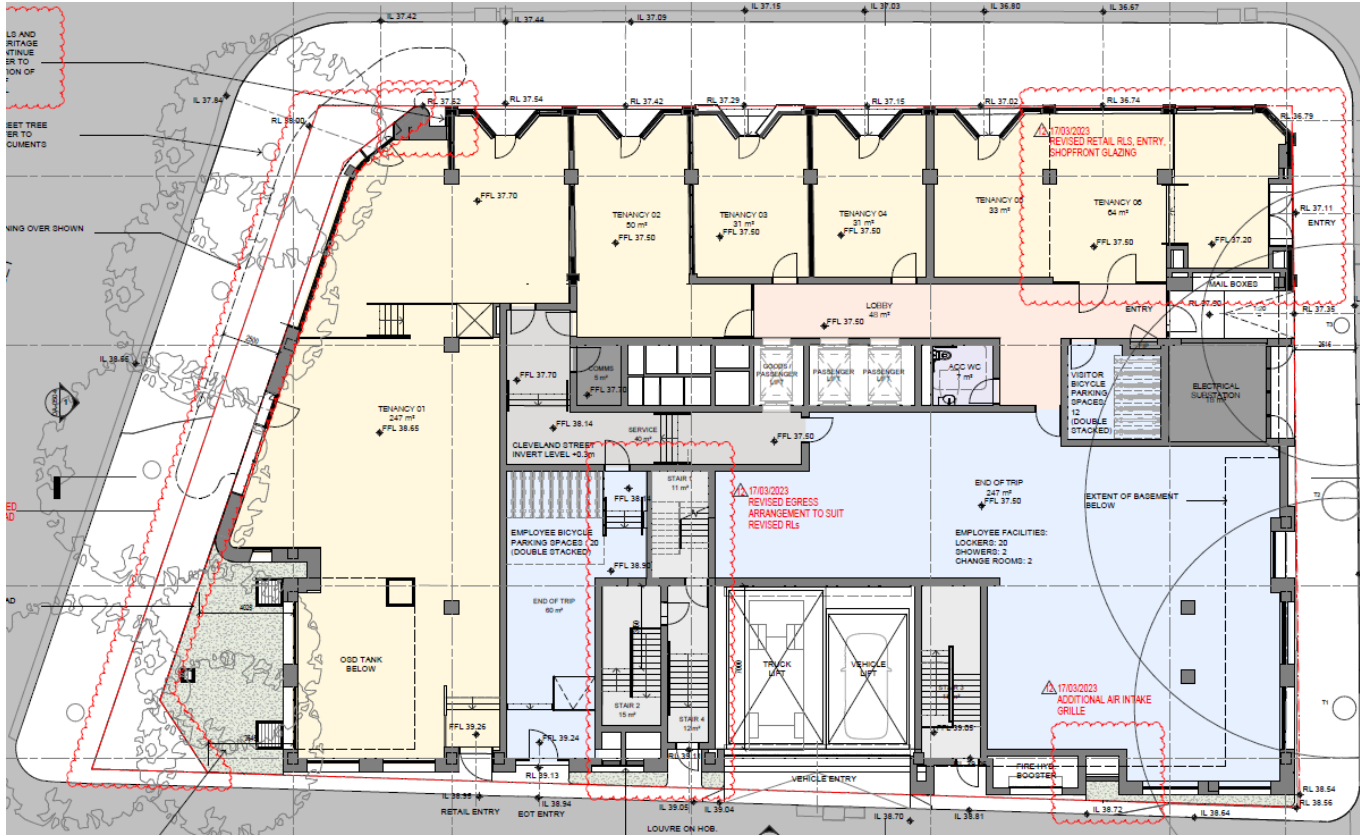
first floor demolition plan

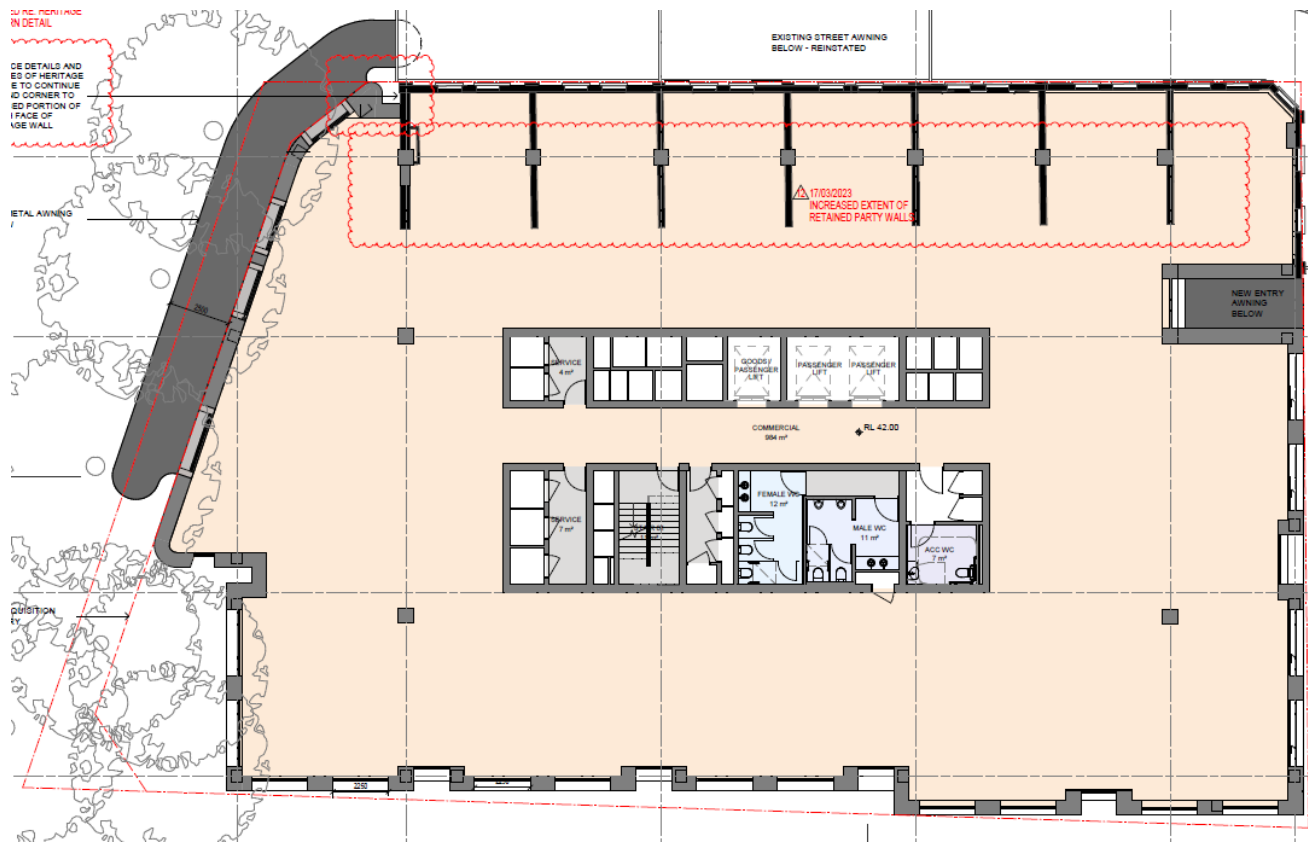


proposed basement level two floorplan

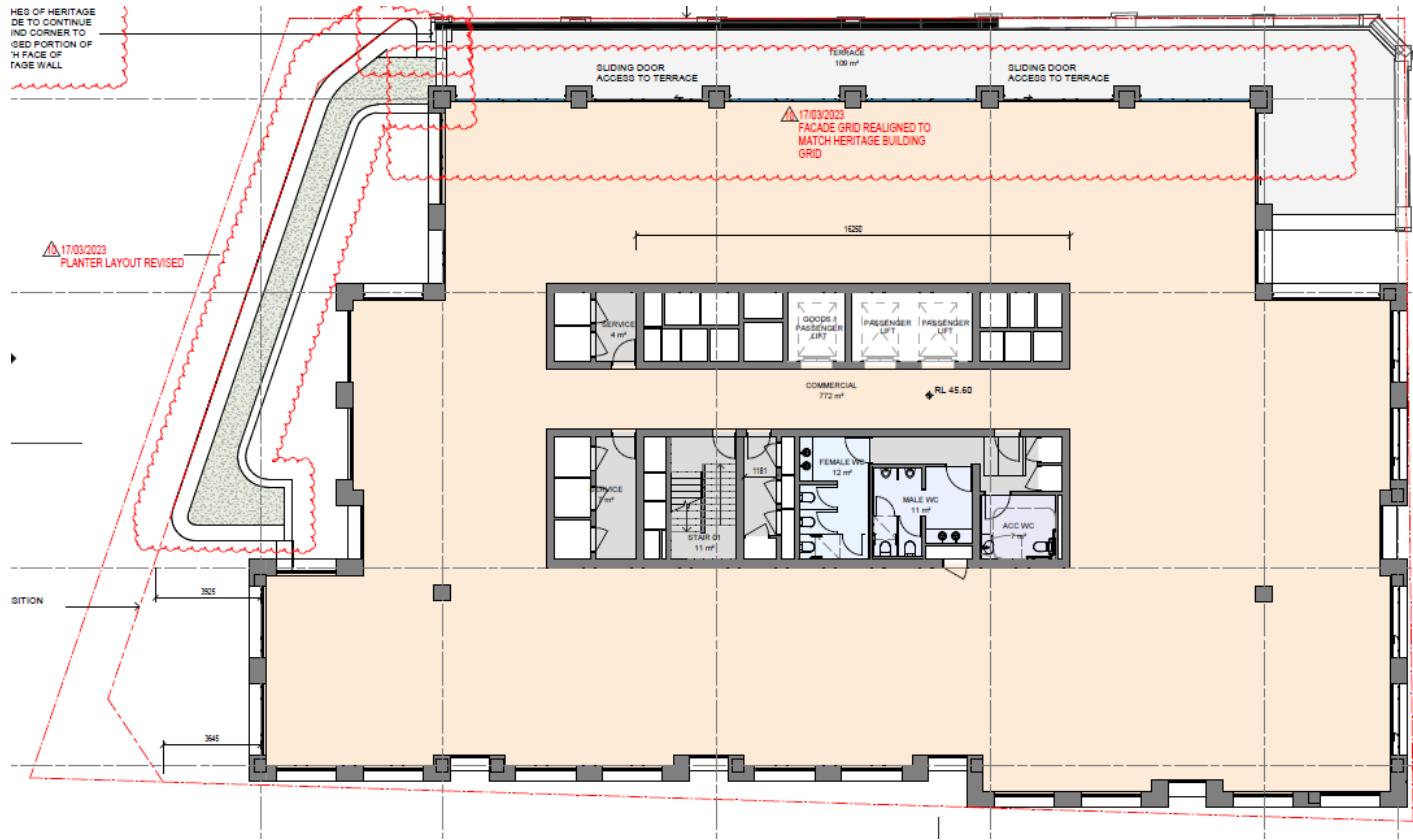


proposed basement level one floorplan

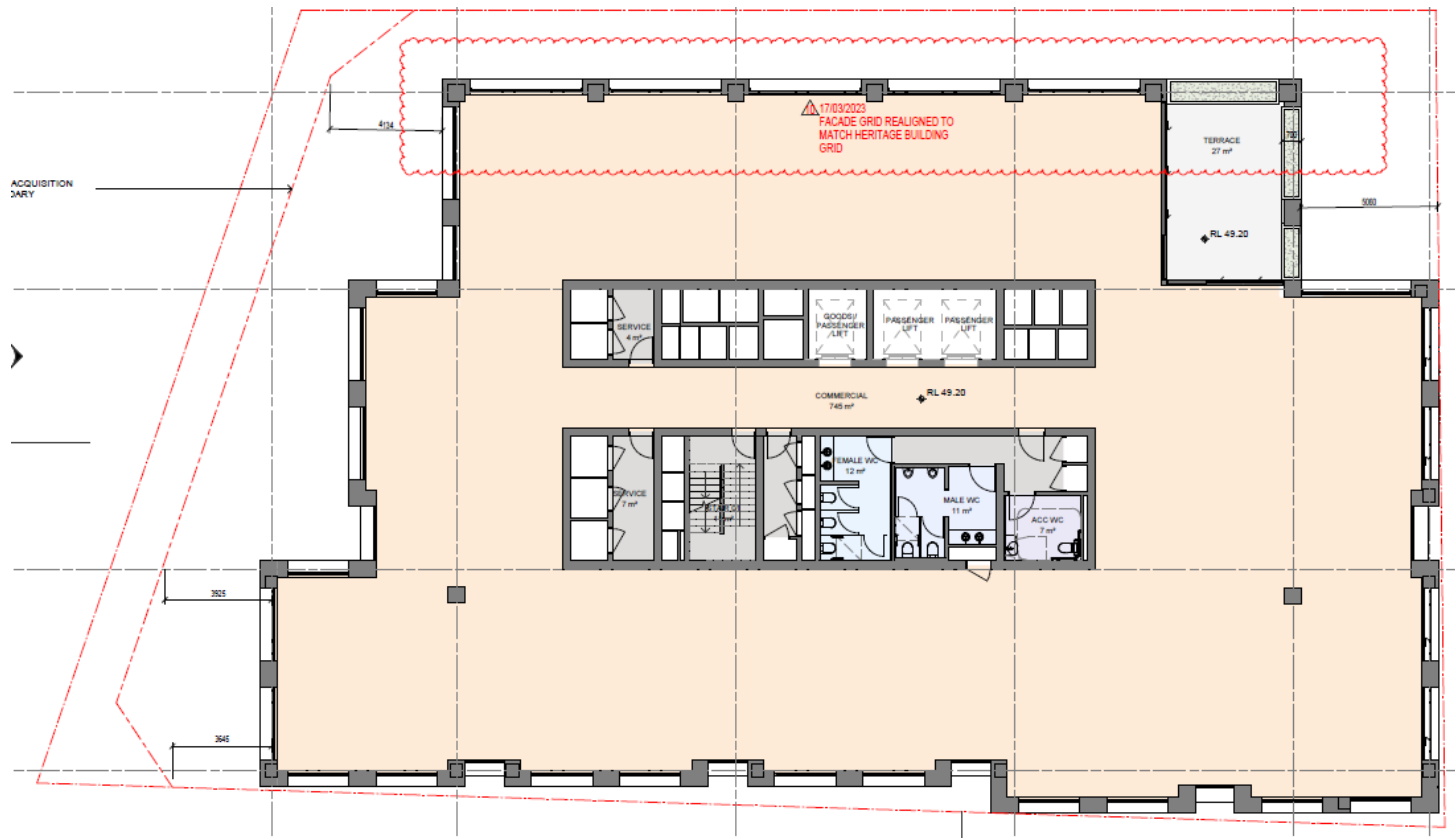




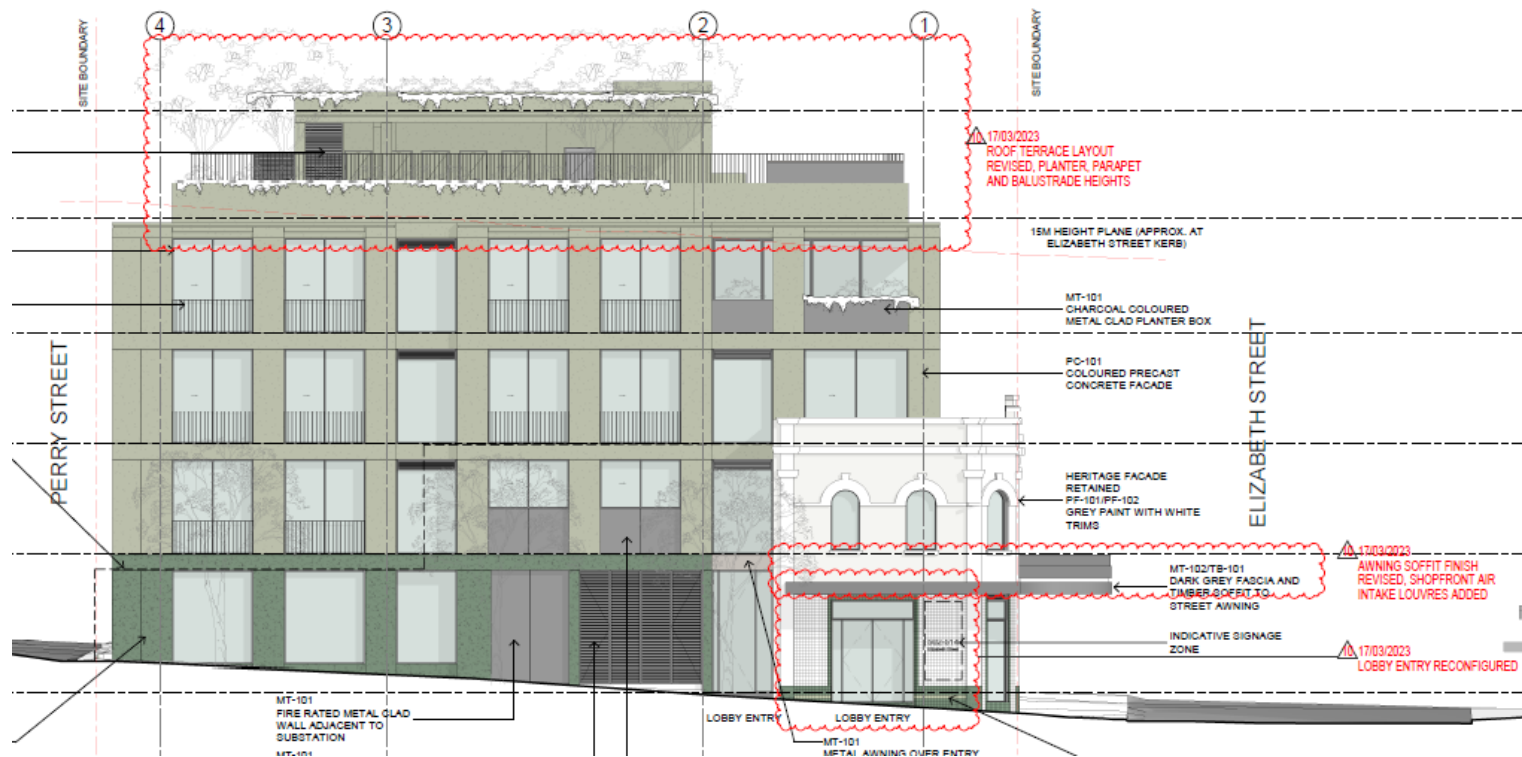
proposed level one floorplan



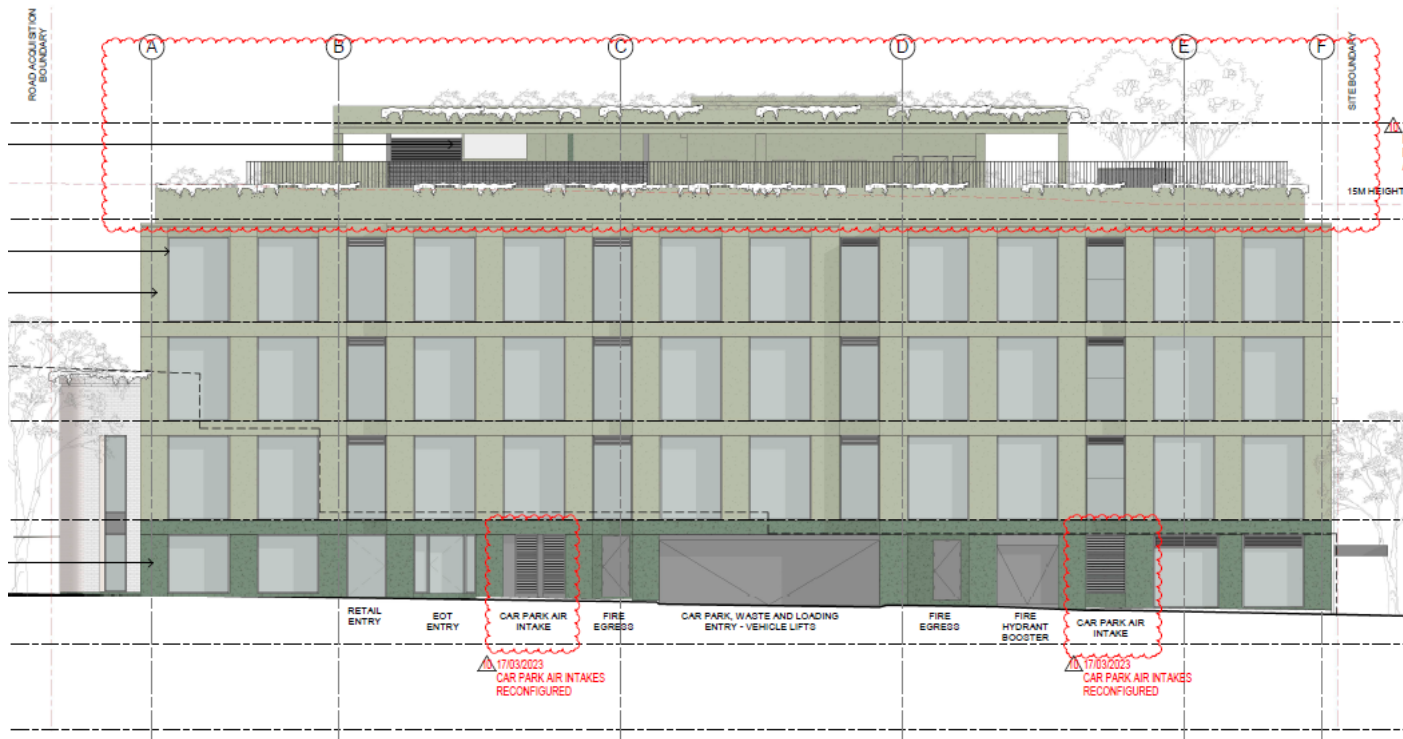
proposed level two floorplan



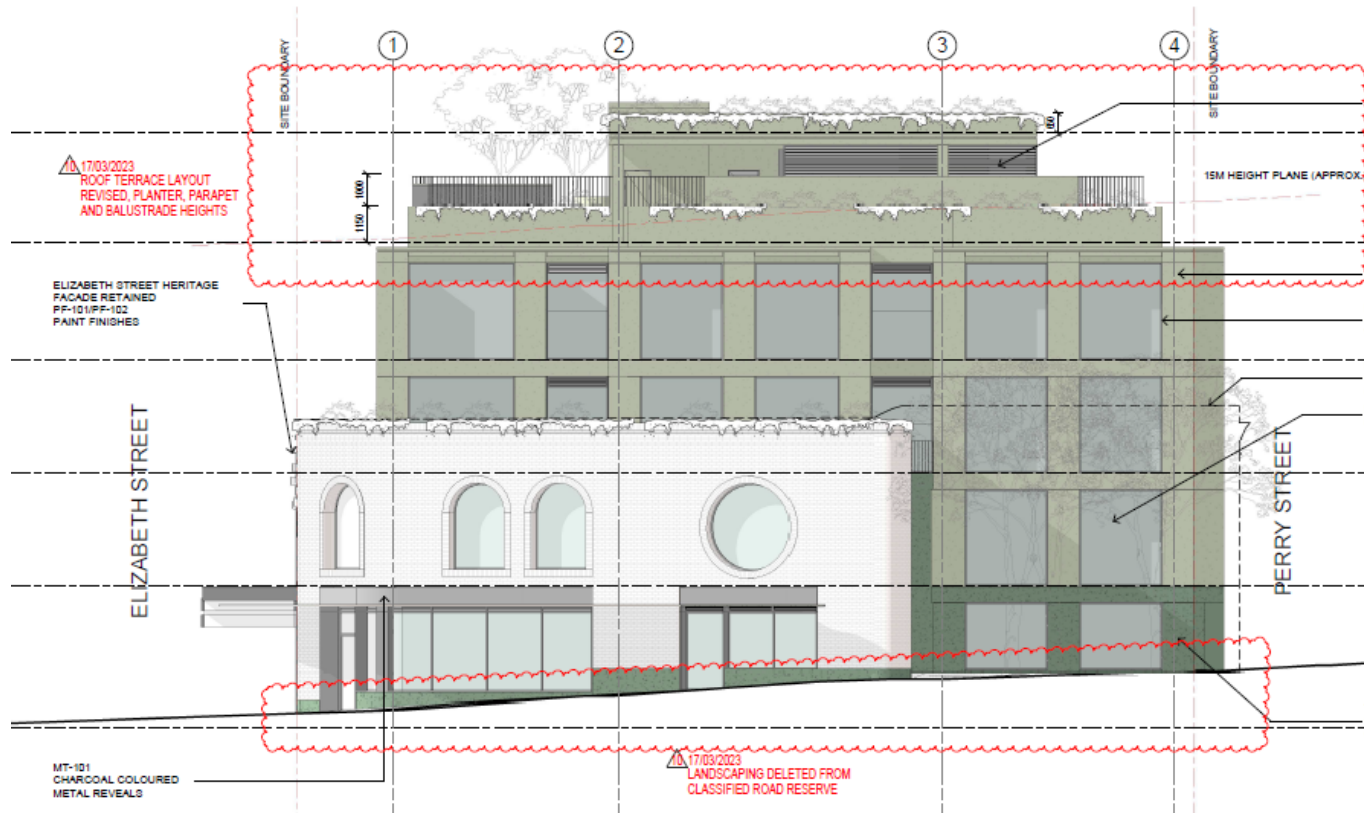
proposed level three floorplan



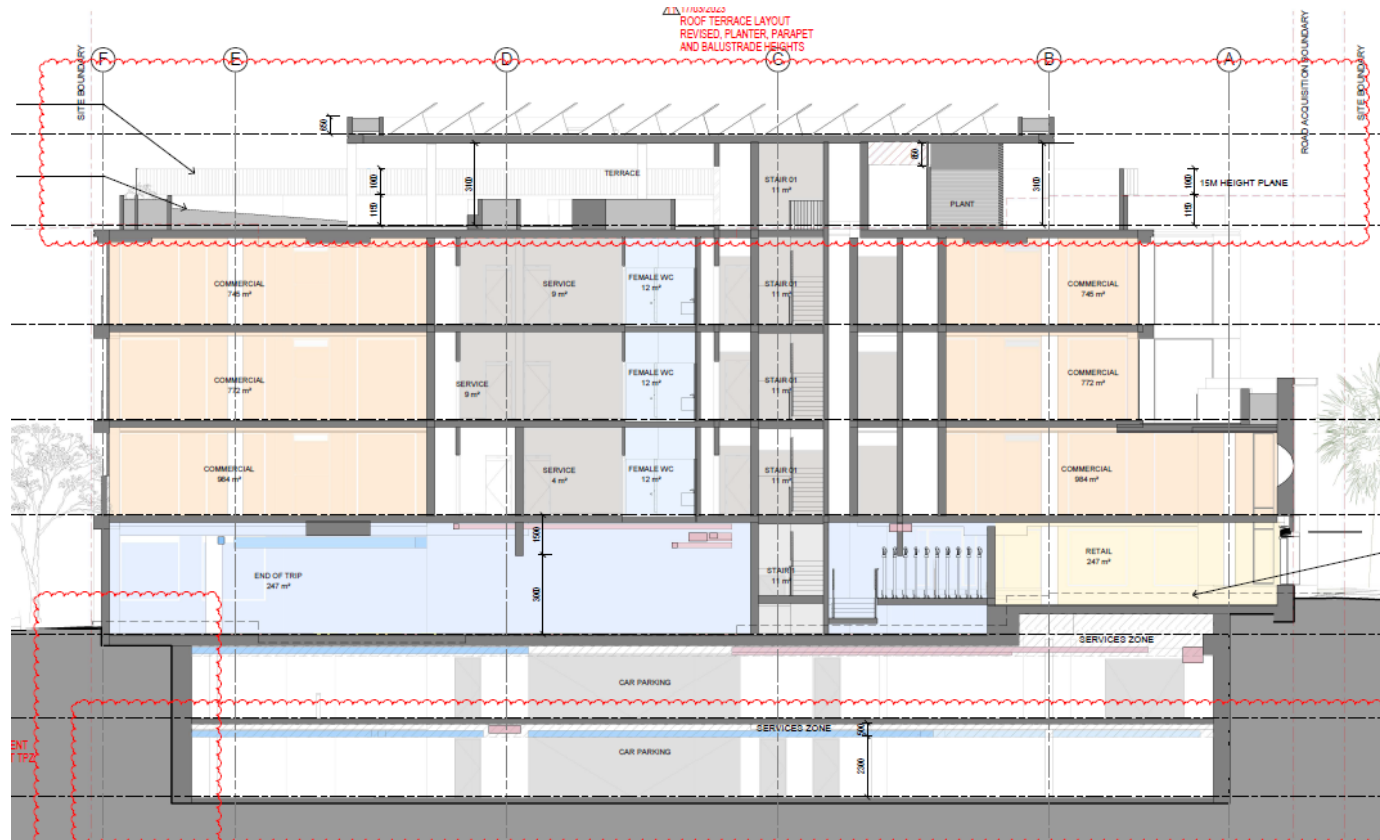
Goodlet Street (north) elevation



Perry Street (east) elevation



Cleveland Street (south) elevation



long section



Photomontage - corner of Cleveland Street and Elizabeth Street



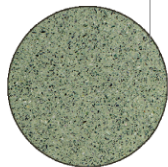
Photomontage - corner of Goodlet Street and Elizabeth Street



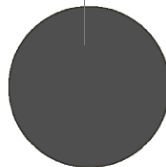
PC-101
GREEN STAINED CONCRETE



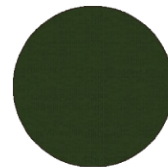
PC-102
NATURAL PRECAST CONCRETE



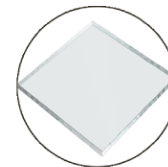
TL-101
GREEN TERAZZO



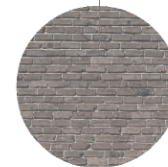
MT-101
CHARCOAL COLOURED
METALWORK



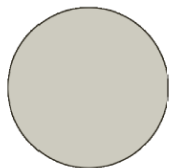
TX-101
GREEN SHEAR FABRIC BLINDS



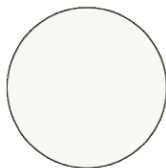
GL-101
CLEAR GLAZING



BR-101
GREY FACE BRICK



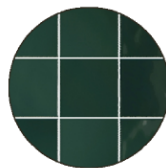
PF-101
PAINT FINISH - DULUX WINTER
TERRACE OR SIMILAR



PF-102
PAINT FINISH - DULUX VIVID WHITE
OR SIMILAR



MT-102
COLORBOND MONUMENT



TL-102
DARK GREEN CERAMIC TILE



TL-103
CREAM CERAMIC TILE

materials

Compliance with key LEP standards

	control	proposed	compliance
height	15m	20.1m	no
floor space ratio (northern land parcel)	2.5:1	2.41:1m	yes
floor space ratio (southern land parcel)	2:1	2.21:1	no

Compliance with DCP controls

	control	proposed	compliance
height in storeys	four storeys	four storeys	yes
deep soil	10%	2.6%	no

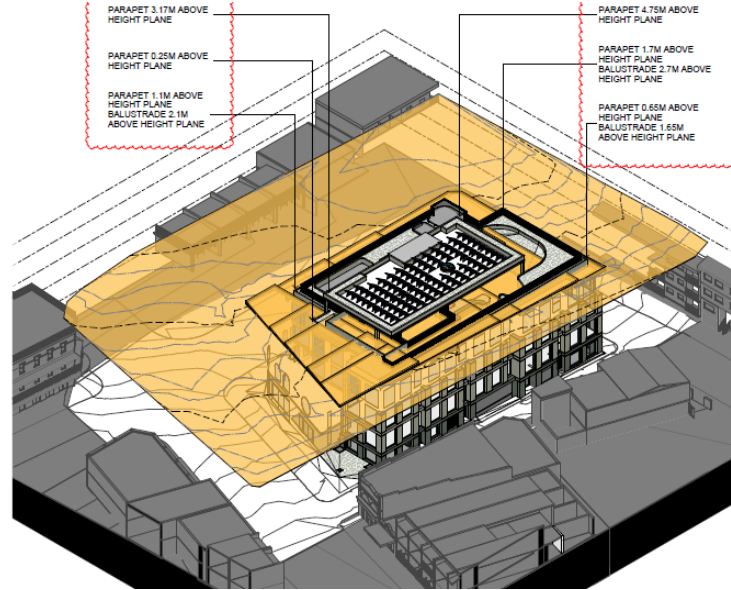
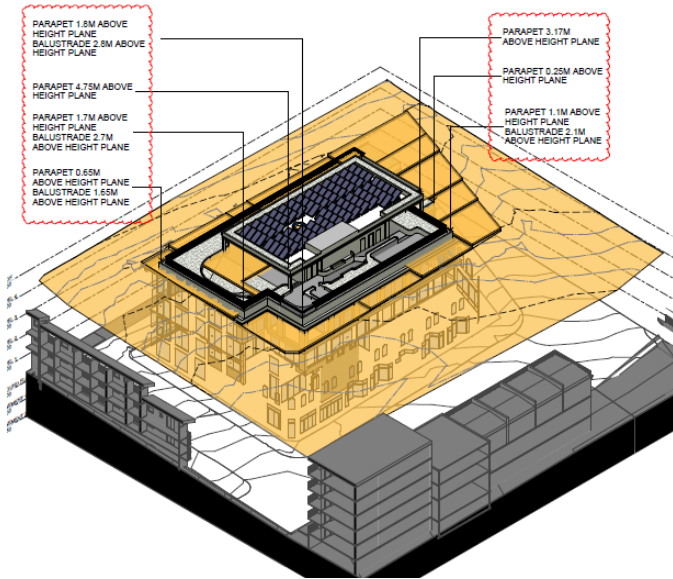
Hours of operation (roof terrace)

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	07.00 to 20.00 20.00 to 22.00	not specified	07.00 to 20.00

Issues

- height
- floor space ratio
- Elizabeth Street road widening order
- trees
- deep soil

Height



non-compliance with height largely results from rooftop garden and associated structures

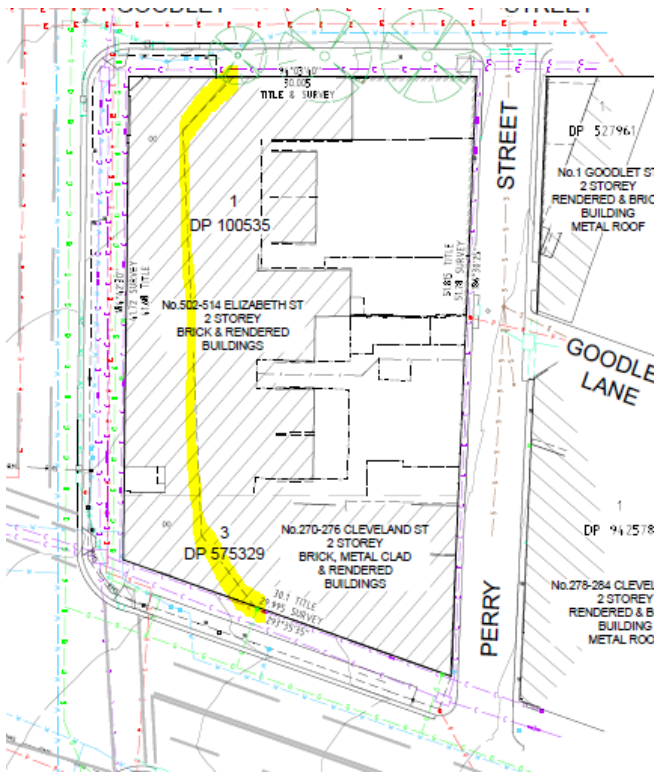
Height

- non-compliant elements
 - provide amenity benefits – access to landscaped roof terrace
 - not easily perceivable from public domain
 - do not result in impacts to surrounding properties, including overshadowing
- Clause 4.6 request supported

Floor space ratio

- northern land parcel complies
- southern land parcel has a non-compliance of 10.5%
- northern land parcel is 65sqm under maximum
- southern land parcel is 52sqm over maximum
- overall, proposal is under maximum GFA permissible on site
- non-compliant GFA does not result in any impacts to locality
- Clause 4.6 request supported

Elizabeth Street road widening order



NOTE

(X) DENOTES AREA DESIGNATED FOR REALIGNMENT OF ELIZABETH STREET (GG 30/06/1950 FOLIO 2028) (ABT 264.8m²)

NOTATIONS

9363122 NOTE: REALIGNMENT OF PARTS OF STREETS (PUBLIC ROADS) UNDER THE PUBLIC ROADS ACT, 1902 AND SECTION 262, LOCAL GOVERNMENT ACT, 1919 NOTIFIED IN GOV. GAZ. 30.6.1950 FOLIO 2028

UNREGISTERED DEALINGS: NIL

Elizabeth Street road widening order

- road widening order made in 1950
- separate to widening of Cleveland Street mapped in LEP
- order prevents proposed construction activity under Roads Act 1993
- order is not a barrier to granting development consent
- order must be revoked before construction activity commences
- city services confirm road widening not required for traffic purposes
- deferred commencement consent recommended - order to be revoked before consent becomes operational

Trees

- proposed basement shell may intrude into tree protection zone of street trees on Goodlet Street
- condition recommended to setback basement shell minimum of 5.5m
- applicant to conduct root mapping post demolition to ascertain if reduced setback achievable

Deep soil

- proposal does not comply with 10% deep soil requirements (2.6%)
- site constrained by road widening order on Cleveland Street
- tree canopy target of 15% able to be achieved subject to conditions

Recommendation

- deferred commencement approval subject to conditions