

Local Planning Panel

11 October 2023

Application details

86-90 Bay Street, Ultimo

D/2023/445

Applicant: 86 Bay Street Pty Ltd - Urbis

Owner: 86 Bay Street Pty Ltd

Architect: Fitzpatrick + Partners

Proposal

Alterations to an existing commercial building, including:

- substantial demolition of the existing building with retention of building structure
- construction of a three-storey addition

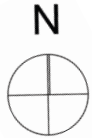
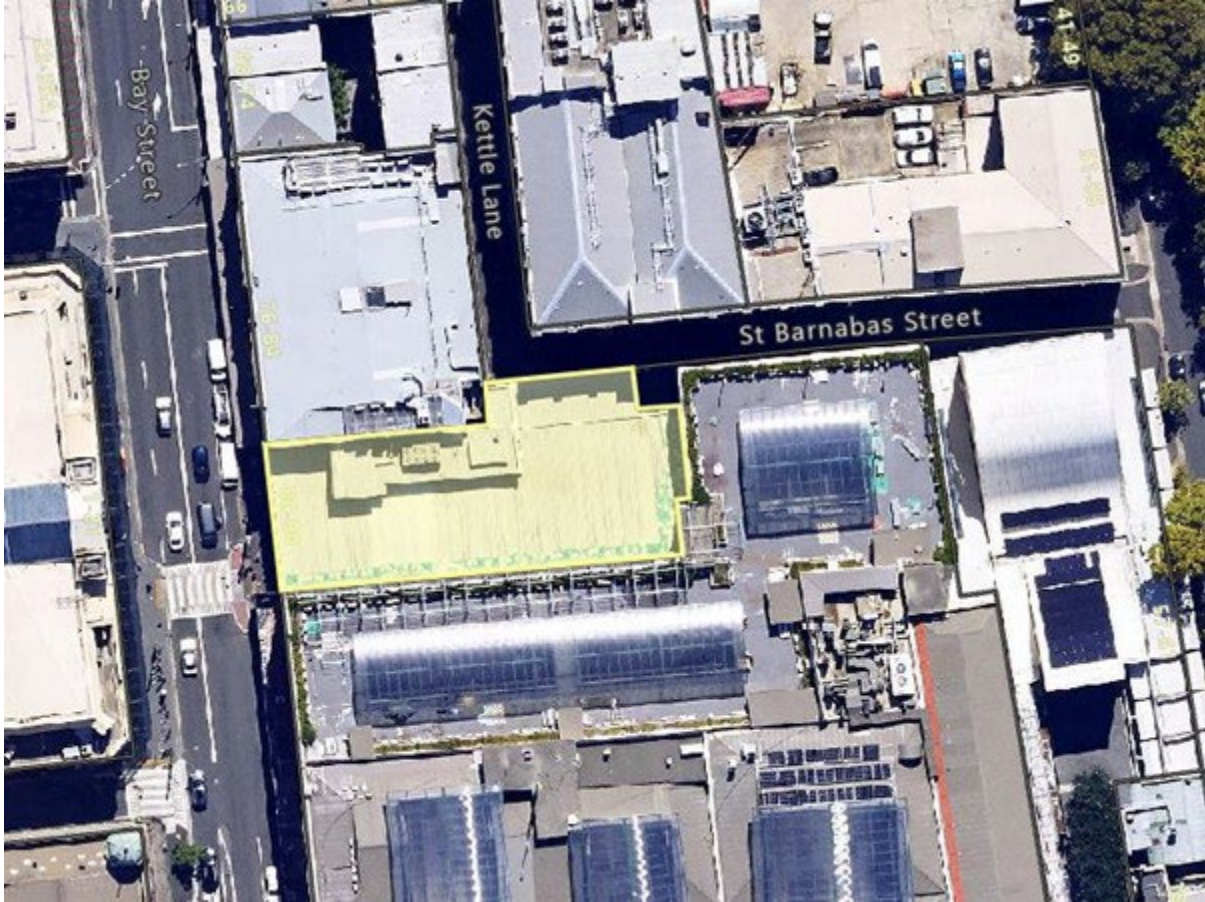
Recommendation

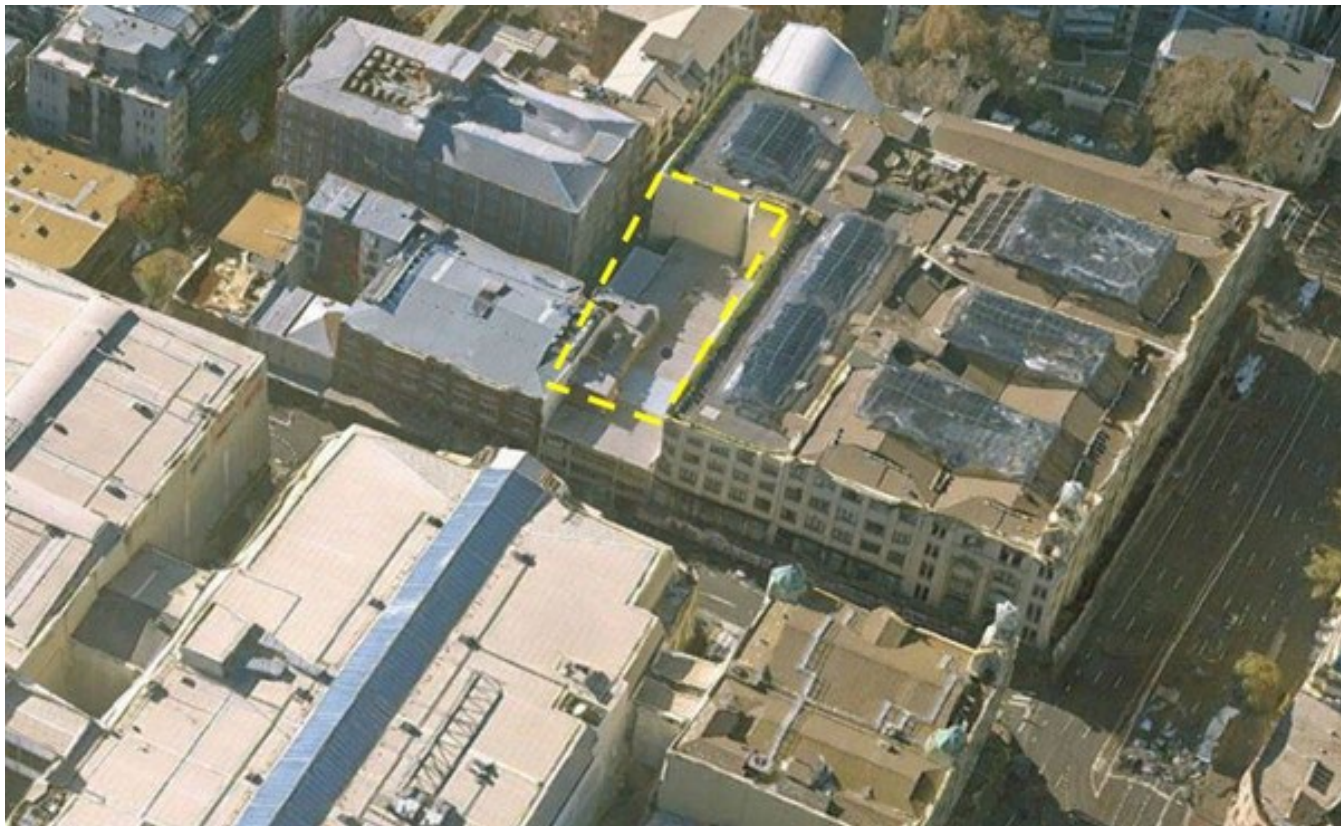
Approval

Notification

- exhibition period 6 June 2023 to 28 June 2023
- 642 owners and occupiers notified
- no submissions received

Site





aerial view of site



site viewed from Bay Street



looking south along Kettle Lane

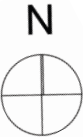
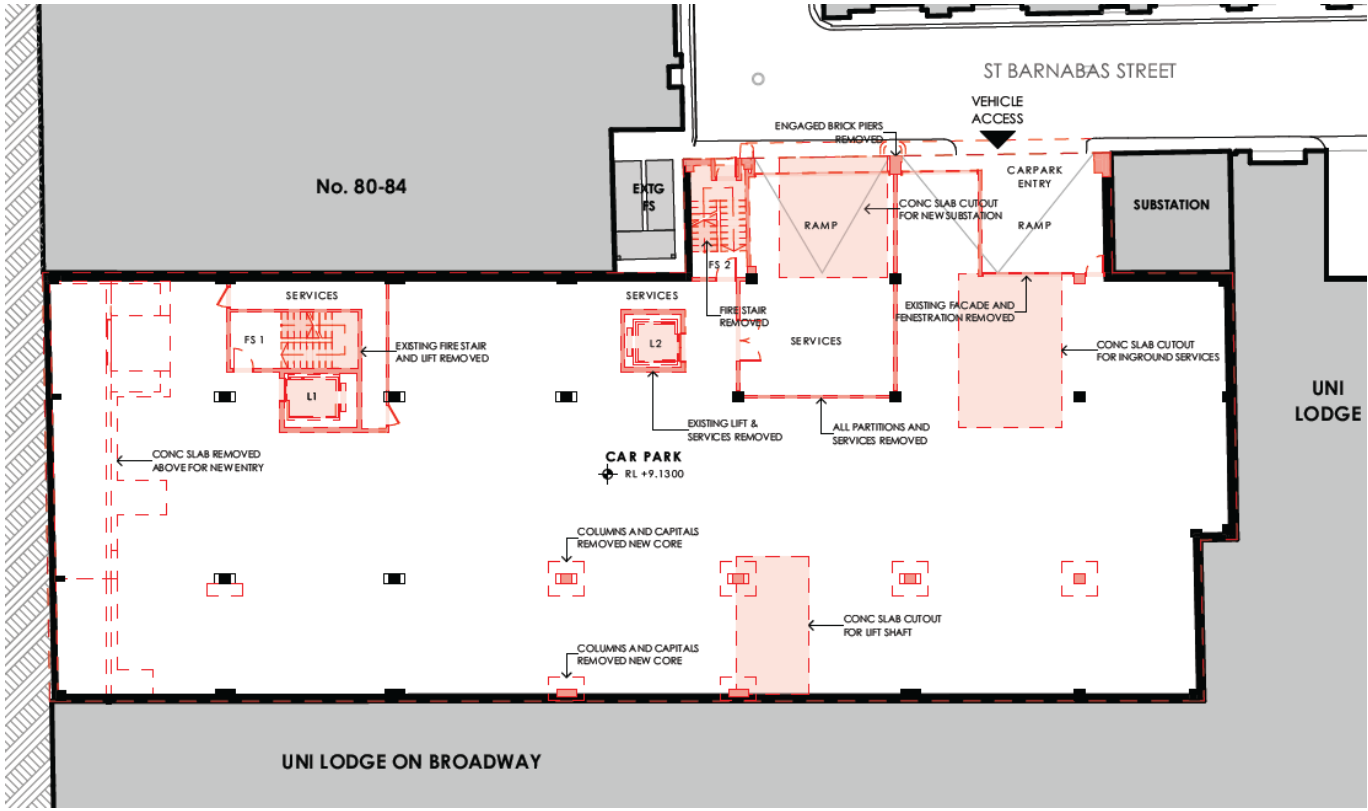


looking west along St Barnabas Street

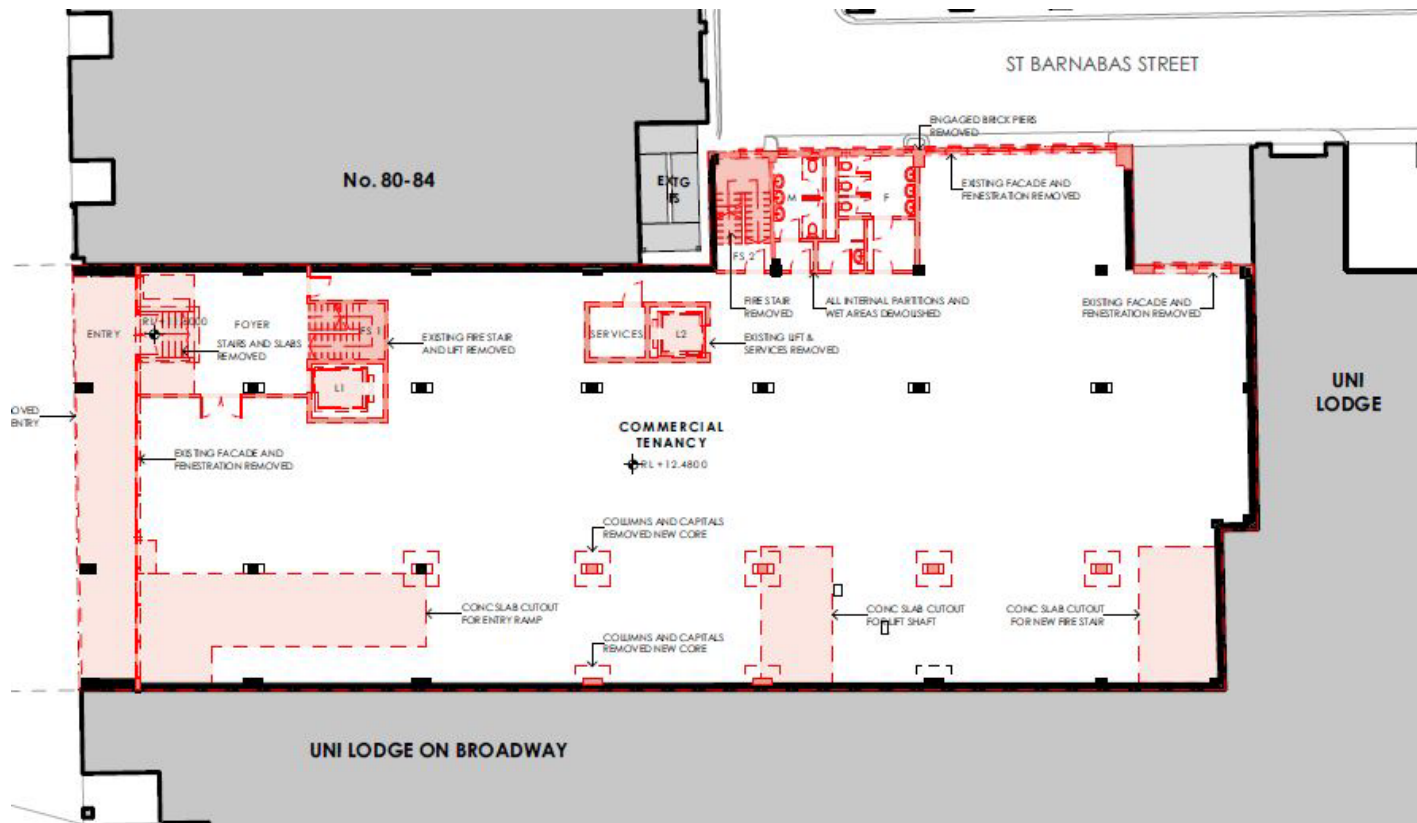


site viewed from St Barnabas Street looking west

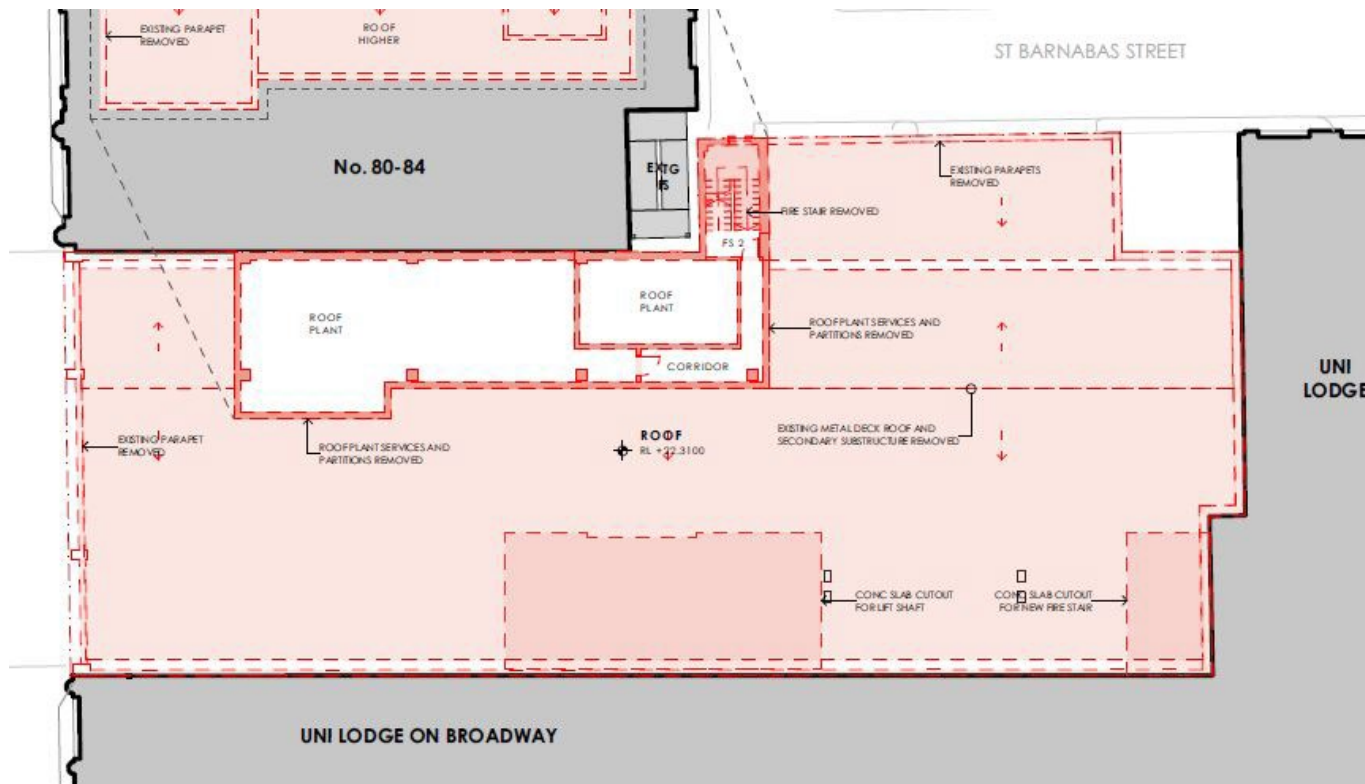
Proposal



lower ground - demolition



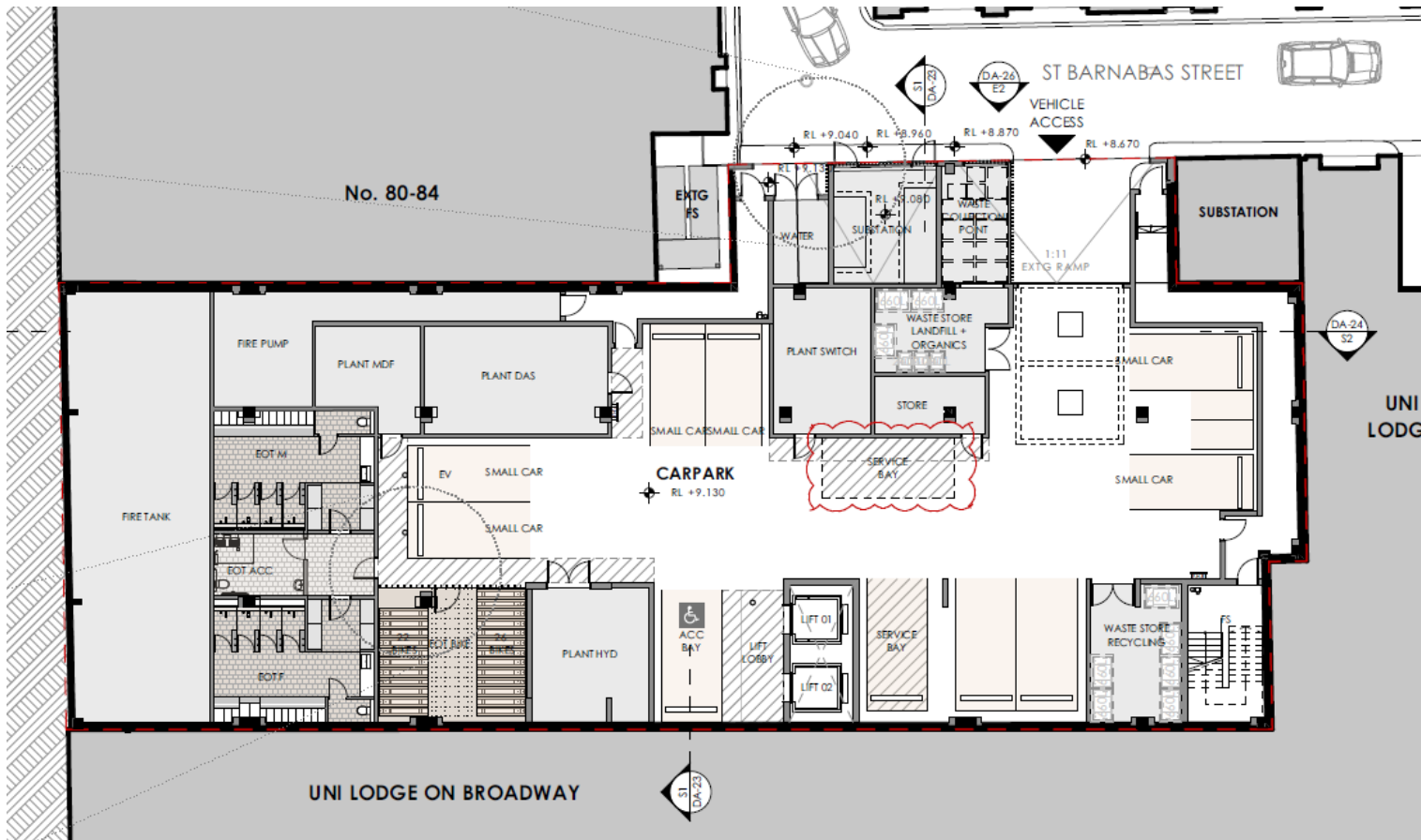
ground - demolition



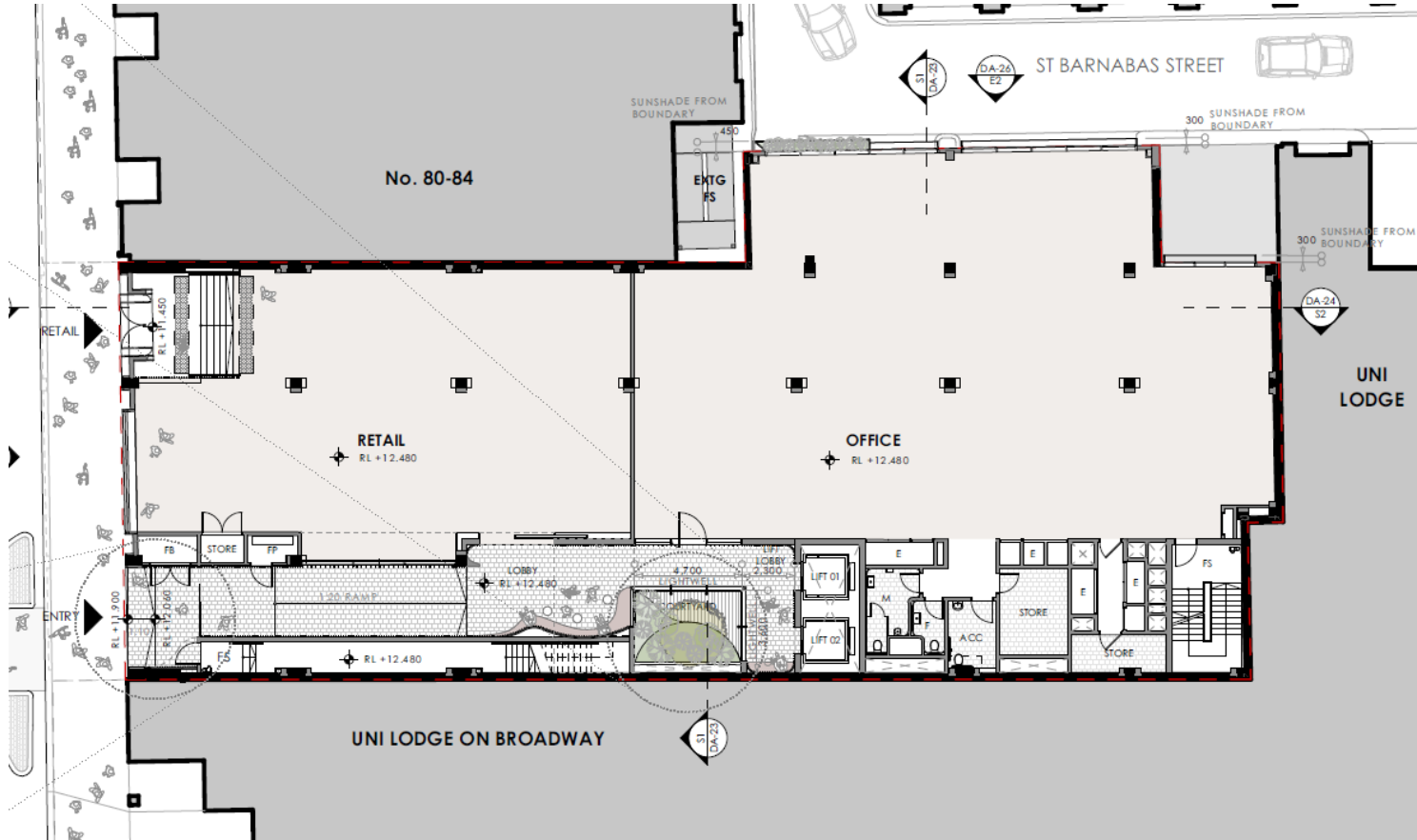
roof level - demolition



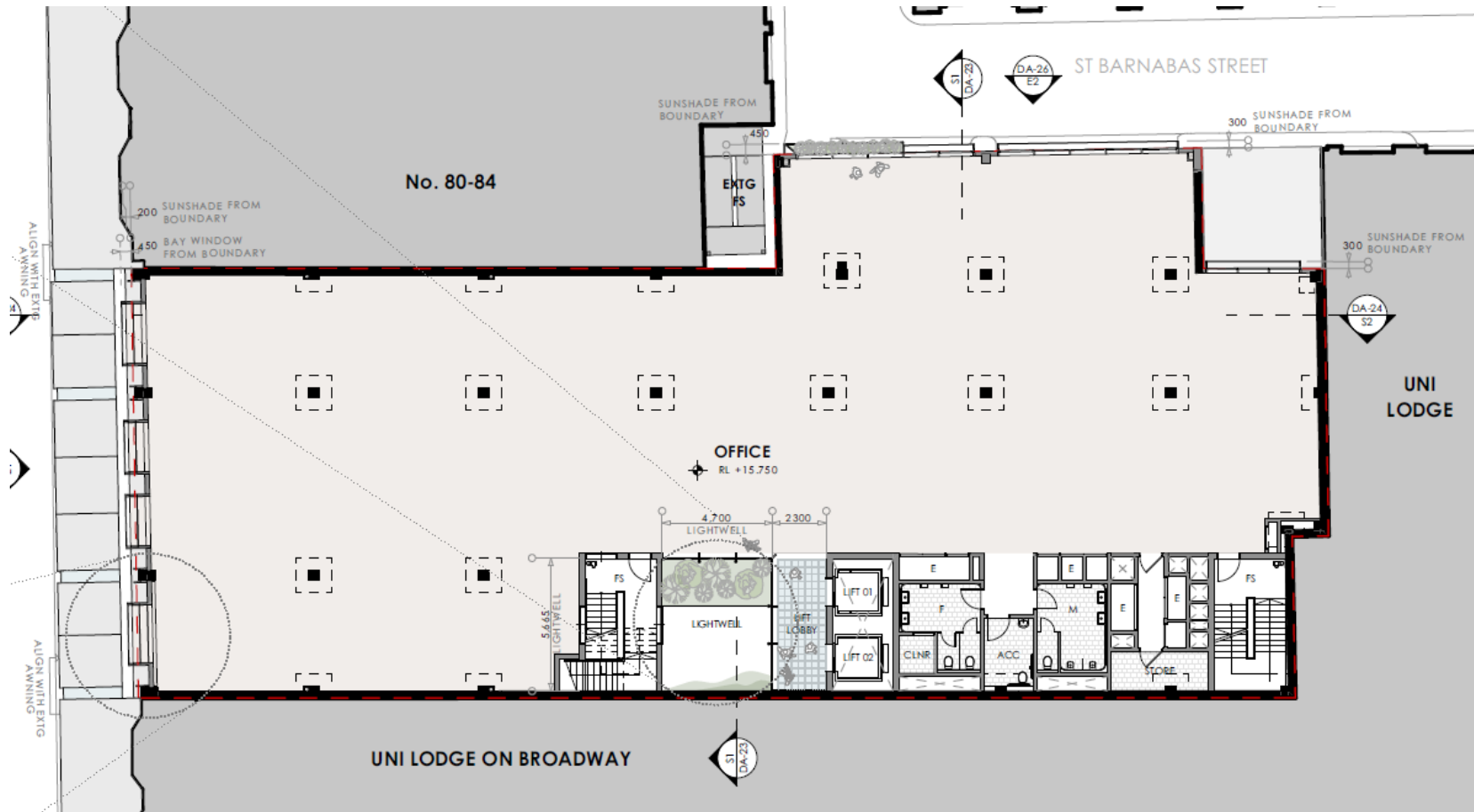
elevations - demolition



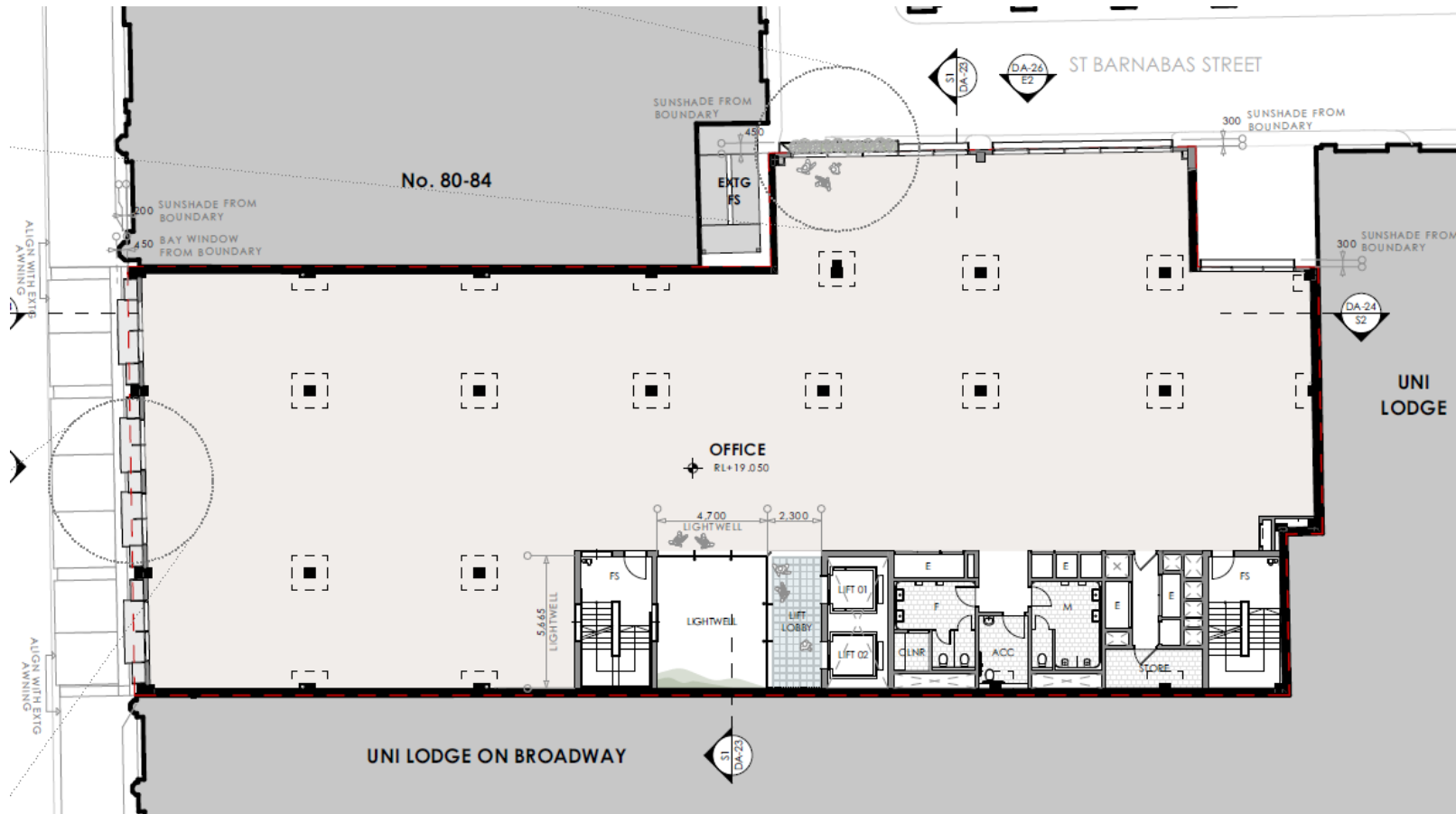
lower ground plan



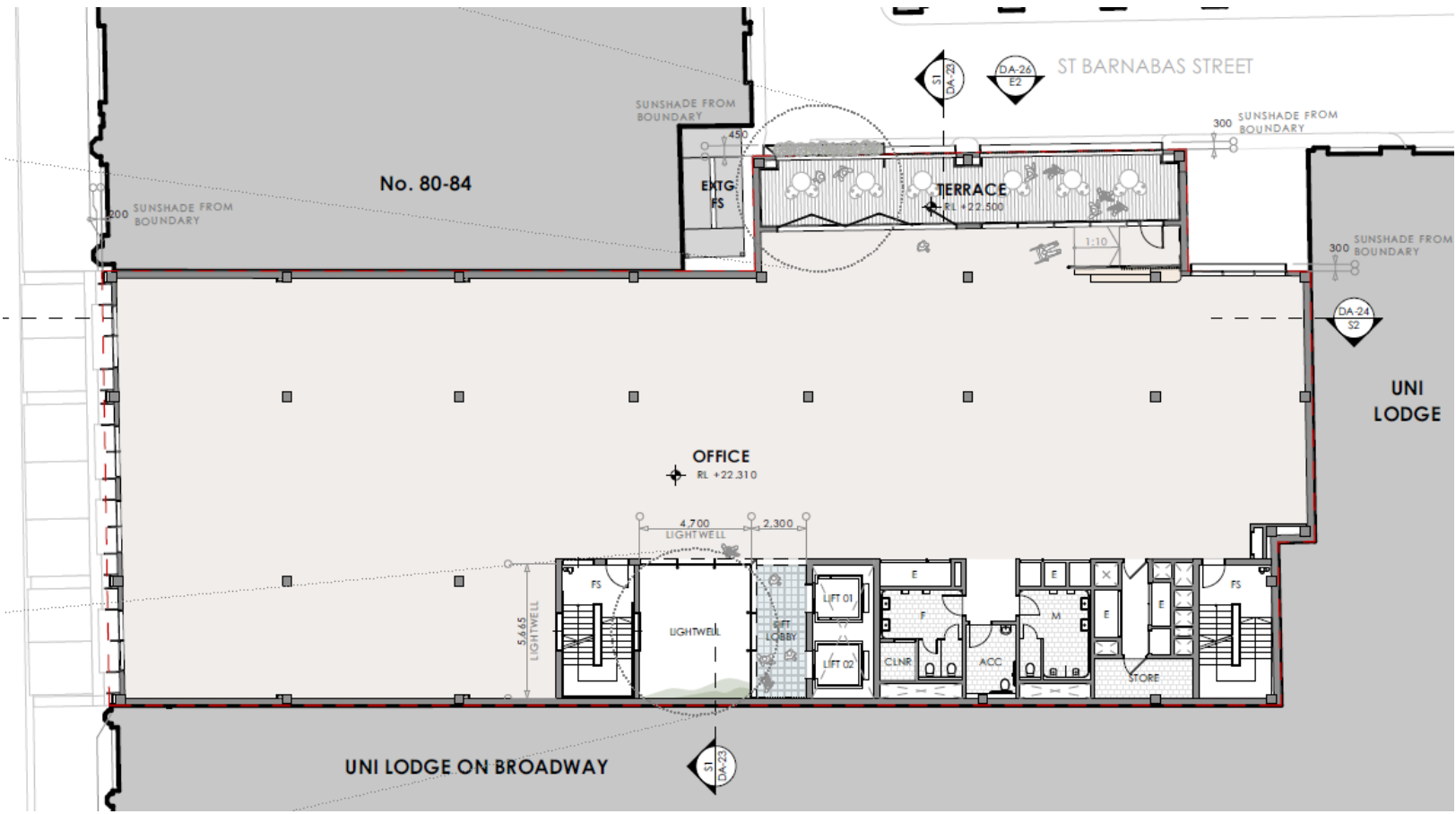
ground plan

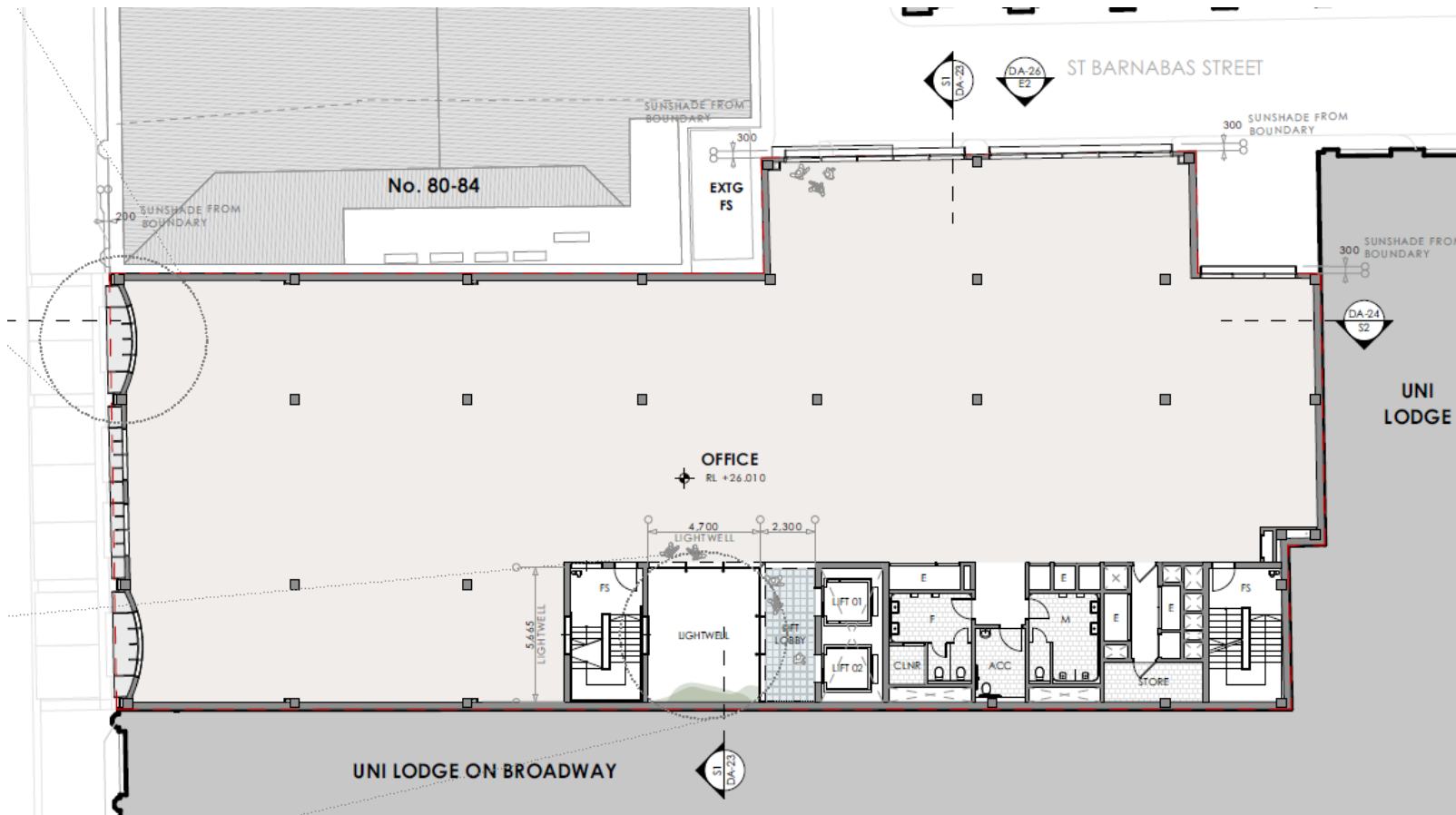


level 1 plan

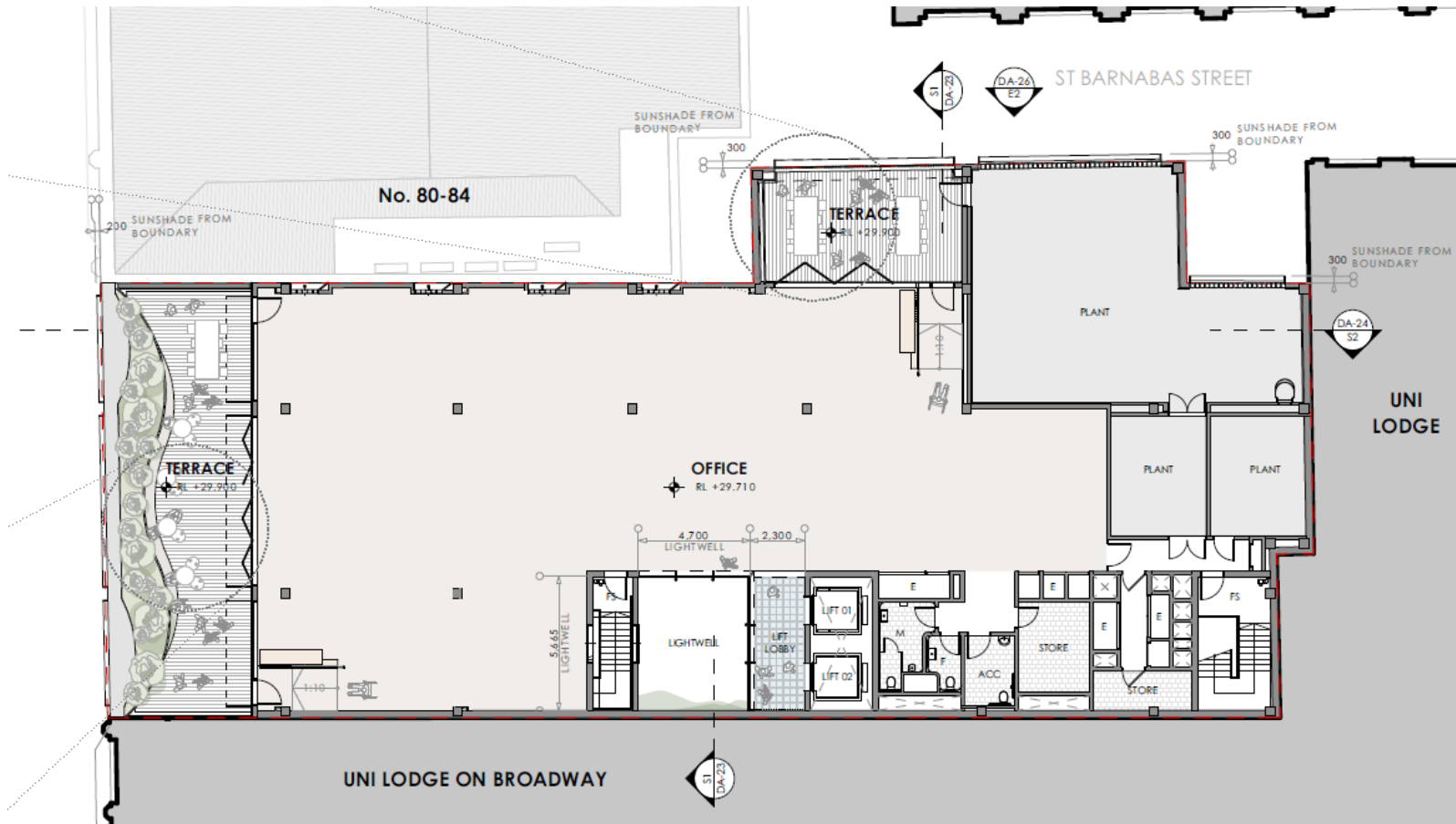


level 2 plan

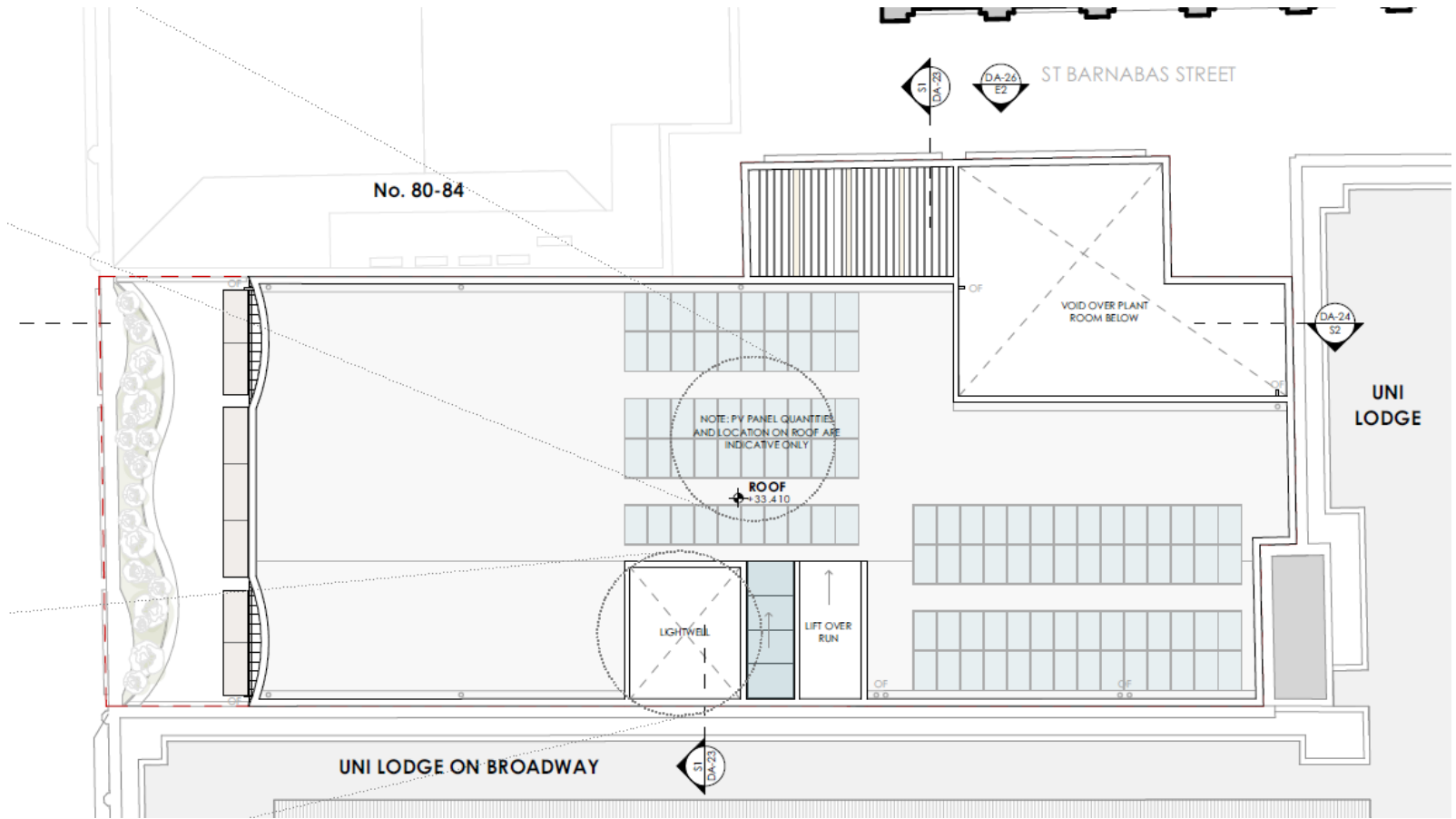




level 4 plan



level 5 plan



roof plan



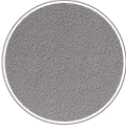
Bay Street (west) elevation



section north - south



1. FACADE CLADDING
RECLAIMED BRICK
TILES IN RED TONES TO
MATCH LOOK OF
READERS DIGEST
BRICKS



2. PORTAL FRAME
GREY COLOURED
THROUGH CEMENT
RENDER (OR SIMILAR)
MEDIUM GREY TONE



**3. REVEALS, SUN
SHADING, SCREEN &
EXTERNAL BATTENS**
ALUMINIUM PALE
BRONZE TONE FINISH
OR SIMILAR



**4. SERVICES METAL
BATTENS**
ALUMINIUM PVDF
FINISHED IN
CHARCOAL TONE OR
SIMILAR



5. GLAZED FACADE
ALUMINIUM FRAMED
GLAZED PANEL WITH
TIMBER VENEER (OR
SIMILAR) SHADOW BOX
SPANDEL



6. GF GLAZING
ALUMINIUM FRAMED
LOW IRON GLAZING



7. L5 CLADDING
ALUMINIUM STANDING
SEAM CLADDING PVDF
IN GREY ZINC TONE OR
SIMILAR



8. L5 WINDOWS
GLASS BLOCK
WINDOWS IN WHITE
TRANSLUCENT GLASS



9. PLANTING
GRC PLANTER BOXES
IN CHARCOAL TONE
OR SIMILAR



10. BALUSTRADE
STEEL BALUSTRADE
PAINT FINISHED IN
CHARCOAL TONE OR
SIMILAR



READERS DIGEST

86 BAY STREET

UNI LODGE

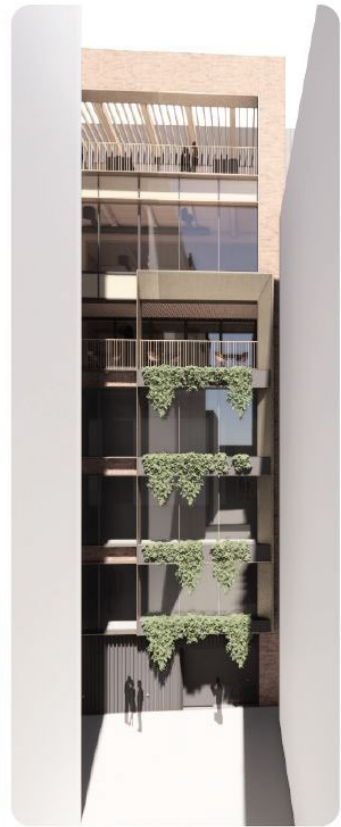
materials



VIEW 01 - STREET SCAPE



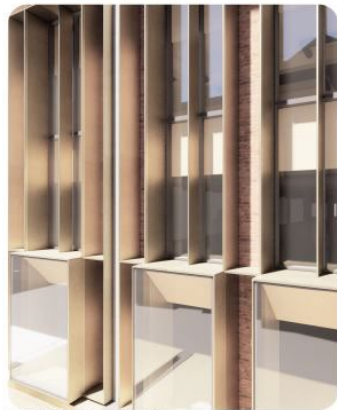
VIEW 01 - ST BARNABAS STREET OUTLOOK



VIEW 03 - KETTLE LANE OUTLOOK



VIEW 02 - STREET FRONTAGE



VIEW 03 - FACADE DETAILING



VIEW 02 - STREET FRONTAGE

building facade details



Compliance with key LEP standards

	control	proposed	compliance
height	22m	26m	No Clause 4.6 variation request supported
floor space ratio	2.5:1 2.58:1 with end of trip facilities	4.73:1m	No Clause 4.6 variation request supported

Compliance with DCP controls

	control	proposed	compliance
height in storeys	5 storeys	6 storeys	no

Issues

- Heritage
- Height non-compliance
- FSR non-compliance

Heritage

- site is a detracting building within the Mountain Street heritage conservation area
- site sits between two heritage items on Bay Street frontage
 - 76-84 Bay Street – ‘Bay House’ (Readers Digest Building)
 - 185-211 Broadway – Former ‘Grace Bros Homewares’

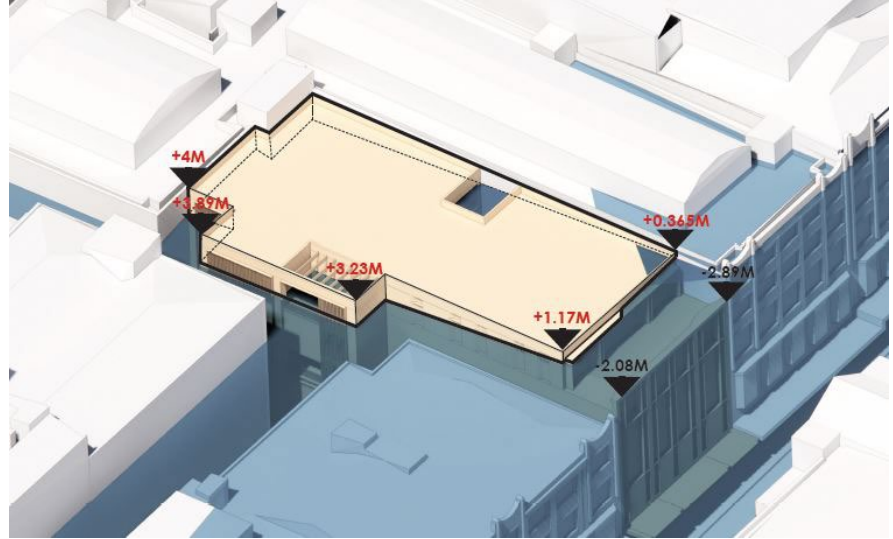


design responds to surrounding built form context, including design cues from adjoining buildings



design responds to surrounding built form context, including design cues from adjoining buildings

Height



development has maximum height of 26m – 18.2% variation to control of 22m

- Height: 26m – 18.2% variation to control of 22m



Height

- building massing fits within the context of the surrounding built form to both Bay Street and St Barnabas Street
- portion of the building that exceeds the height standard is setback from the Bay Street frontage and is a recessive element
- no significant adverse impacts arising from non-compliance
- Clause 4.6 request is supported

Floor Space Ratio

- FSR: 4.73:1 – 83% variation to control of 2.58:1
- existing building FSR exceeds the control at 2.65:1
- design of the building/additions is an appropriate contextual response to the surrounding built form and heritage buildings
- additional building bulk located to rear of site with upper-level setback from Bay Street
- no significant adverse impacts arising from non-compliance
- Clause 4.6 request is supported

Recommendation

Approval subject to conditions