

165 **Local Planning Panel**

22 November 2023

Application details

5-19 Mary Street, Surry Hills

D/2022/1343

¹⁶⁶ Applicant/Owner: The Salvation Army

Architect: Hill Thalys

Proposal

- demolition of existing structures with the exception of substation
- subdivision of site into two lots
- construction of new salvation army accommodation 'Foster House'
- ¹⁶⁷ construction of new mixed-use development

Foster House

- 6 storey crisis accommodation building comprising:
 - basement level: 13 car spaces, bike spaces, waste/storage, commercial unit fronting Hands Lane
 - ground level: Salvation Army support spaces, communal areas
 - 168 – levels 1-5: 50 units
 - 13 co-living studios
 - 37 residential units incl. 19x 1-bedroom and 18x studios
 - communal space incl. garden areas on level 4
 - roof: solar panels, plant

Mixed use site

- mixed use building comprising:
 - basement level: 4 car spaces, waste/storage
 - ground floor: 1x retail to Mary St, 1x commercial to Hands Ln
 - first floor: 1x commercial unit
 - levels 2 - 5:10 residential units comprising:
 - 19 x 1-bedroom
 - 4 x studios
 - common open space on level 5

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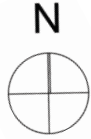
Notification



- exhibition period 11 January to 2 February 2023
- 475 owners and occupiers notified
- 14 submissions received

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Submissions

- overshadowing
- building separation
- visual and acoustic privacy
- 171 • loss of outlook
- waste collection and construction impacts

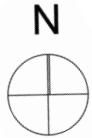


-  subject site
-  submitters



Site

173





site viewed from Mary Street



Mary Street - looking north



looking south along Mary Street towards residential developments



site viewed from Hands Lane



looking south along Hands Lane



residential development – opposite side of Hands Lane



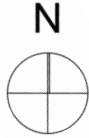
corner of Foster Street and Hands Lane

Proposal

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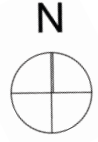


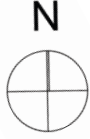
basement floor plan (Hands Lane level)





level 1 floor plan





level 2 floor plan



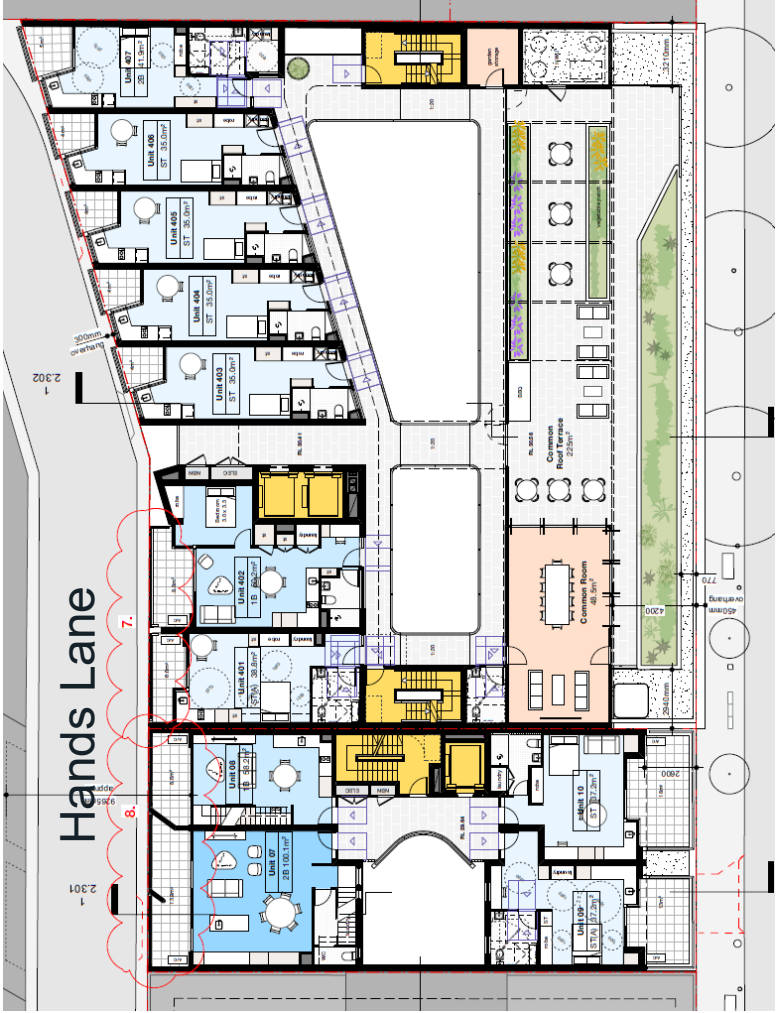


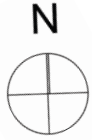
level 3 floor plan





level 4 floor plan

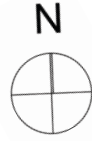
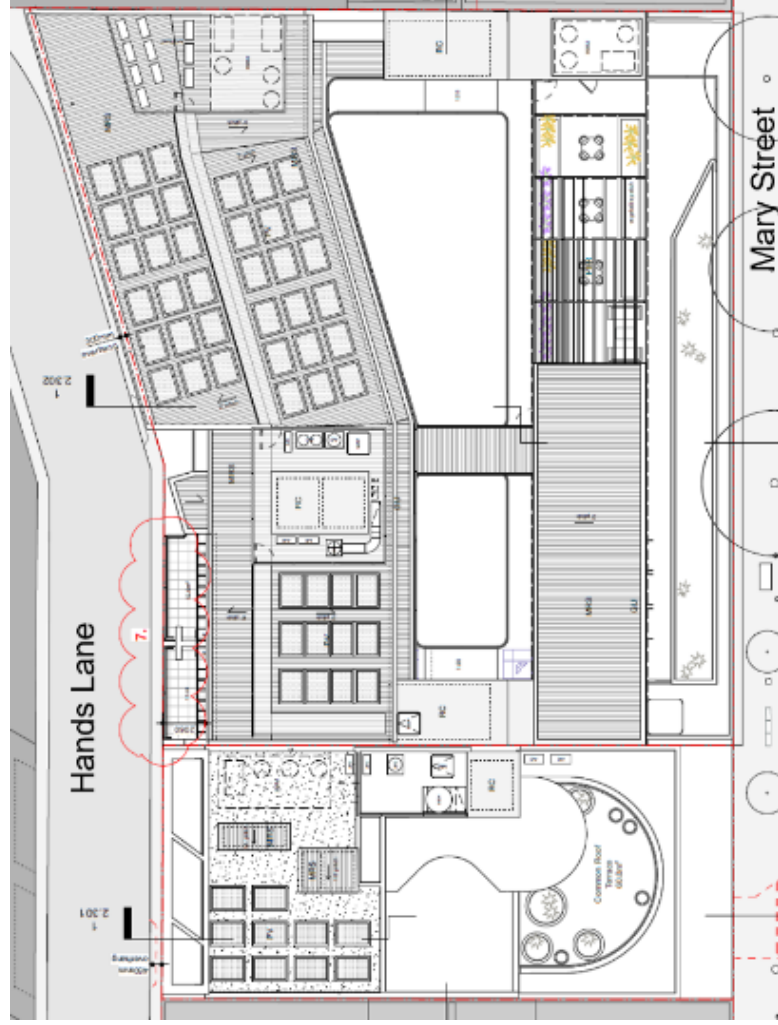




level 5 floor plan



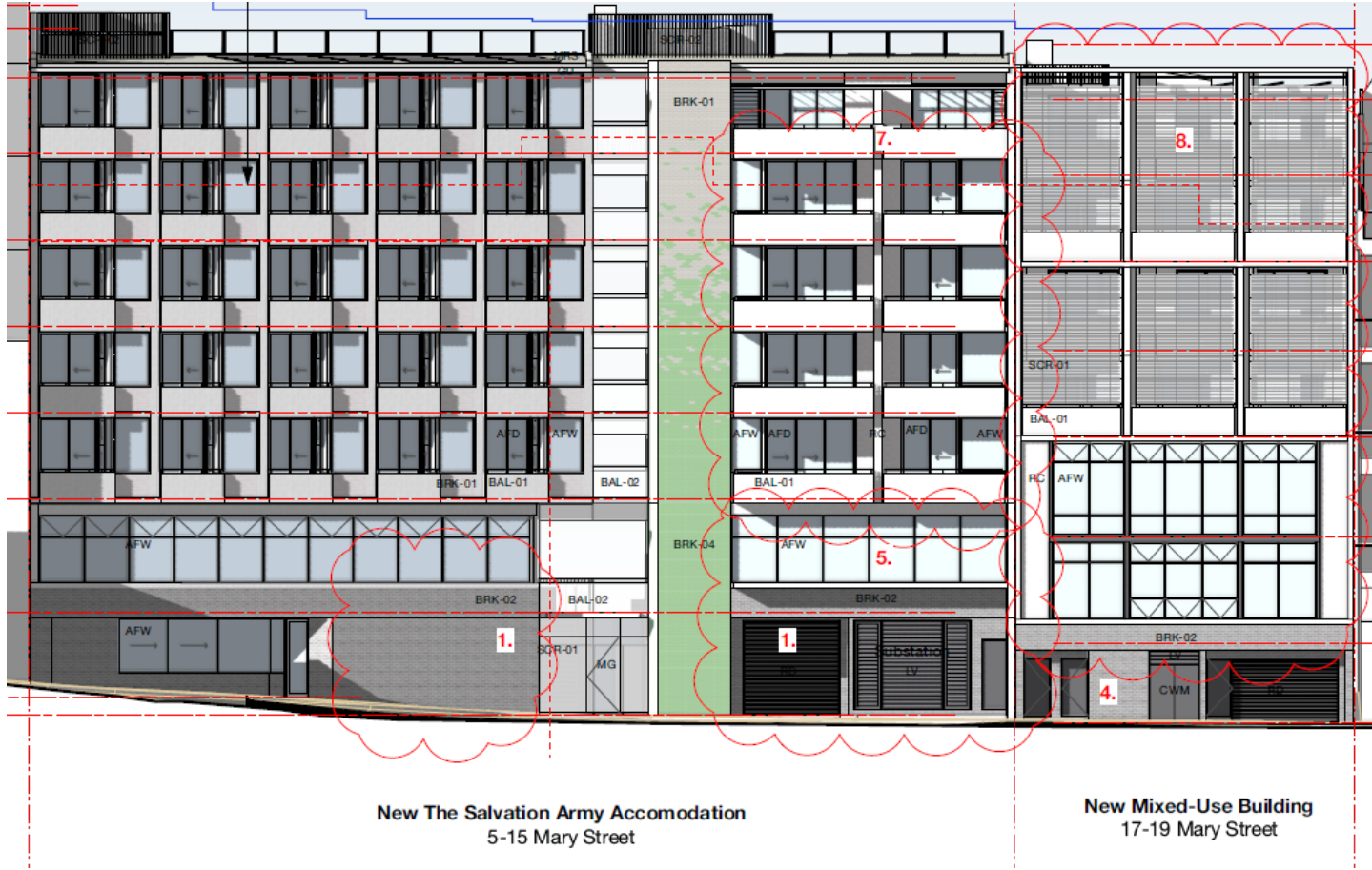
Hands Lane



roof plan



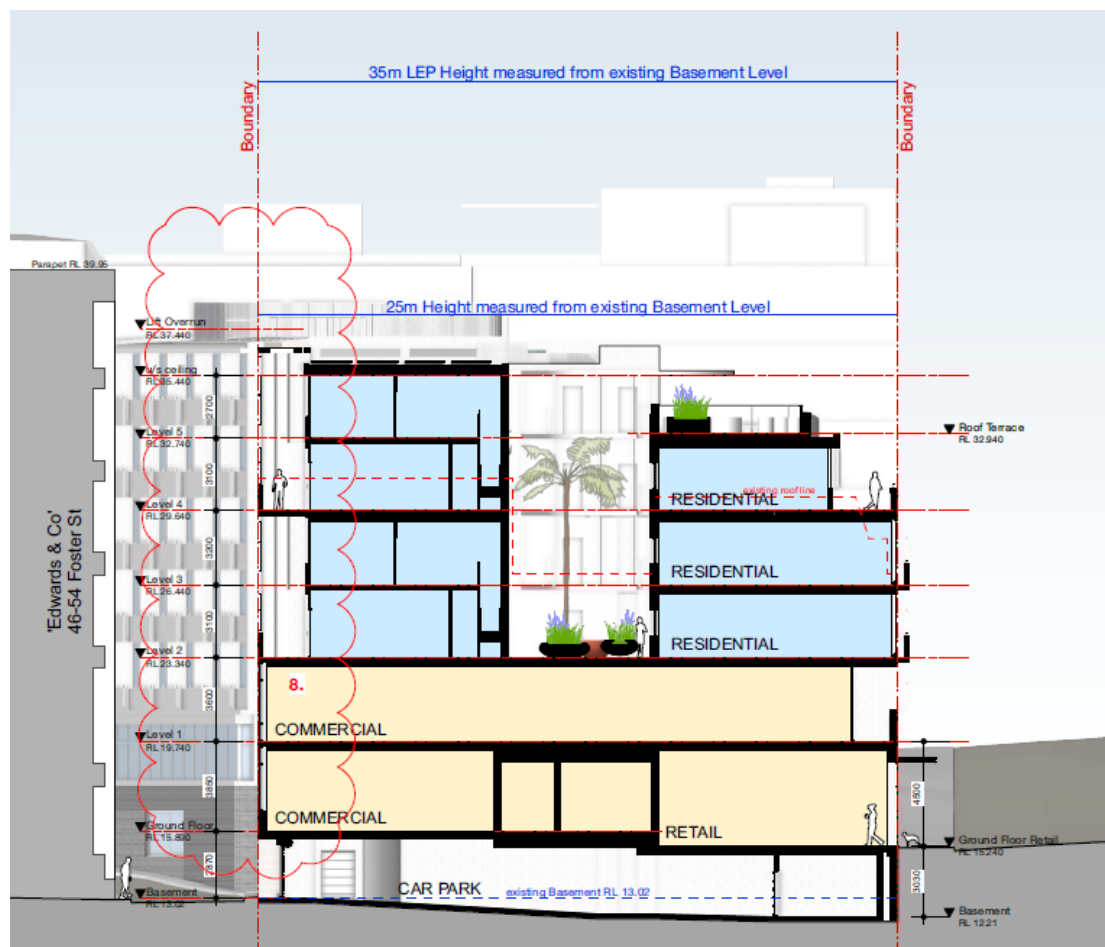
Mary Street (east) elevation



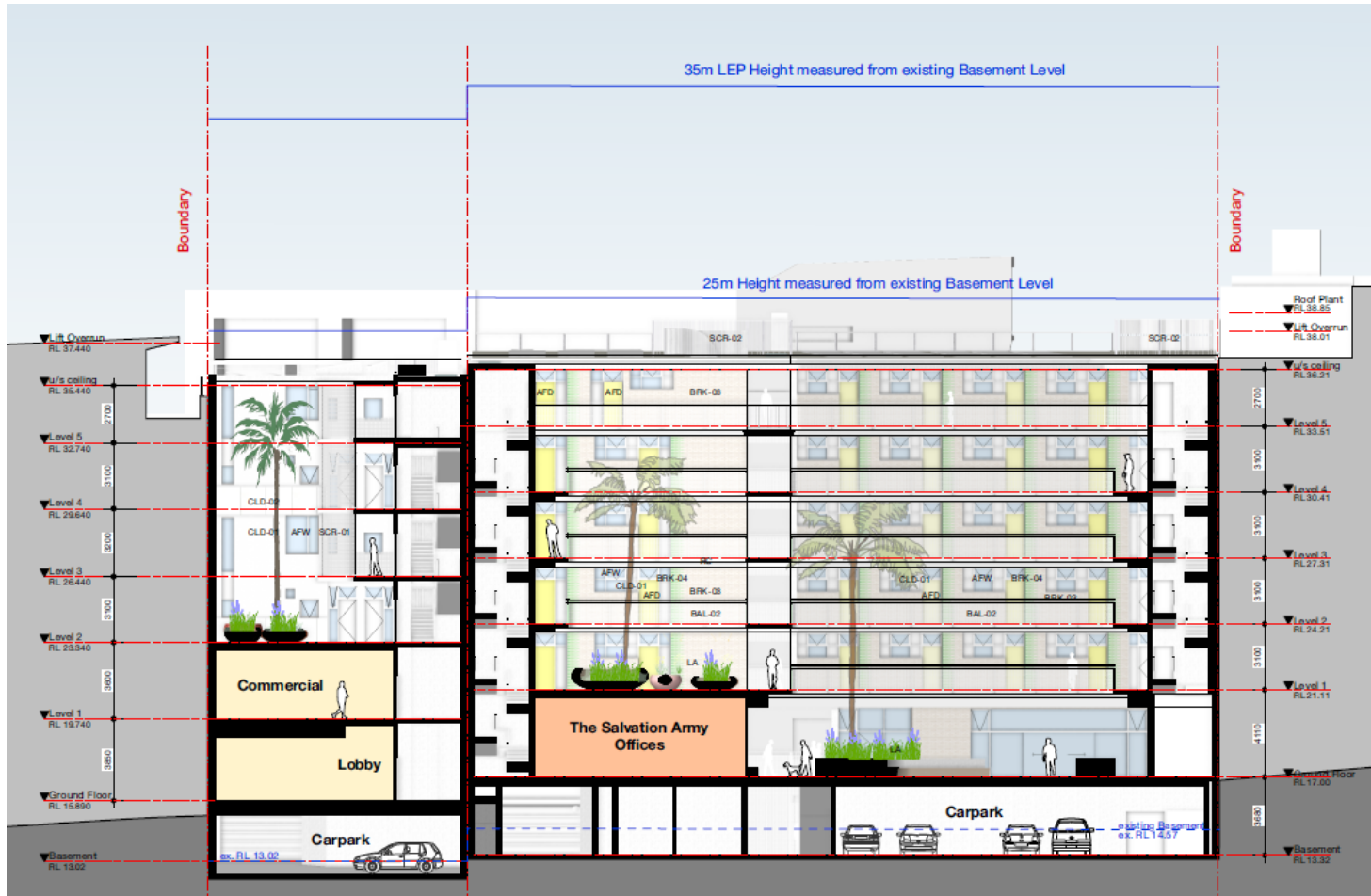
New The Salvation Army Accomodation
5-15 Mary Street

New Mixed-Use Building
17-19 Mary Street

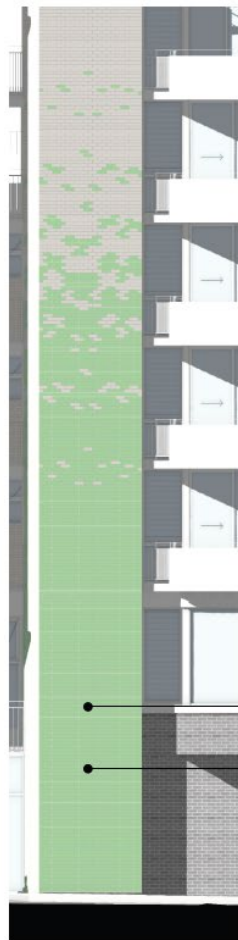
Hands Lane (west) elevation



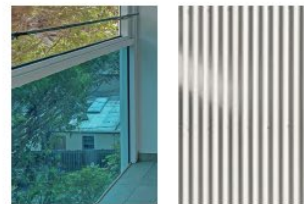
section plan – east west through mixed use site



section plan – north south through internal courtyard



BAL-2

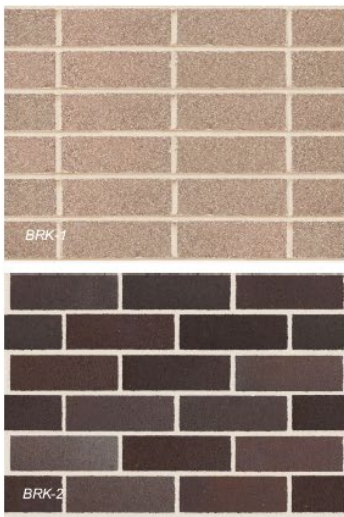


coloured glass spandrel

MRS



SCR-01



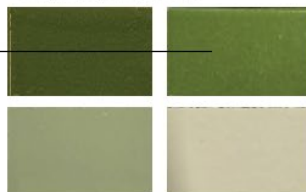
BRK-1

BRK-2



BRK-3 - white blend

Refer public art plan for greater detail



BRK-4 - glazed brick



BAL-3



RD - perforated roller door



Mary Street - photomontage

compliance with key LEP standards

	control	proposed	compliance
height	35m	24.74m	yes
10% floor space ratio	5:1	3:1	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	10	6	yes

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compliance with ADG

	control	proposed	compliance
solar	70%	70%	yes
198 cross vent	60%	Foster House - 100% (reliance on lightwell) Mixed Use Site – 62%	acceptable
deep soil	7%	0%	no

compliance with ADG

	control	proposed	compliance
building separation	12m	Mary St – 12m Hands Lane - 6m (8.7m glass to glass) void – 7-11.5m	no
apartment size	studio 35m ² 1 bed 50m ² co-living – max 25m ²	studio 35m ² 1 bed 50m ² co-living – max 25m ²	yes

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compliance with ADG

	control	proposed	compliance
communal open space	25%	Foster House – 36% Mixed Use Site – 28%	yes
200 private open space	1 bed 8m ² 2 bed 10m ²	1 bed 8m ² 2 bed 10m ²	yes

Design Advisory Panel Residential Subcommittee

Panel generally supported the proposal. Raised the following:

- additional information required to support limited separation and privacy impacts across Hands Lane
- 201 balcony projections over Hands Lane should be removed
- balcony projections over Mary Street should meet minimum footpath clearances

These issues have been addressed in amended plans

Issues

- overshadowing
- building separation - visual privacy

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overshadowing

- development results in impacts to residential units within surrounding properties including:
 - 56-60 Foster St – level 4
 - 46-54 Foster St – levels 5 and 6
 - 203 – 20-22 Mary St – level 1
 - 74-80 Reservoir St – levels 1 and 2
- impacts satisfy design guidance in the ADG

overshadowing

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properties impacted
by overshadowing

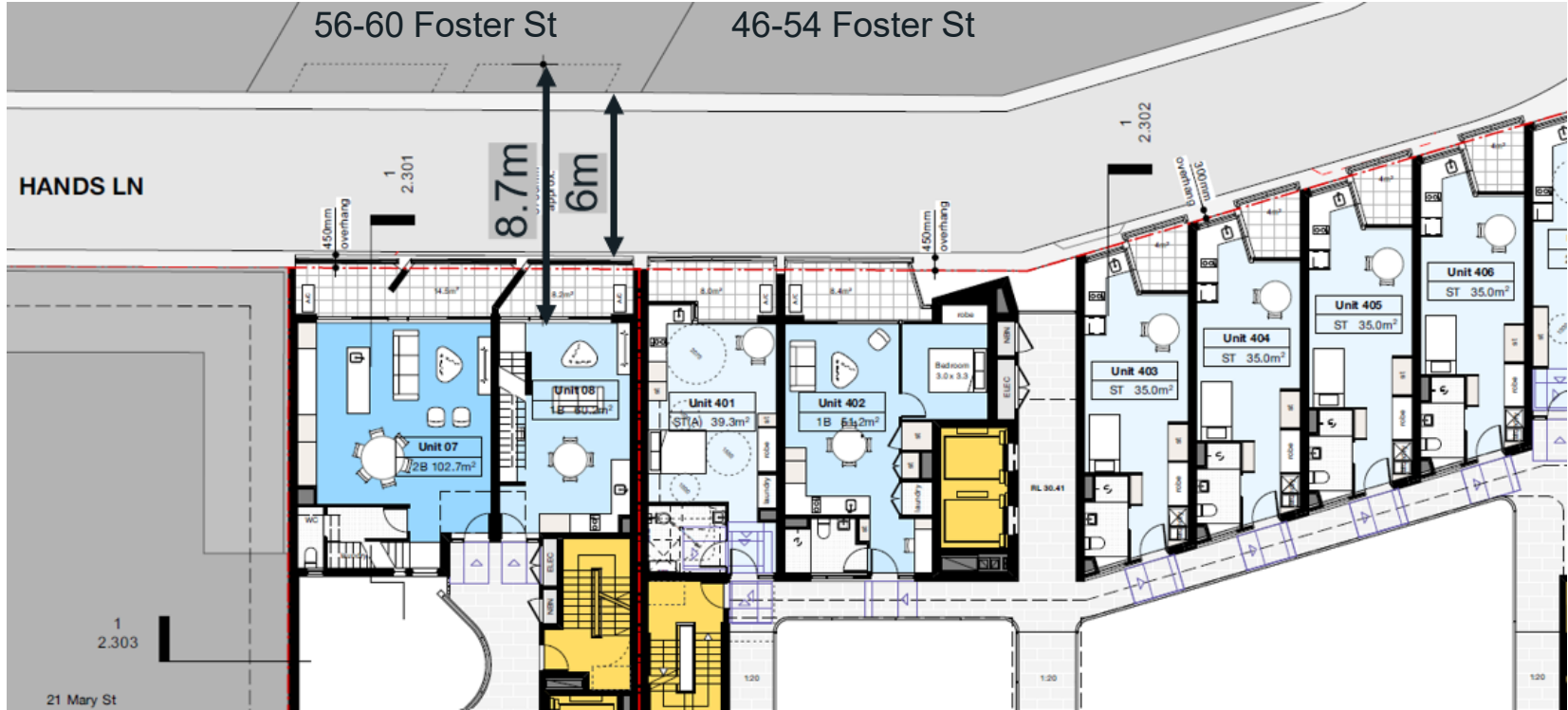
building separation / visual privacy

- non-compliant building separation across Hands Lane
- 56-60 Foster Street has windows to primary living spaces facing Hands Lane
- 46-54 Foster Street generally have bedroom windows or commercial windows facing Hands Lane

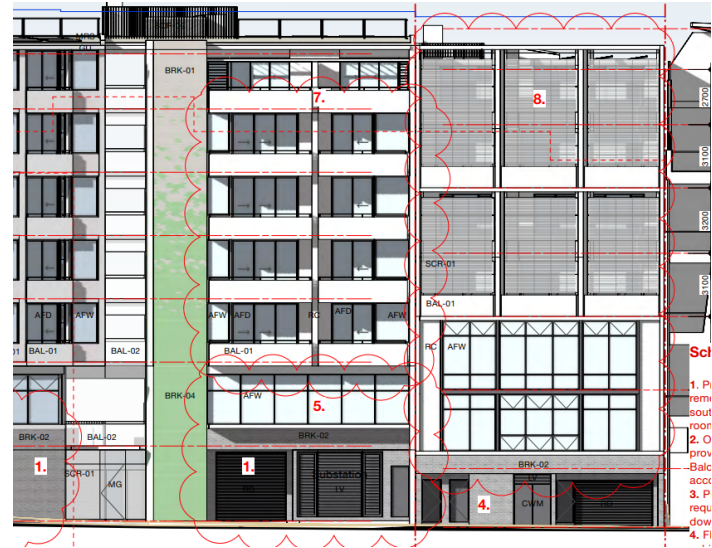
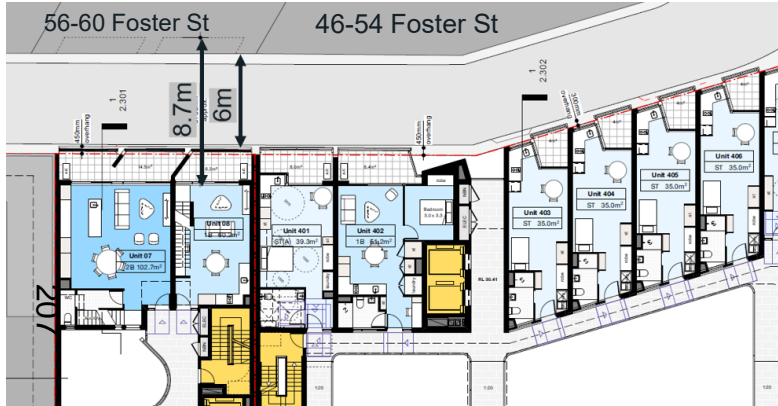
205

building separation / visual privacy

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building separation / visual privacy



- privacy screening to balconies opposite 56-60 Foster Street
- solid concrete balustrades to Foster House balconies

recommendation

approval subject to conditions

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