

# Local Planning Panel

14 August 2024

# Application details

598-610 Crown Street, Surry Hills

D/2023/902

Applicant: Crosspath Pty Ltd

Owner: Crosspath Pty Ltd

Architect: PTW

# Proposal

- demolition of the buildings at 598-602
- substantial demolition of the buildings at 604-610
- construction of a three-storey commercial development, with ground floor retail tenancies and upper-level offices

# Recommendation

Approval

# Reason reported to LPP

Reported to the LPP for determination due to a non-compliance with the Height of Buildings control:

- 1.57m non-compliance with 12m height control
- no unreasonable overshadowing or overlooking to neighbours
- height is contextually appropriate
- Cl.4.6 variation request is supported

# Notification

- exhibition period 21 October to 11 November 2023
- 177 owners and occupiers notified
- five submissions received

# Submissions

- overshadowing impacts to residential properties to the south-east
- impacts of additional traffic generation
- bulk and scale of the proposal
- impacts on the adjoining heritage item at 594-596 Crown Street
- potential impacts to the Village Voices public artwork

# Submissions



 subject site

 submitters

Nb: address not specified of two submitters from residential properties along Nickson Street, and location unknown of one other submitter

# Background

- August 2021 – Pre-DA comments (including advice from the Design Advisory Panel) provided for concept scheme
- July 2022 – amended pre-DA scheme submitted
- October 2023 – lodgment of new DA based on the original pre-DA scheme



# Site

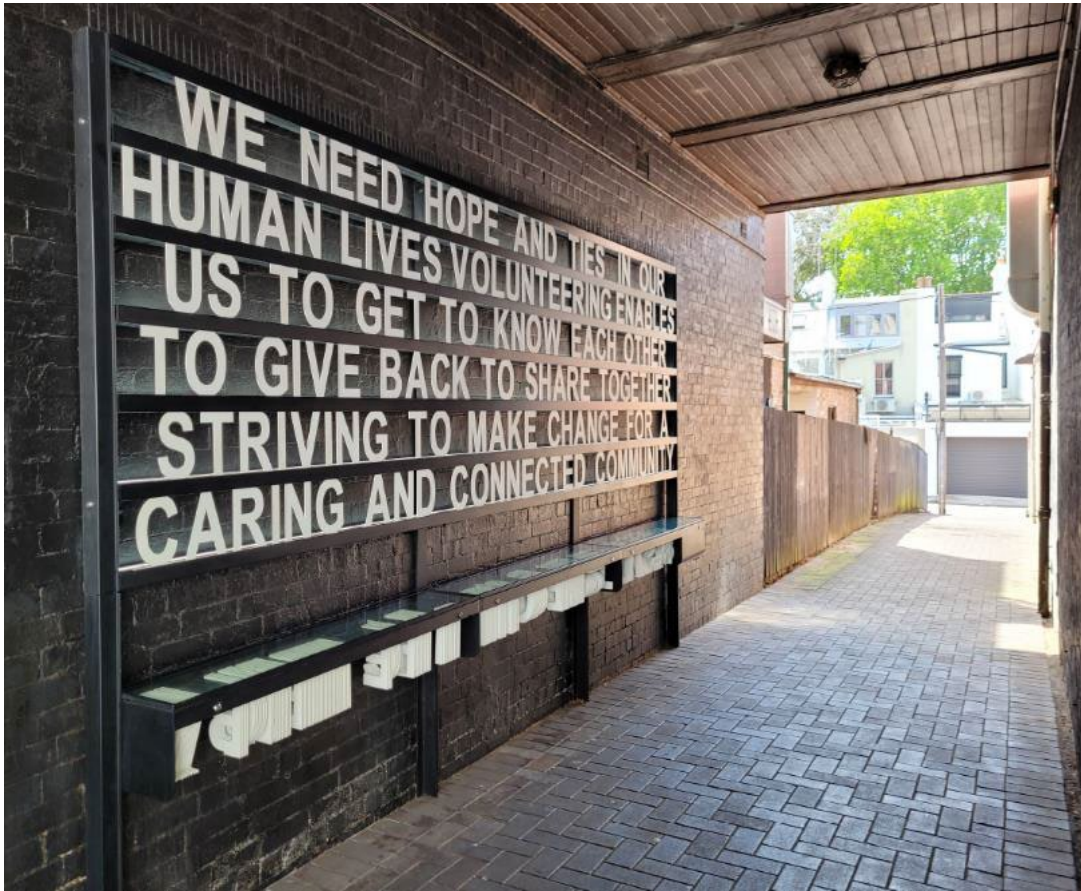




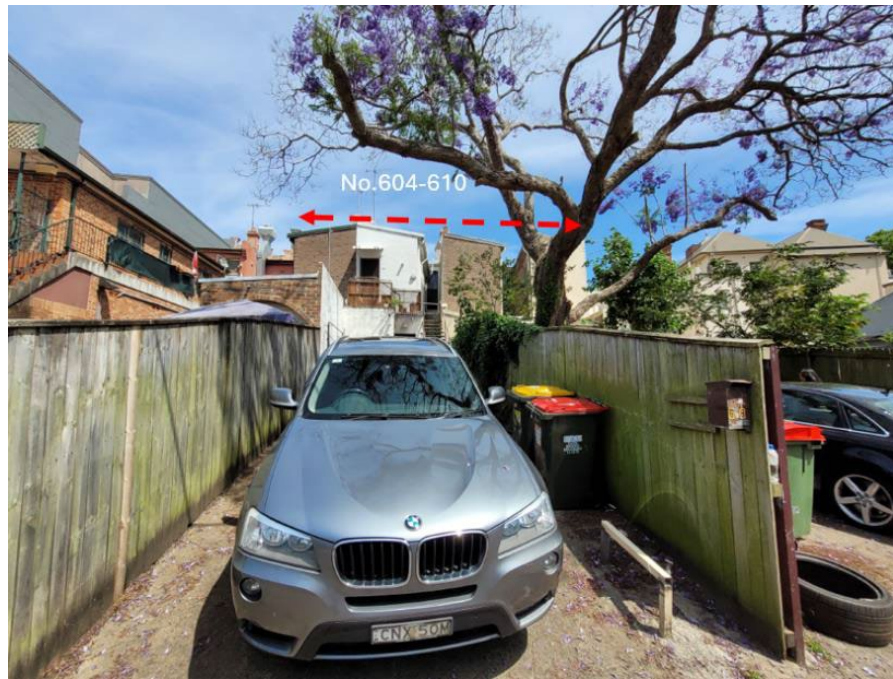
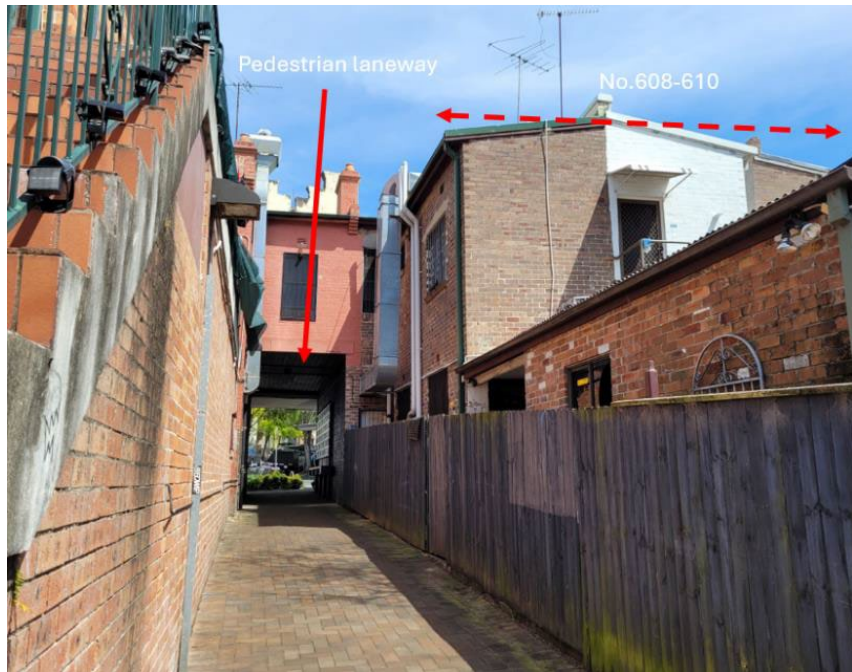
site viewed from Crown Street



northern neighbour - heritage item



Village Voices public artwork along the adjoining pedestrian laneway (to the south)



rear of No.604-610 from Wilshire Street



No.598-602

view of the rear of No.598-602



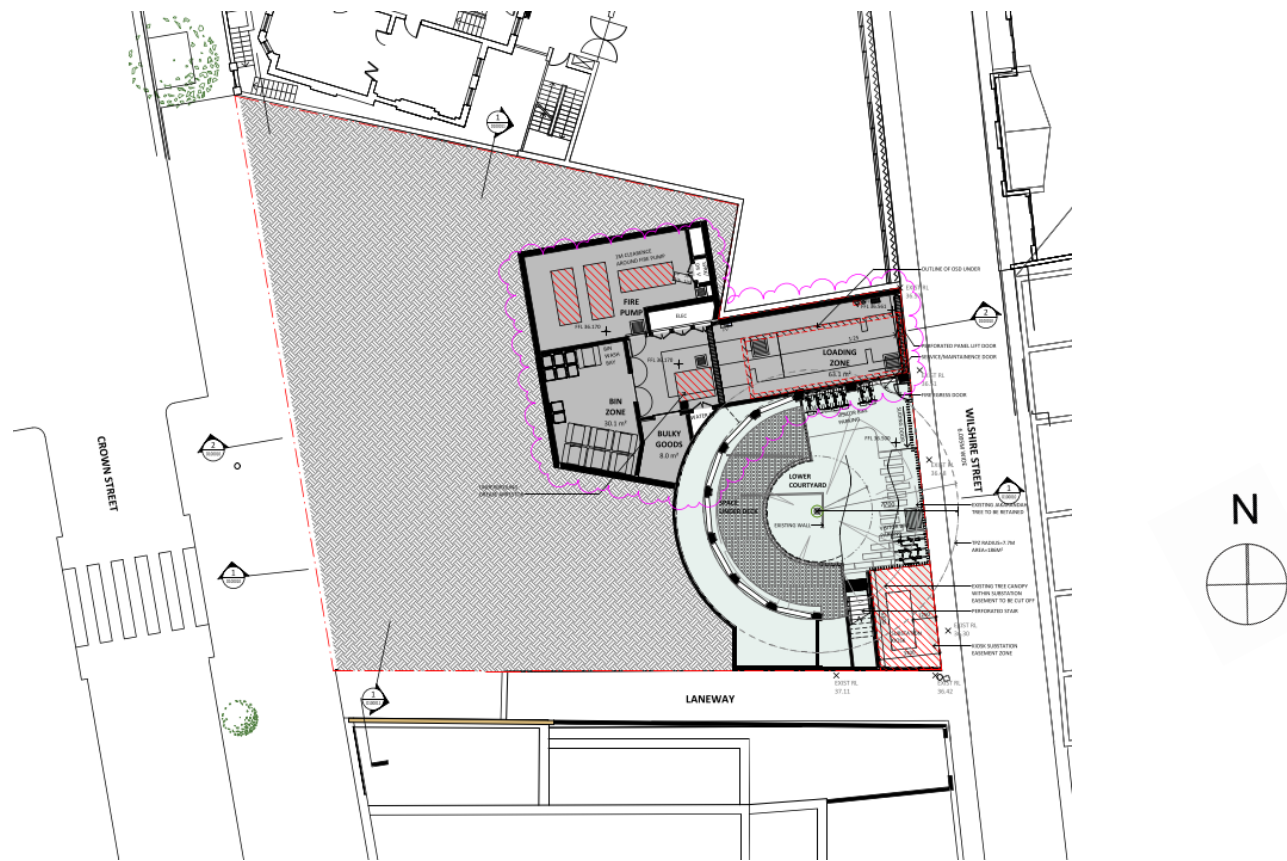
residential terraces and flat building opposite site on Wilshire Street

# Proposal



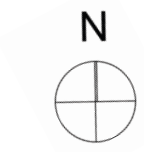
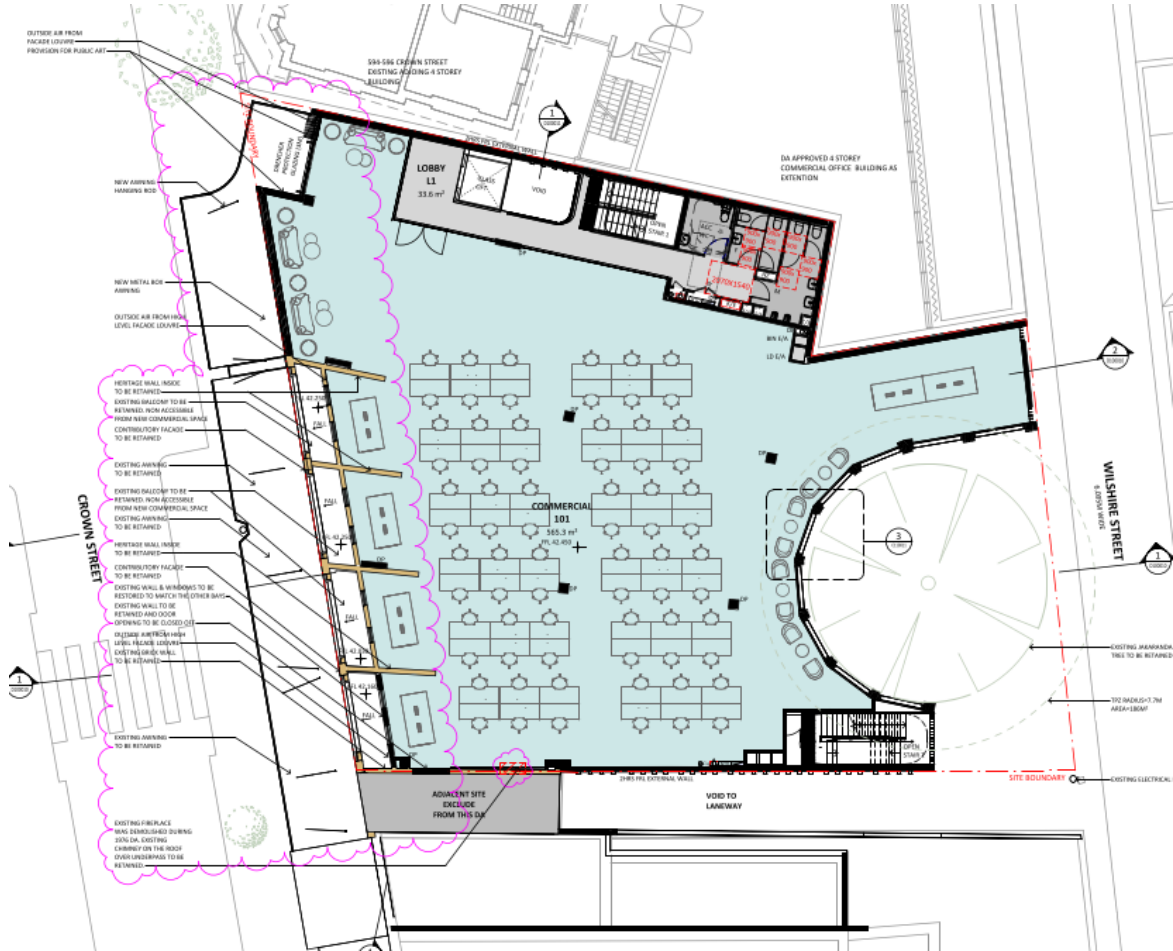
Crown Street



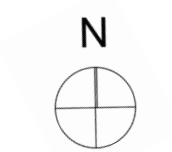


Lower Ground (Wilshire St level)

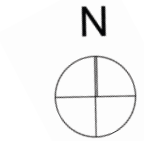
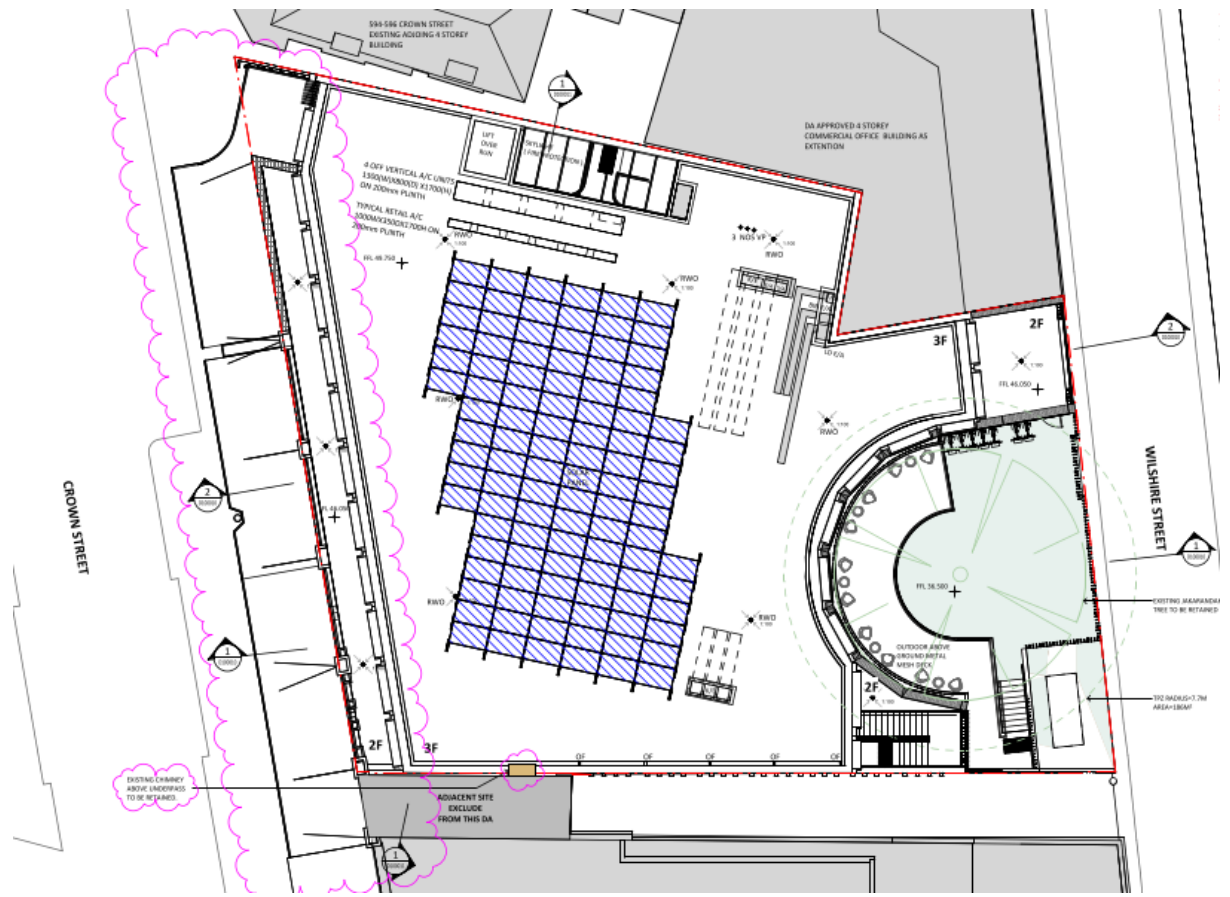




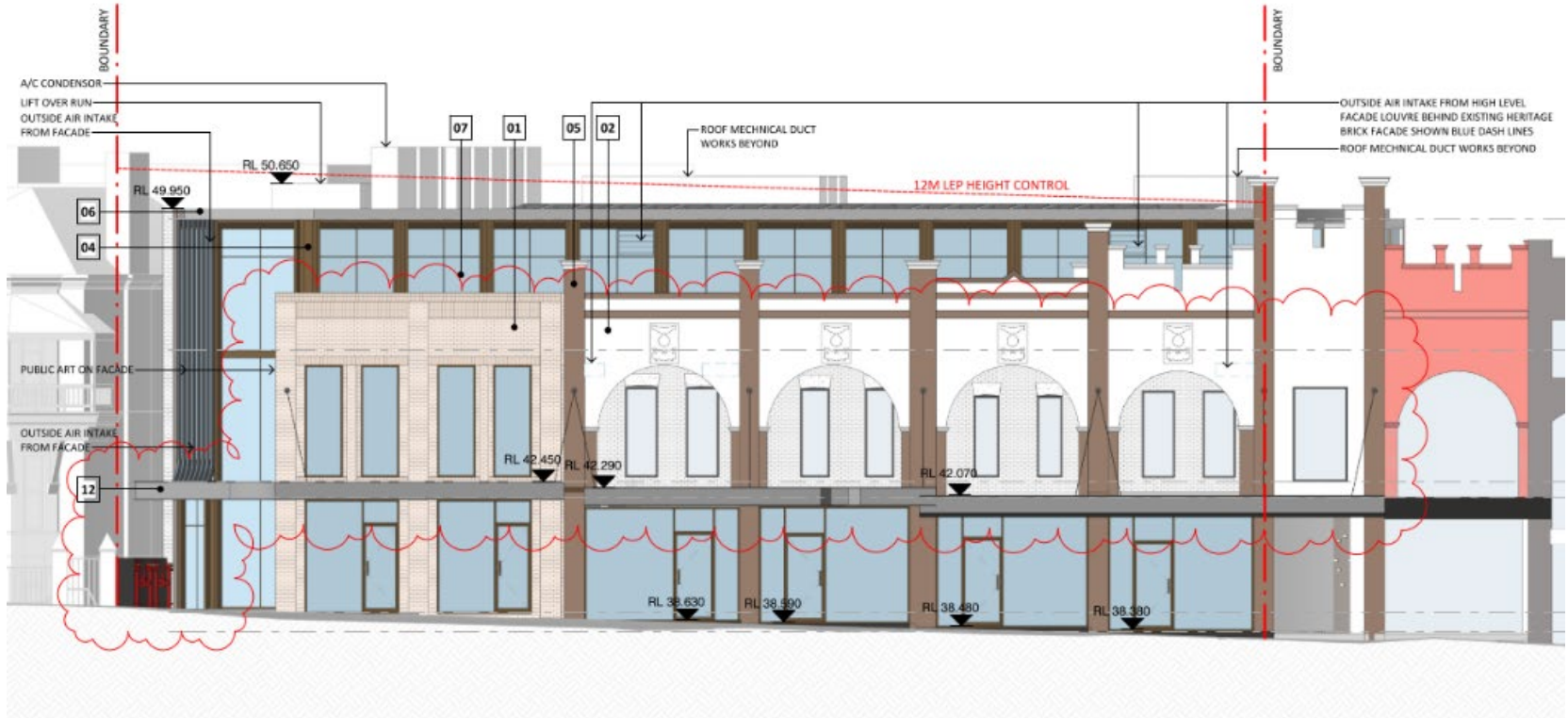
Level 1



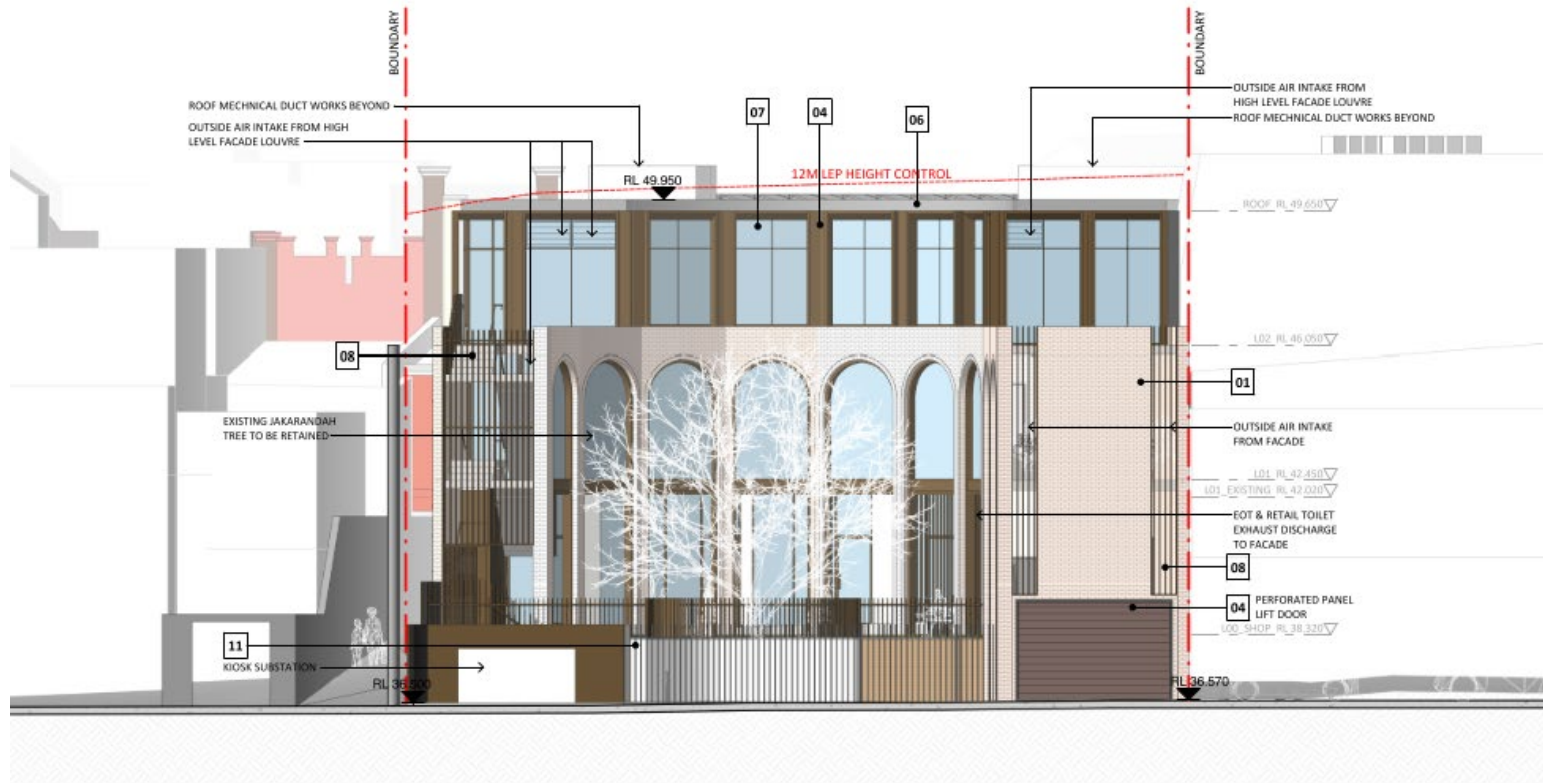
Level 2



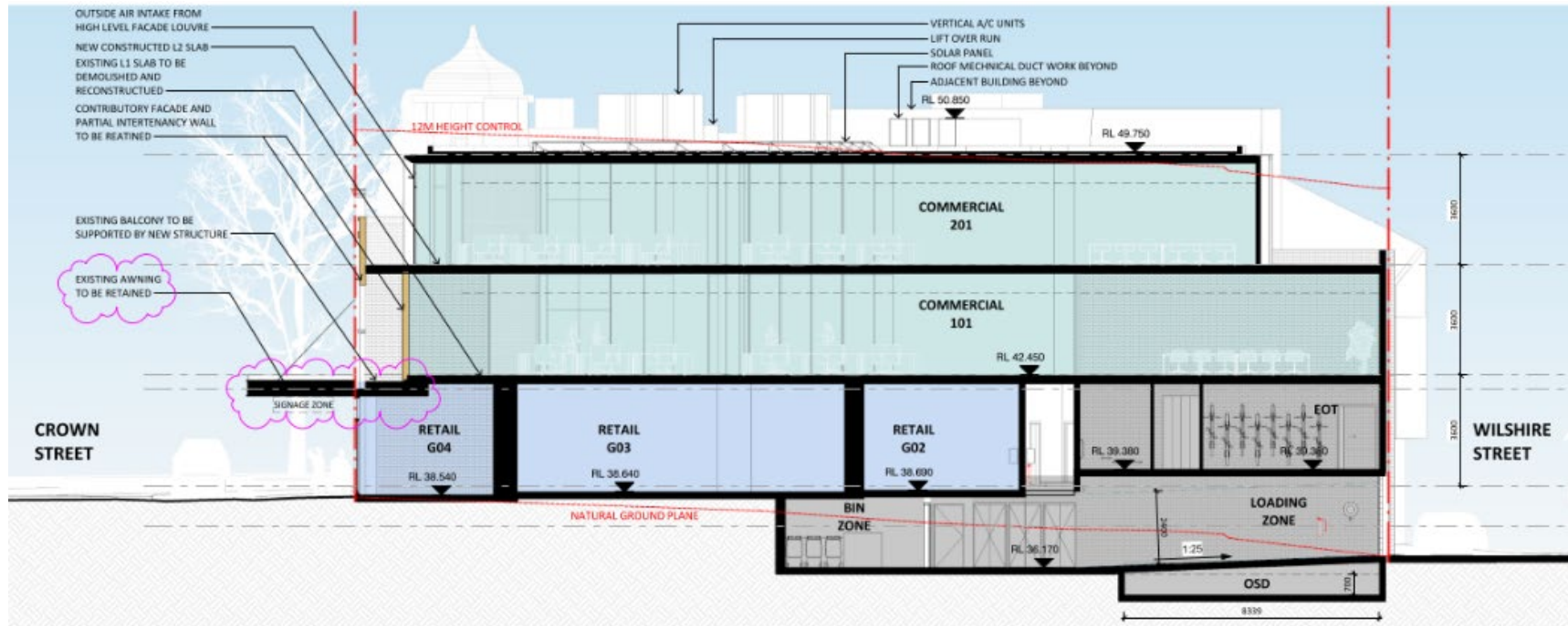
Roof Plan



Crown Street (west) elevation



Wilshire Street (east) elevation



long section





photomontage - Crown Street



photomontage - Wilshire Street



1. RECYCLE LIGHT BROWN VARIANCE BRICK



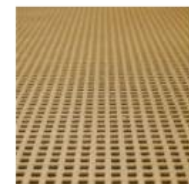
2. ORIGINAL PEBBLE AND DASH RENDER TO BE RETAINED AND RESTORED WITH SELECTED LIGHT GREY PAINT FINISH



3. TIMBER FOOTPATH



4. COLOURED ANODISED ALUMINIUM



12. MESH DECK



6. RESTORED FACE BRICKWORK



6. LIGHT GREY CONCRETE FINISH



9. POWDERCOATED DARK BROWN ALUMINIUM



10. PAINTED BROWN



7. ALUMINIUM FRAMING WINDOW GLAZING

8. ALUMINIUM LOUVER

11. ALUMINIUM FENCE - SECURITY GATE

materials

# Compliance with key LEP standards

	control	proposed	compliance
height	12m	13.57m	no (cl 4.6 variation supported)
floor space ratio	2.05:1	2.05:1	yes

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	three storeys	four storeys	no
floor to floor heights	ground floor - 4.5m	ground floor – 3.6 to 3.76m	no
	first floor & above - 3.6m	levels 1 & 2 – 3.6m	yes

# Compliance with DCP controls

	control	proposed	compliance
deep soil	10% of the site (89 sqm)	14% of the site (125 sqm)	yes

# Design Advisory Panel

Initial Pre-DA scheme supported by the Panel with the following recommendations:

- *Rather than mimicking the heritage facade, the new addition should frame and distinguish the heritage, while capturing and maintaining existing street elevation's rhythm*
- *To avoid facadism, as much of the original ground floor fabric and structure should be retained, as is possible*
- *The balconies and window openings should be retained as is*
- *It is essential that the Jacaranda tree be retained and protected*

# Design Advisory Panel

- *The public art offering on the site is popular with the local community and should be retained*
- *Street awnings should not read as a continuous element. They should have a break or step between the retained heritage fabric and new build, similar to the existing awning form*

These issues have been addressed in amended plans

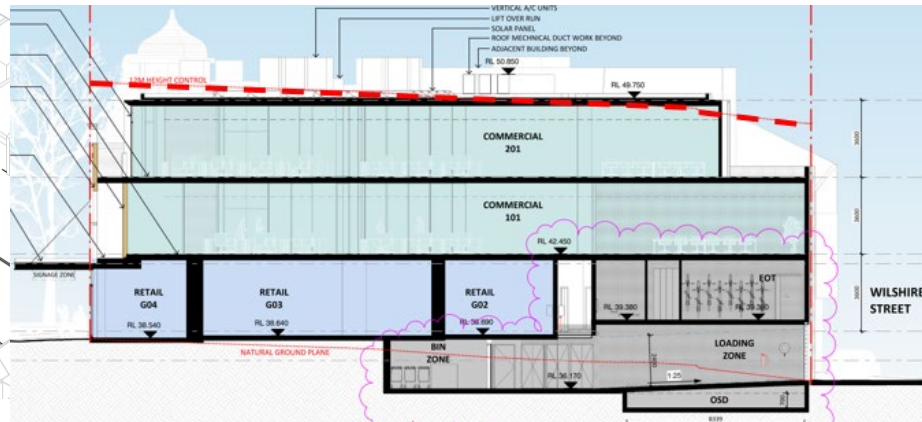
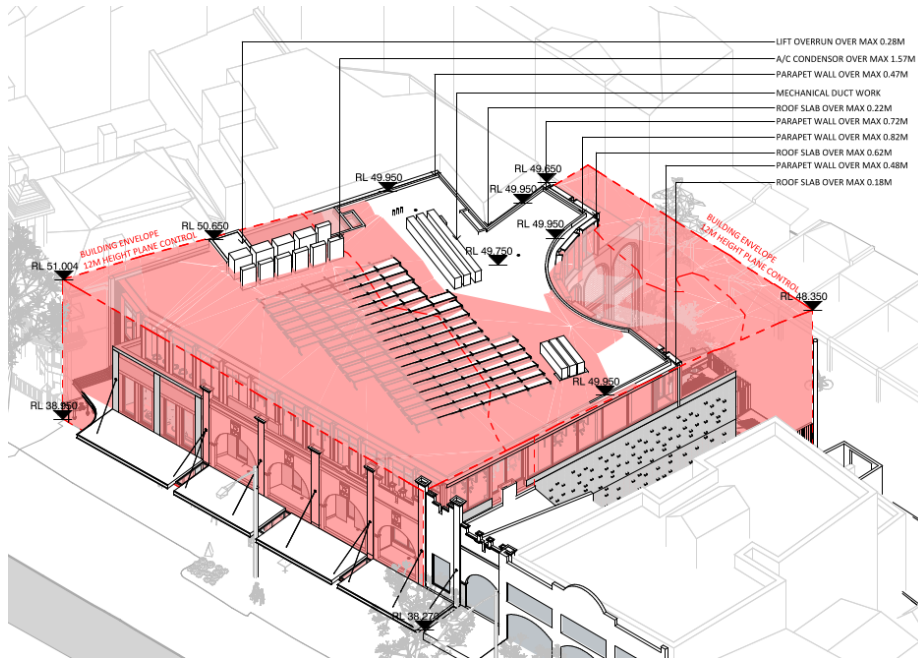


# Issues

- height non-compliance - bulk and scale
- extent of demolition of contributory buildings
- general design details

# Height, bulk and scale

- non-compliance with 12m height control and 3 storey control
- proposal is 13.57m for rooftop mechanical plant, 12.82m for the parapet roof, and 4 storeys from Wilshire Street
- non-compliance partly a result of the fall of the site (approx. 1.8m)
- upper floor of development setback and visually recessive
- no unreasonable overshadowing or overlooking to neighbours
- height is contextually appropriate
- Cl 4.6 variation request is supported



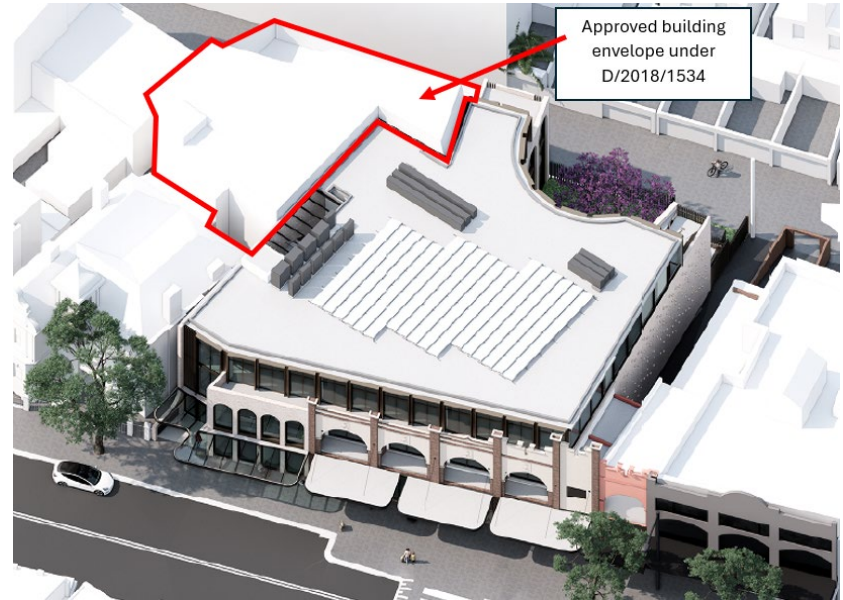
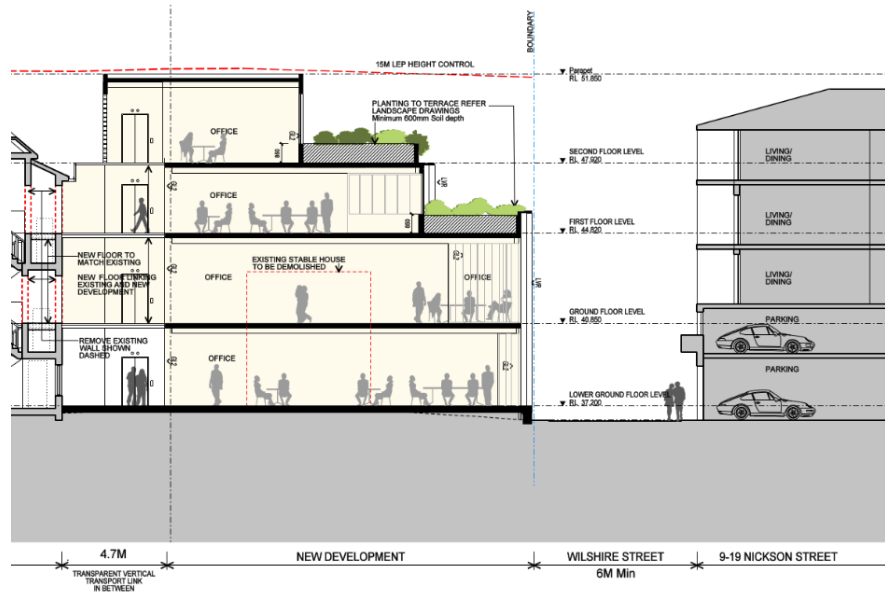
height non-compliance



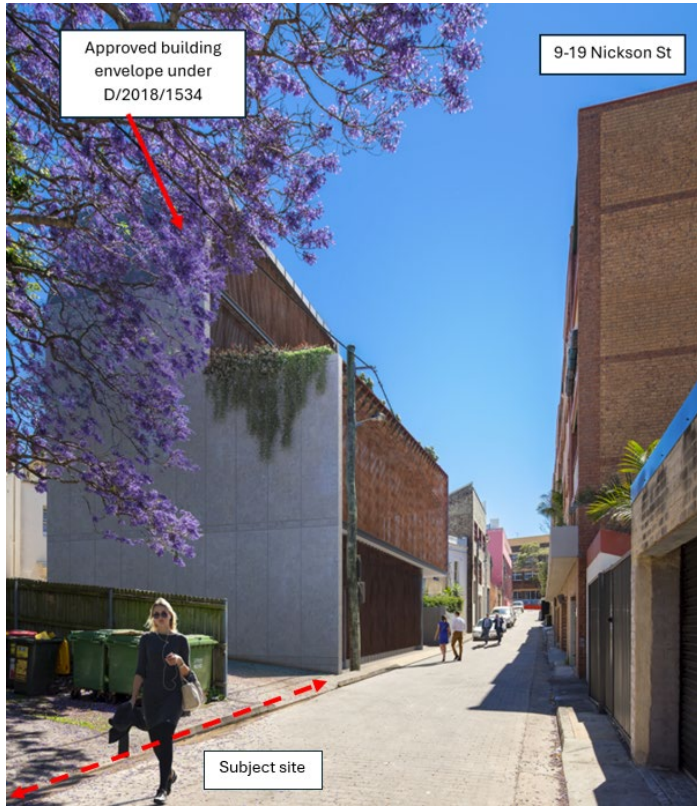
apartment building at 9-19 Nickson Street



aerial view of surrounding context



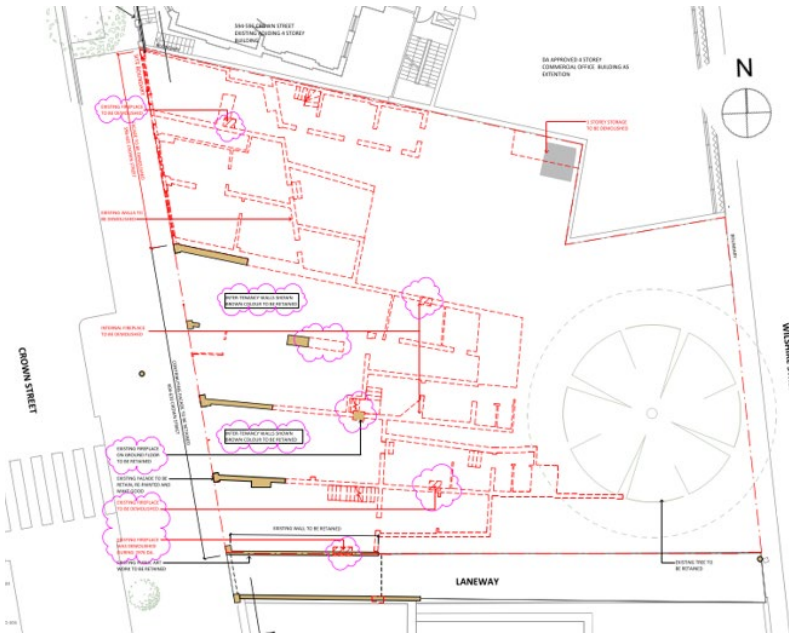
section and aerial perspective of approved development at 594-596 Crown St (northern neighbour)



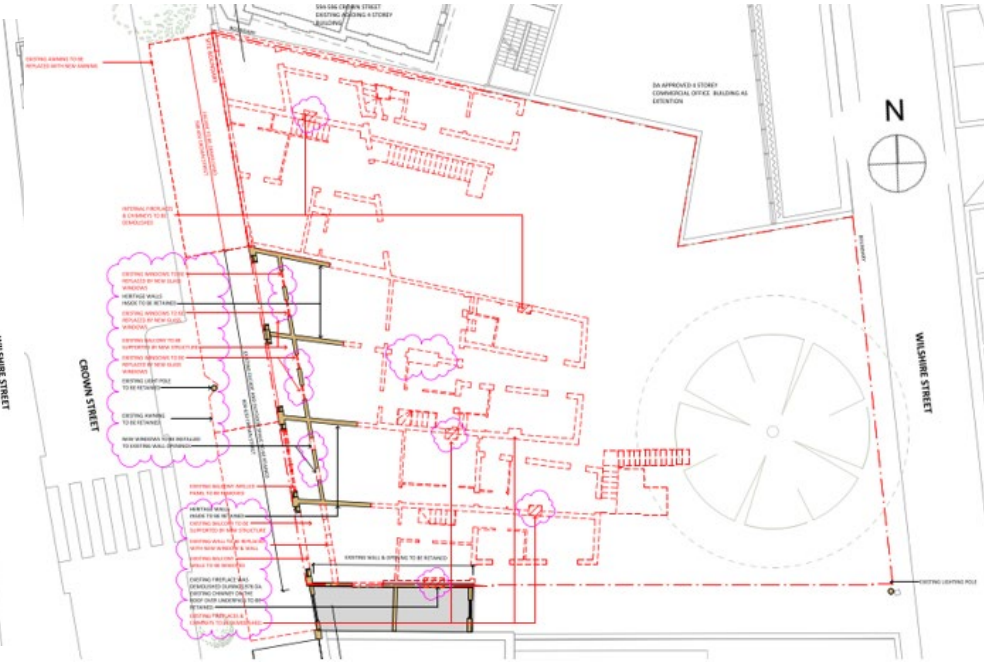
Wilshire Street perspectives of approved development at 594-596 Crown St (northern neighbour)

# Extent of demolition

- site comprises a neutral building (598-602) and a row of four contributory buildings (604-610)
- complete demolition of neutral building and significant demolition of contributory buildings proposed
- Pre-DA and DAP advice supportive of demolition of neutral building, subject to retaining as much as possible of contributory buildings
- facade, portions of internal walls, and balconies of contributory buildings retained



ground floor demolition plan



first floor demolition plan





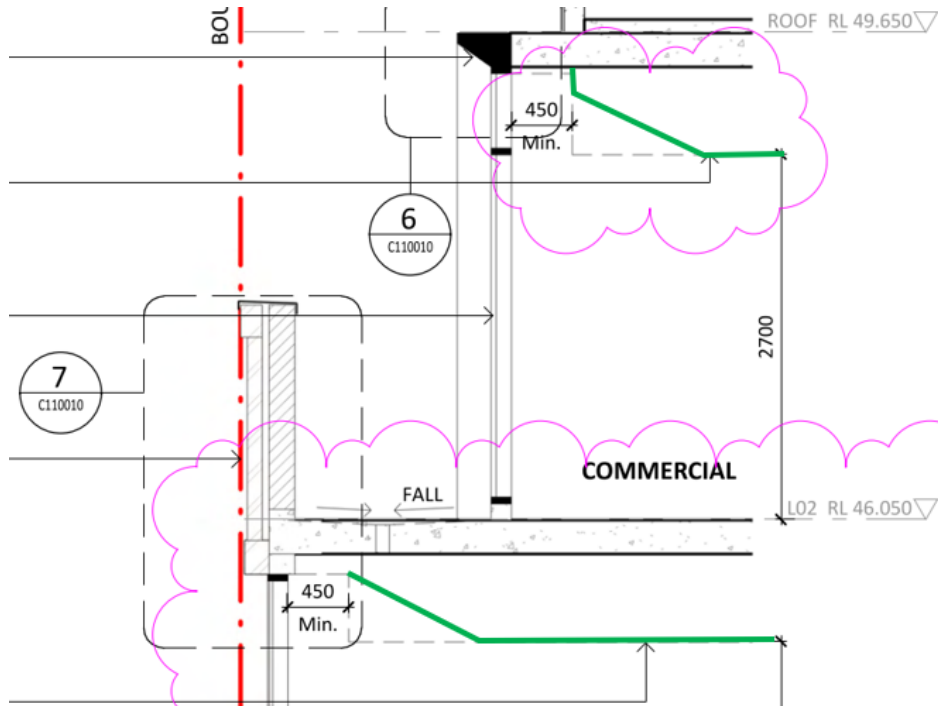
Perspective showing the retention of the existing balcony windows and walls of No.604-608 and reinstatement of the balcony and original windows of No.610

# Design details

- splayed corner of the infill building (598-602) maintains visual prominence of the adjoining heritage building (594-596)
- simplified design of infill building is consistent with DAP recommendations
- recommended that the interface of the ceilings of the infill building be angled away from Crown Street
- recommended that the awnings to the contributory buildings be retained in full



Perspectives of the infill building



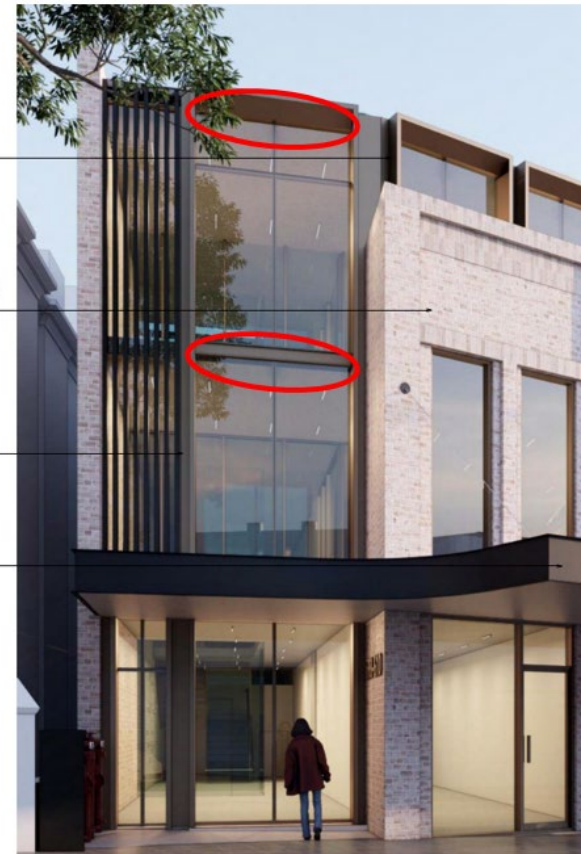
Detailed section through infill building  
(recommended ceiling profile shown in green)

ALUMINIUM BLADE  
POWDERCOATED

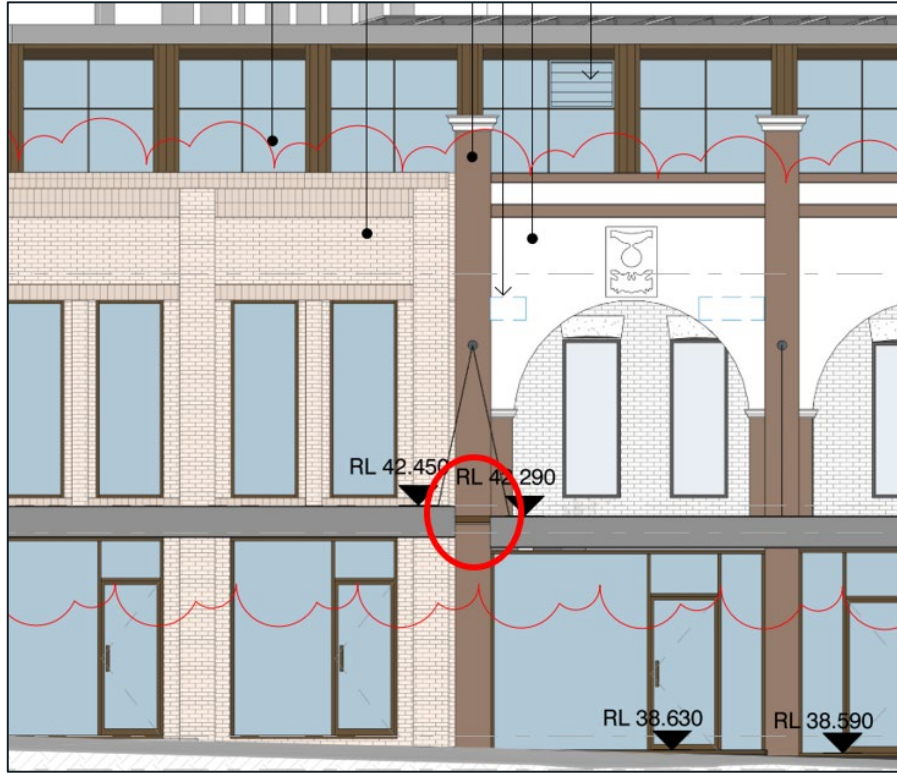
RECYCLE BRICK VARIANCE  
LIGHT BROWN

ALUMINIUM  
LOURVES  
POWDERCOATED

NEW METAL AWNING



Perspective of the front lobby



proposed Crown Street elevation



existing awnings

# Recommendation

Approval subject to conditions