

Local Planning Panel

18 December 2024

Application details

Address: 141-155 Commonwealth Street, Surry Hills

Application: D/2024/122

Applicant: The SJB Architecture NSW Unit Trust

Owner: Mohammed Tariq

Architect: SJB

Planning: ABC Planning

Heritage: Urbis

Proposal

demolition of existing structures (excluding substation), excavation and construction of a Part 5 - Part 6 storey mixed-use development, comprising:

- retail premises on ground/lower ground floor
- office premises on ground floor and above
- basement car parking (16 space), EoT facilities and plant/services
- landscaped communal rooftop terrace (with plant) and lower level terrace

Recommendation

- approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to departure from Height of Buildings development standard:

- proposal contravenes the 18m Height of Buildings development standard by more than 10%
- proposed development has a maximum building height of 20.58m, representing a 14.3% variation of the standard.

Notification



- exhibition period 19 March to 10 April 2024
- 523 owners and occupiers notified
- 21 submissions received

Submissions

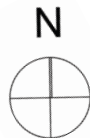
- overshadowing
- height
- visual and acoustic privacy
- heritage
- servicing
- car parking

Submissions



-  subject site
-  submitters

Site





site viewed from Commonwealth Street looking south-west



existing substation to be retained on the Commonwealth Street frontage



site viewed from Reservoir Street looking north-east



site viewed from Beauchamp Lane looking south-east



neighbouring RFB to the west (74-80 Reservoir Street),
viewed from Reservoir Street looking north-west



existing development on Reservoir Street diagonally opposite to the south-west



existing development directly opposite on Reservoir Street, located to the south



existing development on Reservoir Street diagonally opposite to the south-east



existing development on Reservoir Street diagonally opposite to the south-east

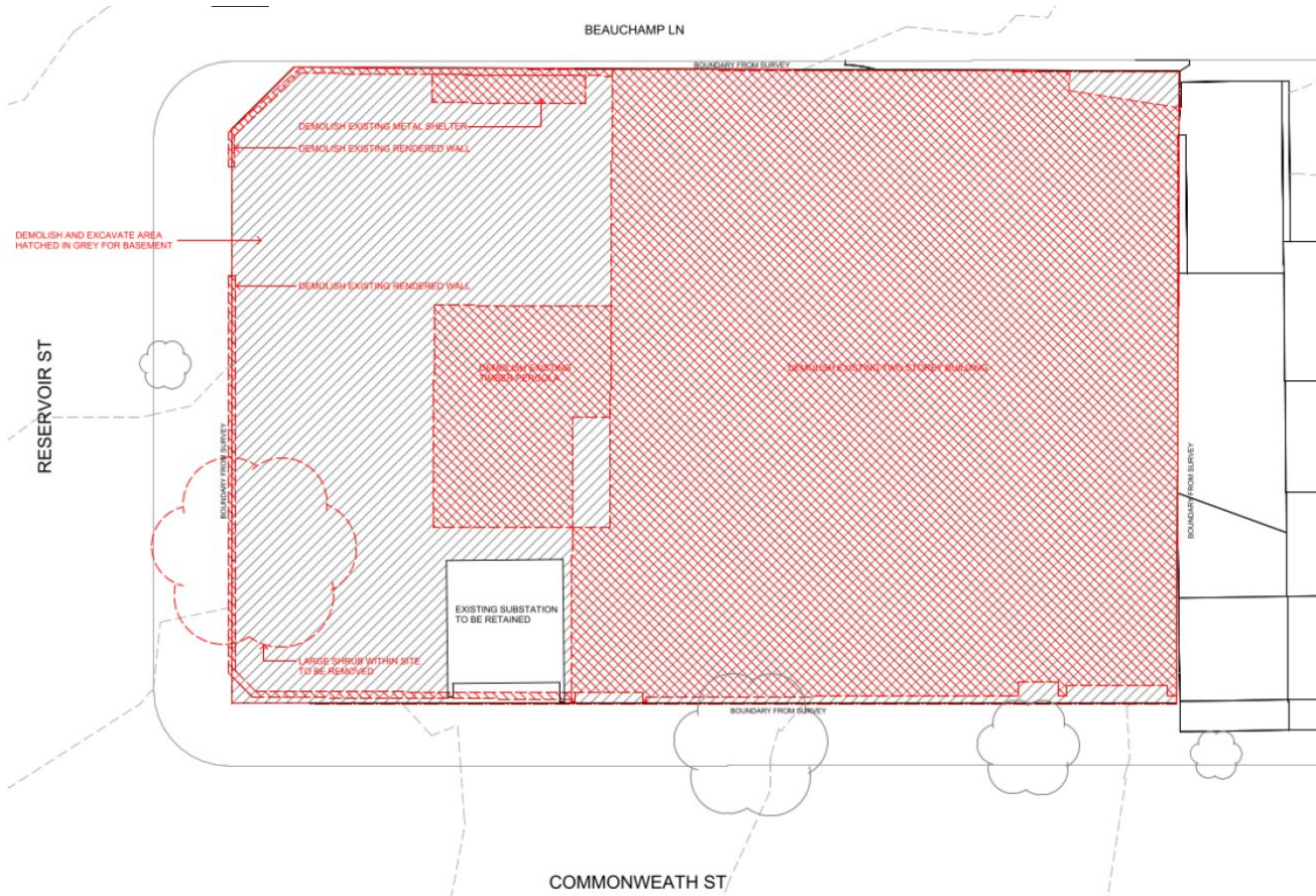


Site

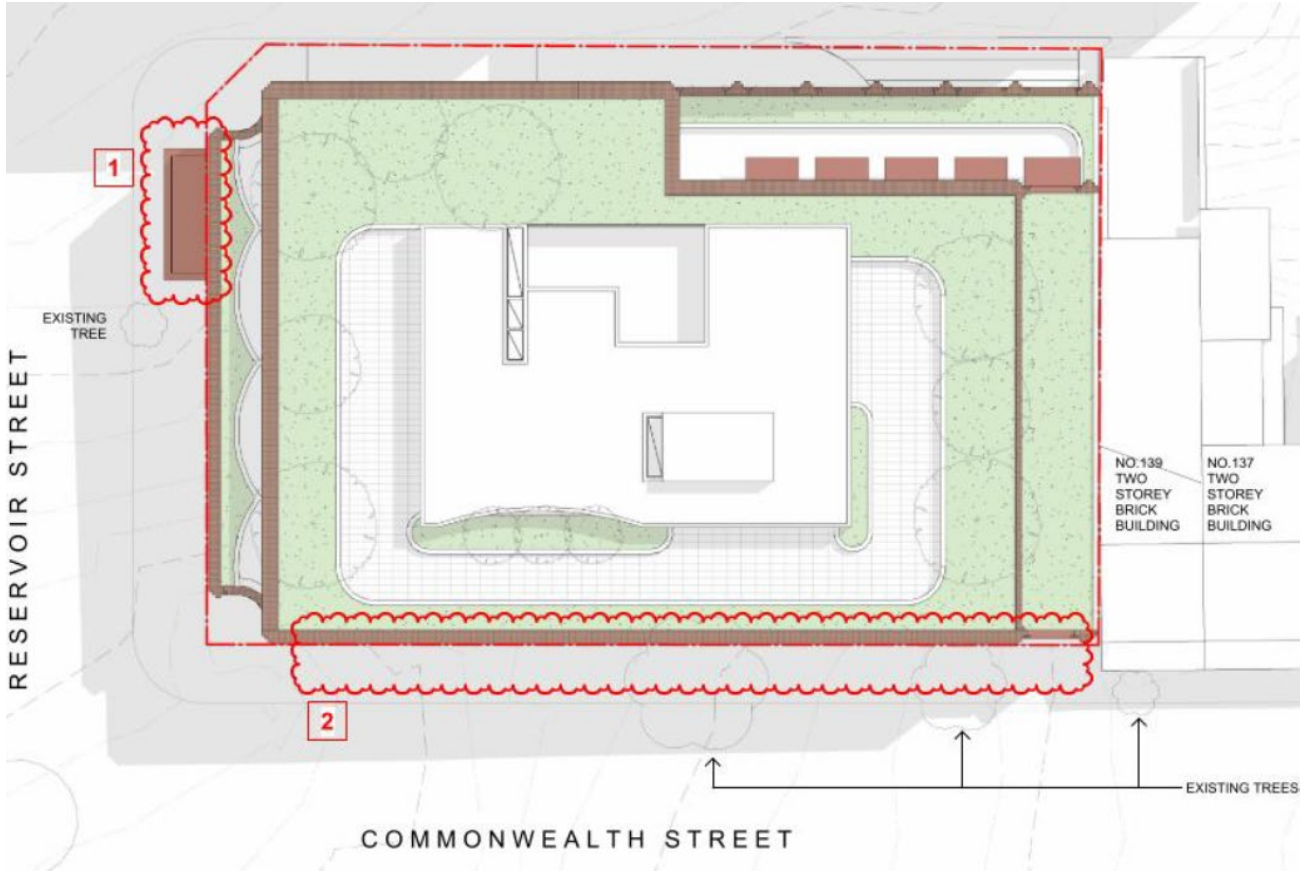
adjoining terraces to the north, viewed from Commonwealth Street looking west

Proposal

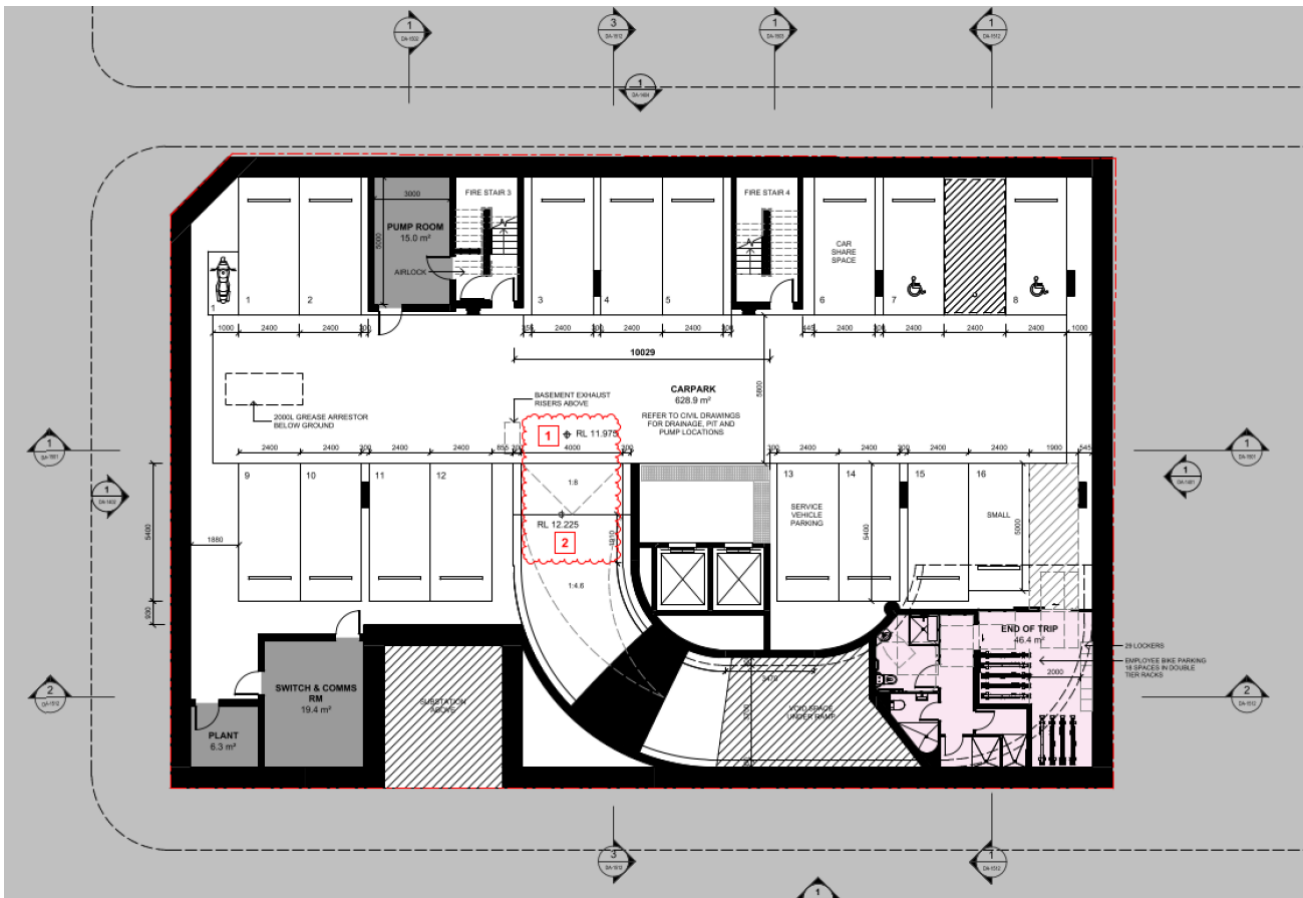


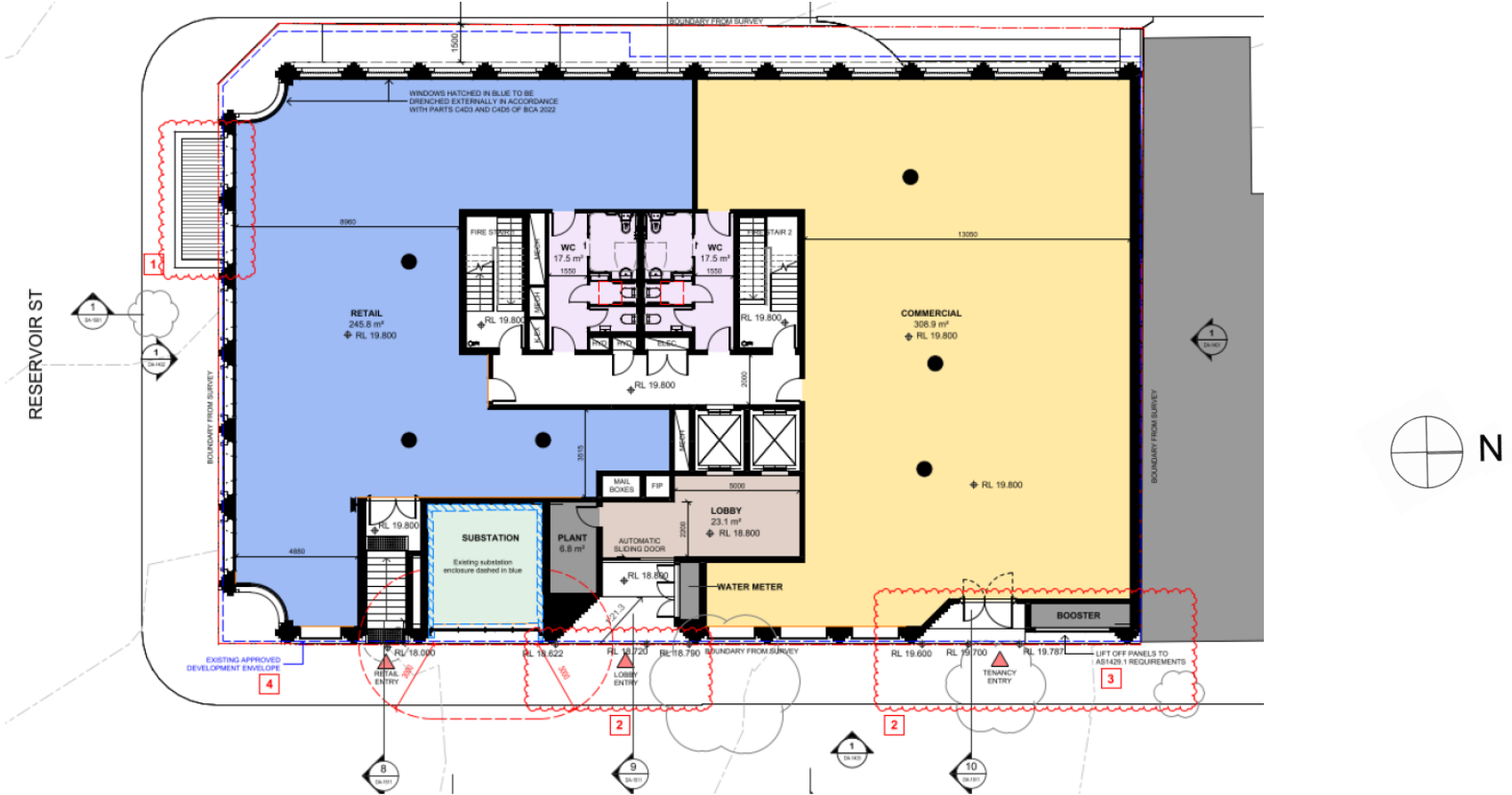


demolition plan



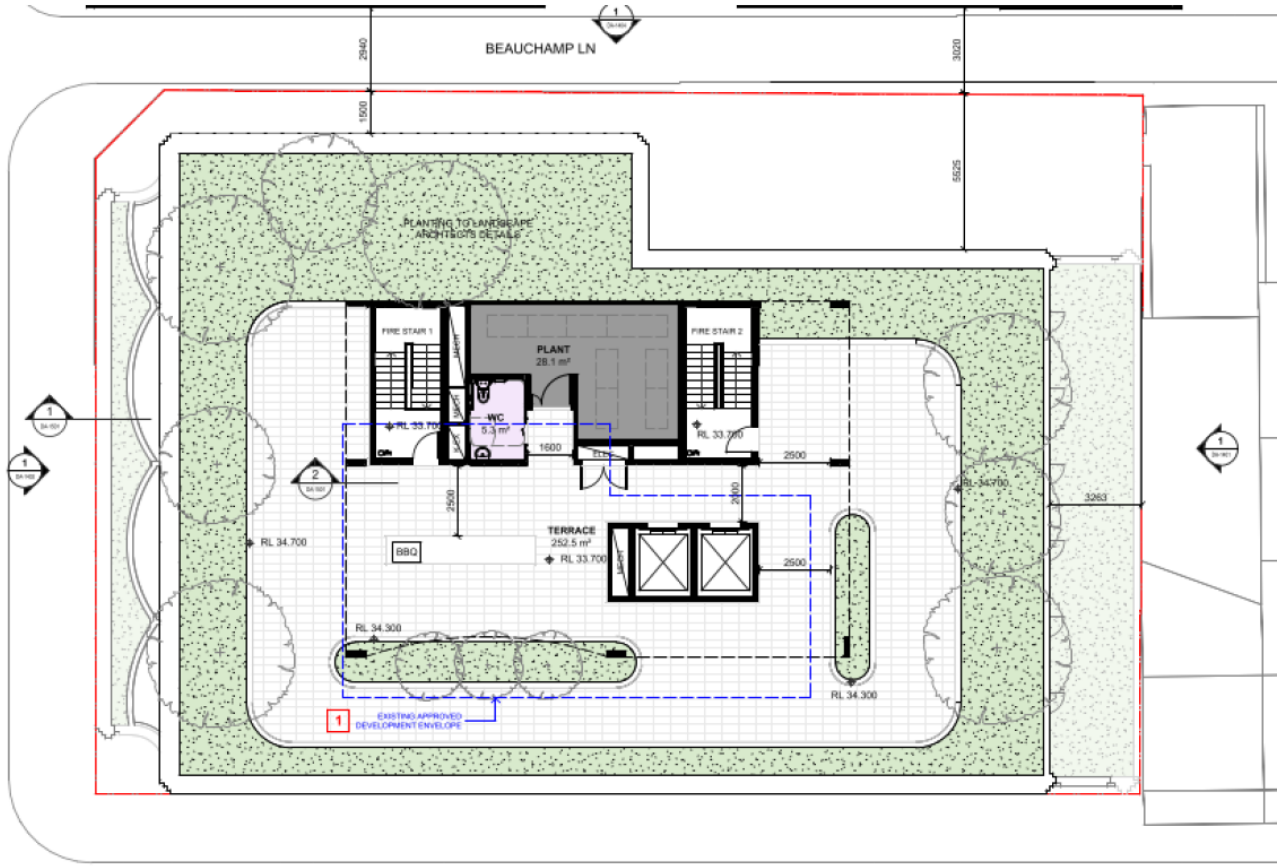
site plan





upper ground

RESERVOIR ST

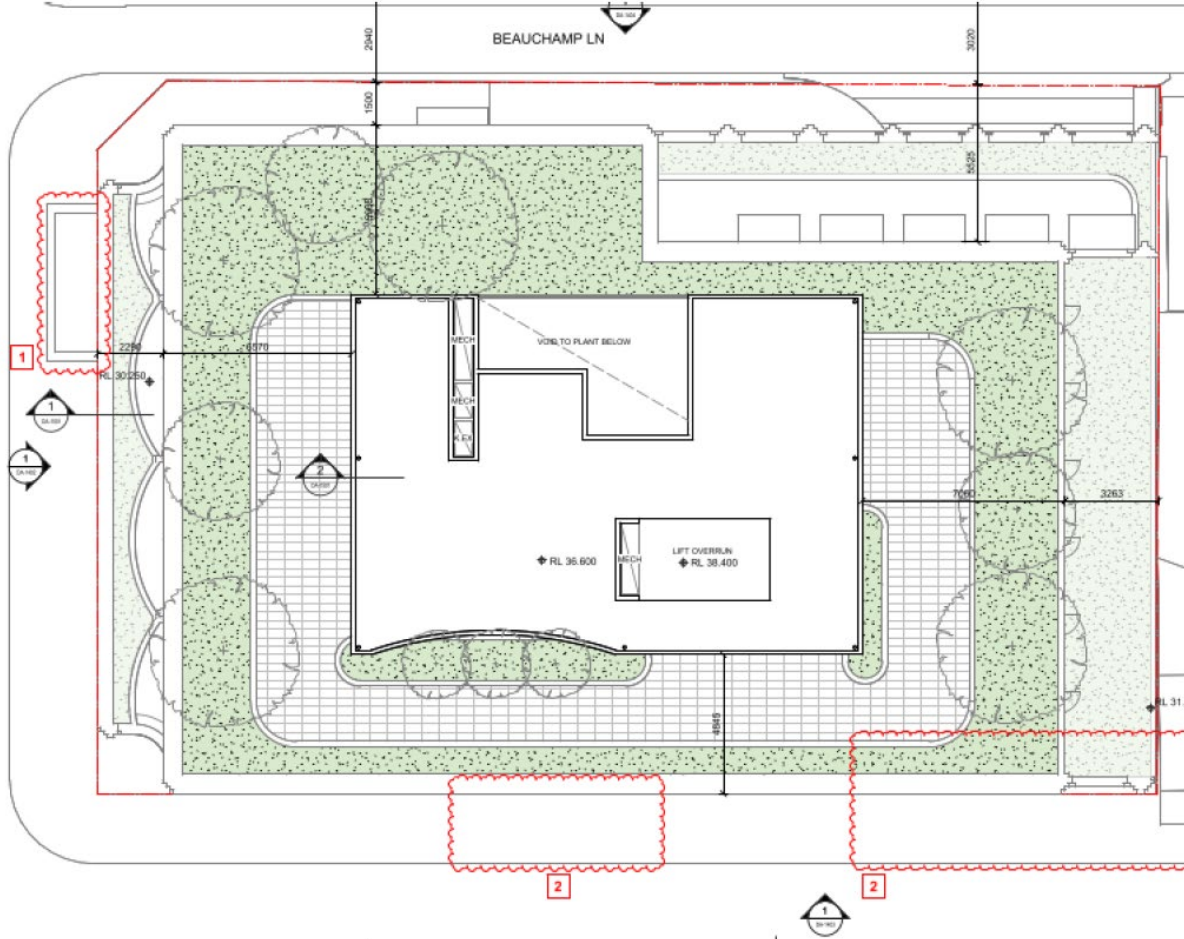


rooftop terrace



roof plan

RESERVOIR ST





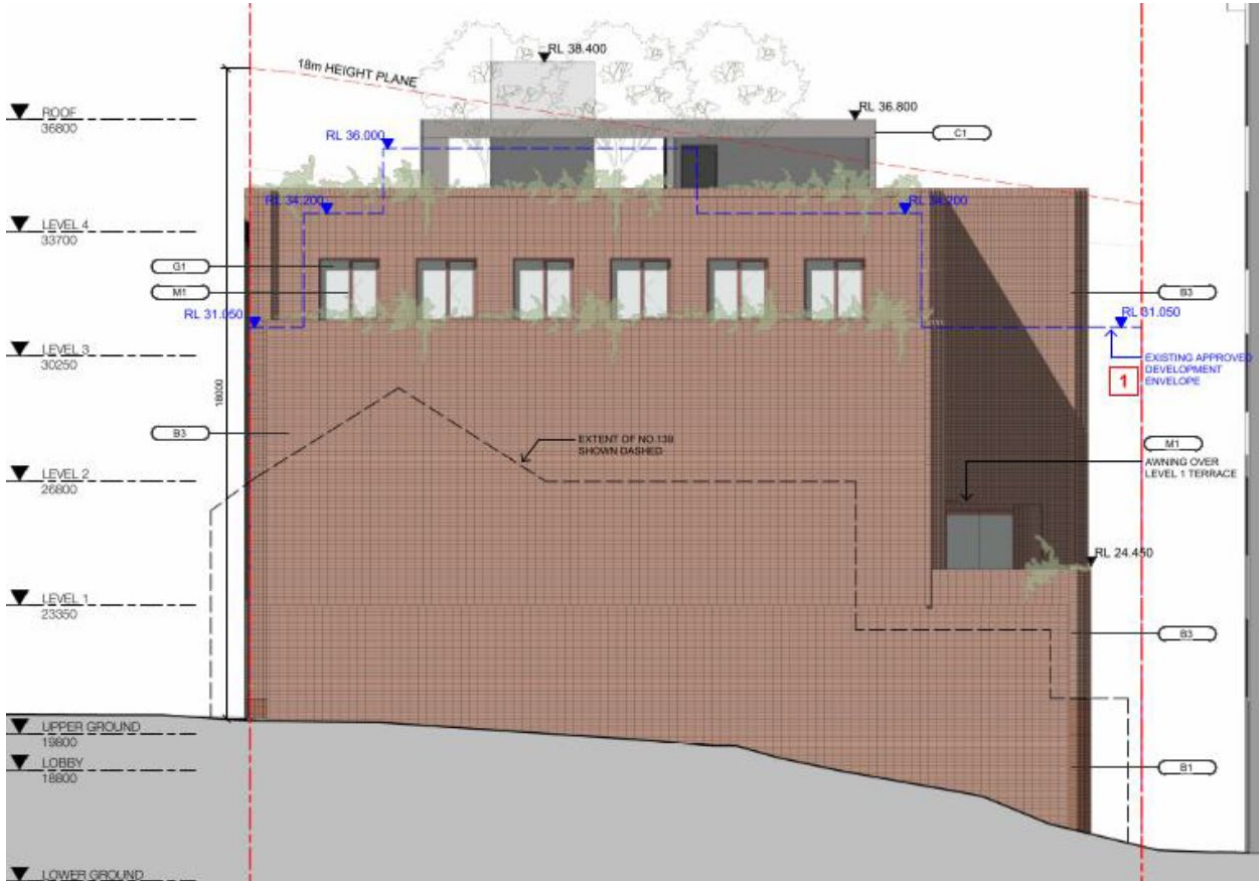
Commonwealth Street elevation (east)



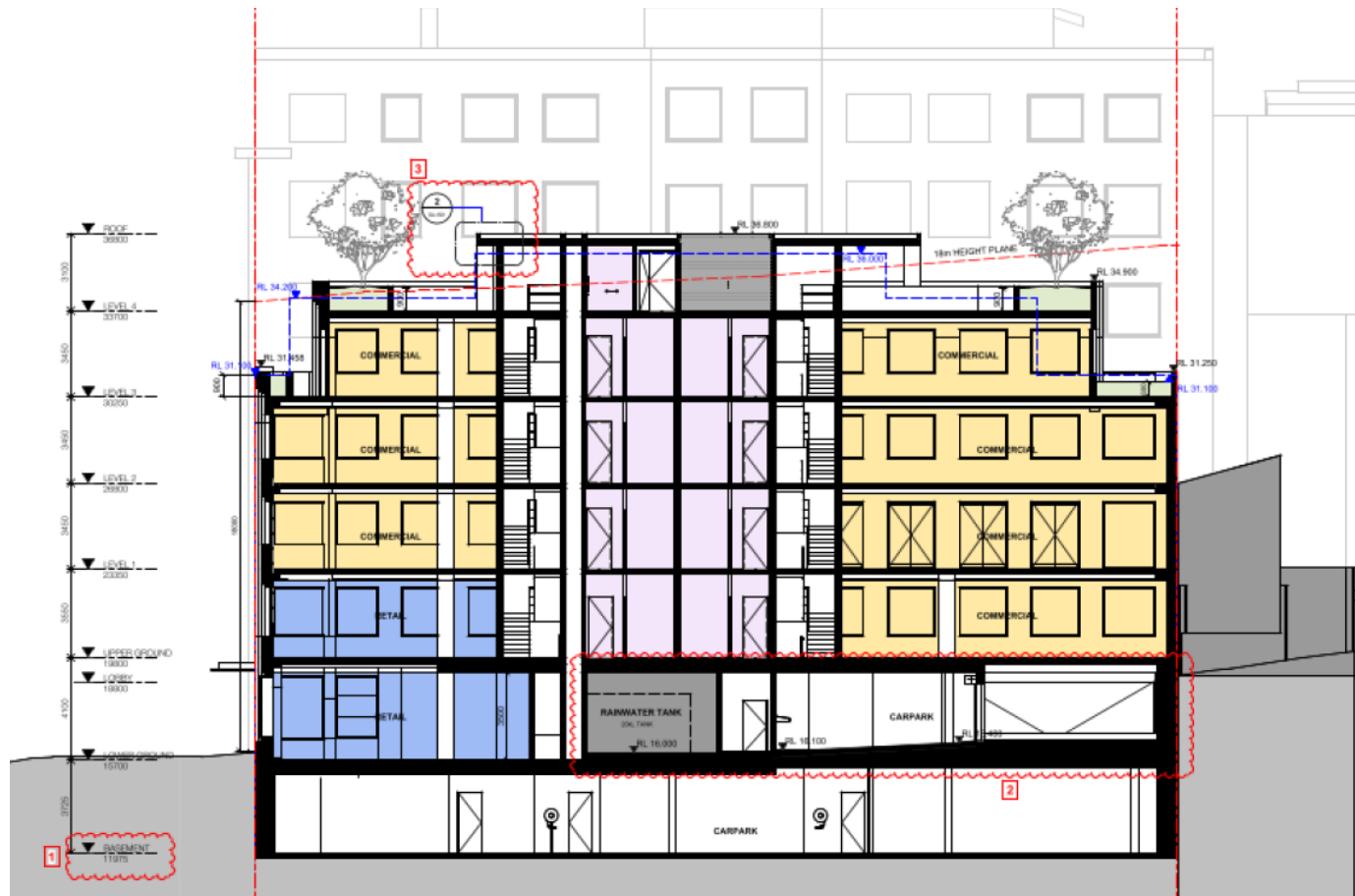
Reservoir Street elevation (south)



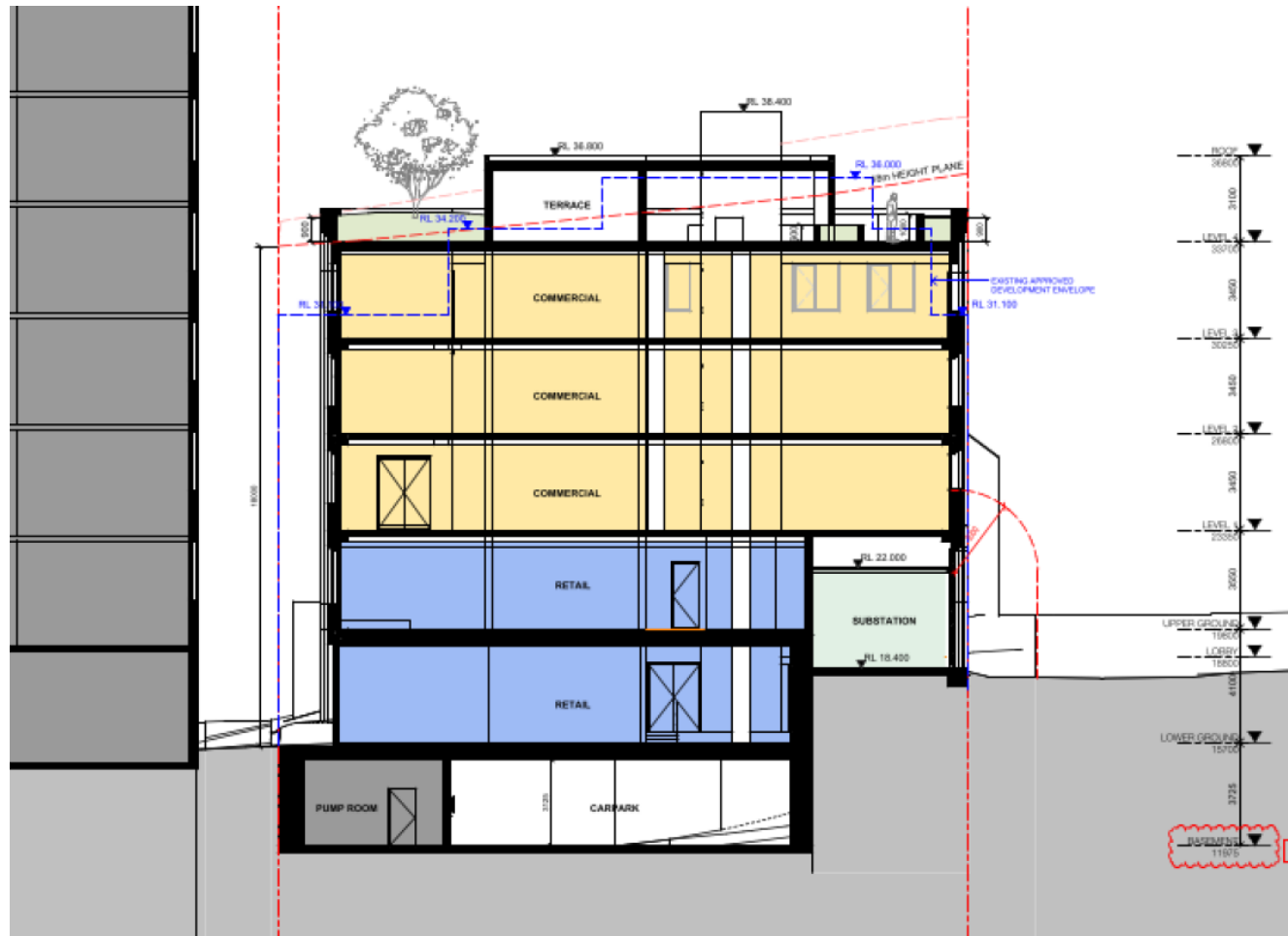
Beauchamp Lane elevation (west)



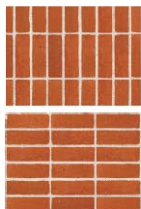
rear elevation (north)



long section



short section



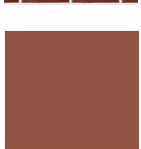
B4
BRICK MASONRY SOLDIER BOND, FINISH 1
NUBRICK - CHAPEL RED OR EQUIVALENT



B3
BRICK MASONRY STACK BOND, FINISH 1
NUBRICK - CHAPEL RED OR EQUIVALENT



B2
BRICK MASONRY SOLDIER BOND, GLAZED FINISH
AUSTRAL SPECIALTY - SIENNA OR EQUIVALENT



B1
BRICK MASONRY STACK BOND, GLAZED FINISH
AUSTRAL SPECIALTY - SIENNA OR EQUIVALENT



G1
CLEAR GLAZING TO SECTION J REQUIREMENTS
VIRIDIAN LOW-E COMFORT PLUS CLEAR OR
EQUIVALENT IN SINGLE AND DOUBLE GLAZED UNITS

M1
POWDERCOATED METAL DOORS, FRAMING, LOUVRES
AND AWNINGS
DULUX COLORBOND TERRITORY RED OR EQUIVALENT



Proposal



Compliance with key LEP standards

	control	proposed	compliance
height	18m	20.58m	no
floor space ratio	3:1 (2,739sqm)	3.12:1 (2,852sqm)*	no

** proposed FSR includes 48sqm of EoT bonus additional floorspace (Cl6.13 of LEP)*

Compliance with DCP controls

	control	proposed	compliance
height in storeys	5 storeys	part-5 / part-6 storey	partial non-compliance
floor to floor heights	<ul style="list-style-type: none">• ground – 4.5m• upper levels – 3.6m	<ul style="list-style-type: none">• lower ground – 4.1m• upper ground – 3.65m• upper levels – 3.45m	no

Compliance with DCP controls

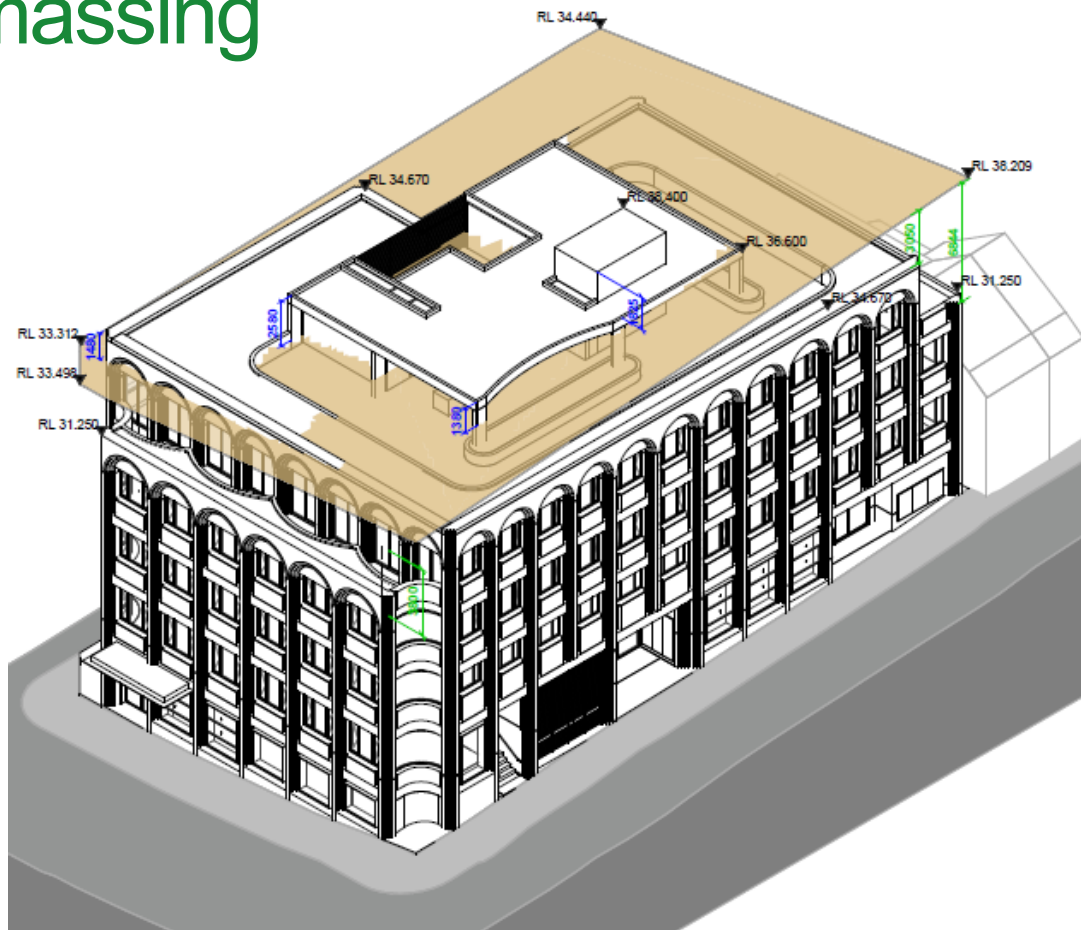
	control	proposed	compliance
deep soil	10% of site area	zero	no
tree canopy	15% of site area (137sqm)	22.24% of site area (203.16sqm)	yes

Issues

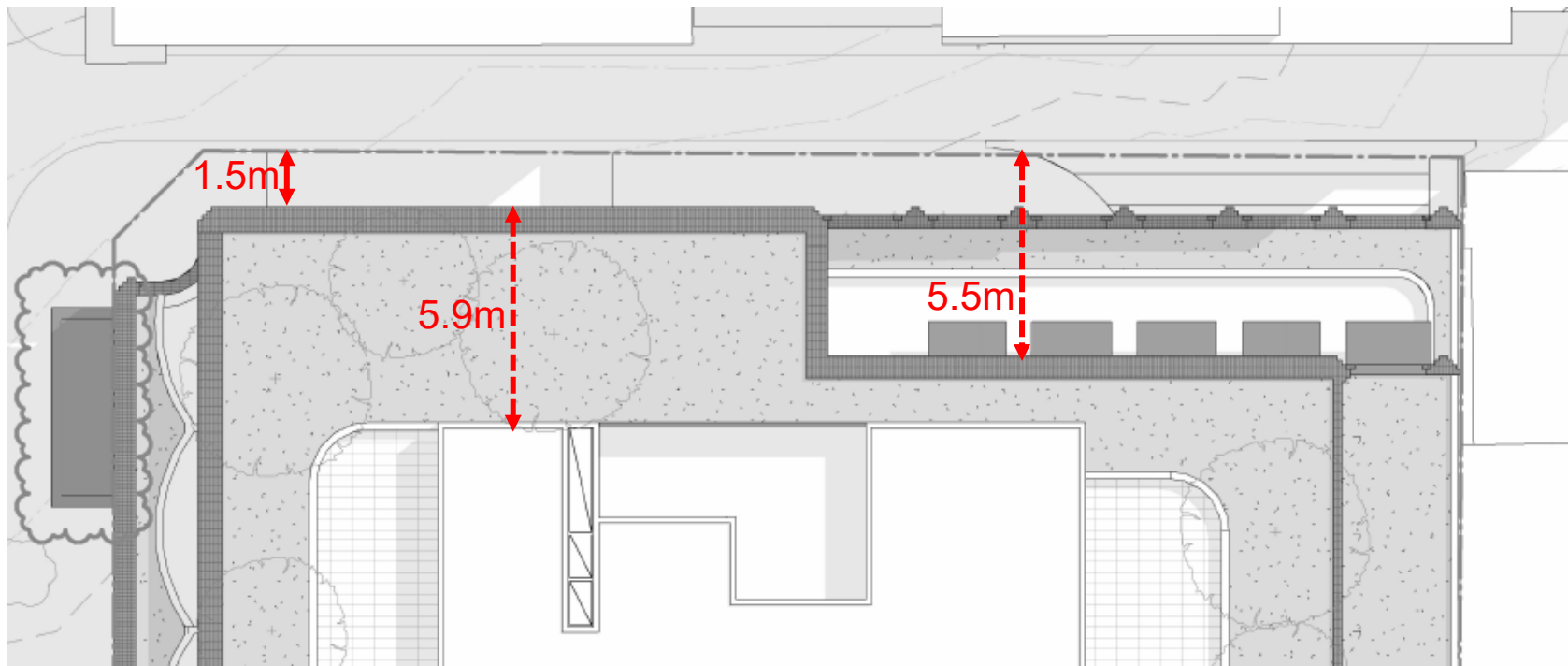
- height, bulk and massing
- overshadowing
- visual privacy
- rooftop and lower-level terraces
- deep soil and urban greening

Height, bulk and massing

- sloping site topography
- majority of building under height limit
- centred and discreet rooftop level
- consistent with surrounding scale of development



Height, bulk and massing



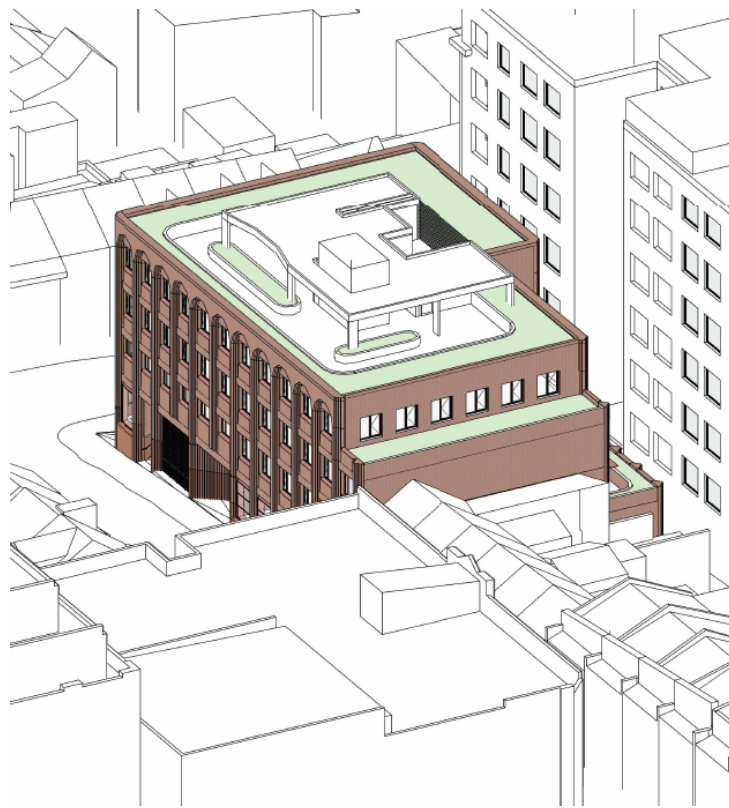
Overshadowing

- overshadowing impacts to surrounding properties generally compliant with DCP provisions
- overshadowing to residential balconies of 74-80 Reservoir Street resulting in a non-compliance



Overshadowing

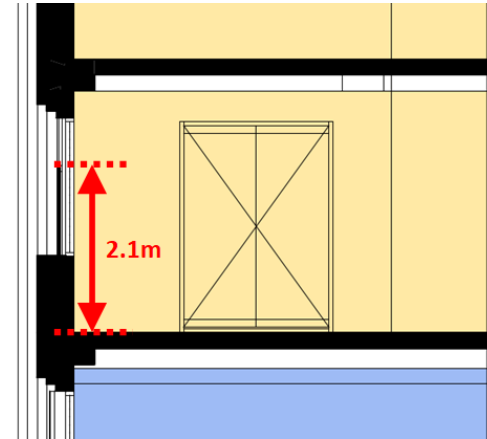
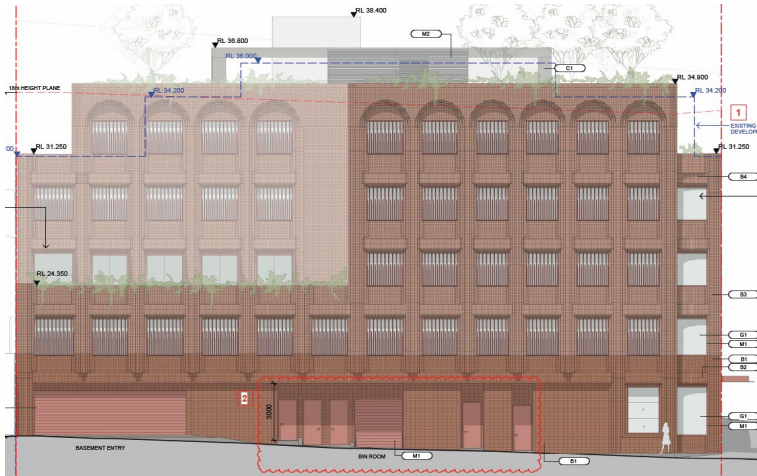
- solar amenity constrained by sun angle and design of re-entrant balconies
- impacted balconies susceptible due to lower level and narrow width of Beauchamp Lane
- building form articulation and setbacks assist in mitigating overshadowing impacts
- height of rooftop parapet provides for meaningful planting of rooftop area



VIEW FROM SUN - WINTER 1000

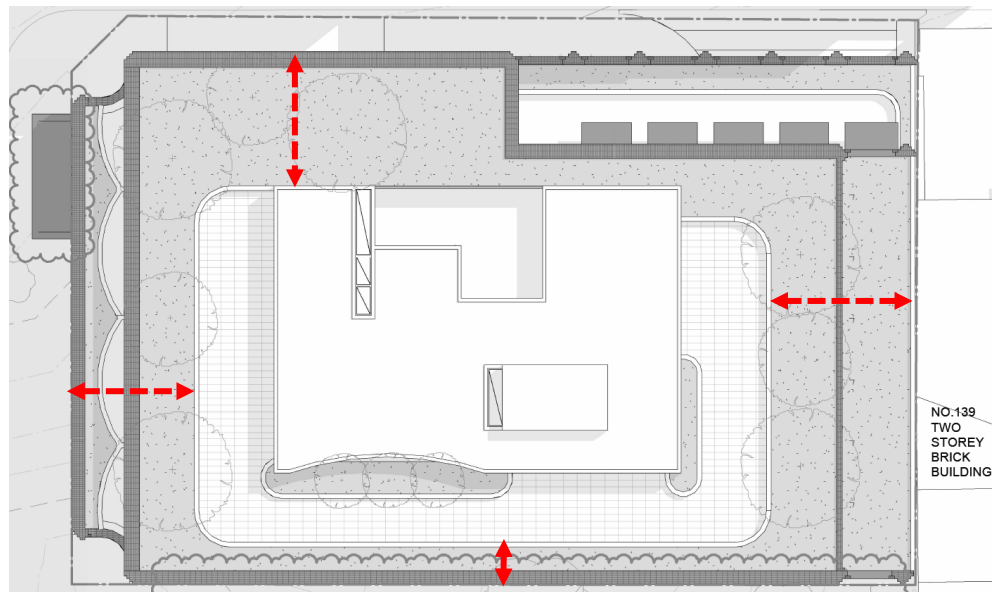
Visual Privacy

- palisade privacy screening to west facing windows
- balances commercial amenity and adequate mitigation of overlooking



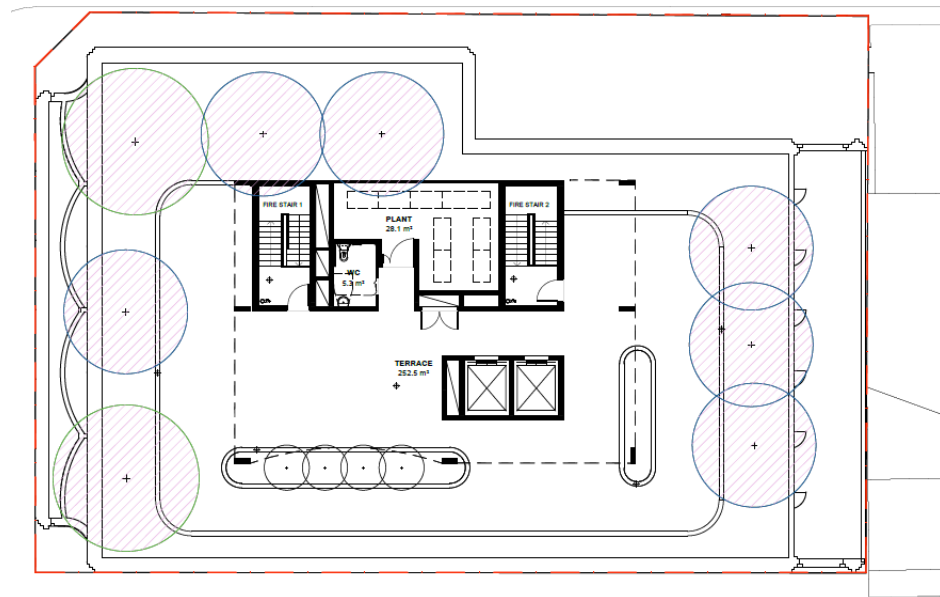
Rooftop and Lower-Level Terrace

- trafficable areas setback from building edges
- plan of management provisions to safeguard residential amenity
- hours 8pm to 10pm subject to trial period
- lower-level terrace impacts limited by size and configuration



Deep Soil and Urban Greening

- near full site coverage and hardstand as existing
- lack of deep soil provision offset by urban greening initiatives and canopy coverage
- rainwater tank in basement to capture stormwater runoff and used for irrigation



Tree Canopy

Recommendation

approval subject to conditions