

Local Planning Panel

12 August 2020

21C Billyard Avenue, Elizabeth Bay

D/2019/665

Applicant: Cracknell & Lonergan Architects

Owner: Patrick Lane

Architect: Cracknell & Lonergan Architects

proposal

alterations and additions to an existing residential flat building comprising an additional storey containing a new living space and outdoor terrace to unit 11

Zone: R1 General Residential. The development is permissible with consent

recommendation

approve subject to conditions

background

- DA reported to LPP on 15 April 2020
- recommendation for refusal – no information to assess view sharing
- LPP deferred consideration of application
- applicant submitted 3D Model on 26 May 2020
- Council staff prepared view sharing documentation

notification information



- exhibition period 8 July to 23 July 2019
- 317 owners and occupiers notified
- 33 submissions received
- re-exhibition period 25 May to 9 June 2020
- 13 submissions received

submissions

- view loss
- heritage and streetscape
- solar access
- additional height
- owner's consent
- structural capacity of building
- reduced access to rooftop
- construction impacts

submissions



-  subject site
-  submitters



Onslow Avenue



looking north along Onslow Avenue



8 Onslow Avenue

Site

looking south along from Onslow Avenue



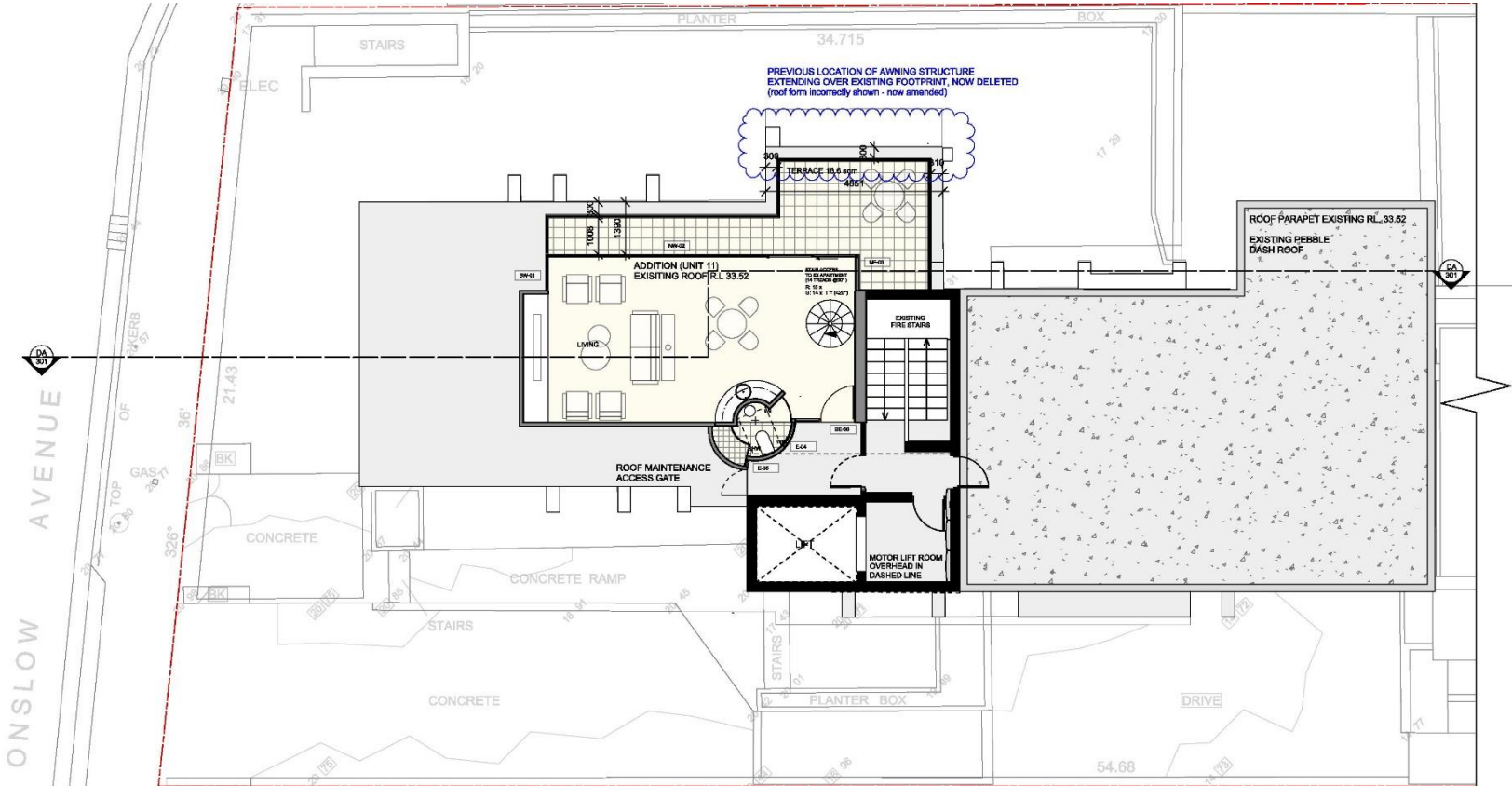
looking south from Elizabeth Bay House



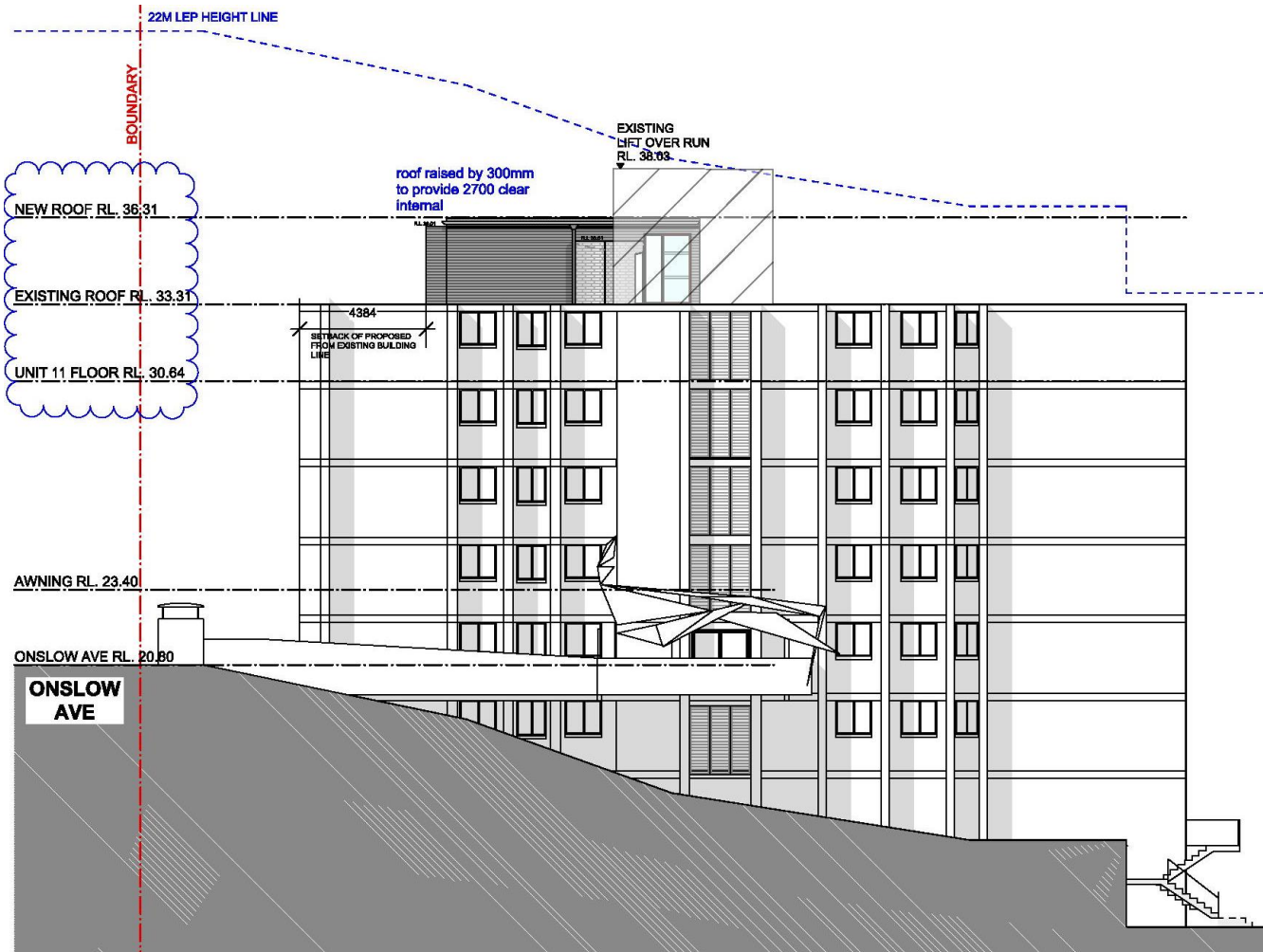
development to the south/west opposite the site



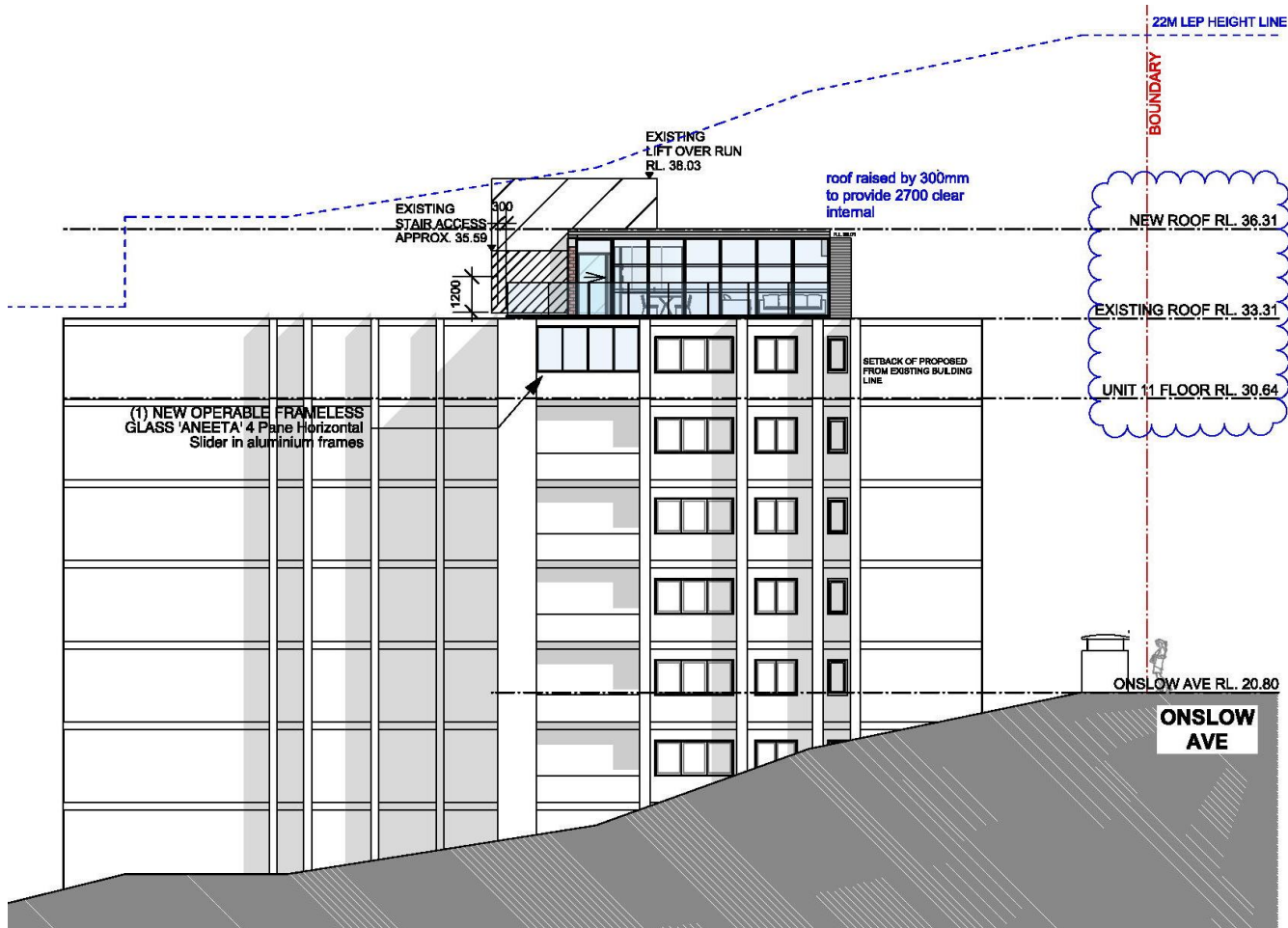
view of site from Billyard Avenue



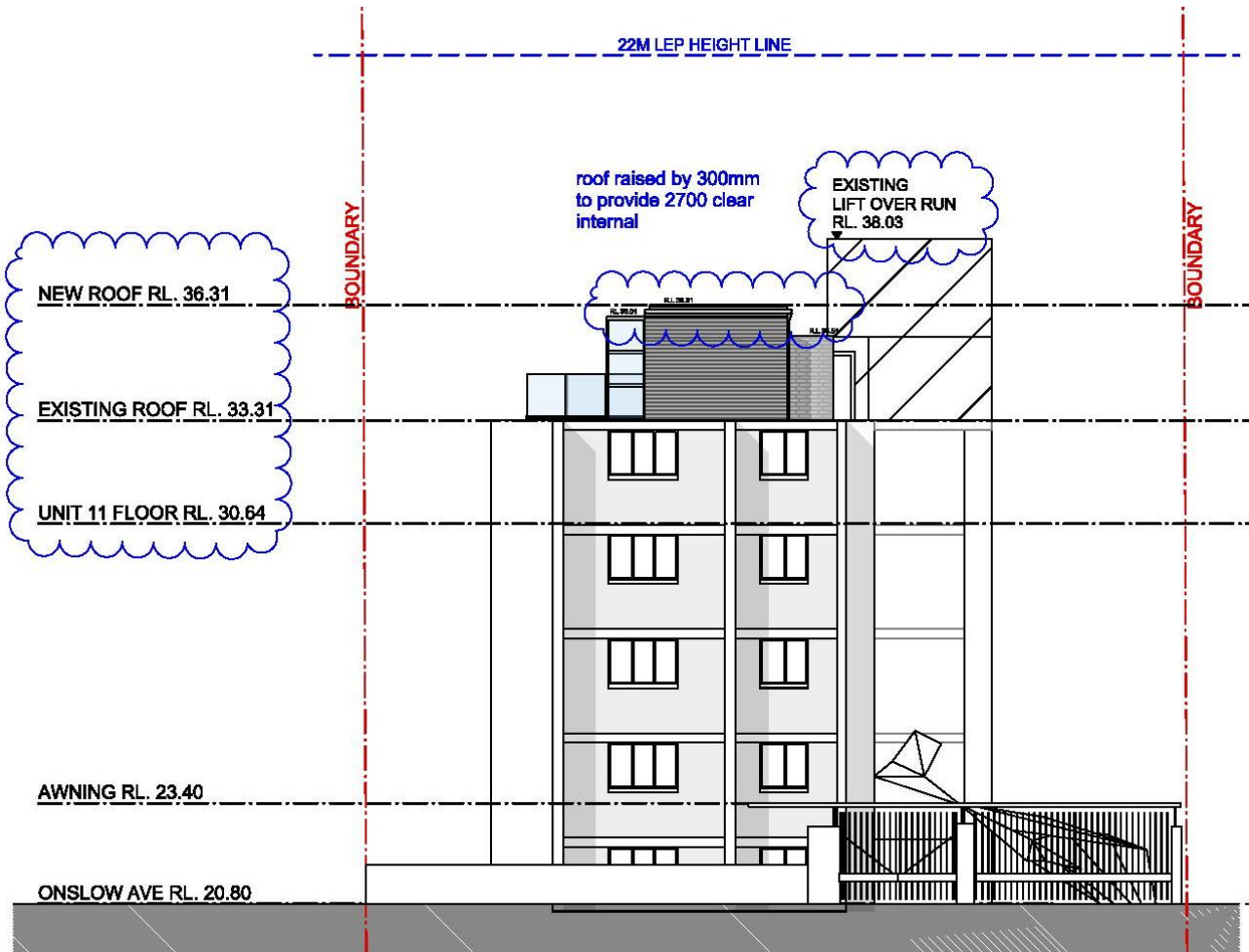
proposed additional level



proposed south elevation



proposed north elevation



proposed west elevation to Onslow Avenue

compliance with key LEP standards

	control	proposed	compliance
height	22m	20.2m	yes
floor space ratio	4.5:1	1.05:1m	yes

compliance with key DCP standards

	control	proposed	compliance
height in storeys	6 storeys	7 storeys	assessed as acceptable

issues

- impact on views
- height in storeys and streetscape
- solar access

view sharing assessment - background

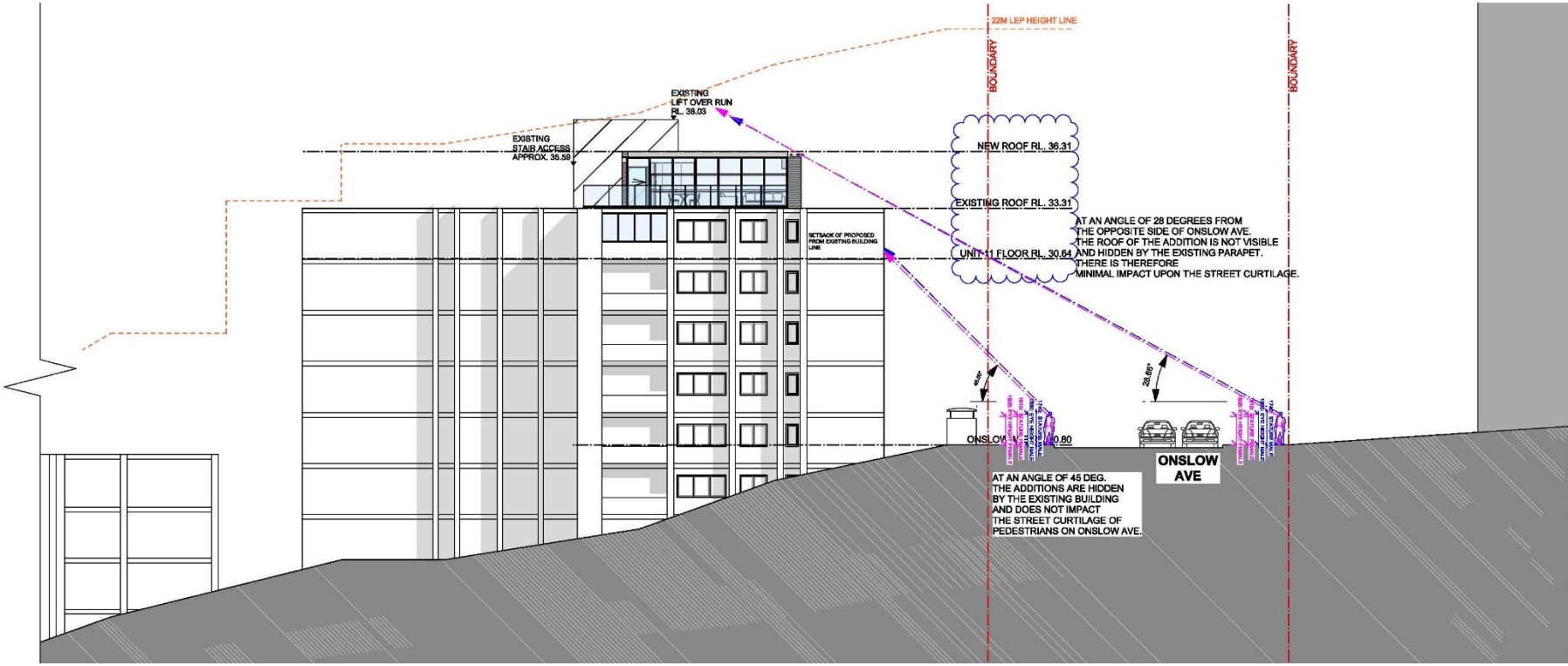
- complies with numerical height control
- 3D digital model used to generate 3D visualisations
- potentially impacted properties identified
- site visits undertaken and photomontages prepared
- detailed view sharing assessment undertaken against Tenacity principles

view sharing assessment - conclusion

- proposal will impact views from adjoining properties. Impact is reasonable:
 - impacted properties retain high value views (including to water)
 - some views lost are across side boundaries (less protected), from secondary rooms, largely of sky, less valuable
 - where significant views will be obstructed, these are partial views
 - opportunities for redesign to reduce impact not readily available

height in storeys and streetscape

- addition setback 10m from Onslow Avenue
- building retains 5 storey presentation to street due to setback
- middle of building increased to 7 storeys
- acceptable materials and streetscape
- complies with height limit



north elevation and view of proposal from street



site viewed from Elizabeth Bay House

solar access

- additional overshadowing of windows on adjoining property to the south
- overshadowing will not impact living rooms or private open space
- overshadowing acceptable



northern elevation of 12 Onslow Avenue

recommendation

- approval subject to conditions