

# Local Planning Panel

## 30 January 2019

39A Elizabeth Bay Road, Elizabeth Bay

D/2017/1518

Applicant: Mod Urban Pty Ltd

Owner: Adrem Nominees Pty Ltd

Architect/Designer: Mostaghim and Associates

Consultants: Mathew O'Donnell, Mod Urban

## proposal

Conversion of the existing building from student accommodation to hotel including demolition of the existing rooftop level structures to be replaced with a two storey addition

<sup>124</sup>

Zoning: *B4 – Permissible with consent*

## recommendation

approval subject to conditions

# notification information

## exhibition periods

- 14 November to 6 December 2017
- 6 February to 21 February 2018
- <sup>125</sup> 15 June to 30 June 2018
- 623 owners and occupiers notified
- 27 unique submissions received

## submissions

- overshadowing
- loss of privacy
- view loss
- <sup>126</sup> noise and anti-social behaviour
- parking
- odour/exhaust

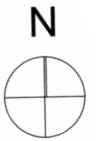
- subject site
- submitters



submissions



site







site viewed from  
Elizabeth Bay Road

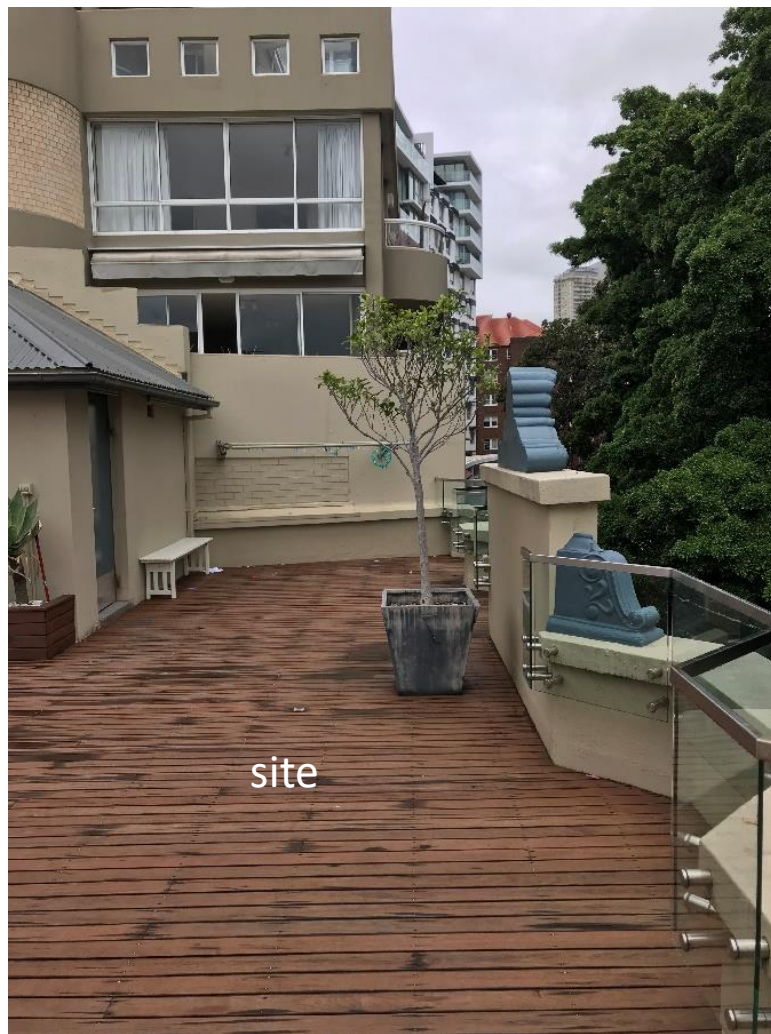


Elizabeth Bay Road





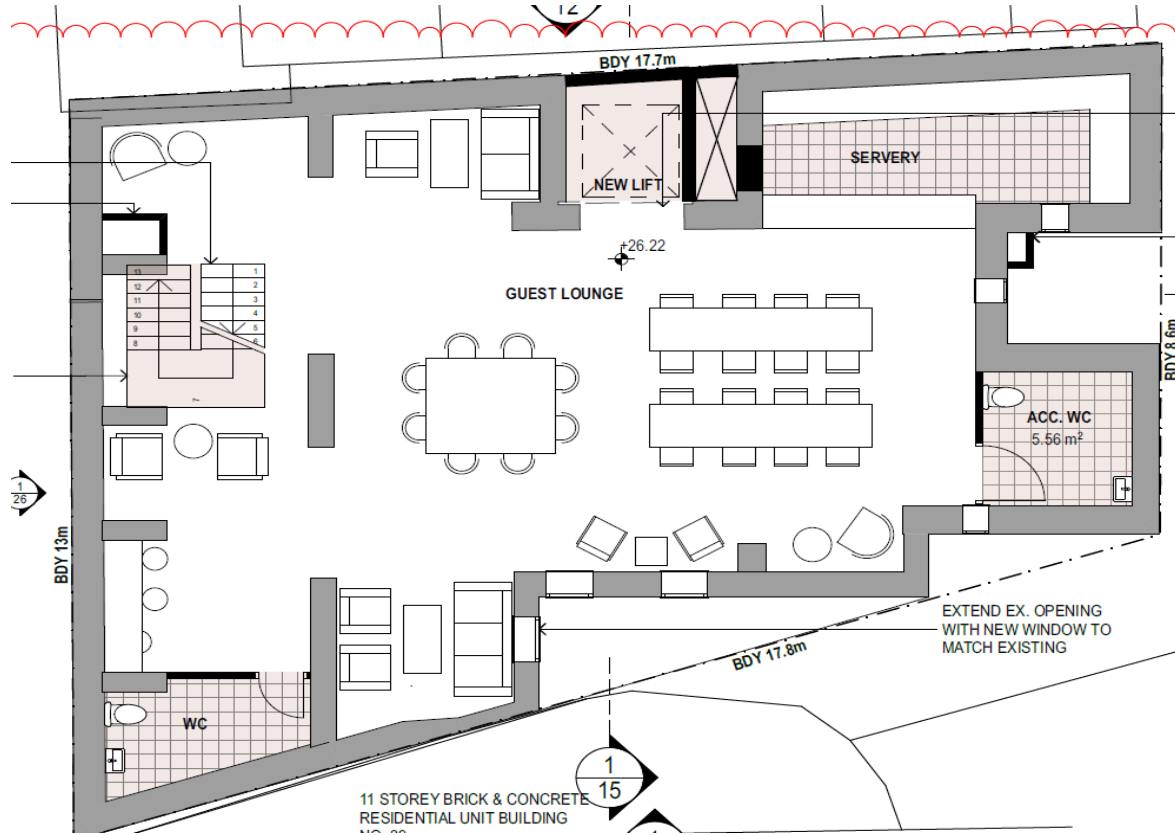
site viewed from  
Bradley Lane



roof of site looking  
towards  
39 Elizabeth Bay Road



existing roof structures  
– looking east

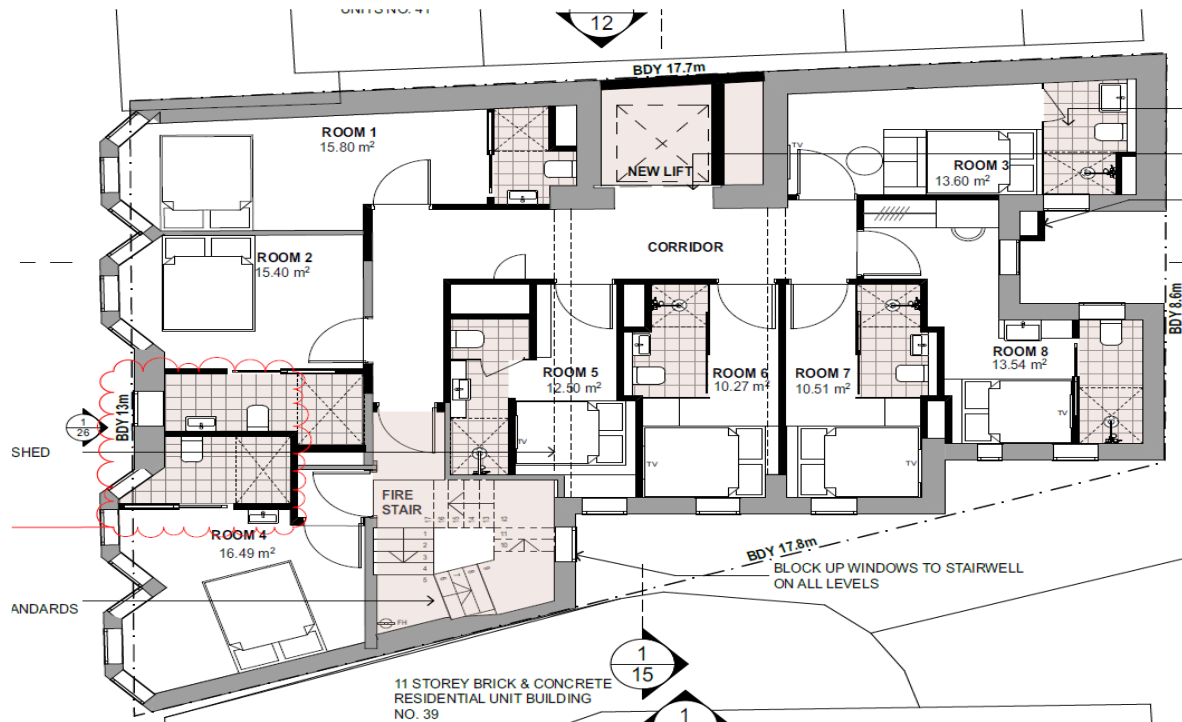








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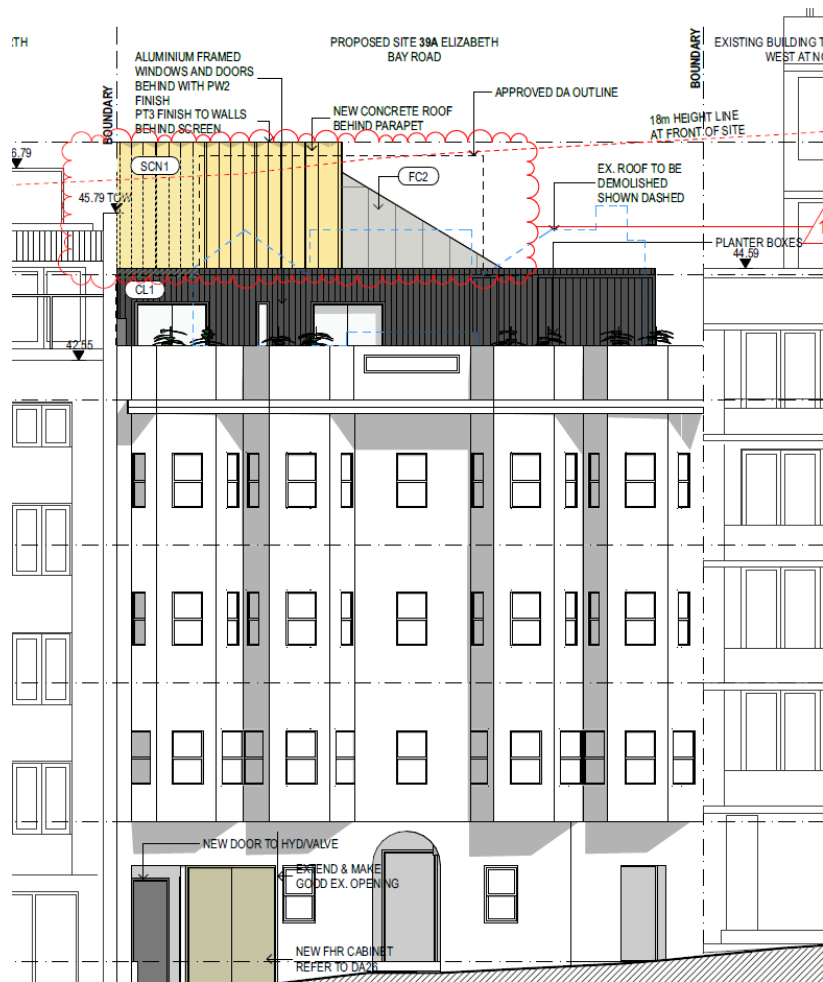






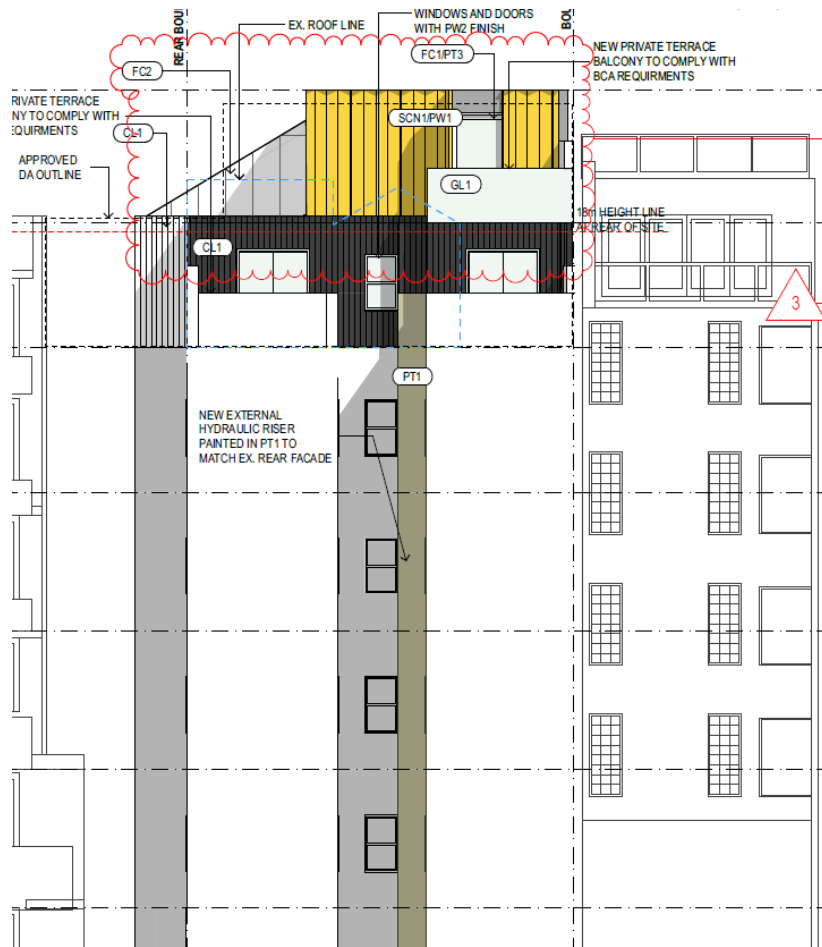
Proposed Design - Room 9 Perspective



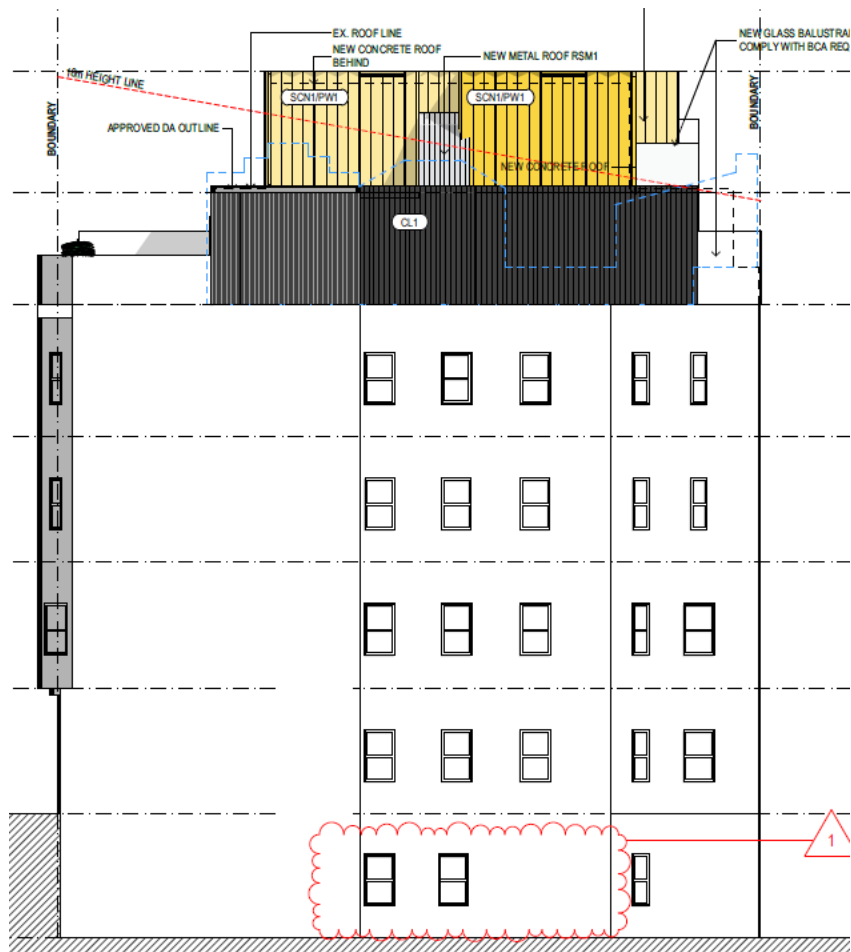


Elizabeth Bay Road  
elevation

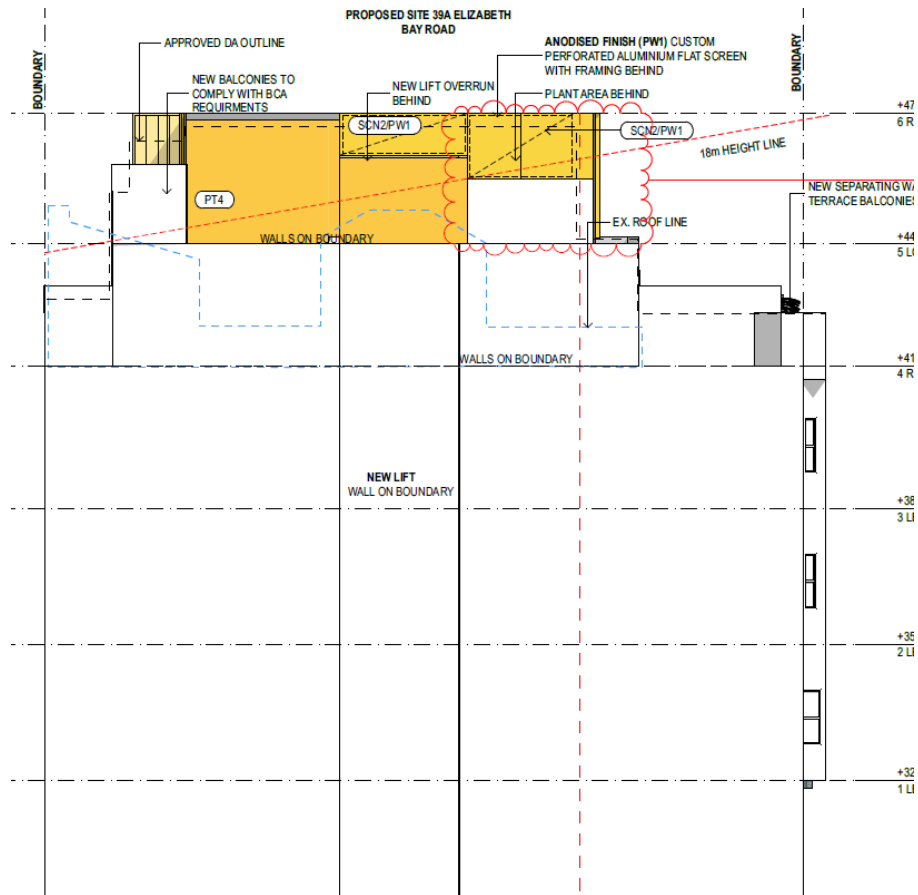




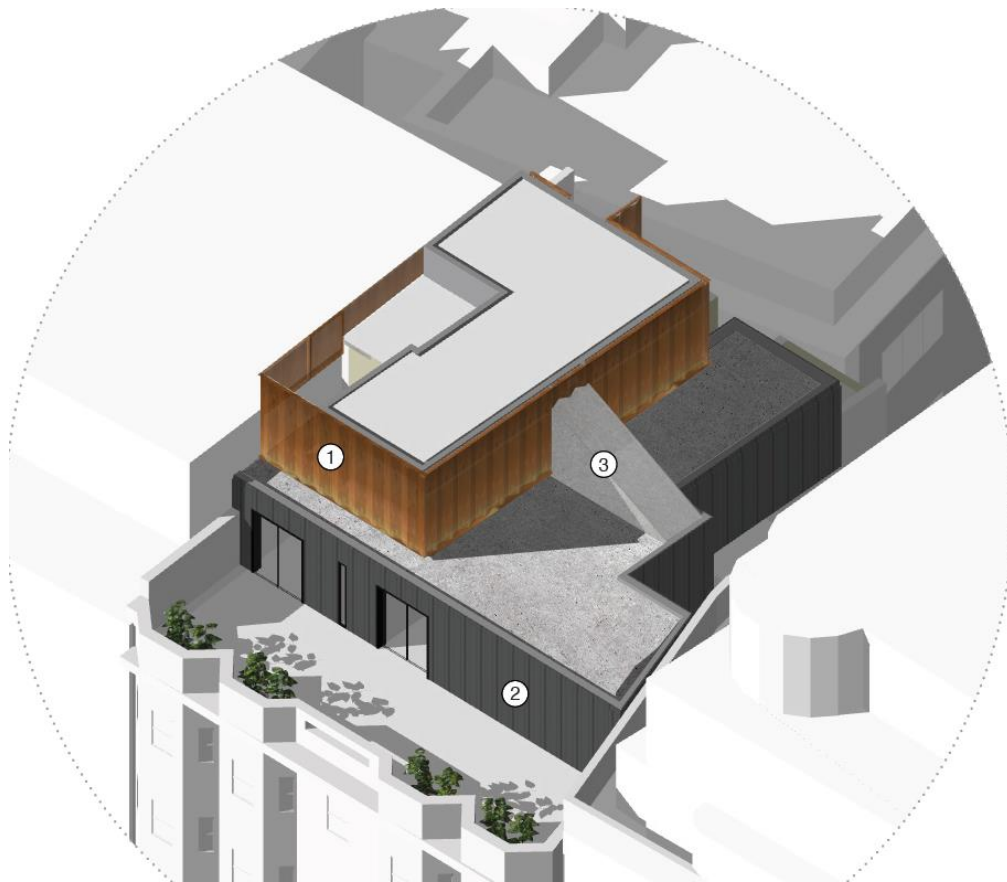
south east (rear) elevation



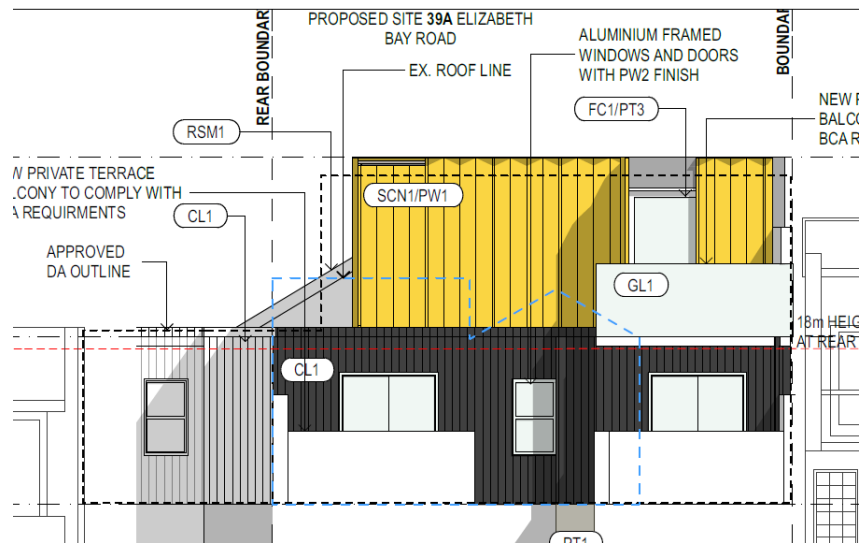
south west elevation



north east elevation



roof top addition



## FINISHES LEGEND



CL1: METAL CLADDING COLOUR



PT1: PAINT TO MATCH EX. COLOUR AT REAR FACADE



PT2: PAINT FINISH



FC1/PT3: 9mm CEMINTEL COMMERCIAL EXPRESSPANEL



PT4: EXTERNAL PAINT COLOUR TO MATCH SCREEN COLOUR



PW1: ANODISED FINISH COLOUR



PW2: POWDER COATED WINDOWS & DOOR FRAME



RSM1: ROOF METAL SHEETING



SCN1: ANODISED FINISH (PW1) CUSTOM PERFORATED ALUMINIUM FOLDED SCREEN TO LOFT EXTENSION



SCN2: ANODISED FINISH (PW1) CUSTOM PERFORATED ALUMINIUM FLAT SCREEN TO LOFT EXTENSION



GL1: FRAMELESS GLASS BALUSTRADE TO COMPLY WITH AS1288.1



# compliance with key development standards

	control	proposed	compliance
height	18m	20.6m	no
floor space ratio	4:1	3.84:1m	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	4	6/7	no
floor to floor heights	3.6m minimum	2.75m and 2.95m for two new levels	no
hours of operation	'white zone' – merits assessment	hotel: 24 hours communal rooftop: 8.00am to 8.00pm daily	yes

## issues

- height non compliance/overshadowing
- design of roof top addition

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## height

- no significant amenity impacts resulting from non compliance
- limited impact on conservation area and streetscape due to setback and surrounding buildings
- height and siting generally consistent with previous court approval (LEC 10747 of 2008)
- siting of loft level has been amended to reduce overshadowing impacts

## overshadowing

- minor overshadowing across side boundary to bedroom window and private open space of unit at 39 Elizabeth Bay Road
- 150 • impacts are acceptable given window is to a bedroom



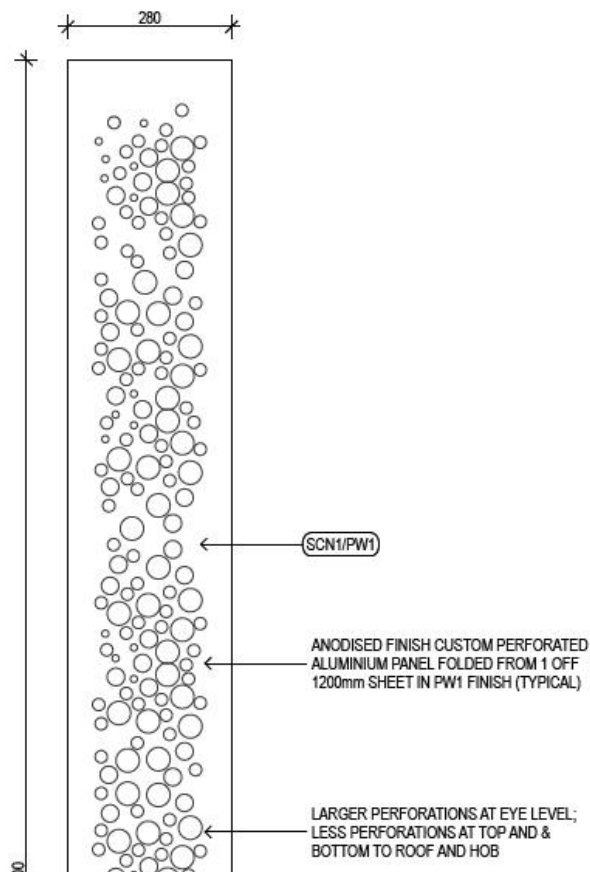
affected bedroom window

## Design of roof top addition

- condition recommended requiring minimum 25% perforation
- proposed metal cladding – ‘night sky’ colouring –lighter grey colour recommended to complement existing brickwork on contributory building

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recommendation

approval subject to conditions

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