

Local Planning Panel

30 October 2019

901/ 13-15 Bayswater Road, Potts Point

D/2019/646

Applicant: Space Landscape Designs Pty Ltd

Consultants: Space Landscape Designs Pty Ltd

Owner: Michelle M Mulligan and Phillia A J Beniac

proposal

alterations and additions to the existing rooftop terrace of Unit 901 of the Hampton building including:

- 3.4m high pergola
- new plant room
- landscaping, including planters
- new raised timber decking, and
- conversion of the existing plant room to a bathroom.

recommendation

approve subject to conditions

notification information

- exhibition period 21 June to 6 July 2019
- 872 owners and occupiers notified
- no submissions received

site





location of rooftop terrace as viewed from Bayswater Road



location of rooftop terrace as viewed from Bayswater Road



view to the north-east across the subject rooftop terrace



view to the east across the subject rooftop terrace



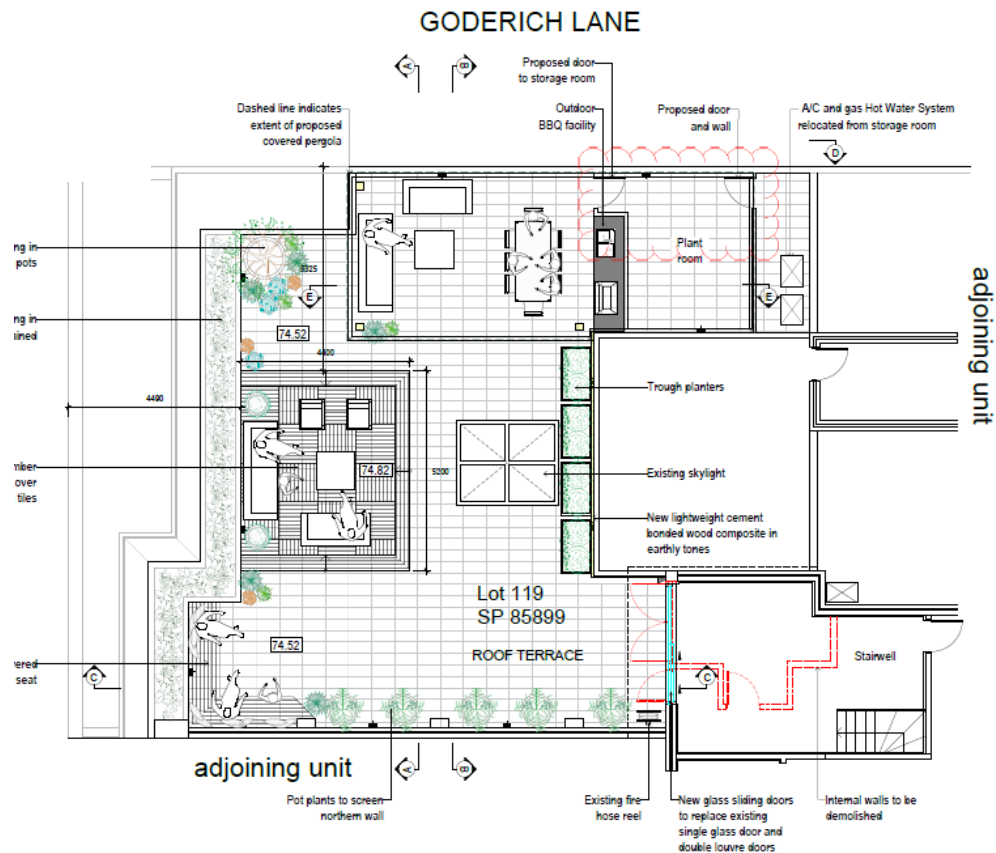
view to the south-east across the subject rooftop terrace



view to the south across the subject rooftop terrace

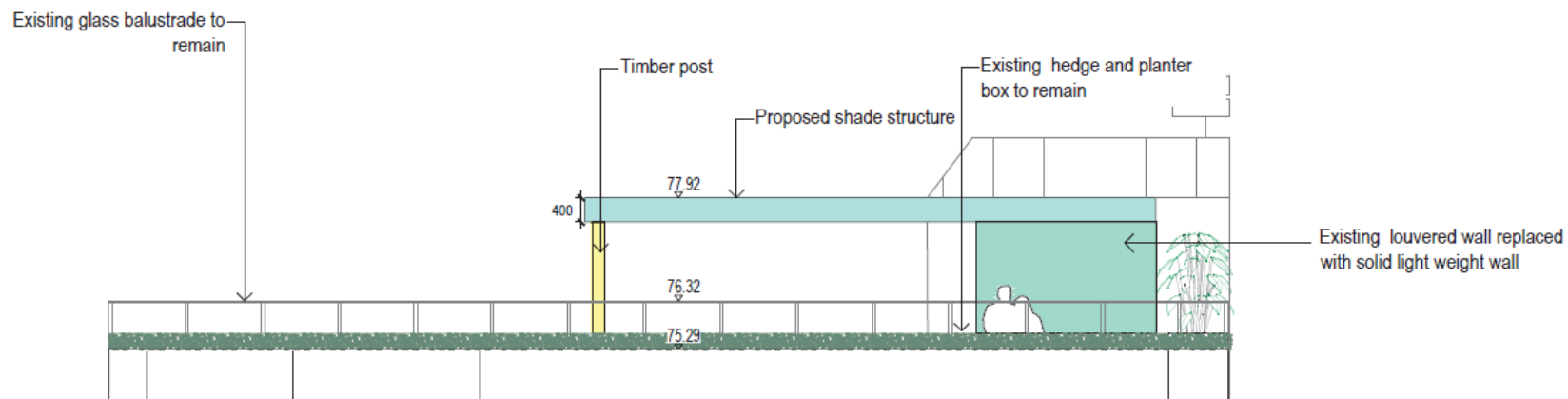


view south-west across the rooftop terrace towards existing plant room

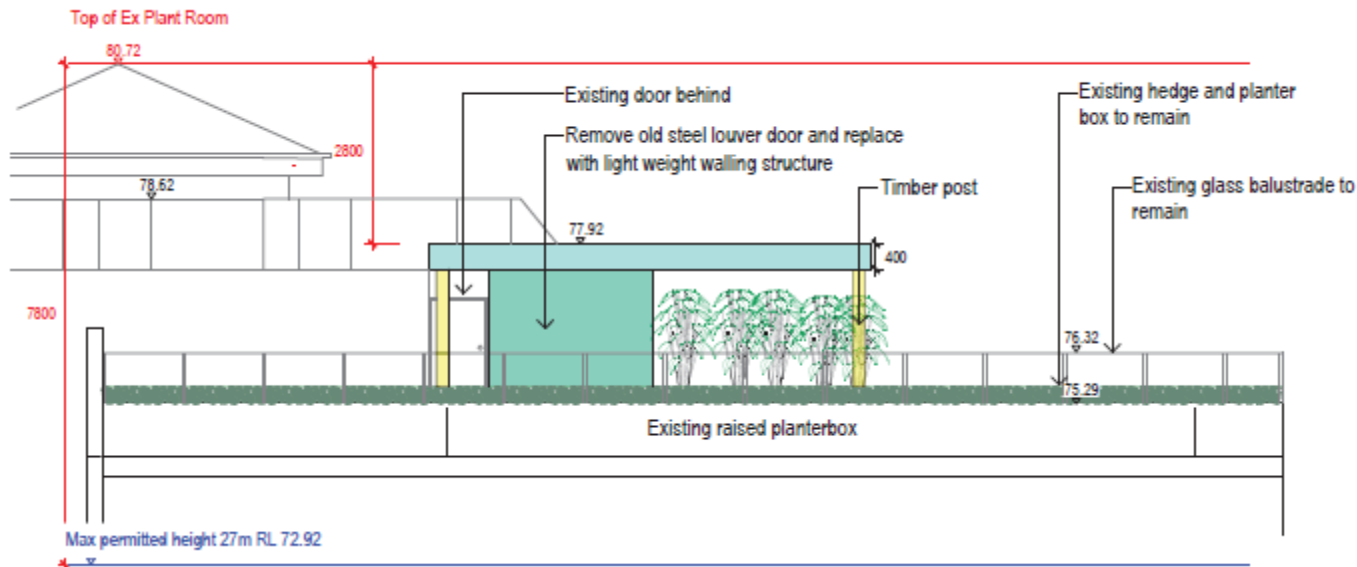


roof terrace – unit 901 (subject site)

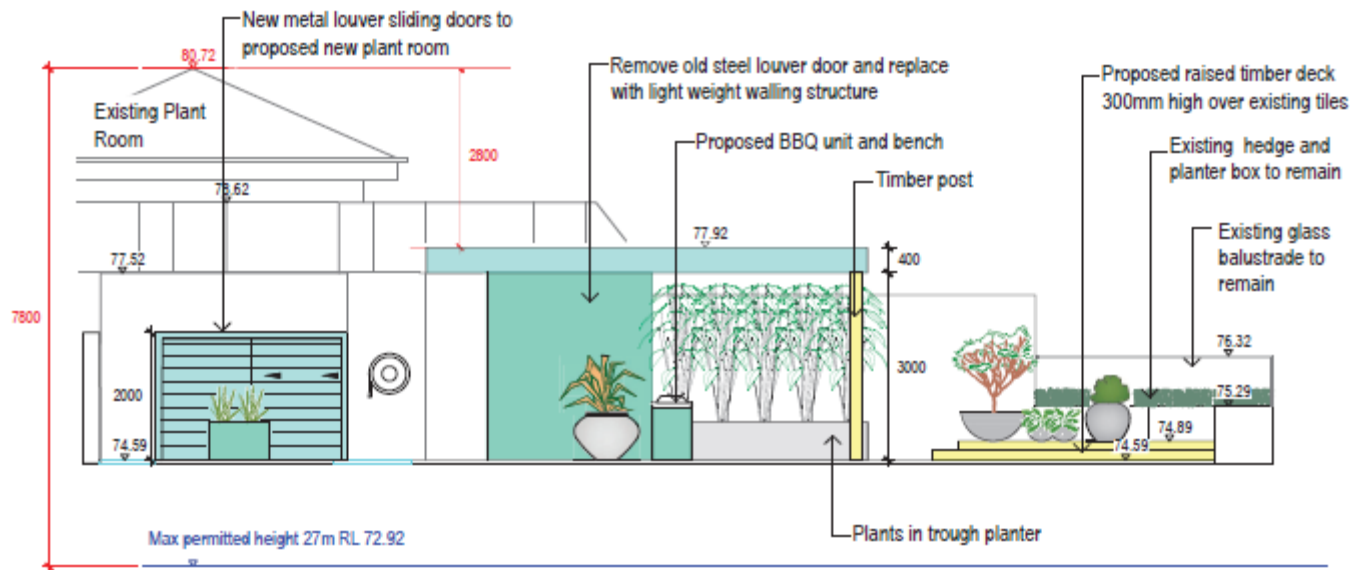
approved roof terrace Unit 902



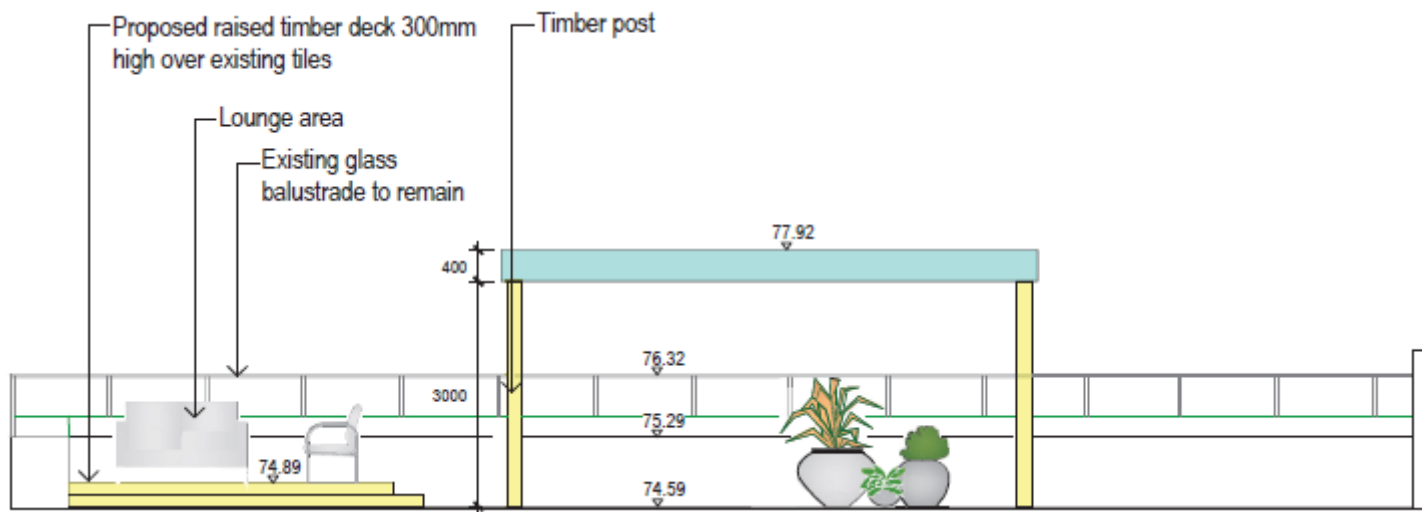
northern elevation of pergola and new wall to bathroom



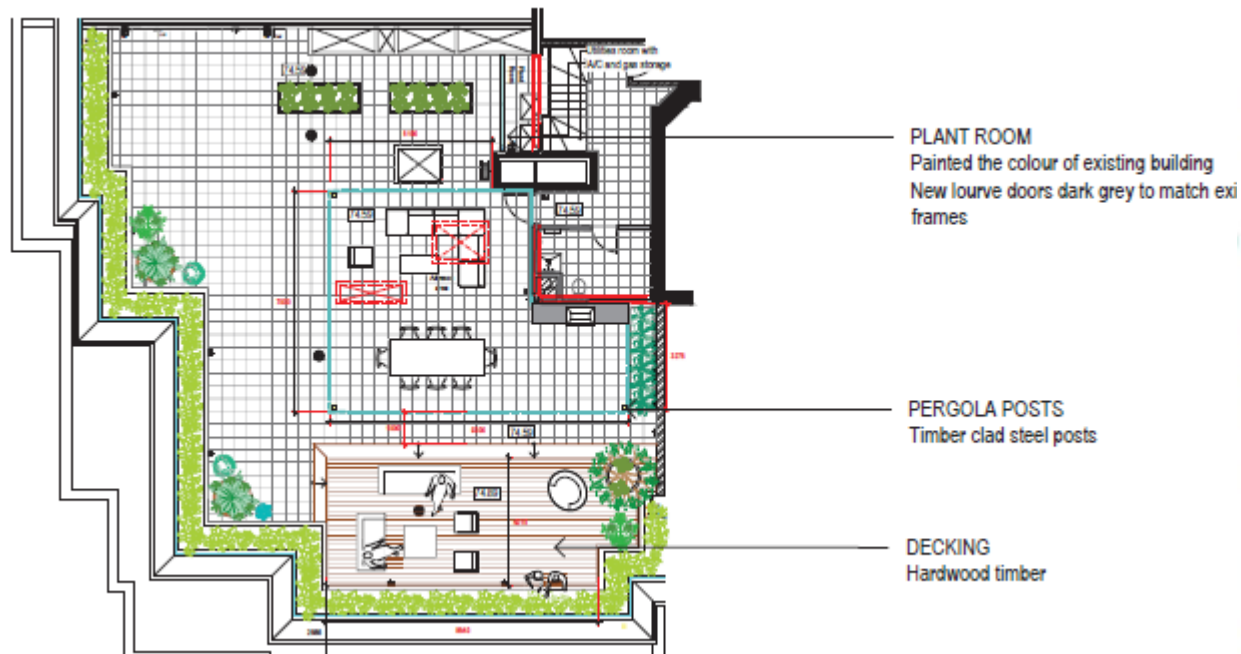
eastern elevation of pergola and new wall to bathroom behind



section – new plant room, pergola, wall to bathroom and proposed raised deck



section – proposed raised decking and pergola looking east



TIMBER POST



NEW WALLS PAINTED TO MATCH EXISTING



NEW ROOF COLOUR TO MATCH EXISTING



DECKING

colour and material schedule

compliance - key LEP development standards

	control	proposed	compliance
height	27m	32m (18.5% variation)	no
floor space ratio	5:1	5.78:1 (15.6% variation) existing 5.77:1 additional 7sqm	no

compliance with DCP controls

	control	proposed	compliance
height in storeys	8 storeys	9 storeys	no
amenity	minimum of 2 hours sunlight to 5sqm of open space	2 hours sunlight to more than 5sqm of open space	yes

issues

- height
- floor space ratio (FSR)
- shadow impact
- impact on views

height

- clause 4.6 for height supported
- non-compliance is a result of the proposed pergola and plant room on existing accessible rooftop
- lightweight structures set back from boundary
- proposal is below the existing height of the building
- similar proposal approved on adjoining terrace
- no significant adverse impacts resulting from non compliance

floor space ratio (FSR)

- clause 4.6 for FSR supported
- floor space ratio of existing building is 5.77:1, which exceeds the 5:1 control
- proposal involves addition of 7sqm of floor area resulting from change of use of existing plant room to a bathroom
- similar proposal approved on adjoining terrace
- no significant adverse impacts resulting from non compliance

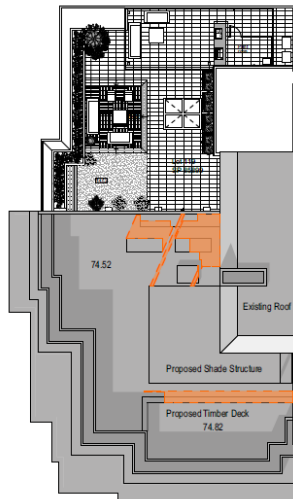
shadow impact

- all new shadows will fall on subject terrace

Proposed - 21st June

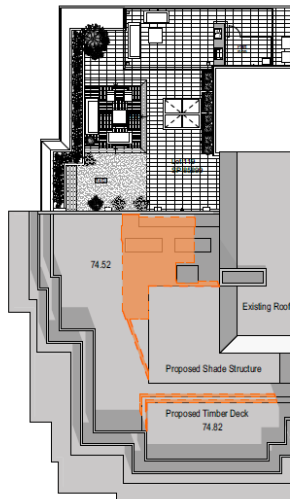


Additional shadow by the proposed structure



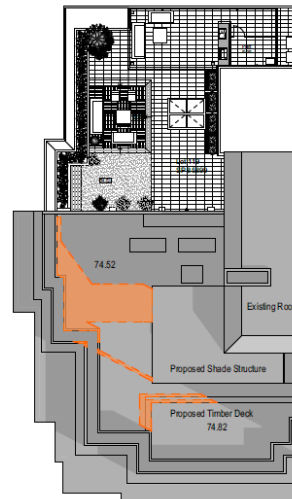
Azimuth 246.39° Altitude 18.31°

Proposed - June 9am 1:200



Azimuth 289.55° Altitude 32.07°

Proposed - June 12pm 1:200



Azimuth 332.38° Altitude 17.74°

Proposed - June 3pm 1:200

views

- not significant impact on views
impact on the views to harbour
from sites south
- 2-14 Kings Cross Road - views
blocked by existing central plant
room on subject building
- 16-20 Kings Cross Road - lower
than subject building
- 1A Kings Cross Road - located
76m from subject terrace



recommendation

- approval subject to conditions