

Local Planning Panel

18 March 2020

Building 'D', 57 Ashmore Street Erskineville

D/2019/291

Applicant: Greenland Golden Horse Investment Pty Ltd

Architect/consultants: Andrew Burns Architects and Urbis

proposal

- demolition, tree removal, remediation and construct 6 terraces with parking and surrounding public domain including new streets

B2 – Local Centre: development permissible with consent

recommendation

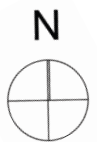
approve subject to conditions

notification information

exhibition period 8 April to 7 May 2019

- 1634 owners and occupiers notified
- no submissions received

site



site plan



Ashmore Street



Metters Street looking east

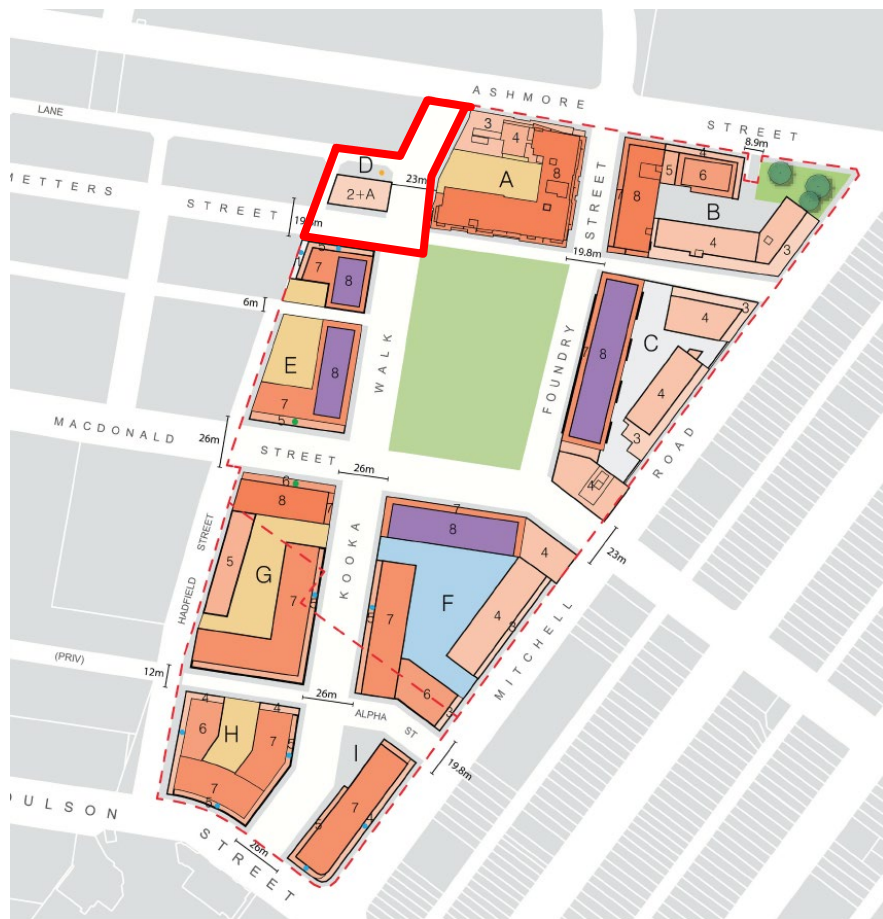


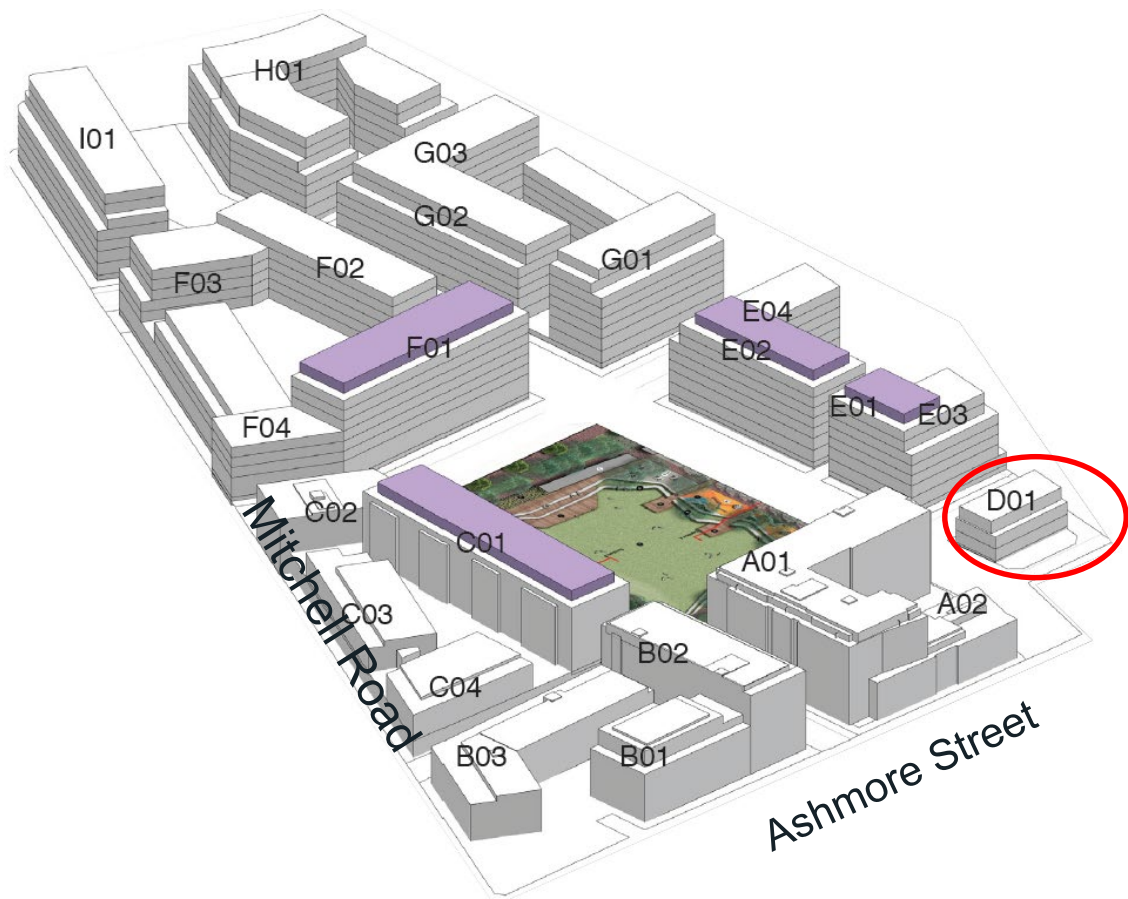
Copper Smith Lane looking east



rear of dwellings opposite Copper Smith Lane

Background – concept approval





approved building envelopes

design competition

combined scheme of Turner (block A) and Andrew Andrews Architects (block D) awarded winners



design competition – Ashmore Street/Foundry Street

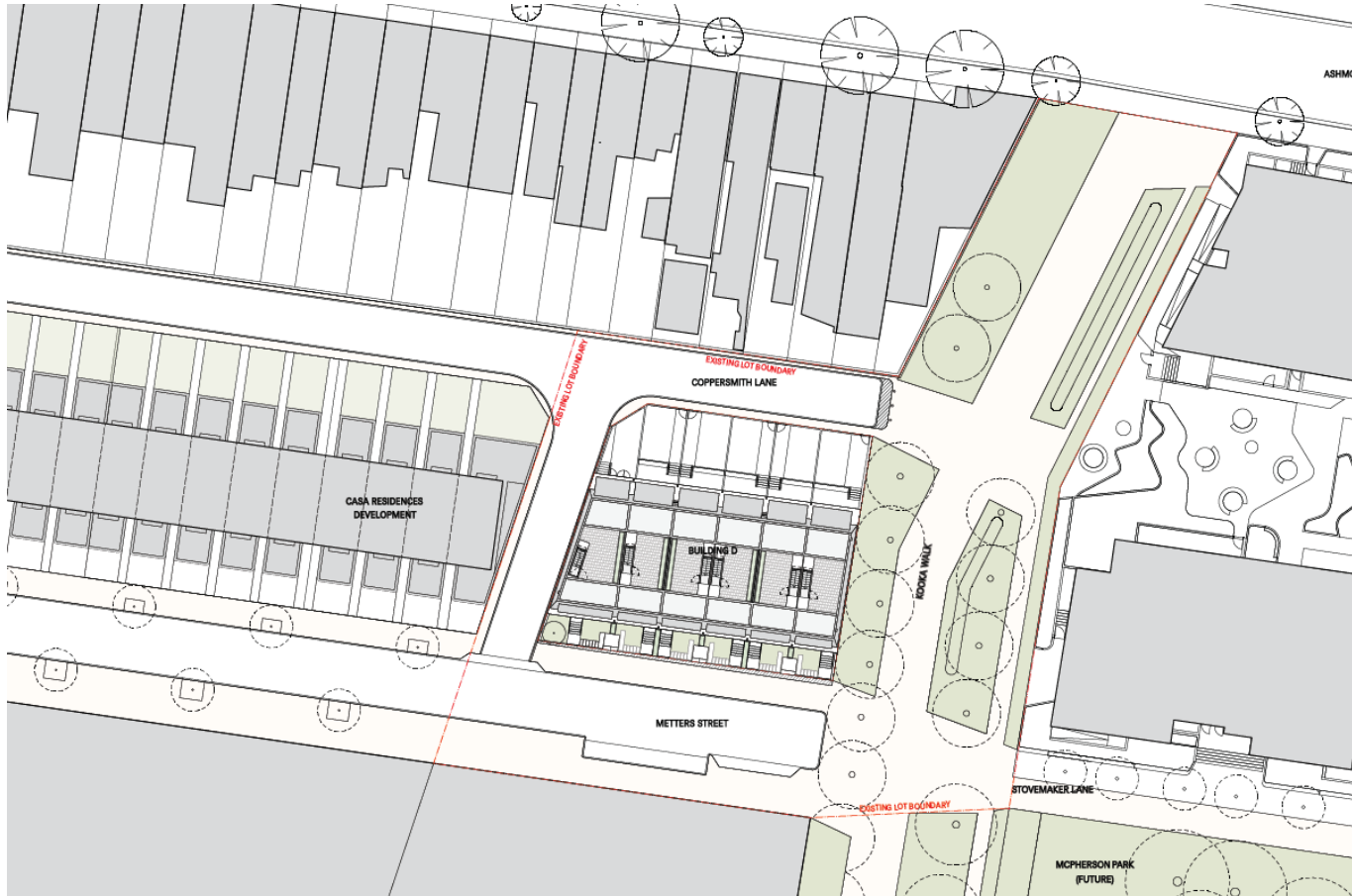


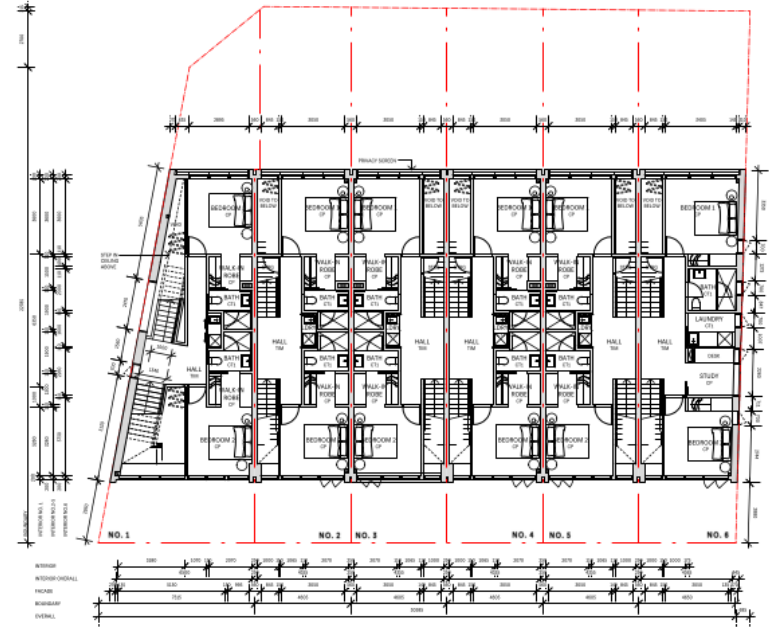
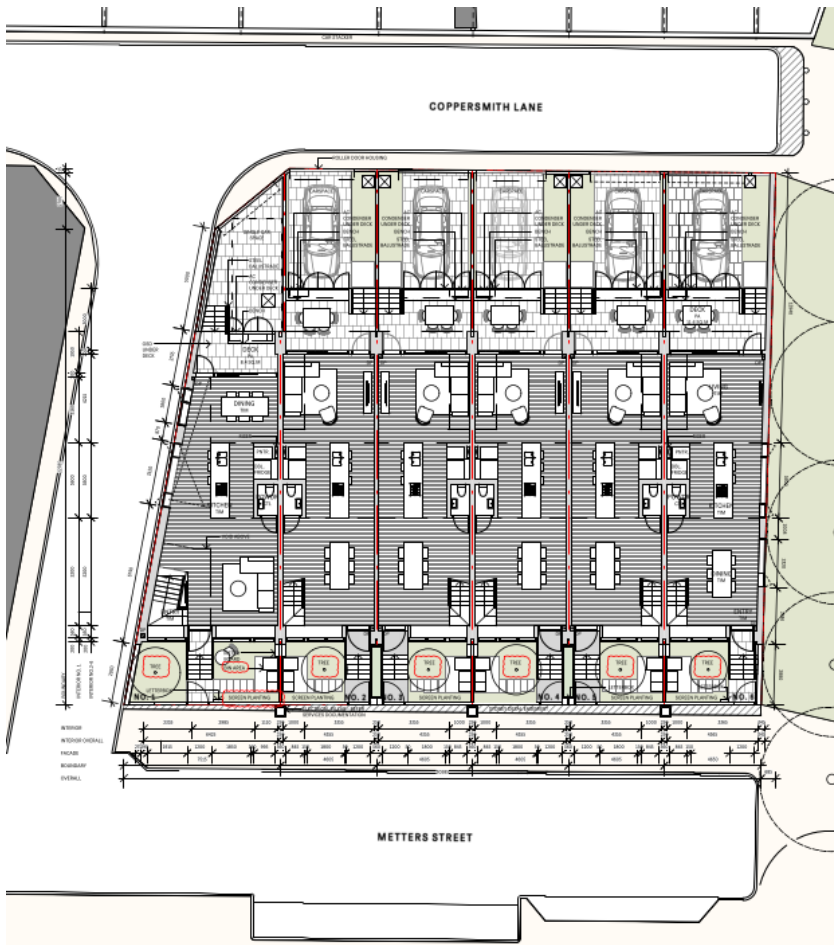
design competition – Metters Street



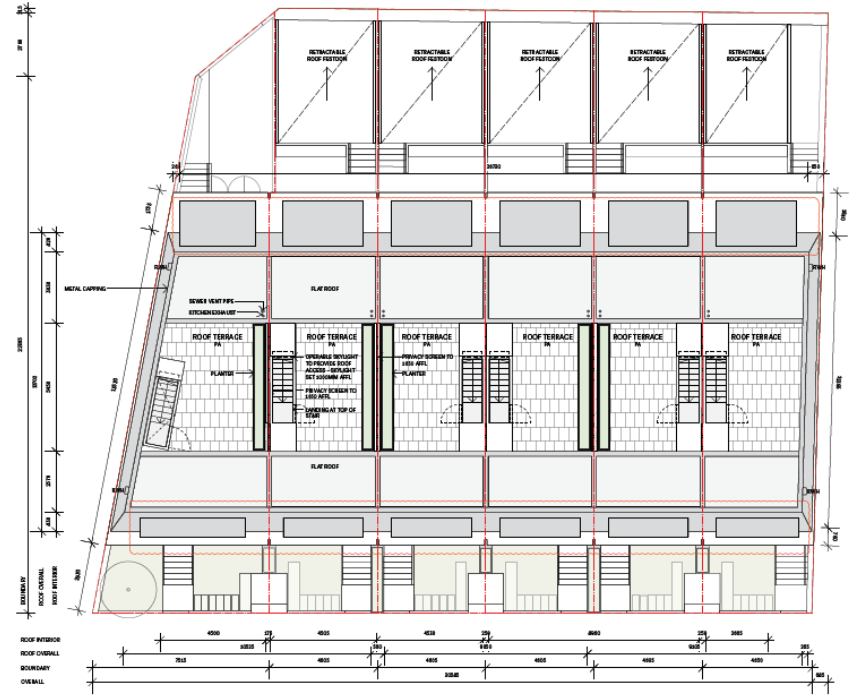
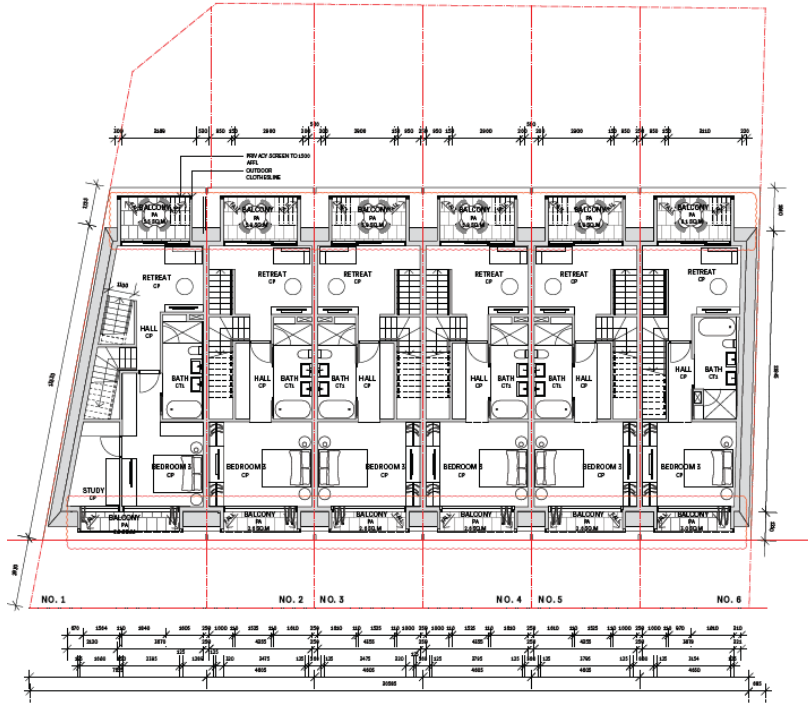
design competition – Stovemaker Lane/Kooka Walk/Metters Street

site plan





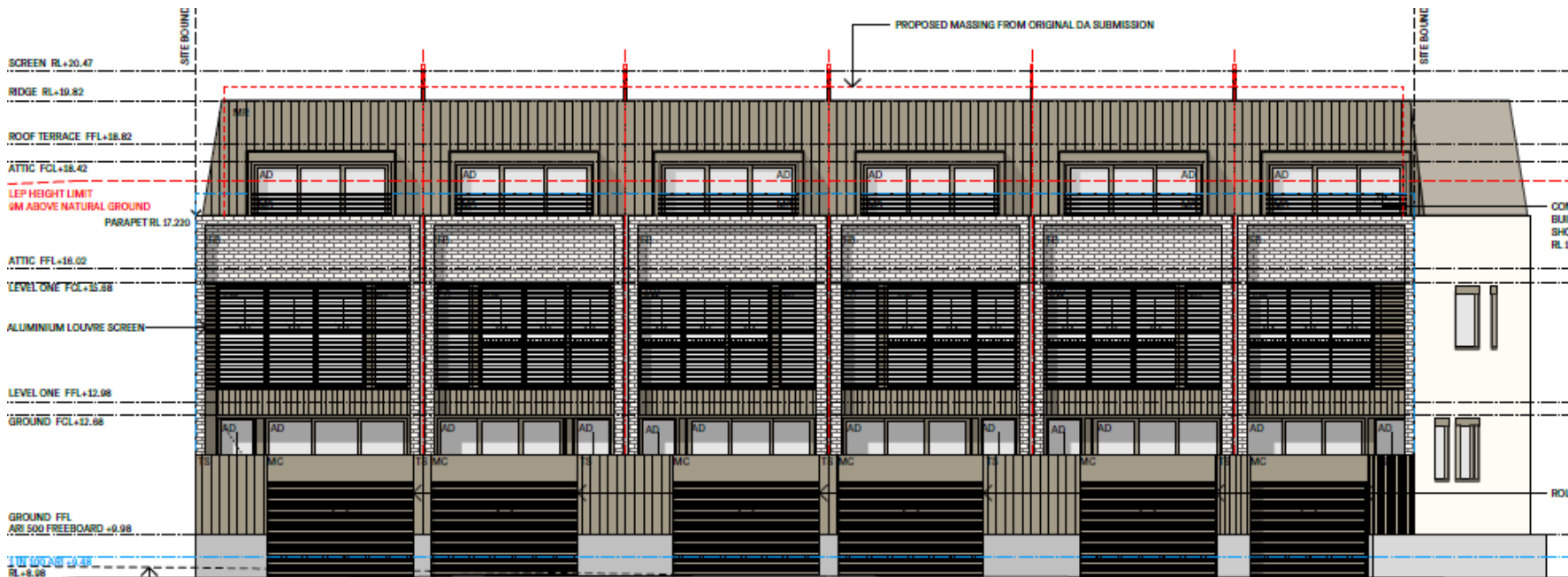
ground + first floor



attic + roof



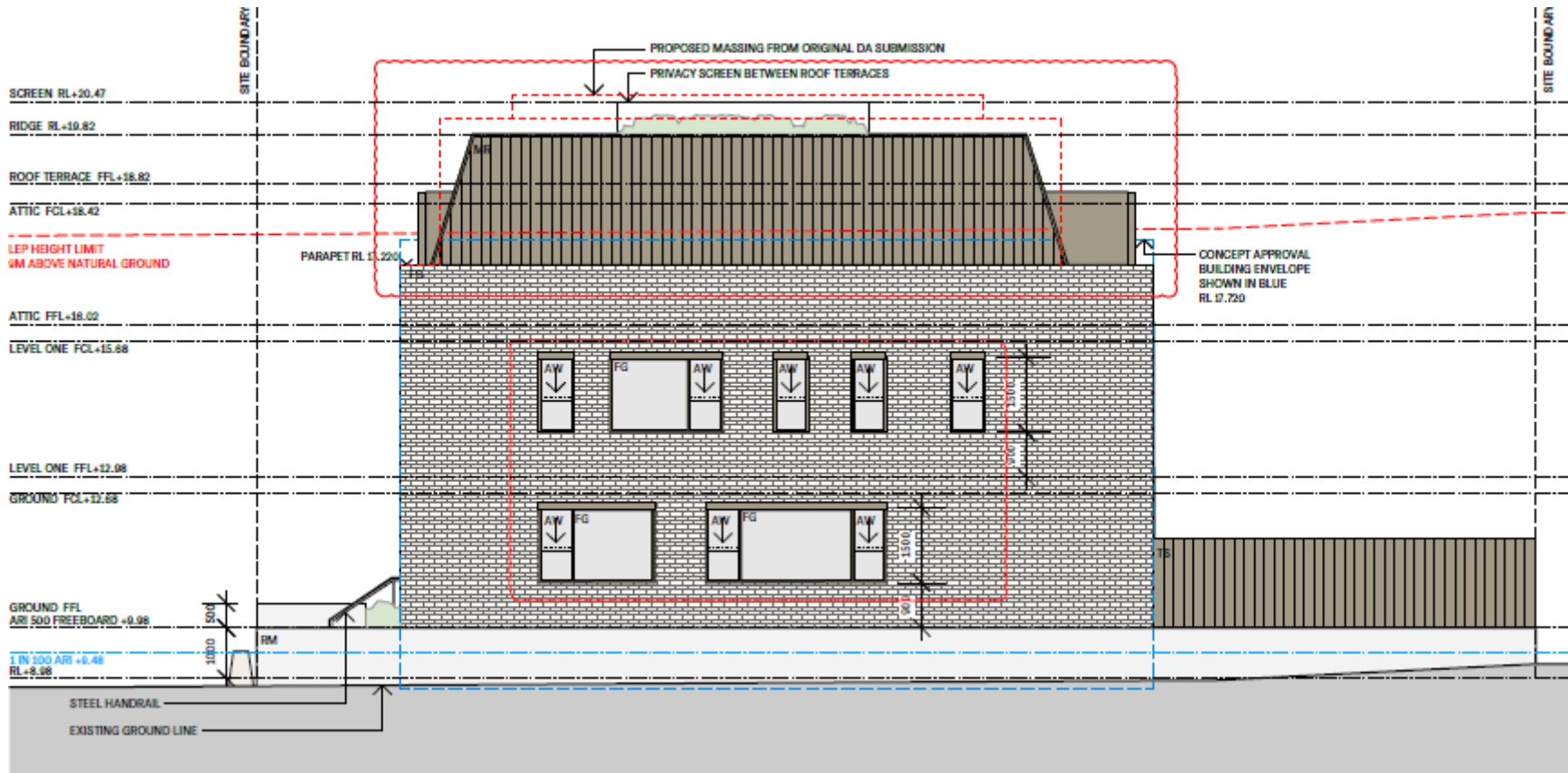
south (Metters Street)



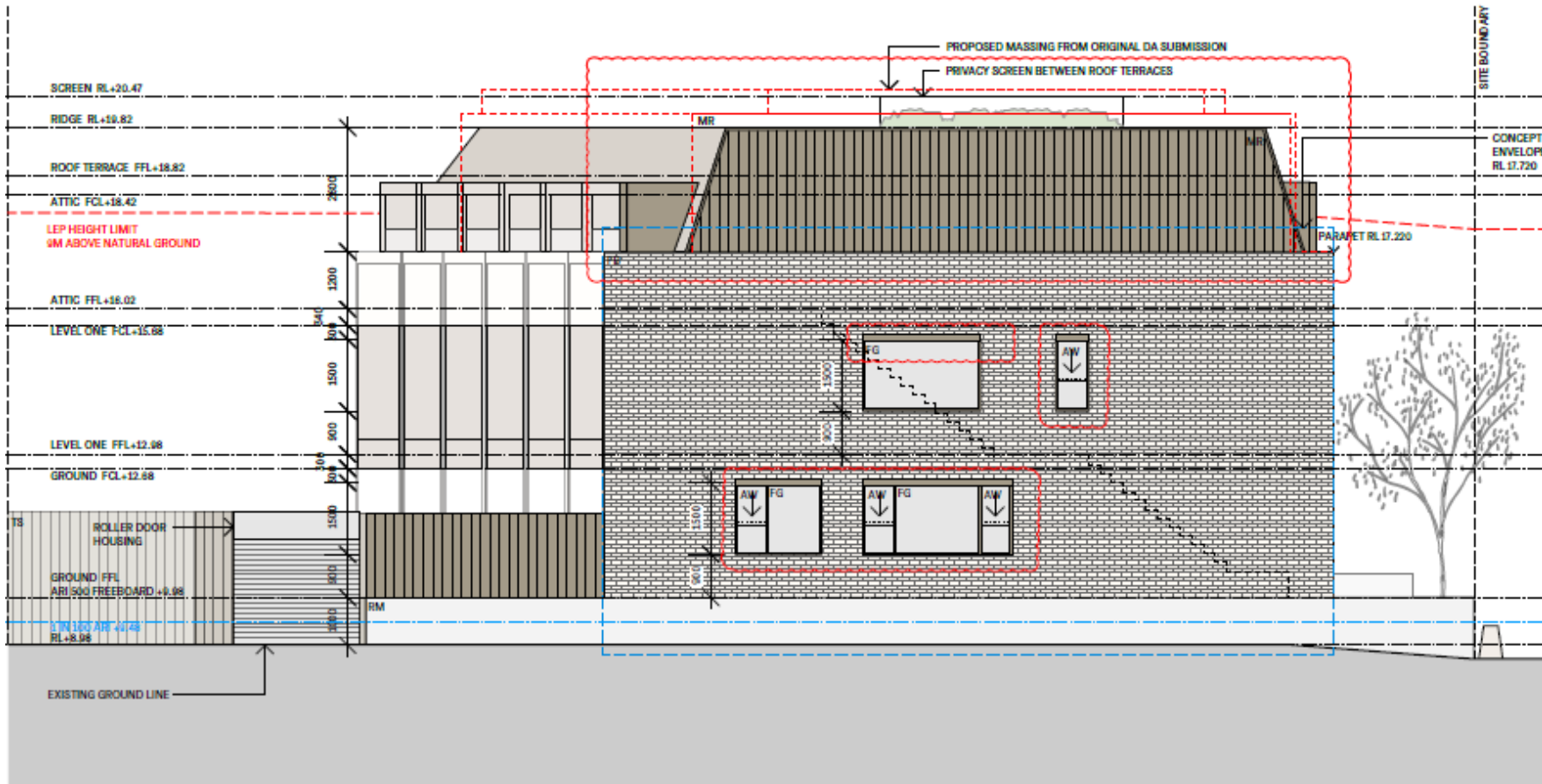
north (Copper Smith Lane)



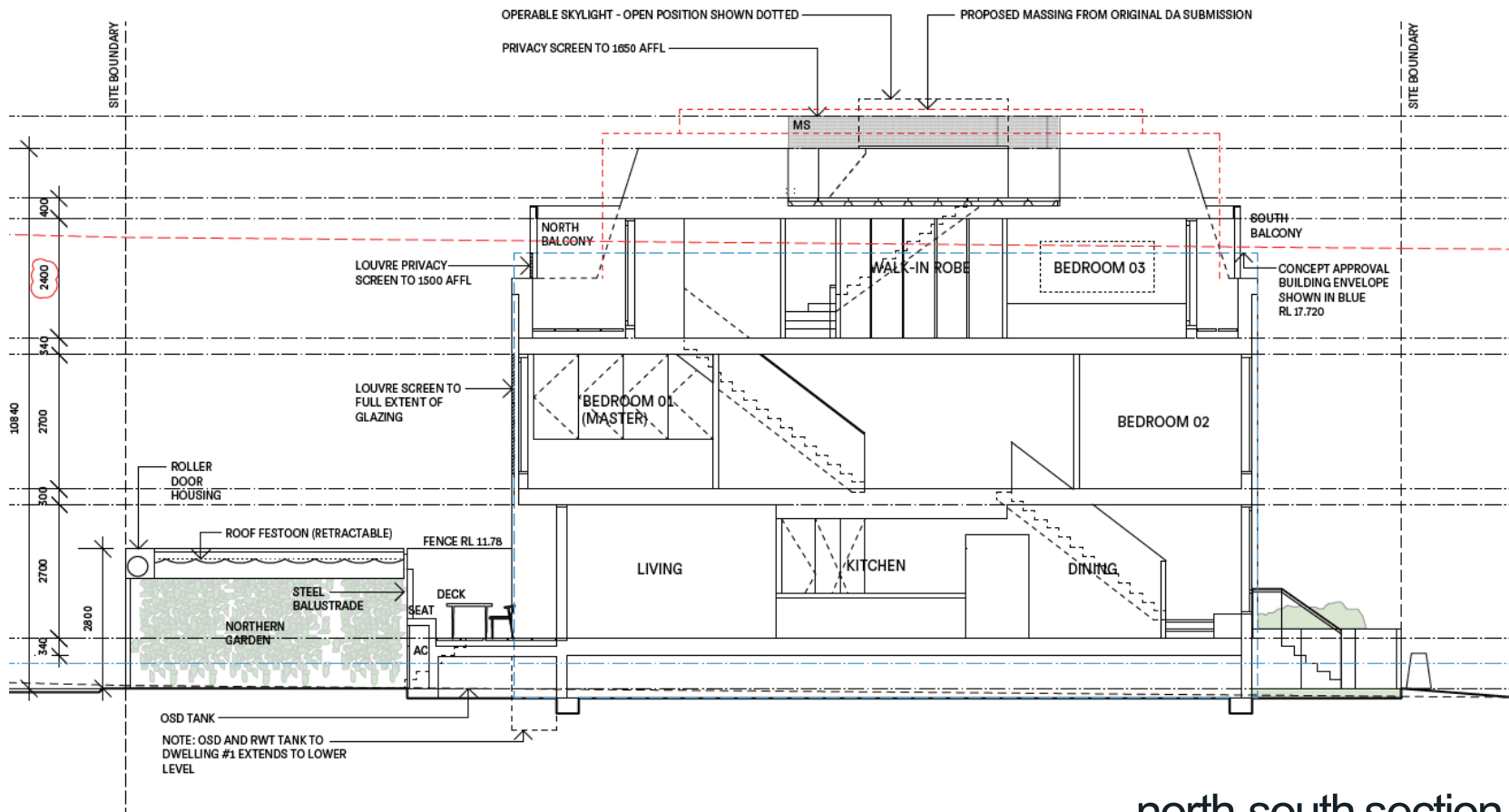
north (internal)



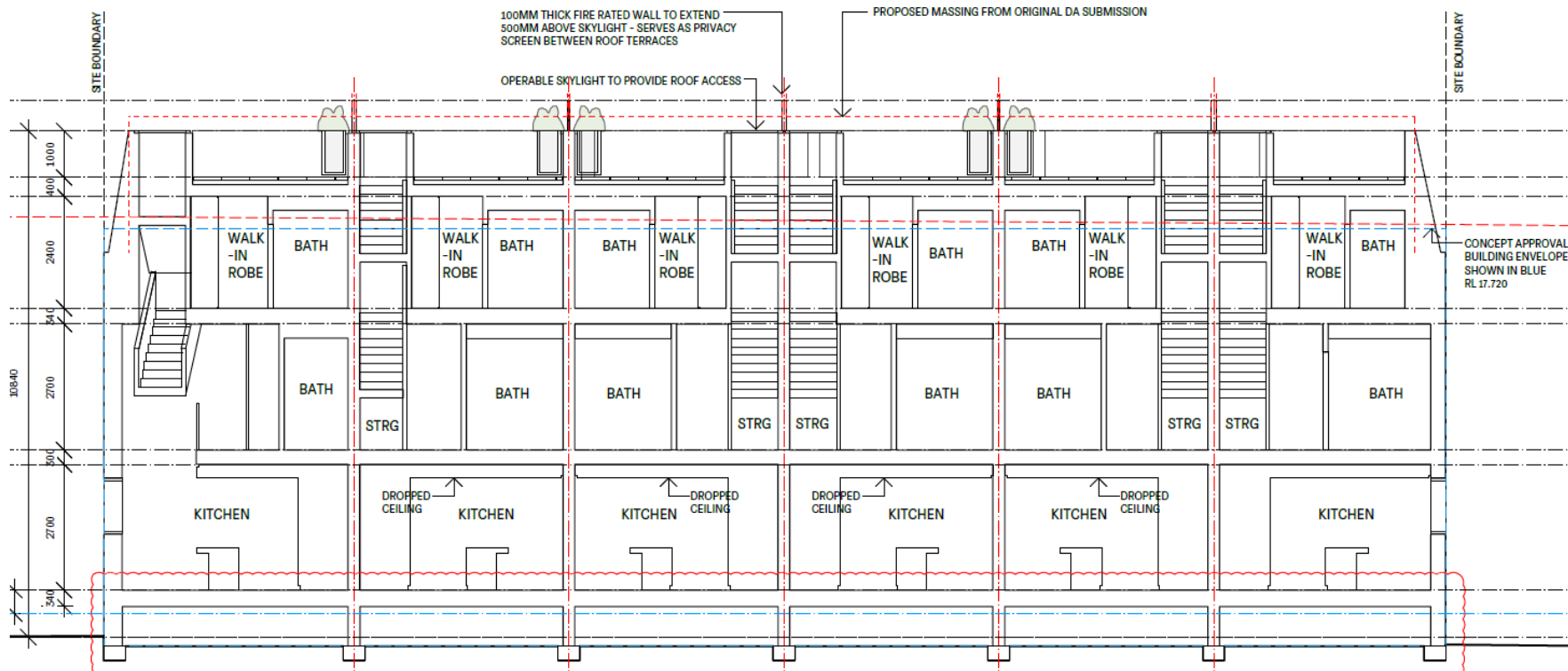
east (Kooka Walk)



west (Copper Smith Lane)



north-south section



east-west section



Metters Street looking east



Kooka Walk looking south



Copper Smith Lane looking east



Metters Street



Copper Smith Lane

materials schedule

MATERIALS SCHEDULE

LEGEND

1. Made in Concrete Hawthorne Shot standard concrete paver.
2. Austral 'La Paloma'.
3. Colorbond Jasper Longline 305.
4. V-Groove Cladding. Colour to match Colorbond Jasper.
5. Bagged brick.
6. Powdercoated aluminium Hi-Light Sentinel Louvre (or similar) privacy screening. Dulux Electro 'Brilliance' powdercoat.



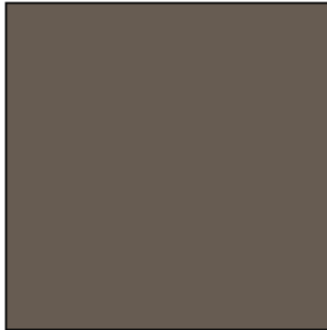
1.

- Paving
- Balconies



2.

- Face Brickwork



3.

- Roof Sheetting
- Flashings
- Rainwater Goods
- L2 Cladding



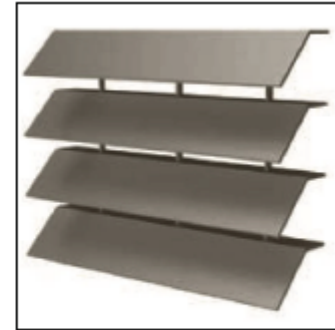
4.

- Cladding
- Solid Shutter Infill



5.

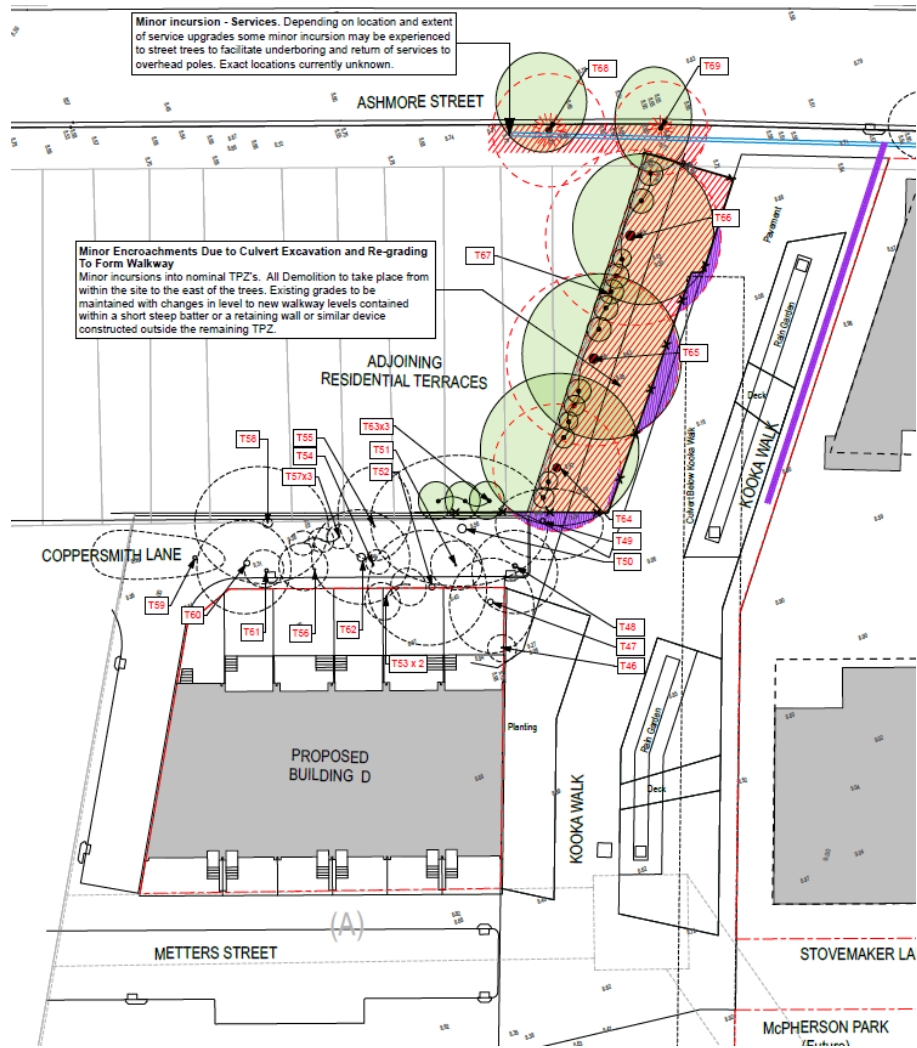
Brick Base



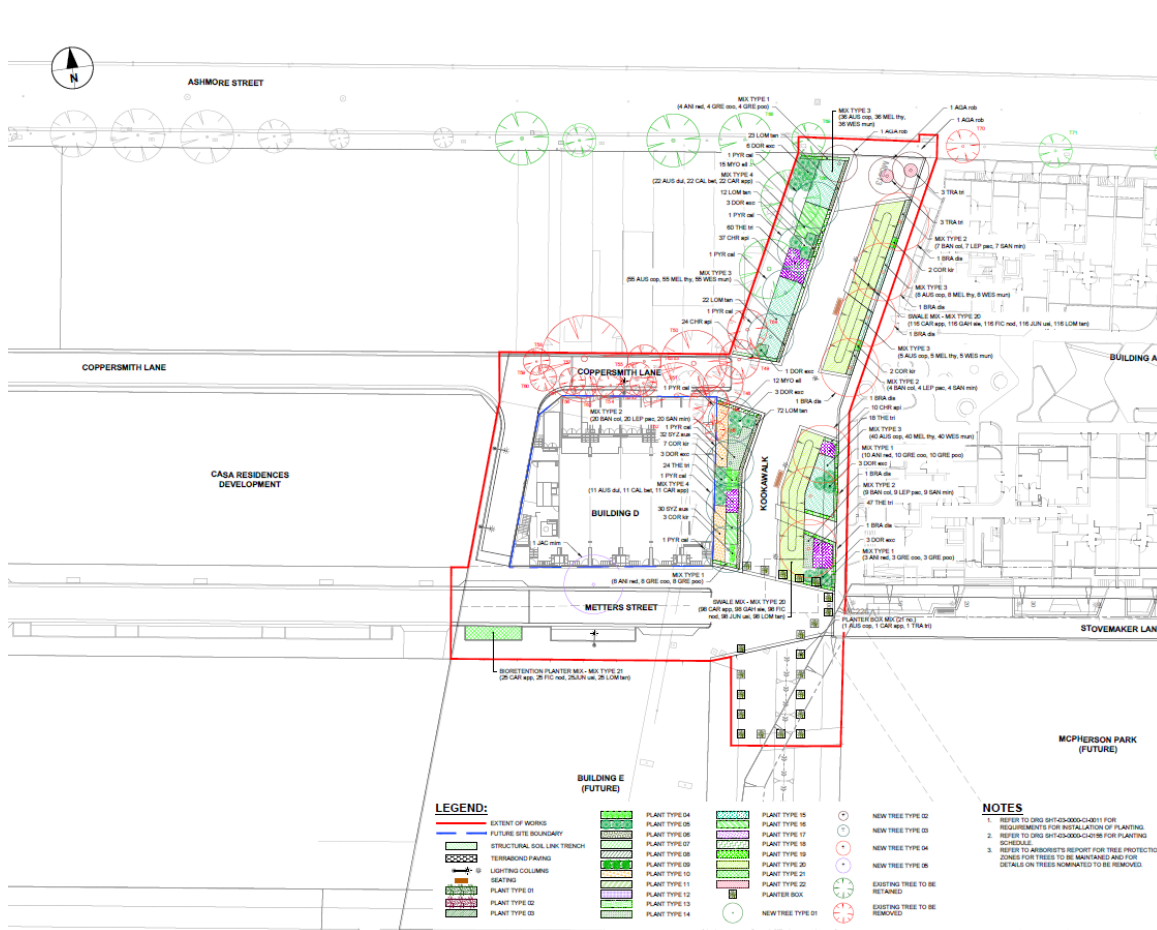
6.

Privacy Screens

tree removal



public domain



amendments – block A

the development has been amended as follows:

- attic height reduced from 2.7 metres to 2.4 metres
- roof form modified to mansard
- basement, media room and car stackers deleted
- roof terraces reduced in size
- sun shading provided
- six additional trees provided within front yards

compliance with key controls

	control	proposed	compliance
height (m)	9	11.49	no
height in storeys	2+attic	2+attic	yes
gross floor area (sqm)	977	952	yes
car parking	12 spaces	6 spaces	yes

compliance with key controls

	control	proposed	compliance
private open space	16sqm	>16sqm	yes
tree canopy	15%	10%	no
setbacks (Metters Street)	3 m	3m	yes

competitive design panel

- competitive design panel recommended changes to the building as presented during the competition as follows:
 - weather protection to windows, entries and outdoor spaces
 - improve visual privacy to bedrooms
 - non-compliance with height standard may be acceptable

design advisory panel

- DAP raised the following concerns:
 - reduce building height and floor to floor height at first and attic levels
 - attic levels to be reduced in scale similar to adjoining buildings
 - limited outdoor space adjacent to living areas
 - limited privacy and sun shading
 - reduce car parking and provide permeable paving
 - delete basement and media room

These matters are addressed in amended plans/subject to conditions

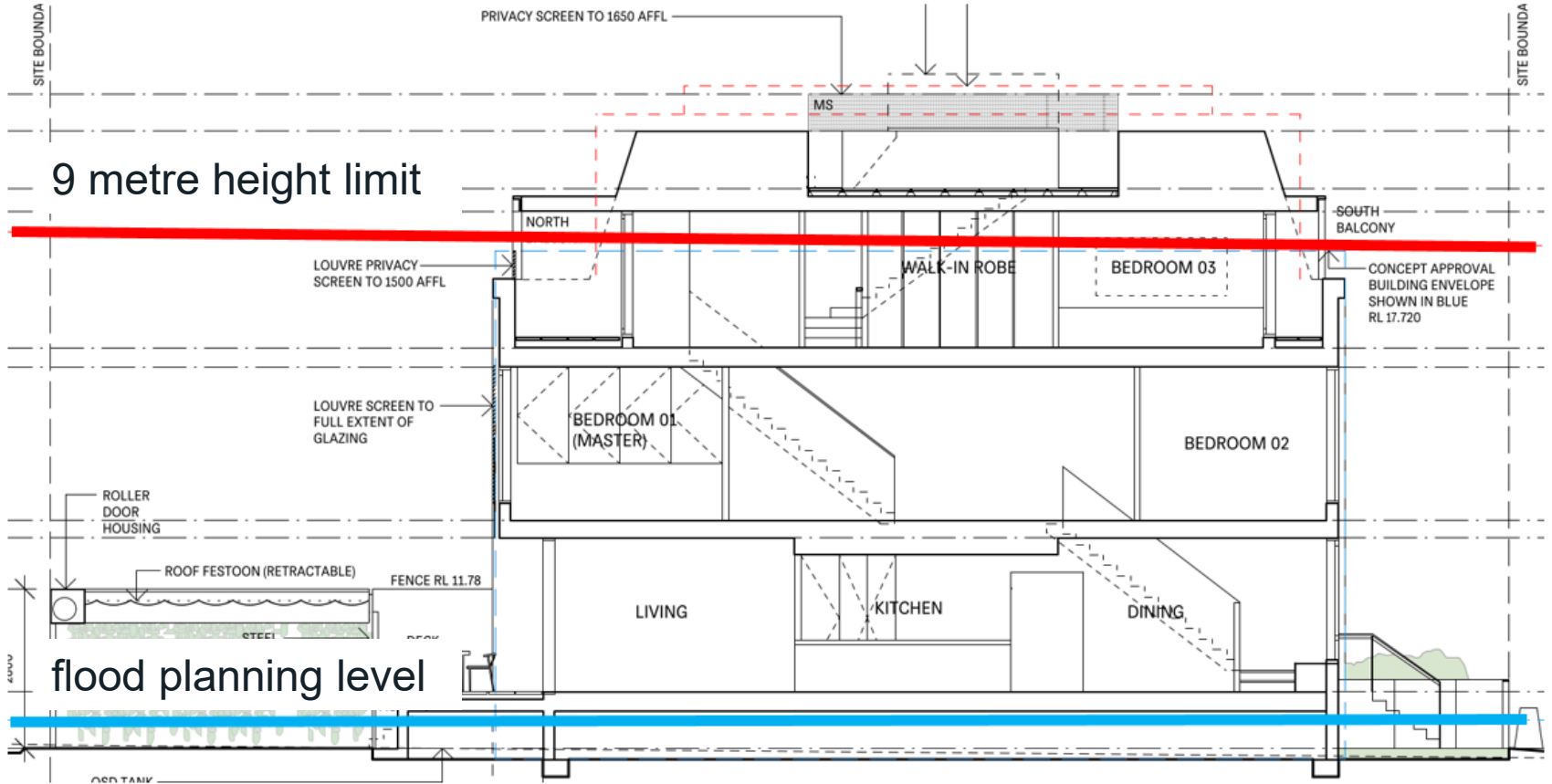
issues

- height
- tree canopy coverage

height

- exceeds the 9 metre height standard by 2.49 metres (27.7%)
- clause 4.6 variation request supported:
 - site is flood affected, raising ground floor
 - no adverse impacts to private and public amenity
 - provides appropriate transition to conservation area
 - roof top is setback and discrete
 - consistent with competition winning scheme
 - complies with 2 storey + attic form
 - consistent with approved concept plan

height



tree management

- removal of 20 trees within roadways of Kooka Walk and Copper Smith Lane
 - 8 trees of moderate value, 12 trees of low or very low value
- 3 Tallowood Eucalypts retained
- 6 new small trees to front gardens (10% canopy coverage)
- significant street tree planting
- condition recommended to increase canopy coverage to 15%

recommendation

approve subject to conditions