# 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



 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



N

## site plan



Ashmore Street



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#### Metters Street looking east



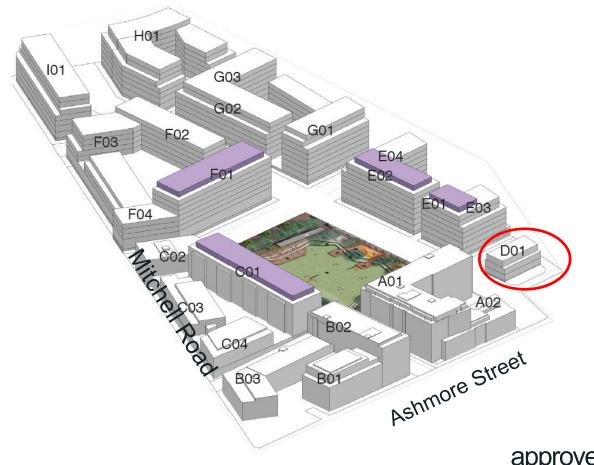
#### Copper Smith Lane looking east



## Background – concept approval



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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

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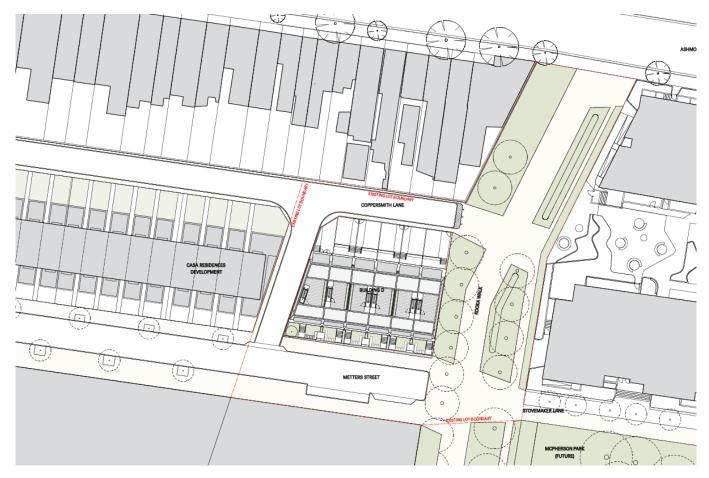


design competition – Metters Street

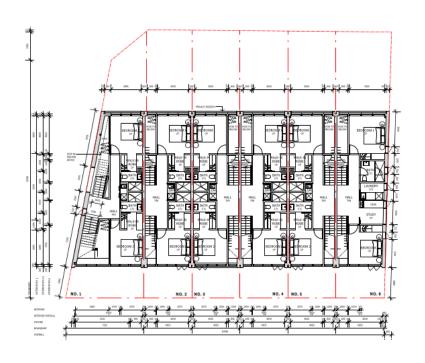


design competition – Stovemaker Lane/Kooka Walk/Metters Street

## site plan



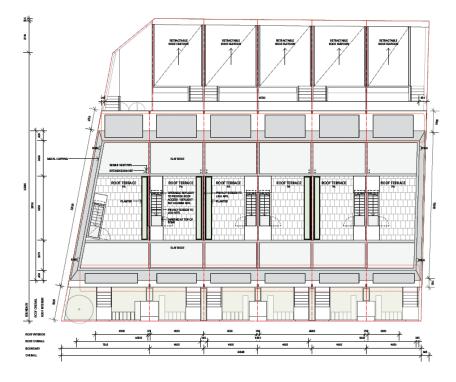


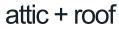


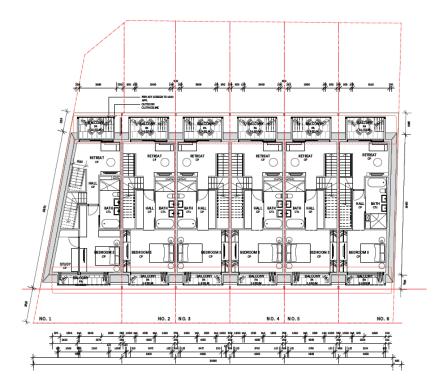


ground + first floor

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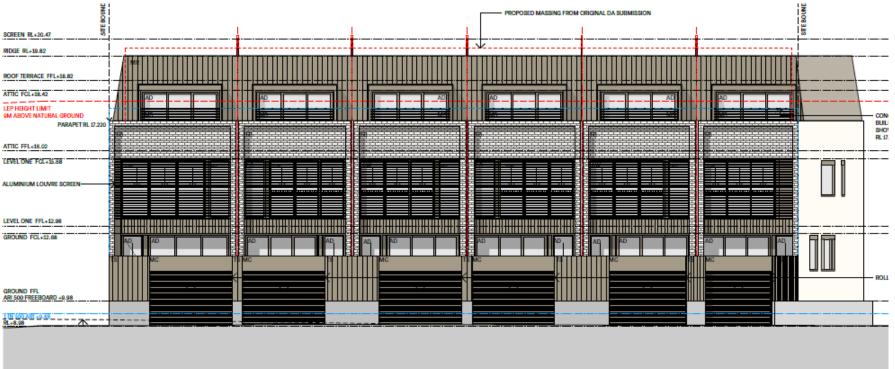








south (Metters Street)



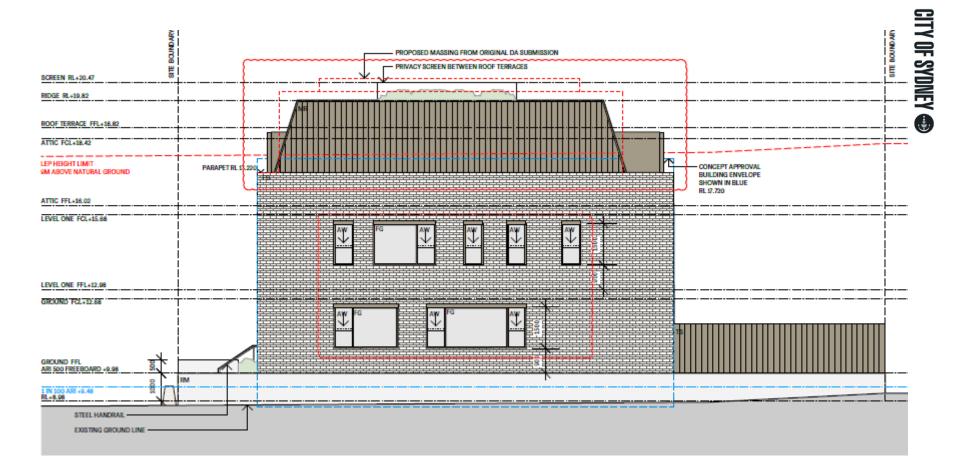
north (Copper Smith Lane)

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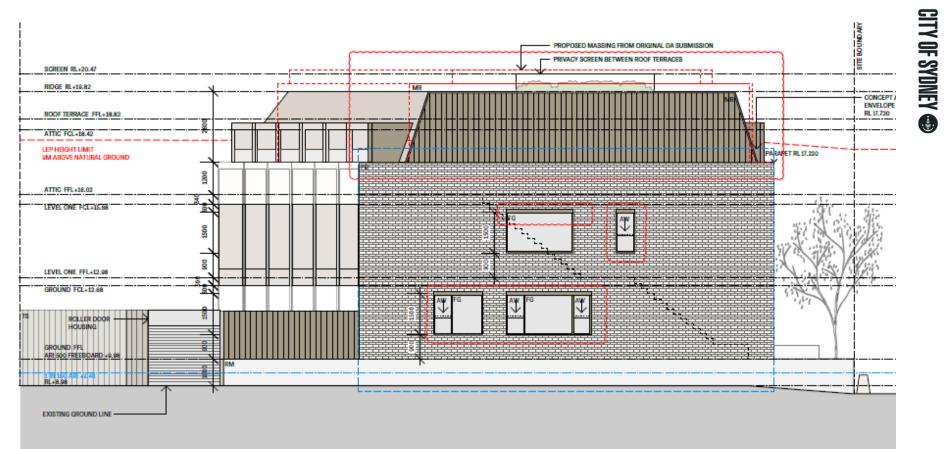
BOUNDARY DARY PROPOSED MASSING FROM ORIGINAL DA SUBMISSION 쁥 SCREEN RL+20.47  $\mathbf{v}$ RIDGE RL+19.82 ROOF TERRACE FFL+18.82 والأحد فاحداث والأحداث والأح -----ATTIC FCL+18.42 AD \_\_\_\_ LEP HEIGHT LIMIT **9M ABOVE NATURAL GROUND** CON BUIL PARAPET RL 17.220 SHON RL 17. ATTIC FFL+18.02 LEVEL ONE FOL+15.68 ALUMINIUM LOUVRE SCREEN-LEVEL ONE FFL+12.98 뒤님 GROUND FCL+12.68  $\leftrightarrow$  $\rightarrow \mid \leftrightarrow$  $\leftrightarrow$  $\leftrightarrow$ <del>~</del> <del>~</del>  $\leftrightarrow$  $\leftrightarrow$ <del>(</del> GROUND FFL ARI 500 FREEBOARD +9.98 RL+8.96 \_\_\_\_\_ \_\_\_\_ EXISTING GROUND LINE SHOWED DOTTED

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north (internal)



east (Kooka Walk)



west (Copper Smith Lane)

OPERABLE SKYLIGHT - OPEN POSITION SHOWN DOTTED PROPOSED MASSING FROM ORIGINAL DA SUBMISSION SITE BOUNDARY SITE BOUNDARY PRIVACY SCREEN TO 1650 AFFL MS -----8 SOUTH NORTH BALCONY BALCONY WAŁK-IN ROBE LOUVRE PRIVACY-BEDROOM 03 2400 Ex. CONCEPT APPROVAL SCREEN TO 1500 AFFL BUILDING ENVELOPE SHOWN IN BLUE RL 17.720 \_. 4 \_ . . LOUVRE SCREEN TO FULL EXTENT OF BEDROOM OL 10840 2700 GLAZING BEDROOM 02 ROLLER DOOR HOUSING 20 \_ . . ROOF FESTOON (RETRACTABLE) FENCE RL 11.78 KITCHEN 2700 LIVING DINING STEEL -DECK BALUSTRADE 2800 SEAT NORTHERN GARDEN ×. AC \_ OSD TANK -NOTE: OSD AND RWT TANK TO DWELLING #1 EXTENDS TO LOWER LEVEL

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north-south section

100MM THICK FIRE RATED WALL TO EXTEND PROPOSED MASSING FROM ORIGINAL DA SUBMISSION SITE BOUNDARY SITE BOUNDARY 500MM ABOVE SKYLIGHT - SERVES AS PRIVACY SCREEN BETWEEN ROOF TERRACES OPERABLE SKYLIGHT TO PROVIDE ROOF ACCESS - $\mathbf{V}$ 1000 8 WALK WALK WALK WALK WALK WALK 2400 BATH BATH BATH BATH BATH CONCEPT APPROVAL BATH -IN -IN -IN -IN BUILDING ENVELOPE -IN -IN ROBE ROBE ROBE ROBE ROBE SHOWN IN BLUE ROBE RL 17.720 ă. \_\_\_\_ 2700 BATH BATH BATH BATH BATH BATH STRG STRG STRG STRG STRG ----B  $\overline{}$ -DROPPED KITCHEN CEILING KITCHEN CEILING CEILING CEILING KITCHEN KITCHEN KITCHEN KITCHEN 2700 S.

10840

east-west section

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Metters Street looking east



#### Kooka Walk looking south

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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'.

Colorbond Jasper Longline 305.
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' powdercost.

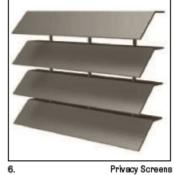




-Balconies



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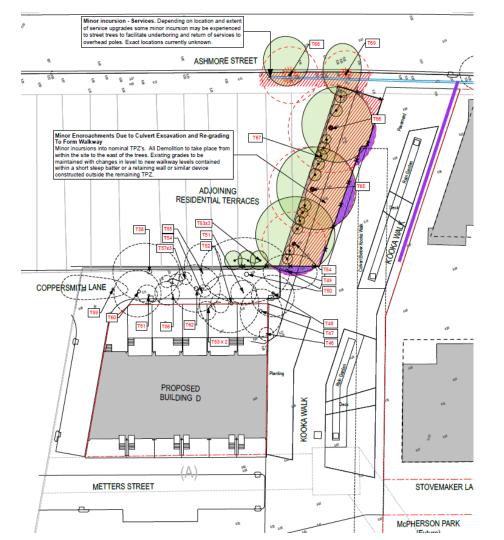






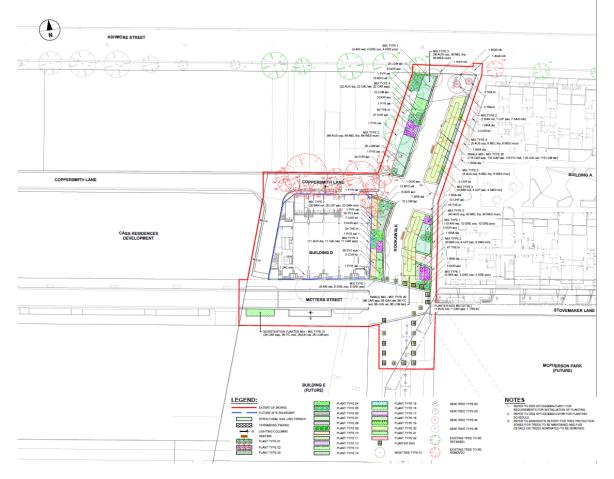
- Flashings - Rainwater Goods - L2 Cladding

### tree removal



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## 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

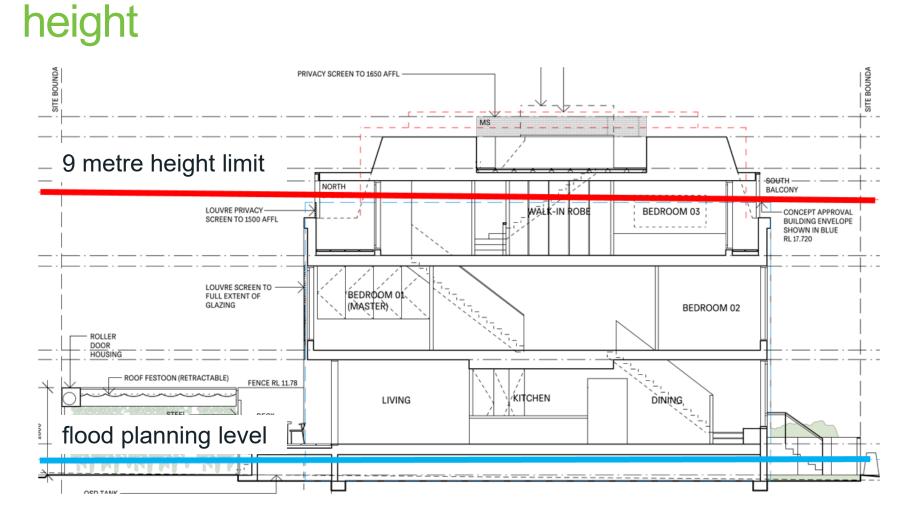
### issues

- 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

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### 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