

Local Planning Panel

15 April 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

refusal

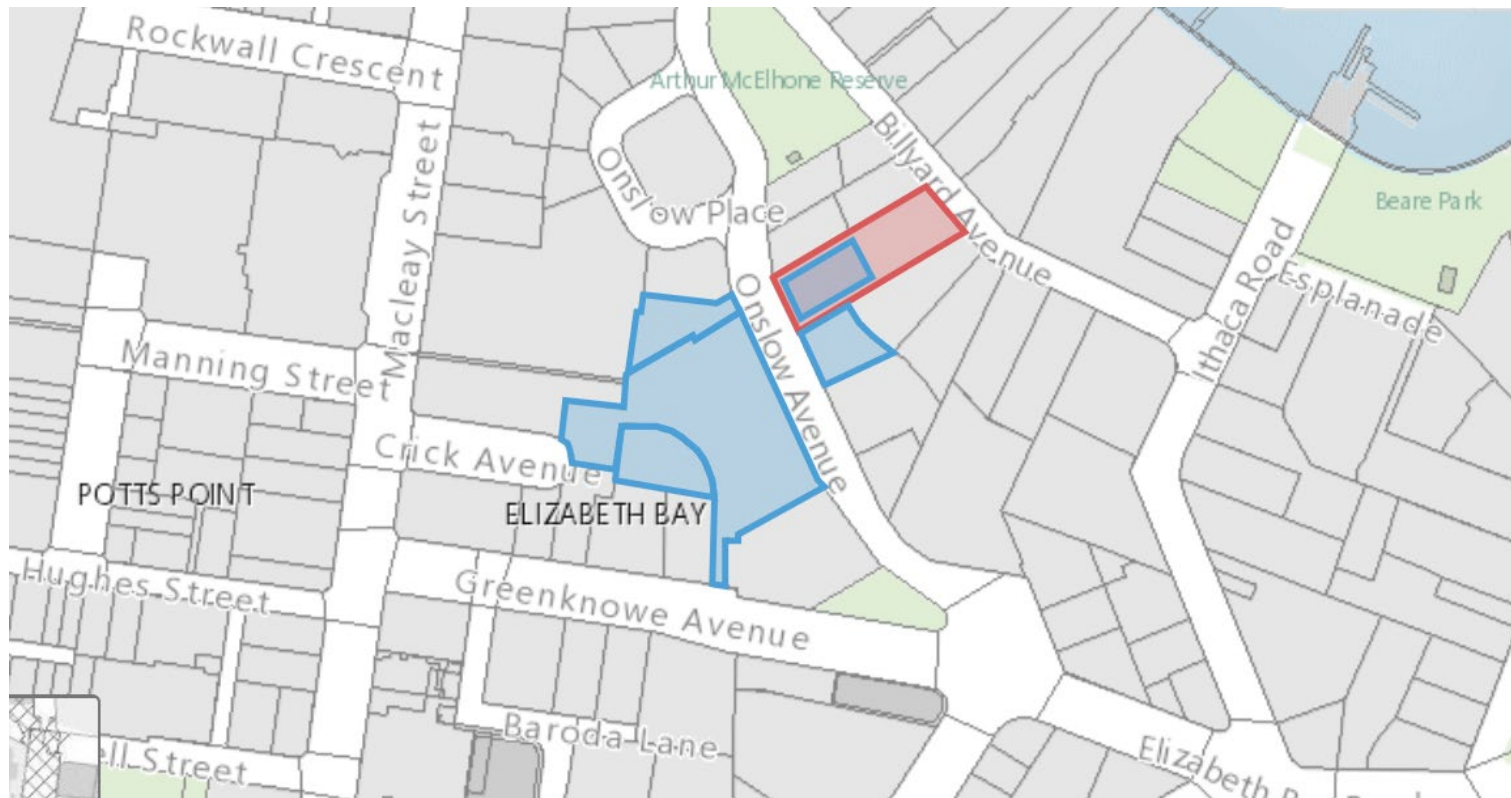
notification information



- exhibition period 8 July to 23 July 2019
- 317 owners and occupiers notified
- 33 submissions received

submissions

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

submissions



-  subject site
-  submitters

site





Onslow Avenue



looking north along Onslow Avenue



8 Onslow Avenue

Site

looking south along from Onslow Avenue



looking south east from Elizabeth Bay House

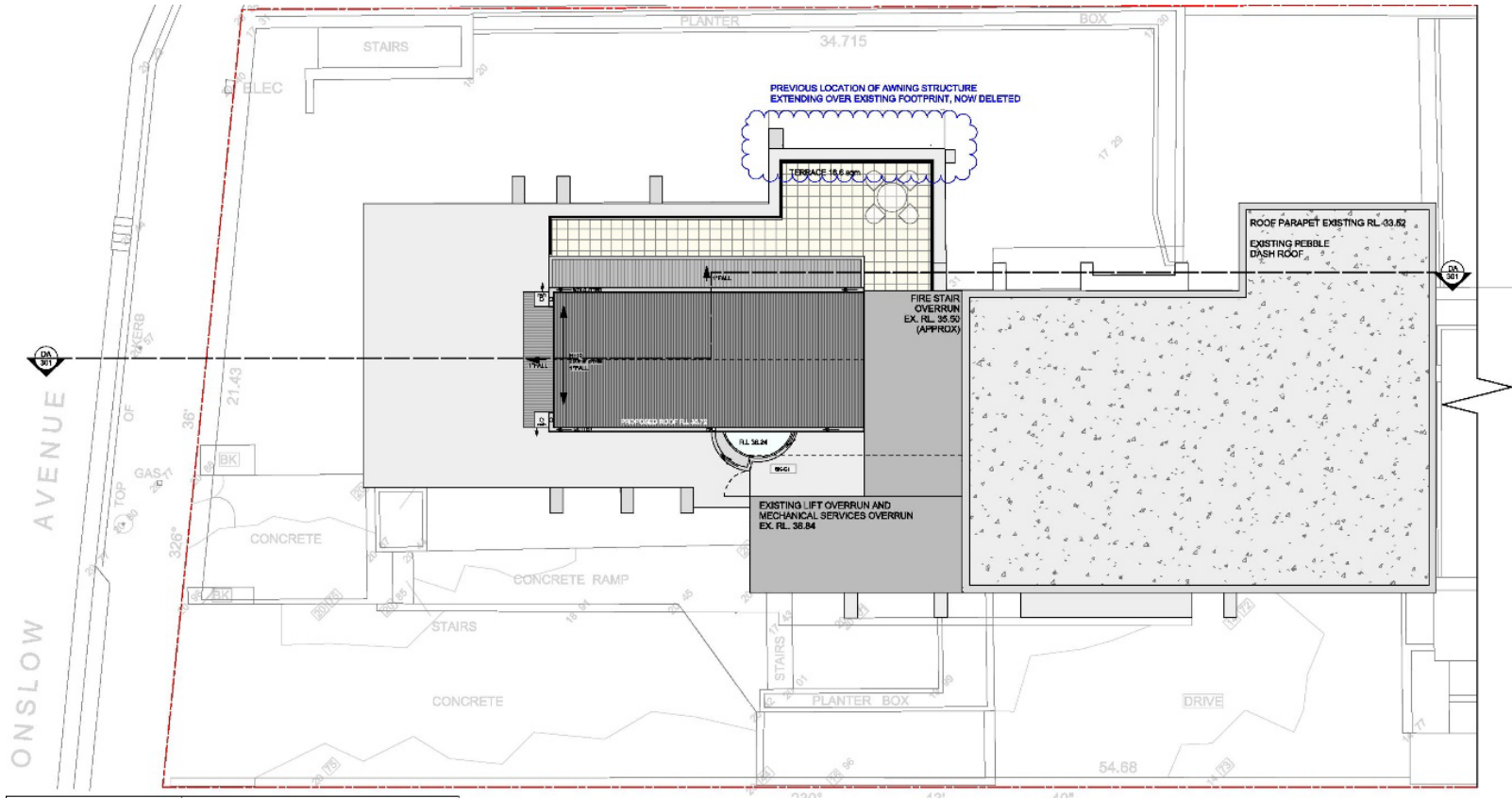


development to the south/west opposite the site

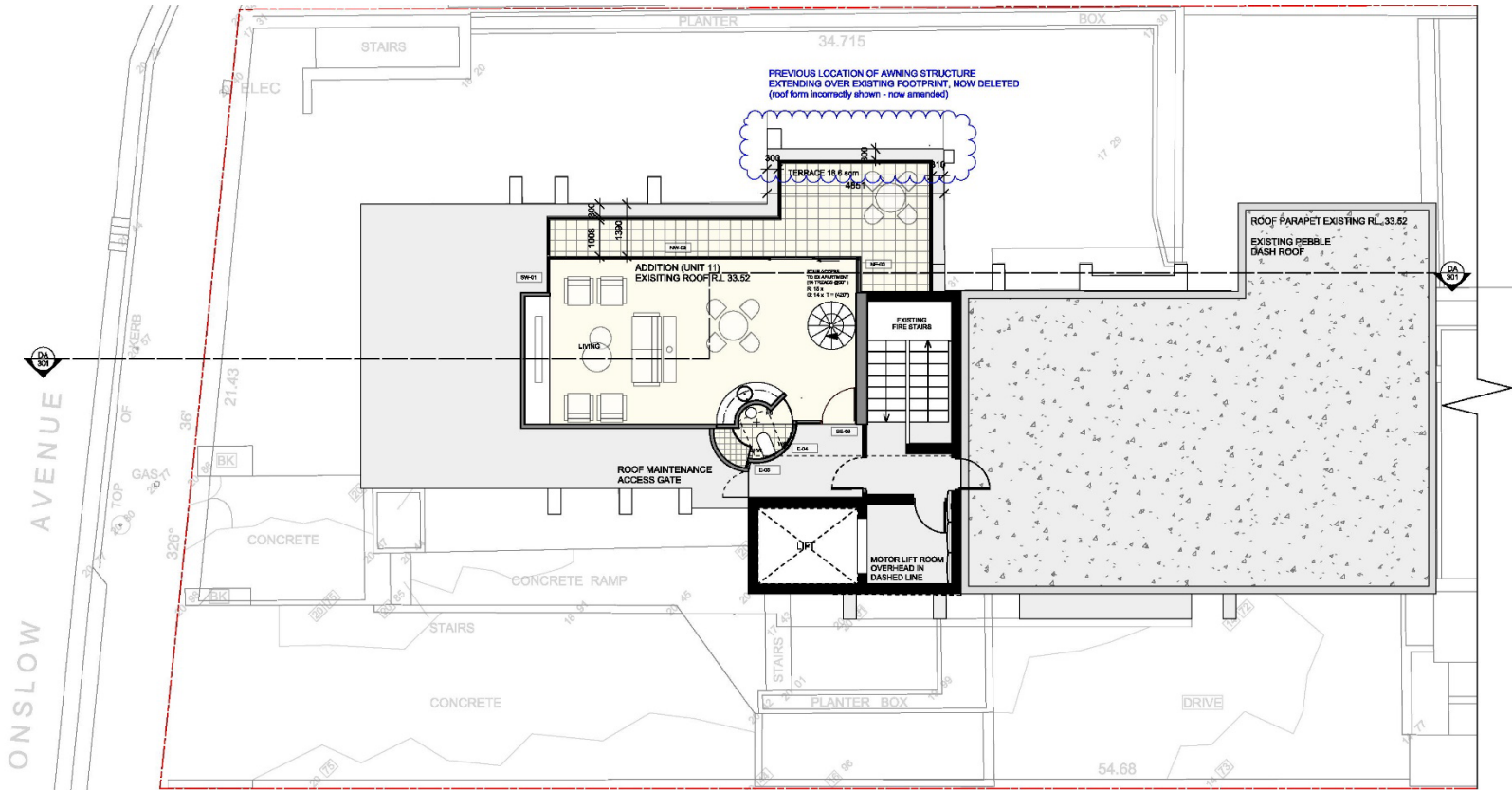


view of site from Billyard Avenue

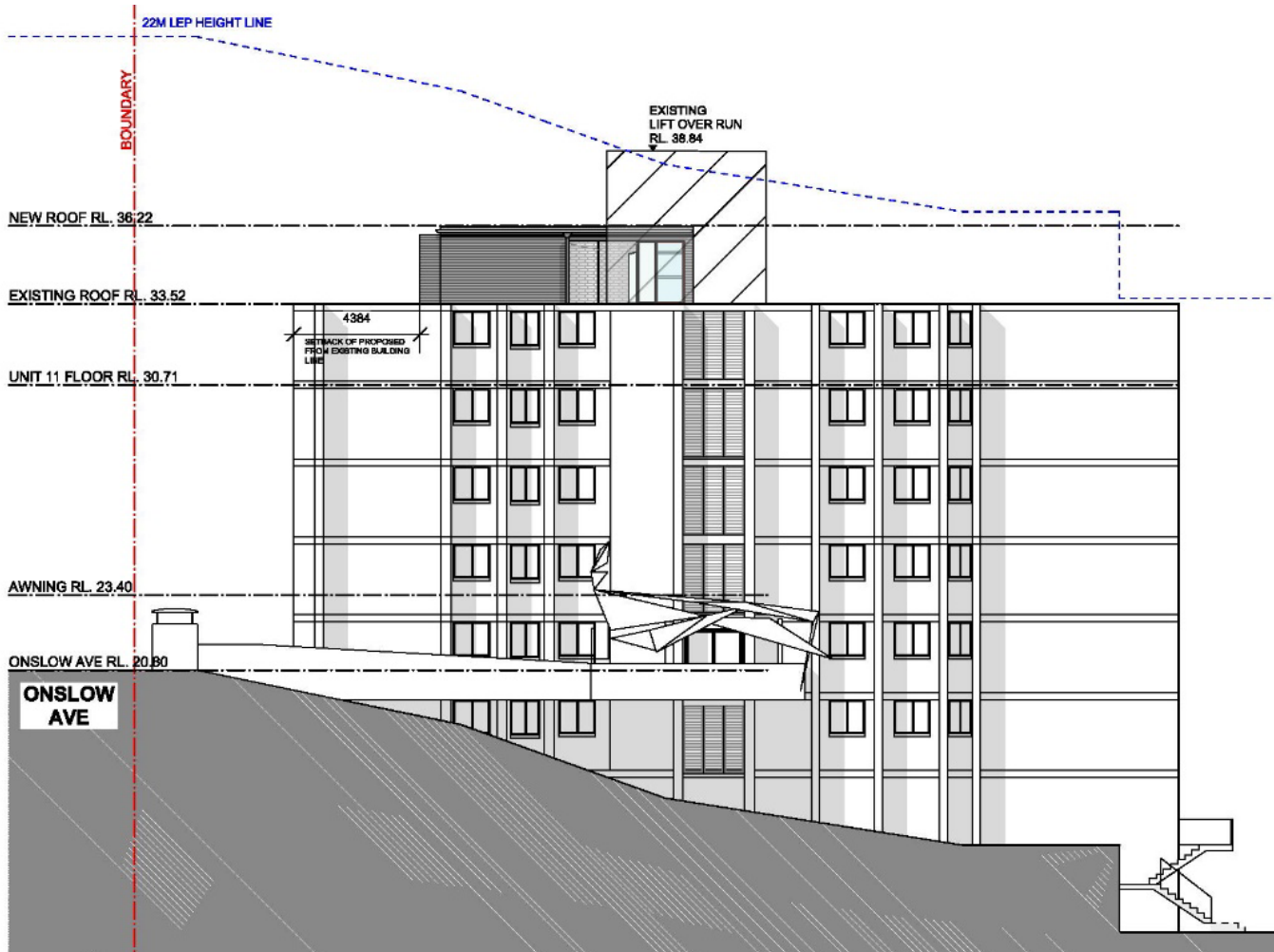
proposal

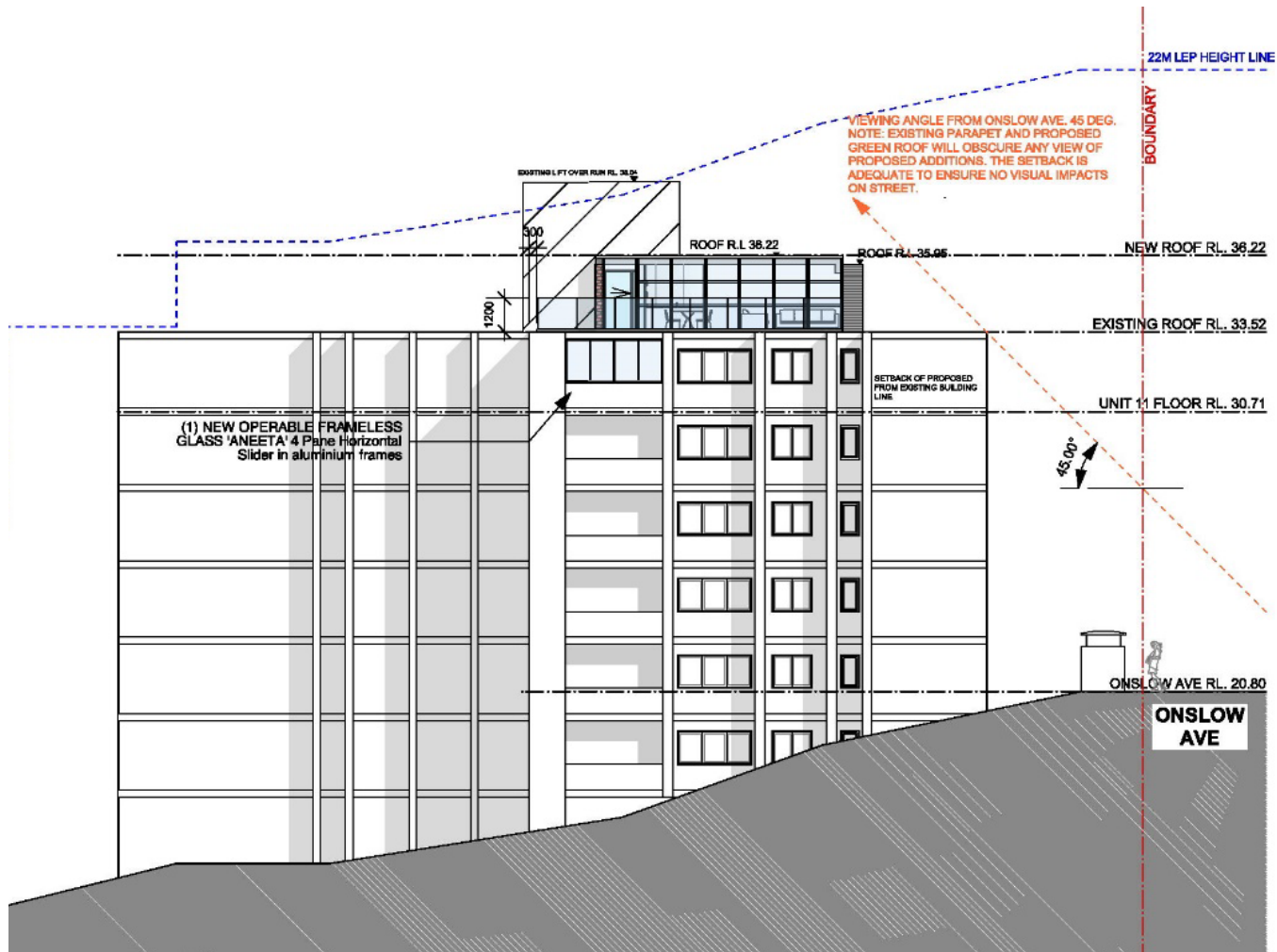


roof plan with additional storey

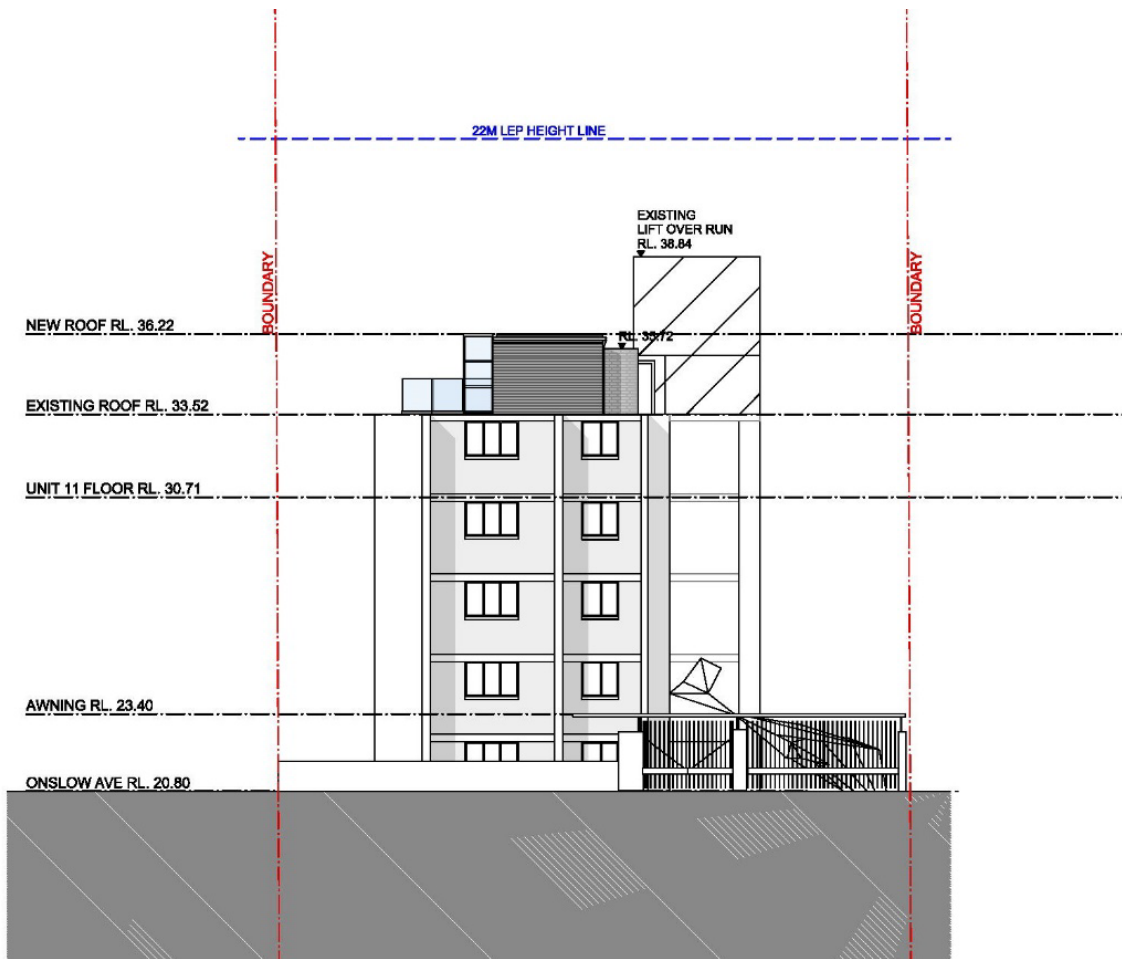


proposed additional level





proposed north elevation



proposed west elevation
to Onslow Avenue

compliance with key LEP standards

	control	proposed	compliance
height	22m	20m	Within height limit - unclear if proposal meets objectives for view sharing
floor space ratio	4.5:1	1.05:1m	yes

compliance with DCP standards

	control	proposed	compliance
height in storeys	6 storeys	7 storeys	partial – unclear if can be supported from view sharing perspective

issues

- building height and view impact assessment
- heritage and streetscape
- solar access

height and view impact assessment

- complies with numerical height control
- no view impact assessment or 3D digital model submitted to assess view loss
- additional information requested but not provided
- unclear if proposal meets building height and design excellence objectives for view sharing

heritage 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 streetscape
- unclear if 7 storeys is acceptable from a view sharing perspective

solar access

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

recommendation

- refusal