

Local Planning Panel

4 November 2020

11-13 Greenknowe Avenue, Elizabeth Bay

D/2020/377

Applicant: Top Spring Australia development No. 1

Owner: SHMH Properties (Australia) P/L

Architect: PDB Architects

proposal

- demolition of all existing buildings and structures, excavation and construction of a residential flat building comprising 30 apartments with 1 level of basement car parking

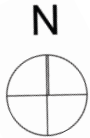
recommendation



- approve subject to conditions

notification information

- exhibition period 1 May to 23 May 2020
- 1,602 owners and occupiers notified
- 73 submissions received

submissions

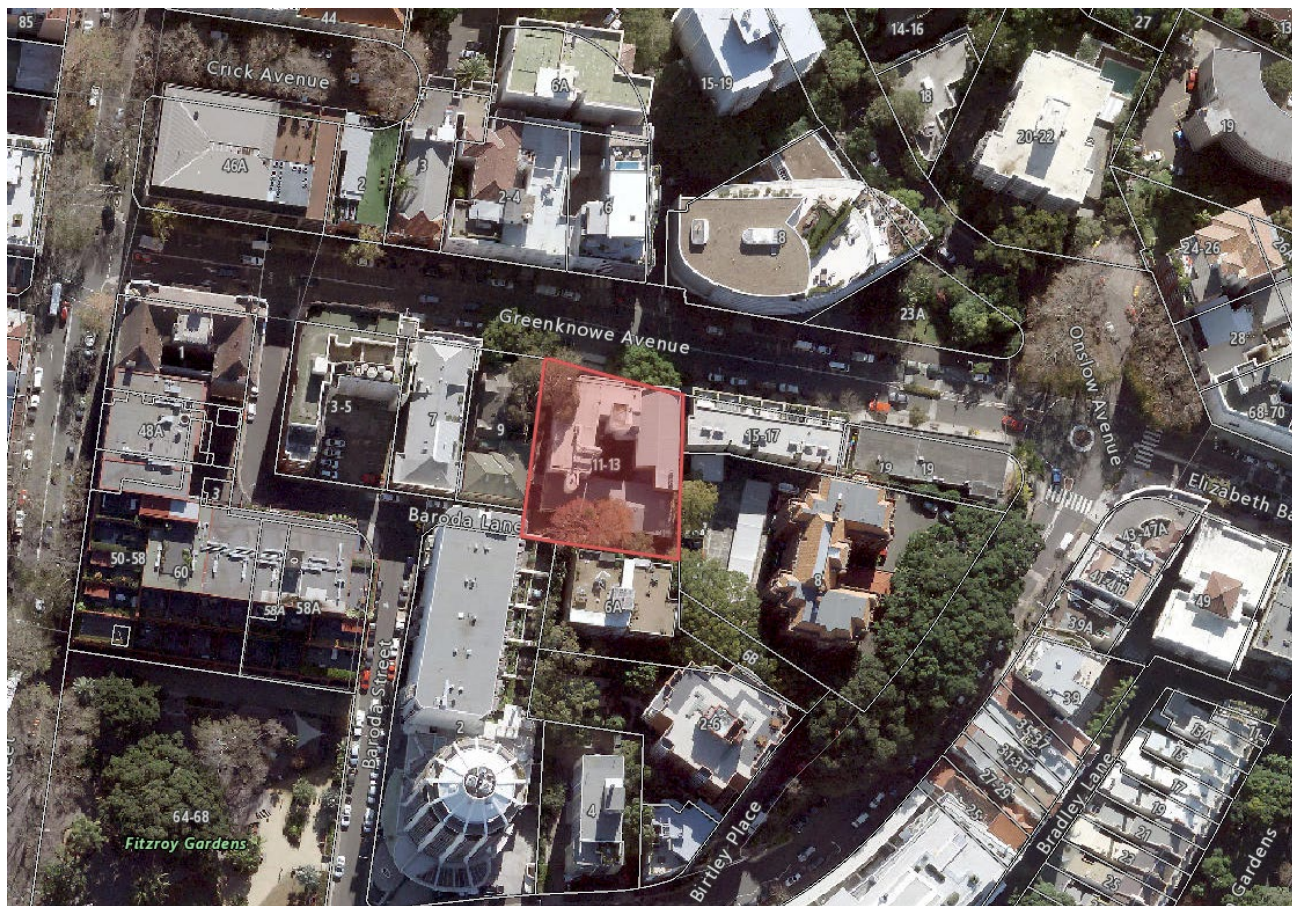


-  subject site
-  submitters

submissions

- excessive building height
- view loss
- amenity impacts - privacy, overshadowing
- heritage and streetscape
- lack of car parking
- construction impacts

site





site viewed from Greenknowe Avenue



site viewed from Greenknowe Avenue and development to east



site viewed from Greenknowe Avenue and development to west

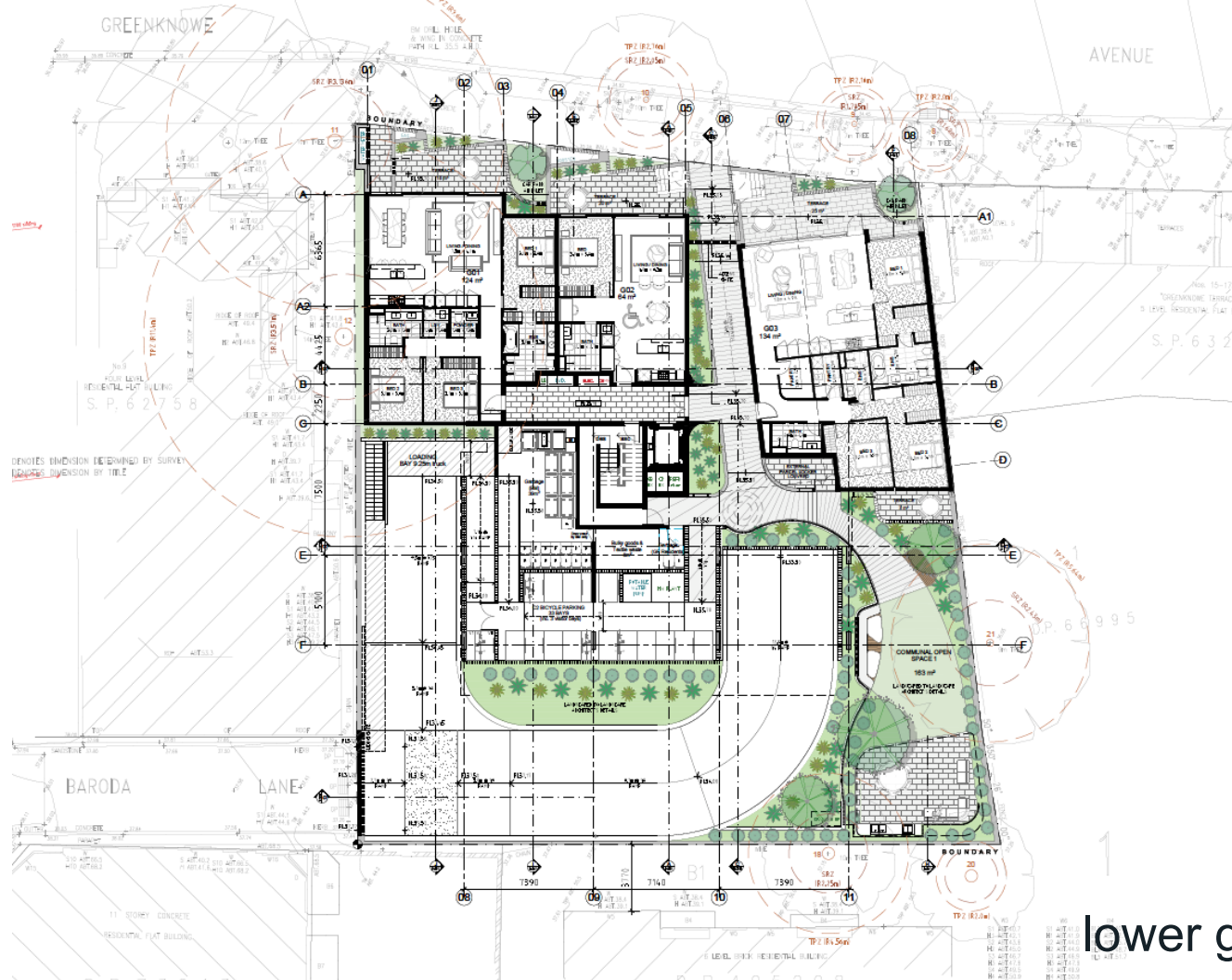


site viewed looking east along Baroda Lane



south-west corner of the site

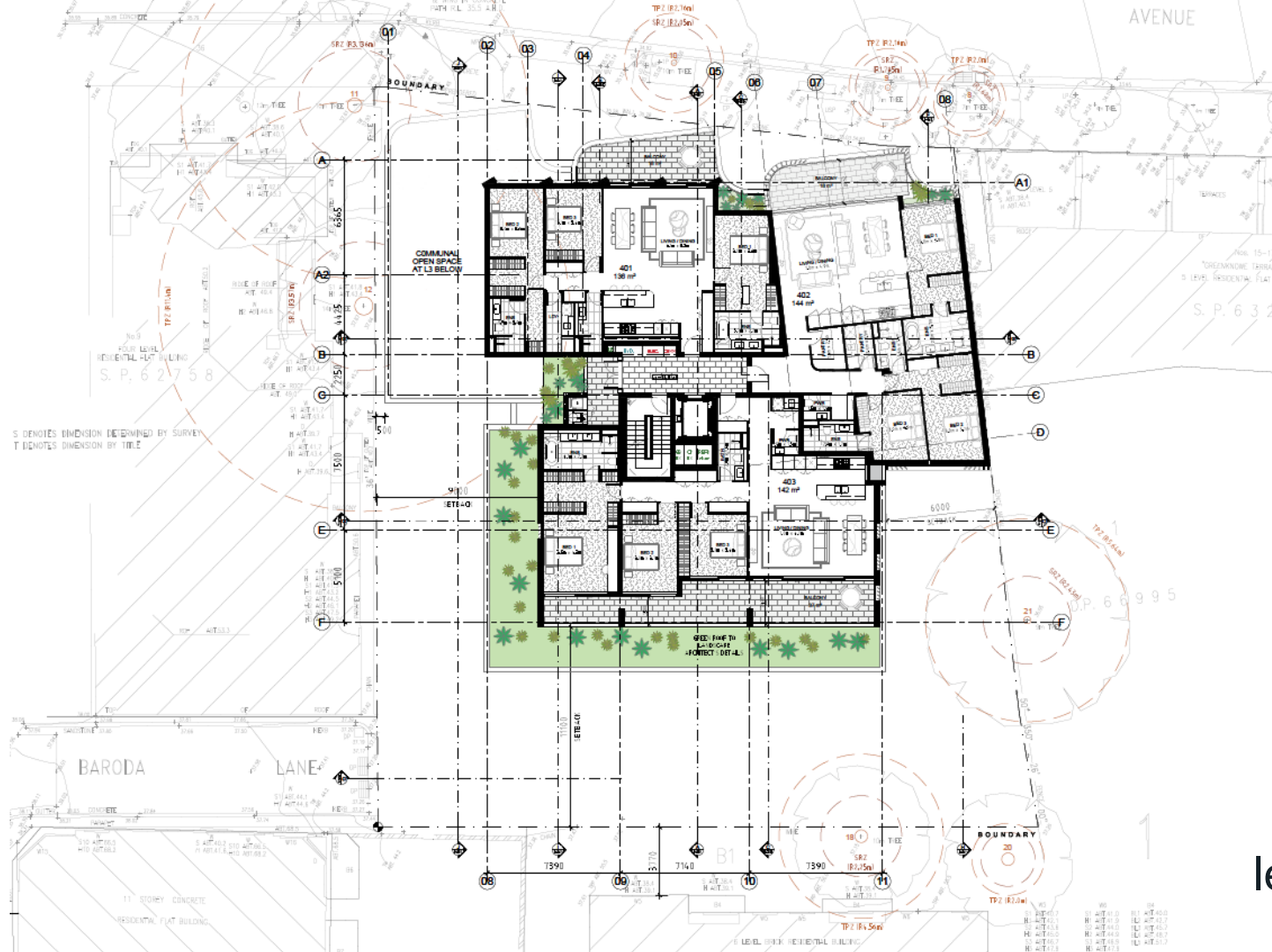
Architectural site plan for a 17-story concrete residential building. The plan shows the building footprint with internal room layouts, corridors, and stairs. It is surrounded by other buildings, including a 4-story residential building to the west and a 5-level residential building to the east. The plan includes various annotations such as "GREENKNOWZ", "BARODA LANE", "BOUNDARY", and "TYPED SCALE". Dimensions and survey data are also present.



lower ground floor plan







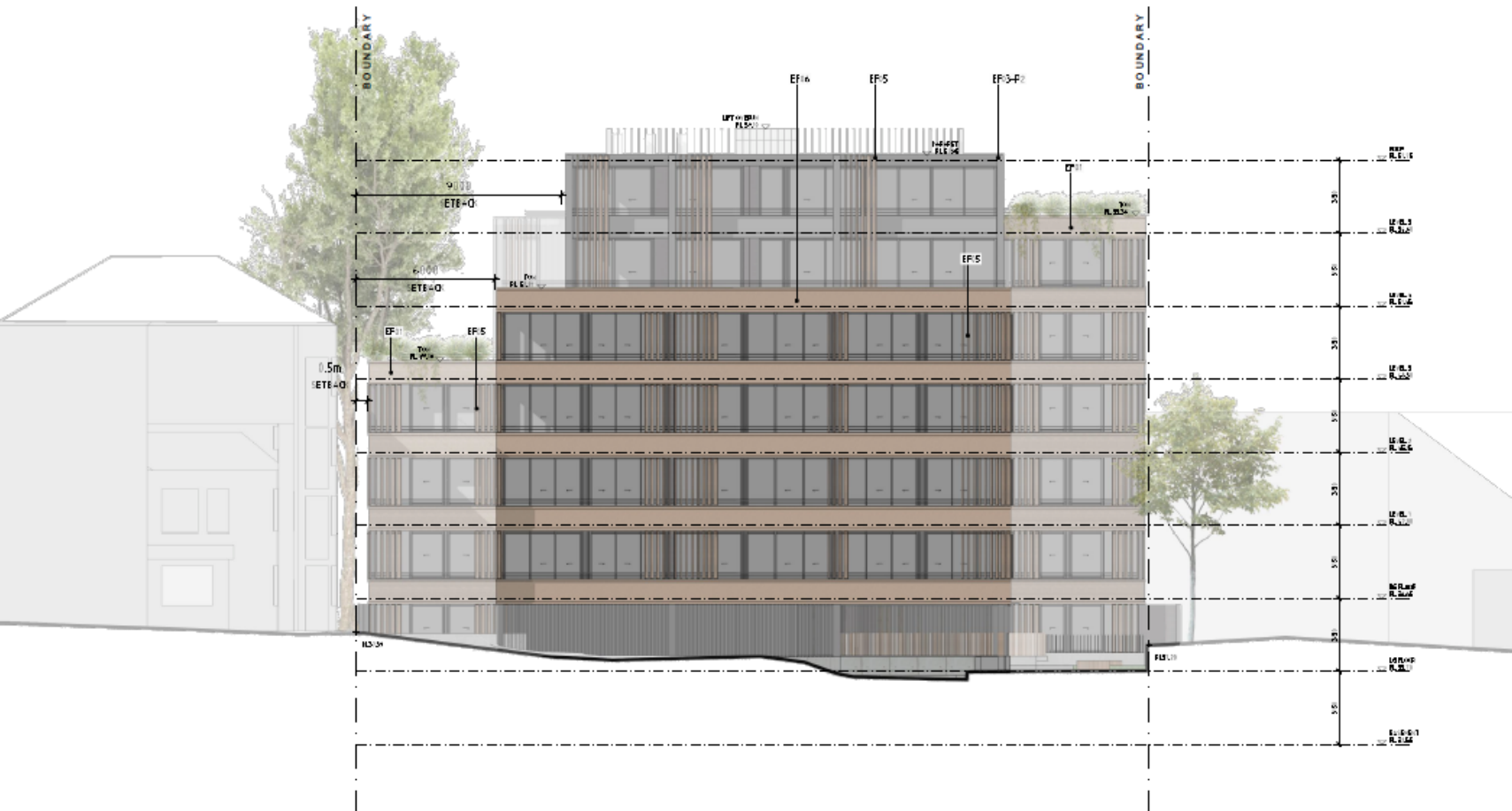
level 4 plan

level 5 plan



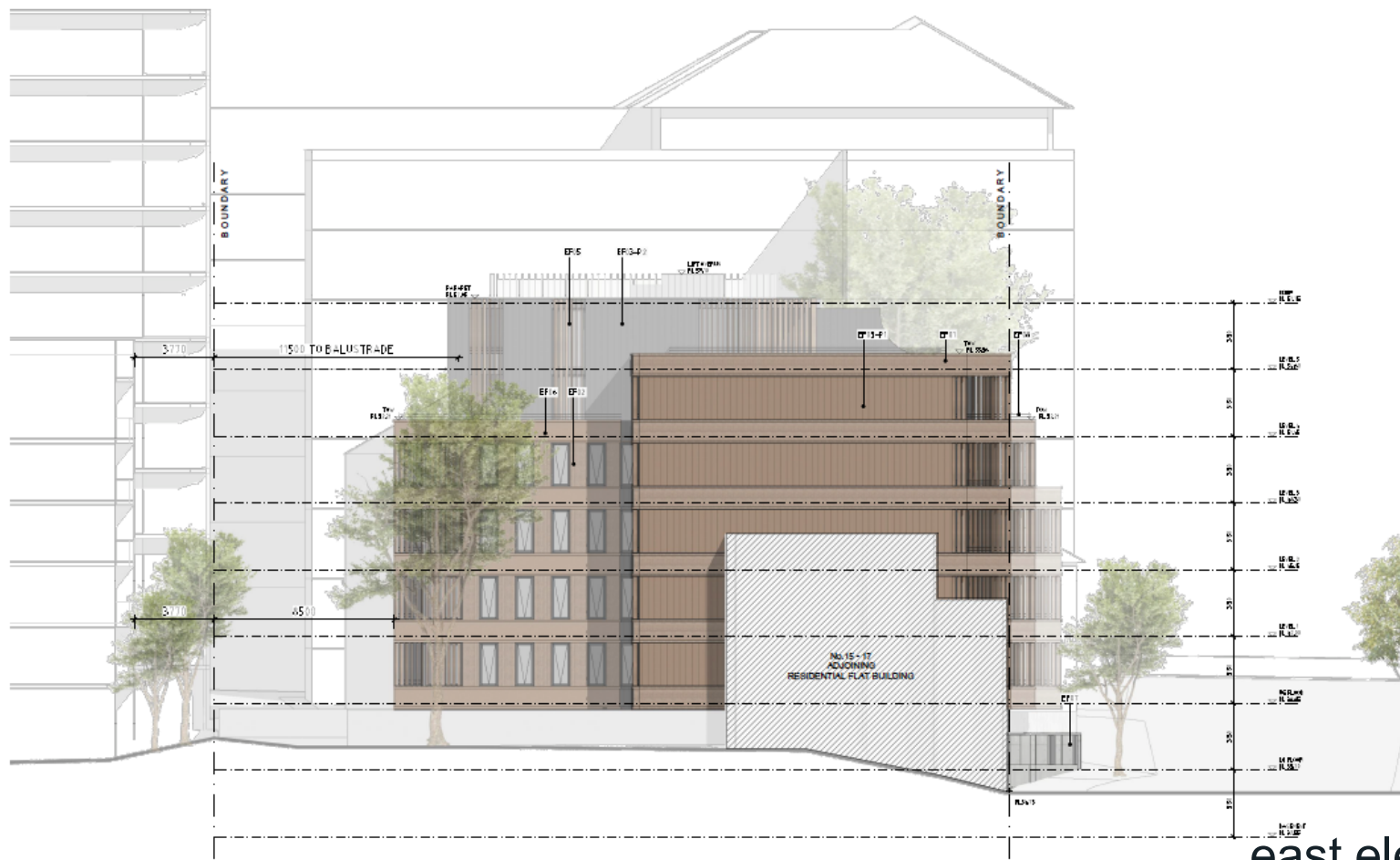
roof plan

Greenknowe Avenue - north elevation



south elevation

west elevation

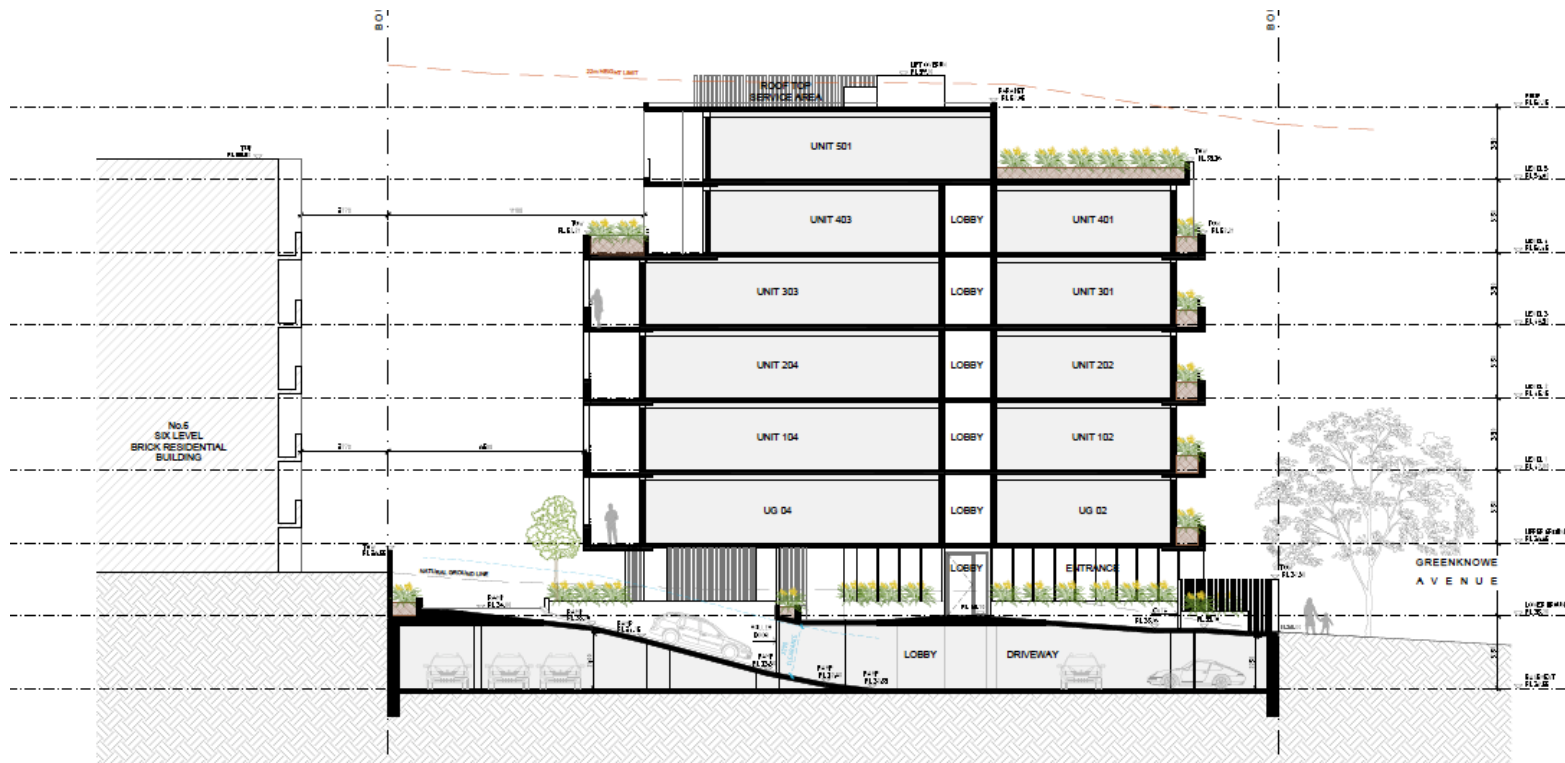


east elevation



section – north south

section – east west



section – east west



EF01

FACE BRICK

Colour - BOWRAL MURRAY GREY



EF02

OFF FORM CONCRETE

Colour - TEXTURED CONCRETE
Finish - RECKLI



EF03

STANDING SEAM METAL CLADDING

P1 Colour - Copper / Bronze
P2 Colour - Dulux Monument (C28)



EF04

METAL PALISADE FENCE

Colour - Dulux Domino (S06)



EF05

METAL PRIVACY SCREEN

Colour - Copper / Bronze
Finish - Metallic powdercoat



EF06

RENDERED SURFACE

Colour - Additive to concrete to match brick
Finish - Off form concrete



EF07

IN-SITU CONCRETE



EF08

METAL BALUSTRADE

Colour - Dulux Monument (C28)

materials



compliance with ADG

	control	proposed	compliance
solar	70%	70%	yes
cross vent	60%	73%	yes
deep soil	7%	10%	Yes
building separation	LG - Level 3: 6m Level 4+: 9m	6 - 8.5m 6 -11.5m	partial compliance

compliance with ADG

	control	proposed	compliance
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	adequately sized	yes
private open space	GF 15m ² 1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	adequately sized	yes
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	25%	yes

compliance with key development controls

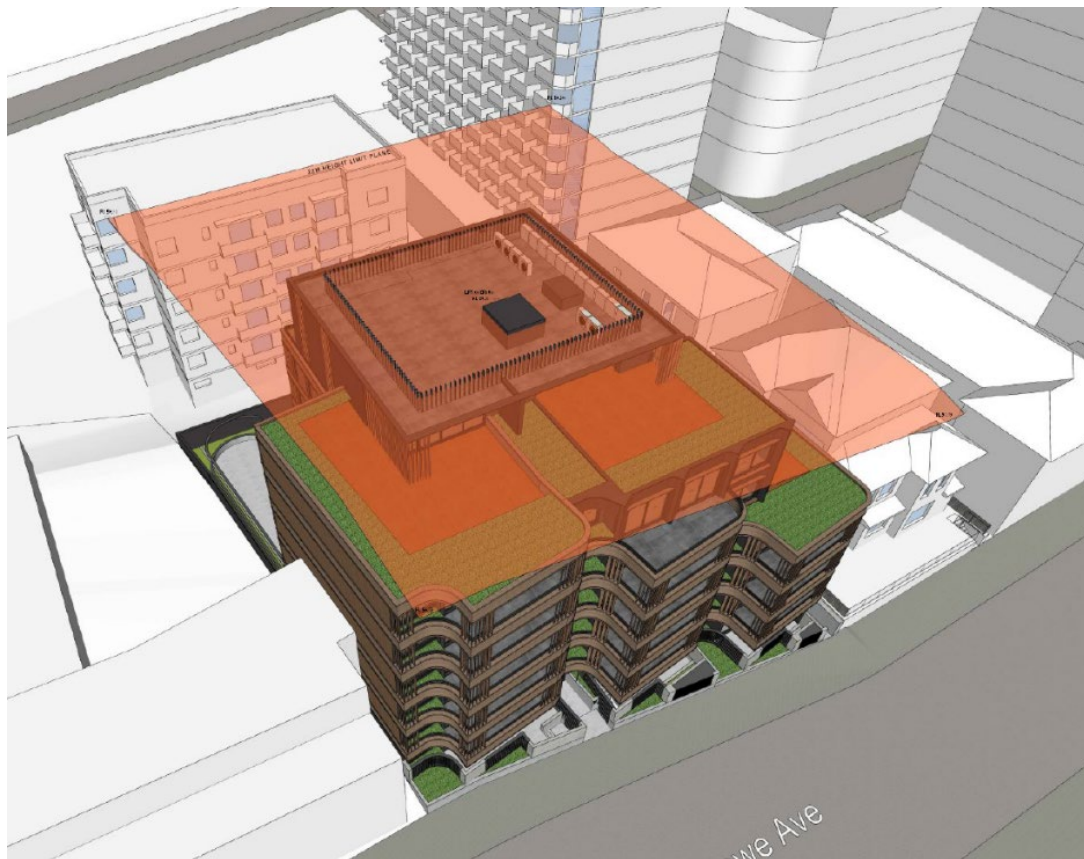
	control	proposed	compliance
height	22m	22.3m	no – 0.3m (1.36%) variation Clause 4.6 variation supported
height in storeys (DCP)	6 storeys	7 storeys	no
FSR	2.5:1	2.5:1	yes

issues

- building height
- impacts on views
- solar access
- site access

height

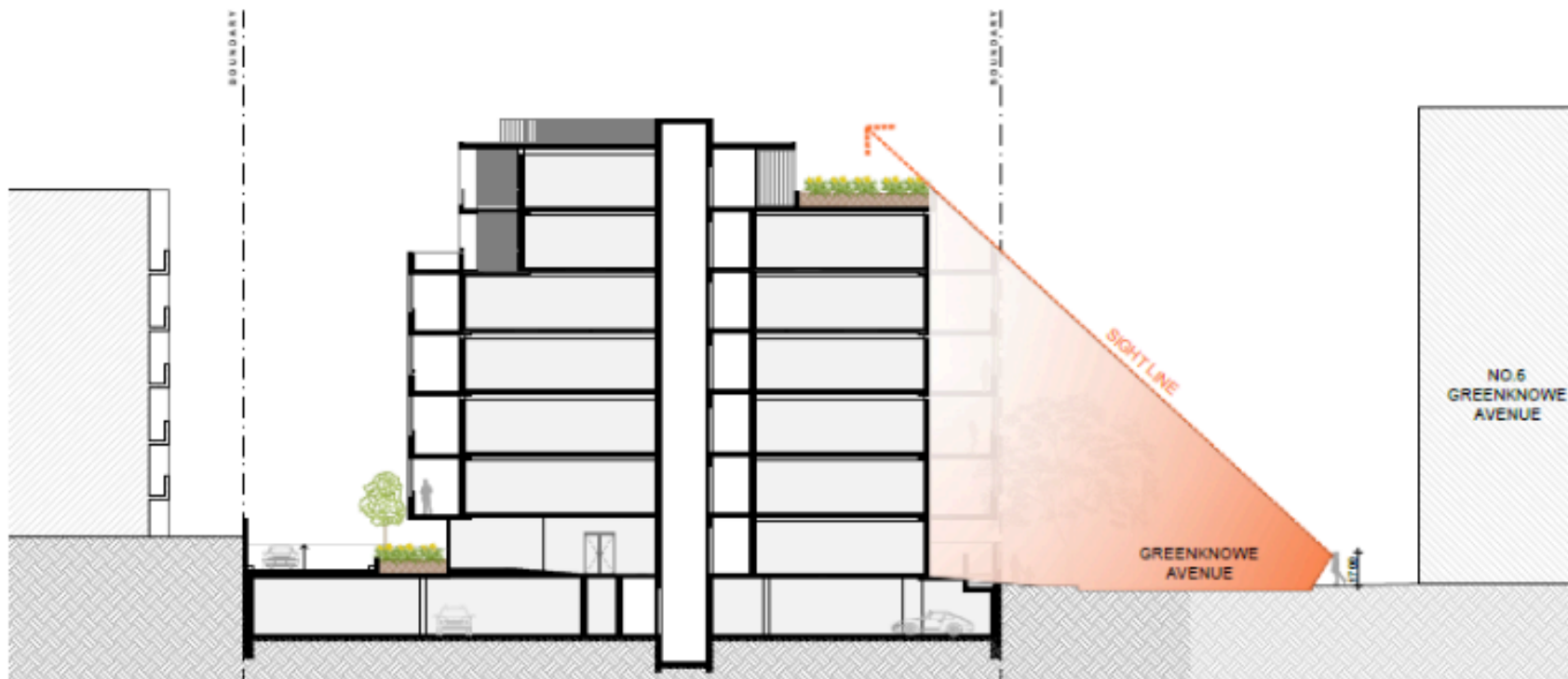
- non-compliance (0.3m) with height results from centrally located lift overrun and acoustic barriers around roof plant
- majority of building under height limit (21.6m)
- Clause 4.6 variation request supported
- condition 9 to verify constructed height to manage:
 - view sharing
 - visual bulk
 - overshadowing



non compliance with height control – restricted to centrally located lift overrun and acoustic barriers around roof plant

height in storeys

- objective relates to streetscape and neighbourhood character
- building has 4-6 storeys presentation to Greenknowe Avenue
- 7 storeys in the southern half to accommodate a lower ground floor - aligns with the levels of adjoining 6A Birtley Place
- additional storey not readily visible from Greenknowe Avenue
- with the exception of centrally located lift overrun and acoustic barriers around roof plant development within height control



section and view of proposed from street

views

- development largely complies with numerical height control
- view sharing report by applicant - 3D digital model used to verify assessment and generate visualizations
- potentially impacted properties identified through submissions
- detailed view sharing assessment undertaken against Tenacity principles

views

- proposal will impact views from some apartments from adjoining properties
- impact is considered reasonable:
 - impacted properties affected by compliant built form
 - most impacted properties retain higher value views (including to water)
 - views lost are across rear and side boundaries (less protected) and partial view (less valuable)
 - opportunities for redesign to reduce impact are not readily available

views - 6A Birtley Place



existing - unit 413 – balcony



proposed

views – 6A Birtley Place



existing - unit 518 – balcony



proposed

views – 6A Birtley Place



proposed view from communal rooftop – are of impact shaded yellow

views – 2A Elizabeth Bay Road



existing - unit 405 – balcony



proposed

views – 2A Elizabeth Bay Road



existing - unit 510 – balcony



proposed

views – 2A Elizabeth Bay Road

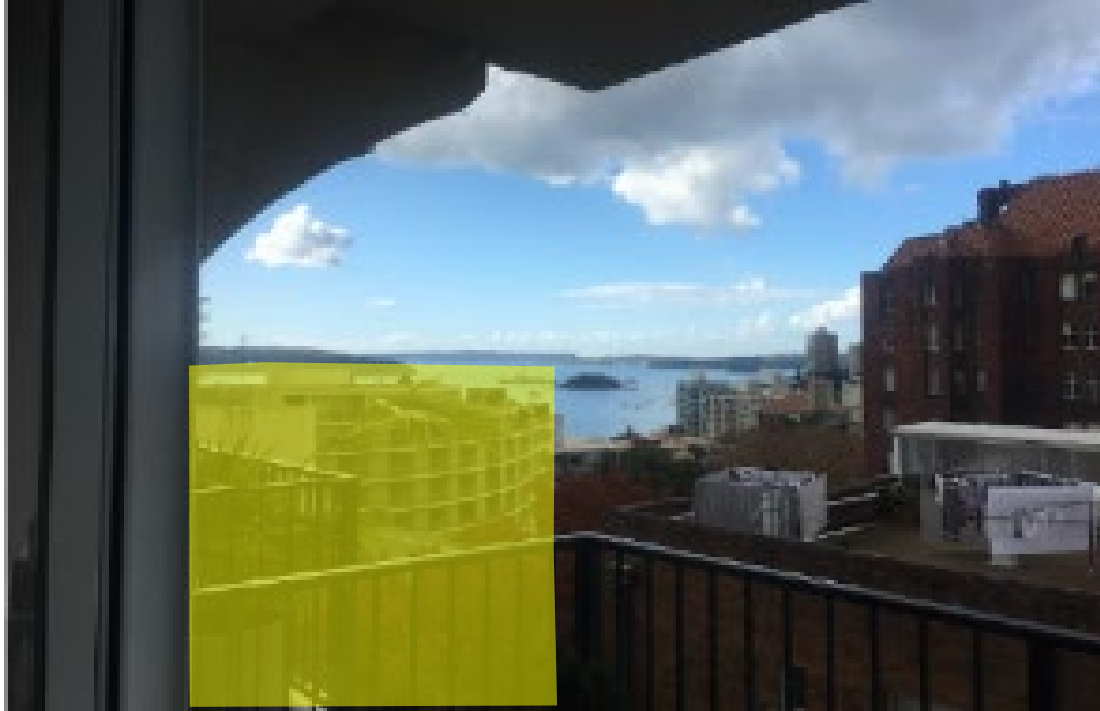


existing - unit 702 – balcony



proposed

views – 2A Elizabeth Bay Road



view from 703 – impact shaded yellow

views – 2A Elizabeth Bay Road



existing - unit 707 – balcony



proposed

views – 2A Elizabeth Bay Road



view from 707 –kitchen - impact shaded yellow

views – 2 Elizabeth Bay Road



existing
unit 701 – north-facing balcony



proposed

views – 2 Elizabeth Bay Road



existing
unit 801 – north-facing balcony



proposed

views – 2 Elizabeth Bay Road



existing
unit 801 – living room



proposed

views – 2 Elizabeth Bay Road



existing
unit 801 – kitchen



proposed

solar access

- additional overshadowing to east facing apartments of 9 Greenknowe Avenue - reduced by additional setback
- additional overshadowing to north facing apartments of 6A Birtley Place - reduced by increased southern setback
- additional overshadowing primarily to hardstand area and garages of 8 Greenknowe Avenue
- additional overshadowing to east facing apartments on the lower levels of 2A Elizabeth Bay Road - reduced by additional southern setback
- extent of overshadowing considered acceptable

building separation

- recommended separation distances are to be shared equitably and no separation required between blank walls
- reduced setbacks to the east with no unreasonable amenity impacts
- increased setback to the south and west to manage privacy, visual bulk, ventilation, daylight access, and access to sun

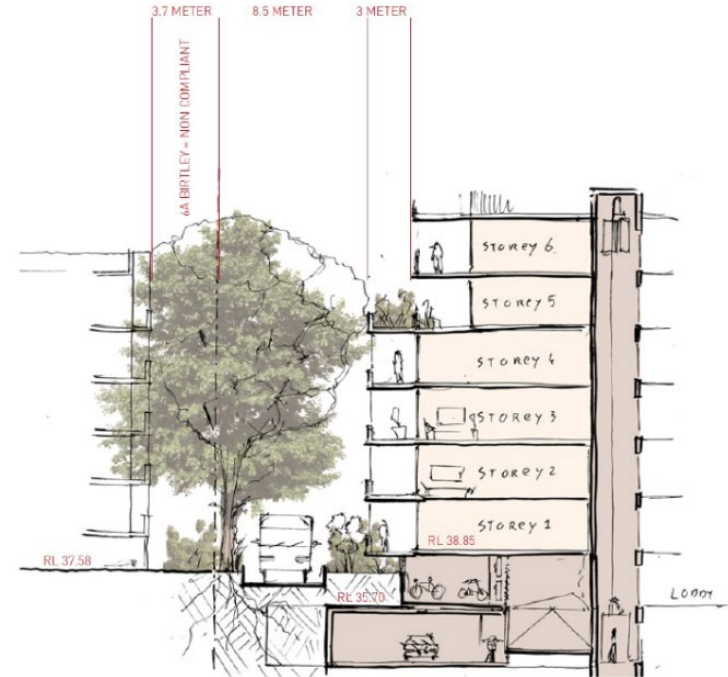


illustration of separations between the subject site and 6A Birtley Place

site access

- maintained via Baroda Lane
- designed to accommodate a 9.25m Council waste truck
- minimised hardstand area sufficient to accommodate enough turning area to allow the truck to enter/exit in a forward direction

recommendation

- approval subject to conditions