

Local Planning Panel

29 June 2022

13-17 Ithaca Road, Elizabeth Bay

D/2021/1253

Applicant: North East No.1 Pty Ltd - The Billyard Trust

Owner: Salgal Nominees Pty Ltd - Strata Plan No. 56631

Architect / Consultants: SJB

proposal

- alterations and additions to existing residential flat building with associated landscaping works
- retain the majority of floor slabs, load bearing walls, and basement area of existing building
- proposal seeks to retain elements of development consent D/2015/1200, including rooftop addition
- alterations involve reconfiguration of internal layout to provide 9 large apartments and redesign of external facades within approved building height and predominantly within envelope.

recommendation

- approval subject to conditions

notification information



- exhibition period 29 November 2021 to 17 January 2022 and 10 May 2022 to 25 May 2022
- 1,077 owners and occupiers notified
- 28 submissions received

submissions

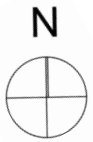
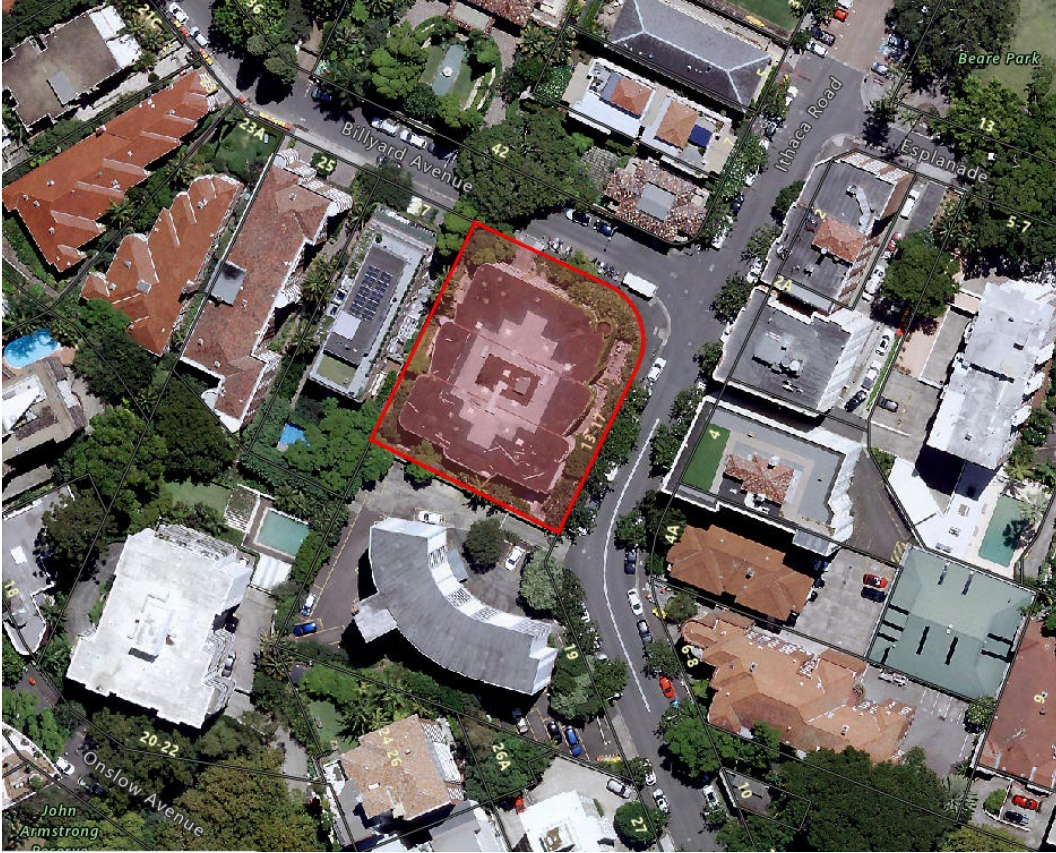
- amenity impacts, including view loss and noise
- unsympathetic to heritage conservation area
- does not exhibit design excellence
- glare from solar panels
- additional gross floor area
- reduction in number of apartments
- construction impacts

submissions



-  subject site
-  submitters

site





site viewed from intersection of Ithaca Road and Billyard Avenue



front (north) elevation of site viewed from Billyard Avenue



existing double crossover vehicle access to basement from Billyard Avenue



side (east) elevation of site viewed from Ithaca Road



existing pedestrian entry from Ithaca Road



front of site looking east along Billyard Avenue



front of No.27 Billyard Avenue, adjacent neighbour to the west of the subject site



No.19 Ithaca Road, adjacent neighbour to the south – subject site indicated by red arrow



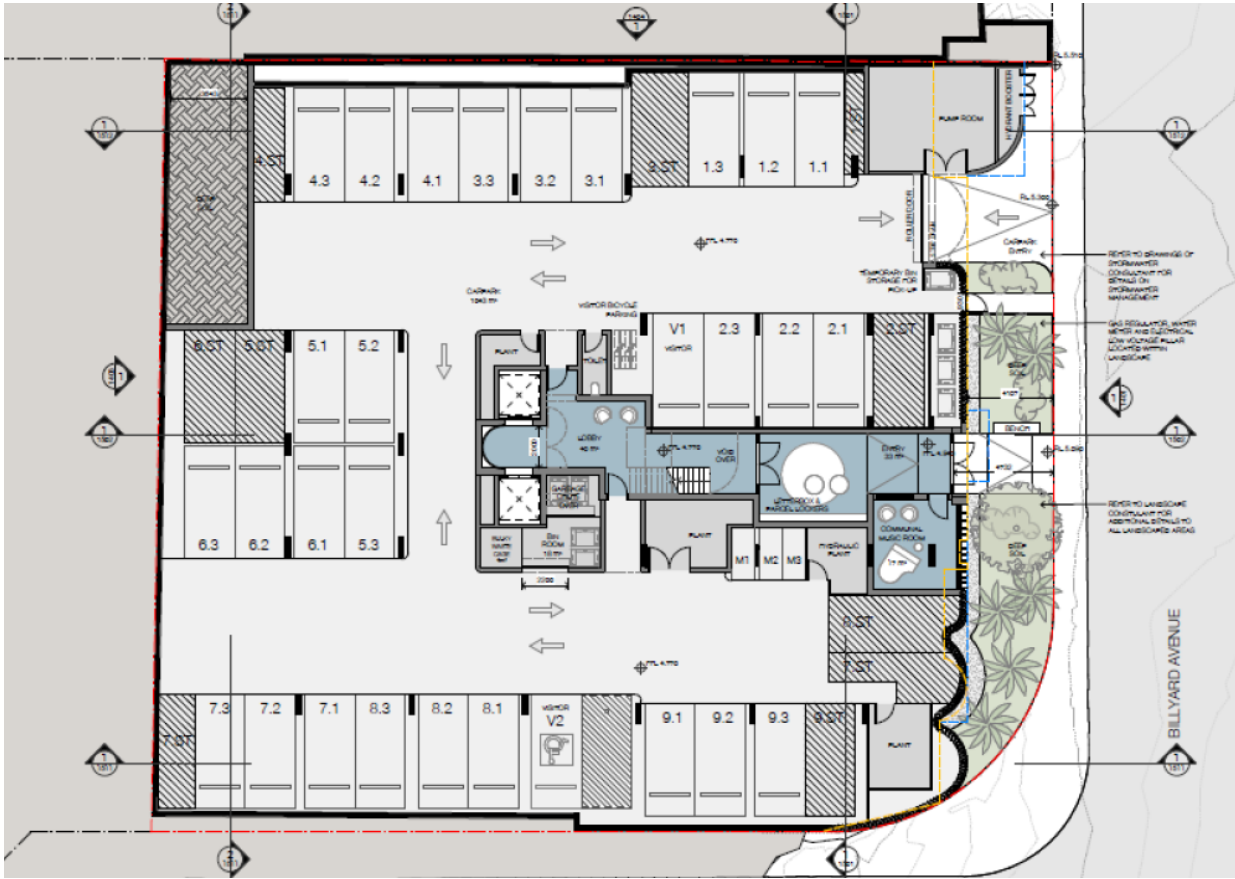
photomontage of proposed development looking south along Ithaca Road



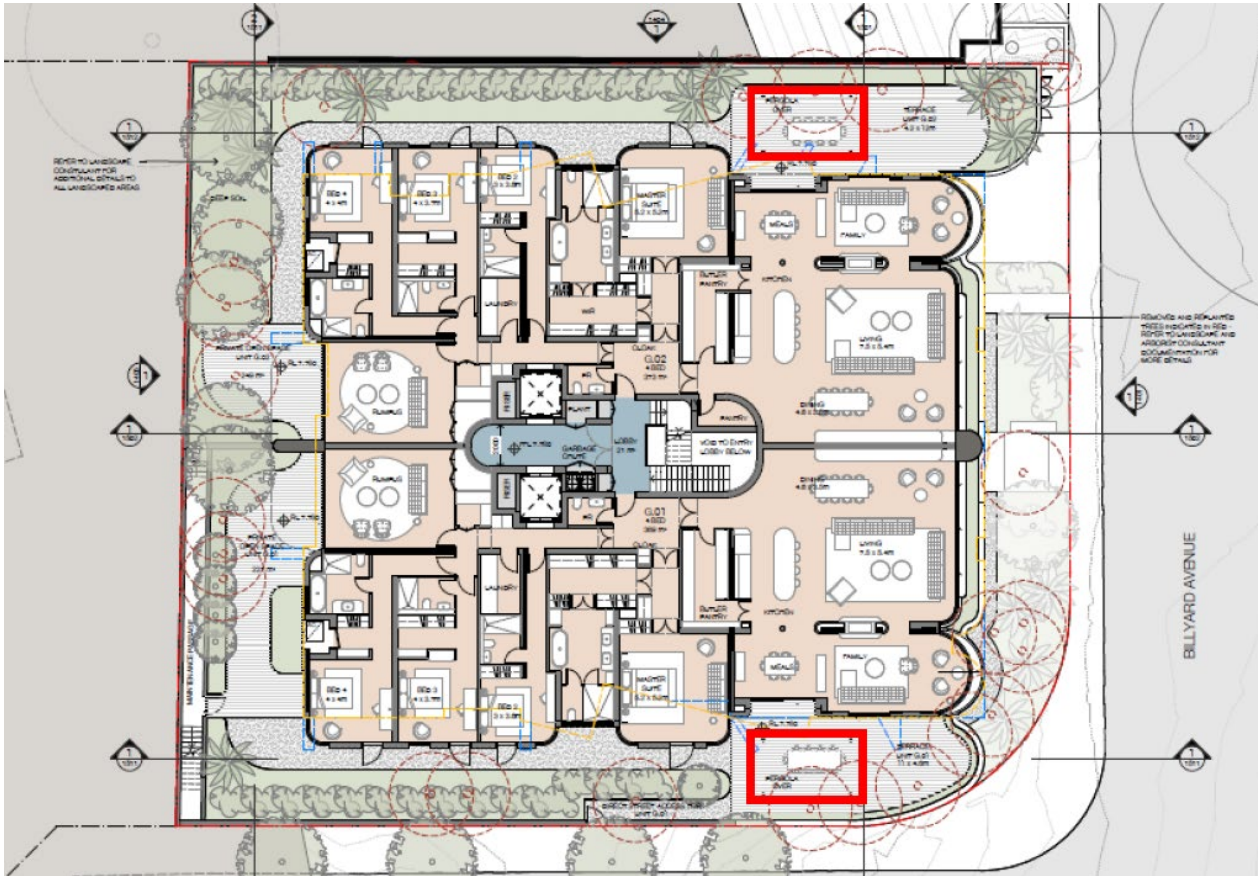
photomontage of proposed development looking north along Ithaca Road



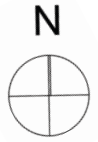
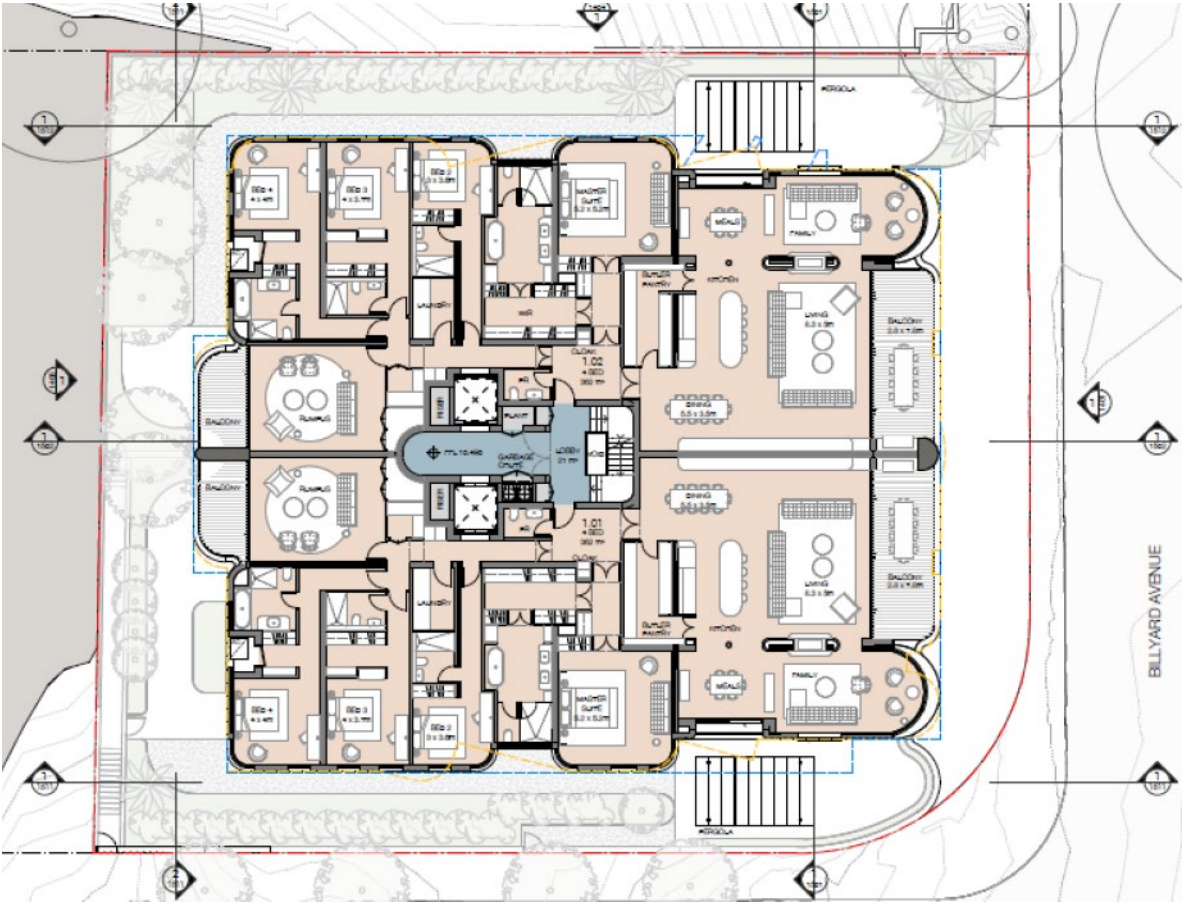
photomontage of proposed development looking east along Billyard Avenue



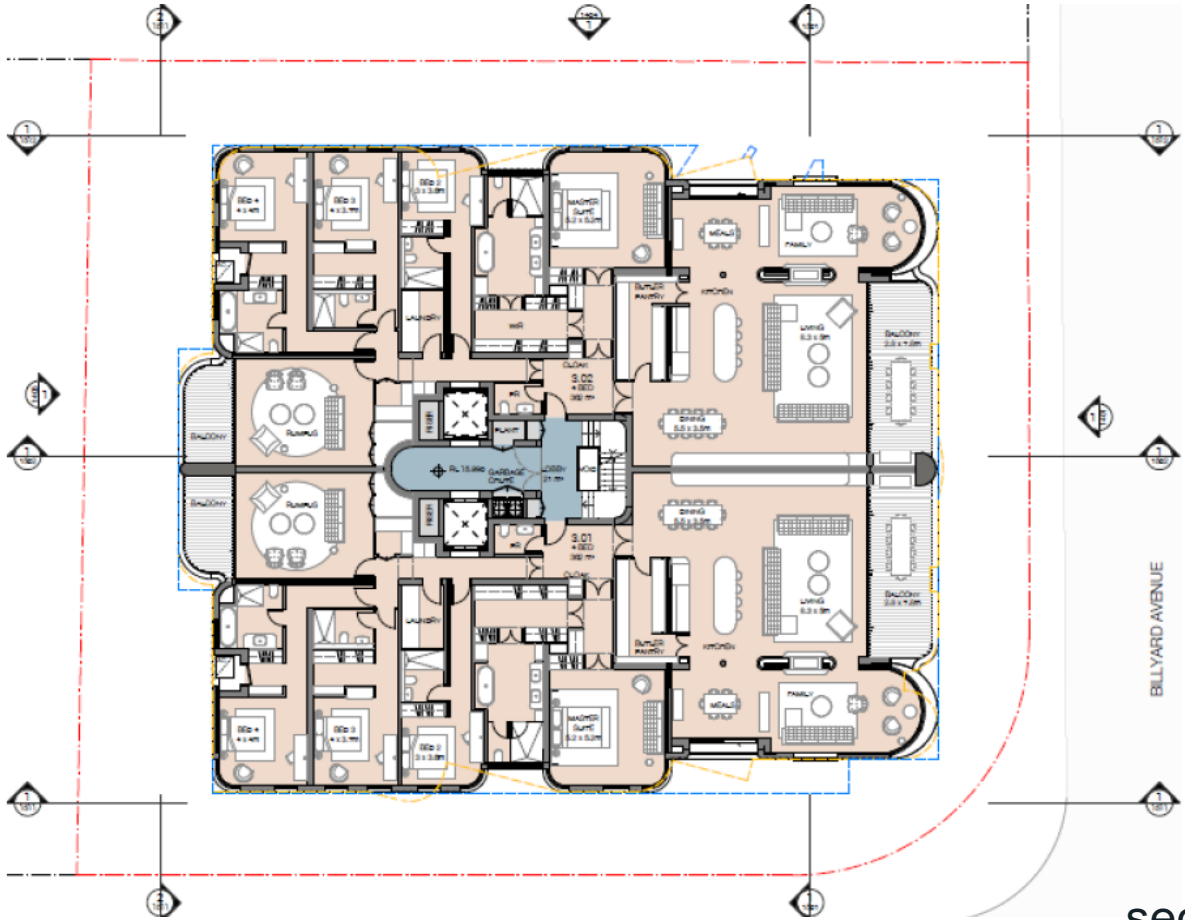
basement plan



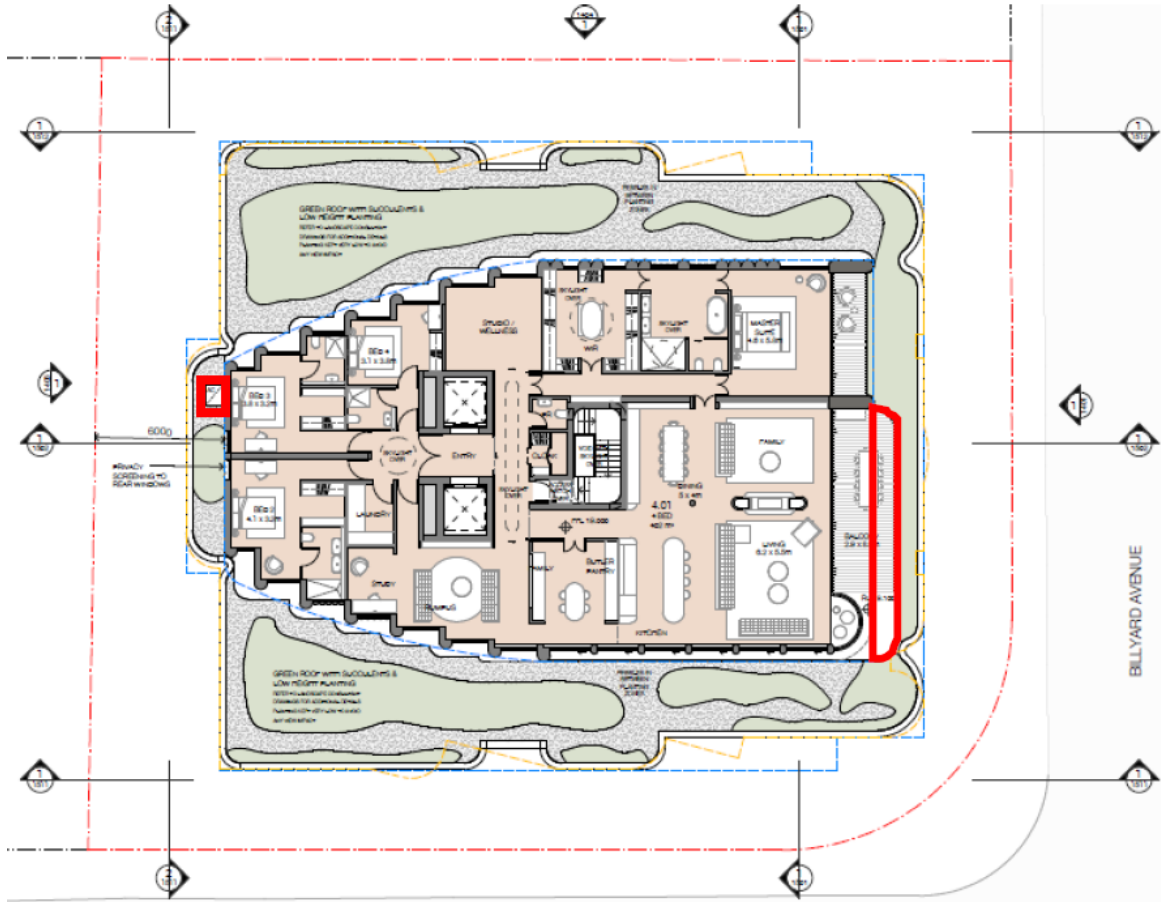
ground floor plan
(pergolas located outside building envelope of existing consent highlighted in red)



first floor plan

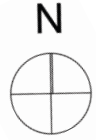
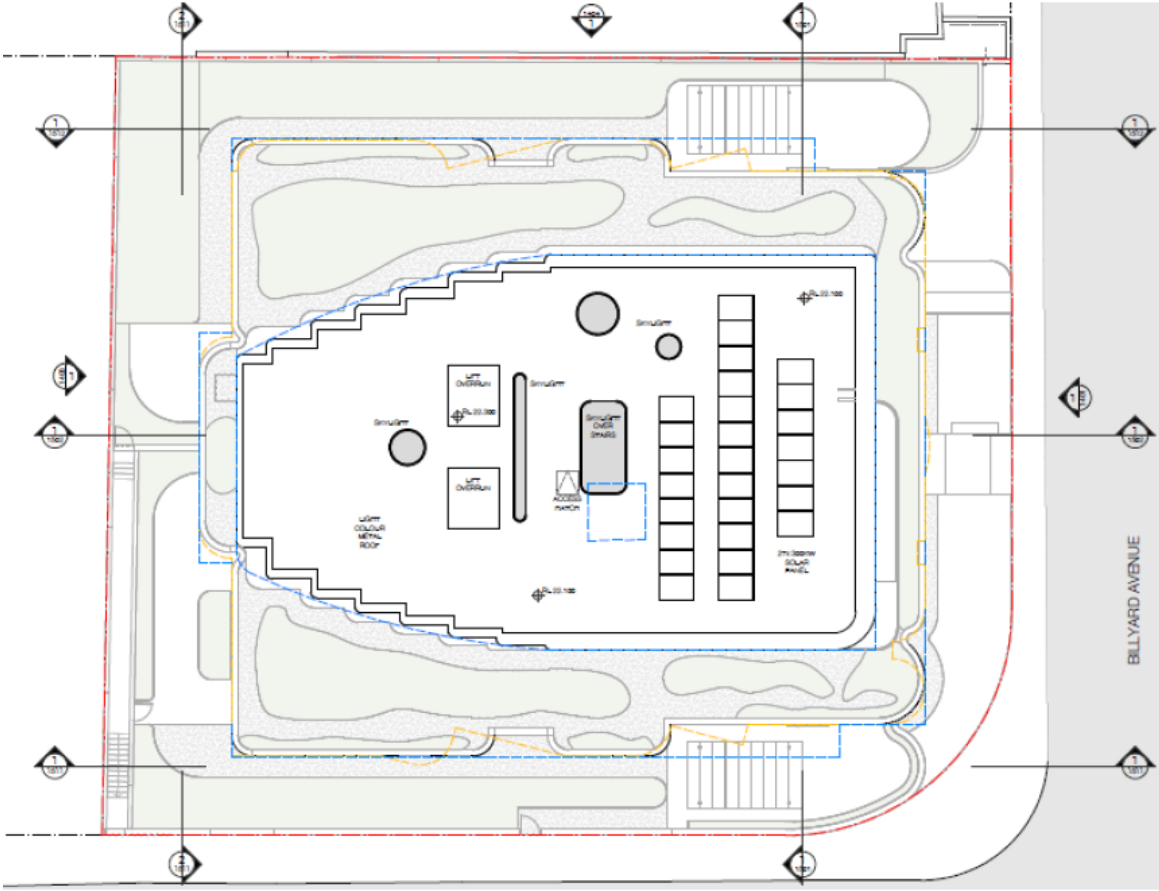


second and third floor plans

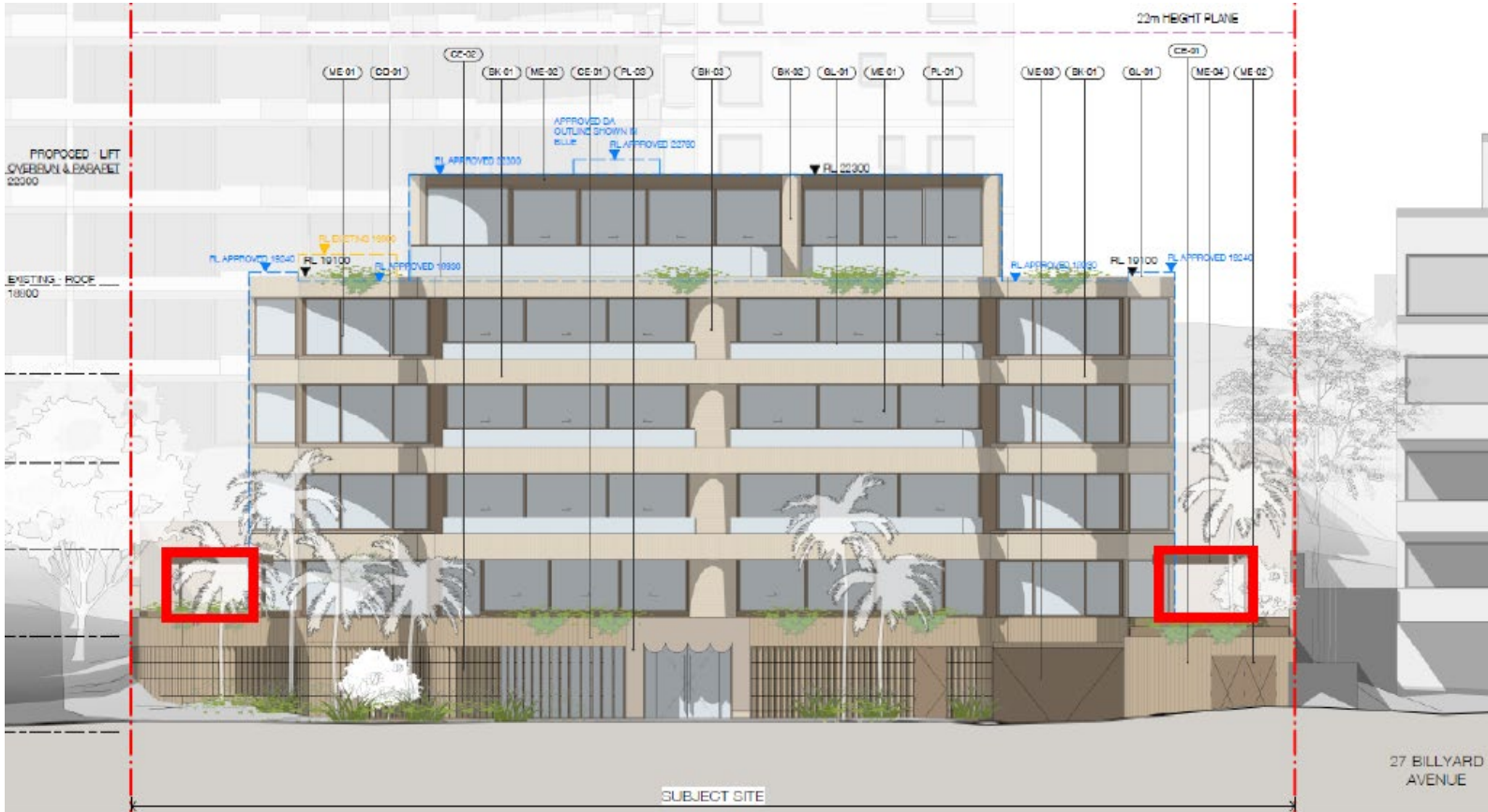


fourth floor plan

(balcony extension and AC units located outside building envelope of existing consent highlighted in red)



roof plan



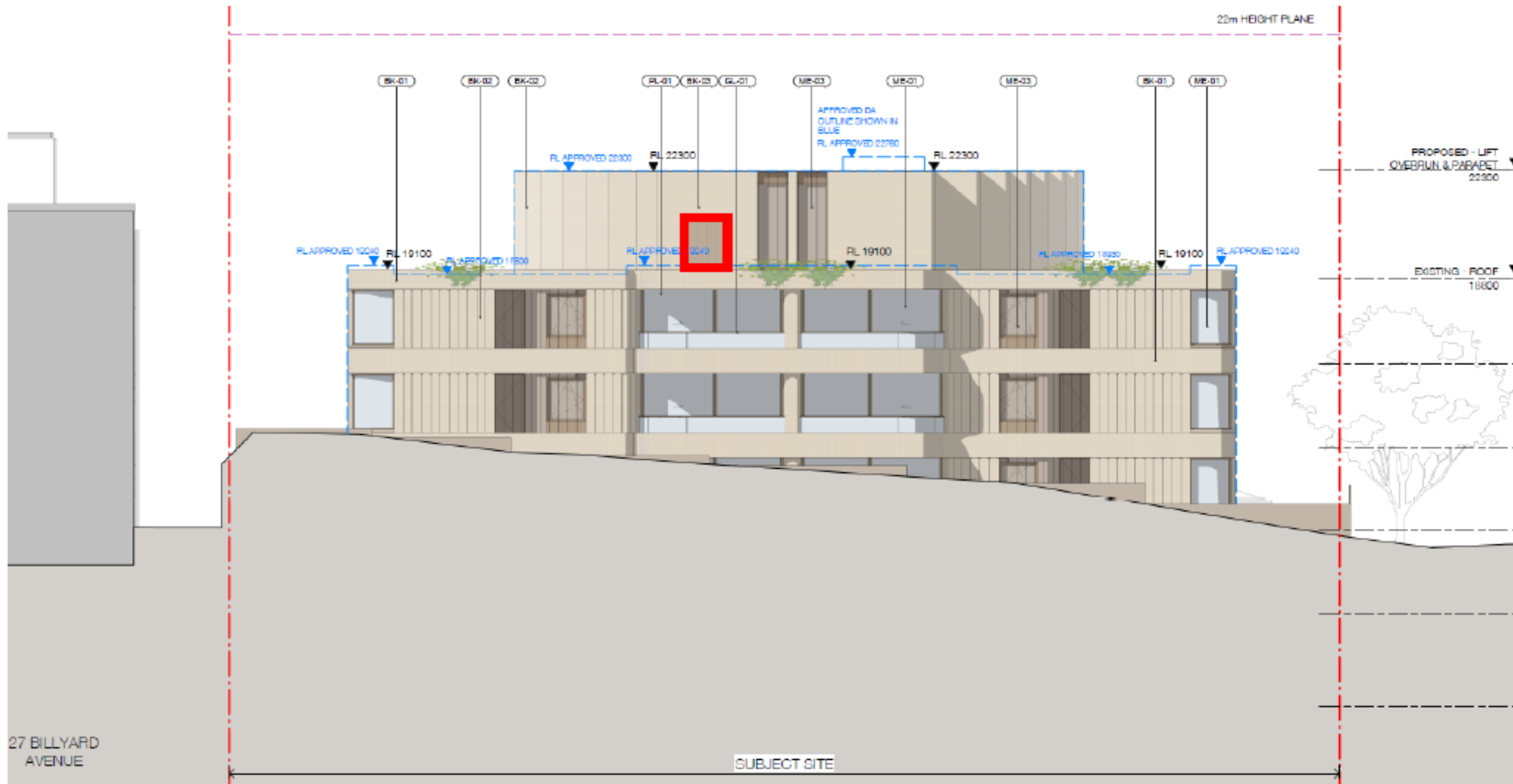
front (north) elevation

(pergolas located outside building envelope of existing consent highlighted in red)



side (east) elevation

(balcony extension and AC units located outside building envelope of existing consent highlighted in red)



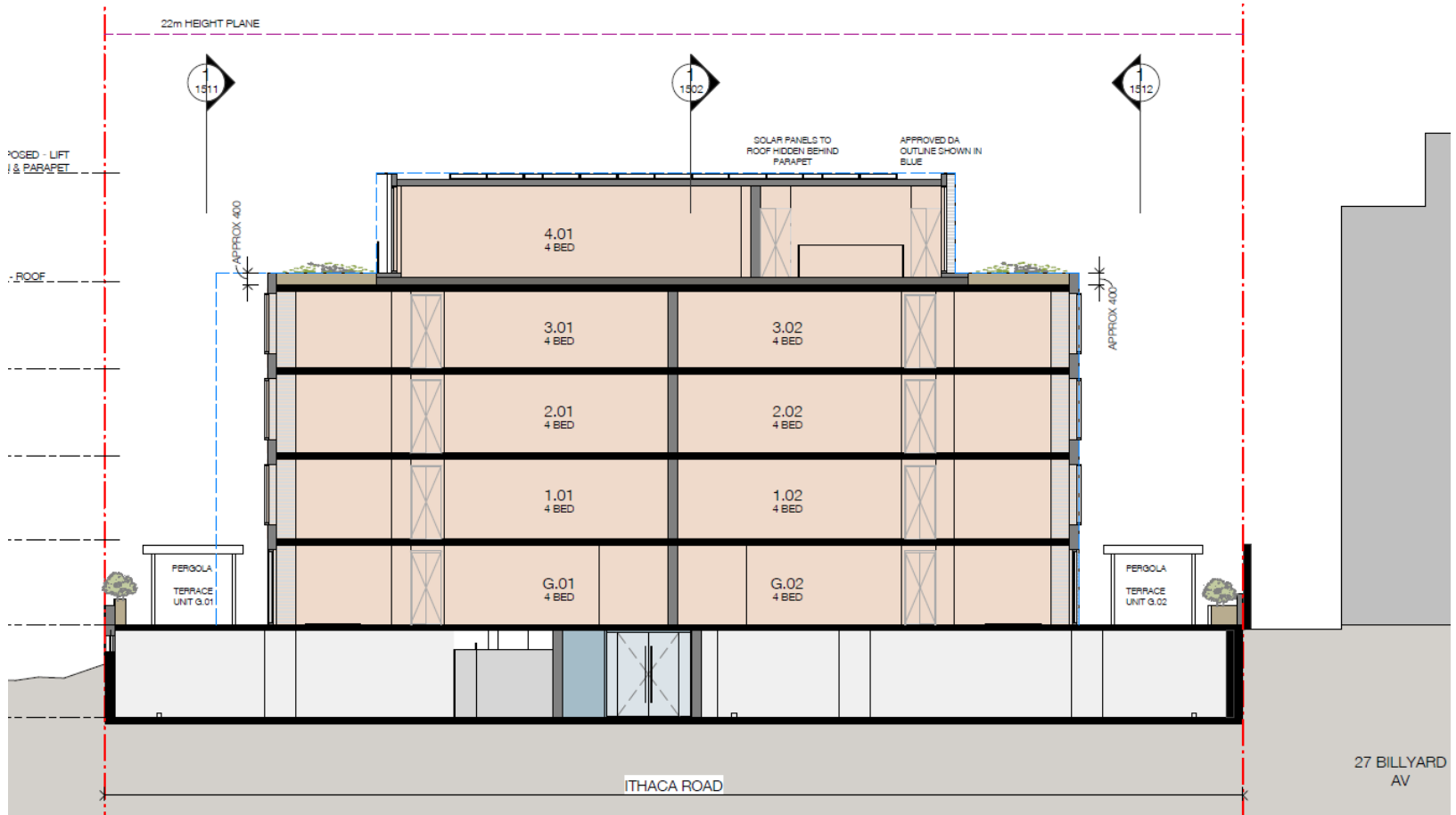
rear (south) elevation

(AC units located outside building envelope of existing consent highlighted in red)

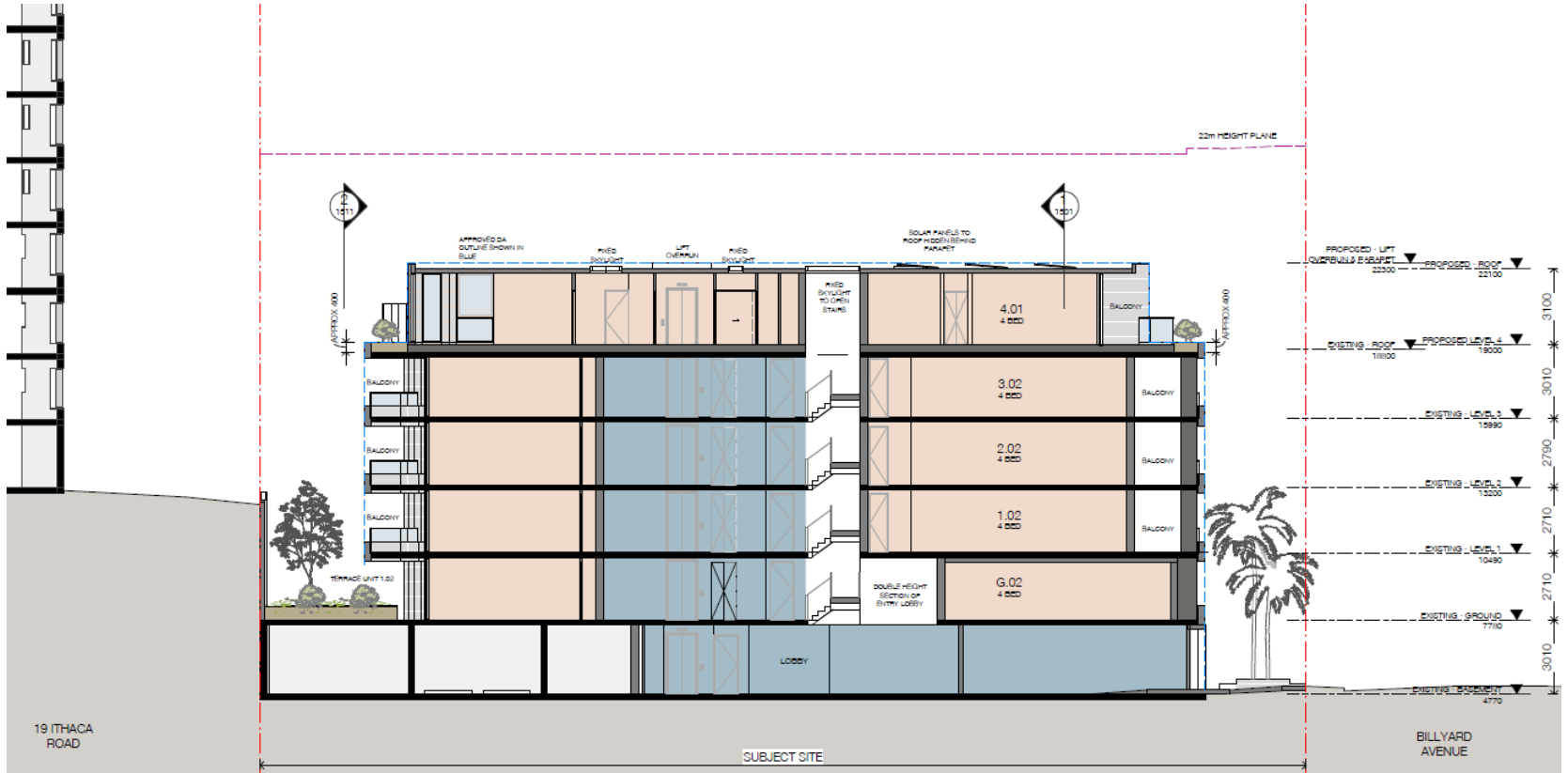


side (west) elevation

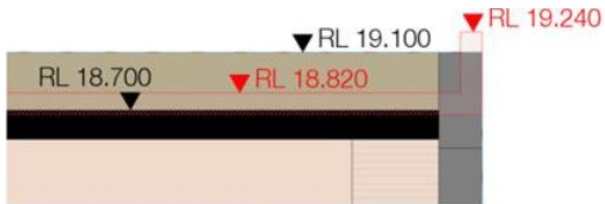
(balcony extension and AC units located outside building envelope of existing consent highlighted in red)



short section

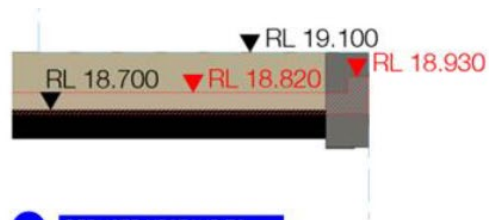


long section



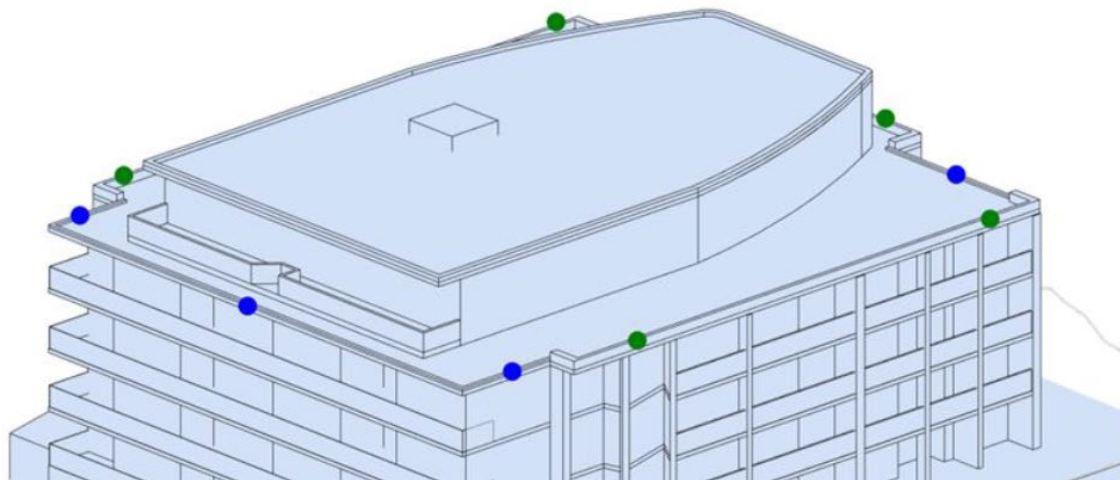
● FULL HEIGHT UPSTAND IN BRICK TO EAST, WEST AND SOUTH FACADE OF APPROVED DA PROPOSAL

APPROVED DA LEVELS SHOWN IN RED



● REDUCED UPSTAND TO NORTHERN FACADE AND SMALL PORTION OF SOUTH FACADE

APPROVED DA LEVELS SHOWN IN RED



changes to parapet/upturn height of Level 4 lower rooftop
- model of existing consent shown (D/2015/1200)

materials



PHOTOMONTAGE VIEW 01
 VIEW LOOKING SOUTH ALONG (THACA ROAD) | STANDING IN FRONT OF 2 (THACA ROAD)



BR-02
 FRAME (SPICE)
 COLOUR (BLEND OF LIGHT AND
 MEDIUM GREY)
 FORMAT: 400 x 120mm
 CUSTOM FORMAT
 ACTION: DOUBLE GLAZER COURSE
 FOR HORIZONTAL GLAZING



BRICK MASONRY
 BR-02 & BR-03
 FRAME (SPICE)
 COLOUR (BLEND OF LIGHT AND
 MEDIUM GREY)
 FORMAT: 100 x 100mm
 ACTION: (SPITCHER BOND OR
 STITCHER BOND) 300mm RAISE
 (PROF) FOR PLASTER WALL SECTION
 AS INDICATED ON ELEVATIONS



METAL WINDOWING
 ME-01
 CLEAR GLAZING (METAL
 WINDOW FRAME) | GLAZING
 WINDOW SECTIONS WILL NOT
 BE FACIATED
 ALL WINDOWS WILL BE CLEAR
 GLAZING



GLAZED BALUSTRADE
 GL-01
 CLEAR GLAZING FRAMELESS
 BALUSTRADE | GLAZING
 SECTIONS WILL NOT BE
 FACIATED
 ROUND TOP RAIL IN METAL
 FINISH (ME-01)



CERAMIC FACADE PANELS
 BR-01 & BR-02
 FINISHWORKS DATA
 COLOUR (SPICE)
 FORMAT: 400 x 120mm

GLAZING: METAL FINISHED WITH DOUBLE
 GLAZING SECTIONS HAVE PANELS ANCHORED BY
 METAL FRAME TO OPEN FACADE FOR AIR FLOW



POLISHED PLASTER
 PL-01
 TO BALCONY (GLAZING)
 BALCONY APARTS: (METAL
 PLASTER PANEL) COLOUR
 (SPICE) (SATIN 2)



CONCRETE GILL
 CO-01
 100MM THICK LIGHTLY
 POLISHED CONCRETE (PRECAST
 SLAB) TO WINDOWS AS
 FACIATED ON LEANING
 CONCRETE TO BE POLISHED TO
 MATCH (RWD) COLOUR
 (RWD)



PERFORATED METAL SCREENING
 ME-03
 FINISH (CONTINUED TO (LIVINGROOM) AND
 (KITCHEN) WINDOWS TO (RWD)
 CURVED 300mm RAISE | 300mm WIDE PANELS
 APPROX: 40% OPEN
 POWDER COATED (RWD)
 (TEXTURE) | COLOUR (RWD) (GLAZING
 FINISH) (RWD) (RWD)



METAL FINISHES
 ME-01 & ME-02
 METAL ELEMENTS (INCLUDE
 WINDOW FRAMELESS
 BALUSTRADE) | (FINISH) (RWD)
 (FINISH) (RWD)



METAL FINISHES
 ME-04
 METAL STRUCTURES AND
 OTHER ELEMENTS THAT CAN'T
 BE POWDER COATED WILL BE
 PAINTED WITH MURDERBIRD
 (PROF) PAINT COLOUR (PROF)

compliance with key LEP standards

	control	proposed	compliance
height	22m	17.53m	yes
floor space ratio	2.5:1	2.44:1	yes
car parking	39 (existing)*	29	acceptable*

** subclause 7.1(3) of the Sydney LEP specifies that “nothing in this Division requires a reduction in the number of car parking spaces in an existing building.”*

compliance with DCP controls

	control	proposed	compliance
height in storeys	6 storeys	part-5 / part-6 storey	yes
deep soil	10%	7.4%	no

compliance with ADG

	control	proposed	compliance
solar	70%	100%	yes
cross vent	60%	100%	yes
deep soil	7%	7.4%	yes

compliance with ADG

	control	proposed	compliance
building separation	18m (rooftop addition)	12.5m (west) 13.7m (south)	no*
apartment size	4 bed 102m ² plus 5sqm for each bathroom	All apartments over 362m ²	yes

** separation distances of rooftop addition consistent with existing approval (D/2015/1200) and deemed acceptable separation distances of the existing building on lower levels between habitable rooms/balconies are maintained*

compliance with ADG

	control	proposed	compliance
floor to ceiling heights (habitable rooms)	2.7m	<ul style="list-style-type: none">• Ground: 2.43m• Level 1: 2.43m• Level 2: 2.53m• Level 3: 2.43m• Rooftop addition: 2.7m	partial, but deemed acceptable (CI 4.6)
communal open space	25%	6.2%	no, but deemed acceptable
private open space	3+ bed 12m ²	all apartments provide more than 32sqm	yes

Design Advisory Panel Residential Subcommittee (DAPRS)

DAPRS reviewed the application on 7 December 2021

The panel generally supported the proposal but raised the following concerns:

- activation of Billyard Avenue frontage
- design and heat/noise impact of proposed plant room on front elevation to Billyard Avenue
- opportunity to increase deep soil provision
- landscape detailing
- location of AC units

These issues have been addressed in amended plans

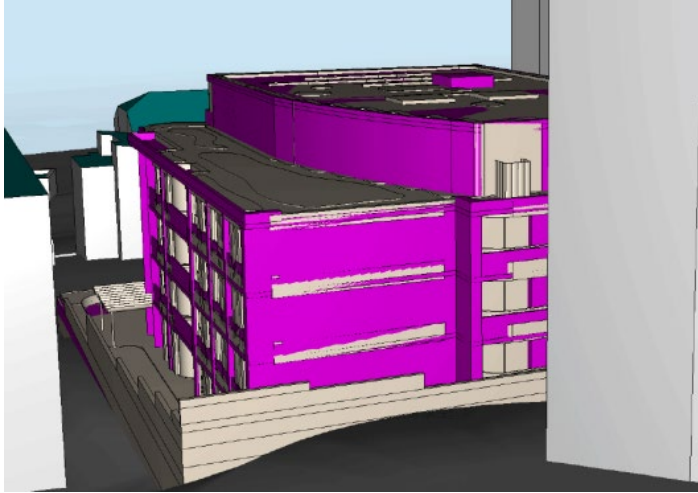
issues

- view loss
- green roof planting
- floor to ceiling heights
- car parking
- visual privacy
- reduction in residential accommodation

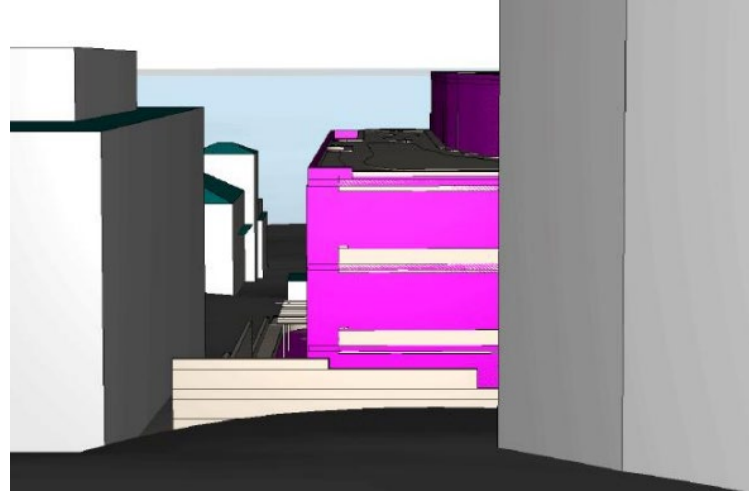
view loss

- Proposal predominantly within the approved development envelope of D/2015/1200
- 3D models of the existing consented scheme (D/2015/1200) have been reviewed and validated by the City's Model Unit
- 3D models overlaid and views taken from impacted buildings
- proposed elements outside approved envelope will have either no, or negligible, impacts upon view loss
- view loss impacts of D/2015/1200 maintained but not increased

view loss



View from 20-22 Onslow Avenue taken from Level 3 with Elizabeth Bay in background



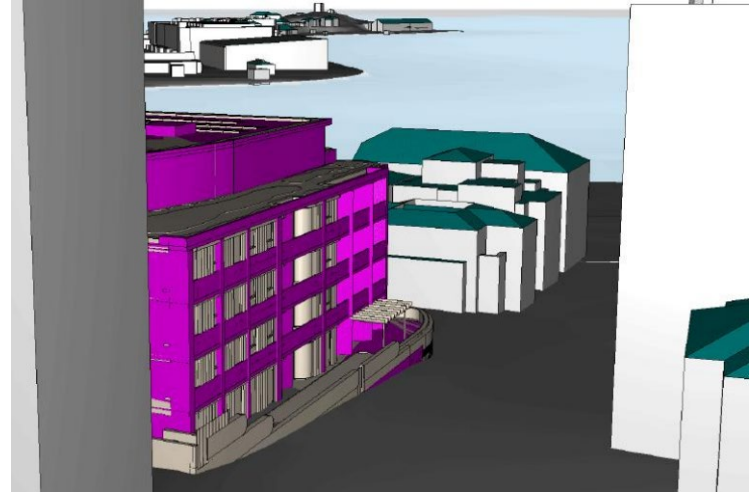
View from ground floor external common area of 24-26 Onslow Avenue with Elizabeth Bay in background

**approved development (D/2015/1200) is overlaid in pink with the 3D model of the current proposal shown in grey*

view loss



View from 19 Ithaca Road taken from Level 3 with Elizabeth Bay in background



View from 27 Ithaca Road taken from Level 5 with Elizabeth Bay in background

**approved development (D/2015/1200) is overlaid in pink with the 3D model of the current proposal shown in grey*

view loss – lower rooftop changes

- Minor height changes to RL of lower rooftop between existing consented scheme (D/2015/1200) and current proposal
- part reduction and part increase of parapet/upturn heights to accommodate green roof planting
- maximum increase of 170mm to parts of the parapet
- impacts of increase assessed by conducting a view assessment from Unit 7 / 19 Ithaca Road – an apartment with a view directly across the Level 4 lower rooftop and therefore most acutely impacted by any change to the rooftop height

view loss – lower rooftop changes



View from Unit 7 / 19 Ithaca Road towards 3D model of approved development (D/2015/1200) - outline of existing building shown in yellow



View from Unit 7 / 19 Ithaca Road towards 3D model of current proposal - outline of existing building shown in yellow

green roof planting

- concerns green roof planting will impact upon view loss
- green roof plan identifies some planting can reach a mature height of 2.5m – 4m
- condition recommended requiring planting on the green roof is to reach a mature height of no more than 300mm

floor to ceiling heights

- non-compliant floor to ceiling heights on ground floor to Level 3
- existing building non-compliant and breach in part due to retention of floor levels, in addition to installation of acoustic flooring
- clause 4.6 has been submitted and is considered acceptable given the above average amenity apartments will offer, notwithstanding numerical non-compliance
- new rooftop addition will have compliant 2.7m floor to ceiling height

car parking

- 29 car parking spaces for 9 residential apartments is excessive
- LEP provision does not require a reduction of any existing car parking
- applicant has made amendments to basement level to increase deep soil provision, improve Billyard Avenue activation and provide a communal music room
- car parking provision is reduced from 39 spaces (existing)

visual privacy

- proposed development will move windows closer to the western side boundary as a result of infilling of existing balcony areas
- overlooking impacts to No.27 Billyard Avenue considered during assessment
- amendments made to provide an increased solid to void ratio
- noted that the existing consent (D/2015/1200) required no privacy treatments to windows or balconies on the western side boundary
- overlooking impacts will be broadly consistent with existing approval and existing building
- side boundary impacts characteristic of dense urban context

reduction in residential accommodation

- reduction in the number of apartments from 34 approved (D/2015/1200) to 9 units
- Elizabeth Bay characterised by a significant number of 1-bed and 2-bed units
- 4-bed units proposed will diversify accommodation offer of the locality, catering for the needs of families and older people looking to downsize
- meets R1 zone objectives of providing a variety of housing types and densities, and providing for the housing needs of the community

recommendation

- approval subject to conditions