

# Local Planning Panel

17 May 2023

# Application details

29-33 Ithaca Road, Elizabeth Bay

D/2021/1478

Applicant: Nikolaidis Pty Ltd

Owner: Nikolaidis Pty Ltd

Architect: CHROFI

Heritage: Urbis

Planner: Architectus

# Proposal

alterations and additions to an existing residential flat building to construct a part three part four storey residential flat building containing:

- ten apartments
- one basement level for car parking bicycle parking and waste storage, and
- associated landscaping works

# Recommendation

application is recommended for deferred commencement approval

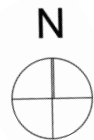
# Notification

- exhibition period 24 January 2022 to 22 February 2022
- 1,169 owners and occupiers notified
- 52 submissions received

# Submissions

- construction and structural concerns of adjoining buildings
- solar access
- view loss / outlook
- building separation
- visual / acoustic privacy
- heritage impact
- height
- landscaping / tree removal

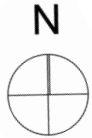
# Submissions



- subject site
- submitters



# Site





site viewed from Ithaca Road





adjoining development to south (west elevation of 74 Elizabeth Bay Road)



looking north along Ithaca Road





looking south towards the site

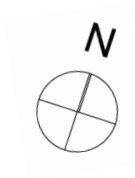
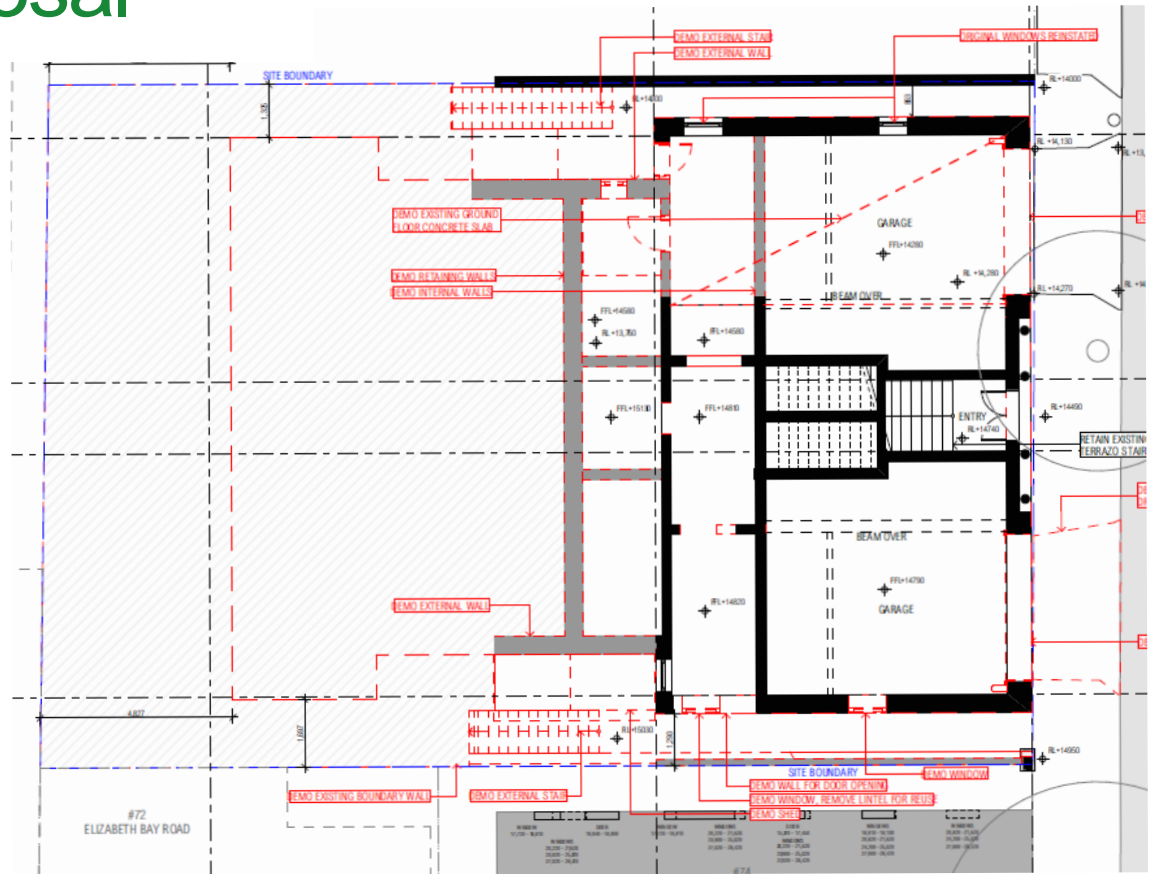




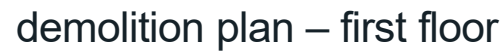


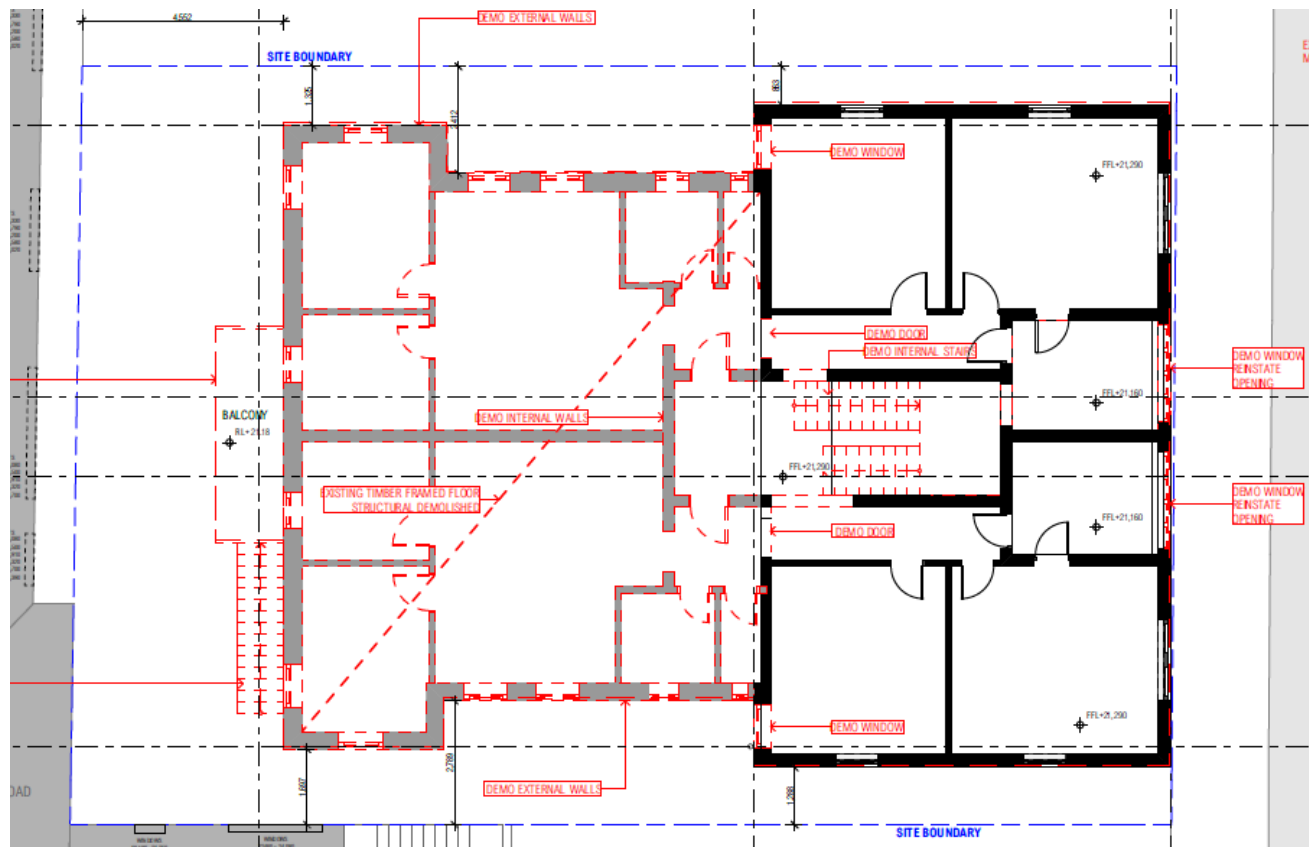
rear of site looking towards rear of 68 Elizabeth Bay Road

# Proposal



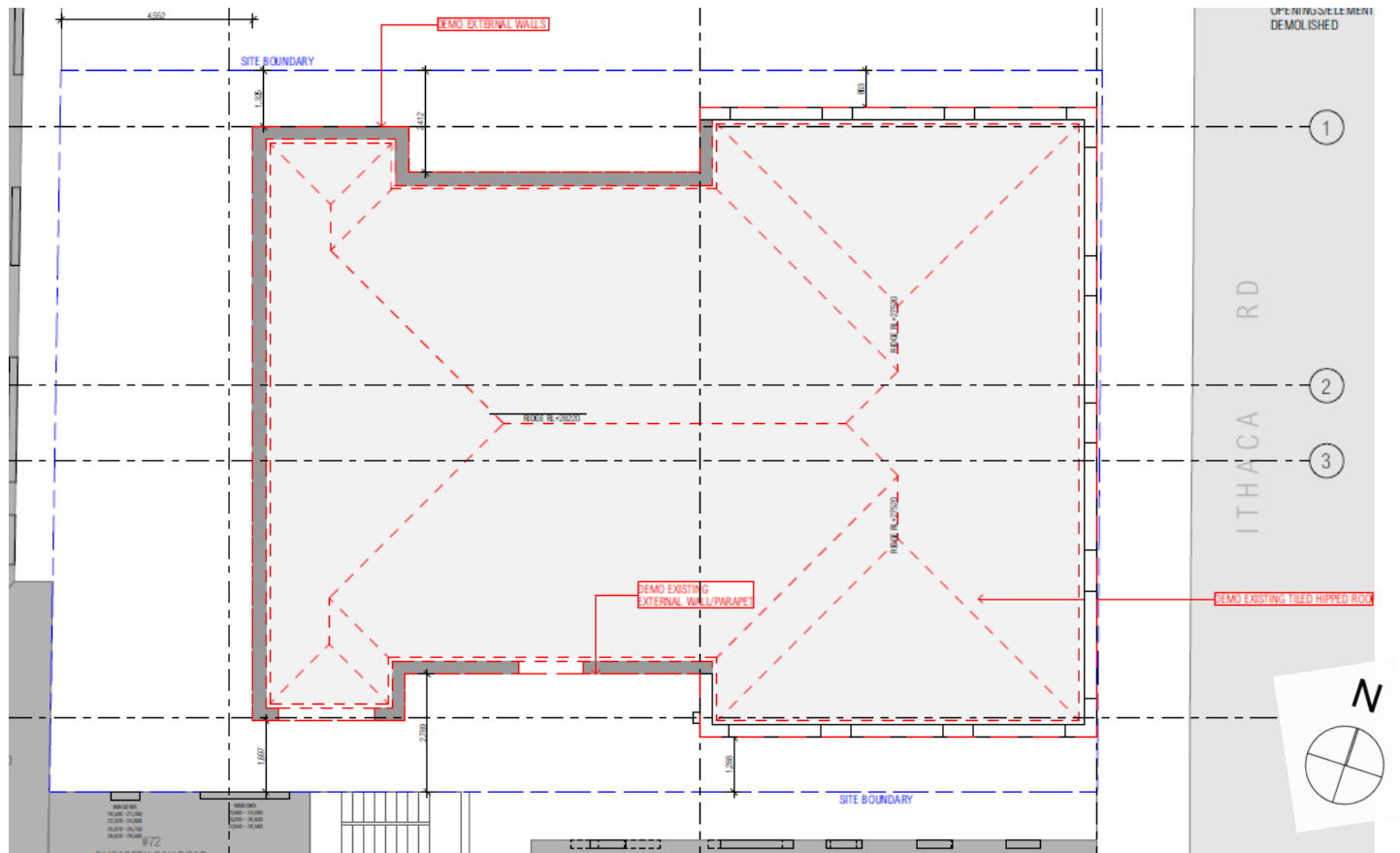
demolition plan – ground floor



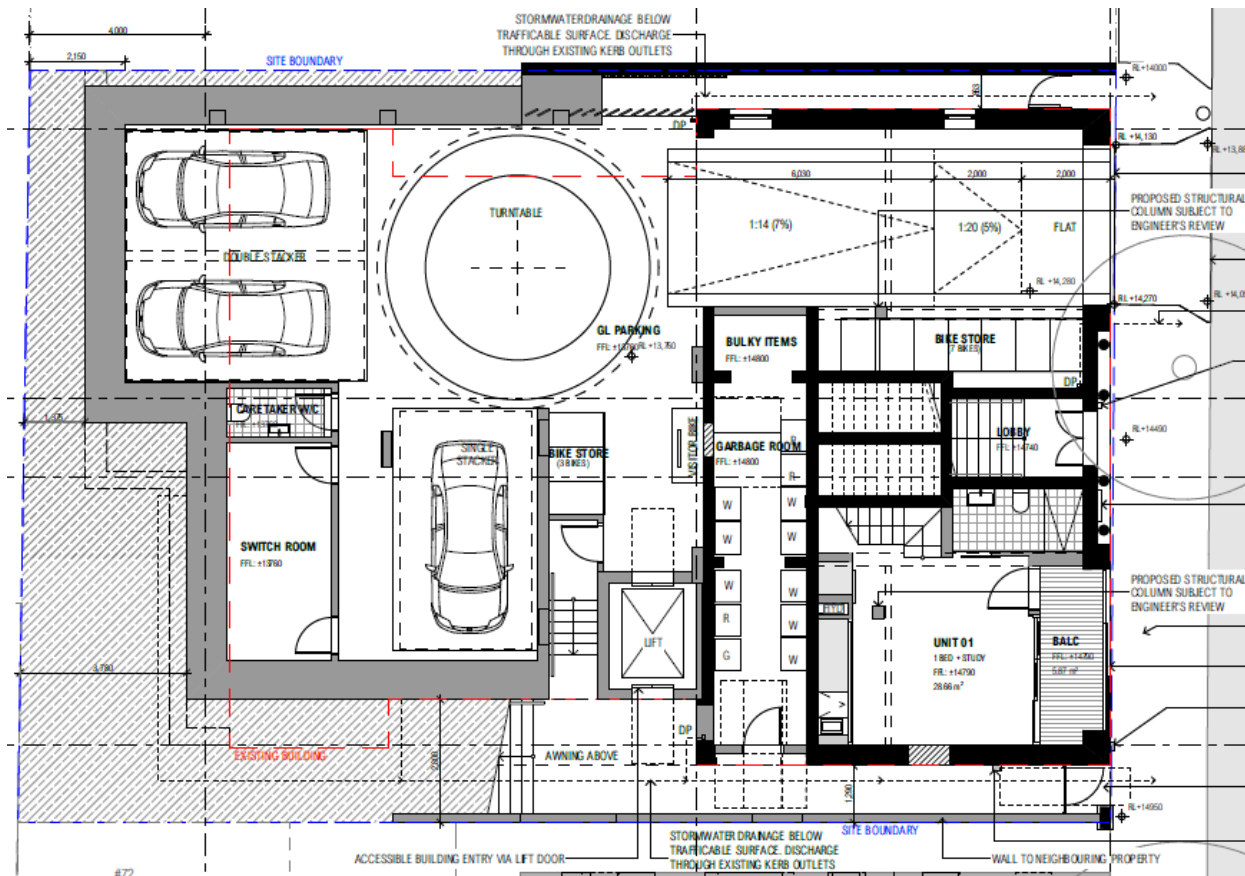


demolition plan – second floor

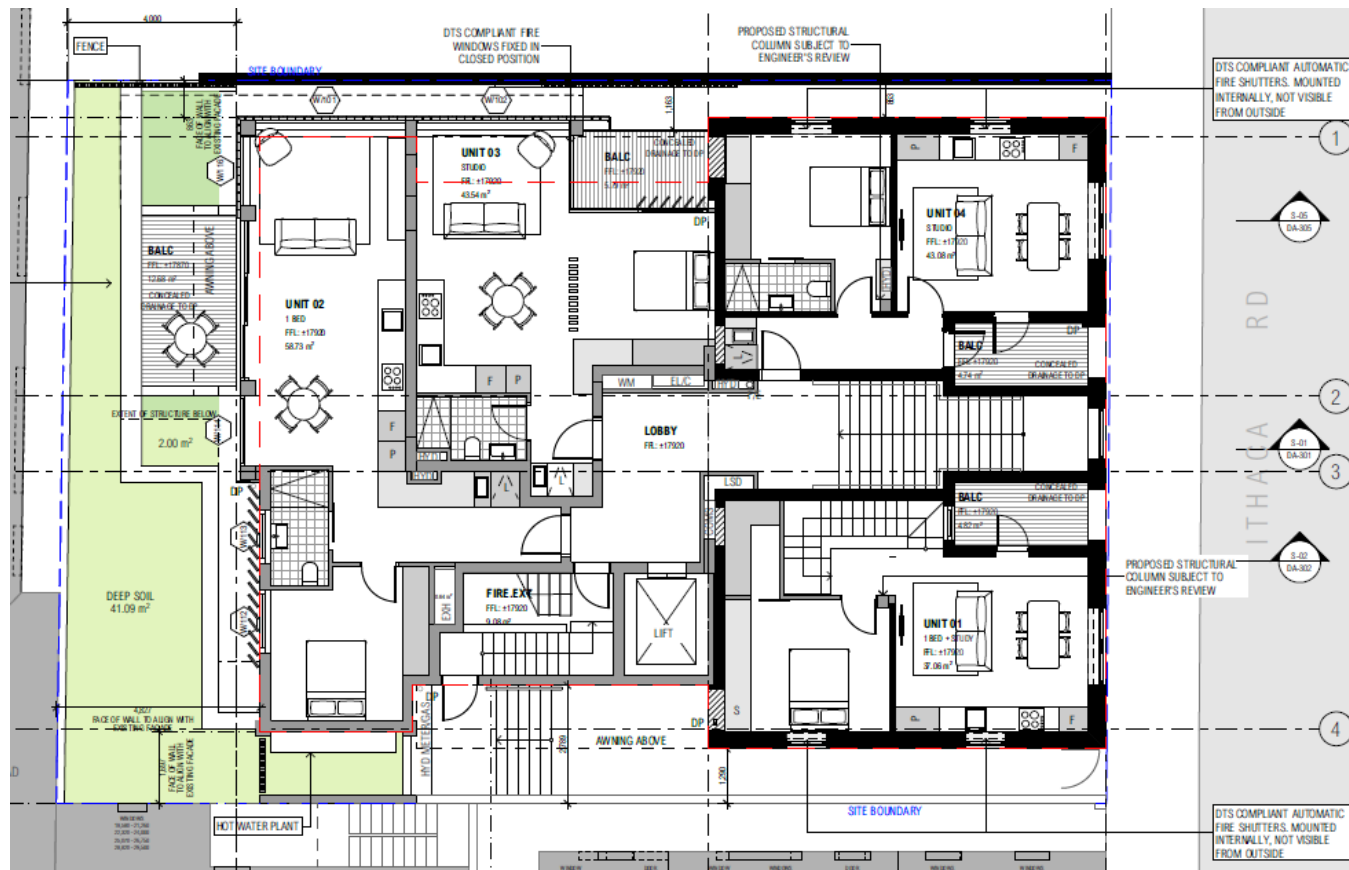




demolition plan - roof



proposed ground floor / basement plan

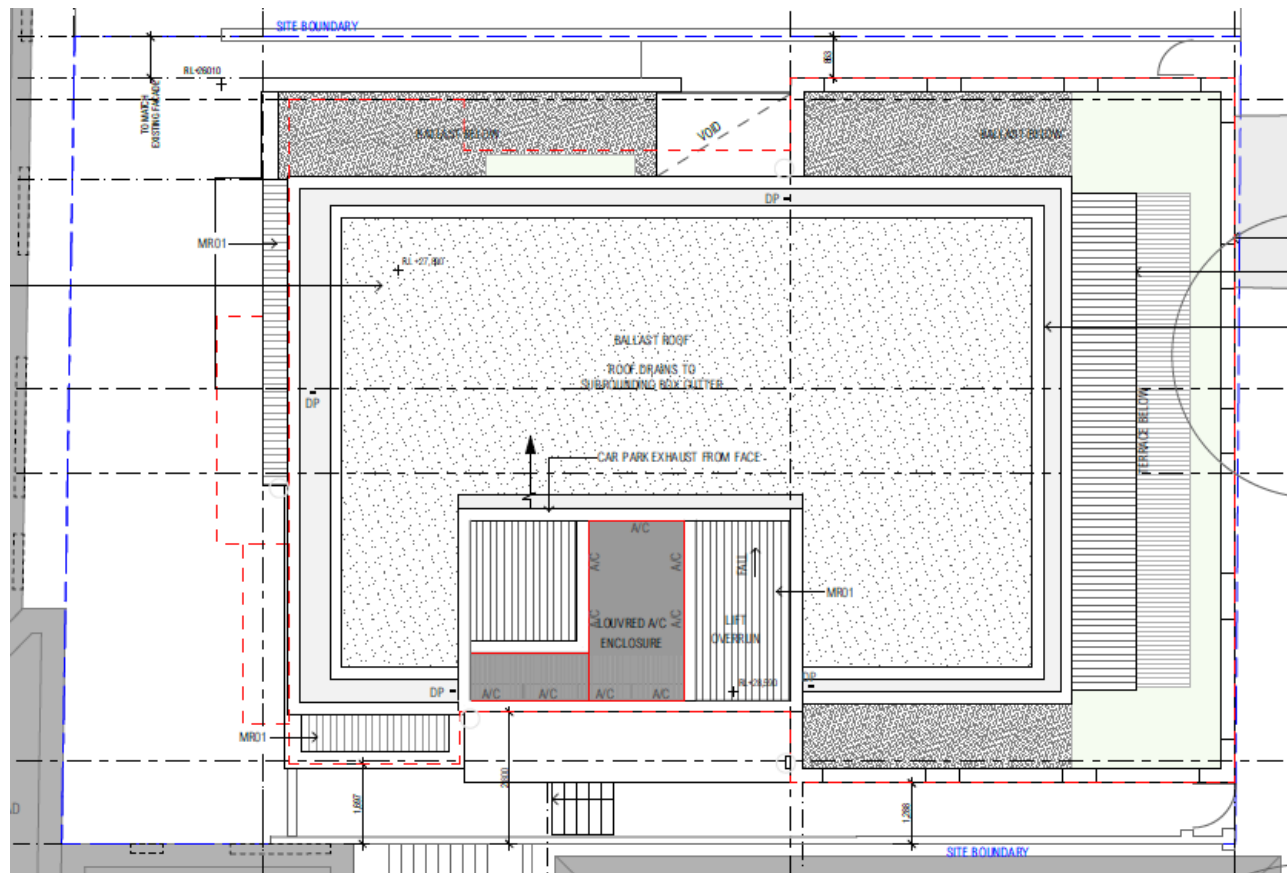


proposed first floor plan

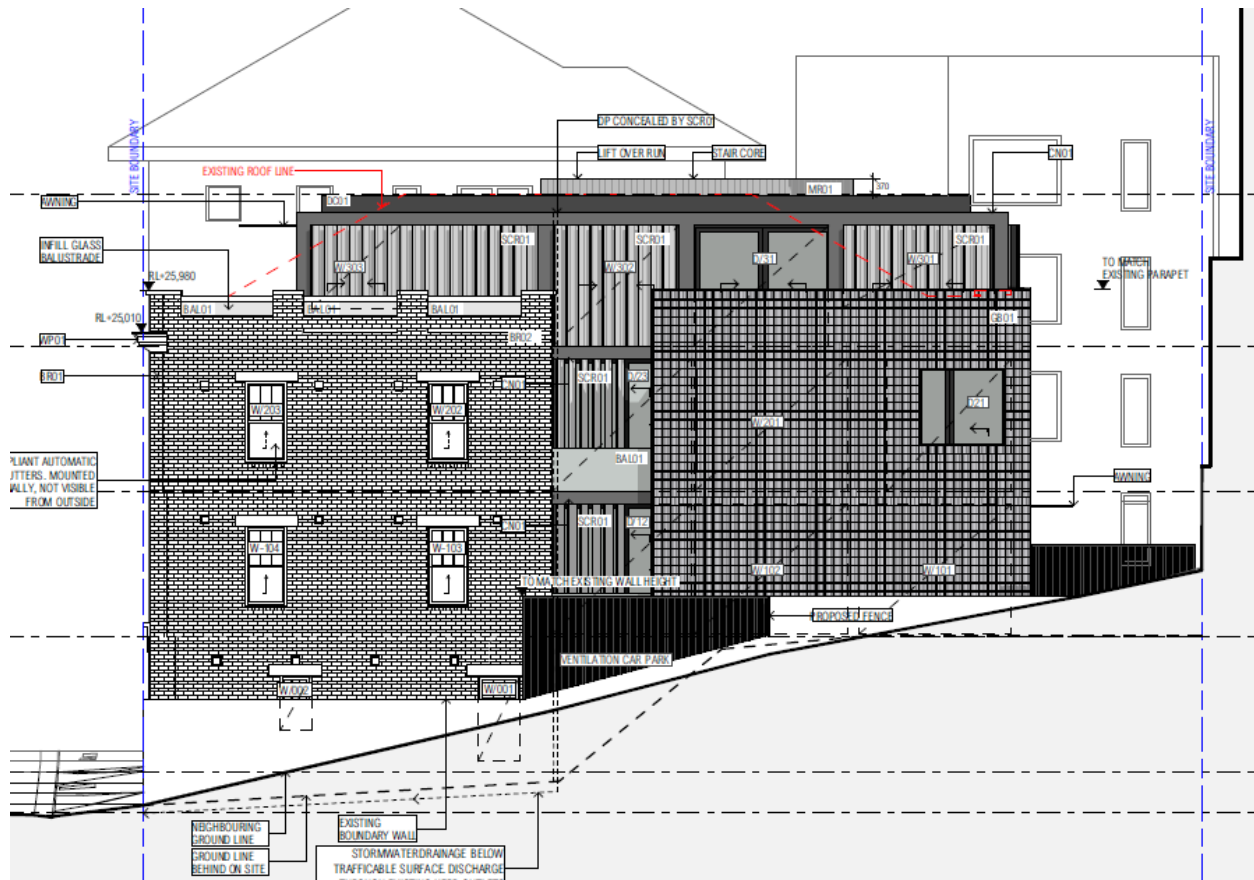








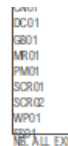
proposed roof plan





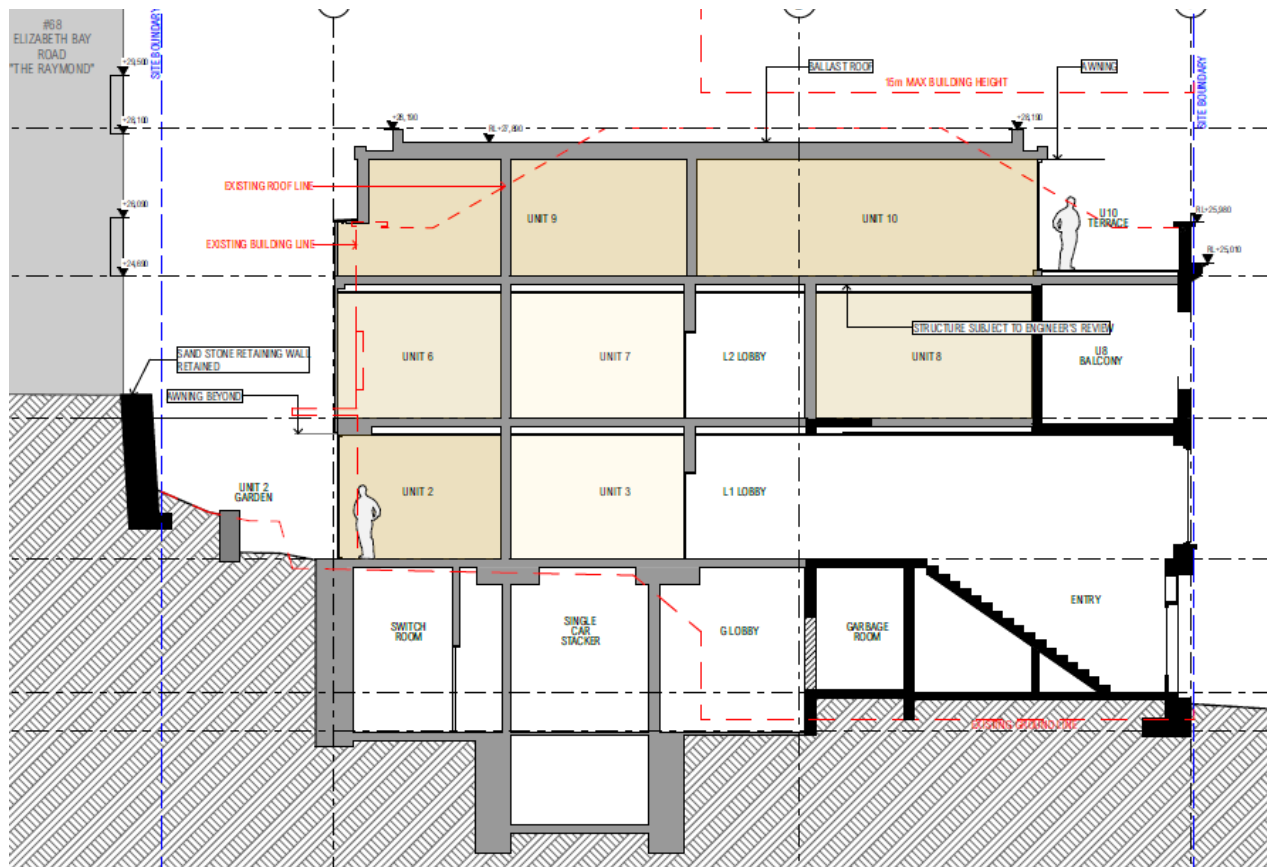
proposed east (Ithaca Road) elevation

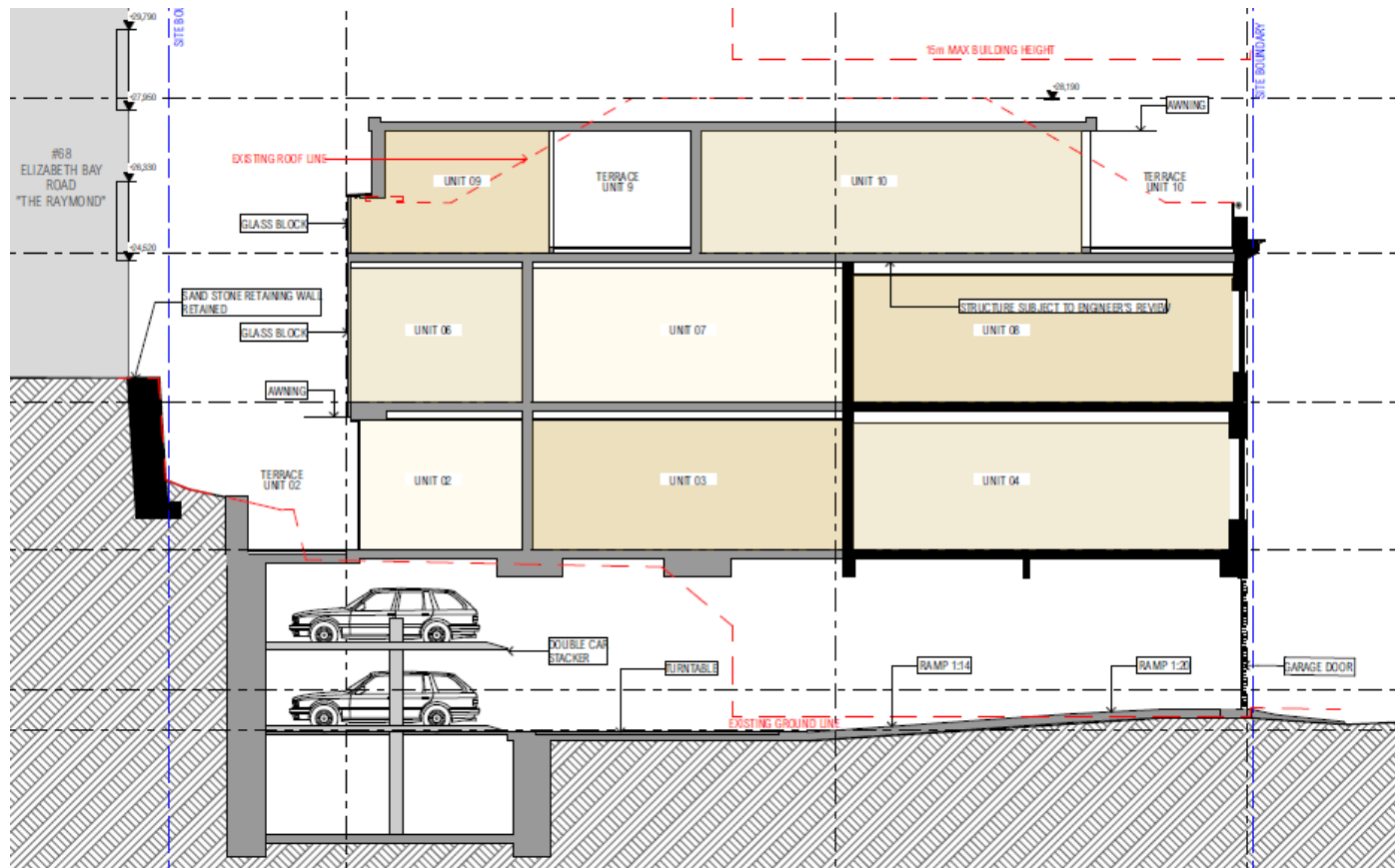




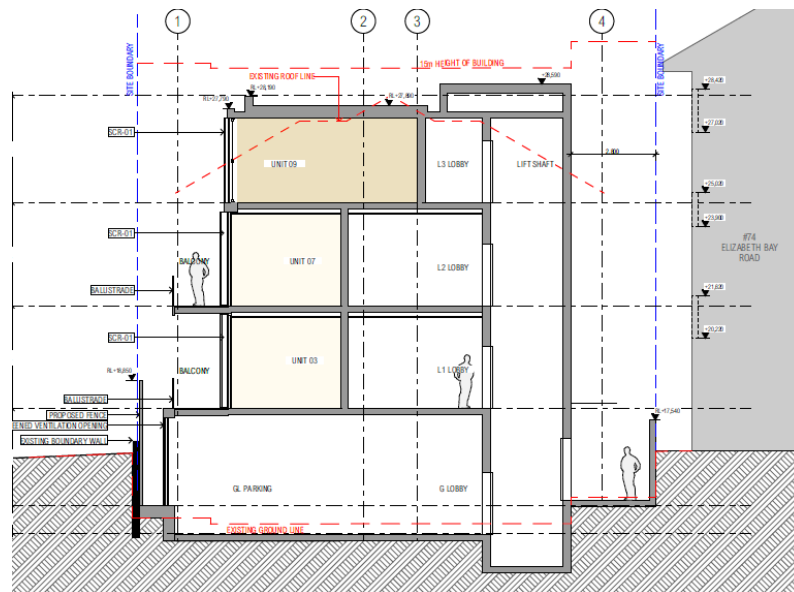
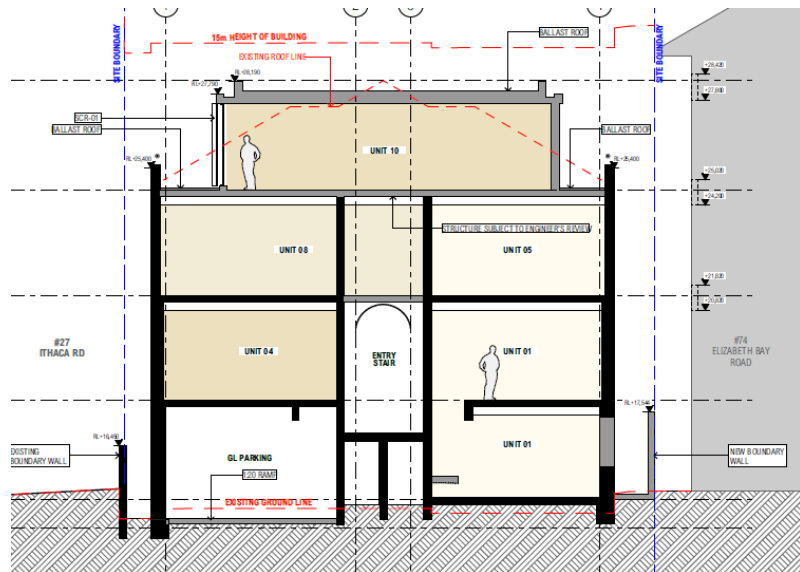


proposed west (rear) elevation



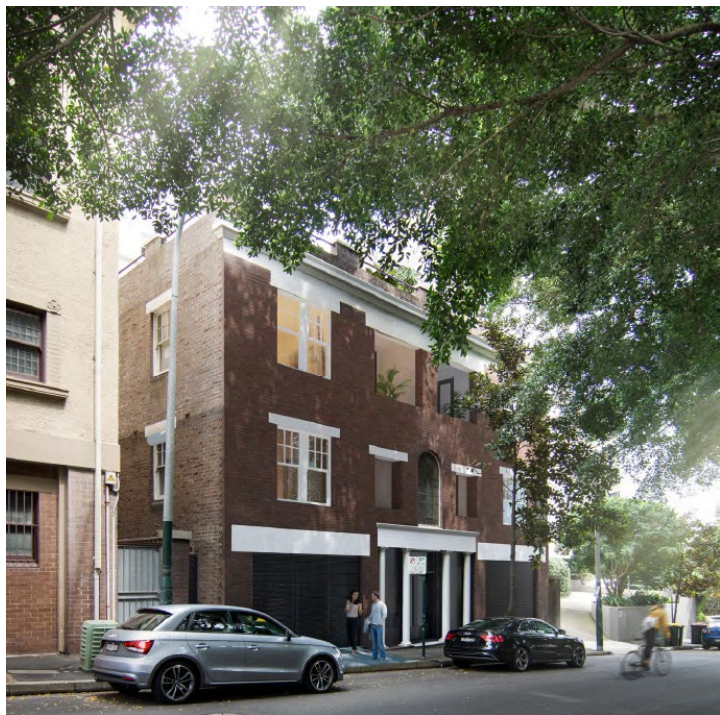


section – through car parking



sections - north south





photomontages – view from Ithaca Road





BR01 - EXISTING BRICK 1



BR02 - EXISTING BRICK 2



MR01 - METAL CLADDING (DARK COLOUR)



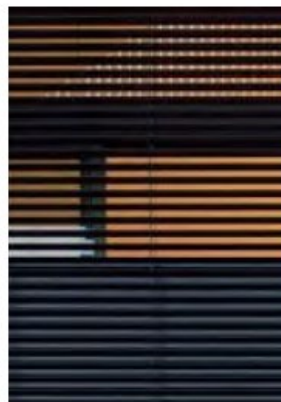
CN01 - EXPRESSED CONCRETE (DARK STAIN)



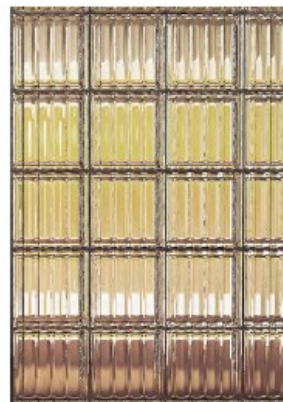
DO01 - DARK METAL CLADDING



SCR01 - VERTICALLY EXPRESSED SCREEN -  
FIXED LOUVRES



SCR02 - HORIZONTALLY EXPRESSED SCREEN



GB01 - GLASS BRICK

# Compliance with key LEP standards

	control	proposed	compliance
height	15m	13.7m	yes
floor space ratio	2:1	1.48:1	yes
	834.6m <sup>2</sup> permitted GFA	617.4m <sup>2</sup> proposed GFA	

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storey	part 3 / part 4 storey	no but acceptable
deep soil	10%	9.8%	no but acceptable

# Compliance with ADG

	control	proposed	compliance
solar	70%	80%	yes
cross ventilation	60%	70%	yes
deep soil	7%	9.6%	yes

# Compliance with ADG

	control	proposed	compliance
building separation	12m	6.7m to 27 Ithaca (north) 5.6m to 68 Elizabeth Bay Road (west) 4.4m to 74 Elizabeth Bay Road (south) 4.8m to 72 Elizabeth Bay Road (south)	no*
apartment size	studio 35m <sup>2</sup> 1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup>	unit 4 (1-bed) - 43m <sup>2</sup> unit 5 (1-bed) – 45m <sup>2</sup>	no (all other units comply)

\*existing separation distances are generally maintained

# Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m	yes
communal open space	25%	0%	no
private open space	studio 4m <sup>2</sup> 1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup>	unit 4 (1-bed) – 4.74m <sup>2</sup>	no  (all other units comply)



# Design Advisory Panel Residential Subcommittee

Panel reviewed similar previous withdrawn application (D/2020/608)

Panel were generally supportive of the design but raised the following concerns:

- extent of demolition
- heritage impact
- separation distances
- apartment amenity

These issues have generally been addressed under the current DA

# Issues

- adaptive reuse and structural considerations
- undersized apartments and private open space areas
- building separation
- visual privacy
- common open space
- height
- structural concerns of adjoining properties

# adaptive reuse

- amendments have secured retention of more significant fabric and adaptive reuse of contributory building
- front section of building and internal areas are to be retained

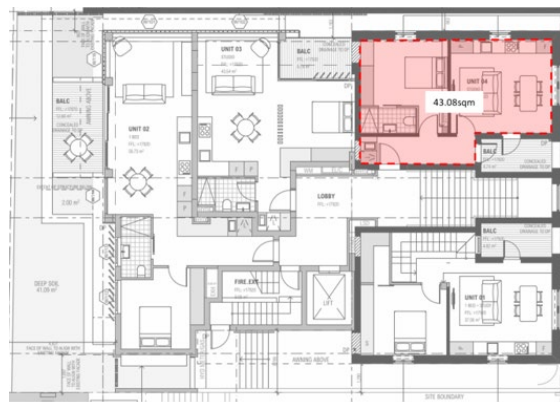
# adaptive reuse – structural

- structural engineering advice provided and structural column locations nominated on drawings
- further invasive structural investigations required to confirm additional loads can be supported as proposed
- investigations not feasible whilst existing units are tenanted
- deferred commencement condition recommended



# undersized apartments/open space

- unit 4 and unit 5 are undersized – in retained front section of building
- apartments constrained by adaptive reuse of contributory building
- apartments comply with minimum dimensions for bedrooms and living areas prescribed in ADG



# undersized apartments/open space

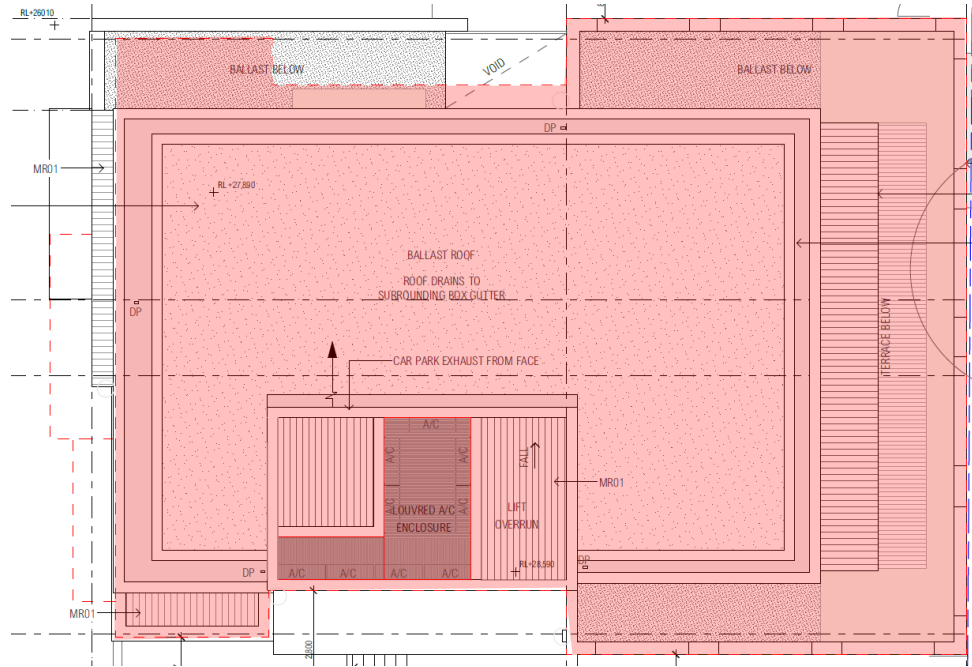
- apartment configuration preserves heritage fabric and building elements
- balconies to be reinstated
- capable as serving as an extension of living areas



# building separation

- development non-compliant with ADG separation distances
- existing separation distances are generally maintained
- separation distances are constrained by adaptive reuse of a contributory building and context
- privacy impacts addressed through detailed design

# building separation

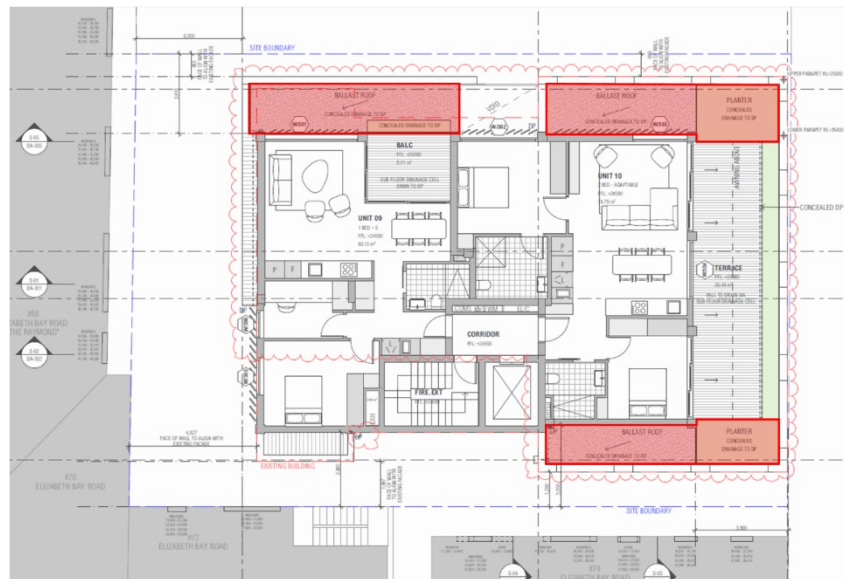


existing building footprint shaded



# building separation

- amendments have reduced development footprint
- sides of rooftop addition amended to be non-trafficable

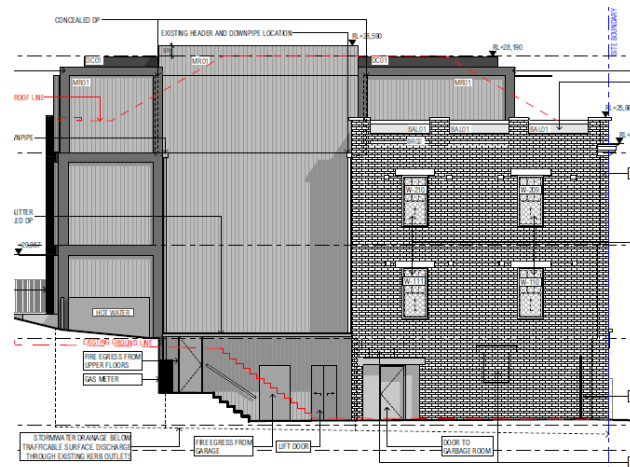
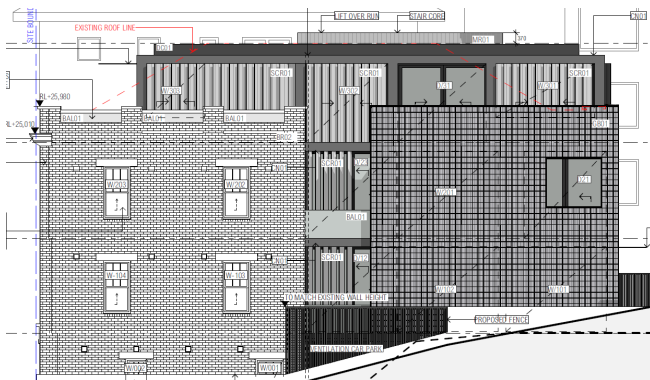


# visual privacy

- design measures to address building separation
- new openings have been located to avoid direct lines of sight to adjoining buildings
- visual privacy impacts mitigated consistent with 3F-1 of ADG

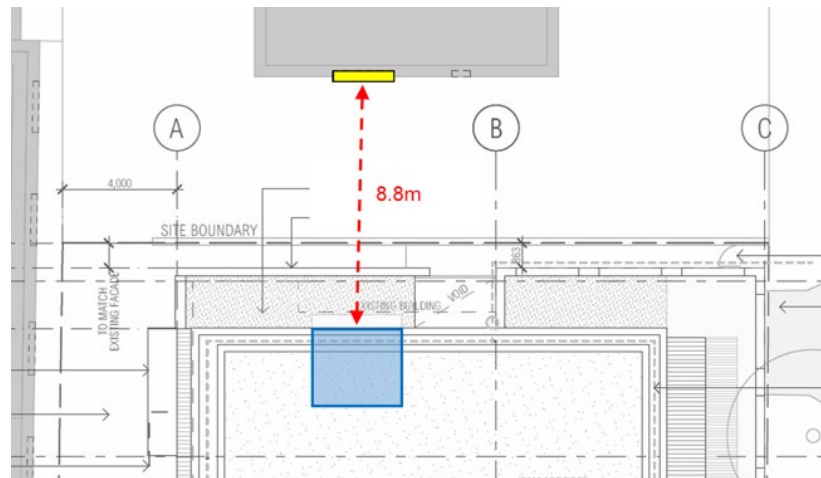
# visual privacy

- fixed screening across new openings on north (side) and west (rear) elevations
- blank walls mitigate privacy impacts to south (side) boundary



# visual privacy

- direct line of sight between Unit 9 balcony and windows of 27 Ithaca Road
- balcony further setback from edge of building line
- condition recommended to require screening halfway across balcony edge



## common open space

- no common open space provided (nb: some ground level landscaping provided)
- existing building provides no common open space or private open space to units
- proposal provides private open space to all units
- adaptive reuse of contributory building/context constrains provision of open space
- open space would have to be provided on the roof top which would result in additional impacts
- modest development uplift of 163sqm additional GFA proposed



# height

- partial non-compliance with 3-storey height control
- proposed development part 3 and part 4 storey
- proposal consistent with objectives of the height in storeys control as it is consistent with the scale of surrounding buildings
- development of a modest scale compared to some surrounding properties
- compliant with Sydney LEP 15m height control

# structural concerns of adjoining properties

- geotech and structural letter provided
- structural advice confirms shoring required within site boundary at the rear to support adjoining properties during construction and excavation
- conditions recommended requiring protection strategy, geotech investigations and dilapidation reports of adjoining properties to be undertaken prior to CC

# Recommendation

- deferred commencement approval
- structural investigations to be undertaken to confirm existing building can be retained as proposed