

# Local Planning Panel

## 19 May 2021

43 Avona Avenue, Glebe

D/2020/1453

Applicant: Heesun Kim

Owner: Heesun Kim

Architect/Designer/Consultants: 3EM Architects, Chapman Planning &

John Outram Heritage & Design

# proposal

- demolition of existing dwelling house
- construction of a 3-4 storey dwelling with attached secondary dwelling fronting Avona Avenue, with excavation for basement garage accessed from Strathmore Lane, swimming pool and associated landscape works

# recommendation

approval subject to conditions

- removal of roof terrace and second floor balcony, reduction in size of first floor balcony
- planting of 3x replacement trees on-site

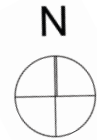
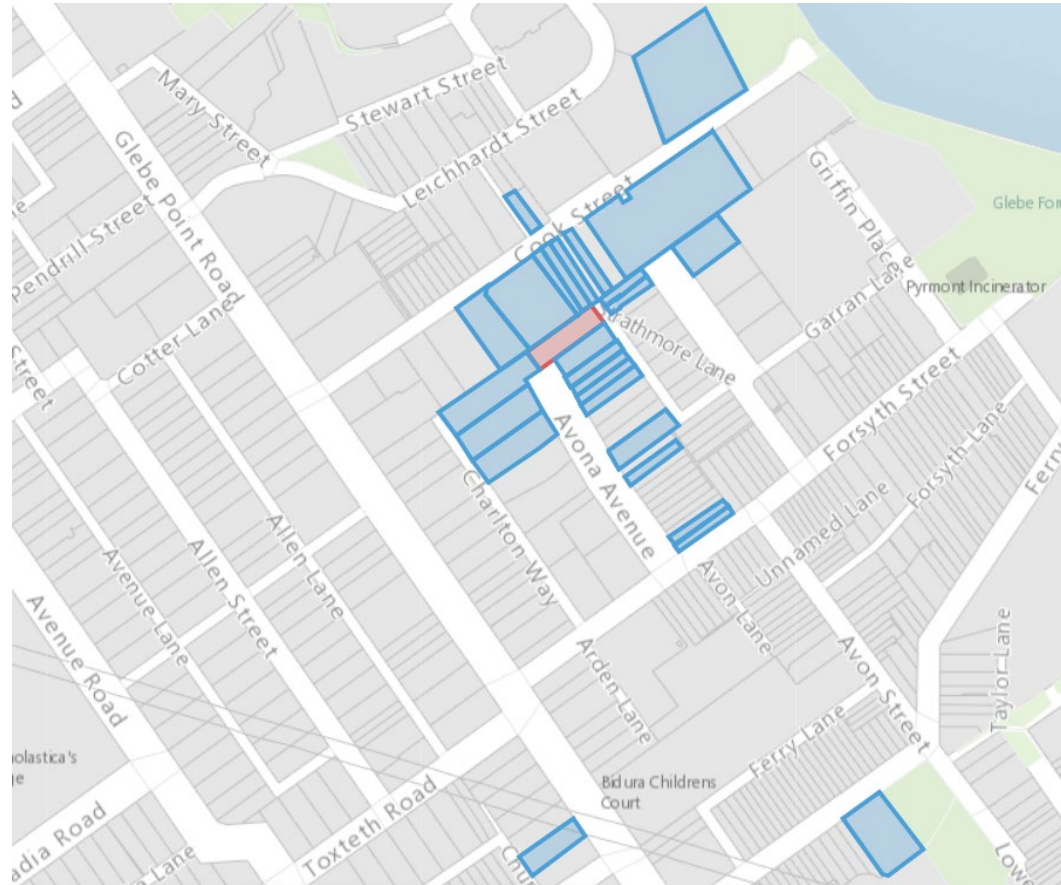
# notification information



- exhibition period 6 January to 25 January 2021
- 251 owners and occupiers notified
- 69 submissions received

# submissions

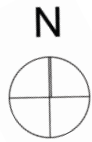
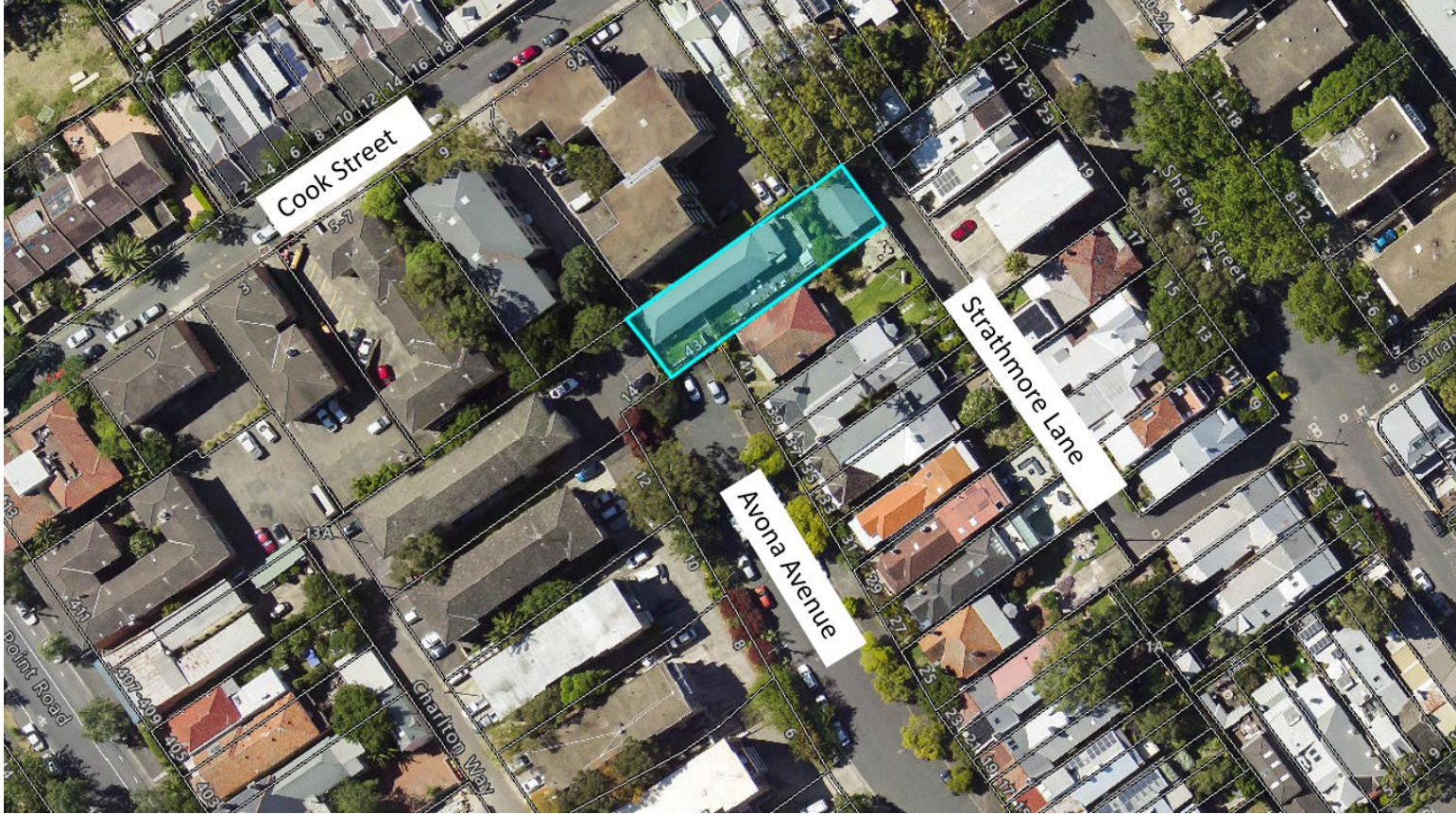
- view loss and subsequent reduction in property value
- bulk and scale of the development
- setbacks
- privacy and overshadowing impacts
- heritage (heritage value of existing building, impact of proposal on heritage conservation area)
- construction impacts, geotechnical issues
- stormwater issues to Strathmore Lane
- misrepresentation of proposal (designed as apartments)

# submissions



-  subject site
-  submitters

site





existing Avona Avenue elevation of the site



southern (side) elevation of the site looking east





existing setback between subject site and 9A Cook Street (north elevation)



southern side elevation of 9A Cook Street and relationship with subject site



9A Cook Street (east elevation) – subject site is to the south



south (side) elevation of 9 Cook Street – to the north-west of the subject site



Avona Avenue apartment buildings Nos. 8, 10, 12 and 14 in frame



Avona Avenue terraces, with No. 41 directly adjacent (and below) subject site



view north along Avona Avenue towards



view south along Avona Avenue





Strathmore Lane elevation of site - existing garage and secondary dwelling



Strathmore Lane elevation of subject site with 9A Cook Street to the north



site

rear of Avona Avenue terraces to Strathmore Lane

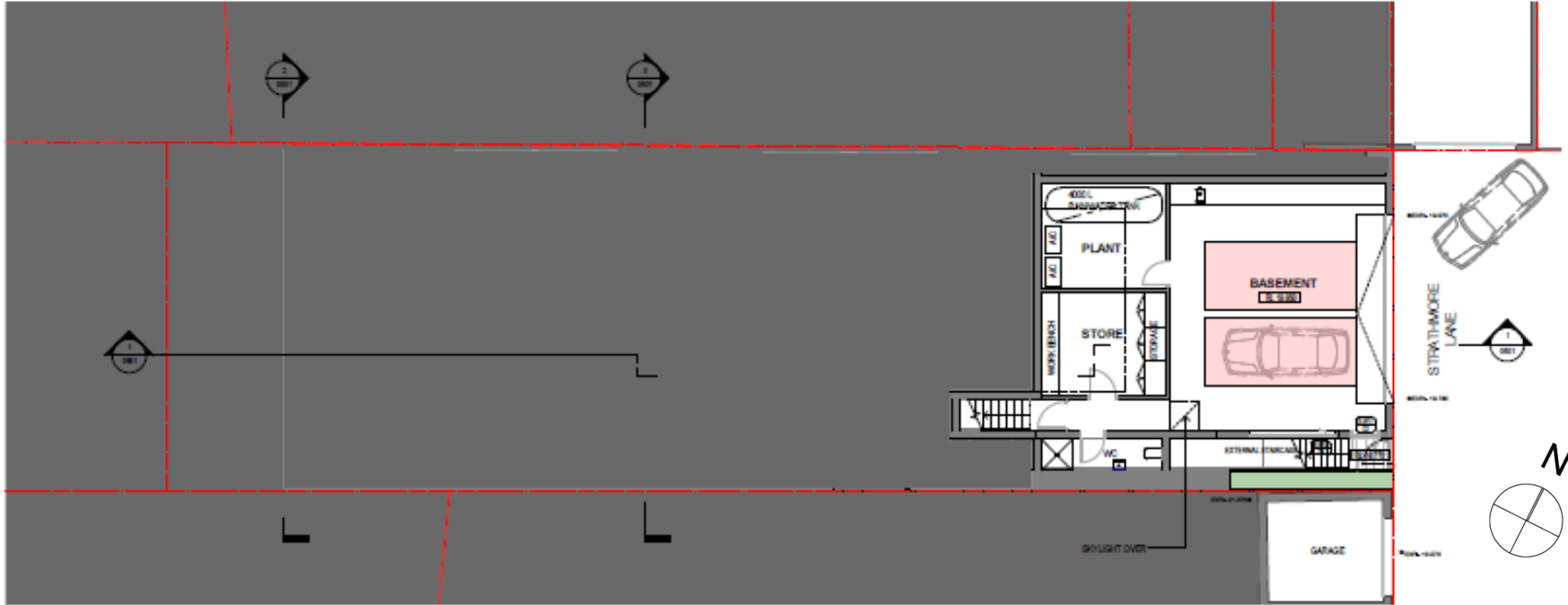


rear of terraces directly opposite on Strathmore Lane looking north-east



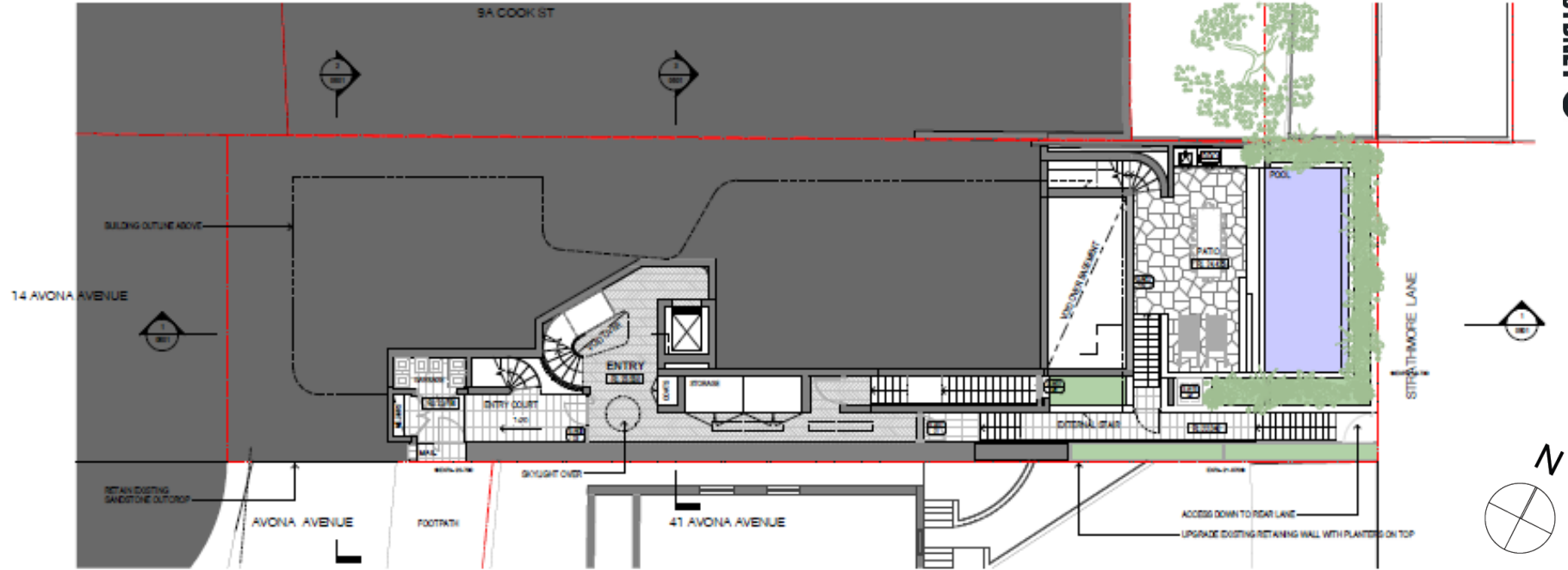
rear of terrace directly opposite to Strathmore Lane looking south-east

# plans

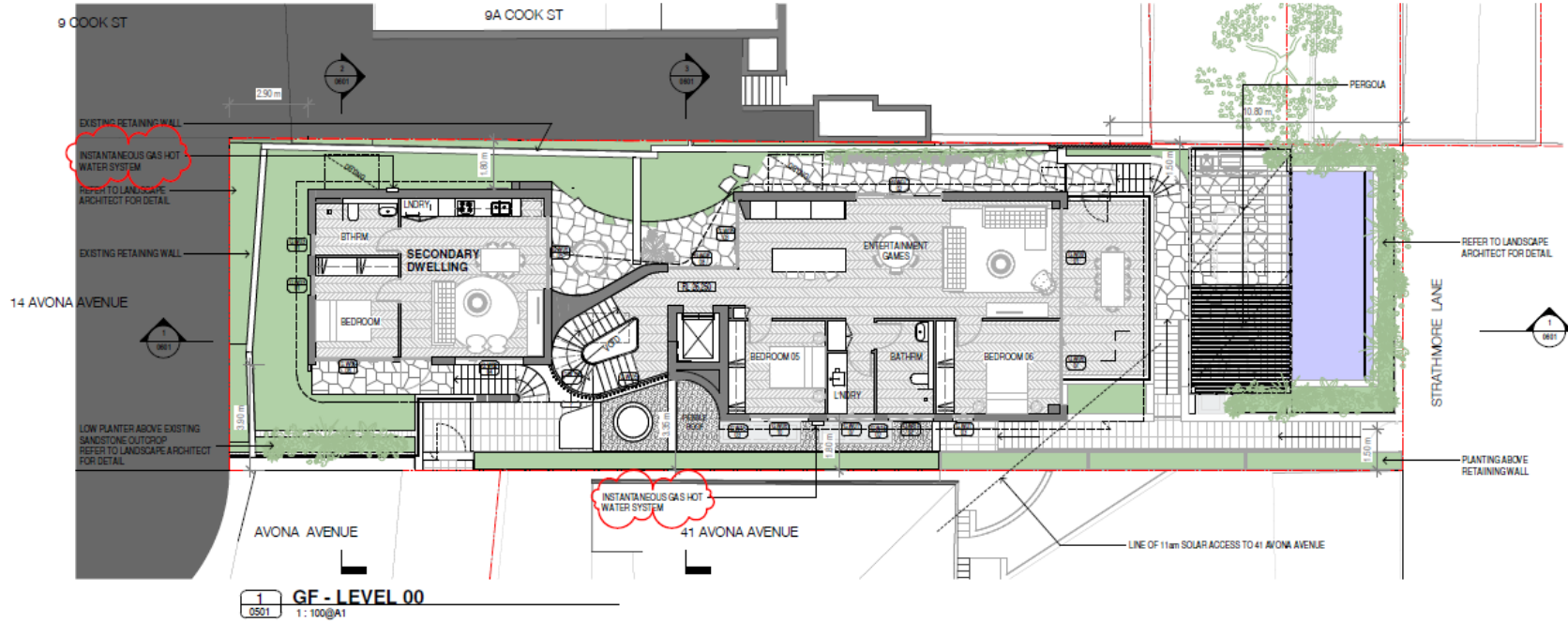


proposed Strathmore Lane level/basement

# plans

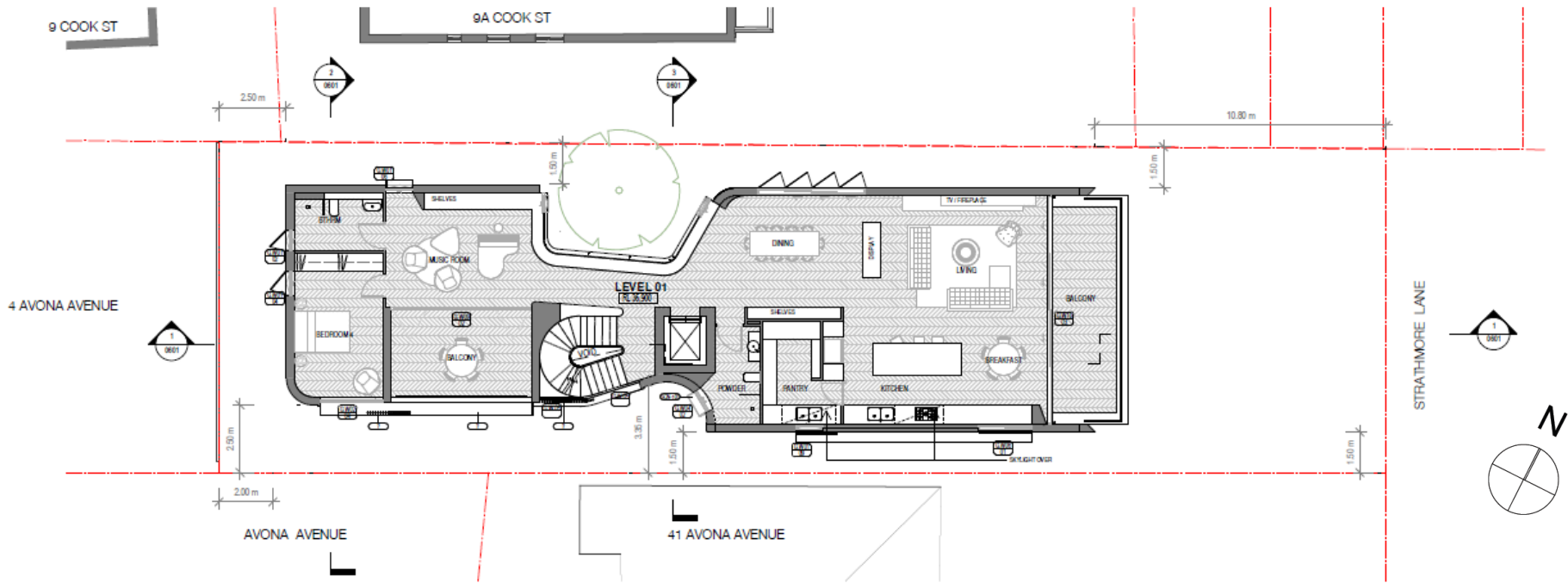


proposed Avona Avenue level

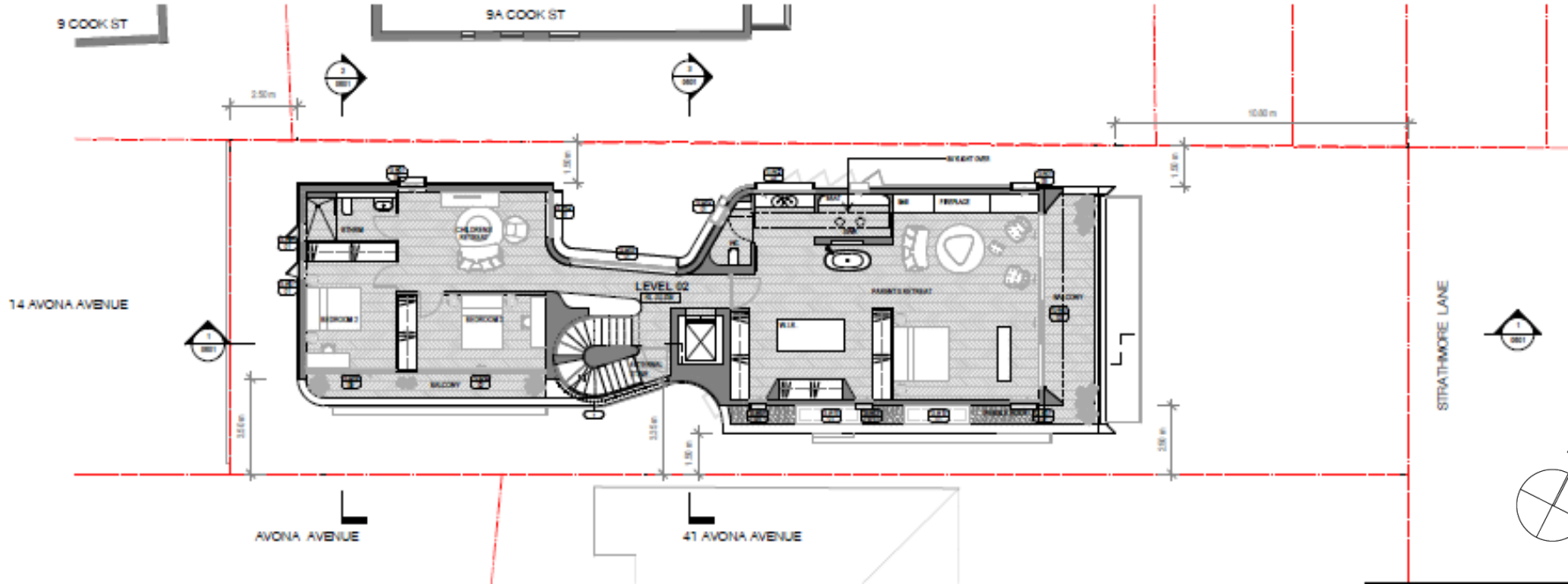


proposed ground floor plan (above Avona Avenue level)

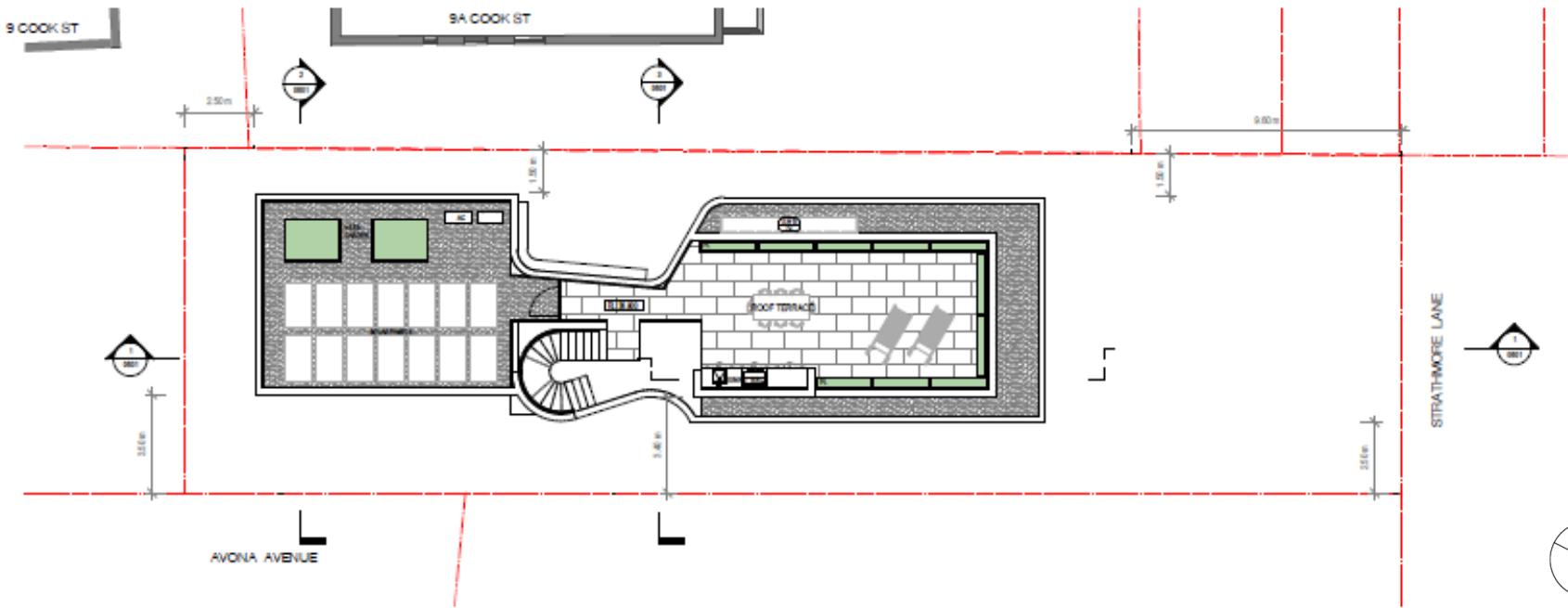




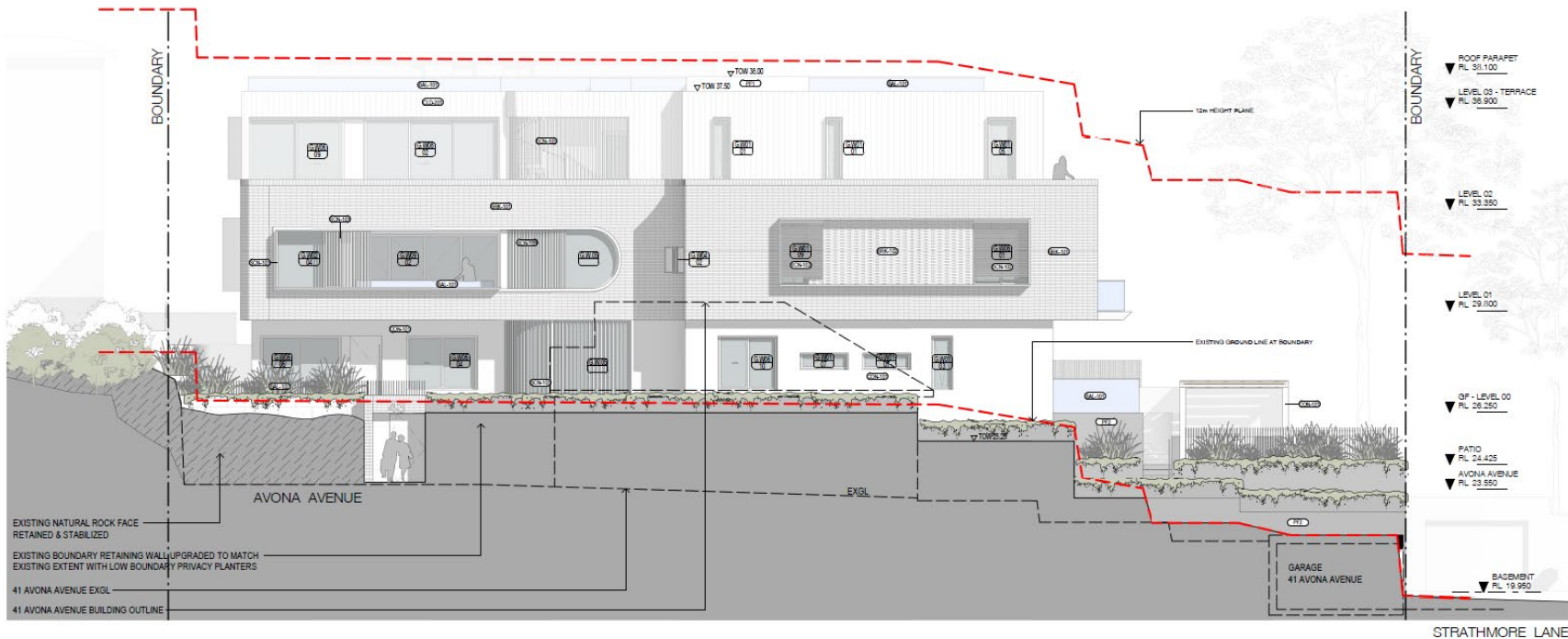
proposed level 1 plan



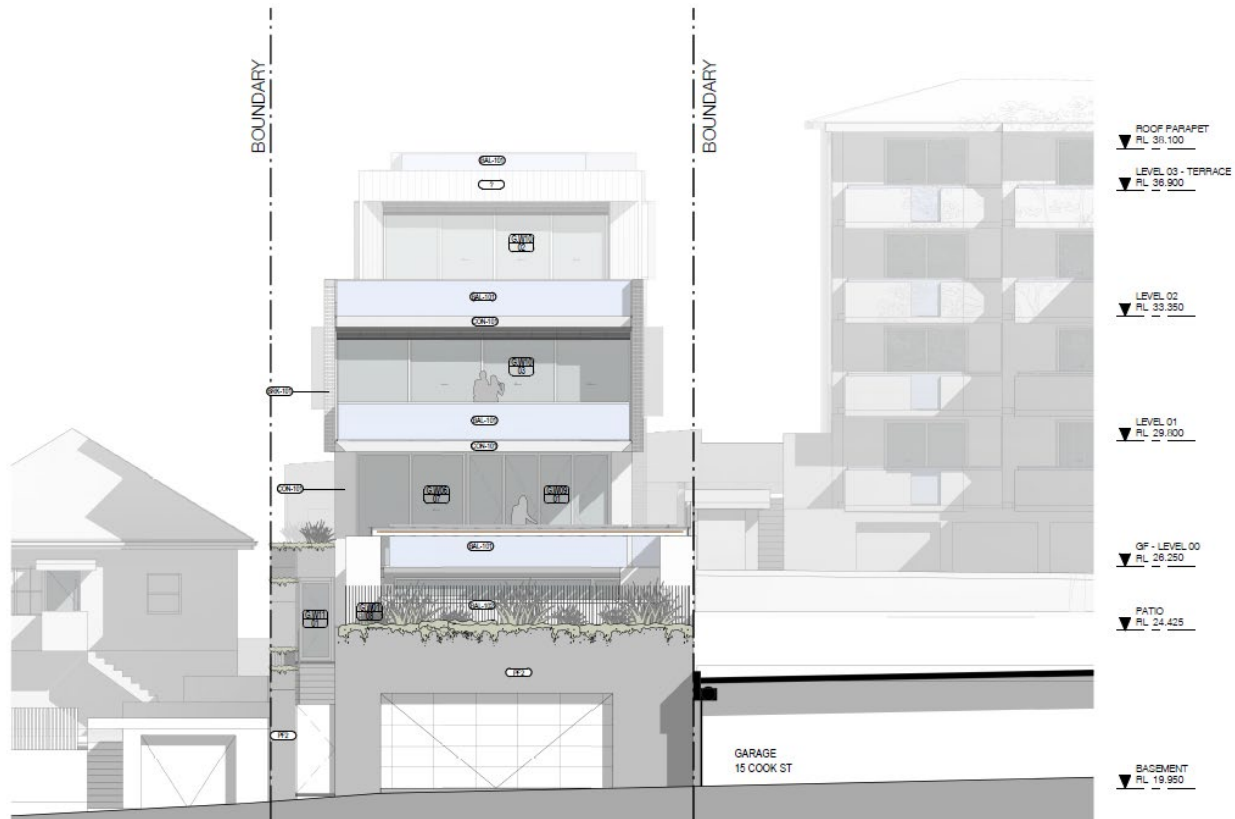
proposed level 2 plan



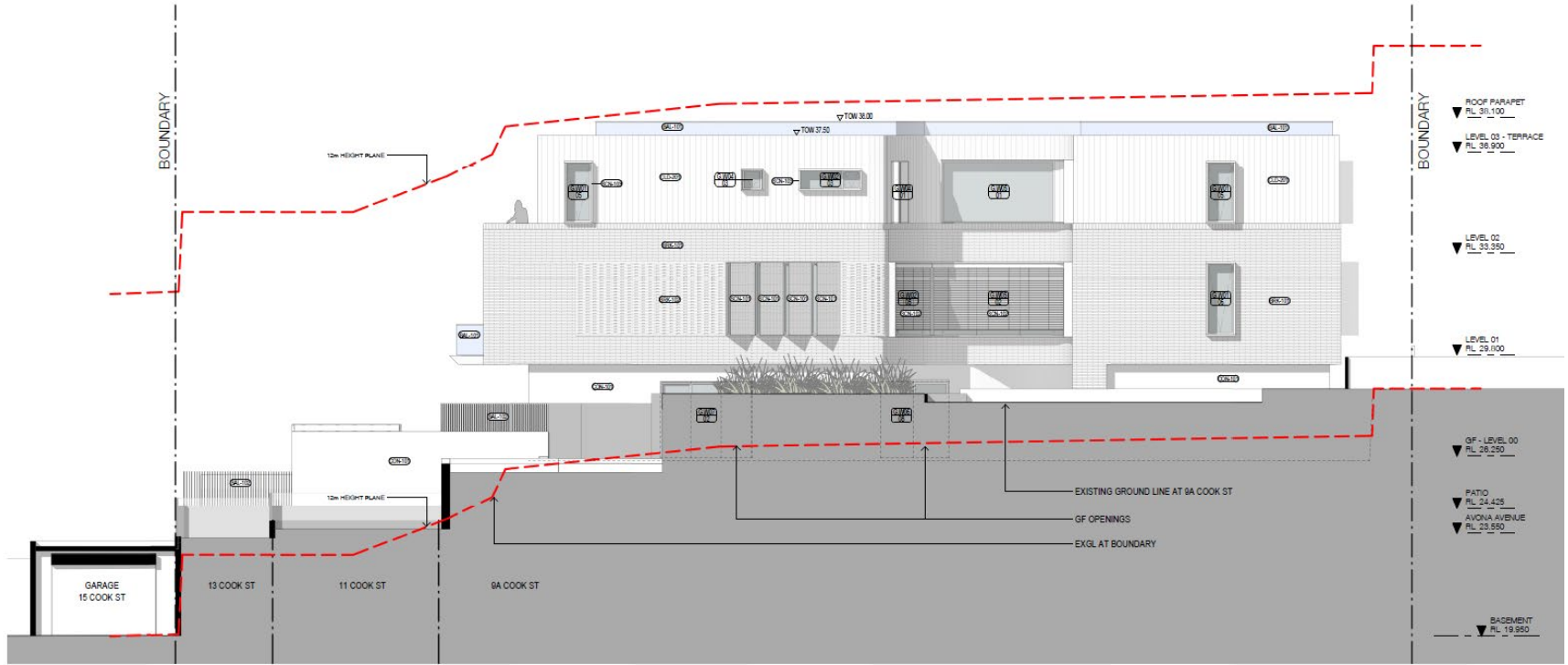
proposed roof plan



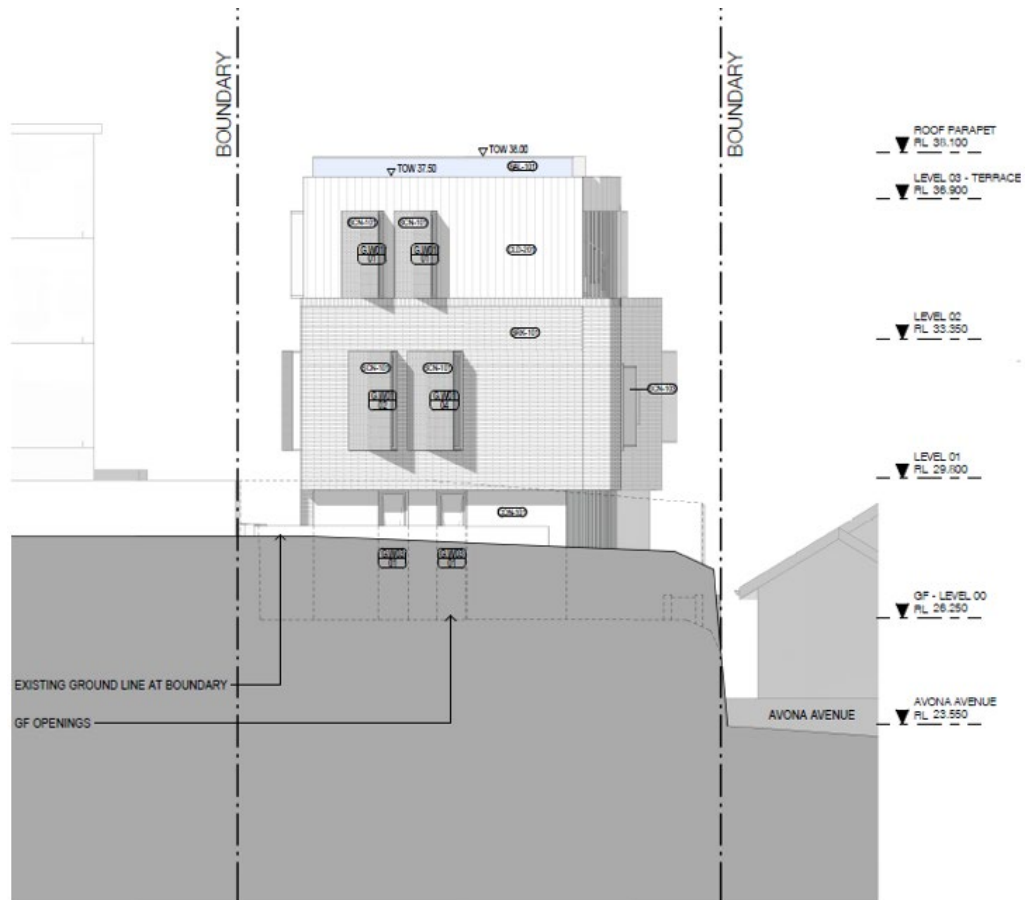
proposed south (Avona Avenue) elevation



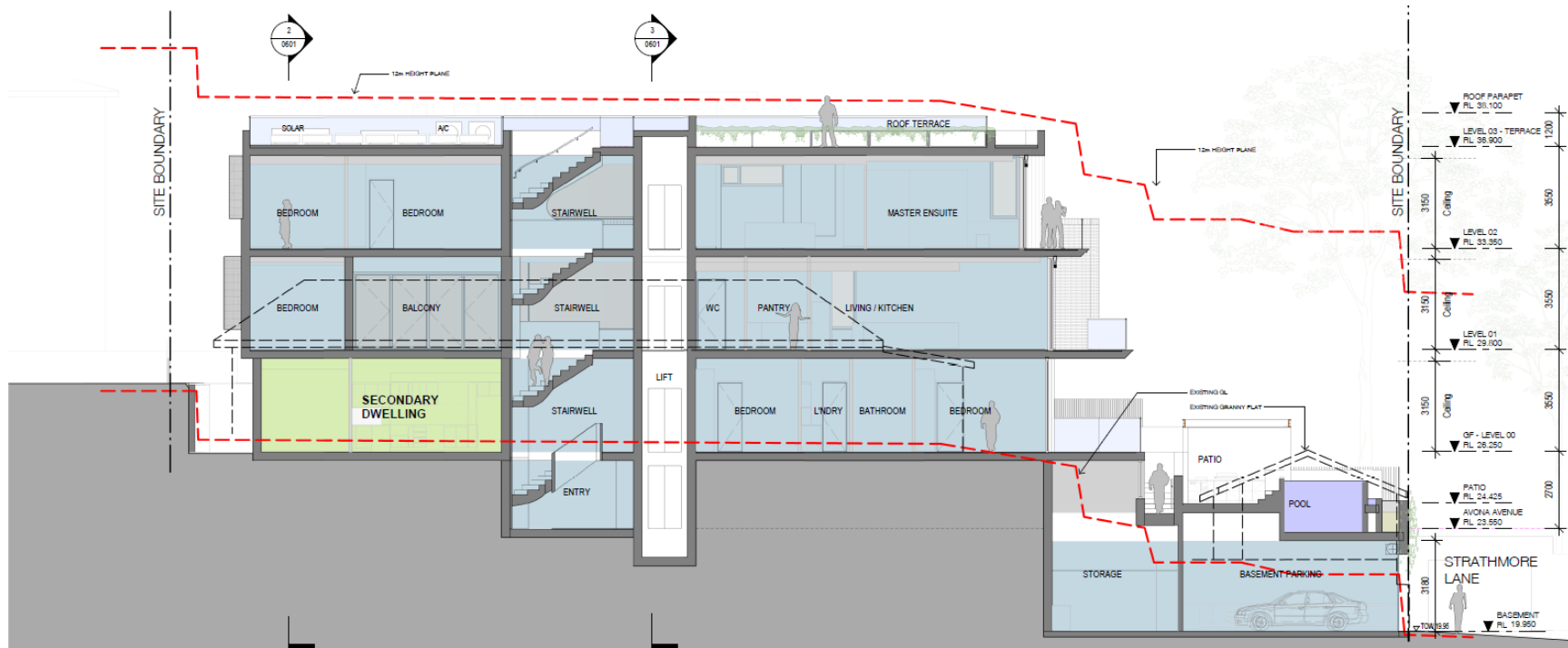
proposed east (Strathmore Lane) elevation



proposed north elevation

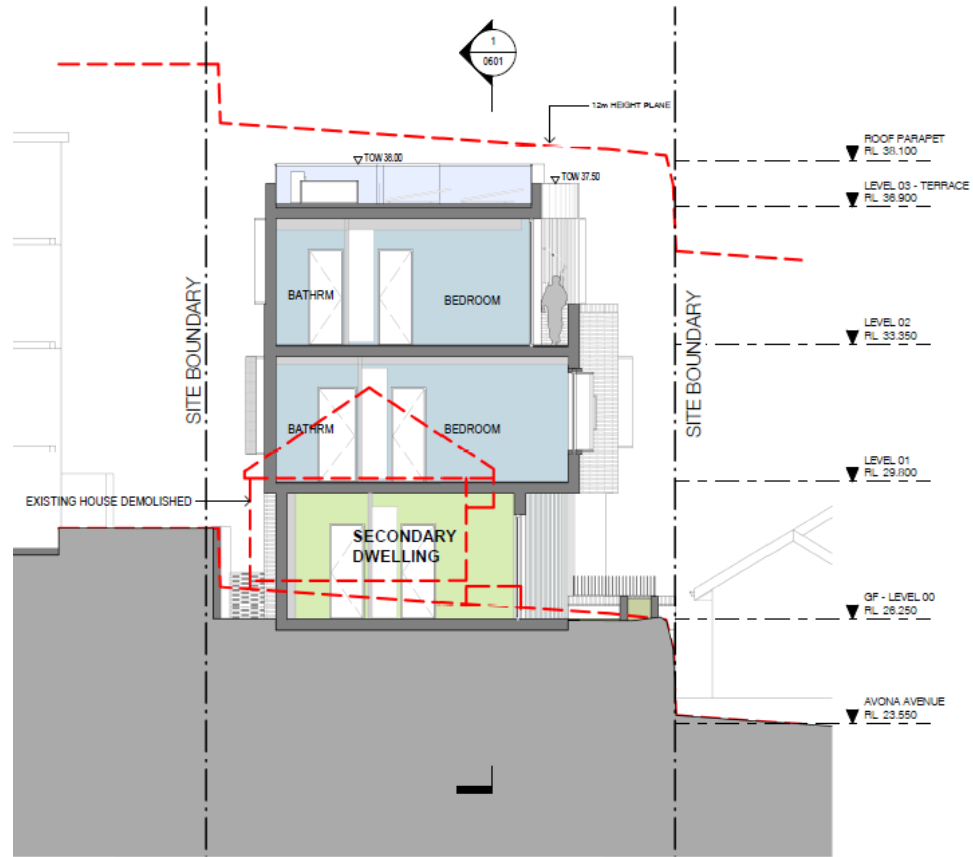


proposed west elevation

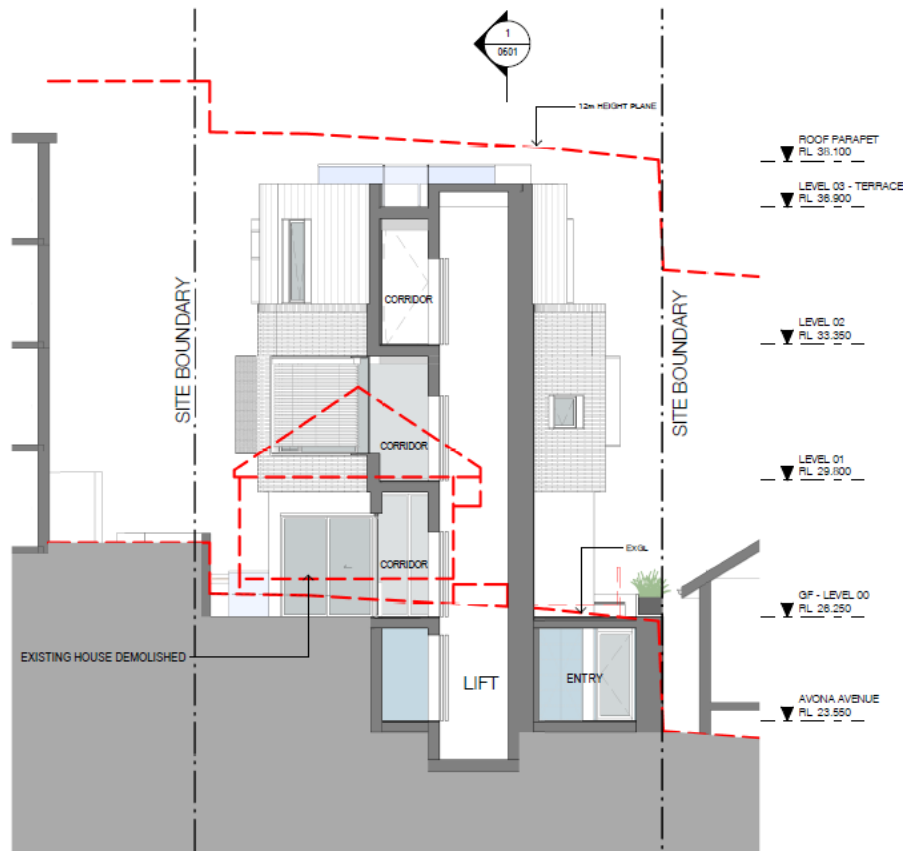


proposed section (east-west)





proposed section (north-south)

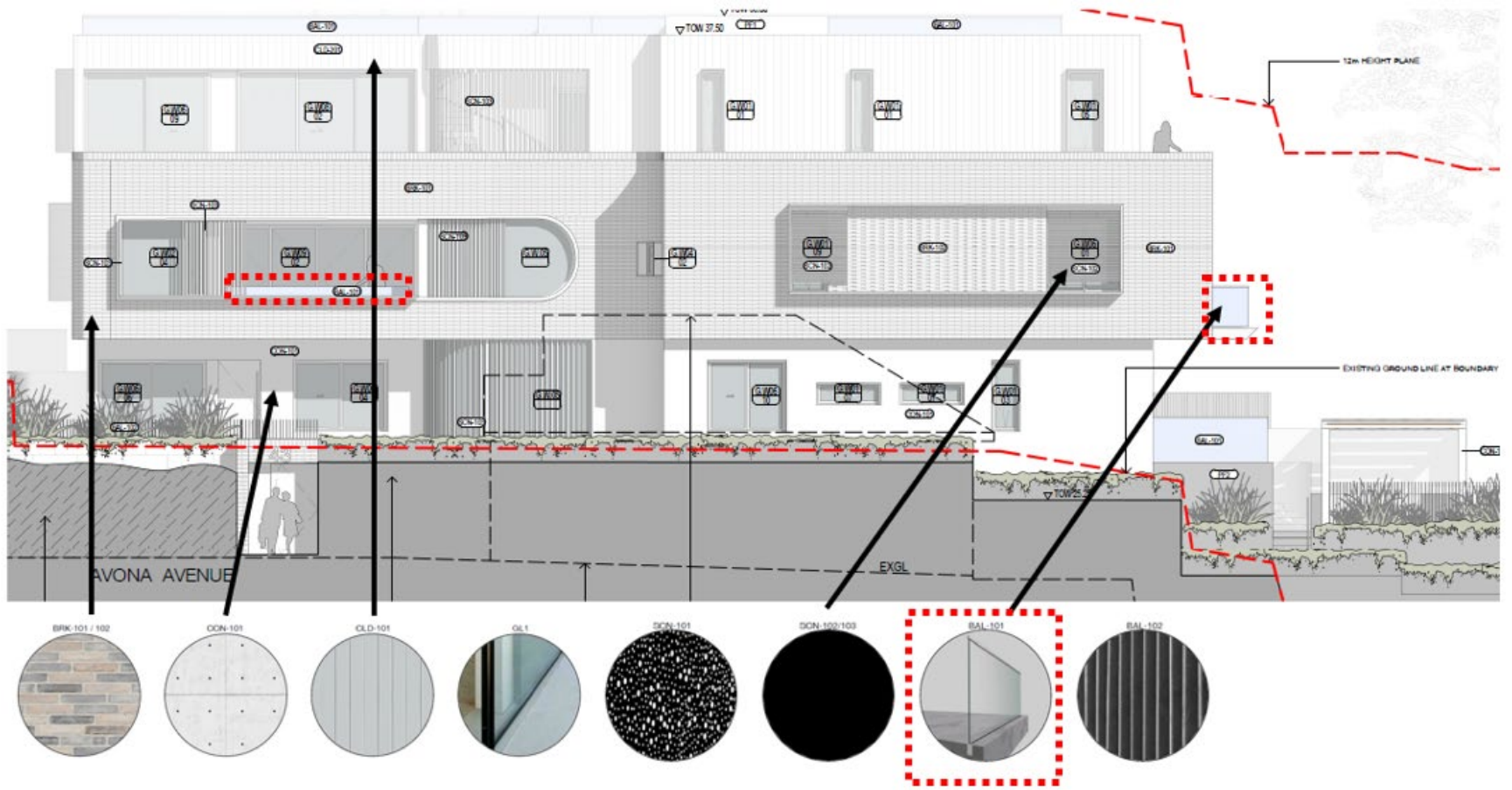


proposed section (north-south, midway through the site)



photomontage – looking along Avona Avenue

# materials



# compliance with key LEP standards

	control	proposed	compliance
height	12m	12m	yes
floor space ratio	1:1	1:1 (525sqm)	yes
car parking	maximum of 2 car parking spaces	2	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	3-4 storeys	no - but acceptable
deep soil	15% of the site	15% (79sqm), but some areas on sandstone are to a depth of 300mm - 1000mm required for tree plantings	partial compliance (condition recommended)
private open space	16sqm	secondary dwelling - 16sqm main dwelling - 20sqm adjacent to pool, more space around building plus roof terrace	yes

# issues

- heritage
- privacy
- overshadowing
- view sharing
- tree removal

# heritage - demolition

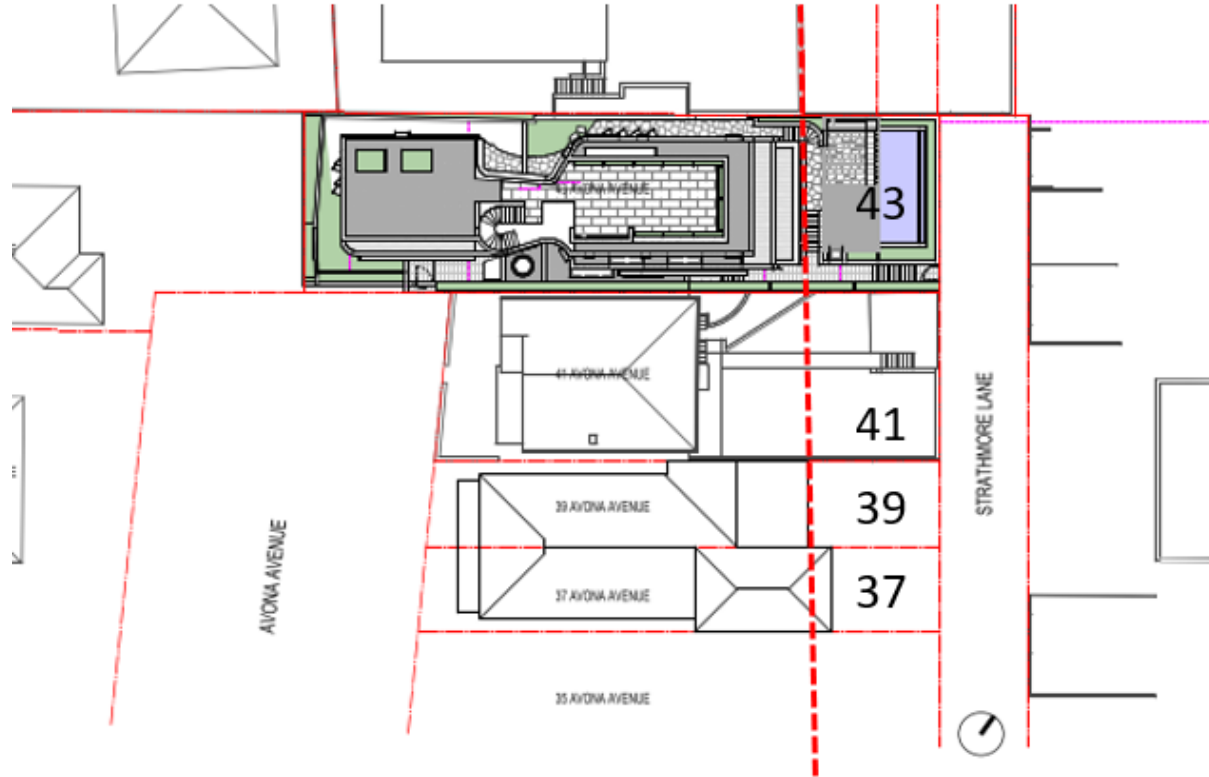
- site is a neutral building within the Glebe Point Conservation Area
- dwelling constructed in 1914 but has been altered with little significance left
- demolition is supported by Heritage Specialist



# heritage – infill building

- submissions raised concerns with predominant rear building line of terraces
- site relates more closely to the apartment buildings to north and west, with similar height, bulk and FSR controls

# heritage - rear built line



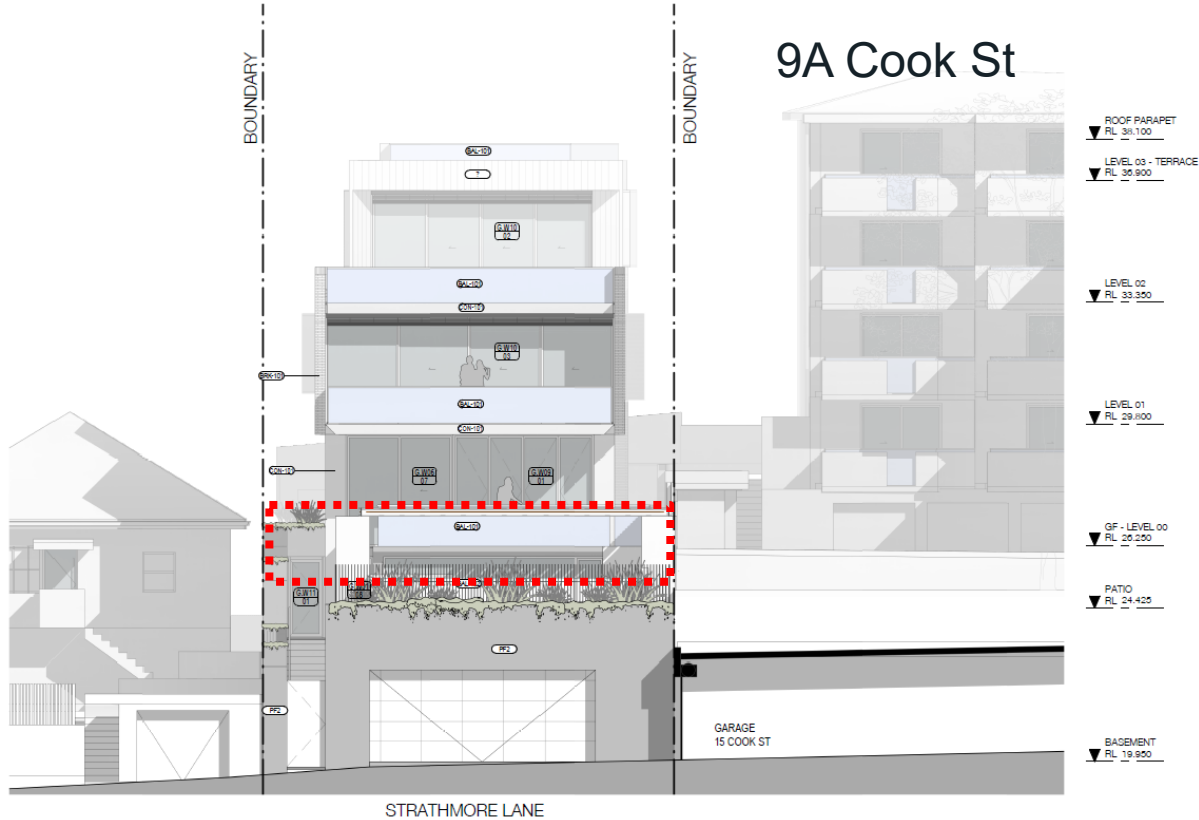
proposed site plan depicting subject site and terrace row



# heritage – infill dwelling

- dwelling presents as 3 storey to Avona Avenue
- when viewed from Strathmore Lane, lower ground sits above basement garage, creating a part additional storey due to sloping of site
- additional storey not visible from Avona Avenue, with no impact on view sharing as it sits at a level below ground floor apartments of 9A Cook Street

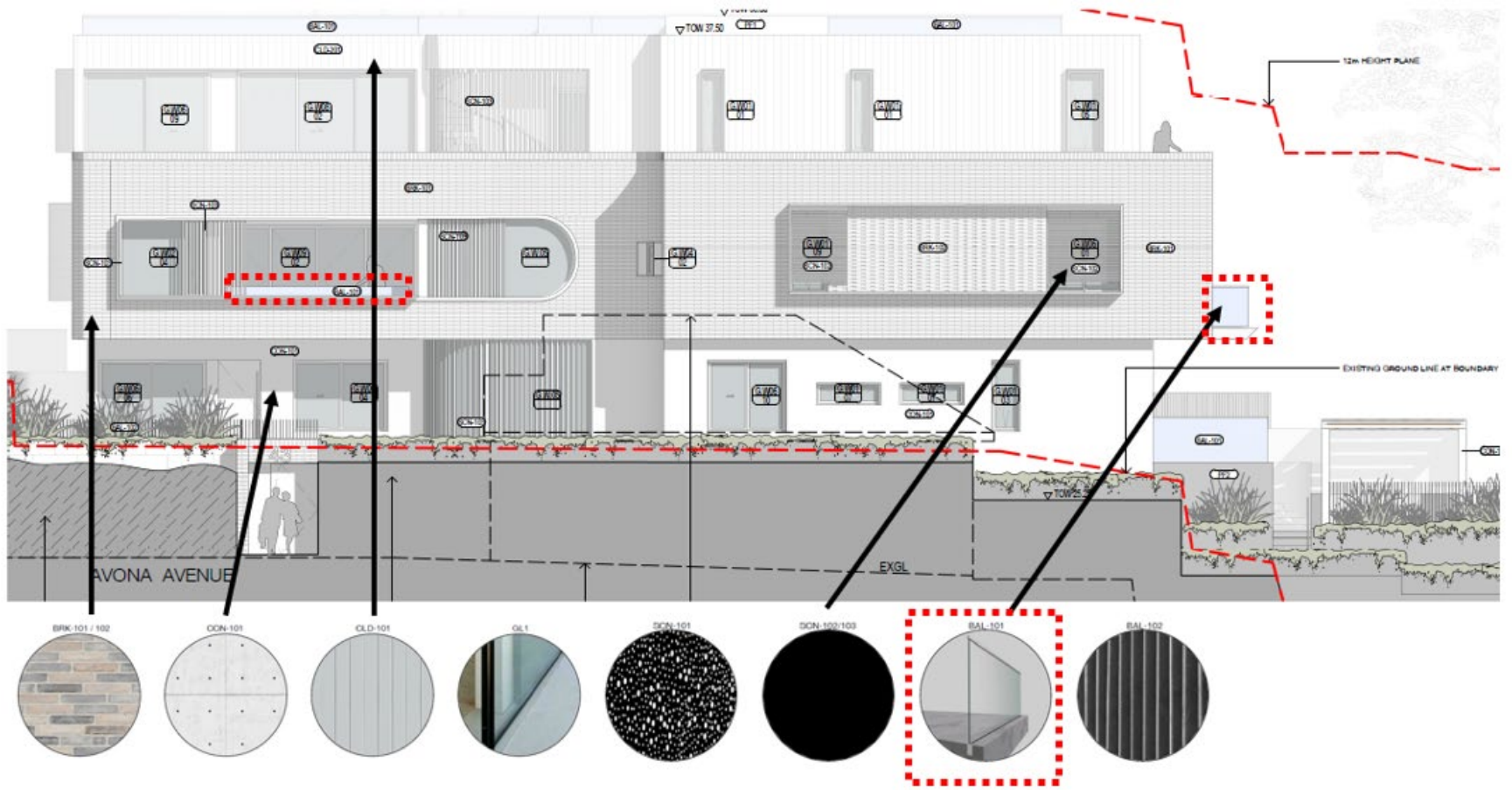
# heritage – infill dwelling



# heritage – infill dwelling materials

- ground floor to be finished in off form concrete, brick at first floor and metal cladding at second floor
- condition recommended to replace glass balustrades of all balconies with contemporary metal balustrades with vertical balusters

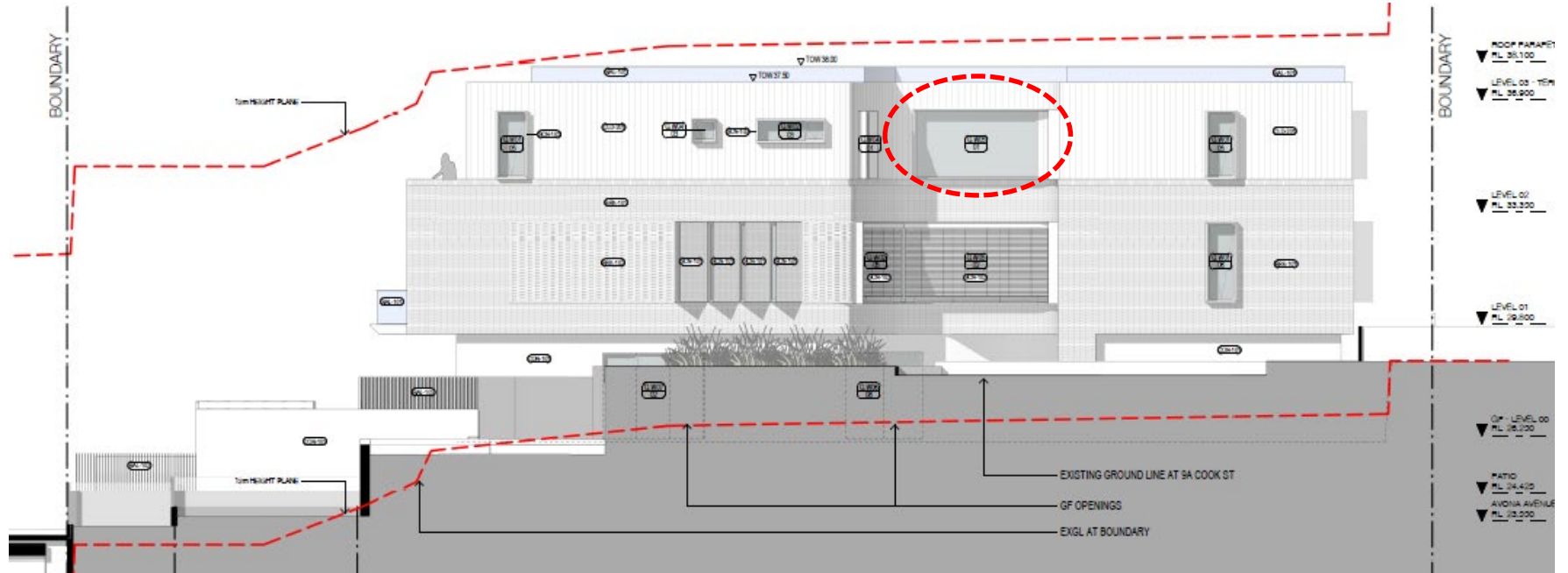
# materials



# privacy

- majority of windows fitted with angled screening to avoid direct sightlines to and from the site
- condition recommended to address potential privacy impacts from window to Level 2 corridor:
  - window to level 2 corridor facing north boundary to be either a highlight window, fitted with louvres or an obscure glazed treatment

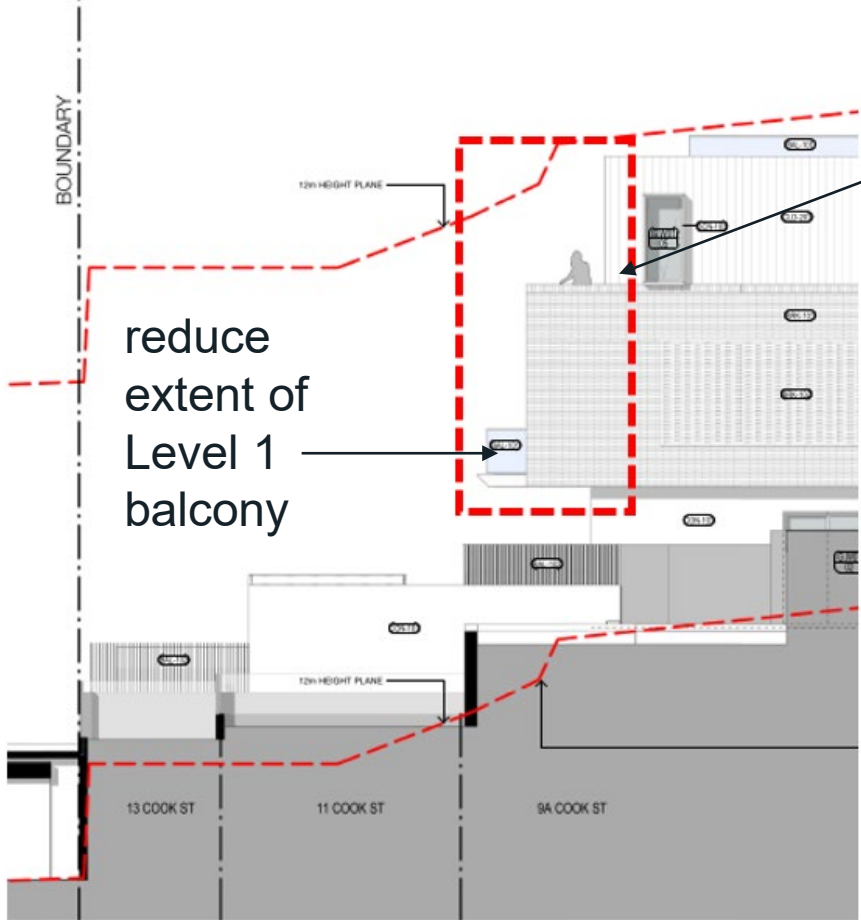
# privacy



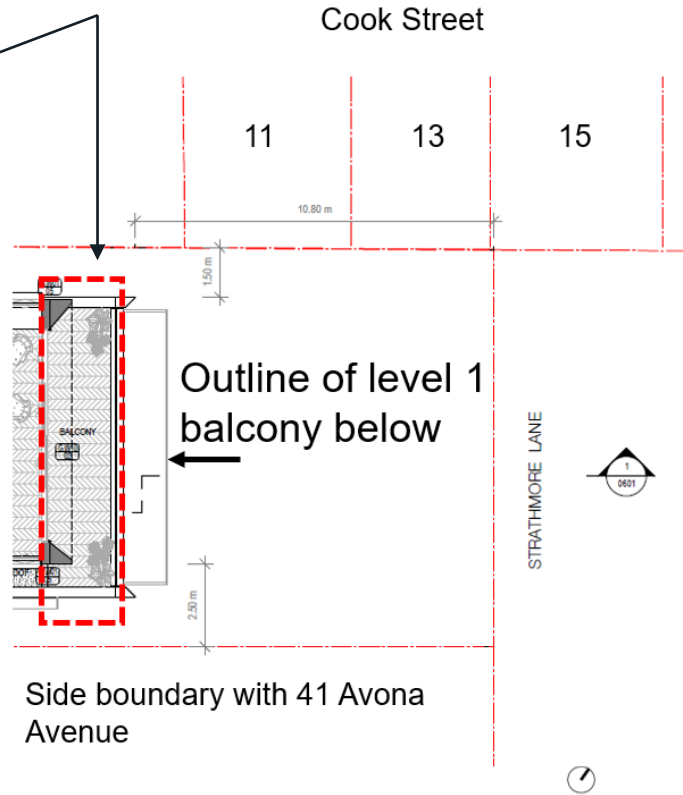


# privacy

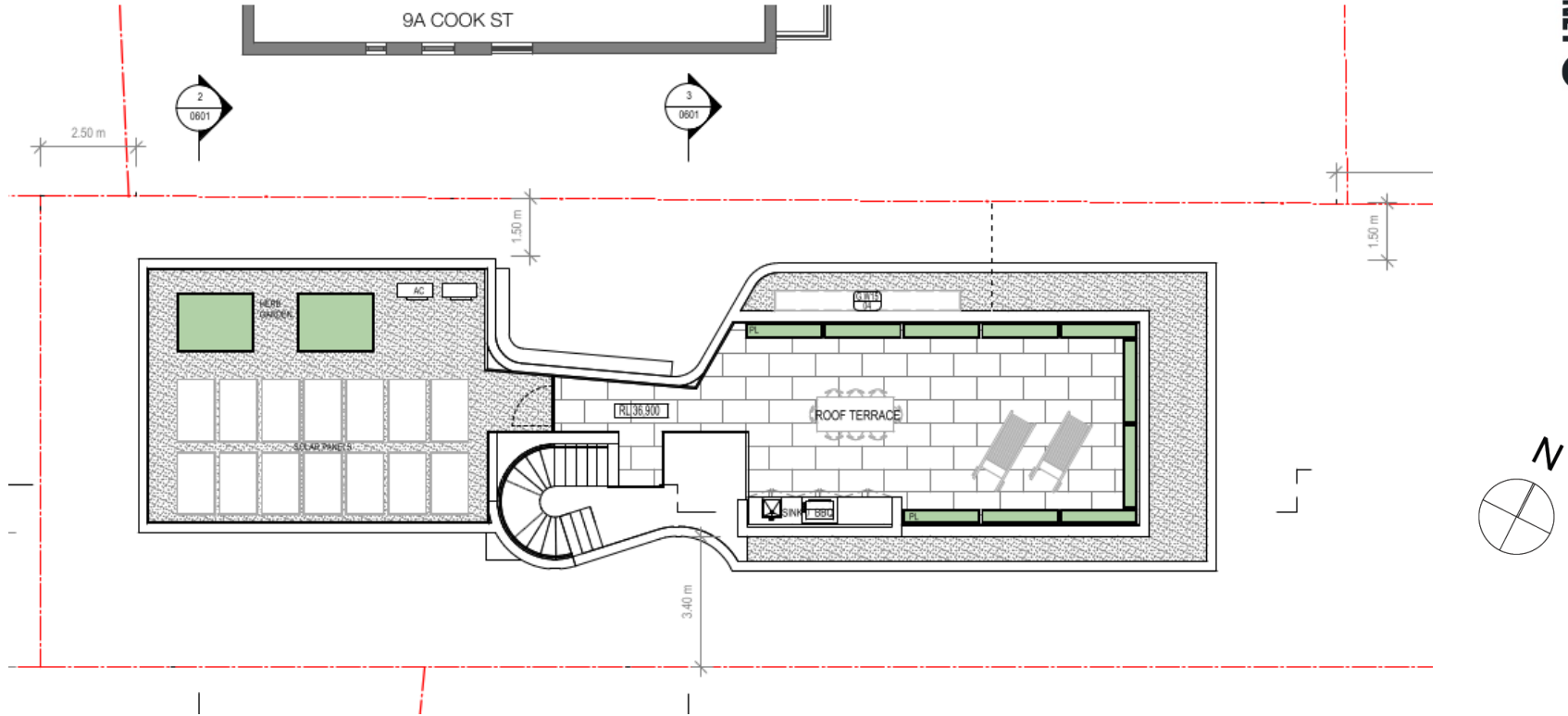
- conditions also recommended to address privacy impacts:
  - removal of roof terrace
  - removal of level 2 east facing balcony (screening not recommended as this will have an adverse impact on views)
  - reduction in size of level 1 east facing balcony so that it does not protrude beyond blade walls



remove balcony at level 2

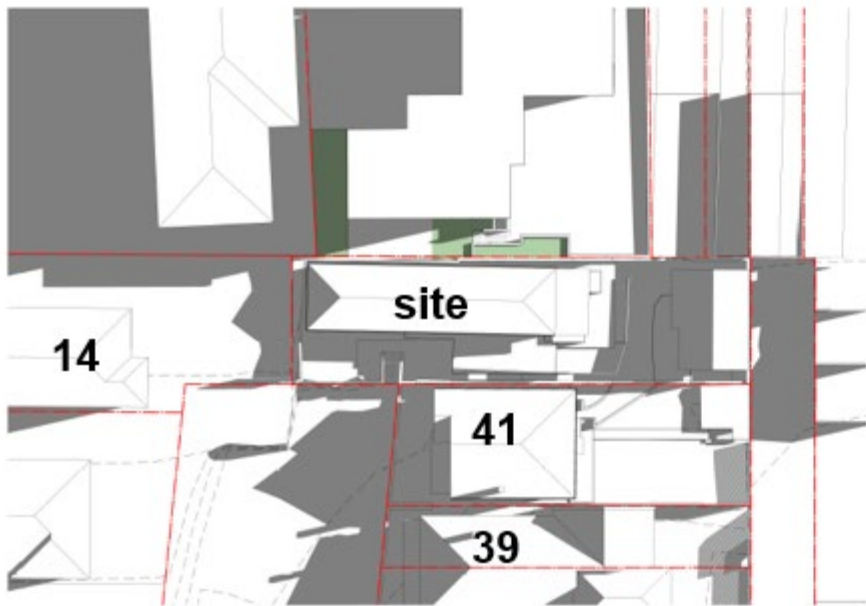


# privacy – roof terrace to be deleted



# overshadowing

- overshadowing analysis provided in plan at hourly intervals (9am to 3pm at winter solstice), and in elevation at Strathmore Lane elevation (9m to 11am at winter solstice)
- majority of shadows fall across roofs of the terrace row and Avona Avenue roadway
- ground floor of 14 Avona, 39 and 41 Avona retain solar access to private open space and living room windows for at least 2 hours



3 9am Existing  
1:200(A1)



1 9am Proposed  
1:200(A1)

solar access at 9am of the winter solstice (existing and proposed)

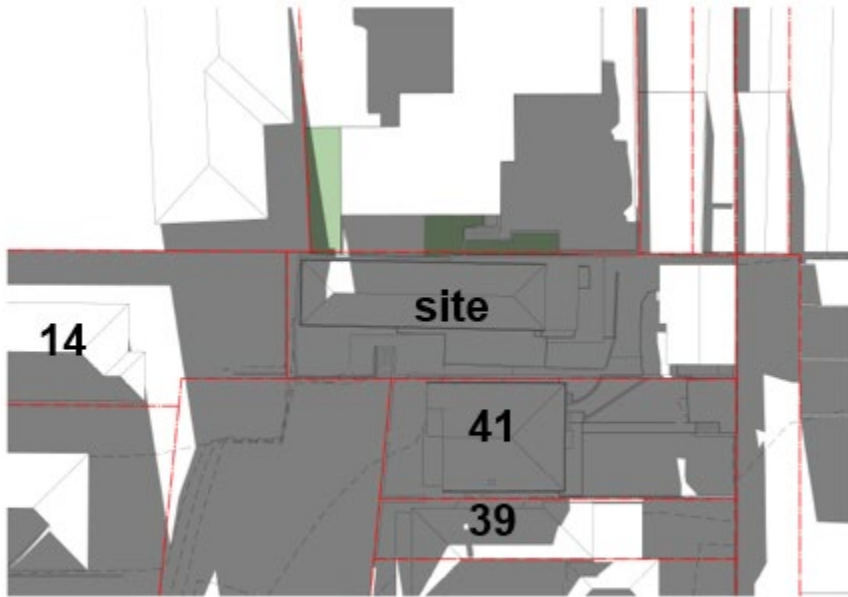


1 12 noon Existing  
05/1 1:20/041



2 12 noon Proposed  
05/1 1:20/041

solar access at 12 midday of the winter solstice (existing and proposed)



3pm Existing  
0601 T: 280gA1



3pm Proposed  
0601 T: 280gA1

solar access at 3pm of the winter solstice (existing and proposed)

# view sharing

- submissions received from 9 and 9A Cook Street, 12 and 14 Avona Avenue – these apartment buildings are to the north, west and south-west of the site
- all sites have views to the east across the subject site to the city skyline, some have partial views of the Sydney Harbour Bridge pylon and arch and the Anzac Bridge



# view sharing



building height map showing sites surrounding the subject site

# view sharing – 9 Cook Street

- 4 storey apartment building to the west of the site. 9A Cook Street is directly in front, meaning only two units at level 3 have any views
- unit with views across 9A Cook Street unaffected by proposal
- views from second apartment are obtained when standing from balcony at south elevation
- proposal will remove city skyline views obtained from the level 3 balcony at the rear of the apartment block
- view impacted is from the side boundary, which is difficult to protect, and not reasonable in this instance

# view sharing – 9 Cook Street



photographs taken from living room window and side balcony (standing) of level 3 units – balcony view is second photograph (resident supplied)

# view sharing – 9A Cook Street

- 9A Cook Street is a 5 storey apartment building to the north of the site, containing 24 units
- views of Blackwattle Bay, city skyline are obtained when standing from balconies, living rooms and studies at all 3 upper levels at the corner and southern wing apartments, to the east and south-east across the boundary to the site
- extent of impact is extensive, as city skyline will be obscured completely at level 1
- impact at levels 2 and 3 considered moderate as tops of buildings forming the city skyline will be in view

# view sharing – 12 Avona Avenue

- views of Barangaroo, city skyline, Blackwattle Bay and partial views of Harbour Bridge obtained across the side and front boundaries of 12 Avona Avenue, across the site
- views are obtained when standing at ground floor living room window, also balconies, living rooms and bedrooms at level 1 front elevation as well as windows and balconies at rear side boundary at level 2
- moderate impact in all instances – views obtained from the side boundary of 12 Avona Avenue will be partially obscured by proposal, ground and first floor front apartments lose views to Harbour Bridge

# view sharing – 14 Avona Avenue

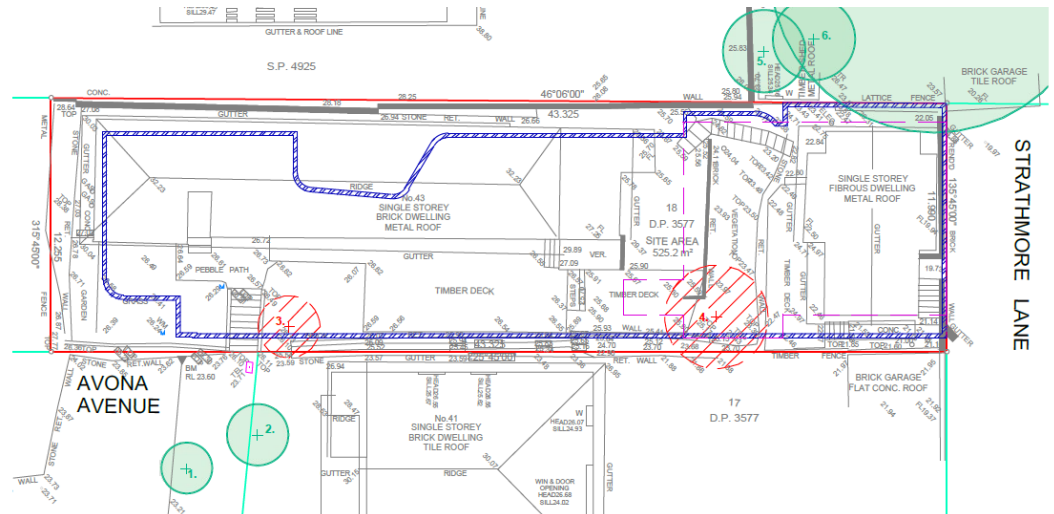
- views to Barangaroo, Blackwattle Bay and the city skyline are affected – second floor apartments can also see the Anzac Bridge
- views are obtained standing at living room windows and balconies located at the east elevation, looking directly across the site
- moderate impact as views obtained across site to Barangaroo and part of Blackwattle Bay will be obscured
- views to city skyline (i.e. Sydney Tower) and Anzac Bridge will remain

# view sharing conclusion

- protection of views from adjoining properties is not considered reasonable in this instance
- most of the affected sites are obtaining views as the subject block has not been developed and as the existing building is at a level far below the permitted height limit
- view loss is a result of a development that is compliant with the LEP height and FSR controls, with no adverse overshadowing impacts
- views impacted upon are for the most part, obtained from the side boundary. Side boundary views are difficult to protect

# tree removal

- 2 x trees to be removed (in red)
- condition recommended that 3 trees be planted within the site with sufficient deep soil (at least 1000mm depth over sandstone)
- 2 x trees with minimum height of 5m
- 1 x tree at 8m in height





# recommendation

approval subject to conditions

- deletion of roof terrace, second floor balcony, reduction in size of level 1 balcony and use of window treatments (obscure glazing or louvres) to north facing window at second floor
- glass balcony balustrades to be replaced with contemporary metal balustrade with vertical balusters
- 3 x trees to be planted within the site, increase in depth of soil to allow for new plantings