

# Local Planning Panel

## 20 July 2022

Unit 731, 8 Point Street, Pyrmont

D/2022/51

Applicant: Ms Madeleine Dawson c/- Tzannes Associates Pty Limited

Owners: Mr Charanjit Singh and Ms Livleen Sodhi

Architect: Tzannes

Planning Consultant: GYDE Consulting

# proposal

Alterations and additions to residential apartment located at the upper floor level of a 7-storey building, including:

- internal alterations and refurbishment of the apartment
- new and replacement windows
- construction of an external laundry/bathroom (7sqm additional GFA)
- construction of an outdoor kitchen/barbeque area
- new deck, spa and pergola to the existing terrace
- replacement of existing air conditioning condensers

# recommendation

approval subject to conditions

# notification information

- 7 February 2022 to 22 February 2022
- 421 owners and occupiers notified
- 4 submissions - 1 in support and 3 in objection

# submissions

- view loss
- alters use of the originally approved outdoor terrace
- noise impacts
- reduced solar access and overshadowing
- amenity impacts
- decrease in property values

# submissions

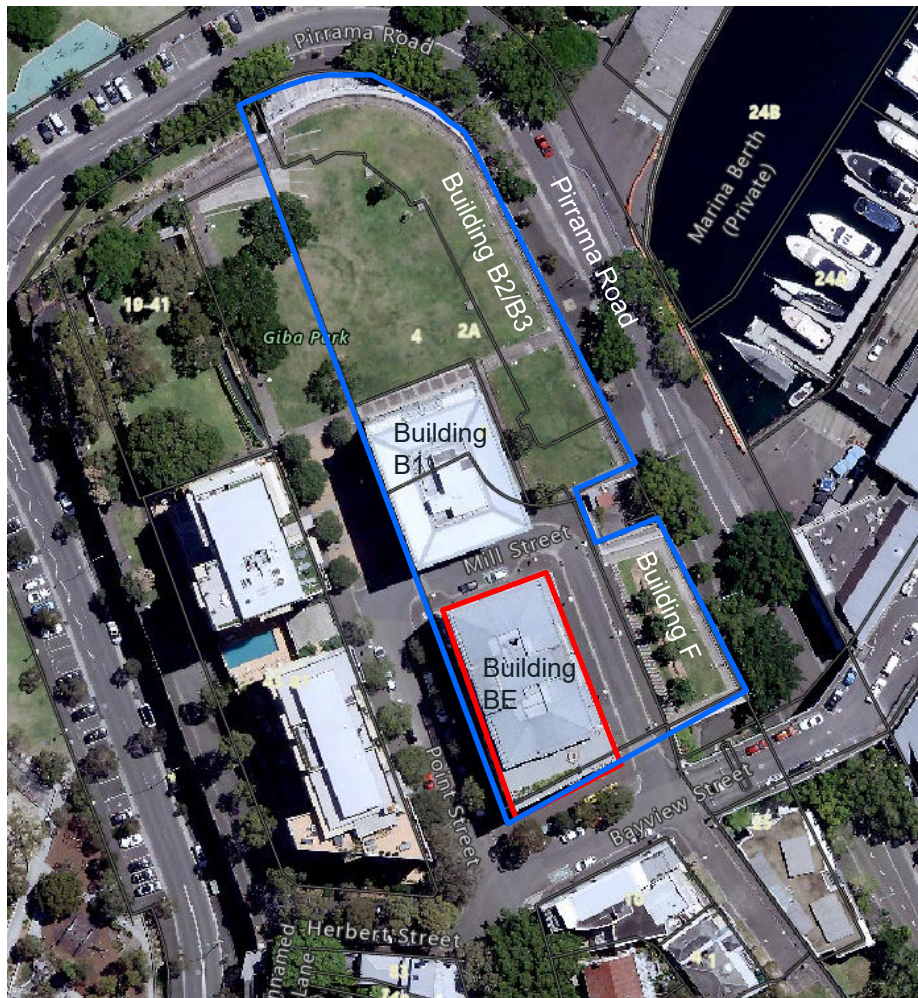


 subject site

 objectors



site



 subject site

 8 Point Street



building E (site) - corner of Point Street and Mill Street





corner of Point Street and Bayview Street



corner of Bayview Street and Mill Street





unit 731

site



looking east



looking west

unit 731 private terrace



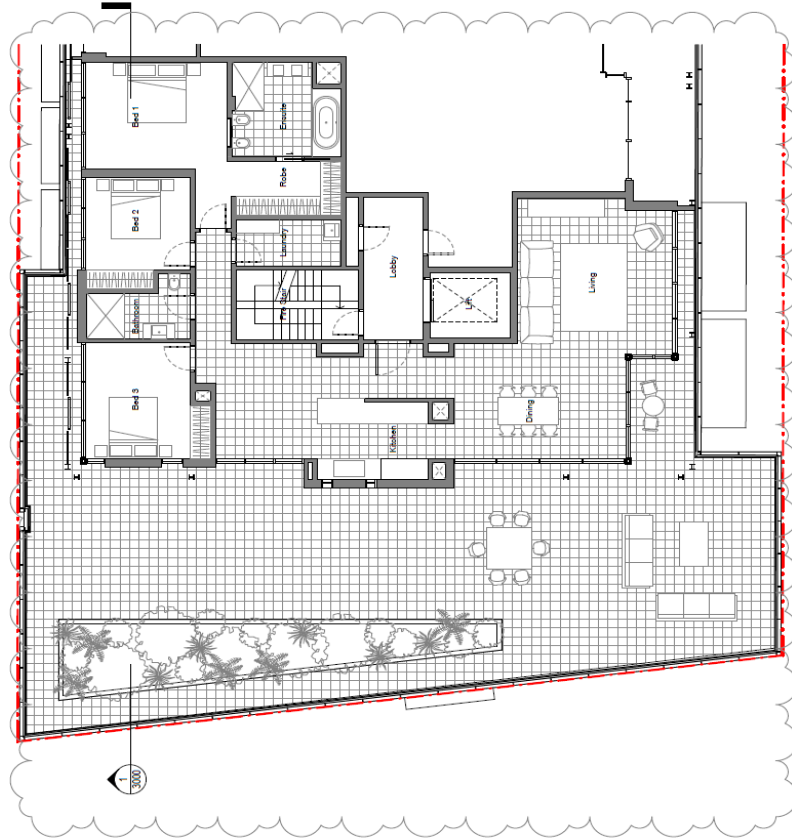
south elevation of unit 731



west elevation of unit 731 - viewed from western end of the private terrace



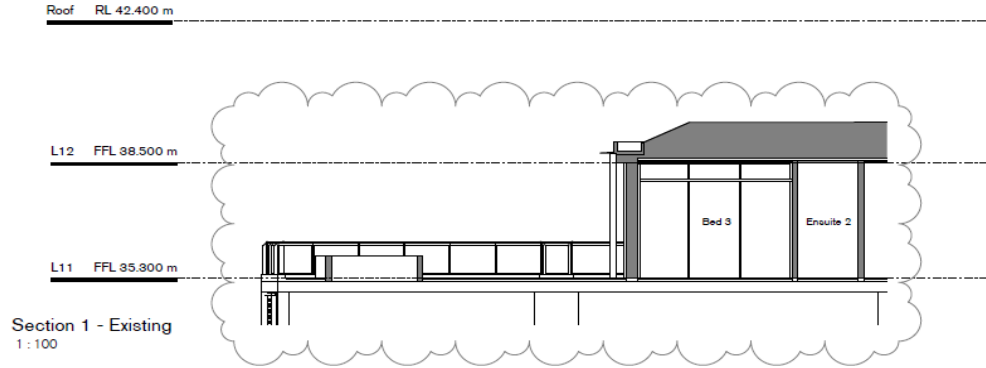
# proposal



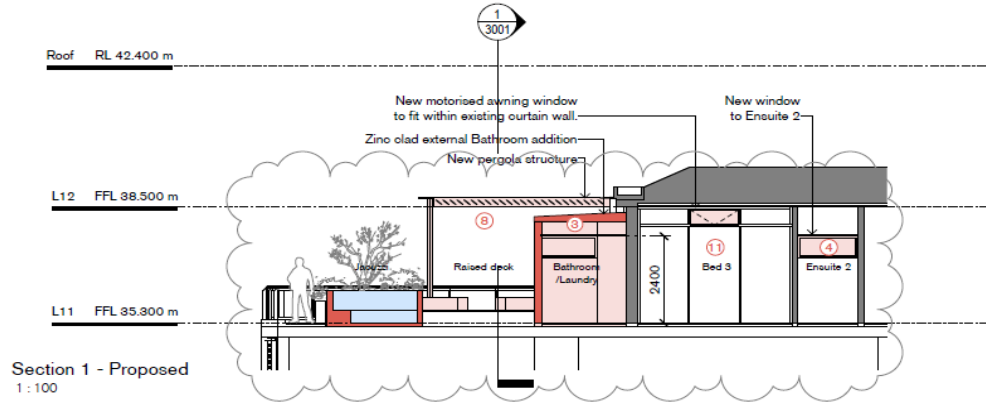
unit 731 - existing floor plan





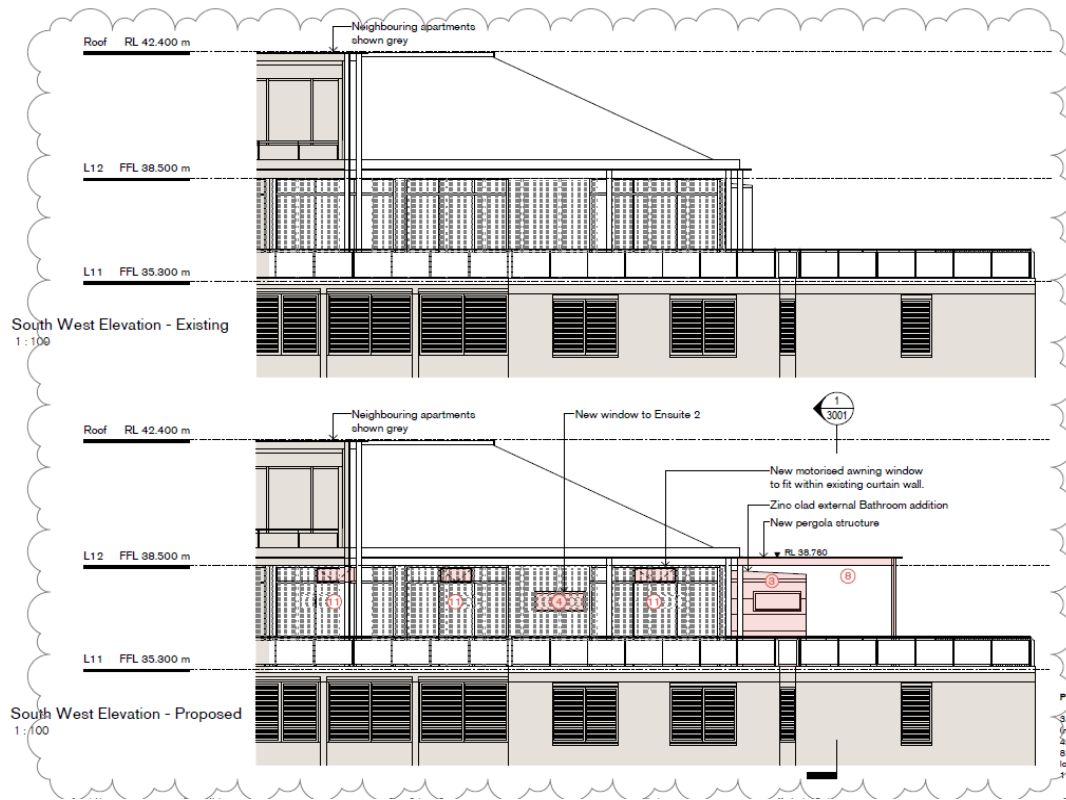


existing



proposed

section plans



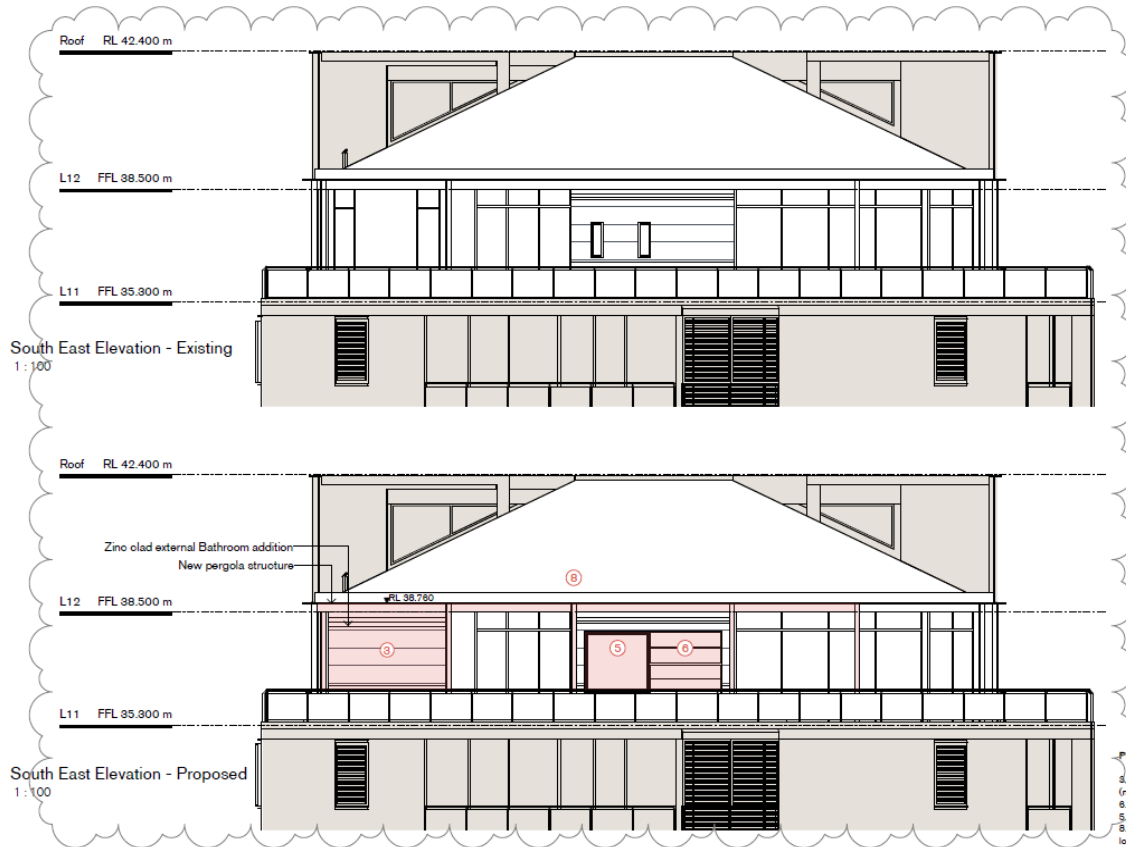
existing

proposed

- Proposed Works:**
- 1. External bathroom/ laundry addition with walls clad in zinc (non-combustible) to match existing kitchen pop-out.
  - 2. New high level window to bathroom.
  - 3. New steel pergola structure with 3x bays of operable louvres and 1x bay of solid roof.
  - 4. New motorised awning windows to Bed 1, 2 and 3.

west elevation - existing and proposed





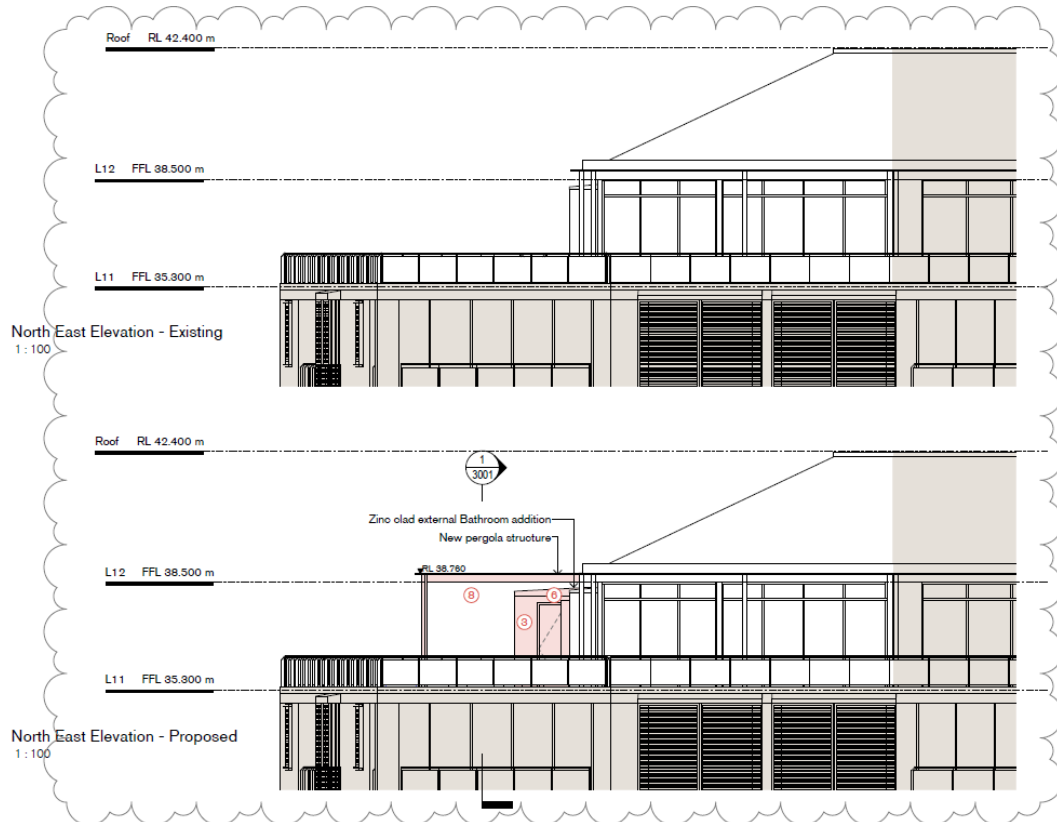
existing

proposed

**Proposed Works:**

- 3. External bathroom/ laundry addition with walls clad in zinc (non-combustible) to match existing kitchen pop-out.
- 6. New outdoor barbeque and bar area.
- 5. Larger kitchen splashback window.
- 8. New steel pergola structure with 5x bays of operable louvres and 1x bay of solid roof.

south elevation - existing and proposed



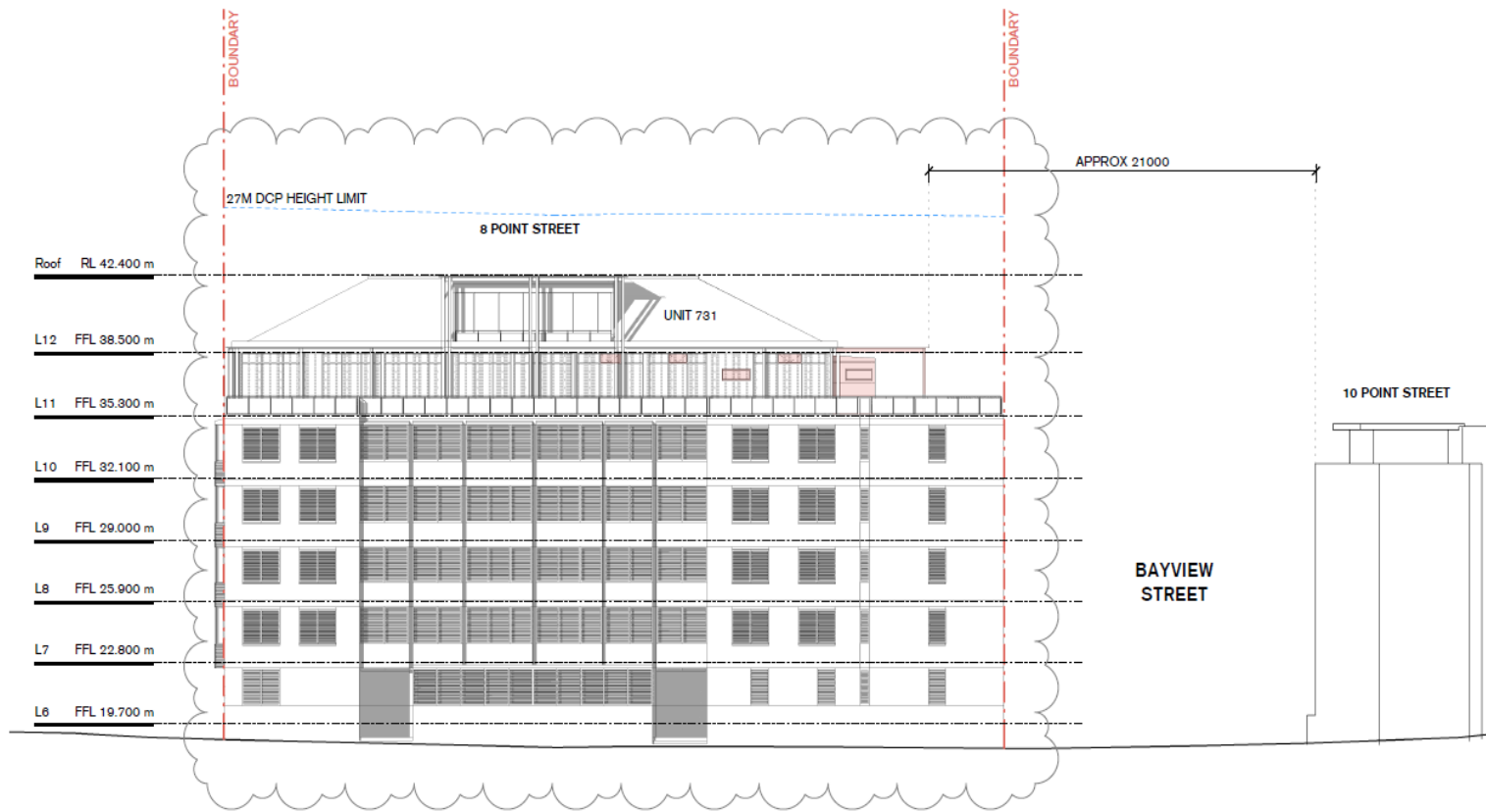
existing

proposed

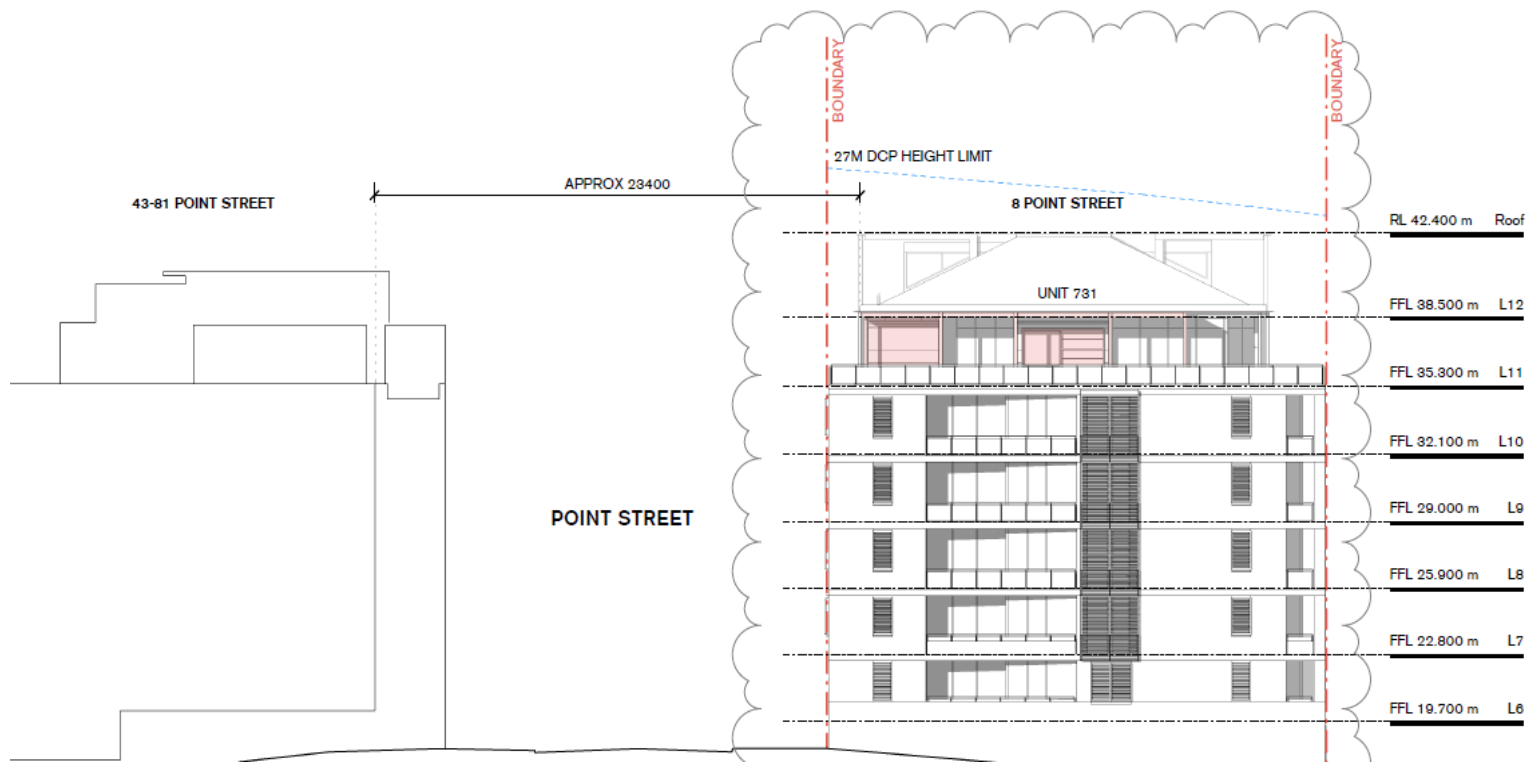
**Proposed Works:**

- 3. External bathroom/ laundry addition with walls clad in zino (non-combustible) to match existing kitchen pop-out.
- 6. New outdoor barbeque and bar area.
- 8. New steel pergola structure with 5x bays of operable louvres and 1x bay of solid roof.

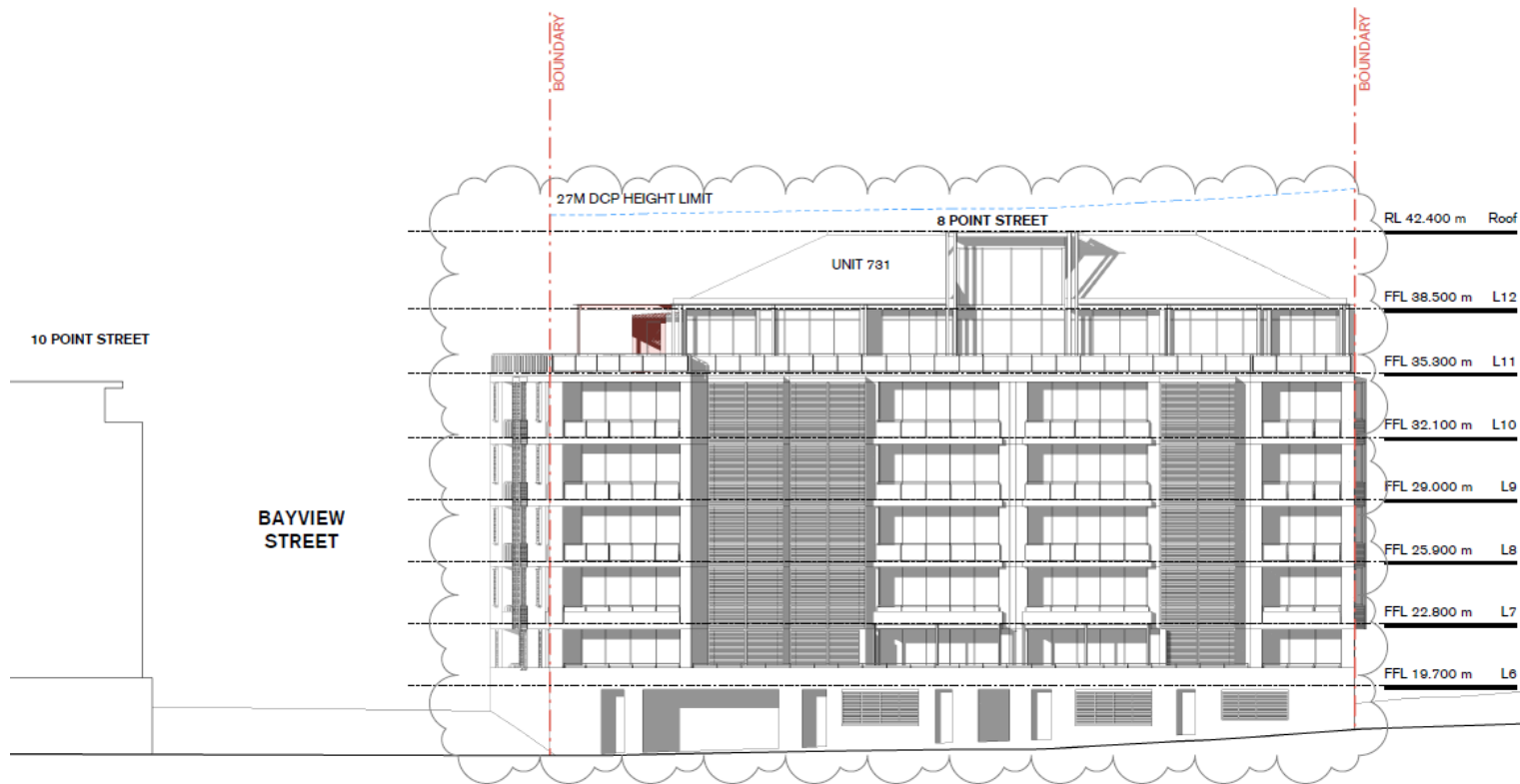
east elevation - existing and proposed



building E - proposed west elevation



building E - proposed south elevation



building E - proposed east elevation





Steel pergola with operable louvres



Zinc clad (non-combustible) external bathroom addition to match existing kitchen pop-out



Jacuzzi/opa with raised decking surround



New planting to existing planter bed



Large format stone paving to terrace



Decking to terrace

# compliance with key LEP standards

	control	existing	proposed	compliance
height	27m	26.1m	22.5m	yes
floor space ratio	3:1	4.341:1 8,050sqm 44.7% variation	4.344:1m 8,057sqm 44.8% variation	no clause 4.6 request supported

# compliance with DCP controls

	control	proposed	compliance
height in storeys	7 storeys	no change to existing 7 storeys	yes
setbacks	consistent with adjoining buildings	new works within existing footprint  maintains alignment to Point St	yes
floor to ceiling height	non-habitable 2.4m	2.4m to new laundry/bathroom	yes

# compliance with DCP controls

	control	proposed	compliance
private open space	10sqm with a minimum dimension of 2m	approx. 170sqm with dimensions >2m  proposed embellishment will increase amenity	yes
solar access	minimum 2hrs between 9am and 3pm on 21 June to living rooms and private open space	greater than 2hrs to subject site and neighbouring properties	yes

# issues

- floor space ratio
- view sharing and private view loss
- solar access and overshadowing
- acoustic privacy



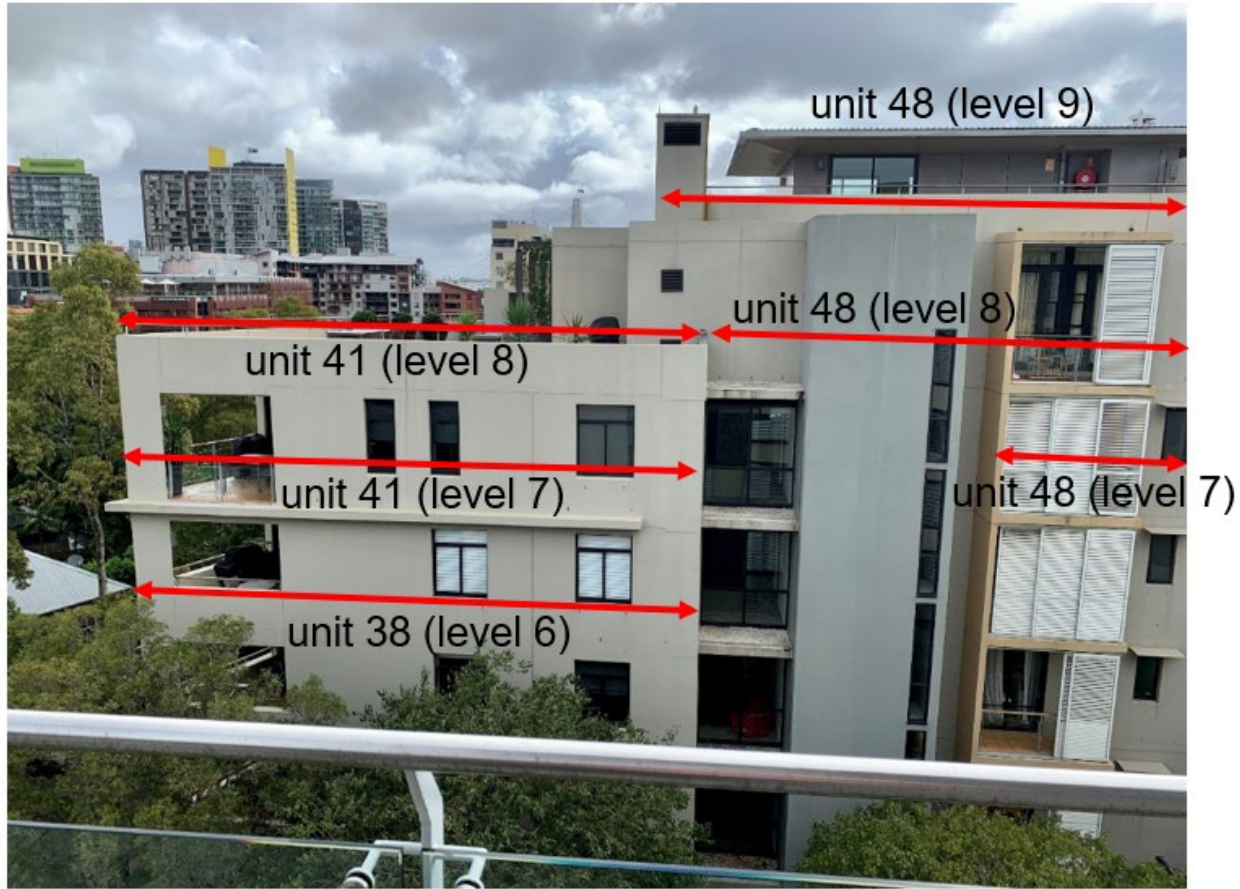
# floor space ratio

- existing building exceeds FSR by 2,486.2sqm
- FSR control does not reflect approved development
- proposed additional 7sqm
- increase due to construction of a laundry/bathroom on existing level 7 terrace area
- proposed addition is contained within existing building footprint
- no adverse overshadowing, visual or other environmental impacts arising from floor space
- Clause 4.6 request supported

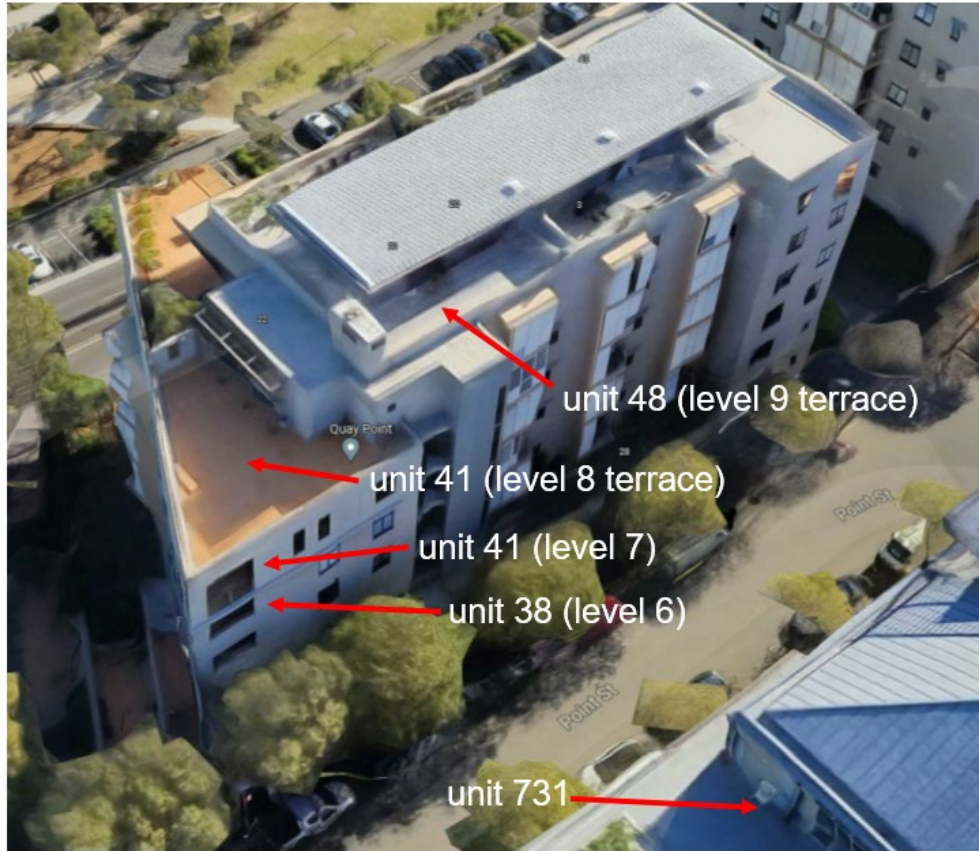
# views

- some view impacts from objector's properties
- proposed addition sits below the maximum height limit for the site
- from objector's properties the proposed addition sits mainly at northern edge of city skyline view corridor
- private view loss limited to minor portions of city skyline, including parts of Crown Tower and 'The Revy' apartment building
- iconic views of Sydney Tower and wider city skyline views will be maintained
- when assessed against Tenacity principles impacts are considered minor

# views



objector's properties viewed from terrace of unit 731



aerial perspective showing relationship between unit 731 and objector's properties

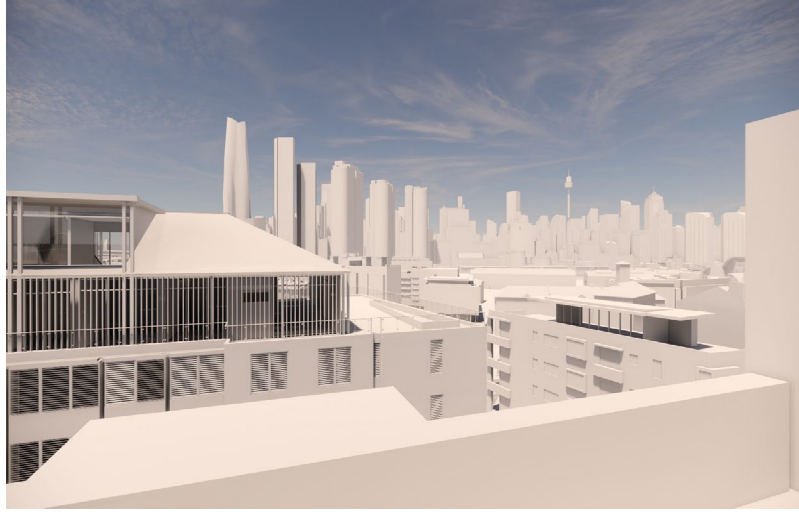




view of city skyline from northern end of level 9 terrace of unit 48



view of city skyline from level 9 terrace of unit 48



existing



proposed

view analysis - existing and proposed view from north end of level 9 terrace of unit 48





view from level 8 terrace of unit 41





view from level 7 balcony of unit 41

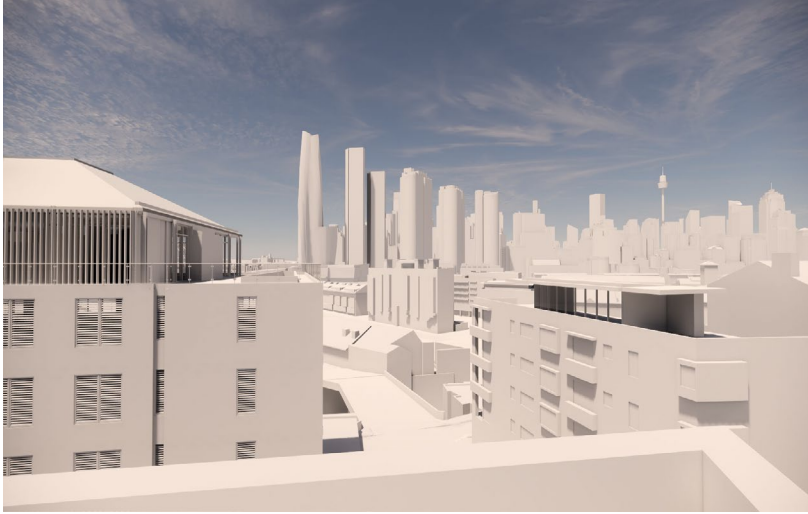


unit 731



unit 731

view from level 7 living room windows of Unit 41

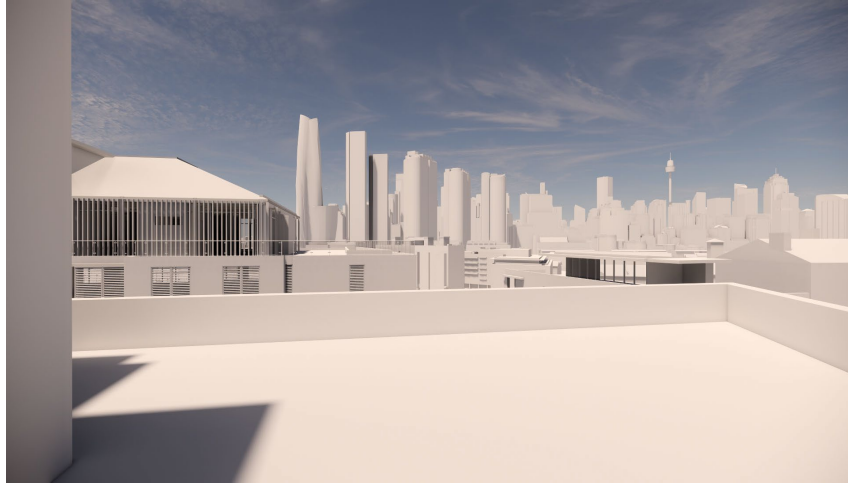


existing

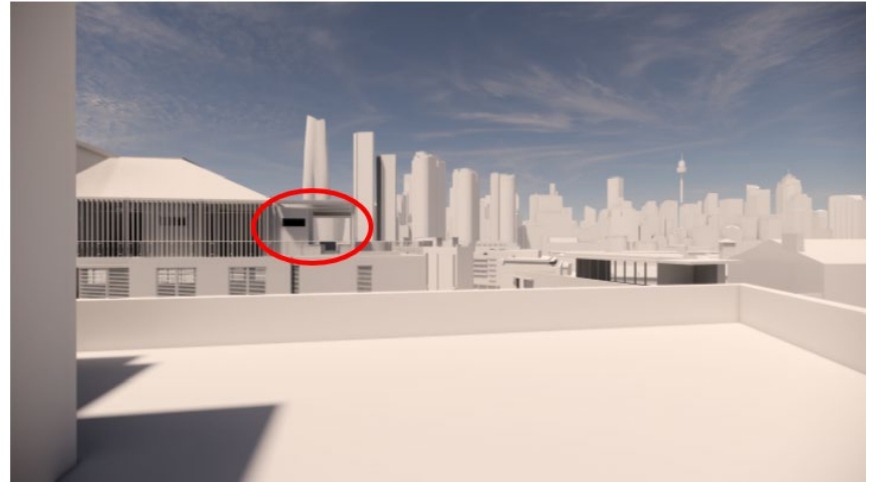


proposed

view analysis - existing and proposed view from south end of level 8 terrace of unit 41



existing



proposed

view analysis - existing and proposed view from centre of level 8 terrace of unit 41





unit 731

view from unit 38 level 6 balcony

# solar access and overshadowing

- minor overshadowing at 12 noon to public domain (road and footpath)
- no overshadowing impacts to Giba Park or any other public open space
- 43-81 Point Street - additional shadow to blank wall at 9am only on 21 June
- 83 Point Street - additional overshadowing to window openings at 9am only on 21 June
- 10 Point Street - additional overshadowing impacts to northern window openings and balconies between 12 noon and 3pm on 21 June, but maintains minimum 3 hours of solar access between 9am and 3pm on 21 June

# acoustic privacy

- new pergola and outdoor facilities (i.e. spa and outdoor kitchen) will increase useability and functionality of terrace
- use of terrace will remain as private open space
- proposed spa to be installed on vibration pads
- acoustic assessment concludes that noise levels will be inaudible from most likely affected receiver (i.e. apartment below)
- acoustic assessment recommends that testing be carried out following installation
- noise related conditions of consent recommended

# recommendation

- approval subject to conditions