

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2016/1609 **DATE:** 27 February 2017
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.12 - Development Application: 443 Glebe Point Road, Glebe - At Council - 27 February 2017

That the Lord Mayor and Councillors note the information contained in this memo.

Background

At the meeting of the Planning and Development Committee on 20 February 2017, the applicant expressed concern regarding proposed Condition (2)(c) which requires the length of the proposed garage to be reduced to 5.2 metres. A concern was also raised by a Councillor regarding proposed Condition (2)(a) which requires the rear roof addition to be redesigned to match that of No. 439 Glebe Point Road. Both conditions are dealt with separately.

Garage design

The applicant has raised concerns with proposed Condition (2)(c) and how it would reduce the garage length to 5.2metres which would not adequately support the garaging of a medium sized vehicle.

The condition as it is currently proposed requires the design to be modified so that the garage door only extends to the current building footprint. The condition was recommended so that a consistent rear building line was retained across the heritage listed terrace group. While it is acknowledged that the redesign of the garage to comply with the terms of the condition would reduce the garage length, the reduced garage length would still comply with the minimum provisions of the DCP (Part 4.1.9) which allows a car parking space to have a minimum length of 5m.

If the Council is of the view that the location of the garage door as originally proposed by the applicant (which is set under and behind the rear alignment of the deck above) would have negligible adverse impacts on the heritage listed group of terraces or the streetscape, it is recommended that Condition (2)(c) be deleted, as follows:

Modification of Condition (2) (**changes in bold/strikethrough**):

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) *The rear roof addition is to be redesigned to match that of No. 439 Glebe Point Road in detailing, proportions, size and location.*

- (b) *The balustrading to the ground floor rear deck is to be redesigned to maintain a lightweight, open design. The design may be contemporary and sympathetic to the existing dwelling. Glass is not appropriate.*
- (c) **~~Garage door to only extend to current building footprint.~~**
- (d) *Details of the first floor rear balustrade are to be submitted for approval.*
- (e) *Existing internal stairs are not to be replaced.*
- (f) *The driveway is to be reduced in width to a maximum of 2.7m.*

*The modifications are to be submitted to and approved by Council's Director City Planning, Development and Transport prior to the issue of **the first** Construction Certificate.*

Dormer window

The DA proposes conversion of the existing roof void into a study with associated bathroom. Natural light and air are proposed to be provided to this habitable room via a skillion roof extension to the rear. No alterations are proposed to the Glebe Point Road roof plane.

The site is part of a heritage listed group of terraces (Nos. 435 to 445 Glebe Point Road). The provisions of DCP 2012 state that 'alterations to the roof form of a heritage listed terrace are not always considered appropriate but may be allowed where such alterations have been carried out to other terraces within the row'. The roof addition as proposed by the applicant has not been supported and Condition (2)(a) requires the rear roof addition to be redesigned to match that of No. 439 Glebe Point Road. This condition was recommended so ensure consistency in built form along the rear elevation of the heritage listed row of terraces and to ensure that the dormer window element was consistent in detailing, proportions, size and location as No. 439 Glebe Point Road.

A review of the DCP 2012 controls relating to rear dormer windows has been carried out. Section 4.1.5.5 Rear roof extensions of the DCP would allow a dormer that is significantly larger than that proposed by the applicant (ie, set back a minimum of 500mm from side walls, set down a minimum of 200mm below the ridge line and set back a minimum of 200mm from the rear wall).

If Council were of a mind to require the rear roof addition to be redesigned to strictly comply with the provisions of section 4.1.5.5 of the DCP, then it would be recommended to amend Condition (2)(a) in the following manner and include a new condition:

Modification of Condition (2) (***changes in bold/strikethrough***):

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) **~~The rear roof addition is to be redesigned to match that of No. 439 Glebe Point Road in detailing, proportions, size and location.~~**
- (b) *The balustrading to the ground floor rear deck is to be redesigned to maintain a lightweight, open design. The design may be contemporary and sympathetic to the existing dwelling. Glass is not appropriate.*
- (c) *Garage door to only extend to current building footprint.*
- (d) *Details of the first floor rear balustrade are to be submitted for approval.*

- (e) *Existing internal stairs are not to be replaced.*
- (f) *The driveway is to be reduced in width to a maximum of 2.7m.*

*The modifications are to be submitted to and approved by Council's Director City Planning, Development and Transport prior to the issue of **the first** Construction Certificate.*

New Condition (2A):

(2A) REAR ROOF EXTENSIONS

- (a) *The external faces of the roof extensions to the rear of a building are to be:*
 - (i) *set down a minimum of 200mm below the ridge line as measured along the roof slope from the ridge; and*
 - (ii) *set back a minimum of 200mm from the rear wall as measured along the roof slope from the outer face of the wall.*
- (b) *The roof of the extension must have a minimum 5 degree pitch, and slope down from the ridge towards the rear elevation of the property.*
- (c) *The flashing or waterproofing of the rear roof extension is not to span*
- (d) *The external walls of the extension must be clad with weatherboards, corrugated steel or a similar profiled material.*
- (e) *The sliding windows are to be deleted and replaced with vertically proportioned, timber framed windows with a paint finish.*
- (f) *External blinds (venetian or fabric) are required, which may be manually and automatically retracted.*

The modifications are to be submitted to and approved by Council's Director City Planning, Development and Transport prior to the issue of the first Construction Certificate.

Prepared by: Shannon Rickersey, Senior Planner

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Approved



**Graham Jahn AM, Director City Planning,
Development and Transport**