

# Local Planning Panel

## 1 July 2020

40 Forbes Street, Newtown

D/2019/1485

Applicant: Ms C Michaelopoulos C/- Que Consulting

Owner: Ms C Michaelopoulos

Designer: NK Architect

# proposal

alterations and additions to the existing dwelling, tree removal and subdivision to create additional lot

Zone: R1 General Residential. The development is permissible with consent

# recommendation

approve subject to conditions

# notification information

- exhibition period 9 January 2020 to 25 January 2020
- 145 owners and occupiers notified
- 90 submissions received

# submissions

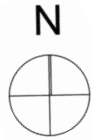
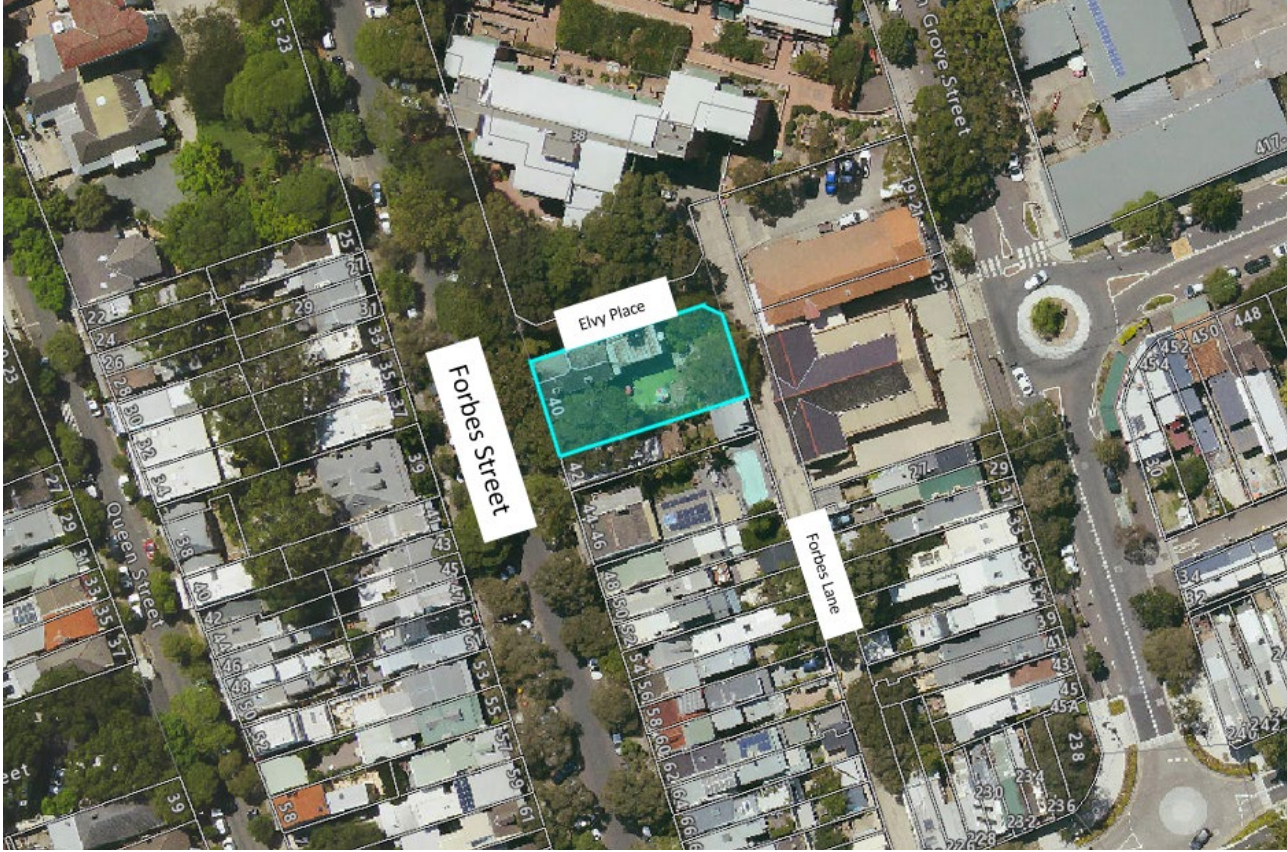
- loss of trees on the site
- historic use of the site as a community space
- subdivision of the site

# submissions



- subject site
- submitters

site







Forbes Street



Forbes Street





view from Elvy Place



view from Forbes Lane





south facade of existing building

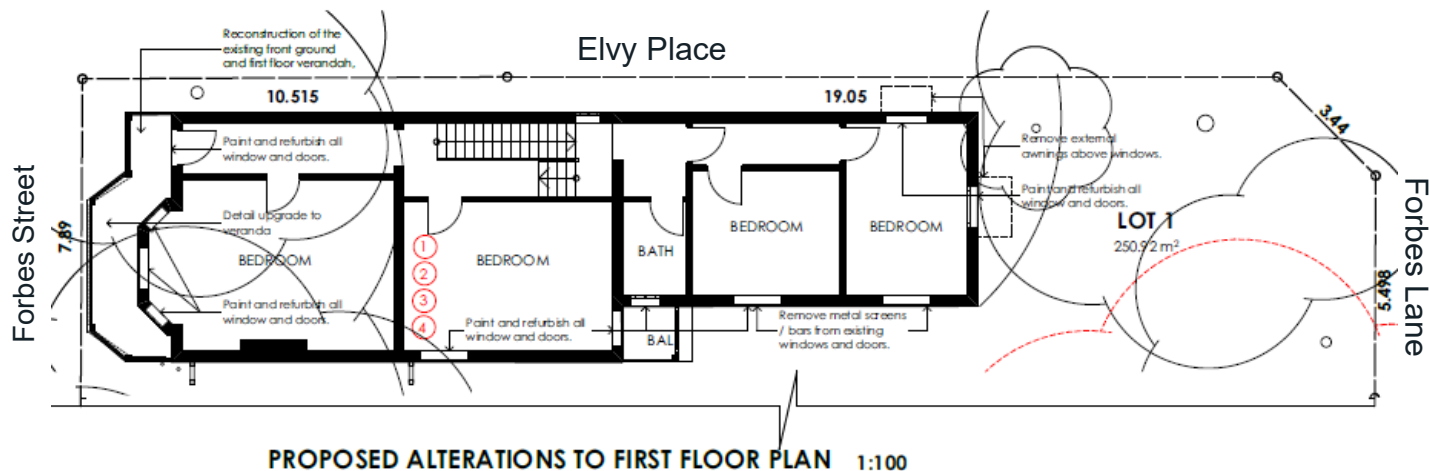
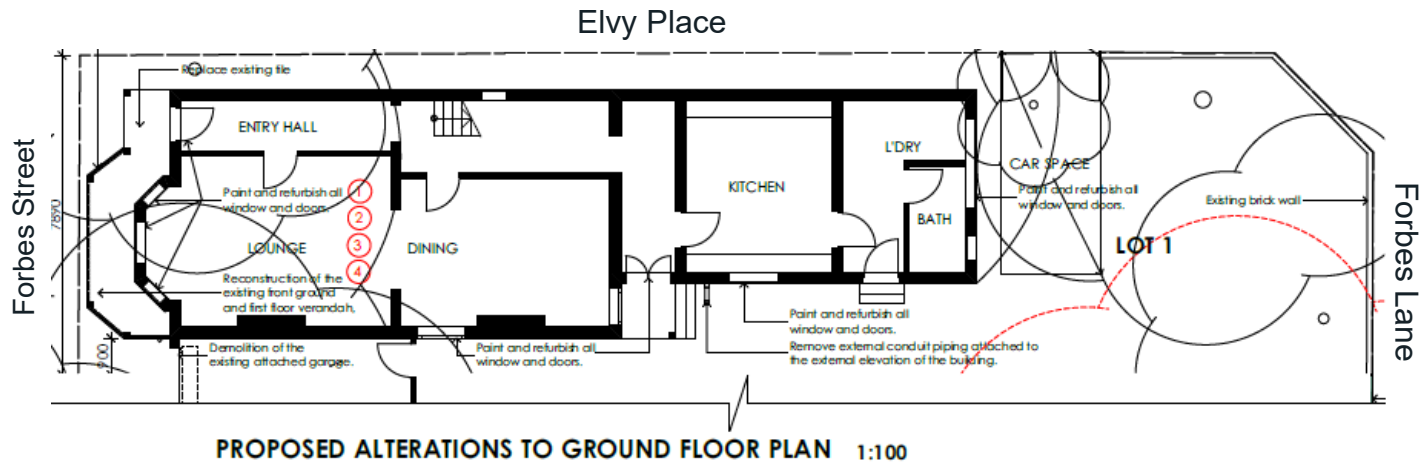


proposed new lot



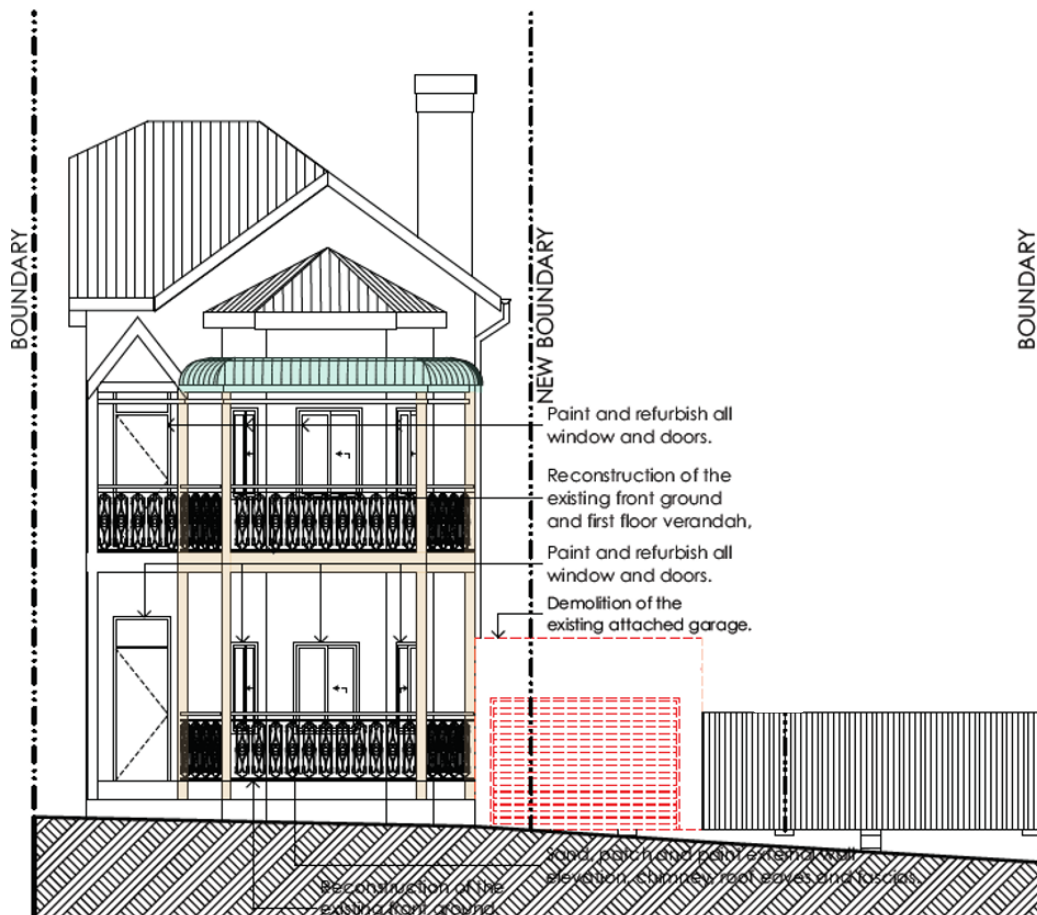


rear of proposed lot 2 and Tree 3 nominated for removal

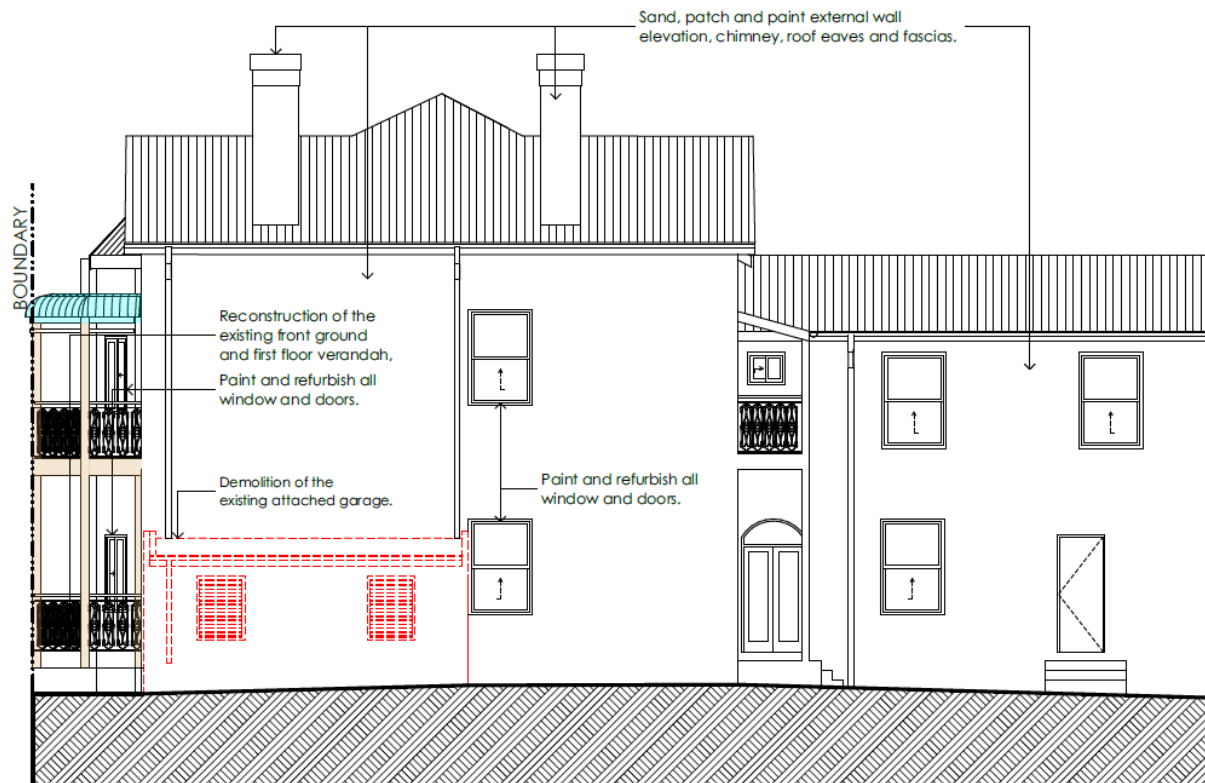


proposed floor plans

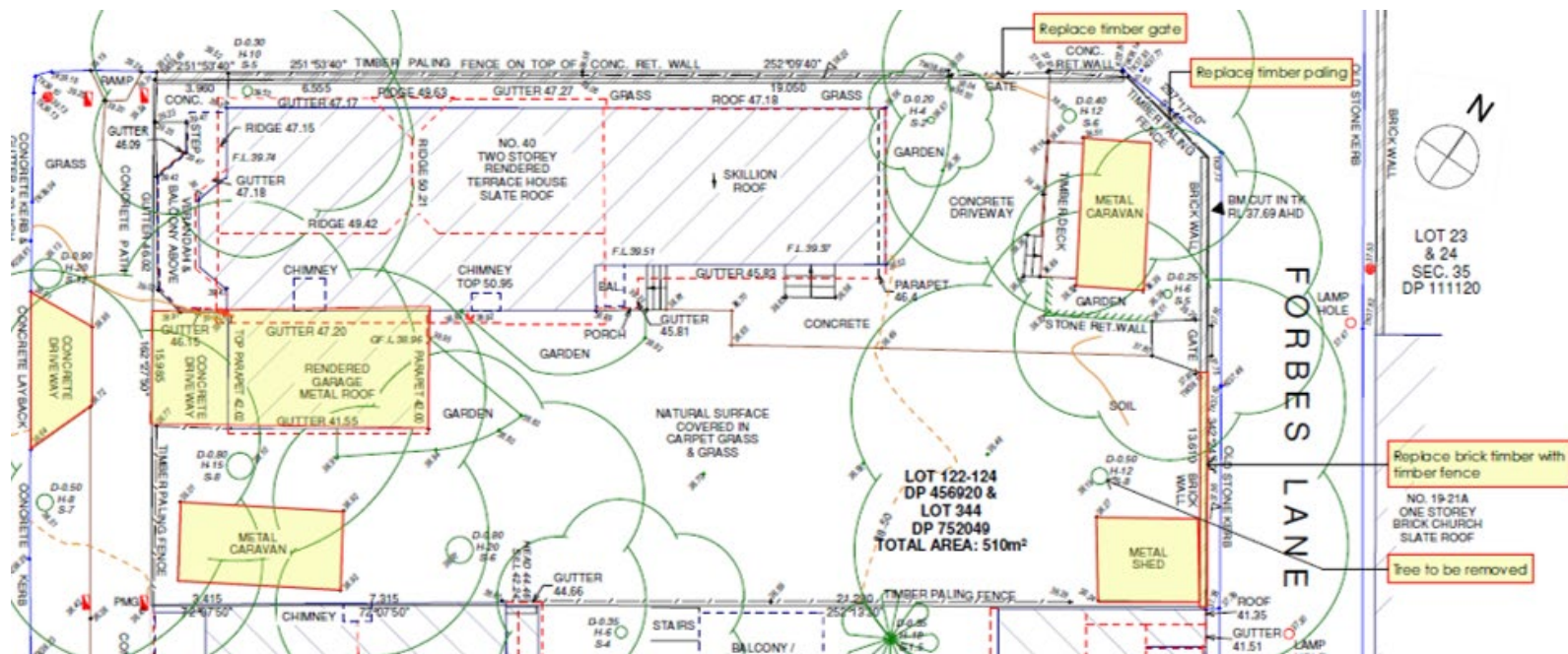




proposed front elevation (Forbes Street)

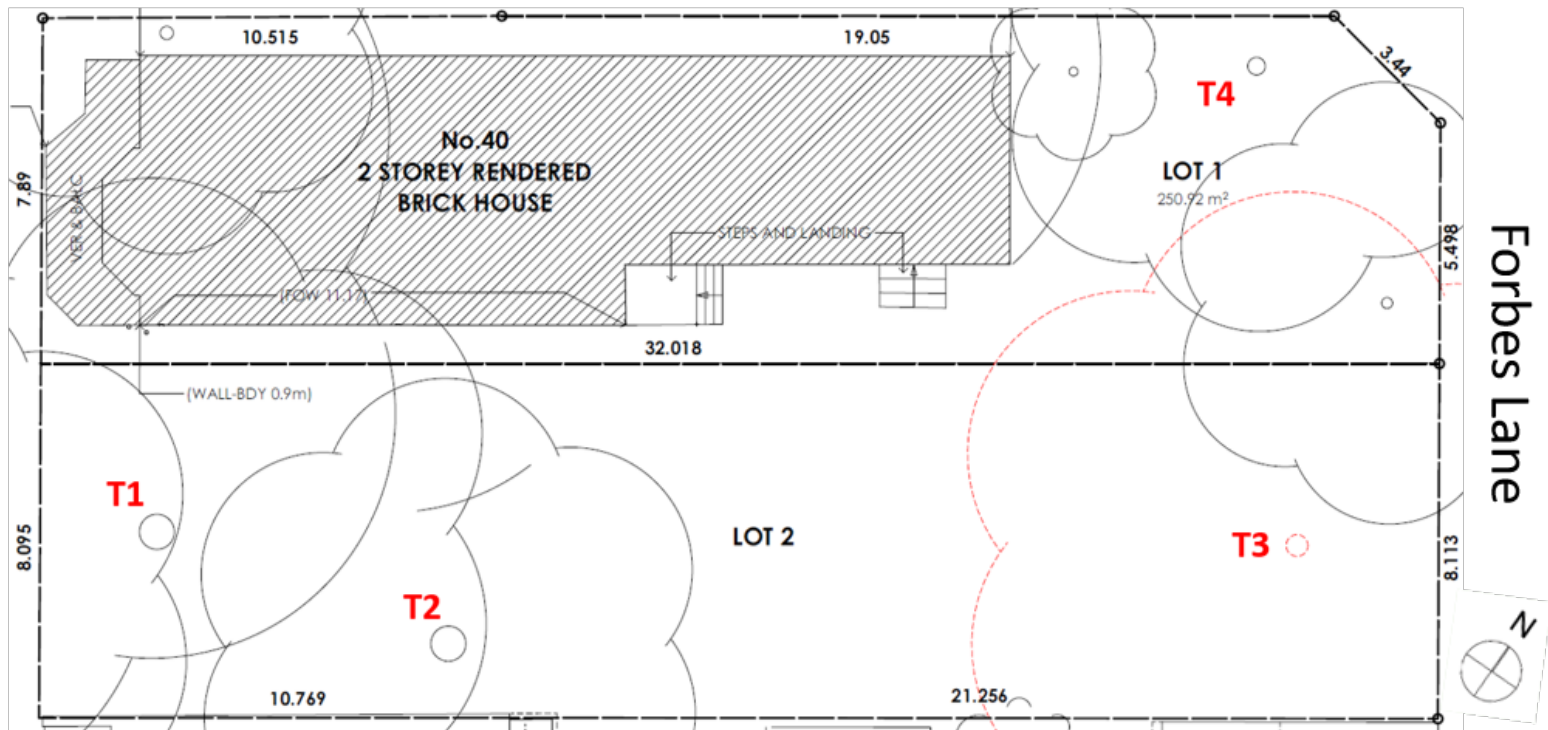


proposed southern elevation



Forbes Street

Elvy Place



Forbes Lane

subdivision plan and tree location

# compliance with key LEP standards

	control	proposed	compliance
height	9m	7m (11m to existing ridge height)	yes
floor space ratio	1.25:1	0.38:1	yes



# compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	2 storeys (existing)	yes

# issues

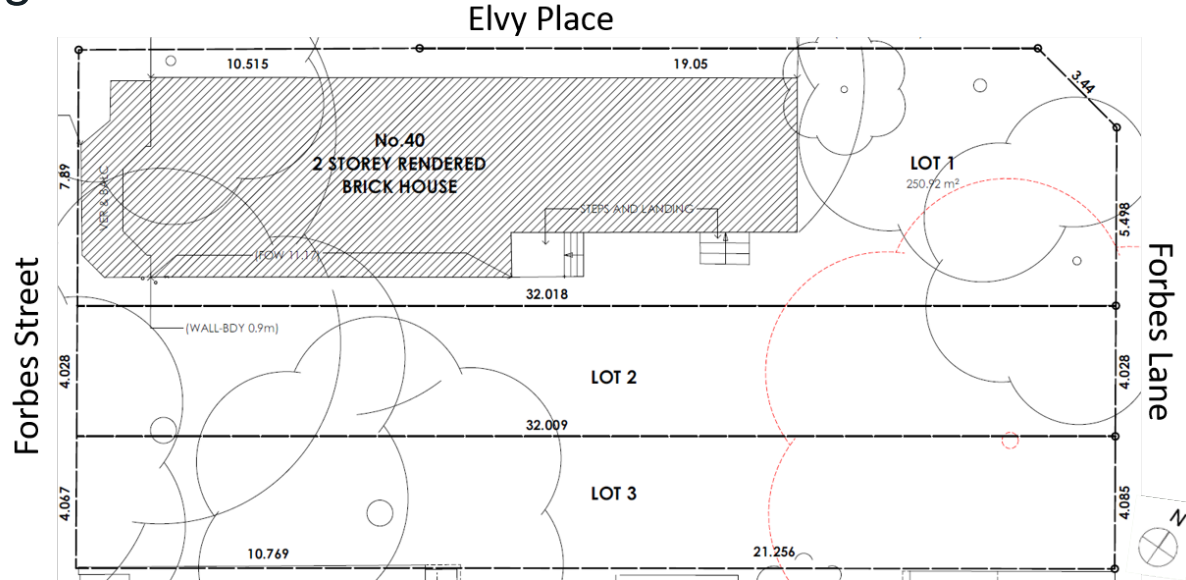
- heritage
- subdivision pattern & impact to trees
- tree removal

# heritage

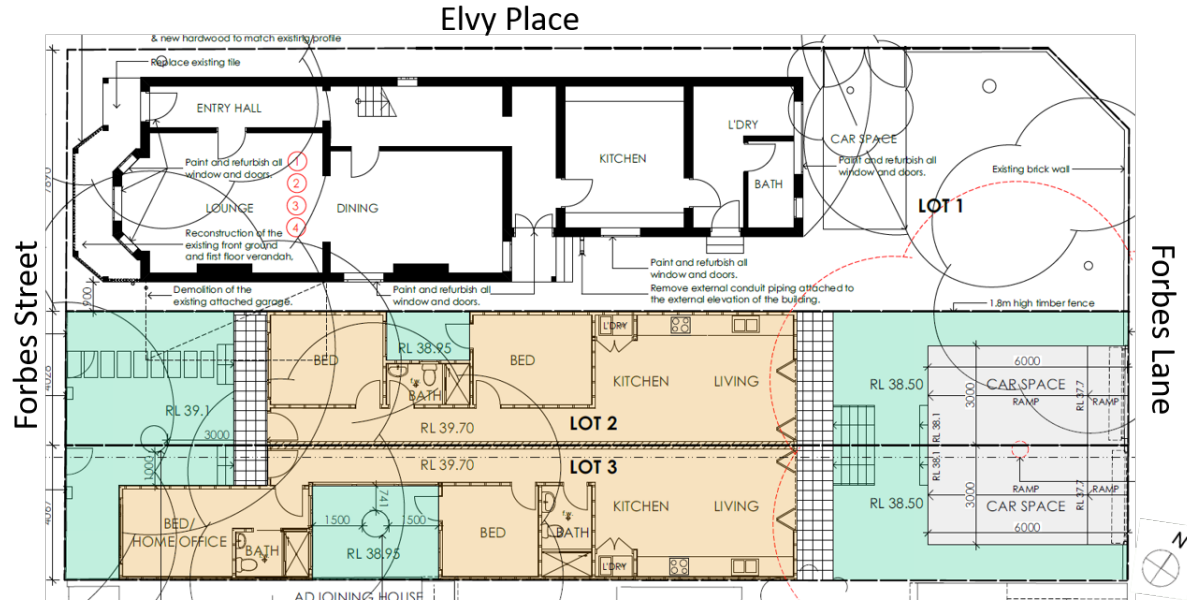
- the subject site contains a heritage item (1973)
- existing dwelling is in a high state of disrepair
- restoration works include facade upgrades, front balcony and verandah restoration, removal of detracting awnings and demolition of detached garage
- restoration works are in line with the heritage significance of the building and are supported

# subdivision & impact on trees

- application originally proposed subdivision into 3 lots
- boundary between lots 2 and 3 would have direct impact to the existing trees



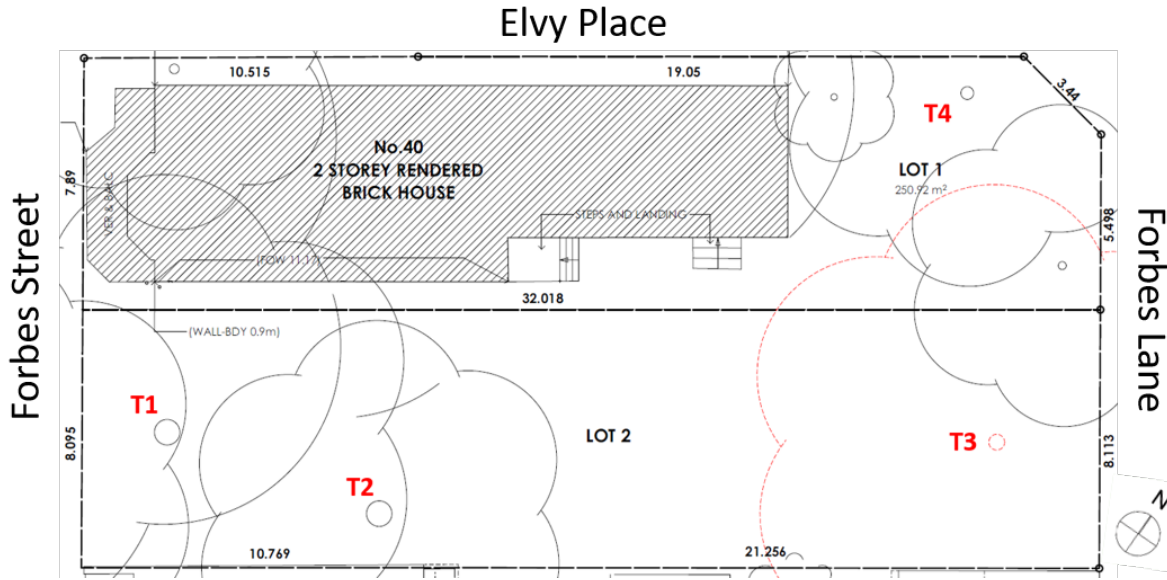
- concept plan detailing how the 2 vacant lots could be developed in the future





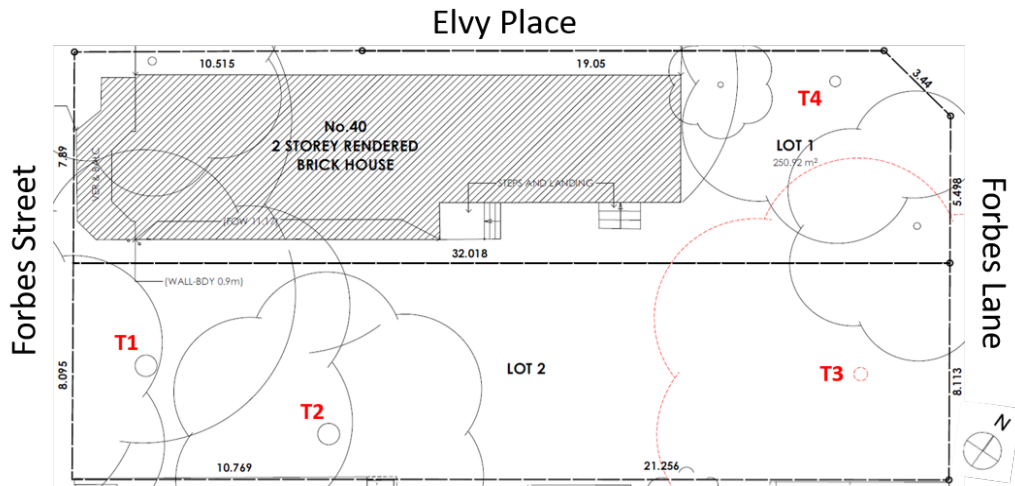
# amended proposal

- following advice from Council, the application was amended to subdivide the site into 2 lots



# trees

- application proposes removal of 1 x *Alnus jorullensis* (Adler) Tree T3 located in the rear yard
- removal of the tree is not supported
- tree is in good health and provides a high level of value to the area



# recommendation

- approval subject to conditions