

# Local Planning Panel

## 16 December 2020

277 Glebe Point Road, Glebe

D/2020/941

Applicant - Mark Solomon

Owner - Ms E A Younan

# proposal

- retention and use of a single storey detached structure for storage purposes
- the structure is located within the rear courtyard open space of a boarding house
- the structure has been erected without consent

# recommendation

the application is recommended for refusal.

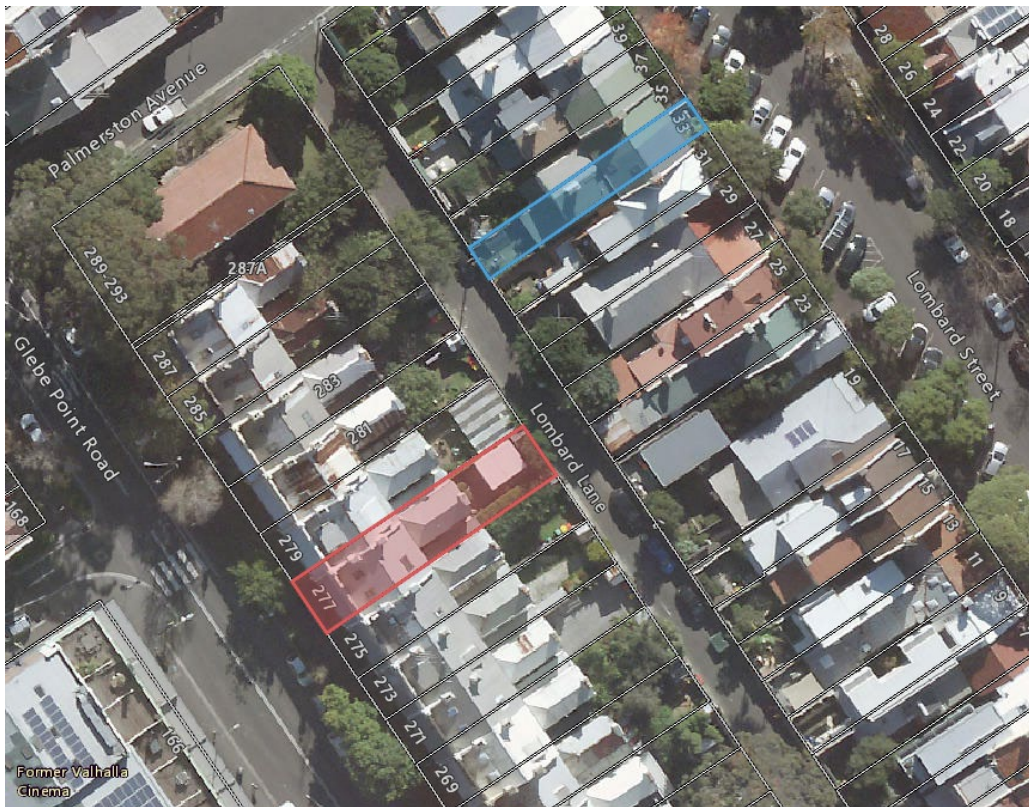
# notification information

- exhibition period 6 October to 21 October 2020
- 115 owners and occupiers notified
- one submission received

# submission

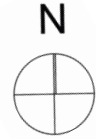
- structure unlikely to be used for storage
- exceedence of FSR
- incompatibility with character of locality
- loss of communal open space

# submissions



- subject site
- submitters

site







site viewed from Glebe Point Road



rear of site - Lombard Lane





structure to be retained



structure to be retained





interior



ground, first and attic floors



plans

# compliance with key LEP standards

	control	proposed	compliance
height	9m	3.2m	yes
floor space ratio	0.7:1	0.97:1m	no



# compliance with SEPP (ARH) 2009

	control	proposed	compliance
private open space	20sqm 3m dimension	10.9sqm 3m dimension	no

# compliance with DCP controls

	control	proposed	compliance
communal open space	20sqm 3m dimension	10.9sqm	no
solar access to communal open space	min. 2 hours solar access to 50%	unclear new structure results in overshadowing of open space	unclear

# issues

- FSR non compliance
- communal open space
- solar access

# FSR

- existing building – 29.4% exceedance
- additional structure – 37.9% exceedance
- excessive in size for purpose, in context
- smaller, less obtrusive storage structure located further to the rear of the site could be accommodated
- smaller structure would minimise the exceedance of the FSR standard and take up less communal open space in the backyard
- Clause 4.6 variation request not supported

# communal open space

- size and location of structure significantly reduces amount and usability of existing courtyard for seven person boarding house
- no internal communal living areas



# solar access

- size and location of structure significantly reduces solar access to communal open space

# solar access



1 June 2020 (Nearmap)



1 August 2020 (Nearmap)

# recommendation

- refusal