

Local Planning Panel

28 June 2023

Application details

8 Coneill Place, Forest Lodge

D/2022/846

Applicant: Katie Molnar

Owner: Peter Paddon

Architect: Molnar Architects

Planner: Perica & Associates Urban Planning

Proposal

- demolition of the existing single storey dwelling, swimming pool and shed
- construction of two storey dwelling with swimming pool, spa, double garage
- 41% exceedance of LEP height of buildings control

Recommendation

approval subject to conditions

Notification



- exhibition period 6 September 2022 to 6 October 2022
- 29 owners and occupiers notified
- 2 submissions received

Submissions

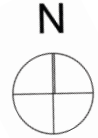
- overshadowing
- obstruction of outlook
- overlooking
- environmental impact of tree removal

Submissions



-  Subject site
-  Submitters

Site





site viewed from Coneill Place



site viewed from rear yard facing north



existing swimming pool and neighbouring sites
9 Coneill Place outlined yellow and 9B Coneill Place outlined green



site viewed from the public reserve

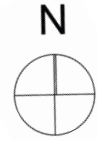
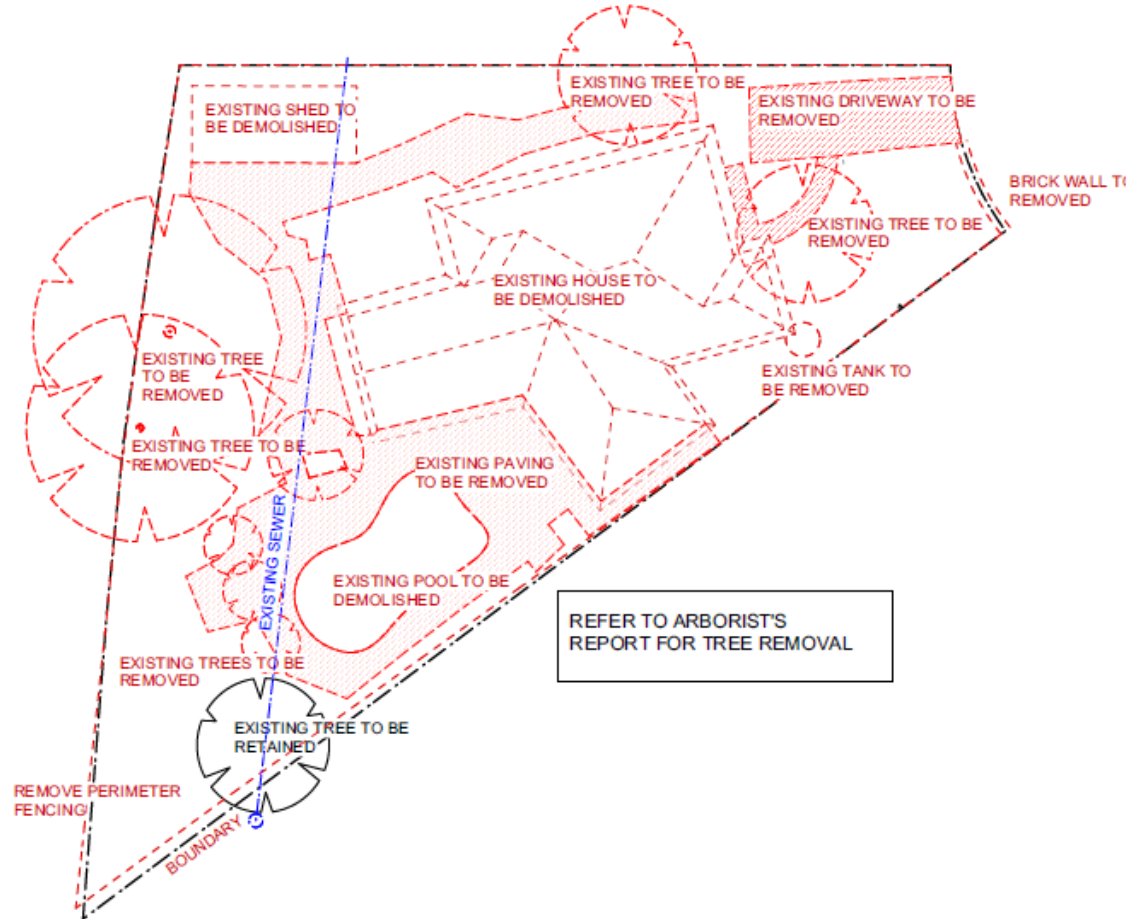


the public reserve and Johnsons Creek

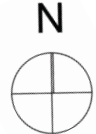
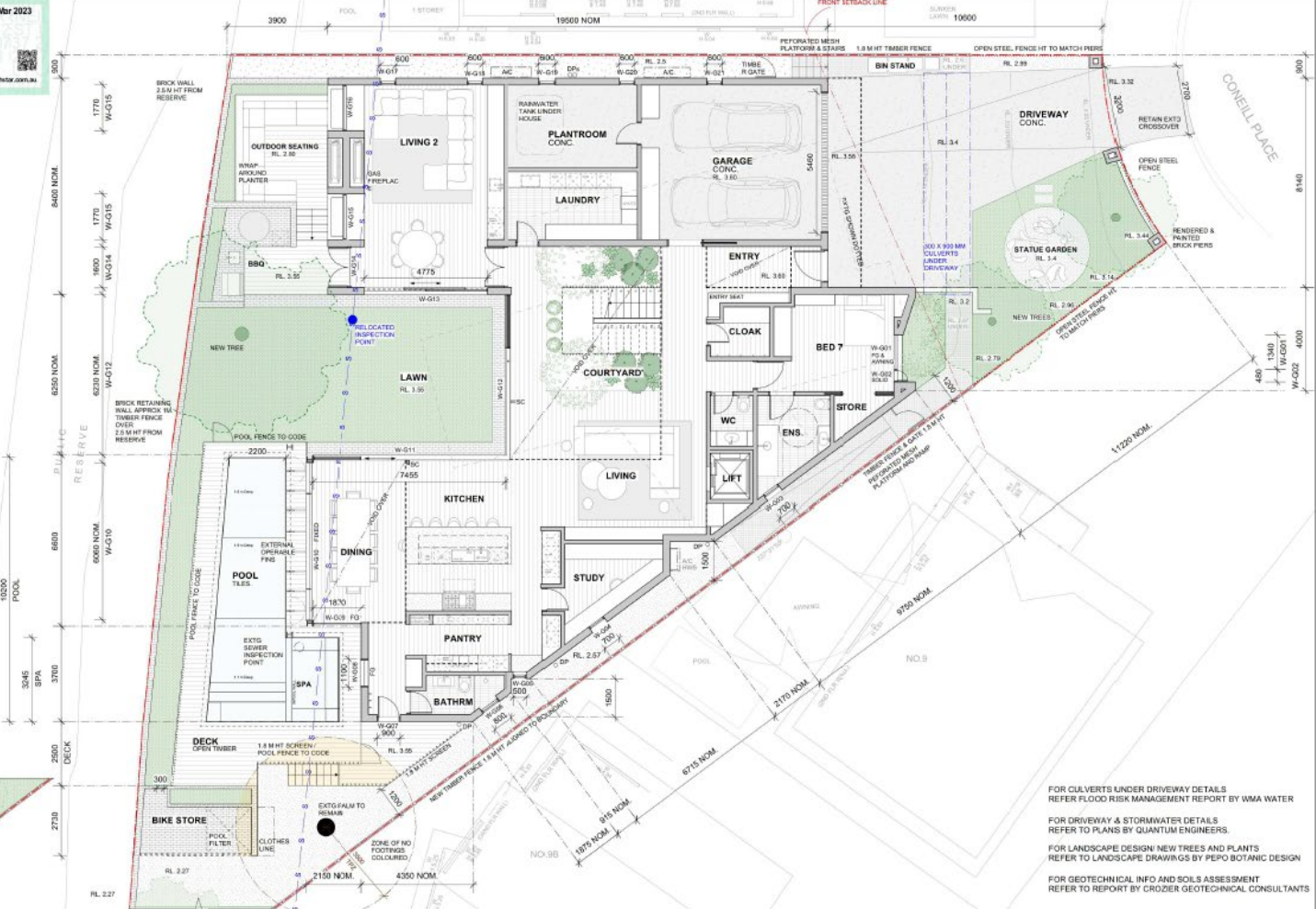
Proposal







demolition



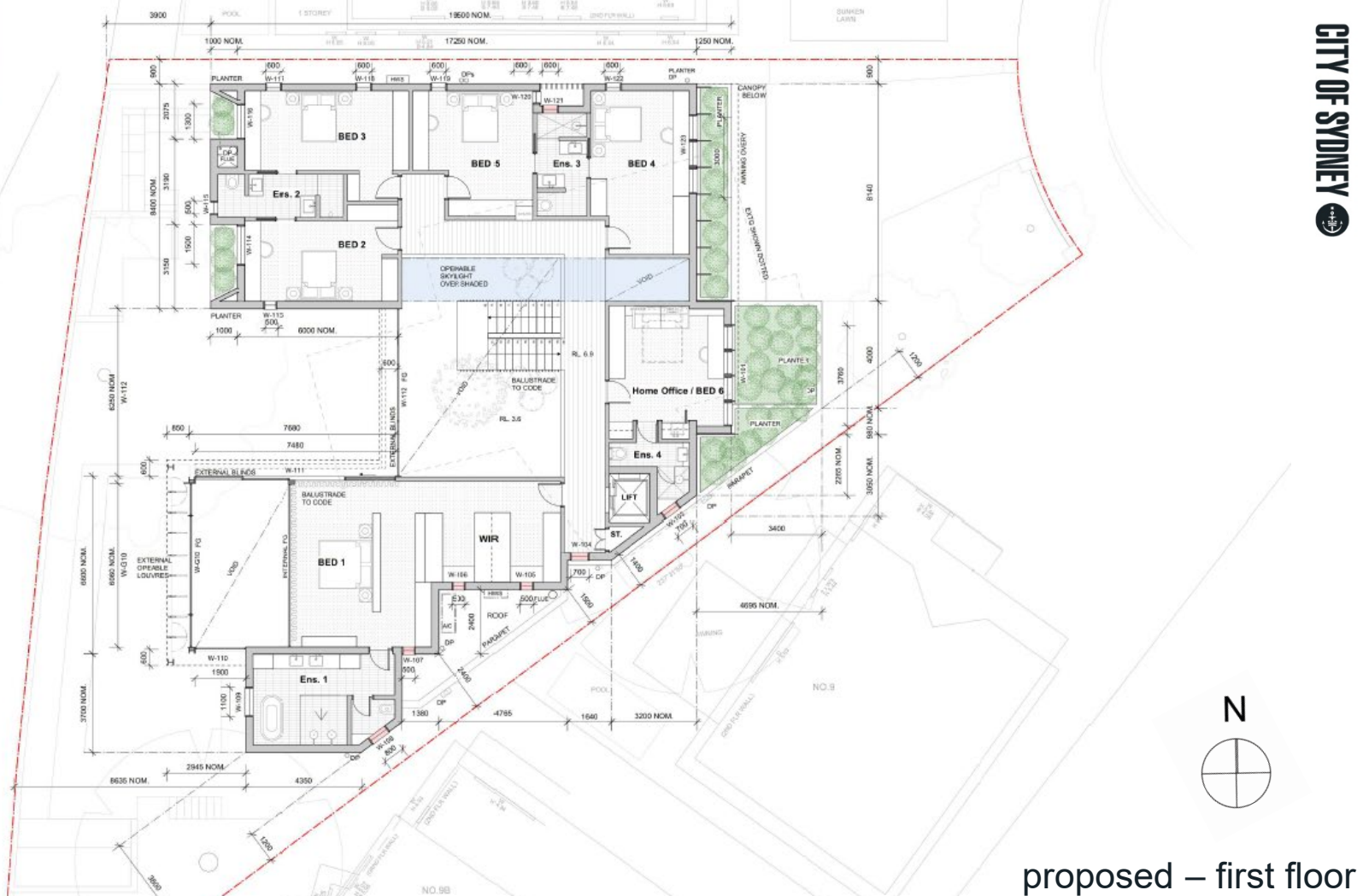
FOR CULVERTS UNDER DRIVEWAY DETAILS
REFER FLOOD RISK MANAGEMENT REPORT BY WMA WATER

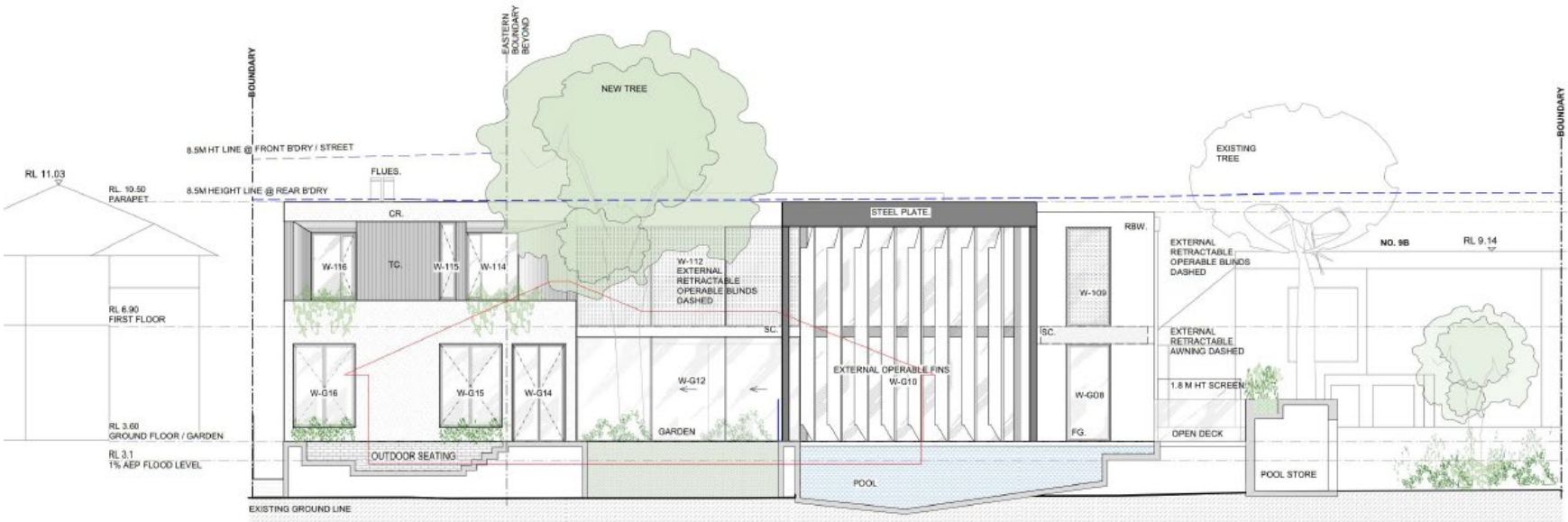
FOR DRIVEWAY & STORMWATER DETAILS
REFER TO PLANS BY QUANTUM ENGINEERS.

FOR LANDSCAPE DESIGN NEW TREES AND PLANTS
REFER TO LANDSCAPE DRAWINGS BY PEPO BOTANIC DESIGN

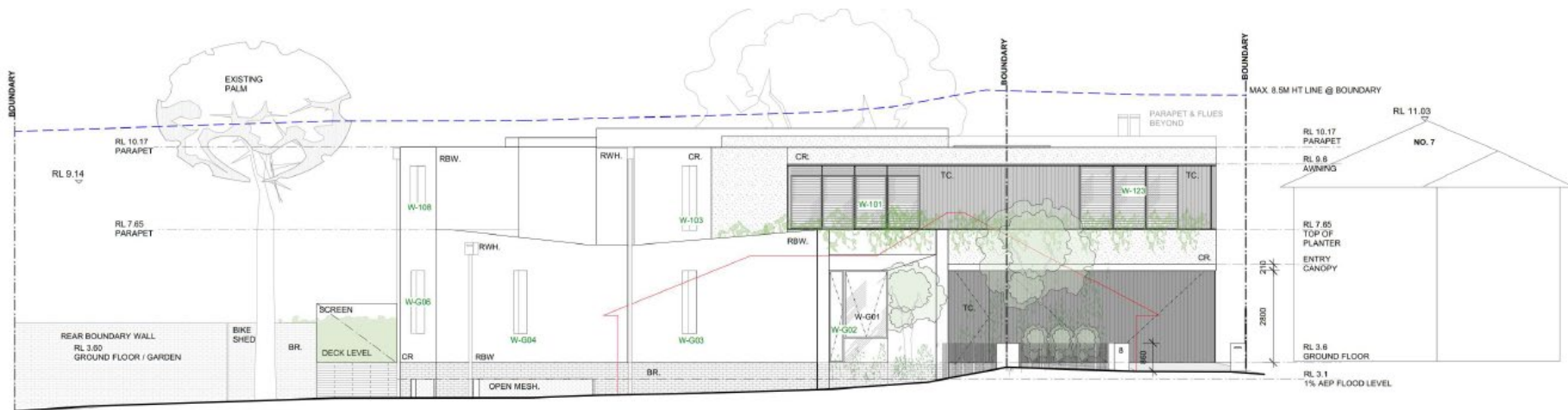
FOR GEOTECHNICAL INFO AND SOILS ASSESSMENT
REFER TO REPORT BY CROZIER GEOTECHNICAL CONSULTANTS

Proposed - ground floor





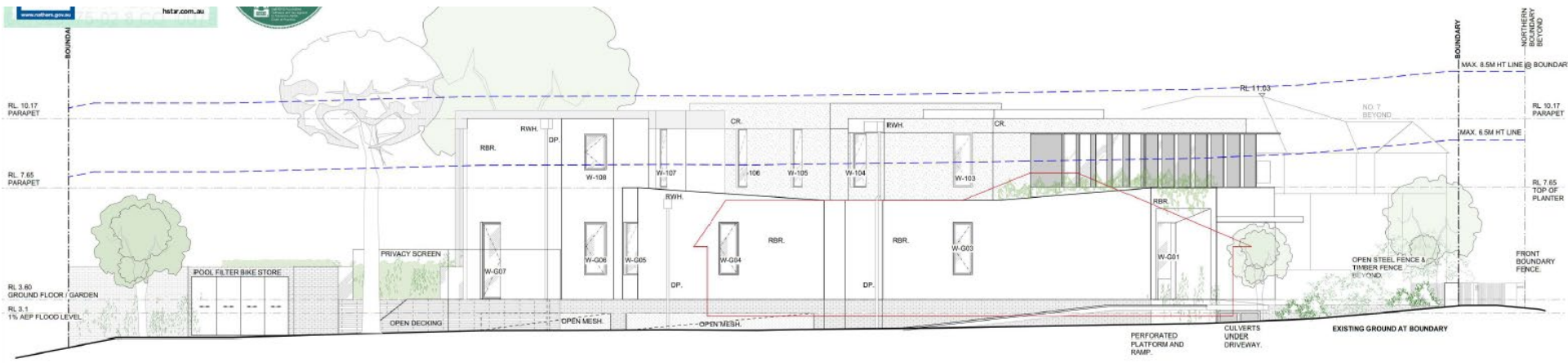
proposed - west elevation



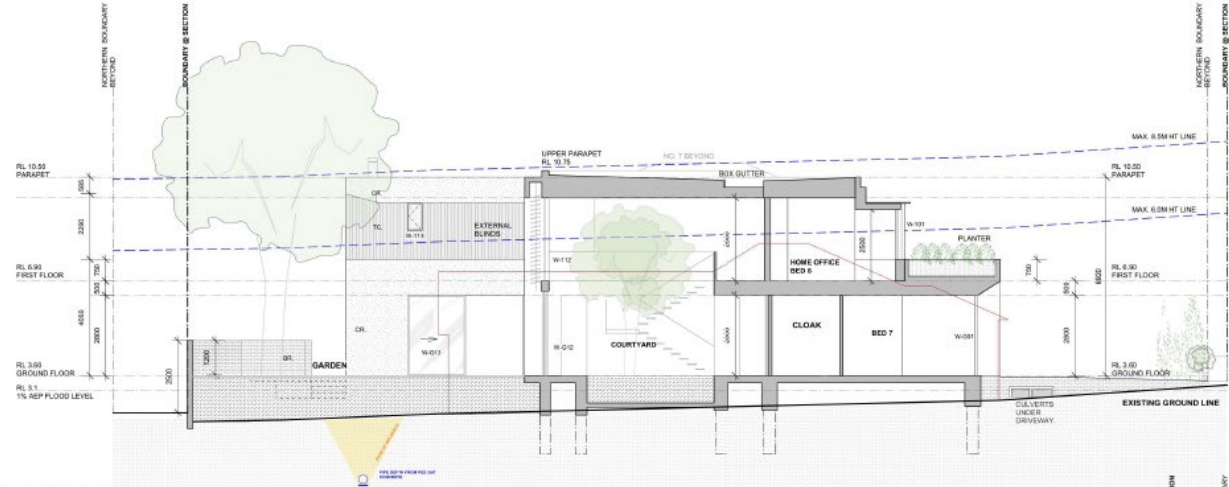
proposed – east elevation



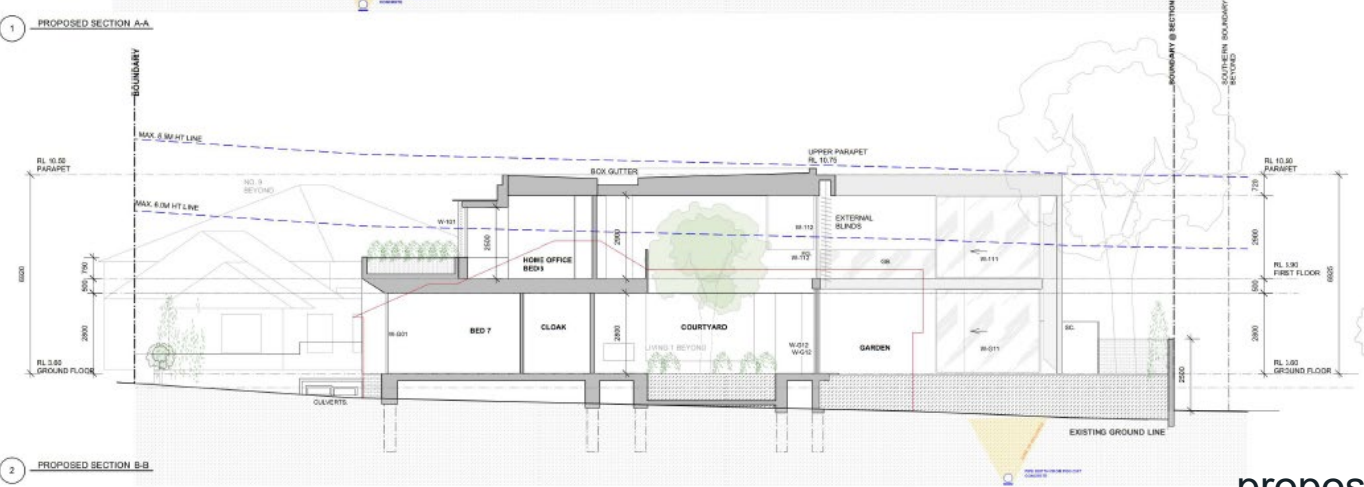
proposed - north elevation



proposed - south elevation

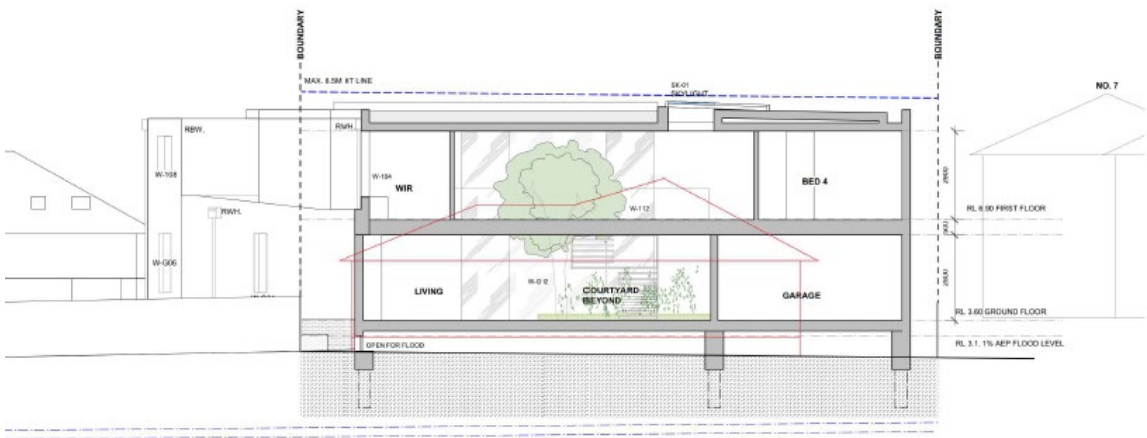
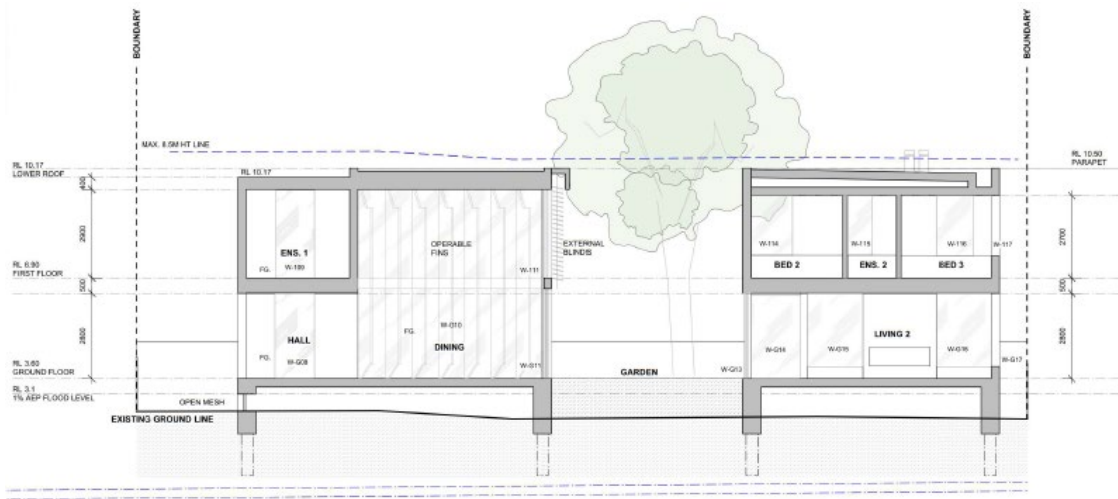


1 PROPOSED SECTION A-A

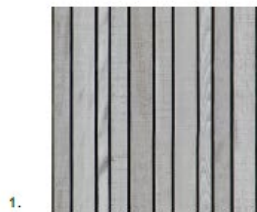


2 PROPOSED SECTION B-B

proposed - sections



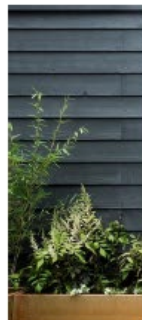
proposed - sections



1.



4.



8.



10.



2.



5.



9.



A.



B.



C.



D.



3.



6.



7.

1. TIMBER CLADDING
2. METAL THIN PROFILE WINDOW/ DOOR FRAMES
3. RECYCLED BRICKWORK
4. EXTERNAL OPERABLE VERTICAL FINS
5. LAWN
6. TILED POOL
7. TIMBER DECKING
8. DARK STAINED TIMBER FENCING
9. CONCRETE
10. EXPRESSED DARK COLOURED STEEL
11. COLOUR PALETTE:
 - A: DEEP GREEN METALLIC STEEL
 - B: DEEP GRAPHITE METALLIC STEEL
 - C: CONCRETE GREY
 - D: WHITE RENDER

Compliance with key LEP standards

	Control	Proposed	Compliance
Height	6m	8.5m	no clause 4.6 variation request supported
Floor space ratio	0.7:1	0.66:1m	yes

Compliance with DCP controls

	Control	Proposed	Compliance
Height in storeys	1	2	no

Issues

- height noncompliance (in metres and storeys)
- bulk and scale impacts
- visual privacy
- rear fence height

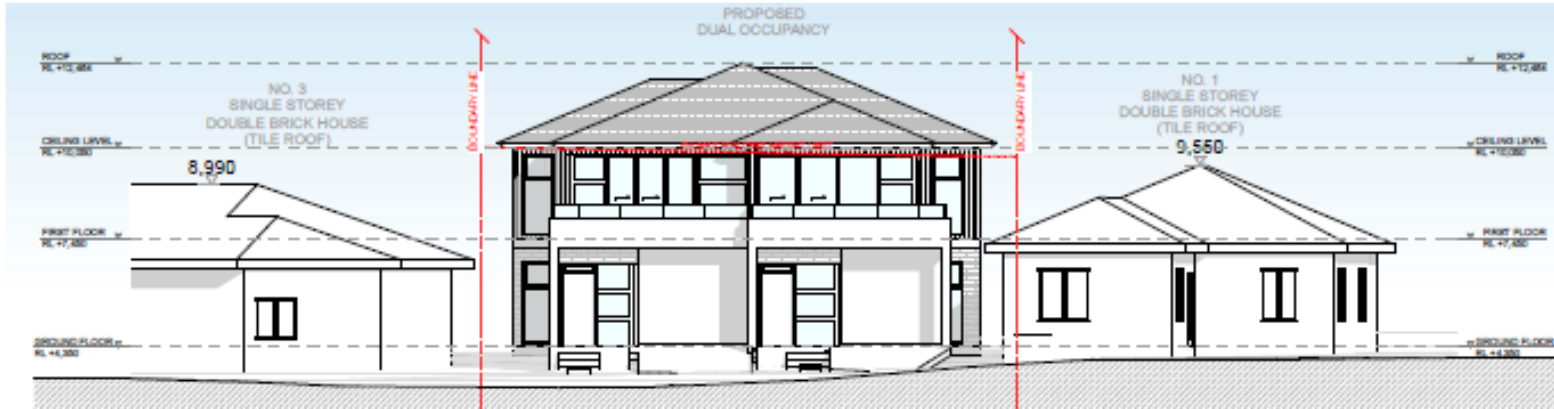
Height

- maximum height of buildings: 6m
- maximum height in storeys: 1 storey
- proposed height: 8.5m, a noncompliance of 41%
- proposed storeys: 2
- the height noncompliance results from the proposed dwelling containing two storeys

Height

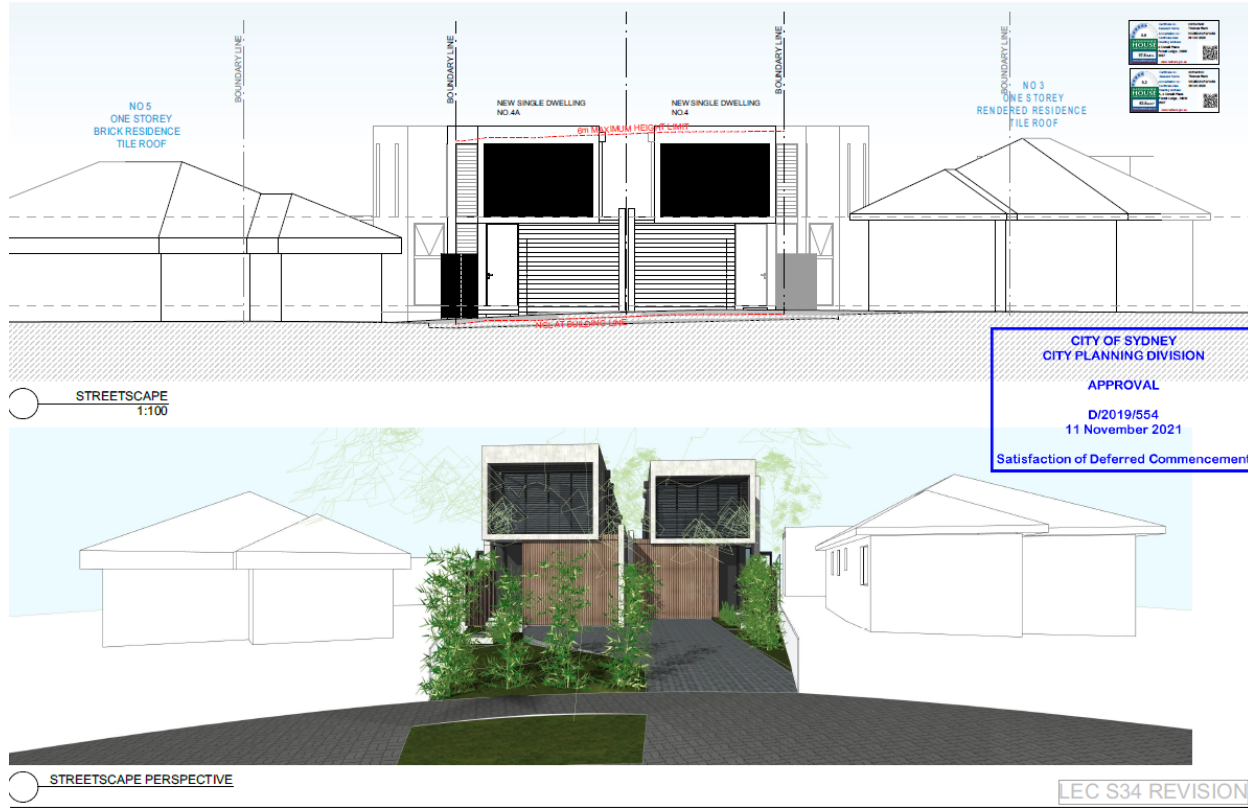
- clause 4.6 variation request supported
- recent dwelling approvals (by Council and CDC) exceed the height control in metres and storeys
- the site is one of the last single storey dwellings remaining in Coneill Place
- in part noncompliance results from need to address flooding – ground level needs to be set at the peak flood depth and level in accordance with the City's Interim Floodplain Risk Management Policy

Height



D/2015/982 - 2-2A Coneill Place. 2 storey dwellings approved at height of 8.637m

Height



D/2019/554 – 4 Coneill Place. 2 storey dwellings approved at height of 6.8m
LEC court approval

Height



Height



Bulk and Scale

- the development includes a two storey wall setback of 1200mm at the ground floor and 1500mm at the first floor to the southern boundary
- private open space for 9 Coneill Place is directly south of the subject dwelling
- it is recommended that the first floor setback be increased to 2500mm along the southern boundary of the site to reduce the 'overbearing' impacts of the two storey wall

Visual Privacy

- proposed development overlooks private open space for 9 Coneill Place
- windows at first floor facing southern boundary are proposed with obscure glazing
- the windows are all operable
- it is recommended that the windows either be fixed obscure glazing or limit the operable section of the window to a sill height of at least 1.6m above the Finished Floor Level (FFL)

Rear fence

- proposed rear boundary fence is 2.5m in height
- maximum height of rear fences is 1.8m
- FFL at the property side of the fences of neighbouring dwellings are 700mm above the RL of the public reserve
- proposed FFL of the subject site will be 1.3m above the RL of the public reserve.
- the fence will present as 1.2m high from within the property

Recommendation

approval subject to conditions