

# Local Planning Panel

3 July 2024

# Application details

Address: 120 Glebe Point Road, Glebe

Application: D/2023/894

Applicant: Cracknell & Lonergan Architects

Owner: Aboriginal Housing Office (AHO)

Architect/Designer/Consultants: Cracknell & Lonergan Architects

# Proposal

Crown Development Application for:

- conservation and restoration works to the main building for a two bedroom affordable housing unit
- demolition of the existing single storey rear addition
- construction of a new two storey rear addition for three, one-bed affordable housing units
- associated landscaping works to the site including removal of a large mature tree (Tree 2)

# Recommendation

- approval subject to conditions

# Notification



- exhibition period 17 October 2023 to 15 November 2023
- 168 owners and occupiers notified
- 5 submissions received

# Submissions

- all submissions are in support of the proposed development

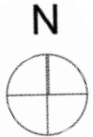
# Submissions

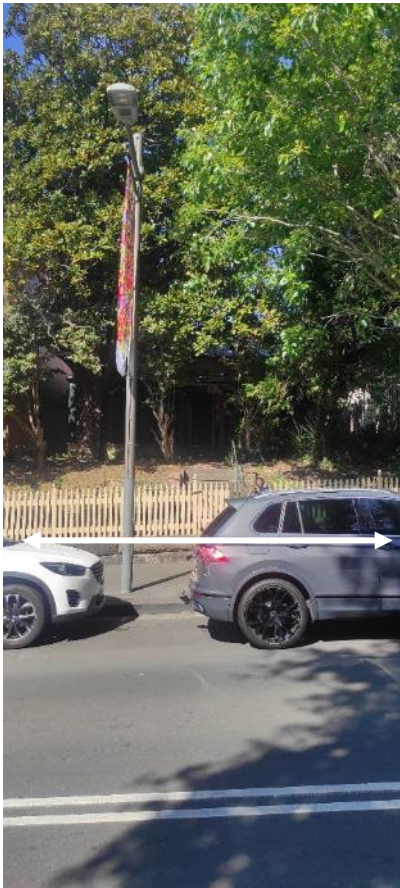


-  subject site
-  submitters

Other submitters located in: Pyrmont, Stanmore, Camperdown & Summer Hill

# Site





Site viewed from Glebe Point Road



No. 122 Glebe Point Road

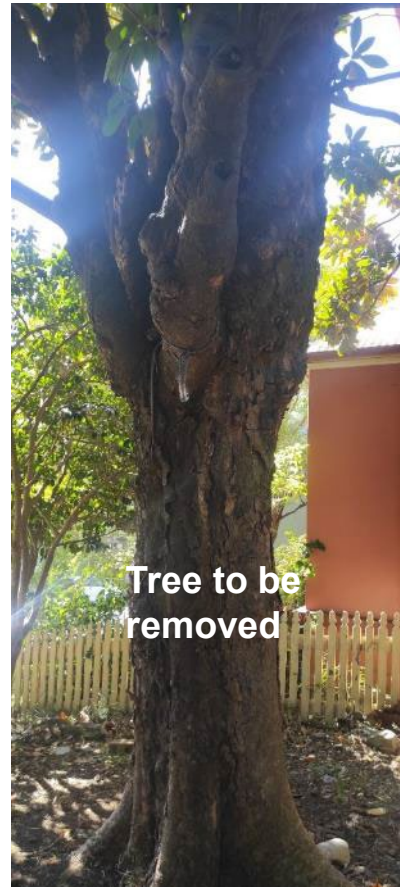




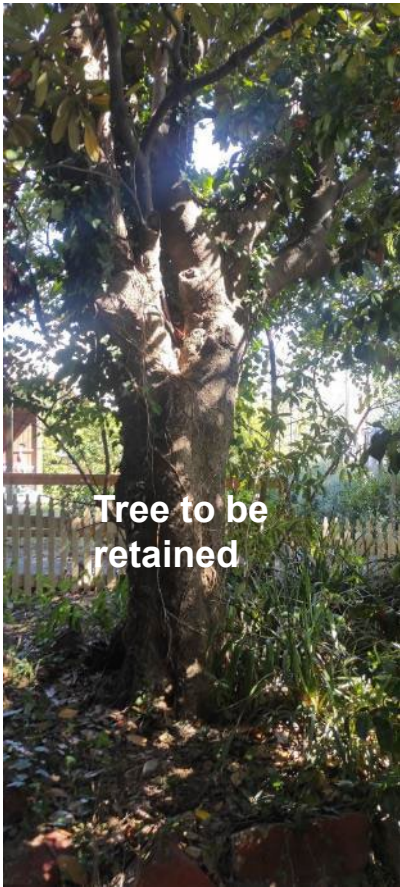
No. 124 Glebe Point Road



Existing retaining wall



Tree 2 in front garden



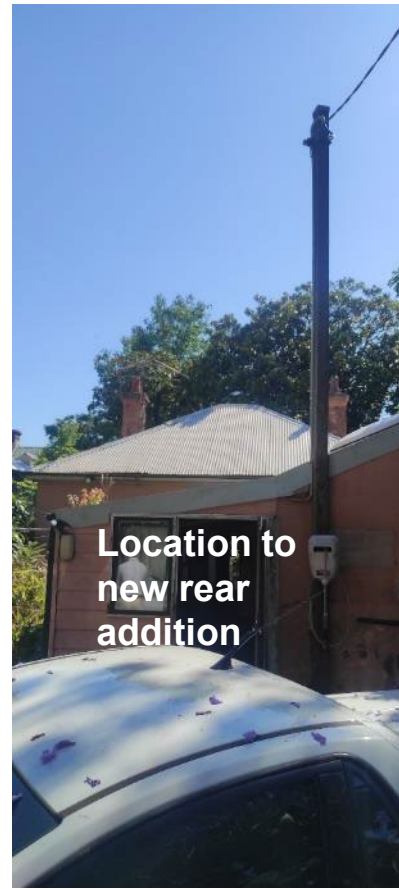
Tree 3 in front garden



Main hallway (main building)



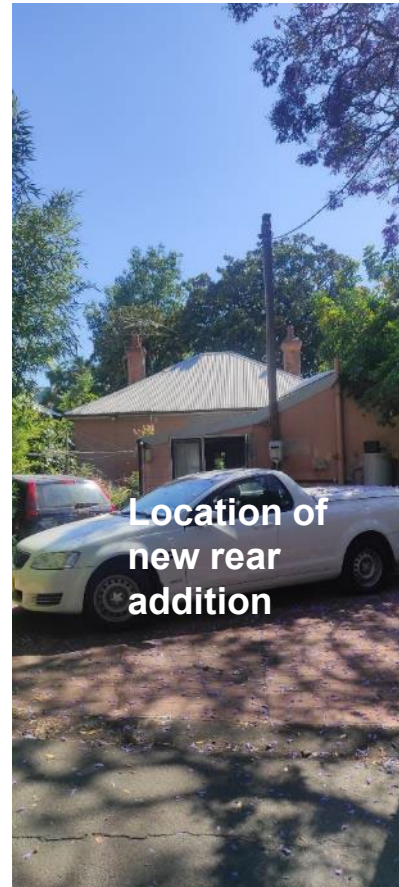
Exiting rear addition



Rear elevation viewed from rear yard

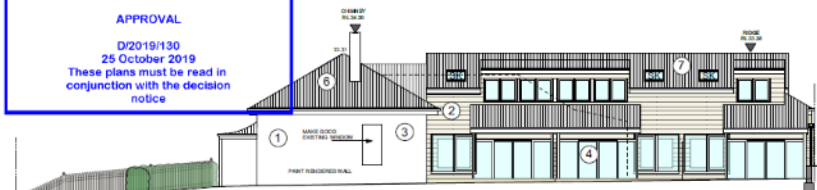


No. 118 Glebe Point Road viewed from Derwent Lane

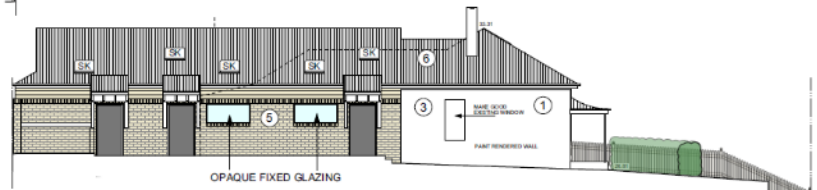


Rear elevation viewed from Derwent Lane

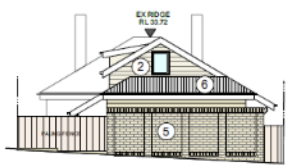
CITY OF SYDNEY  
CITY PLANNING DIVISION  
**APPROVAL**  
D/2019/130  
25 October 2019  
These plans must be read in conjunction with the decision notice



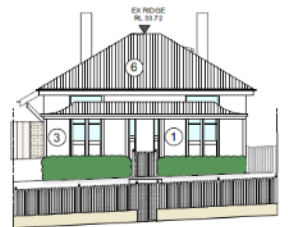
NORTHERN ELEVATION



SOUTHERN ELEVATION



WESTERN (DERWENT LN) ELEVATION



EASTERN (GLEBE PT RD) ELEVATION



MATERIALS PALETTE

- 01. FACADE PRIMARY - Paint Existing Rendered Wall
- 02. FACADE NORTHERN ELEV - Weatherboard cladding
- 03. RENDERED SURFACES Paint Finish to Existing Rendered Wall Match Existing Colour Palette Render Colour Dulux - A252 Lamb's Ears
- 04. STRUCTURE & TRANSPARENCY Full height aluminum frame windows Full height aluminum frame sliding doors
- 05. ADDITION FACADE PRIMARY Stoodon Face Brickwork to Match Existing
- 06. ROOFING Match Existing Roof for addition and Remove & Replace Existing



**CRACKNELL & LONERGAN**  
ARCHITECTS PTY LTD  
ABN 55 100 940 501  
Notified Architect Part 2 (organ)  
NSW Architects Register No. 1862  
156A CHURCH STREET  
NEWTOWN NSW 2242  
PHONE +61 2 95512244  
email@cracknellonergan.com.au

NOTES:  
- FOR DA PURPOSES ONLY  
- NOT FOR CONSTRUCTION  
- Drawings to be read in conjunction with other consultation drawings and reports  
- All survey information and proposed building and finished surface levels shown are based on levels obtained from Surveyors drawing.

LEGEND:  
EXISTING WALLS  
NEW WALLS  
REMOVE WALLS

DATE	ISSUE / REVISION	DATE	ISSUE / REVISION
12/07/18	DAL CONSULTANT ISSUE	19/08/19	DAL D/AMENDMENTS
08/07/19	DAL DEVELOPMENT APPLICATION		
24/07/19	DAL D/AMENDMENTS		
04/07/19	DAL D/AMENDMENTS		
10/07/19	DAL D/AMENDMENTS		

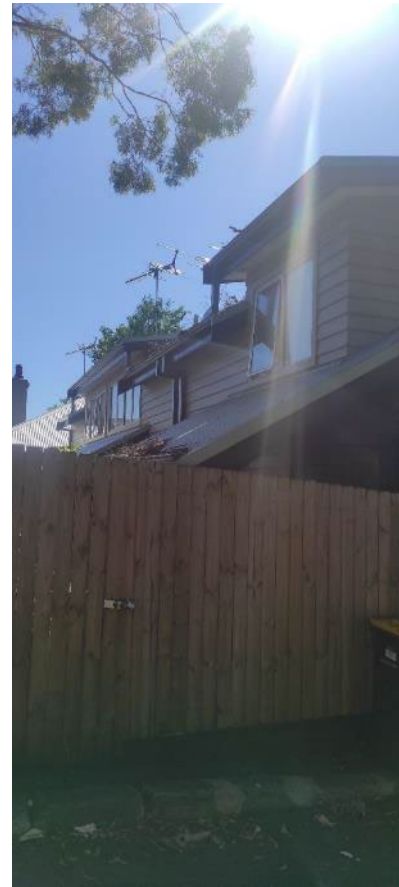
TITLE	MATERIAL PALETTE -
PROJECT	MULTI UNIT DWELLINGS
ADDRESS	122 GLEBE POINT RD GLEBE
CLIENT	NSW Govt of Family & Community Services AHO
SCALE	
DATE	AUGUST 2019

**DA**  
**501**  
**ISSUE**  
**D**

Approved development in 2019 at No. 122 Glebe Point Road (and now constructed as shown in following slide)



No. 122 Glebe Point Road viewed from  
Derwent Lane

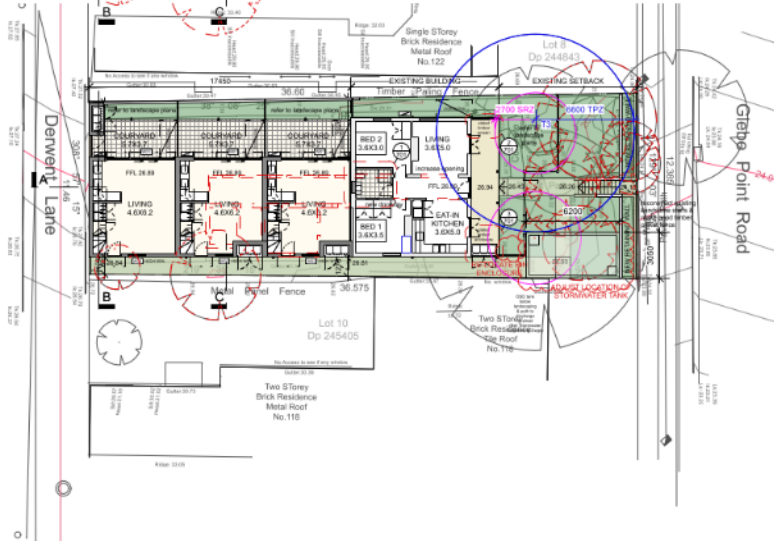


No. 122 Glebe Point Road viewed from  
Derwent Lane

# Proposal



FIRST FLOOR PLAN

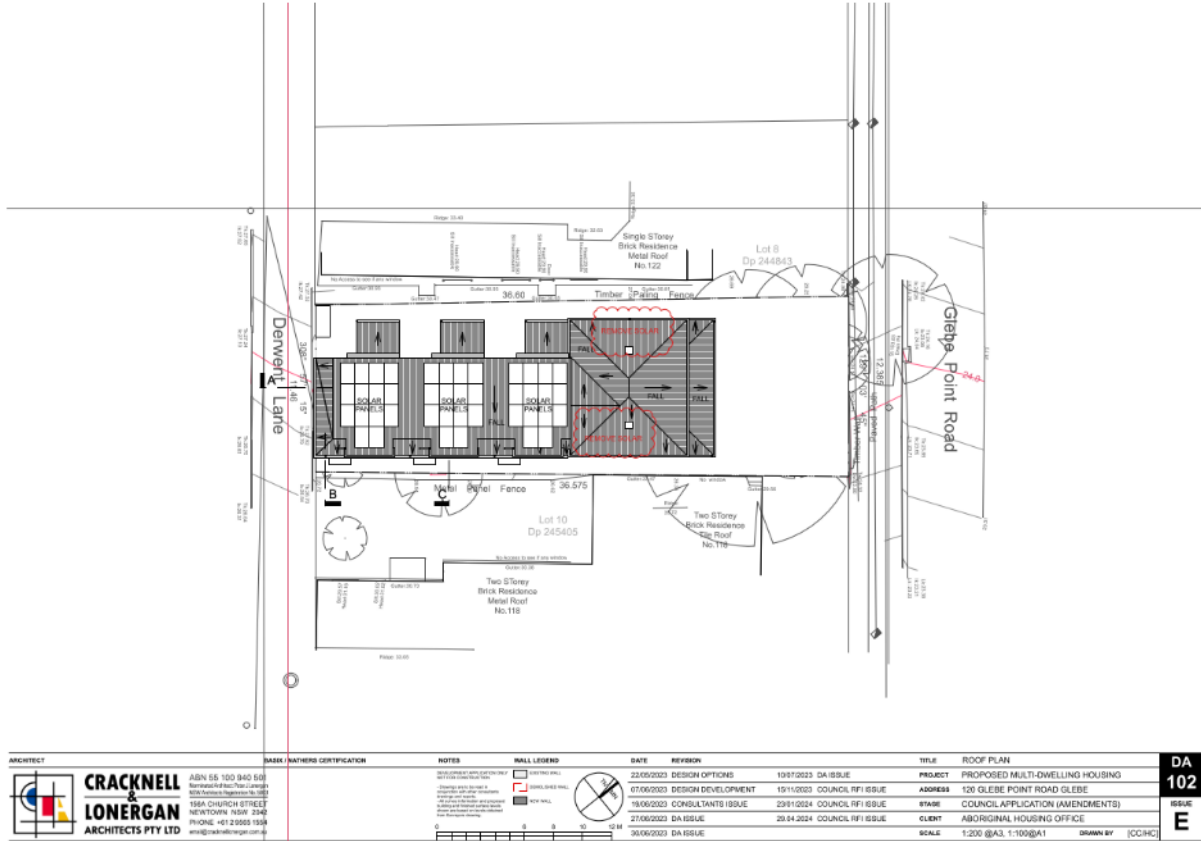


GROUND FLOOR PLAN

<b>ARCHITECT</b>  <b>CRACKNELL &amp; LONERGAN</b> ARCHITECTS PTY LTD	<b>ABN 55 100 840 509</b> 178A CHURCH STREET NEWTOWN NSW 2060 PHONE: +61 2 9550 1508 www.cracknell-lonerган.com.au	<b>DATE</b> 23/09/2023 07/09/2023 18/09/2023 27/09/2023 30/09/2023	<b>REVISION</b> DESIGN OPTIONS DESIGN DEVELOPMENT CONSULTANTS ISSUE DA ISSUE	<b>DATE</b> 16/07/2023 15/11/2023 23/01/2024 29/04/2024 DA ISSUE	<b>TITLE</b> FLOOR PLANS PROPOSED MULTIDWELLING HOUSING 120 GLEBE POINT ROAD GLEBE COUNCIL APPLICATION (AMENDMENTS) ABORIGINAL HOUSING OFFICE	<b>DA 101</b> <b>E</b>							
							<b>ARCHITECT</b>	<b>PROJECT</b>	<b>ADDRESS</b>	<b>STAGE</b>	<b>CLIENT</b>	<b>SCALE</b>	<b>DRAWN BY</b>
							<b>NOTES</b> 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.	<b>REVISIONS</b> 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.	<b>SCALE</b> 1:200 @A3, 1:100@A1	<b>DRAWN BY</b> [CCACH]			
							<b>CRACKNELL &amp; LONERGAN</b> ARCHITECTS PTY LTD	<b>PROJECT</b> PROPOSED MULTIDWELLING HOUSING	<b>ADDRESS</b> 120 GLEBE POINT ROAD GLEBE	<b>STAGE</b> COUNCIL APPLICATION (AMENDMENTS)	<b>CLIENT</b> ABORIGINAL HOUSING OFFICE	<b>SCALE</b> 1:200 @A3, 1:100@A1	<b>DRAWN BY</b> [CCACH]
							<b>NOTES</b> 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.	<b>REVISIONS</b> 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES. 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.	<b>SCALE</b> 1:200 @A3, 1:100@A1	<b>DRAWN BY</b> [CCACH]			

## Floor Plans

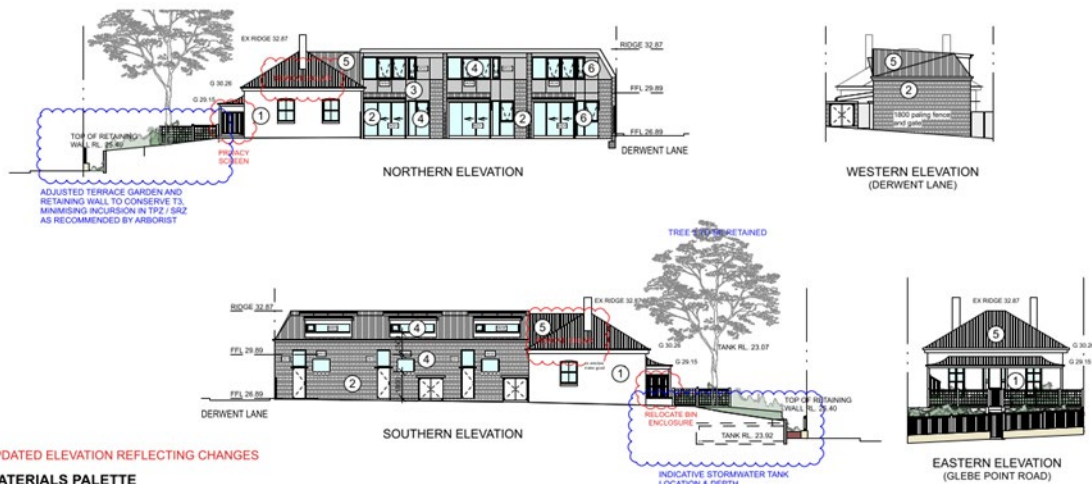




ARCHITECT	MARK WATERING CERTIFICATION	NOTES	SCALE LEGEND	DATE	REVISION	TITLE	ROOF PLAN	DA	
<b>CRACKNELL &amp; LONERGAN</b> ARCHITECTS PTY LTD ABN 55 100 840 510 158A CHURCH STREET NEWTOWN NSW 2140 PHONE +61 2 055 1338 email@cracknell-lonergan.com.au	<small>                         1. This drawing is the property of Cracknell &amp; Lonerган Architects Pty Ltd and is not to be used, copied, reproduced, or otherwise disclosed to any third party without the written consent of Cracknell &amp; Lonerган Architects Pty Ltd.                     </small>	<small>                         1. This drawing is the property of Cracknell &amp; Lonerган Architects Pty Ltd and is not to be used, copied, reproduced, or otherwise disclosed to any third party without the written consent of Cracknell &amp; Lonerган Architects Pty Ltd.                     </small>		22/05/2023	DESIGN OPTIONS	19/7/2023	DA ISSUE	PROJECT	PROPOSED MULTI-DWELLING HOUSING
				07/06/2023	DESIGN DEVELOPMENT	19/11/2023	COUNCIL RFI ISSUE	ADDRESS	120 GLEBE POINT ROAD GLEBE
				19/06/2023	CONSULTANTS ISSUE	29/11/2024	COUNCIL RFI ISSUE	STAGE	COUNCIL APPLICATION (AMENDMENTS)
				27/06/2023	DA ISSUE	29/04/2024	COUNCIL RFI ISSUE	CLIENT	ABORIGINAL HOUSING OFFICE
				30/06/2023	DA ISSUE			SCALE	1:200 @A3, 1:100@A1

Roof Plan





UPDATED ELEVATION REFLECTING CHANGES

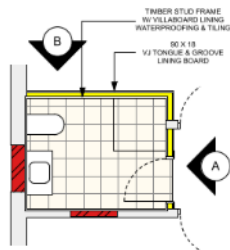
**MATERIALS PALETTE**

- 01. FACADE PRIMARY - Paint Existing Hardened Wall  
Render Colour Dulux - 12 B 19 Moorland
- 02. FACADE PRIMARY - New Face Brickwork  
Austral Parkland Winchester
- 03. CLAD SURFACES - Cement Backstone sheeting
- 04. STRUCTURE & TRANSPARENCY - Full height aluminium frame windows  
Full height aluminium frame sliding doors
- 05. ADDITIONS NEW ROOFING - Zincalume Steel Roof Sheeting
- 06. LIGHT VENTILATION - Glass louvre windows

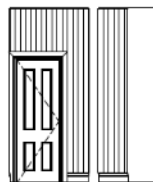


ARCHITECT	BANK / NATURES CERTIFICATION	NOTES	WALL LEGEND	DATE	REVISION	TITLE	MATERIALS & FINISHES	DA
<p><b>CRACKNELL &amp; LONERGER</b> ARCHITECTS PTY LTD</p> <p>ABN 55 100 840 501 156A CHURCH STREET NEWTOWN NSW 2042 PHONE +61 2 9565 1554 enq@cracknellonger.com.au</p>	<p>22/05/2023 DESIGN OPTIONS</p> <p>07/06/2023 DESIGN DEVELOPMENT</p> <p>18/06/2023 CONSULTANTS ISSUE</p> <p>27/06/2023 DA ISSUE</p> <p>30/06/2023 DA ISSUE</p>	<p>10/07/2023 DA ISSUE</p> <p>15/11/2023 COUNCIL RP1 ISSUE</p> <p>23/01/2024 COUNCIL RP1 ISSUE</p> <p>29/04/2024 COUNCIL RP1 ISSUE</p>	<p>120 GLEBE POINT ROAD GLEBE</p> <p>COUNCIL APPLICATION (AMENDMENTS)</p> <p>ABORIGINAL HOUSING OFFICE</p>	22/05/2023	DESIGN OPTIONS	10/07/2023	DA ISSUE	<p><b>DA</b> <b>401</b></p> <p>ISSUE <b>E</b></p>
				07/06/2023	DESIGN DEVELOPMENT	15/11/2023	COUNCIL RP1 ISSUE	
				18/06/2023	CONSULTANTS ISSUE	23/01/2024	COUNCIL RP1 ISSUE	
				27/06/2023	DA ISSUE	29/04/2024	COUNCIL RP1 ISSUE	
				30/06/2023	DA ISSUE			
<p>SCALE 1:200 @A3, 1:100@A1</p> <p>DRAWN BY [CCHC]</p>								

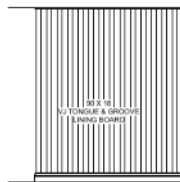
Materials and Finishes



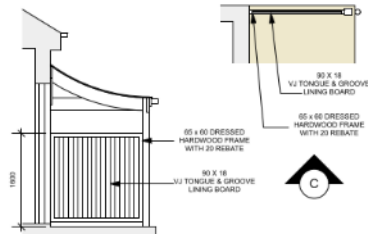
1 BATHROOM PLAN  
TIMBER PANELING



A ELEVATION  
TIMBER PANELING

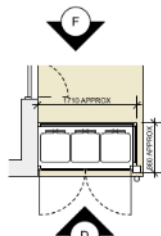


B ELEVATION  
TIMBER PANELING

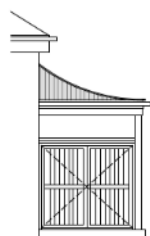


C ELEVATION  
TIMBER SCREEN

2 PLAN  
TIMBER SCREEN



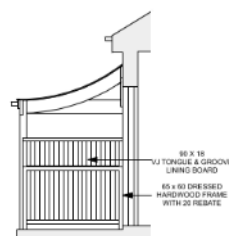
3 BIN STORE PLAN  
TIMBER PANELING



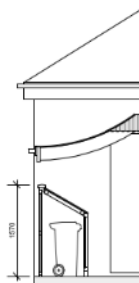
D ELEVATION  
TIMBER PANELING



E ELEVATION  
TIMBER PANELING



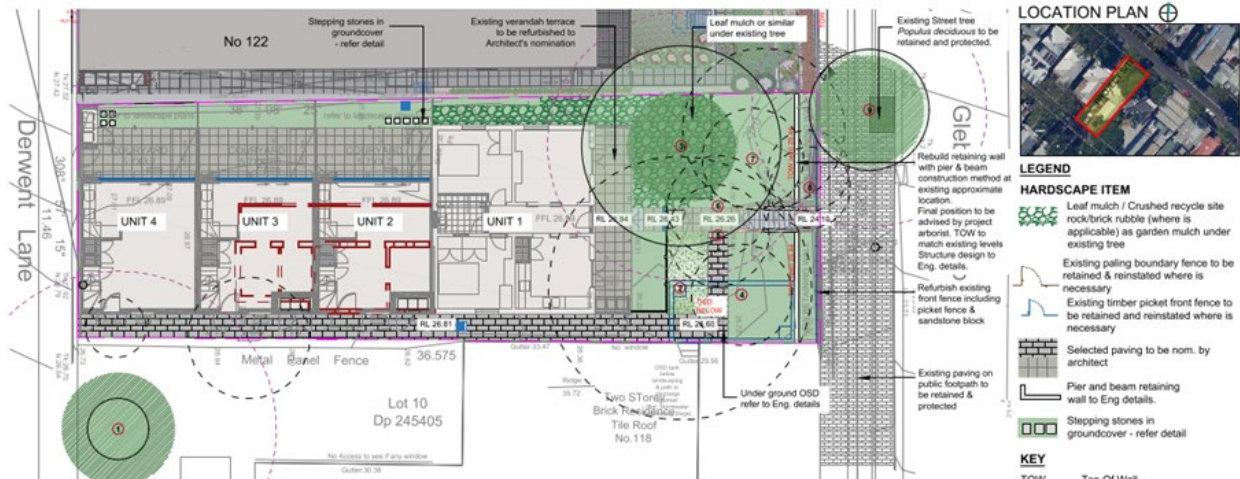
F ELEVATION  
TIMBER PANELING



SECTION  
TIMBER PANELING

ARCHITECT	BAKAR / MATHERS CERTIFICATION	NOTES	WALL LEGEND	DATE	REVISION	TITLE	ADDITIONAL DETAILS	DA 601	
<p><b>CRACKNELL &amp; LONERGAN ARCHITECTS PTY LTD</b>            ABN 55 109 840 501            156A CHURCH STREET            NEWTOWN, NSW 2042            PHONE: +61 2 9555 1554            www.cracknell-lonergan.com.au</p>	<p>22/09/2023</p>	<p>REGULATED PROFESSIONAL SEAL            22/09/2023/1554</p>	<p>BRICKWORK            CONCRETE            GLASS            METAL            TIMBER</p>	07/09/2023	DESIGN OPTIONS	10/07/2022	DA ISSUE	PROJECT	PROPOSED MULTI-DWELLING HOUSING
				15/11/2023	COUNCIL RP1 ISSUE	ADDRESS	120 GLEBE POINT ROAD GLEBE		
				15/09/2023	COUNCIL EXAMTS ISSUE	ENRGE	COUNCIL APPLICATION (AMENDMENTS)		
				22/09/2023	DA ISSUE	29.04.2024	COUNCIL RP1 ISSUE	CLIENT	ABORIGINAL HOUSING OFFICE
				30/09/2023	DA ISSUE	SCALE	1:50 @ A3	DRAWN BY	[CCMC]

Proposed additional details



- LEGEND**
- HARDSCAPE ITEM**
- Leaf mulch / Crushed recycle site rock/brick rubble (where applicable) as garden mulch under existing tree
  - Existing paling boundary fence to be retained & reinstated where necessary
  - Existing timber picket front fence to be retained and reinstated where necessary
  - Selected paving to be nom. by architect
  - Pier and beam retaining wall to Eng details.
  - Stepping stones in groundcover - refer detail
- KEY**
- TOW Top Of Wall
  - FFL Finished Floor Level
  - RL Reduced Level
  - Existing level
  - Boundary line
- EXISTING TREES**
- Trees proposed to be removed and replaced with new landscaping
  - Existing trees proposed to be retained and protected
  - Gravel mulch within SRZ
  - Trees Protection zone
  - Structural root zone

**LANDSCAPE PLAN NOTES**

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-foamable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to CITY OF SYDNEY Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters' Plant Selector web site one-drip rated native plants

(acceptable for BASIX planting).

The Design & location of new letter boxes shall be in accordance with Australian Posts "Requirements for Delivery of Mail to Residential Premises" published Feb '07. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstale all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

CITY OF SYDNEY approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

**INDICATIVE IMAGES:**



**TREE SURVEY**

Existing Trees based on Arborists Report by Blues Bros Arboriculture prepared on 06 July 2023

No.	Species	Size (H x Sp)	Condition	Action
1	Jacaranda minoualofa	11x13	Good	Retain
2	Magnolia grandiflora	10x13	Good	Remove
3	Magnolia grandiflora	10x13	Good	Retain
4	Camellia sasanqua	4x4	Good	Remove
5	Camellia sasanqua	3x4	Good	Remove
6	Camellia sasanqua	3x3	Good	Remove
7	Cupressus leylandii	5x2	Moderate	Remove
8	Celtis sinensis	9x15	Good	Remove
9	Populus simonii	18x14	Moderate	Retain

**DRAWING SCHEDULE**

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	F
/2	LANDSCAPE PLAN	F
/3	SECTIONS	F
/4	DETAILS	F
/5	DETAILS	F
/6	SPECIFICATION	F

**General Notes:**

- Client should obtain all necessary approvals, such as construction permits, before commencing any work.
- Client should ensure that all work is completed in accordance with the approved plans and specifications.
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REV. DATE	NOTIFICATION	BY
1	FOR REVIEW	CITY OF SYDNEY
2	FOR REVIEW	CITY OF SYDNEY
3	FOR REVIEW	CITY OF SYDNEY
4	FOR REVIEW	CITY OF SYDNEY
5	FOR REVIEW	CITY OF SYDNEY
6	FOR REVIEW	CITY OF SYDNEY
7	FOR REVIEW	CITY OF SYDNEY
8	FOR REVIEW	CITY OF SYDNEY
9	FOR REVIEW	CITY OF SYDNEY
10	FOR REVIEW	CITY OF SYDNEY

**HARDSCAPE PLAN**

PROPOSED MULTI DWELLING HOUSING  
120 GLEBE POINT ROAD,  
GLEBE

Scale: 1:150 @ A3

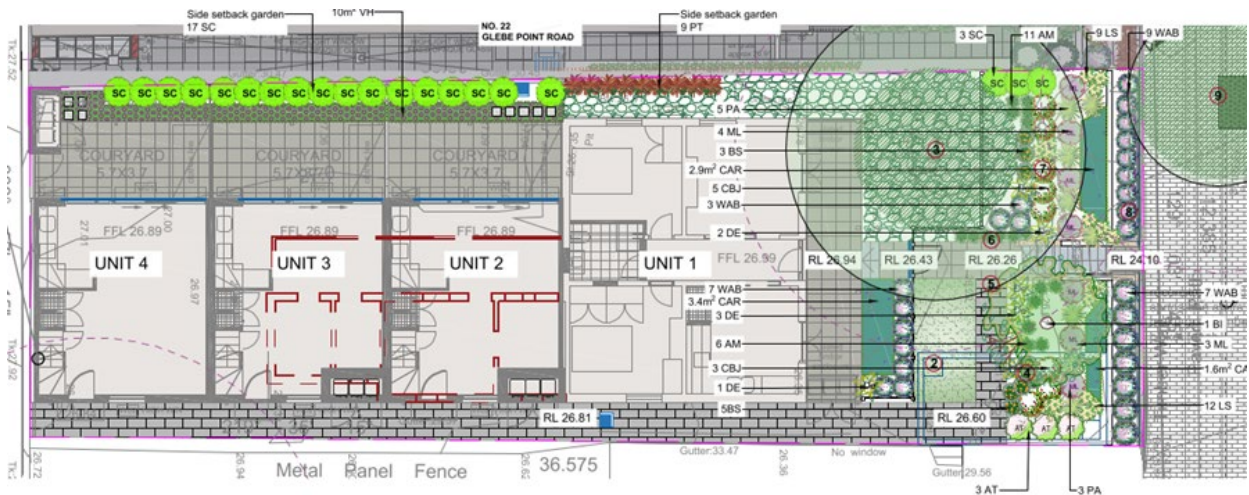
DATE: MAY 2024

PROJECT NO: EWL\_2

CONCEPT ARCHITECTURE

CONCEPT ARCHITECTURE

CONCEPT ARCHITECTURE



**LEGEND & SCHEDULE**

- NOTES**
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PROCEEDING BY THE LANDSCAPE ARCHITECT.
  3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  4. LANDSCAPE CONTRACTOR SHALL LOCATE AND JUDGE SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.5M FROM PITS.
  5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
  6. THE NATURE STRIP STREET FRONTAGE FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COACH PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

**CONNECTING WITH COUNTRY.**  
SELECTED SPECIES WITH CULTURAL SIGNIFICANCE TRADITIONALLY USED BY ABORIGINAL PEOPLE FOR THE PURPOSE OF EDIBLE PARTS, MEDICINAL BENEFITS, TOOLS AND FABRICATIONS ETC.

- TREE**
- Botanical Name:** *Banksia integrifolia*  
**Common Name:** Coastal Banksia (Native)  
**Pot size:** 75L (Min 1.5m H)  
**Mature H x S:** 8m x 4-5m  
**Qty Required:** 1
  - Botanical Name:** *Azoreumylax Tenaxifolia*  
**Common Name:** Midgerberry (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1.2m x 1m  
**Qty Required:** 3
  - Botanical Name:** *Banksia spinulosa*  
**Common Name:** ova Birrpiday Candier<sup>1</sup> Banksia Birthday Candier<sup>1</sup> (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.4m x 1.4m  
**Qty Required:** 9

- SHRUBS AND HEDGES**
- Botanical Name:** *Syzygium* spp ova 'Cascade'  
**Common Name:** Cascade Lily Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 2.5m x 1.8m  
**Qty Required:** 20
  - Botanical Name:** *Melicope inaequalis* 'Claret Top'  
**Common Name:** Claret top Honey Myrtle (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1m x 1.5m  
**Qty Required:** 7
  - Botanical Name:** *Callistemon* ova 'Better John'  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 8
  - Botanical Name:** *Westringia* 'Aussie Box'  
**Common Name:** Westringia Aussie Box (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 23

- FEATURE PLANTS**
- Botanical Name:** *Corythoeca excolata*  
**Common Name:** Gymea Lily (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 6
  - Botanical Name:** *Phormium tenax* 'Bronze Warrior'  
**Common Name:** BW New Zealand Flax (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 0.9m  
**Qty Required:** 9
  - Botanical Name:** *Lomandra 'Shara'*  
**Common Name:** Mat Rush (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.5m x 0.5m  
**Qty Required:** 21
  - Botanical Name:** *Perovnia abscuroides*  
**Common Name:** Swamp Foxtail (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 8

- GRASSES / GROUNDCOVERS**
- Botanical Name:** *Alysicarpus villosiflorus*  
**Common Name:** Vanilla Lily (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.3-1m x 0.4m  
**Qty Required:** 17
  - Botanical Name:** *Carpobrotus* ova 'Aussie Rambler'  
**Common Name:** Aussie Rambler Plectra (Native)  
**Pot size:** Tube stock  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 66 (7 per m<sup>2</sup> @ 1m<sup>2</sup>)
  - Botanical Name:** *Viola hederacea*  
**Common Name:** Native Violet (Native)  
**Pot size:** Tube stock  
**Mature H x S:** 0.1m x spreading  
**Qty Required:** 70 (7 per m<sup>2</sup> @ 13m<sup>2</sup>)

**General Notes:**

1. General Excavation requirements refer to site drawings, details of construction, and the relevant code of practice for the relevant site.
2. All works shall be completed in accordance with the relevant code of practice for the relevant site.
3. All works shall be completed in accordance with the relevant code of practice for the relevant site.
4. All works shall be completed in accordance with the relevant code of practice for the relevant site.

REV	DATE	NOTATION/DESCRIPTION
01	28.7.2020	FOR REVIEW
02	13.8.2020	FOR SUBMISSION
03	1.9.2020	Combined with all other submissions
04	8.12.2020	Combined with all other submissions
05	23.1.2024	Combined with all other submissions
06	10.3.2024	Combined with all other submissions
07	13.3.2024	Combined with all other submissions

CITY OF SYDNEY

ABORIGINAL HOUSING OFFICE

CRACKNELL & LONERGAN

**concept**  
LANDSCAPE ARCHITECTS

**LANDSCAPE PLAN**

PROPOSED MULTI-DWELLING HOUSING  
120 GLEBE POINT ROAD,  
GLEBE

Scale: 1:1000

DATE: MAY 2024

PROJECT: LPDA 24-15

DATE: DA

DATE: MAY 2024

PROJECT: F

DATE: EWL2

PROJECT: R/F

# Compliance with key SEPP (Housing) 2021 controls

	control	proposed	compliance
minimum site area	450sqm	436.2sqm	no but considered acceptable
minimum landscaped area	35sqm per dwelling (140sqm total)	243sqm	yes
deep soil	15%	27.9%	yes
solar access	70% of dwellings – at least 3 hours	70% of dwellings – at least 3 hours	yes

# Compliance with key SEPP (Housing) 2021 controls

	control	proposed	compliance
parking	1.7 parking spaces	0 parking spaces	no but considered acceptable
minimum unit size	65 sqm for 1 beds  90sqm for 2 beds	Unit 1 – 2 Bed – 66sqm  Units 2-4 – 1 Bed - >65sqm	no but considered acceptable



# Compliance with key LEP standards

	control	proposed	compliance
height	6m	6.1m	no but considered acceptable
floor space ratio	1.5:1	0.62:1	yes

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no but considered acceptable
solar access	2 hours from 9am to 3pm on 21 June - 1sqm of living room windows & 50% of minimum required private open space	-	yes
landscaping	retention of existing trees	removal of 1 mature tree	partial compliance

# Compliance with DCP controls

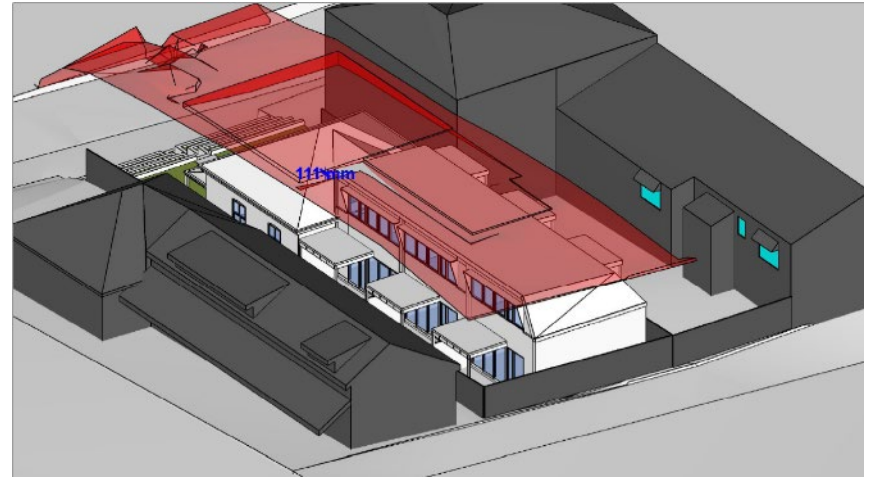
	control	proposed	compliance
deep soil	15%	27.9%	yes
private open space	16sqm – Min dimension 3m	at least 16sqm with min dimension 3m	yes
visual privacy	maximise visual privacy	visual privacy maximised	yes

# Issues

- height variation
- SEPP (Housing) 2021 variations
- urban ecology and landscaping non-compliance

# Height Variation

- non-compliance with heights due to site slope and AHO minimum ceiling heights
- majority of building under height limit
- relates to surrounding property heights



# SEPP (Housing) C.18(2)(a) – Minimum Lot Size

- variation is marginal at 3.1%
- existing lot can accommodate 4 suitably sized dwellings with satisfactory amenity
- there is precedent for approving developments on similar lots, such as with the adjacent site, demonstrating lot size can support intended use without negative impacts.
- strict compliance would reduce availability of affordable housing.

# SEPP (Housing) C.18(2)(f) – Parking

- proposal does not include any parking (100% variation from 1.7 spaces required)
- Providing parking to front of property would require significant alterations to heritage fabric
- providing space at rear would result in the loss of an affordable housing unit
- site is highly accessible by public transport
- similar nearby development at 122 Glebe Point Road was approved without provision of off-street parking.

# SEPP (Housing) C.18(2)(i) – Minimum Unit Size

- the 2-bedroom unit provided is 66sqm (27.7% smaller than the required 90sqm).
- the smaller unit retains heritage fabric by limiting changes to the original four-room structure.
- design meets the AHO design guidelines.
- design maximises affordable housing on site with acceptable amenity.



# Urban Ecology and Landscaping Non-compliance

- tree management requested retention of mature trees (Tree 2 and 3) and root mapping for Tree 2 to protect it during construction.
- retaining Tree 2 was found to make the project unfeasible due to its root system location.
- removal conflicts with Sydney DCP 2012 and Tree Management's, but affordable housing benefits outweigh the loss.
- replacement planting for Tree 2 and measures to protect Tree 3's roots during OSD tank installation included.

# Recommendation

- approval subject to standard conditions
- condition 14 “OSD TANK TREE PROTECTION” is recommended to protect Tree 3.