

Local Planning Panel

27 November 2024

Application details

Address: 93 Wigram Road, Glebe

Application: D/2024/288

Applicant/Owner: Hossam Nabulsi

Planner: Strategic Approvals

Architect: NLAS Designs

Proposal

Alterations and additions including:

- demolition of existing rear wing and the construction of two storey addition
- new car space

Recommendation

- approval subject to conditions

Proposal



front of dwelling



rear of dwelling

Reason reported to LPP

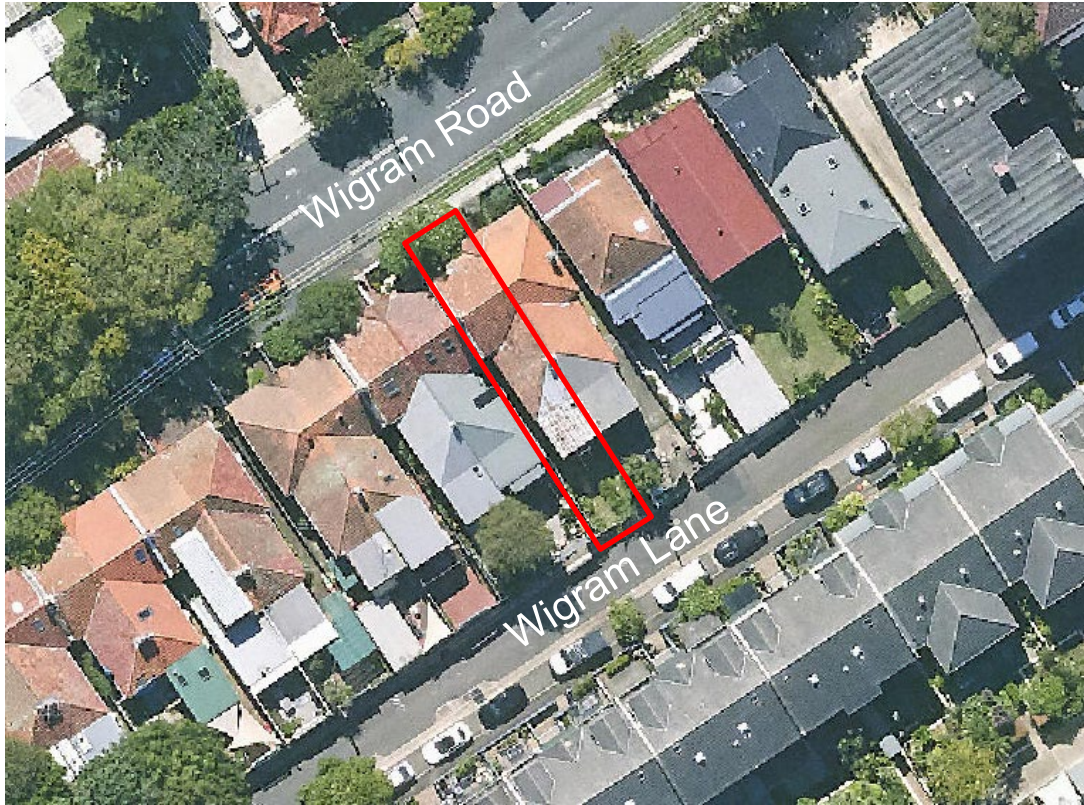
Application is reported to the LPP for determination due to departure from height of buildings development standard

- Height control 6m
- Maximum height 7.9m

Notification

- exhibition period 1 May 2024 to 16 May 2024
- 153 owners and occupiers notified
- no submissions received

Site





site viewed from Wigram Road





rear courtyard



rear elevation

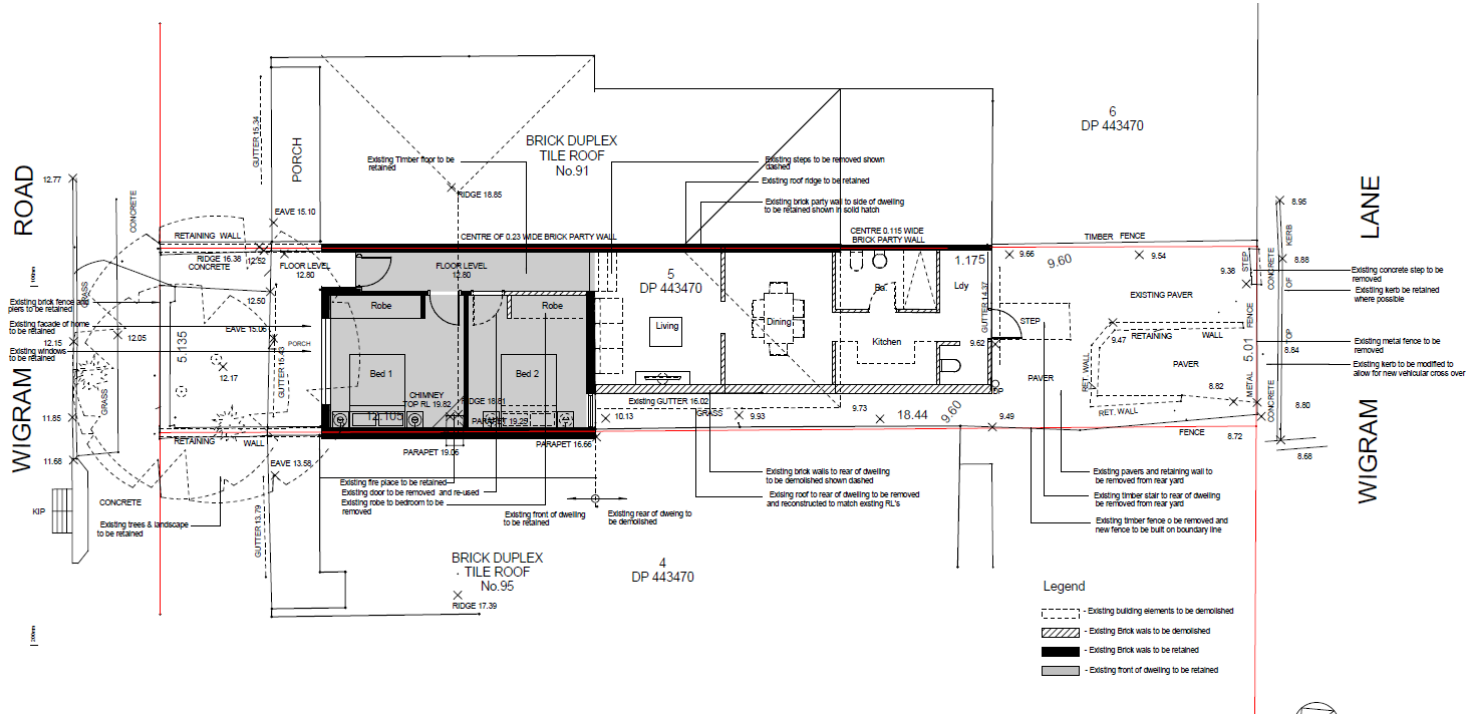


91 Wigram Road courtyard

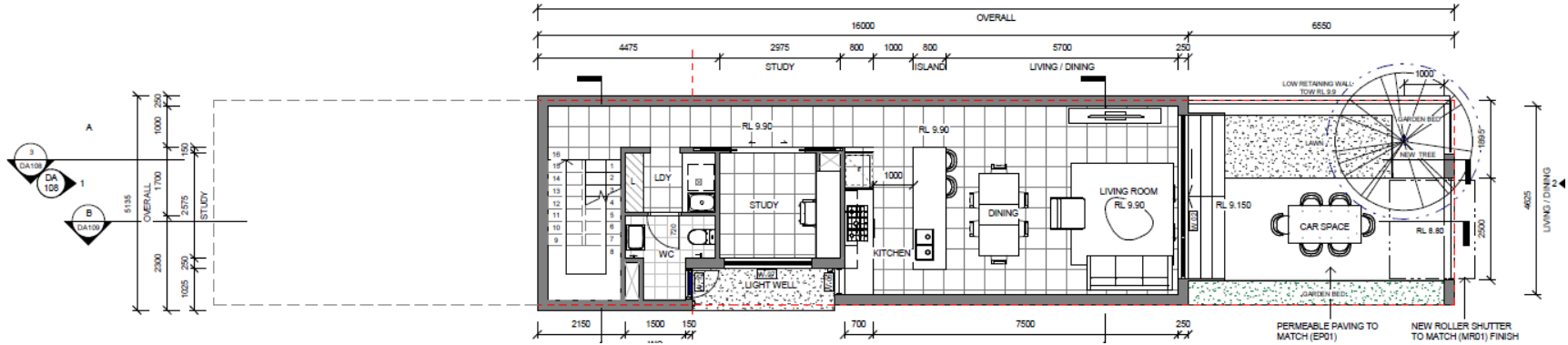


95 Wigram road courtyard

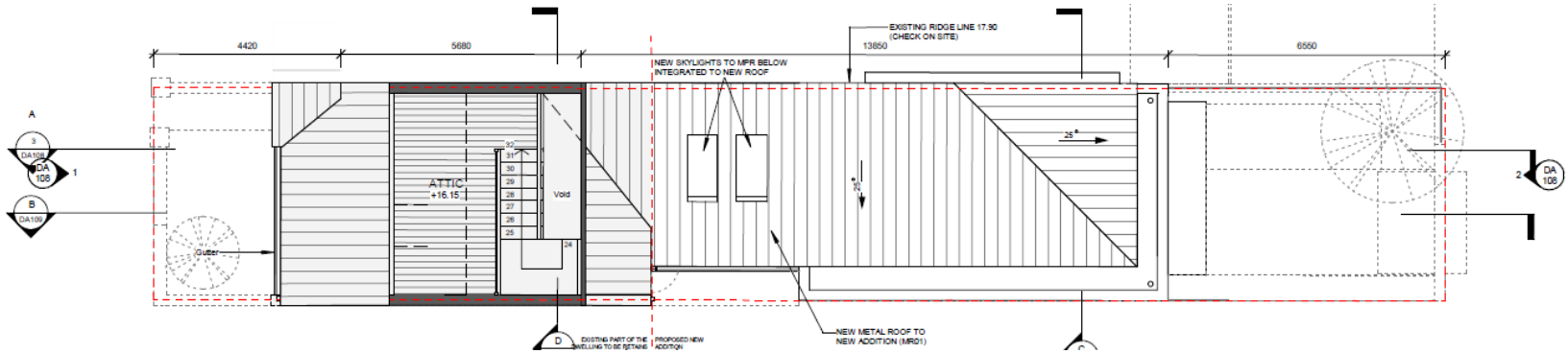
Proposal



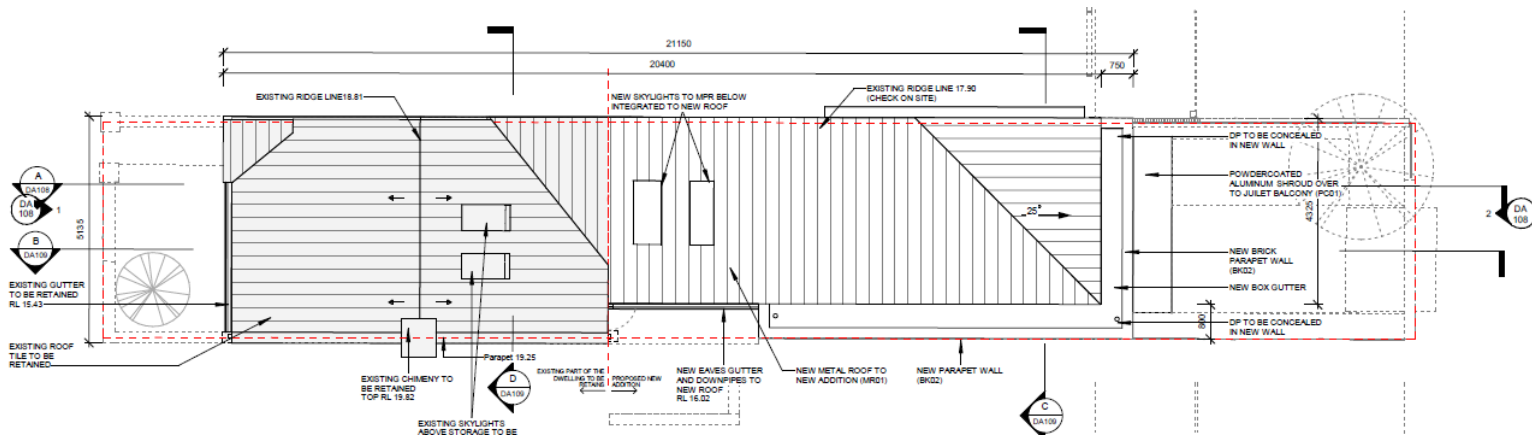
demolition



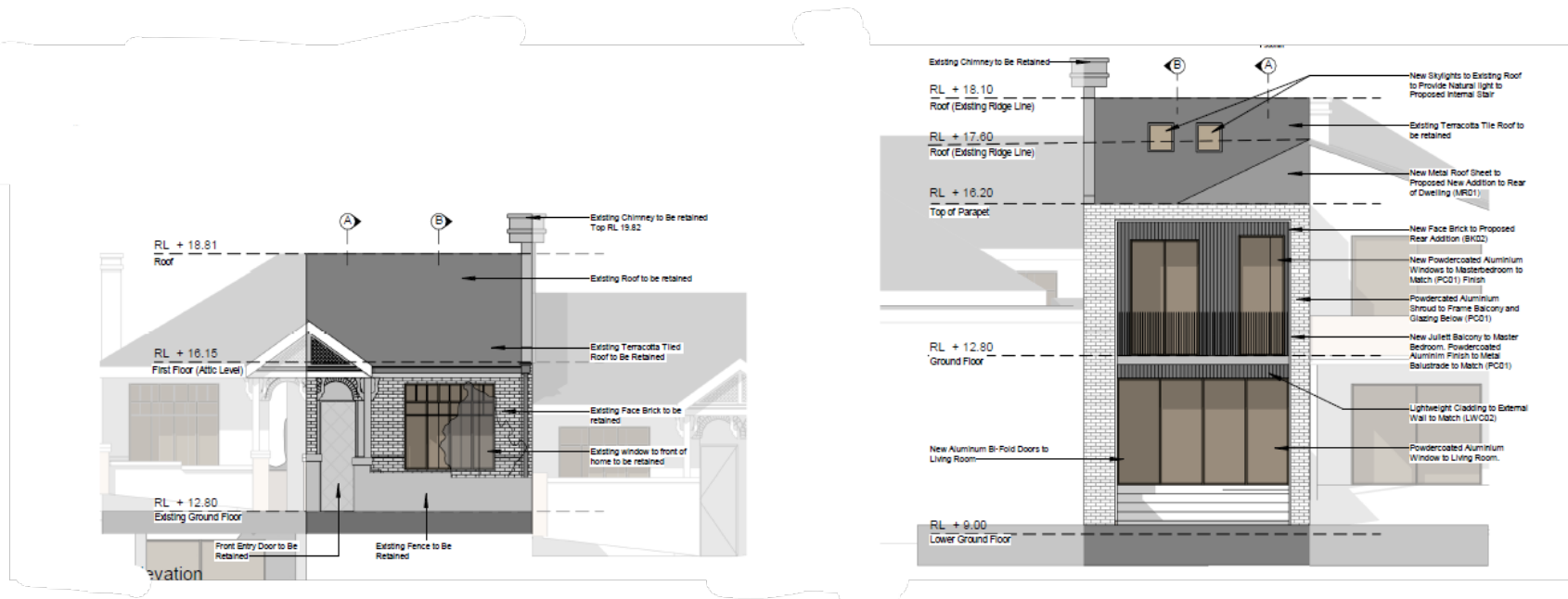
lower ground



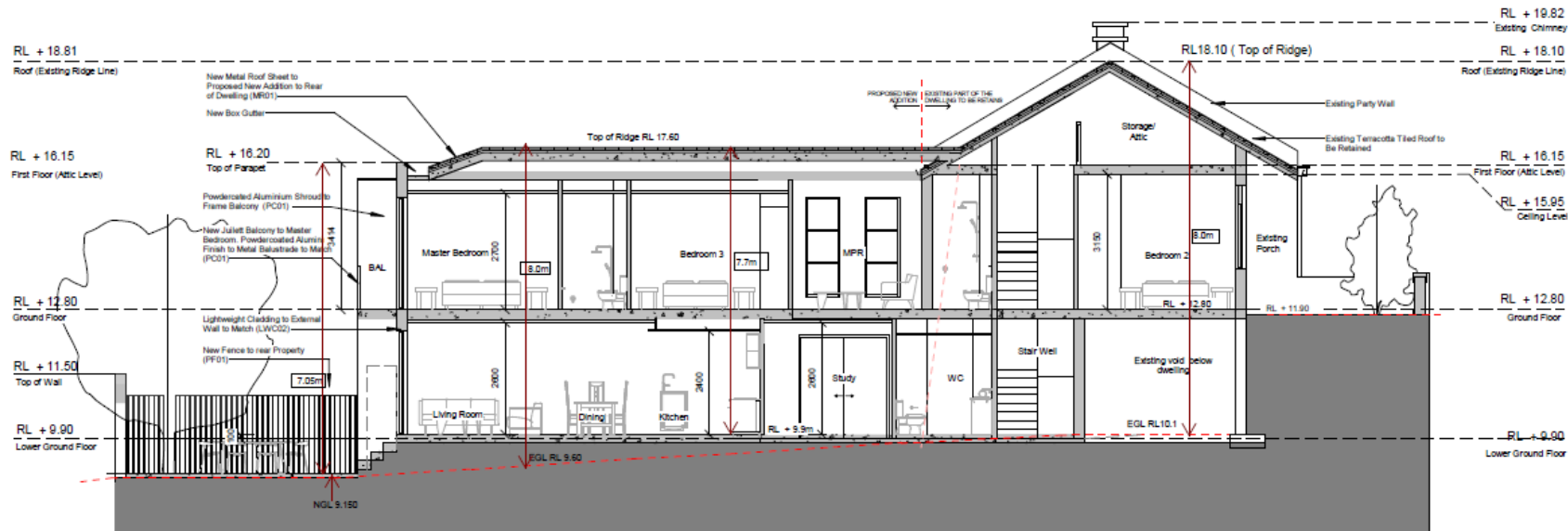
attic plan



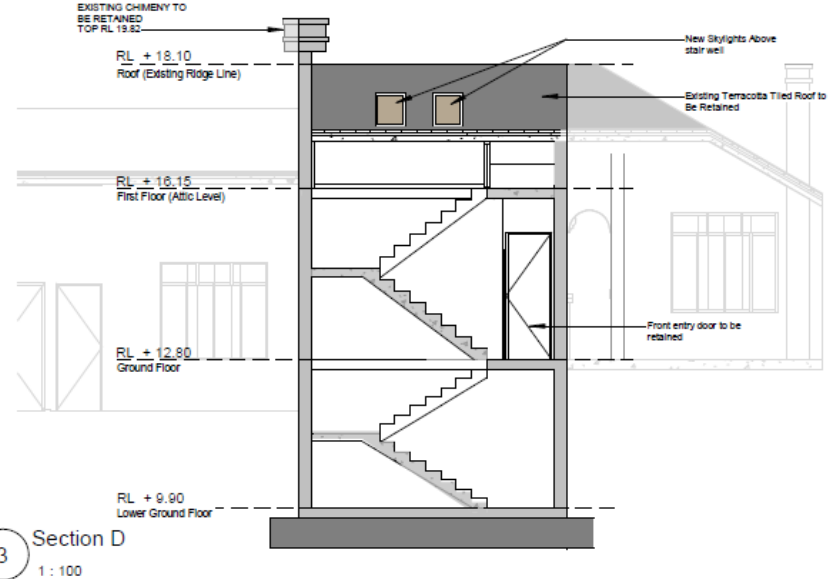
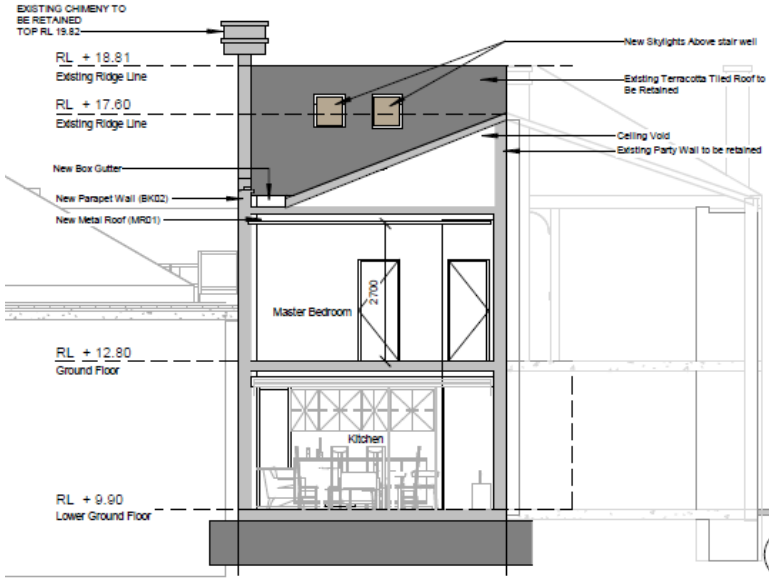
roof plan



north (front) and south (rear) elevations



long section



3 Section D
1 : 100

short sections



New Face brickwork to rear addition (BK02)

New operable skylights to MPR

New metal roof to rear addition (MR01)



LEGEND:

BK02 - Deleted

BK02 - Equal to PGH crushed grey velour

PC01 - Aluminium Powder Coat to match Colorbond Monument to window frames, balustrade, and window shroud

LWC01 - Deleted

LWC02 - Light weight cladding to match James Hardie Axon - Monument Finish

MR01 - Metal Roof Sheet to match Lysaght Longline 305 in Colorbond Basalt finish

EP01 - External Concrete Paver 30mm with crushed gravel in between pavers

RT01 - Deleted

PF01 - Powdercoated Aluminium Palling Fence to match Colorbond Monument

Powdercoated Aluminium Palling Fence (PF01)

External concrete pavers to rear yard (EP01)

Garage Door to Wigram Lane to match PC01 - Dulux Monument



BK2



PC01



LWC02



MR01



EP01



PF01

materials



front of dwelling



rear of dwelling



airial view



section



section

Compliance with key LEP standards

	control	proposed	compliance
height	6m	7.9m	no clause 4.6 supported
floor space ratio	1:1 155.1sqm	0.99:1m 154sqm	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no
solar access	minimum 2 hours to 50% (8sqm) of private open space	between 1.9sqm and 5.5sqm for subject and neighboring sites	no
balconies, verandas and decks	to be avoided at the rear and side of a dwelling	1 x first floor rear balcony	no

Issues

- height non-compliance
- flooding
- solar access
- rear balcony

Height

- new addition lower than existing maximum building height of 9.4m
- land falls by 3.6m from front to rear
- new addition not visible from Wigram Road
- bulk and scale in keeping with surrounding context/approval adjacent
- will not result in unreasonable amenity impacts
- clause 4.6 variation request supported

Flooding

- site is flood affected
- submitted flood report recommends a flood planning level (FPL) of 1% AEP + 0.3m (9.90m AHD)
- City's flood policy seeks a FPL of 1% AEP + 0.5m (1.10m AHD)
- proposed FPL acceptable as:
 - minor part of site is affected at rear, risk to property
 - same as that approved adjacent
 - 1.10m ADH would require reduced floor to ceiling height for living room of 2.4m or increased height of addition with step(s) at ground floor

Solar access

- subject site and neighbouring properties do not receive a minimum 8sqm solar access to private open space
- non-compliance is considered acceptable due to site context:
 - rear yards for all sites are to the south and at lowest part of the sites
 - calculations include shadows from recently approved DA at 91 Wigram Road

Rear balcony

- balconies are to be avoided at rear of a dwelling
- proposed balcony is considered acceptable as:
 - overlooking partially mitigated by screening on both sides
 - precedence within the immediate context. (nos. 89 and 91 Wigram Road, and 57 Hereford Street)

Recommendation

Approval subject to conditions