

Local Planning Panel

13 August 2025

Application details

Address: 56A Allen Street, Glebe

Application: D/2024/1205

Applicant: Antonio Caminiti

Owner: R Danieli

Architect: Antonio Caminiti Architect

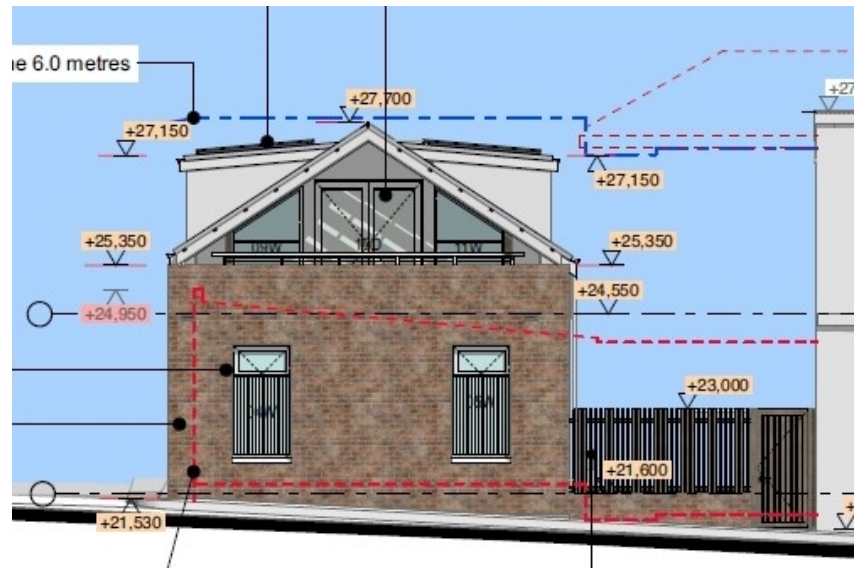
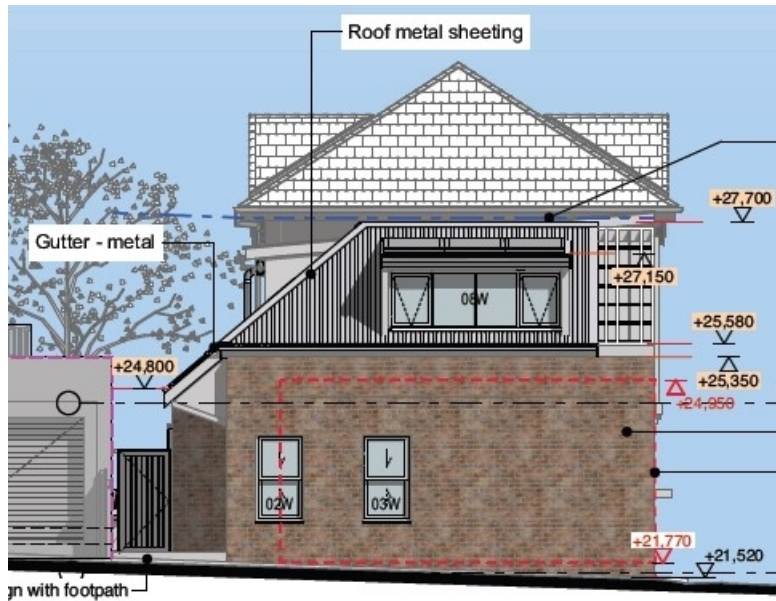
Proposal

- demolition of existing garage and storeroom
- construction of new rear lane dwelling structure

Recommendation

Approval subject to conditions

Proposal



Reason reported to LPP

The application is reported to the LPP for determination due to:

- variations to SEPP (Housing) 2021 standards in respect of In-fill affordable housing :
 - section 19(2):
 - (a) minimum lot size
 - (d) minimum solar access to private open space
 - (e) & (f) minimum car parking

Notification

- exhibition period 13 January 2025 to 28 January 2025
- 30 owners and occupiers notified
- 2 submissions received

Submissions

- non-compliances with planning controls
- overshadowing
- heritage impacts
- outlook and amenity impacts
- privacy
- parking impacts

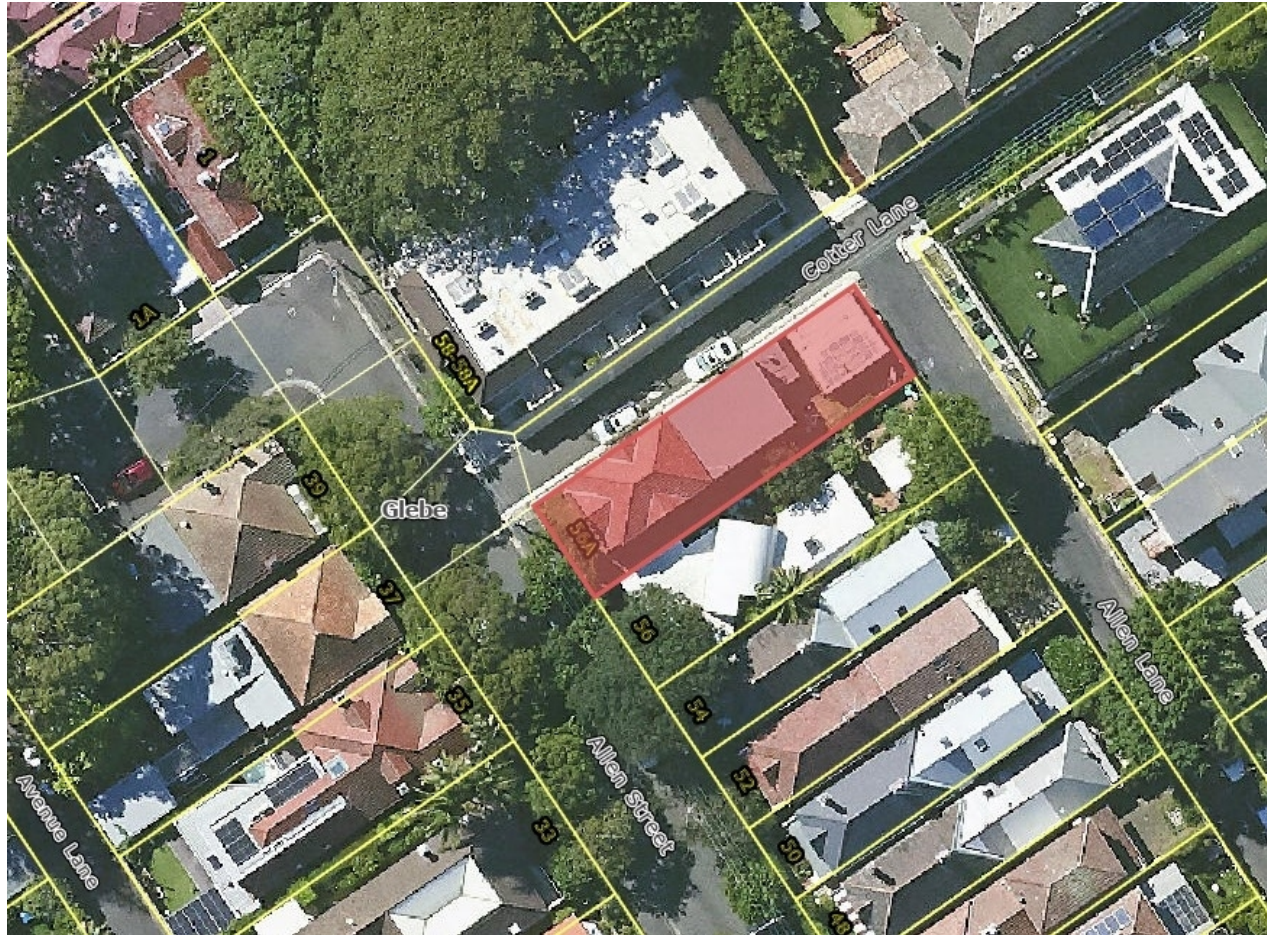
Submissions



 subject site

 submitters

Site





site viewed from Allen Street



site viewed from Cotter Lane



building to
be demolished

site viewed from Cotter Lane



site viewed from Allen Lane



rear elevation and storeroom



garage

storeroom and garage to be demolished



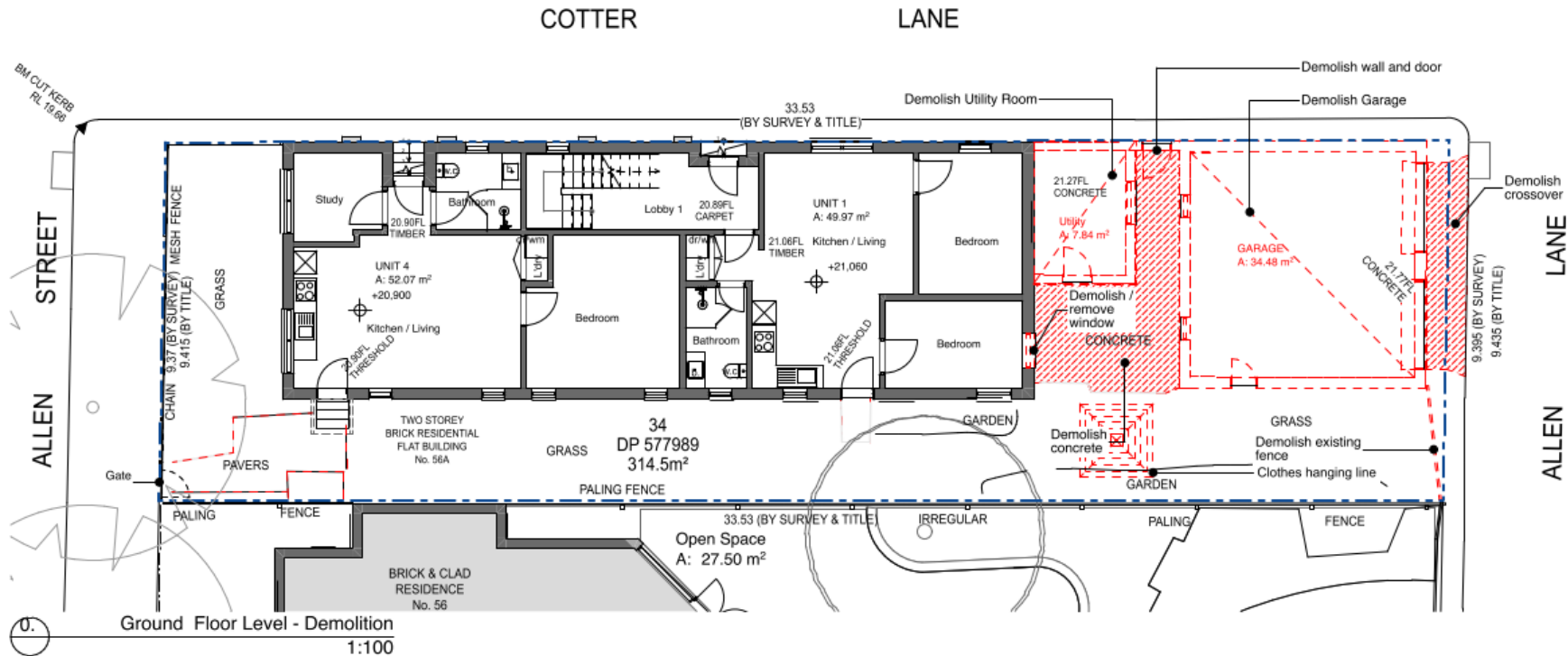
looking to Allen Street



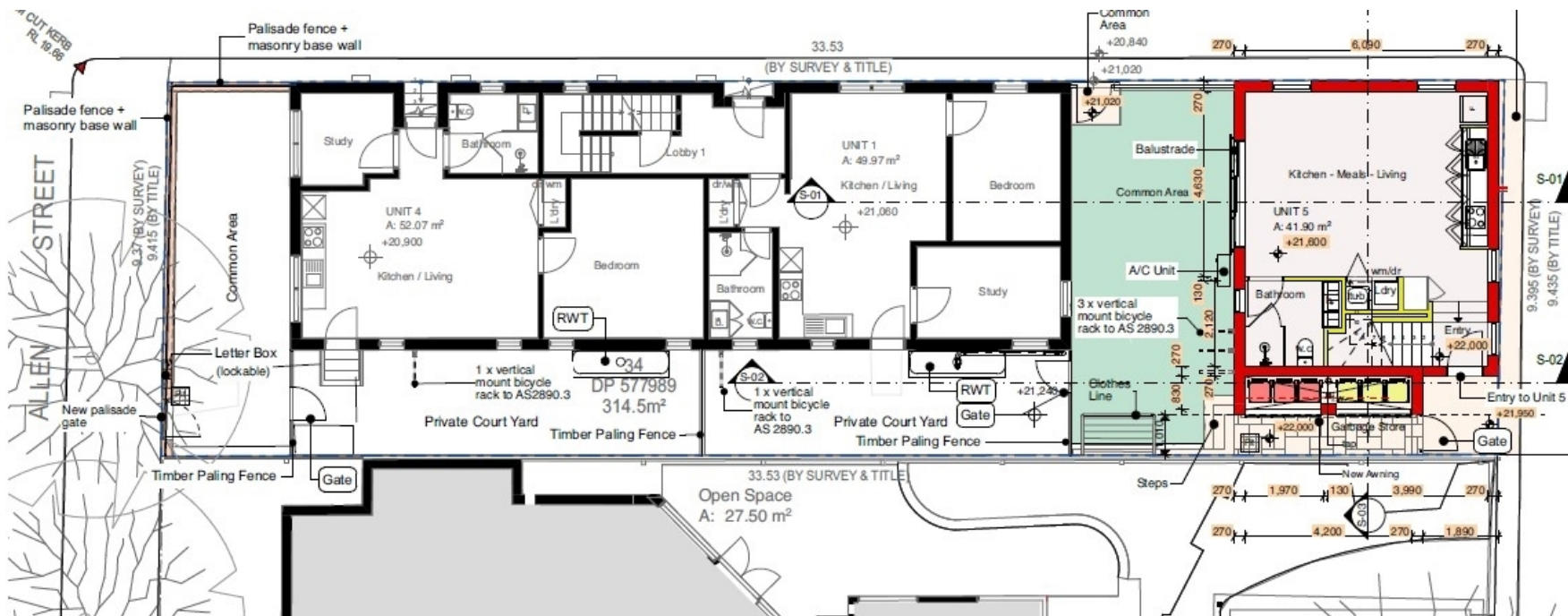
looking to Allen Lane

side boundary areas

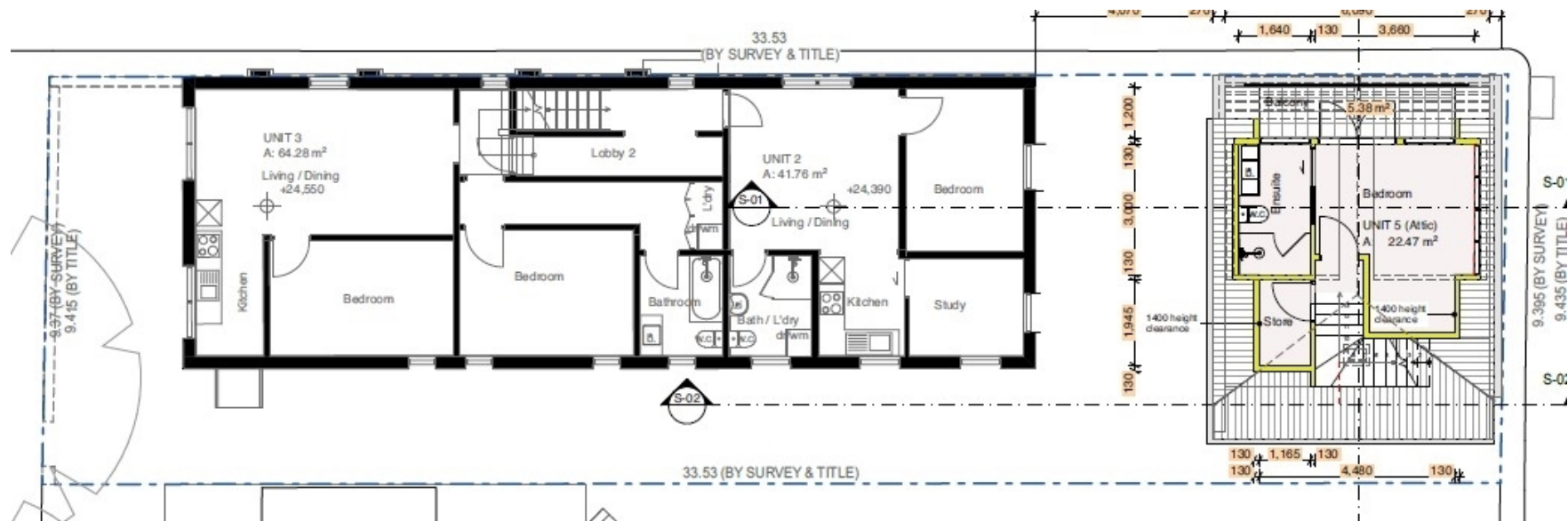
Proposal



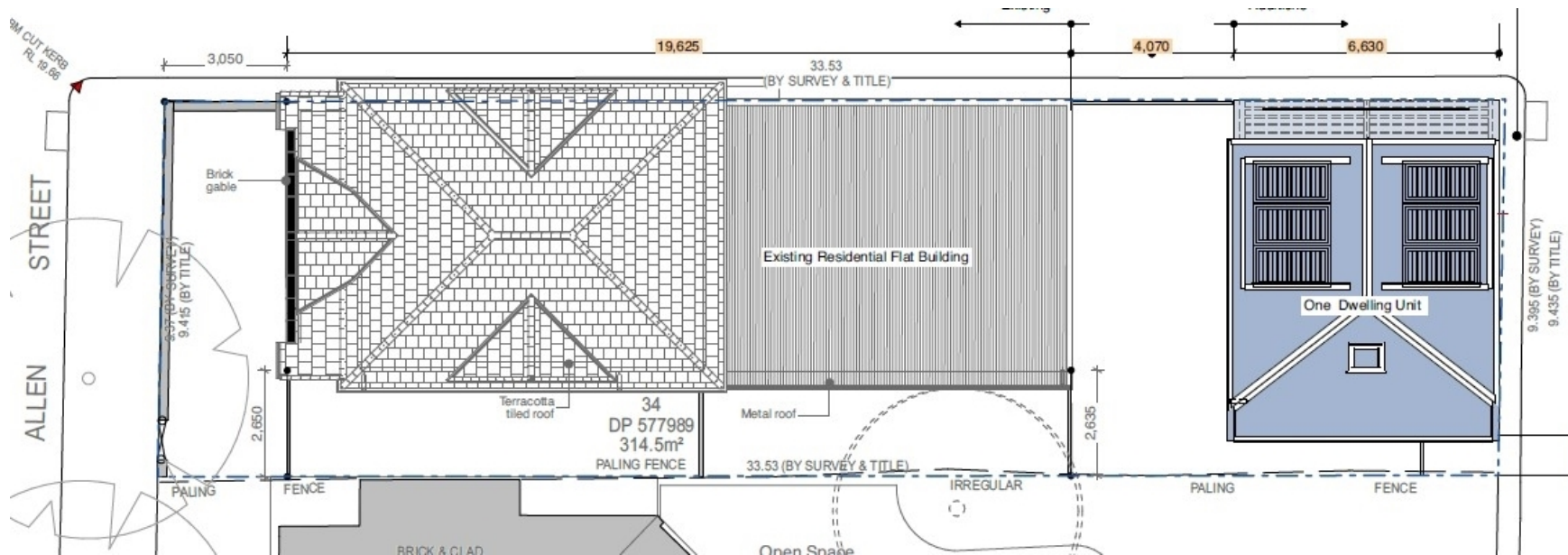
demolition



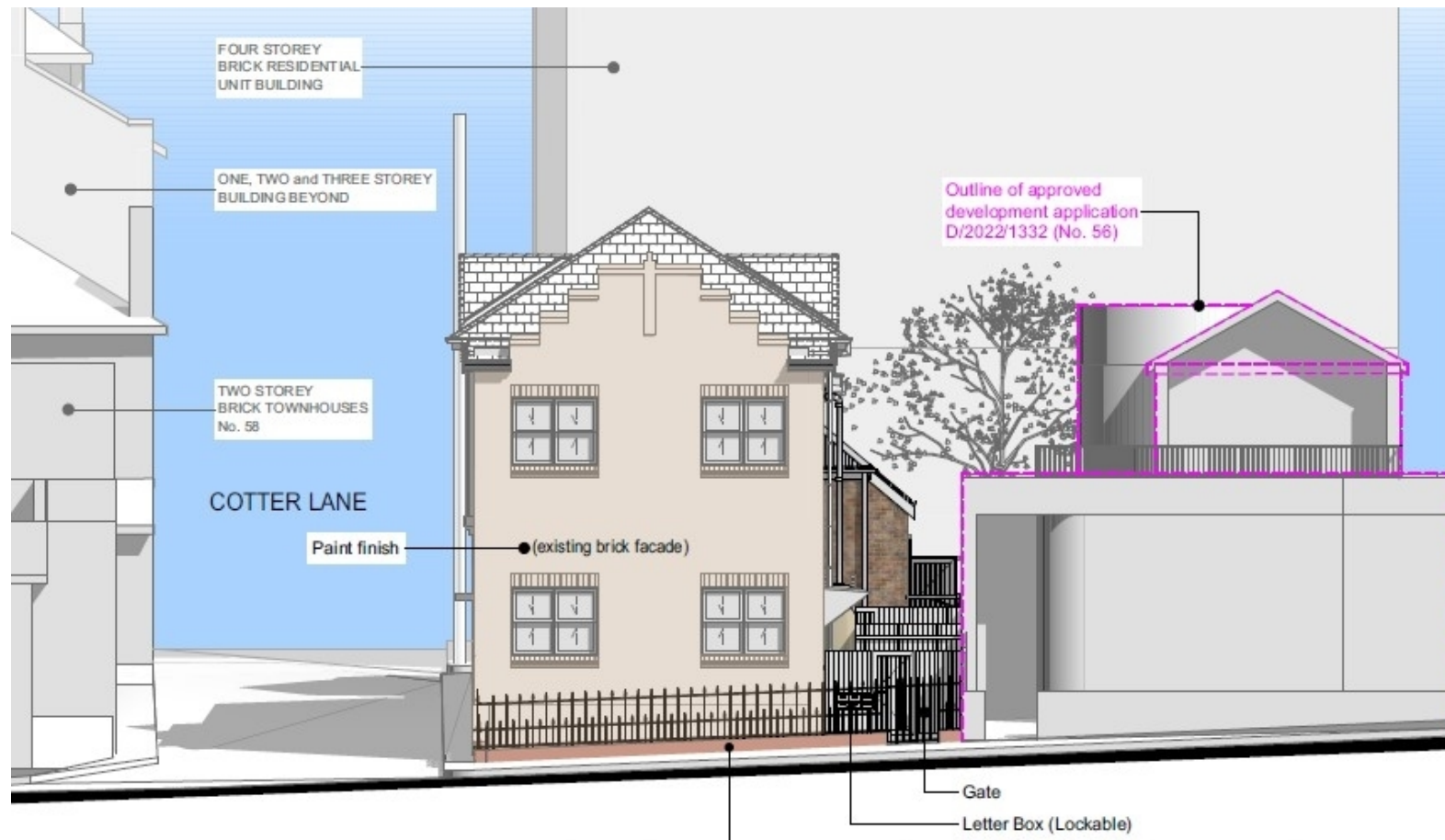
ground floor



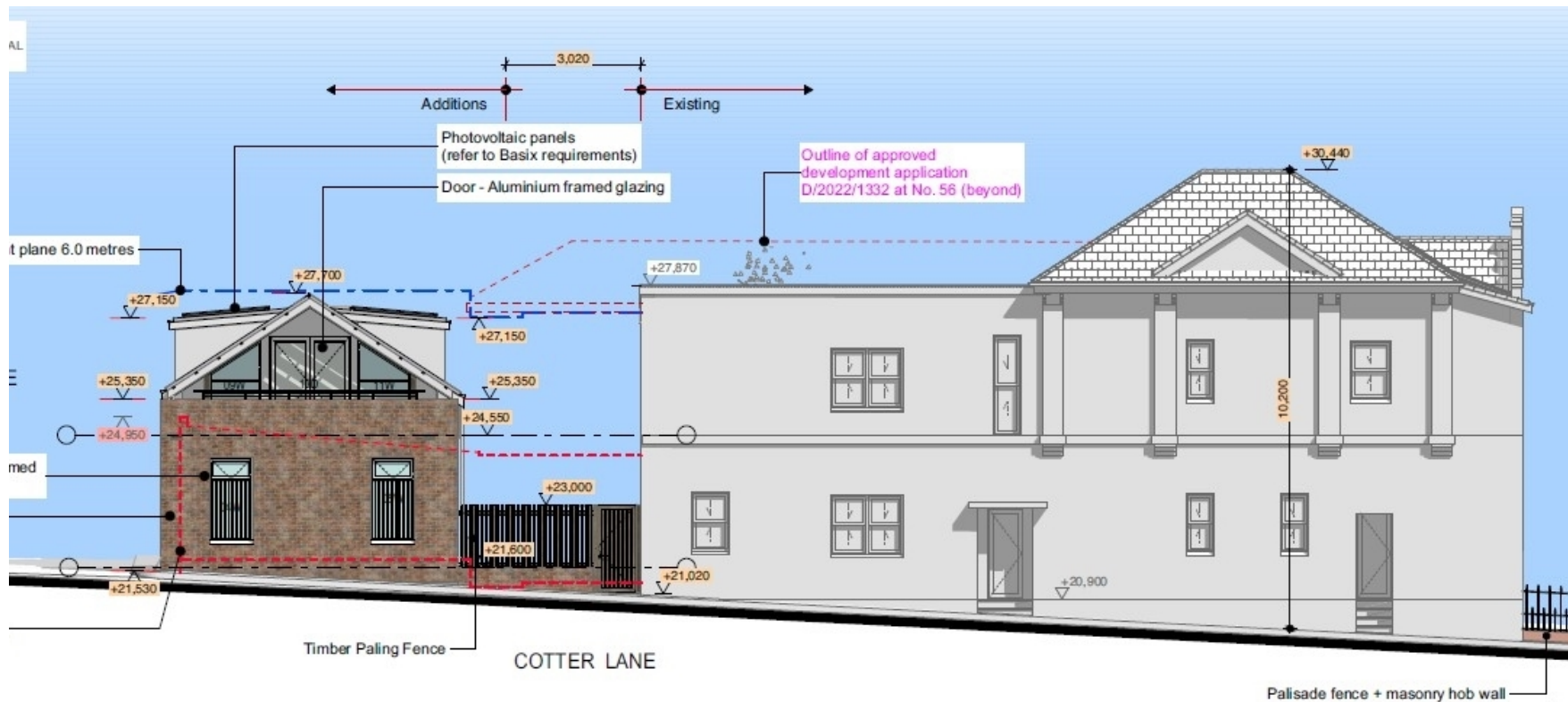
first floor



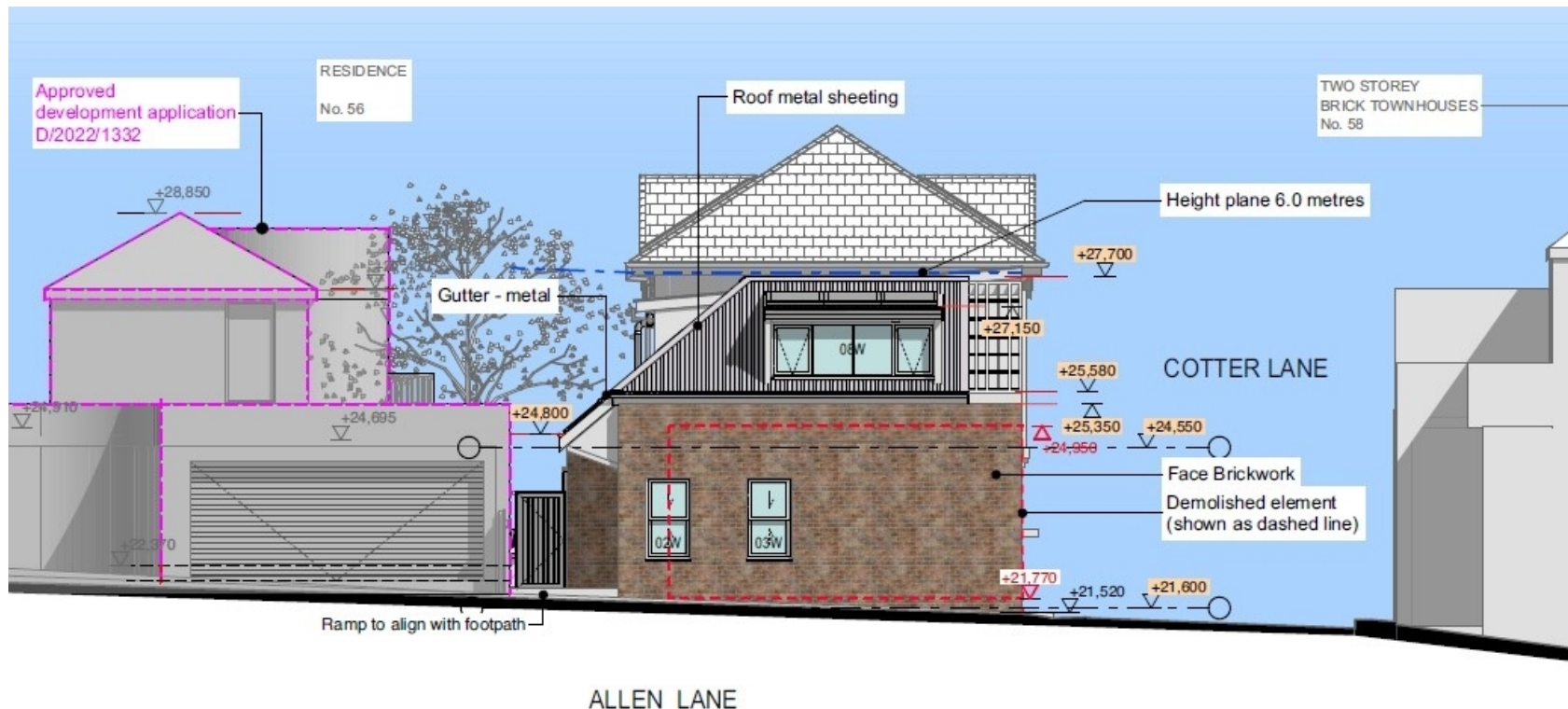
roof



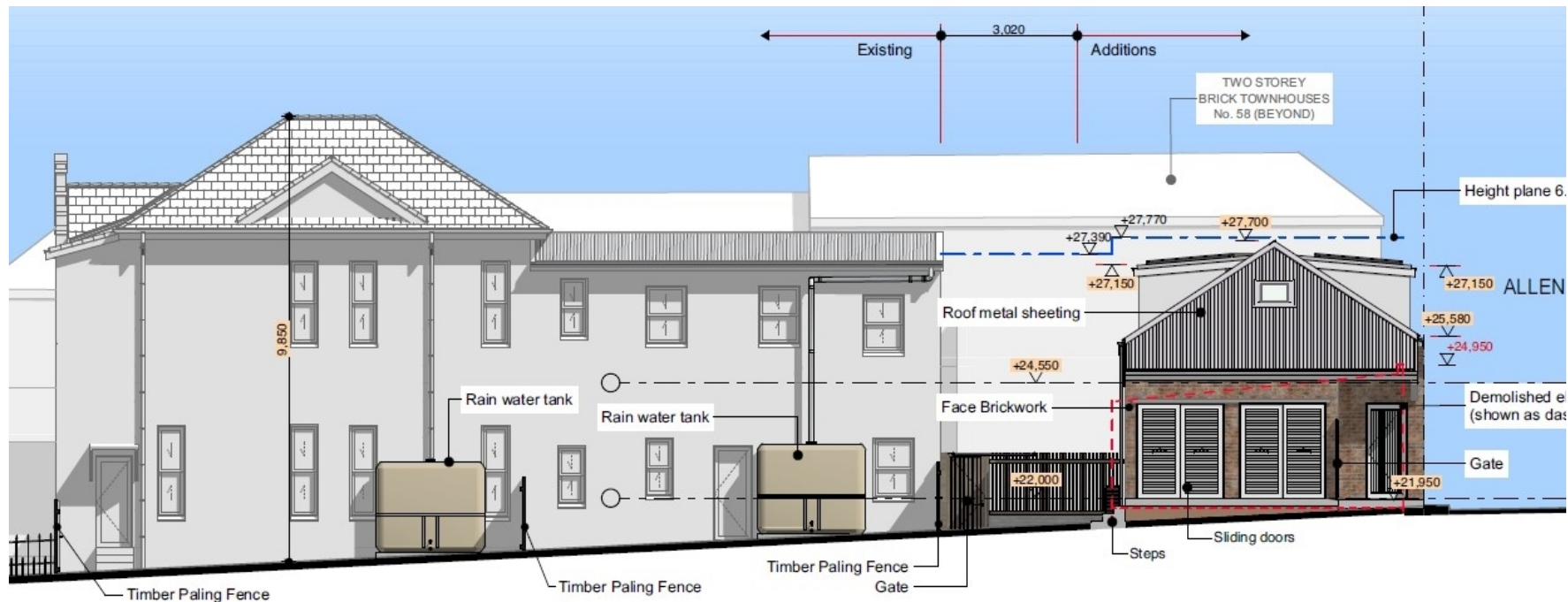
Allen Street (west) elevation



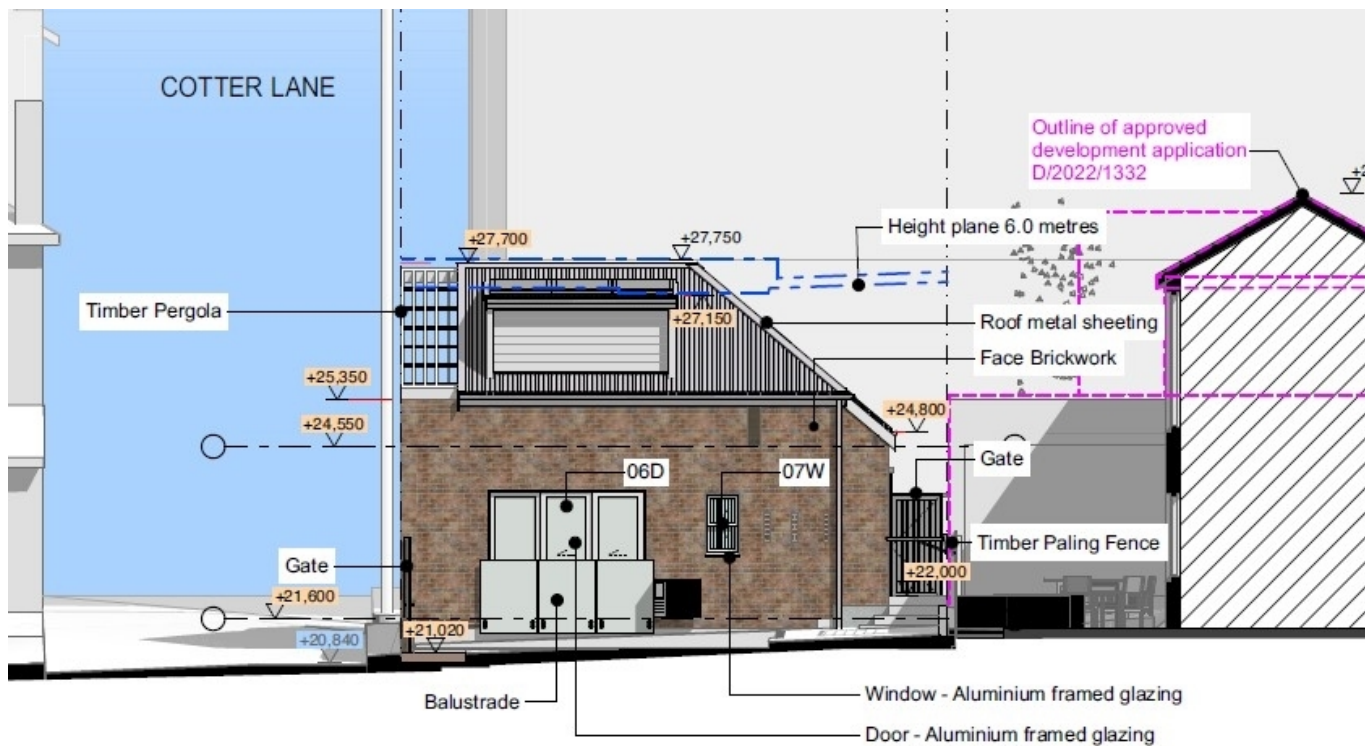
Cotter Lane (north) elevation



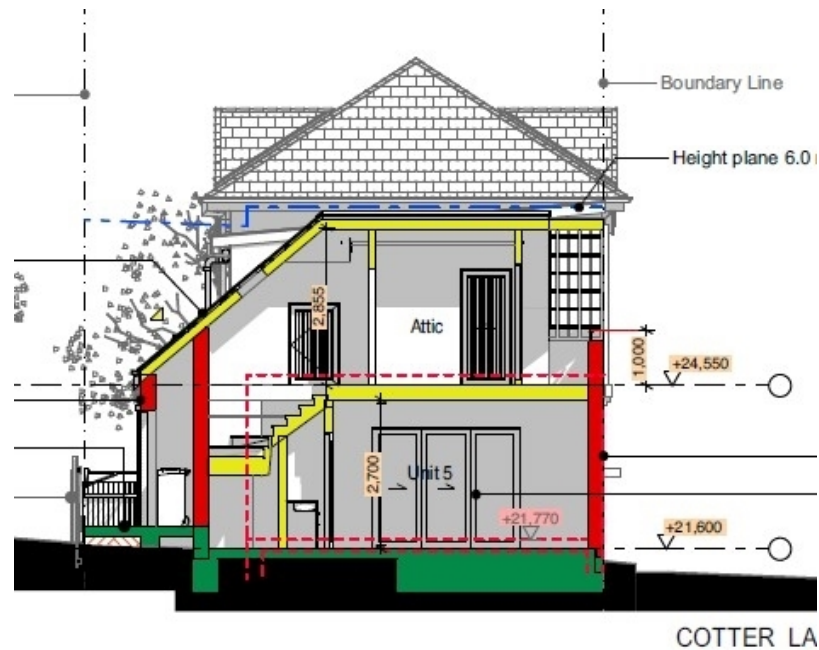
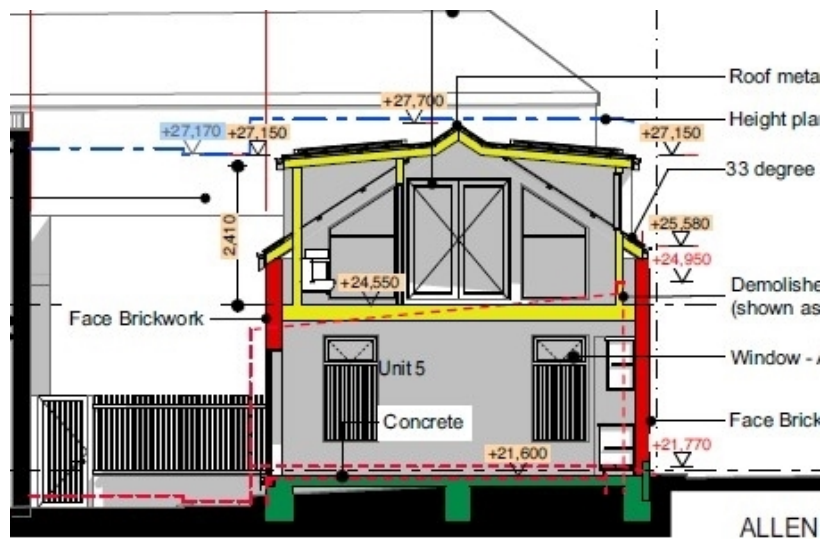
Allen Lane (east) elevation



south elevation



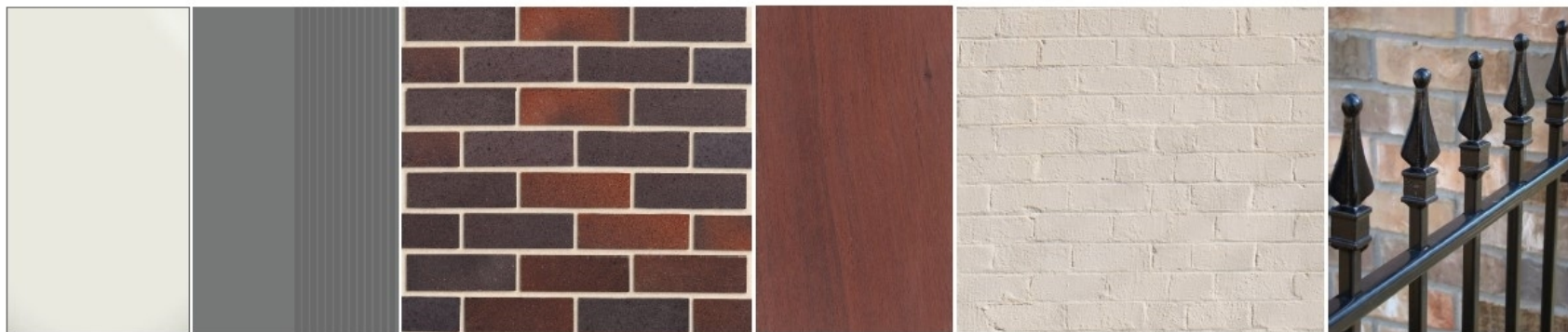
west (internal) elevation



sections



landscaping



1

2

3

4

5

6

-
- 1 Metal windows and doors
Powdercoat **Off White**
 - 2 Corrugated Roofing, Gutters, Downpipes and Trims
Colorbond **Windspay**
 - 3 Face Brick
PGH_Dry-pressed_Macquarie_Blend
 - 4 Pergola
Jarrah *Eucalyptus marginata*
 - 5 Face Brick Existing - Painted
Dulux (**Match Existing**)
 - 6 Palisade Fence and Masonry Hob Wall
Powdercoat **Black Satin**

materials

Compliance with key LEP standards

	control	proposed	compliance
height	6m	6m	yes
floor space ratio	0.91:1 (including SEPP bonus)	0.9:1	yes

Compliance with SEPP Housing – s19

	control	proposed	comply
site area	450sqm	314.5sqm – existing	no
landscape area	30% site area – 94sqm	94sqm	yes
deep soil	15% site area – 47sqm	47sqm	yes
solar access	70% of POS and living areas -3 hrs sunlight	80% living areas 20% POS areas	yes no
car parking	4	0	no

Issues

- variations to SEPP Housing 2021
- solar access and design amendments

SEPP Housing 2021

- the proposal contravenes standards for In-fill affordable housing under s19(2) in relation to minimum:
 - site area
 - solar access to private open spaces
 - car parking
- cl 4.6 variation requests submitted
- requests supported in circumstances of the application, noting the existing non-compliances, site location, and details of the application

Solar access and design amendments

proposal amended in response to feedback in relation to solar access and height, heritage, flooding, common open space, landscaping:

- proposal reduced from 2 dwellings to one new dwelling
- height and roof form amended
- landscaping updated

Solar access and design amendments



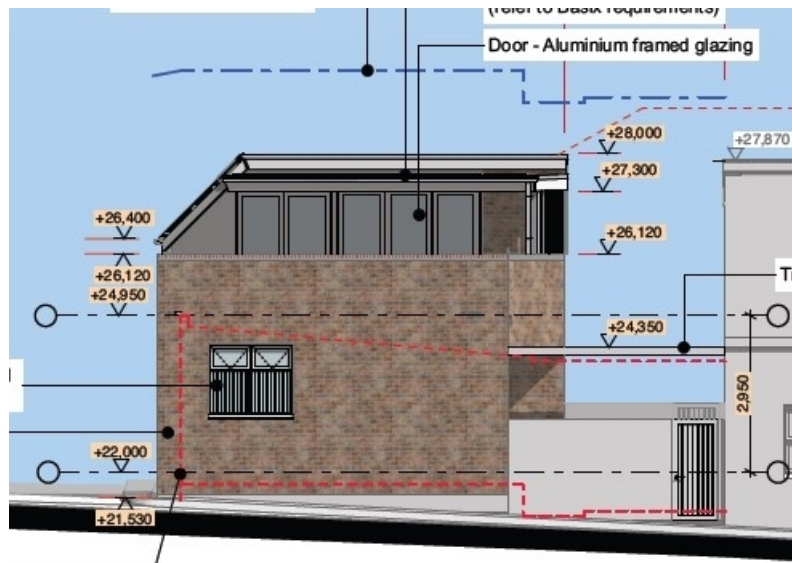
lodged



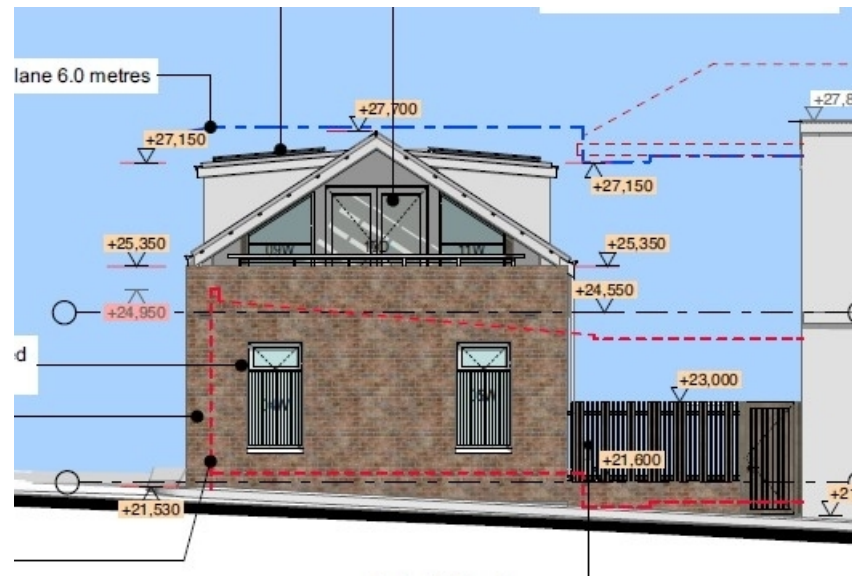
amended

Allen Lane (east) elevation

Solar access and design amendments



lodged



amended

Cotter Lane (north) elevation

Solar access and design amendments

- amended proposal retains solar access to neighbour in accordance with Sydney DCP 2012
- further minor design amendments are recommended via conditions to address privacy and usability of common space, flooding, and materiality

Recommendation

Approval subject to conditions