

Local Planning Panel

8 April 2026

Application details

Address: 21 Buckland Street, Alexandria

Application: D/2025/1311

Applicant: Smith & Tzannes

Owner: Kat Hunt & Brenden Hunt

Architect: Smith & Tzannes

Proposal

- alterations and addition to dwelling involving rear extension
- floor space ratio of 1.28:1

Recommendation

- approval, subject to conditions

Reason reported to LPP

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

- residential alterations and additions resulting in exceedance of development standard by over 25% (floor space ratio)

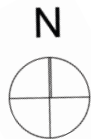
Notification

- exhibition period 13 January 2026 to 27 January 2026
- 19 owners and occupiers notified
- 1 submission received

Submission

- requested dilapidation report
- requested surveys
- construction hours
- confirm accuracy of north arrows on plans

Site





Site viewed from Buckland Street facing north



View toward site from Buckland Street facing northwest



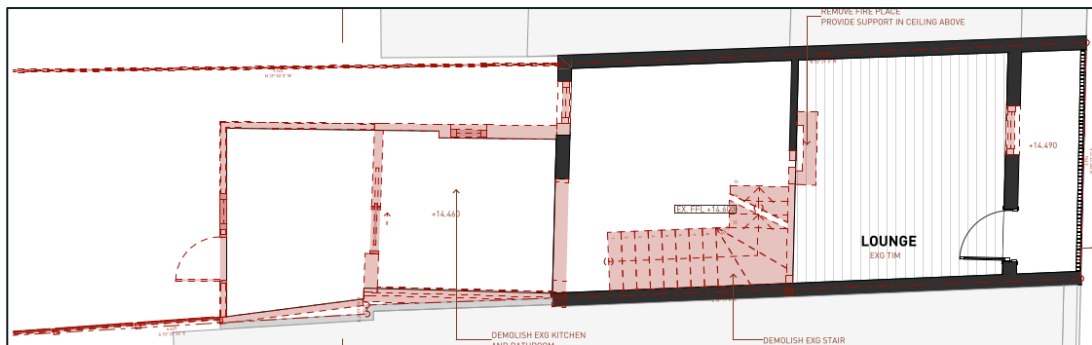
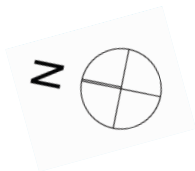
Site viewed from Wyndham Street facing southeast



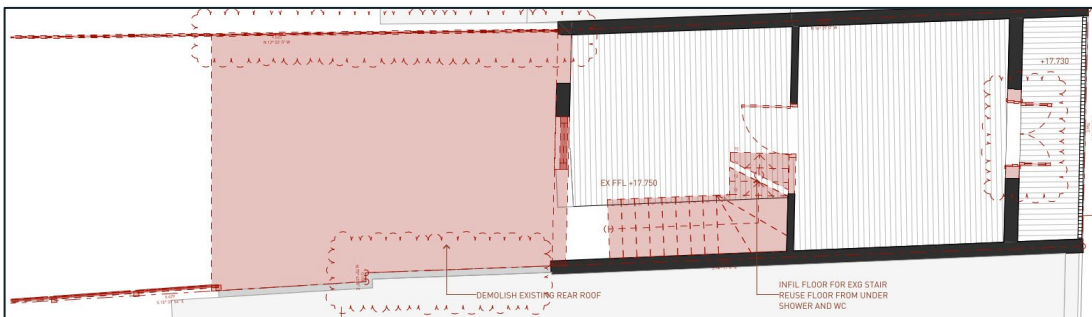
Rear of site viewed from Wyndham Lane facing south

Proposal

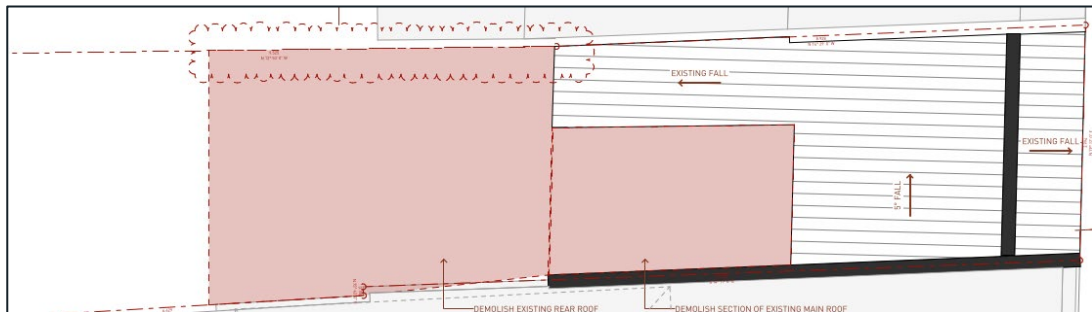
demolition plans



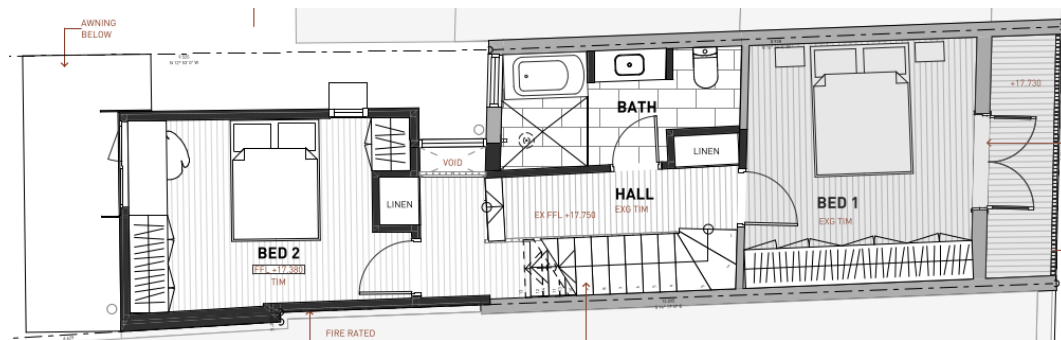
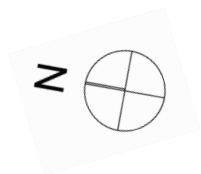
ground

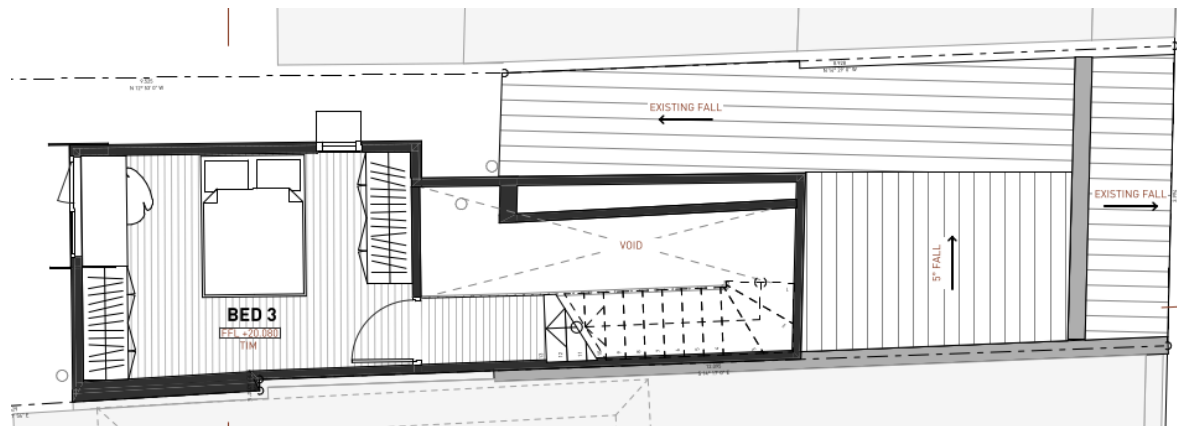


1st floor



2nd floor

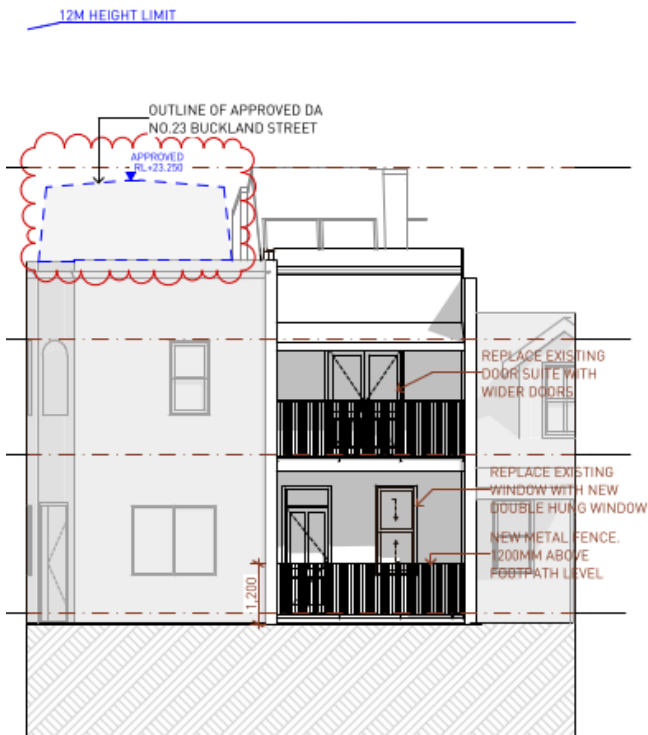




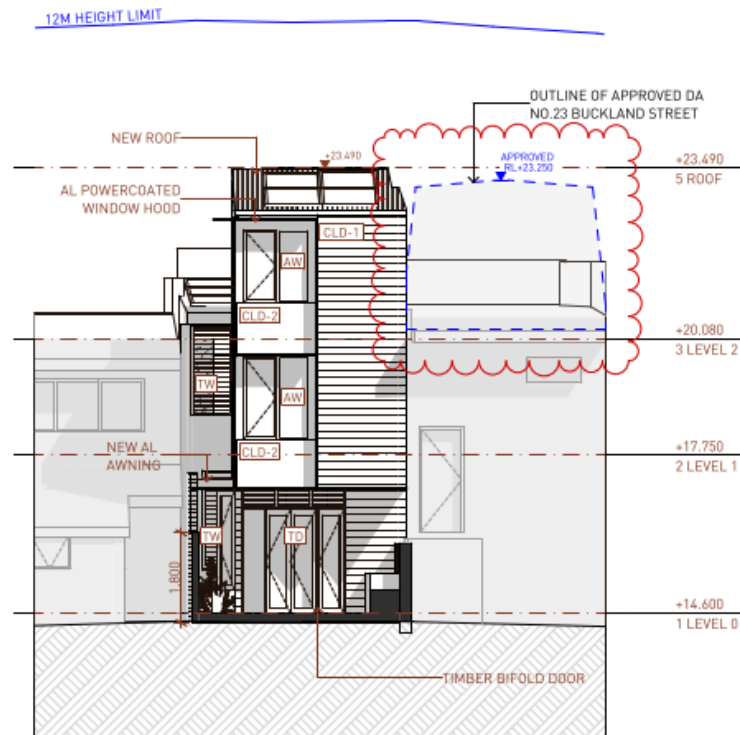
2nd floor



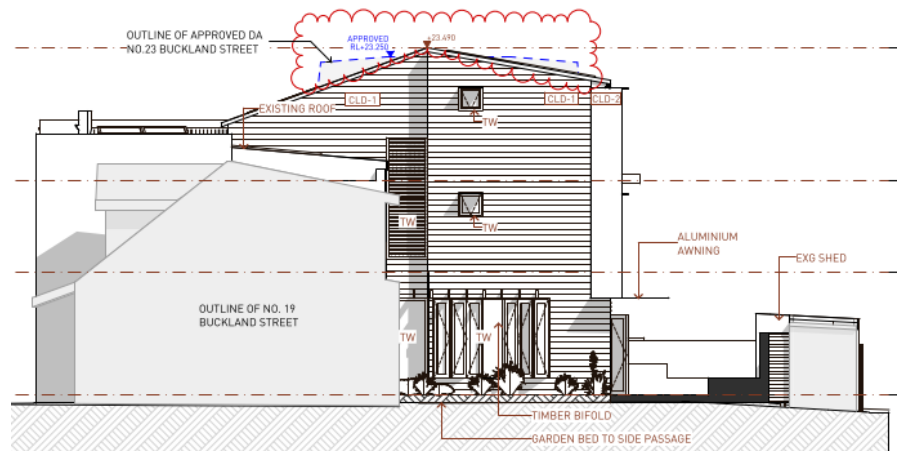
roof



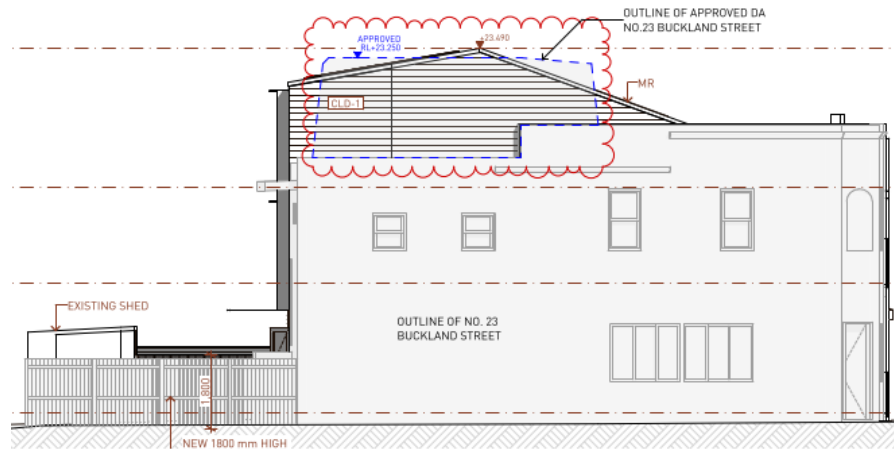
south (Buckland Street)



north (Wyndham lane)



east



west

Compliance with key LEP standards

	control	proposed	compliance
cl 4.3 – height	12m	9.1m	yes
cl 4.4 – floor space ratio	0.8:1	1.28:1 0.91:1 (existing)	no
cl 4.6 – exceptions to development standards	4.6 variation request supported		yes

Compliance with key DCP controls

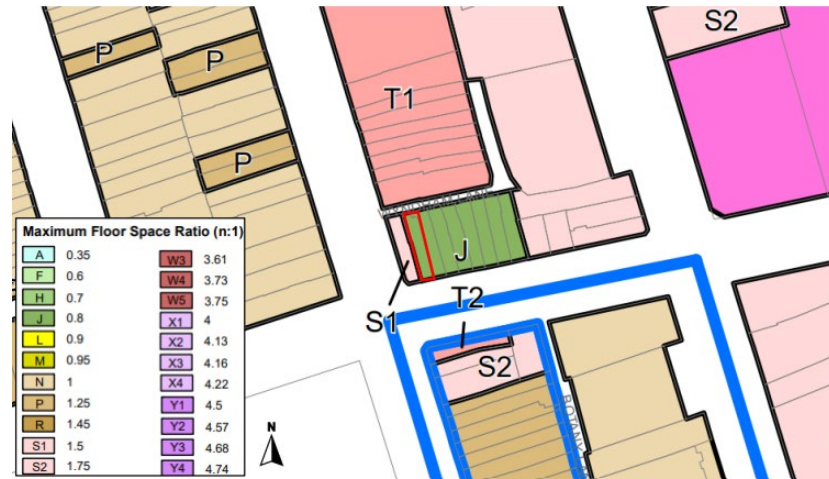
	control	proposed	compliance
height in storeys	3 storeys	3 storeys	yes
height in storeys (at street frontage)	2 storeys	2 storeys (no change)	yes
solar access	minimum two hours of solar access to living areas and rear of site and adjoining site	provides the required solar access	yes
visual privacy	maximise visual privacy to side and rear boundaries	appropriate measures are proposed	yes

Issues

- exceedance of FSR development standard
- bulk and scale of the proposal

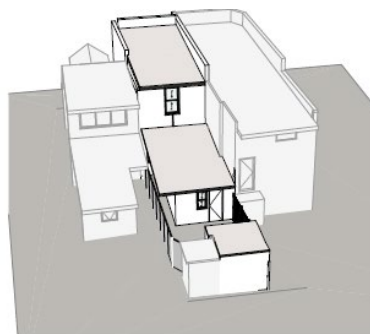
Floor space ratio

- proposal compliant with height controls and amenity provisions
- proposal consistent with zone objectives and desired future character of the locality
- non compliance does not result in significant impacts
- cl 4.6 variation request supported

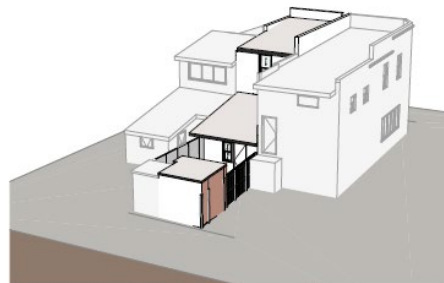


bulk and scale

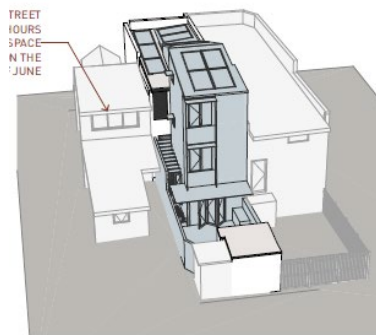
- proposal meets solar access and privacy requirements
- appropriate setbacks and private open space provided
- minimal visibility from public domain



12 PM - VFS - EXISTING
1:133.33



3 PM - VFS - EXISTING
1:133.33



12 PM VFS
1:133.33



3 PM VFS
1:133.33

Recommendation

Approval subject to conditions, including:

- dilapidation report
- standard construction hours