

Local Planning Panel

11 December 2019

107-125 Railway Parade, Erskineville

D/2019/842

Applicant: Solgen Energy PTY LTD

Owner: City of Sydney

proposal

installation of 337 photovoltaic solar panels and associated ladder, walkway and handrail to the roof of the State Emergency Services (SES) building

zone: R1 Residential Zone. The development is permissible with consent

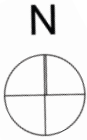
recommendation

approve subject to conditions

notification information

- exhibition period 16 July 2019 to 10 August 2019
- 140 owners and occupiers notified
- no submissions received

site





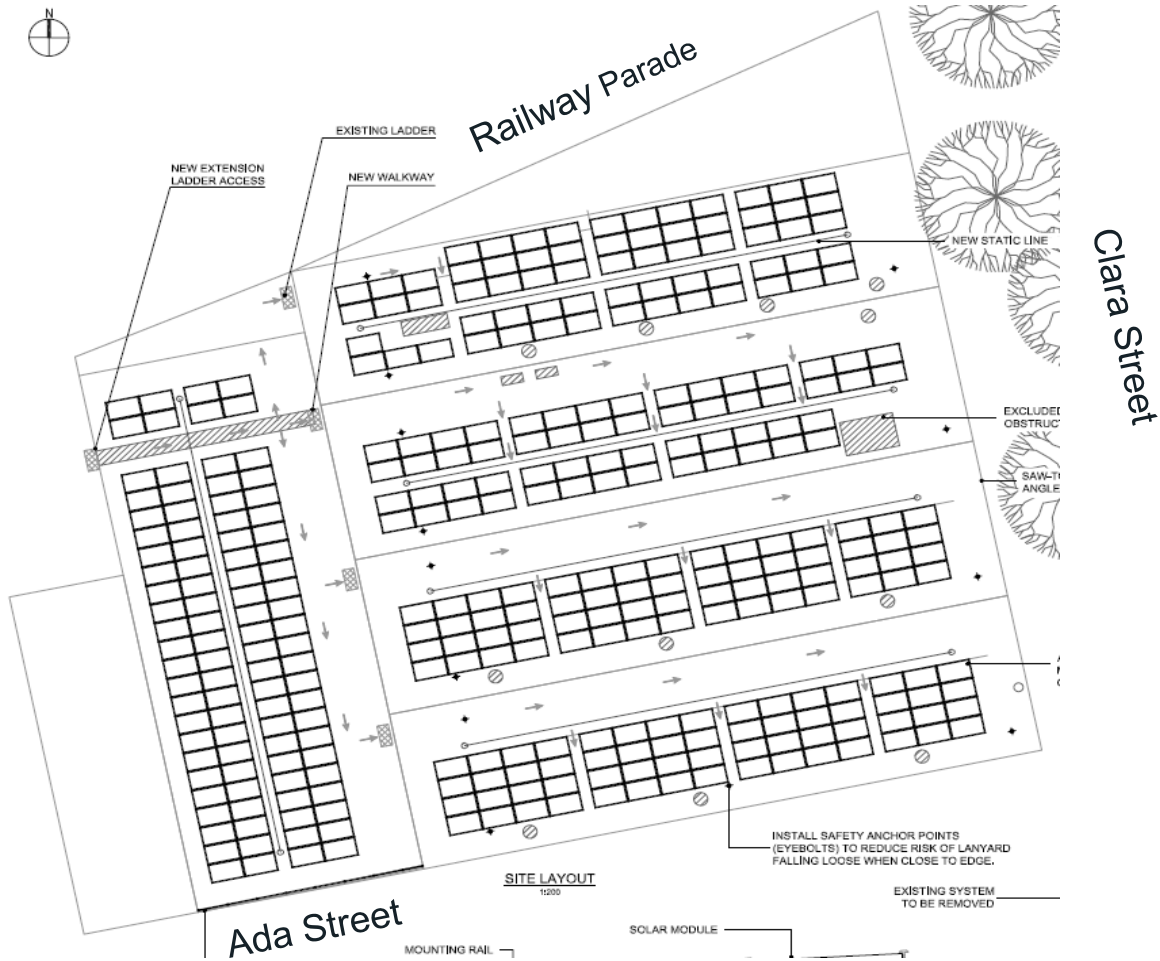
site looking east from Railway Parade



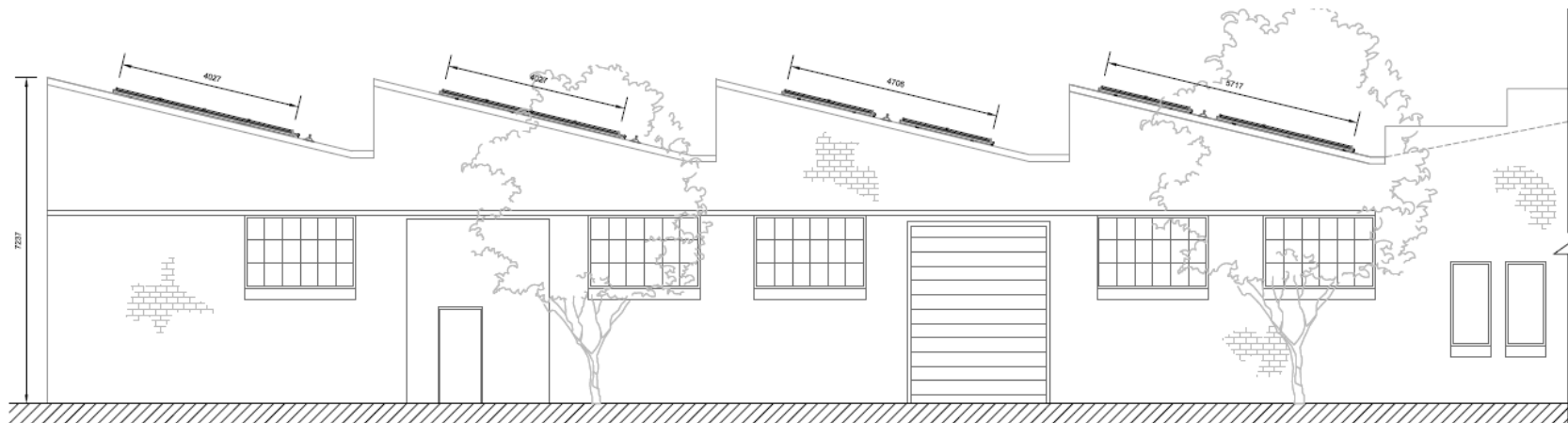
site

site looking north from Clara Street

proposal



roof plan



east elevation (Clara Street)

compliance – SEPP (infrastructure) 2007

	control	proposed	compliance
maximum capacity	100kW	92kW	complies

compliance - key LEP development standards

	control	proposed	compliance
height	15m	6.7m	complies
floor space ratio	1.75:1	NA	NA

Issues – heritage/design

- site is not listed as a heritage item
- site is a detracting building within Kingsclear heritage conservation area
- there is limited visibility of solar installation from the street
- the solar installation is appropriate to the building type
- will not detract from the heritage conservation area or nearby heritage items
- proposal has no amenity impacts

recommendation

- approval subject to conditions