

Local Planning Panel

18 March 2019

38 Princess Avenue, Rosebery

D/2019/1168

Applicant: Shaun Thodey

Designer: Shaun Thodey

Owner: Brett Ebert

proposal

- demolition of the existing two-storey residential dwelling
- construction of two new 2 storey dwellings with rear lane garage and studio above

recommendation

approve subject to conditions

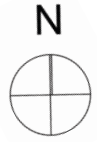
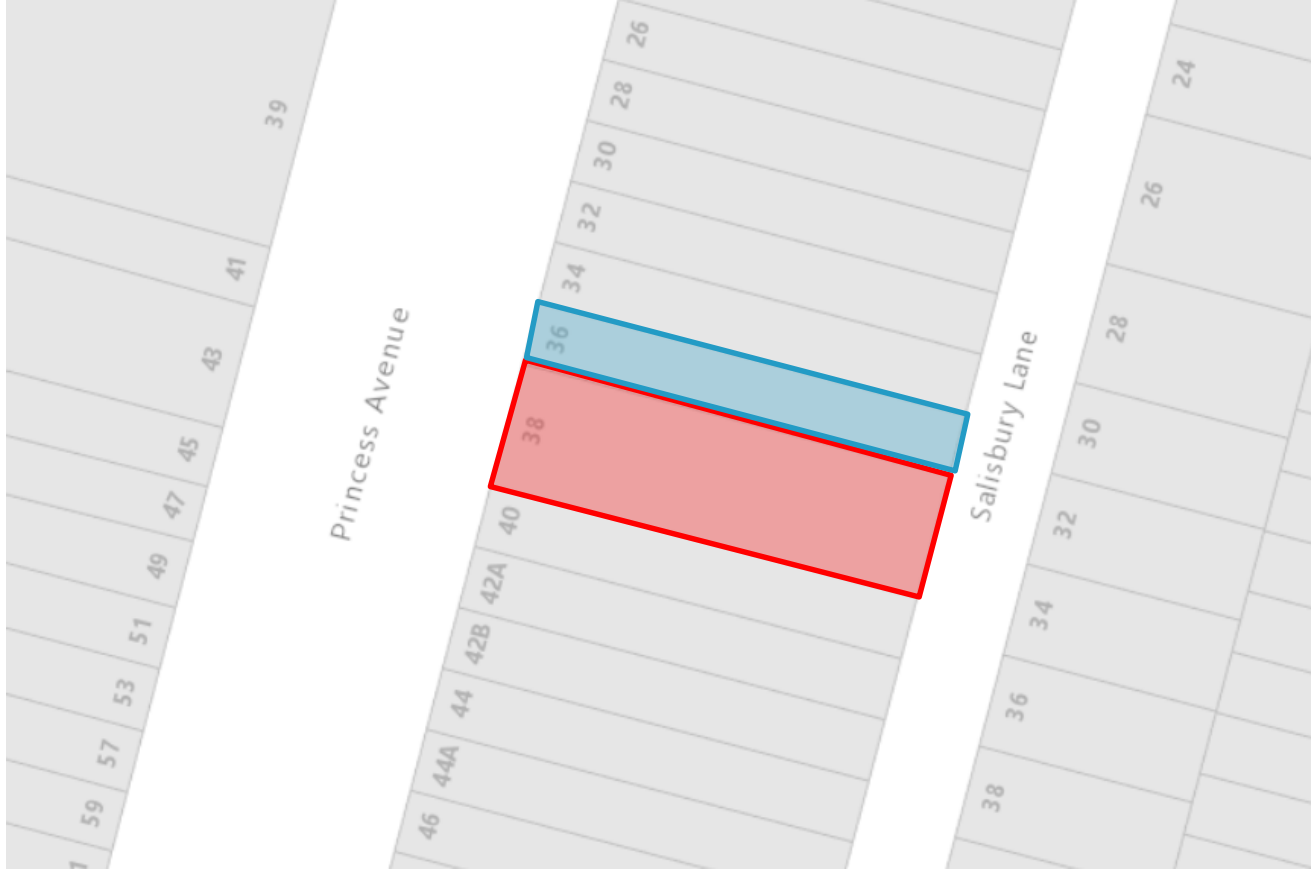
notification information



- exhibition period 11 November 2019 to 26 November 2019
- 43 owners and occupiers notified
- 2 submissions received (1 was in support of the application)

submissions

- deteriorated guttering of existing dwelling
- proposed demolition of the garden wall
- dust and debris from proposed demolition

submissions



-  subject site
-  submitters

site





site viewed from Princess Avenue



rear of site viewed from Salisbury Lane



adjoining two-storey terraces fronting Princess Avenue to the south of the site

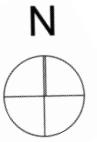
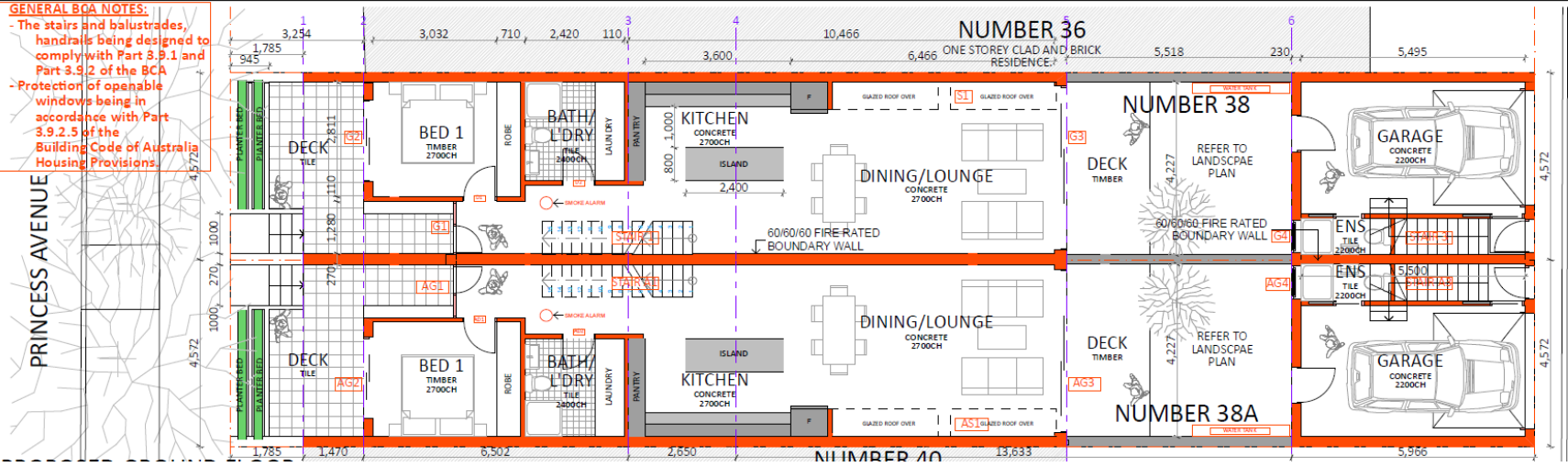


adjoining terraces fronting Princess Avenue to the north of the site



three-storey townhouses to the east of the site across Salisbury Road

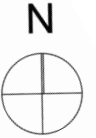
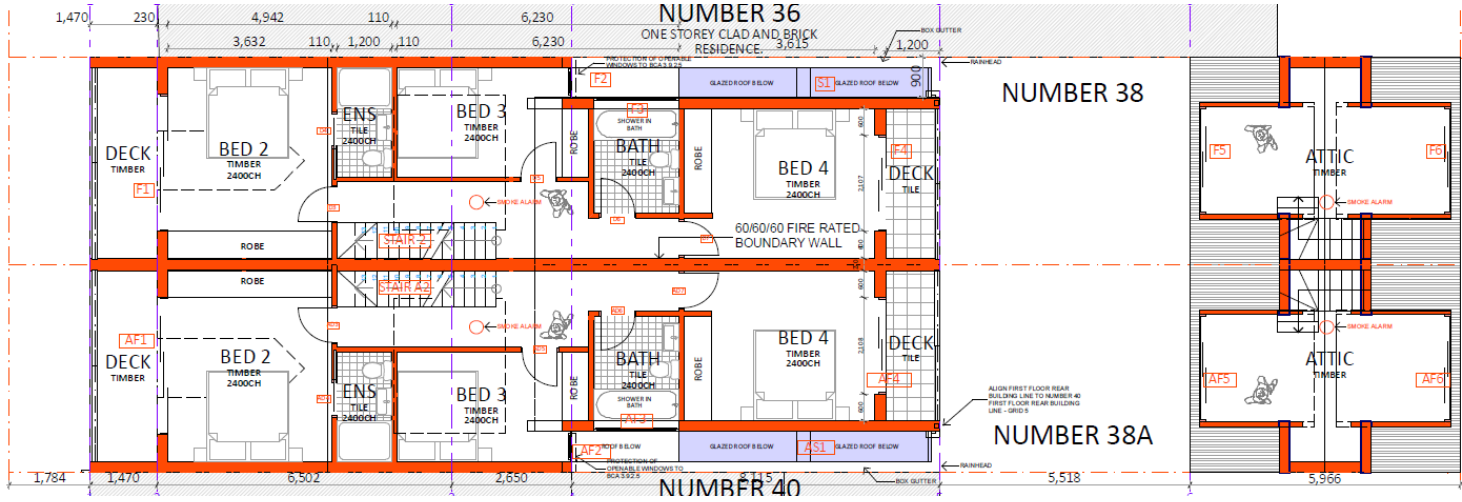
GENERAL BCA NOTES:
 - The stairs and balustrades, handrails being designed to comply with Part 3.9.1 and Part 3.9.2 of the BCA
 - Protection of openable windows being in accordance with Part 3.9.2.5 of the Building Code of Australia Housing Provisions.



proposed ground floor plans

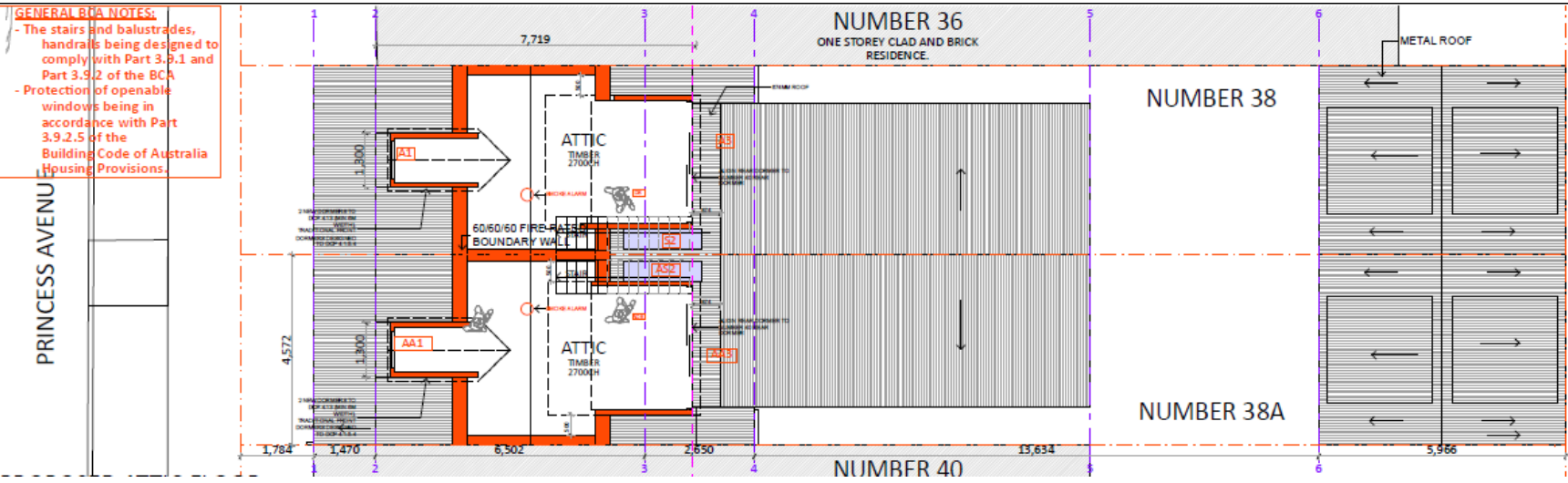
PRINCESS AVENUE

SALISBURY AVENUE



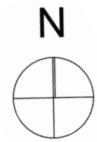
proposed first floor plans

GENERAL BUA NOTES:
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 - Protection of openable windows being in accordance with Part 3.9.2.5 of the Building Code of Australia Housing Provisions.



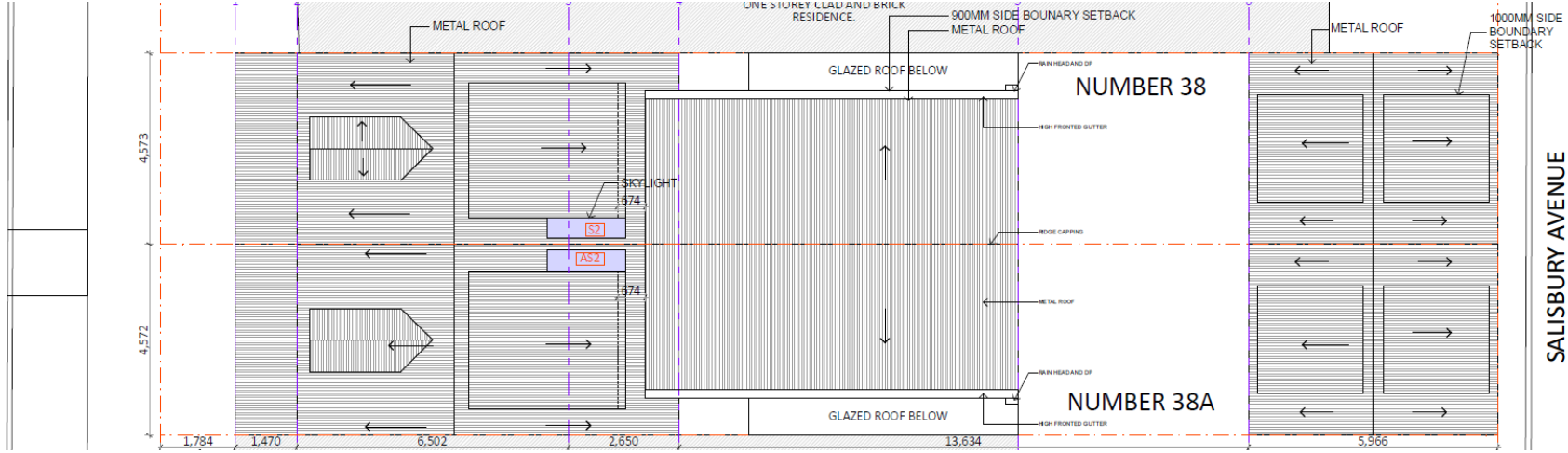
SALISBURY AVENUE

PRINCESS AVENUE

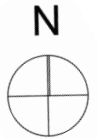


proposed attic plans

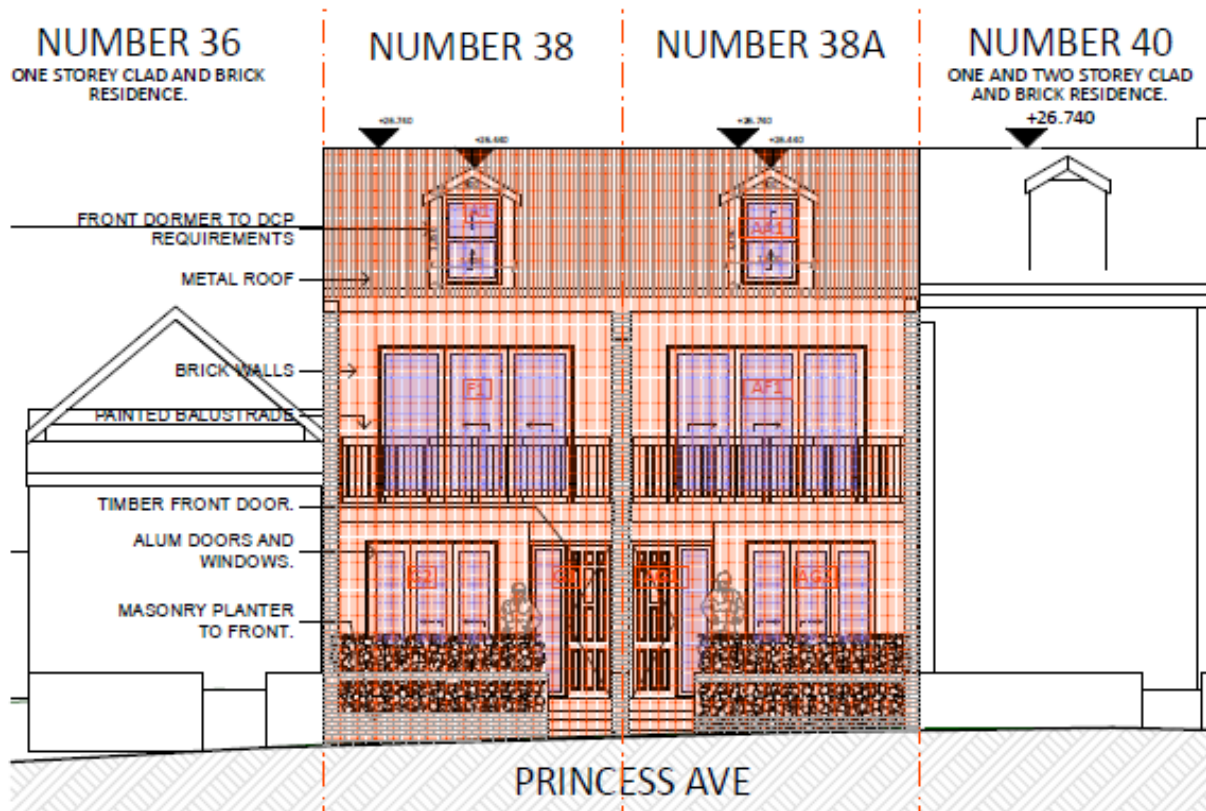
PRINCESS AVENUE



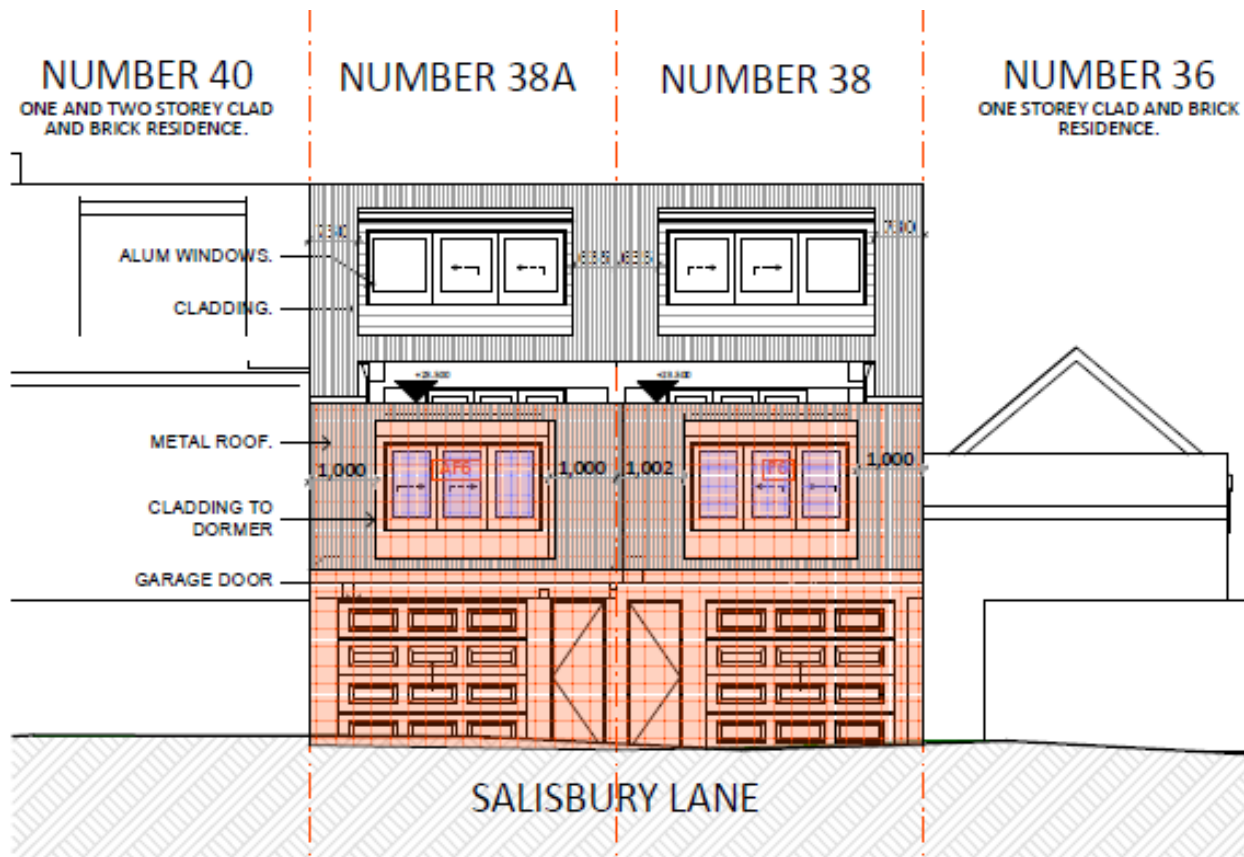
SALISBURY AVENUE



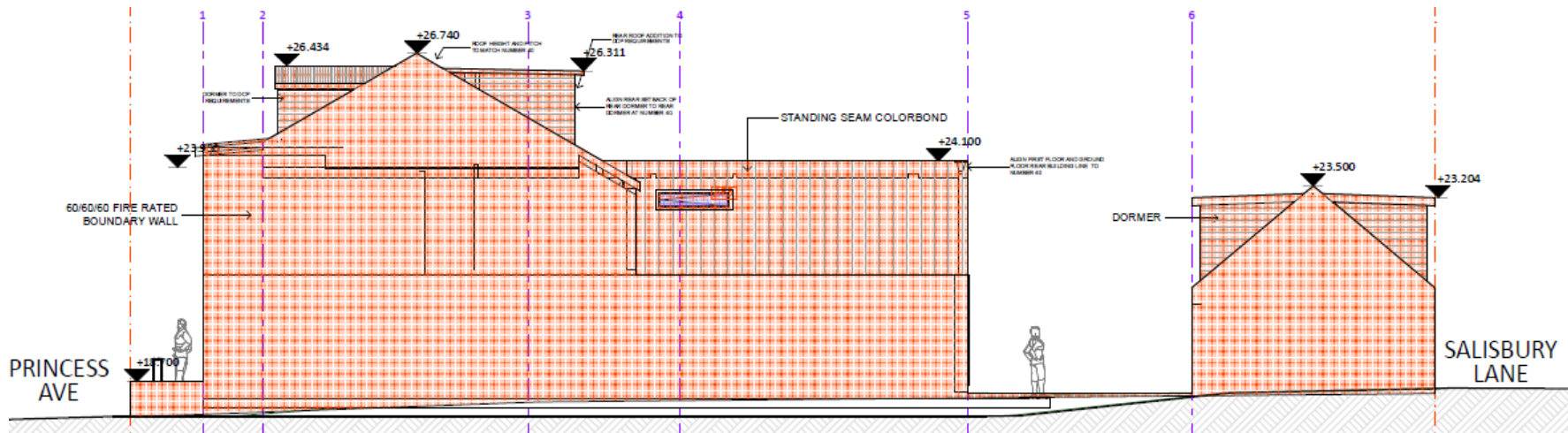
proposed roof plans



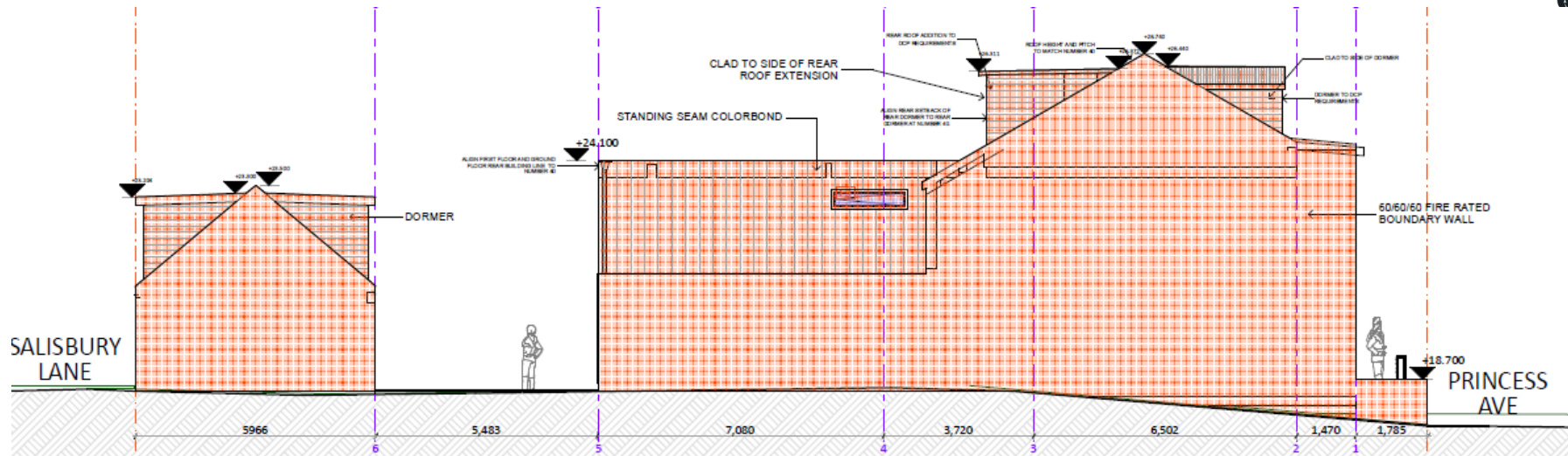
proposed front elevation (Princess Avenue)



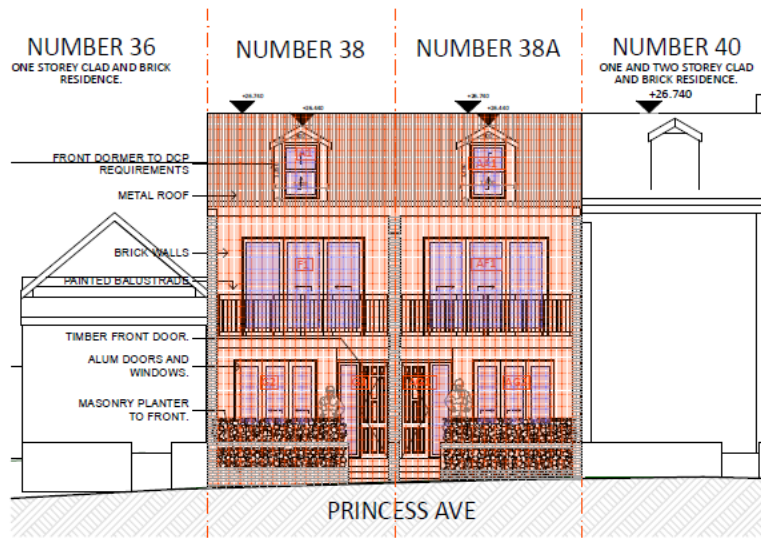
proposed rear elevation (Salisbury Lane)



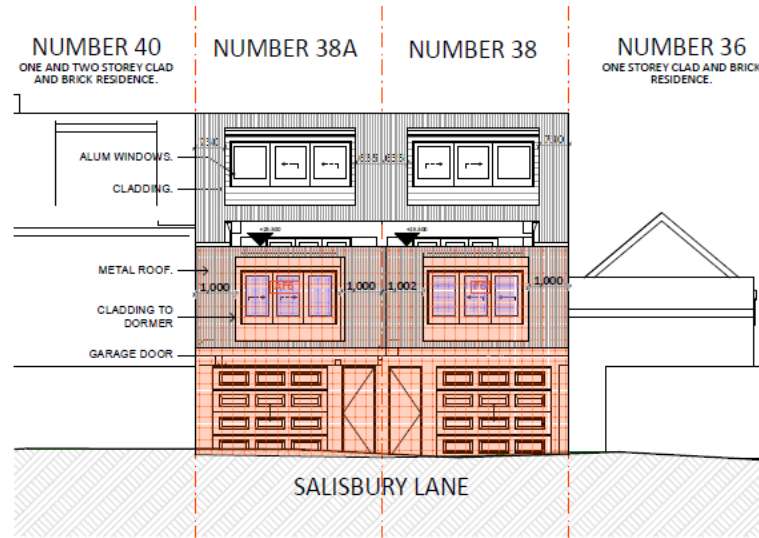
proposed southern elevation



proposed northern elevation



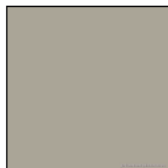
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



FRONT FENCE AND PARAPET:
DARK BRICK



HOUSE RENDER COLOUR:
DULUX "DUNE"



DOOR AND WINDOW FRAMES:
BLACK



BALUSTRADES:
BLACK STEEL



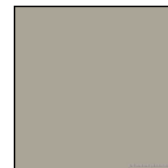
ROOF, FLASHING, GUTTERS:
COLORBOND MONUMENT



FRONT DOOR AND SOFFITS:
HARDWOOD



GARAGE DOOR: BLACK



HOUSE RENDER COLOUR:
DULUX "DUNE"

compliance - key LEP development standards

	control	proposed	compliance
height	9m	8.4m	yes
floor space ratio	1.25:1 1:1 (base) + 0.25:1 Green Square FSR (Area 5)	1.16:1	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	2	2 + attic	yes
solar access on 21 June	2 hours to 8sqm of private open space to neighbouring dwellings 2 hours to 8sqm of subject site open space	minimum of 2 hours to 8sqm of open space no solar access to no. 38 due to existing structures. minimum 2 hours to 6sqm of open space to No. 38A	yes no

compliance with DCP controls

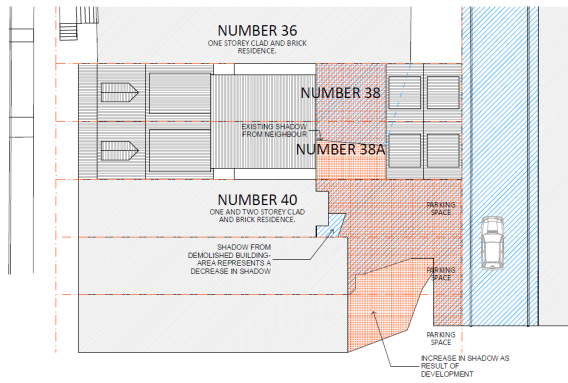
	control	proposed	compliance
private open space	16sqm with minimum dimension of 3m	21sqm with minimum dimension of 4m for each dwelling	yes
secondary and laneway dwelling	1 storey maximum height of 5.4m	1 storey with attic, maximum height of 5.2m	yes
balconies, verandahs and decks	decks avoided to rear	first floor rear decks proposed	no

issues

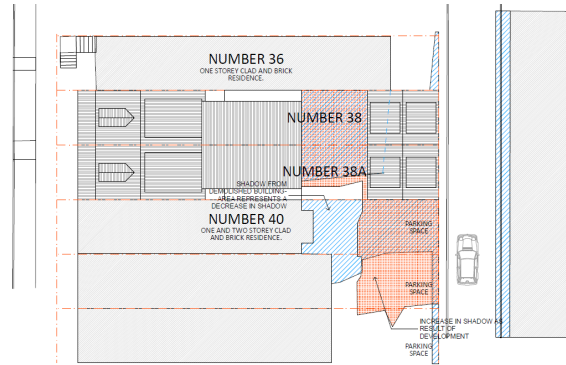
- solar access
- privacy

solar access

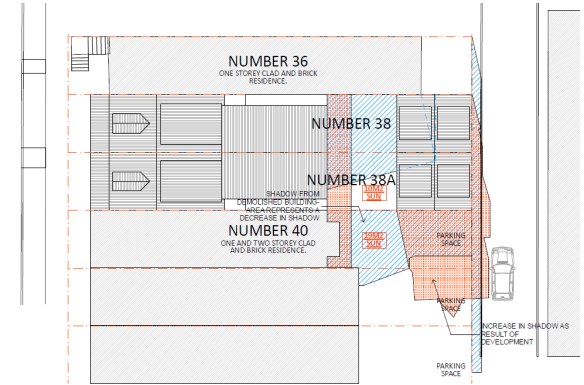
- non-compliant solar access to private open space of no. 38 and 38a mainly due to shadow from existing adjoining dwelling at no. 36
- at least 8sqm of sunlight for two hours (10am – 12pm) achieved to neighbouring dwellings as per DCP 2012



9am



10am

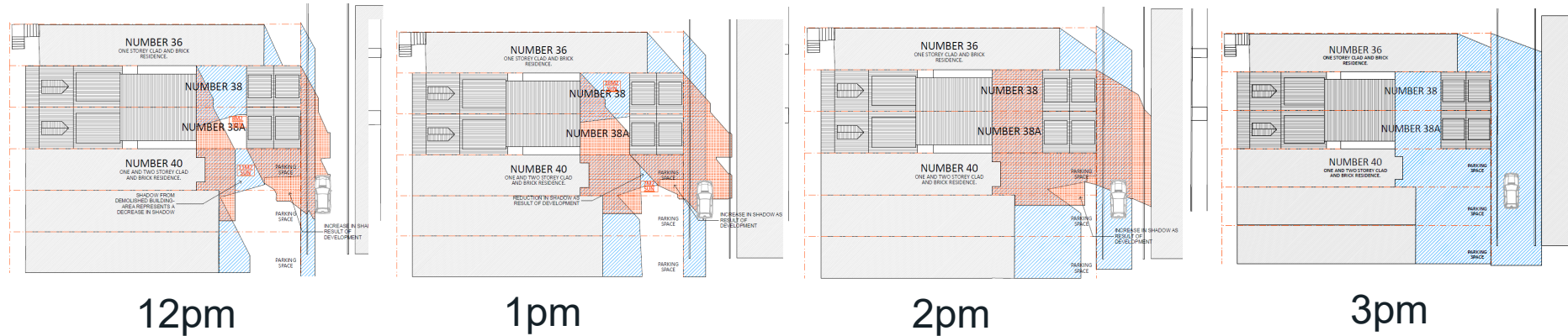


11am

shadow diagrams at June 21

solar access

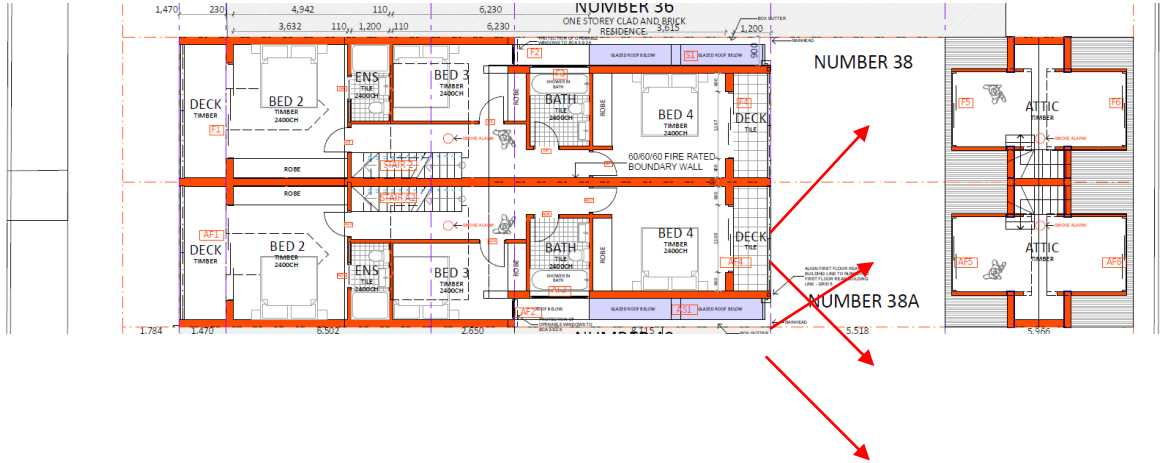
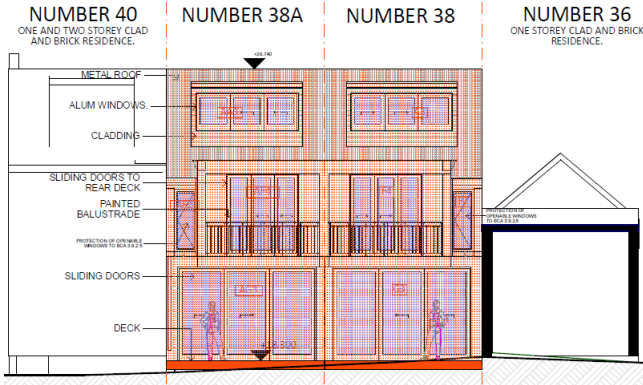
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- at least 8sqm of sunlight for two hours (10am – 12pm) achieved to neighbouring dwellings as per DCP 2012



shadow diagrams at June 21

privacy

- proposed first floor rear decks and glazing to proposed attic dormers and rear studio dormers considered to cause overlooking



rear elevation and plan of proposed first floor decks

recommendation

approve subject to design modification conditions:

- reduce rear first floor deck to a Juliette balcony to minimise overlooking
- minimum sill height of 1.4m to rear attic dormer and rear laneway dormer