

# Local Planning Panel

## 8 April 2020

Address: 62 Glebe Point Road, Glebe

D/2019/1234

Applicant: Alexander Symes Architect Pty Ltd

Owner: Peter John Feely

# proposal

Alterations and additions to existing retail and commercial building including a upper level addition; alterations to the retail and commercial tenancies; and reinstatement of a front verandah

Zone: B2- local centre. the development is permissible with consent.

The site is a local heritage item located within a heritage conservation area

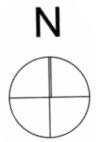
# recommendation

Approve subject to conditions

# notification information

- exhibition period 12 November 2019 to 27 November 2019
- 35 owners and occupiers notified
- no submissions received

site





Glebe Point Road



viewed from Elise Walk. (area of proposed height increase noted with an arrow.)



viewed from Elise Walk



viewed from Derwent Lane





neighbouring development along Derwent Lane



existing ground floor



existing first floor



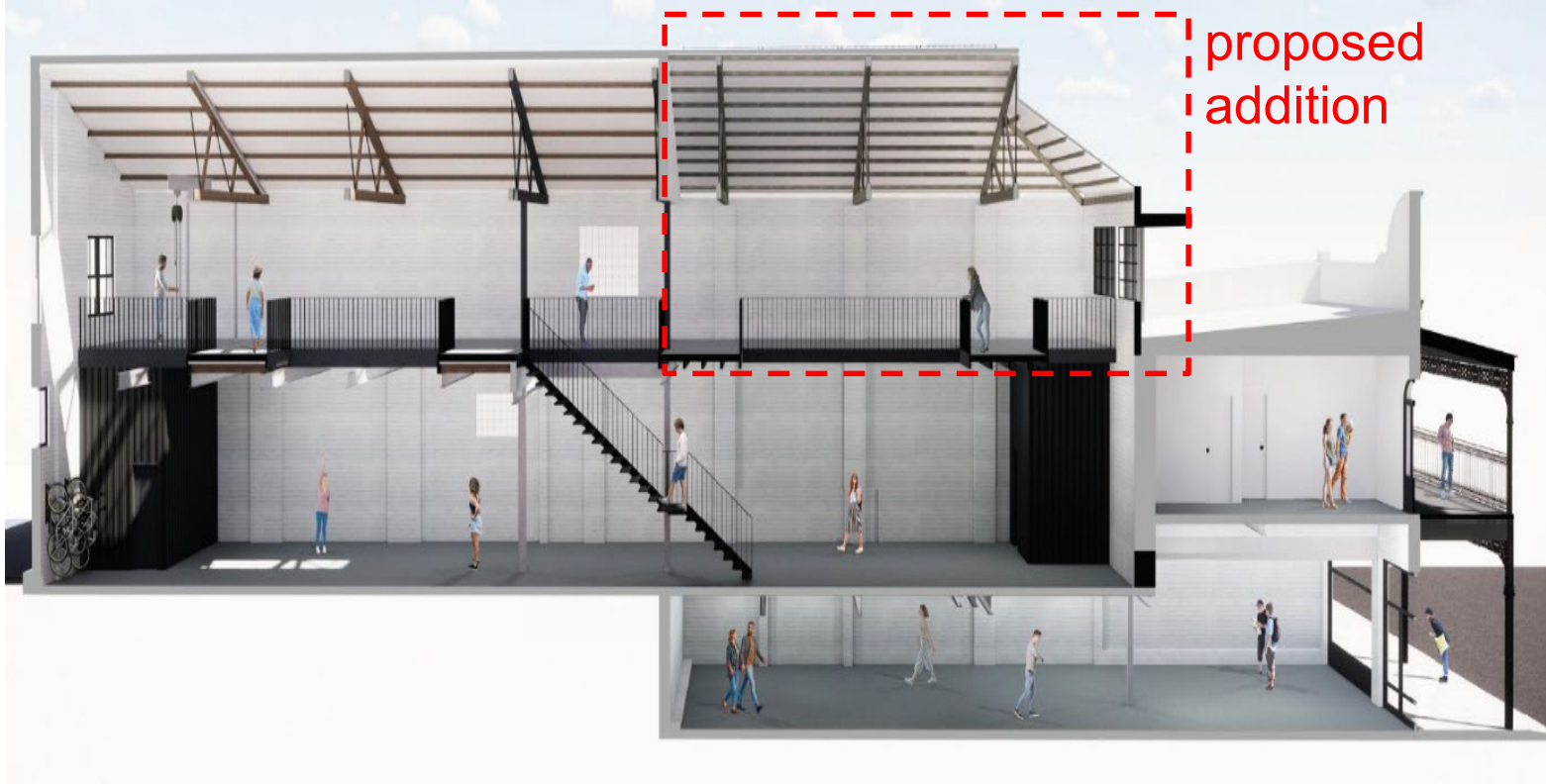
existing first floor



looking south-west across Derwent Lane

# proposal

Derwent Lane



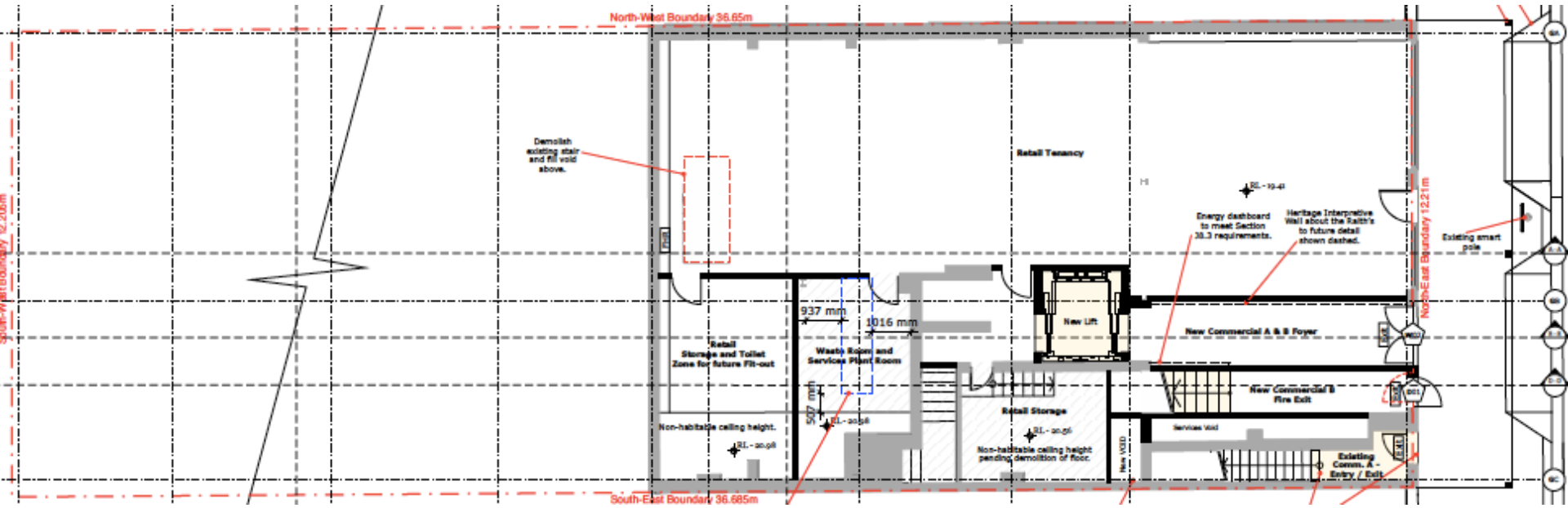
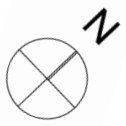
proposed  
addition

Glebe Point Road

# proposal

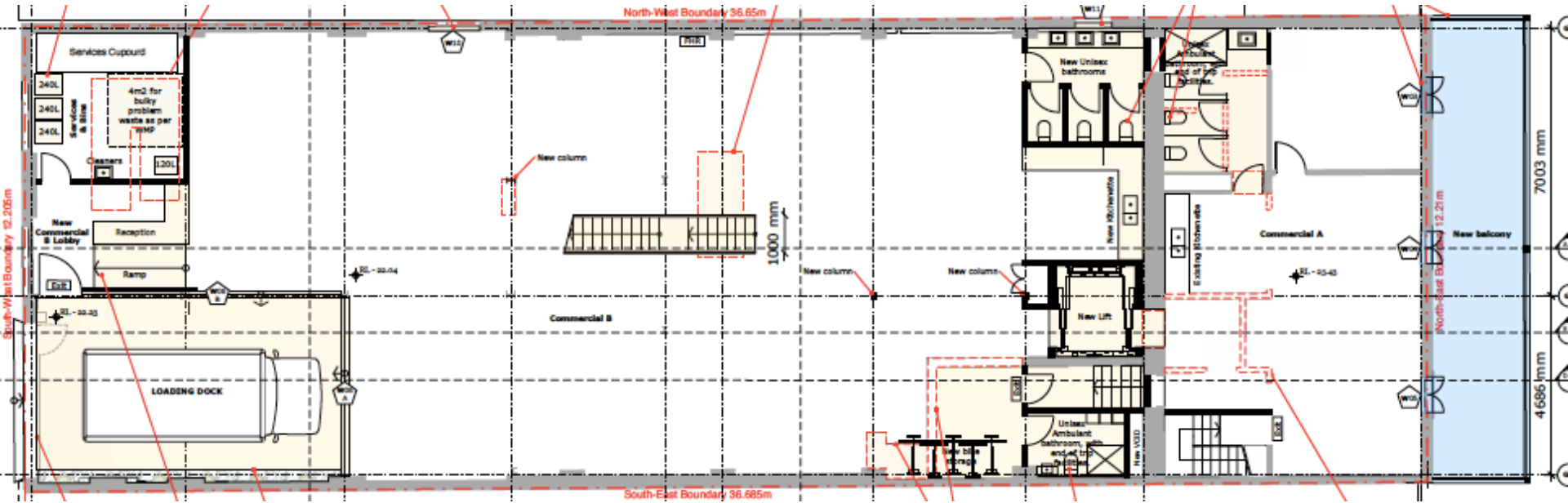
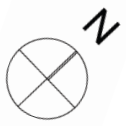


Glebe Point Road photomontage

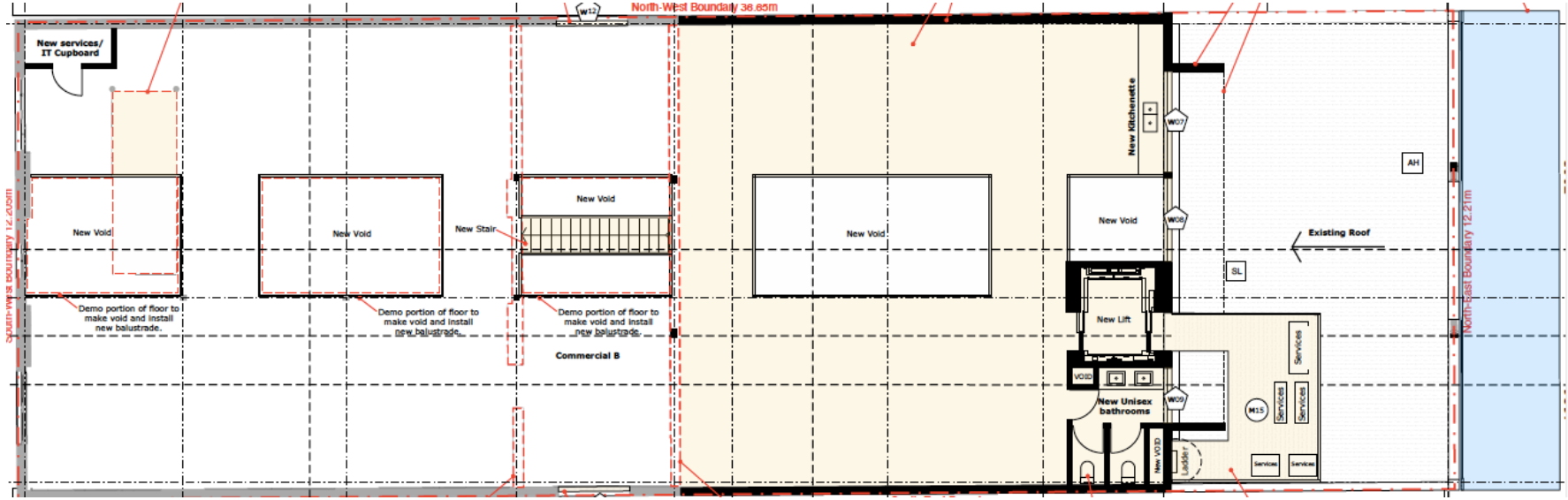
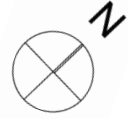


ground floor plan

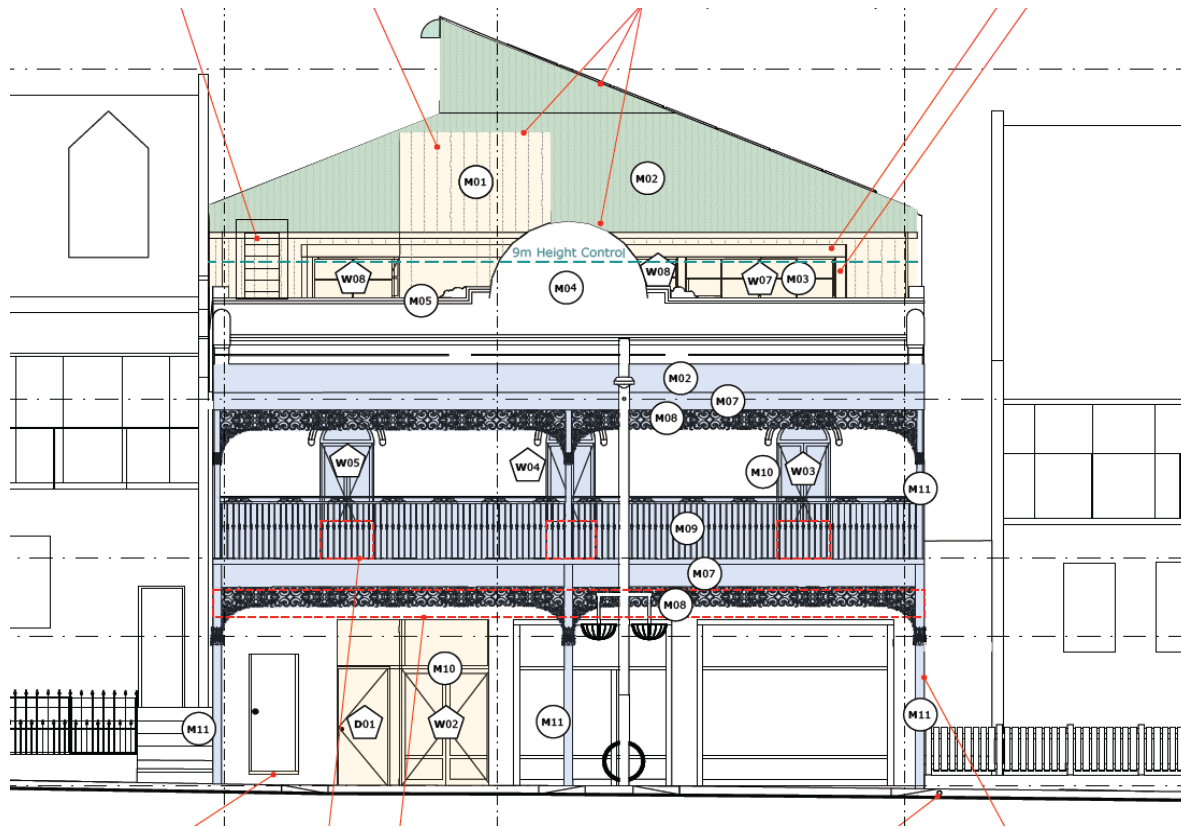




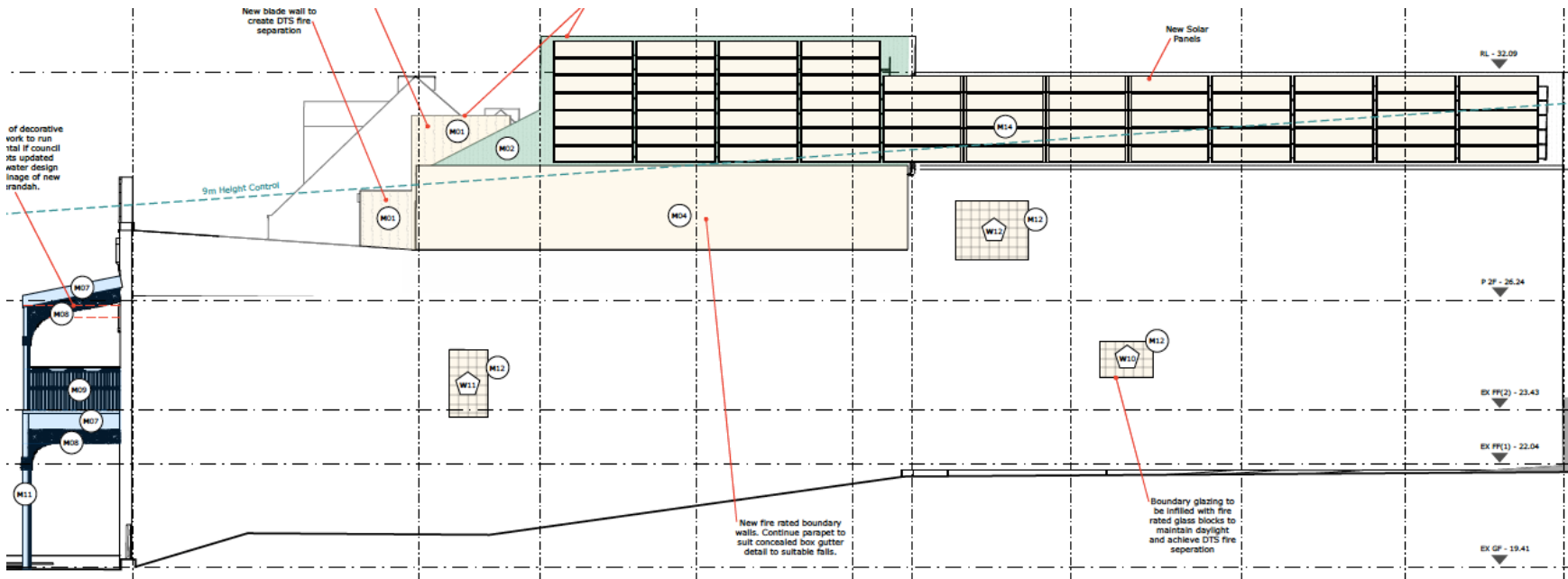
first floor plan



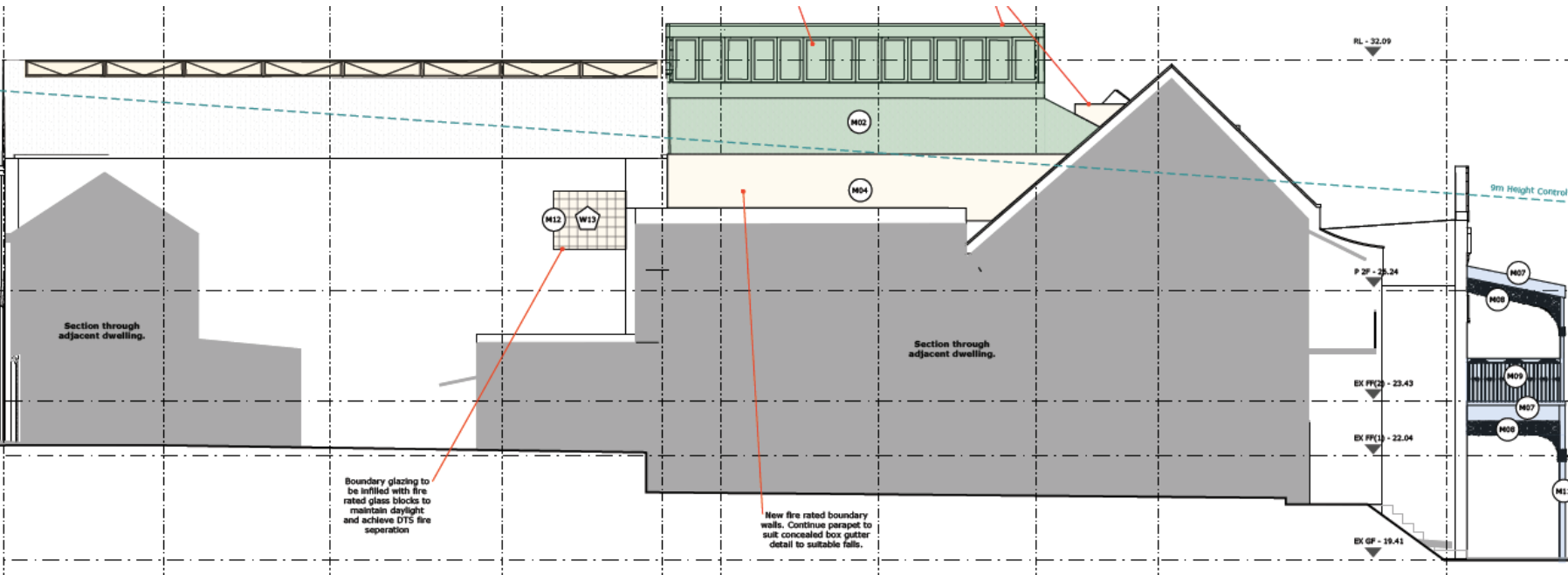
second floor plan



Glebe Point Road elevation



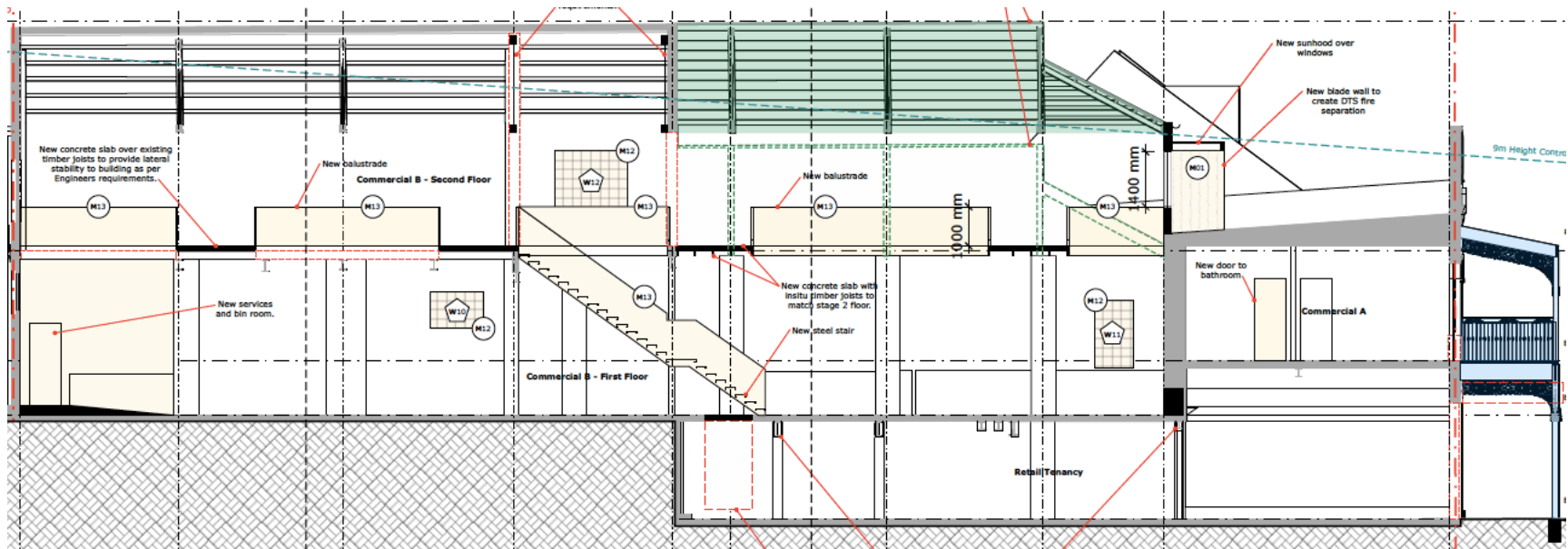
north-west elevation



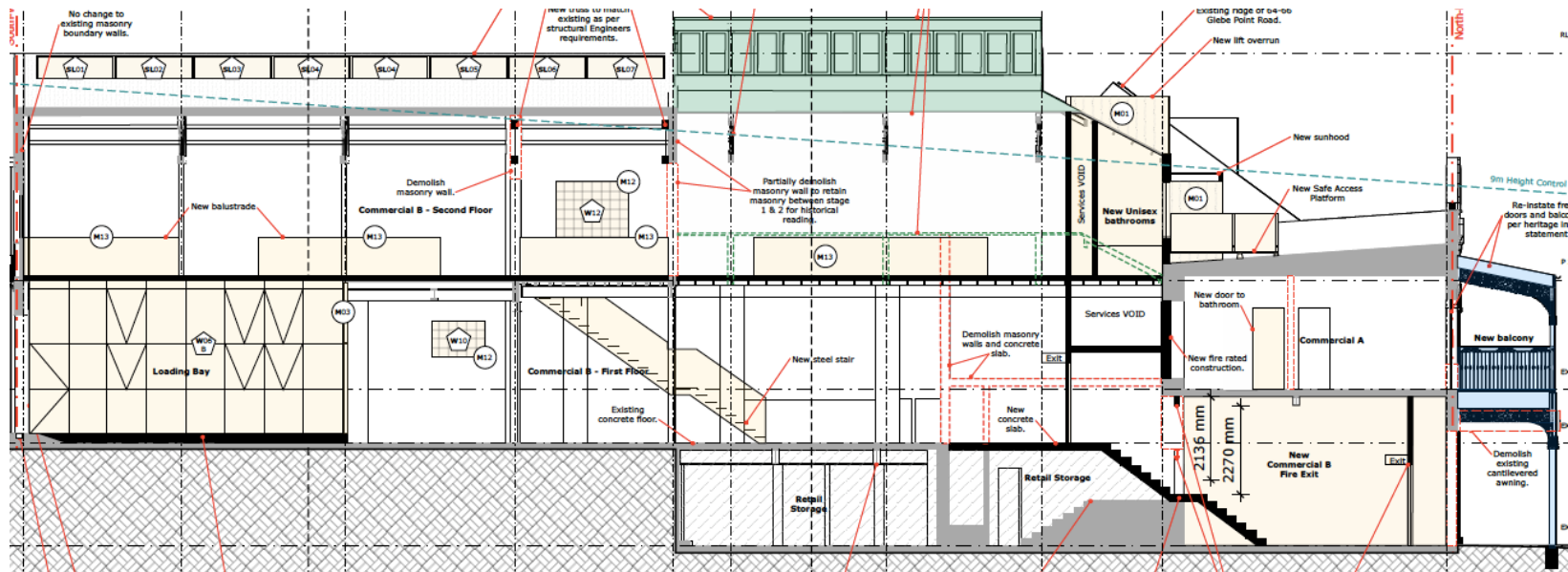
Boundary glazing to be infilled with fire rated glass blocks to maintain daylight and achieve DTS fire separation

New fire rated boundary walls. Continue parapet to suit concealed box gutter detail to suitable falls.

south-east elevation



section



section

# compliance with key LEP/DCP standards

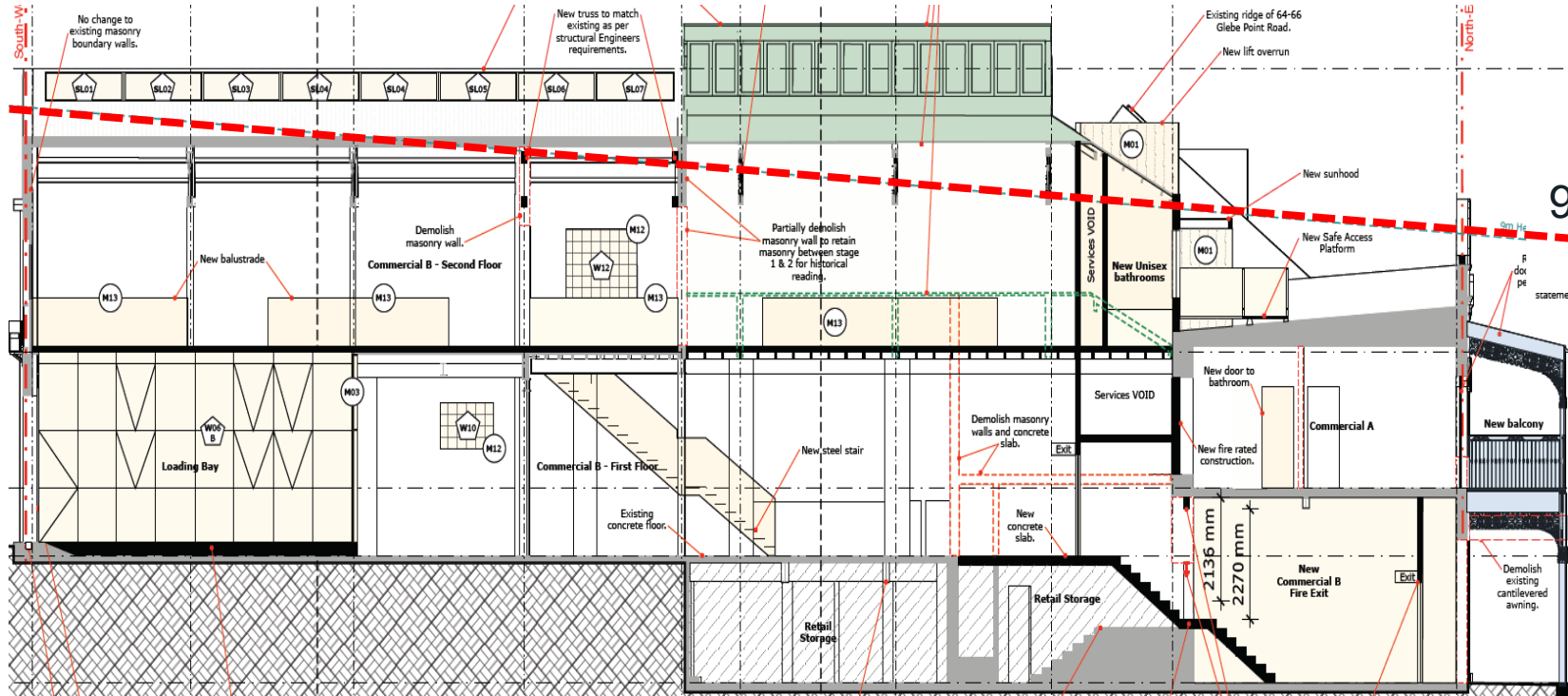
	control	existing	proposed	compliance
height	9m	12.7m (41%)	13.6m (51%)	no
floor space ratio	1.5:1	1.79:1 (19%)	1.75:1 (16.7%)	no
height in storeys (DCP)	2	2	3 – centrally within the site	no



# issues

- height
- floor space
- height in storeys

# height



9m height control

# height

- Clause 4.6 variation request supported
- existing building breaches the height control
- additional height maintains original roof form
- Majority of building maintains existing height
- will not be visually prominent from Glebe Point Road as it set back behind the existing parapet
- does not have adverse impacts

# floor space

- Clause 4.6 variation request supported
- existing building breaches the FSR control
- overall the proposal reduces the floor space, - non compliance reduced from 19% to 16.7%
- floor space provides for disability access, end of trip facilities and maintains the same number of tenancies as the existing development.
- recommended condition requires a restriction on the title to prevent any future infill of voids

# height in storeys

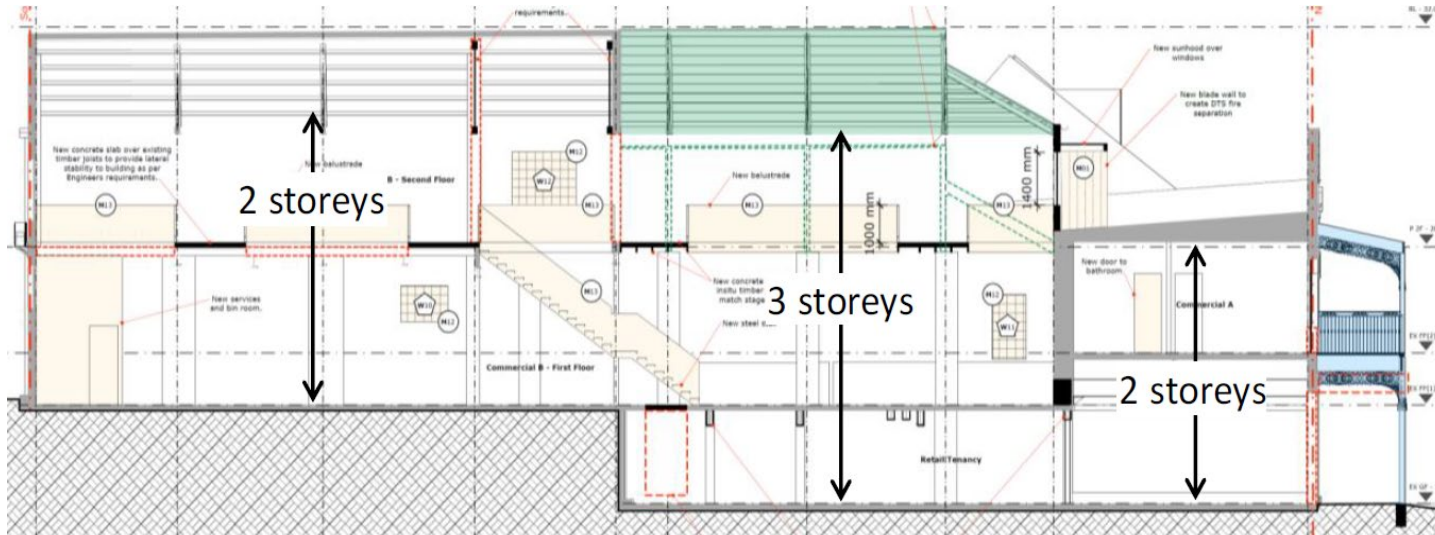
- 2 storey height in storeys control



existing building height in storeys

# height in storeys

- upper level addition (3 storey) located centrally within the site
- supported as not visually prominent and will not have an adverse heritage impact



proposed height in storeys

# recommendation

- approval subject to conditions