

# Local Planning Panel

## 24 February 2021

1 Toxteth Road, Glebe

D/2020/926

Applicant: Antoniades Architects

Owner: VOHM Developments Pty Ltd

Architect/Consultants: Antoniades Architects and Planning Ingenuity

# proposal

Conversion of a 12-room boarding house to a single residential dwelling and associated alterations and additions

# recommendation

approval subject to conditions

# notification information



- exhibition period 22 September to 7 October 2020
- 56 owners and occupiers notified
- one submission received

# submissions

- stormwater drainage

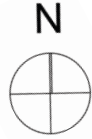
# submissions



-  subject site
-  submitters



site





site viewed from  
Toxteth Road





Allen Street  
(Toxteth Road to left)



Allen Street  
(Avenue Lane to right)





site viewed from  
Avenue Lane



rear of  
neighbouring  
property - 3 Toxteth  
Road - viewed from  
Avenue



rear lane development  
of Nos 3 and 5 Toxteth  
Road - Avenue Lane



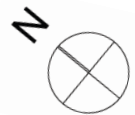
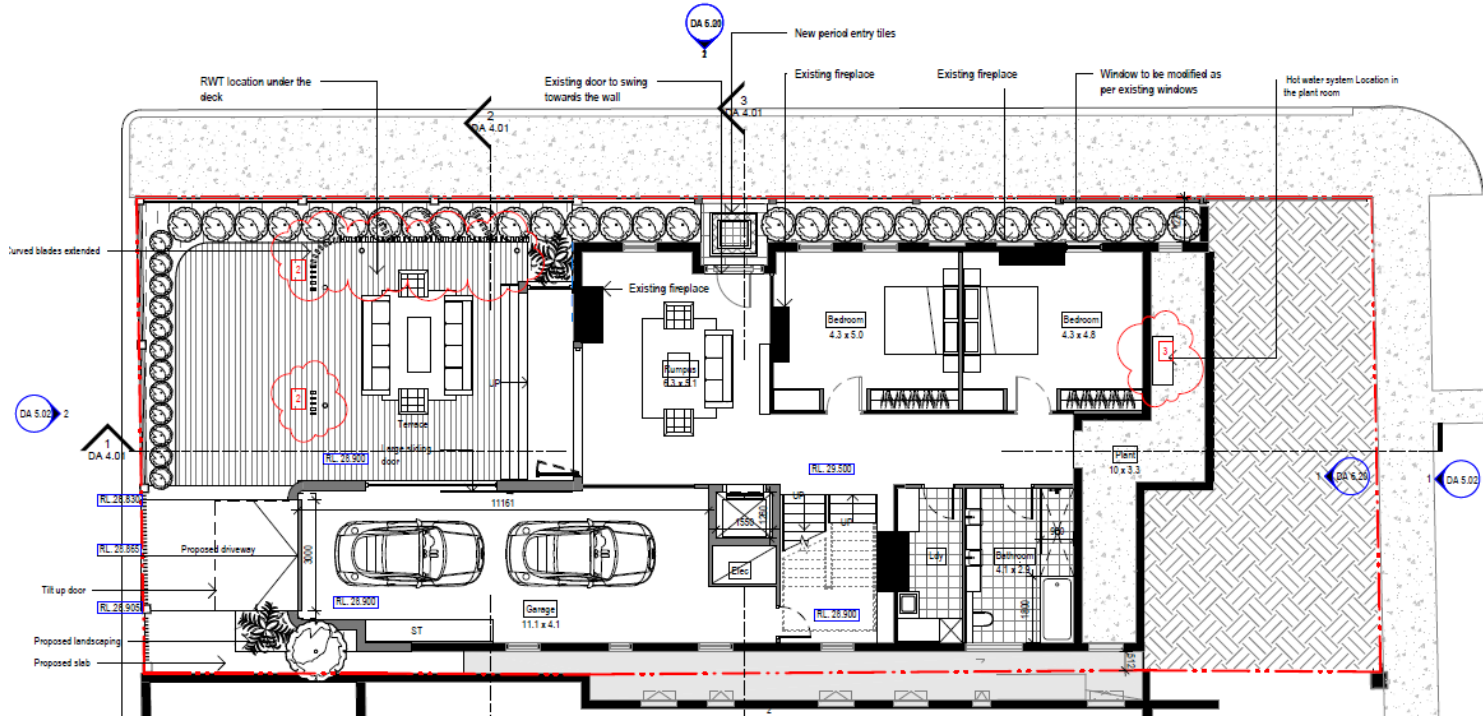


1 Allen Street  
viewed from rear of  
subject site across  
Avenue Lane



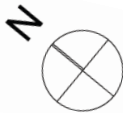
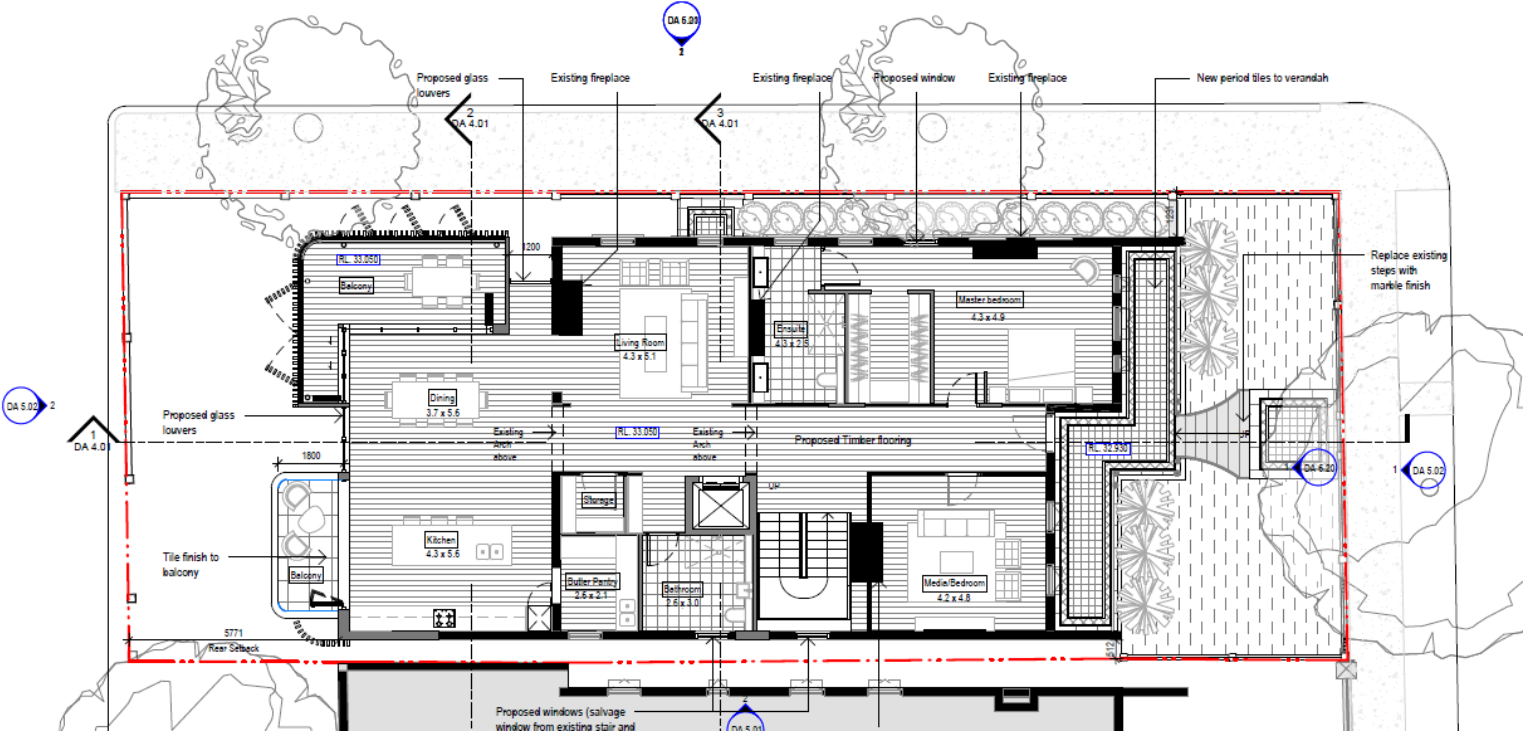
looking west along  
Avenue Lane

# ground floor plan

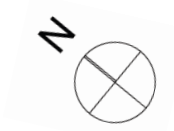
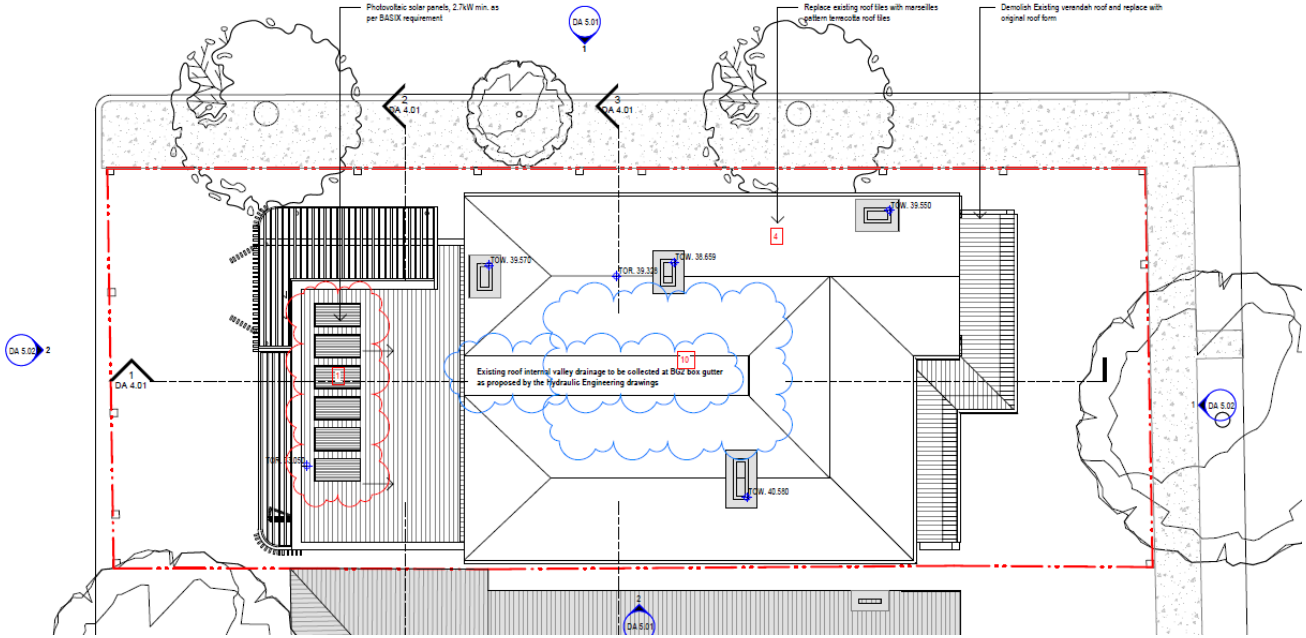




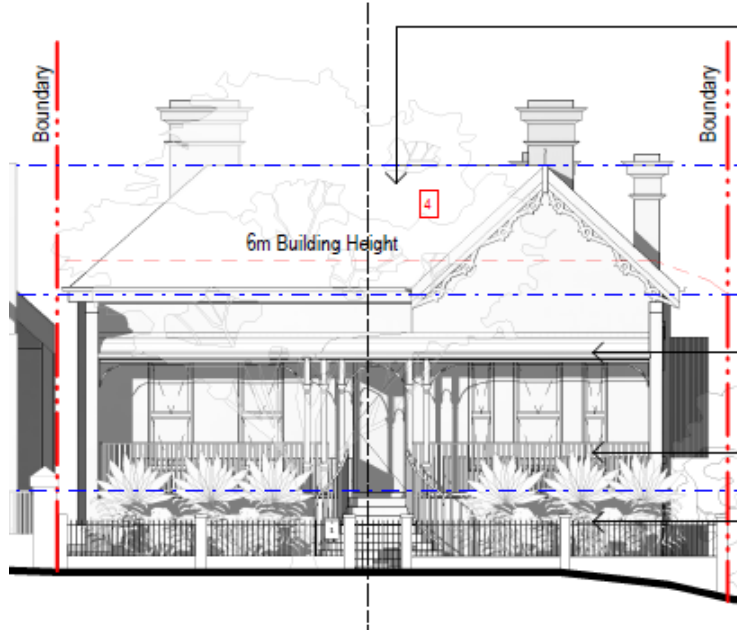
# first floor plan



# roof plan



# elevations



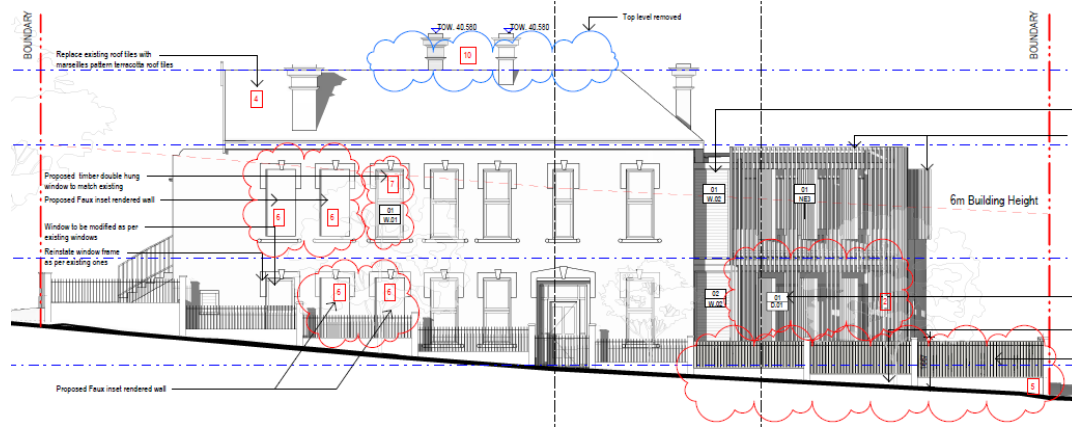
Toxteth Street (front)



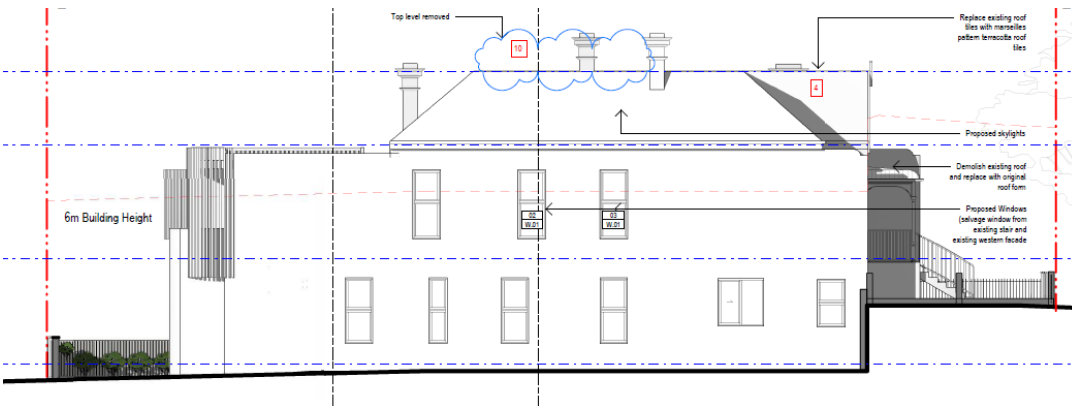
Avenue Lane (rear)



# elevations

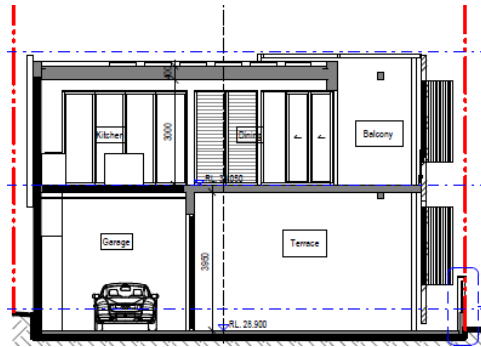
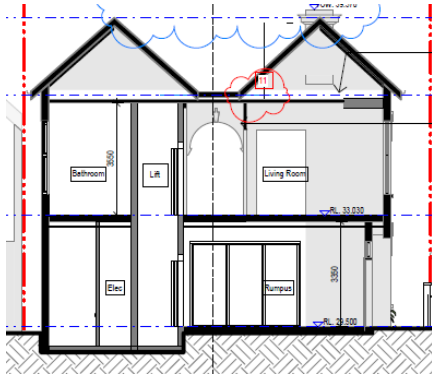
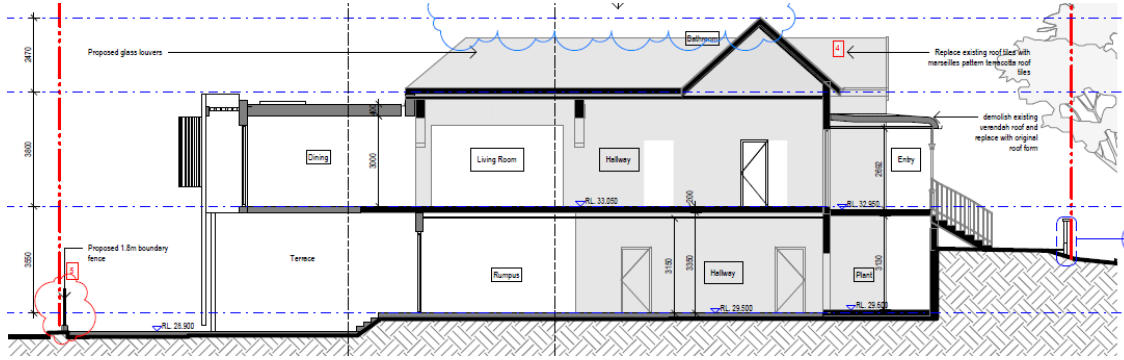


Allen Street (east – side)



side (west)

# sections



# photomontage



Toxteth Street (front)



Avenue Lane (rear)

# materials



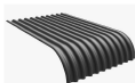
**PT-01**  
Existing and Proposed Timber Frame - Duux Dombro GR10



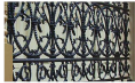
**PT-02**  
Proposed Feature Aluminum Batten - Iron post sublet - Duux Monument Matt Powdercoat or equivalent



**RF-01**  
Match good existing pitch roof - Monotile pattern terracotta roof tiles



**RF-02**  
Recreate any colourbond roof - color powdercoat Duuxley Shale Grey Satin 2733246 or equivalent to match original but note design (Rf heritage report)



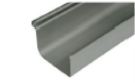
**PT-03**  
Existing foot cast iron balcony - Replicate as per existing color or Duux Monument Matt Powdercoat



**PT-04**  
Existing Rendered wall - Duux Casper White Quarter 118



**PT-05**  
Existing Window trim and keystone - Duux Colourbond Shale Grey C4



**GT - 01**  
Existing and proposed gutter - Duux powdercoat Duuxley Shale Grey Satin 2733246



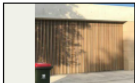
**PT - 02**  
Proposed front and side fence - cast iron panel - Duux Monument Matt Powdercoat



**PT - 04**  
Proposed cast iron fence - Timber Duux Casper White Quarter 118



**WF - 01**  
Window Clear glass louvers



**GD - 01**  
To: up garage door - Duux Powdercoat Duuxley White Satin 27331192



**PT-02**  
Proposed Aluminium Window frames - Duux Monument Matt Powdercoat





# compliance with key LEP standards

	control	proposed	Compliance
height	6m	7.95m	no
floor space ratio	0.7:1	0.77:1m	no
car parking	2 spaces	2 spaces	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no
open space	16sqm	69sqm	yes
solar access	2 hours to 50% at midwinter	exceeds 8sqm minimum	yes
deep soil	64.8sqm	84.7sqm	Yes

# issues

- conversion of boarding house to single dwelling
- exceedance of height and FSR standards

# change of use

- existing building is a 12-room boarding house - has been since at least 1969
- proposal to convert it to a single dwelling requires assessment against Part 3 of the ARH SEPP
- development contributions to mitigate loss of affordable rental housing required by conditions
- relocation assistance for current residents required by conditions



# height

- existing building exceeds 6m height control and is 2 storeys in height
- rear addition has a maximum height of 7.95m
- proposed works do not increase height, are within maximum height of existing building
- development proposed comparable in height to existing surrounding buildings, appropriate to site condition and context
- Clause 4.6 variation request supported

# floor space ratio

- existing building 0.8:1 exceeds FSR control
- proposal results in reduction of FSR to 0.77:1 bringing it closer to compliance
- environmental conditions on site remain largely unchanged, rear addition does not add significant bulk to building envelope
- consistent with character of area
- does not result in adverse amenity impacts to surrounding properties
- Clause 4.6 variation request supported

# recommendation

- approval subject to conditions