

# Local Planning Panel

## 22 September 2021

12 Mansfield Street, Glebe

D/2021/758

Applicant: Formed Gardens Design & Construction

Owner: Mrs K J Pressick-Kilborn

Designer: Formed Gardens Design & Construction

# proposal

works to rear of residential dwelling including:

- excavation, installation of an inground swimming pool and associated fencing, pool equipment
- open pergola attached to dwelling, landscape and paving works
- planting of a new tree (Water gum)

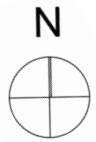
# recommendation

approval subject to conditions

# notification information

- exhibition period 13 July to 28 July 2021
- 53 owners and occupiers notified
- no submissions received

site





site – viewed from Mansfield Street





site – viewed from Mansfield Lane



rear courtyard looking south west to the boundary with 8-10 Mansfield Street

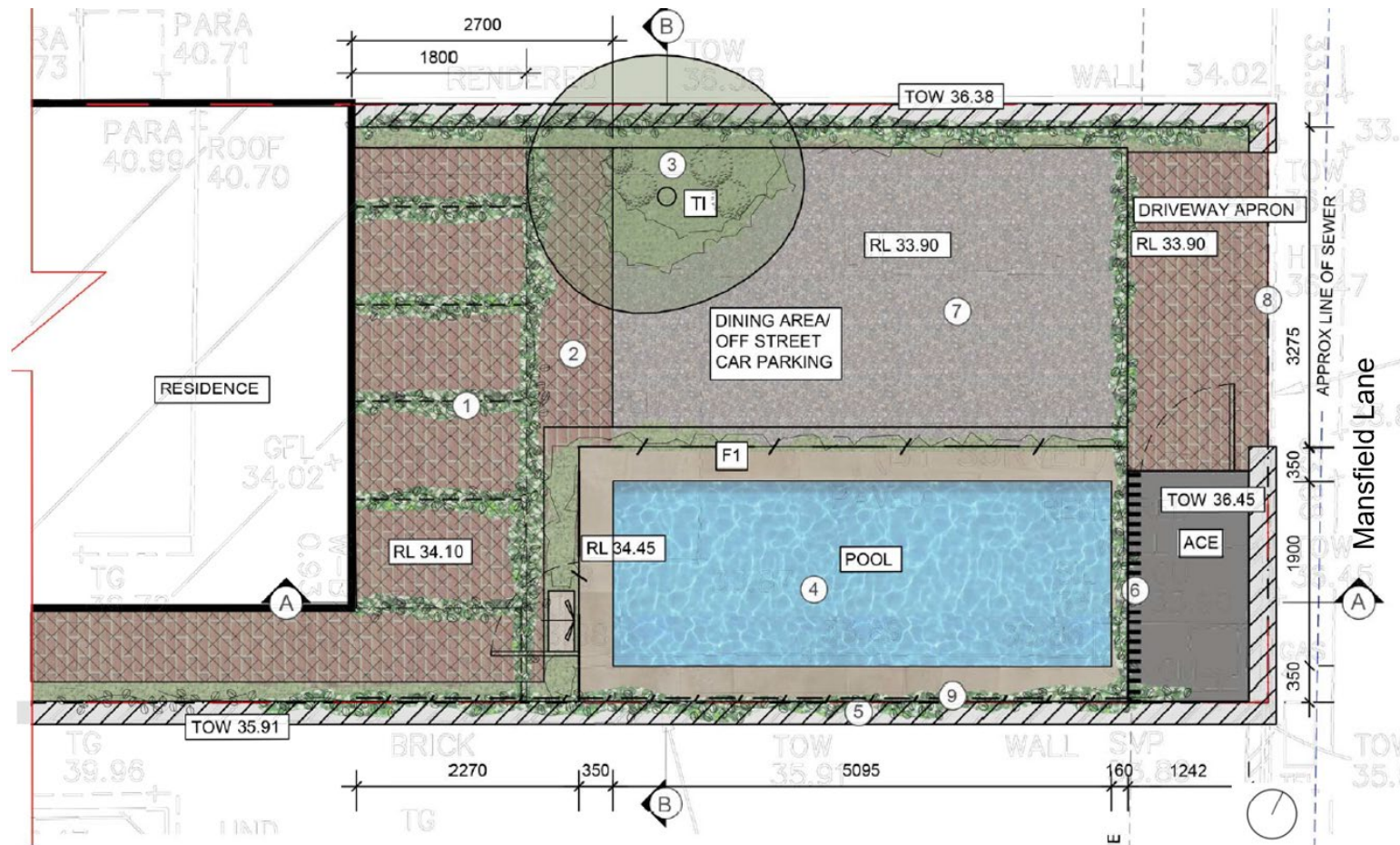




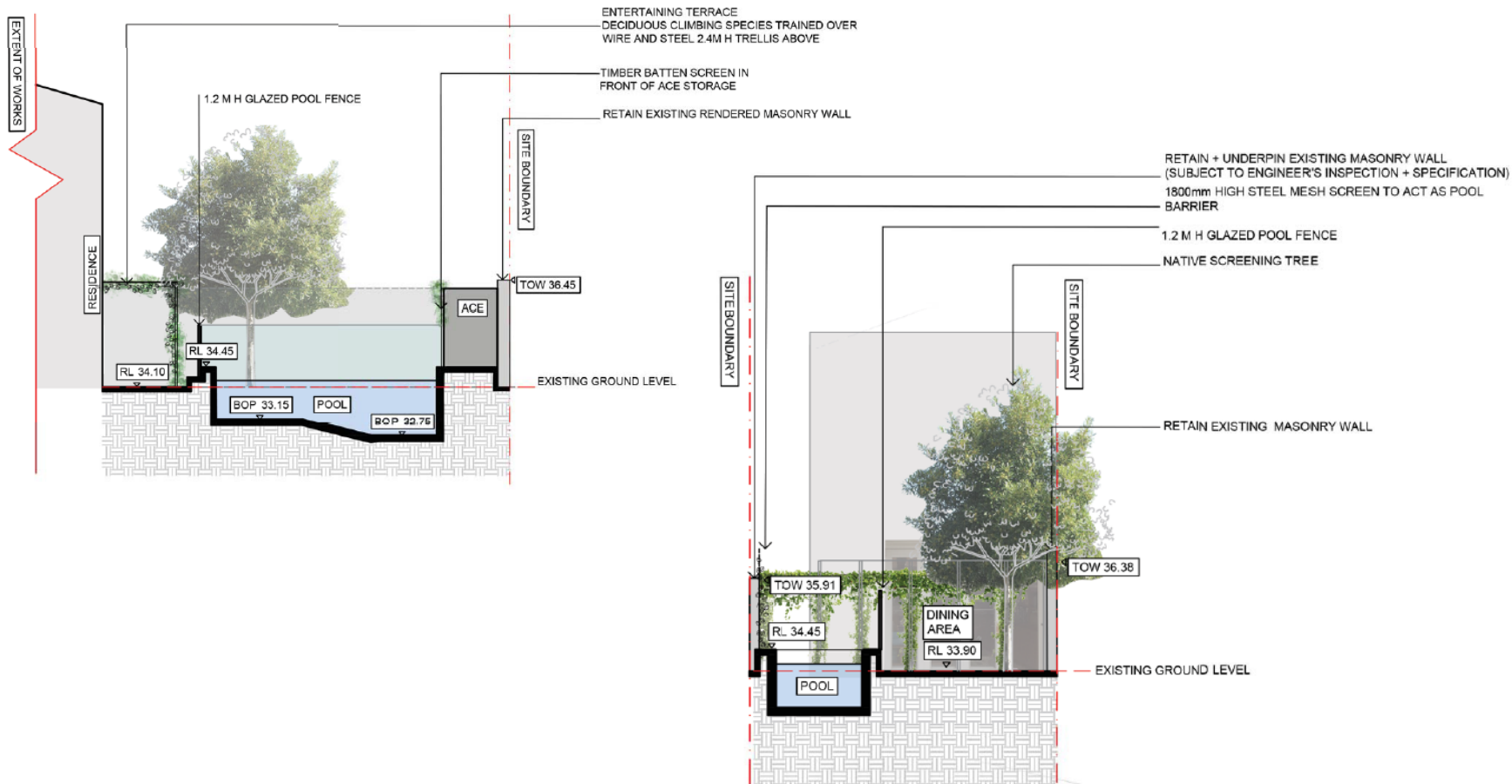
rear courtyard looking east to the existing dwelling



## proposed site plan



courtyard plan



sections



# compliance with key LEP standards

	control	proposed	compliance
height	9m	2.4m high pergola	yes
floor space ratio	1.25:1 (275sqm)	no change to FSR proposed	N/A
car parking	max. 2 car spaces	retention of 1 existing car space at rear	yes

# compliance with DCP controls

	control	proposed	compliance
private open space	16sqm	38.4sqm min. 3m dimension	yes
deep soil	15%	26% or 57sqm	yes

# issues

- planting of a Water gum tree in courtyard, providing 20sqm of canopy and 18% site canopy coverage
- limited area of excavation, some underpinning required (condition for dilapidation report to 8-10 Mansfield Street recommended)
- steel framed open pergola can be viewed from the rear lane, but is of lightweight appearance and will not result in any significant adverse overshadowing to adjoining properties



# recommendation

- approval subject to conditions