

Local Planning Panel

27 April 2022

5 Victoria Road, Glebe

D/2021/865

Applicant: Weir Phillips

Owner: P L Lavier

Architect/Consultants: Weir Phillips/PCN Urban

proposal

multi-dwelling housing development comprising:

- alterations and additions to existing dwelling to create two dwellings
- construction of a new dwelling to rear

recommendation

deferred commencement approval

notification information



- exhibition period 9 August 2021 to 7 September 2021
- 121 owners and occupiers notified
- 4 submissions received

submissions

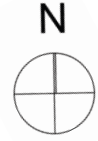
- height, roof design, bulk
- view loss
- chimney design
- visual privacy impacts
- safe disposal of hazardous materials

submissions



-  subject site
-  submitters

site





site viewed from Victoria Road



site viewed from Victoria Road - looking north



site viewed from Jubilee Park - looking north



site viewed from Jubilee Park - looking south-east



site viewed from Jubilee Park



rear site boundary adjacent Jubilee park



driveway between site (left) and 3 Victoria Road (right)



rear of existing dwelling on site - looking south-east



stables at rear of site – looking north west



stable block and rear of existing dwelling

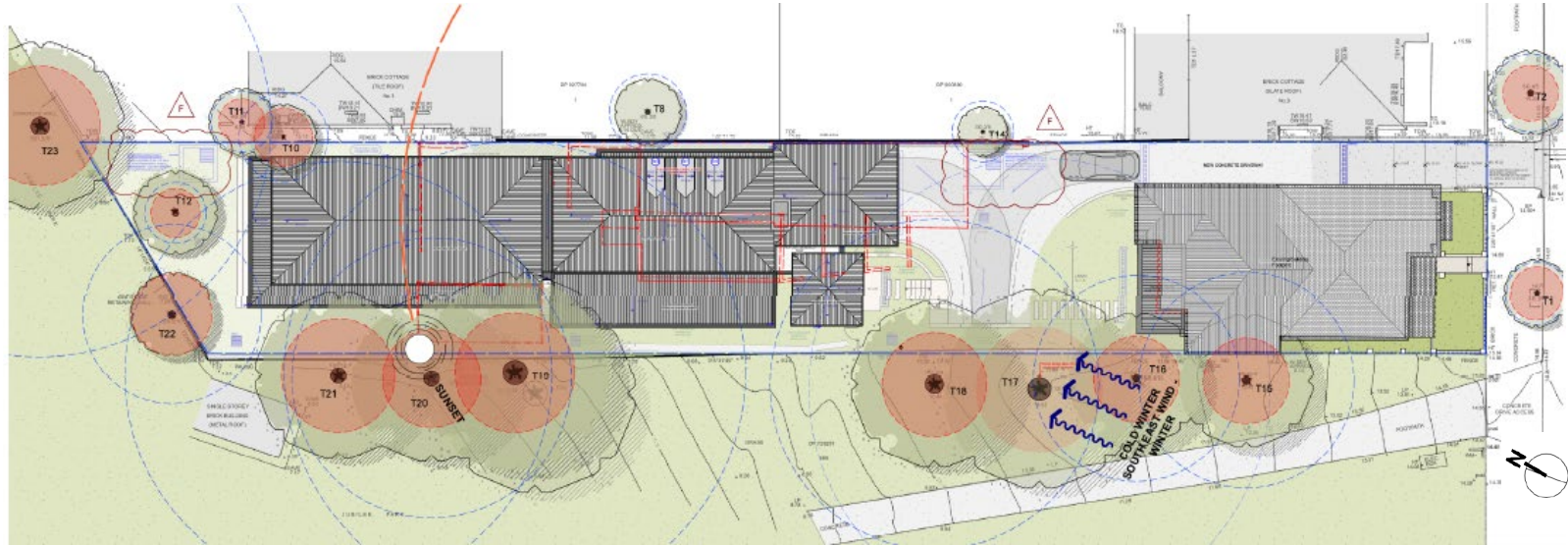


rear of stable block and
existing dwelling

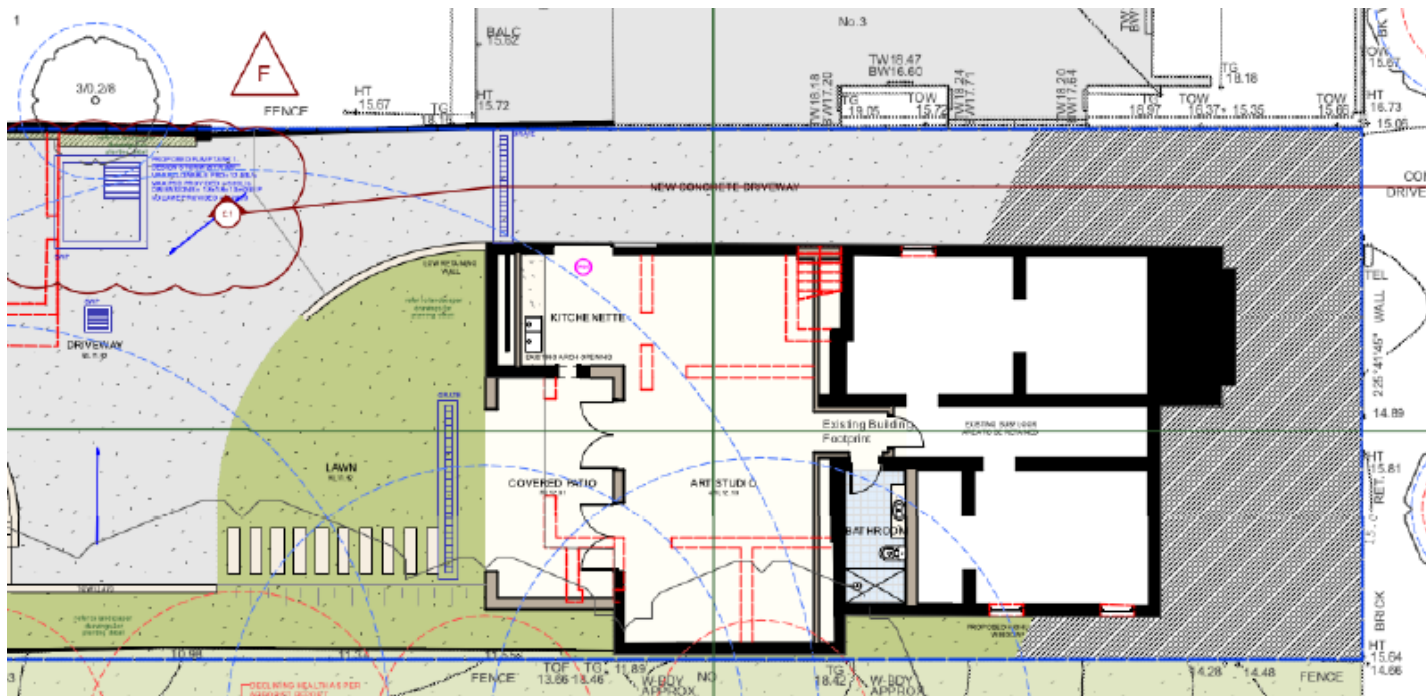


south-west boundary of site

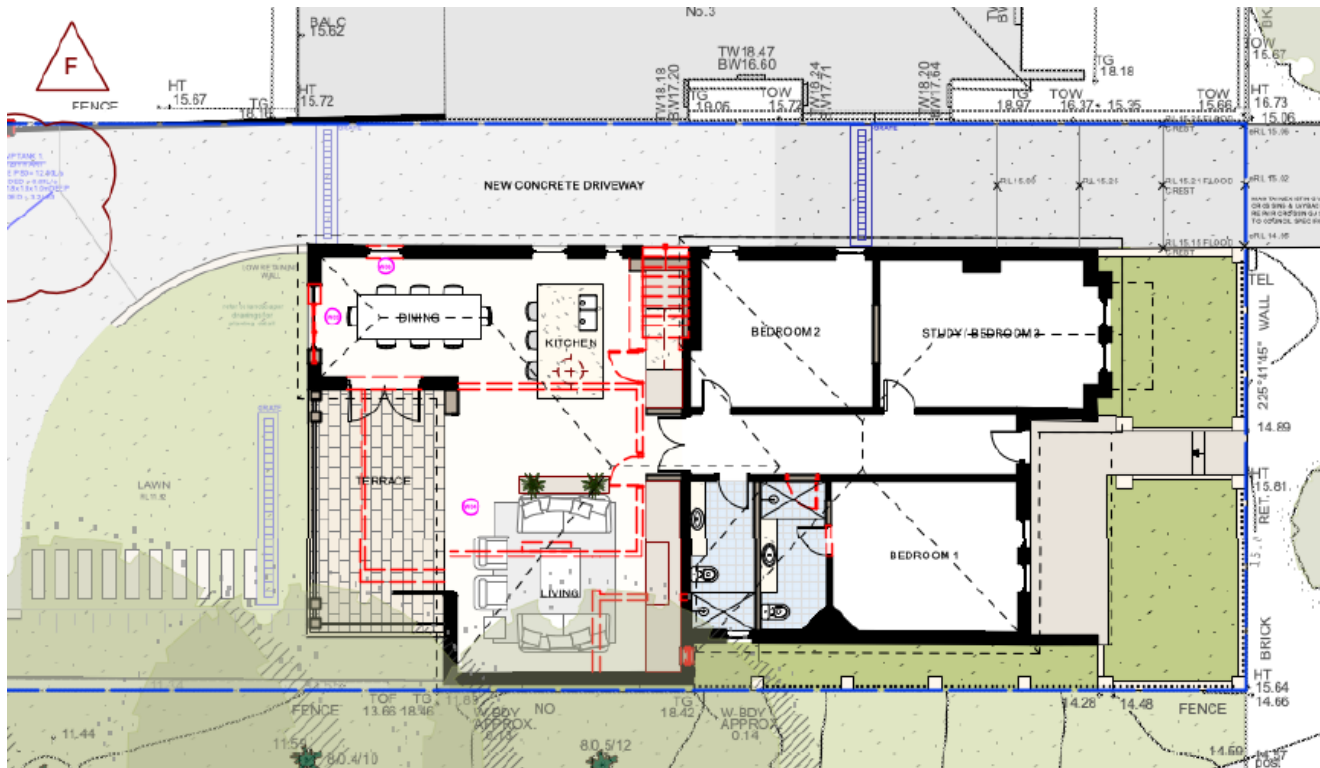
proposal



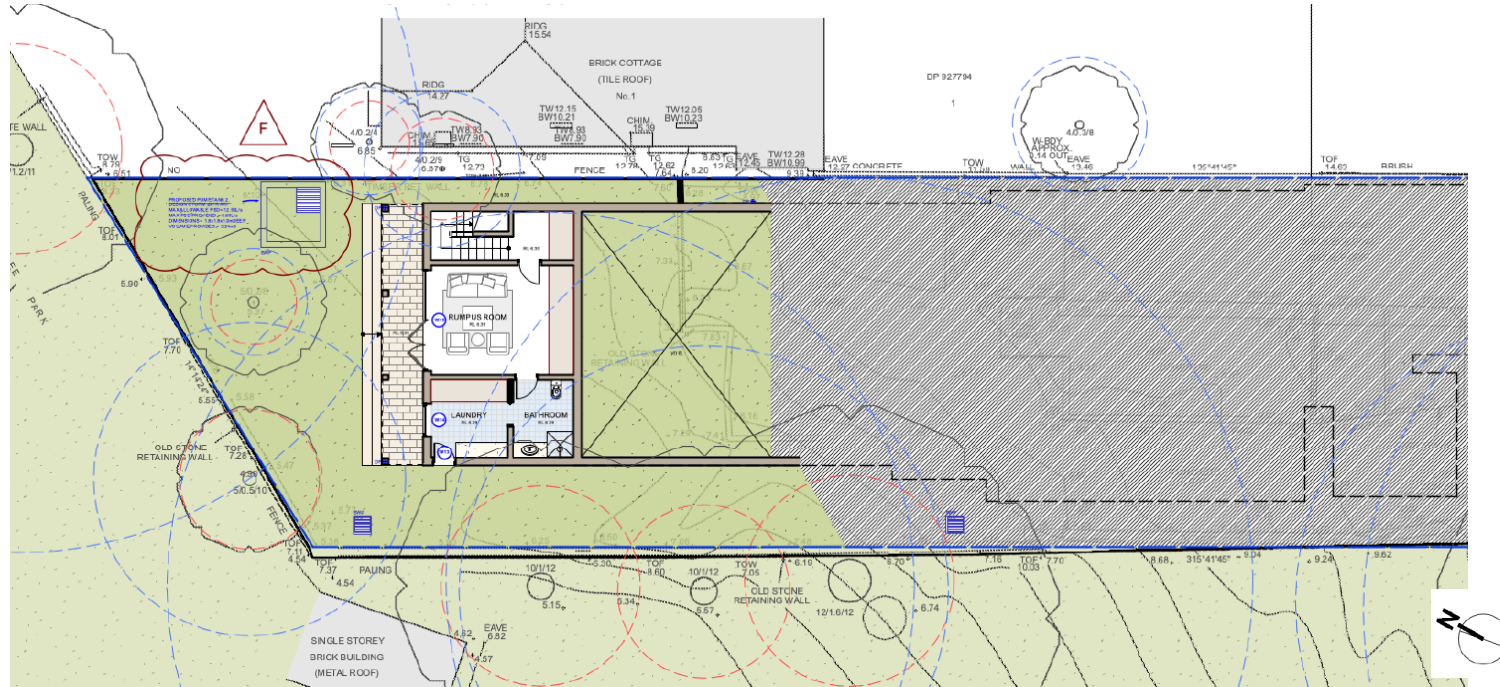
site plan / roof plan



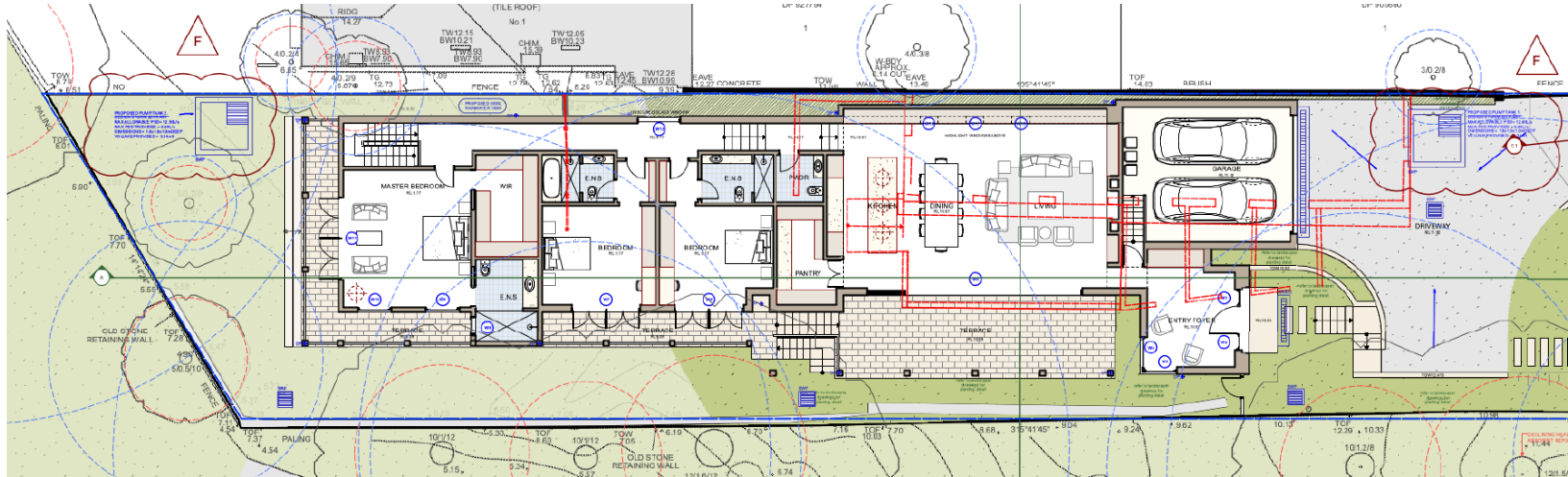
lower ground plan – dwelling 1



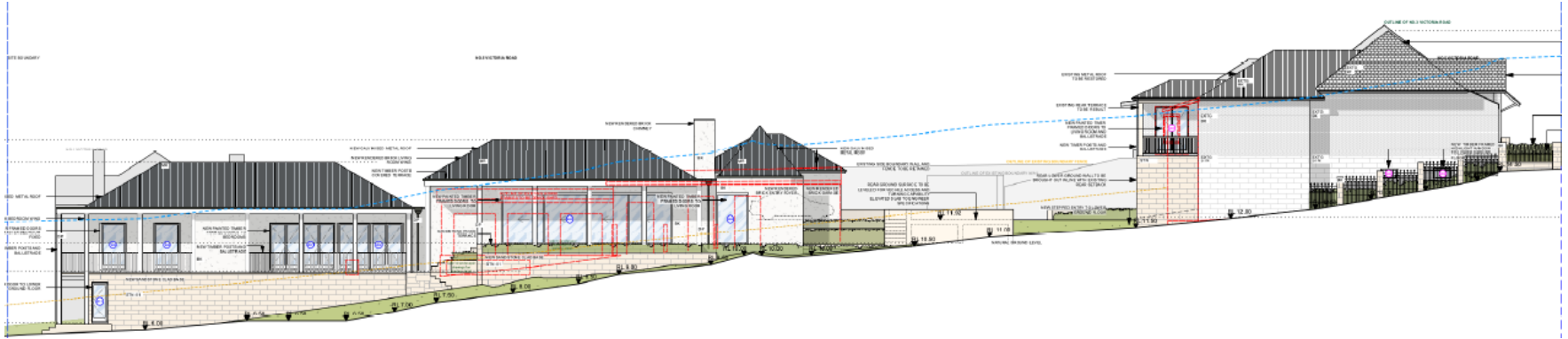
ground floor plan – dwelling 1



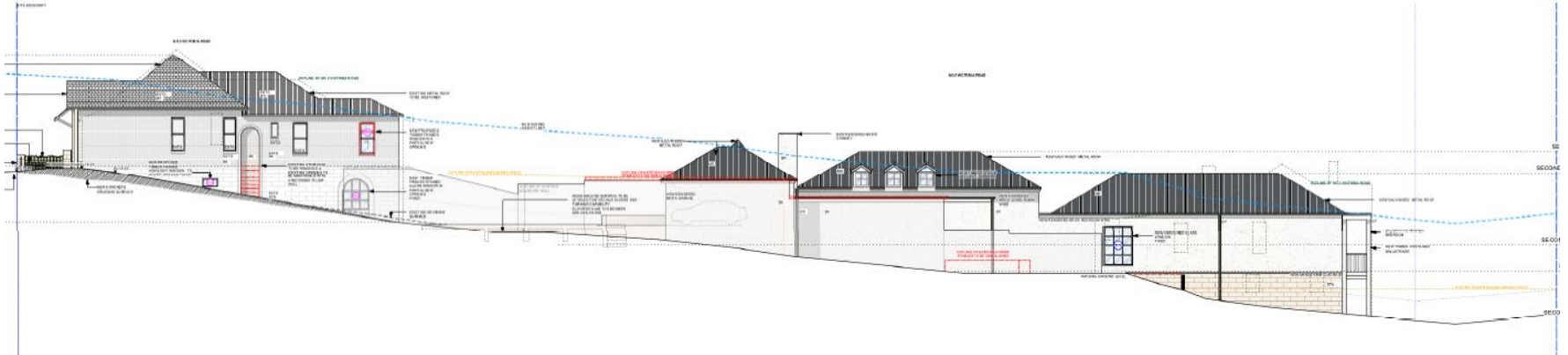
lower ground plan – dwelling 2



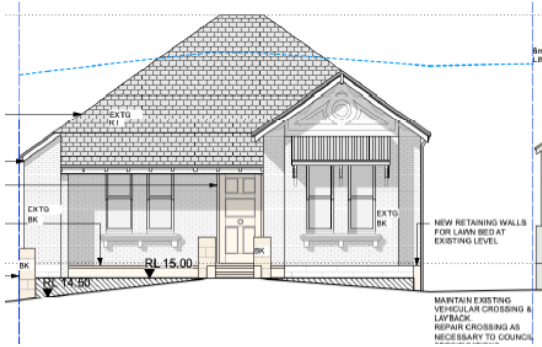
ground floor plan – dwelling 2



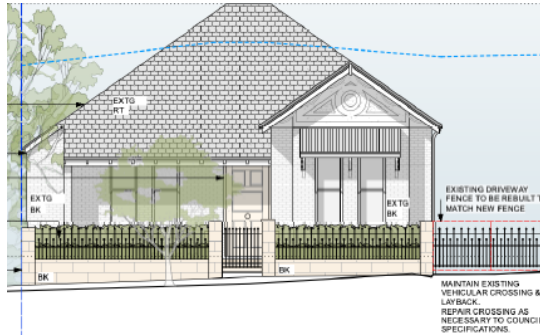
park elevation



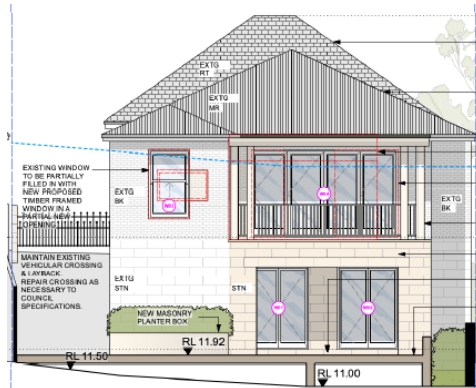
north-east elevation



front elevation – dwelling 1

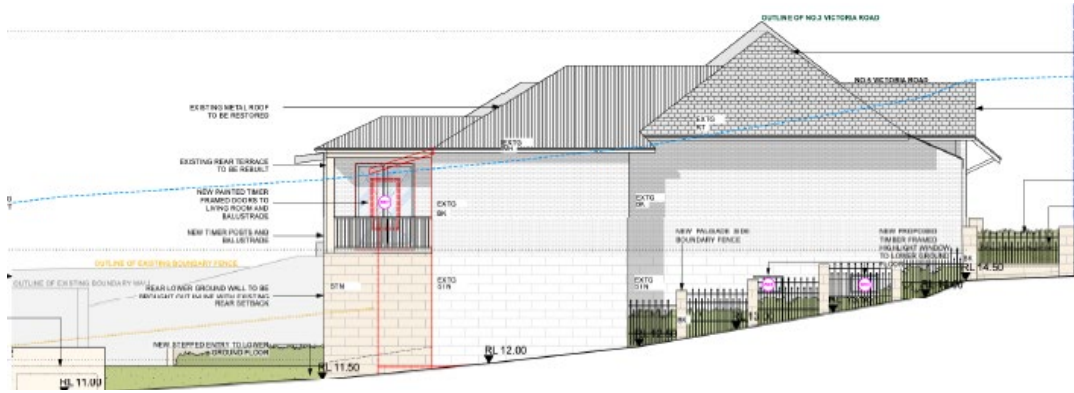


street front elevation – dwelling 1

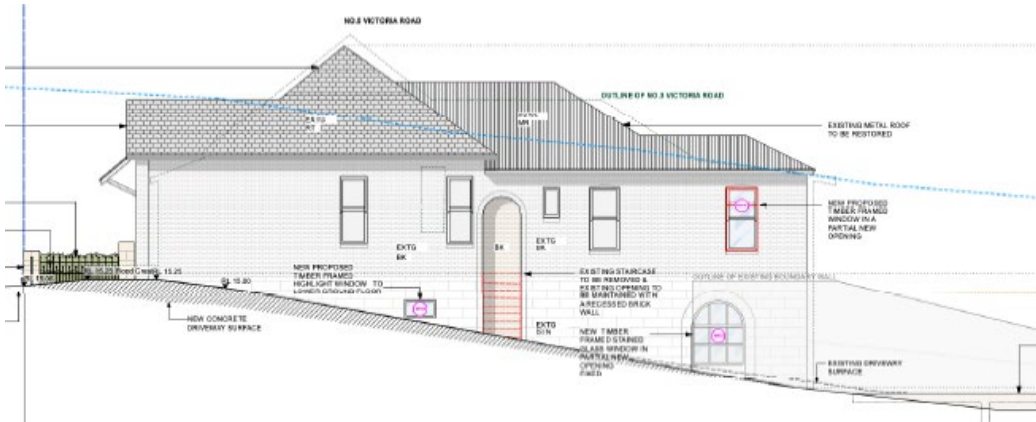


rear elevation – north-west elevation - dwelling 1

south-west elevation – dwelling 1



north-east elevation – dwelling 1



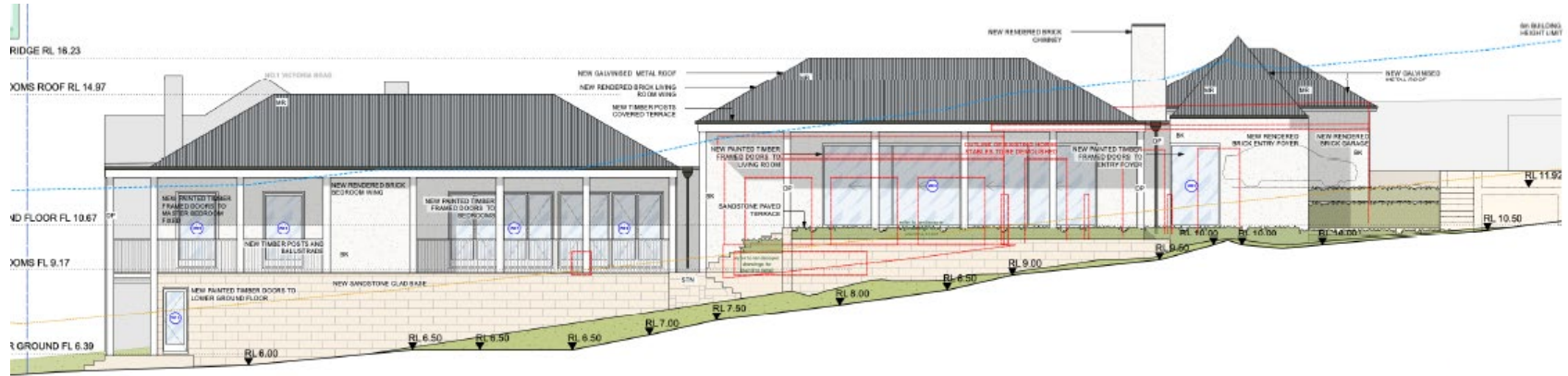


front elevation – dwelling 2

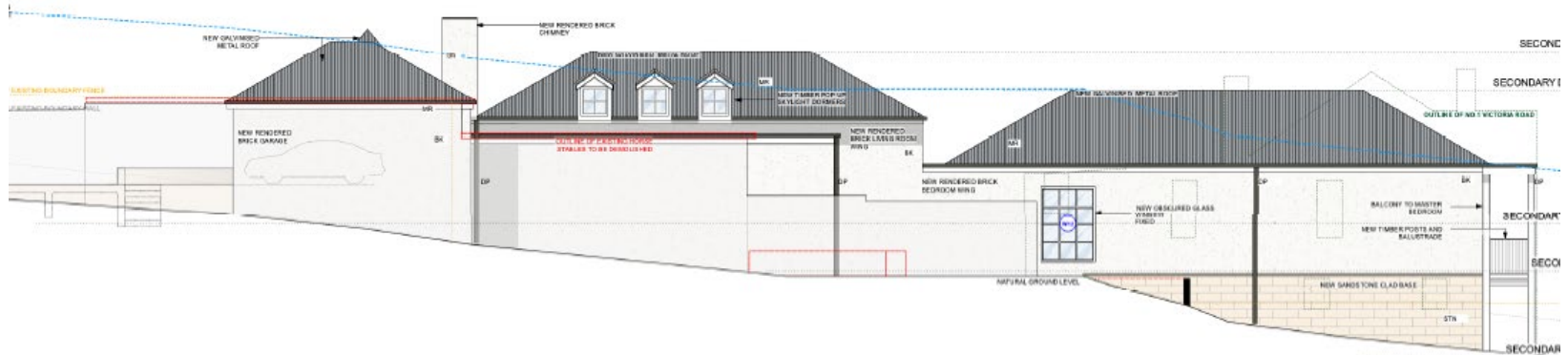


rear elevation – dwelling 2

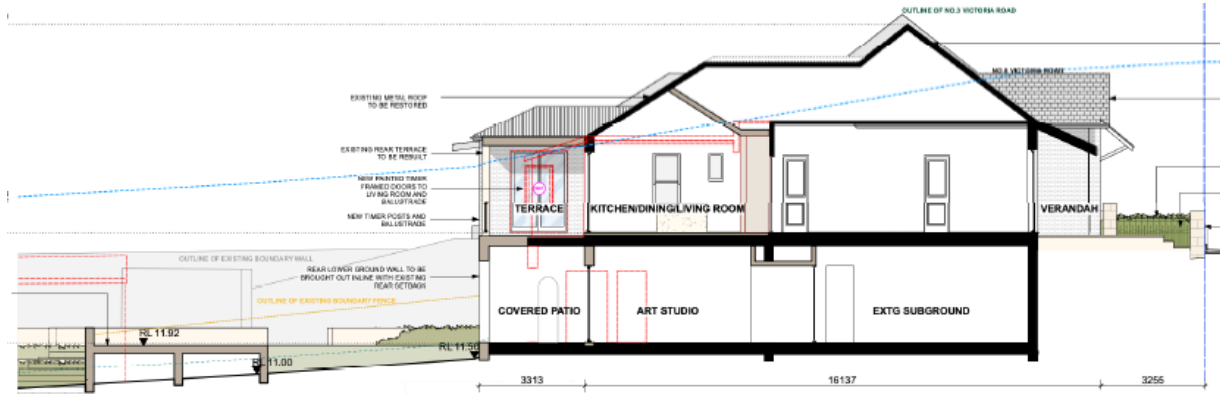
south-west elevation – dwelling 2



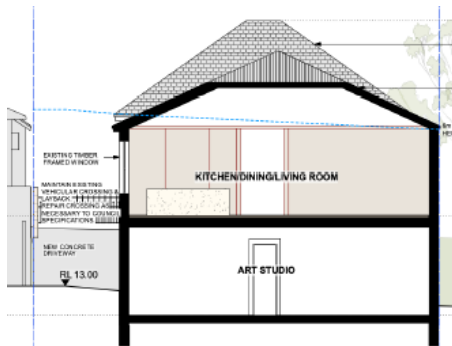
north-east elevation – dwelling 2



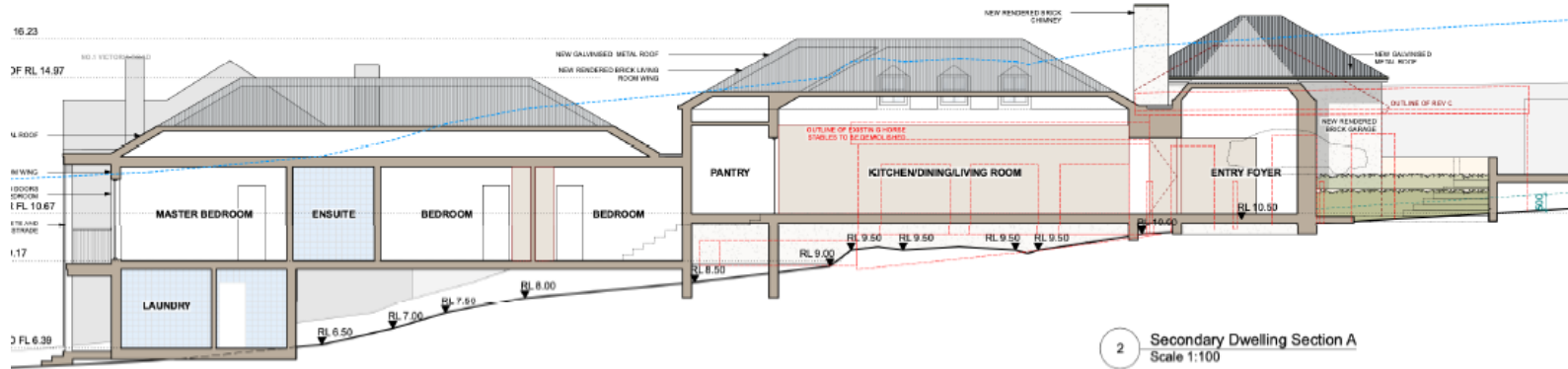
long section – dwelling 1



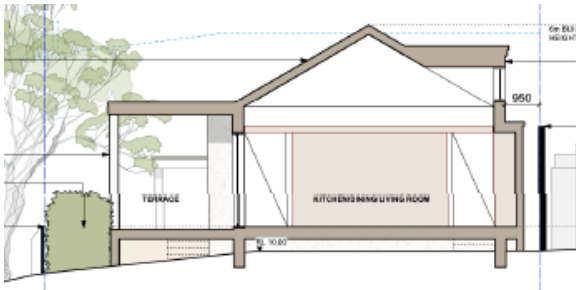
short section – dwelling 1



long section— dwelling 2



short section— dwelling 2





CODE

TR

AU

BR-01

PT-01

PF

BR - 02

BUILDING AREA

Existing Tile Roof to Remain

Existing Gutters, Downpipes + Cappings

Existing Brickwork/Masonry Walls

Doors, windows, timberwork + trims

Palisade Fence

New Front Boundary wall

DESCRIPTION

Unglazed terracotta tile

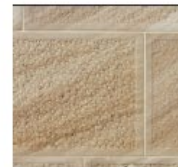
Aluminum

Existing

Paint Finish 02
Colour; Resene White Pointer or similar

Wrought Iron Fence

New Brickwork/Masonry Walls to Match existing



CODE

MR

BR

AU

PT-01

PT-02

ST-01

BUILDING AREA

New Galvalnised Metal Roofing

Painted Brick/Masonry

Gutters, Downpipes + Cappings

Brickwork/Masonry Walls

Doors, windows, timberwork + trims

Base Cladding

DESCRIPTION

Corrugated Galvalnised Roof

Bagged Brickwork

Aluminum

Rendered + Paint Finish 01
Colour; Resene White Pointer or similar

Paint Finish 02
Colour; Resene White Pointer or similar

Sparrow Pick Sandstone Veneer Cladding

compliance with key LEP standards

	control	proposed	compliance
height	6m	8.7m	No Clause 4.6 request supported
floor space ratio	0.7:1	0.53:1m	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no

issues

- height in metres and storeys
- view loss
- heritage
- tree management

height

- non compliance confined to rear of site where new building becomes 2 storeys
- existing contributory building on site exceeds height standard and storeys control
- new dwelling comparable to existing with regard to height
- height non compliance does not result in adverse overshadowing, overlooking, or view loss impacts
- non-compliance with heights results from roof form which is sympathetic to heritage conservation area
- Clause 4.6 variation request supported

view loss

- three of four submissions identify view loss as an issue
- view loss analysis carried out during assessment
- amended plans have moved Dwelling 2 further to the rear of the site by around 5m allowing sightlines to be largely maintained for two of the three objectors
- reduction in bulk of chimney will also assist in maintaining outlook for 3 Alexandra Road

heritage

- proposal will conserve and enhance existing contributory building on site, including facade (restoration to path, new palisade fence)
- new building (dwelling 2) has been designed with a hipped roof, respectful of and consistent with contributory buildings in vicinity
- materials sympathetic with existing buildings within surrounding heritage conservation area
- conditions recommended concerning provision of additional detail, minor amendments, changes to chimney (reduction in bulk)

tree management

- several mature, healthy trees located on south-west side and rear boundaries of site, in Jubilee Park
- canopy and branches of trees extend into site
- pruning report provided indicating branches no greater than 50mm in diameter and no more than 5% canopy will need to be removed to facilitate development
- deferred commencement recommended to address outstanding tree management concerns in relation to construction works and stormwater arrangements

recommendation

deferred commencement approval

- conditions imposed to address tree management concerns