

# Local Planning Panel

## 18 May 2022

108, 110, 112 Victoria Street, Beaconsfield

D/2021/1054

Applicant/Architect: Derek Raithby Architecture

Owner: 110 Victoria Street Pty Ltd

# proposal

- demolition of existing structures
- construction of 3 attached dwellings and laneway structures, each comprises a garage and a studio above
- associated lot consolidation and subdivision

# voluntary planning agreement

- monetary contribution of \$36,100 for the provision of community infrastructure for additional FSR of 0.18-0.22:1 allowable under section 6.14 of Sydney LEP 2012

# recommendation

- delegate authority to the Chief Executive Officer (CEO) to determine the application once the VPA is exhibited, subject to deferred commencement conditions

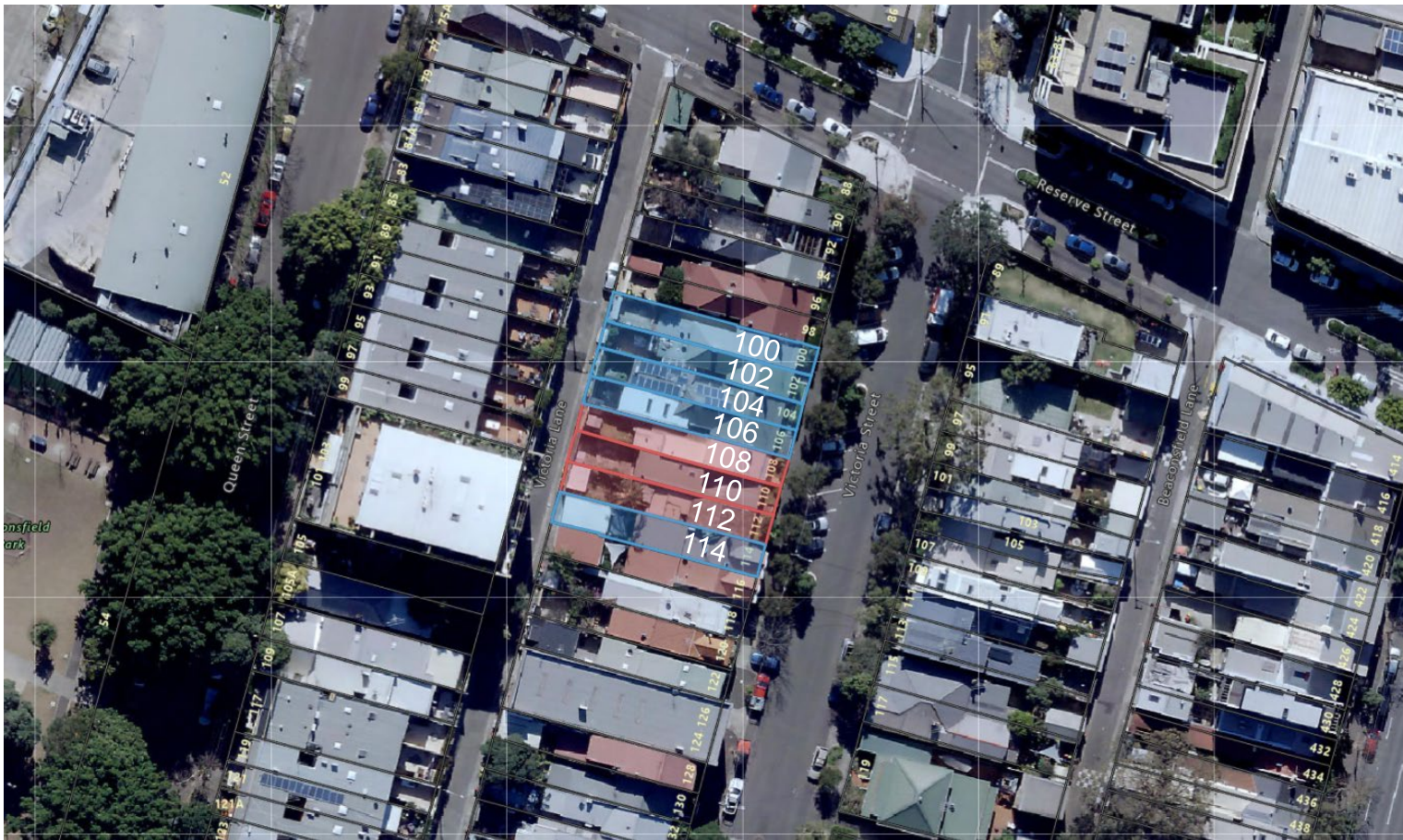
# notification information



- exhibition period: 28 September to 27 October 2021
- 171 owners and occupiers notified
- 6 submissions received, including:
  - 4 in objection
  - 1 in support
  - 1 comment
  
- VPA exhibition period: 29 April to 28 May 2022 (extended to Monday 30 May)

# submissions

- height and siting of the main dwellings
- height, bulk and form of the laneway structures
- inconsistency with the desired future character of the Beaconsfield locality
- overshadowing and privacy impacts

# submissions



-  subject site
-  submitters





Victoria St frontage





Victoria Lane frontage



shared chimney of 106 and 108 Victoria St



shared chimney of 112 and 114 Victoria St



Victoria St frontage



114-116 Victoria St



118-126 Victoria St

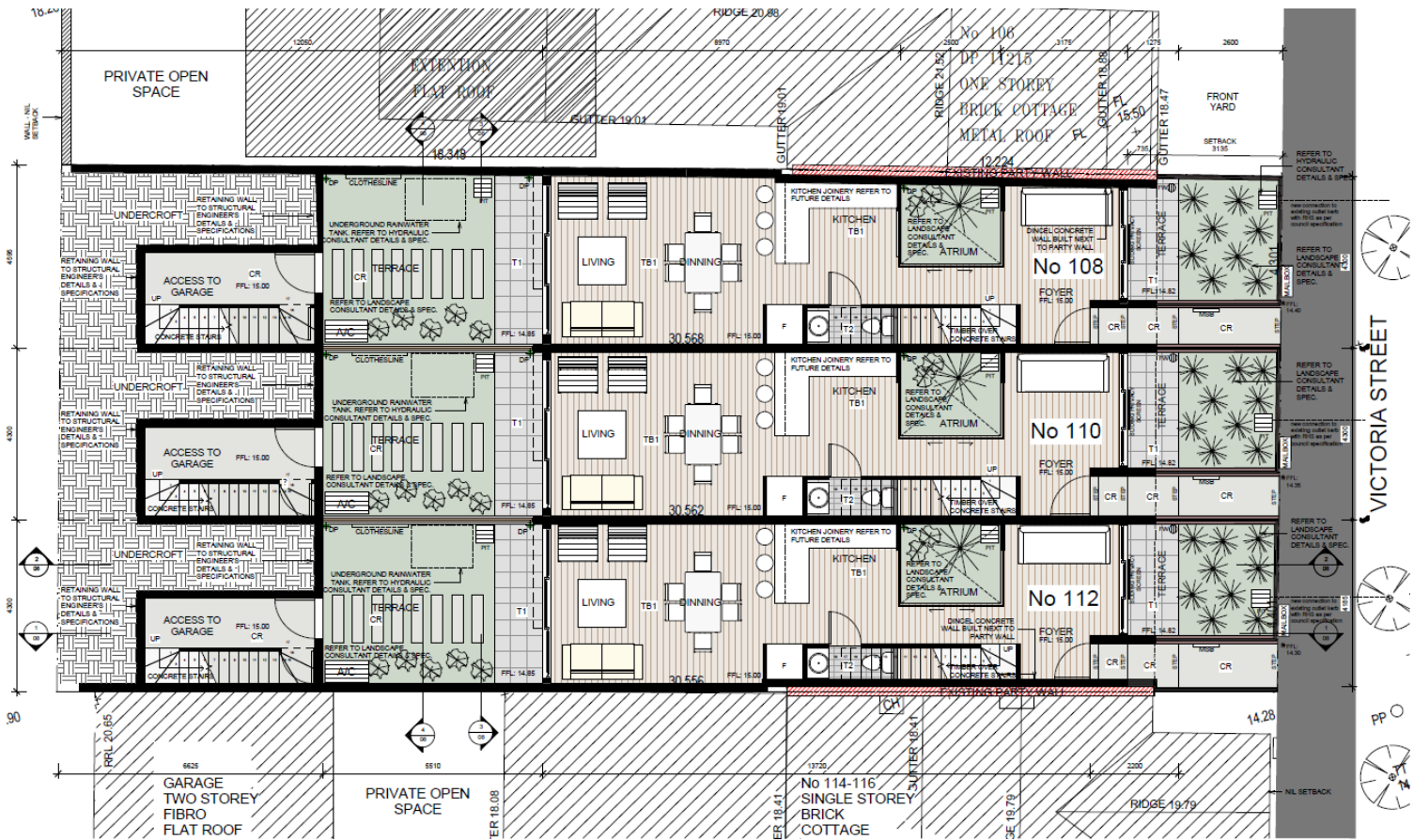


laneway structure at 122 Victoria St



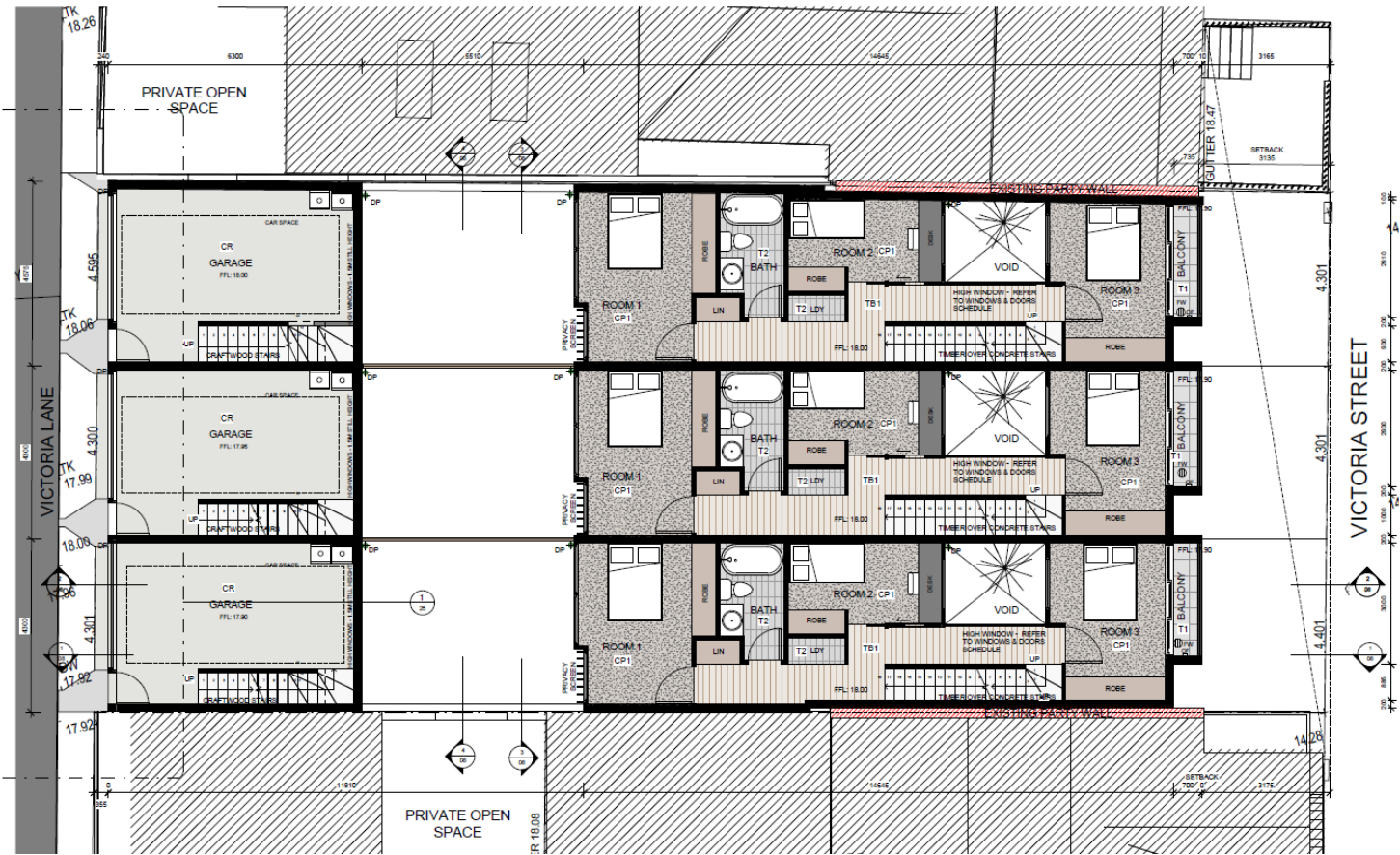
Streetscape of Victoria Lane



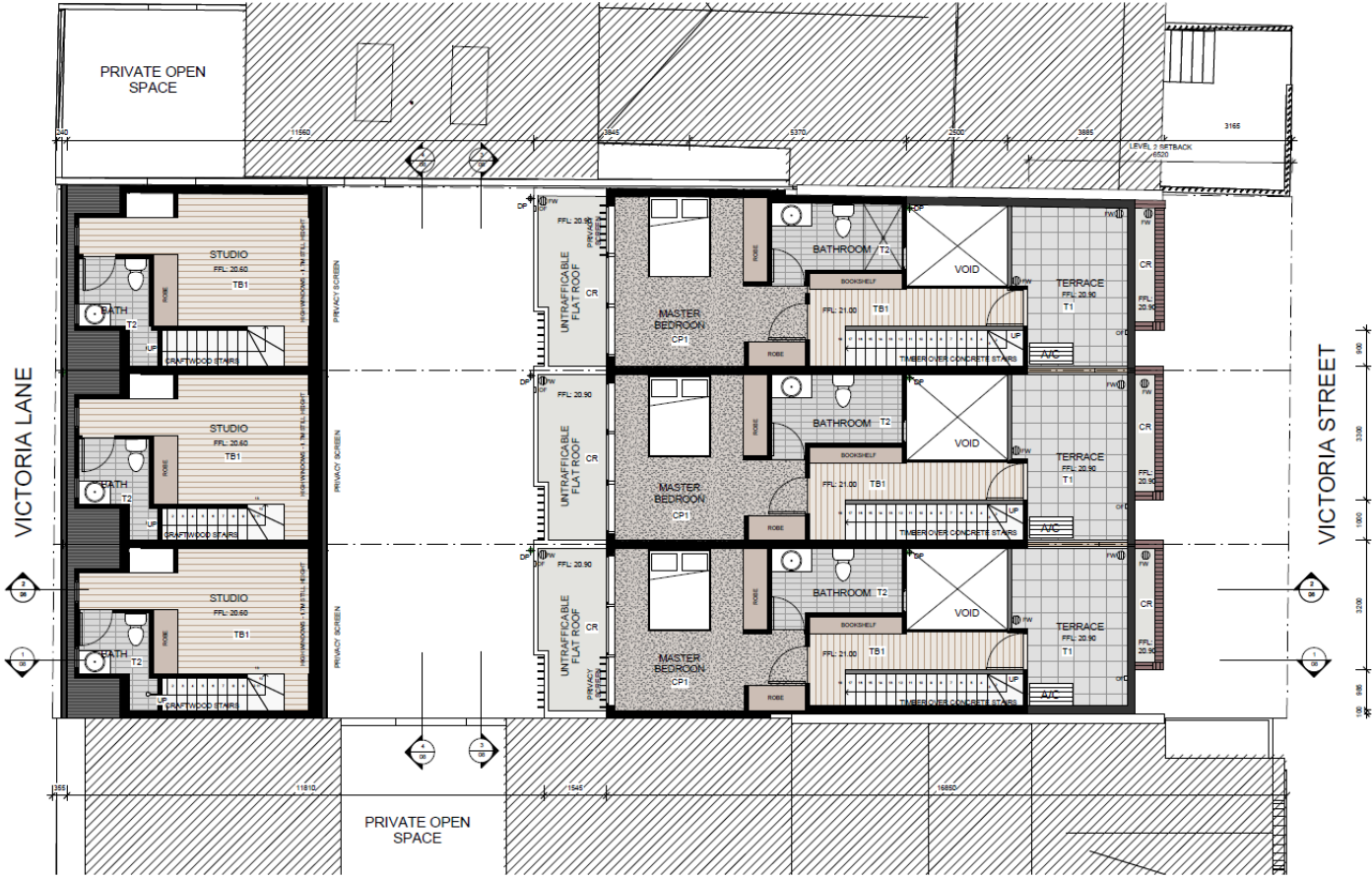


VICTORIA STREET

ground floor plan



level 1 / garage

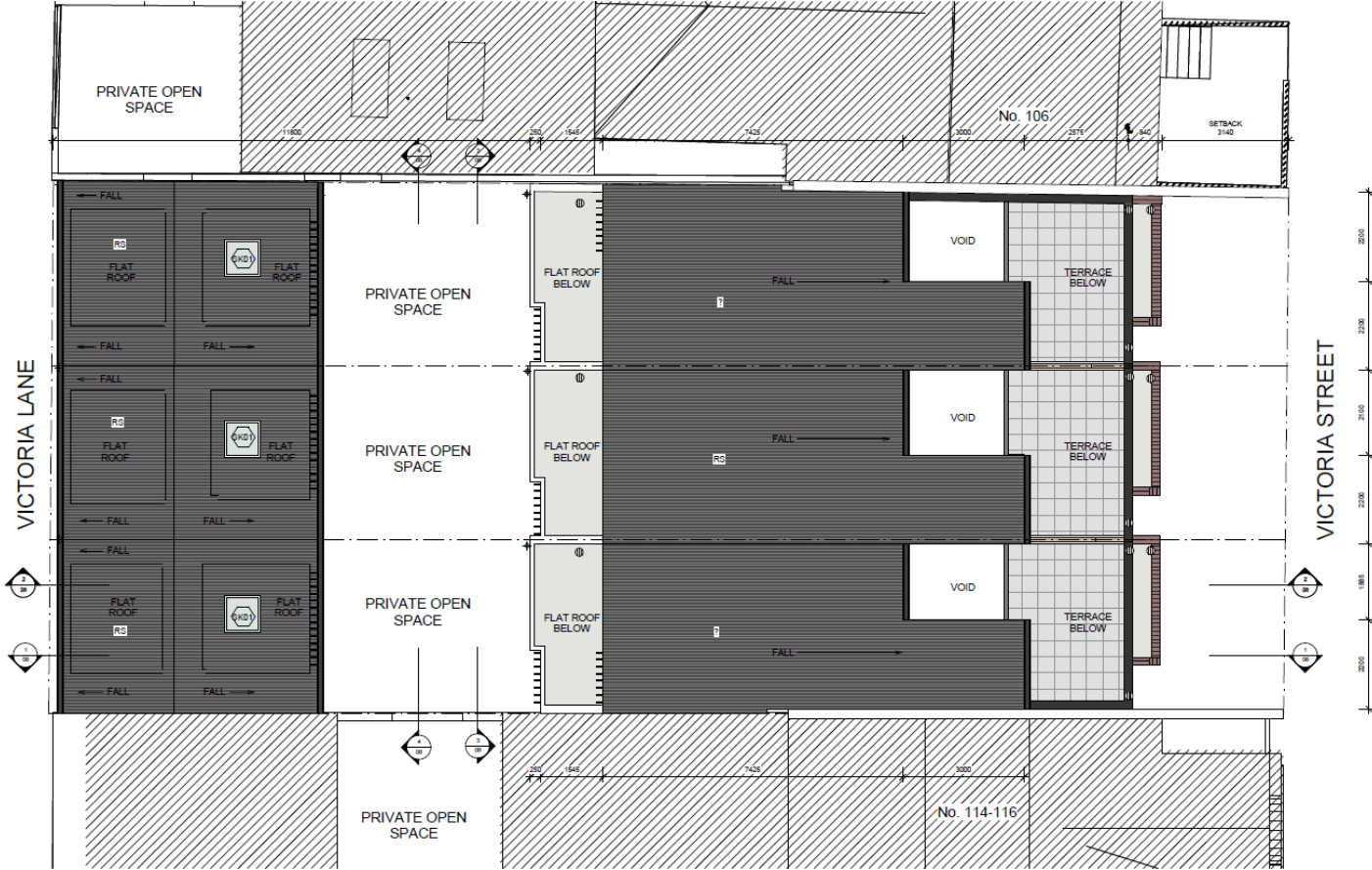


VICTORIA STREET

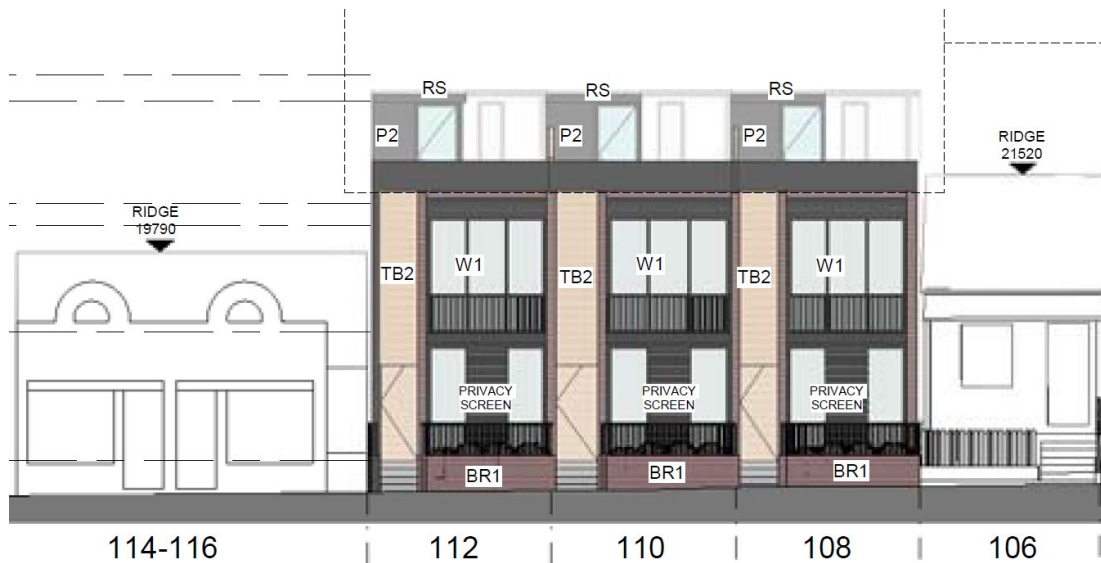
VICTORIA LANE



level 2



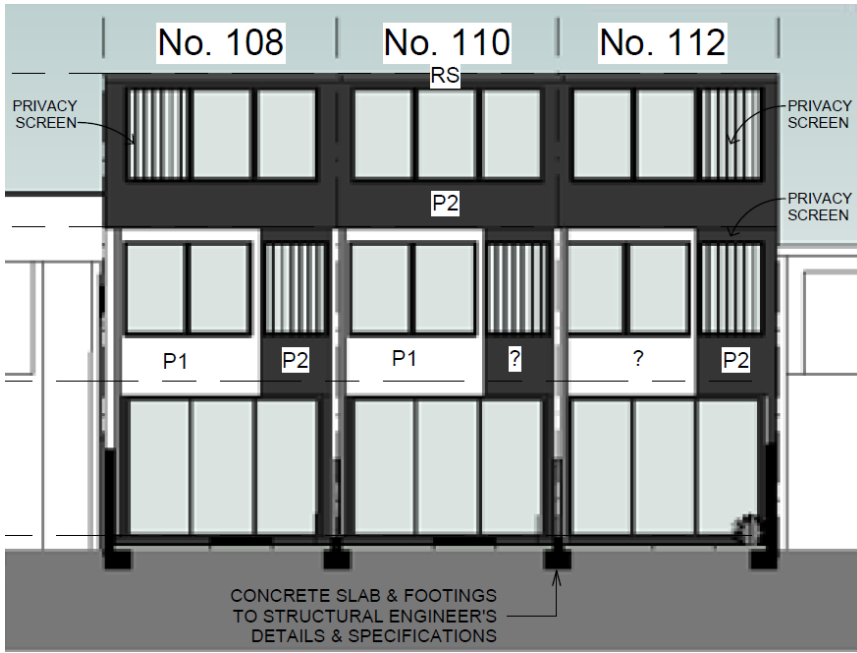
roof



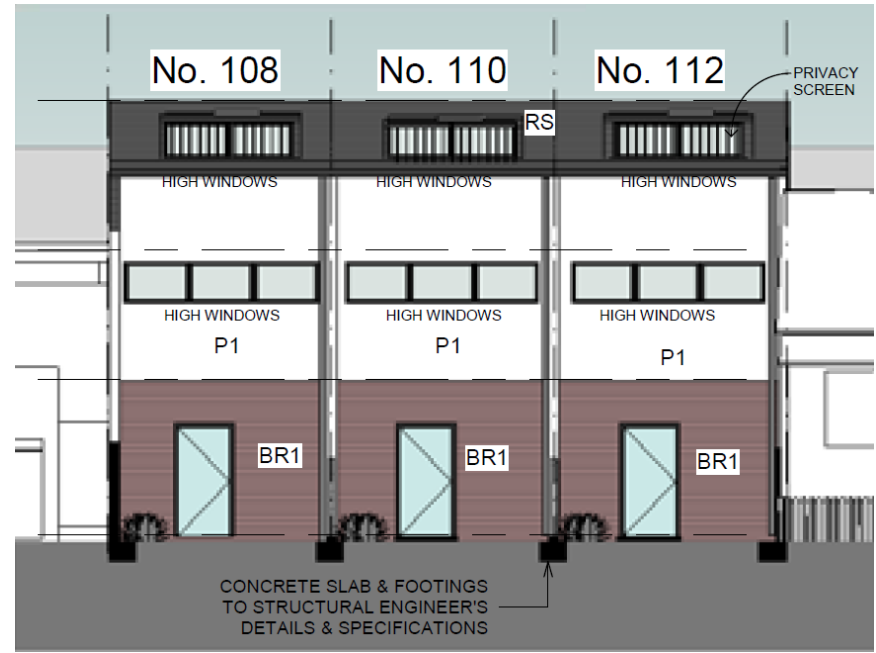
Victoria St elevation



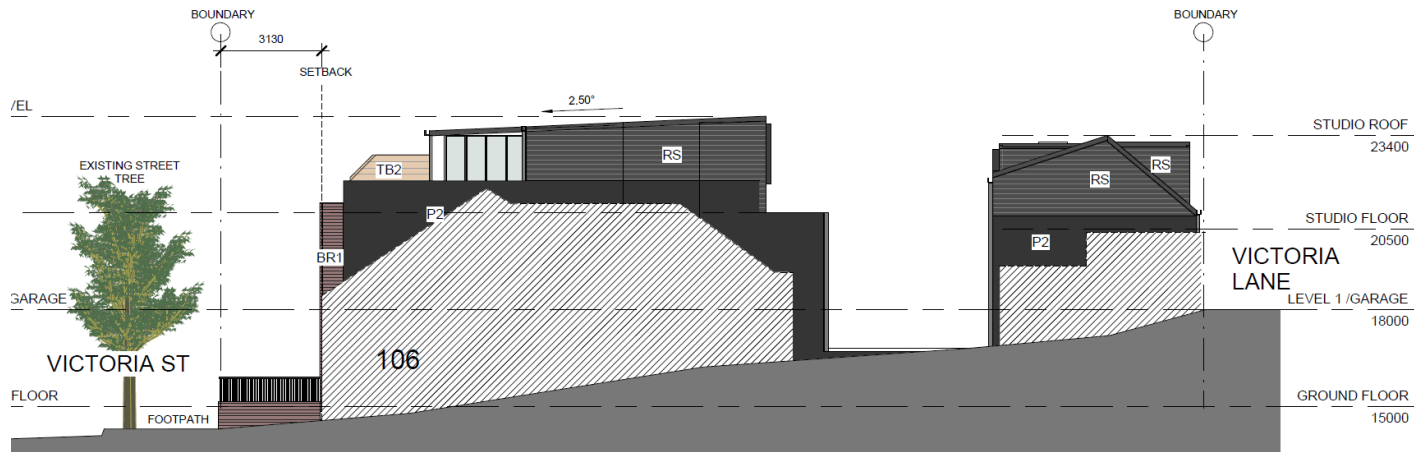
Victoria Ln elevation



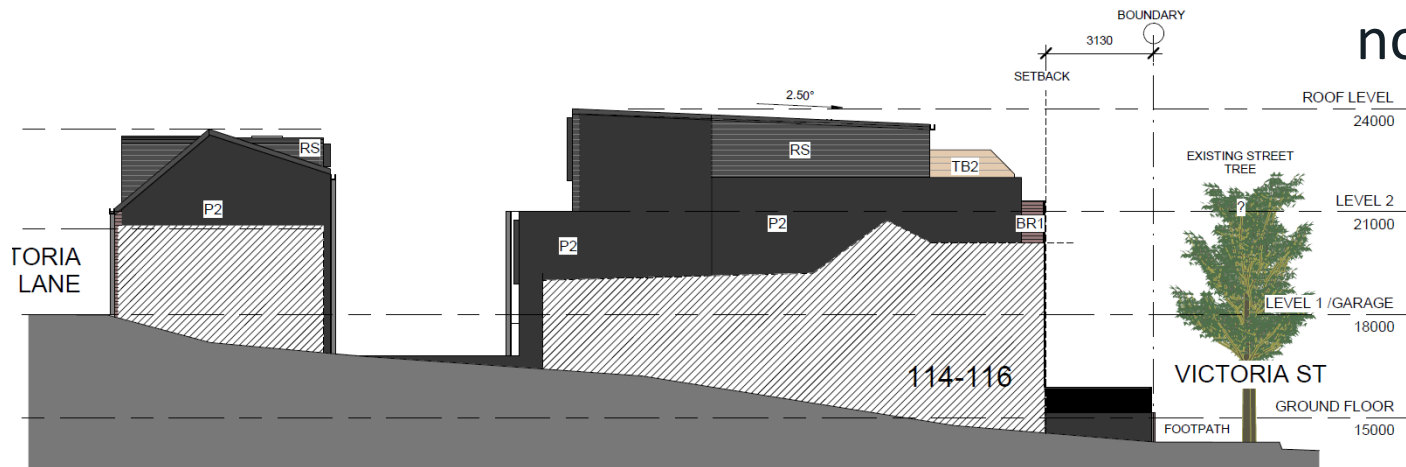
main dwellings' rear elevation



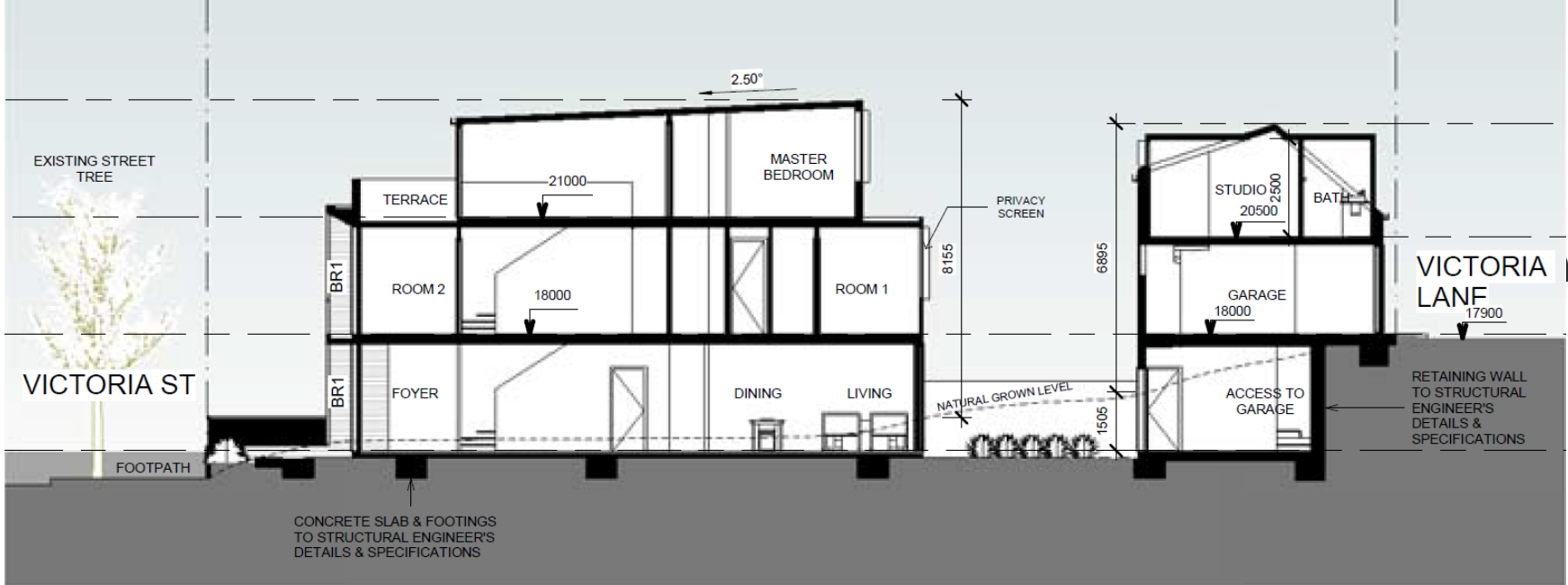
laneway structures' internal elevation



north elevation




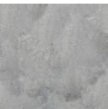
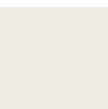
south elevation



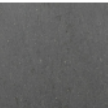

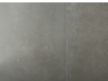



south elevation



### Finishes Schedule

| Image  | Sym bol | Type          | Description  |
|--|---------|---------------|--|
|  | BR1     | Wall Type     | Bowral Blue Face Brick                                   |
|  | CP1     | Floor Finish  | Carpet - Godfrey Hirst Elegant Expressions 'Cloud Whisp' |
|  | CR      | Floor Finish  | Concrete Finish  |
|  | P1      | Wall Finish   | Dulux 'Natural white'                                    |
|  | P2      | Wall Finish   | Dulux 'Domino'   |
|  | RS      | Roof Sheeting | Colorbond 'Monument'                                     |

### Finishes Schedule

| Image   | Sym bol | Type         | Description  |
|---|---------|--------------|--|
|  | T1      | Floor Finish | Bluestone - World Stone 'Basaltina Honed'                |
|  | T2      | Floor Finish | Limestone Cardi Linea Sandstone                          |
|  | T3      | Floor Finish | Colour DG tiles Series AZ                                |
|  | TB1     | Floor Finish | Timber Flooring  |
|  | TB2     | Wall Finish  | Timber Wall Finish                                       |
|  | W1      | Frame Finish | Windows & Doors framing powdercoat Colorbond 'Night Sky' |

#### Important Note:

- A materials, finishes and fixtures to be confirmed by architect and owner prior to ordering.
- All materials, finishes and fixtures are to be installed in accordance with manufacturers requirements.
- Builder shall supply certificates for all relevant materials including fire, slip thermal ratings etc.
- Builder to maintain manuals for handover.



| Assessor # 20420   |   | Certificate # 0006397095                              |                     | Issued: 310821               |              |
|--|---|---|---------------------|------------------------------|--------------|
| <b>Thermal Performance Specifications</b>  |   |   |                     |                              |              |
| <b>NATHERS Summary Sheet</b>   |   |   |                     |                              |              |
| <p>These are the Specifications upon which the Certified Assessment is based. If items included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is available for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and value of alternative specifications must be detailed below and / or clearly indicated on referenced documents.</p> |   |   |                     |                              |              |
| <b>Windows</b>   | Product ID                                  | Glass   | Frame               | U value                      | SWGC         |
| Single   | Low e                                       | Aluminium   | 5.60                | 0.41                         | As per plans |
| <b>Skylights</b>   | Product ID                                  | Glass   | Frame               | U value                      | SWGC         |
|  |   |   |                     |                              | As per plans |
| <p>Window and skylight U and SWGC values, if specified are according to AS/NZS 2005, alternate products or specifications may be used if their U value is lower, and the SWGC value is less than 0% lighter or heavier than the U and SWGC values of the product specified above.</p>  |   |   |                     |                              |              |
| <b>External walls</b>  | Construction                                | Insulation  | Colour - solar abs. | Detail                       |              |
| Clay brick   | Foil - R1.5                                 | Medium  | As per plans        |                              |              |
| <b>Internal walls</b>  | Construction                                | Insulation  | Detail              |                              |              |
| Plasterboard   | None  | As per plans.   |                     |                              |              |
| Cincol or AFS  | None  | Party wall.   |                     |                              |              |
| <b>Floors</b>  | Construction                                | Insulation  | Coating             | Detail                       |              |
| Concrete/formed  | None  | As per plans.   |                     |                              |              |
| <b>Ceilings</b>  | Construction                                | Insulation  | Detail              |                              |              |
| Plasterboard   | R2 Sphone                                   | As per plans. Insulation where adjacent roof/ceiling. |                     |                              |              |
| <b>Roof</b>  | Construction                                | Insulation  | Colour - solar abs. | Detail                       |              |
| Metal  | Foil - R1.3                                 | Dark  | As per plans.       |                              |              |
| <b>Window cover</b>  | Internal (curtains)                         | External (awning, shutters, etc)                      |                     |                              |              |
| As plans   | As plans                                    |   |                     |                              |              |
| <b>Fixed shading</b>   | EWAS (with - inc. gutters, r/above windows) | Location  |                     |                              |              |
| As plans - awning soffits  | As plans - awning/soffits as shown          |   |                     |                              |              |
| <b>Overshadowing</b>   | Overshadowing structures                    | Overshadowing trees                                   |                     |                              |              |
| NA   |   |   |                     |                              |              |
| <b>Orientation, Exposure, Ventilation and Infiltration</b>   |   |   |                     |                              |              |
| Orientation of seasonal north:   | 0   | Living area open to entry:                            | Y                   | Ventilated skylights:        | N            |
| Terrain category:  | Suburban                                    | Doors separate living areas:                          | N                   | Open fire, unflued gas heat: | N            |
| Roof ventilation:  | Unventilated                                | Stair open to heated areas:                           | Y                   | Ventid downlights:           | N            |
| Cross ventilation:   | Standard                                    | Seals to windows and doors:                           | Y                   | Wall and ceiling vents:      | N            |
| Subfloor:  | Concrete                                    | Exhaust fans without dampers:                         | N                   |                              |              |

# compliance with key controls

|                  | control                 | proposed   | compliance          |
|------------------|-------------------------|--|---------------------|
| height           | 9m                      | 8.52m  | yes                 |
| height in storey | 2 storeys               | 3 storeys  | no, but acceptable  |
| FSR              | 1:1<br>+ 0.25:1 (s6.14) | overall: 1.19<br><br>108: 1.18<br>110: 1.22<br>112: 1.18 | yes, subject to VPA |

# issues

- building height
- form of laneway structure
- front building alignment
- party walls and modifications to shared chimney
- privacy
- overshadowing

# height

- comply with the 9m height of building development standard
- two storey frontage height to Victoria Street



# height

- reinforce the development pattern within the Beaconsfield locality



118-126 Queen St



128-142 Queen St

height



118-126 Queen St



225-225A Queen St

height



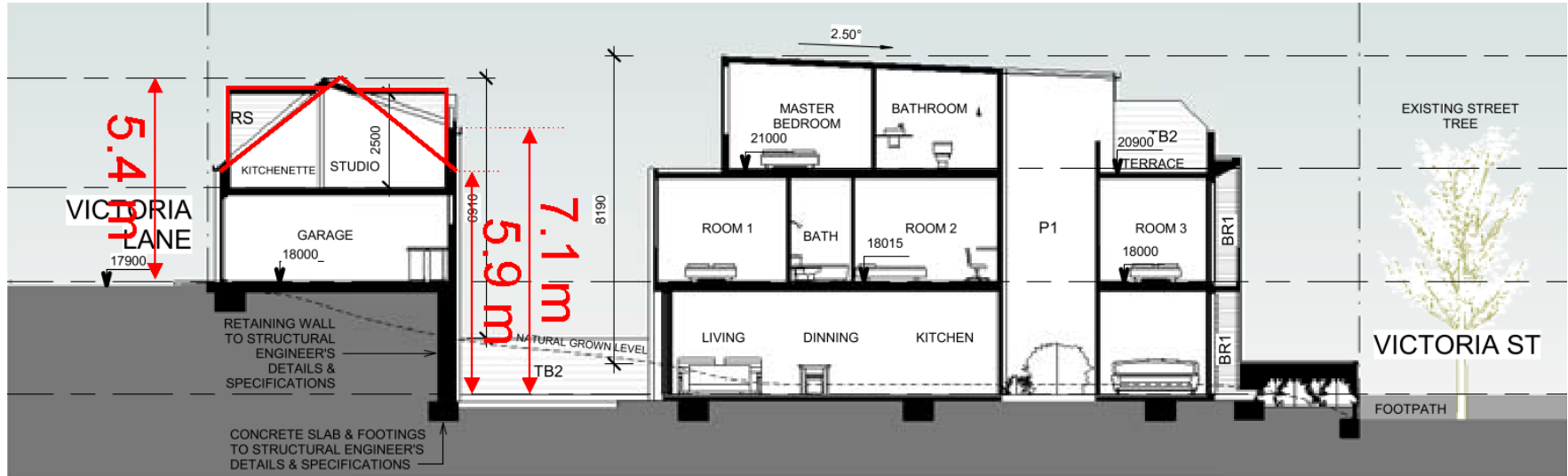
179-189 Victoria St



220-220A Victoria St

# form of laneway structures

- condition recommended to modify the roof form
- enable lowering of sill heights to improve residential amenities
- reduce visual bulk from private open spaces





# building alignment

- verandah alignment (blue dotted line) acceptable
- front building line (blue solid line) – condition recommended to increase the front setback to be consistent with the predominant alignment established by 90-106 Victoria St
- rear first floor building line (red solid line) acceptable, considering:
  - consistent with other existing/approved developments
  - behind rear ground floor building line of adjoining 114-116 Victoria St to minimize visual bulk
- depth of laneway structure (green solid line) acceptable as consistent with other garages/laneway structures

# building alignment



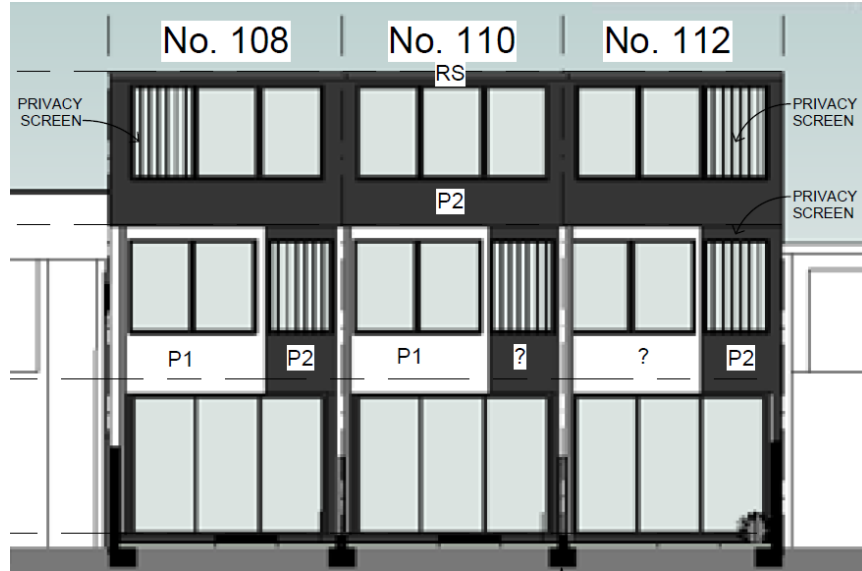
# party wall and shared chimneys

- methodology statement provided by a structural engineer
- party walls will be retained
- chimneys to be modified by hand to realign to party wall
- condition recommended requiring the methodology be implemented



# privacy

- condition to require privacy screens for all upper floor windows



main dwellings' rear elevation

# privacy and amenity

- condition to lower the sill height for studio windows from 1.8m to 1.4m
- made possible by modifications to the roof form
- improve solar access, ventilation, outlook



laneway structures' internal elevation

# solar access

- 114 Victoria St:
  - no additional overshadowing to private open space
  - maintain solar access to 1sqm of ground floor living room glazing and overshadowing impact will be further reduced by recommended design modifications to the laneway structure
- 116 Victoria St :
  - no additional overshadowing to private open space or ground floor living room glazing
- extent of overshadowing considered acceptable

# recommendation

- delegate authority to the Chief Executive Officer (CEO) to determine the application once the VPA is exhibited, subject to deferred commencement conditions