

Local Planning Panel

29 June 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

assessment history

- the application was referred to LPP on 27 April 2022 for determination (deferred commencement approval)
- LPP resolved to defer consideration of DA to allow applicant to submit a revised Clause 4.6 variation request that addressed the requirements of clause 4.6 of the SLEP 2012 and explained the consideration given to the ultimate height of the central pavilion of Dwelling 2
- an amended Clause 4.6 variation request to the Height of Buildings development standard was submitted on 16 June 2022

notification information



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

submissions

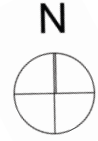
- height, roof design, bulk
- view loss
- chimney design
- visual privacy impacts
- safe disposal of hazardous materials

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



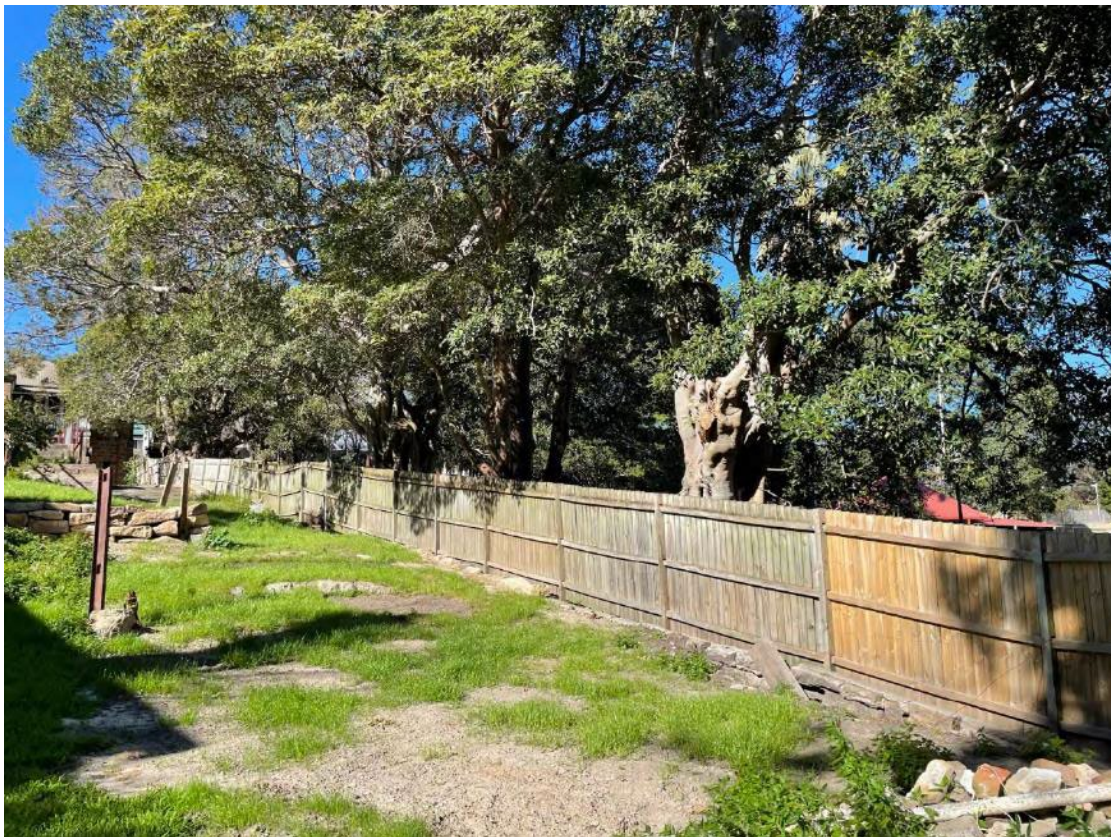
stables at rear of site – looking north west



stable block and rear of existing dwelling

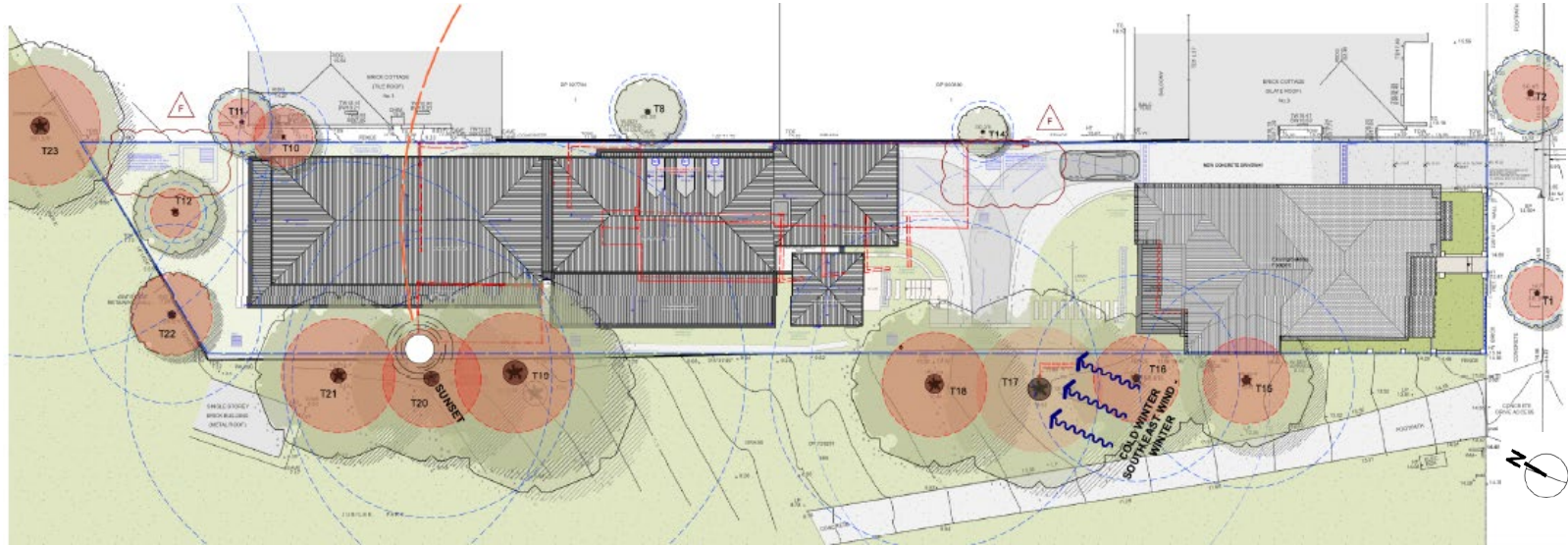


rear of stable block and
existing dwelling

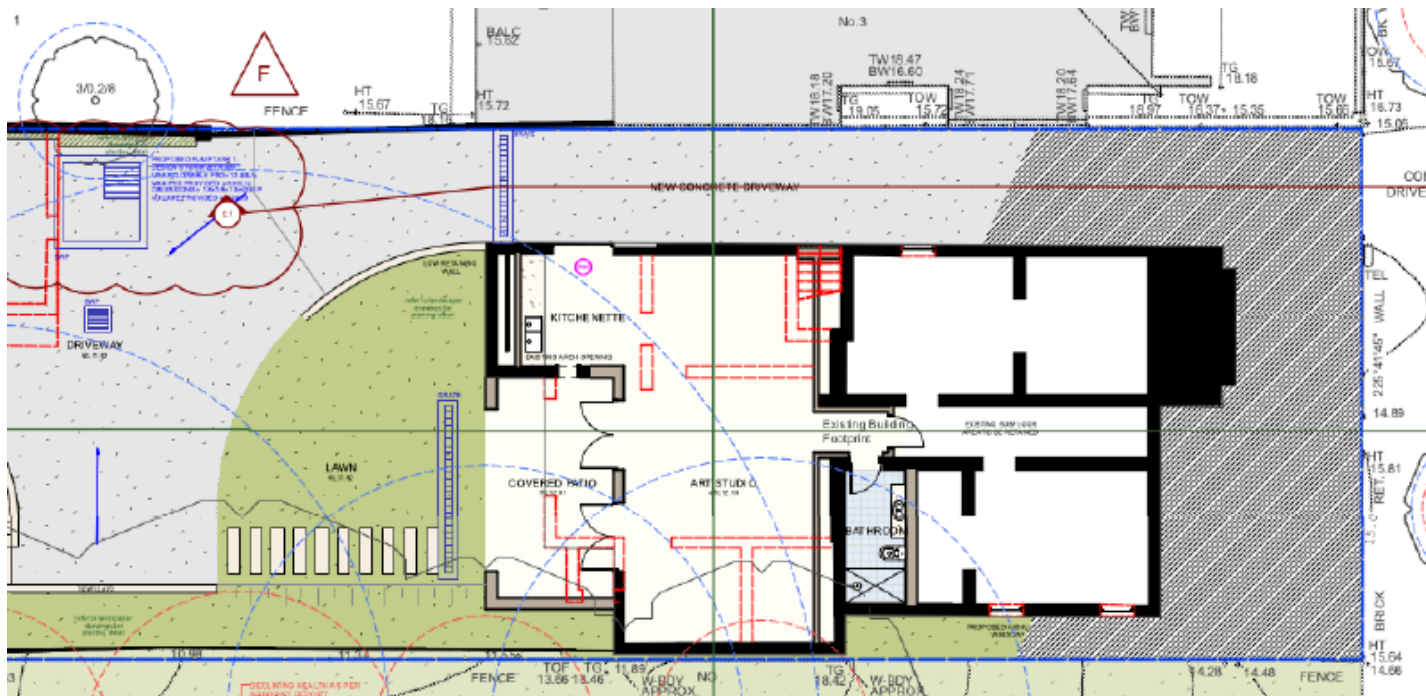


south-west boundary of site

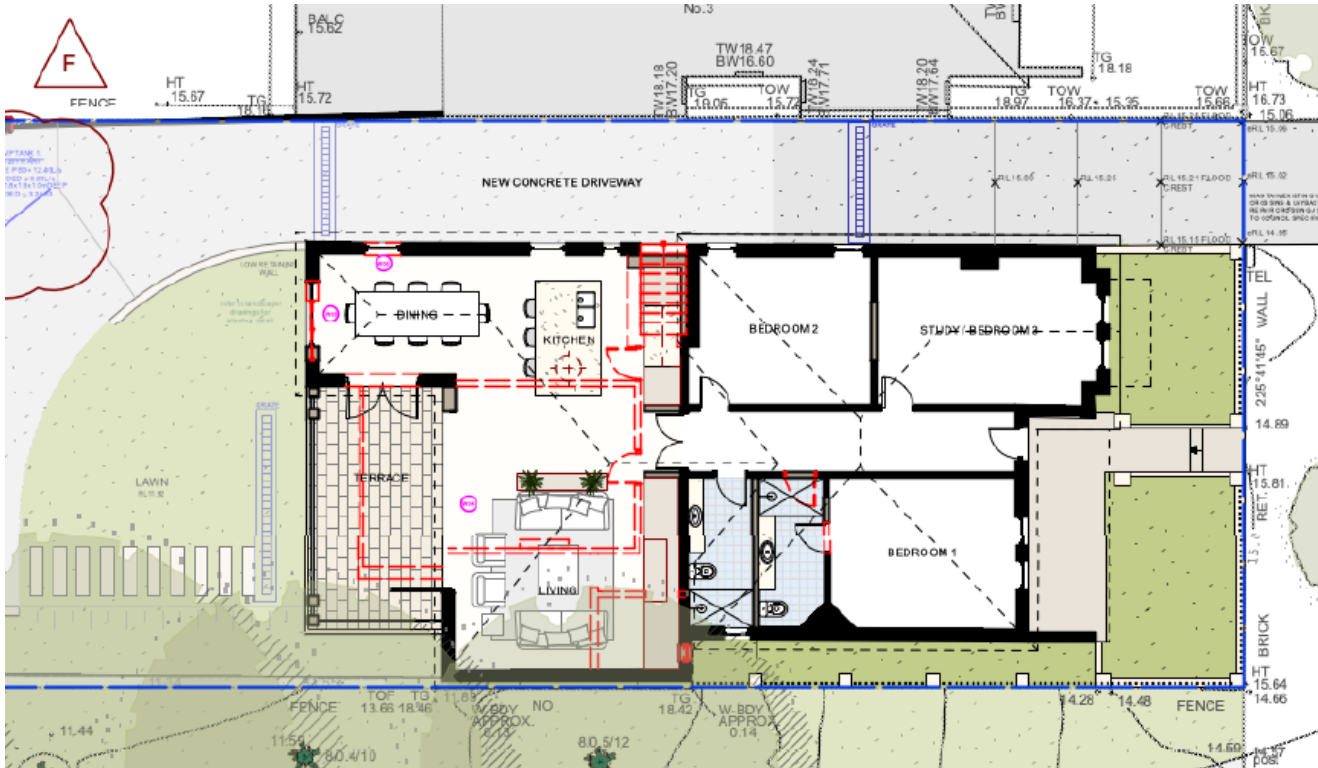
proposal



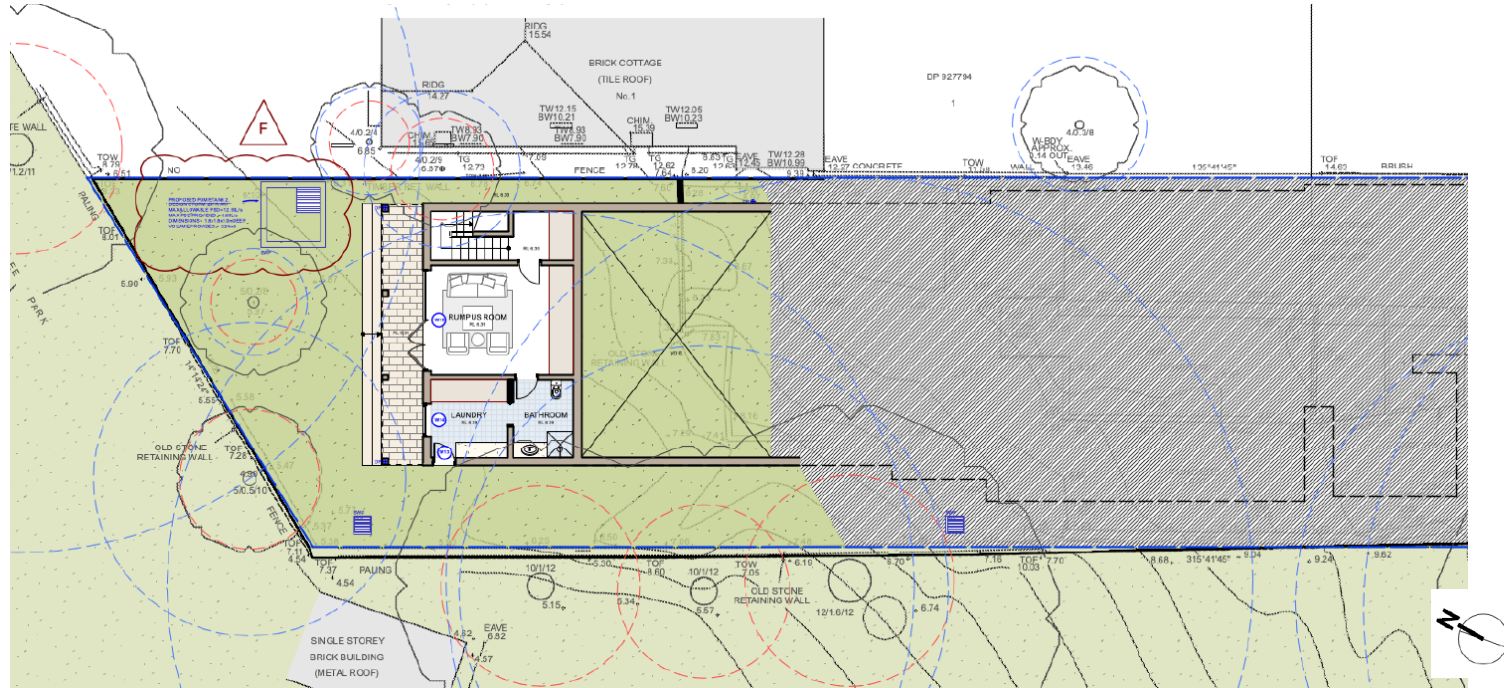
site plan / roof plan



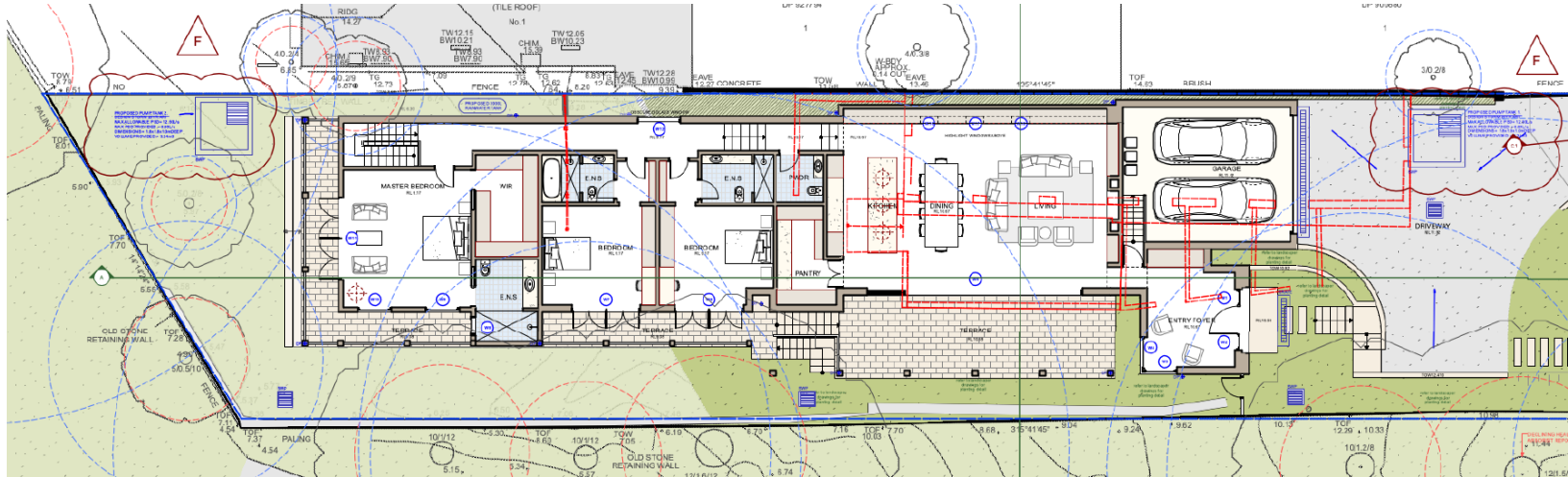
lower ground plan – dwelling 1



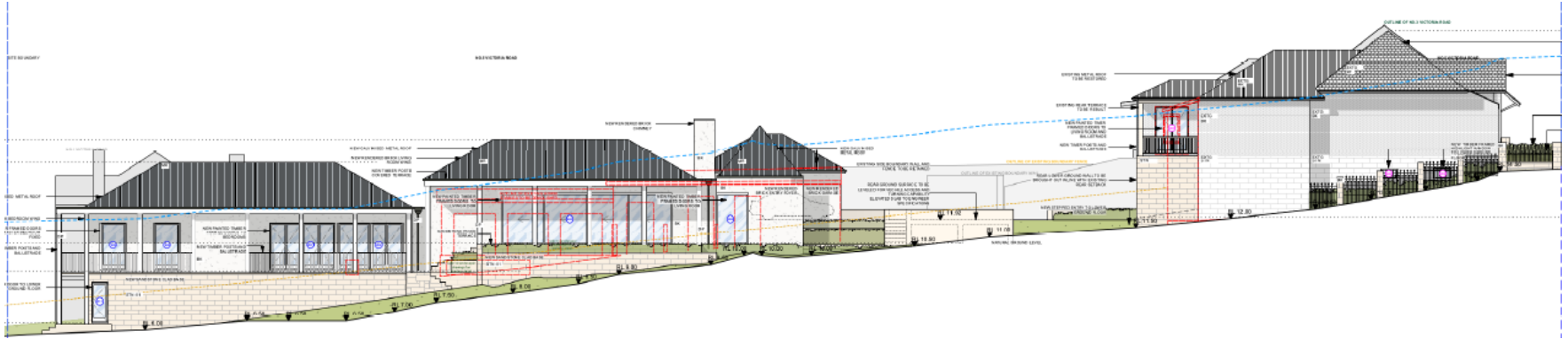
ground floor plan – dwelling 1



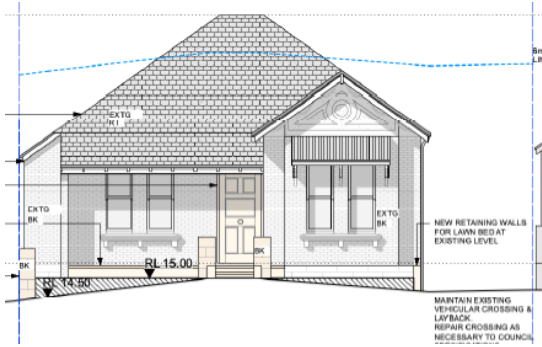
lower ground plan – dwelling 2



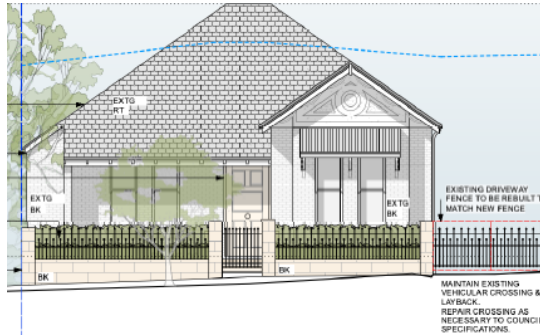
ground floor plan – dwelling 2



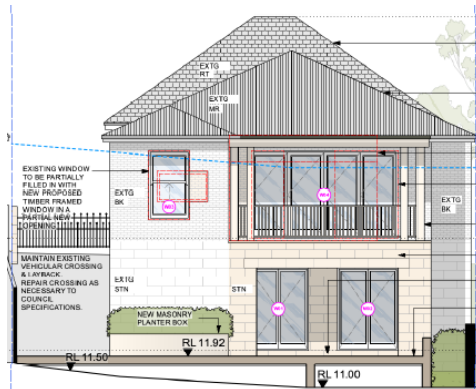
park elevation



front elevation – dwelling 1



street front elevation – dwelling 1



rear elevation – north-west elevation - dwelling 1

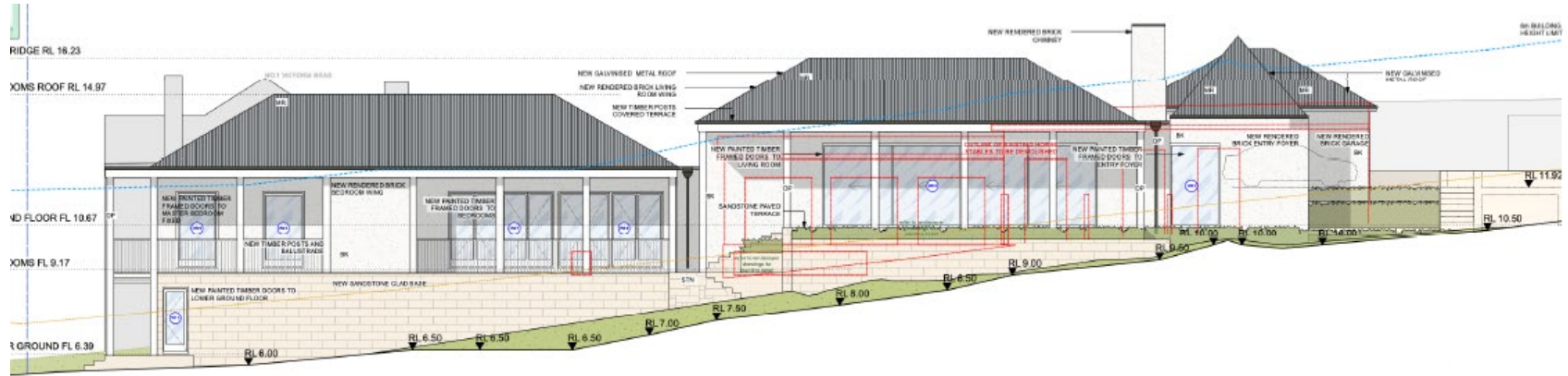


front elevation – dwelling 2

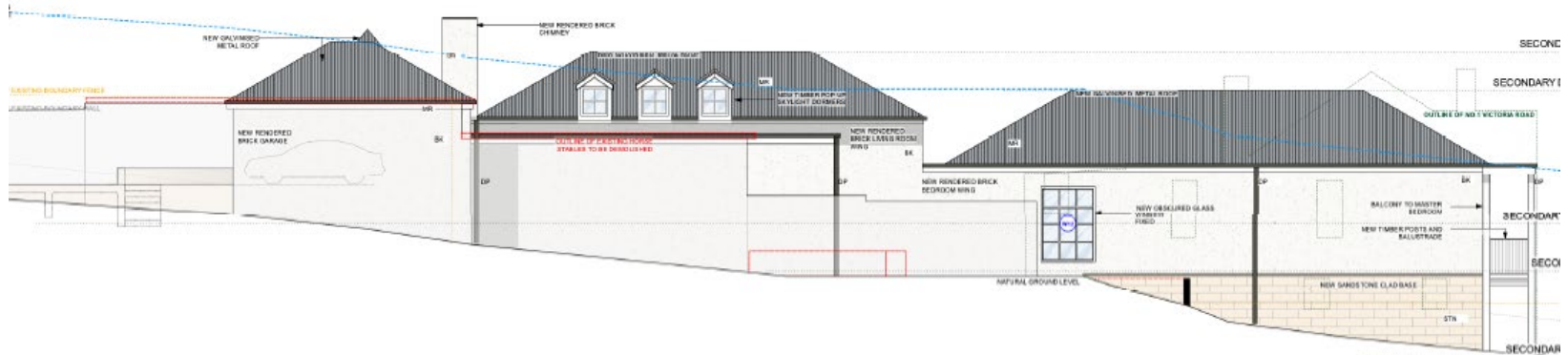


rear elevation – dwelling 2

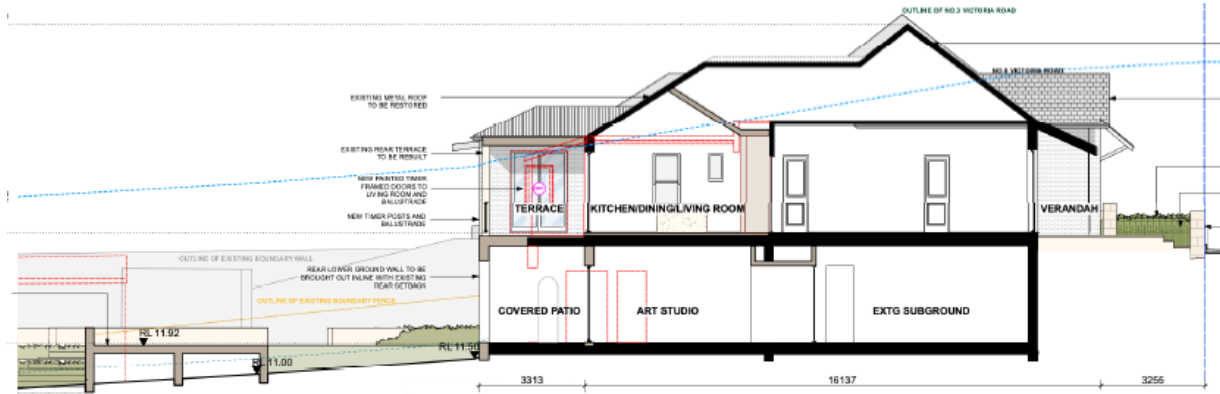
south-west elevation – dwelling 2



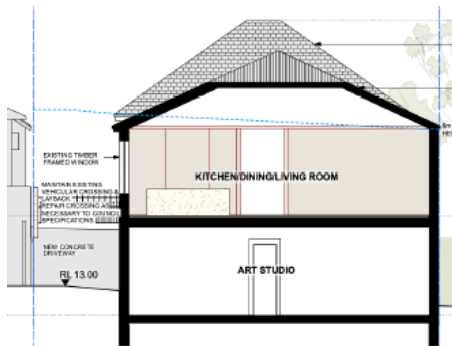
north-east elevation – dwelling 2



long section – dwelling 1



short section – dwelling 1





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

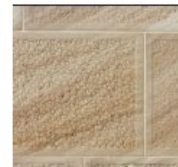
Aluminum

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	8.8m	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

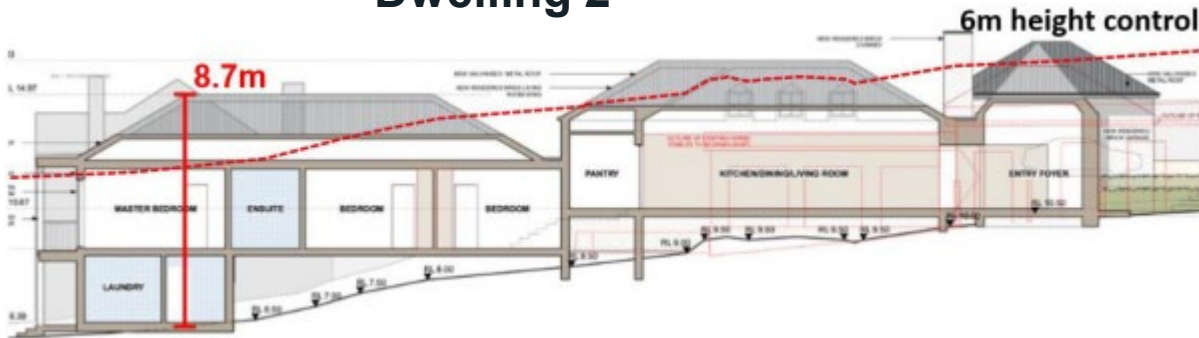
- non compliance confined to rear of site, where new building becomes 2 storeys (8.8m height, 46% breach to 6m control)
- existing contributory building on site already exceeds height standard and storeys control, with rear alterations to terrace at height of 6.9m or 15% breach to 6m control
- new dwelling comparable to existing with regard to height

height non-compliance

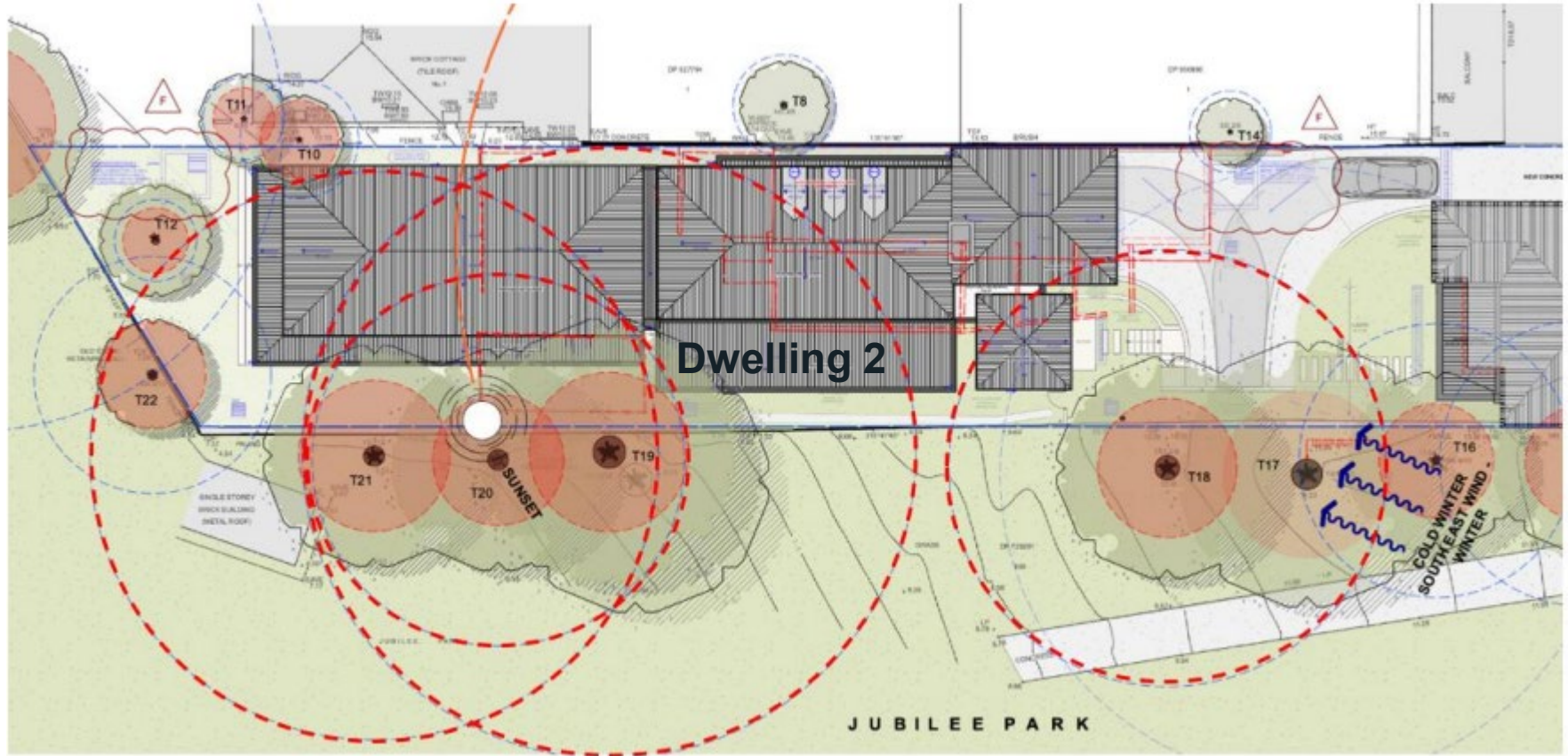
Dwelling 1



Dwelling 2



height non-compliance – TPZ



height

- height non compliance does not result in adverse overshadowing, overlooking, or view loss impacts
- non-compliance with height to Dwelling 1 relate to an awning over the existing upper level terrace
- non-compliance with height to Dwelling 2 results from roof form which is sympathetic to heritage conservation area, avoidance of excessive changes of level within the dwelling to provide improved access and safety for occupants, and protection of health of nearby significant trees (with use of suspended concrete slab to bridge over tree roots)
- Amended 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, tree protection zones 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