

Local Planning Panel

28 June 2023

Application details

45 Renwick Street, Alexandria

D/2022/592

Applicant: Anastasia Leone

Owner: Ms Emily Townsend and Mr Talea Bader

Designer: Urban Style Design

Proposal

- Demolition of all structures on site including two storey contributory dwelling and rear garage
- construction of a three storey detached dwelling with rooftop terrace
- laneway structure with studio bedroom fronting Kingsclear Road at the rear of the site.

Recommendation

Refusal

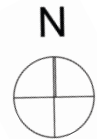
Notification

- exhibition period 12 July 2022 to 27 July 2022
- 24 owners and occupiers notified
- 22 submissions received
- renotification period between 2 February 2023 to 17 February 2023
- 40 submissions received

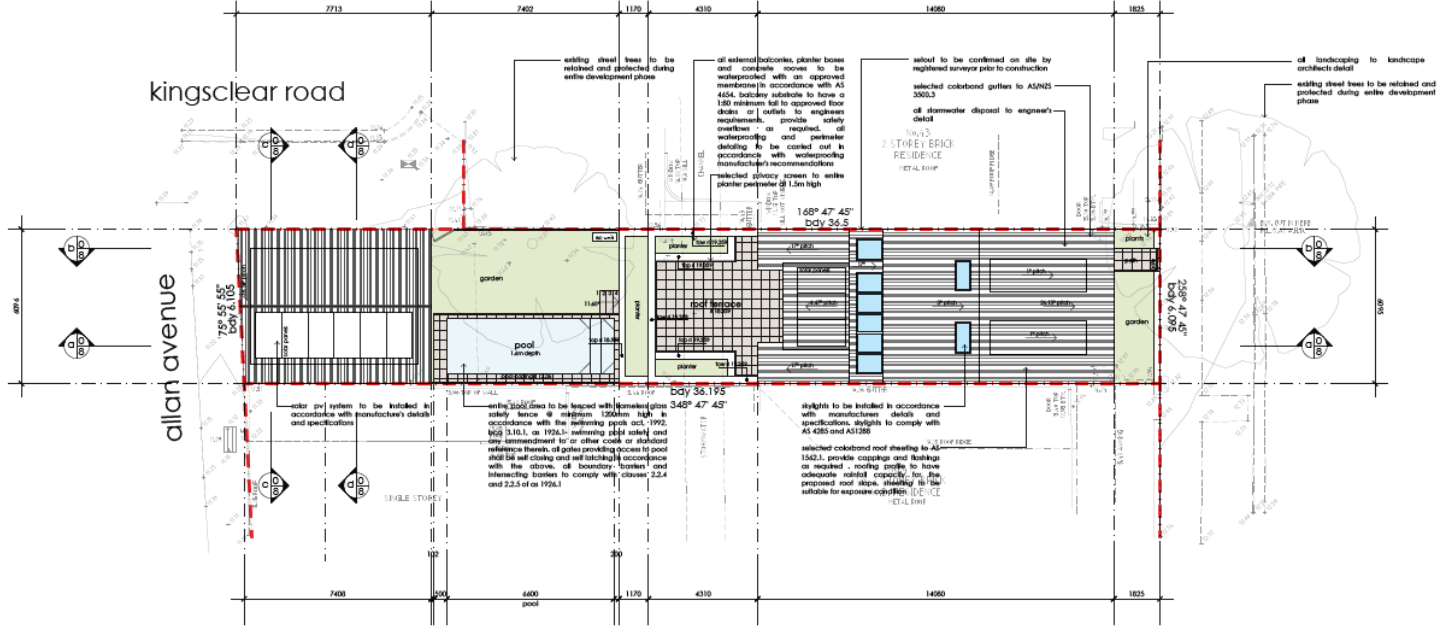
Submissions

- Bulk and scale impacts
- inconsistency with Sydney Development Control Plan 2012
- impacts on the Kingsclear heritage conservation area
- privacy Impacts
- amenity impacts

Site



Site





Site viewed from Renwick Street



Site viewed from Kingsclear Road



Rear of the site showing the existing dwelling

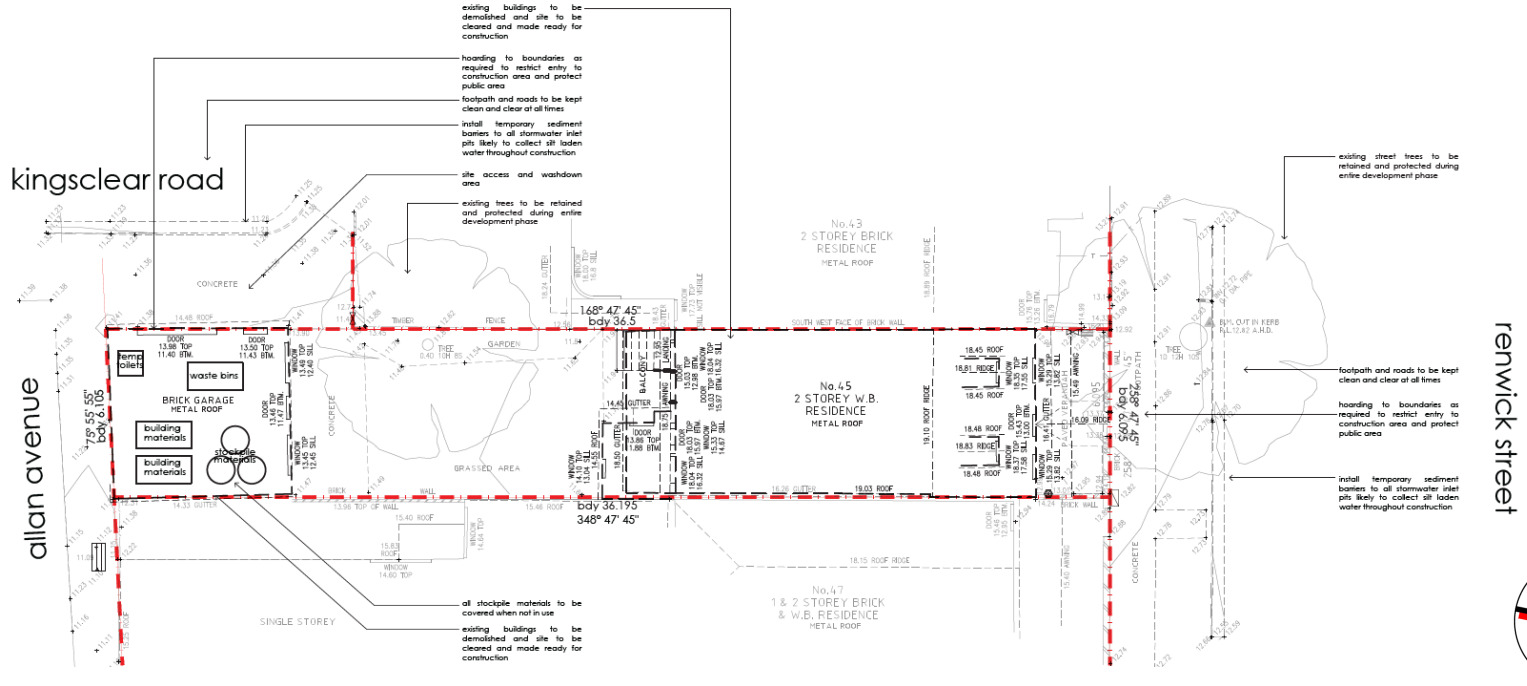


First floor showing the first floor of No. 47 to the east of the subject site

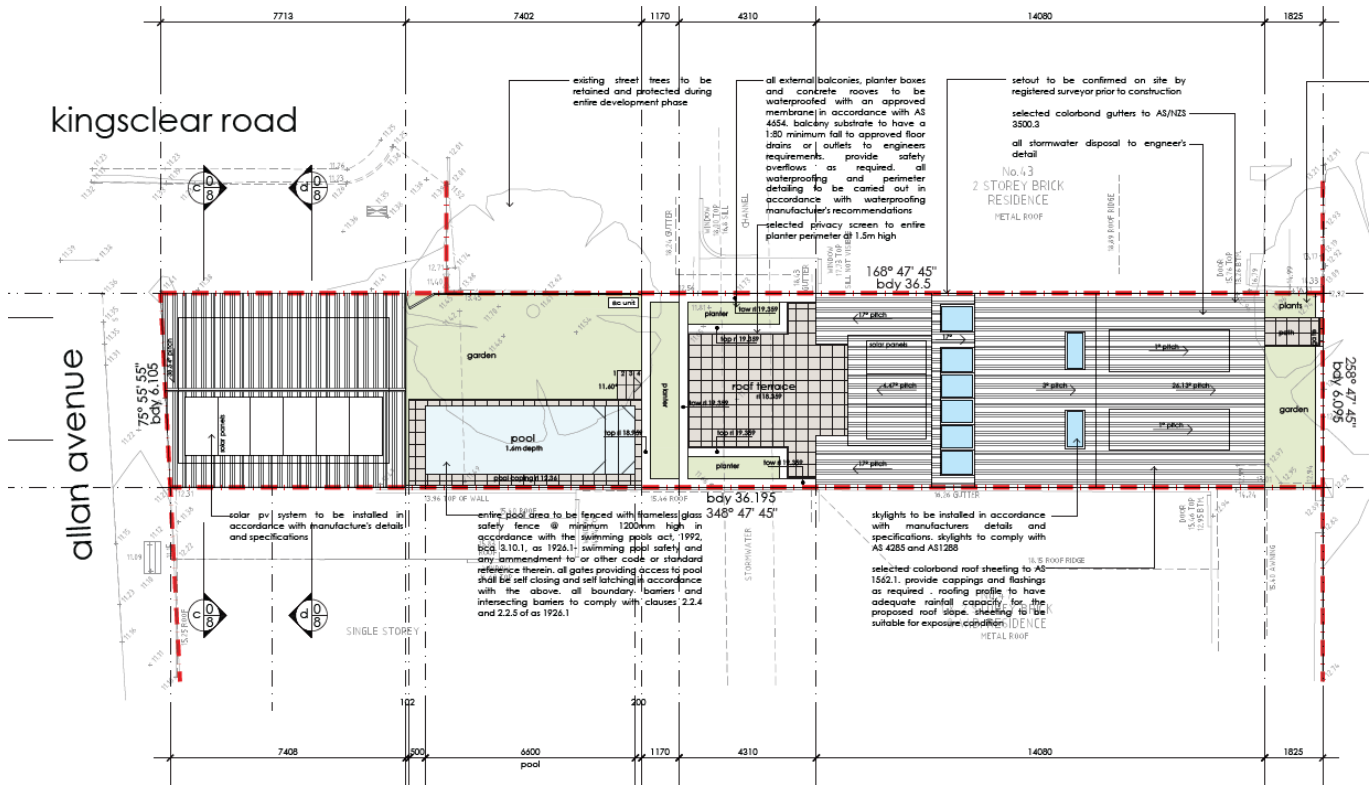


First floor of the subject site overlooking the rear private open space

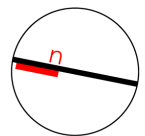
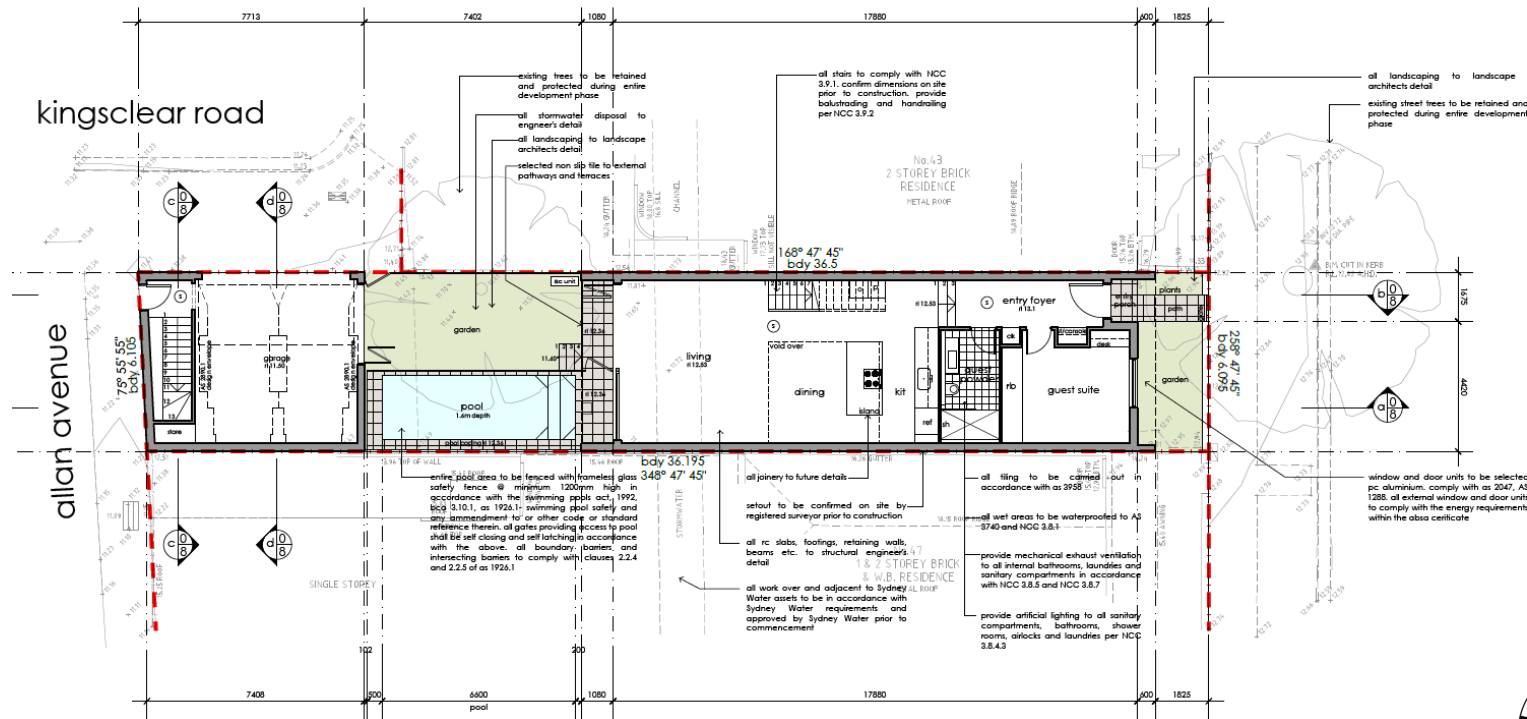
Proposal



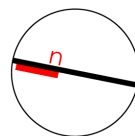
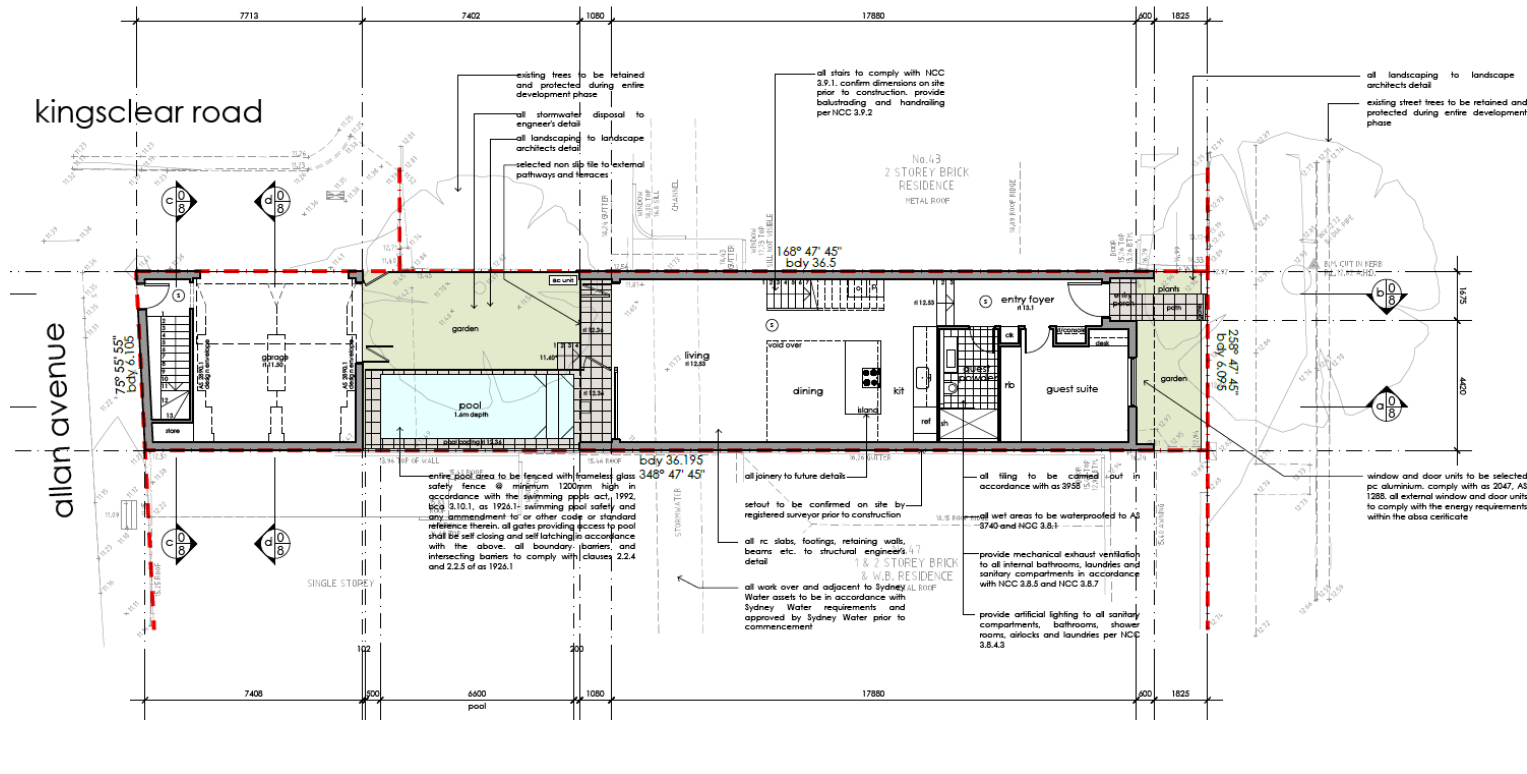
Proposed Demolition Plan



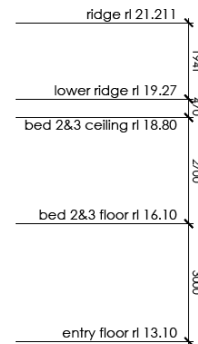
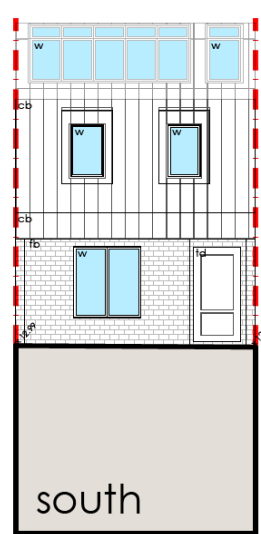
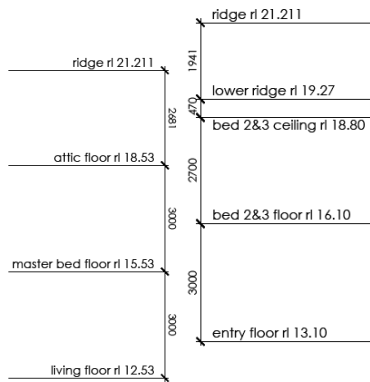
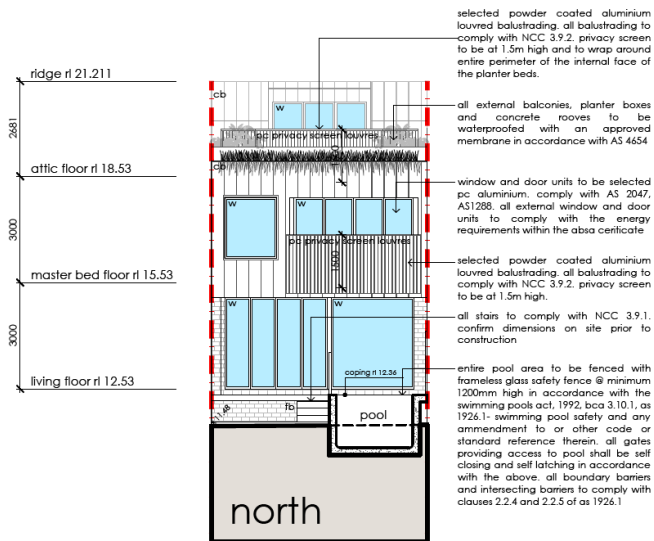
Proposed Roof Plan



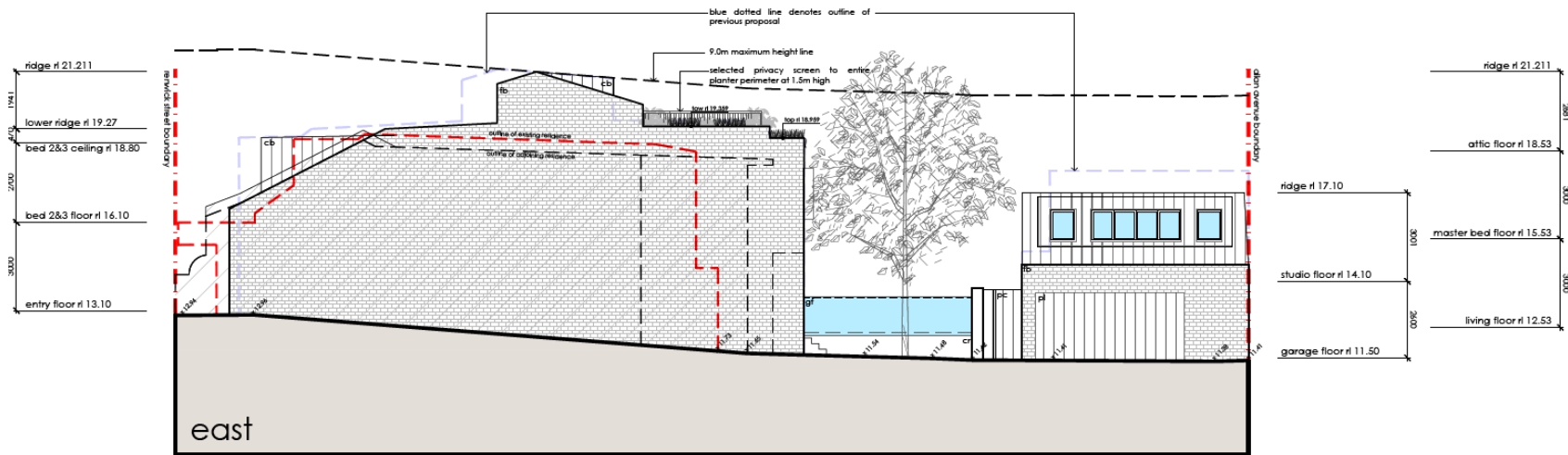
Proposed Ground Floor Plan



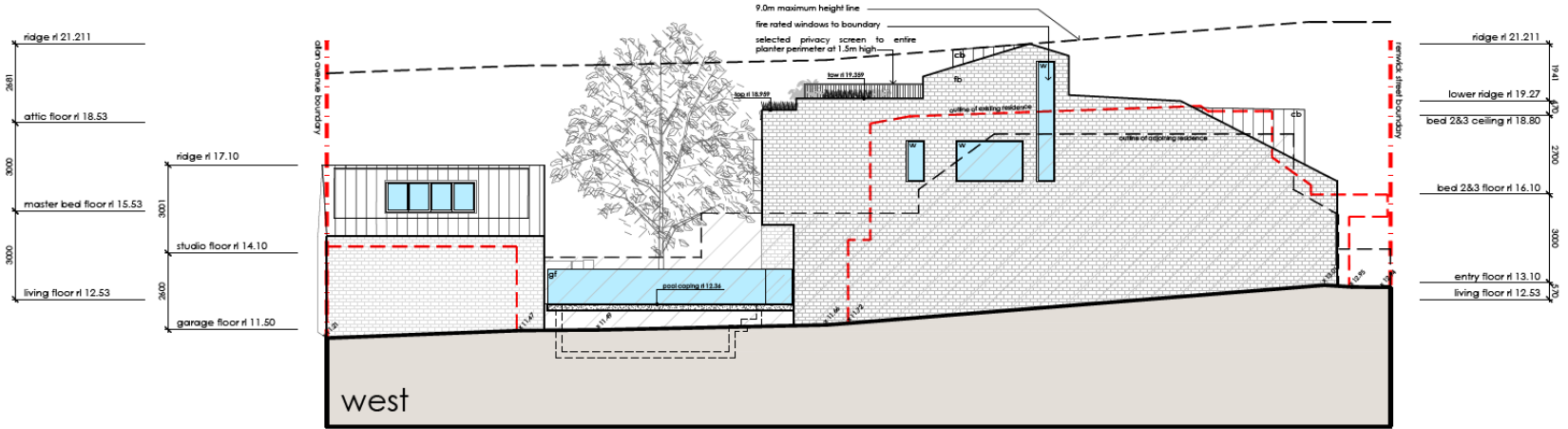
Proposed First Floor Plan



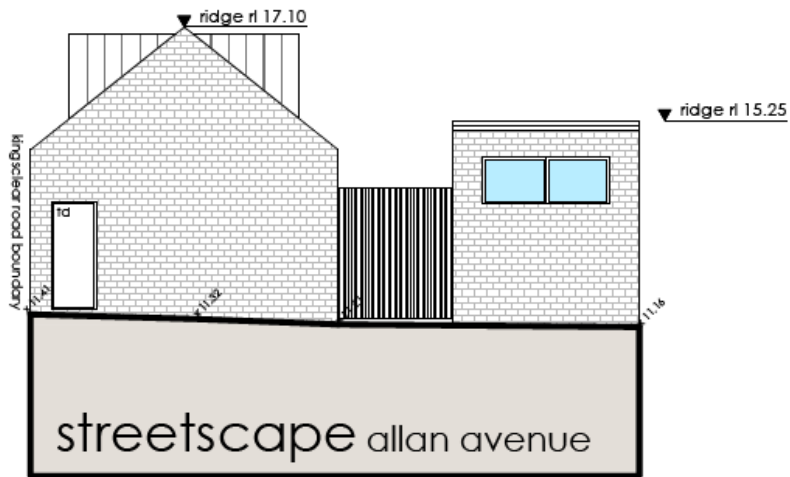
Proposed North (rear) and South (front) Elevations



Proposed East Elevation



Proposed West Elevation



Proposed Allen avenue (rear) and Renwick Street (front) elevations

Compliance with key LEP standards

	control	proposed	compliance
height	9m	9m	yes
floor space ratio	1:1	0.97:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys at rear 1 storey at street frontage	3 storeys	no

Issues

- Design Excellence
- non-compliance with design requirements of the Sydney Development Control Plan 2012
- non-compliance with the Height in Storeys Control
- heritage

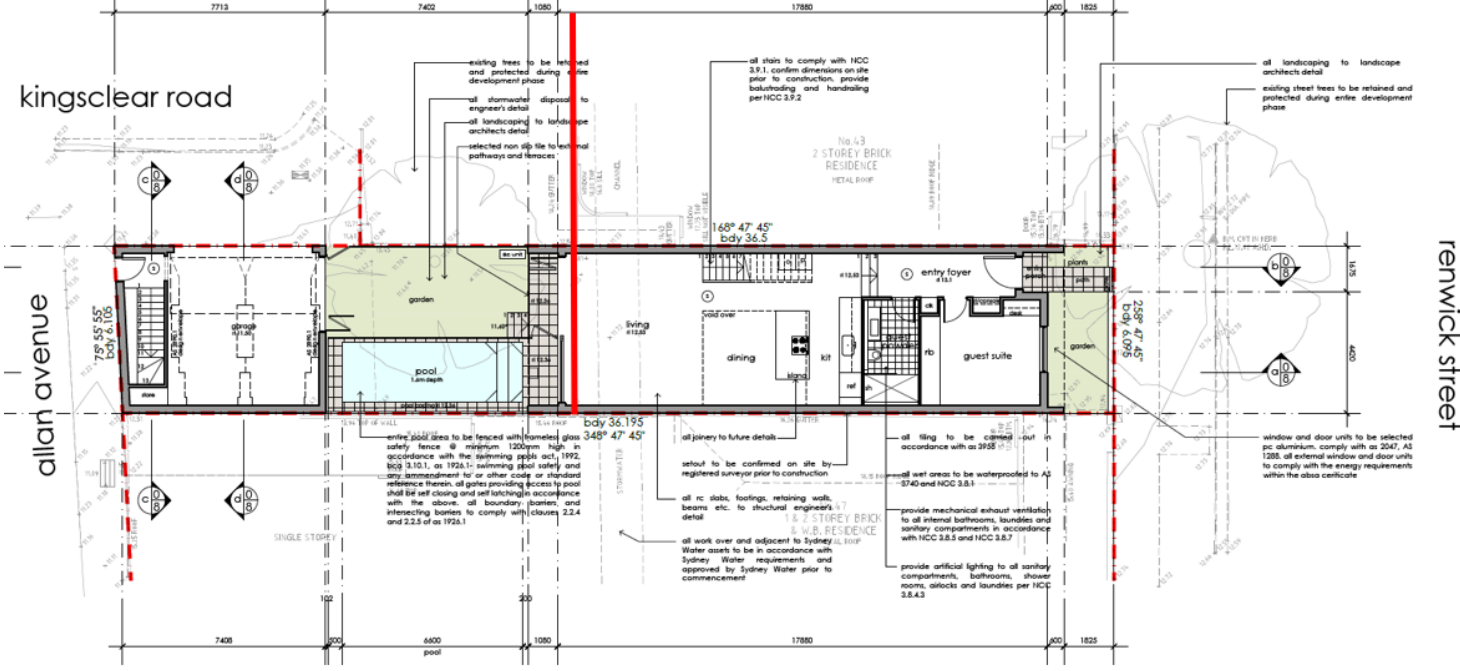
Design Excellence

- Proposed built form is contrary to the matters of section 6.21C(2) of the LEP in that it is:
 - not suitable or appropriate for the site
 - fails to provide a sympathetic design that responds to the existing built form in the street
 - impacts the heritage significance of the Kingsclear HCA; and
 - results in a bulk and scale that is much larger than the existing dwelling
- Consent cannot be granted as per section 6.21C(1) of the LEP.

Provision 4.1 Sydney DCP

- Proposal fails to meet the design objectives of the DCP including:
- maximum height in storeys of 1 storey at street frontage and 2 storeys at the rear
- proposal consists of a 3 storey built form
- inconsistent first floor rear building line – 1.8m further out than neighbour
- first floor rear balcony and roof top terrace – privacy issues and borrowed amenity.
- side windows – borrowing amenity from No. 47 Renwick Street

Predominate first floor setback



Heritage

- Site within a heritage conservation area
- proposal fails to provide a modern interpretation of a single storey built form to the street
- proposal includes inappropriate elements that result in adverse impacts on neighbouring contributory buildings
- proposal does not compliment the character of the conservation area

Recommendation

- Refusal