

# Local Planning Panel

11 October 2023

# Application details

898 Elizabeth Street, Zetland

D/2023/243

Applicant/Owner: Ms M Kanga

Designer: SBH DESIGN

# Proposal

- alterations and additions to existing terrace
- construction of a secondary dwelling above a garage

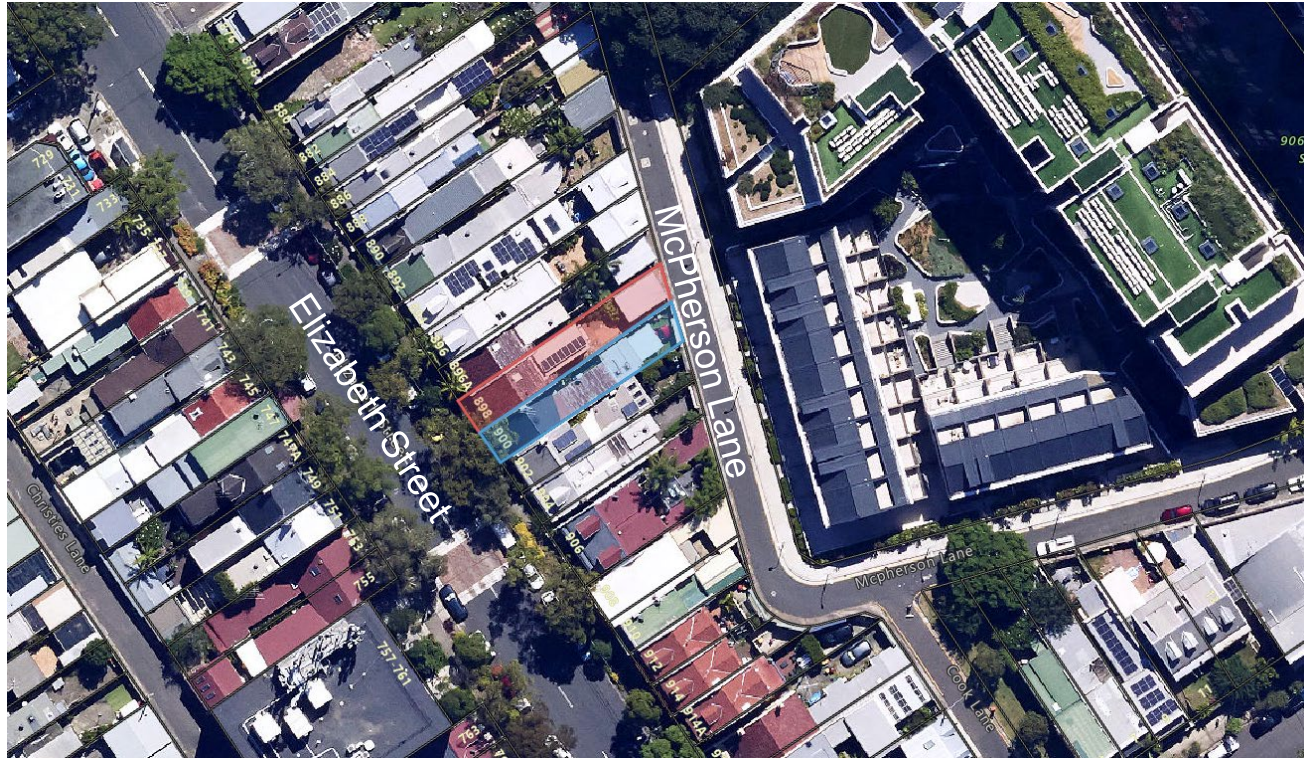
# Recommendation



- approval subject to conditions

# Notification

- exhibition period: 11 April – 10 May 2023
- 439 owners and occupiers notified
- 1 submission received

# Submissions



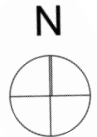
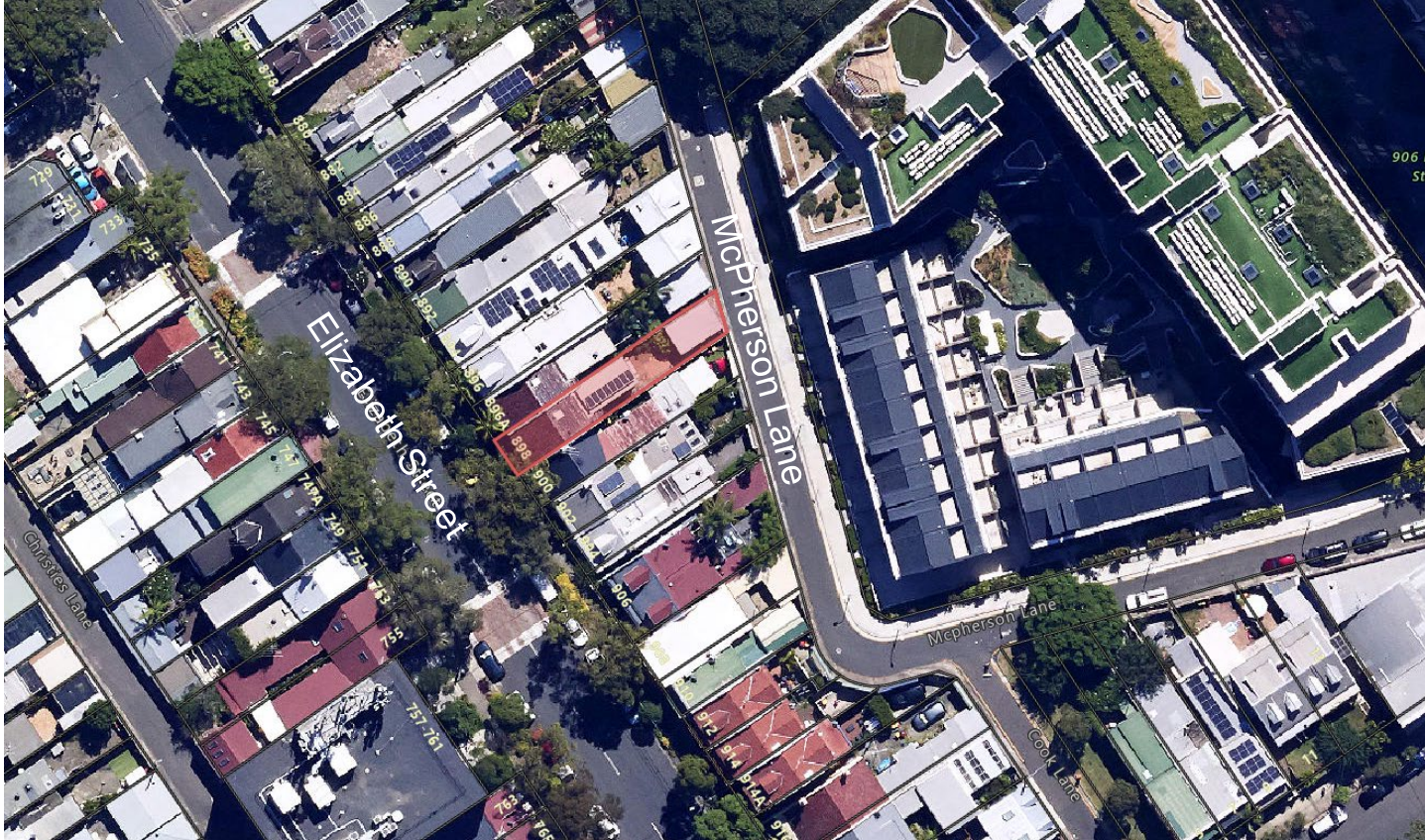
-  subject site
-  submitters

# Submissions

- overshadowing
- condition to ensure visual privacy protection
- condition to require dilapidation report



# Site







site viewed from Elizabeth Street





site viewed from McPherson Lane



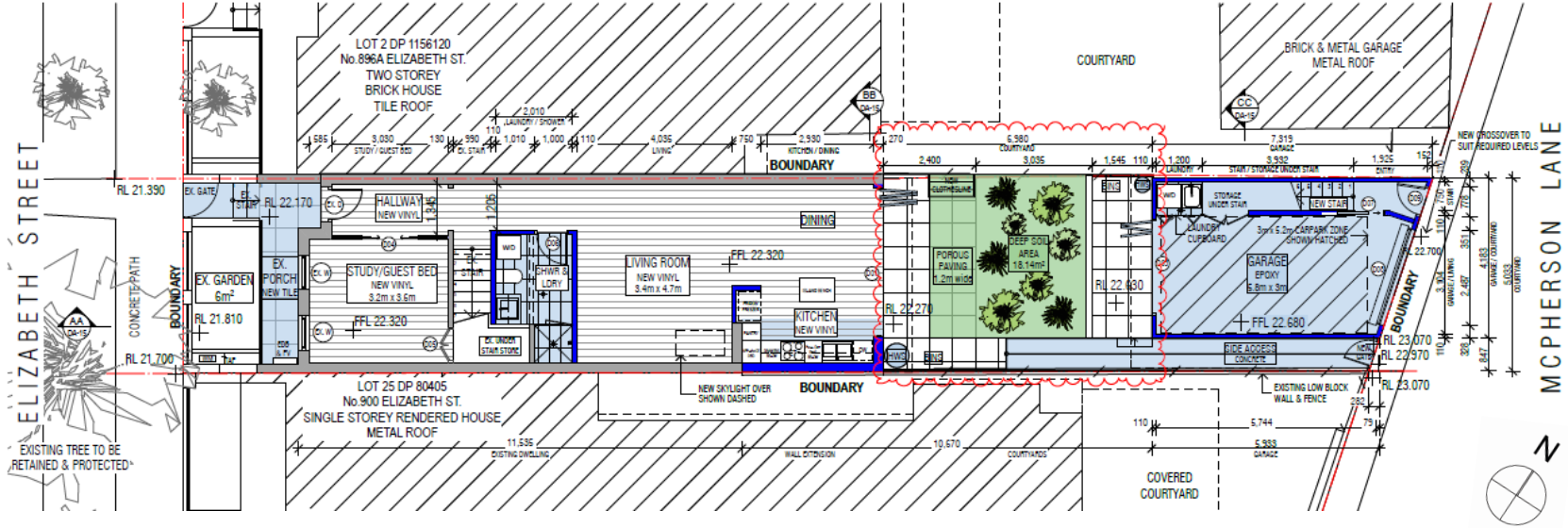
west side of McPherson Lane





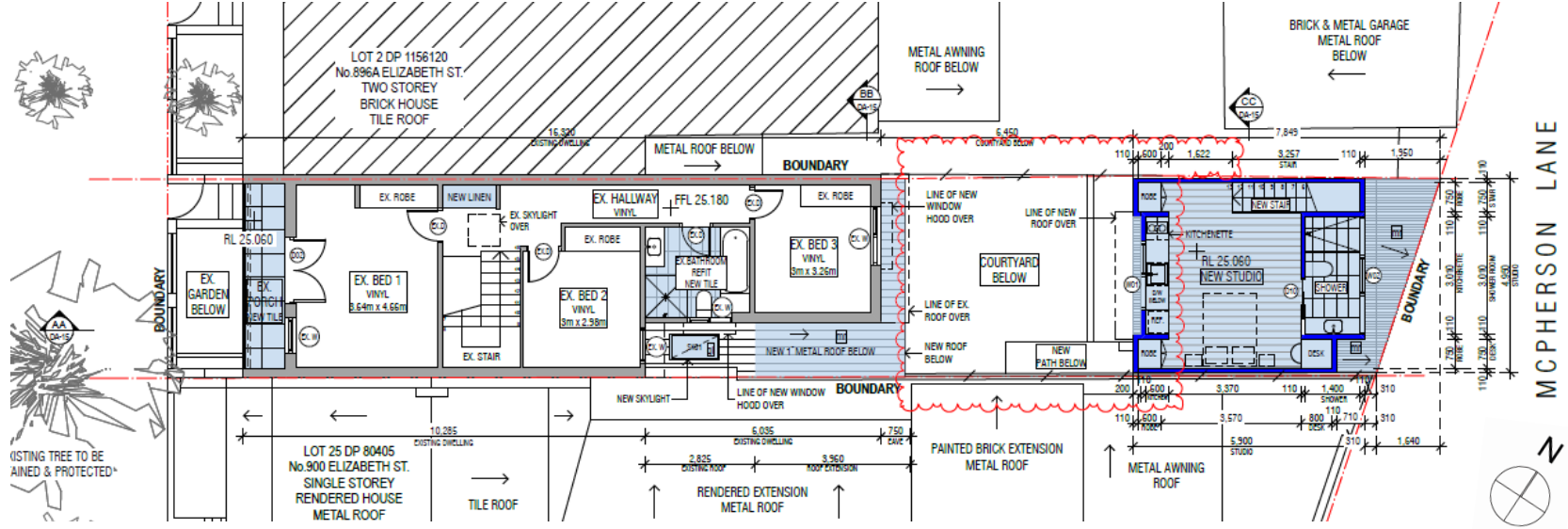
east side of McPherson Lane

# Proposal

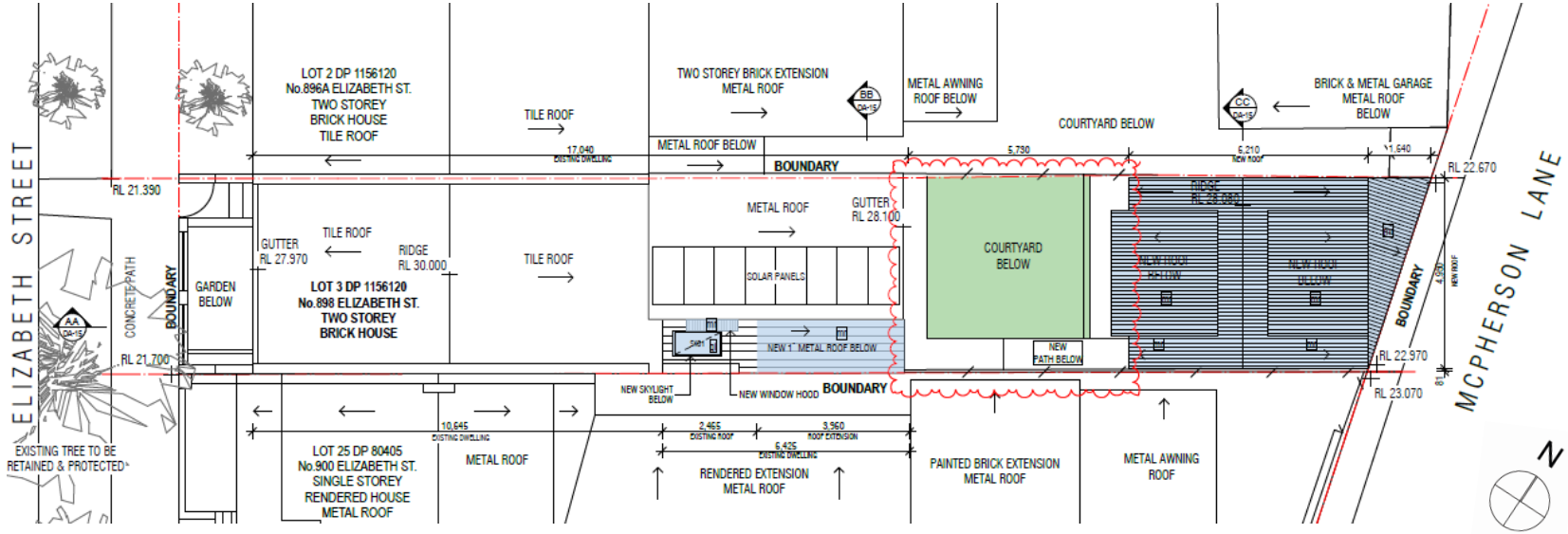


ground floor plan

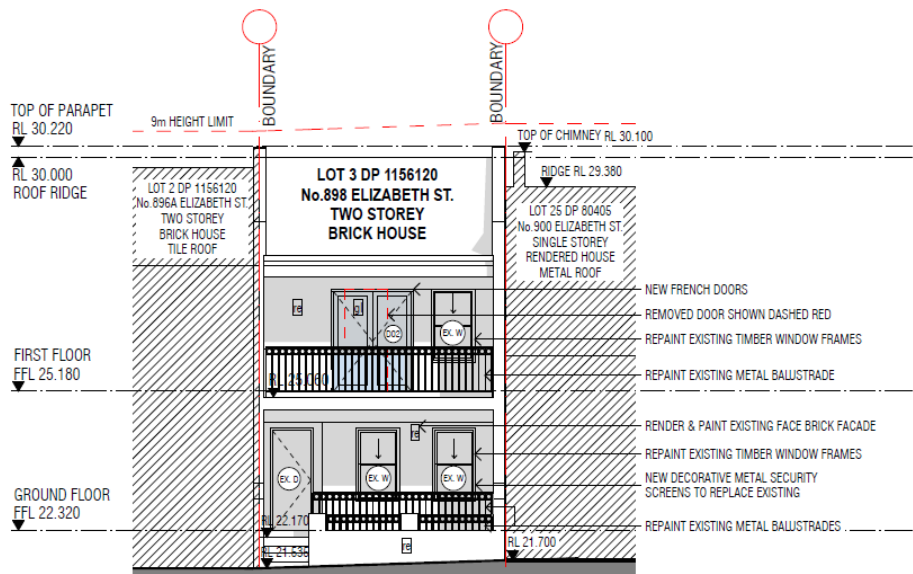




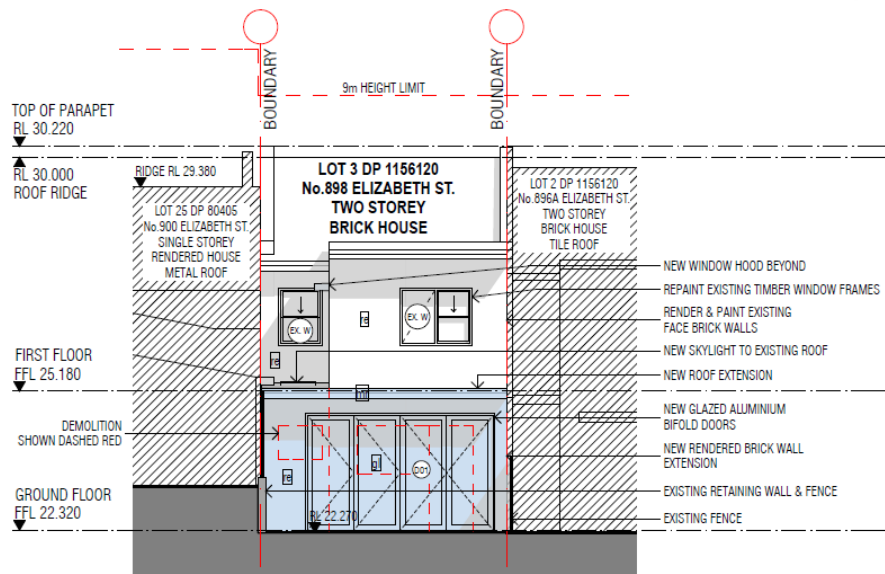
first floor plan



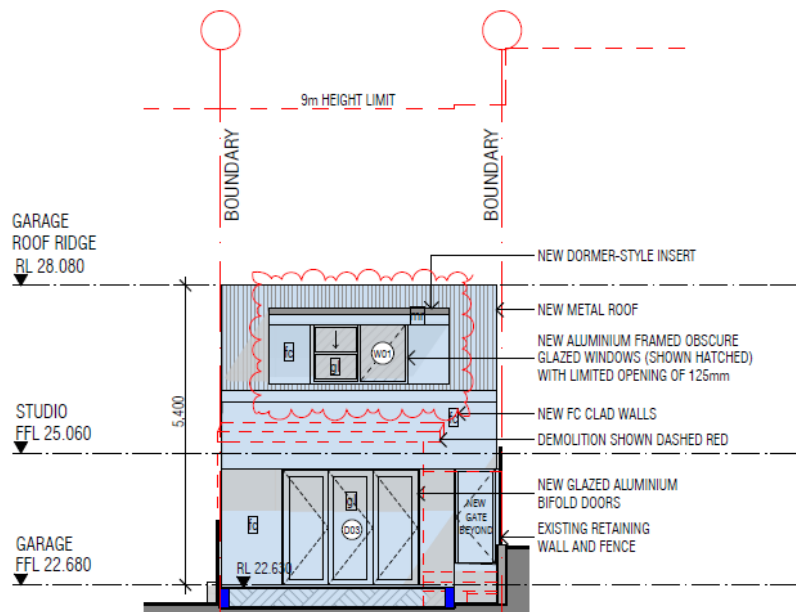
roof plan



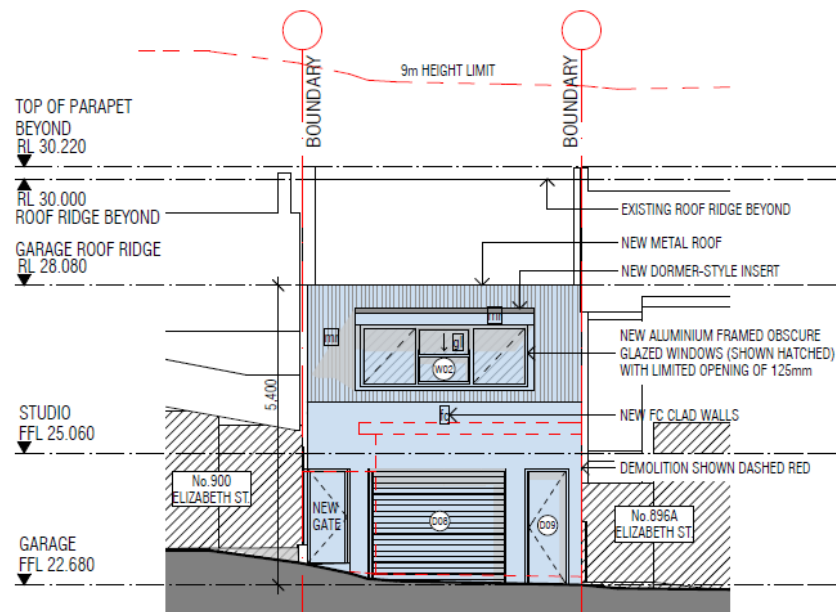
Elizabeth St elevation



terrace - internal elevation

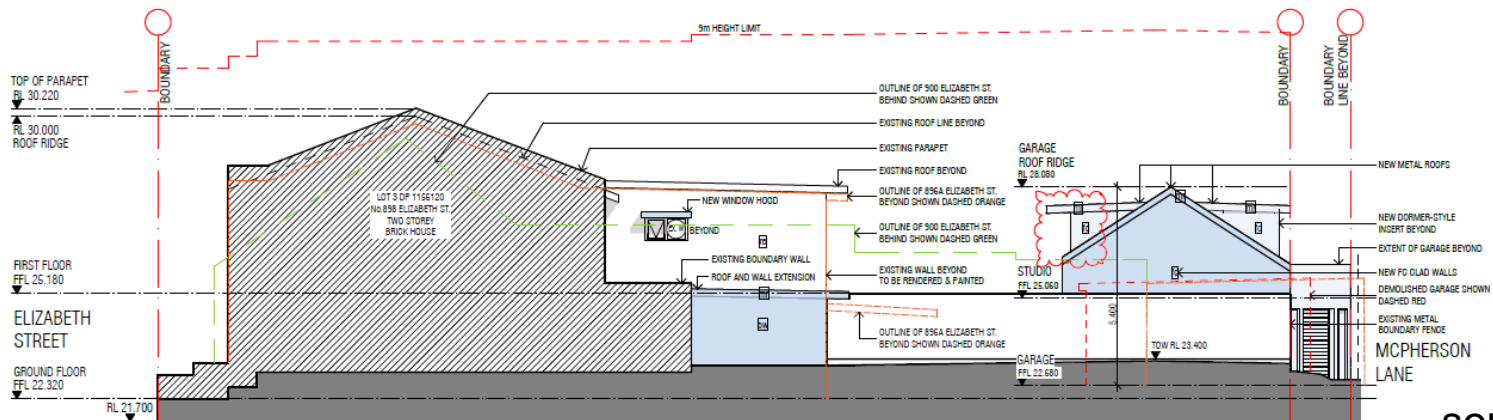


laneway structure – internal elevation

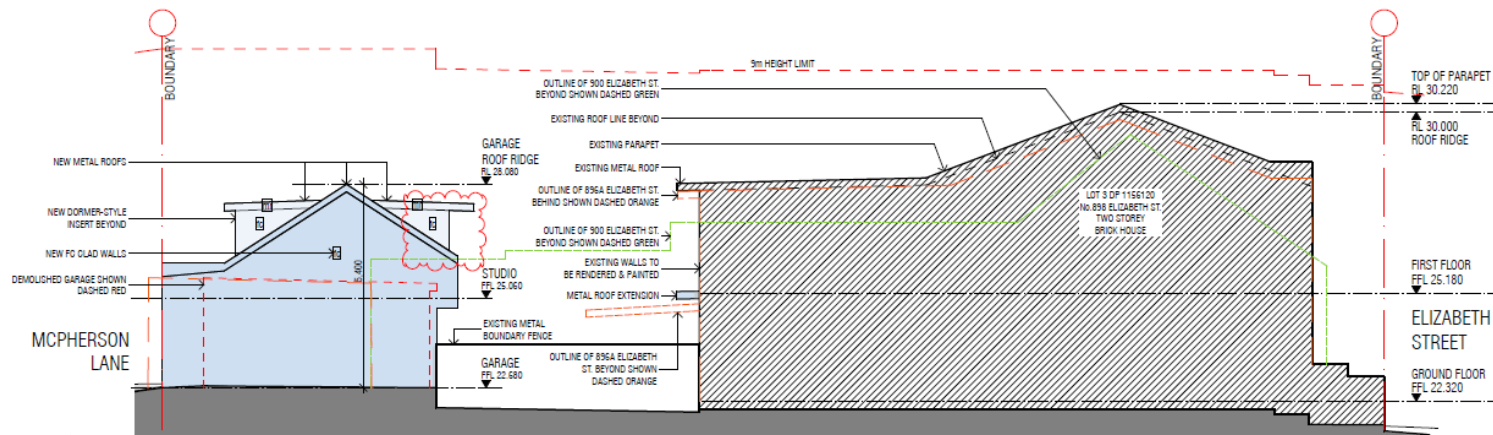


McPherson Lane elevation

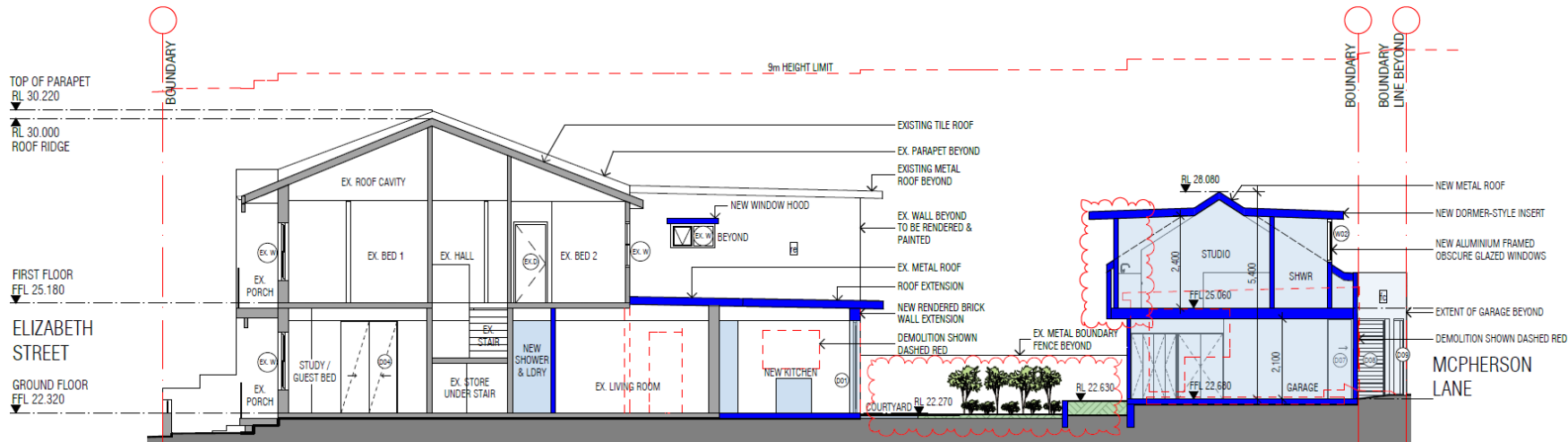




southeast elevation



northwest elevation



long section

# Compliance with key controls

	control	proposed	compliance
height	9m	8.685m (unchanged)	yes
height in storey	2 storey	2 storey	yes
FSR	1.5:1	0.9:1m	yes

# Issues

- laneway structure – built form
- minimum site area
- overshadowing

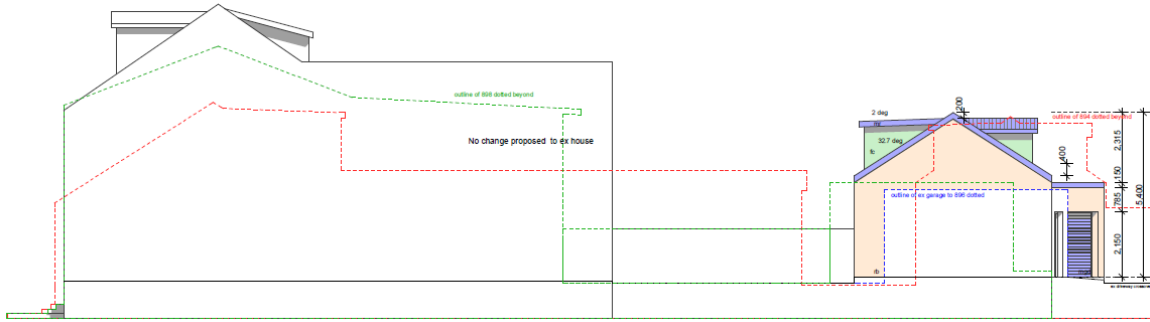


# Laneway structure – built form

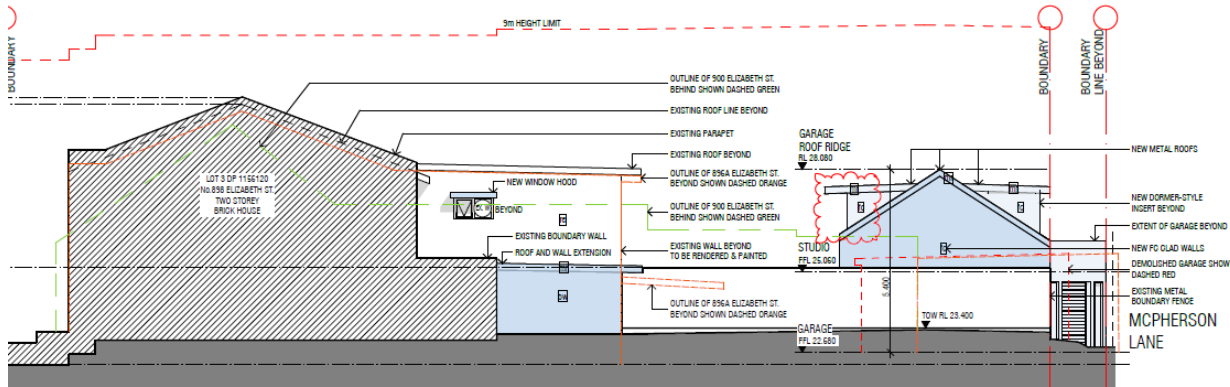
- the proposed built form responds to that of 894 and 896 Elizabeth St
- one-storey height with a gable roof and 2 dormer-style inserts
- compliant 5.4m height



# Laneway structure – built form



896 Elizabeth St – approved and built



proposed

# Minimum site area

- Housing SEPP - S53(2)(a) site area development standard – minimum 450m<sup>2</sup>
- objective to prevent the consent authority from requiring more onerous standards on that matter
- subject site area is 160.9m<sup>2</sup> - a variation of 64.24%
- proposed built form is consistent with DCP S4.1.6, and responds to that of 894 and 896 Elizabeth Street
- acceptable amenity to subject site and neighbouring properties
- Clause 4.6 request is supported

# Overshadowing

- compliant level of solar access to the subject site:
  - >2 hours to >1sqm of the terrace's living room glazing
  - >2 hours to >8sqm of private open space
- partially-compliant solar access to 900 Elizabeth St:
  - >2 hours to >1sqm of the terrace's living room glazing
  - >2 hours to 6sqm of POS, but acceptable

# Recommendation

- approval subject to conditions