

Local Planning Panel

11 October 2023

Application details

2 x development applications

2 x adjoining sites (both demolition and rebuild)

2 x separate applicants / owners

using same designer

46 Victoria Street & 48 Victoria Street, Beaconsfield

D/2023/50 & D/2023/5

Application 1 details

46 Victoria Street, Beaconsfield (northern dwelling)

D/2023/50

Applicant: Local Approvals

Owner: C Hernandez, A Gayla

Designer: Rahma Khammari

Application 2 details

48 Victoria Street, Beaconsfield (southern dwelling)

D/2023/5

Applicant: K A Tran

Owner: K A Tran

Designer: Rahma Khammari

Proposal

- demolition of existing dwellings and site fences and construction of:
 - two 3 storey, 4 bedroom dwellings
 - single car garages with studios above

Recommendation

authority be delegated to the CEO to determine the applications following the public exhibition of the relevant VPA's and considering any public submissions received

Notification

46 Victoria Street (D/2023/50)

- exhibition period 1 February 2023 until 16 February 2023
- 24 owners and occupiers notified
- no submissions received

48 Victoria Street (D/2023/5)

- exhibition period 17 January 2023 and 1 February 2023
- 25 owners and occupiers notified
- no submissions received

Sites



46 Victoria Street (shaded blue) & 48 Victoria Street (shaded red)



46 Victoria Street and 48 Victoria Street



sites viewed from Victoria Lane



46 Victoria Street (front and rear yards)

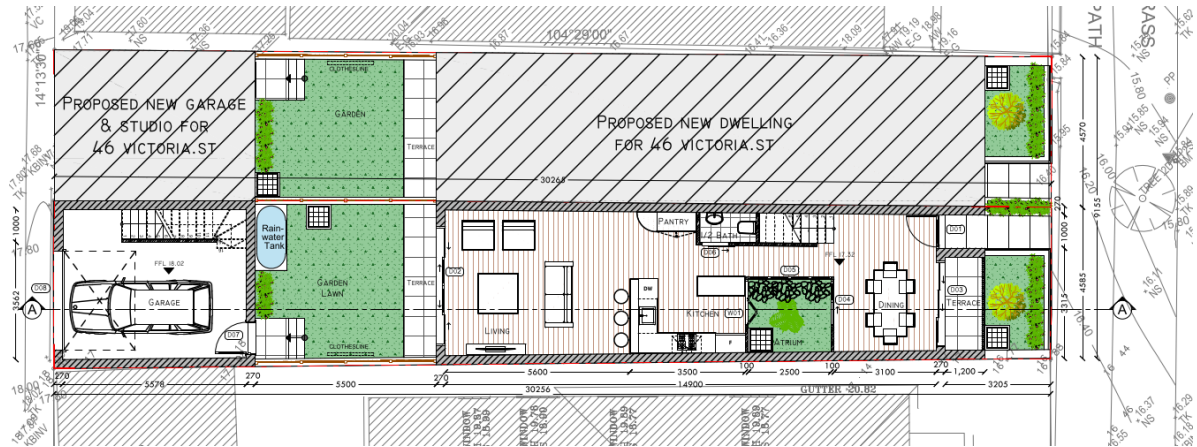


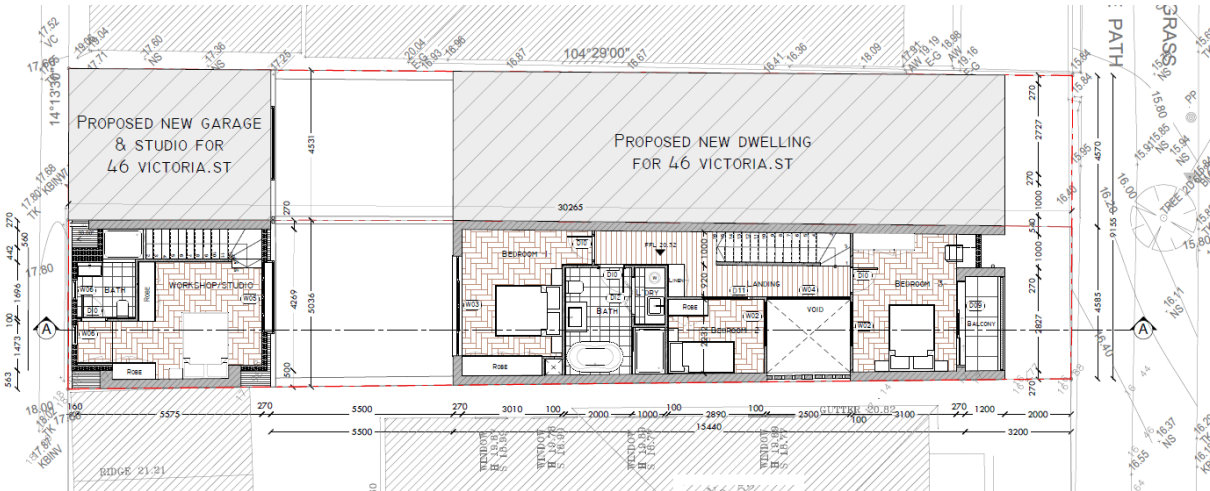
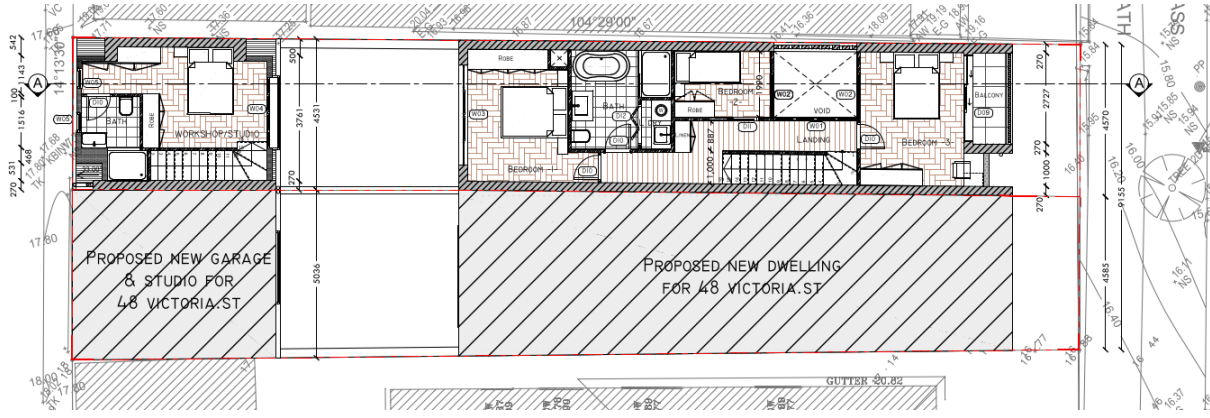
48 Victoria Street (front and rear yards)



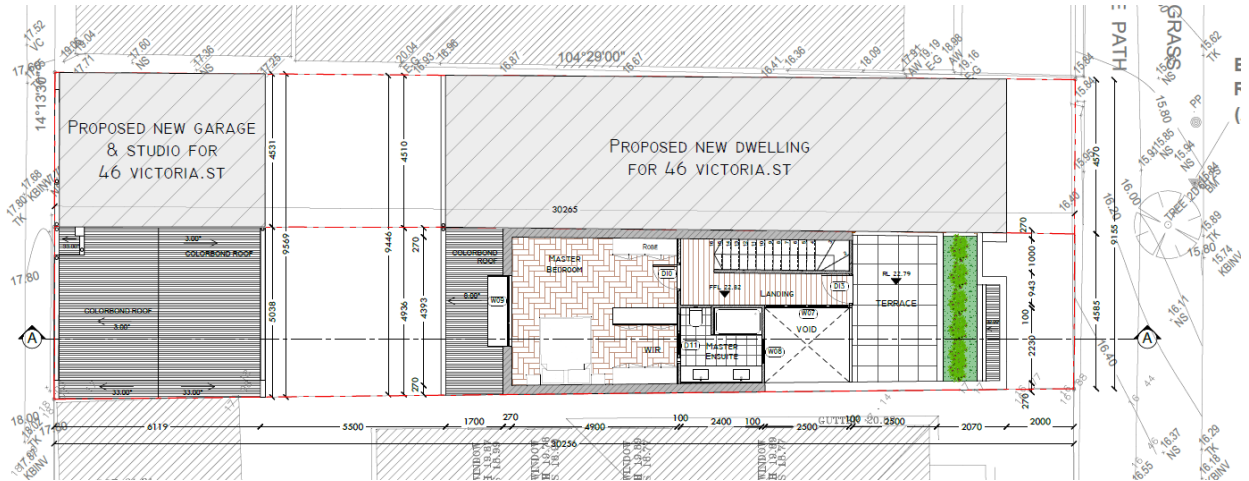
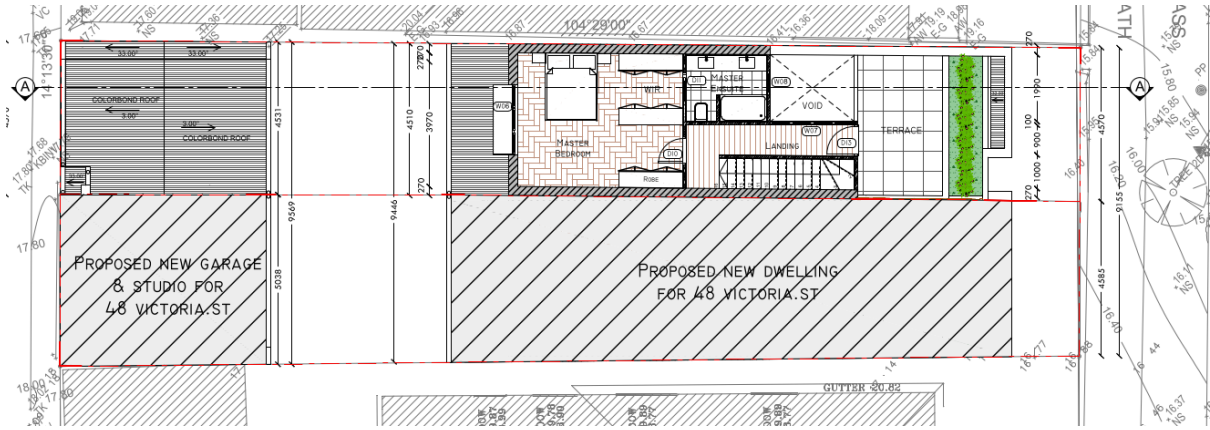
recent development to south - 52 Victoria

Proposals

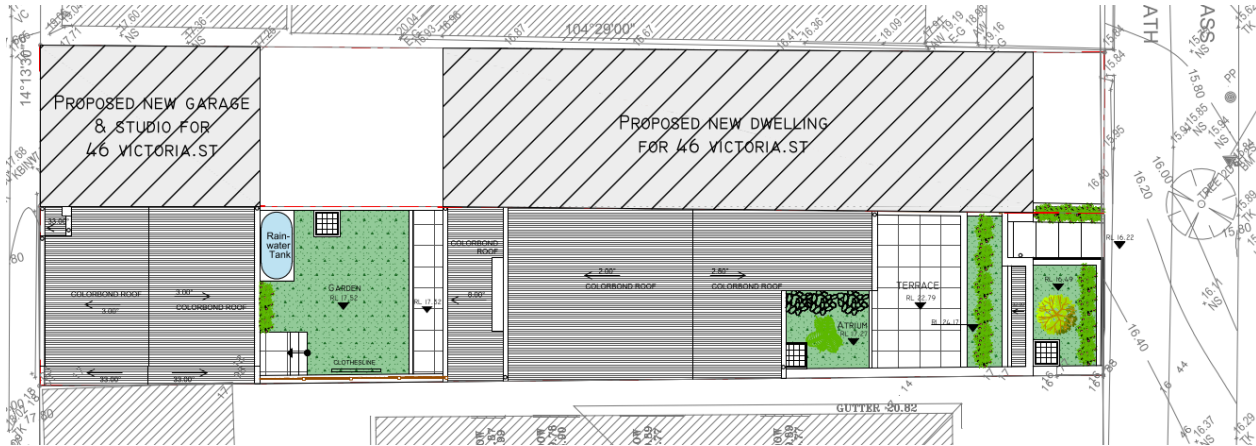
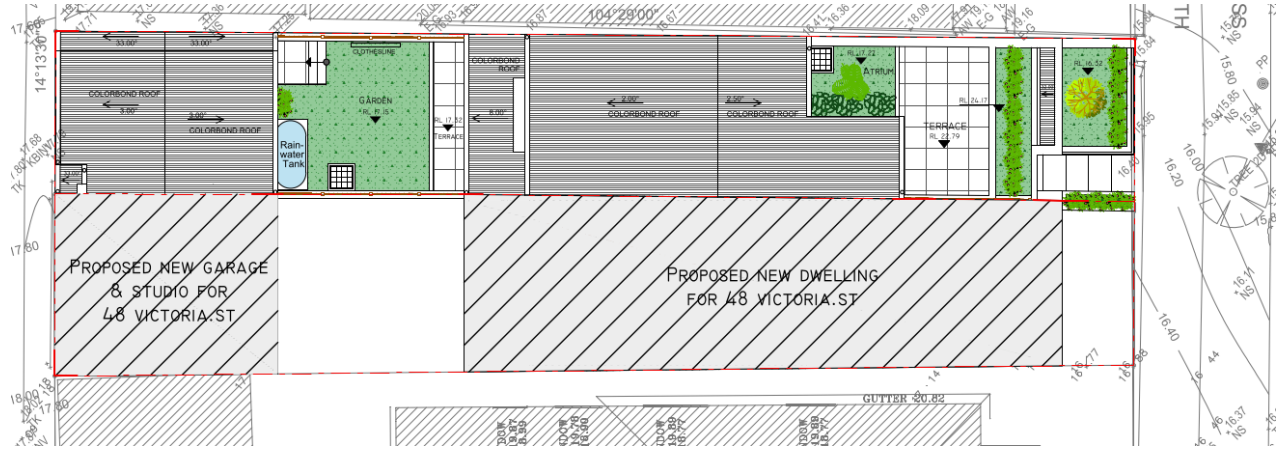




level 1 plans



level 2 plans



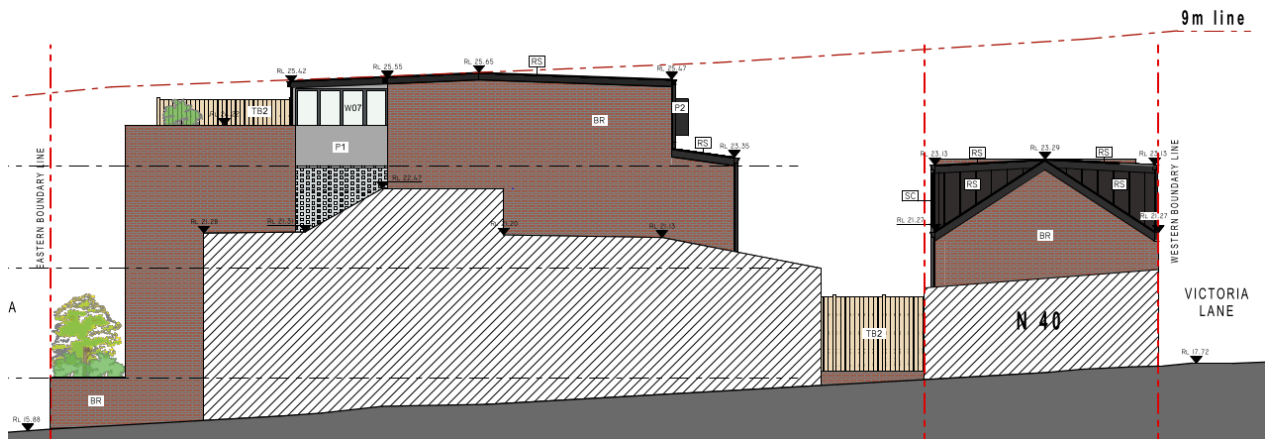
roof plans



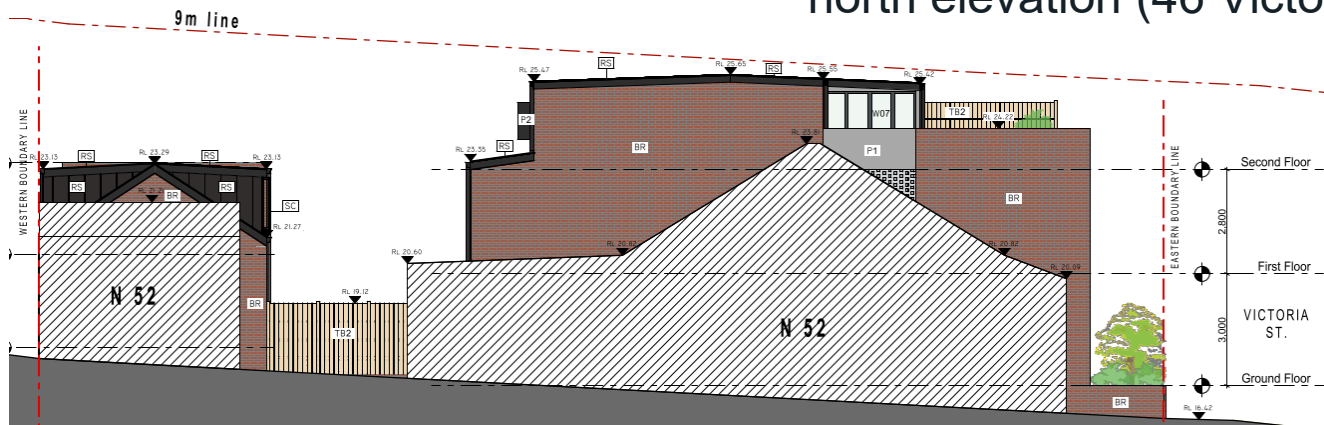
combined east elevation - Victoria Street



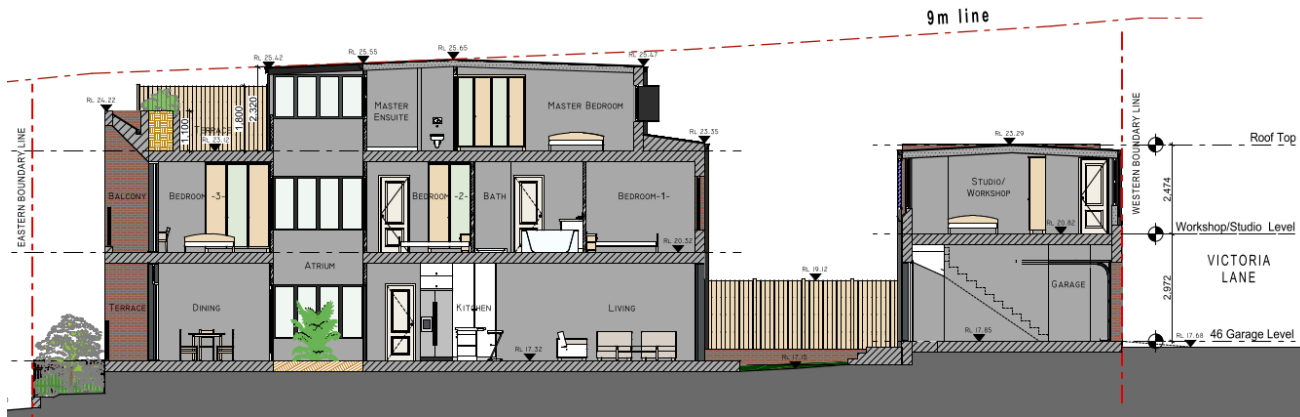
combined west elevation - Victoria Lane



north elevation (46 Victoria Street)



south elevation (48 Victoria Street)



long section (46 Victoria Street)



long section (48 Victoria Street)

Compliance with key LEP standards

	control	proposed	compliance
height	9m	9m - both dwellings	yes
floor space ratio	1.25:1 with community infrastructure	1.1:1m - both dwellings 151.6 sqm – no 46 164.6 sqm – no 48	yes
car parking	2 spaces	1 space - both dwellings	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	3 storeys	no
fences	1.8m (side)	2.4m (46 Victoria Street)	no
laneway building	5.4m height	5.7m (46 Victoria Street) 5.6m (48 Victoria Street)	no

Issues

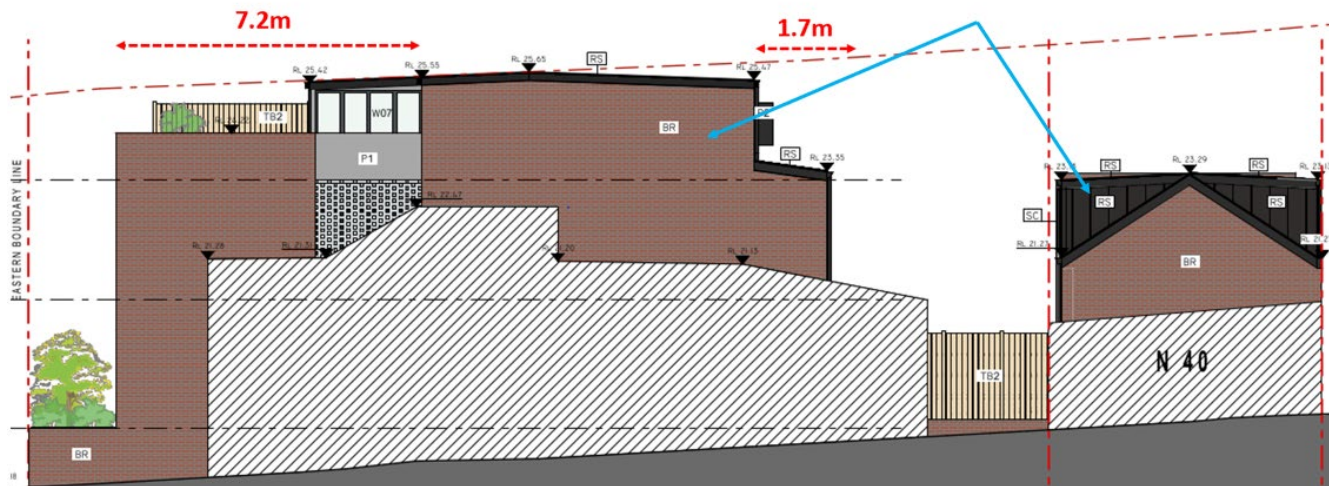
- height in storeys - materiality
- visual privacy
- Voluntary Planning Agreements

height in storeys & materiality

- height in storeys control - 2 storeys
- both dwellings are 3 storeys at the central part of the site and 2 storeys as viewed from Victoria Street (top floor set back)
- materials treatment can reduce perceived bulk as viewed from rear yards of neighbouring properties and Victoria Lane

height in storeys & materiality

- recommended condition: the northern and side walls of the third storey to be constructed using high quality, vertically profiled metal cladding, mid grey in colour
- match side walls of studios above garages



privacy

- overlooking from/to level 1 bedroom windows
- recommended condition - windows to be redesigned with sill heights of 1.4m and set in from side walls

Voluntary Planning Agreements

- each application subject to a VPA providing for a monetary contribution towards community infrastructure in Green square
- exhibition of VPA's not completed
- recommended that authority be delegated to CEO to determine applications following exhibition

Recommendation

- authority be delegated to the CEO to determine Development Applications No. D/2023/50 & D/2023/5 following the completion of the public exhibition of the VPA's
- consideration be given to granting deferred commencement consent subject to VPA's to be executed prior to the consents becoming operative