

# Local Planning Panel

1 November 2023

# Application details

Address: 56 Allen Street, Glebe

D/2022/1332

Applicant/Owner: Stacey Kouros

Architect: Daniel Boddam Architecture and Interior Design

Planner: Damian O'Toole

# Proposal

- demolition of the existing single storey dwelling and carport (detracting building in HCA)
- construction of new two-story dwelling with double garage, roof garden and plunge pool
- 30% non-compliance with LEP height of buildings control

# Recommendation

- approval subject to conditions

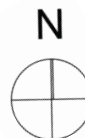
# Notification



- exhibition period 10 January 2023 to 26 January 2023
- 25 owners and occupiers notified
- 2 submissions received

# Submissions

- bulk impact of extension of brick boundary wall
- privacy impact from roof terrace
- privacy impact from first floor windows on southern boundary
- overshadowing
- retention of existing macadamia tree

# Submissions



-  Subject site
-  Submitters

# Site



site viewed from Allen Street





neighbouring development at 56A Allen Street





neighbouring dwelling at 54 Allen Street









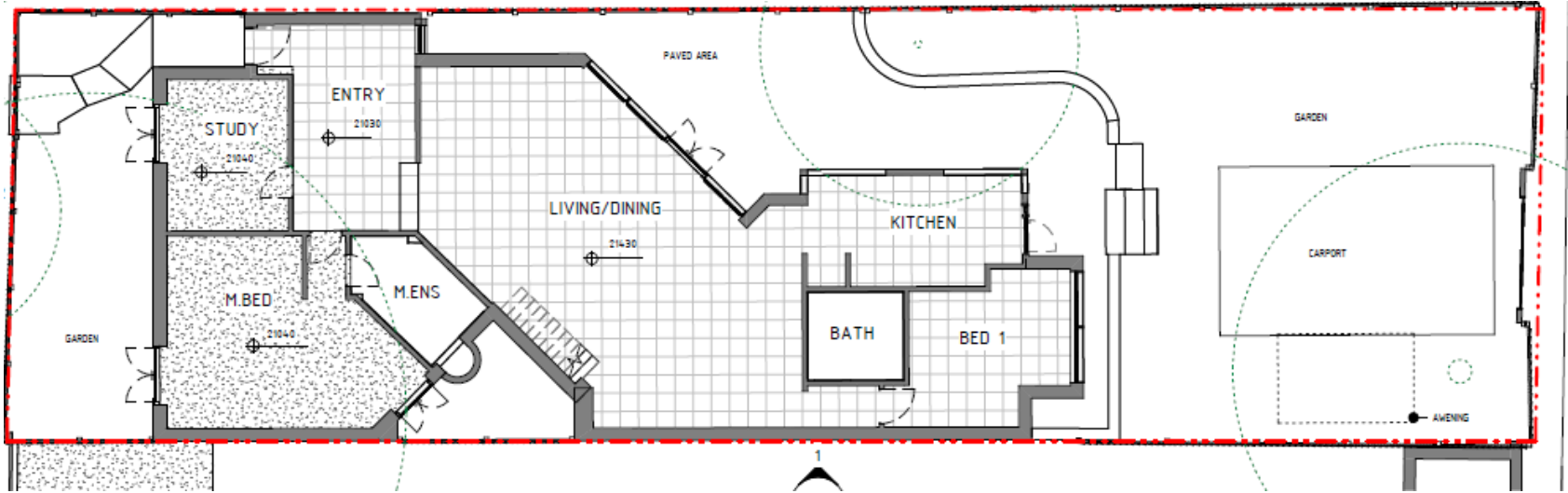




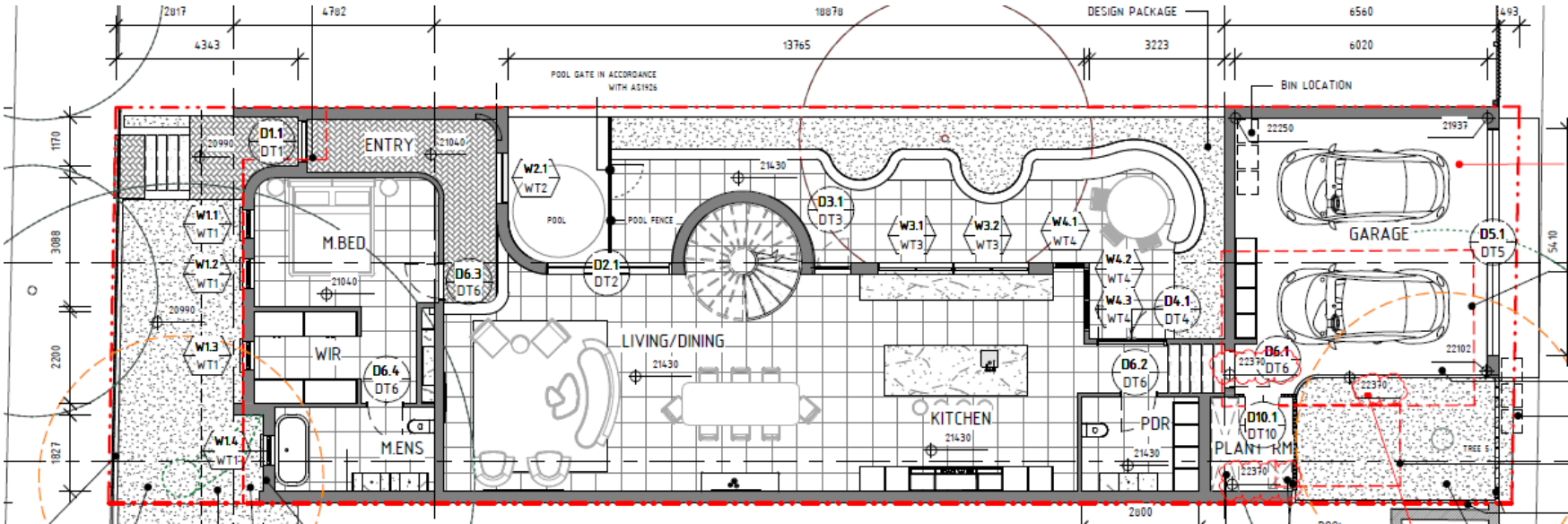
neighbouring dwelling at 54 Allen Street



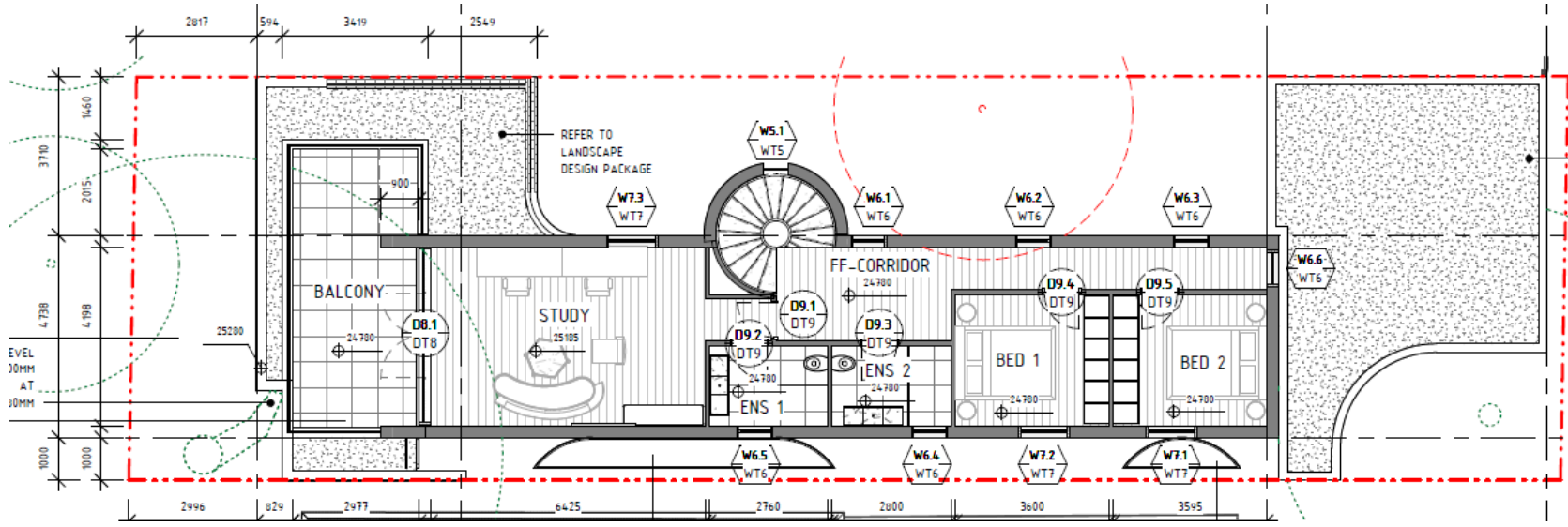
# Proposal



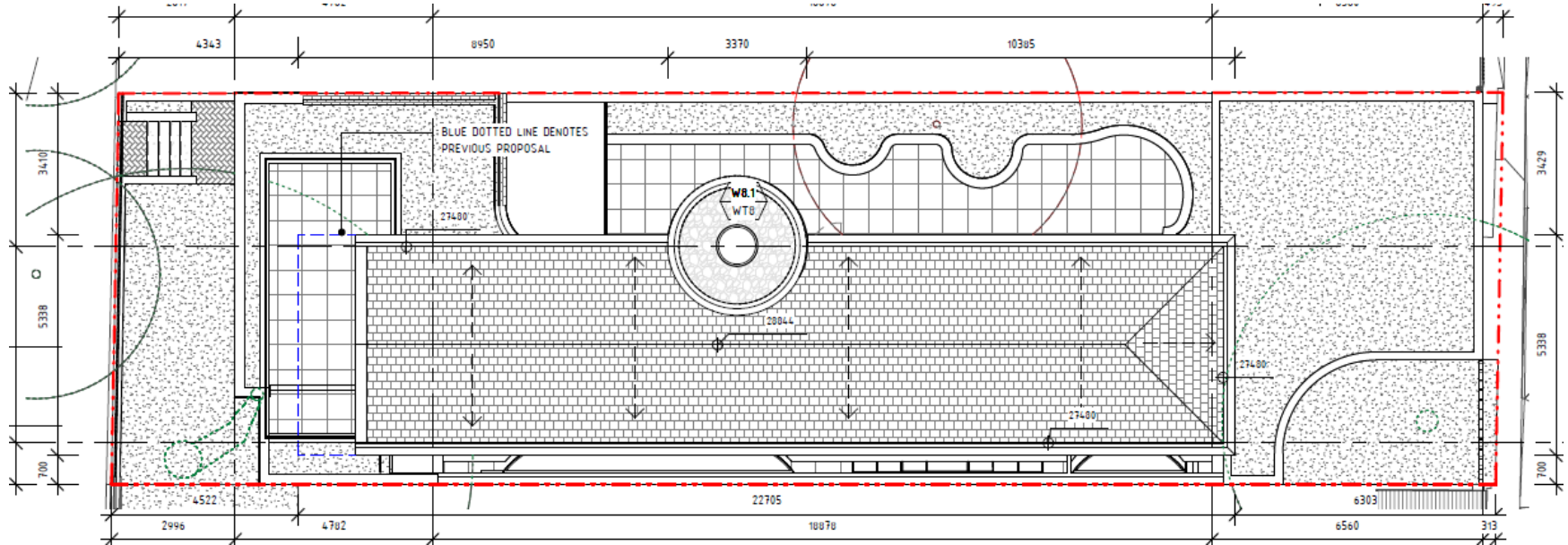
existing building footprint – to be demolished



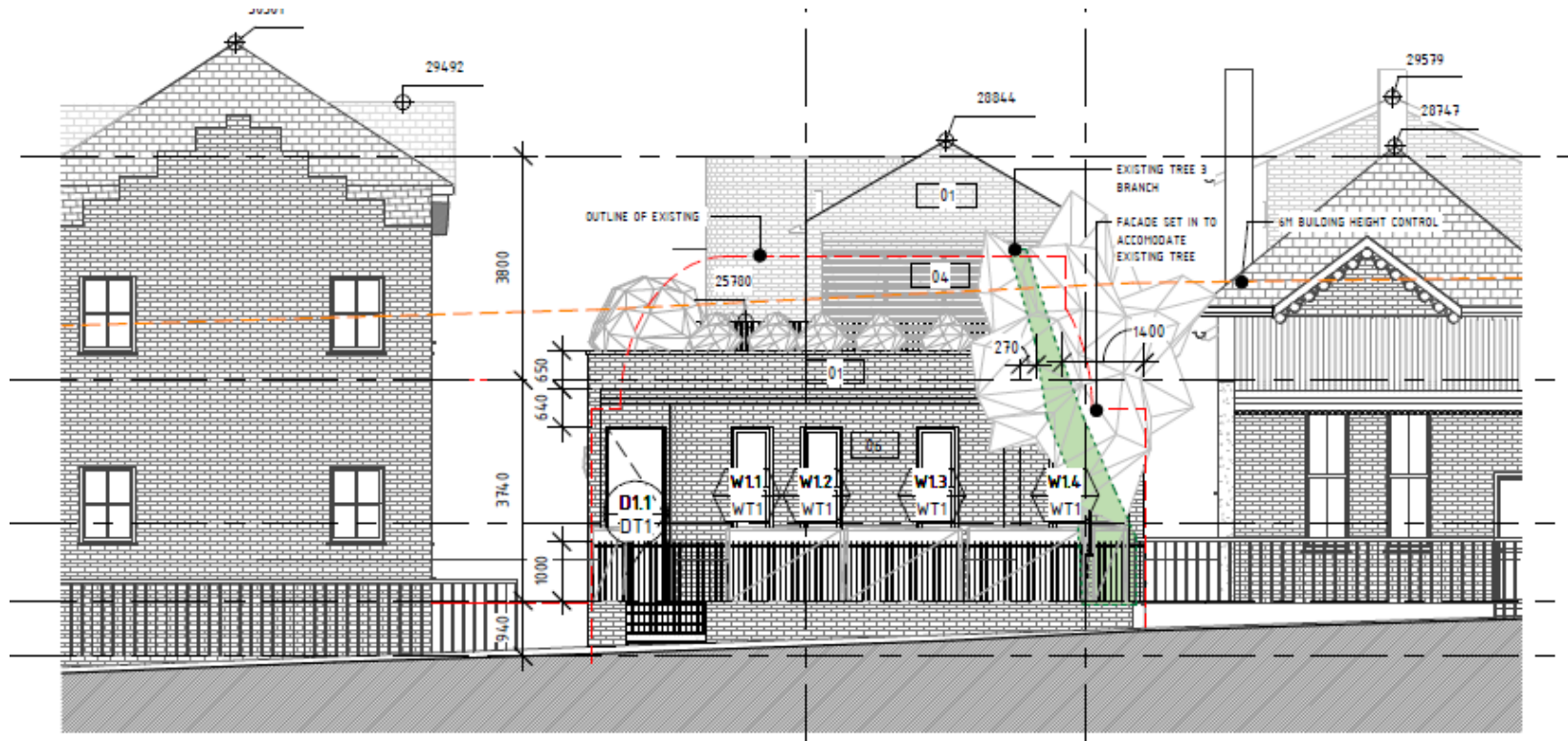
proposed - ground floor



proposed - first floor

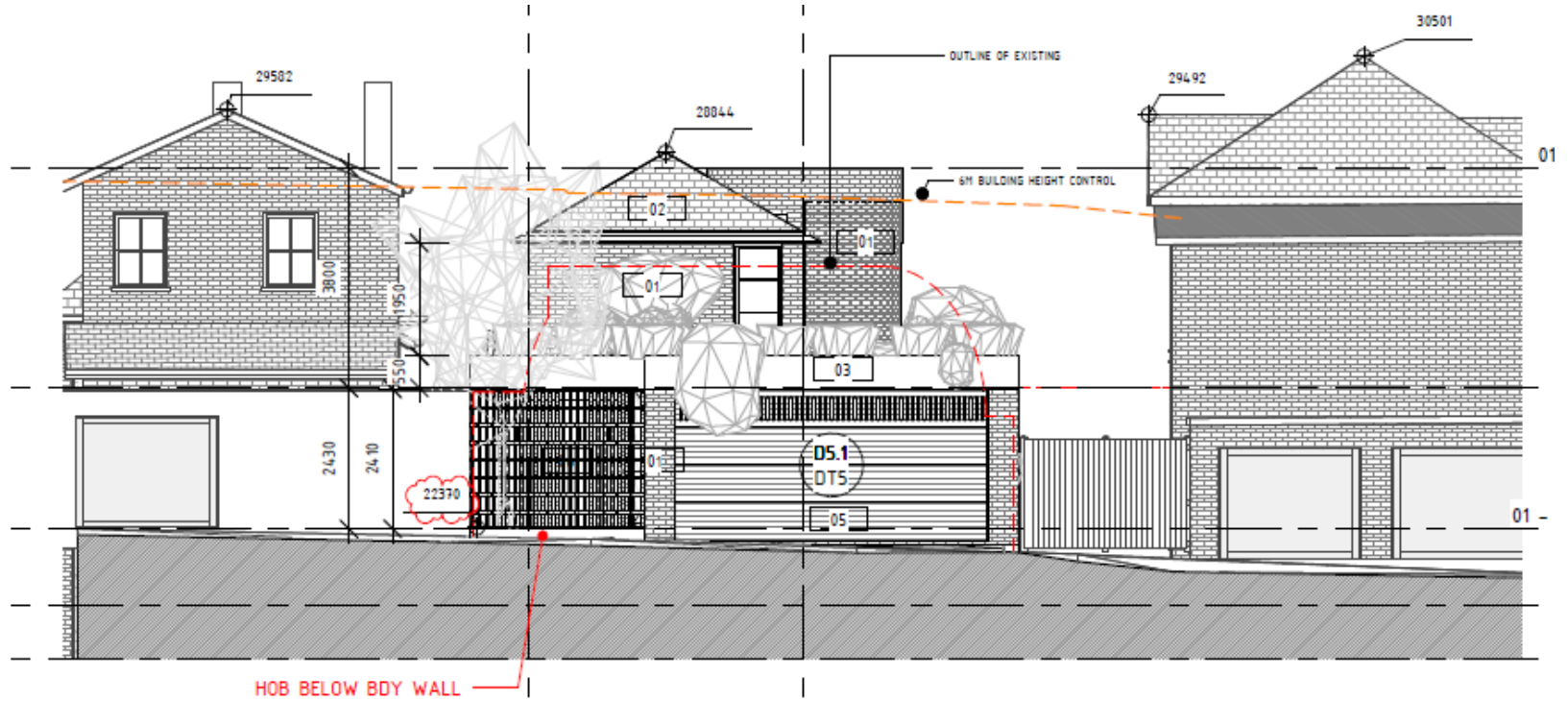


proposed - roof plan

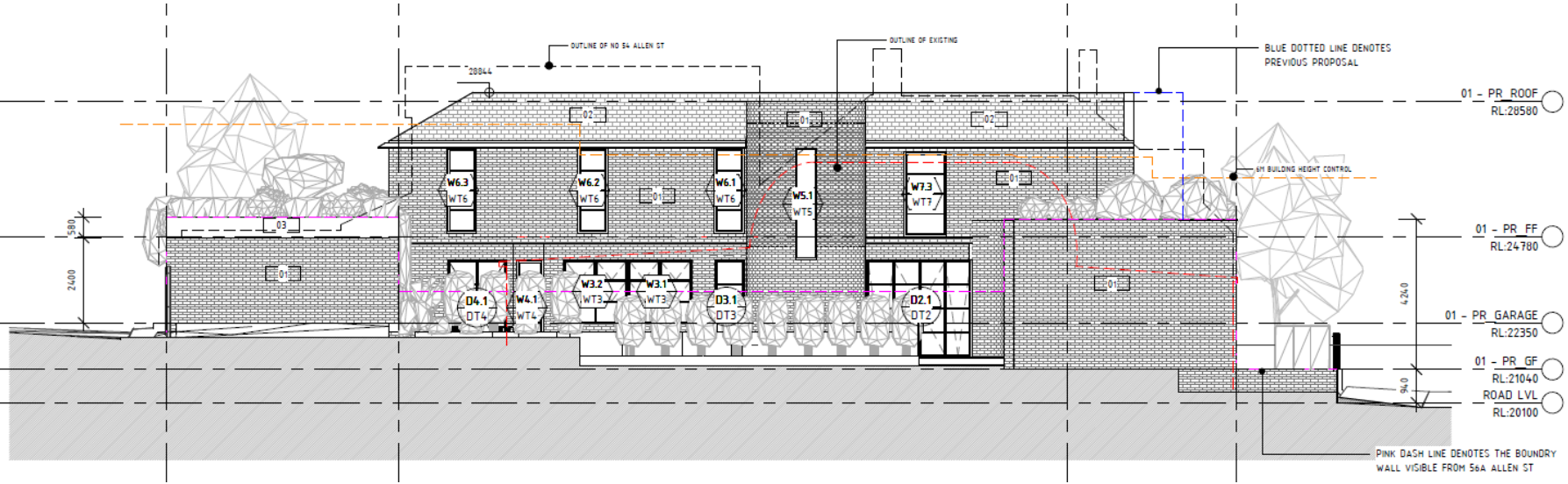


proposed - west (front) elevation

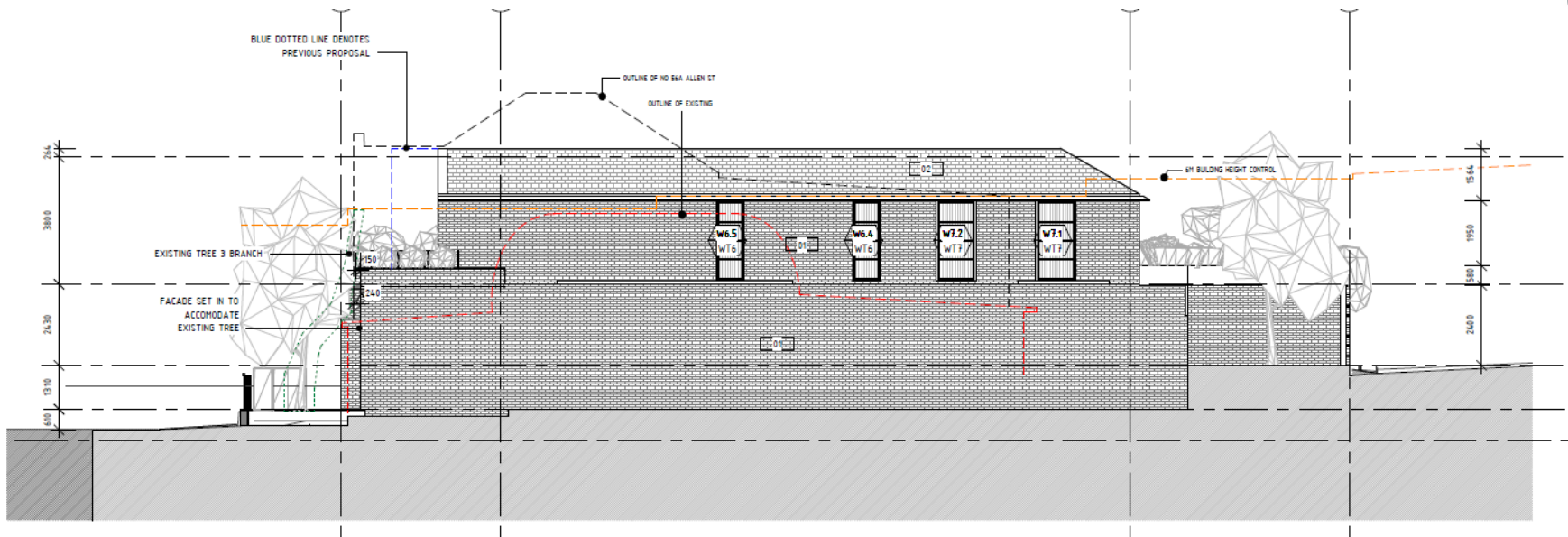




proposed - east (rear) elevation



proposed - north elevation



proposed - south elevation











04 - COPPER



05 - WOOD



06 - COMBINATION BRICK



01 - BRICK



02 - ROOF TILE



03 - RENDER & PAINT

materials

# Compliance with key LEP standards

	Control	Proposed	Compliance
height	6m	7.8m	no clause 4.6 variation request supported
floor space ratio	0.7:1	0.68:1m	yes

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no
solar access	50% of private open space	varying	does not comply with requirement to open space

# Issues

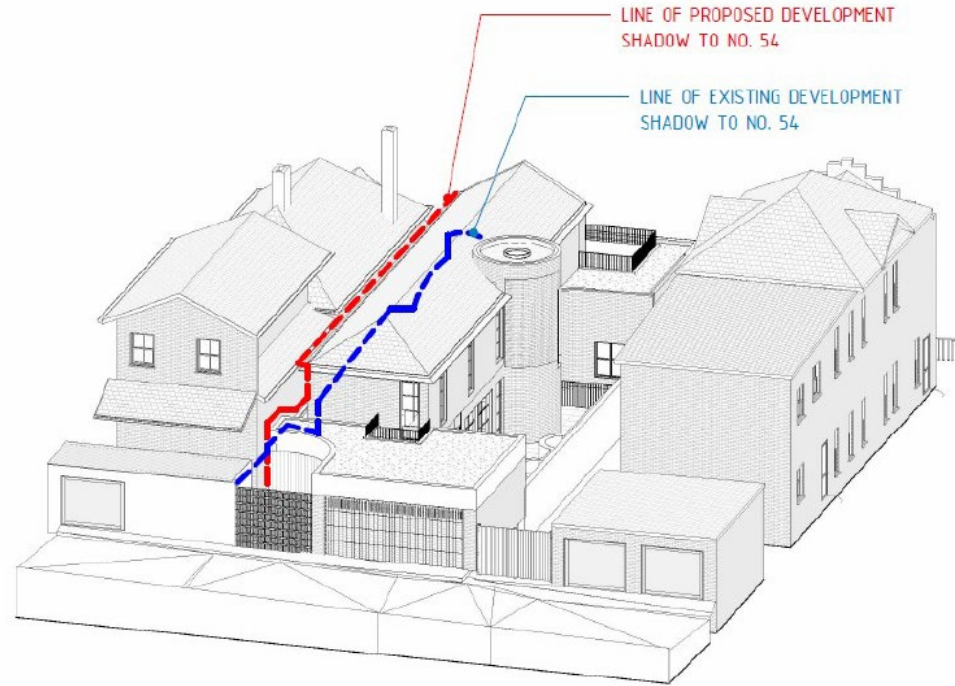
- height (in metres and storeys)
- solar access
- privacy
- tree retention

# Height

- maximum height of buildings control – 6m
- maximum height in storeys control – 1 storey
- proposed 7.8m – non compliance of 30%
- proposed 2 storeys
- built form fits within the streetscape – adjoining dwellings do not comply
- upper floor set back
- does not have significant adverse impacts
- Clause 4.6 request supported



# Height



height/built form is contextually appropriate

# Solar access

- subject site does not receive the minimum required solar access to 50% of private open space
- 9.00am (7.3sqm), 10.00am (6.8sqm), 11.00am (6.8sqm)
- overshadowing is acceptable as:
  - private open space located along the side boundary
  - additional solar access received on the first-floor balcony
  - the noncompliance is marginal

# Solar access

- development will result in additional overshadowing to 54 Allen Street at 2.00pm
- part of the overshadowing (1.3sqm) will cover a rear awning, not private open space
- remaining overshadowing along the side boundary
- DCP Provision 4.1.3.1 (2) states that the control does not apply to windows along a side boundary

# Privacy

- first floor windows to southern boundary (W6.5, W6.4, W7.2, W7.1) overlook 54 Allen Street
- condition recommends privacy measures

# Tree retention

- Tree 3 (Lilly Pilly) on the western boundary and Tree 5 (Macadamia) are to be retained
- both trees are in close proximity to existing and proposed dwelling
- conditions are recommended to ensure that the trees are protected during construction

# Tree retention



Lilly Pilly (Tree 3) viewed from Allen Street



Macadamia Tree (Tree 5) viewed from Allen Lane

# Recommendation

approval subject to conditions