

Local Planning Panel

28 February 2024

Application details

Address: 56A Allen Street, Glebe

D/2023/790

Owner: Ronald Danieli

Applicant/Architect: Antonio Caminiti

Planner: Perica & Associates

Proposal

- demolition of existing garage and laundry/storeroom
- construction of new two-story building containing 1 bedroom unit at ground floor and studio unit at first floor

Recommendation



- refusal

Notification

- exhibition period 11 September 2023 to 10 October 2023
- 90 owners and occupiers notified
- 3 submissions received

Submissions



-  subject site
-  submitters

Submissions

- non-compliance with development standards and planning controls
- overshadowing
- outlook and amenity impacts to adjoining residents
- existing use of garage
- resident access from rear lane
- heritage impacts

Site



site viewed from Allen St



site viewed from Cotter Lane



location of
new building

site viewed from Cotter Lane



site viewed from Allen Lane



looking to Allen Street



looking to Allen Lane

side boundary/common open space



rear elevation and storeroom

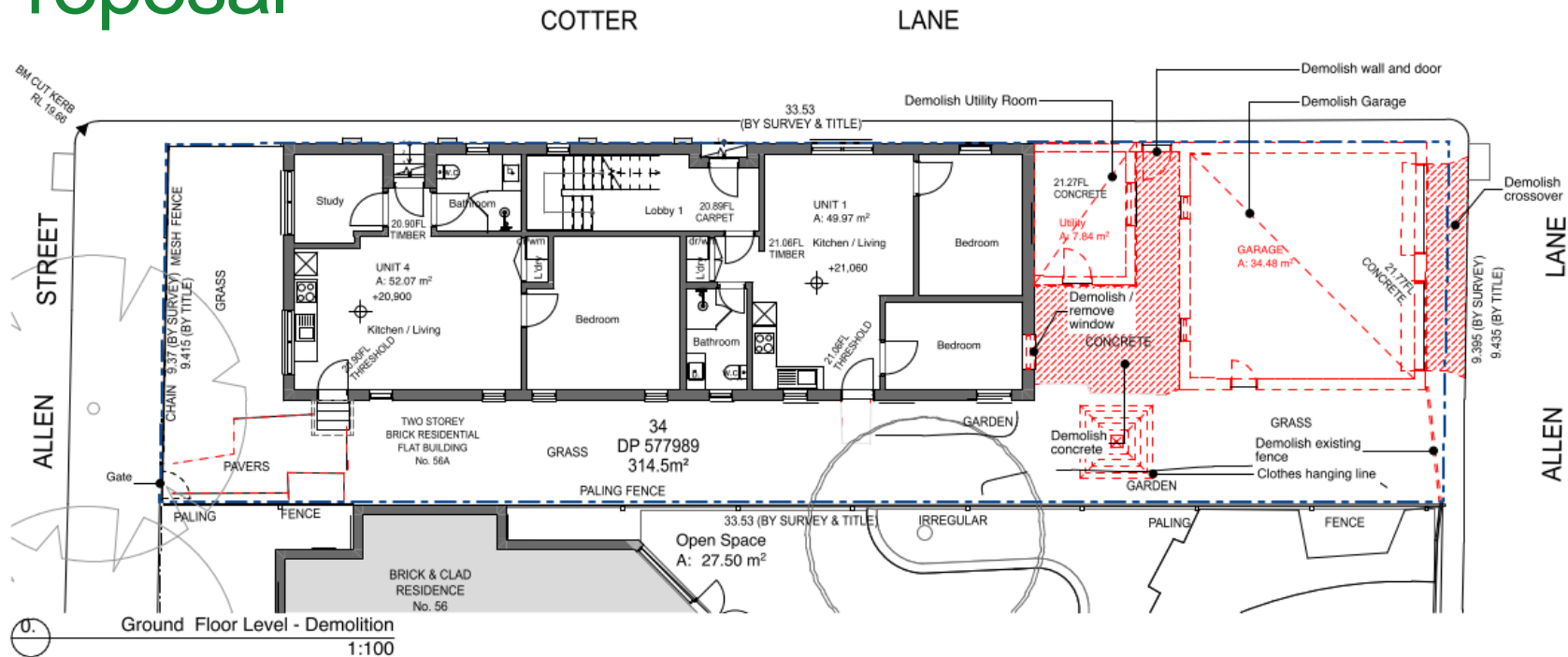


garage

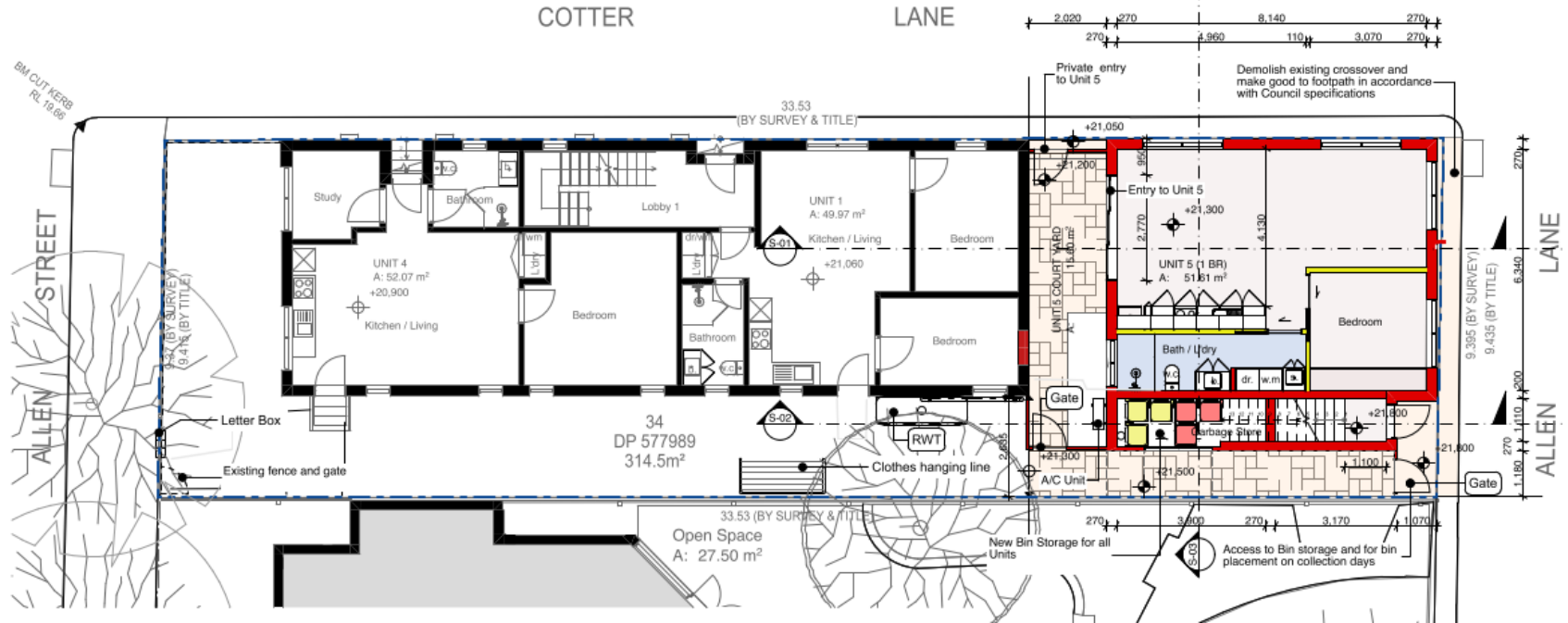
storeroom and garage to be demolished



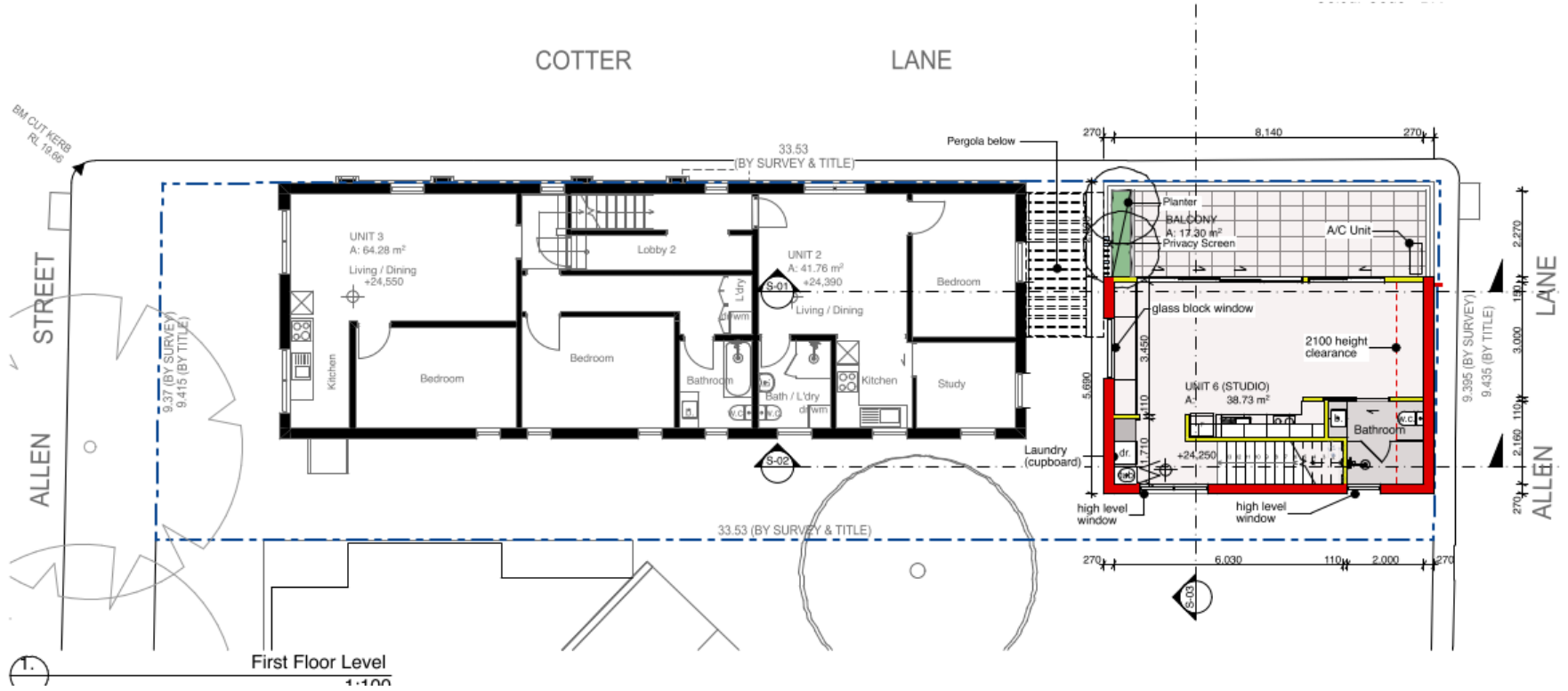
Proposal



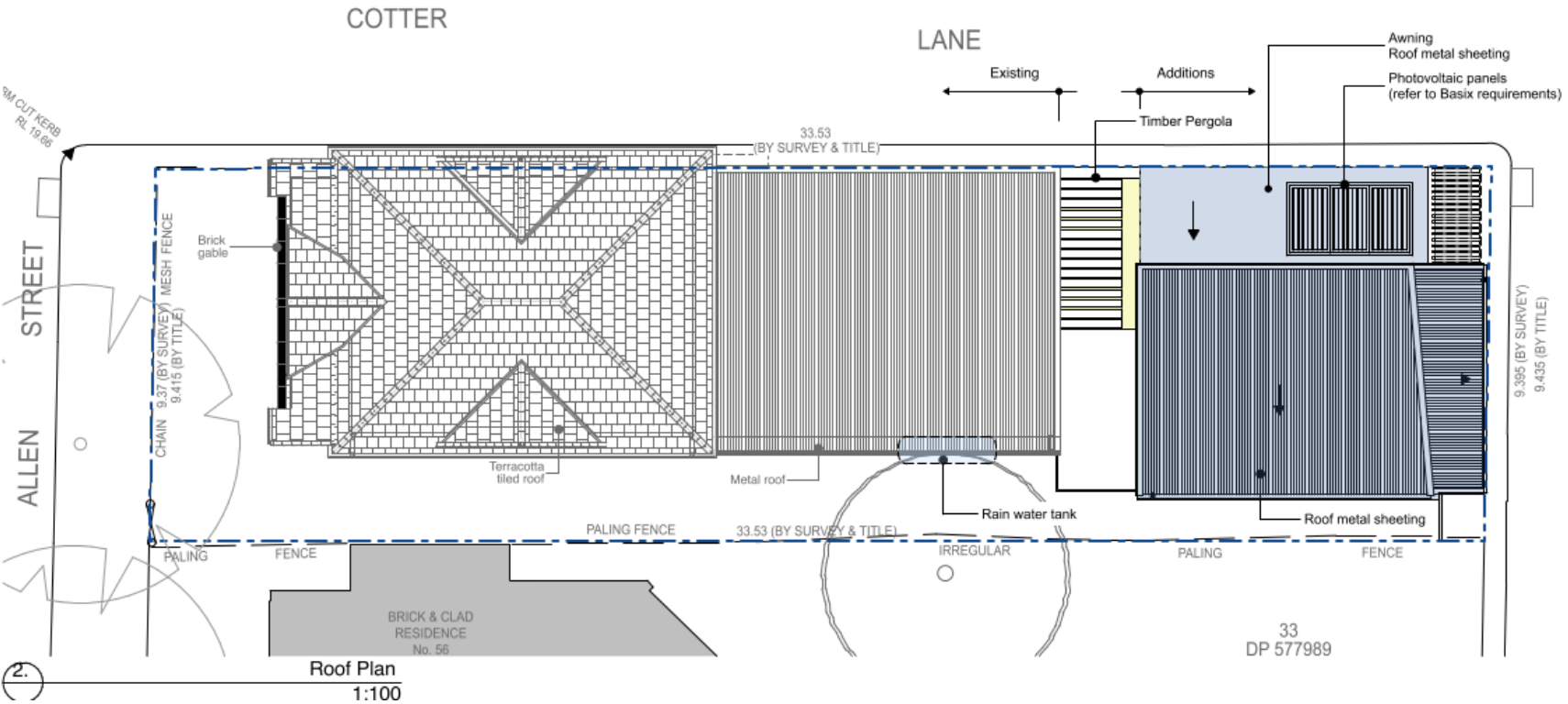
demolition



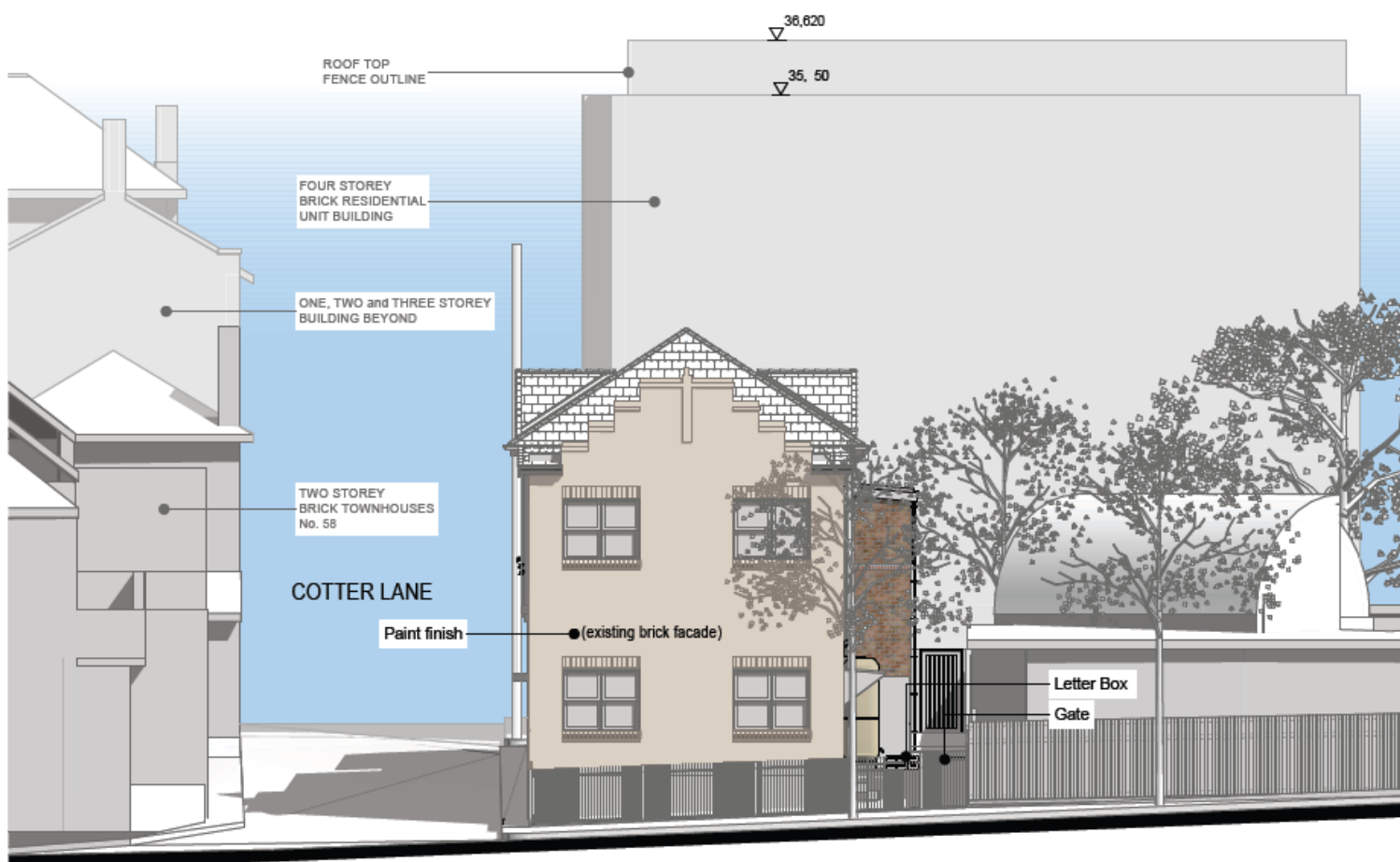
proposed – ground floor



first floor

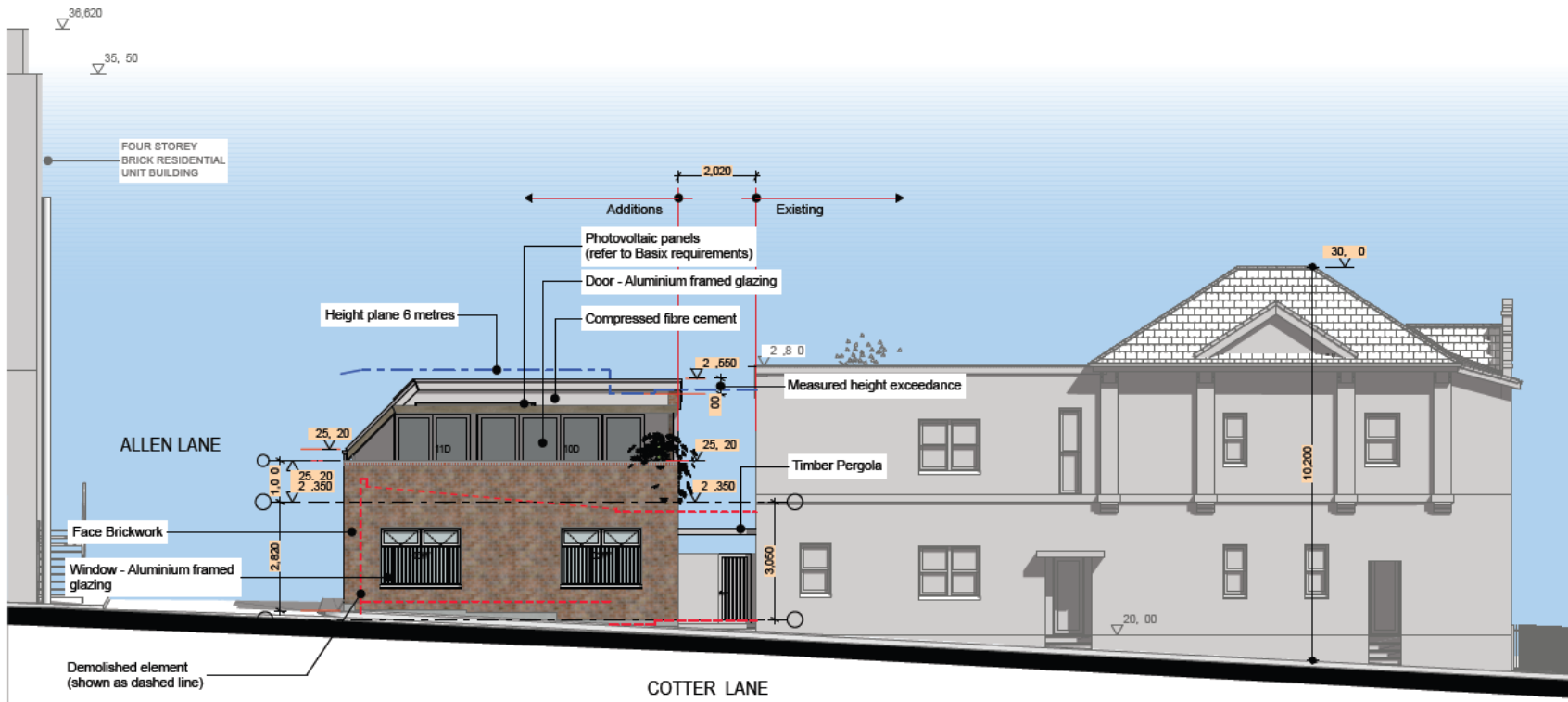


roof

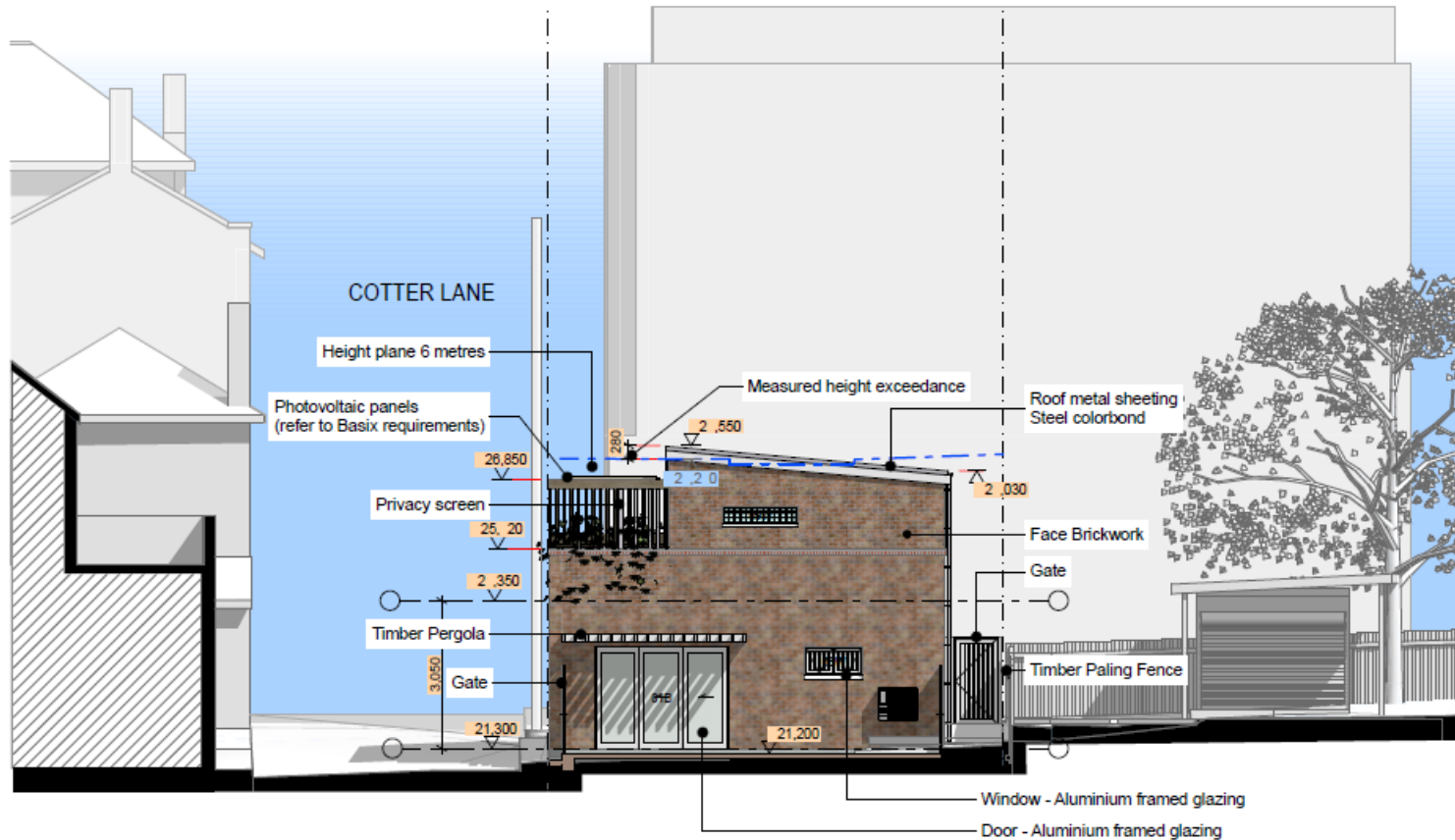


ALLEN STREET

Allen Street (west) elevation



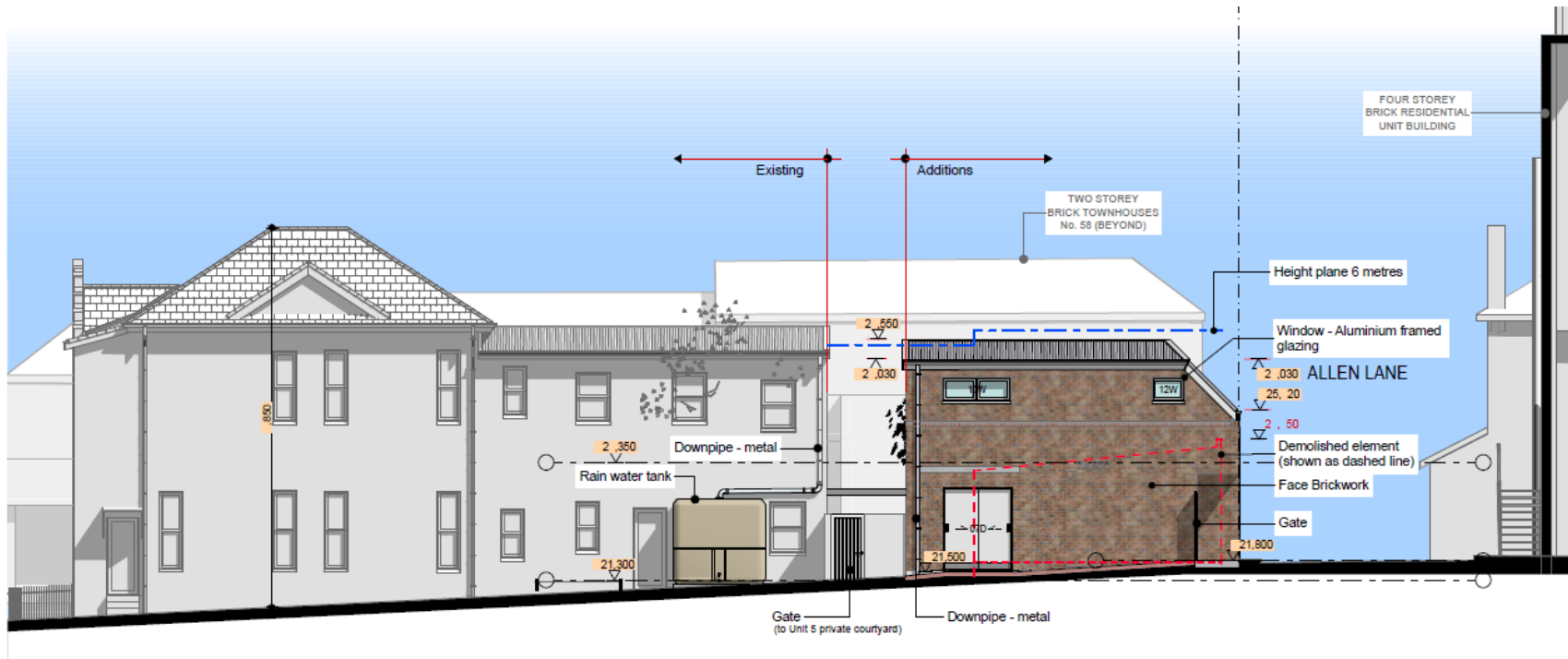
Cotter Lane (north) elevation



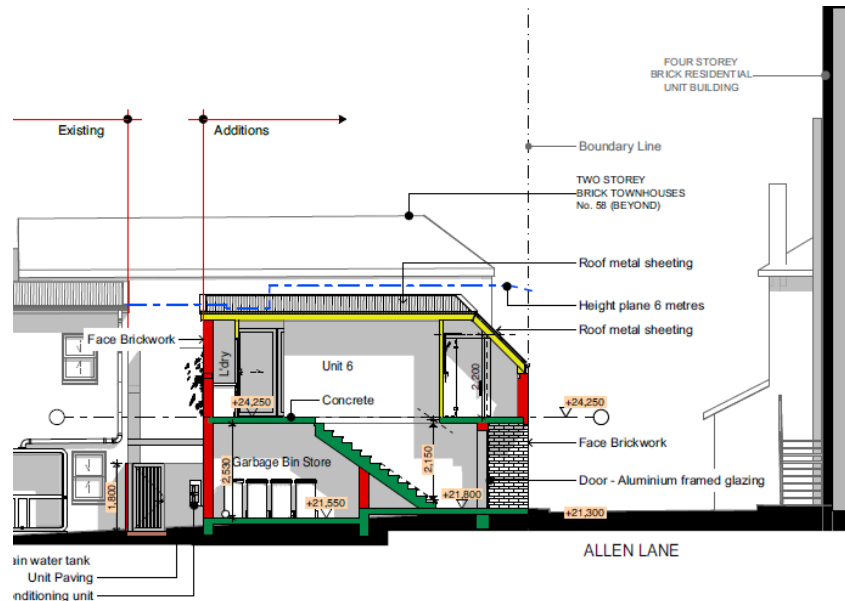
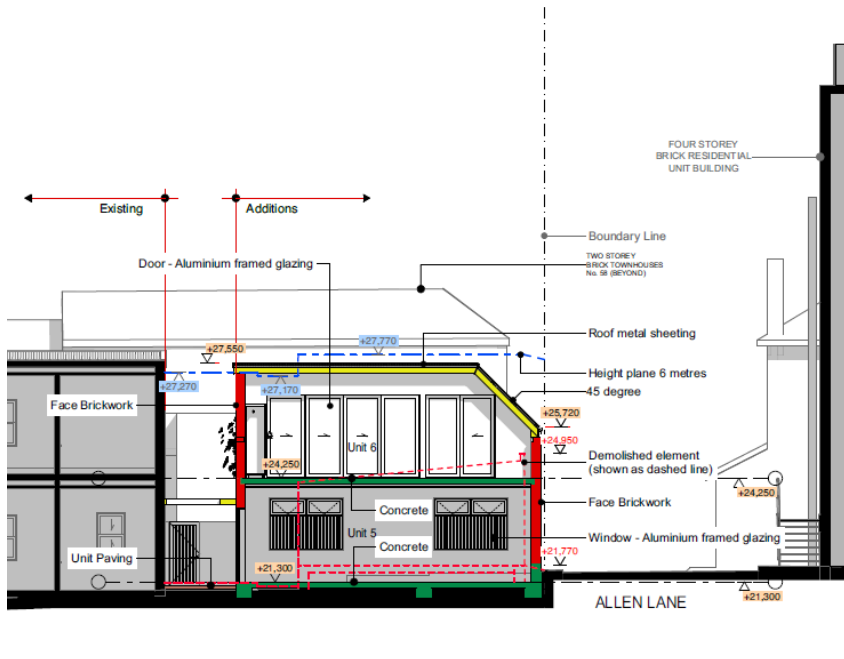
west elevation – within site



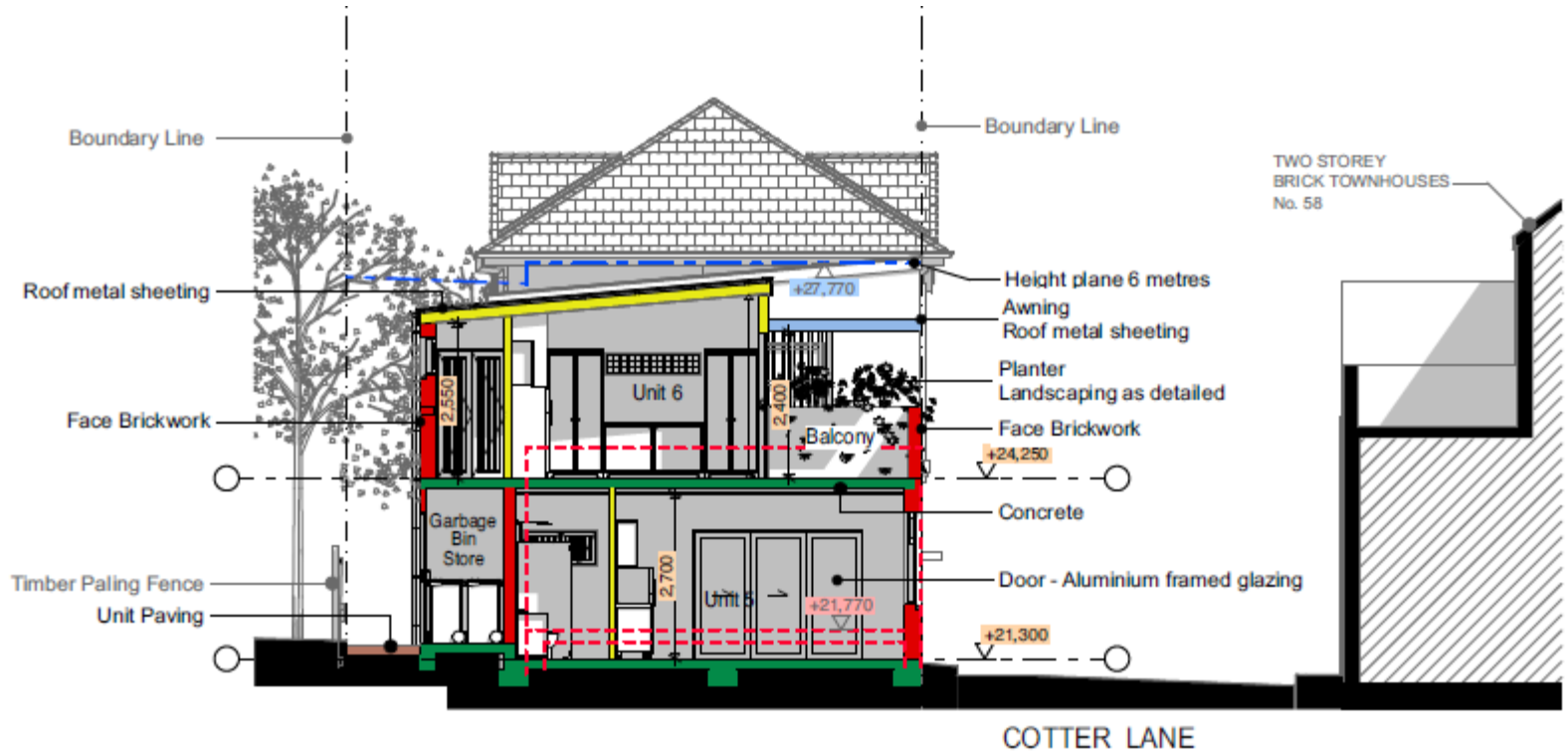
Allen Lane (east)



south elevation



sections – east/west



section – north/south

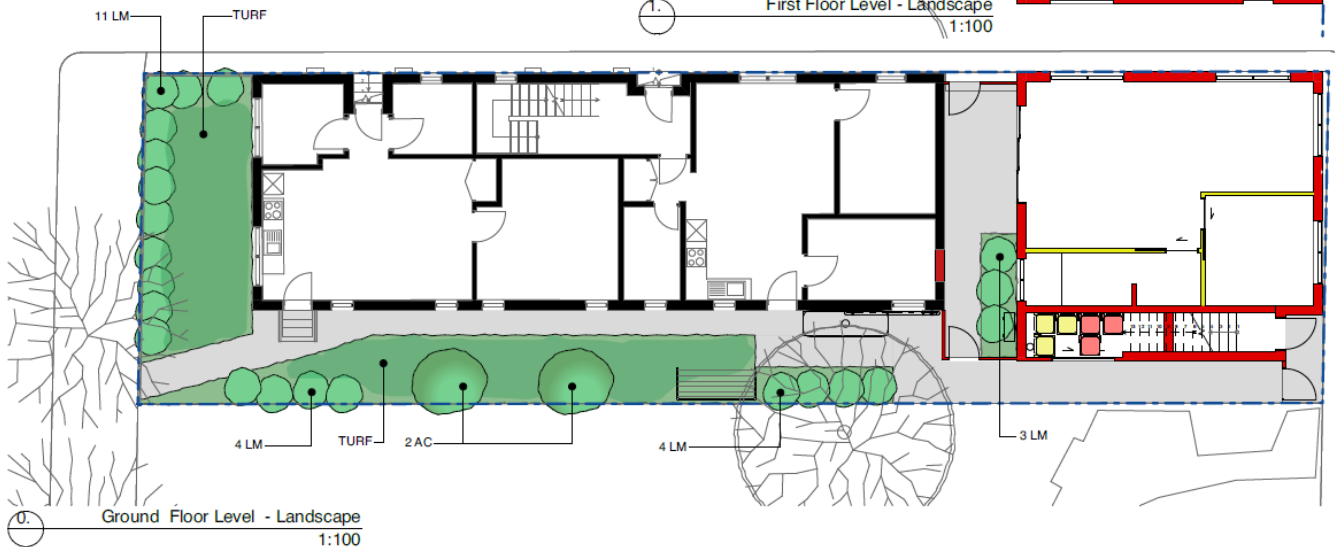
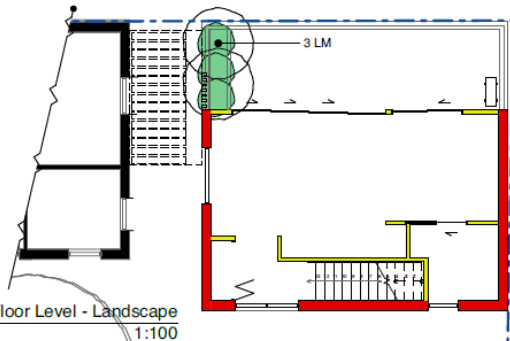


AC Acacia cultriformis - knife leaf wattle
LM Liriope muscari

PLANT SCHEDULE

Code	Plant Name	Pot Size	Mature Size	Qty
LM	Liriope muscari	150mm	0.5m	25
AC	Acacia cultriformis	45 L	4 m	2

Landscape Schedule





1 2 3 4 5

-
- 1 Metal windows and doors
Powdercoat **Off White**
 - 2 Corrugated Roofing and Trims
Colorbond **Windspay**
 - 3 Face Brick
PGH_Dry-pressed_Macquarie_Blend
 - 4 Pergola
Jarraah *Eucalyptus marginata*
 - 5 Face Brick Existing - Painted
Dulux (**Match Existing**)

Compliance with key LEP standards

	control	proposed	compliance
height	6m	6.4m 6.7% variation	No
floor space ratio	0.7:1 / 220.15sqm	0.97:1/ 306.22sqm 39% variation	No

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2	2	yes
solar access	2 hours from 9am to 3pm on 21 June - 1sqm of living room windows & 50% of minimum required private open space	partial	no
canopy coverage	15% canopy coverage within 10 years completion	0%	no
deep soil	10% of site area (31sqm) with minimum dimension of 3m	24sqm	no

Compliance with DCP controls

	control	proposed	compliance
private open space	ground level unit: 25sqm - min dimension 4m	15.6sqm - min 2m	no
	upper level unit: 10sqm - min dimension 2m	17sqm - min 2m	yes
common open space	25% of site area with min dimension of 6m 79sqm required	71sqm with min dimension of 3m	no

Issues

- floor space ratio non compliance
- height non compliance
- Ausgrid objection
- flood planning
- amenity (common and private open space, solar access)
- landscaping (deep soil and canopy coverage)
- waste management

FSR and Height

FSR

- FSR control – 0.7:1 (220.15sqm)
- 0.97:1 (306.22sqm) proposed – noncompliance of 39%
- applicant not included waste area and staircase

Height

- maximum height of buildings control – 6m
- proposed 6.4m – non compliance of 6.7%

Clause 4.6 variation requests not supported

Ausgrid

- development within 5m of exposed overhead electricity power line
- Ausgrid objects to the proposal as the development may not have sufficient clearances – insufficient detail provided

Flood Planning

- Allen Street and Cotter Lane affected by 1% AEP
- development does not meet minimum freeboard requirements
- Flooding issues not resolved. May increase height of building by small amount.

Open Space

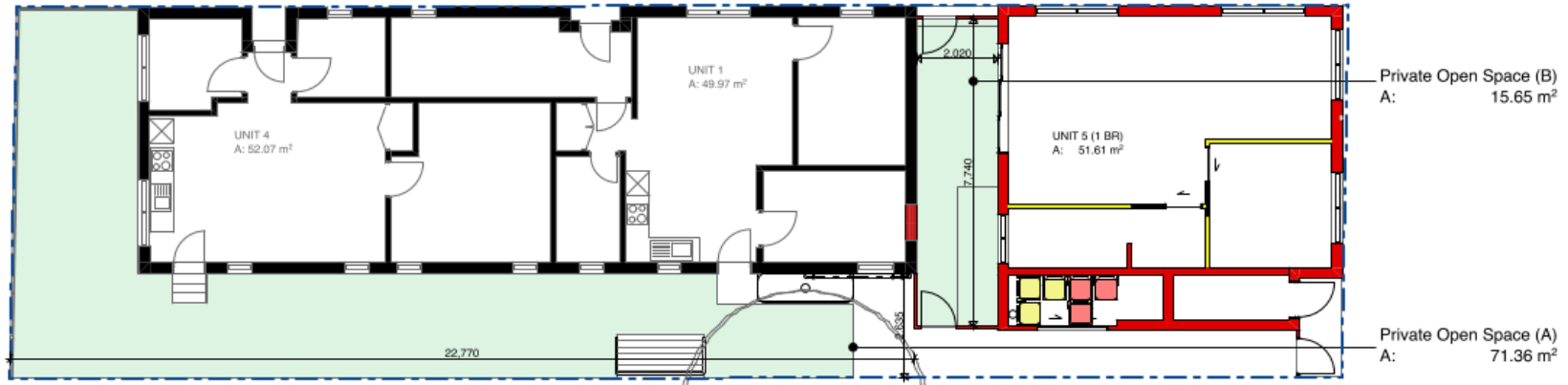
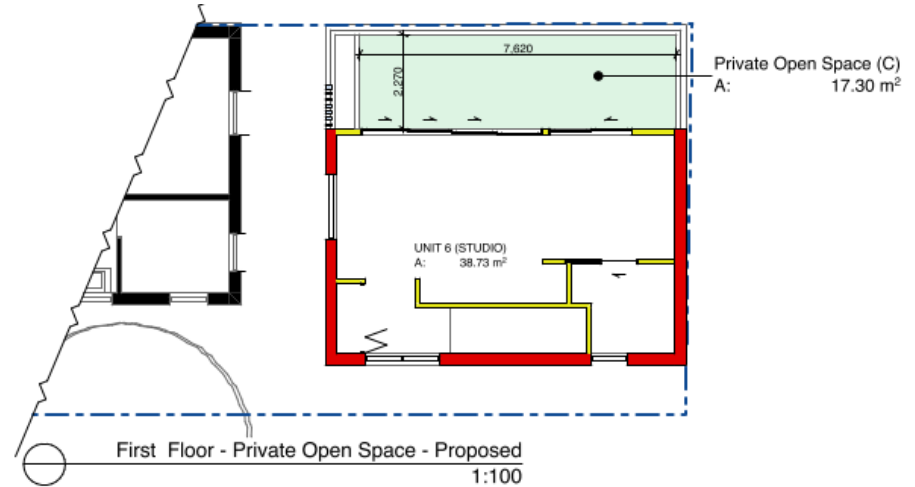
Common open space

- minimum requirement 25% of site area (79sqm) with a minimum dimension of 6m - clothes drying area excluded
- proposed 71sqm - 3m wide – includes clothes drying area
- area limited to narrow area along side boundary and front set back to Allen Street

Private Open space

- minimum for ground floor dwellings to be consolidated 25sqm with a minimum dimension of 4m
- proposed (unit 5) 15.6sqm – 2.02m wide

Open Space



private and common open space

Solar access

- solar impacts unresolved
- solar diagrams insufficient as they do not show full extent of sites
- impact to living room windows not addressed
- subject site and neighbouring dwelling at 56 Allen Street do not appear to receive the minimum required solar access

Deep soil and canopy coverage

Deep soil

- minimum deep soil 10% of the site area (31.46sqm) with minimum dimension of 3m
- proposed - 24sqm at Allen Street frontage (side area less 3m and encumbered by stormwater drain)

Canopy coverage

- minimum 15% of site within 10 years of completion required
- no canopy coverage proposed or existing

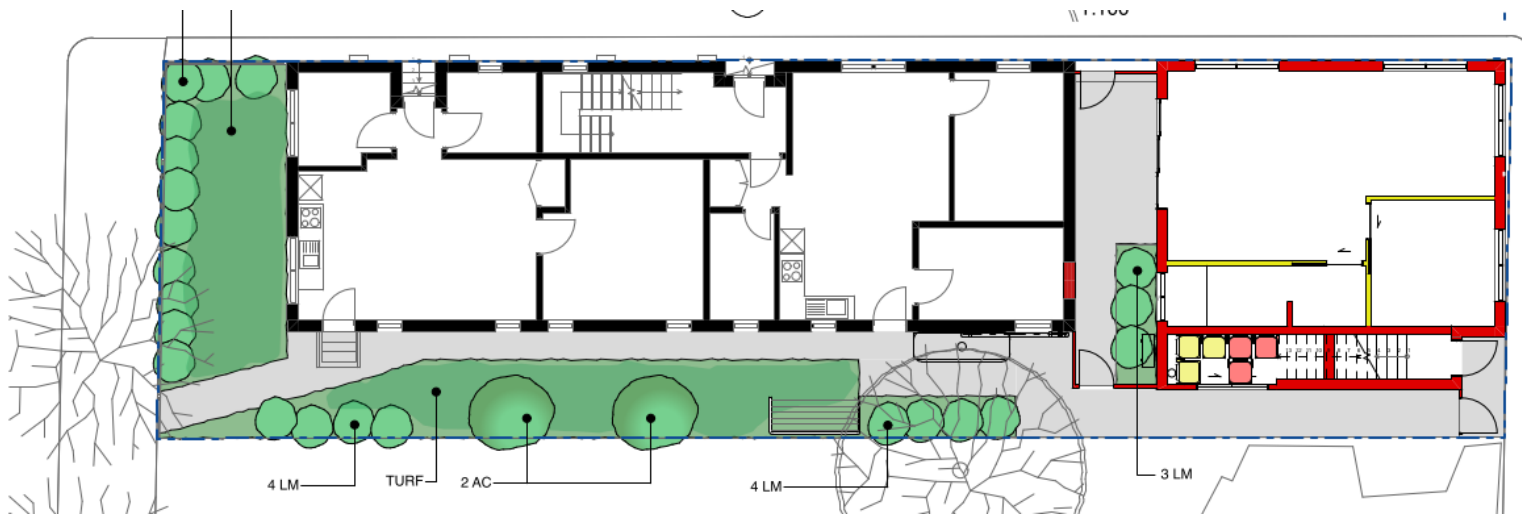


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Waste Management

- Insufficient space for bulky waste storage - 1sqm
- a larger storage space requested to ensure that all bins will adequately fit
- applicant proposes that waste will be managed by a building caretaker
- details of the caretaker not provided

Recommendation

- Clause 4.6 requests not be supported
- the application be refused