

# Local Planning Panel

27 November 2024

# Application details

Address: 93 Wigram Road, Glebe

Application: D/2024/288

Applicant/Owner: Hossam Nabulsi

Planner: Strategic Approvals

Architect: NLAS Designs

# Proposal

Alterations and additions including:

- demolition of existing rear wing and the construction of two storey addition
- new car space

# Recommendation

- approval subject to conditions

# Proposal



front of dwelling



rear of dwelling

# Reason reported to LPP

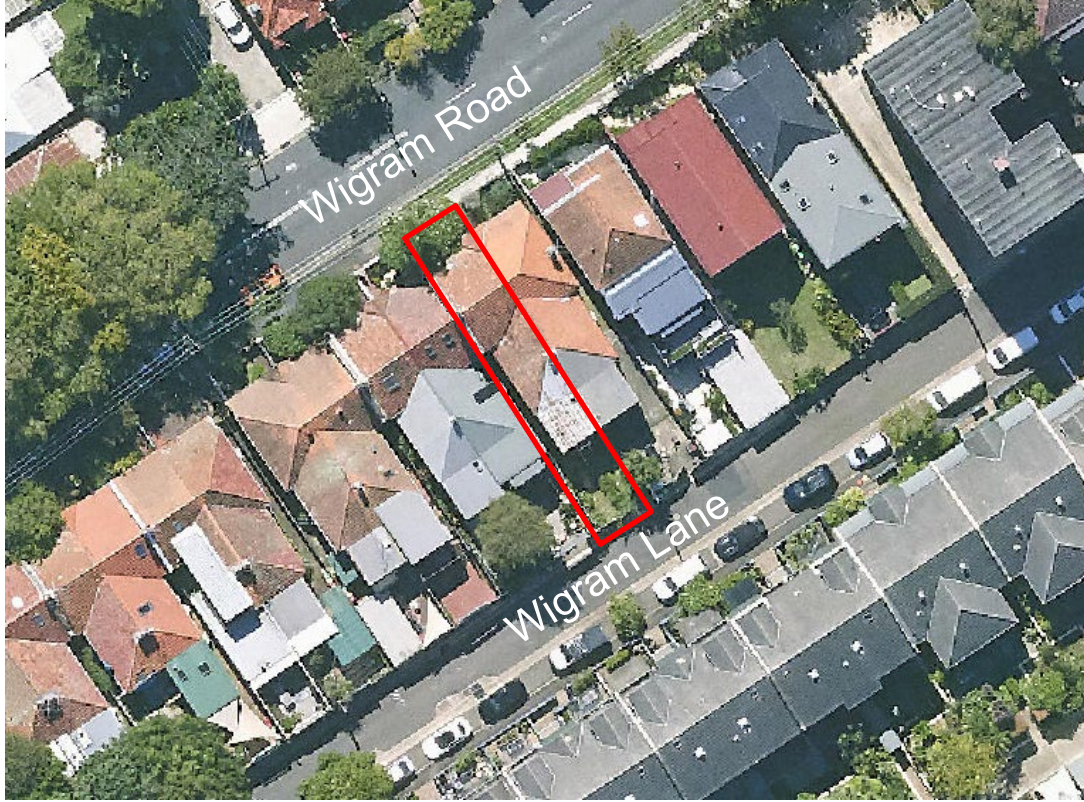
Application is reported to the LPP for determination due to departure from height of buildings development standard

- Height control 6m
- Maximum height 7.9m

# Notification

- exhibition period 1 May 2024 to 16 May 2024
- 153 owners and occupiers notified
- no submissions received

# Site







site viewed from Wigram Road





rear courtyard



rear elevation

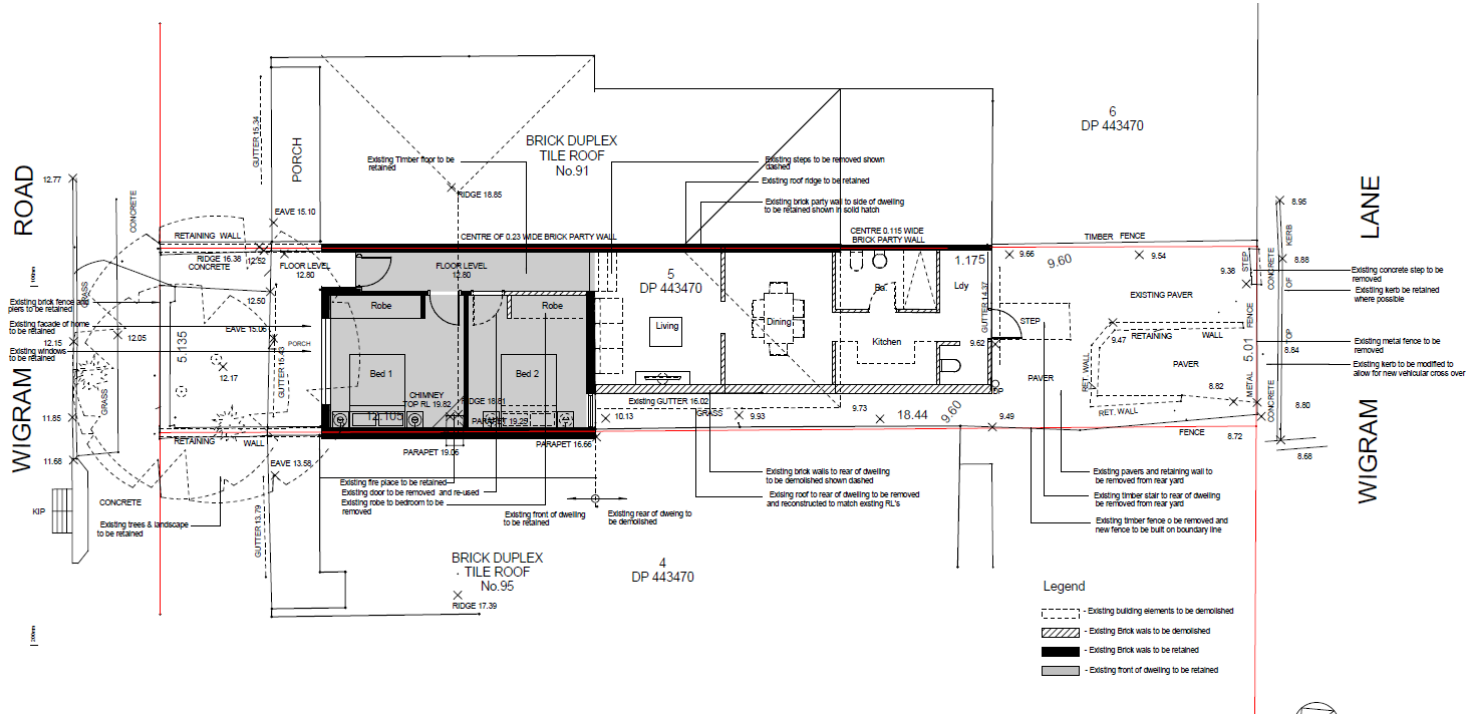


91 Wigram Road courtyard

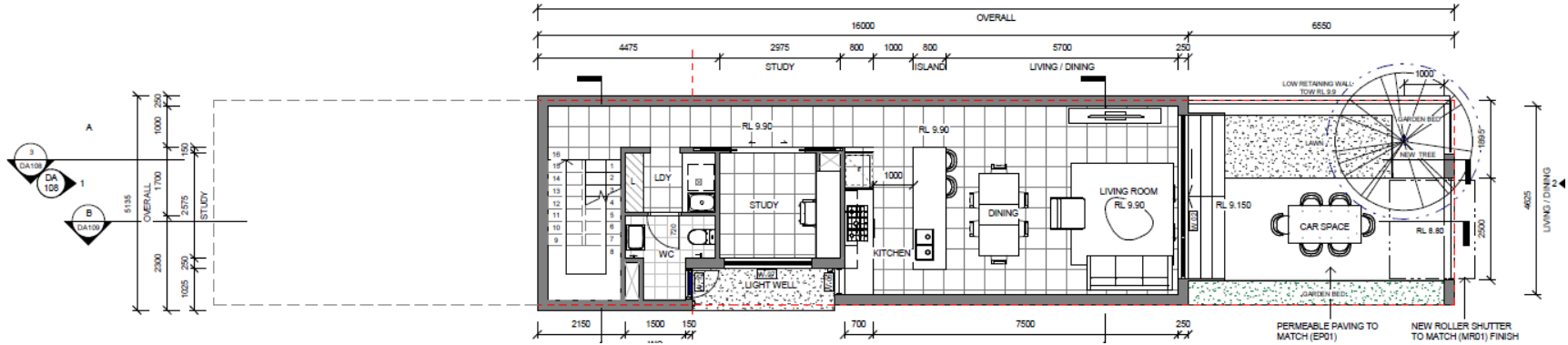


95 Wigram road courtyard

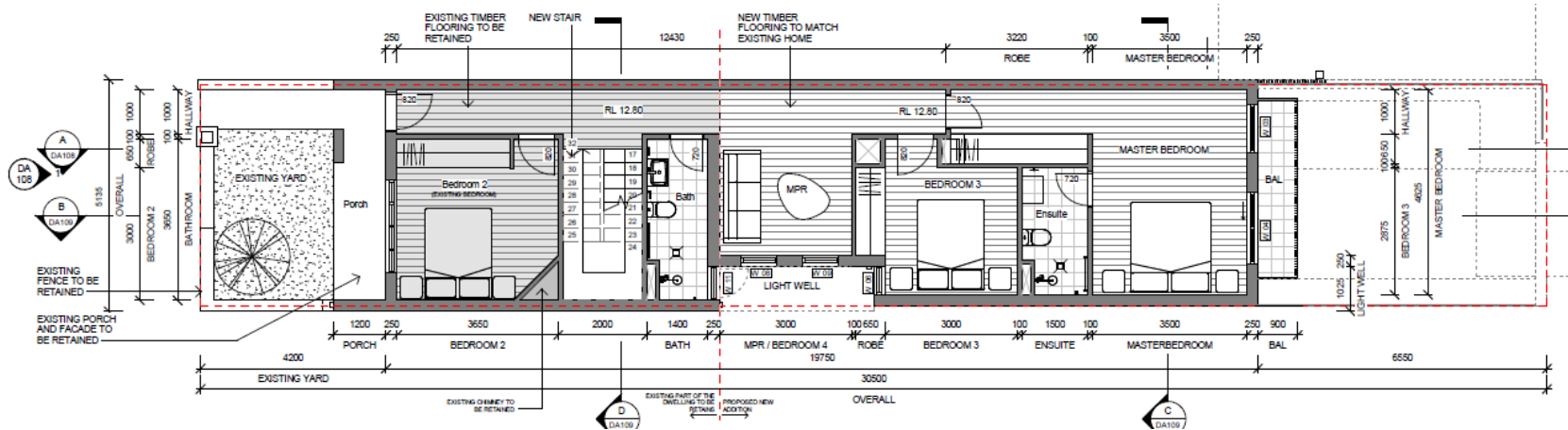
# Proposal



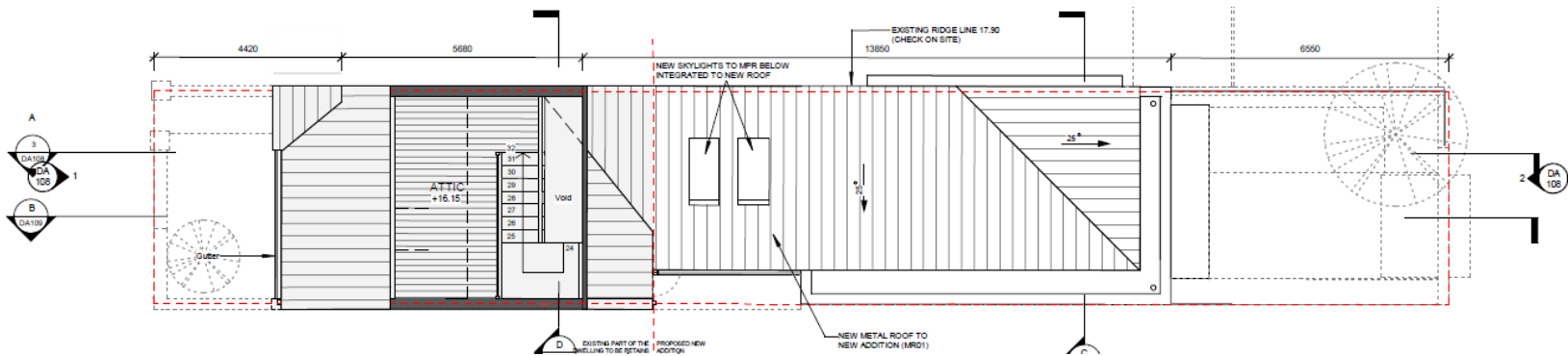
demolition



lower ground

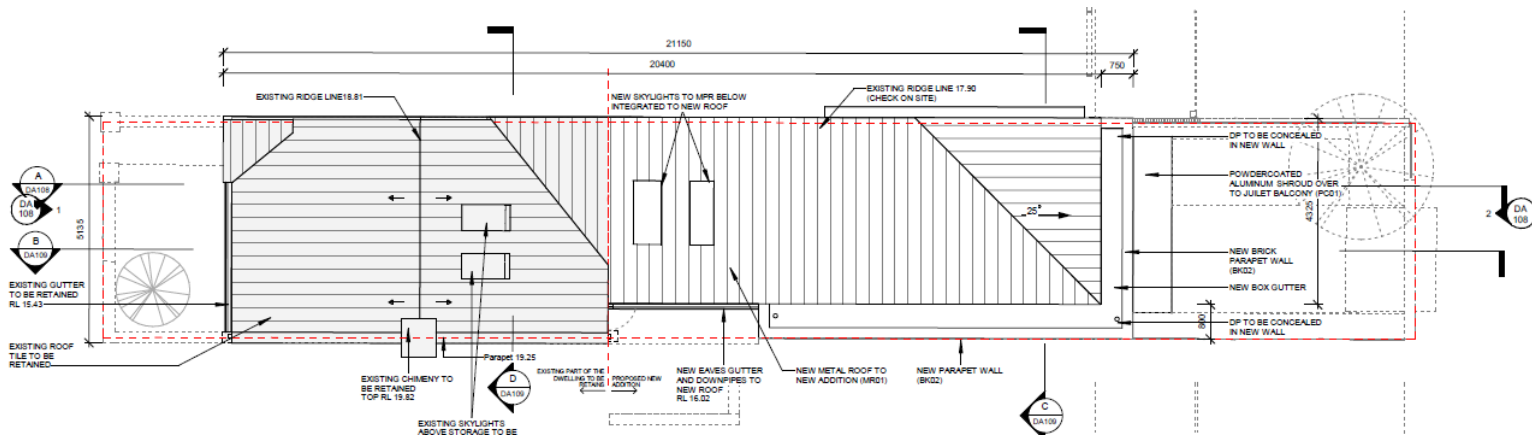


ground floor

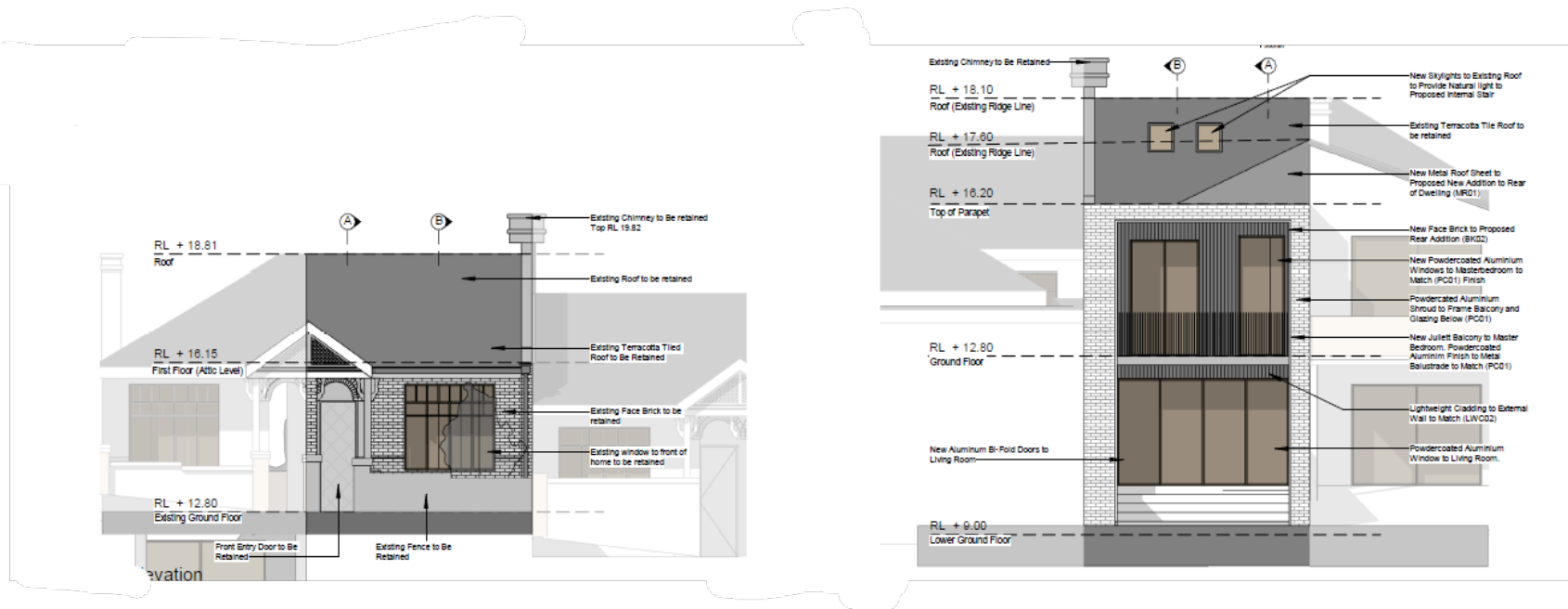


attic plan

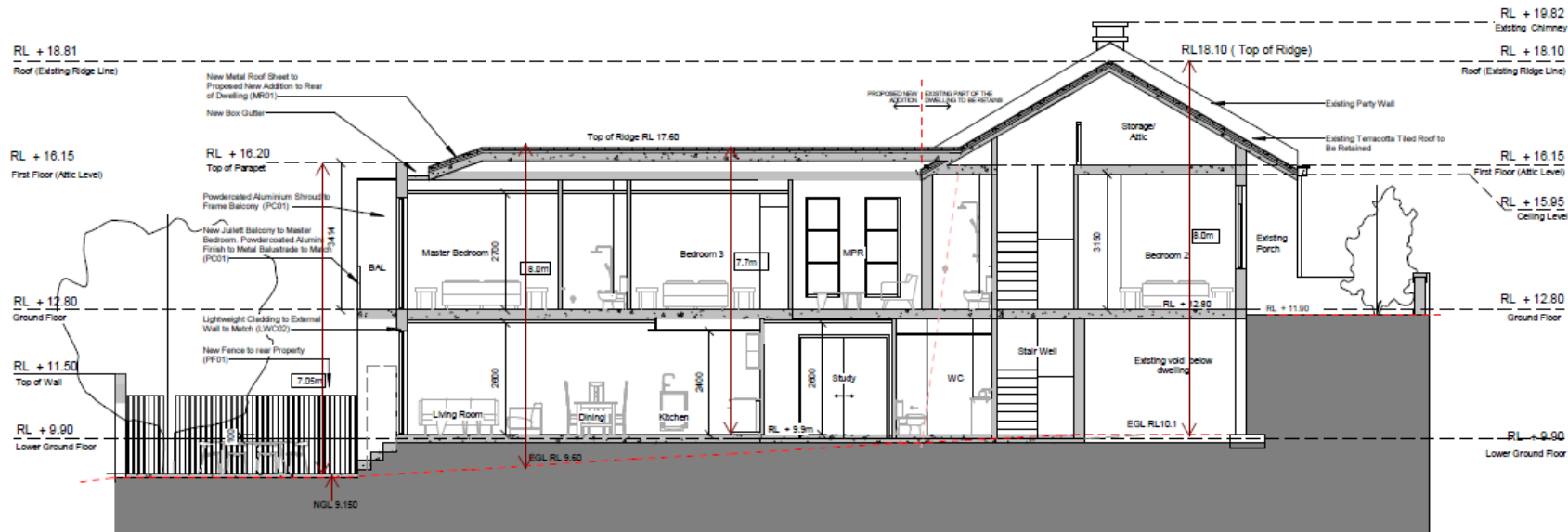




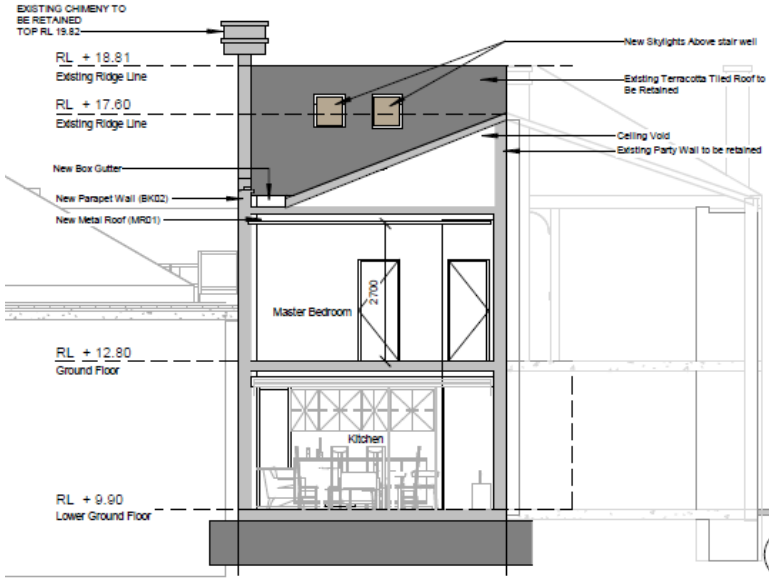
roof plan



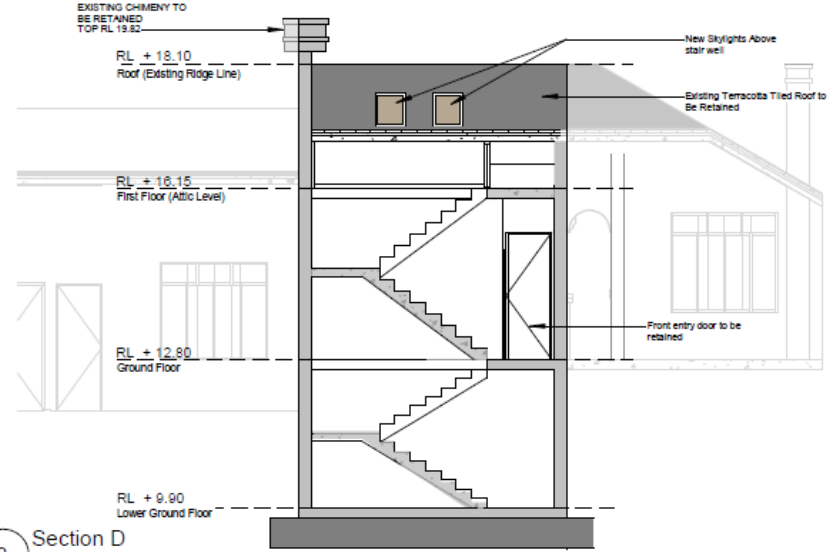
north (front) and south (rear) elevations



long section



3 Section D  
1 : 100



short sections



New Face brickwork to rear addition (BK02)

New operable skylights to MPR

New metal roof to rear addition (MR01)



**LEGEND:**

**BK02** - Deleted

**BK02** - Equal to PGH crushed grey velour

**PC01** - Aluminium Powder Coat to match Colorbond Monument to window frames, balustrade, and window shroud

**LWC01** - Deleted

**LWC02** - Light weight cladding to match James Hardie Axon - Monument Finish

**MR01** - Metal Roof Sheet to match Lysaght Longline 305 in Colorbond Basalt finish

**EP01** - External Concrete Paver 30mm with crushed gravel in between pavers

**RT01** - Deleted

**PF01** - Powdercoated Aluminium Palling Fence to match Colorbond Monument

Powdercoated Aluminium Palling Fence (PF01)

External concrete pavers to rear yard (EP01)

Garage Door to Wigram Lane to match PC01 - Dulux Monument



BK2



PC01



LWC02



MR01



EP01



PF01

materials



front of dwelling



rear of dwelling



aerial view





section



section

# Compliance with key LEP standards

	control	proposed	compliance
height	6m	7.9m	no  clause 4.6 supported
floor space ratio	1:1 155.1sqm	0.99:1m 154sqm	yes

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	1	2	no
solar access	minimum 2 hours to 50% (8sqm) of private open space	between 1.9sqm and 5.5sqm for subject and neighboring sites	no
balconies, verandas and decks	to be avoided at the rear and side of a dwelling	1 x first floor rear balcony	no

# Issues

- height non-compliance
- flooding
- solar access
- rear balcony

# Height

- new addition lower than existing maximum building height of 9.4m
- land falls by 3.6m from front to rear
- new addition not visible from Wigram Road
- bulk and scale in keeping with surrounding context/approval adjacent
- will not result in unreasonable amenity impacts
- clause 4.6 variation request supported

# Flooding

- site is flood affected
- submitted flood report recommends a flood planning level (FPL) of 1% AEP + 0.3m (9.90m AHD)
- City's flood policy seeks a FPL of 1% AEP + 0.5m (1.10m AHD)
- proposed FPL acceptable as:
  - minor part of site is affected at rear, risk to property
  - same as that approved adjacent
  - 1.10m ADH would require reduced floor to ceiling height for living room of 2.4m or increased height of addition with step(s) at ground floor

# Solar access

- subject site and neighbouring properties do not receive a minimum 8sqm solar access to private open space
- non-compliance is considered acceptable due to site context:
  - rear yards for all sites are to the south and at lowest part of the sites
  - calculations include shadows from recently approved DA at 91 Wigram Road



# Rear balcony

- balconies are to be avoided at rear of a dwelling
- proposed balcony is considered acceptable as:
  - overlooking partially mitigated by screening on both sides
  - precedence within the immediate context. (nos. 89 and 91 Wigram Road, and 57 Hereford Street)

# Recommendation

Approval subject to conditions