

Relevant Information for Local Planning Panel

FILE: D/2025/1006 **DATE:** 29 April 2026

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 4 – Development Application: 431 Glebe Point Road, Glebe – D/2025/1006

Alternative Recommendation

It is resolved that:

- (A) the variation requested to Clause 4.3 Height of buildings development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld;
- (B) the variation requested to Clause 4.4 Floor space ratio in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld; and
- (C) consent be granted to Development Application Number D/2025/1006 subject to the reasons below and the conditions set out in Attachment A to the subject report and subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(2) HOUSING AND PRODUCTIVITY CONTRIBUTION

Before the issue of any Construction Certificate the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$127,925.46
Transport project component	-

Housing and productivity contribution	Amount
Total housing and productivity contribution	\$127,925.46

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

~~The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.~~

Reason

To require contributions towards the provision of regional infrastructure.

(4) BUILDING HEIGHT

- (a) The height of the building must not exceed RL ~~48.26~~ **48.41** (AHD) to the top of the new building additions.
- (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifier.

Reason

To ensure the constructed development complies with the approved height.

(5) FLOOR SPACE RATIO - ALL OTHER AREAS

The following applies to Floor Space Ratio:

- (a) The Floor Space Ratio for the ~~business~~ use must not exceed 2.46:1.
- (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification of the total and component Gross Floor Areas (by use) in the development, utilising the definition under Sydney Local Environmental Plan 2012, applicable at the time of development consent, to the satisfaction of the Principal Certifier.

Reason

To ensure the constructed development complies with the approved floor space ratio.

(9) SERVICE VEHICLE SIZE LIMIT

The size of vehicles servicing the property must be a maximum length of 6.4m and a maximum height ~~of 2.2m~~ **2.6m**.

Reason

To maintain the orderly operation of vehicle parking and loading areas.

(17) TREE(S) APPROVED FOR REMOVAL

- (a) The tree(s) detailed in Table below are approved for removal. Tree removal must not occur until the Construction Certificate has been issued.

Table 1 – Tree Removal:

Tree Number	Species:	Location
3	Elaeocarpus reticulatus (Blueberry Ash)	SW corner boundary
6	Banksia integrifolia (Coastal Banksia)	Northern boundary - Leichhardt St
7	Banksia integrifolia (Coastal Banksia)	Northern boundary - Leichhardt St
10	Corymbia cirtiodora (Lemon-scented Gum)	Northern boundary - Leichhardt St
12	Corymbia cirtiodora (Lemon-scented Gum)	Northern boundary - Leichhardt St
13	Melaleuca bracteata (Black Tea Tree)	Northern boundary - Leichhardt St
14	Melaleuca bracteata (Black Tea Tree)	Northern boundary - Leichhardt St
20	Banksia integrifolia (Coastal Banksia)	Southern boundary
20A	Acacia sp. (Wattle)	Southern boundary

24A	<i>Jacaranda mimosifolia</i> (<i>Jacaranda</i>) <i>Lemon Scented Gum</i>	Southern boundary
25	Corymbia cirtiodora (Lemon-scented Gum)	Southern boundary

- (b) Tree removal works must be carried out by a qualified Arborist (minimum AQF Level 3) and in accordance with SafeWork's Code of Practice - Amenity Tree Industry.

Reason

To identify the trees that can be removed.

(24) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier prior to the issue of a Construction Certificate.

Car Parking Type	Number
Residential spaces	23
Residential small car spaces	9 6
Accessible residential spaces	5
Service vehicle spaces	1
Motorcycle parking	1

Reason

To ensure the allocation of parking is in accordance with the Council's DCP.

(58) COMPLIANCE WITH ARBORIST'S REPORT

- (a) All recommendations, Tree Protection Specifications (TPS), Tree Protection Plan (TPP) and Methodology Statements contained in the approved Arboricultural Report prepared by Tree Wise Me, Dated **4 July 2025 15 September 2025**, must be implemented during the demolition, construction and use of the development.

Reason

To ensure that works affecting trees are carried out in an appropriate manner and in accordance with the approved arborist's report.

(83) LOADING DOCK SCHEDULE/REGISTER

The on-site small rigid vehicle loading bay space is also to be available for all residents for use by removal vehicles, bulky good deliveries and similar. This shall be managed either by a schedule showing residents when they can use the dock, or by a register managed on site to allow residents to reserve a time period for their deliveries.

The size of vehicles accessing this loading bay must be a maximum length of 6.4m and maximum height of ~~2.2m~~ **2.6m**.

This information is to be made available to all residents/tenants of the building.

Reason

To ensure that the loading bay space is appropriately managed.

Background

The applicant through email correspondence has requested several changes be considered to the recommended conditions of consent which are summarised below.

Amend Condition 2 - Housing and Productivity Contribution, to reference the date by which contributions may be reduced from 1 July 2025 to 1 July 2026.

It is recommended to delete this sentence. The Housing Productivity Contributions Order 2024 contained provisions for the reduction in contributions if paid by certain dates. The relevant date of 1 July 2025 has passed, and the inclusion of this text may now result in confusion.

Amend Condition 4 – Building Height, to specify RL 48.41 to correctly refer to highest point of building.

Amendment supported.

Amend Condition 5 – Floor Space Ratio – All other Areas, to delete reference to “business” as an error.

Amendment supported.

Amend Condition 9 – Service Vehicle Size Limit, to reference the highest vehicle height as 2.6m.

This has been reviewed by the City's Transport Unit and the amendment is supported.

Amend Condition 17 – Tree(s) Approved for Removal, to remove T24 (Jacaranda) which is to be retained, and replaced with T24A (Lemon Scented Gum) to correct an error.

Amendment supported.

Amend Condition 24 – Allocation of Parking, to specify 6 residential small car parking spaces rather than 9.

The additional 3 parking spaces are tandem spaces behind 3 of the 6 small parking spaces. The amendment is supported.

Amend Condition 58 – Compliance with Arborist's Report, to update the date reference to the submitted arborist report to 15 September 2025 to correct an error.

Amendment supported.

Amend Condition 83 – Loading Dock Schedule/Register, to reference the highest vehicle height as 2.6m.

This has been reviewed by the City's Transport Unit and the amendment is supported.

Prepared by: Shannon Rickersey, Senior Planner

Attachments

Attachment A. Applicant's email to Council dated 28 April 2026

Approved



ANDREW THOMAS

Executive Manager Planning and
Development

Attachment A

Email to Council dated 28 April 2026

From: [Niall McAteer](#)
To: [Shannon Rickersey](#)
Cc: [Dan Brindle](#)
Subject: LPP -29/04/2026 - Item 4 - 431 Glebe Point Road (D/2025/1006)
Date: Tuesday, 28 April 2026 11:10:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Hello Shannon,

Thank you for your report and recommendation. The Applicant's project team have reviewed the draft conditions of consent and would like to request some minor corrections/ clarifications as per the table below.

At your earliest convenience, can you please acknowledge receipt of this correspondence and let me know if you require anything further.

Condition	Comment	Suggested Amendment
(2) Housing and Productivity Contribution	The last paragraph notes that the contribution can be reduced if paid before 1 July 2025. I assume this is meant to be 1 July 2026?	<i>"The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025. 1 July 2026"</i>
(4) Building Height	On the DA set, the highest RL is RL 48.41 (southern corner of roof shade structure). The condition states the maximum height of structure should not exceed RL 48.26. Is this a typo?	"(4) BUILDING HEIGHT" <i>(a) The height of the building must not exceed RL 48.26 (AHD) RL 48.41 (AHD) to the top of the new building additions."</i>
(5) Floor Space Ratio – All other Areas	Condition refers to "business use"	"(5) FLOOR SPACE RATIO - ALL OTHER AREAS" <i>The following applies to Floor Space Ratio: (a) The Floor Space Ratio for the business residential use must not exceed 2.46:1."</i>
(9) Service Vehicle Size Limit	Condition refers to a maximum height of 2.2 metres. The updated traffic	(9) SERVICE VEHICLE SIZE LIMIT <i>The size of vehicles servicing the property must be a maximum</i>

	letter, provided to Council on 28 January advises: <i>“6.4m long SRV removalists trucks with low clearance under 2.6m in height will use the proposed loading bay, directly opposite the lift. For loading/servicing, residents could also use a B99 sized “white van” such as the Hyundai iLoad in their own parking space”</i> DA Plans show minimum 2.6 metre height clearance through the service area.	<i>length of 6.4m and a maximum height of 2.2m 2.6 metres.</i>
(17) Tree(s) Approved for Removal	The table refers to the removal of T24 (Jacaranda) rather than the removal of T24A (Lemon Scented Gum)	Please remove T24 from Table 1 (Tree Removal) and add in T24A
(24) Allocation of Parking	The table refers to nine (9) residential small car spaces being provided. There is only six (6) on the DA plans.	Please update table to reflect six (6) residential small car parking spaces.
(58) Compliance with Arborist Report	The condition contains a reference to a superseded version of the Arborist Report. Correct Arborist Report submitted for assessment with the DA is dated 15 September 2025.	“(58) COMPLIANCE WITH ARBORIST’S REPORT <i>(a) All recommendations, Tree Protection Specifications (TPS), Tree Protection Plan (TPP) and Methodology Statements contained in the approved Arboricultural Report prepared by Tree Wise Me., Dated 4 July 2025 15 September 2025, must be implemented during the demolition, construction and use of the development.”</i>
Condition (83) Loading Dock Schedule/ Register	See comments RE: Condition (9) above.	<i>“The size of vehicles accessing this loading bay must be a maximum length of 6.4m and maximum height of 2.2m. 2.6 metres”</i>

Regards,

Niall

Niall Mc Ateer | Principal Planner



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