

ADDENDUM TO NSLPP ITEM LPP03

SUBJECT: 5-7 LOWER WYCOMBE ROAD, NEUTRAL BAY
APPLICATION NO. D137/23/4
AUTHOR: BEN ROURKE, CONSULTANT PLANNER
DATE: 1 MAY 2024

Attachments:

1. Additional Photomontages

BACKGROUND & PURPOSE

This addendum should be read in conjunction with the following report dated 17 April 2025:

Item LPP03 – 5-7 Lower Wycombe Road, Neutral Bay

S4.55 Modification Application No. (DA137/23/4) seeking approval for modification of consent for various changes to basement, excavation methods, enclosure of car lift platform, window changes, changes to balconies and elevations, new plunge pool to eastern terrace, modified pool design and location, changes to landscaping and tree protection measures.

ADDITIONAL INFORMATION

The following additional information has been submitted by the applicant in support of the S4.55(2) modification of consent.

Photomontage sets x 2

Comprising:

1. South-East view from Lower Wycombe Road

- Approved design/proposed design
- Approved design (without landscaping), proposed design (without landscaping)

2. South-West view from Lower Wycombe Road

- Approved design/proposed design
- Approved design (without landscaping), proposed design (without landscaping)

COMMENTS

The additional montages have been submitted to assist the Panel in its consideration of the Modification Proposal. The montages are intended to be read in conjunction with the S.4.55 architectural plans, including the originally submitted photomontage detailing the proposed modified façade (inclusive of vegetation).

The additional montages provide further angle of the proposed changes, to enable a review of the streetscape impacts. The Panel is advised that the following design modification should be noted:

1. Car lift entry enclosed with wall, roof and garage door;
2. Bin enclosure (BE) and hydrant booster (HB) moved from north-western front corner to north-eastern front corner. As modified the HB fronts the street, with the BE positioned behind the HB enclosure.
3. Approved landscaping to be replaced by BE and HB at north-eastern corner is relocated to south-western corner where BE and HB originally approved.
4. 2nd storey cladding is darker, so it will appear more recessive behind the tree canopy

5. 1st and 2nd storey bedroom balconies facing the street for eastern side have been shifted east to align with eastern side wall. This increases the width of balcony planters facing the street

RECOMMENDATIONS:

THAT the addendum be noted.

BEN ROURKE
CONSULTANT PLANNER

Endorsed date: 2 May 2025

DAVID HOY
TEAM LEADER ASSESSMENTS

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES



1 APPROVED DESIGN



3 PROPOSED DESIGN



2 APPROVED DESIGN (WITHOUT LANDSCAPING)



4 PROPOSED DESIGN (WITHOUT LANDSCAPING)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO: 2225
ADDRESS: 5-7 LOWER WYCOMBE ROAD,
NEUTRAL BAY NSW 2089

CLIENT: VERGOME PTY LTD

DRAWING TITLE: VIEW ANALYSIS PHOTOMONTAGE - SOUTH EAST VIEW
SCALE: NTS @ A1
ISSUE: SK7001 REV A
DATE: 24/04/2025

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768





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3 PROPOSED DESIGN



2 APPROVED DESIGN (WITHOUT LANDSCAPING)



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