

Local Planning Panel

1 July 2020

274-276 Glebe Point Road, Glebe

D/2019/1470

Applicant: Wesley Mission c/- Trifalga

Owner: The Uniting Church in Australia Property Trust

Designer: Australian Consulting Architects (ACA)

proposal

- adaptive reuse of existing building
- change of use to 100 room boarding house
- including managers room, basement parking and roof top “urban farm”

Zone: R1 General Residential. The development is permissible with consent

recommendation

approve subject to conditions

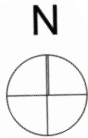
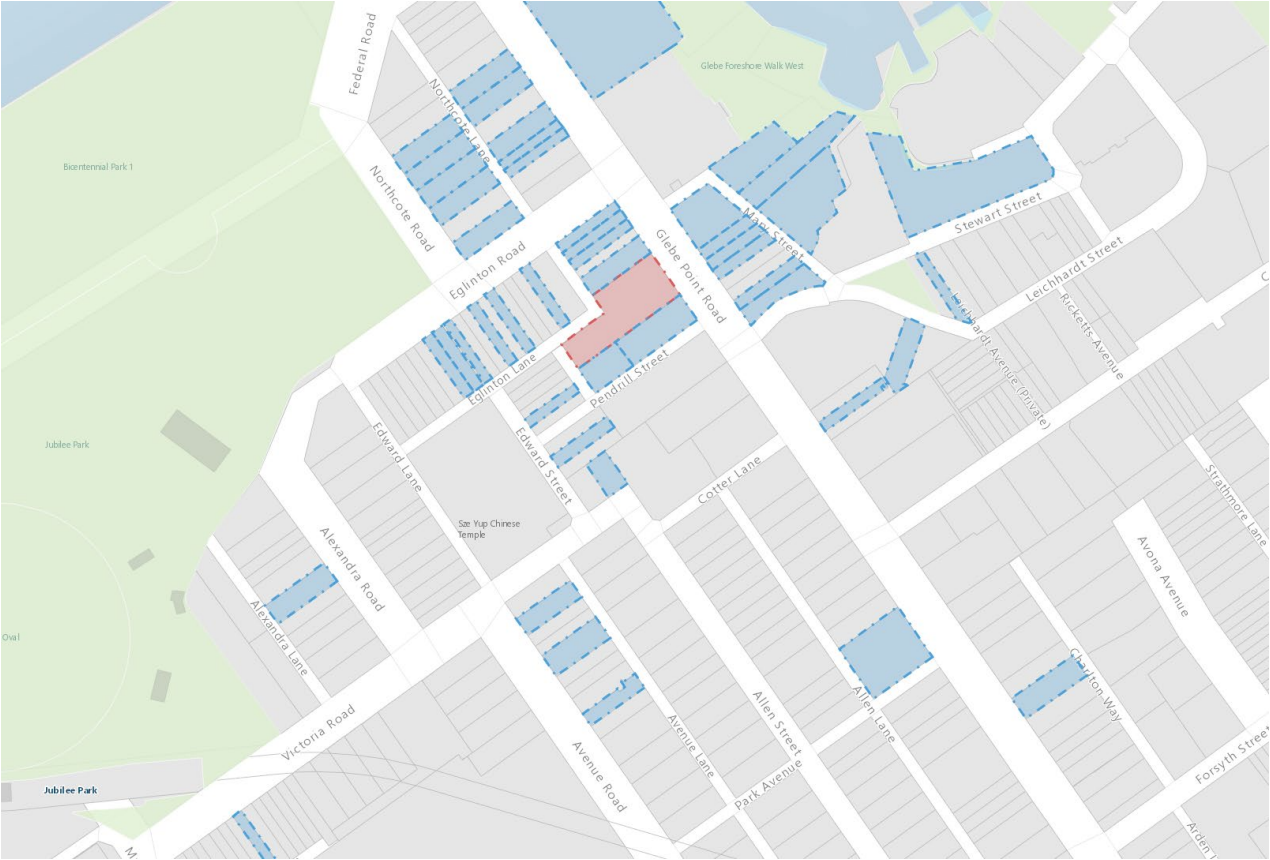
notification information


- exhibition period 16 January 2020 to 7 February 2020
- 127 owners and occupiers notified
- 97 submissions received
 - 95 objection
 - 2 support


submissions

- proposed use of the site
- management of the use
- bulk and scale
- compliance with controls
- traffic and parking impacts

submissions



 subject site

 submitters

site





Glebe Point Road



Glebe Point Road



Glebe Point Road



northern boundary of the site



view from corner of unnamed
lane and Pendrill Street



view from Eglinton Lane



internal courtyard
looking south



internal courtyard
looking north



existing roof to be used for urban farm and plant equipment



existing roof to be used for communal open space and urban farm



looking west along existing roof



looking west from the top floor

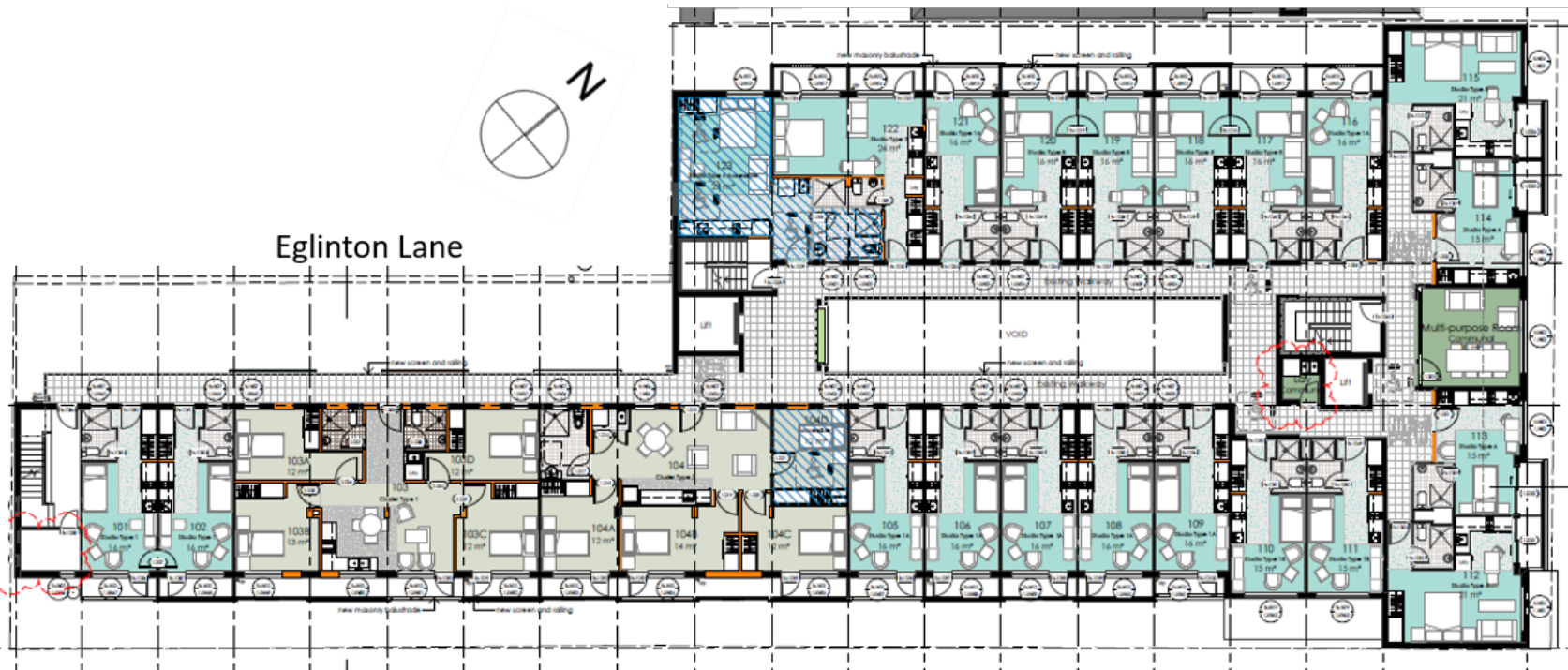






Eglinton Lane

Unnamed Lane



proposed first and second floor

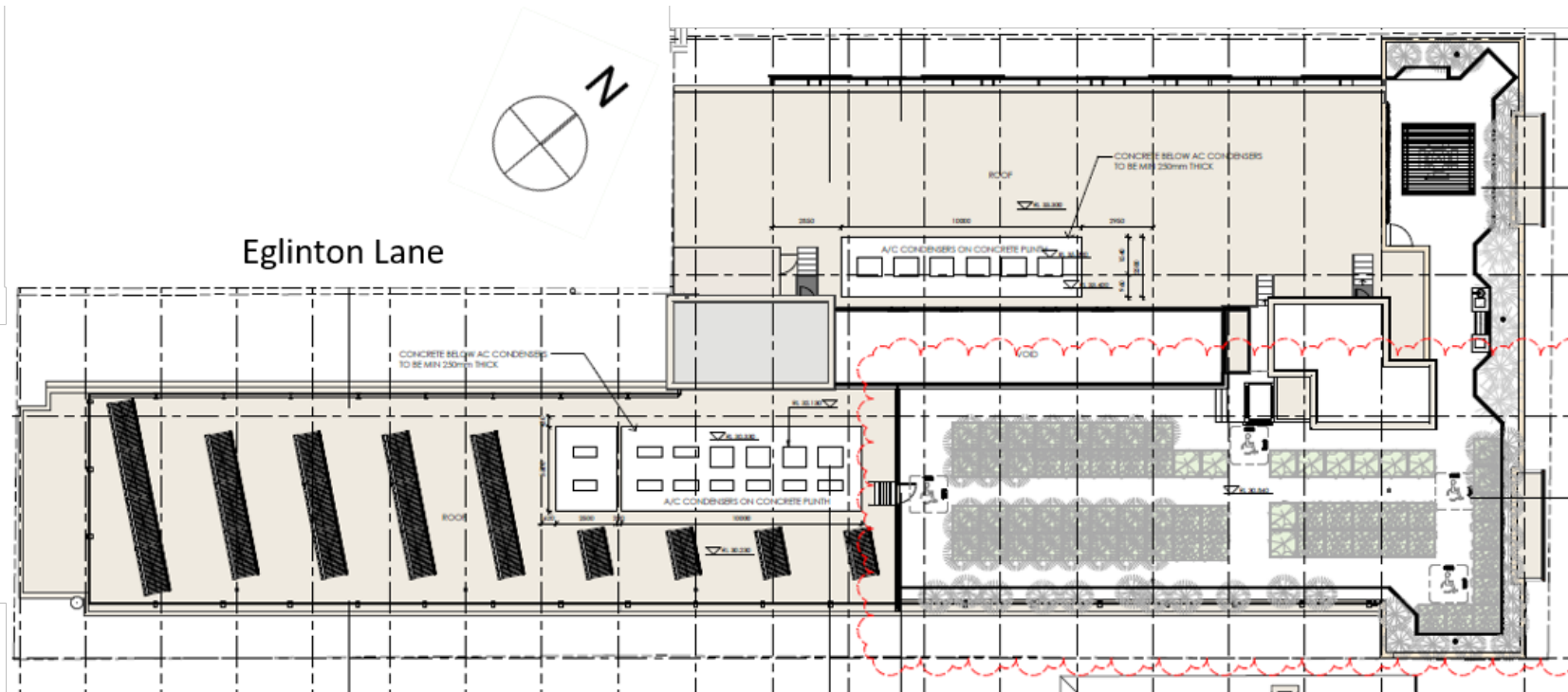


proposed third floor

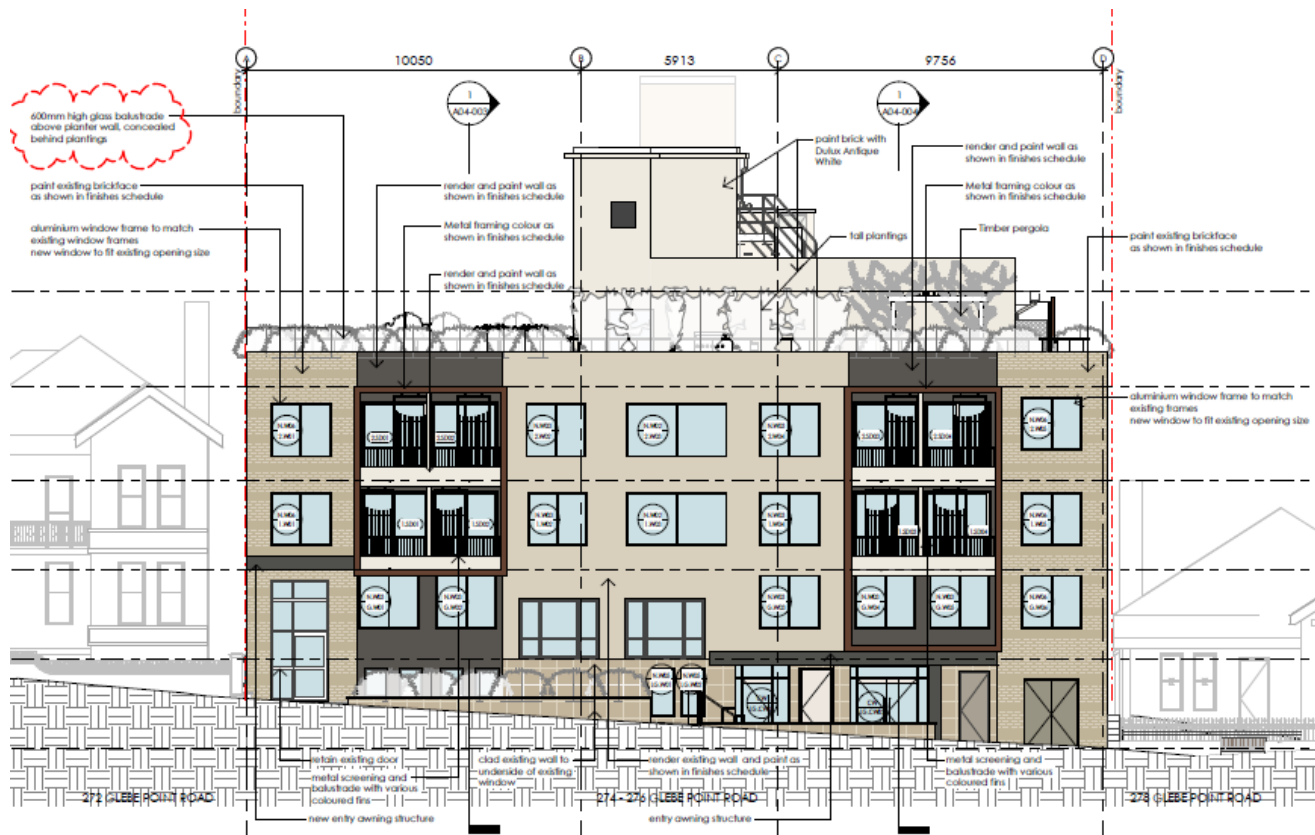


Eglinton Lane

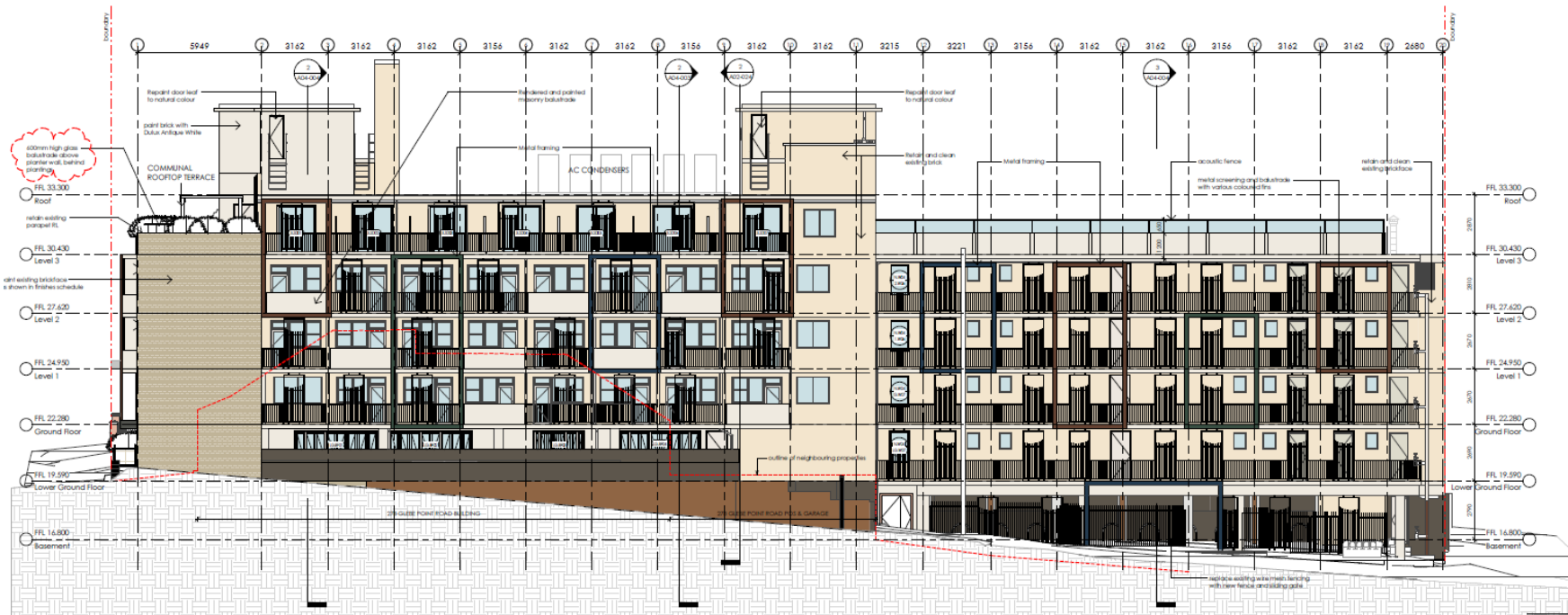
Unnamed Lane



roof plan



Glebe Point Road elevation



Eglinton Lane (west) elevation

eastern elevation



render of the proposed Glebe Point Road facade

compliance with affordable housing SEPP

	control	proposed	compliance
communal living room	1 x minimum 20sqm required in DCP	196sqm	yes
minimum room size	12sqm	12sqm min size	yes

compliance with affordable housing SEPP

	control	proposed	compliance
lodgers per room	1 per room below 16sqm 2 per room above	max 154 proposed 7 rooms 1 occupant 57 room 2 occupants	yes
open space	20sqm other than front set back	268sqm on rooftop	yes

compliance with affordable housing SEPP

	control	proposed	compliance
bicycle spaces	20	20	yes
motorcycle spaces	20	20	yes

compliance with key LEP standards

	control	proposed	compliance
height	9m	17.3m 20.5m existing	no
floor space ratio	1.5:1	2.3:1 1.9:1 existing	no

compliance with DCP controls

	required	proposed	comply
height in storeys	2 storeys	5-6 storeys existing	no
minimum room size	12sqm	12sqm	yes
indoor communal area	20sqm	196sqm	yes
open space	20sqm	268sqm	yes

Design Advisory Panel

DAP-Residential Subcommittee - 3 March 2020. Generally supported but raised the following matters:

- Front facade - retention of the existing sun shading at the top of the building, retention of brickwork
- Layout – removal/relocation of western lift core, ground floor courtyard better utilised as landscaped area, ceiling fans to each room, increased floor to ceiling heights for ground floor communal areas
- Landscaping – height of building should not be increased by garden, green walls may lock in a maintenance burden, deep soil should be provided with tree planting

These issues have been addressed in the recommended conditions of consent where applicable.

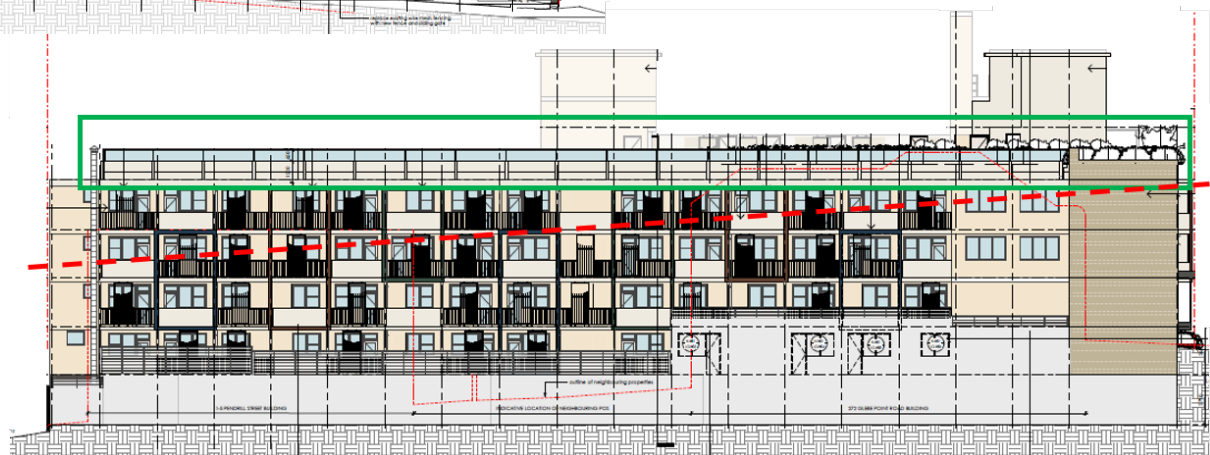
issues

- height
- FSR
- design detail
- acoustic and visual privacy issues
- landscaping

height

- Clause 4.6 variation request submitted
- non-compliance with height results from plant and roof top structures
- all new works will be a maximum of 17.3m, below the existing maximum building height of 20.5m
- new works will not result in increased overshadowing and bulk has been mitigated where possible
- height variation is supported

Architectural elevation drawing of a multi-story building facade. The drawing shows a complex structure with multiple levels, balconies, and windows. A green rectangular box highlights a section of the upper floor, and a red dashed line indicates a horizontal level. The drawing is labeled 'ELEVATION' and includes a scale bar and a north arrow.



FSR

- Clause 4.6 variation request submitted
- existing building exceeds FSR
- additional non-compliance results from conversion of lower ground floor area from storage to GFA
- area to be used for communal living, dining and kitchen, managers room and 2 x boarding rooms
- no additional bulk as a result of increased FSR
- FSR variation is supported



design detail

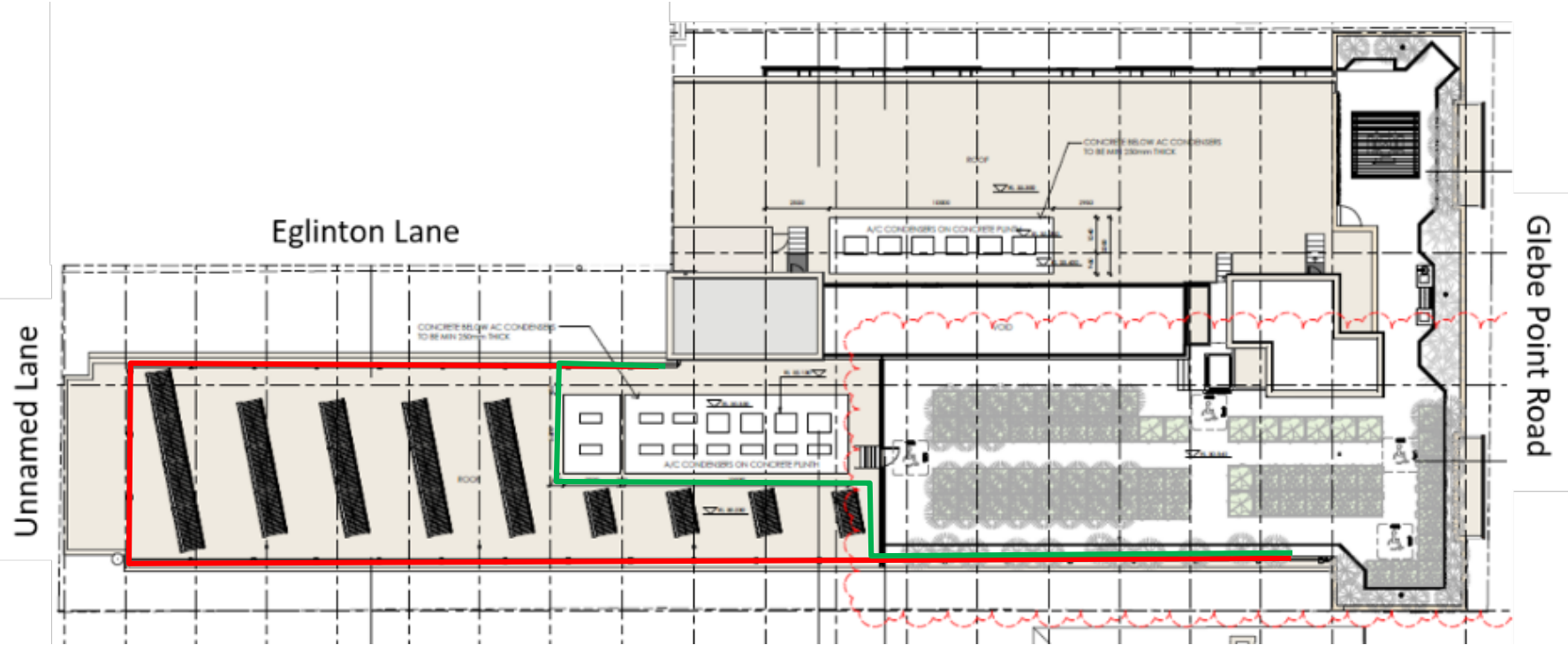
- facade upgrades proposed
- proposed changes seek to improve the facade however a number of elements could be refined:
 - rendering of the Glebe Point Road portion of the building is not required
 - awning at the top of the front facade to be retained



existing and proposed Glebe point Road elevation

design detail cont.

- acoustic screening to be set in to reduce bulk



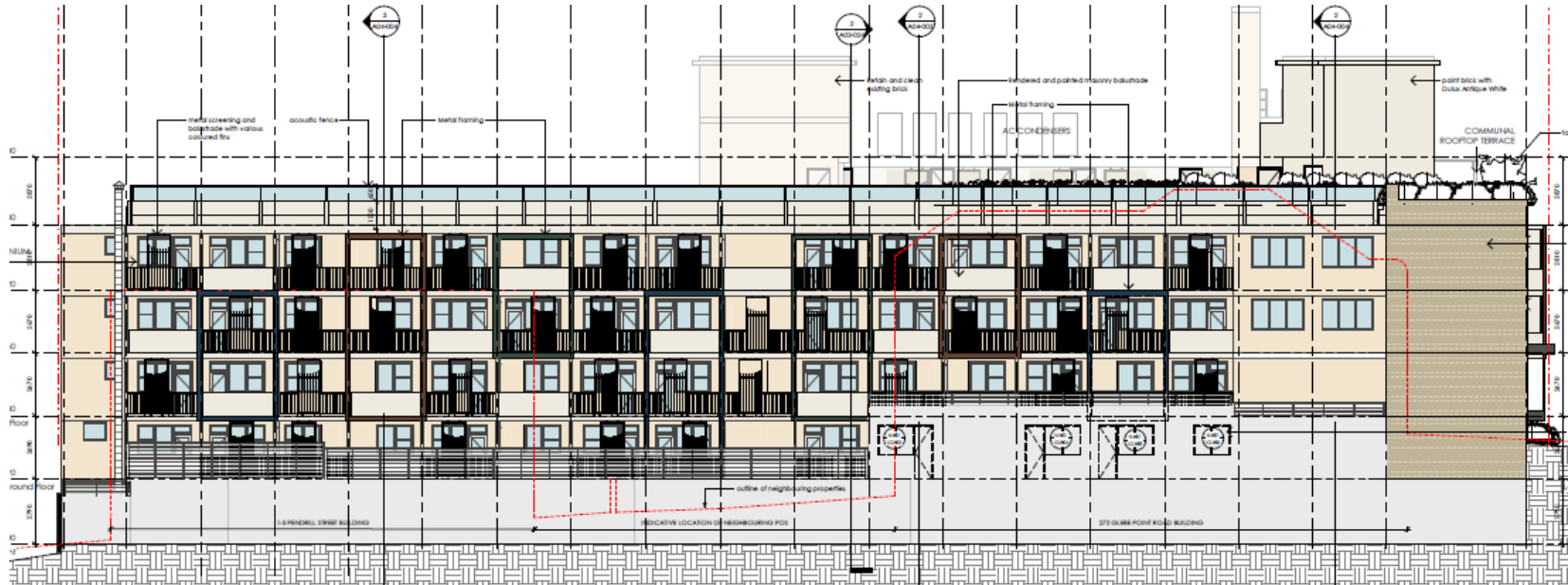
- proposed metal frames to be removed

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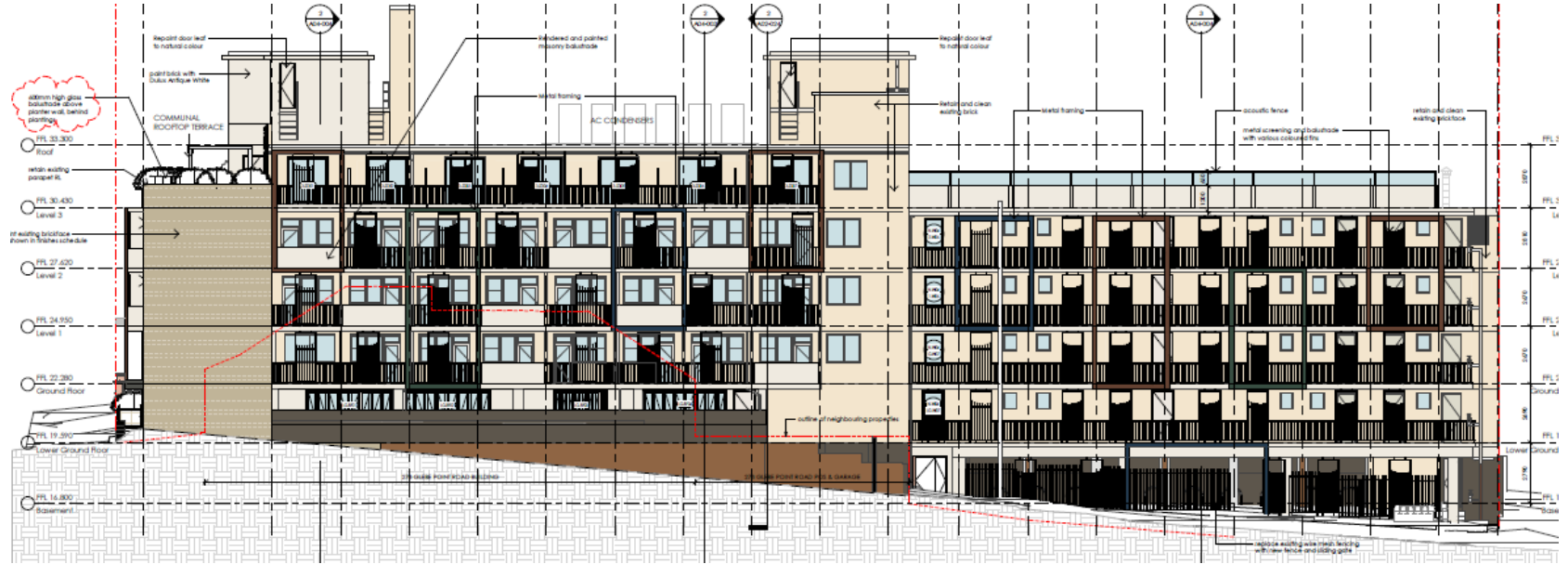
acoustic and visual privacy

- east and west facades include balconies and open corridors which are to be retained



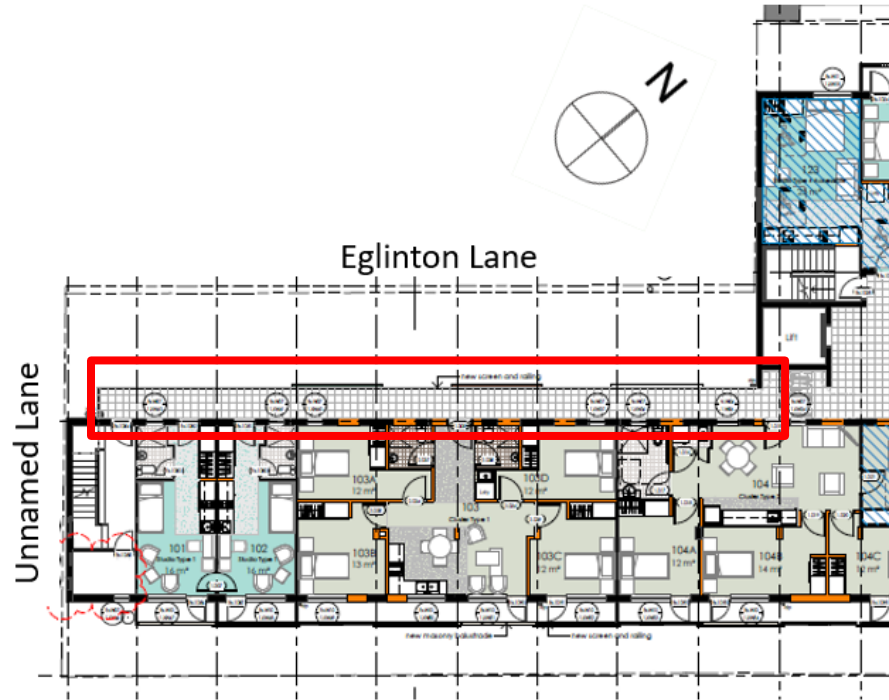
proposed eastern elevation

acoustic and visual privacy cont.

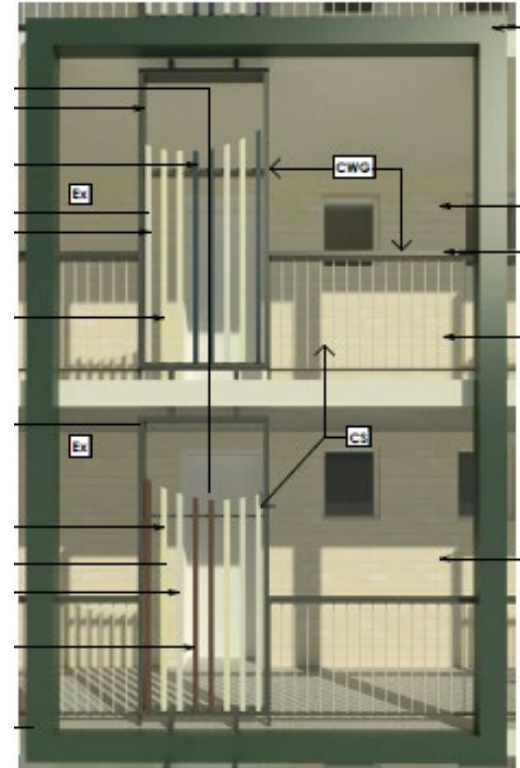


proposed western elevation

acoustic and visual privacy cont.



extract showing external corridor



typical privacy screen

acoustic and visual privacy



location of rooftop communal open space

acoustic and visual privacy cont.

- screening proposed is not considered adequate
- the following has been recommended to mitigate concerns:
 - green screening on western facade corridors
 - improved balustrading to corridors
 - full height screens to balconies
 - use of rooftop restricted to 7am-10pm

landscaping

- proposal includes 2 x green walls and 1 x rooftop urban farm
- green walls considered unlikely to be viable due to limited solar access and maintenance will be difficult
- green walls are to be removed and replaced with at-grade planting within the courtyard
- no deep soil has been proposed but is possible along Eglinton Lane which will also permit tree planting

recommendation

- approval subject to conditions, including design modification conditions to address:
 - design detail
 - landscaping
 - acoustic and visual privacy