Local Planning Panel 1 July 2020

160B Glebe Point Road, Glebe

D/2020/18

Applicant: Planning Lab

Owner: Christopher Lipman

Designer: Mark Shapiro Architects

proposal

Adaptive reuse of a terrace as a five room, seven person boarding house and associated alterations

Zone: B2 – Local Centre. The development is permissible with consent

recommendation

approve subject to conditions

notification information

- exhibition period 17 January to 8 February 2020
- 234 owners and occupiers notified
- 3 submissions received

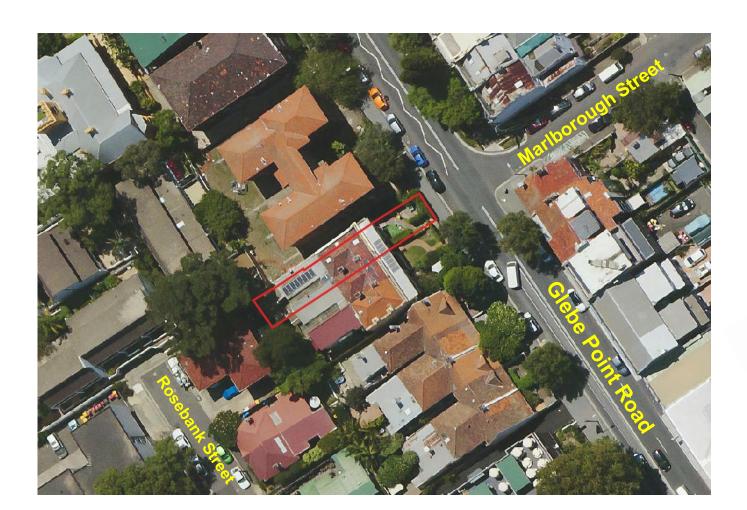
submissions

- building height
- residential density and communal spaces
- external treatment and finishes
- configuration of front yard
- fire safety

submissions



site



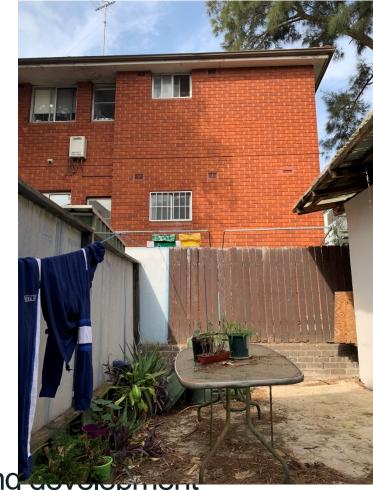




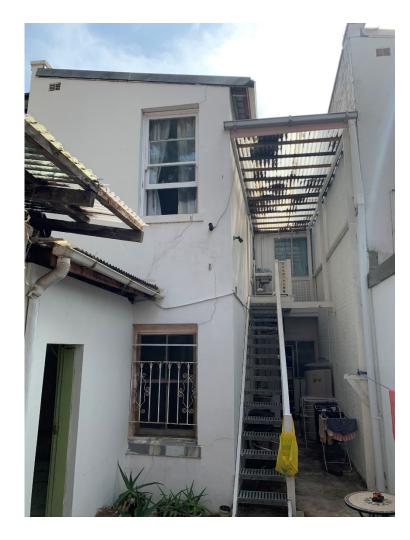
Glebe Point Road



front facade



joining advancement



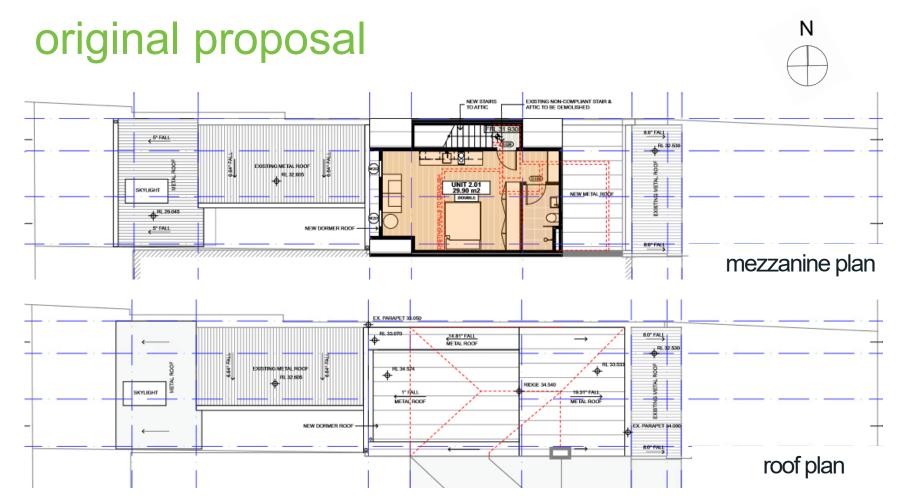
rear of terrace



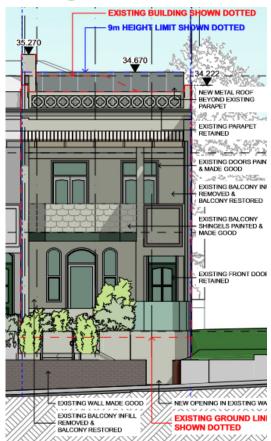


existing interior – communal room and kitchen

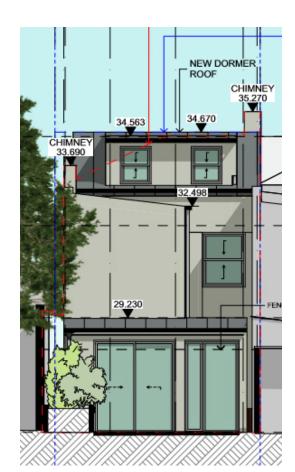
original proposal EXISTING STARS RETAINED & RECONFIGURED ex RL25 250 - NEW PAVING ex RL25 730 HALLWAY FFL 25.890 FFL 25.890 UNIT G.02 20.22 m2 TERRACE UNIT G.01 22.84 m2 FFL 25.890 SINGLE CORPLINE BIKE STORAGE ex RL25.870 EXISTING BATHROOM REMOVED & OUTDOOR AREA RESTORED ground floor plan EXISTING STAIRS RETAINED & RECONFIGURED STAIRSH) HILL - NEW DECKING . 5" FALL ROOF ABOVE HALLWAY EXISTING BALCONY INFILL REMOVED UNIT 1.01 22.45 m2 UNIT 1.03 19.89 m2 DOUBLE DOUBLE SKYLIGHT UNIT 1.02 17.24 m2 BALCONY EXISTING BALCONY INFILL REMOVED **⊕**RL 29.045 & BALCONY RESTORED SINGLE EXISTING BATHROOM ADDITION AND first floor plan TERRACE TO BE REMOVED



original proposal

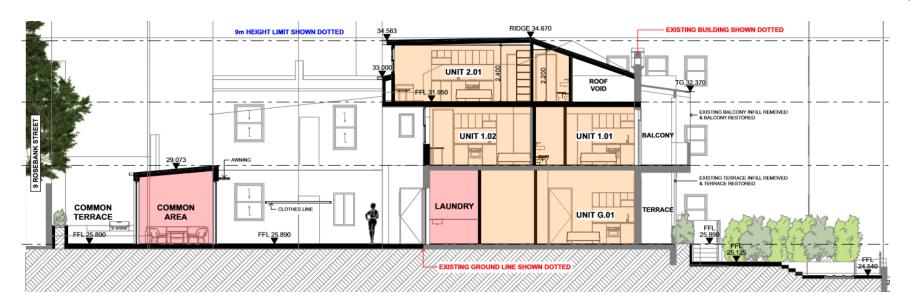


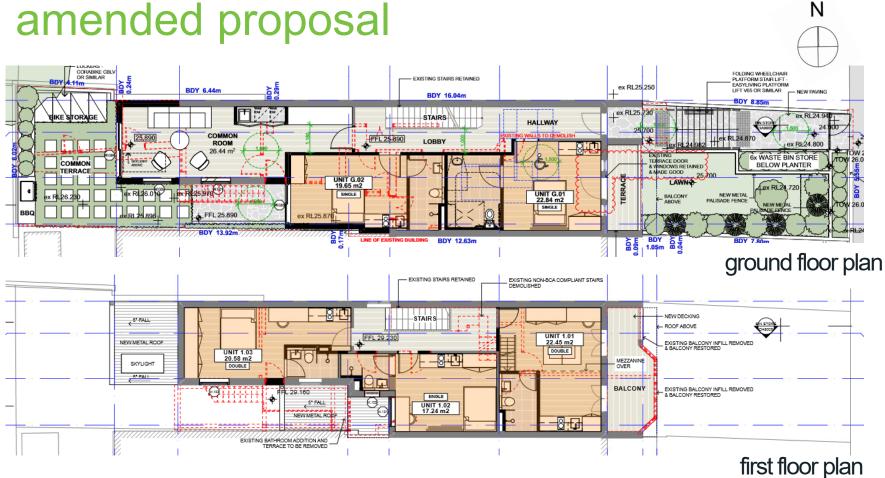
front (east) elevation

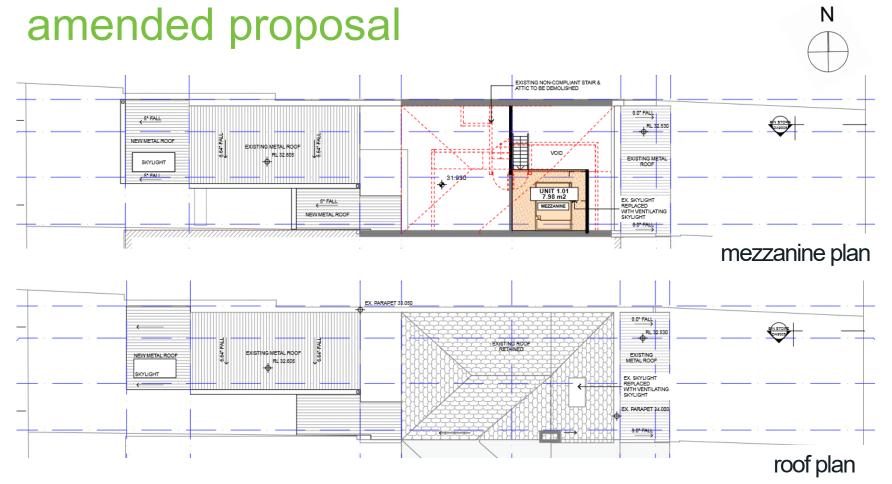


rear (west) elevation

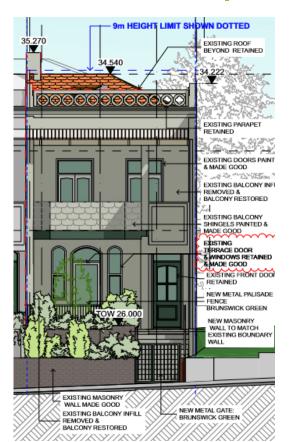
original proposal



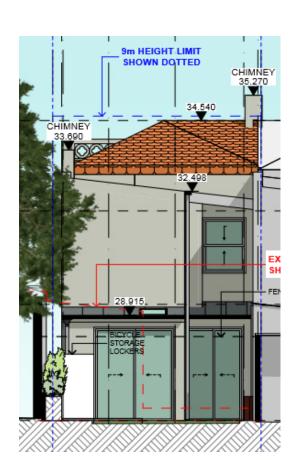




amended proposal

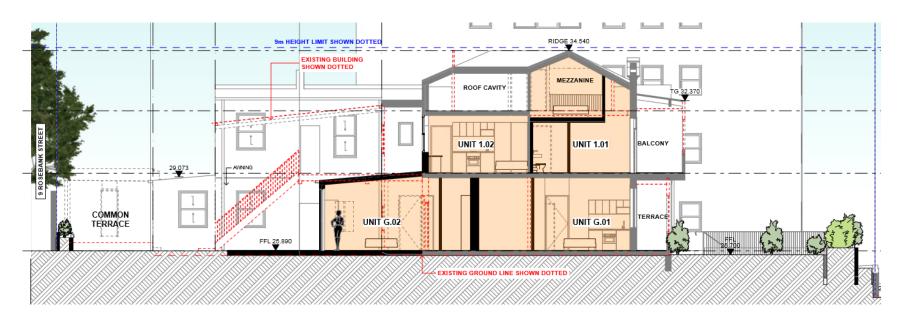


front (east) elevation



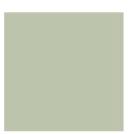
rear (west) elevation

amended proposal



photomontage and materials





1. PAINT - DULUX PALE VELLUM



COLOUR: BRUNSWICK GREEN



 EXISTING SILVER GREY COLORBOND ROOF



6. EXISTING BRICK FENCE





DOOR FRAME & BALCONY STRUCTURE
 DULUX BRUNSWICK GREEN

compliance with key LEP standards

	control	proposed	compliance
height	9m	8.9m	yes
floor space ratio	1.5:1	0.86:1m	yes

compliance with SEPP (ARH) 2009

	control	proposed	compliance
solar	3 hours sunlight to communal rooms	approximately 1 hour of sunlight to communal room	no
private open space	20 sqm	16sqm	no

compliance with SEPP (ARH) 2009

	control	proposed	compliance
communal living room	1	1	yes
size of rooms	12 to 25sqm	between 12.9sqm and 24.3sqm	yes
bicycle/ motorcycl e parking	2 bicycle spaces 1 motorcycle space	4 bicycle space no motorcycle space	no

compliance with DCP controls

	control	proposed	compliance
height in storeys	2	2 + attic	no
communal living area	minimum 12.5sqm	26sqm	yes
communal open space	20sqm	16.5sqm	no
private open space	minimum 4sqm for 30% of rooms	2 rooms with over 4sqm area	yes

issues

- motorcycle parking Clause 4.6
- heritage
- solar access
- · communal outdoor area

motorcycle parking

- no motorcycle parking is provided 1 space required
- clause 4.6 variation request submitted:
 - site is accessible by public transport
 - additional bicycle parking proposed
 - provision of motorcycle parking to the front would impact on open space and presentation to the street
 - no adverse environmental impacts arising from absence of motorcycle parking space

heritage

conditions recommended to address treatment of façade

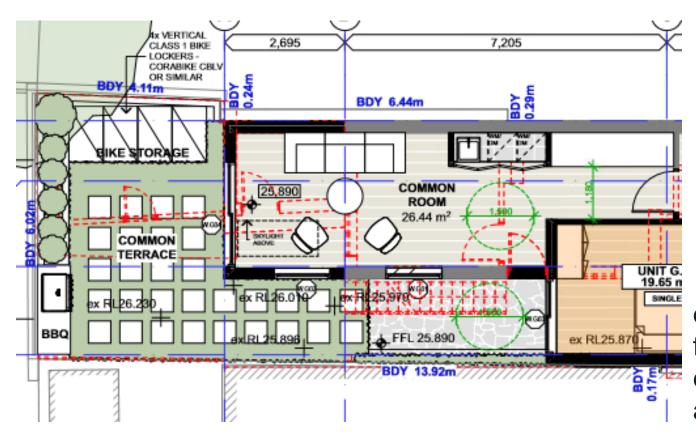
solar access

- communal indoor area, as proposed, does not receive sufficient solar access - condition recommended to increase solar access to 2 hours by adjusting location of skylight
- communal outdoor area cannot achieve compliant solar access due to overshadowing by surrounding development
- acceptable in this instance as there is no other viable location for communal outdoor space, and application is regularising a longstanding unauthorised use

communal outdoor area

- SEPP ARH (2009) and SDCP 2012 requires minimum 20sqm of communal outdoor space:
 - application proposes 16.5sqm (excluding space to front)
 - proposal retains rear building alignment of southern neighbours, and communal outdoor space receives insufficient solar access
 - increased communal outdoor space would be at the expense of the indoor communal space and bike storage

communal outdoor area



excerpt of ground floor plan, communal indoor and outdoor areas

recommendation

approval subject to conditions