

Local Planning Panel

16 October 2024

Application details

Address: St Vincent's College, 1 Challis Avenue

Application: D/2023/878

Applicant: St Vincent's College Limited

Owner: Mary Aikenhead Education Limited

Architect: Leaf Architecture

Consultant Planner: Ethos Urban

Proposal

Alterations and additions to school including:

- demolition of existing swimming pool and sports courts
- construction of multi-purpose sporting facility, with sports hall, assembly stage, indoor pool and rooftop sports court and terrace area
- new music and administration building (Bethania) to rear of existing Garcia
- new pedestrian access on Challis Avenue through linking foyer
- minor internal alterations to existing buildings (Garcia & Vincentia)
- minor alterations to boarding facilities (Aikenhead House), including lift, stairs and ramp

Recommendation

Approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination as it represents contentious development with more than 25 unique submissions received

Proposal



New multi purpose building – corner of Challis Avenue and Victoria Street

Notification



- exhibition period 4 October 2023 to 2 November 2023
- amended design renotified between 14 June 2024 to 13 July 2024
- 2628 owners and occupiers notified
- 39 submissions received

Submissions

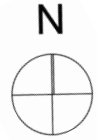
- view loss
- bulk and scale
- overshadowing
- lack of building separation
- heritage impacts
- demolition and construction noise
- noise from operational use
- loss of existing landscaping
- proposed landscaping insufficient
- sports court lighting impacts
- traffic impacts
- amenity impacts from future increase in student numbers

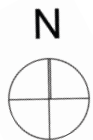
Submissions



-  subject site
-  submitters

Site





existing site plan



pool & courts - corner Challis Avenue and Victoria Street



Vincentia building & Mary Aikenhead building on Victoria Street



main entrance on Victoria Street



sports courts on Challis Avenue



Garcia building on Challis Avenue



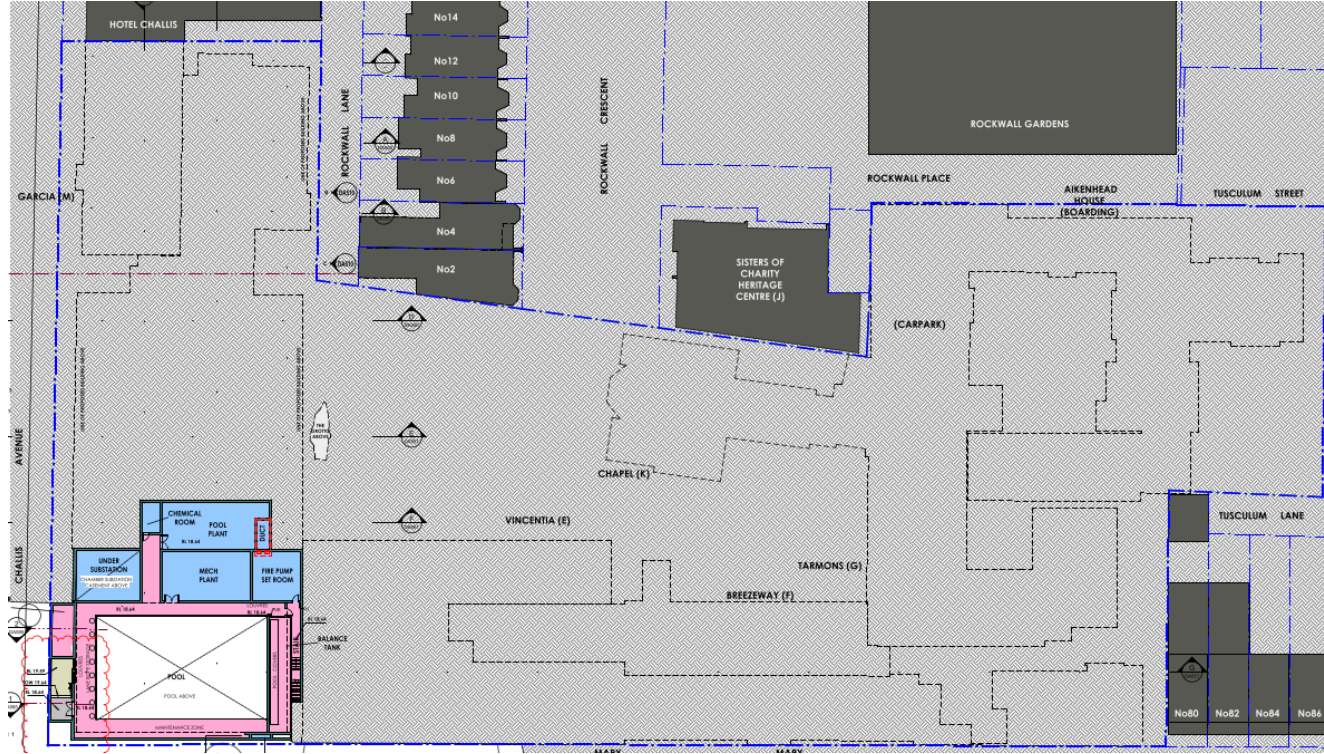
rear of Garcia building

Proposal

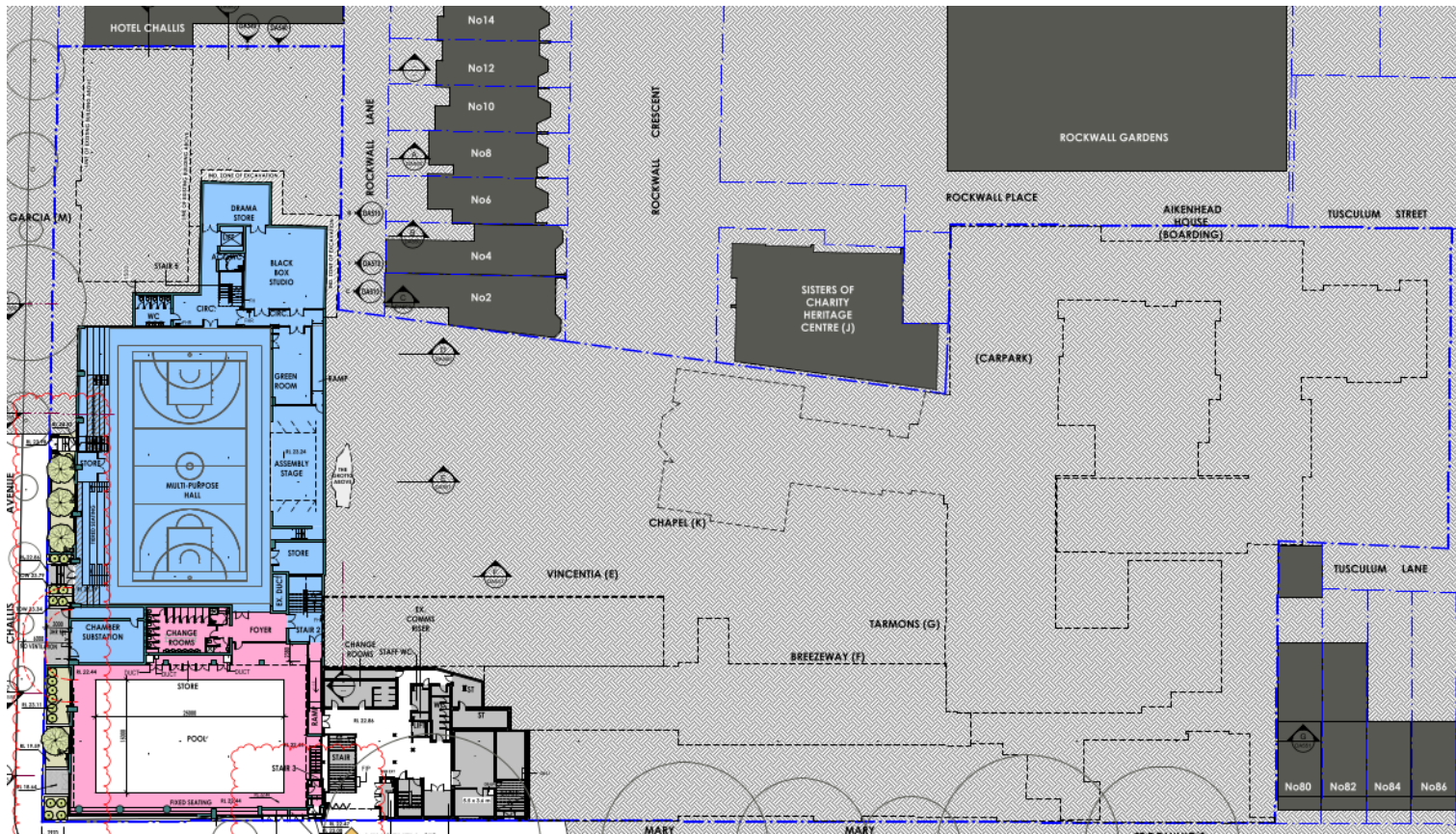


New multi purpose building – corner of Challis Avenue and Victoria Street

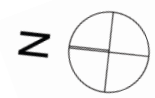
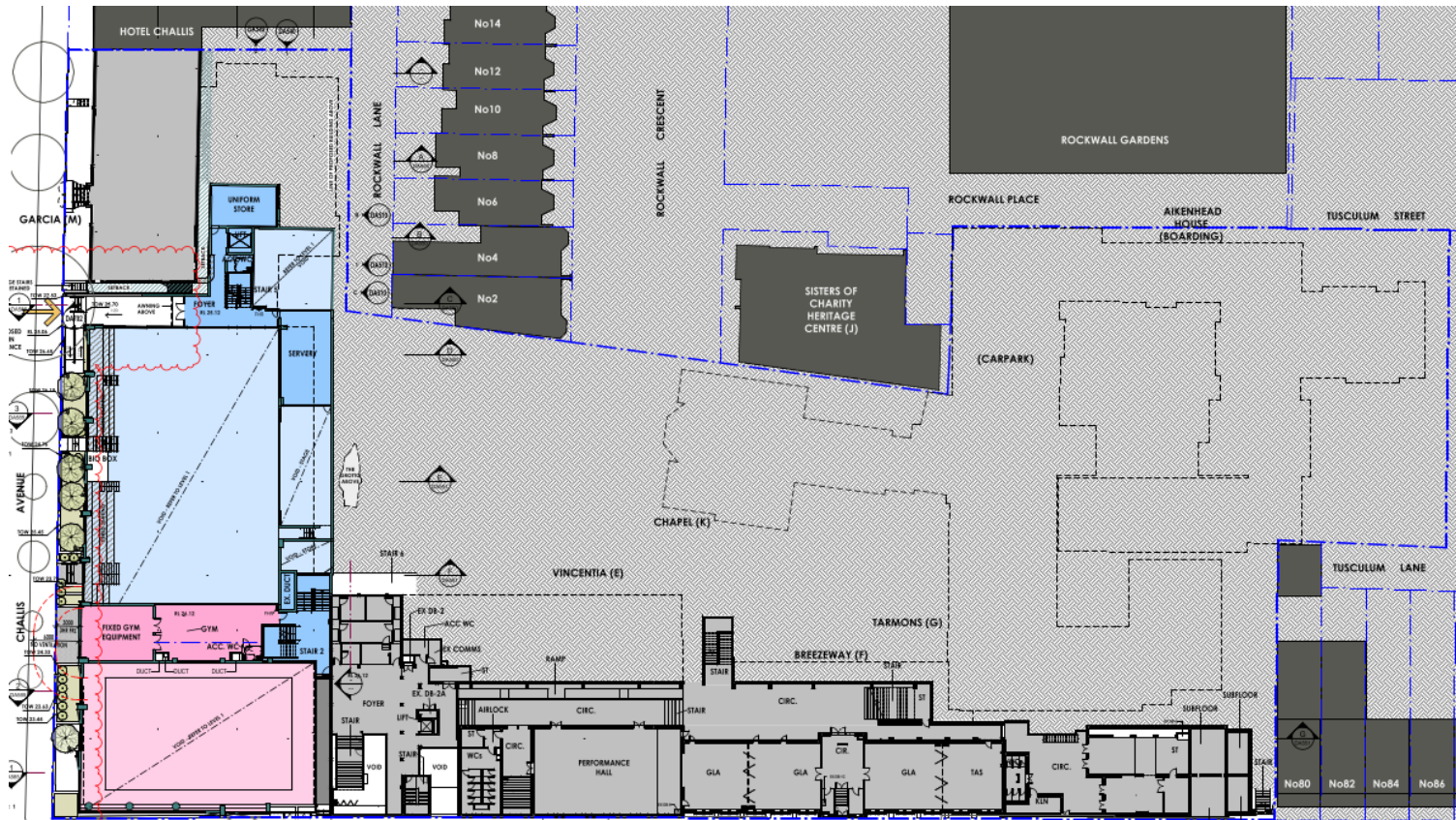
Proposal



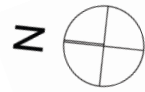
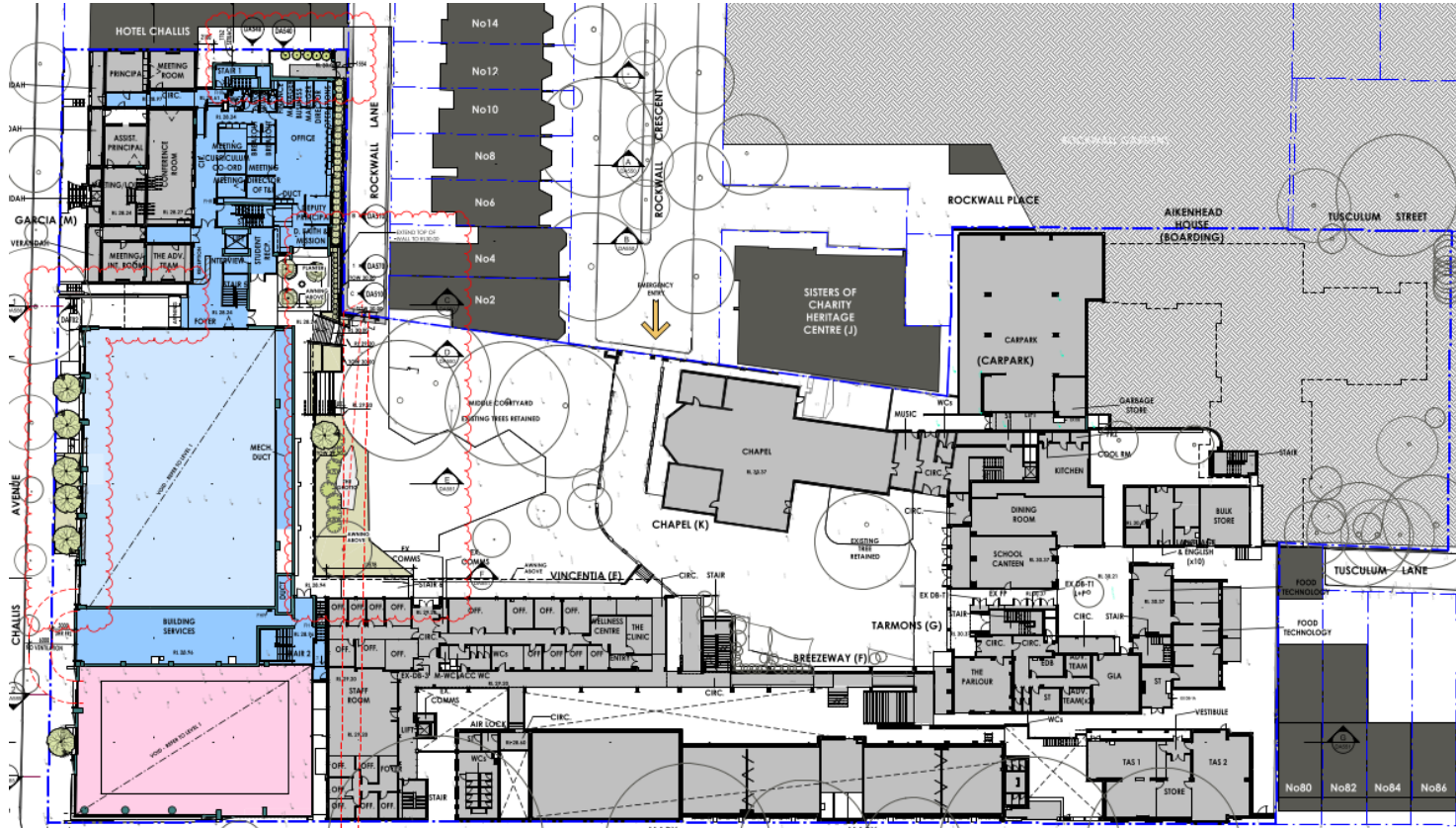
proposed floor plan basement



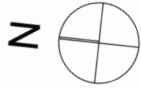
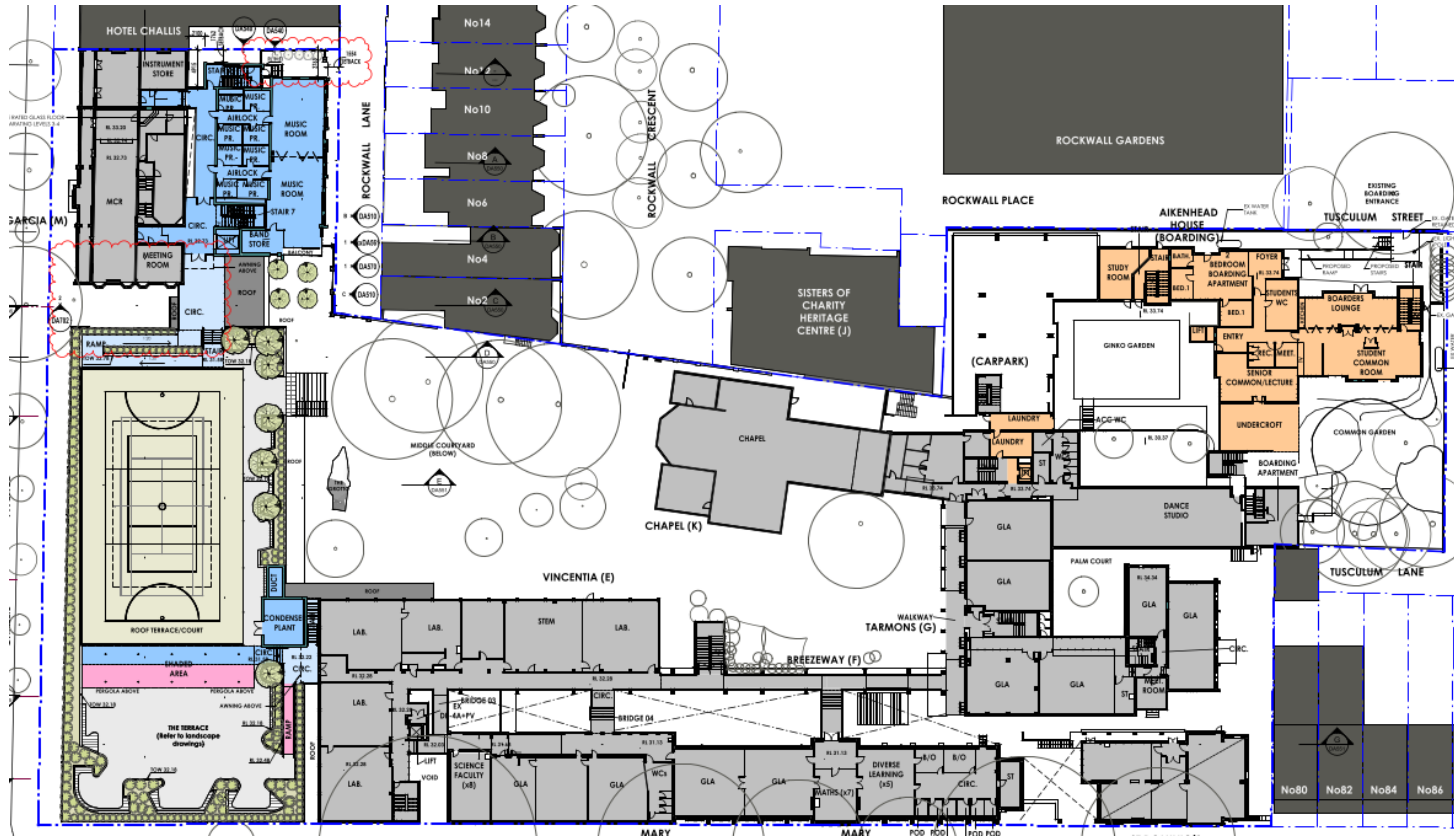
proposed floor plan level 1



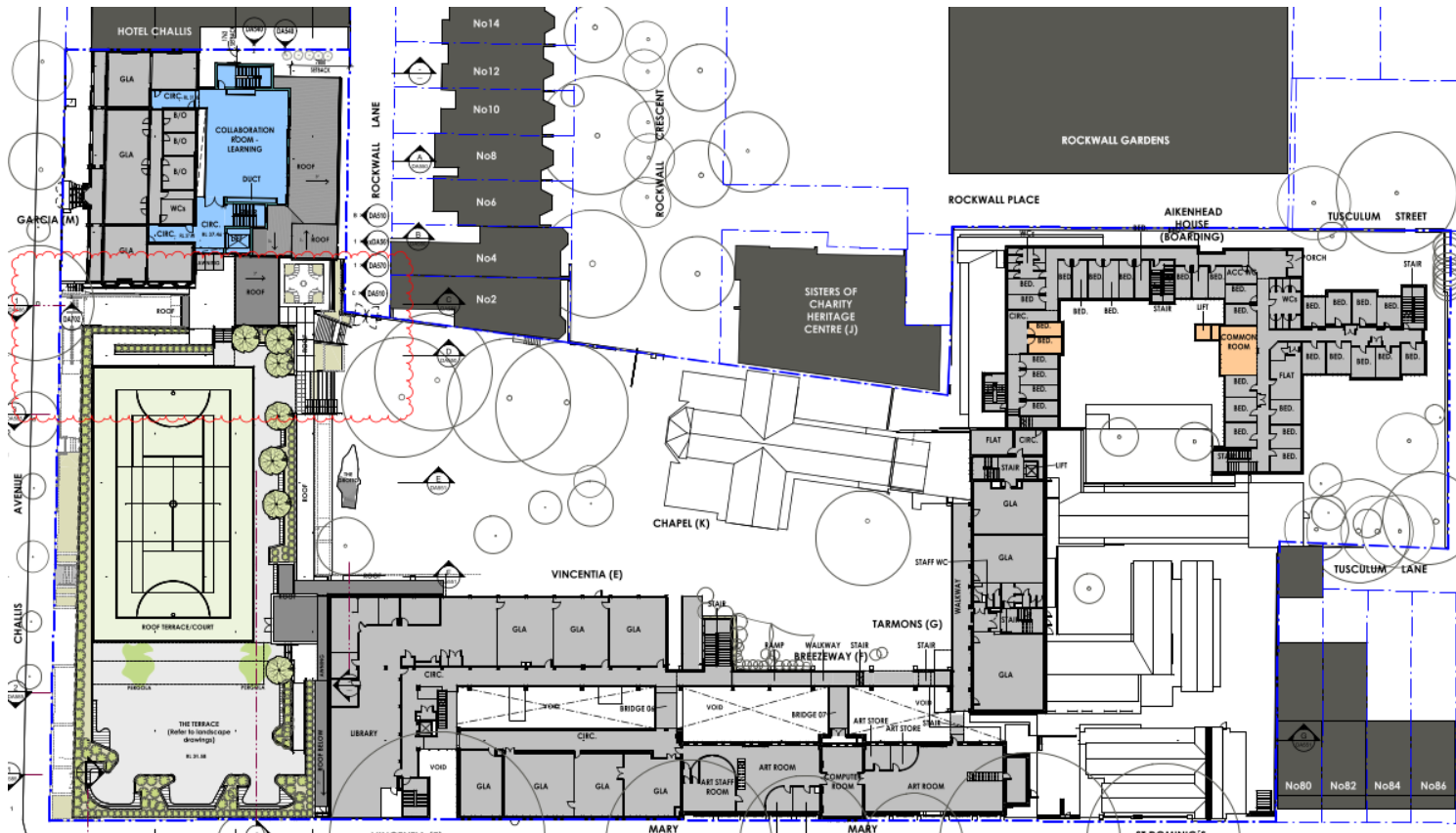
proposed floor plan level 2



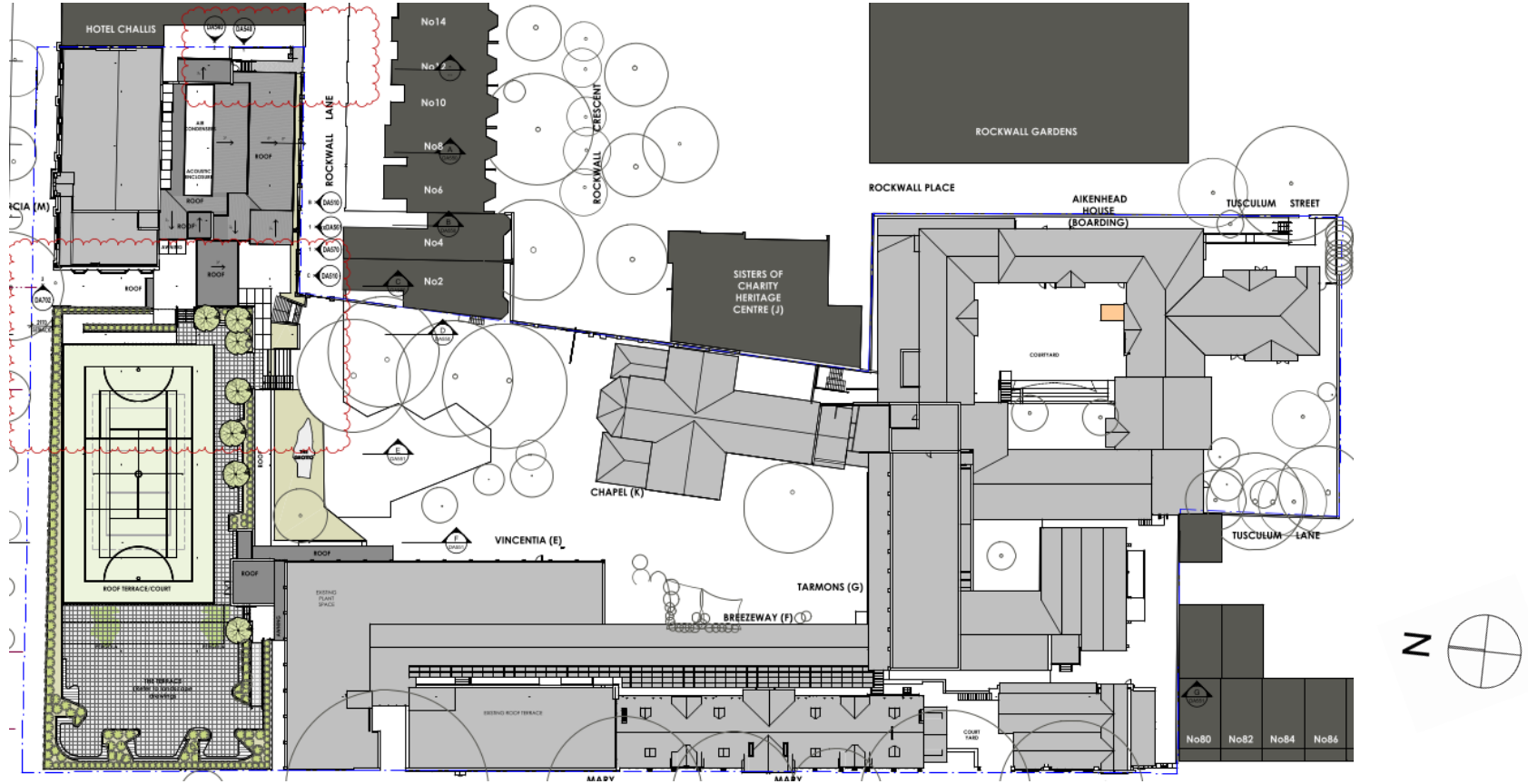
proposed floor plan level 3



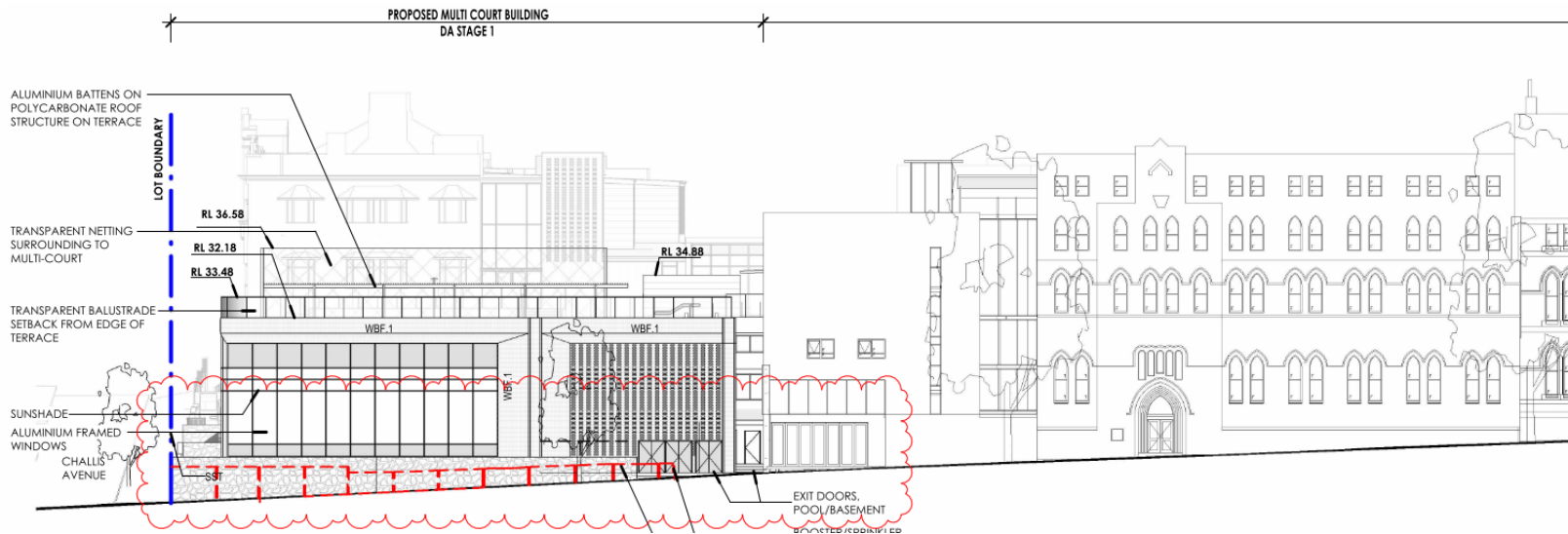
proposed floor plan level 4



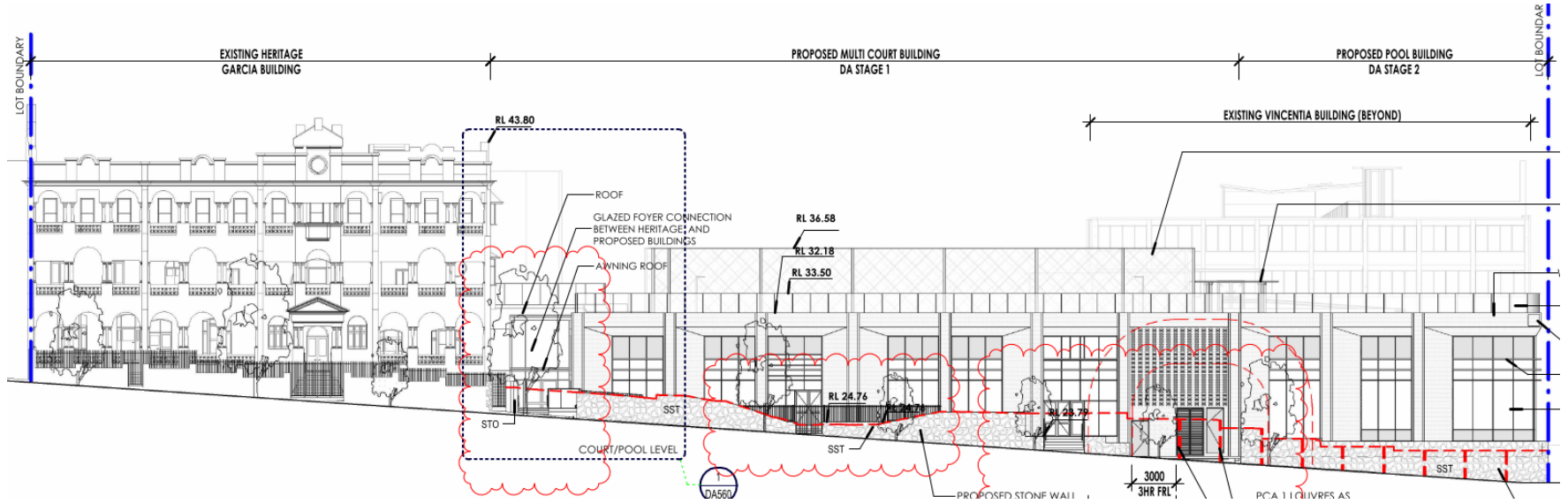
proposed floor plan level 5



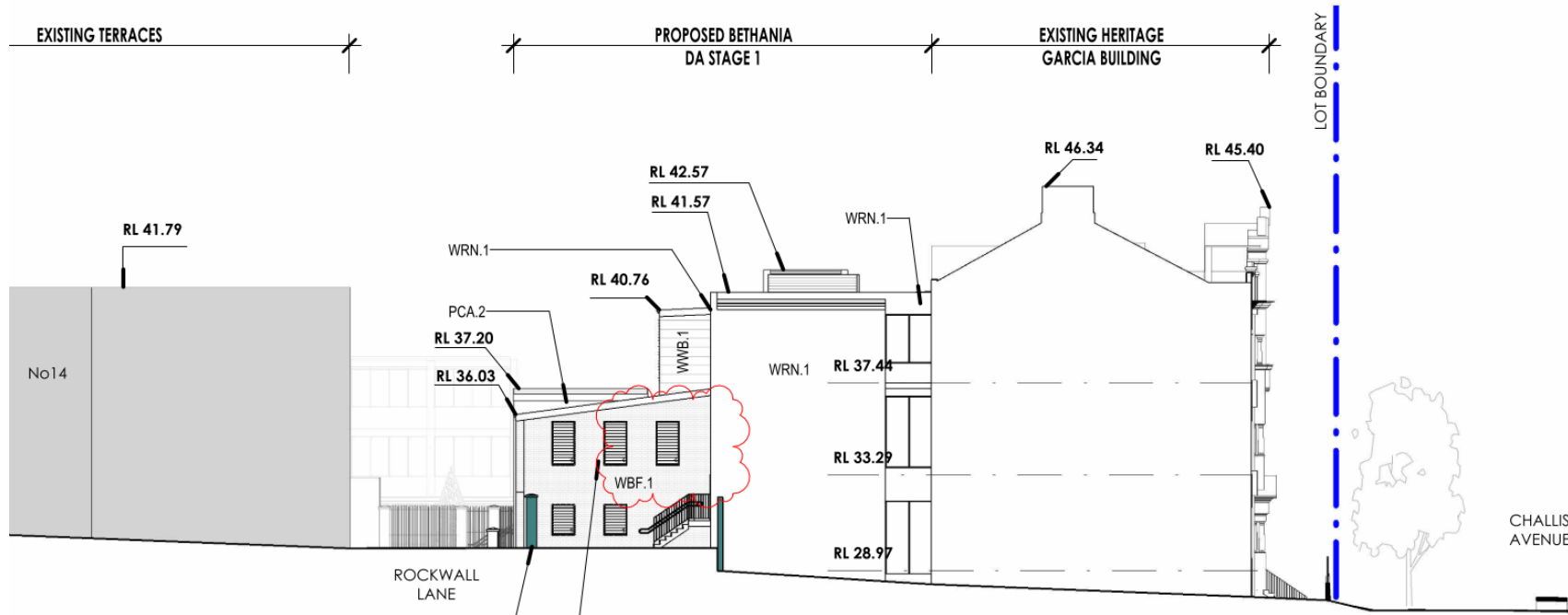
proposed roof plan



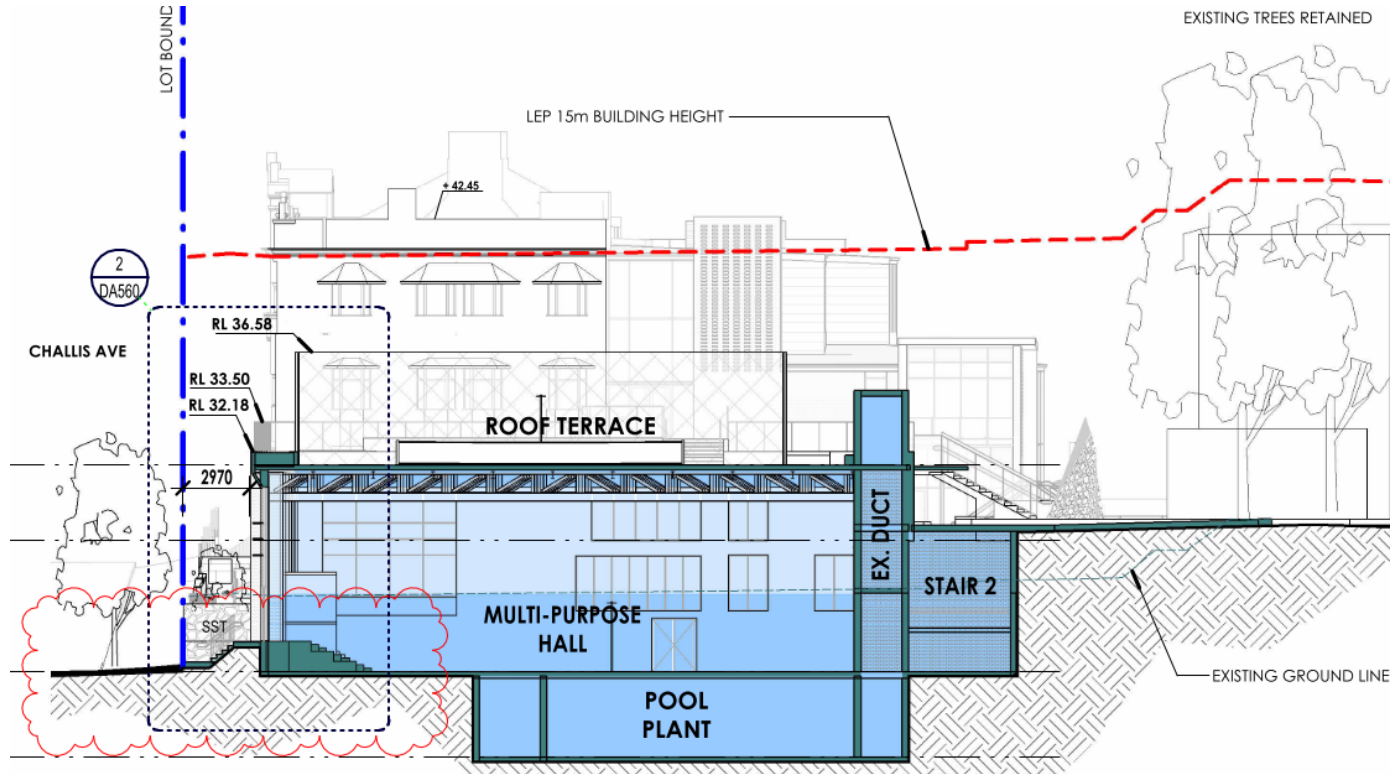
Victoria Street elevation



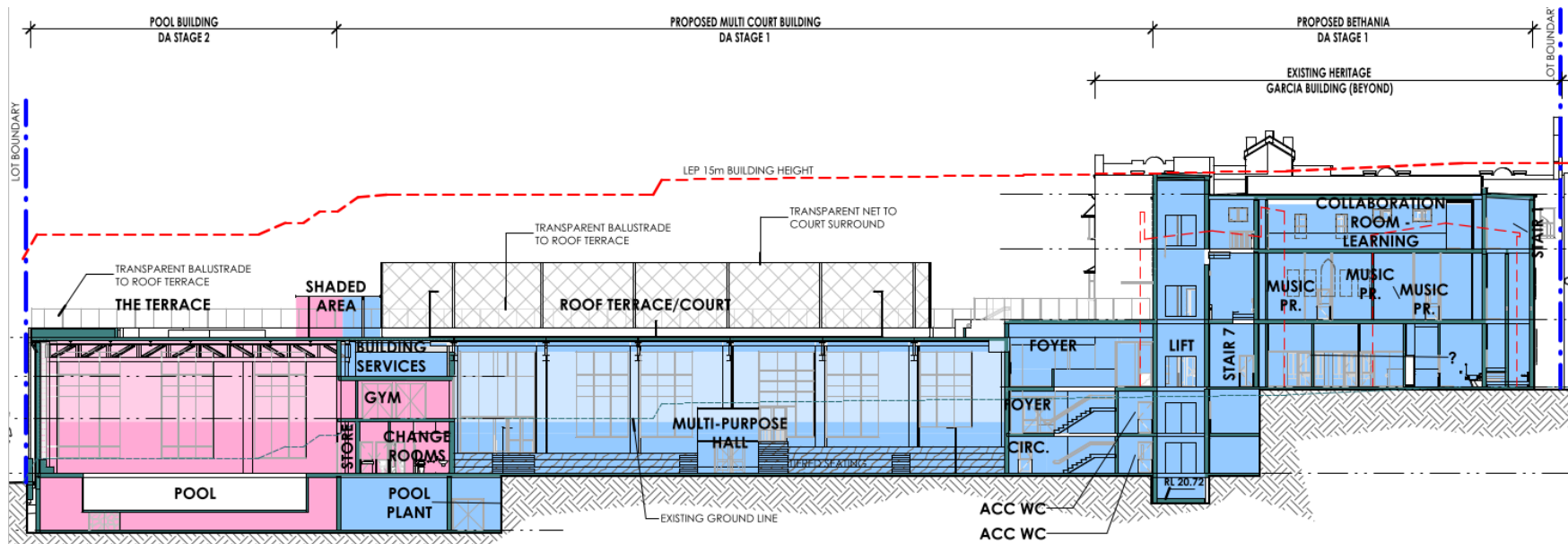
Challis Avenue elevation



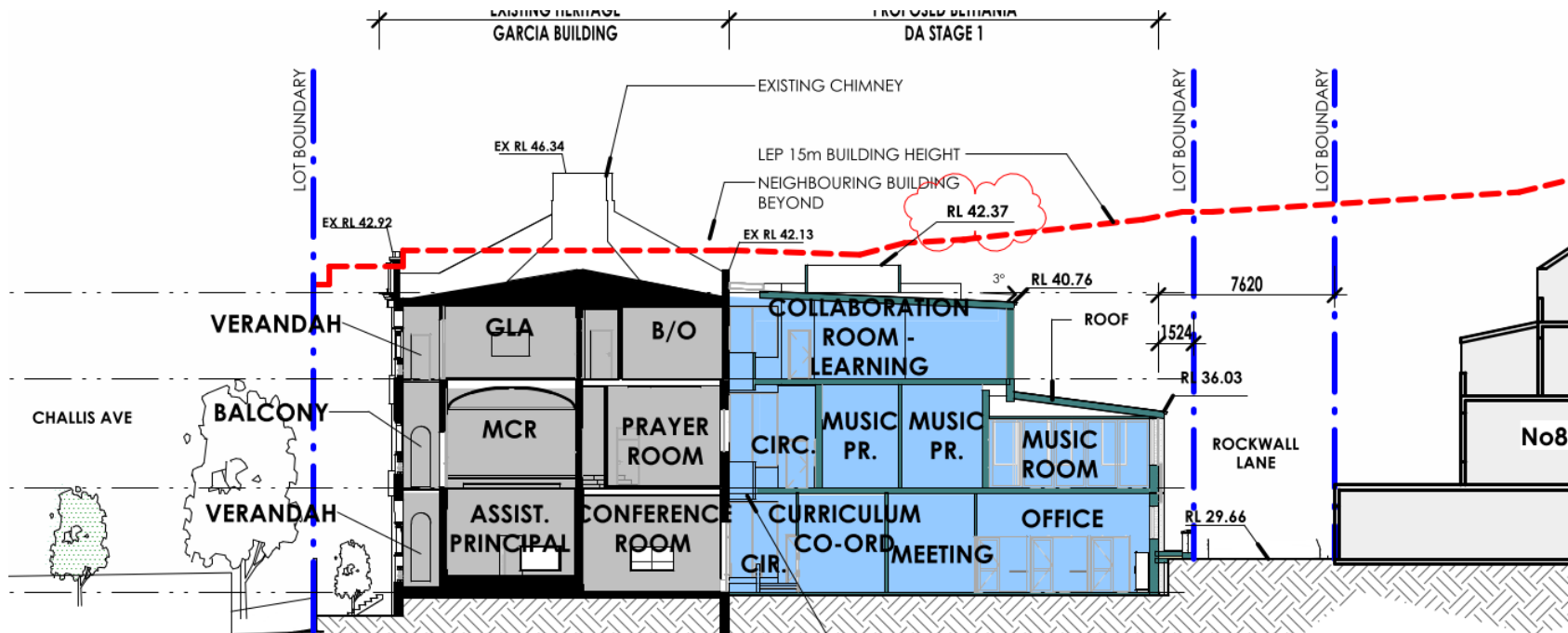
eastern elevation



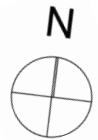
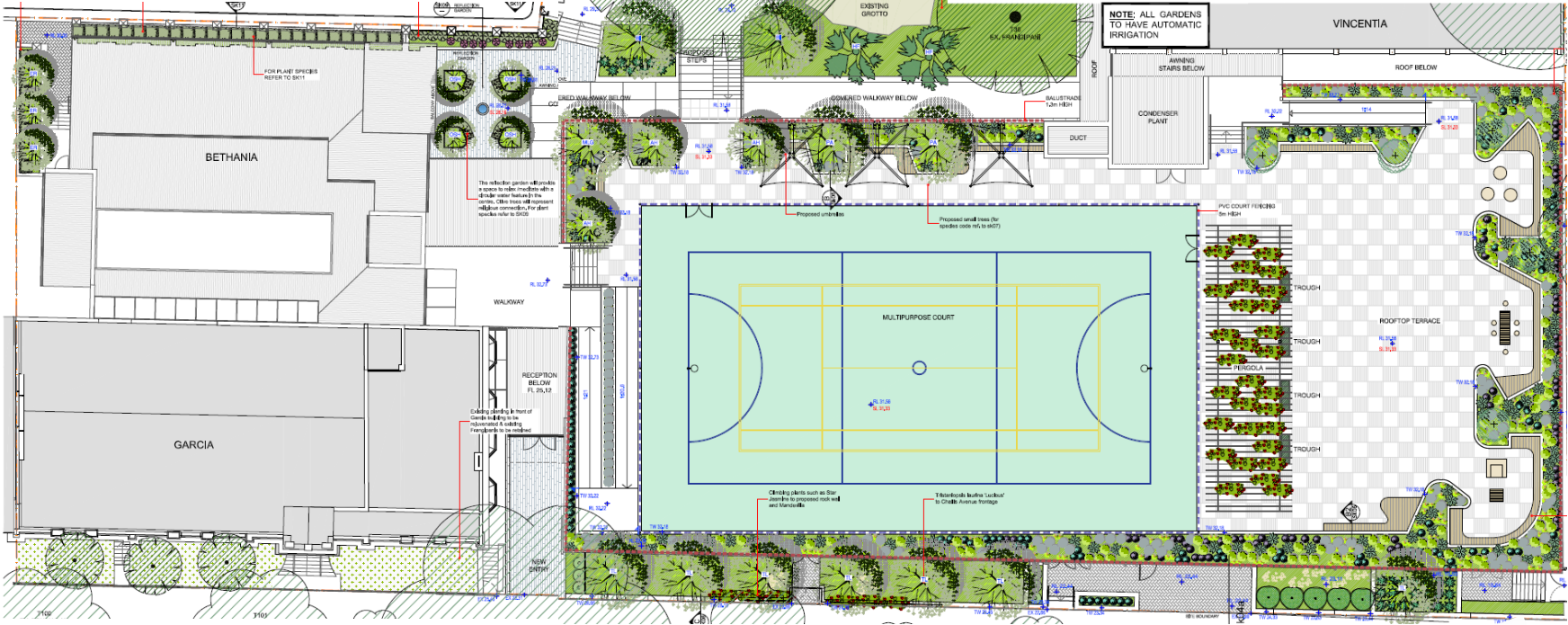
north/south section multipurpose building



east/west section multipurpose building



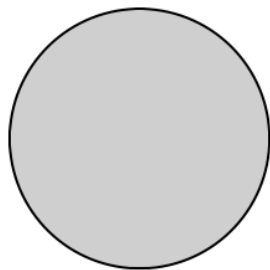
north/south section - Bethania



proposed landscaping



WBF.1 - FACE BRICK - PURE, VELVETS CRUSHED GREY



PCA.1/WRN.1/MRS
POWDERCOATING OR PAINT
COLOUR TO MATCH
COLORBOND - SOUTHERLY
(ROOFING)



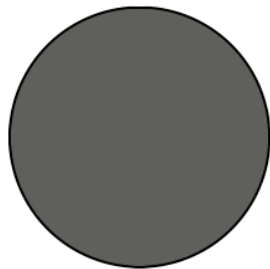
WWB.1
FIBRE CEMENT WEATHERBOARD
CLADDING (LIGHT CREAM COLOUR)



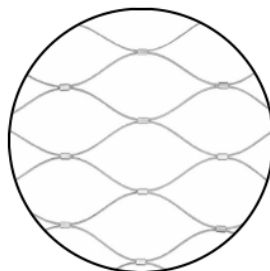
RDR.1
RENDERED MASONRY (WHITE)



SST - SAND STONE WALL
(DETAILED TO MATCH EXISTING
PERIMETER SANDSTONE WALL)



WWB.2/WRN.2/WMS.2/PCA.2
POWDERCOATING and PAINT TO
MATCH WOODLAND GREY
(WINDOWS, PRIVACY SCREENS,
GUTTERS AND TRIMS)



PROPOSED STAINLESS STEEL NETTING
TO ROOF TERRACE/COURT WITH
BLACK PAINTED STEEL SUPPORT
POSTS



New multi purpose building – corner of Challis Avenue and Victoria Street



New multi purpose building – corner of Challis Avenue and Victoria Street



entrance off Challis Avenue



addition to rear of Garcia – looking west along Rockwall Lane



addition to rear of Garcia – looking east along Rockwall Lane

SEPP (Transport & Infrastructure) 2021 – Chapter 3

Educational Establishments & Child Care Facilities

- proposed development meets the 7 design quality principles set out within Schedule 8
- under the SEPP, the following provisions of the Sydney LEP do not apply:
 - clause 6.21C design excellence
 - clause 6.21D competitive design process
 - clause 7.20 development requiring or authorising preparation of a DCP
- under the SEPP, the provisions of the Sydney DCP do not apply

Compliance with key LEP standards

	control	proposed	compliance
height	15m	14.90m	yes
floor space ratio	No. 1 Challis Avenue: 1.75:1	1.27:1	yes
	No. 1 Tusculum Lane: 1.5:1	0.68:1	yes

Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 05 December 2023

The Panel generally supported the proposal but raised the following concerns:

- building bulk should be reduced where possible
- form of the Bethania building is supported with revisions to include finer grain and proportions reflecting immediate context and lighter materiality to respond to HCA
- architectural expression of multi-purpose building is to be revised to be more vertically proportioned with a more substantial solid to void ratio
- roof top sports fencing poorly integrated into the building composition
- setback on Victoria Street is uncharacteristic

Design Advisory Panel Residential Subcommittee

- privacy and landscaping on Rockwall Lane is to be improved
- rooftop plant should be relocated
- view and amenity impacts for hotel need consideration
- privacy and landscaping on Rockwall Lane to be improved
- improve landscaping on Challis Avenue, rooftop terrace and Grotto
- solar panels should be considered

These issues have generally been addressed within the amended plans or adequate justification provided

Issues

- heritage
- view sharing
- solar access
- building separation
- operational noise
- removal of landscaping

Heritage

- the site is heritage listed and is located within the Potts Point heritage conservation area
 - I1121 - St Vincent's Convent group including buildings and their interiors
 - I1122 - Former Convent "Bethania and "Carmelita" (formerly 15-19 Challis Avenue) including interiors (Garcia)
- site is surrounded by state listed and locally listed heritage items

Heritage


State Heritage Register

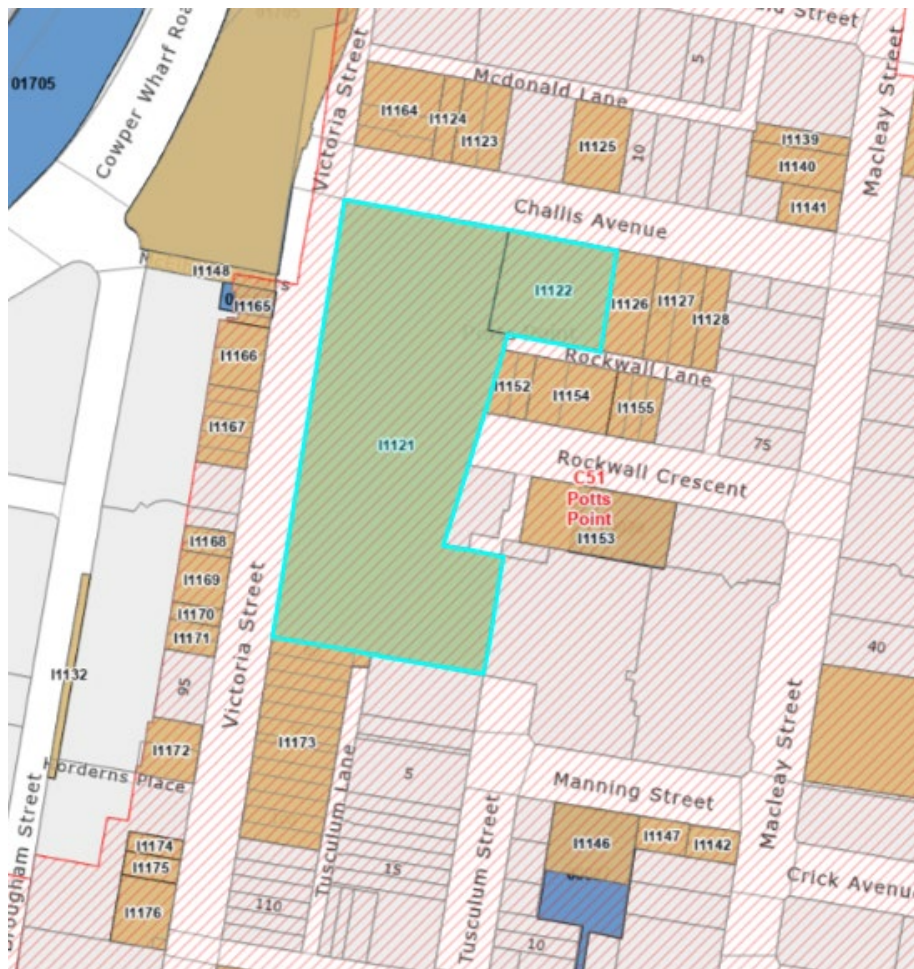
 State Conservation Area

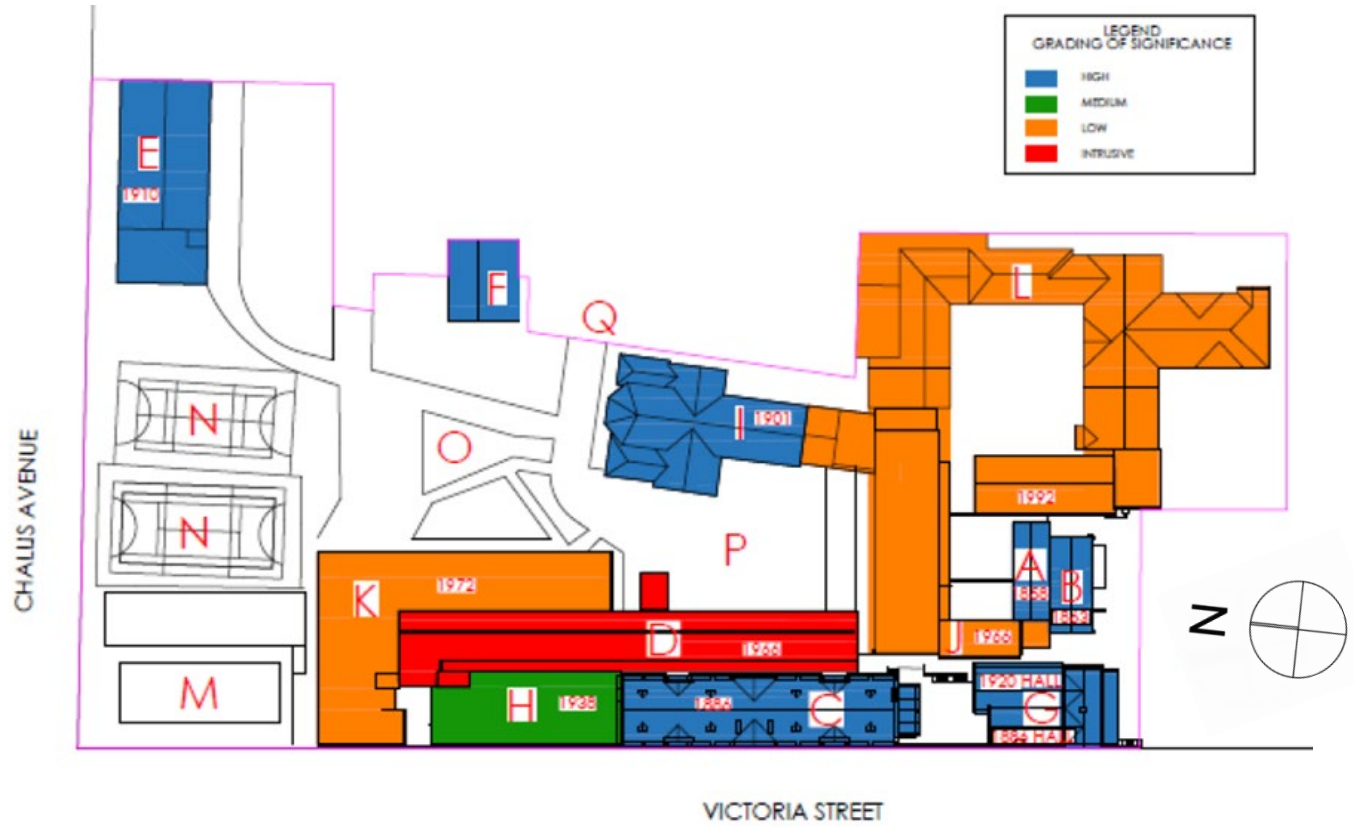
 State Heritage Item

Heritage

 Conservation Area - General

 Item - General





grading of significance

Heritage considerations

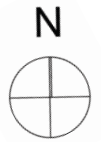
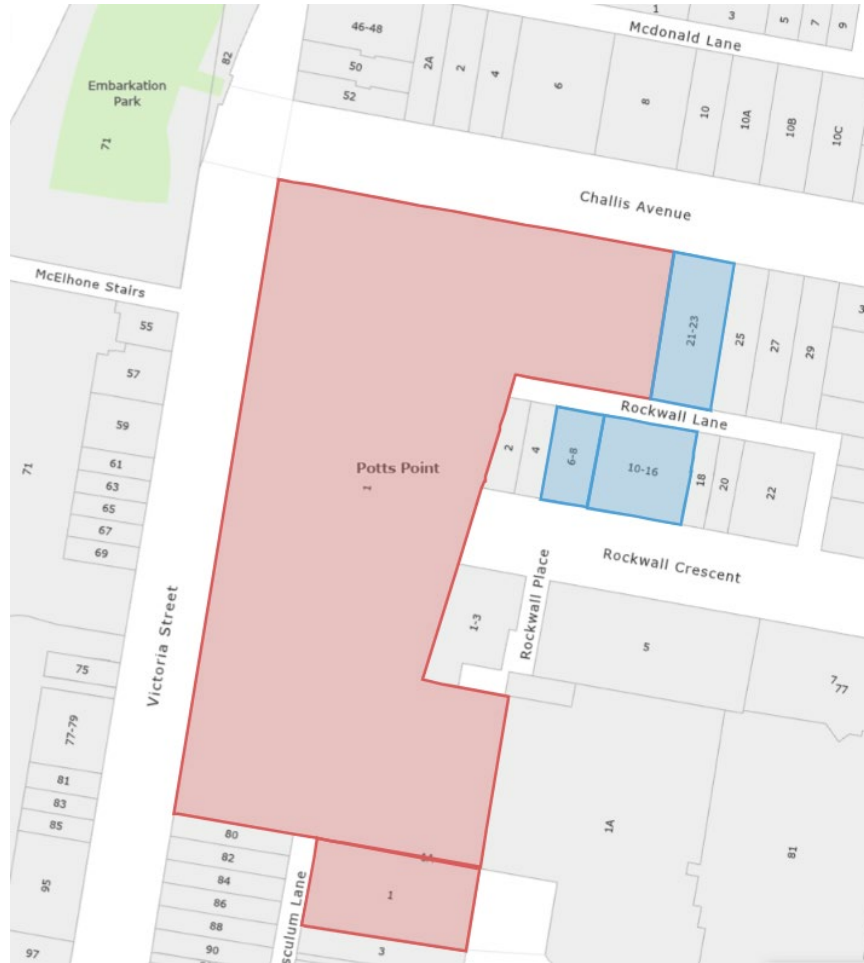
- substantial built form with potential to detract from heritage value of site
- demolition proposed to remnant rear wings of listed Garcia building
- internal alterations proposed to Vincentia and Mary Aikenhead House
- design and materiality has been amended to respond to comments from DAPRS and City's Heritage Officer

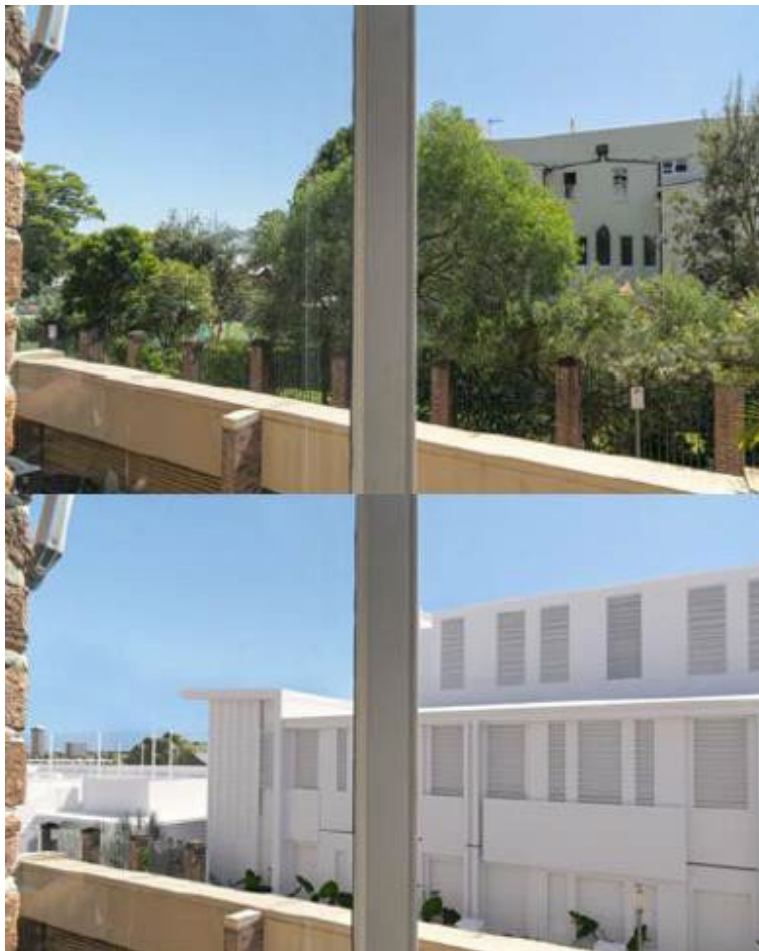
Heritage

- multi purpose building is more vertically proportioned, solid to void ratio increased, glazing reduced and windows recessed
- remnant wings for demolition (Garcia) reviewed & revised from high to medium heritage significance and interpreted within Bethania
- increased architectural detailing and improved materiality for Bethania
- increased recess of foyer connection presents as lightweight and distinctly modern
- landscaping revised, increased tree planting on Challis Avenue

View sharing

- impacted sites:
 - 6-8 Rockwall Crescent
 - 10-16 Rockwall Crescent
 - 21-23 Challis Avenue





6-8 Rockwall Crescent

- most affected Unit 2
- view impacted - standing views from bedroom, glimpse of Harbour Bridge
- existing view improved following recent vegetation removal
- view loss for Unit 2 considered moderate to severe
- view loss assessed as minor for all other units in 6-8 Rockwall Crescent



10-16 Rockwall Crescent

- view impacts to all units considered negligible to minor
- example of minor view loss impact for Unit 2, 10 Rockwall Crescent
- existing for Unit 1 & Unit 2, 10, Unit 2, 12 & Unit 2, 14 and 16 Rockwall Crescent views improved following recent vegetation removal



21-23 Challis Avenue – Hotel Challis

- view loss impact to sample of rooms
 - 19 – Room 214 on level 1
 - 20 – Room 408 on level 3
 - 21 – Room 412 on level 3
- highly valued views from rooms on level 3 - with severe to devastating view loss



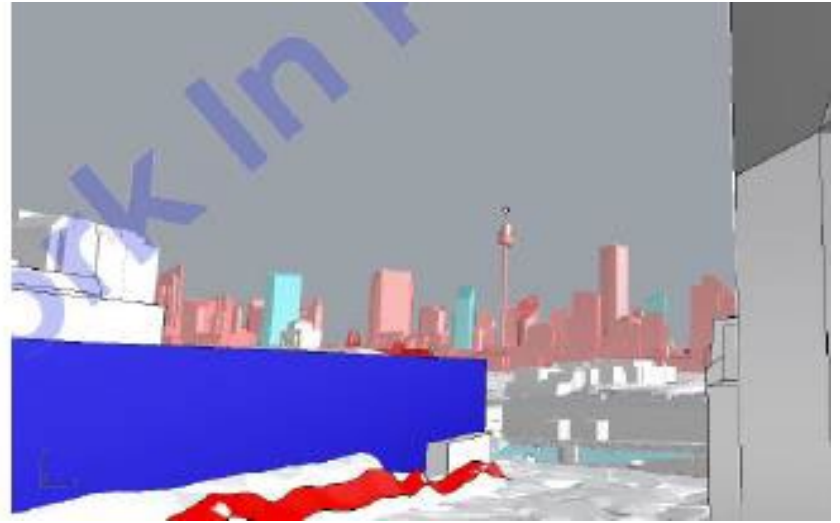
Hotel Challis - Room 408 on level 3

- view impacted - high-value linear views of the City CBD skyline and Sydney Tower
- devastating view loss



Hotel Challis - Room 412 on level 3

- view impacted - high-value linear views of the City CBD skyline and Sydney Tower
- moderate to severe view loss



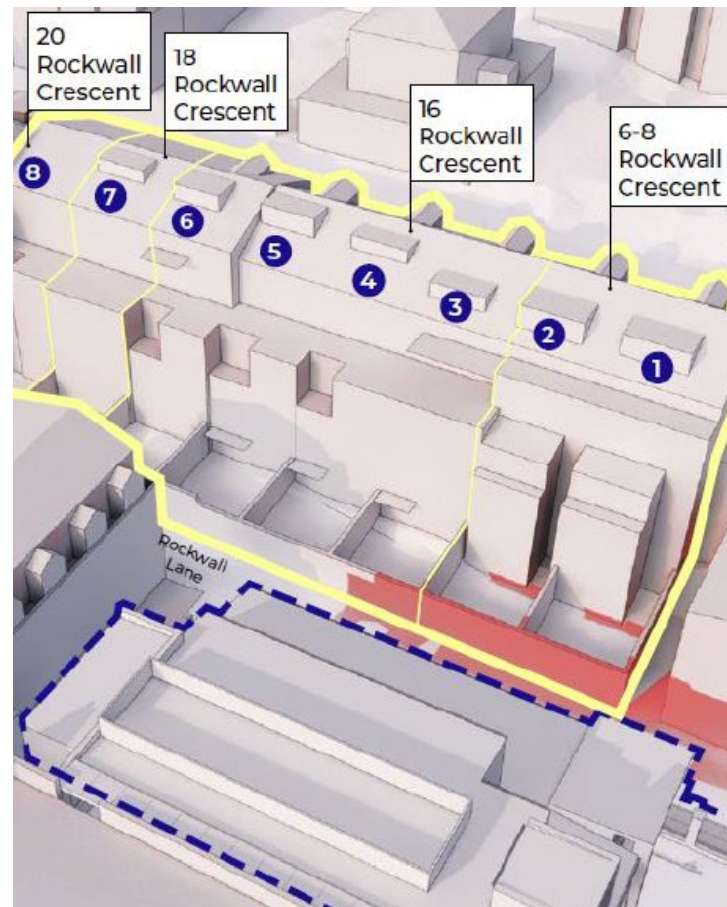
no demonstrable view loss impact for dwellings on Challis Avenue

View sharing

- view impacts assessed against the Tenacity principles
- Unit 2, 6-8 Rockwall Crescent moderate to severe view loss (due to vegetation removal), with all other units assessed as minor or less
- view loss to hotel rooms on level 3 - severe to devastating
- views lost are gained from side elevation across the subject site
- view sharing maintained for approx. half affected rooms on level 3
- proposal is compliant with the height and FSR controls
- view impacts acceptable and reasonable against the Tenacity principles

Solar access

- minor increase in overshadowing to private rear multipurpose space for 6-8 Rockwall Crescent
- degree of impact considered acceptable considering extent and current use as car parking spaces



Building separation

- Bethania is setback of 1.5m from Rockwall Lane - provides 13m separation from rear elevation of Rockwall Lane residencies and now incorporates privacy screening
- Bethania setback from eastern boundary 1.7 m to 4.9 m - provides landscaping in the void and privacy screening
- multi-purpose building setback 3 m from Challis Avenue reflects setback of existing Garcia building
- multi-purpose building built to Victoria Street alignment - reflects nil setback on western side of Victoria Street

Operational noise

- conditions recommended to address noise
- access to the rooftop limited between 10.00pm and 07.00am
- acoustic treatments (e.g. acoustic seals) proposed for Bethania and multi-purpose building, as recommended in the acoustic report
- mechanical plant on Bethania rooftop is to accord with noise attenuation measures recommended in the acoustic report

Landscaping

- substantial replanting on site and on rooftop
- new reflection garden created
- increased tree planting along Challis avenue
- landscape plan demonstrates adequate soil volume depths on structure around sports court and roof terrace
- appropriate protection measures for existing trees

Recommendation

Approval subject to conditions