

Resolution of Local Planning Panel

1 July 2020

Item 6

Development Application: 160B Glebe Point Road, Glebe - D/2020/18

The Panel granted consent to Development Application No. D/2020/18 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions shown in ***bold italics***):

(3) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) The skylight to the ground floor rear wing should be relocated to be closer to the northern boundary to allow for greater solar access to the communal indoor area;
- (b) The platform stair lift is to be relocated to the southern side of the entry stairs;
- (c) The dryer(s) in the communal indoor area must be externally ducted to allow the laundry doors to be closed while in use;
- (d) Each boarding house room/unit is to provide a minimum kitchenette size of 2sqm including a small fridge, cupboards, shelves and a microwave, and a minimum size of 1.5sqm for wardrobes; and
- (e) ***The roof space is to be detailed to achieve acoustic and fire separation from adjoining dwellings.***

The modifications are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

Reasons for Decision

The application was approved for the following reasons:

- (A) Subject to conditions, the proposal generally complies with the following provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (SEPP AH):
 - (i) Clause 29 2(a) - Building height
 - (ii) Clause 29 2(b) - Landscaped area
 - (iii) Clause 29 2(f) - Accommodation Size
 - (iv) Clause 30A - Character of the Local Area.
- (B) The proposal is generally consistent with the relevant objectives and controls of *Sydney Local Environmental Plan 2012* (LEP) and *Sydney Development Control Plan 2012* (DCP).
- (C) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters in Clause 4.6(3) of the Sydney LEP 2012, that compliance with the motorcycle parking development standard is unreasonable or unnecessary in the circumstances of this case and that there are sufficient planning grounds to justify contravening clause 30(1)(h) of the SEPP AH; and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the B2 Local Centre zone and the objectives of the SEPP AH.
- (D) The proposal exhibits a suitable built form, design and materiality in the context of the heritage conservation area and is appropriate within the streetscape. Through restoration works, the proposal improves the presentation of the facade of the contributory terrace building.
- (E) The application has demonstrated the proposal will not result in unacceptable amenity impacts on surrounding properties.
- (F) The proposed boarding house will have acceptable amenity impacts to future occupants.
- (G) The proposal provides for a use that is compatible with the surrounding area and will regularise an unauthorised use. The proposal is in keeping with the future desired character of the area and is considered to be in the public interest.
- (H) Condition 3 was amended to ensure fire and acoustic separation in the attic area across the building.

Carried unanimously.

D/2020/18