

Local Planning Panel

14 December 2022

Application details

163 Bridge Road, Glebe

D/2022/285

Applicant: Mr Jonathon Wood

Owner: The Trustees of the Roman Catholic Church
for the Archdiocese of Sydney

Architect: Nimbus Architecture + Heritage

Proposal

Alterations and additions to an existing building comprising:

- refurbishment of the existing parish hall at ground floor and continued use for community facilities
- change of use of level 1 and construction of an additional storey at level 2 for co-living accommodation (13 rooms), with 14 bicycle and three motorbike spaces, and associated landscaping works

Recommendation

Approval

Notification

- exhibition period 4 May 2022 to 18 May 2022
- 46 owners and occupiers notified
- 5 submissions received



Submissions

Objections:

- bulk and scale of additions to the parish building
- heritage impacts to the existing building
- amenity impacts to neighbouring residential properties – overshadowing, overlooking, noise
- impact on parking within the area

Site



-  subject site
-  submitters



St James Catholic Church

Parish building

parish building - corner of Woolley Street and St James Lane



parish building - St James Lane looking south



St James Church - on opposite side of St James Lane

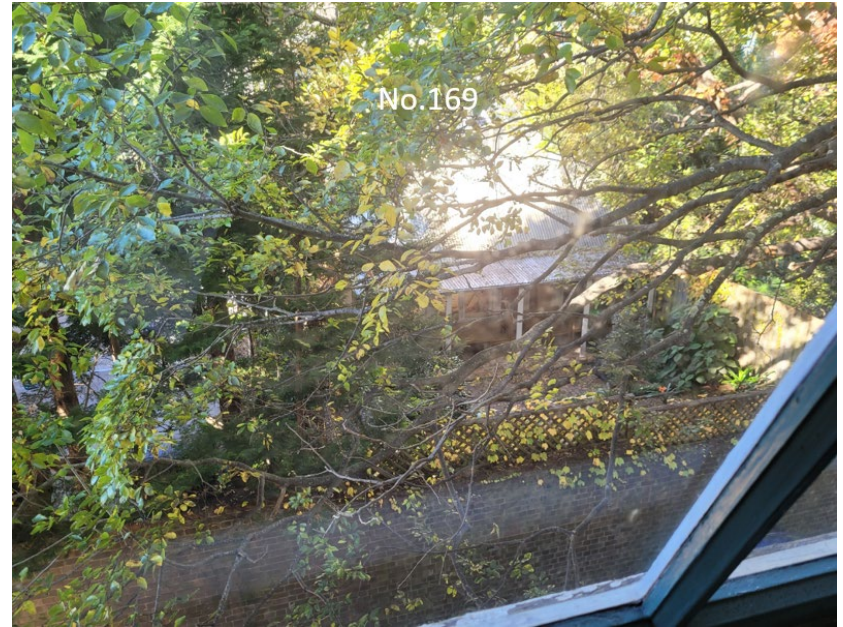


south elevation of the parish building





view from car park looking south towards child care centre



views from first floor of Parish building looking south towards the rear of terraces at No.167 and 169 Bridge Road



views from first floor of Parish building looking south towards the rear of terraces at No.167, 169 and 171 Bridge Road



view from the rear yard of No.167 looking north towards parish building



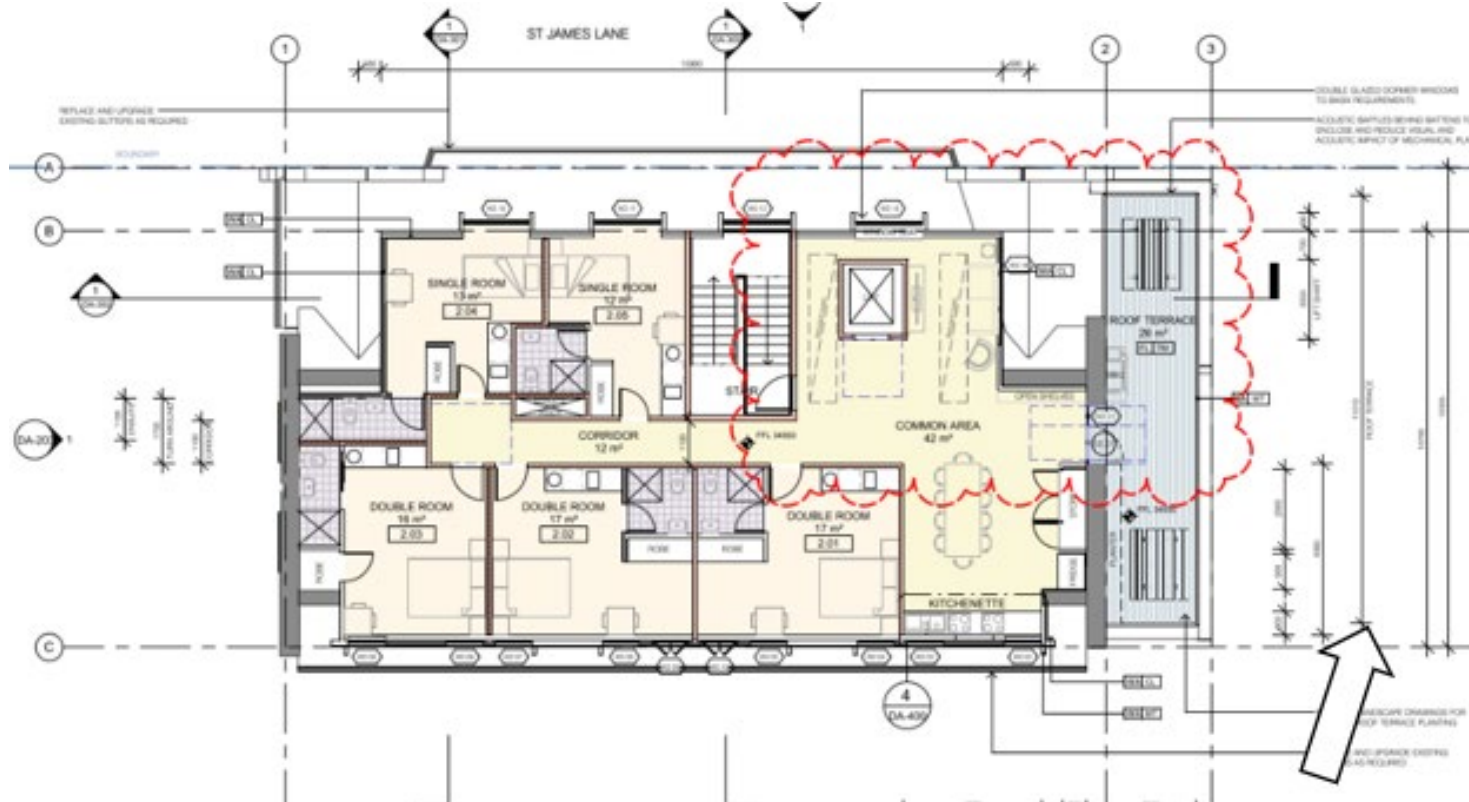
view from the rear yard of No.169 looking north towards parish building



view from the rear yard of No.171 looking north towards parish building

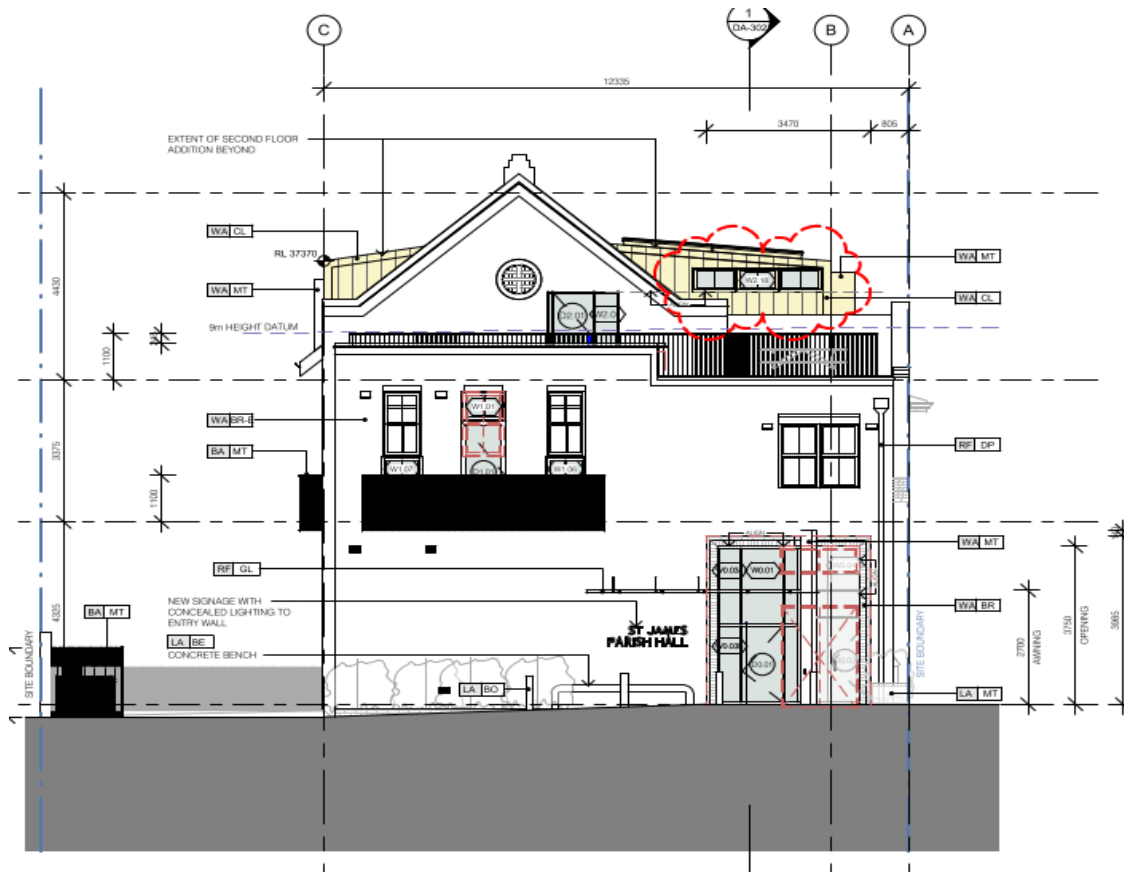


first floor plan

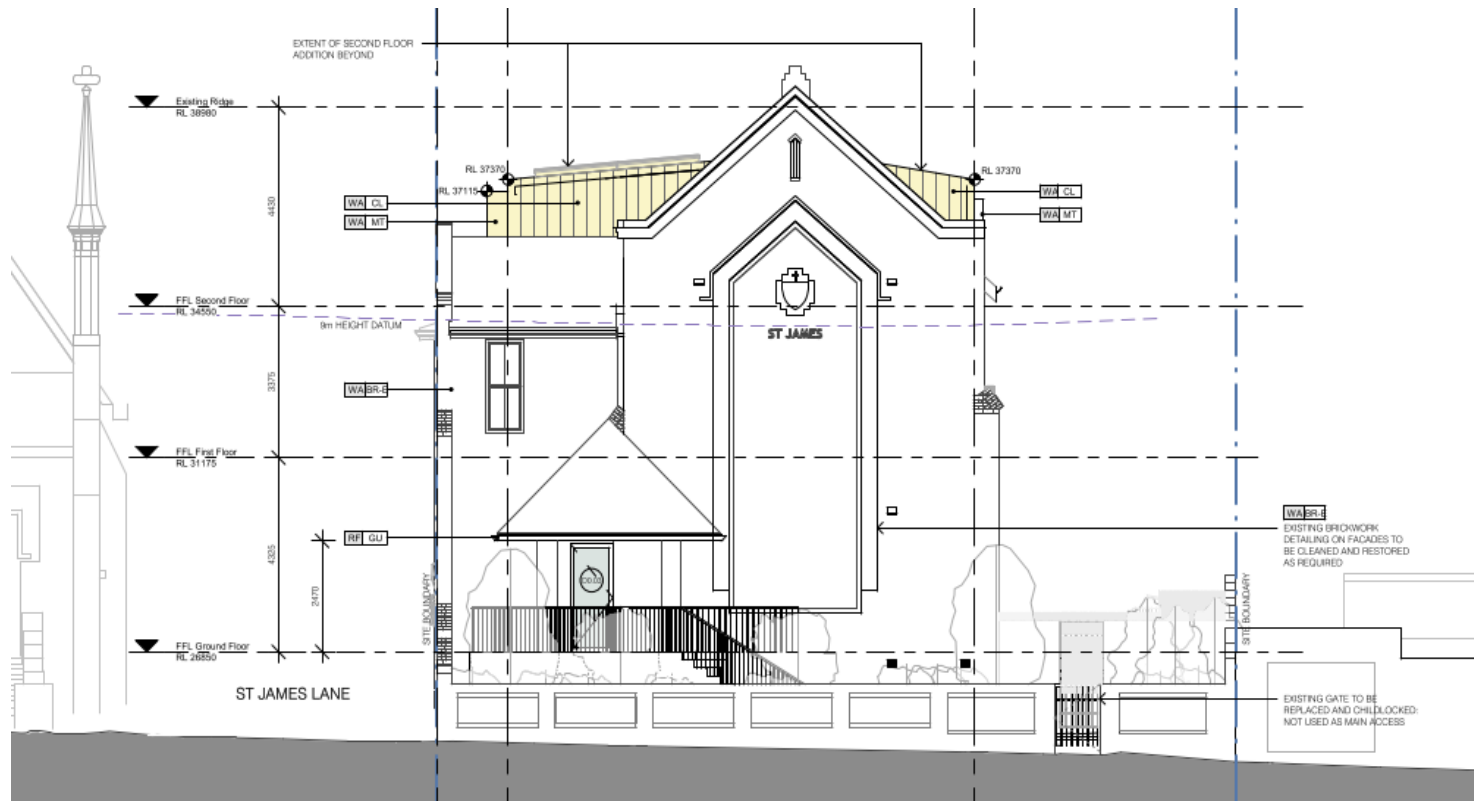


second floor plan





proposed east elevation (car park frontage)



proposed west elevation (Woolley St frontage)







perspective - St James Lane looking west

PROPOSED WALLS



WA-BR BONNAL PARK LANE G-ESTERFIELD BRICKS - NEW MASONRY DETAILING



WA-CL LONGLINE CLADDING IN COLORBOND WALLABY



WA-MT AGED METAL SHEET CLADDING (AKOLOTL BRASS BROWN FLORENTINE CUTBACK SHEET METAL) : PLANTER BOX, ENTRY BLADE WALL & DORMER WINDOWS

ELEMENTS



LN-FW1 CHARCOAL ALUMINIUM FRAMED GLASS DOORS - EXTERNAL AND NEW DORMER WINDOWS ON THE ROOF



LN-FW1 VERTICAL FLAT BAR FENCING & BALUSTRADES FINISH - COLORBOND WALLABY



RF-GL FRAMELESS GLAZED RINNING



TACTILE GROUND SURFACE INDICATORS - EXTERNAL

Development Application

materials and finishes

Compliance with SEPP (Housing) 2021

| | control | proposed | compliance |
|----------------------|--|--|--|
| communal living area | 30m ² plus 2m ² per additional room (44 sqm) | 57 sqm (15 sqm on level 1 and 42 sqm on level 2) | yes |
| communal open space | 20% of site area (144 sqm) with minimum 3m dimensions | 16.11% (116 sqm) | No Clause 4.6 variation request supported |

Compliance with SEPP (Housing) 2021

| | control | proposed | compliance |
|--------------|---|--|------------|
| lot size | minimum lot size 800 sqm on land other than R2 zone | 2765 sqm | yes |
| solar access | at least 3 hours of solar access between 9.00am and 3.00pm at mid-winter in at least 1 communal living area | Level 1 communal living area receives 3hrs direct sunlight | yes |

Compliance with SEPP (Housing) 2021

| | control | proposed | compliance |
|------------|--|--|------------|
| room sizes | less than 25m ² and less than 12m ² for a single occupancy or 16m ² otherwise (excluding kitchen and bathrooms) | All rooms less than 25 sqm, and no single room less than 12 sqm, and no double or accessible room less than 16 sqm | yes |
| parking | SEPP defers to SLEP 2012. No requirement for car parking | no car spaces provided | yes |

Compliance with key LEP standards

| | control | proposed | compliance |
|-------------------------|---|----------------------------|--|
| height | 9m | 12.4m (37.7% variation) | No Clause 4.6 variation request supported |
| floor space ratio | 0.8:1 plus an additional 10% for the purposes of co-living under Cl 68(2)(a)(ii) of the SEPP (Housing) 2021 (2,431.44 sqm) | 0.54:1 (1,482.6 sqm) | yes |

Compliance with DCP controls

| | control | proposed | compliance |
|-------------------|--|---|------------|
| height in storeys | two | three | no |
| solar access | minimum 2hrs between 9am and 3pm on 21 June to living rooms and private open space | greater than 2hrs to subject site and neighbouring properties | yes |
| deep soil | 10% of site area to be dedicated to deep soil | 15.8% (114 sqm) of project area dedicated to deep soil | yes |

Compliance with DCP controls

| | control | proposed | compliance |
|-------------|--|----------|------------|
| bike spaces | 15 (13 for residents and 2 for visitors) | 14 | no |

Issues

- height, bulk & scale
- communal outdoor area
- amenity impacts – overlooking, overshadowing

Height

- non-compliance with 9m LEP height control and 2 storey DCP control
- proposal is 12.4m (37.7% variation) and 3 storeys
- non-compliance with height/storeys control results from dormer windows and roof additions creating a third storey



Roof additions relative to 9m height control

Height

- existing building over 9m height control and new additions below existing ridge height
- limited visibility of roof additions and dormers from public domain
- dormer windows designed to integrate into design and detailing of existing building facade
- no unreasonable overshadowing or overlooking to neighbours
- Cl 4.6 variation request is supported

Communal open space

- 20% site area (144 sqm) communal open space required under Housing SEPP
- 16% (116 sqm) provided along southern side of building - deleting four existing car spaces - and level 2 roof terrace
- non-compliance a result of site constraints - limited available area resulting from existing parish building, carpark and childcare centre on site
- communal living areas exceed minimum requirements and help compensate for shortfall
- CI 4.6 variation request is supported

overlooking

- there is a separation distance of 5m from balconies to southern boundary and approximately 12m to nearest habitable rooms of neighbouring properties (greater than ADG requirements)
- amended scheme incorporates reduced Juliette style balconies on level 1 south elevation facing rear yards of terraces along Bridge Street
- balconies are non-trafficable and solid balustrades help mitigate privacy impacts
- level 2 southern windows are modestly proportioned high level windows

overlooking

- separation and proposed privacy measures are considered sufficient - proposal does not rely on neighbouring trees or vegetation for privacy screening
- condition recommended to limit use of roof terrace and communal outdoor areas to before 8pm

overshadowing

- compliant solar access maintained to residential properties to south
- between 3.5 sqm – 12 sqm of additional overshadowing of POS of no.167 between 12pm – 2pm
- no.167 maintains compliant solar access to between 50 – 65 sqm of POS between 9m to 11am mid-winter
- no additional shadows to POS of no.169
- additional shadows fall over roof and rear elevation of rear addition of no.169 between 11am to 2pm mid-winter
- no.169 retains solar access to at least 1 sqm of living room glazing between 9am to 10am, and 2pm to 3pm mid-winter

overshadowing

- there is between 8 sqm – 18 sqm of additional overshadowing of POS of no.171 between 10am – 12pm
- no.171 maintains compliant solar access to between 95 – 105 sqm of POS between 1pm to 3pm mid-winter

Recommendation

Approval subject to conditions