

Local Planning Panel

19 July 2023

Application details

2 Avenue Road, Glebe

D/2022/229

Applicant: St Scholastica's College

Owner: Good Samaritan Education

Architect: DJRD Architects

Proposal

alterations and additions to the school including:

- demolition of various buildings across the site
- construction of a new four storey building containing a library, multi-purpose spaces and staff office spaces
- refurbishment and conservation works to the Administration Building and Wych Wood building
- new school entry from Avenue Road and landscaping to the front setback
- landscaping works

Recommendation



Approval, subject to conditions

Notification

- exhibition period 27 April 2022 to 26 May 2022
- 295 owners and occupiers notified
- 7 submissions received

Submissions



-  subject site
-  submitters

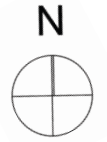
Submissions

- location of new building not in an area the draft Conservation Management Plan (CMP) deems suitable for development
- new building is unsympathetic to the character of the site, neighbouring dwellings and the heritage conservation area (HCA)
- clause 4.6 request is not in the public interest as it is inconsistent with the objectives of clause 4.3 (height of buildings)
- adverse visual impacts which will impact the heritage group and wider HCA

Submissions

- privacy impacts to adjoining dwellings
- additional school gate will impact traffic on Avenue Road
- construction impacts including noise, dust and traffic

Site





buildings in the north-eastern section of the school site affected by the subject application



looking south up Avenue Road



looking towards the school on Avenue Road
demountable building (known as the Salem Building) behind wall



east elevation of Administration Building



internal view - demountable building and Building D are to be demolished



eastern side



west side

Salem Building (dismountable building) which is to be demolished



eastern elevation of Building D
and south-western elevation of
Wych Wood Building



South elevation of Wych Wood Building



Junior Block

Building D

east elevation of the Junior Block and Building D



Junior Block and Building D



Junior Block

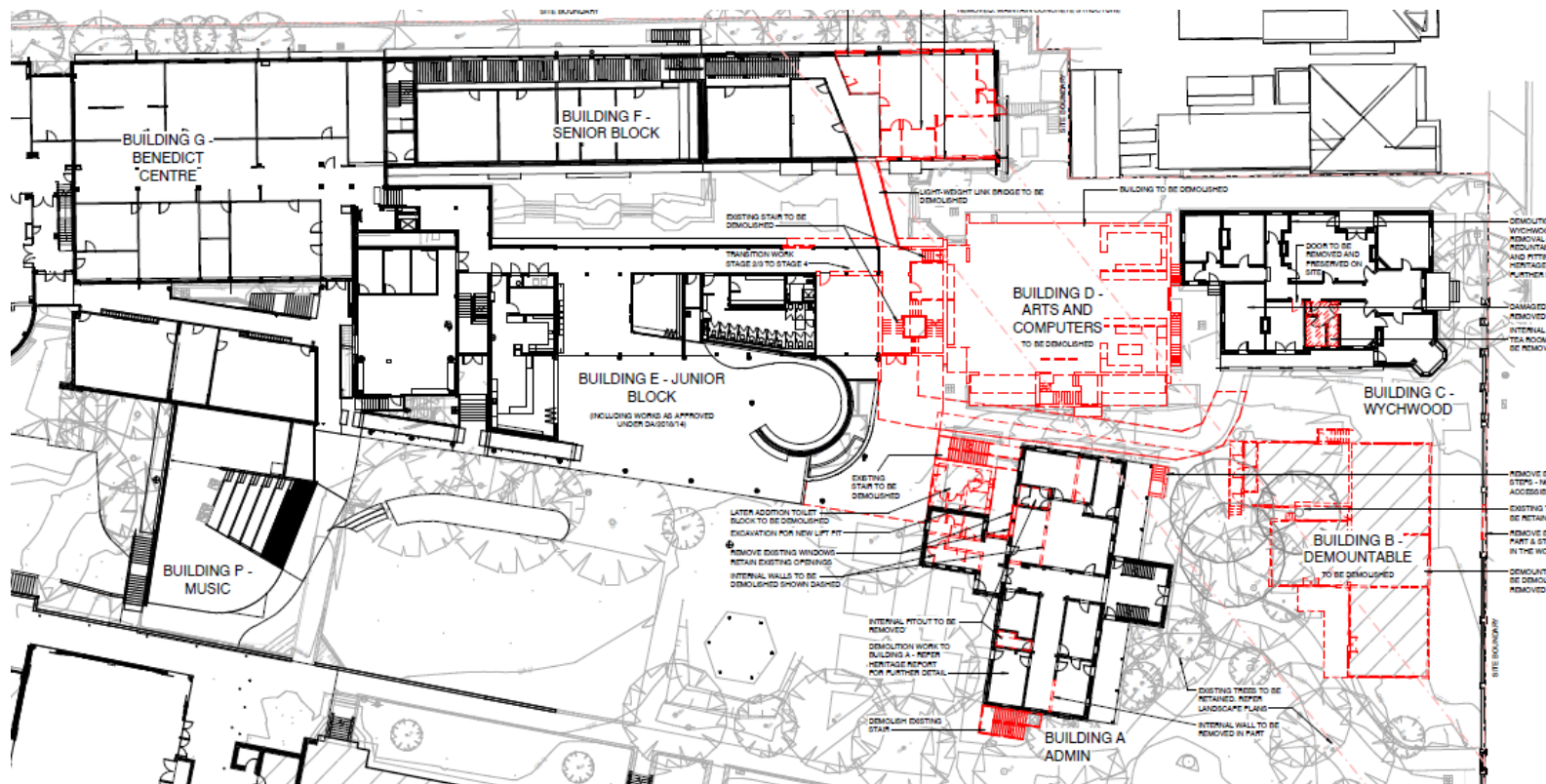
Building D

**Administration
Building**

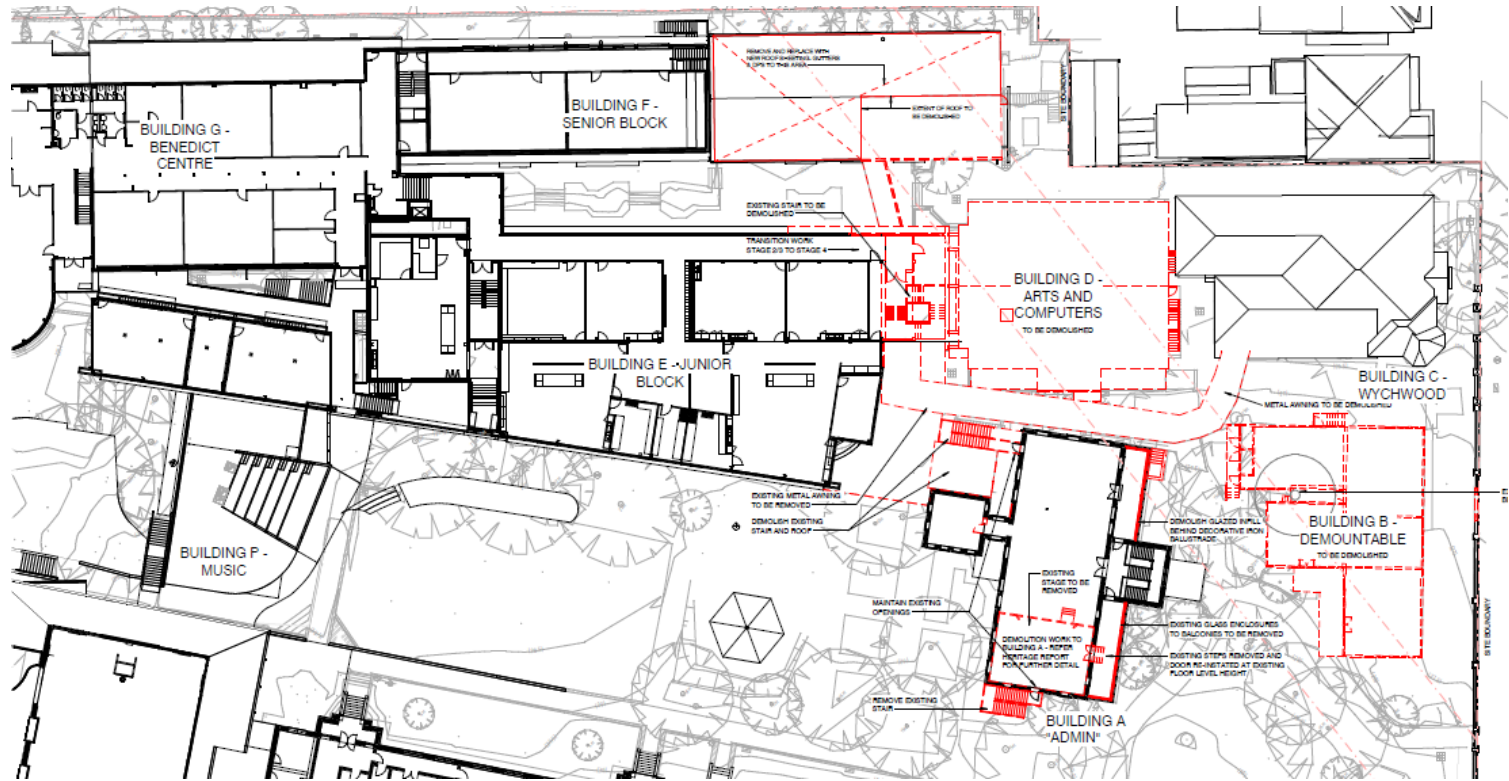
Junior Block, Building D and Administration Building

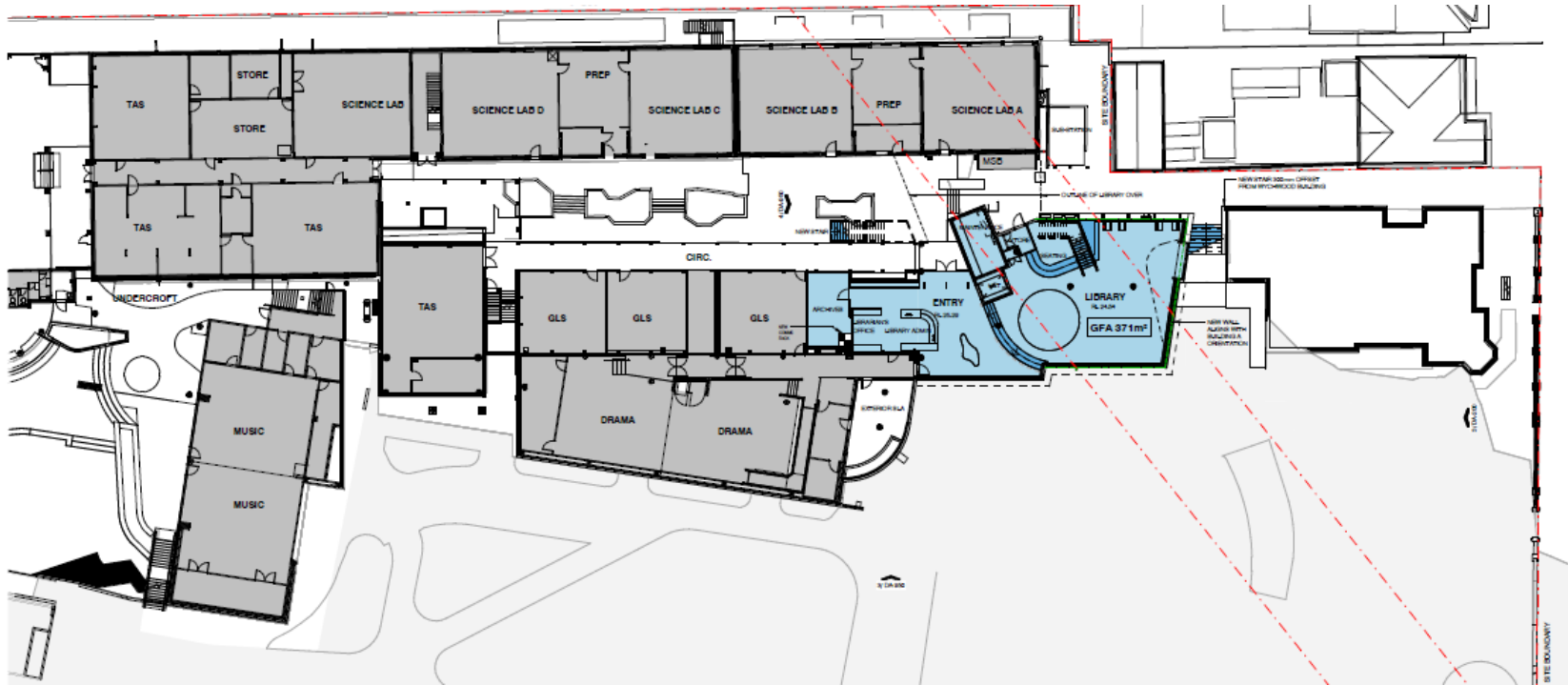


buildings in the north-eastern section of the school site affected by the subject application

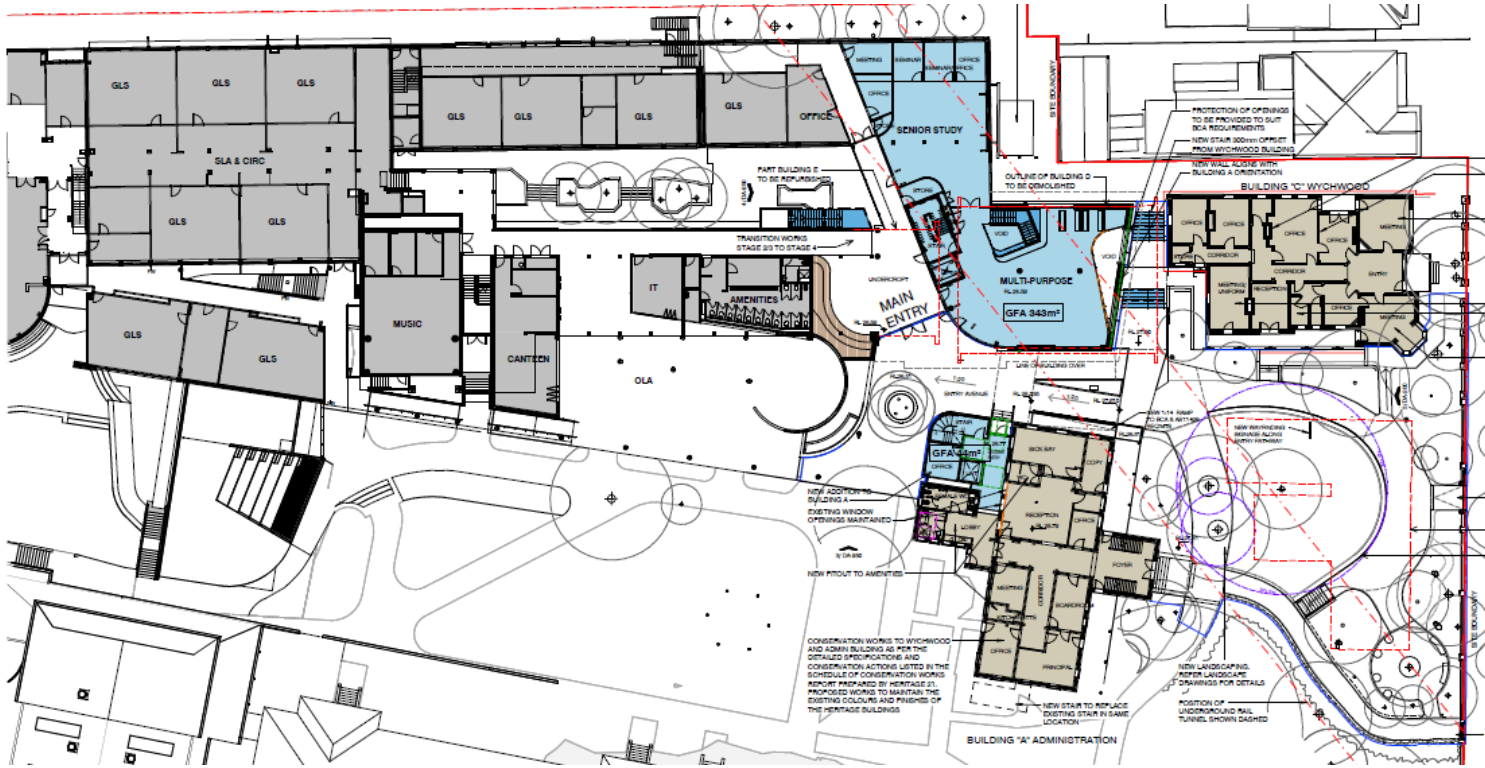


demolition plan – ground floor





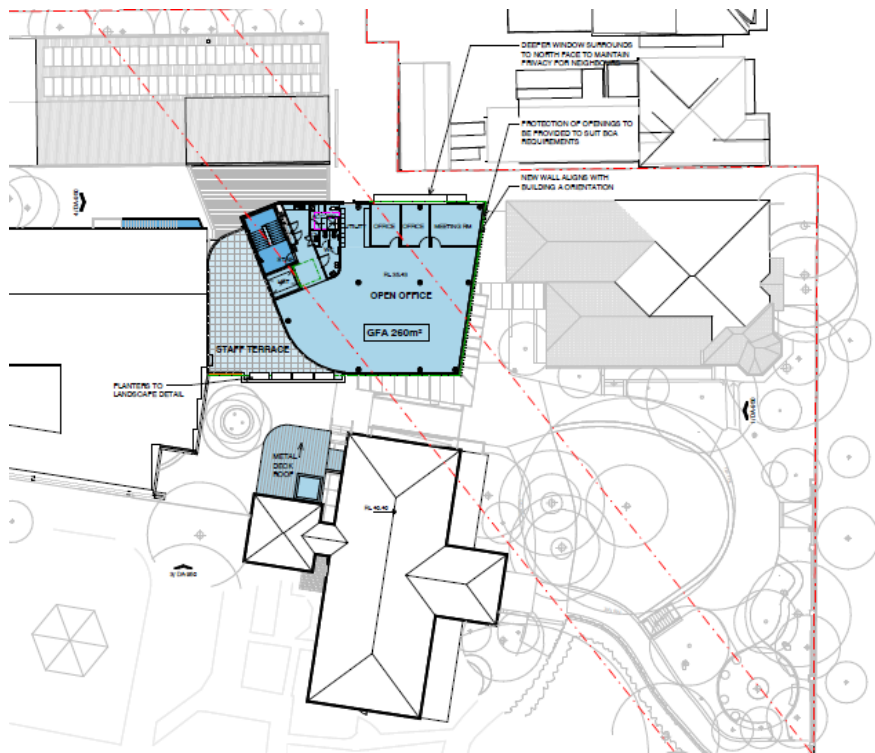
proposed lower ground floor plan



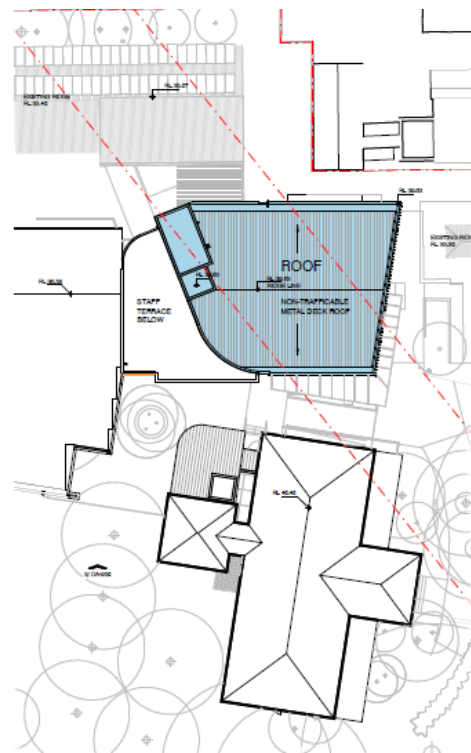
proposed ground floor plan



proposed first floor plan

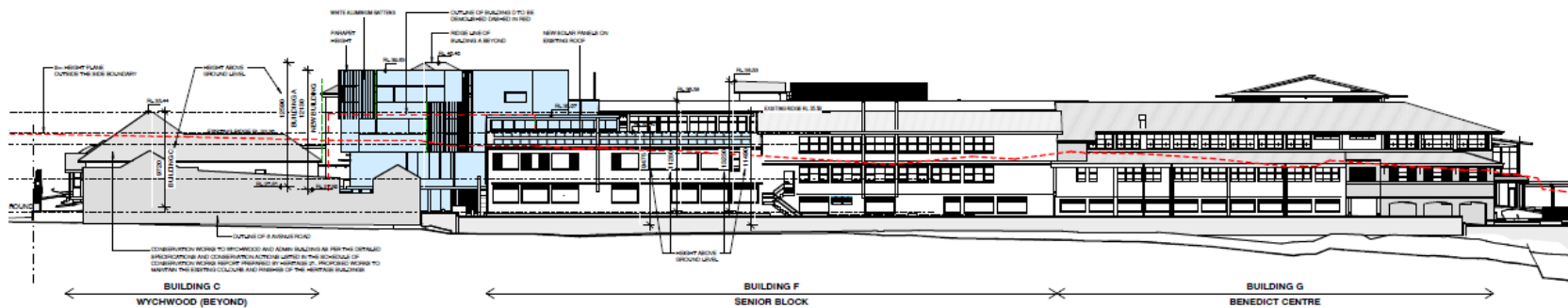


proposed second floor plan

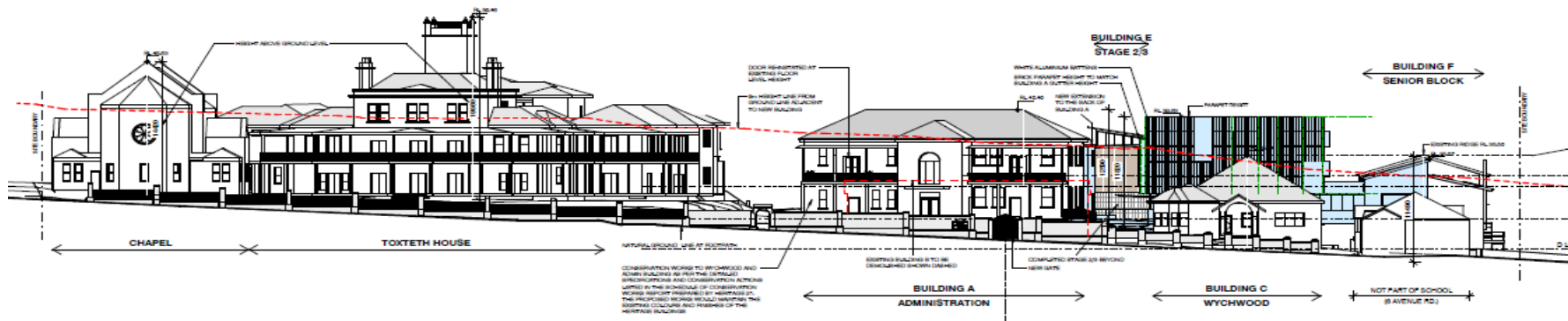


proposed roof plan

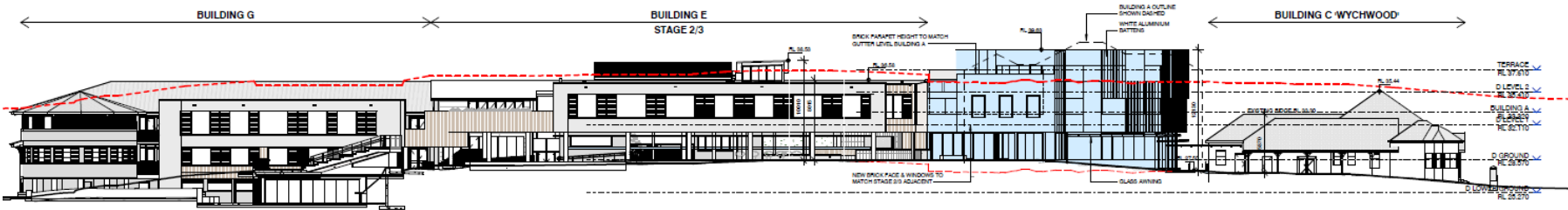




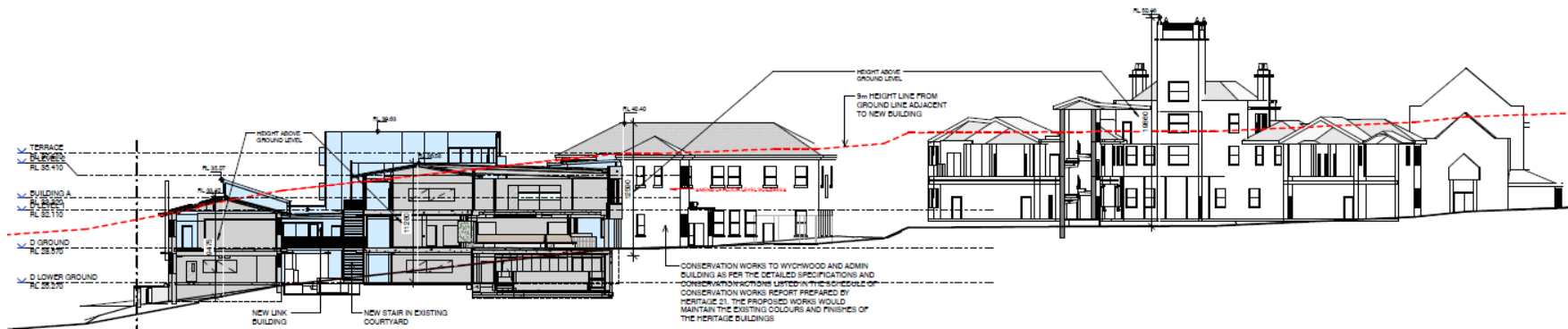
north elevation (Victoria Lane) - new works identified in blue



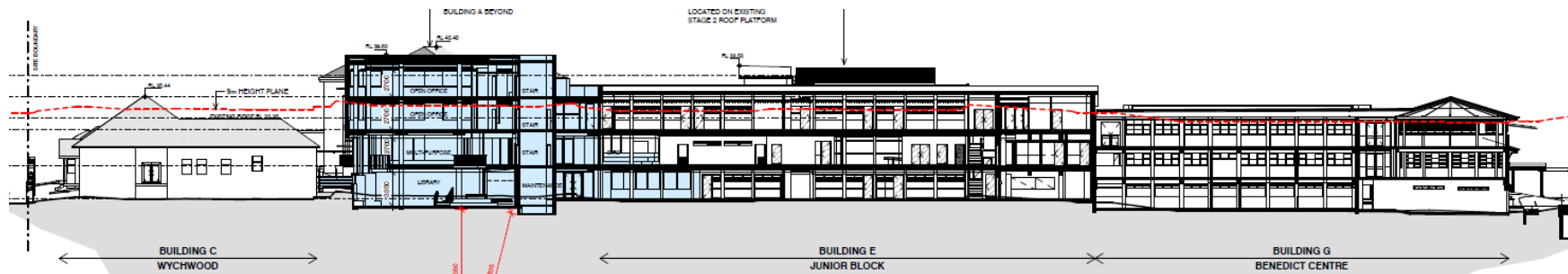
east elevation (Avenue Road) - new works identified in blue



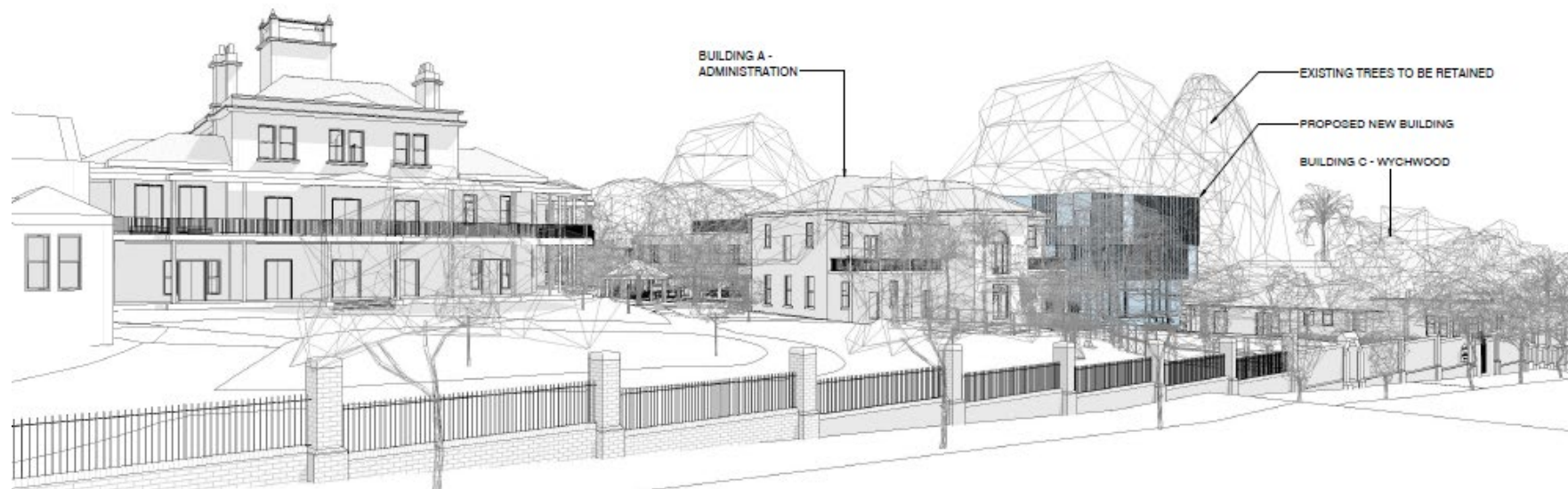
south elevation (internal)



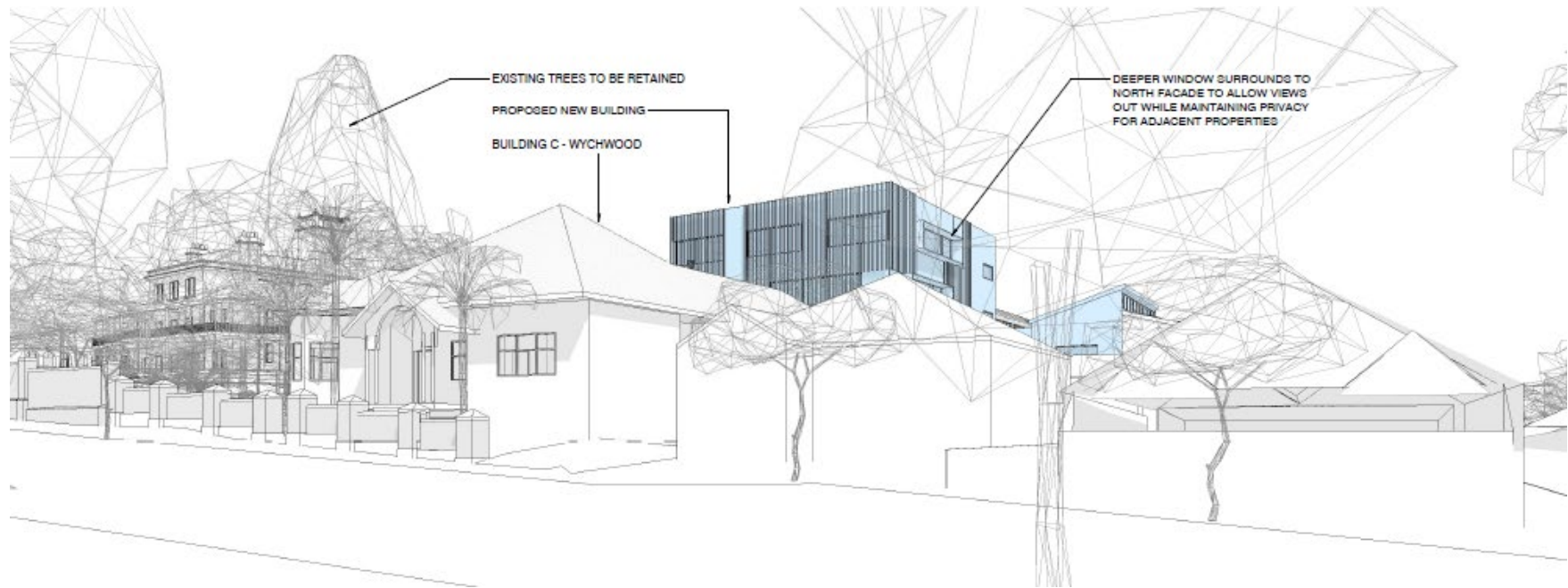
west elevation (internal)



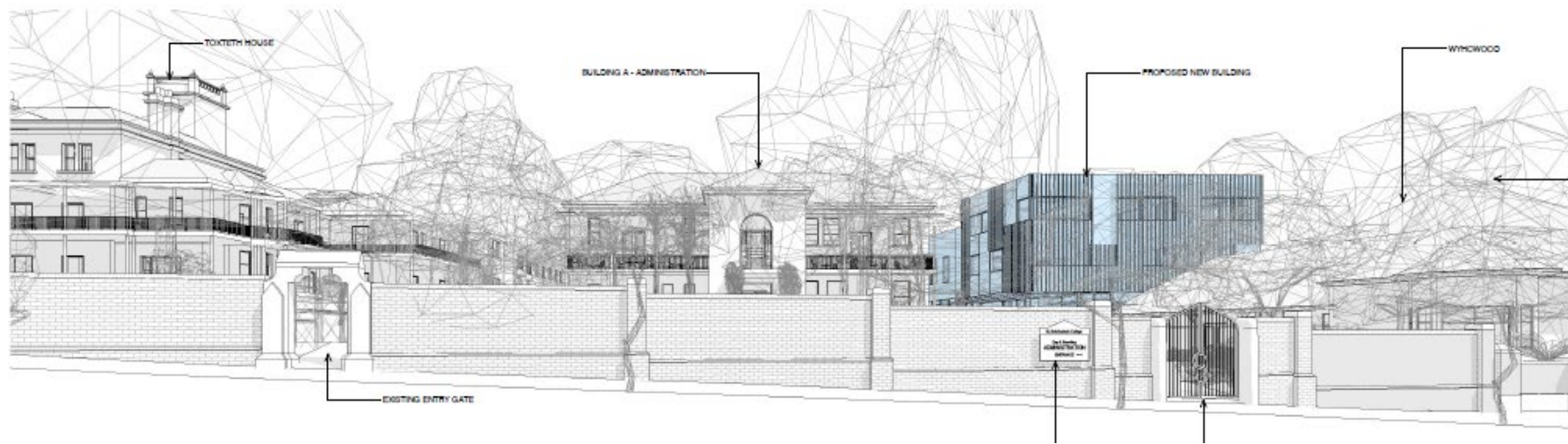
section



view from top of Avenue Road



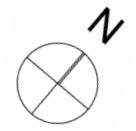
view from 29 Avenue Road



view from 25 Avenue Road



view from courtyard looking between the rear of the Administration Building and the Junior Block



landscape plan



photomontage - corner of Avenue Road and Victoria Road

SEPP (Transport & Infrastructure) 2021 – Chapter 3

Educational Establishments & Child Care Facilities

- development meets the seven design quality principles set out in Schedule 8
- under SEPP following provisions of 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

Compliance with key LEP standards

	control	proposed	compliance
height	9m	14.61m	No clause 4.6 supported
floor space ratio	0.7:1	0.61:1	Yes

DAP Residential Subcommittee

Panel reviewed application and made the following comments:

- height of new buildings - should relate more closely to the height of the eave lines of the Admin Building - visual bulk above should be reduced
- addition to the Admin Building is not sympathetic to the original building
- connection to the upper floor of the Admin Building is not acceptable
- new works are to be contemporary
- materials are to be reconsidered to ensure views from public domain are not impacted

DAP Residential Subcommittee

- style and position of the new pedestrian gate is to be reconsidered

These issues have generally been addressed under the current DA by submission of amended plans

Issues

- heritage
- height

Heritage

- site includes two heritage items and is located within the Toxteth HCA
- state heritage listed “Pyrmont and Glebe Railway Tunnels” located under the site
- draft CMP prepared for the site

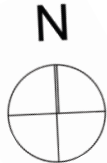
Heritage

LEGEND

- EXCEPTIONAL
- HIGH
- MODERATE
- LITTLE/NEUTRAL
- NONE/INTRUSIVE



area of new building works




CMP – significance gradings – buildings and external spaces

Heritage

LEGEND



 area of new building works

CMP – significant views

Heritage

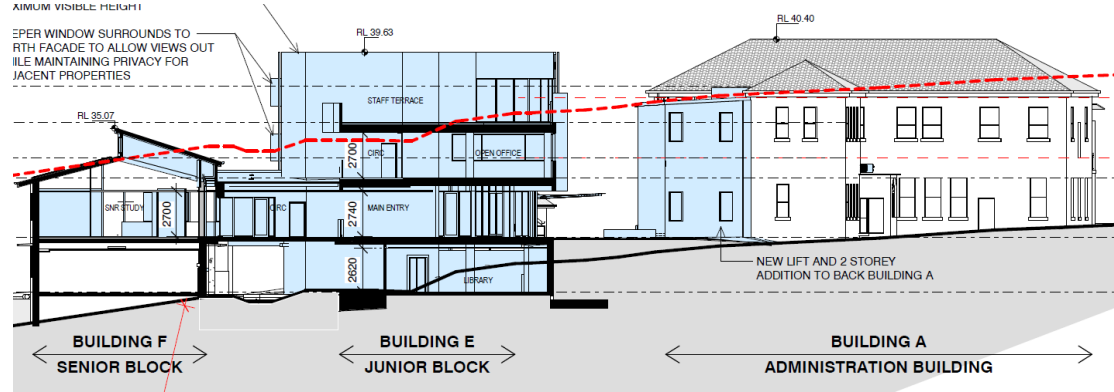
Development results in a number of positive heritage outcomes:

- demolition of intrusive buildings of no heritage significance
- reinstatement of the garden setting to Avenue Road - will improve the setting and views to the site from the public domain
- conservation works to the existing heritage buildings (Wych Wood & Administration Building)
- removal of the enclosed first-floor balconies to the Administration Building
- provision of addition to rear of Administration Building to provide equitable access at first floor level

Heritage

- new building supported
- provides a consolidated building footprint which maximises open space on other parts of the site
- located outside of significant view corridors that CMP identifies to be protected
- building alignment has been amended to follow alignment of Wych Wood building
- building design - contemporary with the facades articulated and broken up so as to not dominate surrounding building form

Height



maximum height of 14.61m - 62.3% non-compliance with 9m control areas of non-compliance relate to:

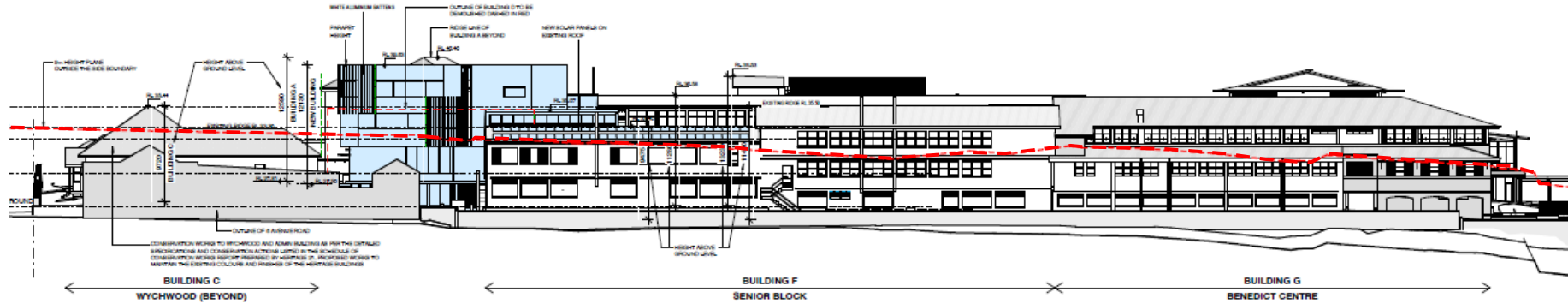
- upper portion of new roof to Senior Block
- upper fourth level and roof of new building
- uppermost portion of new addition to Admin Building

Height



a number of existing buildings within the site have a height of more than 9m

Height



a number of existing buildings within the site have a height of more than 9m

Height

clause 4.6 request supported:

- consolidated building footprint enables landscape and open space to be maximised across the site
- heritage impacts are acceptable
- no key views affected by the areas of non-compliance
- visual privacy to residential dwellings to the north-east is maintained
- overshadowing is limited to the school site itself
- no significant impacts from non-compliance
- numerous buildings across the site exceed the height limit

Recommendation

- approval subject to conditions