

Local Planning Panel

12 August 2020

22-28 Mandible Street, Alexandria

D/2019/578

Applicant/Owner - Sincourt Pty Ltd

Architect – Tonkin Zulaikha Greer

Planner – Mersonn Pty Ltd

proposal

concept proposal for:

- a 35 metre tall building
- indicative office and retail land uses
- land dedications and public domain works

Zone: B7. The development is permissible with consent.

recommendation

deferred commencement approval to allow for the VPA to be executed and registered on title

notification information

DA exhibition period 28 June to 27 July 2019:

- 57 owners and occupiers notified
- 1 submission received

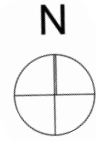
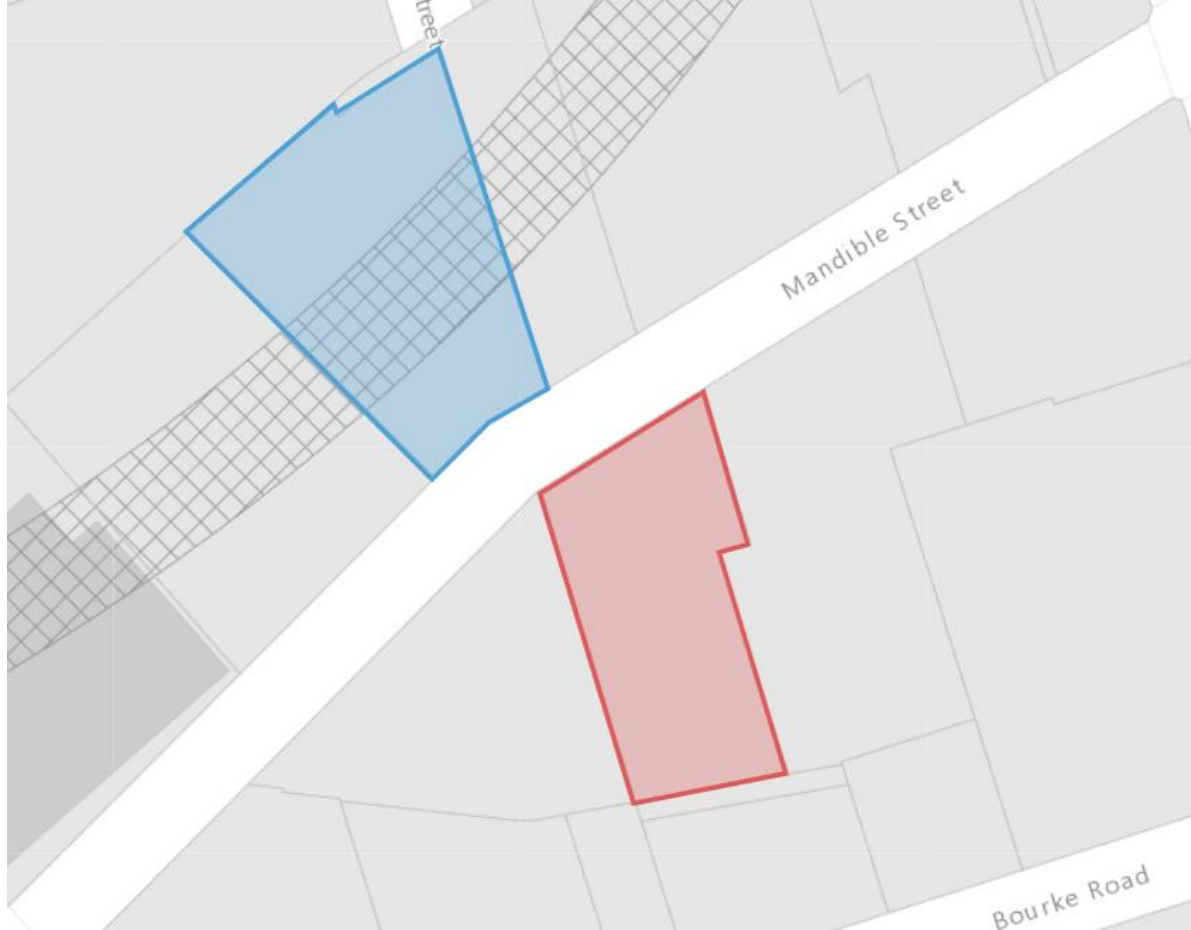
VPA exhibition period 28 June to 30 July 2020:



- 1 submission received (from same land owner as above)

submissions

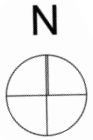
- road safety issues relating to new road
- incompatibility with surrounding land use

submissions



-  subject site
-  submitters

site





site viewed from Mandible St



site viewed from Mandible St



looking west along Mandible St





site

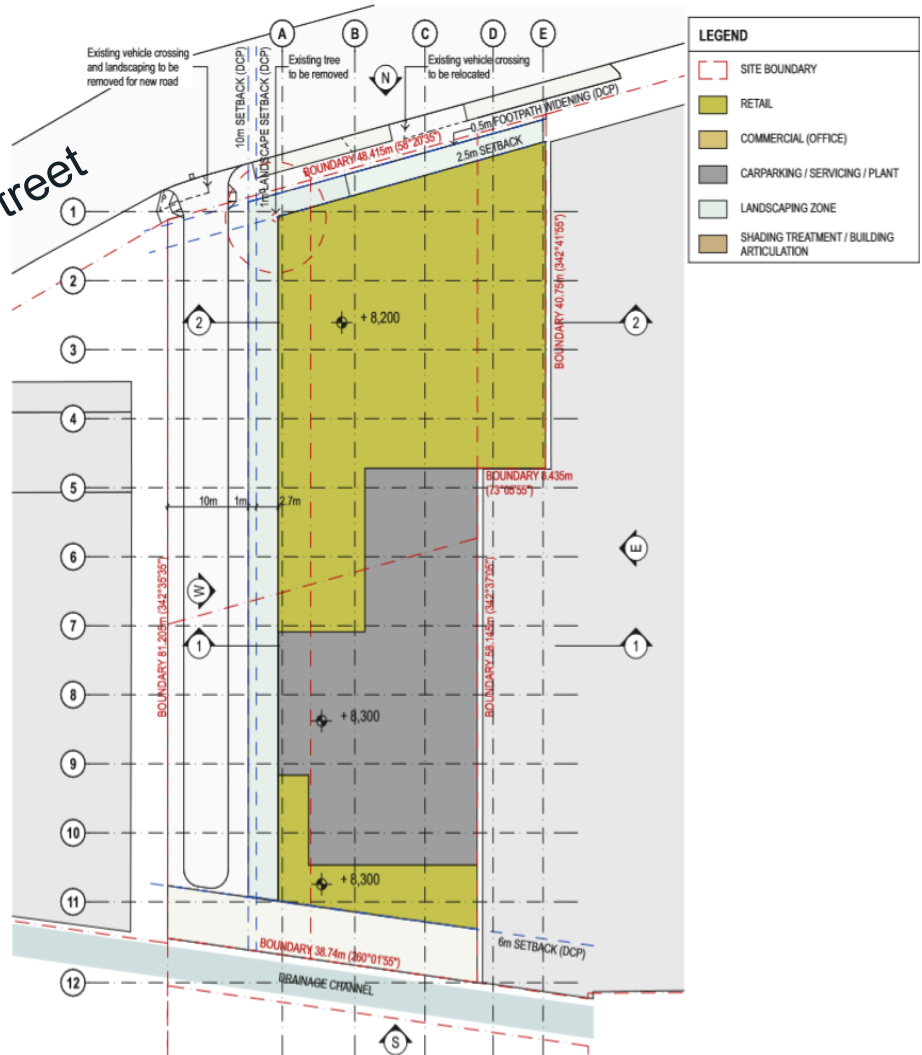
site viewed from corner of Wyndham St and Mandible St



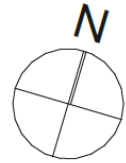
site viewed from O'Riordan St

proposal

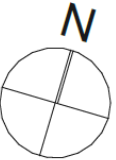
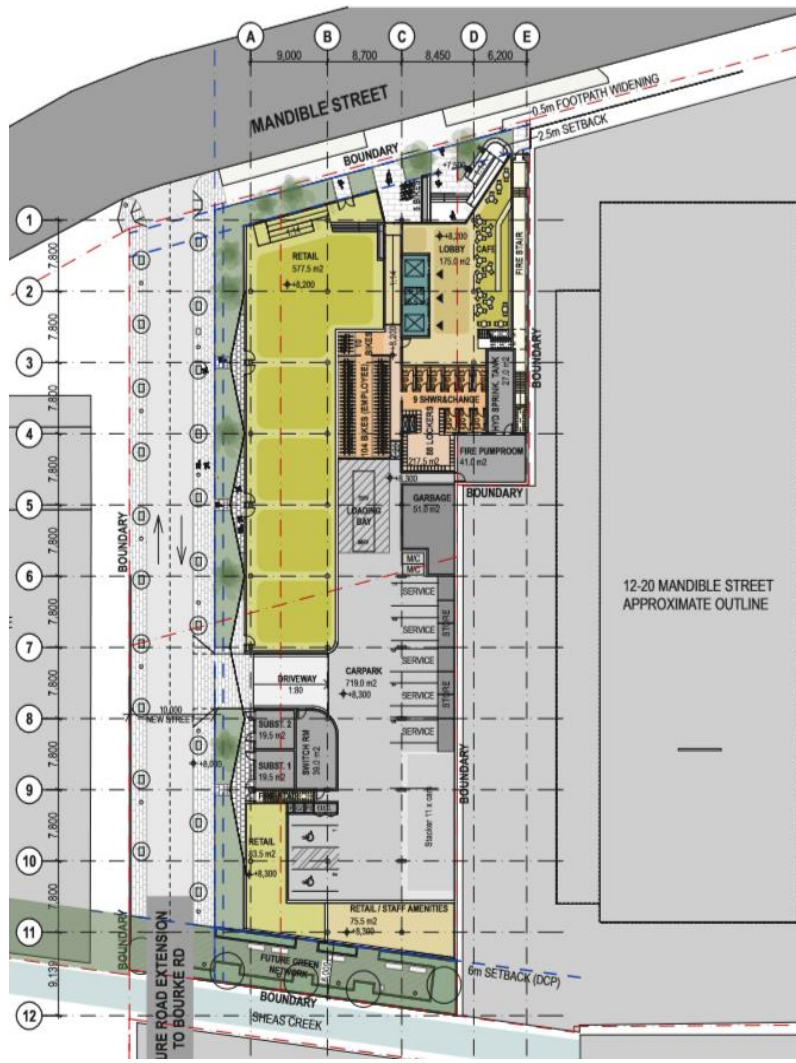
Mandible Street



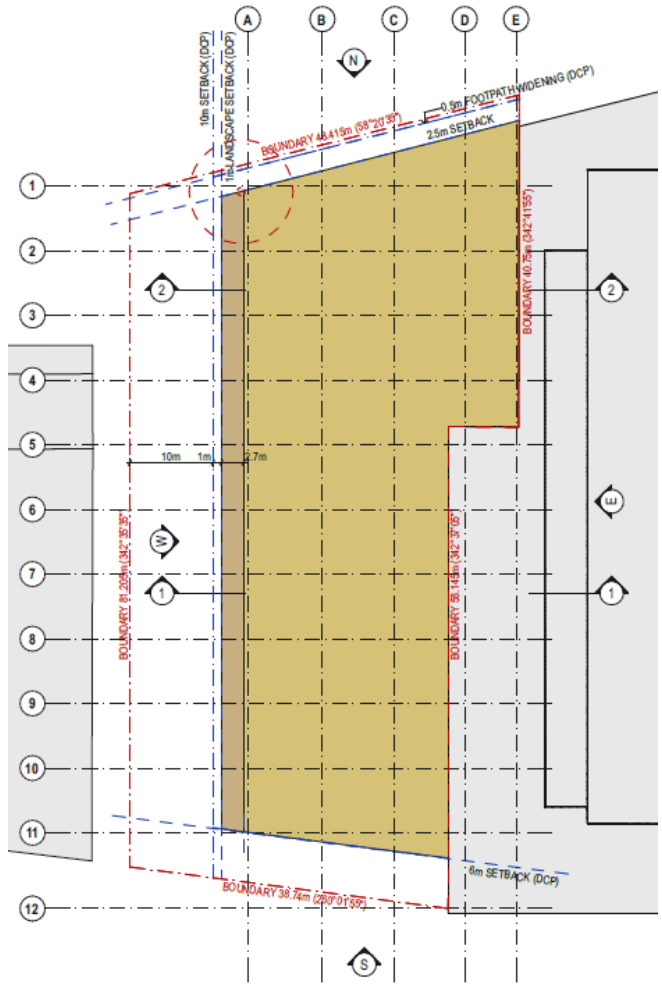
LEGEND	
[Red dashed line]	SITE BOUNDARY
[Yellow fill]	RETAIL
[Light yellow fill]	COMMERCIAL (OFFICE)
[Grey fill]	CARPARKING / SERVICING / PLANT
[Light blue fill]	LANDSCAPING ZONE
[Brown fill]	SHADING TREATMENT / BUILDING ARTICULATION



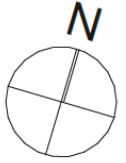
ground floor envelope



indicative ground floor plan

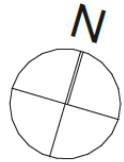
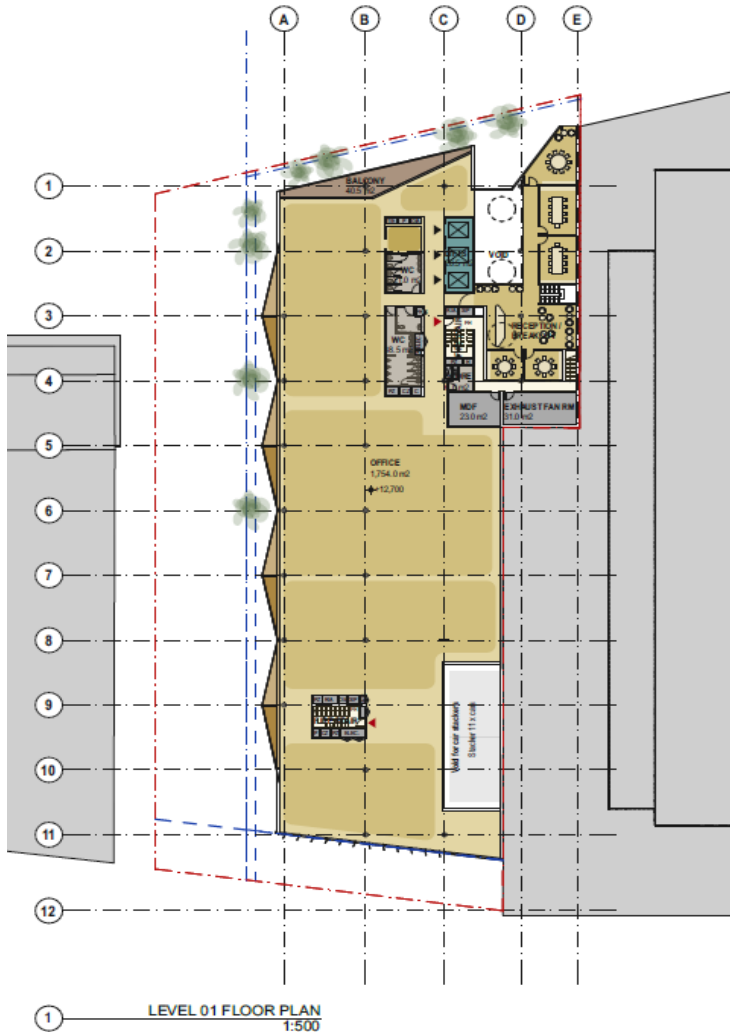


LEGEND	
	SITE BOUNDARY
	RETAIL
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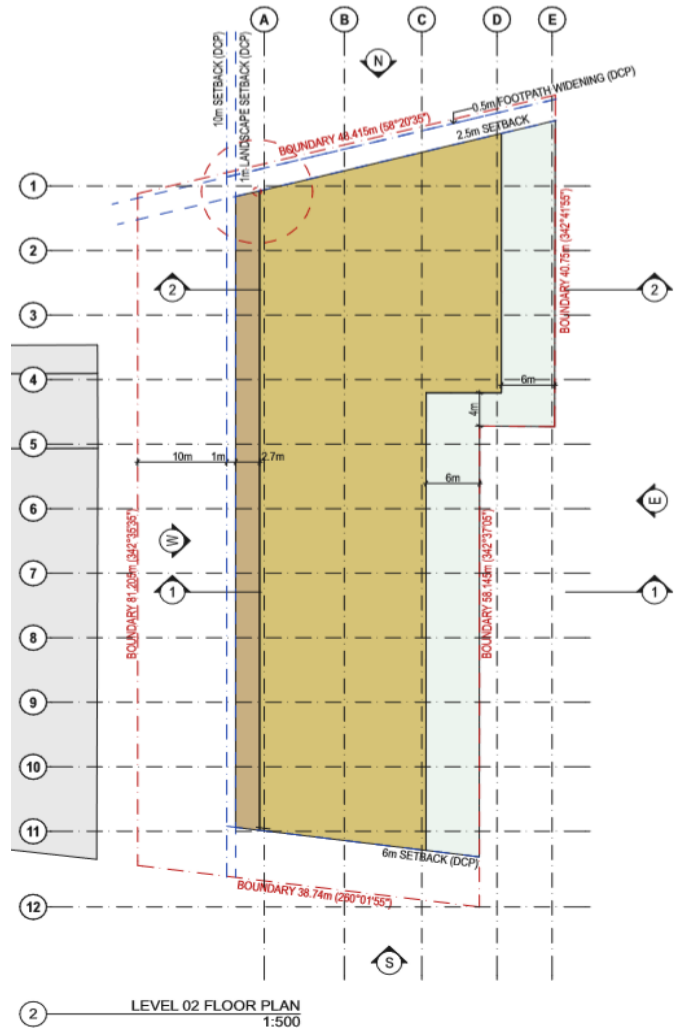


LEVEL 01 FLOOR PLAN
1:500

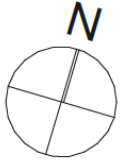
proposed level 1 envelope

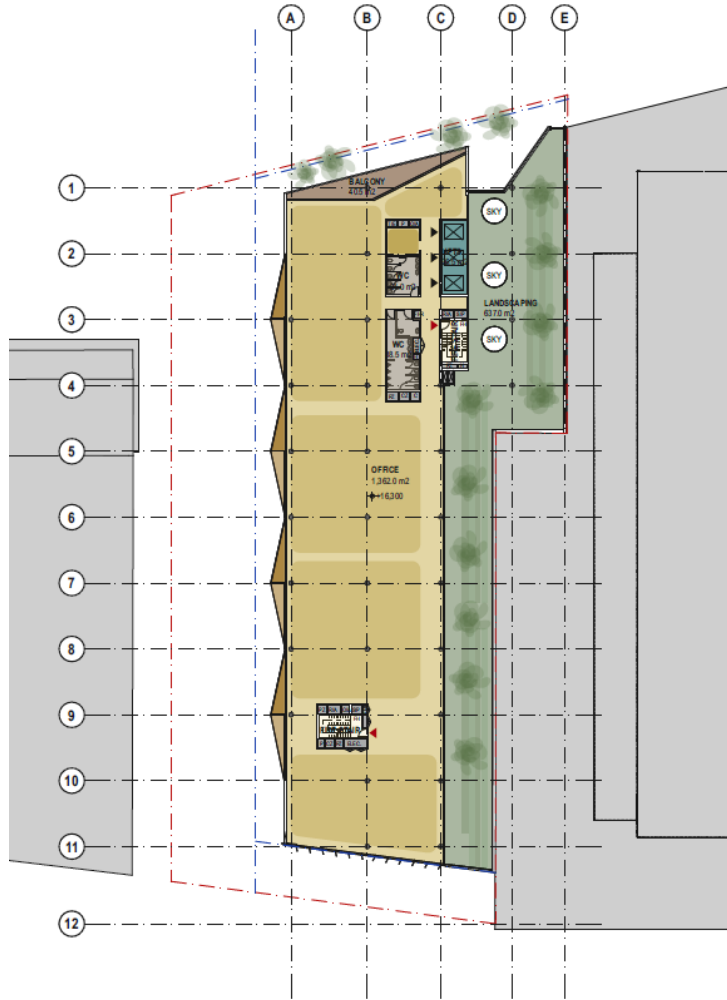


indicative level 1 plan

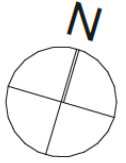


proposed level 2 envelope

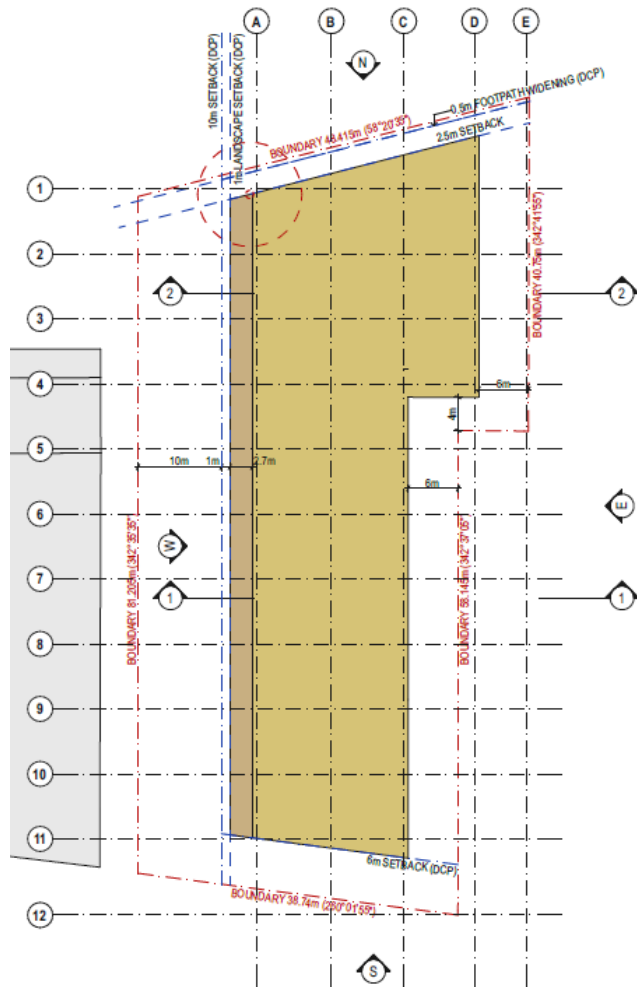




2 LEVEL 02 FLOOR PLAN
1:500

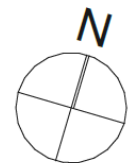


indicative level 2 plan

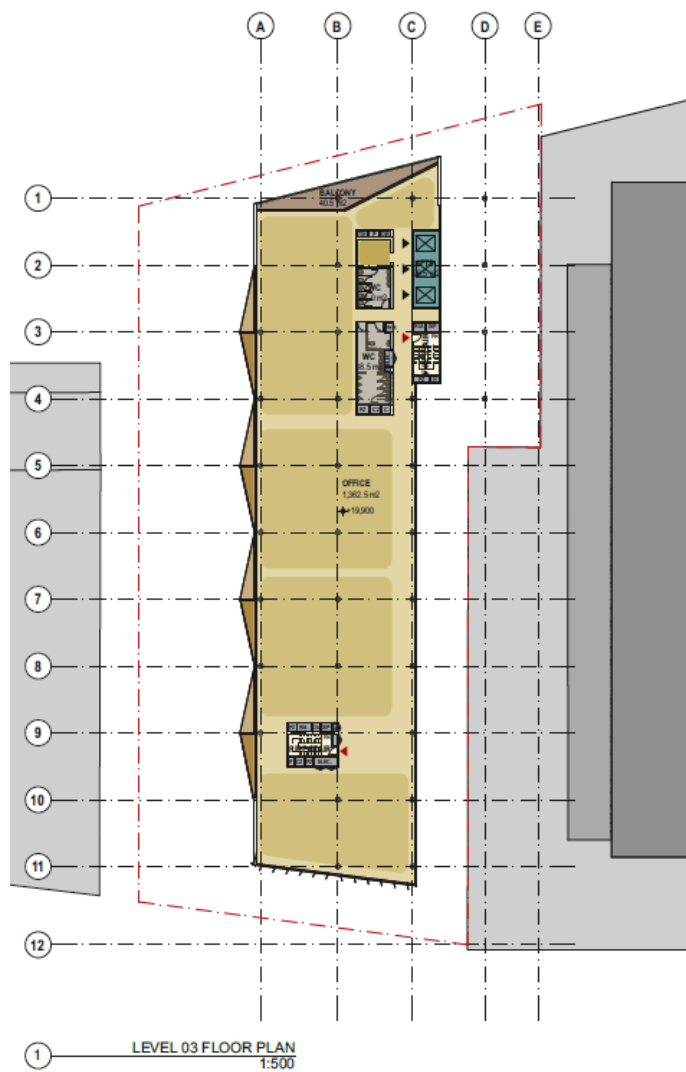


1 LEVEL 03 FLOOR PLAN
1:500

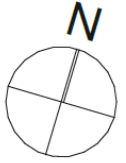
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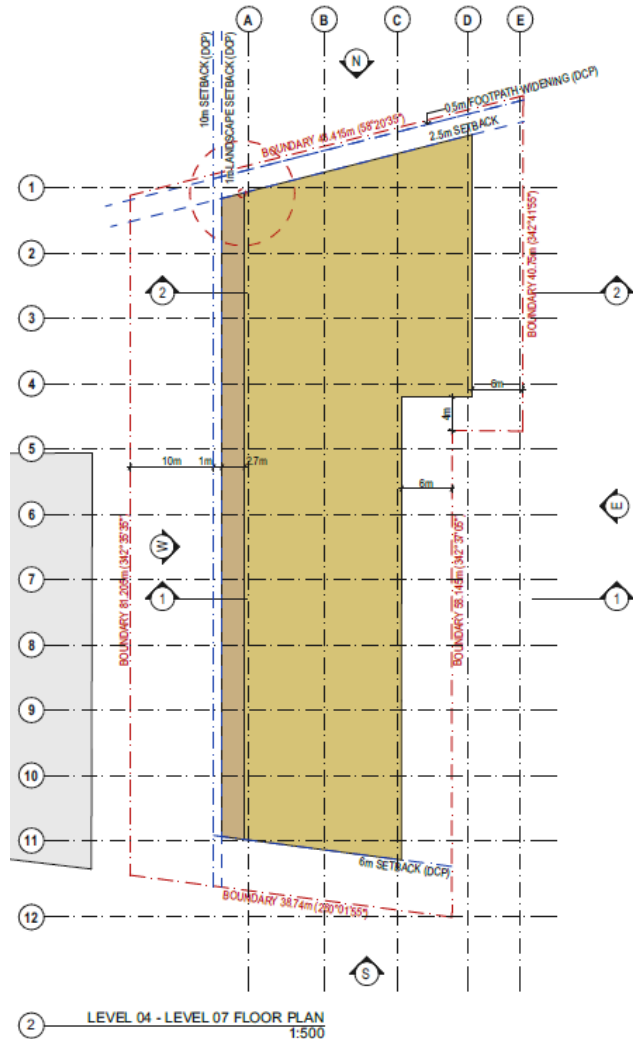
proposed level 3 envelope



LEVEL 03 FLOOR PLAN
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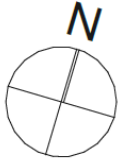


indicative level 3 plan

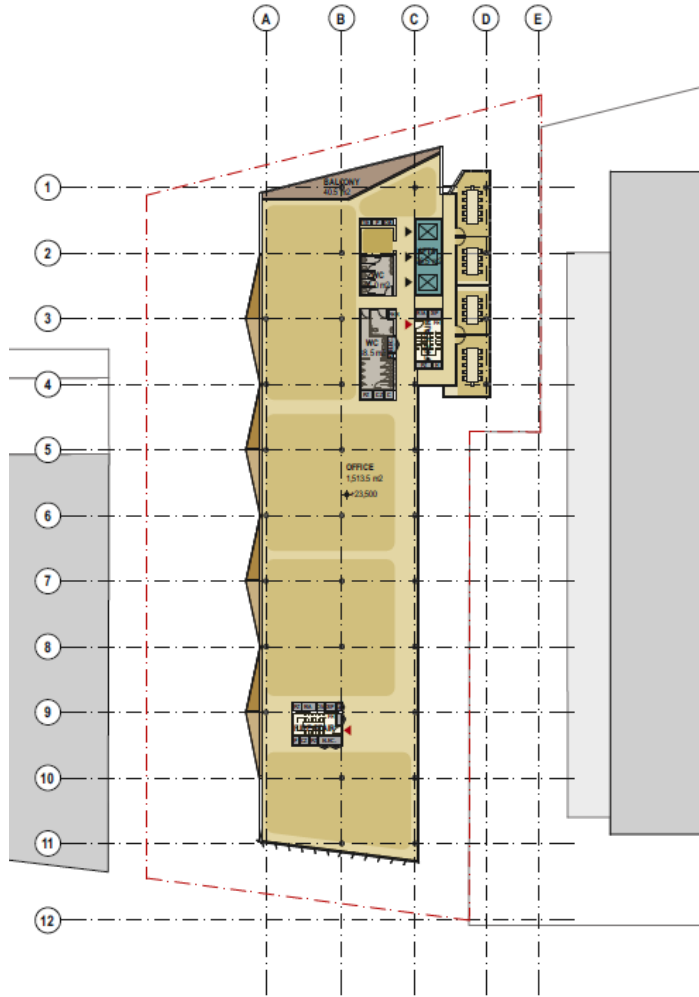








LEVEL 04 - LEVEL 07 FLOOR PLAN
1:500

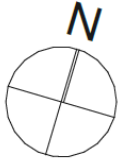
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proposed levels 4 to 7 envelope

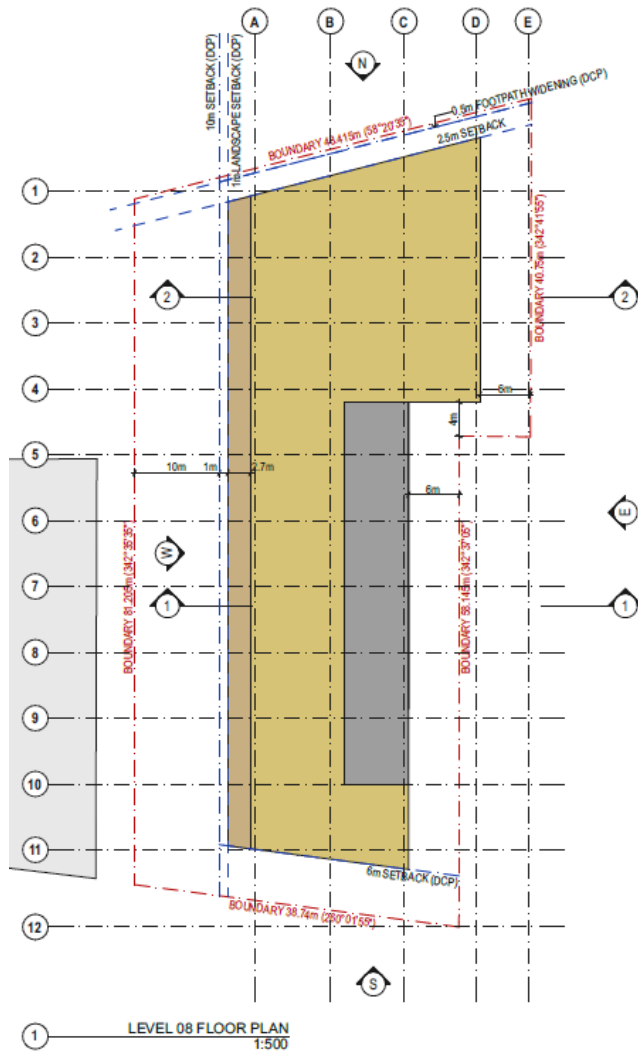


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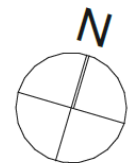


② LEVEL 04 - LEVEL 07 FLOOR PLAN
1:500

indicative levels 4 to 7 envelope

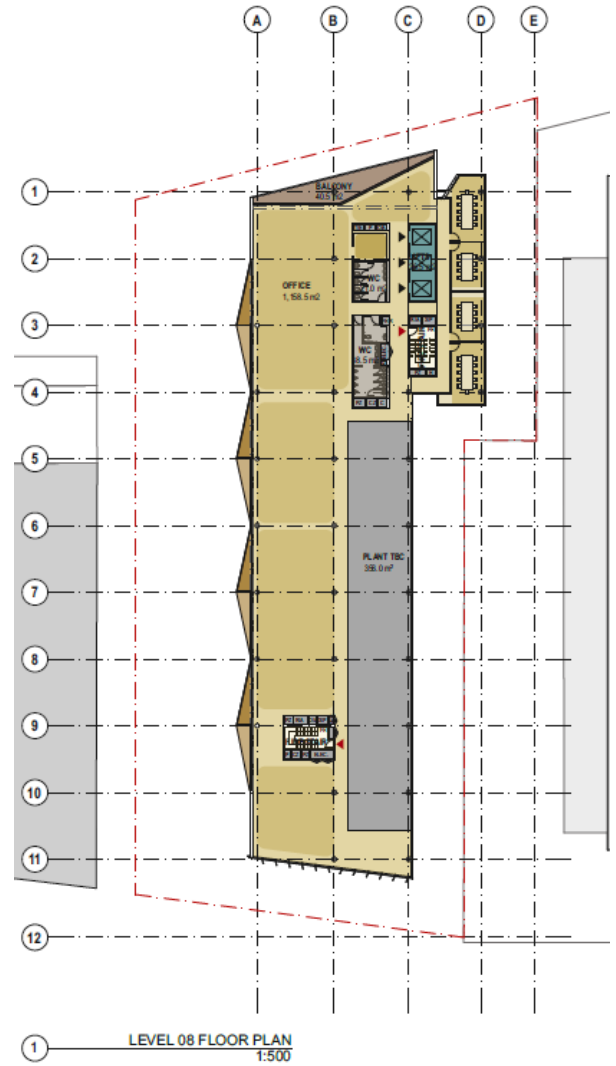








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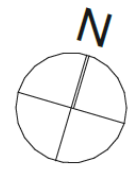


proposed level 8 envelope

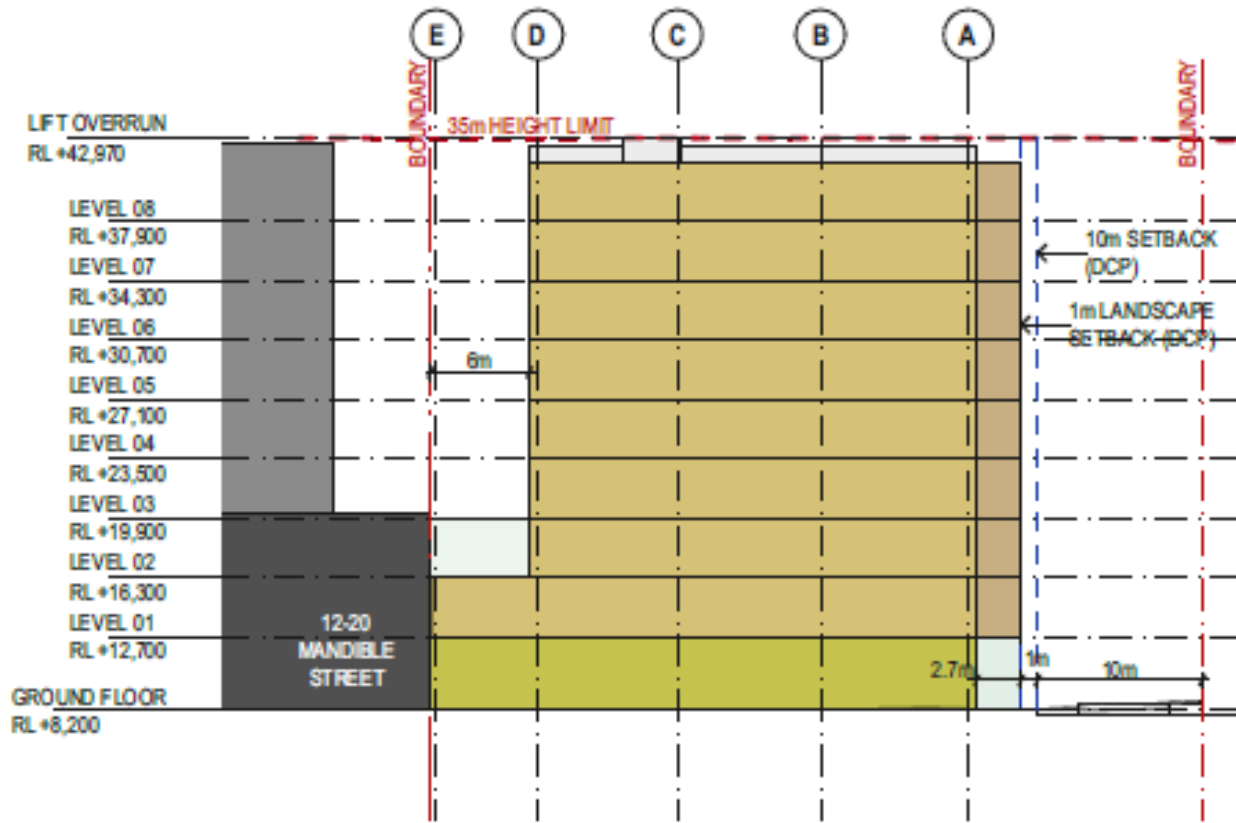
LEVEL 08 FLOOR PLAN
1:500



LEGEND	
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indicative level 8 plan



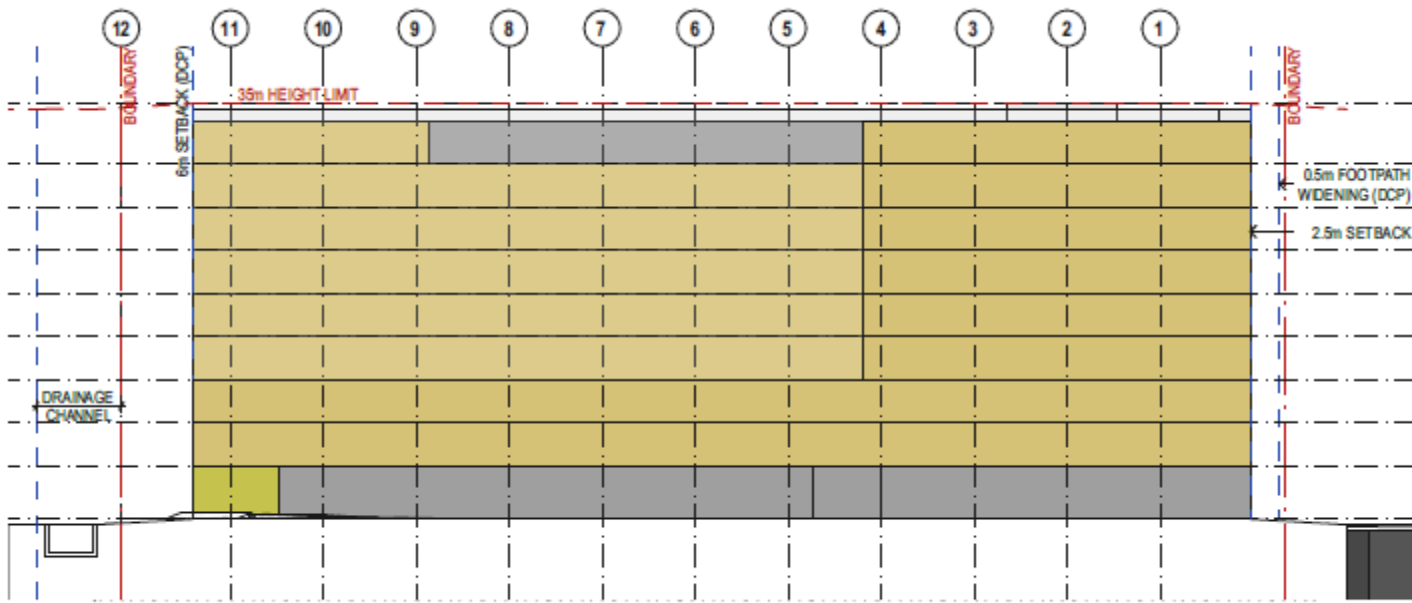
LEGEND	
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




N

NORTH ELEVATION

1:500

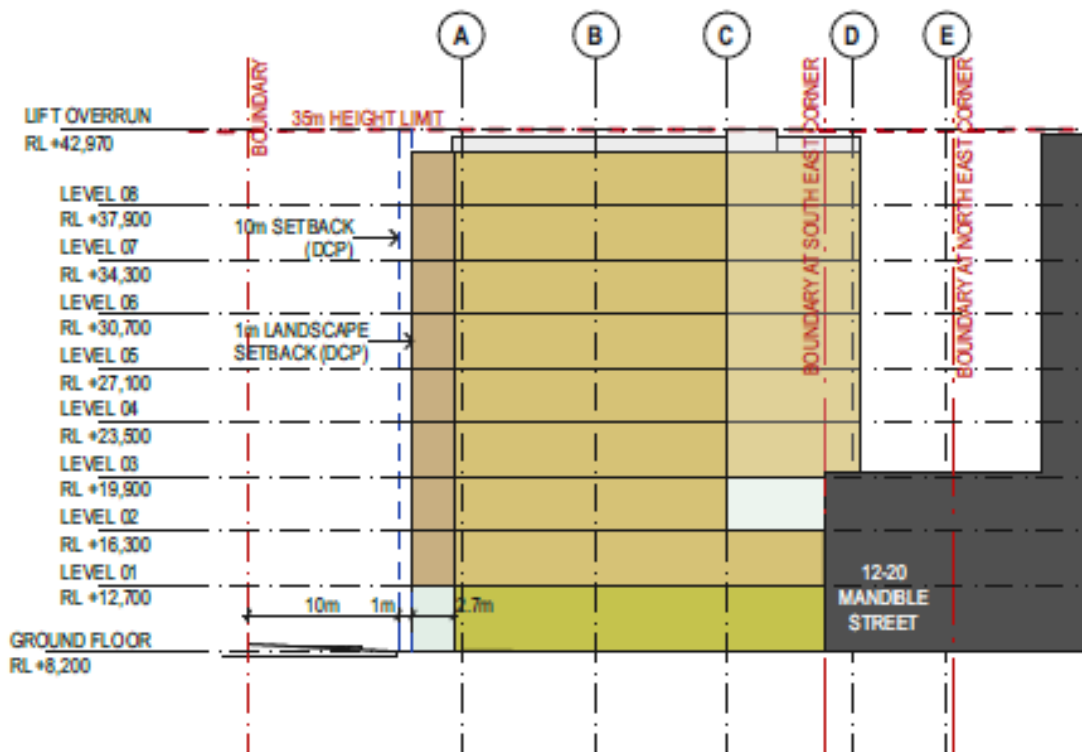
proposed north elevation



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EAST ELEVATION
1:500

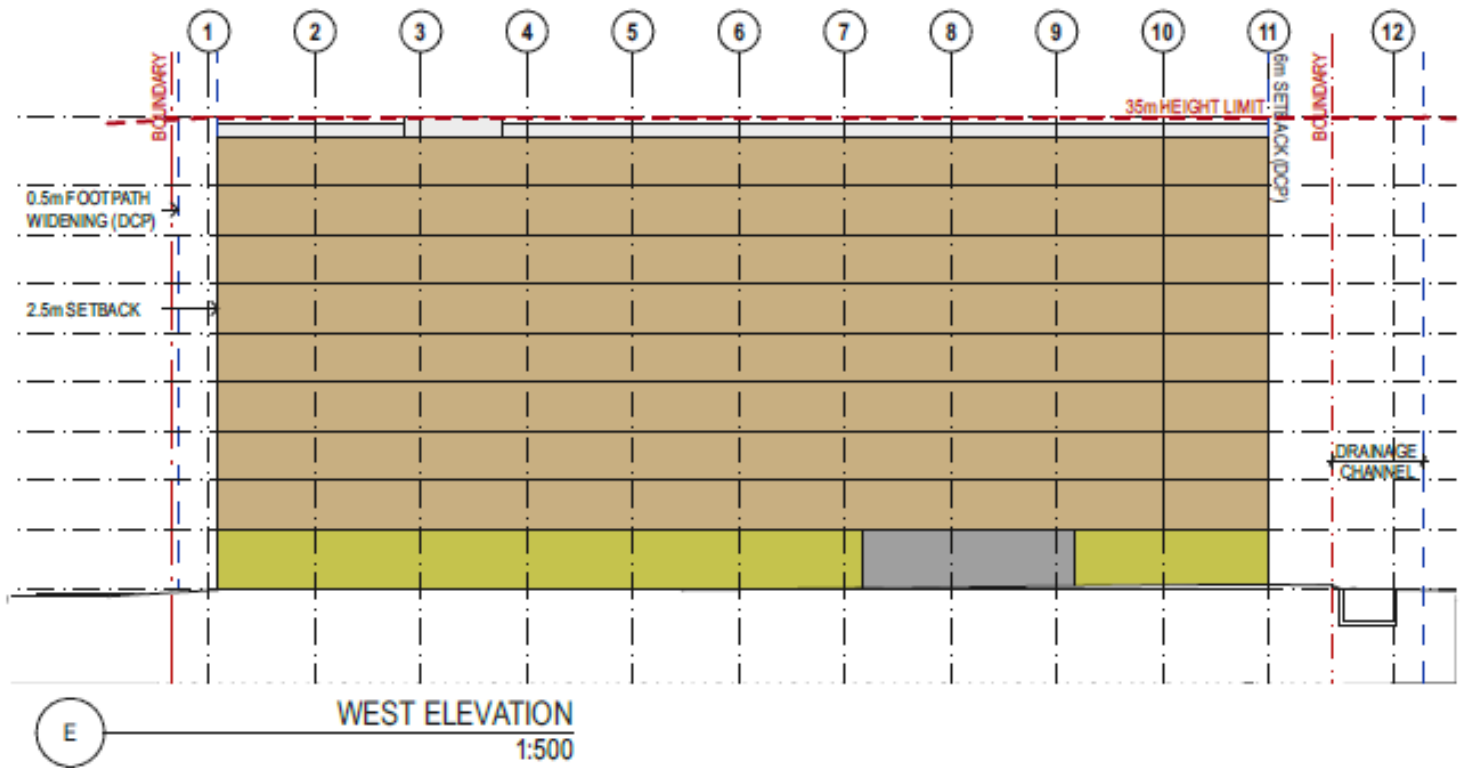
proposed east elevation



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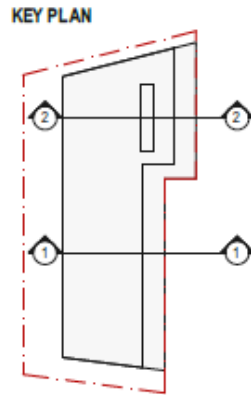
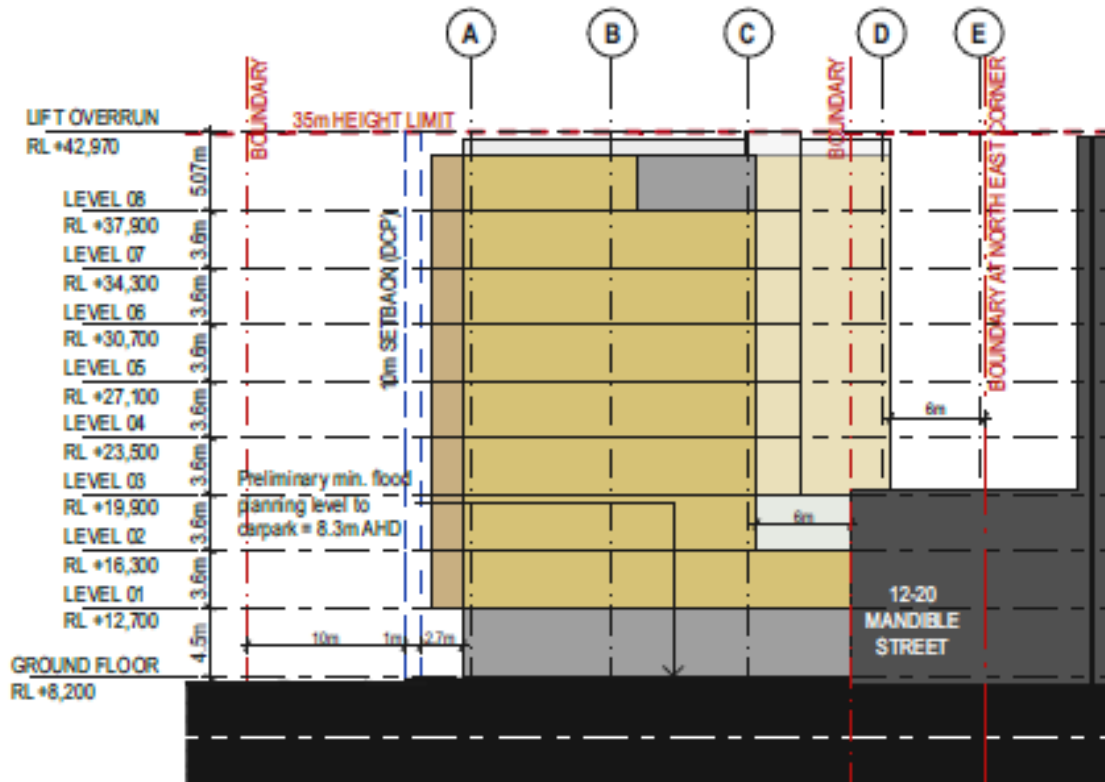
N
SOUTH ELEVATION
1:500

proposed south elevation



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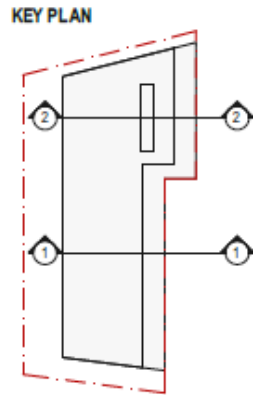
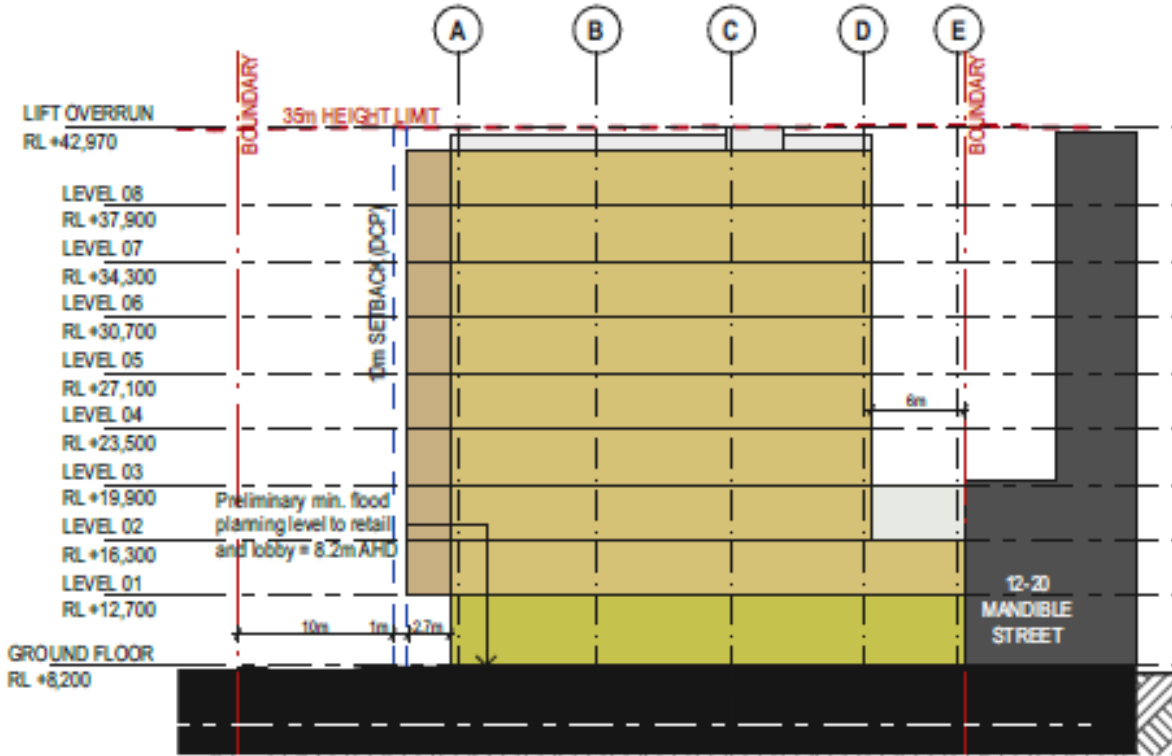
proposed west elevation



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1 CROSS SECTION 1
1:500

proposed cross section 1



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proposed cross section 2



concept view
from Mandible St



concept view – west
elevation adjacent to
new road

concept view
from south
west



compliance with key LEP standards

	control	proposed	compliance
height	35m	35m	yes
floor space ratio	3.5:1	3.5:1	yes

compliance with DCP controls

	control	proposed	compliance
land dedications	widening to Mandible Street new north south road liveable green network	widening to Mandible Street new north south road liveable green network	yes
height in storeys	7	9	deemed acceptable
deep soil	10%	9.3%	deemed acceptable, given extent of land dedications

Sydney DCP 2012 - land dedications

- 10m to western boundary to facilitate new road
- 6m to rear for liveable green network
- 0.5m to Mandible Street for footpath widening
- existing site area is 3,732m²
- land dedication area is 1,060m² (or 28.4%)
- resulting site area is 2,672m²

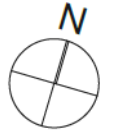
land dedications

10m for new road

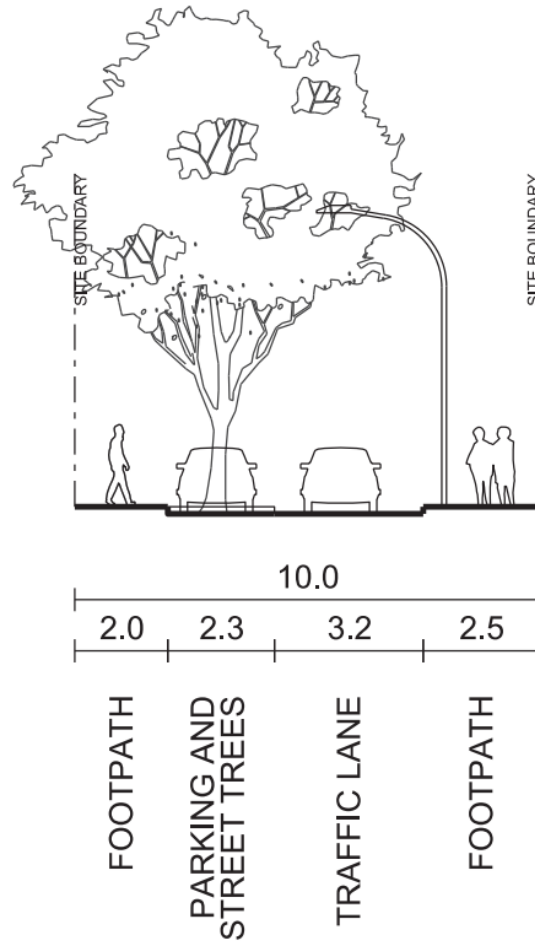


0.5m for footpath widening

6m for liveable green network



Sydney DCP 2014



Indicative street section
– local street (10m)

Design Advisory Panel

DAP were supportive of the proposal and made the following comments:

- proponent must proceed with a design excellence competition
 - vehicle loading area/service vehicle bay to be provided onsite
 - green roof/solar panel provisions be required in the detailed DA
 - the Panel recommended the scheme's contextual response of continuing Dangrove's street wall datum into the design
- point 2 and 4 have been addressed in the plans and by condition

issues

- height in storeys
- road safety issues of new road (as raised by submitter)

height

- 9 storeys proposed - DCP has 7 storey control, LEP has 35m height limit
- 9 storeys acceptable. Concept scheme:
 - compliant with LEP height limit
 - compliant floor to ceiling heights
 - floor space does not fit within 7 storeys
 - additional setbacks provided above DCP requirements to allow landscaping, deep soil and respond well to adjoining development
 - not inconsistent with emerging character

new road

- new road identified in Sydney DCP
- reviewed by Council's Road Safety Officer who advised:
 - the risk rating of the location would fall within the moderate risk level
 - zero crashes in location in the last 10 years and low traffic volumes
 - separate bi-directional cycleway and adequate footpaths on both sides of Mandible Street provide suitable protection for vulnerable road users, such as pedestrians and cyclists
 - heavy vehicle operators will continue to need to manage the entry and exit of sites to ensure safety of all road users

recommendation

- deferred commencement approval to allow the VPA to be executed and registered on title