

# Local Planning Panel

## 23 September 2020

59-99 Belmont Street, Alexandria

D/2019/1249

Applicant/owner – Aqualand Belmont Development Pty Ltd

Architect – PBD Architects

# proposal

- retention of front facade and one structural bay of existing building, demolition of all other buildings
- construction of a 4-storey residential flat building with 19 apartments and 4 terraces
- basement parking for 27 vehicles
- VPA for land dedication, embellishment and monetary contribution

Zone: B4 mixed use. The development is permissible with consent

# recommendation

deferred commencement approval, subject to conditions

# notification information

- 1<sup>st</sup> exhibition period 22 November to 21 December 2019
  - 334 owners and occupiers notified
  - 21 submissions received
- 
- 2<sup>nd</sup> exhibition period 24 June to 9 July 2020
  - 10 submissions received



# submissions

- density and building typology
- privacy
- shadowing
- traffic impacts
- construction impacts

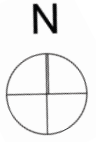


# submissions



-  subject site
-  submitters

site







looking west  
along Belmont  
Street



site

looking east along  
Belmont Street





looking east along  
Belmont Street



building facade to be retained





vacant portion of site - Belmont Street



development to  
west - 100-102  
Buckland Street





development to  
west - 100-102  
Buckland Street





opposite side of Belmont Street





opposite side of Belmont Street



site

through site link  
connecting  
Belmont and  
Buckland Street



proposal



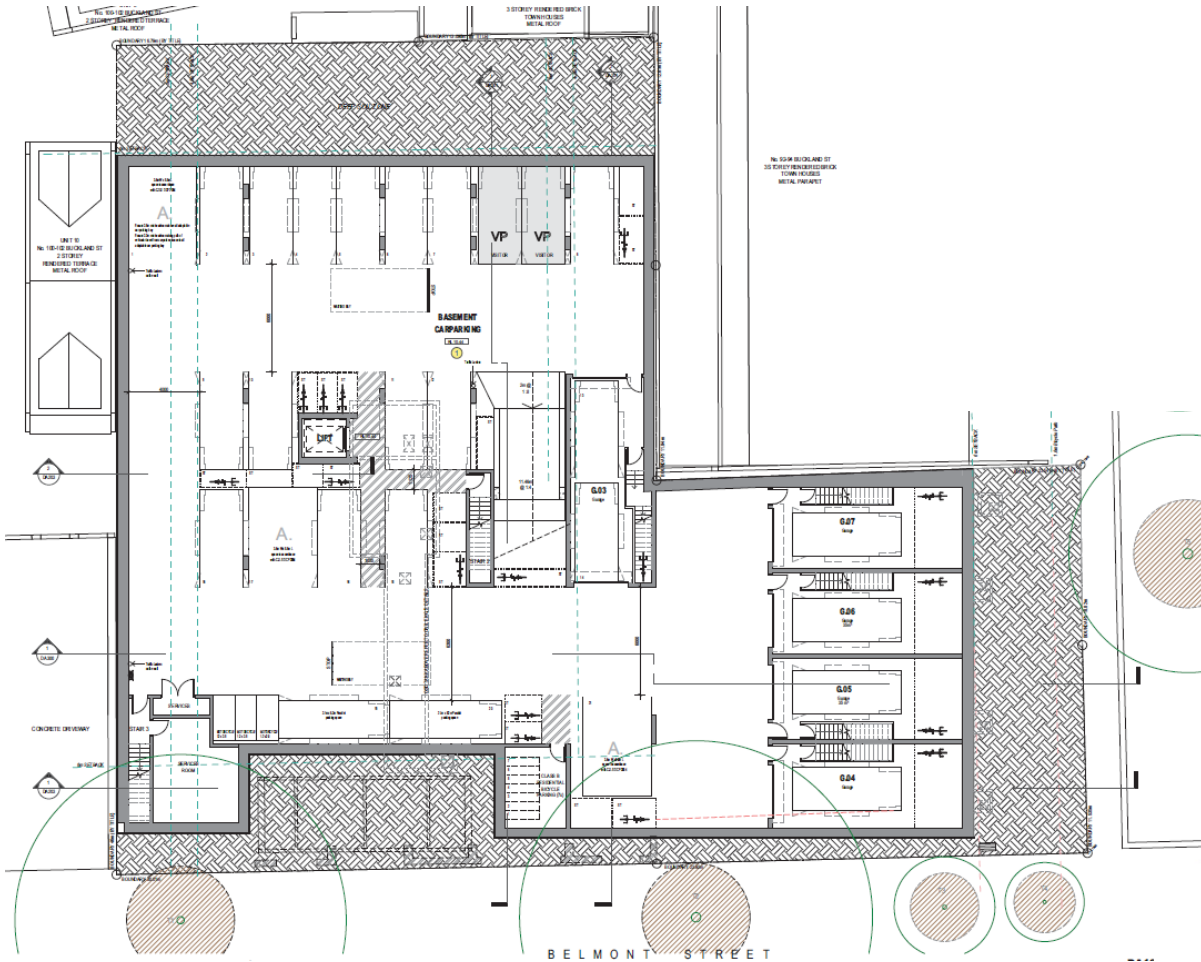
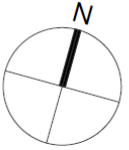
photomontage – Belmont Street



photomontage – Belmont Street







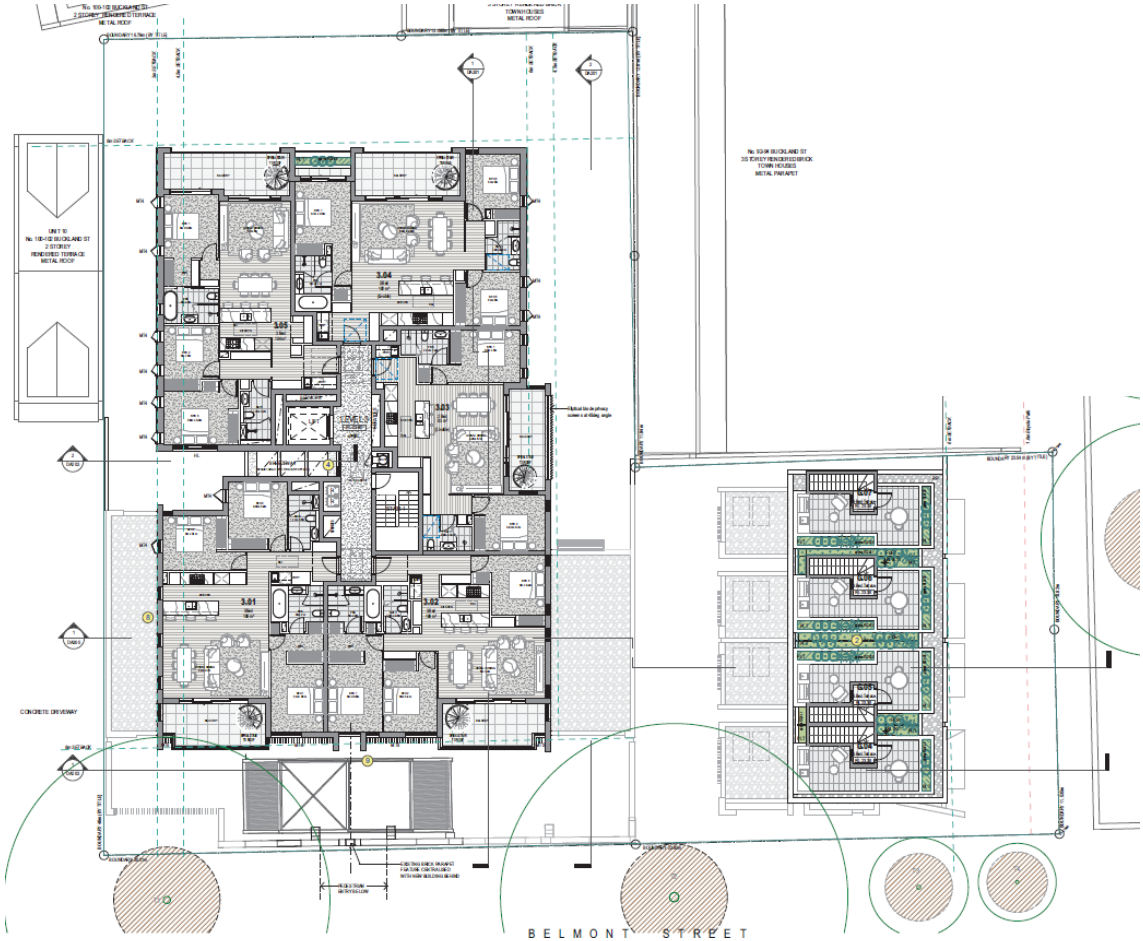
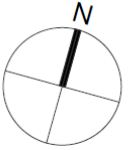
basement plan



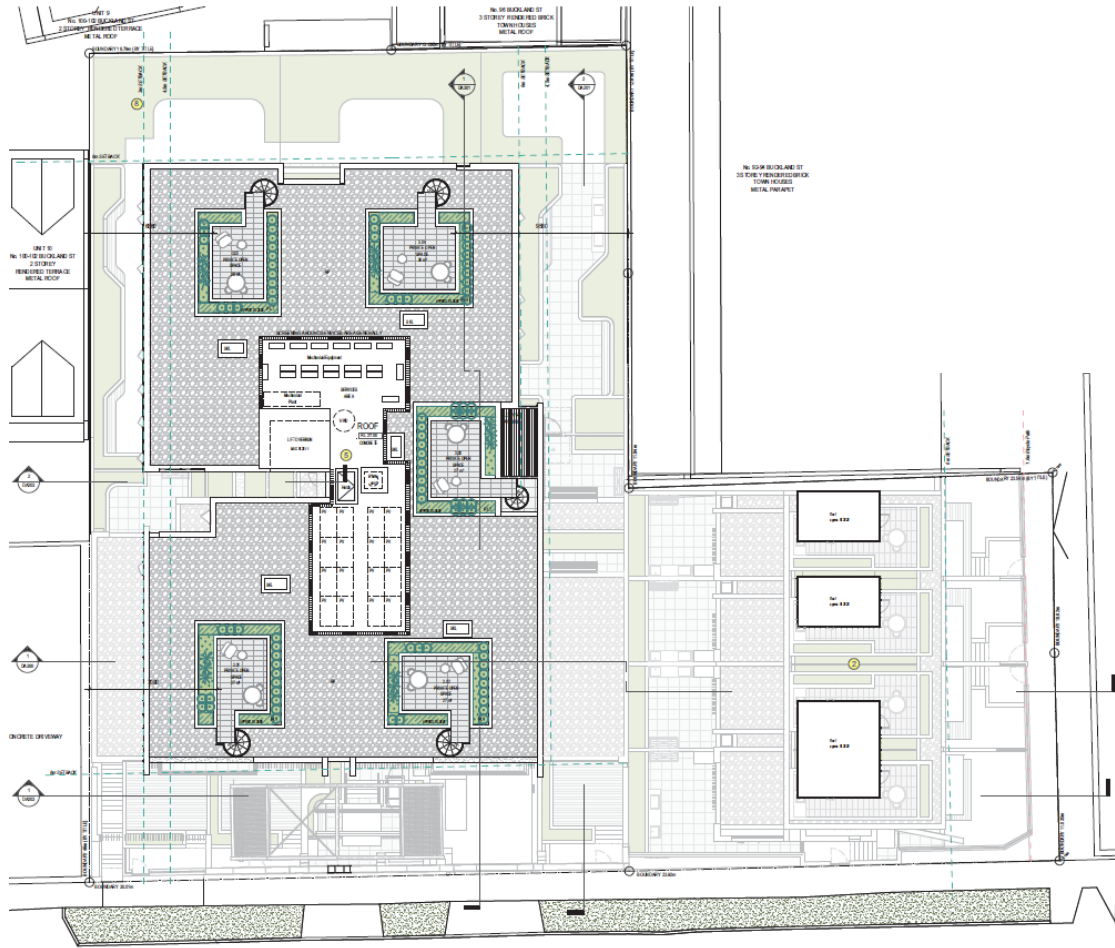
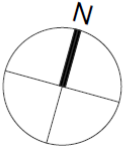








level 3 plan



roof plan





South Elevation

1:100

# Belmont Street (south) elevation

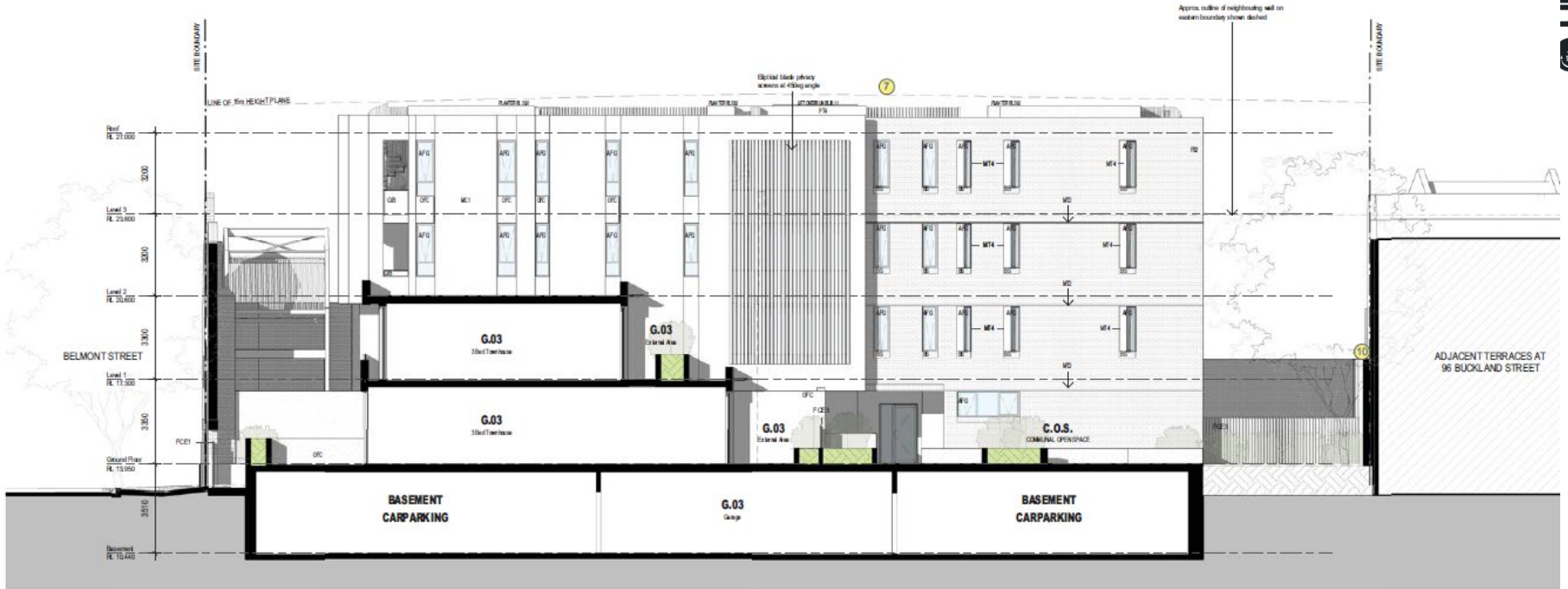


east elevation – facing pedestrian link



west elevation - terraces



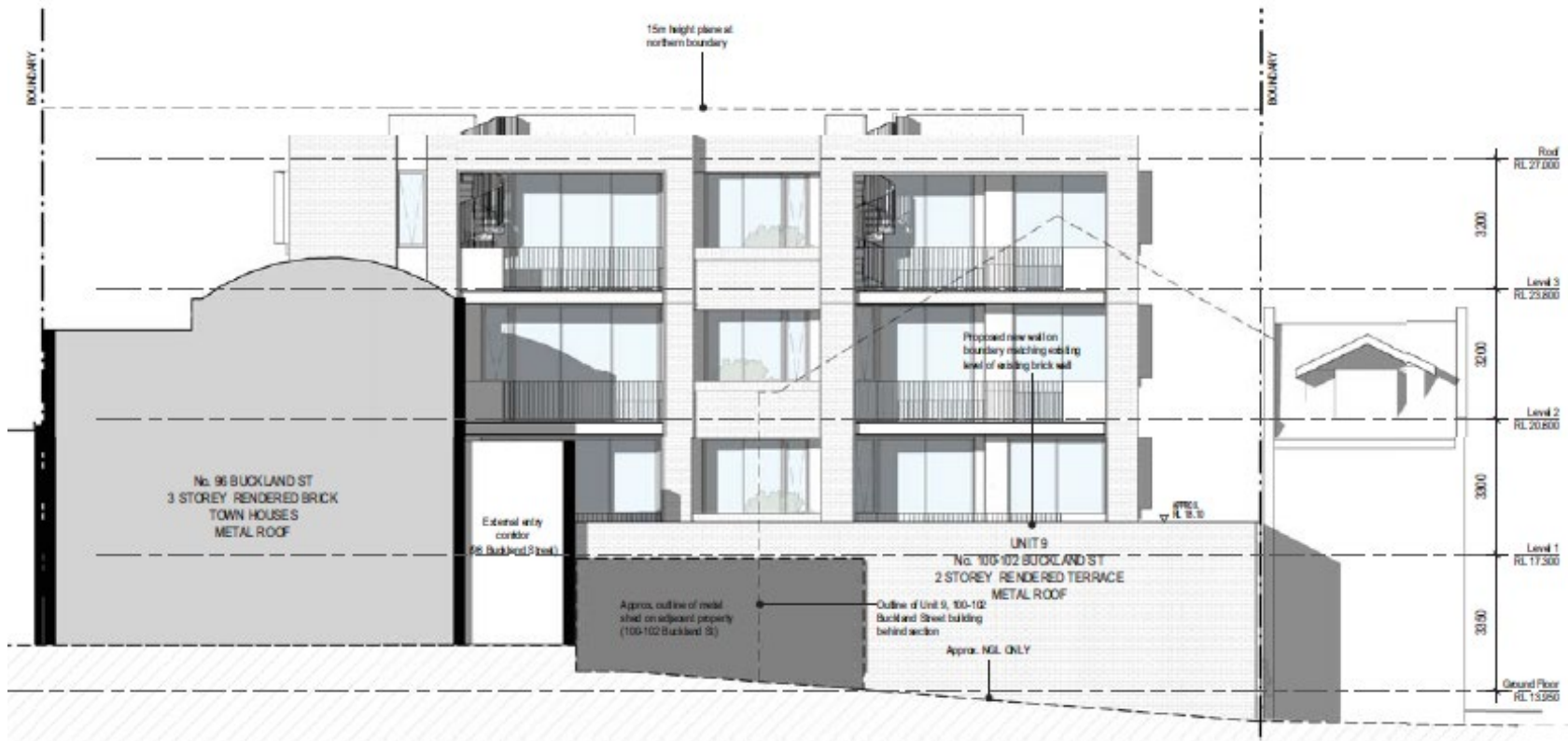


2 East Elevation  
GA201 1:100

internal east elevation



north elevation



northern elevation from boundary



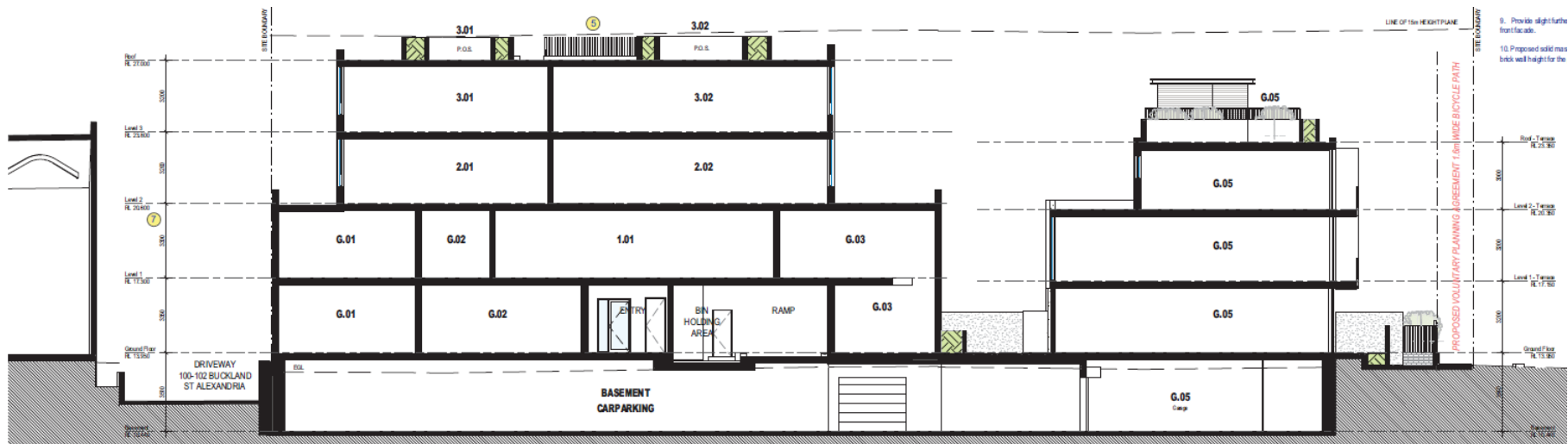
west elevation



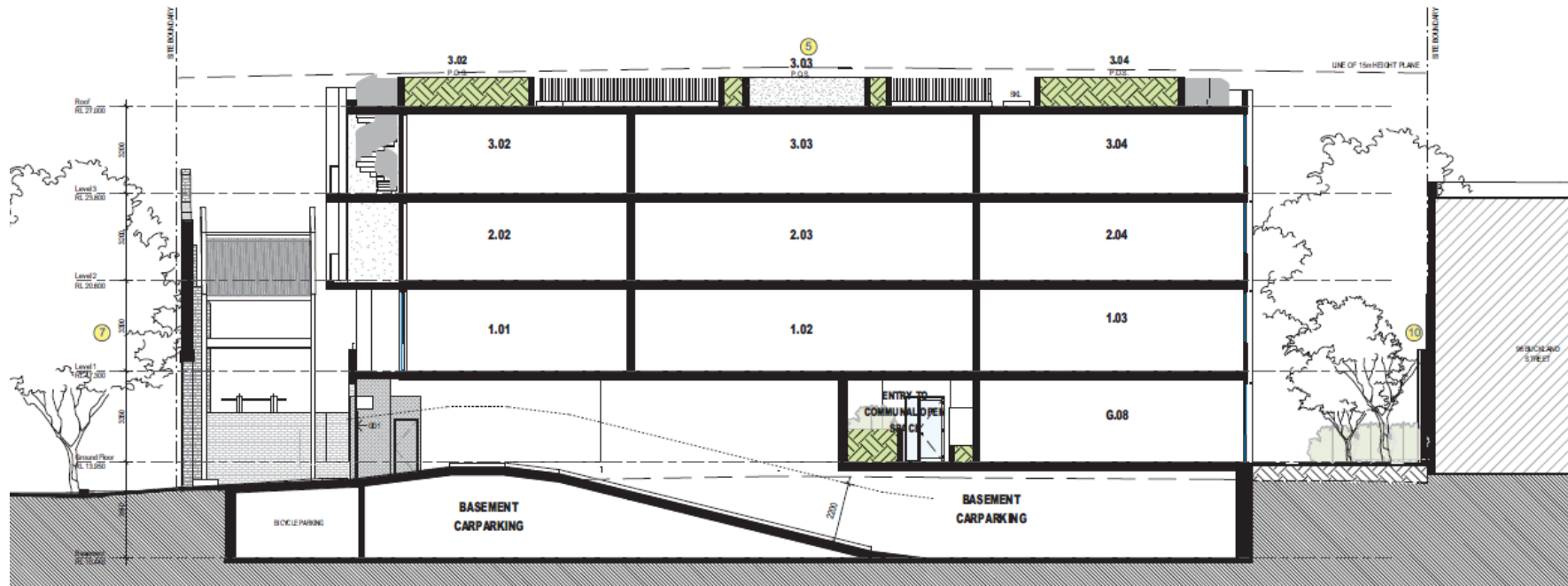




east west section (behind facade)



east west section



north south section





**PF1** FACE BRICK TYPE 1  
 Existing brick facade to be retained  
 For ease of existing brickwork  
 Research to match for re-building the front apartment facade  
 Research to match for proposed ground levels along with street  
 level boundaries



**PF2** FACE BRICK TYPE 2  
 Smooth Stonemart Cobble or similar



**PF3** VERTICAL METAL CLADDING  
 Standing seam  
 Dark bronze colour generally



**CF** Form concrete finish or finishes  
 with off form concrete appearance



**PF4** ALUMINIUM FRAMED GLAZING  
 Powdercoat aluminium modern/black bronze colour  
 generally



**MT1** METAL FINISH TYPE 1-BLACK  
 Steel metal mounted to large brick openings



**PF5** METAL FINISH TYPE 2-BLACK  
 Steel brick support /



**PF7** METAL FINISH TYPE 3-METAL HOODS  
 Curved, Metal Champagne Bronze or similar

1. Research light frame construction between one existing steel structure (existing) others are  
 brick facade  
 2. Propose a dark metal canopy with metal wall and window boundary or metal cladding building  
 brick wall used for the purpose of retaining others to existing neighbouring properties



**PF6** PAINT FINISH TYPE 7  
 Existing or existing facade to be retained original signage  
 (S.S. McCall & Sons)  
 Colour and details to be coordinated and approved by  
 heritage consultant



**PF11** PAINT FINISH TYPE 1  
 Colour: Pure Clay or similar  
 (Existing stone. Refer to see front facade)



**PF12** PAINT FINISH TYPE 2  
 Colour: Mistral Terrace or similar



**PF13** PAINT FINISH TYPE 3  
 Colour: Nettleleaf or similar



**PF14** PAINT FINISH TYPE 4  
 Colour: Chemical Light or similar



**PF15** PAINT FINISH TYPE 5  
 Colour: Nettleleaf or similar



**PF16** PAINT FINISH TYPE 6  
 Colour: Chemical Light or similar



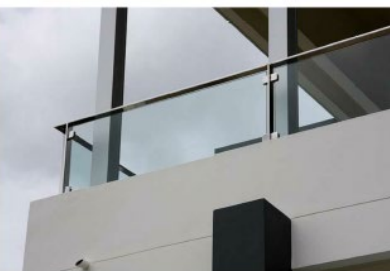
**PF17** METAL FINISH TYPE 4  
 Project metal facade windows  
 Metal panel cladding  
 Colour powdercoat modern/black bronze colour generally

**PF18** METAL FINISH TYPE 5  
 Vertical metal facade system  
 Colour powdercoat modern/black bronze colour generally

**AMENDMENTS**



**BB** BOLDER BRICK SILL



**BB2** METAL FRAMED STEEL FILTIG GLASS BALUSTRADE  
 Finish to match AF/G



**BB** STEEL BALUSTRADE  
 Flat solid pane vertical steel tube balustrade  
 Colour to match AF/G



**FC11** FENCE TYPE 1  
 Metal framed vertical steel fence - painted black

**FC12** FENCE TYPE 2  
 Solid metal gate

**FC13** FENCE TYPE 3  
 Square end capped timber fence - 1.5m - 1.8m high  
 Cladding fence between apartments of rear  
 Floor boundary fence  
 Colour to future selection

**AMENDMENTS**

materials

NOT FOR CONSTRUCTION

# compliance with key LEP standards

	control	proposed	compliance
height	15m	15m	yes
floor space ratio	1.5:1  (including 0.5:1 community infrastructure floor space)	1.5:1	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	4	4	yes
deep soil	10%	10%	yes



# compliance with ADG

	control	proposed	compliance
solar	70%	78%	yes
cross vent	60%	78%	yes

# compliance with ADG

	control	proposed	compliance
building separation	6m to boundary	3m to western boundary 4.5m to eastern boundary 6m to southern boundary	assessed as acceptable
apartment size	2 bed 70m <sup>2</sup> 3 bed 95m <sup>2</sup>	83m <sup>2</sup> – 84m <sup>2</sup> 102m <sup>2</sup> - 139m <sup>2</sup>	yes

# compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m to 3m	yes
communal open space	25%	13%	no, but assessed as acceptable
private open space	2 bed 10m <sup>2</sup> 3 bed 12m <sup>2</sup>	11m <sup>2</sup> - 38m <sup>2</sup> 13m <sup>2</sup> - 128m <sup>2</sup>	yes



# Design Advisory Panel Residential subcommittee

reviewed application on 4 February 2020. Panel raised concerns with the original proposal including:

- tree loss to facilitate driveway entry
- orientation of terraces to Belmont Street did not optimise solar access or activate through site link

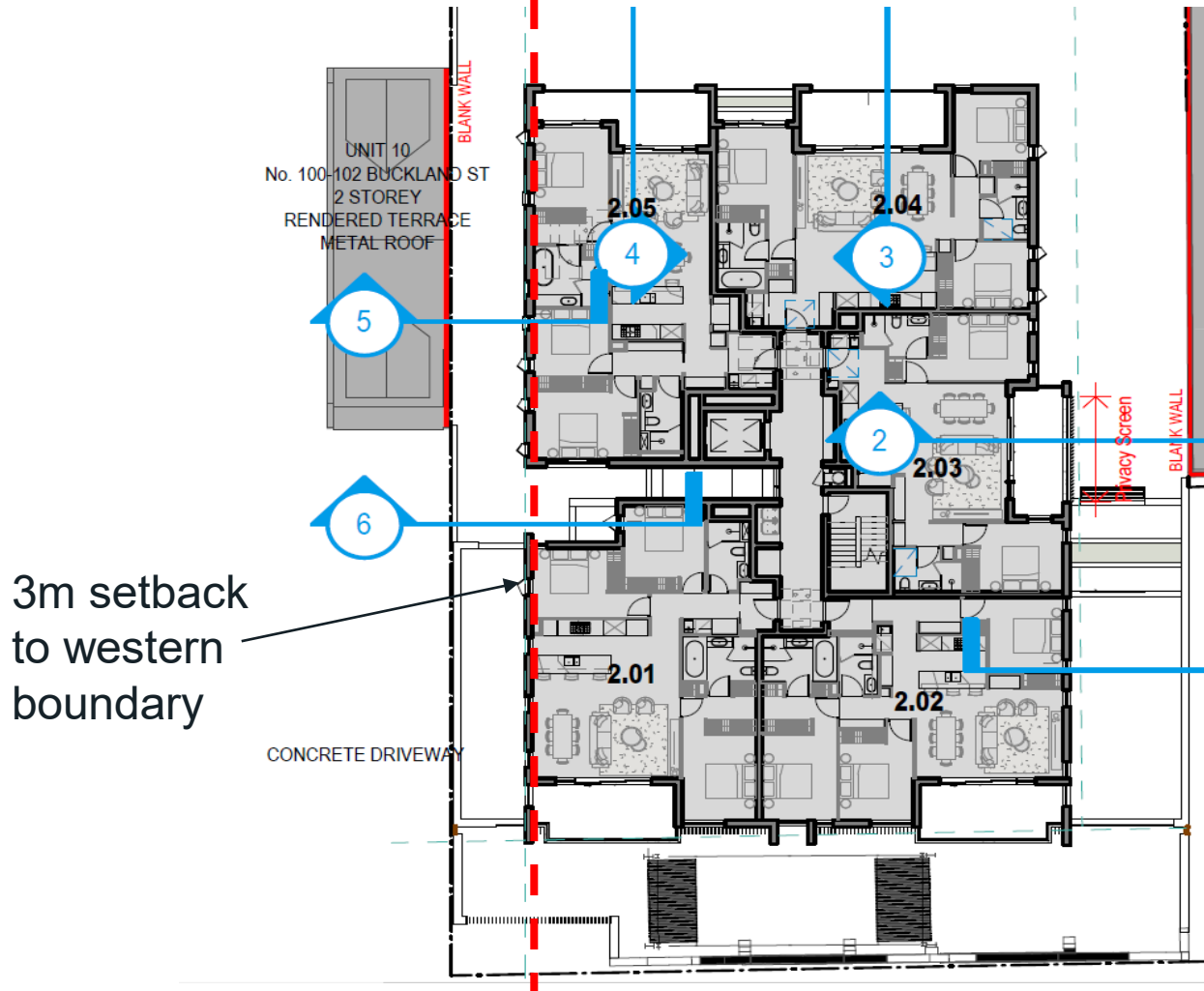
These issues have been addressed in amended plans

# issues

- separation distances
- communal open space

# separation distances

- 3m separation to bedroom and bathroom windows on western boundary
- 4.5m separation to blank walls and private open space on eastern boundary
- 6m separation to northern boundary



building generally aligns with blank wall condition and driveway

3m setback to western boundary

CONCRETE DRIVEWAY

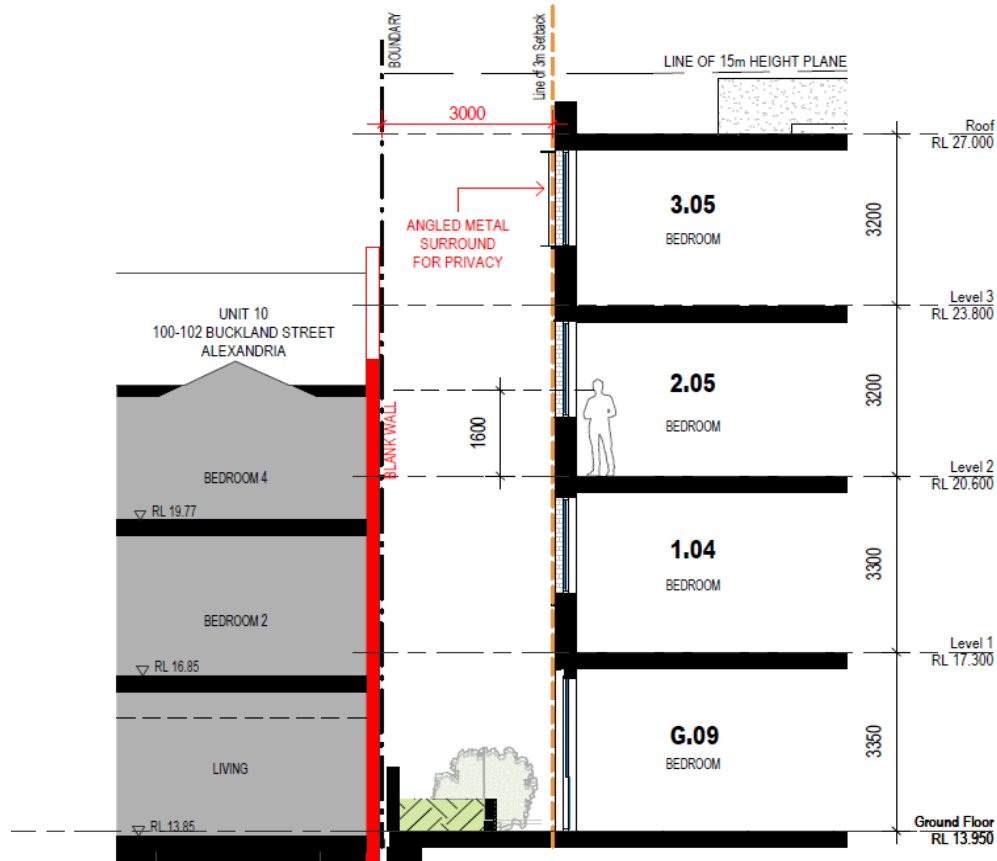
UNIT 10  
No. 100-102 BUCKLAND ST  
2 STOREY  
RENDERED TERRACE  
METAL ROOF

BLANK WALL

BLANK WALL

Privacy Screen

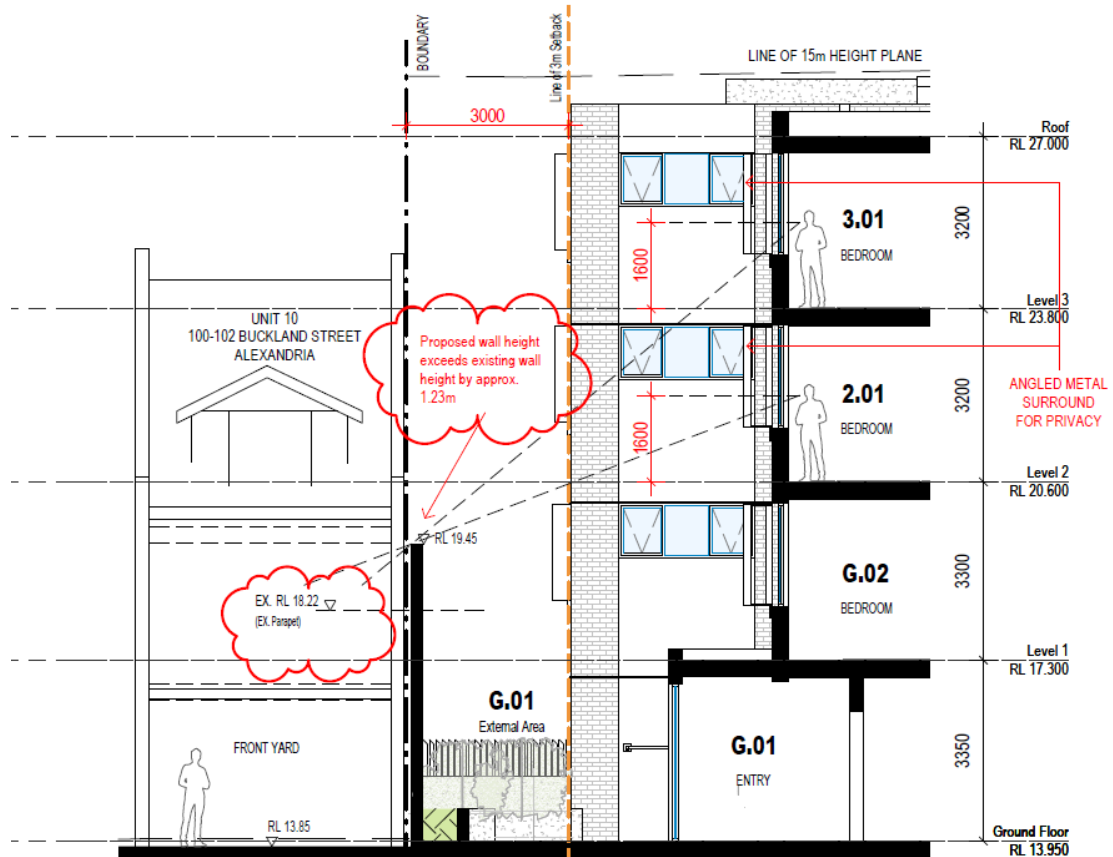


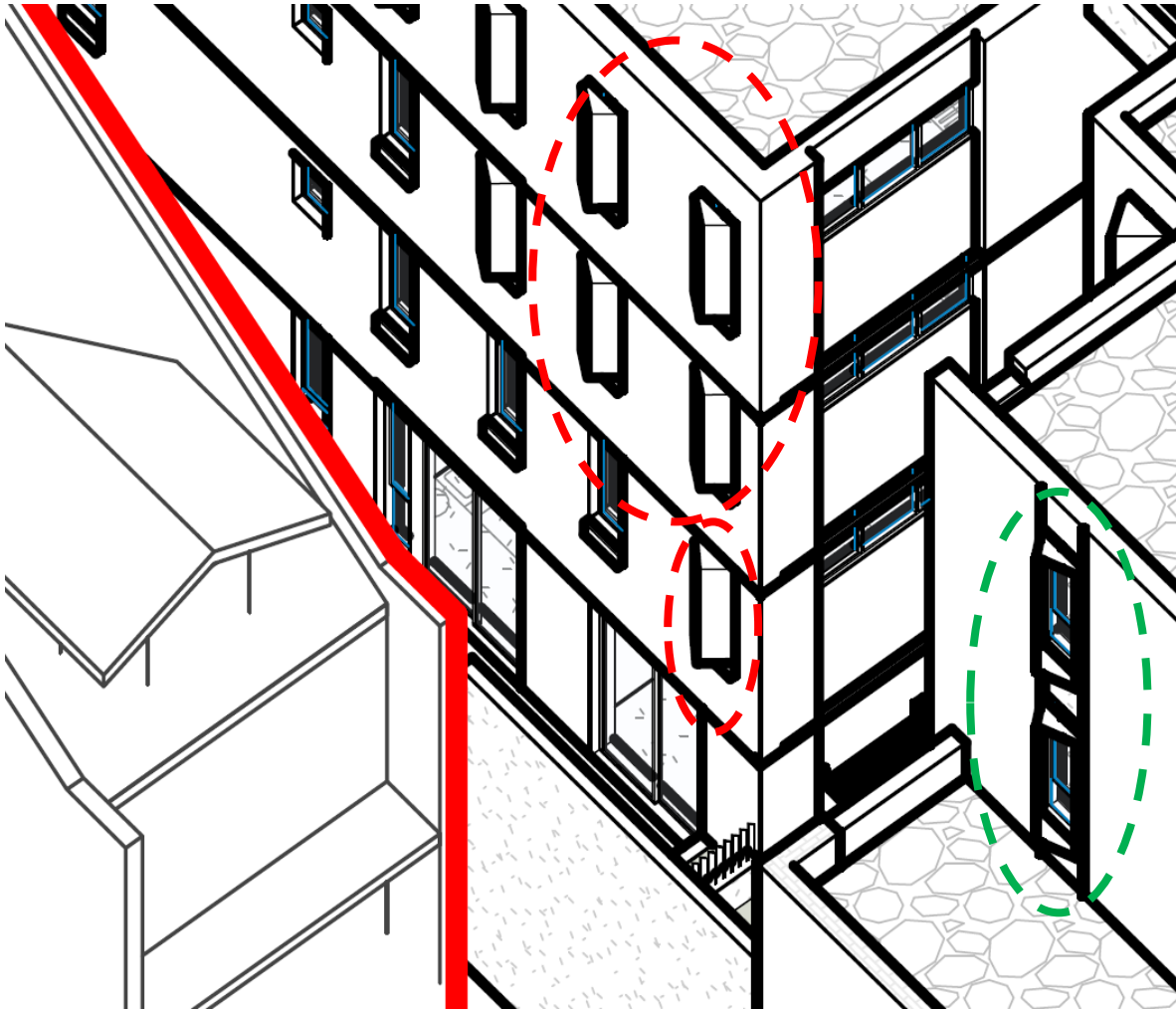


5  
DA541

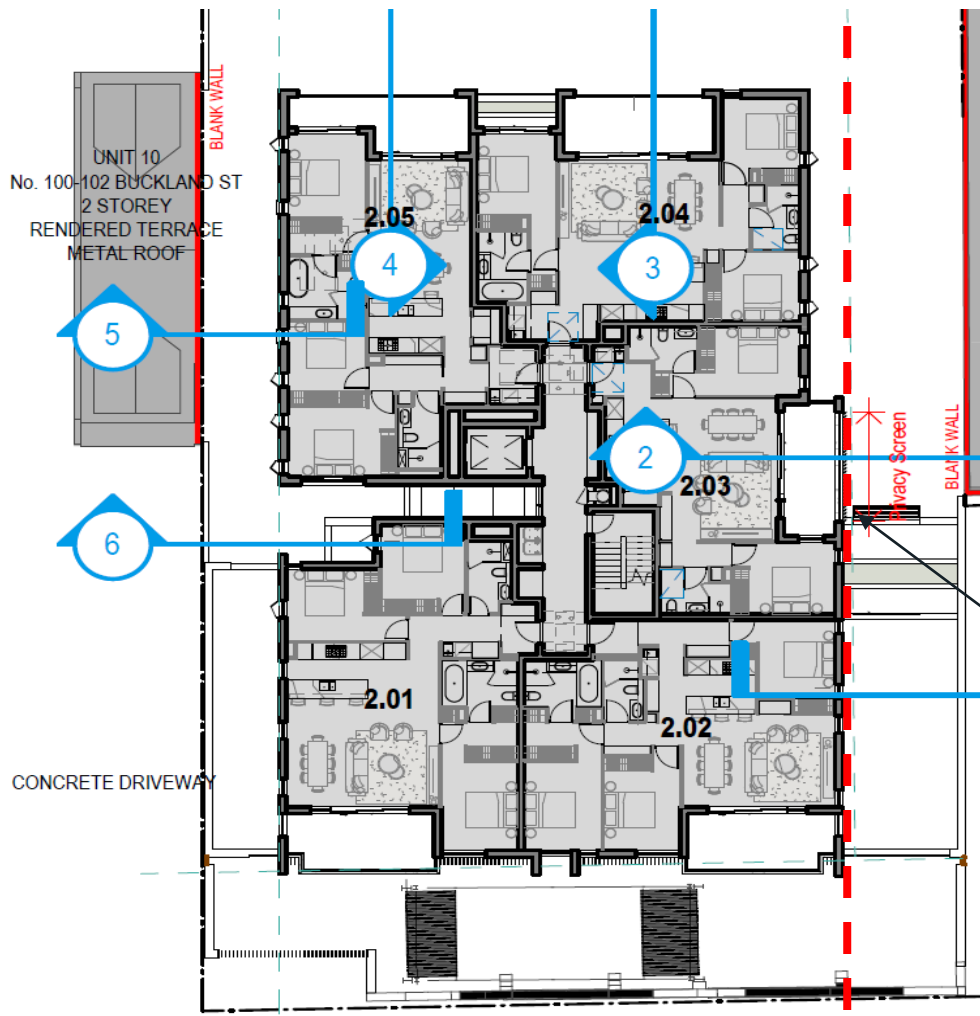
Section Diagram\_5

1 : 100





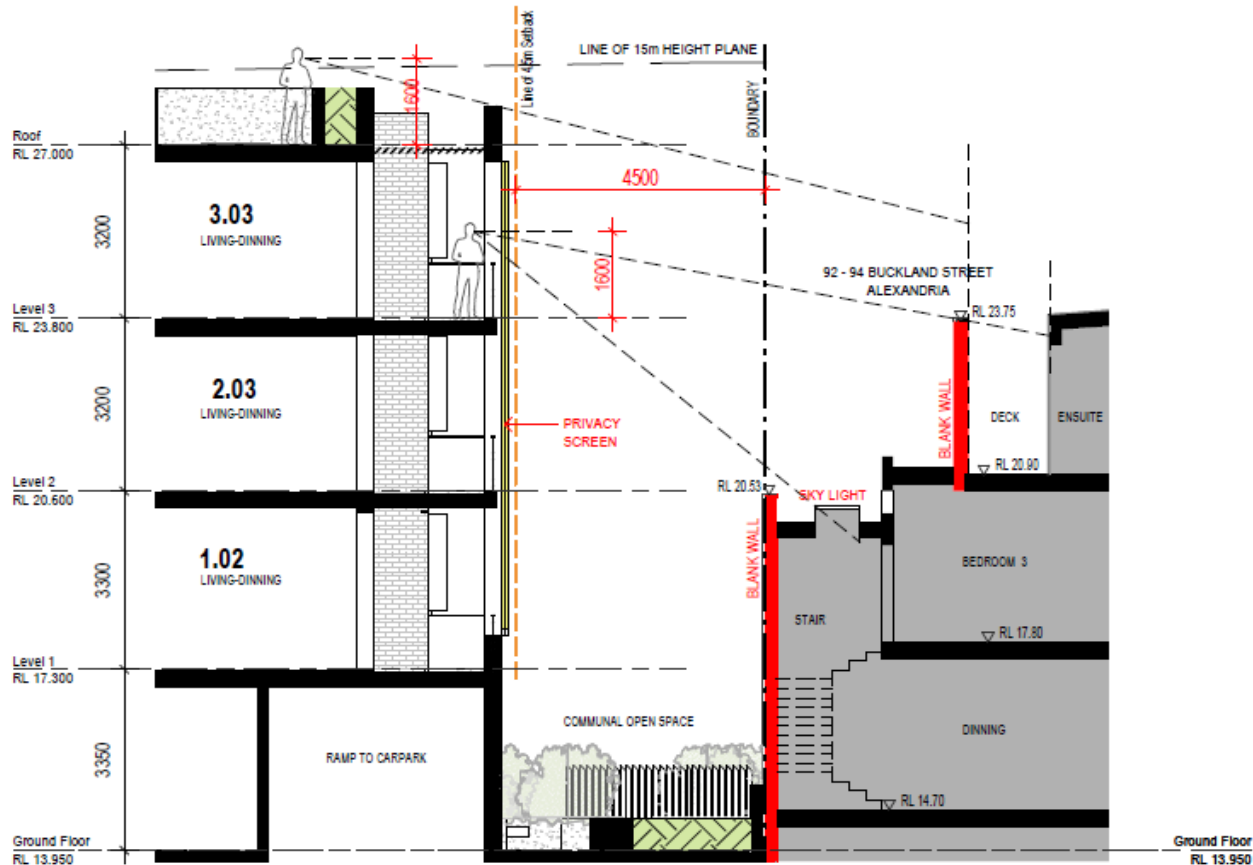
condition recommended  
to turn window hoods  
circled in red to face  
Belmont Street (like  
windows circled in green)



building generally aligns with blank wall conditions, and privacy screen provided

4.5m setback to eastern boundary

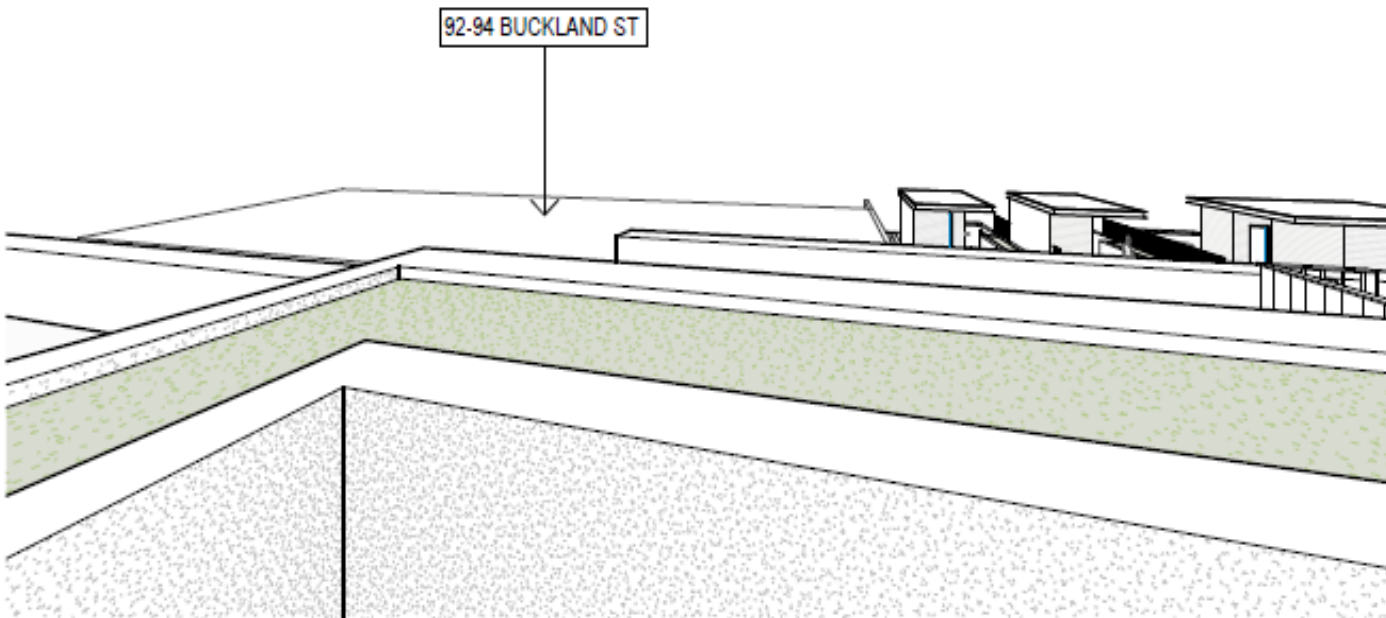




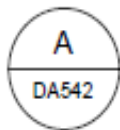
2  
DA540

Section Diagram\_2

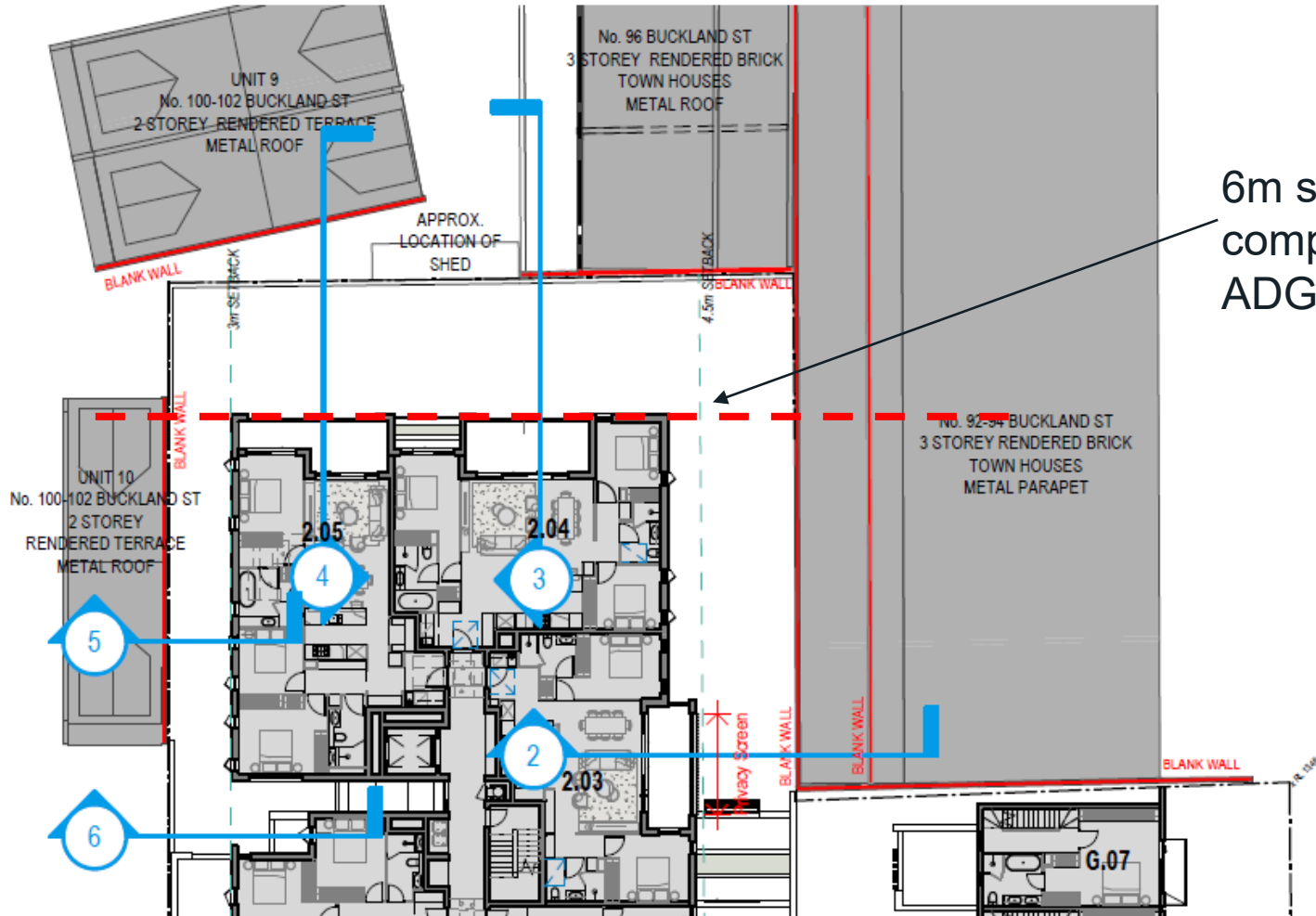
1 : 100



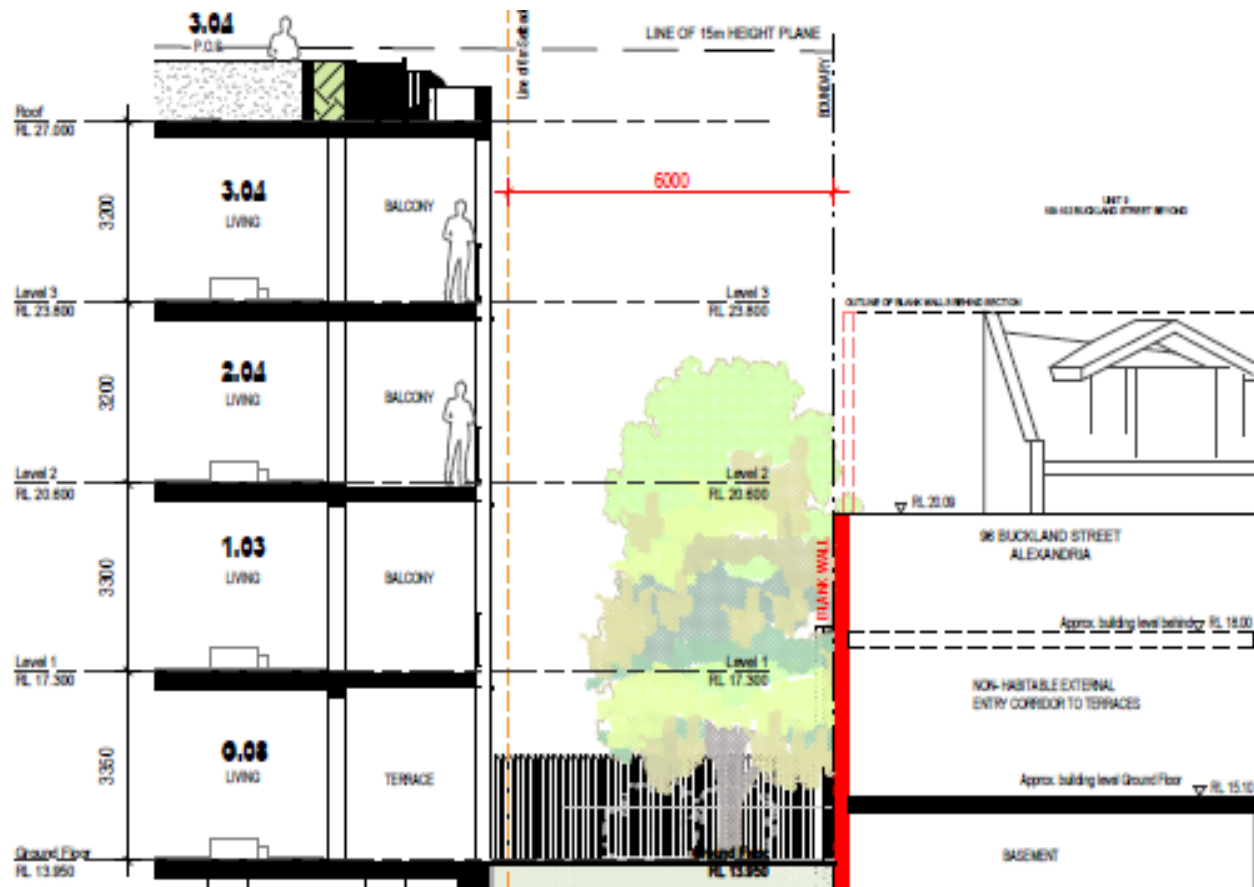
view from  
rooftop private  
open space  
(from 1.6m)  
to east



View from 3.03 Private Open Space



6m setback – compliant with ADG

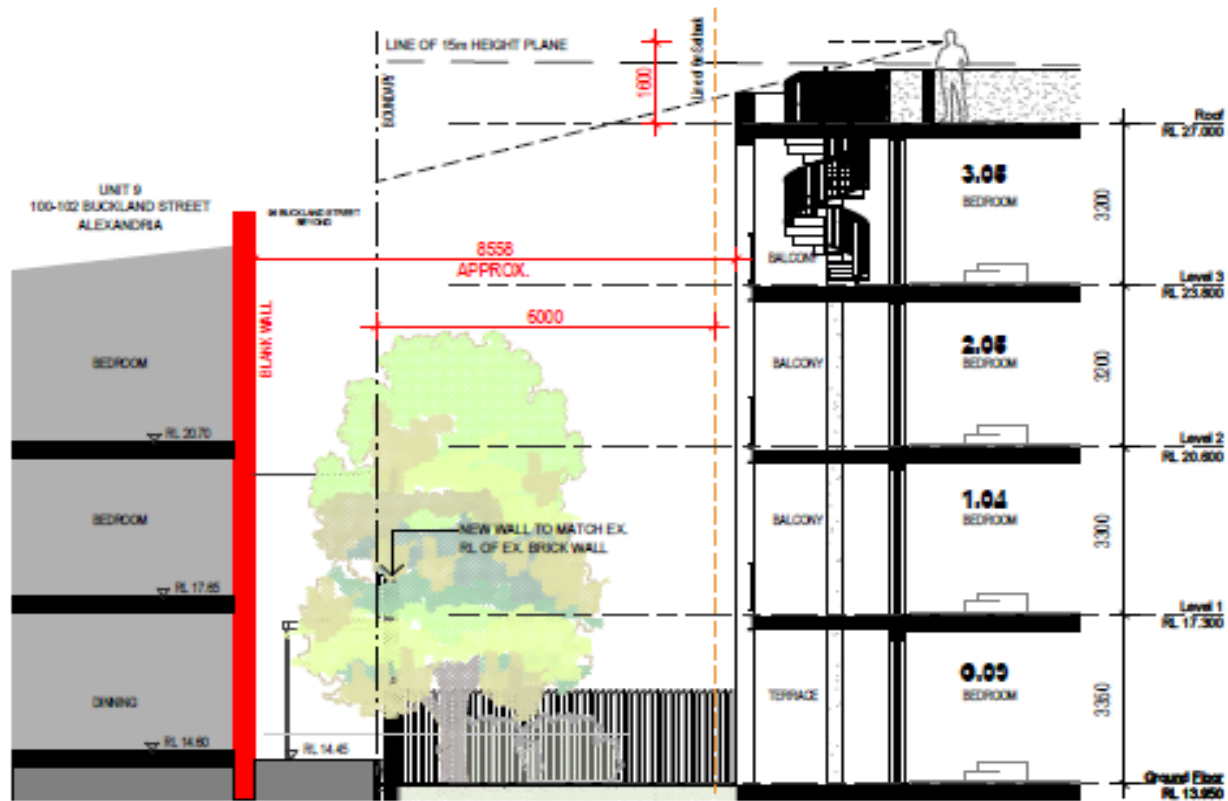


3  
DA541

Section Diagram\_3

1 : 100

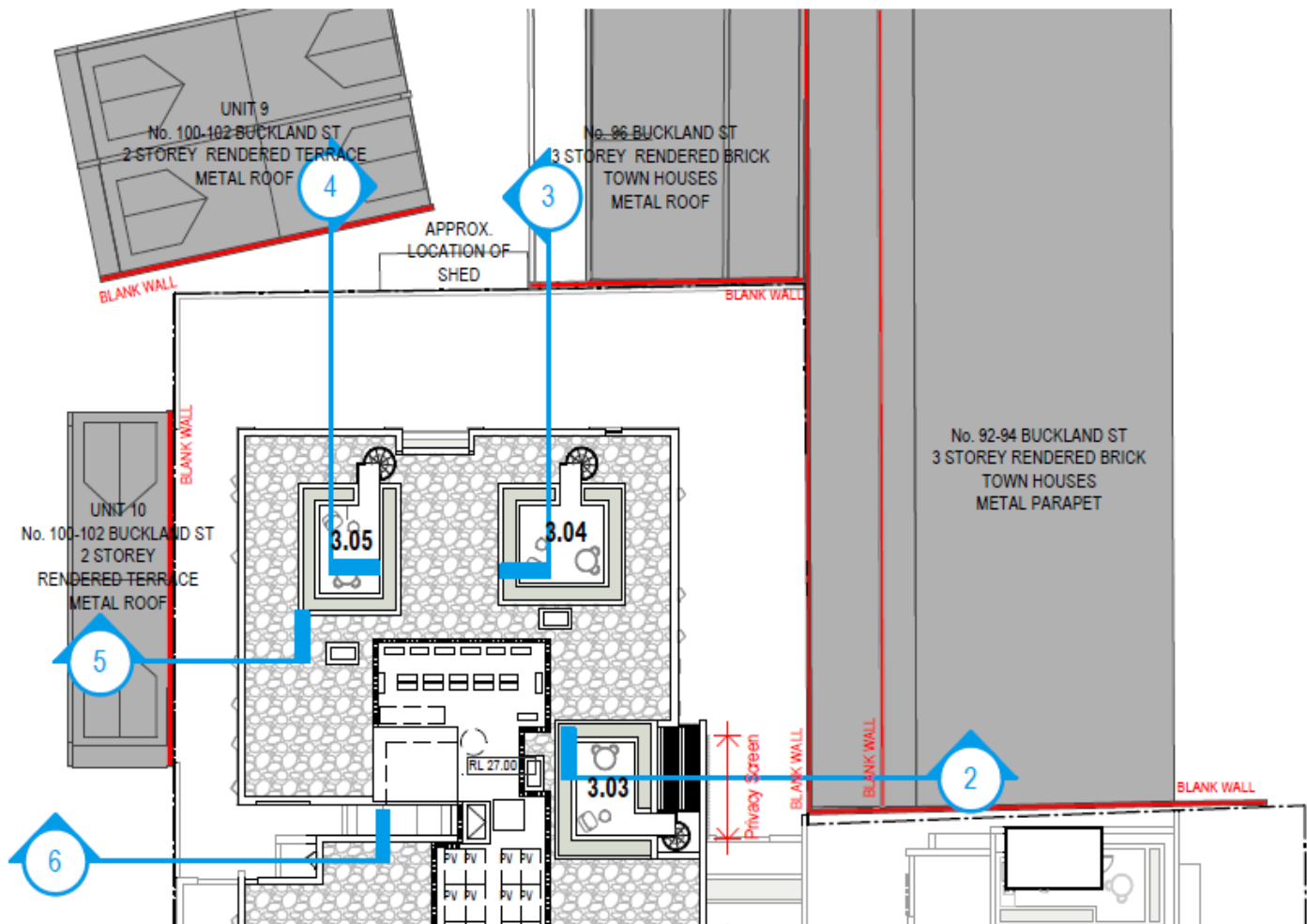


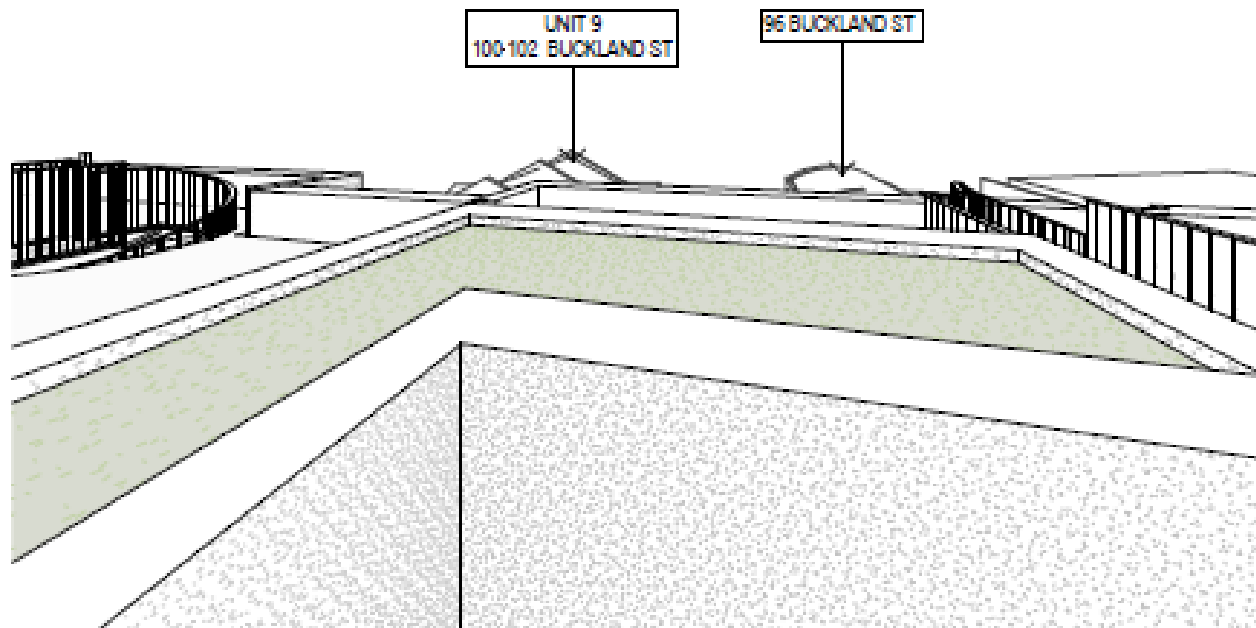


4  
DAS41

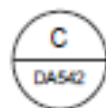
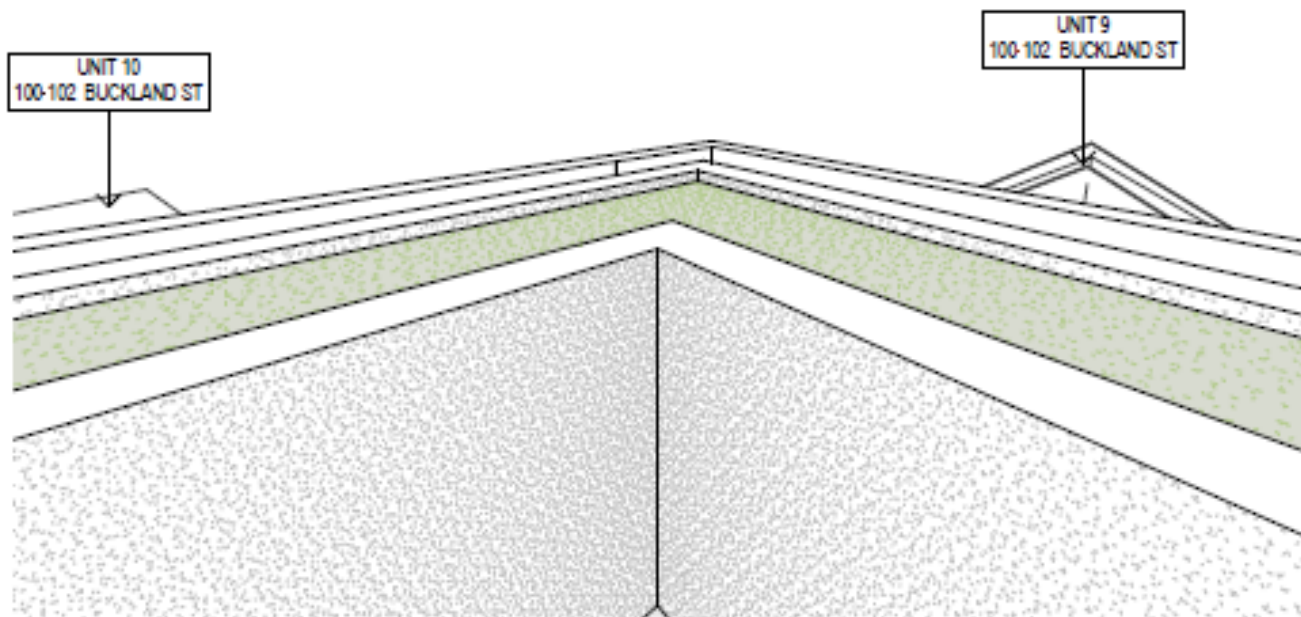
Section Diagram\_4

1 : 100





View from 3.04 Private Open Space



View from 3.05 Private Open Space



# communal open space

- 13% site area open space
- notwithstanding non-compliance meets objective - being enhanced residential amenity and opportunities for landscaping
- open space is easily accessible, is co-located with the deep soil, allows good opportunities for landscaping, provides barbeque facilities and area for tables and chairs and a 50m<sup>2</sup> deep soil area for lawn and planting
- large areas of private open space provided

# recommendation

- deferred commencement approval requiring execution of the VPA