

Local Planning Panel

14 October 2020

135-139 McEvoy Street, Alexandria

D/2018/1581

Applicant/owner – Ms J Alder

Architect – Mathieson Architects

proposal

- demolition of existing warehouse on site
- construction of 4-6 storey residential flat development with 34 apartments
- basement parking for 41 vehicles (33 residential, 6 visitor, 2 commercial)
- VPA for land dedication and monetary contribution

recommendation

deferred commencement approval, subject to conditions

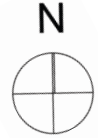
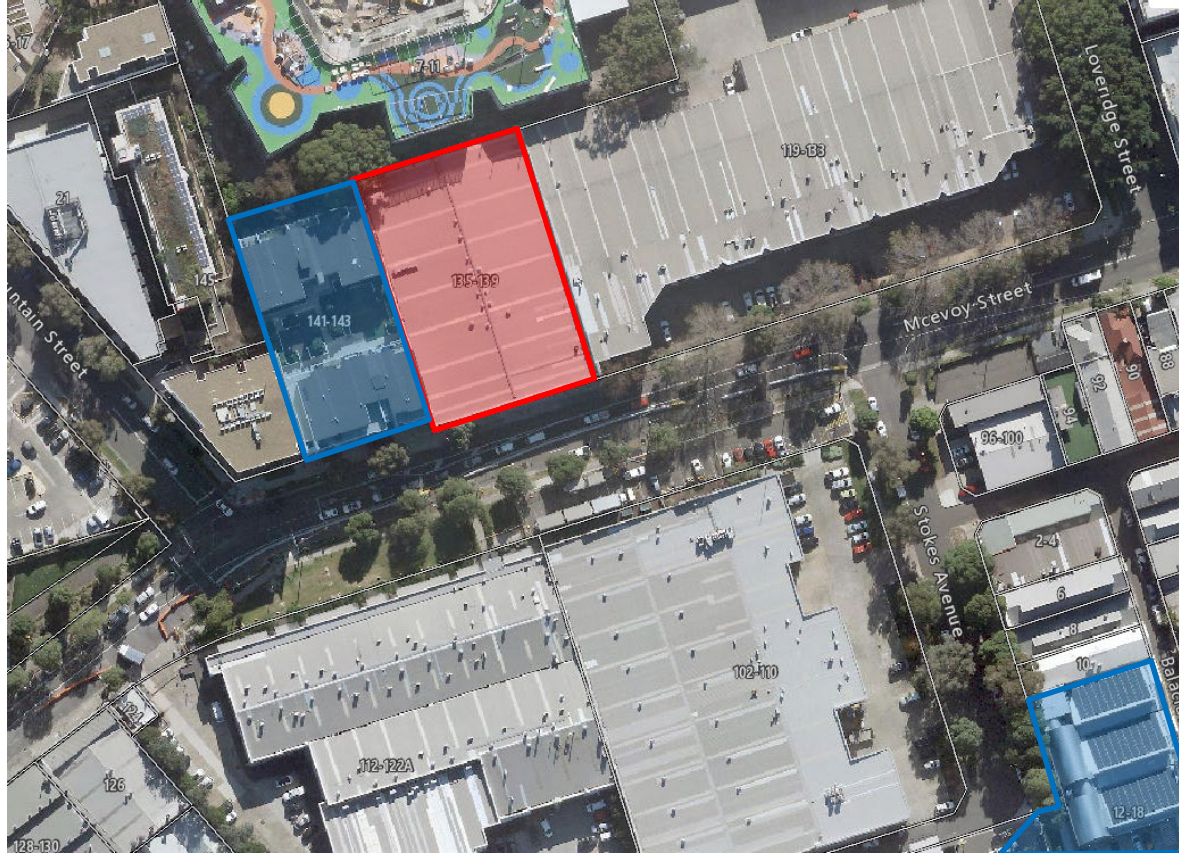
notification information

- notified between 4 February and 3 March 2019
- 207 owners and occupiers notified
- 3 submissions received

submissions

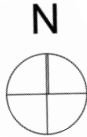
- boundary wall height
- traffic impacts
- retention of project architect

submissions



- subject site
- submitters

site





site

looking west along
McEvoy Street



looking east along
McEvoy Street



development to west of
site - McEvoy Street

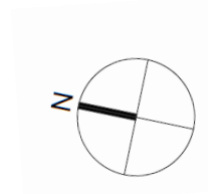
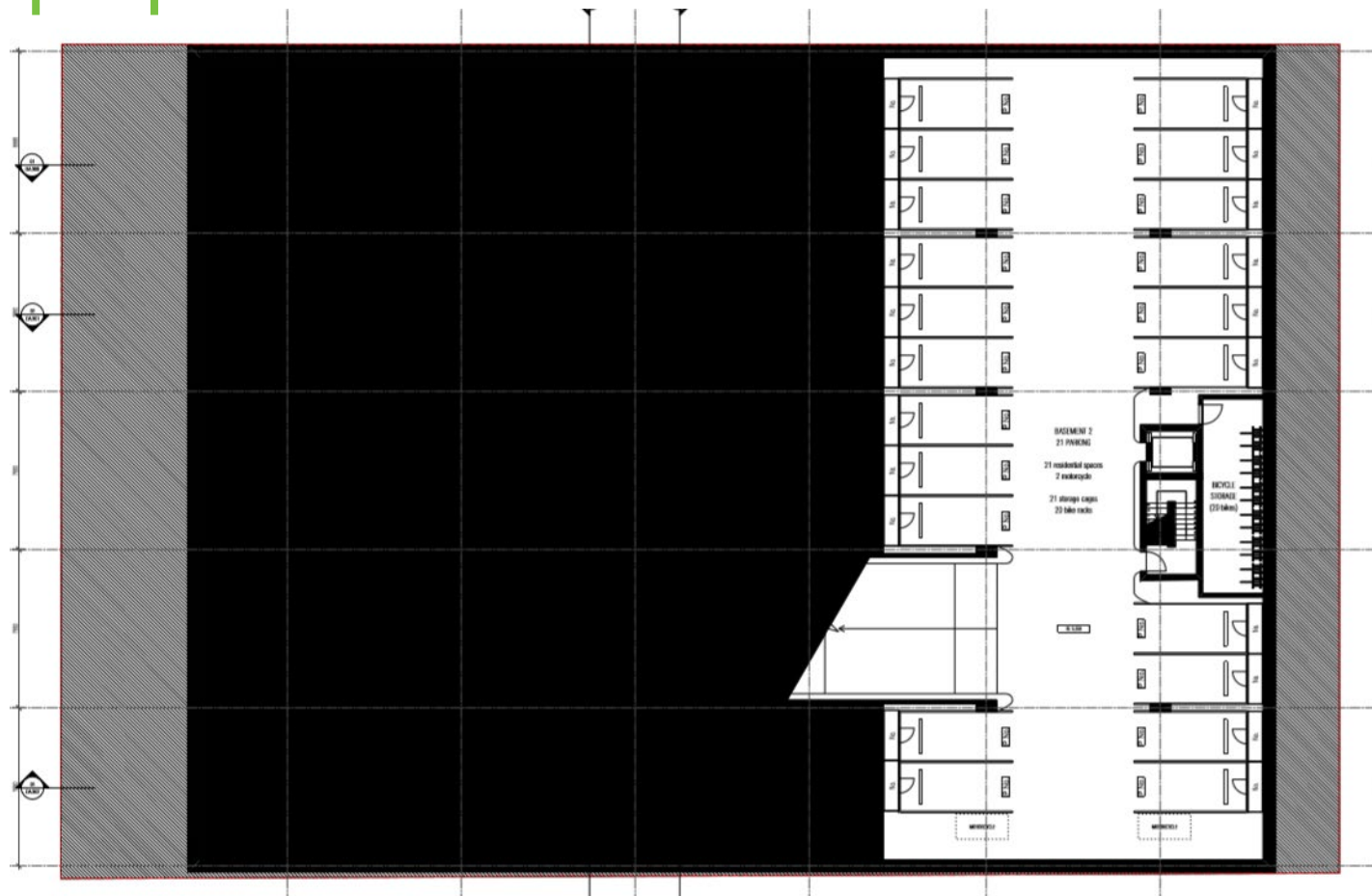


development to east of
site - McEvoy Street

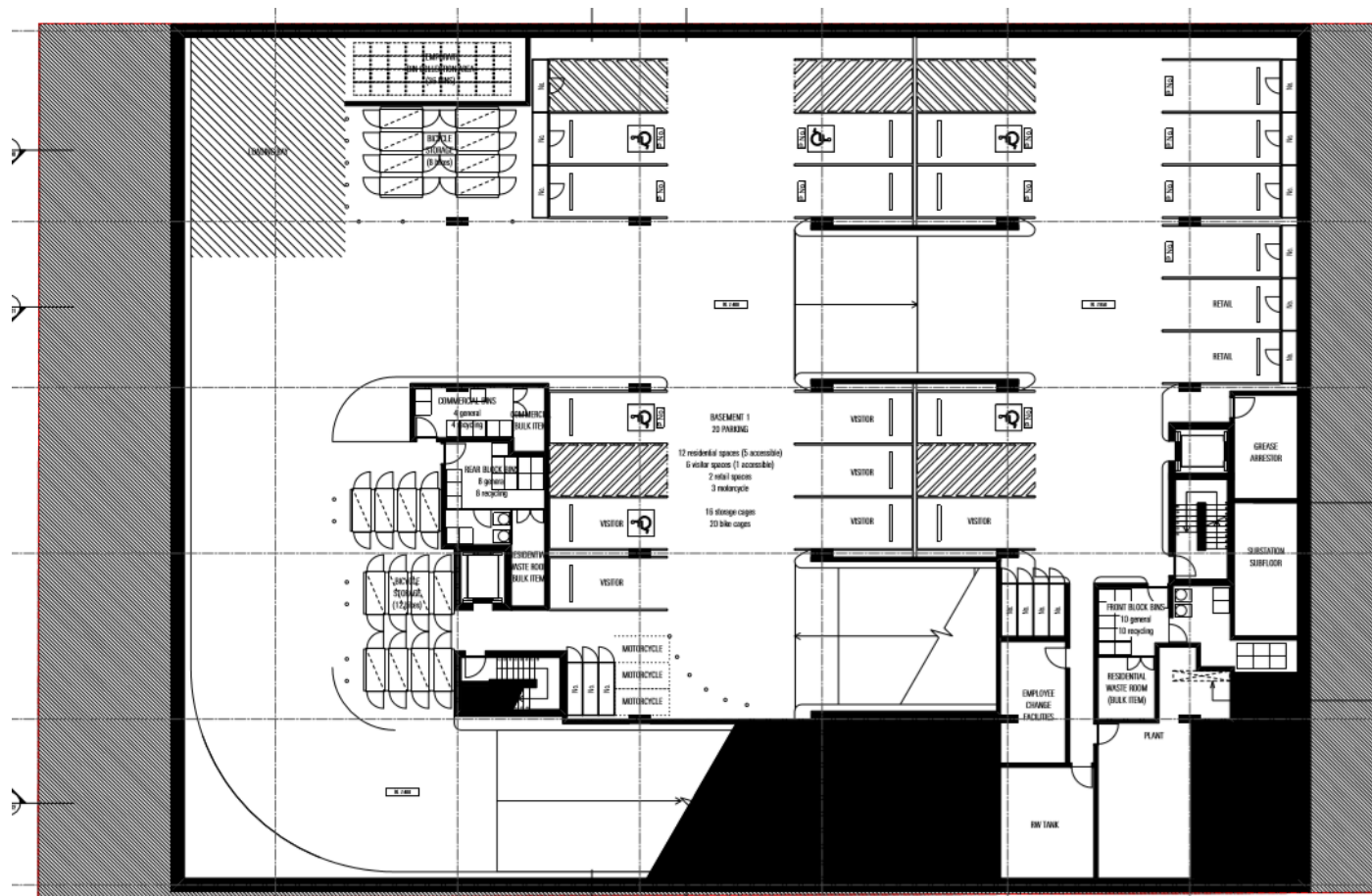
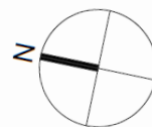


development south of
site - McEvoy Street

proposal

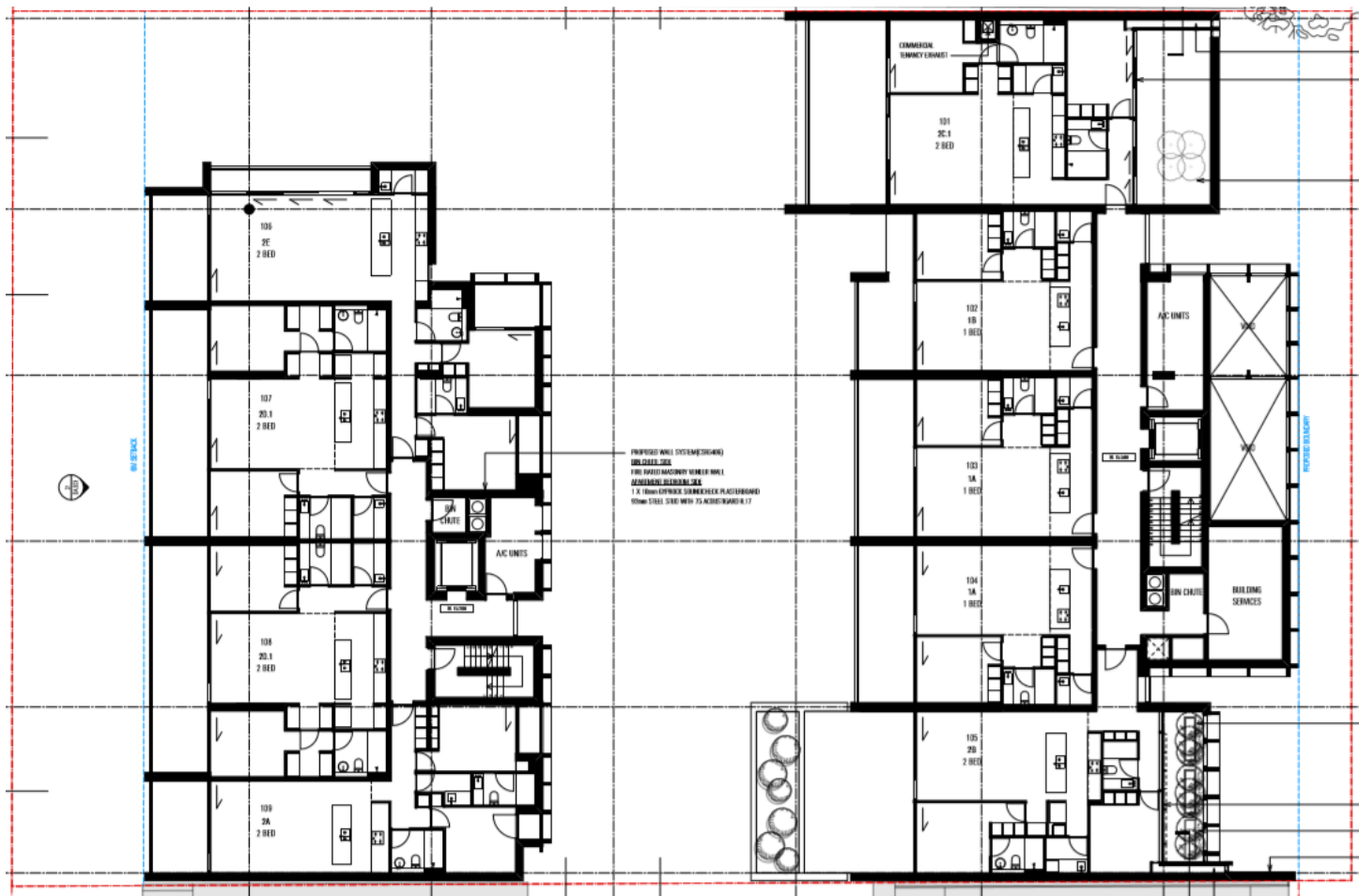
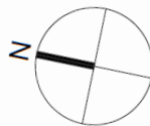


basement 2 plan



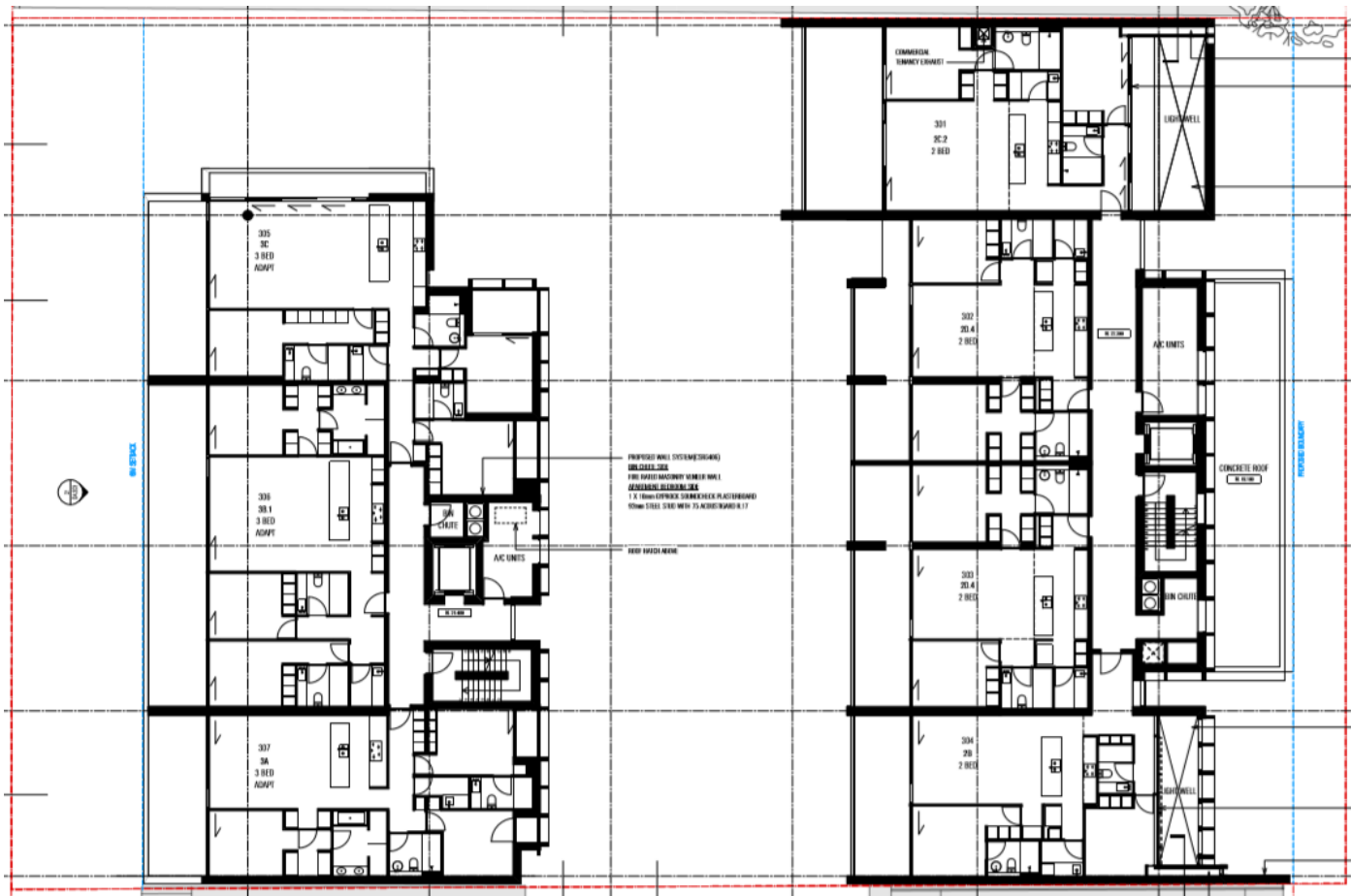
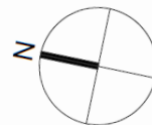
basement 1 plan



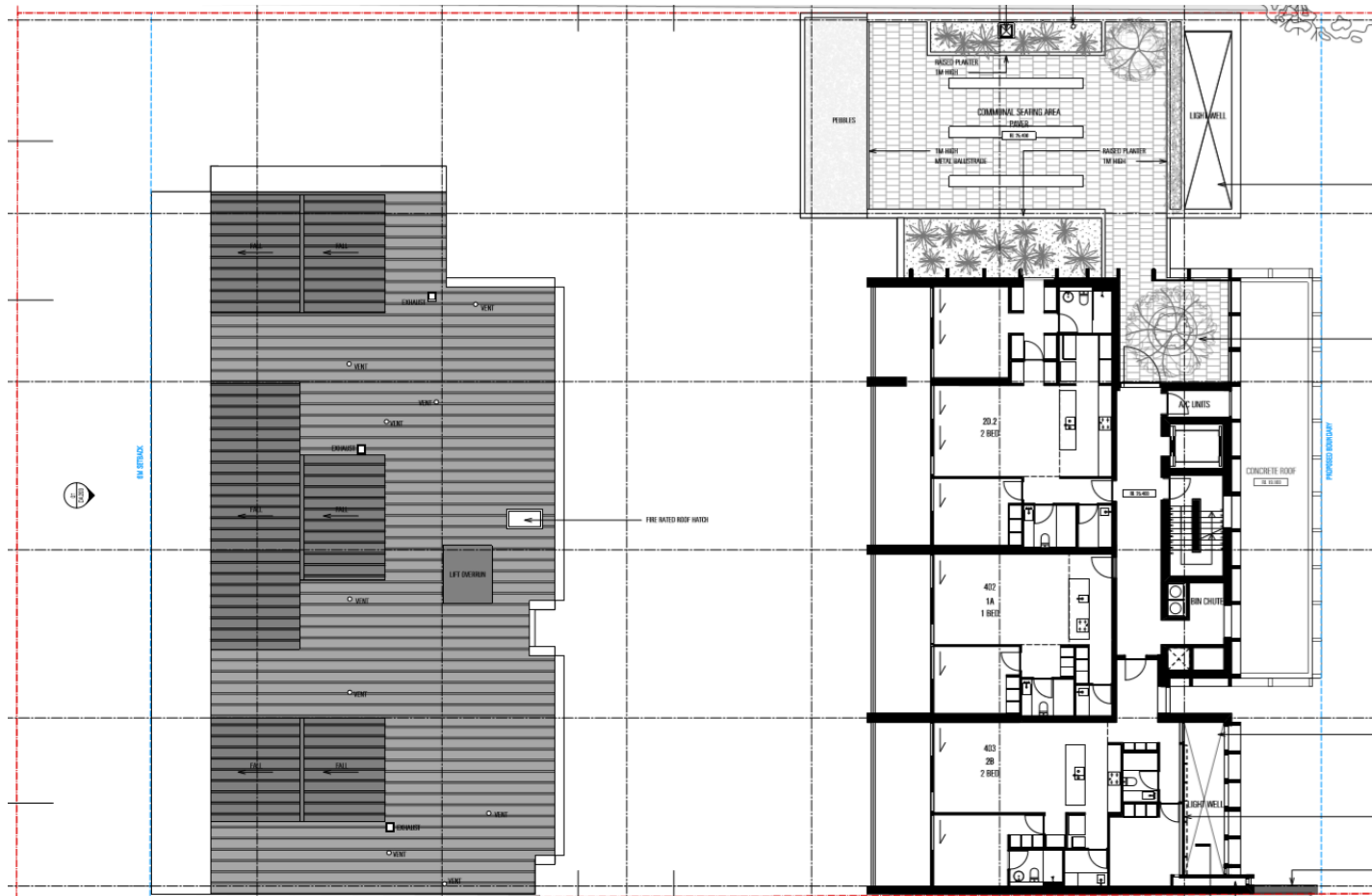
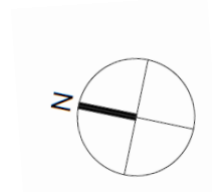


level 1 plan

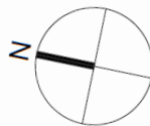




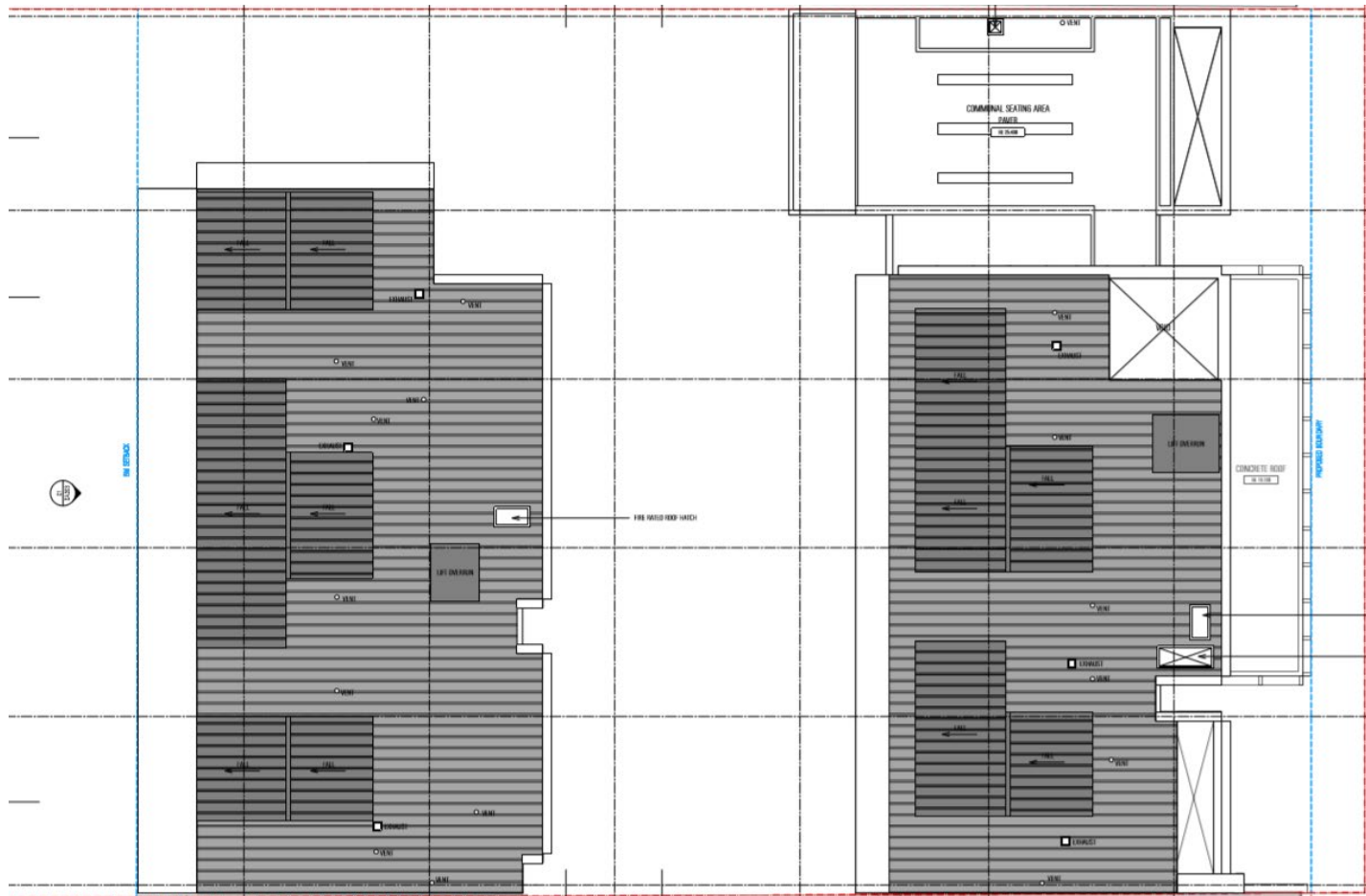
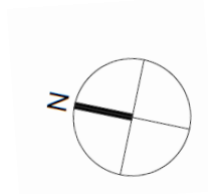
level 3 plan



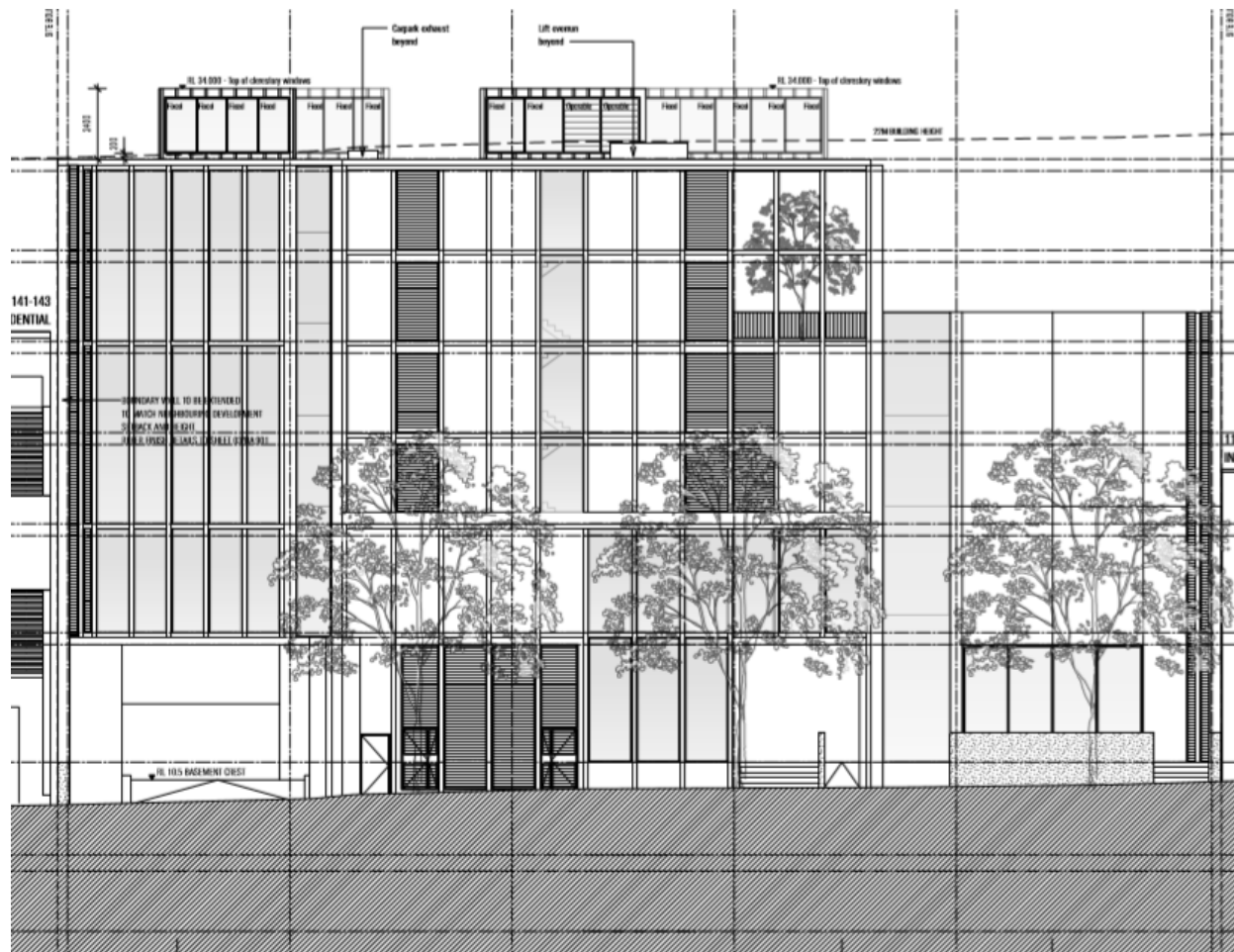
level 4 plan



level 5 plan



roof plan



McEvoy Street elevation



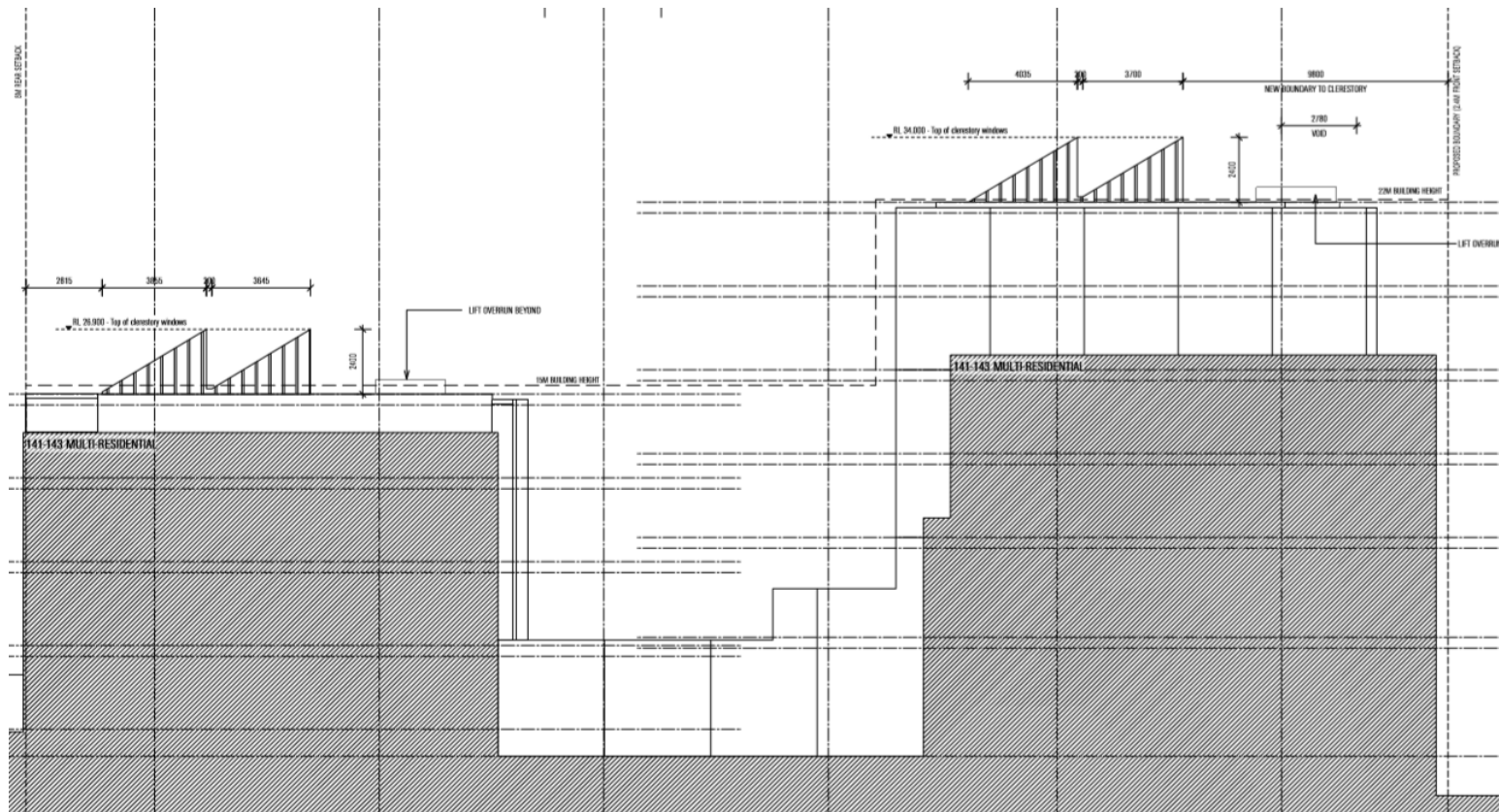
north elevation – McEvoy
street building



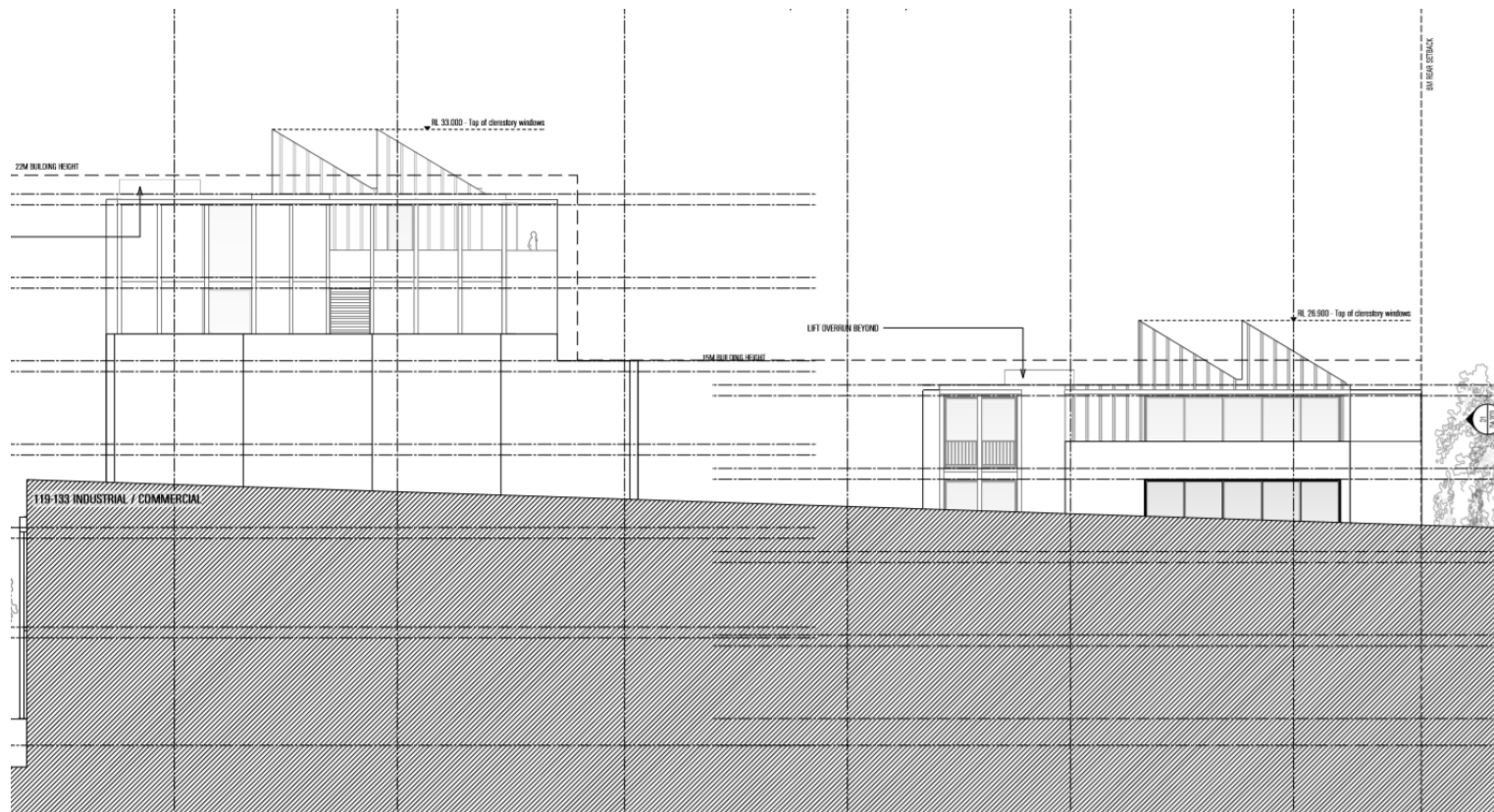
south elevation – northern (rear) building



north elevation – northern (rear) building – facing school

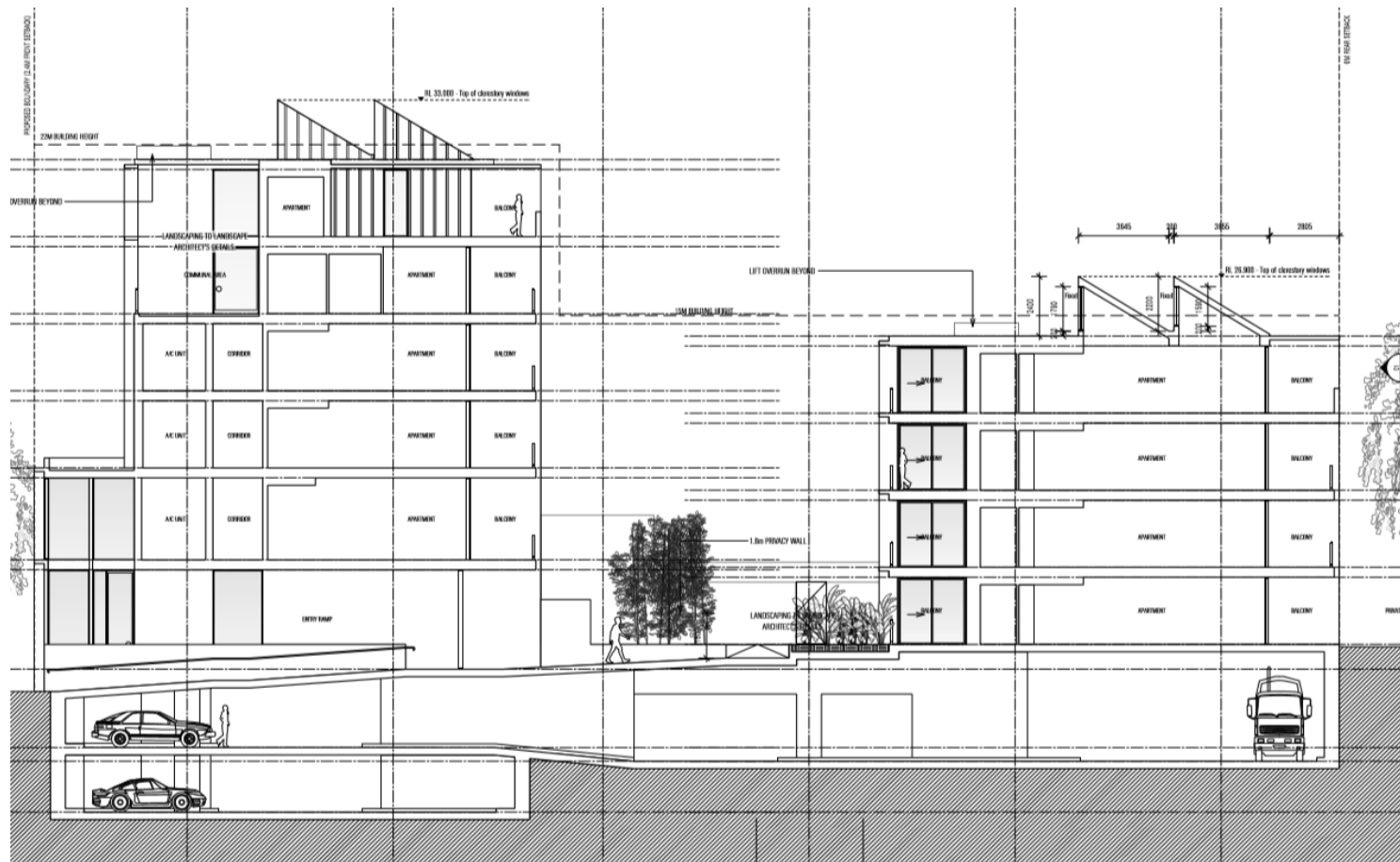


west elevation



east elevation





section

proposal



photomontage of McEvoy
Street frontage

compliance with key LEP standards

	control	proposed	compliance
height	22m and 15m	24.35m and 17.25m	assessed as acceptable Clause 4.6 variation supported
floor space ratio	1.5:1 (including 0.5:1 community infrastructure floor space)	1.487:1	yes

compliance with DCP controls

	control	proposed	compliance
height in storeys	6 and 4	6 and 4	yes
deep soil	10%	10%	yes

compliance with ADG

	control	proposed	compliance
solar access to apartments	70%	82%	yes
cross ventilation	60%	56%	assessed as acceptable

compliance with ADG

	control	proposed	compliance
building separation	12m between blocks	12 – 13.6m	yes
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 90m ²	57.5m ² 78.8m ² 104.9m ²	yes

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m minimum	yes
communal open space	25%	32.1%	yes
private open space	ground 15m ² 1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	8m ² and above as required	yes

Design Advisory Panel Residential Subcommittee

- reviewed application on 25 June 2019, and raised the following matters with the original proposal:
 - communal open space configuration
 - lack of tree planting in deep soil zone
 - natural ventilation and acoustic issues
 - clarification on window operation
- these issues have been addressed in amended plans

issues

- street tree removal
- deep soil area
- noise/ventilation

street trees

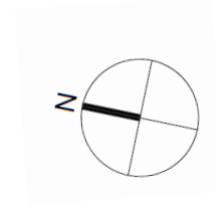
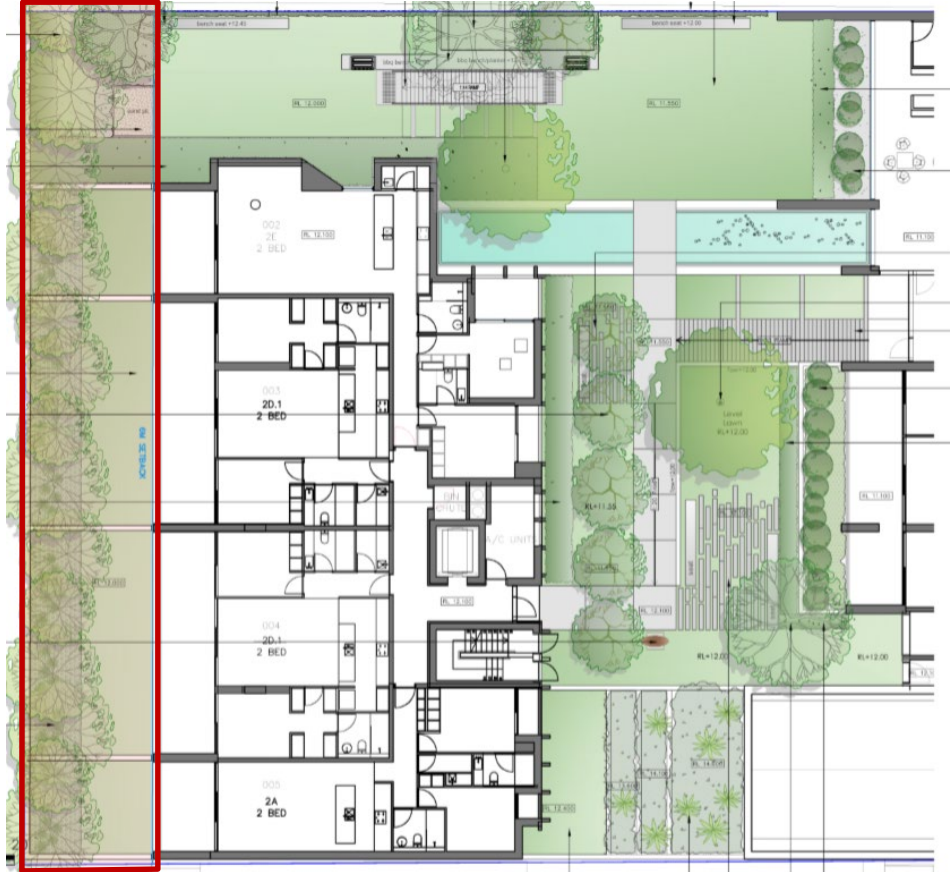


Brush Box proposed for removal

tree removal

- one Brush Box street tree is proposed for removal due to conflict with new driveway
- assessed as acceptable as:
 - driveway is located on lower side of frontage reducing pressure on building height
 - reduces impact on open space
 - conditions require replacement planting

deep soil area



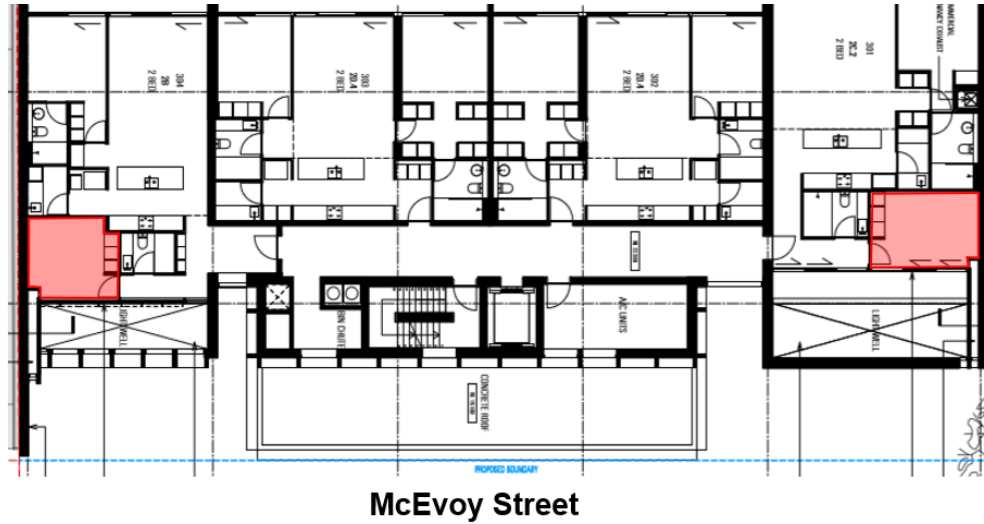
deep soil zone

deep soil area

- deep soil is proposed to be contained in private courtyards
- concerns regarding ability to maintain the landscaping, particularly the new trees
- condition recommended to retain majority of deep soil as common property

ventilation

- applicant amended original proposal to include acoustic plenums to the bedrooms



noise affected bedrooms

ventilation

- plenums provide sufficient air flow and ensure compliant noise levels (accounting for Westconnex traffic)
- 56% (19 of 34) units will receive cross ventilation
- 52% in McEvoy Street
- 60% in northern building

recommendation

- deferred commencement approval requiring execution of the VPA