

# Local Planning Panel

22 November 2023

# Application details

11-15 Collins Street, Beaconsfield

D/2022/1021

Applicant: A Sutherland

Owner: E Vougdis, G Vougdis, H Vougdis, B Athanassiou, C Athanassiou and J Athanassiou.

Designer: Henderson & Co.

Consultants: Aaron Sutherland & Associates.

# Proposal

- alterations and additions to two existing industrial buildings
- change of use to commercial uses.

# Recommendation

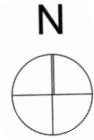
approval



# Notification

- exhibition period 27 October 2022 to 18 November 2022
- 103 owners and occupiers notified
- 16 submissions received

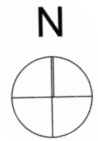
# Submissions

- provision of parking
- retention of affordable rental spaces for creative industries
- noise complaints relating to recent uses of the site

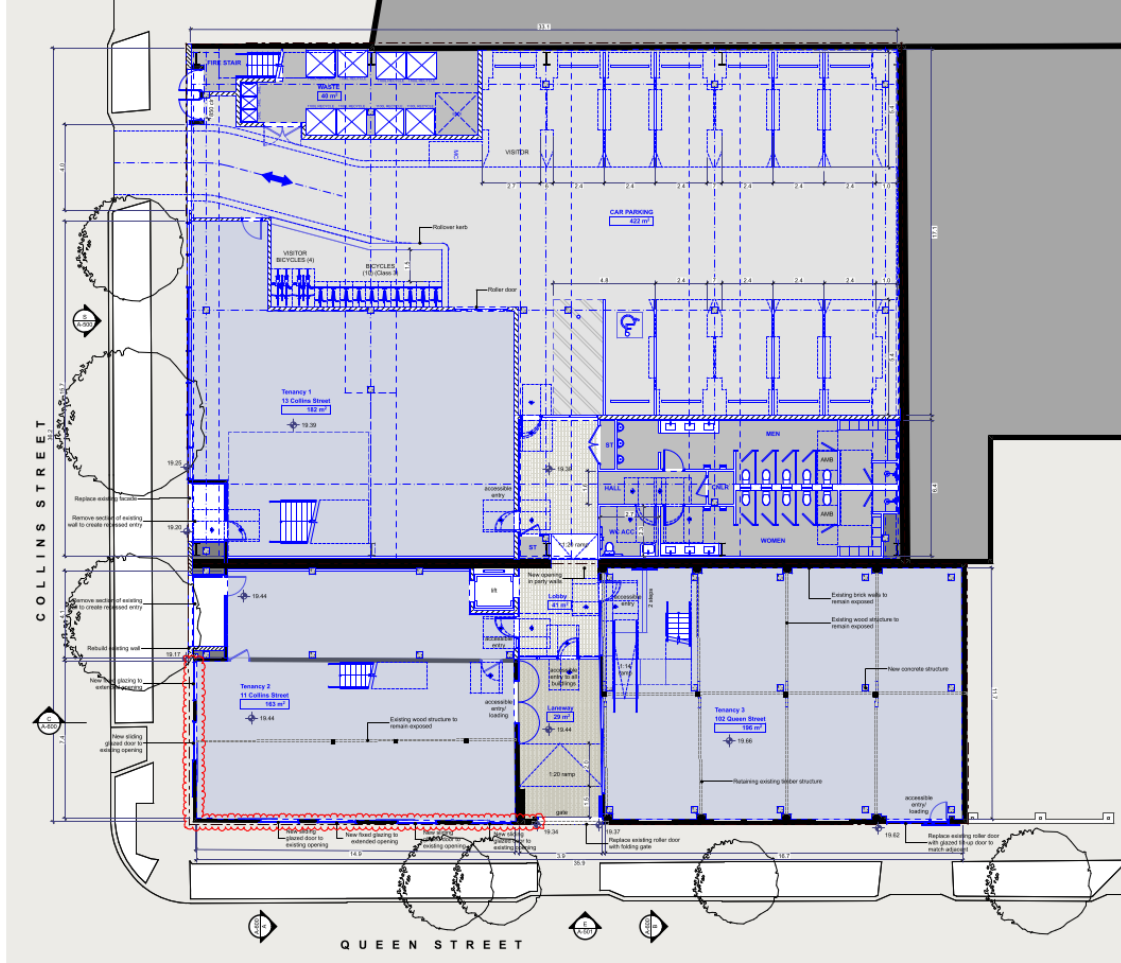


-  subject site
-  submitters

# Site

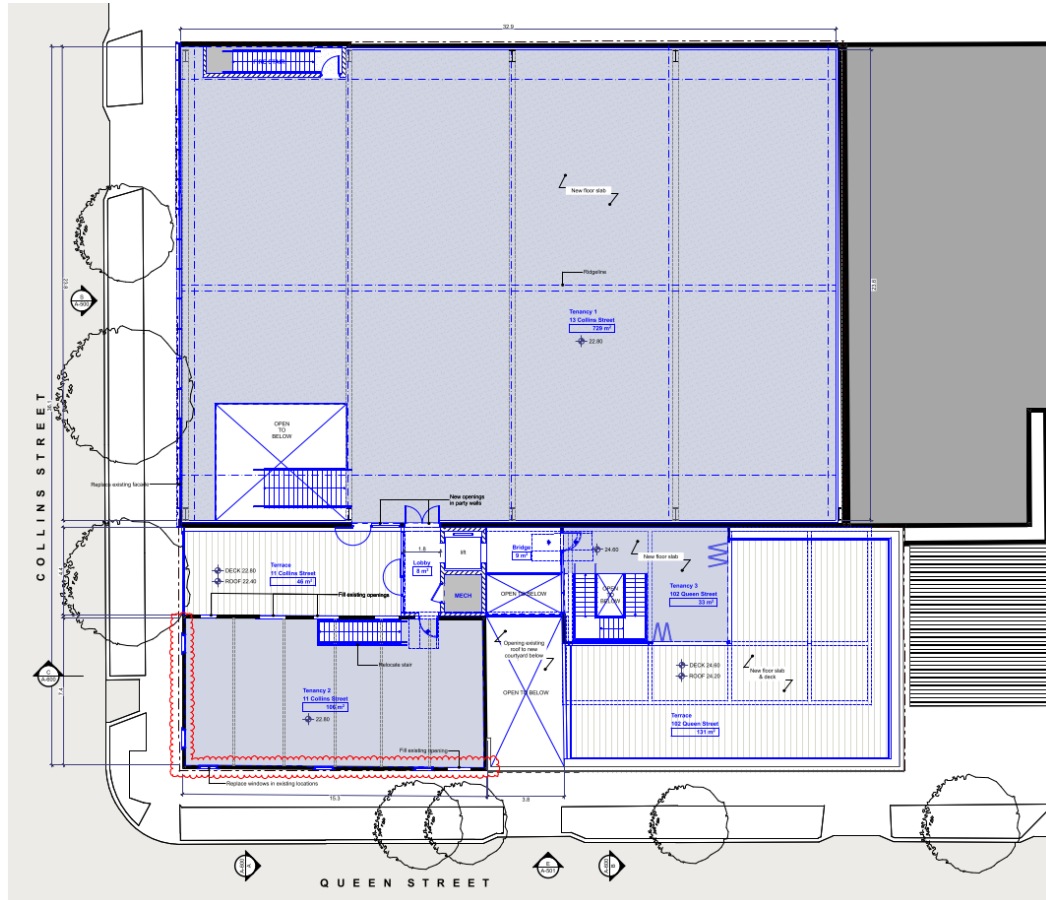


# Proposal



ground

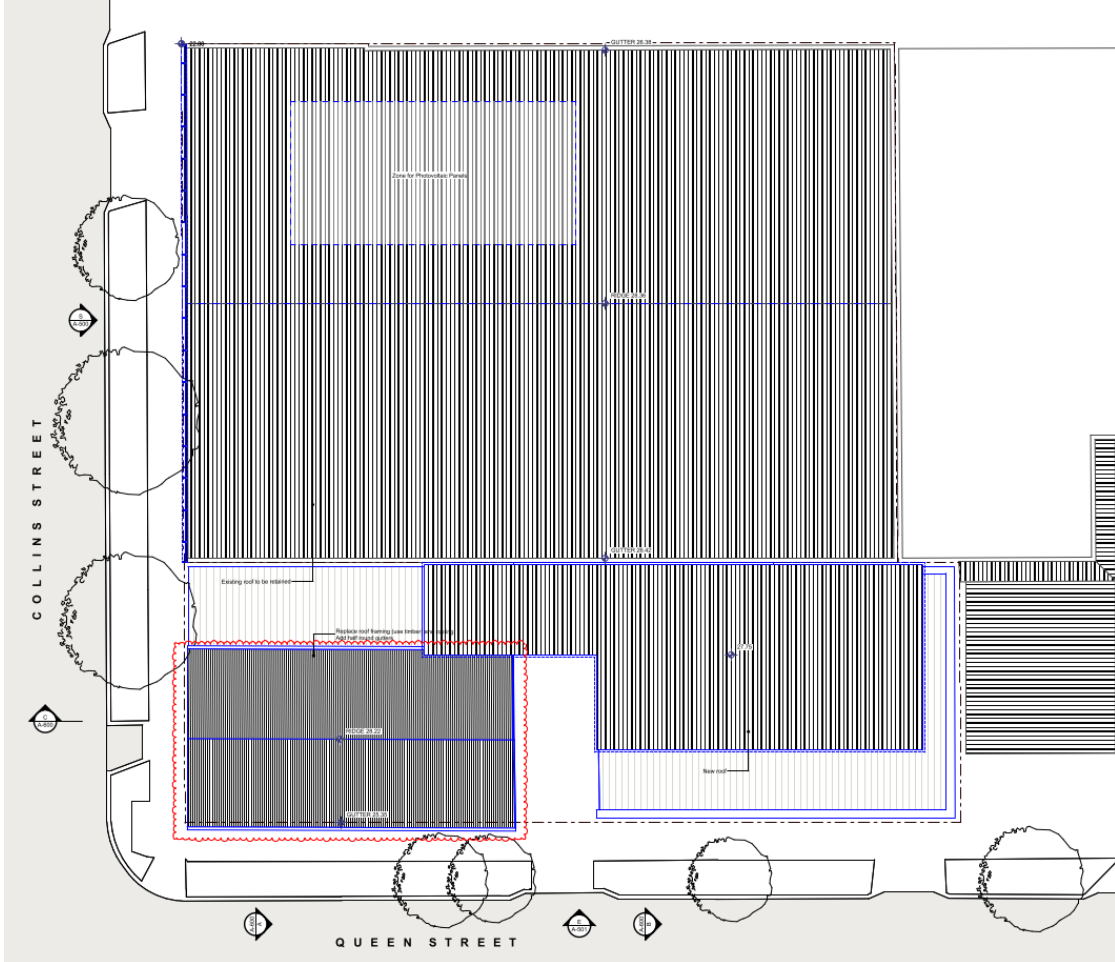




level 1



roof

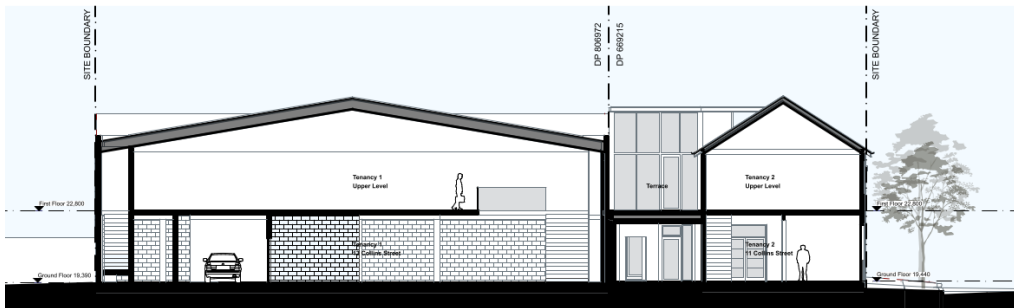




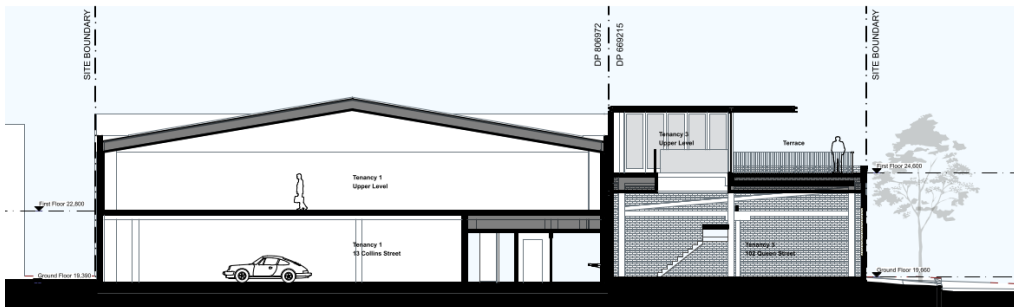
south elevation



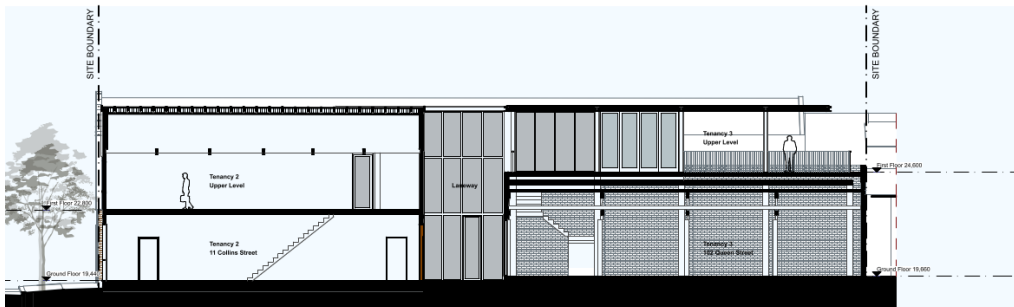
east elevation



Section A



Section B



Section C

sections



South Elevation



SE Corner

illustrations - south



East Elevation



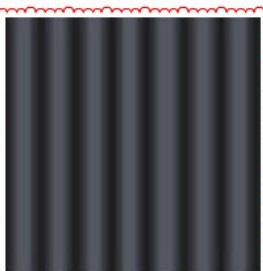
Aerial From NE

illustrations - east





Photomontage - Corner of Collins & Queen Streets



MT-01 Colorbond 'Basalt'



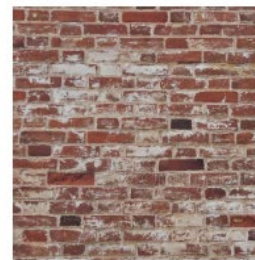
MT-04 Metal cladding panels, charcoal



MT-06 Steel framed bifold gate with mesh insert, charcoal



MW-01 Existing brick to be stripped



MW-02 Existing brick to be stripped  
MW-03 Reclaimed brick to match MW-02

materials



# Compliance with key LEP standards

	control	proposed	compliance
height	12m	9.1m	yes
floor space ratio	1.26:1*	1.26:1	yes
car parking	21 spaces	12 spaces	yes

\* inclusive of 16sqm of end of journey floor space and 0.25:1 associated with provision of infrastructure in Green Square (VPA)

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	2 storeys	yes
urban vegetation	15% canopy cover within 10 years	nil	no

# Issues

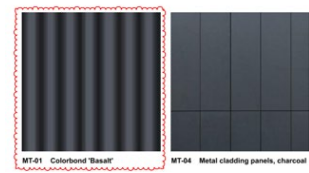
- design details – materials, solid to void ratio: warehouse design  
– 13-15 Collins Street
- provision of landscaping
- loss of creative production spaces

# Design

- dark cladding proposed: 'Basalt' and 'charcoal'
- condition recommended: cladding to be mid-grey colour, with a Solar Absorptance (SA) value of 0.60 or less



Photomontage - Corner of Collins & Queen Streets



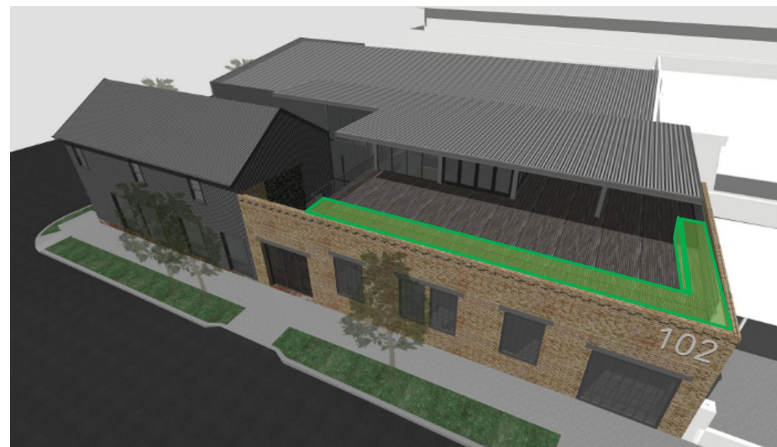
# Design

- predominantly glazed ground floor
- condition recommended to require additional masonry pilasters and a masonry base 'stallboard'



# Landscaping

- existing/proposed development extends to site boundaries
- no opportunity for canopy trees
- condition recommended for further greening of site
- landscaped planters provided to roof decks facing Collins Street and Queen Street



# Loss of creative production spaces

- tin shed corner building currently partitioned and small spaces used for creative industries
- public submissions, City's Strategy Advisor for Culture request artist's spaces be retained by condition
- no planning controls that can be relied upon to achieve this objective
- new tenancies may be used for artistic purposes, permissible within the MU1 Mixed Use zone

# Recommendation

approval subject to conditions