

Local Planning Panel

22 May 2024

Application details

20-26 Bourke Road, Alexandria

D/2023/691

Applicant: Addenbrooke Pty Ltd

Owner: City West Housing Pty Ltd

Architect: SJB Architects

Proposal

Concept application for:

- a building envelope with a height of approximately 12 storeys
- retention and alterations to brick warehouse building at 20 Bourke Road
- trafficable laneway through the site (to be kept in private ownership)
- vehicular access from Bourke Road and future access via the rear of the site
- delivery of public infrastructure (road widening to Bourke Road, dedication of land at rear to facilitate future street)

Recommendation

Authority to be delegated to the Chief Executive Officer to determine the application, following:

- the conclusion of the public exhibition of the Voluntary Planning Agreement
- considering any public submissions received in response

Proposal



illustration of concept scheme - Bourke Road



illustration of concept scheme - Bourke Road

Notification

- exhibition period 14 August 2023 to 5 September 2023
- 32 owners and occupiers notified
- one submission received


Submissions


- removal of driveway to 26 Bourke Road and carparking at rear (Mecca Coffee building)
- concerns regarding servicing, waste collection and storage for future operations of 26 Bourke Road


Submissions



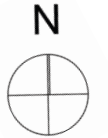
N



 subject site

 submitter (No. 26)

Site





looking east along Bourke Road



24 Bourke Road used as a vehicle repair station

26 Bourke Road (to be retained) currently used as a coffee roastery



20, 22 and 24 Bourke Road currently used as separate vehicle repair stations adjacent Sydney City Tyres building at 16-18 Bourke Road



development to east of Sydney City Tyres building



looking west along Bourke Road - 28-32 Bourke Road adjacent

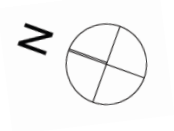
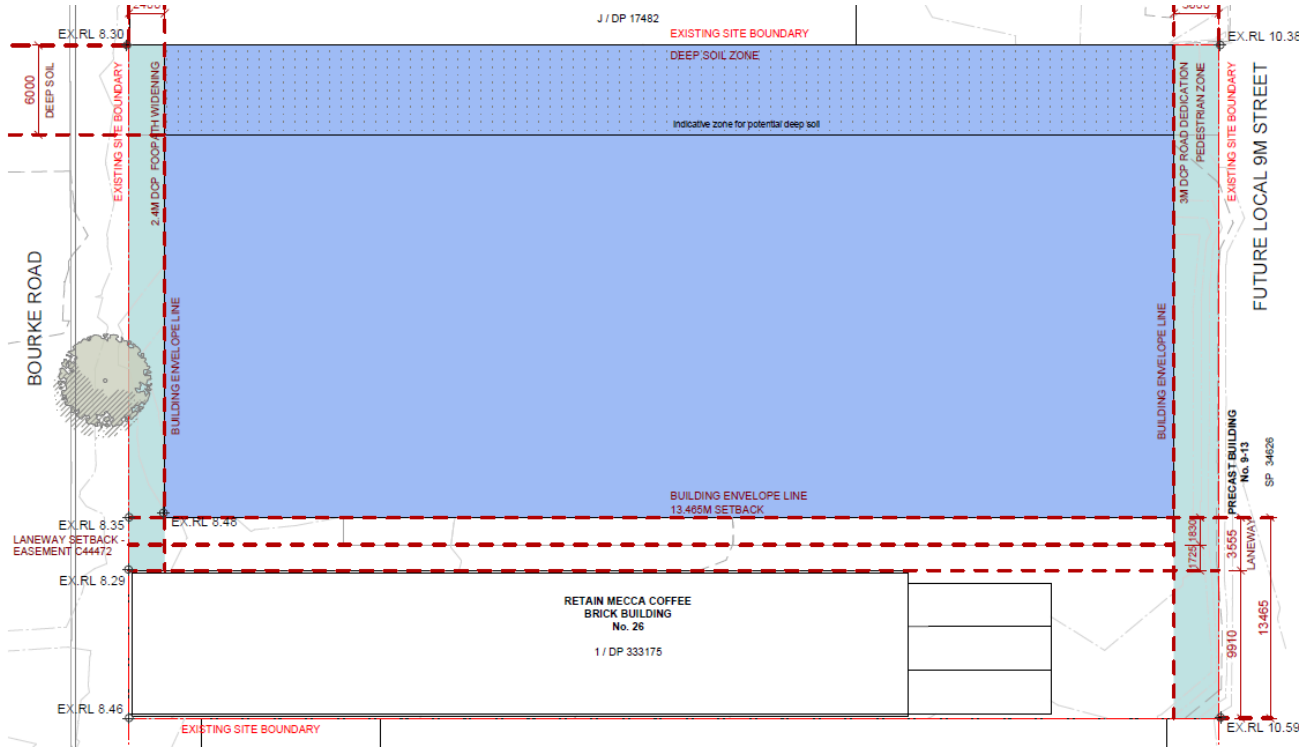


warehouse opposite the site at 9-13 Bourke Road

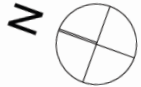
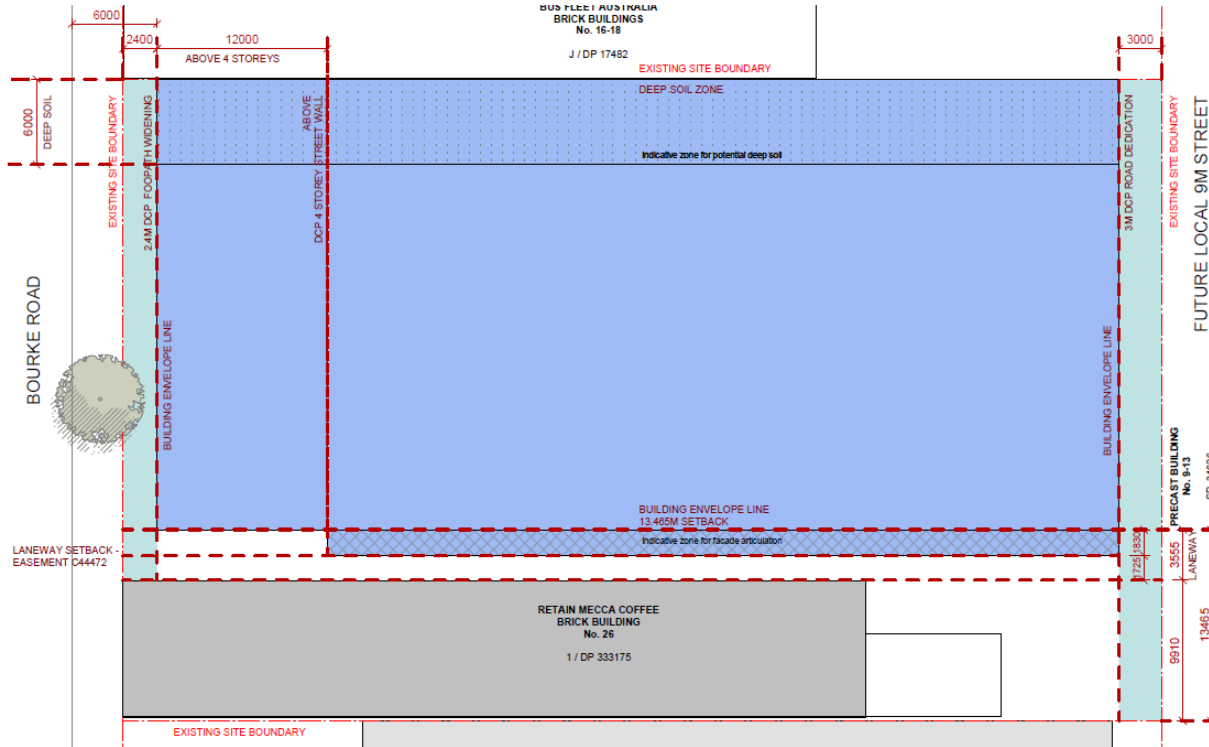


warehouse opposite the site at 5-7 Bourke Road

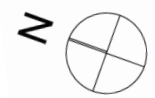
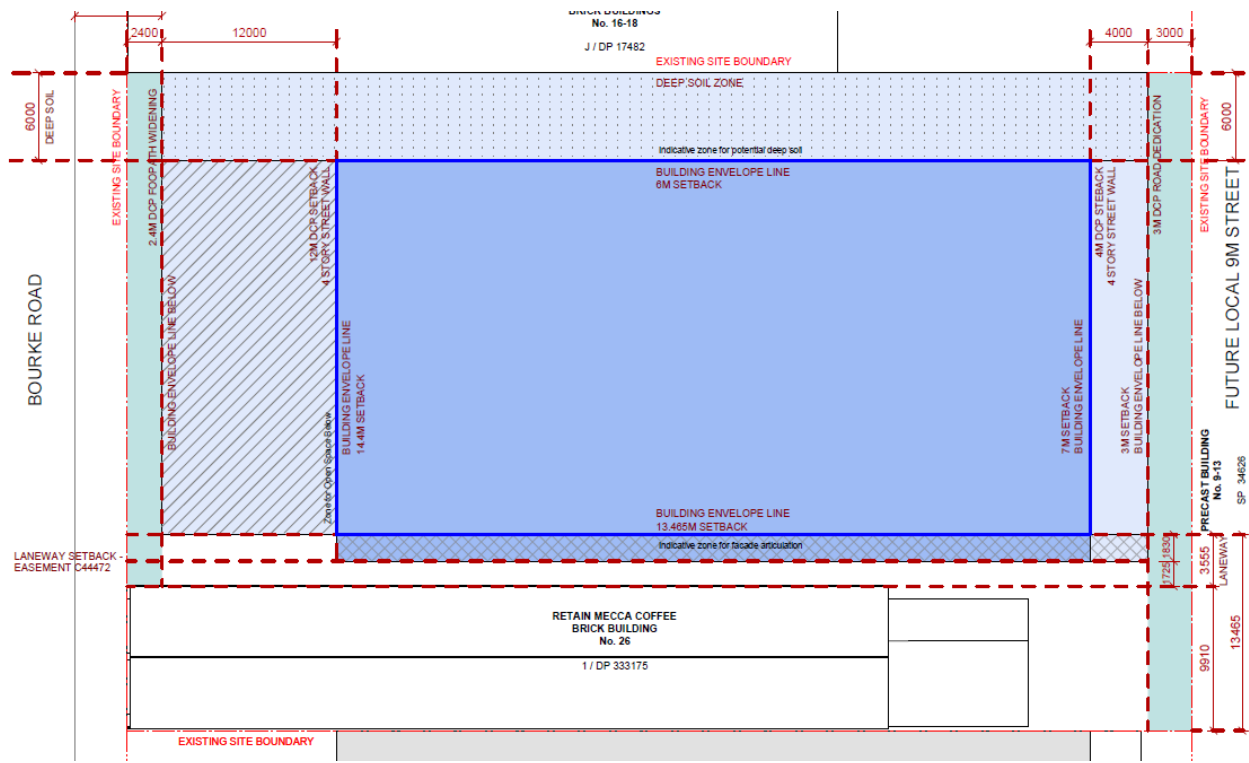
Proposal



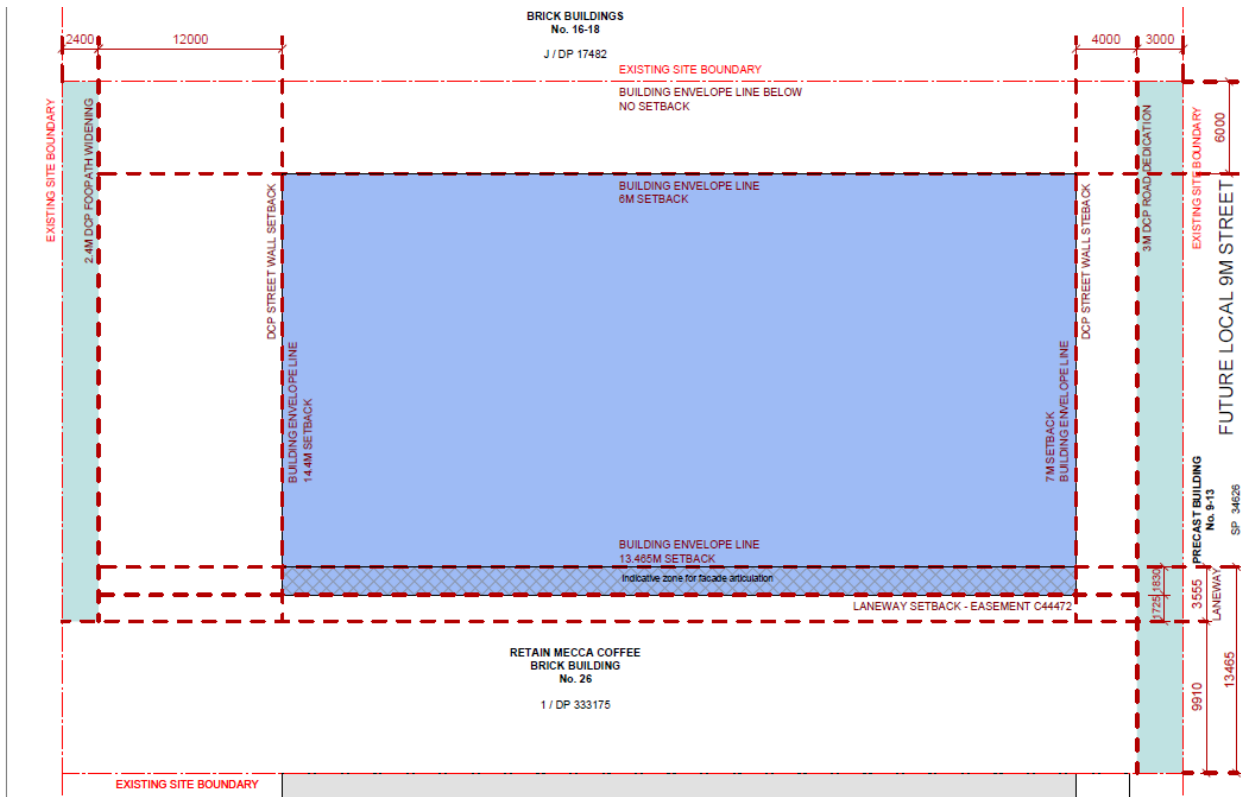
envelope plan - ground & level 1



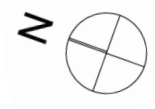
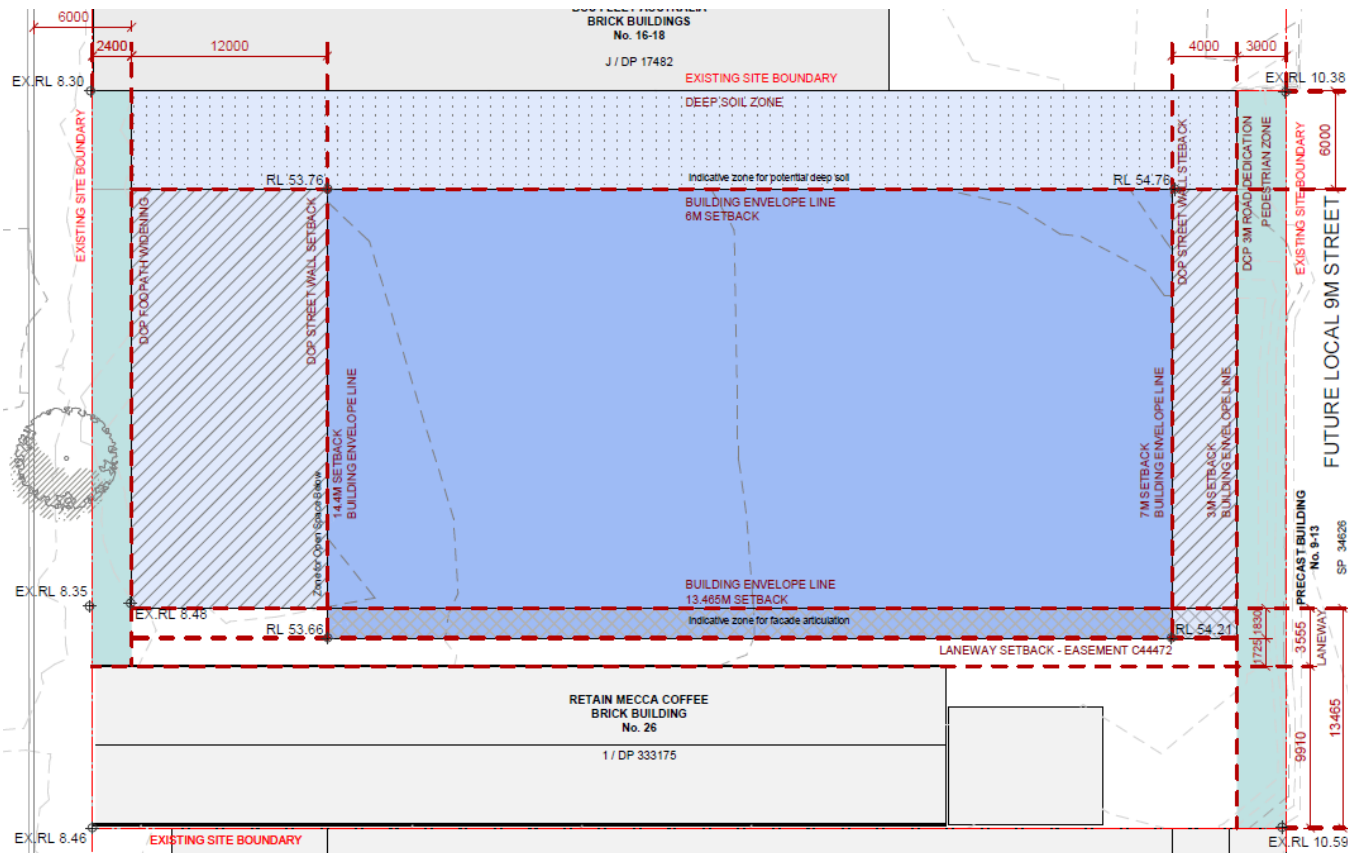
envelope plan – levels 2 & 3



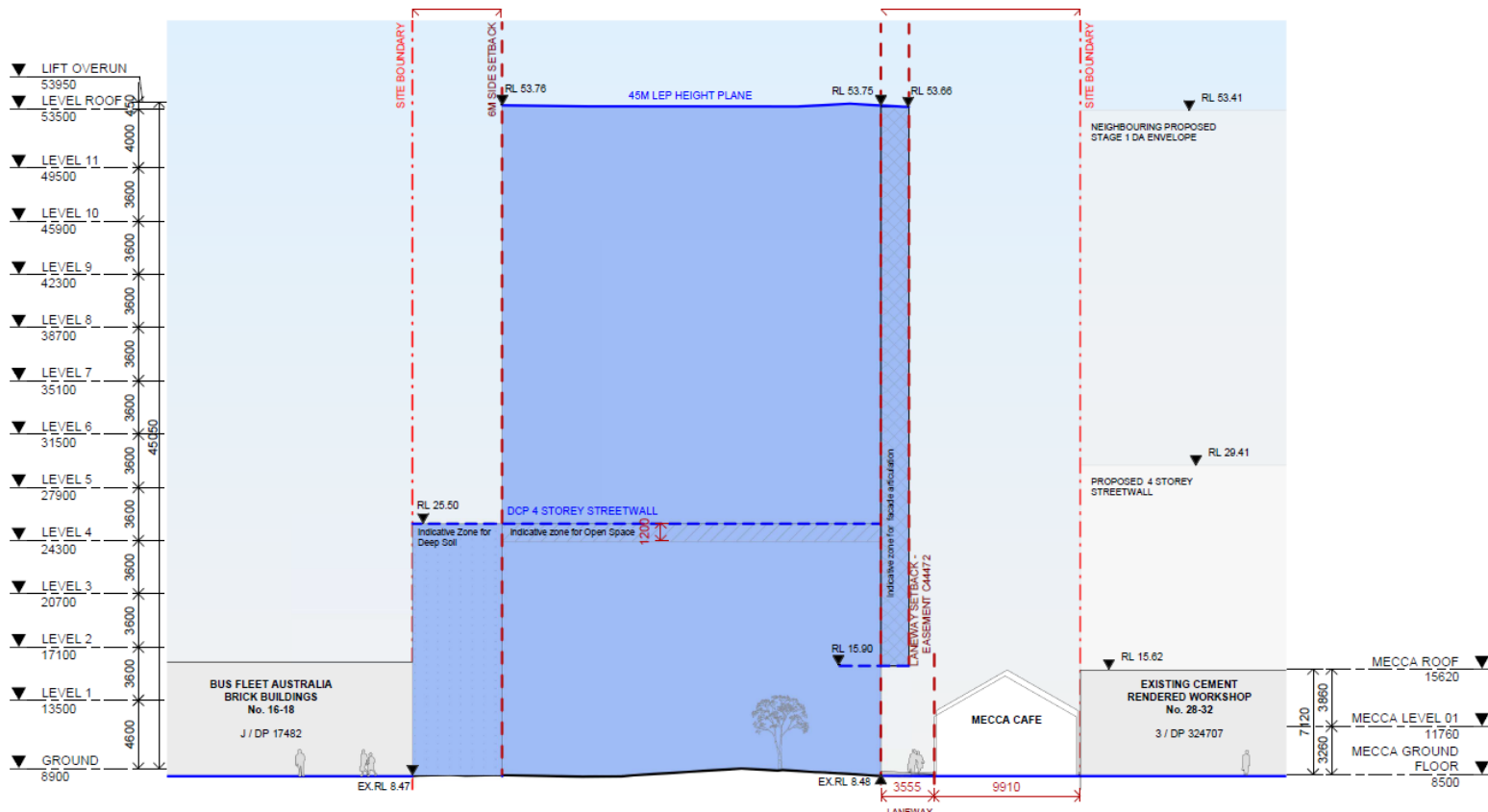
envelope plan – level 4



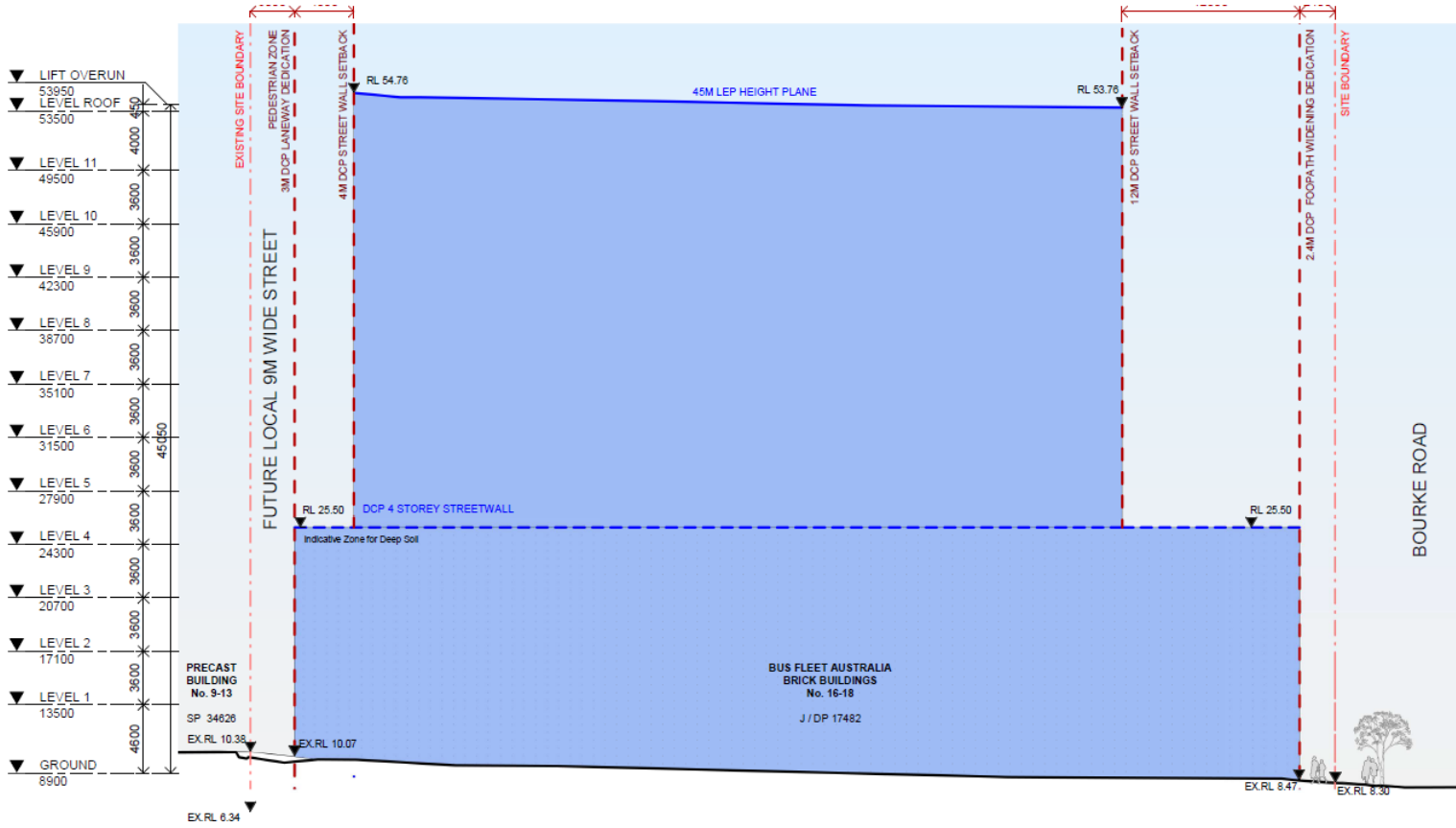
envelope plan – levels 5/6/7/8/9/10/11



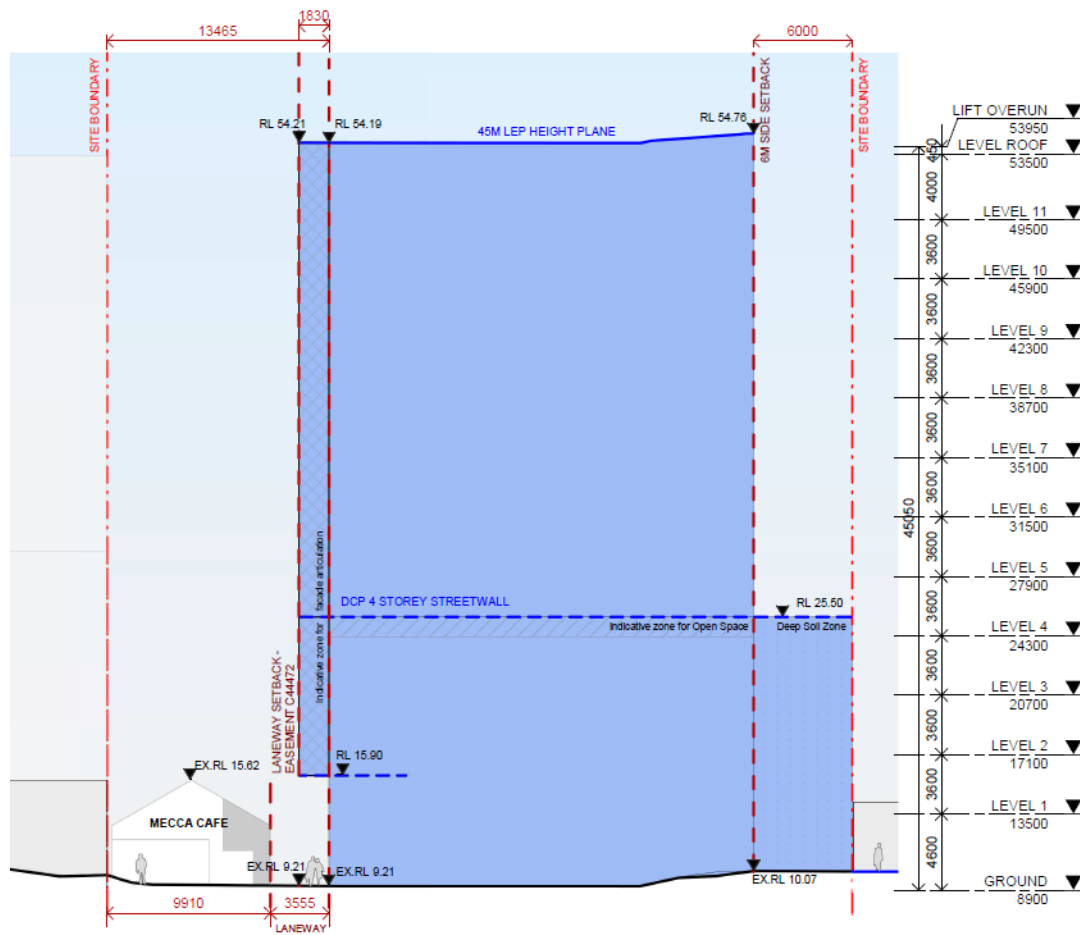
envelope plan – roof level



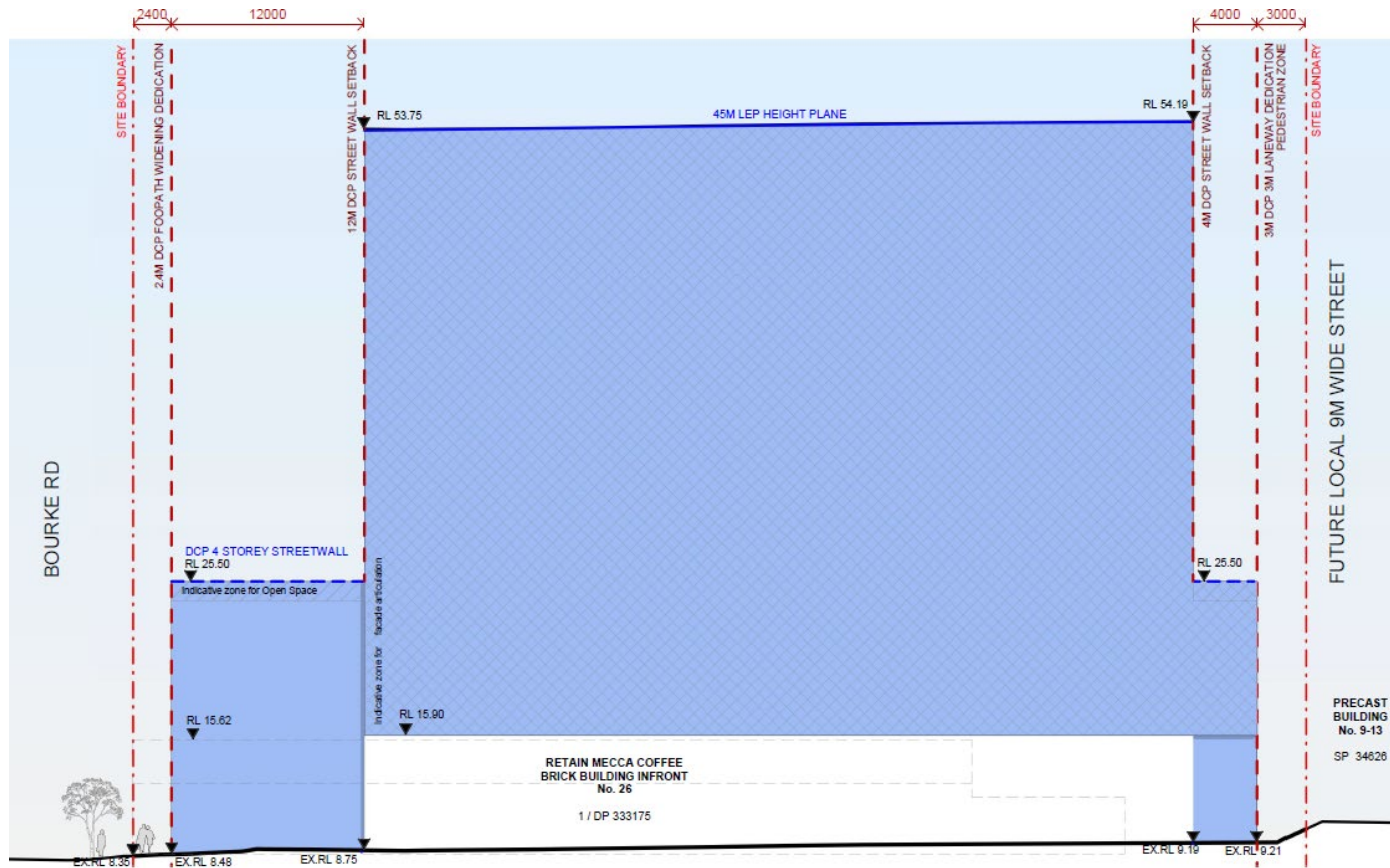
envelope plan – north elevation



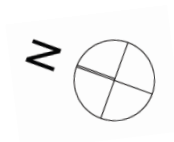
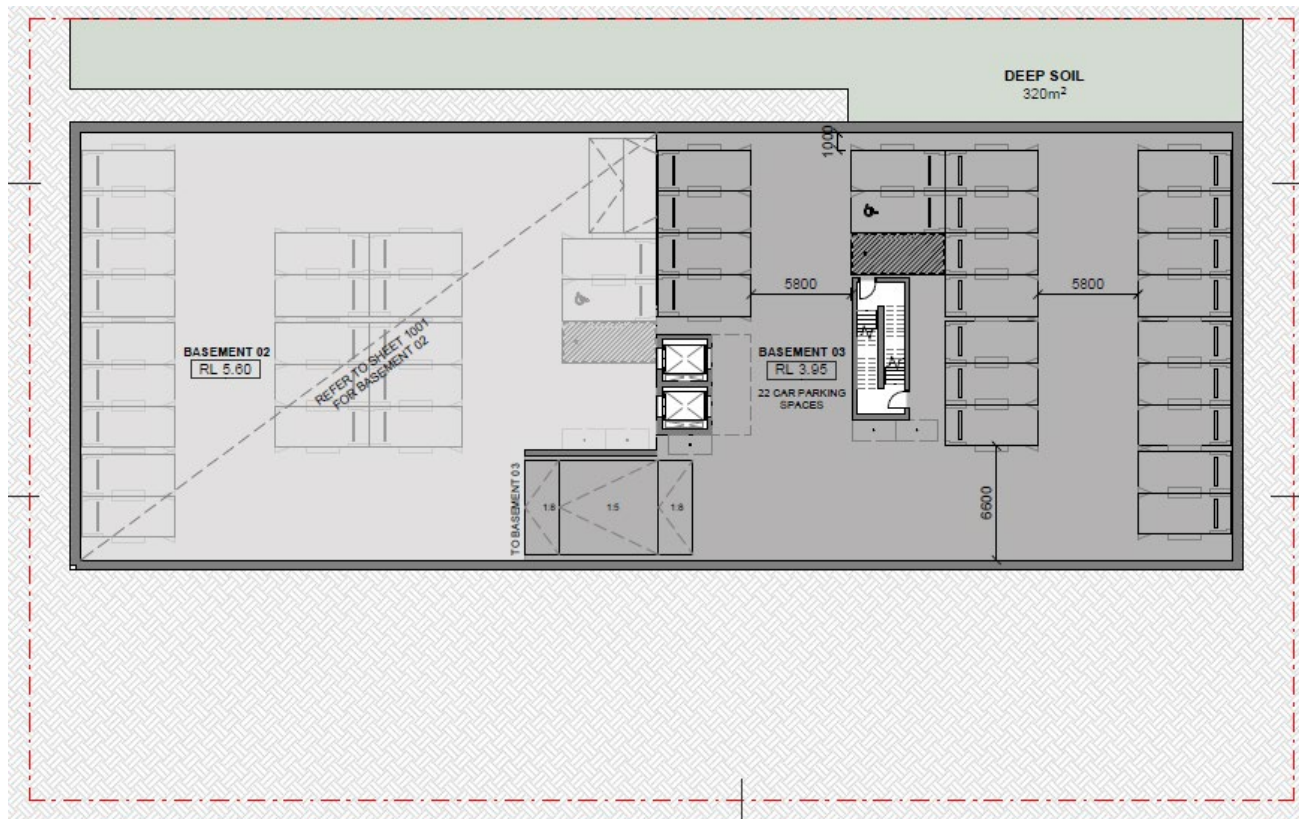
envelope plan – east elevation



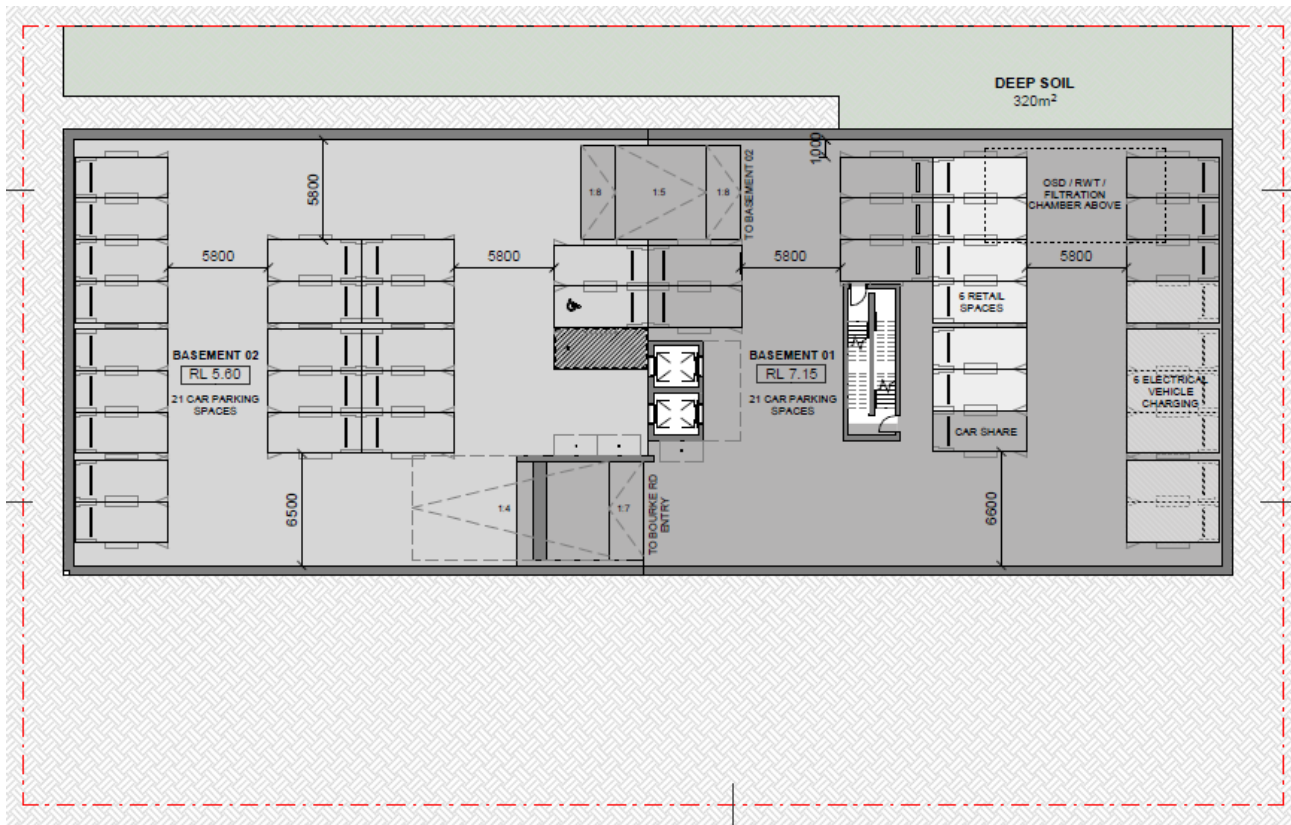
envelope plan – south elevation



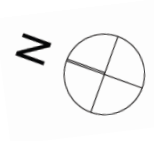
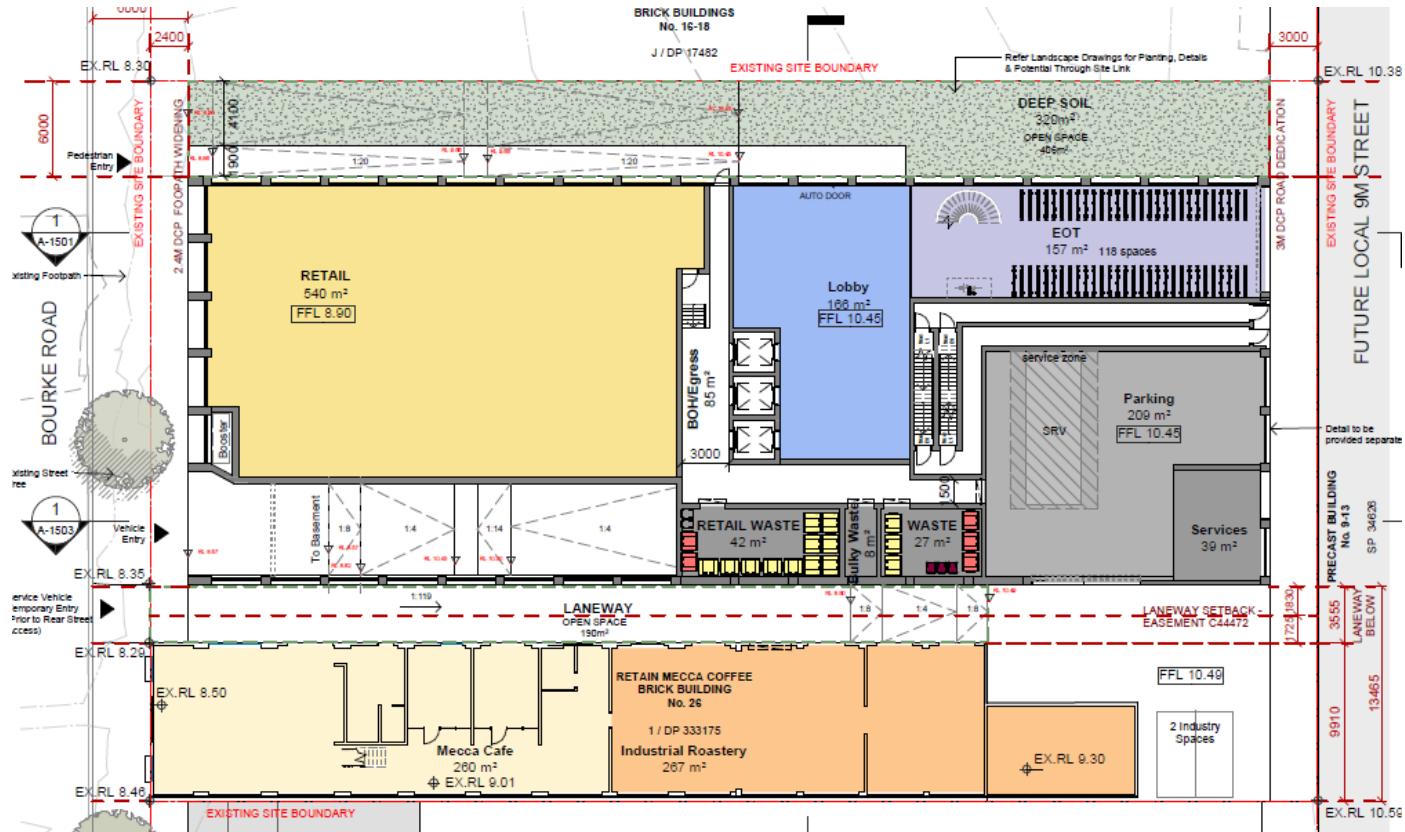
envelope plan – west elevation



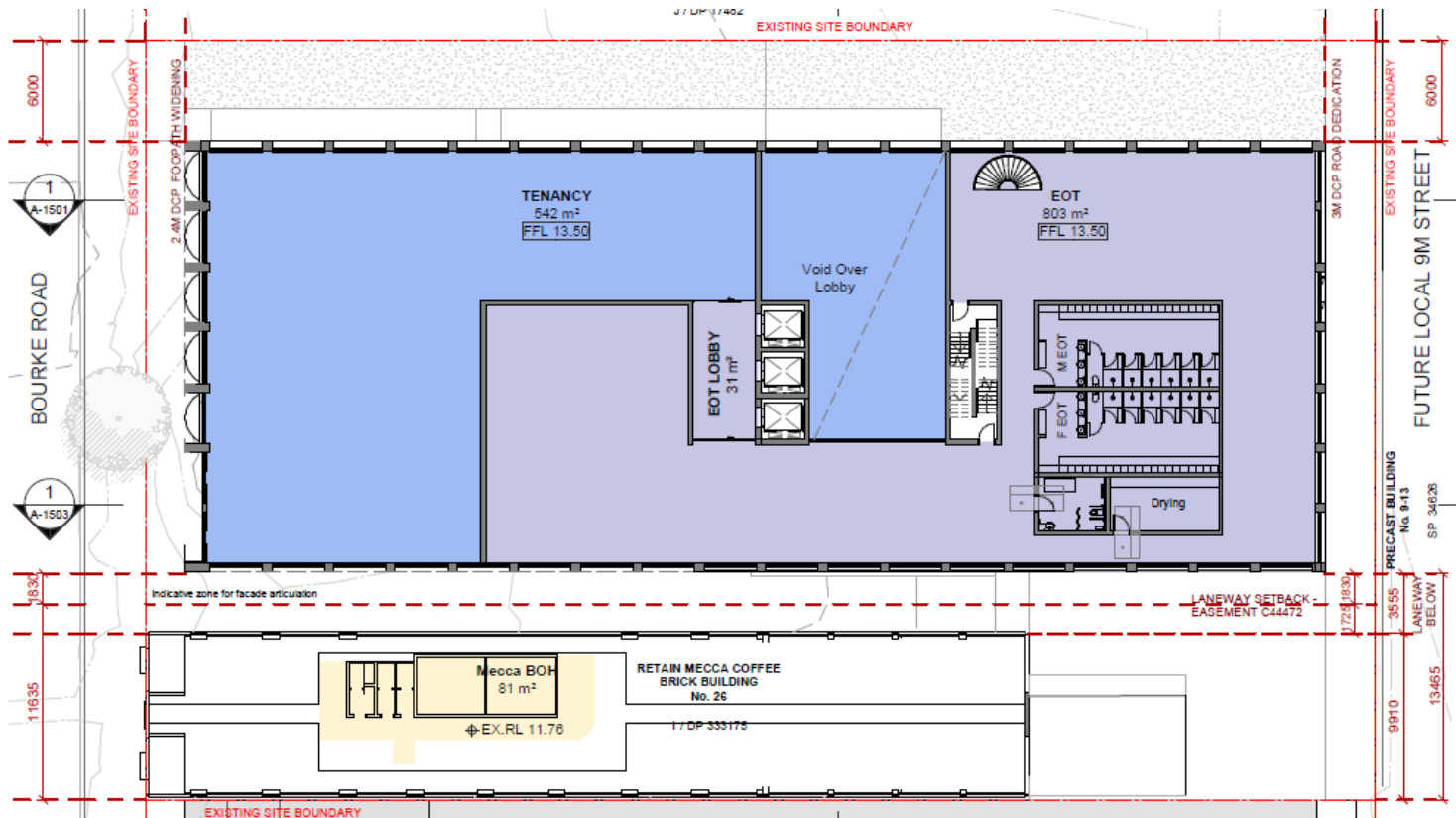
reference scheme – basement level 3



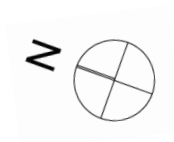
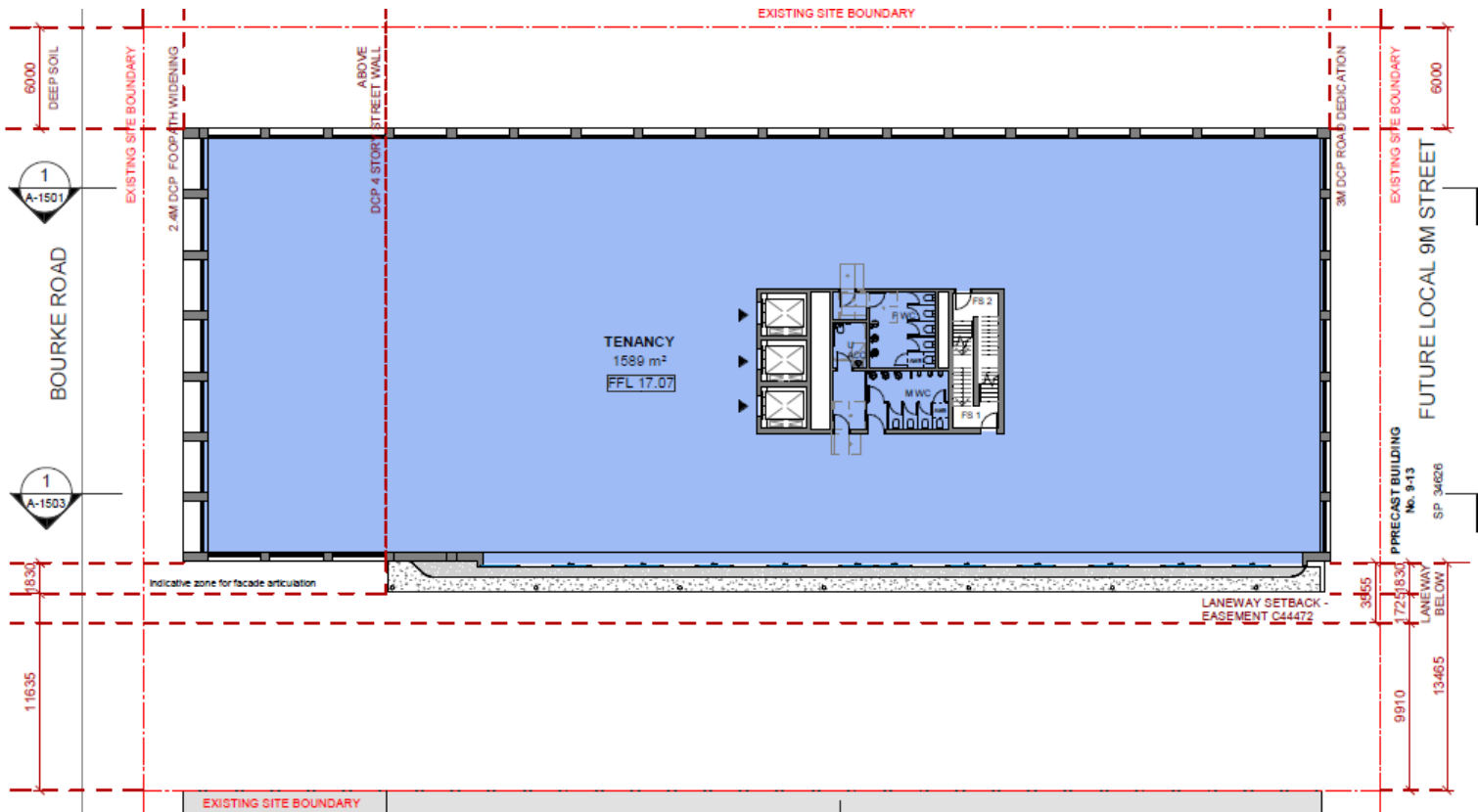
reference scheme – basement levels 1 & 2



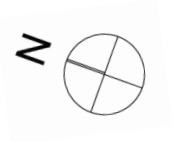
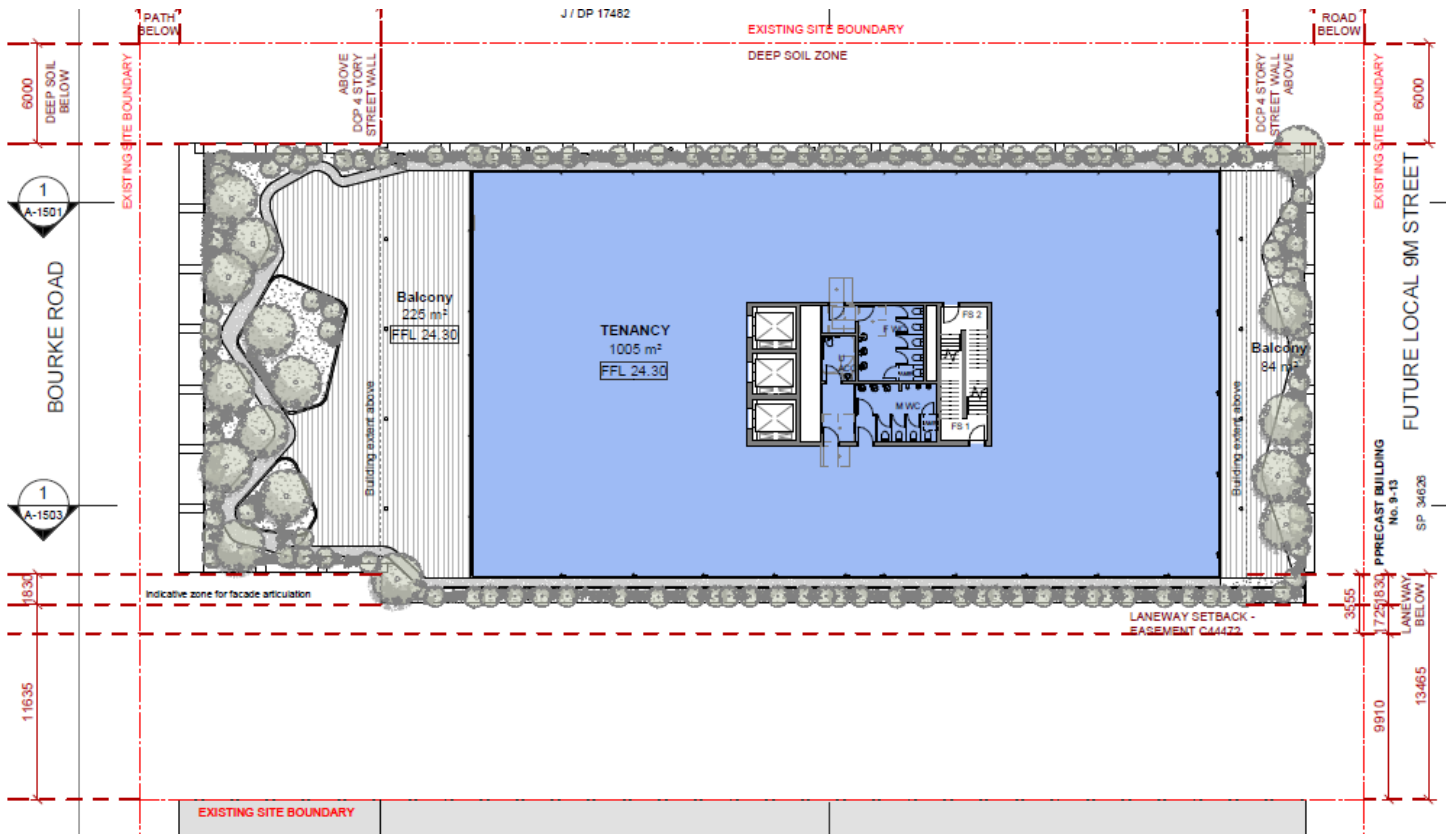
reference scheme – ground



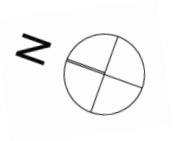
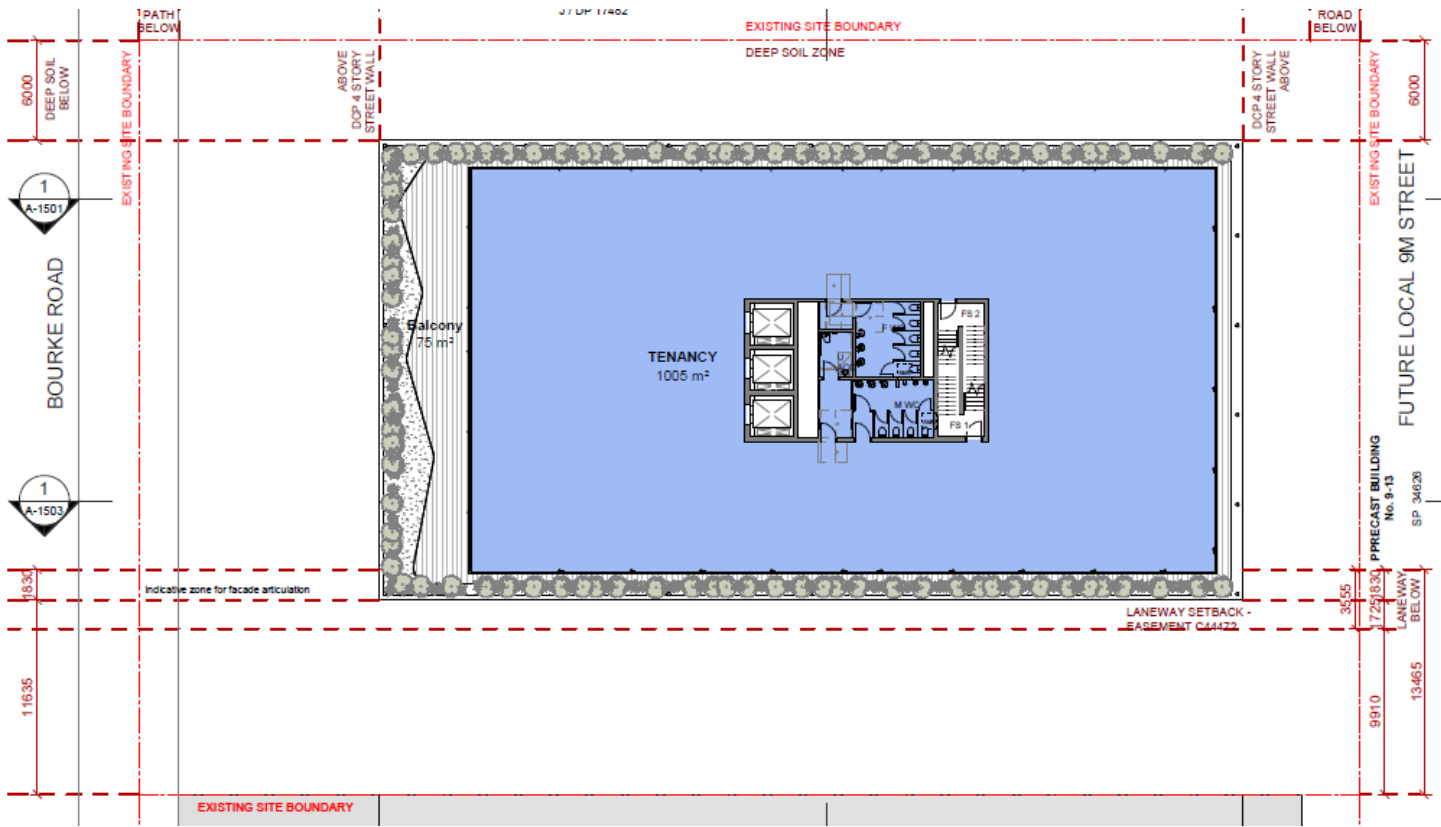
reference scheme – level 1



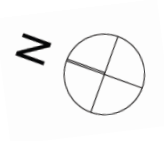
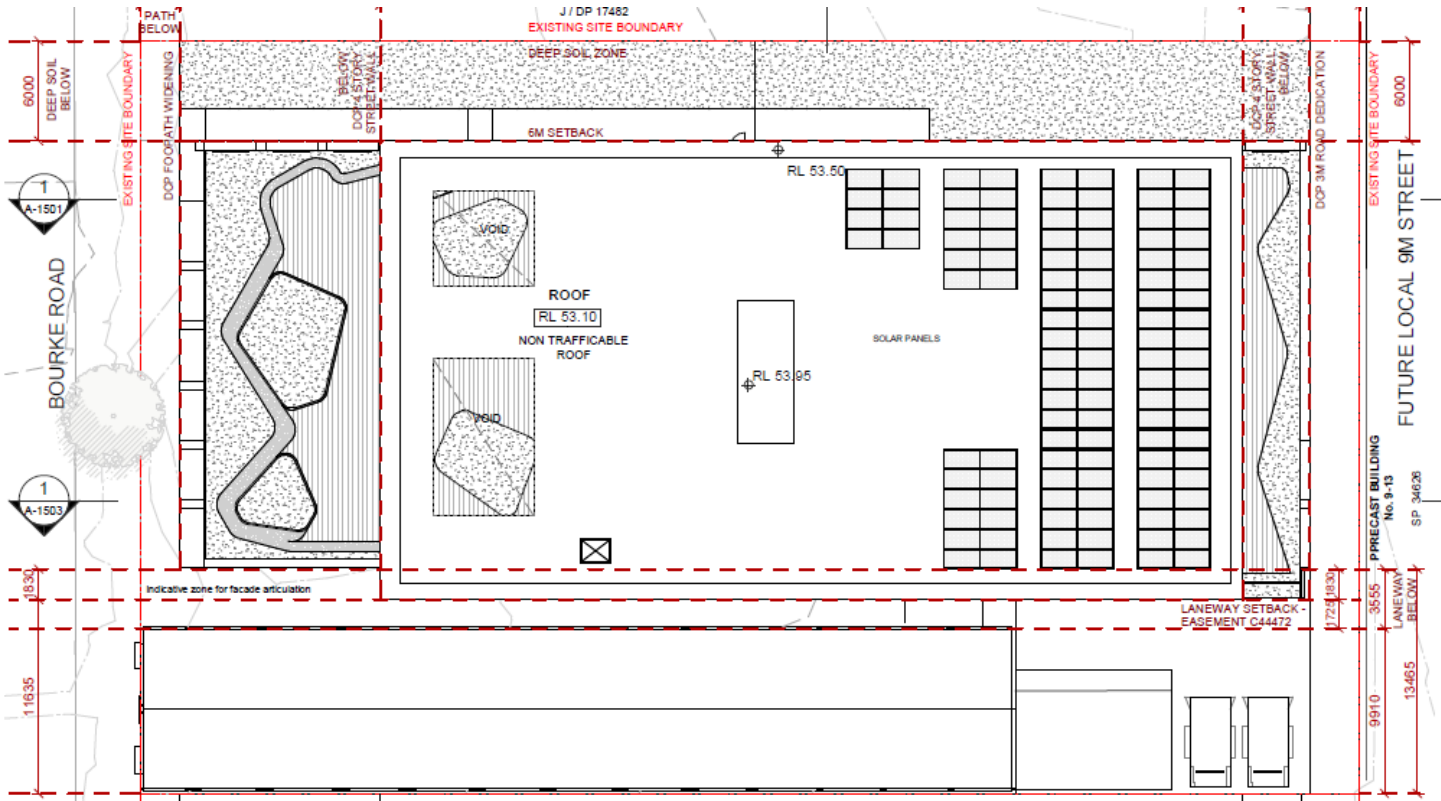
reference scheme – levels 2 & 3



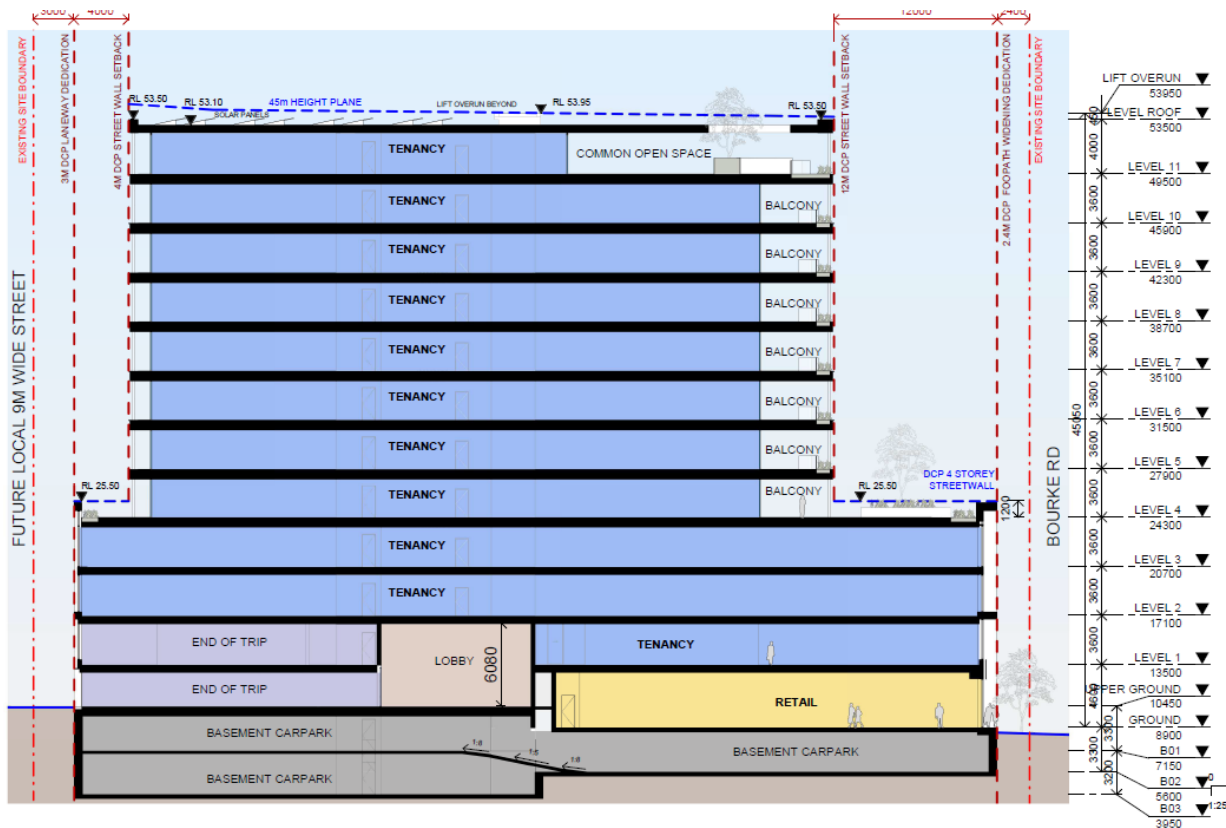
reference scheme – level 4



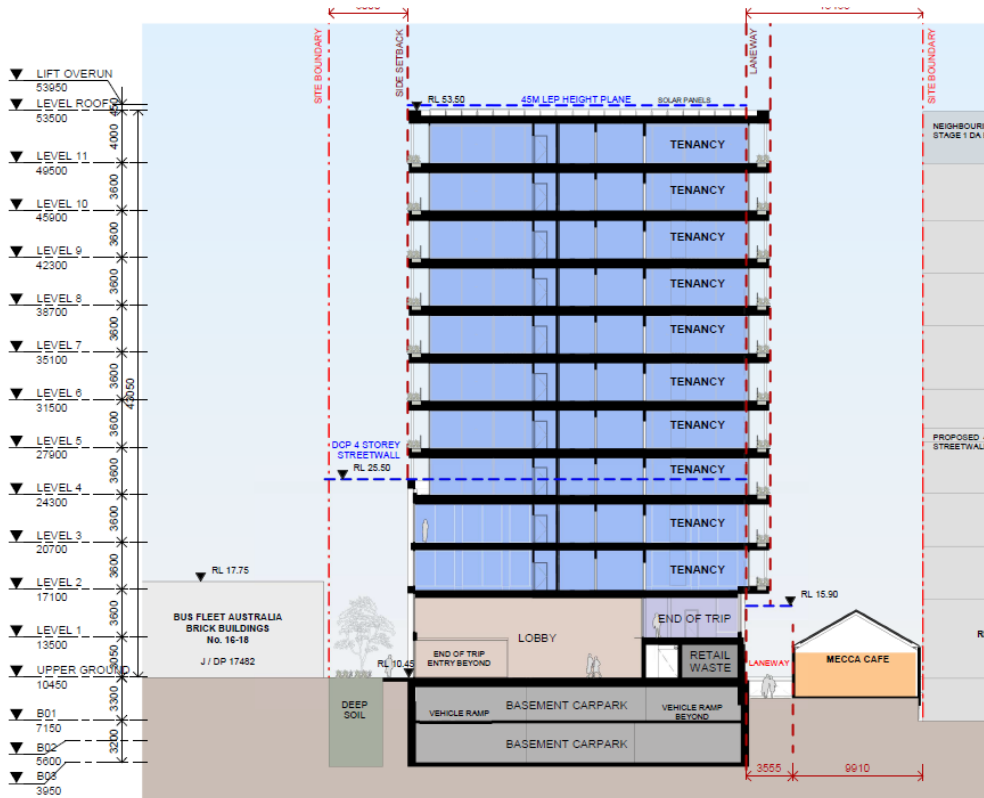
reference scheme – levels 5 -10



reference scheme – roof



reference scheme – section



reference scheme – section

Compliance with key LEP standards

	control	proposed	compliance
height	45m	45m	yes
floor space ratio	base + community infrastructure + DEX bonus: 3.85:1 plus EOT bonus: up to 4.15:1	4.15:1*	yes

*based on indicative reference scheme

Compliance with DCP controls

	control	proposed	compliance
street frontage height (storeys)	four to Bourke & rear	four to Bourke & rear	yes
floor to floor heights	ground: 4.5m upper levels: 3.6m	ground: 4.6m upper levels: 3.6m	yes*
setbacks	12m upper level setback to Bourke Road 4m upper level setback to rear	12m upper level setback to Bourke Road 4m upper level setback to rear	yes

*based on indicative reference scheme

Compliance with DCP controls

	control	proposed	compliance
deep soil	10%	10%	yes
local infrastructure	2.4m wide public domain setback to Bourke Road 3m dedication at rear for future street network	2.4m wide setback to Bourke Road (with exception of 26 Bourke Road as building to be retained) 3m dedication along full extent of site at rear for future street network	yes

Recommendation

Approval subject to conditions