

Local Planning Panel

7 November 2018

29-33 Bourke Road, Alexandria

D/2018/360

Applicant: Sutherland & Associates Planning Pty Ltd

Owner: Tipalea Private No. 17 Pty Ltd

Architect: Cottee Parker JPRA Architects

proposal

- construction of 4 storey commercial building with basement parking - 104 spaces
- public benefit offer for dedication of land for 2.4m footpath widening and embellishment works

Zoning B6 Enterprise Corridor – permissible with consent

recommendation

deferred commencement approval

notification information

exhibition period:

- 1 May 2018 to 1 June 2018
- 34 owners and occupiers notified
- 1 submission received

re-notified to include tree removal:

- 4 October 2018 to 19 October 2018
- no submissions received

submissions

- cycling and pedestrian safety
- cycling infrastructure / through-site link

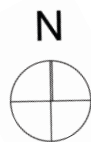
draft Voluntary Planning Agreement:

- advertised 28 September 2018 to 27 October 2018
- no submissions received

site



city of villages







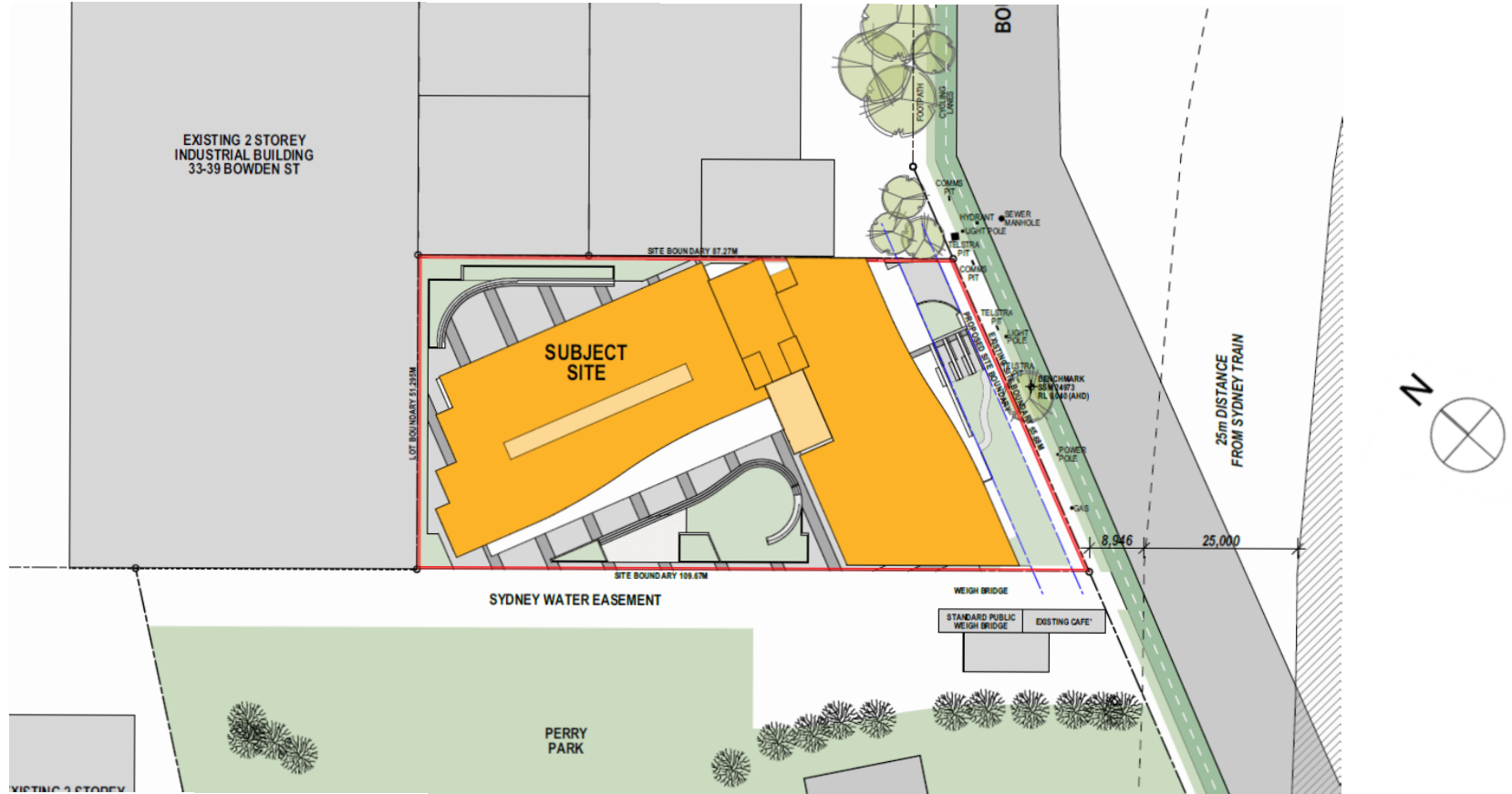


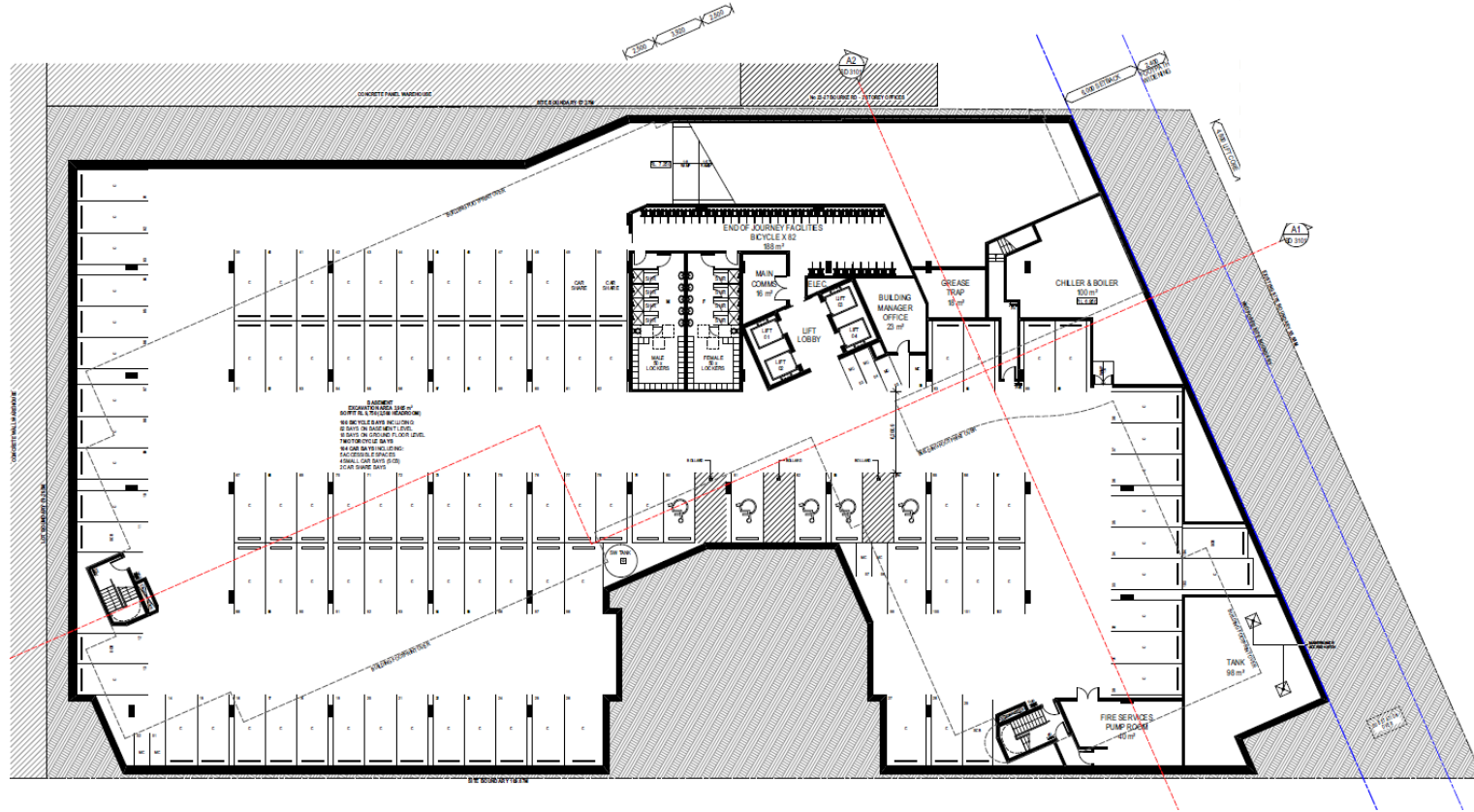


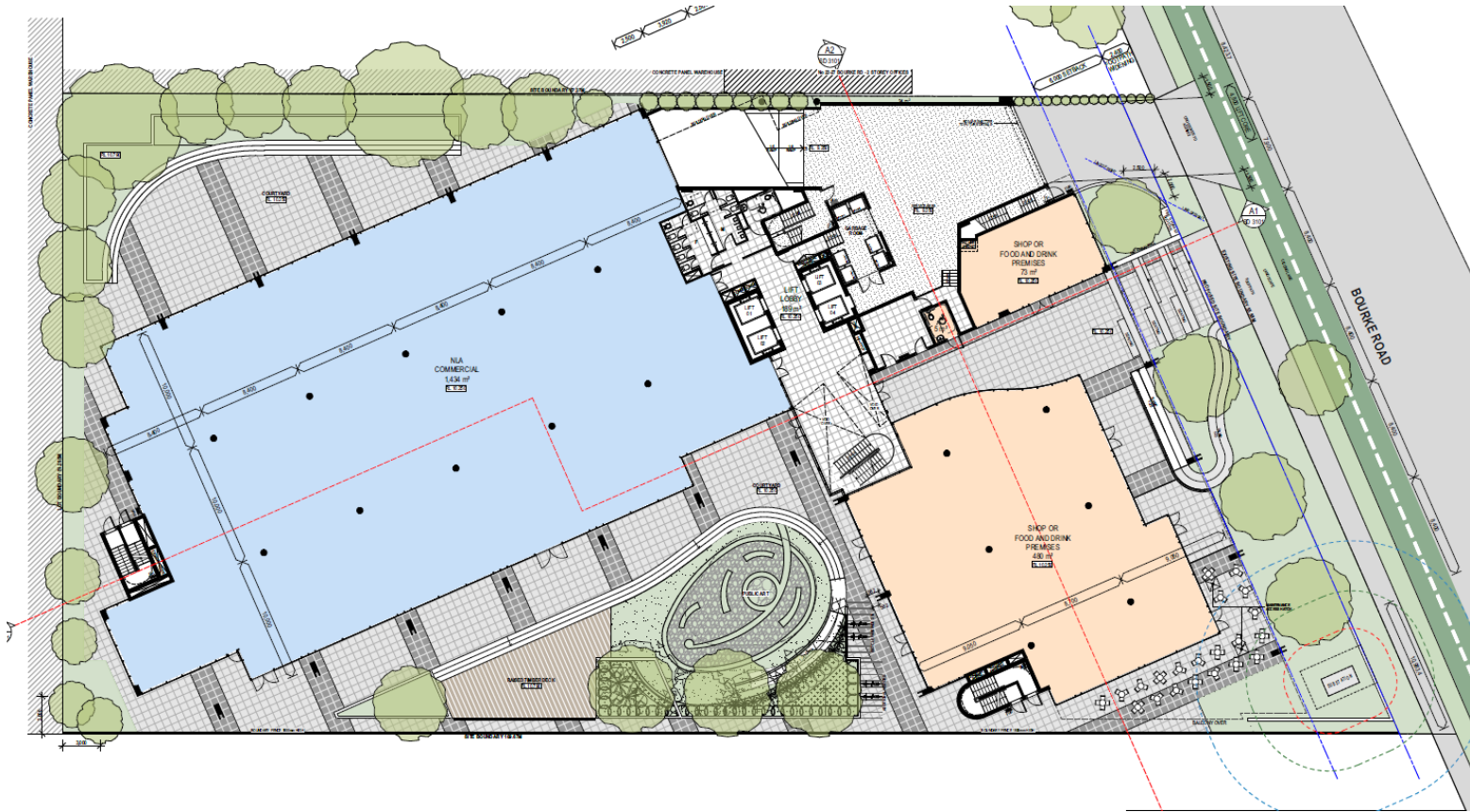


proposal

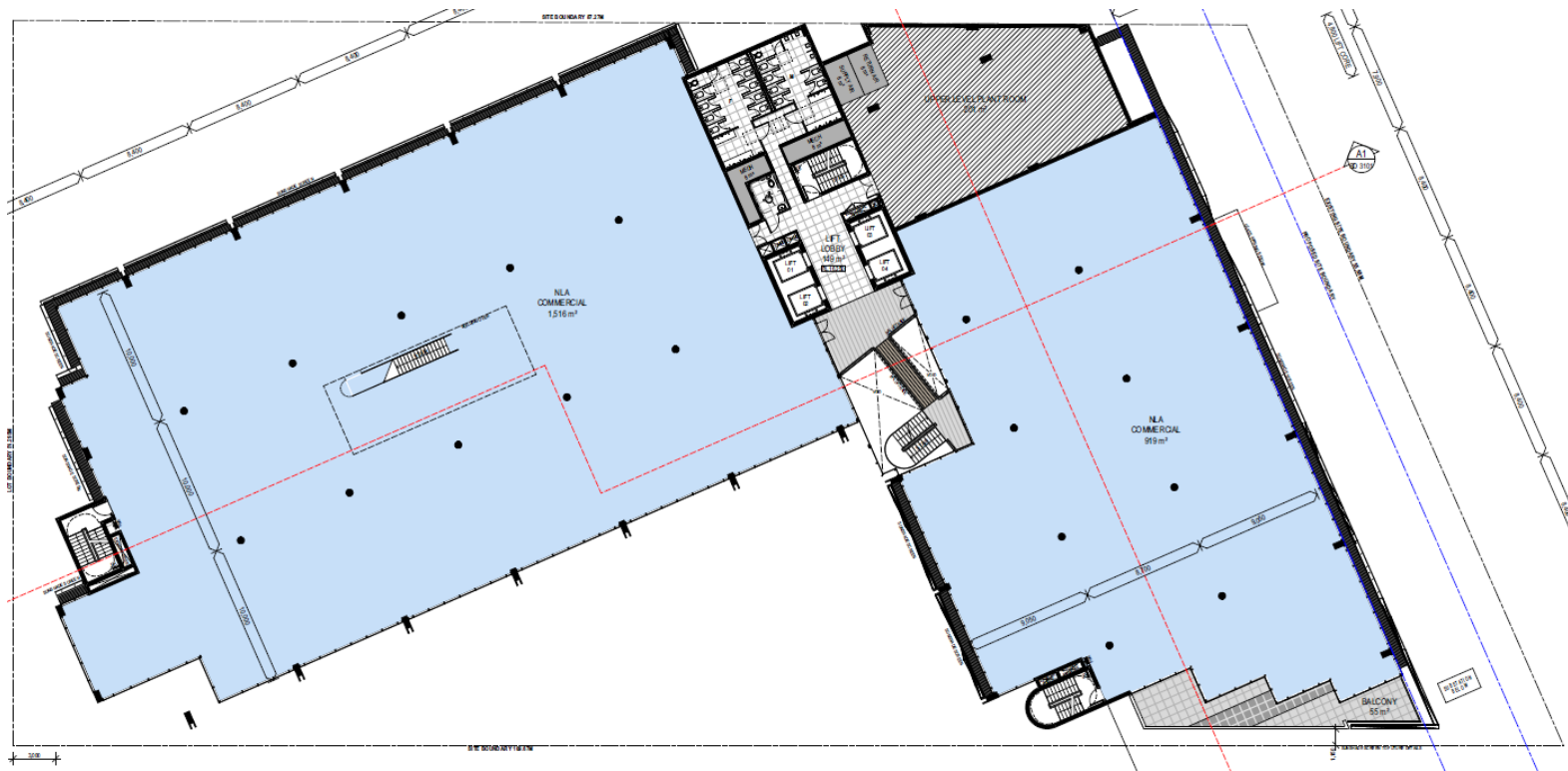
- demolition of existing buildings
- construction of 4 storey mixed use building (office premises, shops, food & drink premises)
- 104 basement car parking spaces, end of trip facilities
- public benefit offer for dedication and embellishment of land for 2.4m Bourke Road footpath widening



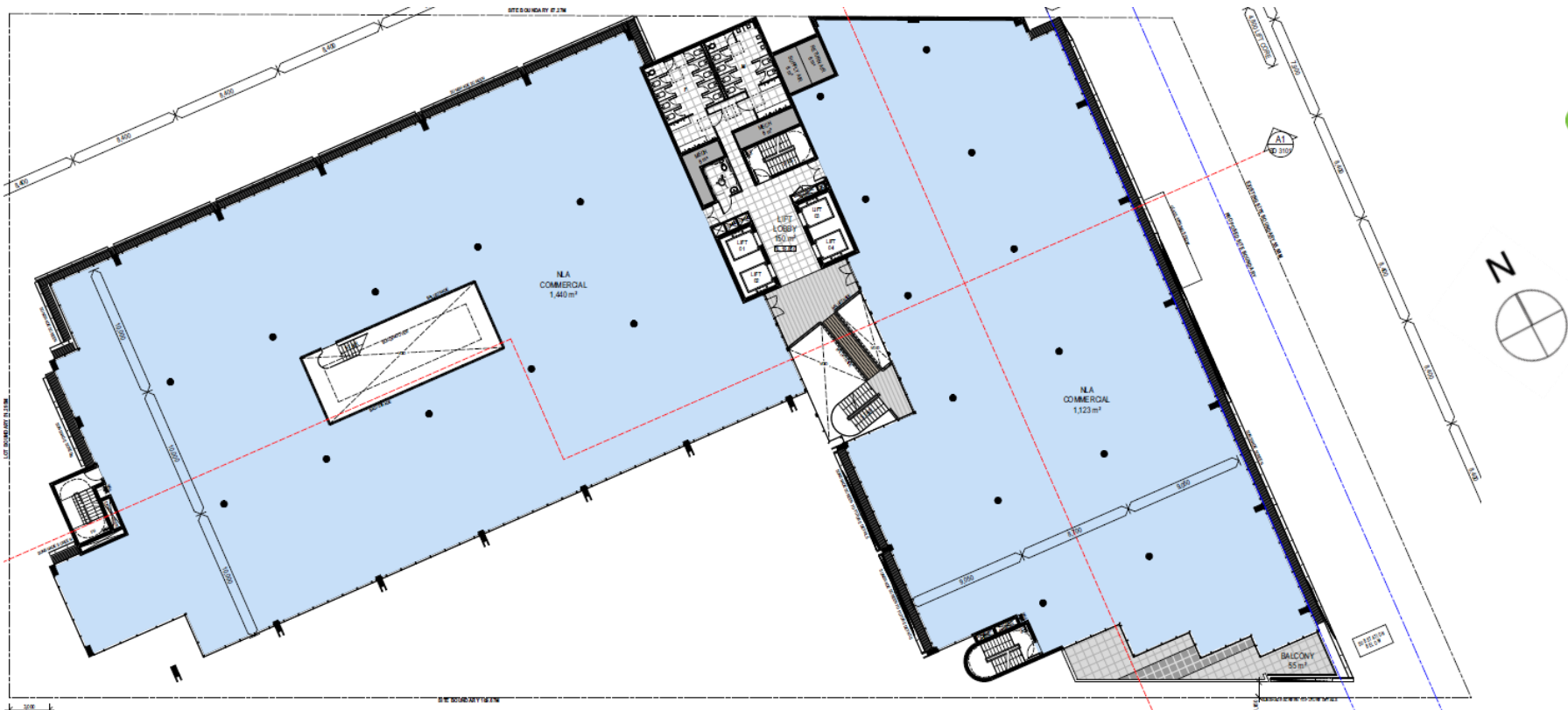




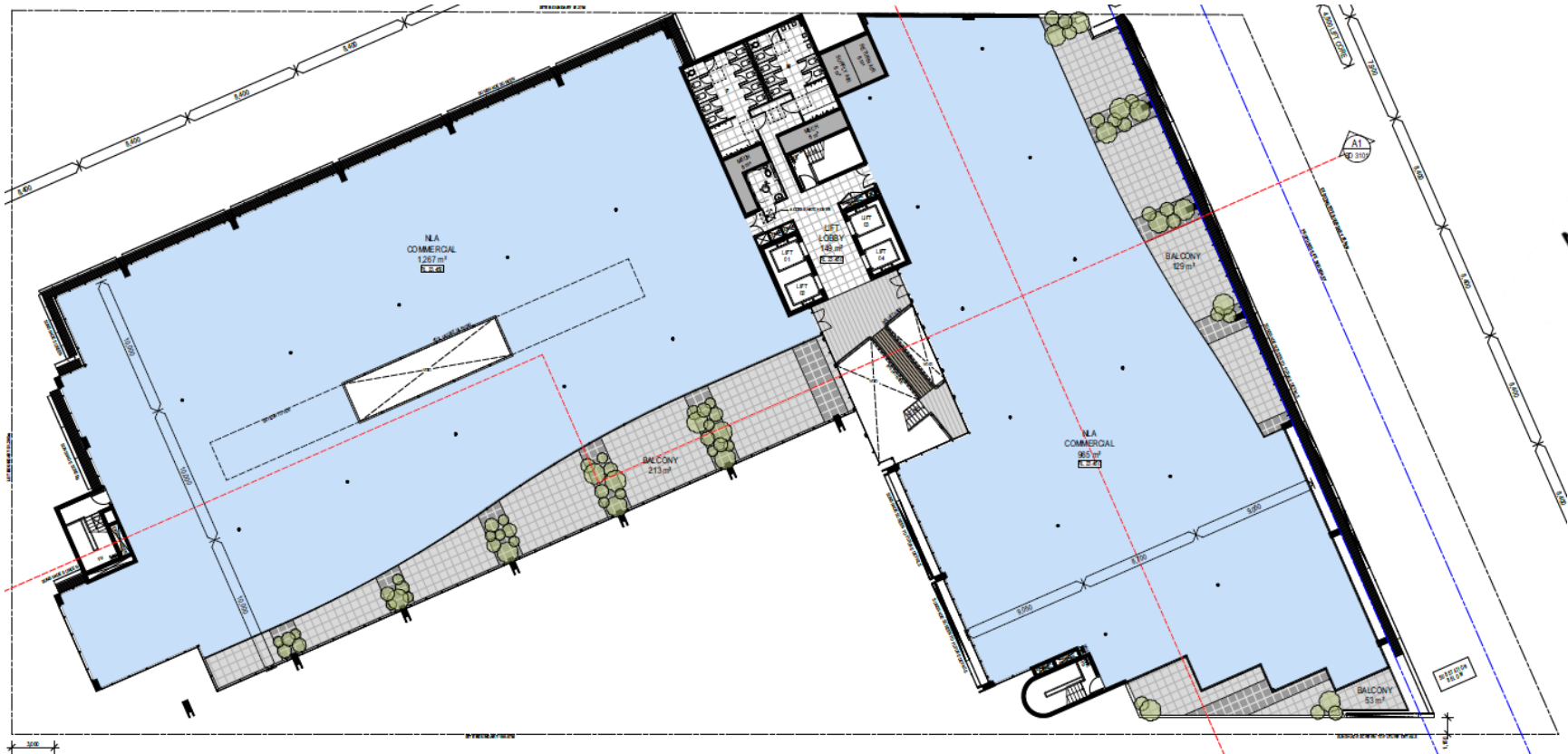
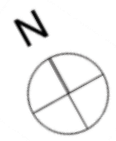
ground floor



first floor



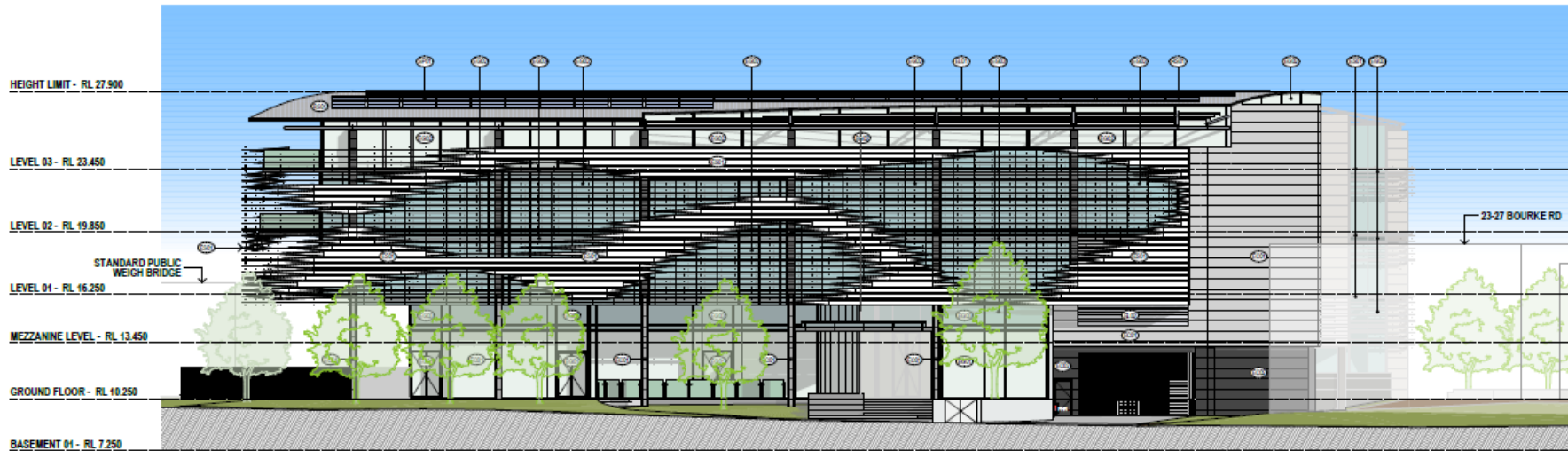
second floor

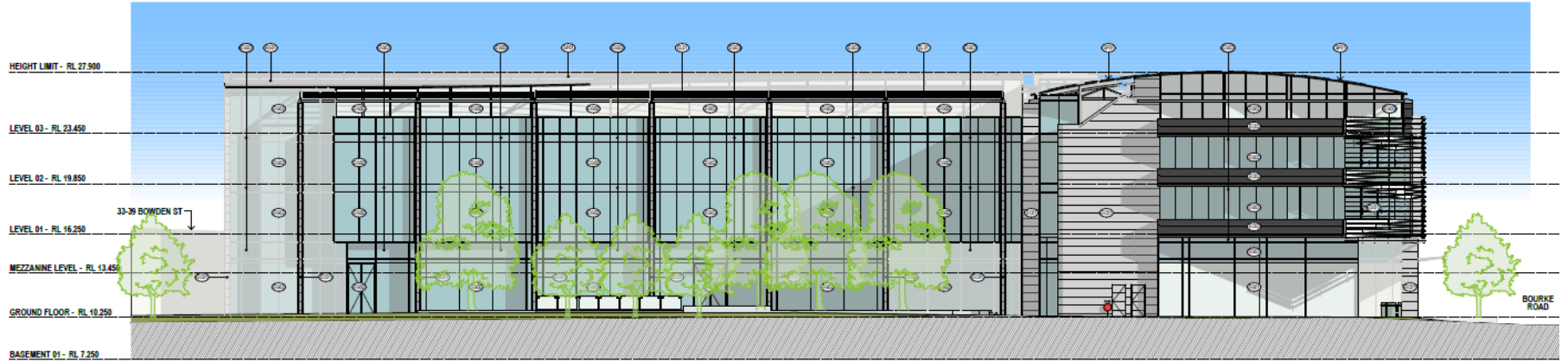


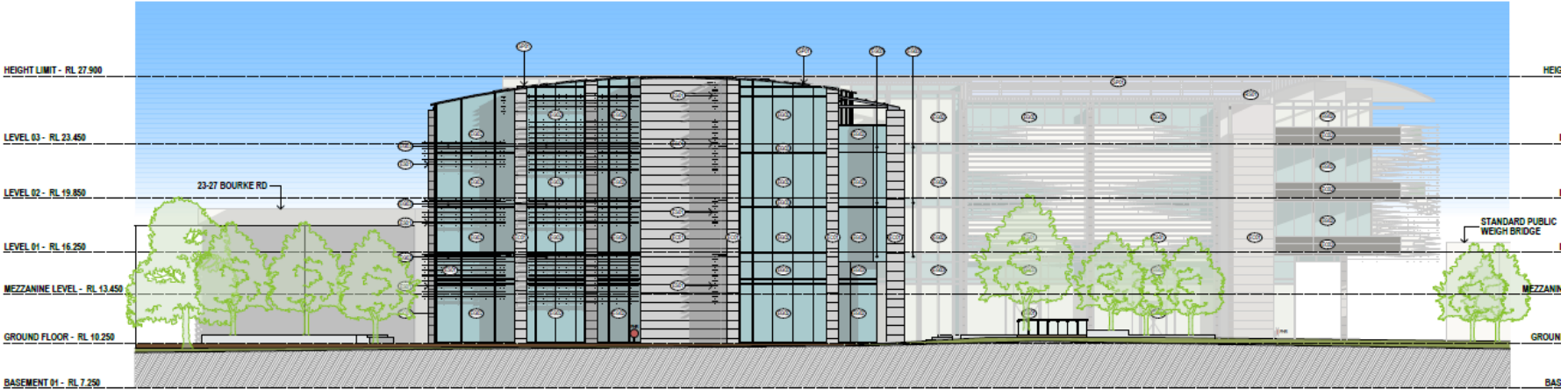
third floor



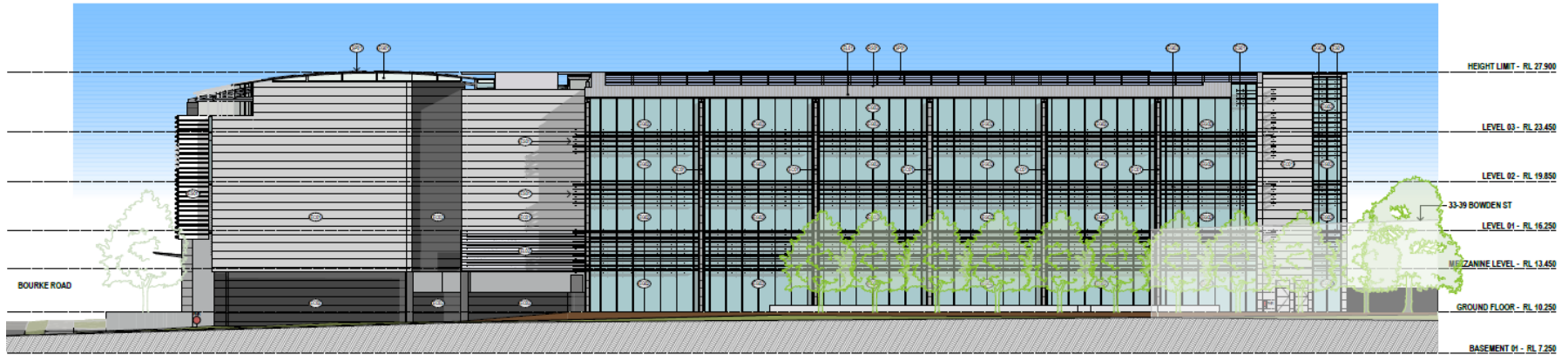
roof plan



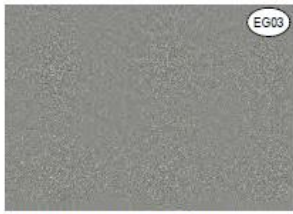




west elevation



north elevation



EXTERNAL GLASS - SPANDEL
 PEWTER PEARL 88202



ROOF SHEETING
 COLORBOND DULUX WINDSPRAY 84760



EXTERNAL CLADDING
 AL VITRA PANELS
 METALLIC GREY ZINC 951002



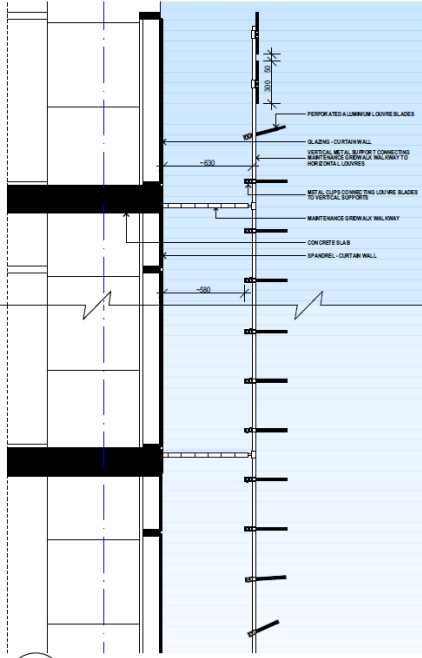
EXTERNAL CLADDING
 AL VITRA PANELS
 METALLIC MINESHAFT 847502



EXTERNAL ROOF SUNSHADE
 HI-LIGHT, HA TYPE, GRATING
 PROFILE



EXTERNAL LOUVRE TO PLANT
 AREAS. HI-LIGHT SENTINEL
 EQUAL TO DULUX KLAVIER



EXTERNAL SCREENS
 PERFORATED CUSTOM LOUVRES



SOLAR PANELS



EXTERNAL GLASS - GROUND FLOOR
 12mm CLEAR TOUGHENED



EXTERNAL GLASS - BLUE/GREY TINT

materials and external louvres detail



city of villages

looking south along Bourke Road



compliance SLEP 2012 key development standards

	control	proposed	compliance
height	18m	18m	yes
floor space ratio	2.04:1 (includes base, end of journey & community infrastructure bonus)	1.97:1 2.02:1 - after land dedication	yes
car parking	106	102 + 2 car share spaces	yes

compliance SLEP 2012 key development standards

	control	compliance
<p>CI 6.21 competitive design process</p>	<p>Zone B6 - sites over 5000 sqm require:</p> <ul style="list-style-type: none"> - competitive design process - site specific DCP 	<p>competitive process/site specific DCP considered 'unreasonable or unnecessary'</p>
<p>CI 7.20 site specific DCP</p>	<p>site has area of 5033 sqm</p> <p>not required if considered 'unreasonable or unnecessary'</p>	

compliance SDCP 2012 key provisions

	control	proposed	comply
storeys	4	4	yes
deep soil planting	15%	13.5%	no – 13.5%
floor to ceiling height	4.5m ground level	6m	yes
	3.6m above ground level	3.6m	

compliance SDCP 2012 key provisions

	control	proposed	comply
ecological sustainable development	5.5 NABERS star rating	4.5 stars	no – condition for 5.5 stars
public domain	2.4m footpath widening	2.4m dedication	yes – draft VPA
through-site link & Liveable Green Network	activation	activation except for tinted glass	yes – subject to condition

Design Advisory Panel

- DAP raised concerns with:
 - interface with/ lack of activation of through-site link, liveable Green Network & Perry Park
 - tinted glazing
 - location of substation
- amended plans address these issues except for tinted glazing & substation – conditions recommended to address

issues

- site specific DCP & competitive design process
- tinted glazing
- substation

site specific DCP & competitive design process

- considered unreasonable/unnecessary
- site area is 5033sqm - after land dedication 4899 sqm
- not seeking design excellence 10% additional FSR or height
- detailed planning controls exist for site – southern employment lands
- built form and siting minimises overshadowing to Perry Park and activates links

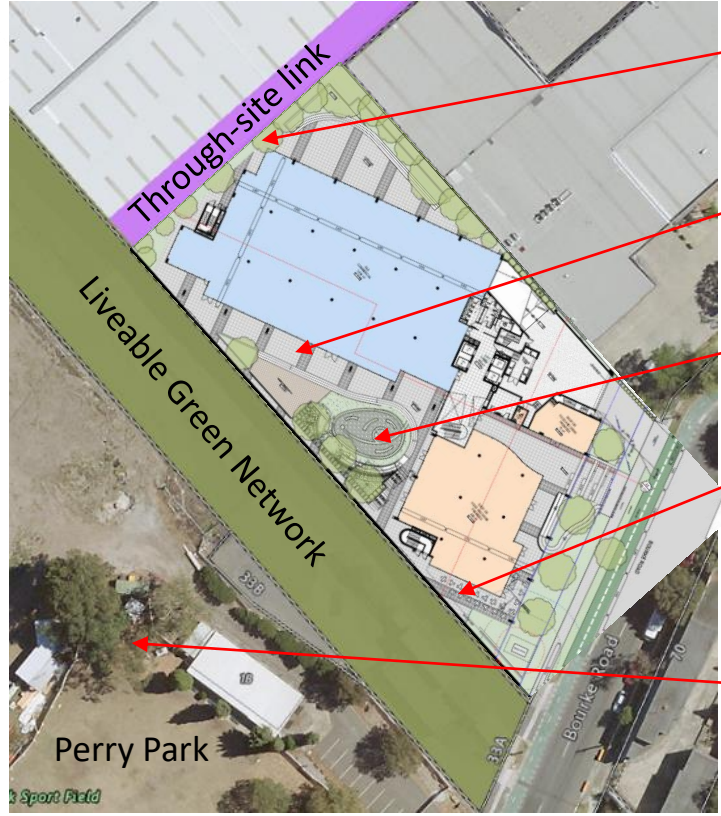
Building Siting



SDCP 2012:

- Through-site link on adjoining site
- Liveable Green Network

Building Siting / interface with future public domain



- landscape setback
- glazing and upper level balconies
- public art
- outdoor seating
- 'U-shape' building minimises overshadowing Perry Park

tinted glazing

- tinted glazing proposed on all elevations except ground floor fronting Bourke Road
- reduces perceived passive surveillance of public domain
- condition recommending clear glazing



EXTERNAL GLASS - BLUE/GREY TINT

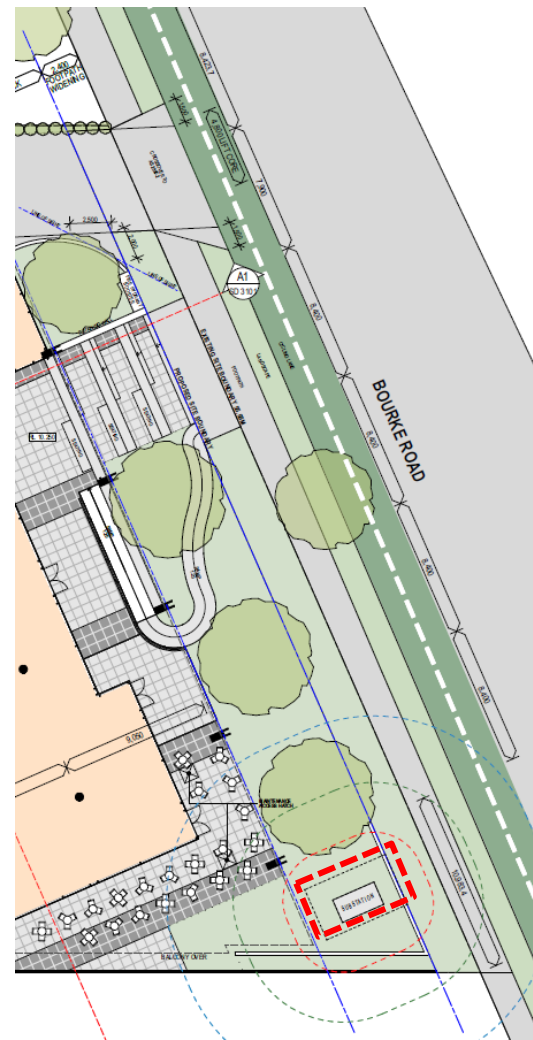
substation

- kiosk substation located on visually prominent corner - detracts from streetscape
- condition recommends - chamber style substation within building envelope

substation

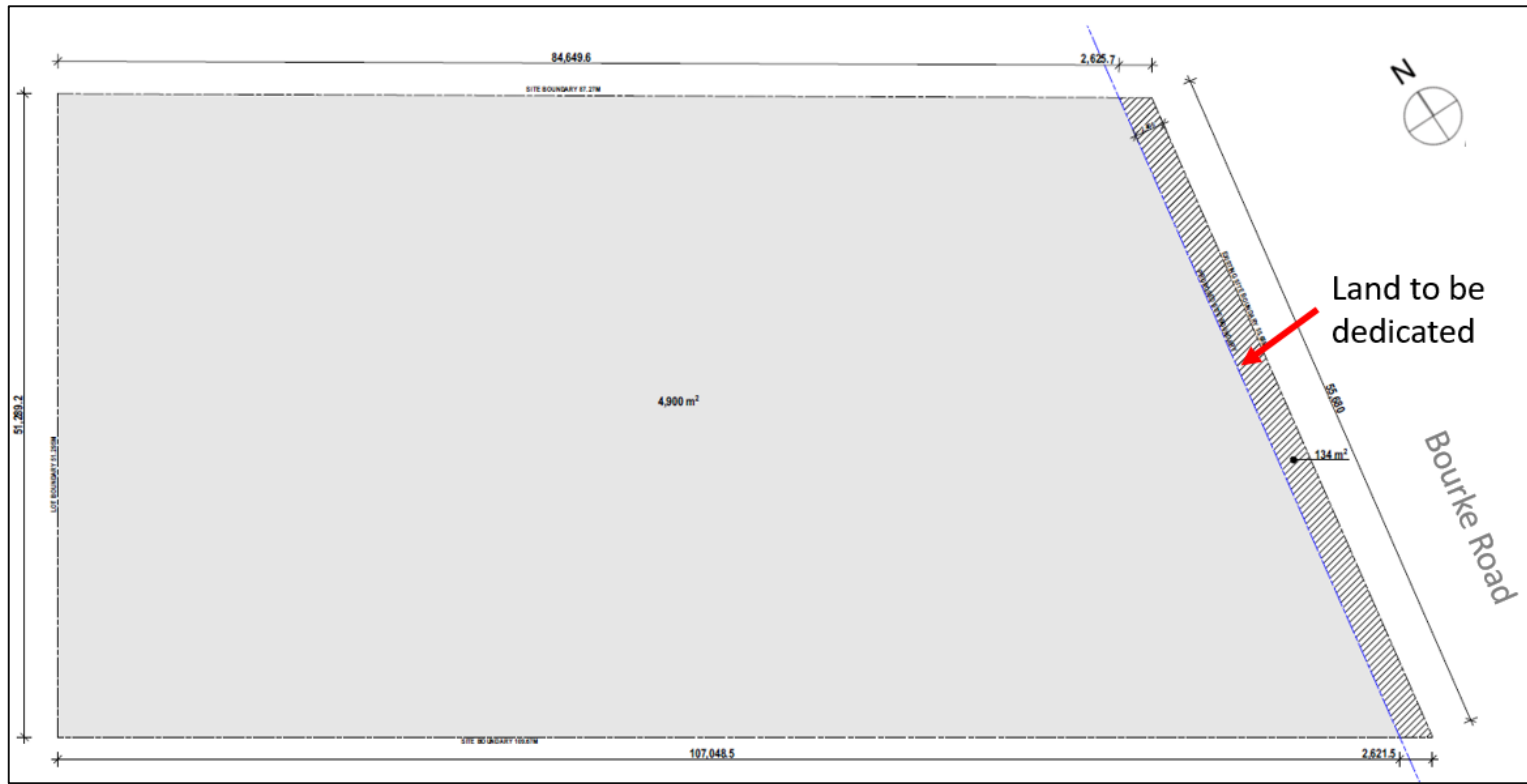


approximate location of substation - Bourke Road



voluntary planning agreement

- 2.4m wide land dedication and embellishment works for footpath widening
- monetary contribution of \$416, 835.62 for Green Square community infrastructure
- no submissions received
- deferred commencement condition requiring VPA execution and registration on title



land to be dedicated for footpath widening

recommendation

deferred commencement requiring:

- VPA execution and registration on title
- relocation of substation
- clear glazing