

Local Planning Panel

7 August 2019

Site: 132-138 McEvoy Street, Alexandria

Application No: D/2018/1615

Applicant: Stormac Pty Ltd

Owner: Stormac Pty Ltd

Architect: SJB Architects

proposal

- demolition of existing buildings
- construction of 4 storey mixed use development for ground level shops and food and drink premises, with office premises above
- 47 car parking spaces
- building & business identification signage
- VPA for shared path widening on McEvoy St, embellishment works and monetary contribution

recommendation

deferred commencement approval

background

- D/2017/1073 approved on 13 June 2018 for demolition of existing structures and construction of a 3 storey mixed-use building, including:
 - 79 self-storage units
 - 6 commercial tenancies
 - 1 office, 1 showroom
 - VPA for monetary contribution and shared path widening on McEvoy St

background

proposal amended during assessment, including:

- deletion of vehicle egress to McEvoy Street
- increased deep soil area
- deletion of balcony encroachments
- building expression refinement
- addition of passive shading devices
- access ramp modifications

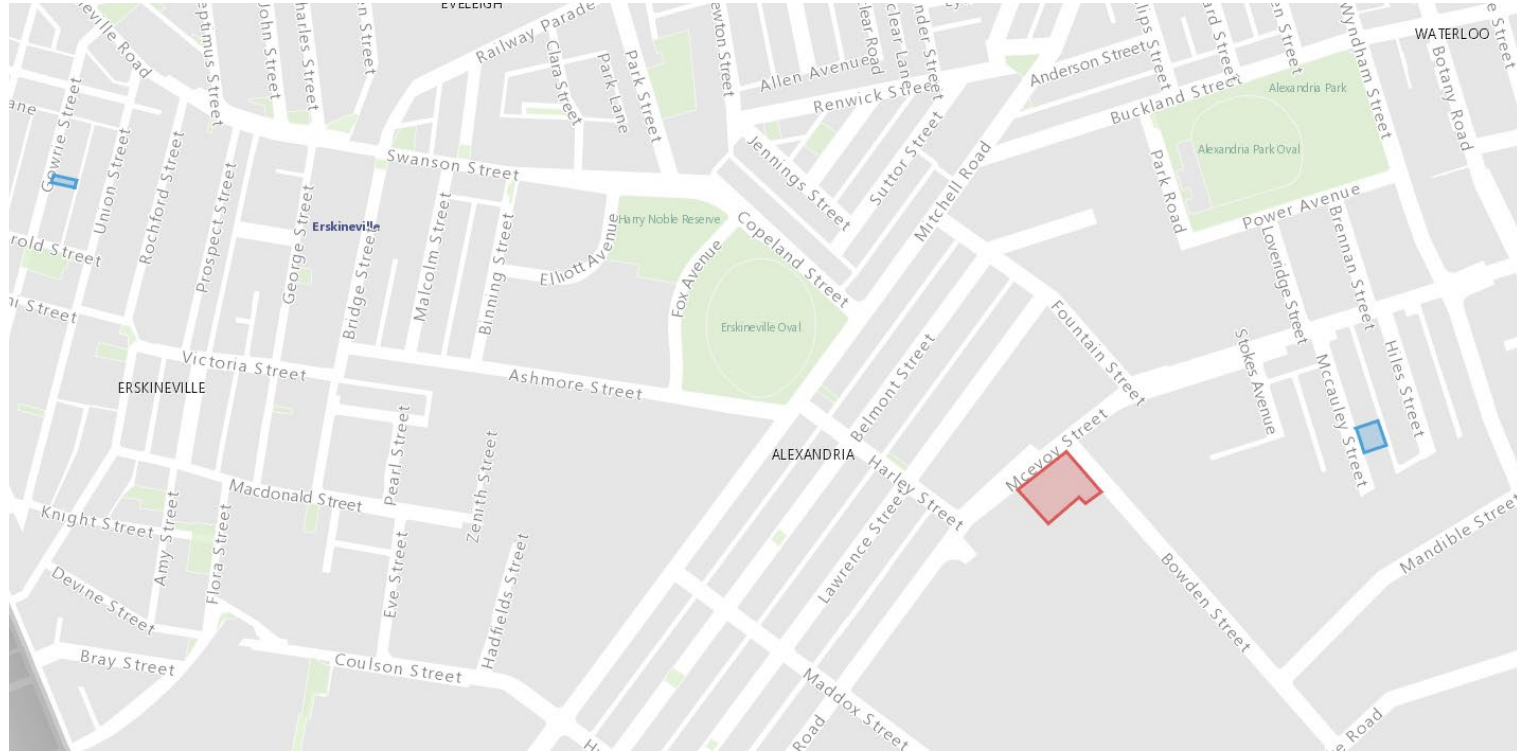
notification information



- exhibition period 16 January 2019 to 7 February 2019
- 154 owners and occupiers notified
- 2 submissions received

submissions

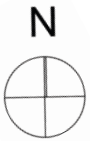
- site more suitable for another land use, i.e. bulky goods retail
- should provide greater ceiling heights to accommodate greater uses
- traffic congestion from road network changes to McEvoy Street
- air quality from vehicle pollution

submissions



-  subject site
-  submitters

site



site



site



site



site



site



city of villages

existing development to the east at 8-22 Bowden St

site



site



city of villages existing development to the south-west at 140-142 McEvoy St

site



site



city of villages existing development to the north on opposite side of McEvoy St

photomontage



city of villages

view from corner of McEvoy St and Bowden St looking south

photomontage



city of villages

view from McEvoy St looking south-east

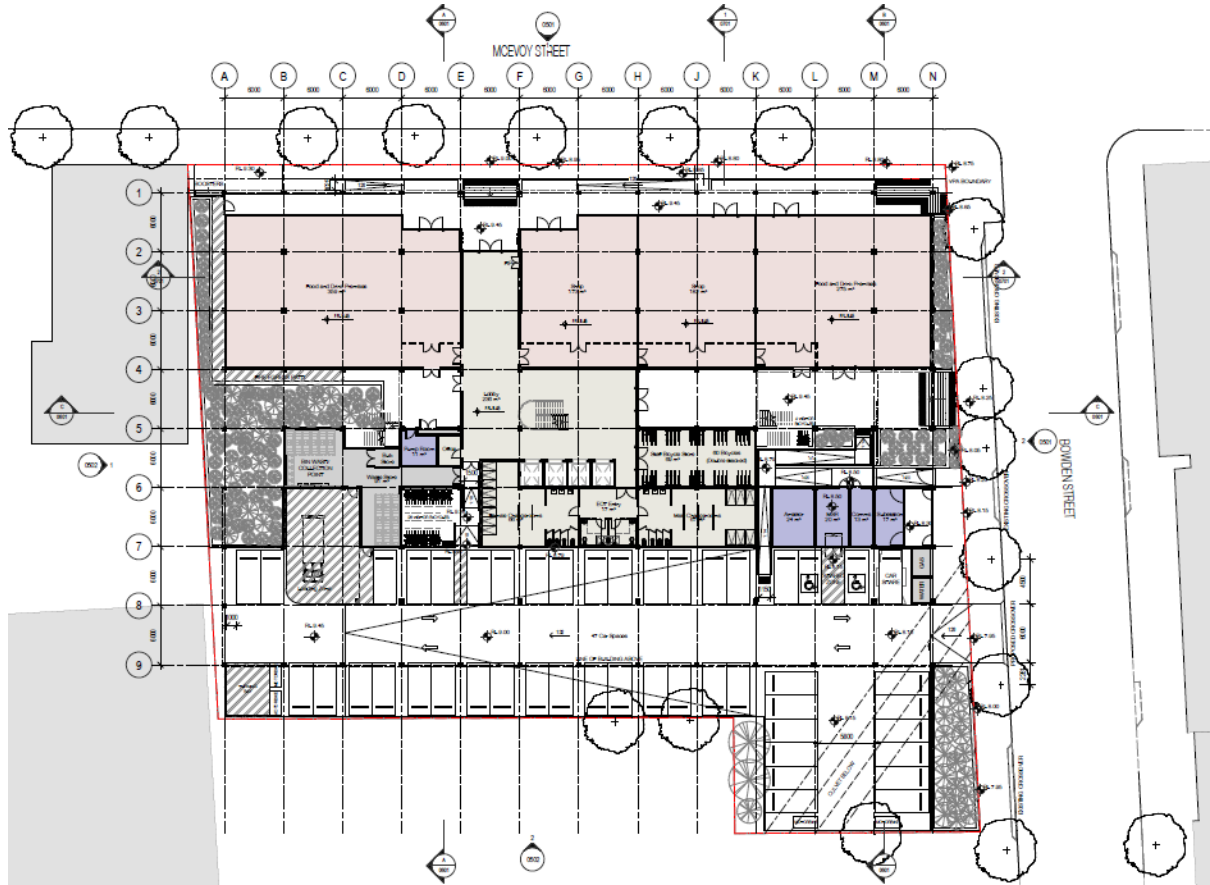
photomontage



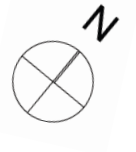
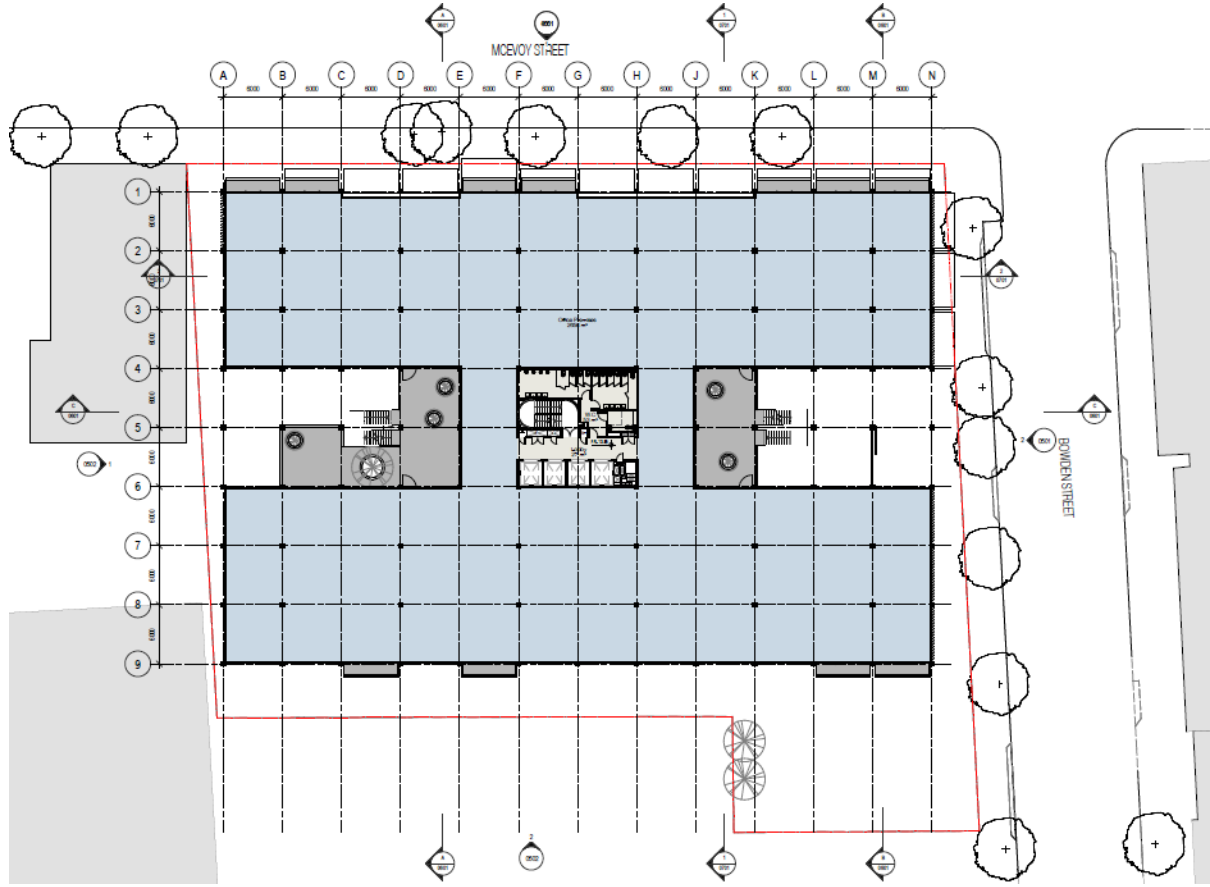
city of villages

view from Bowden St looking west

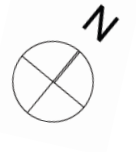
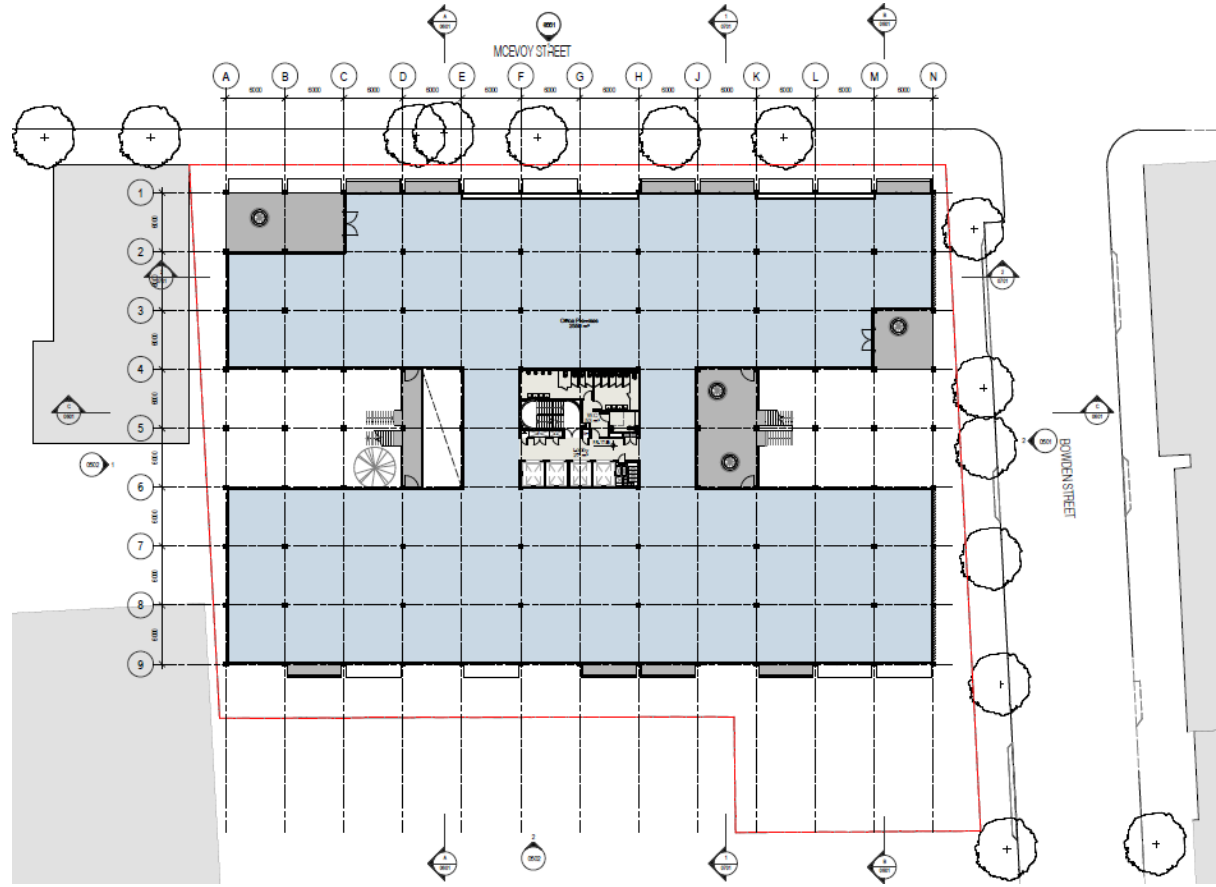
ground floor plan



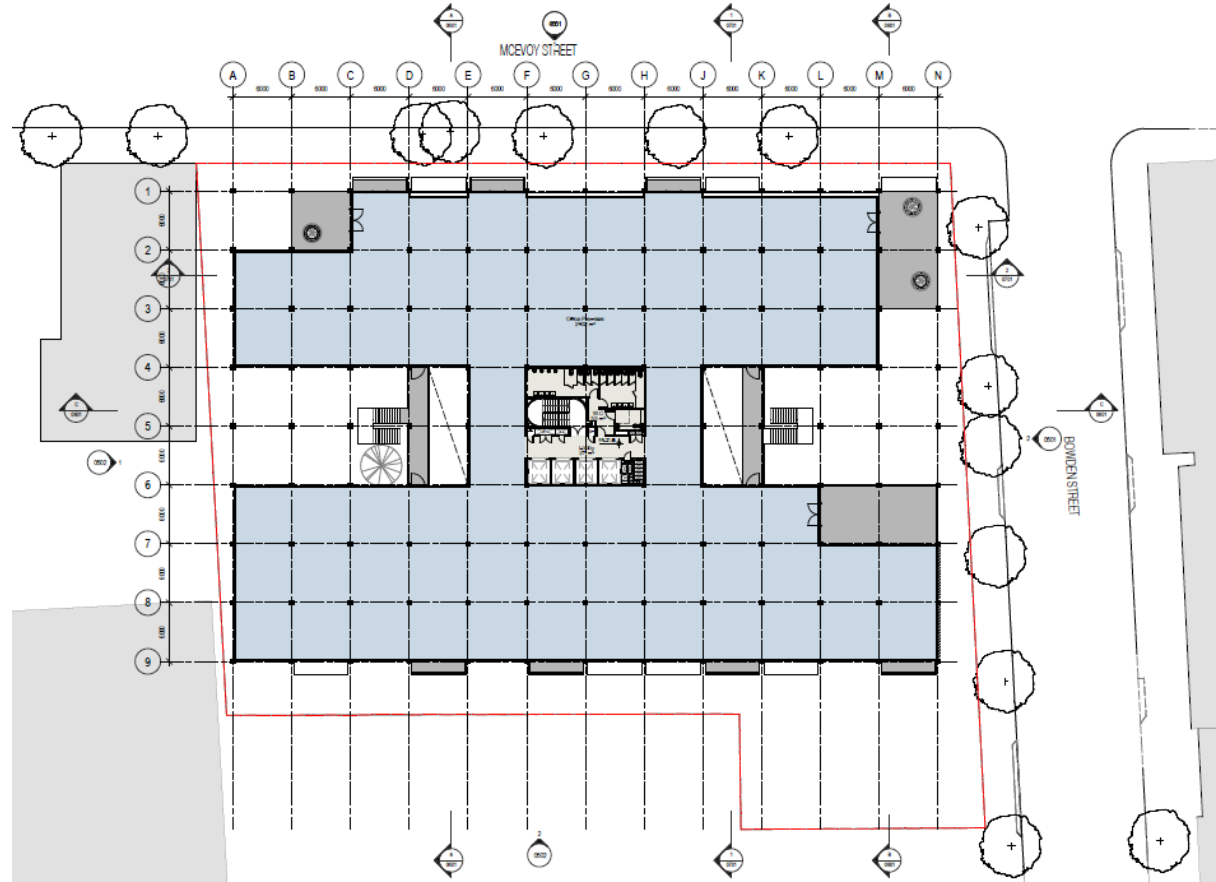
first floor plan



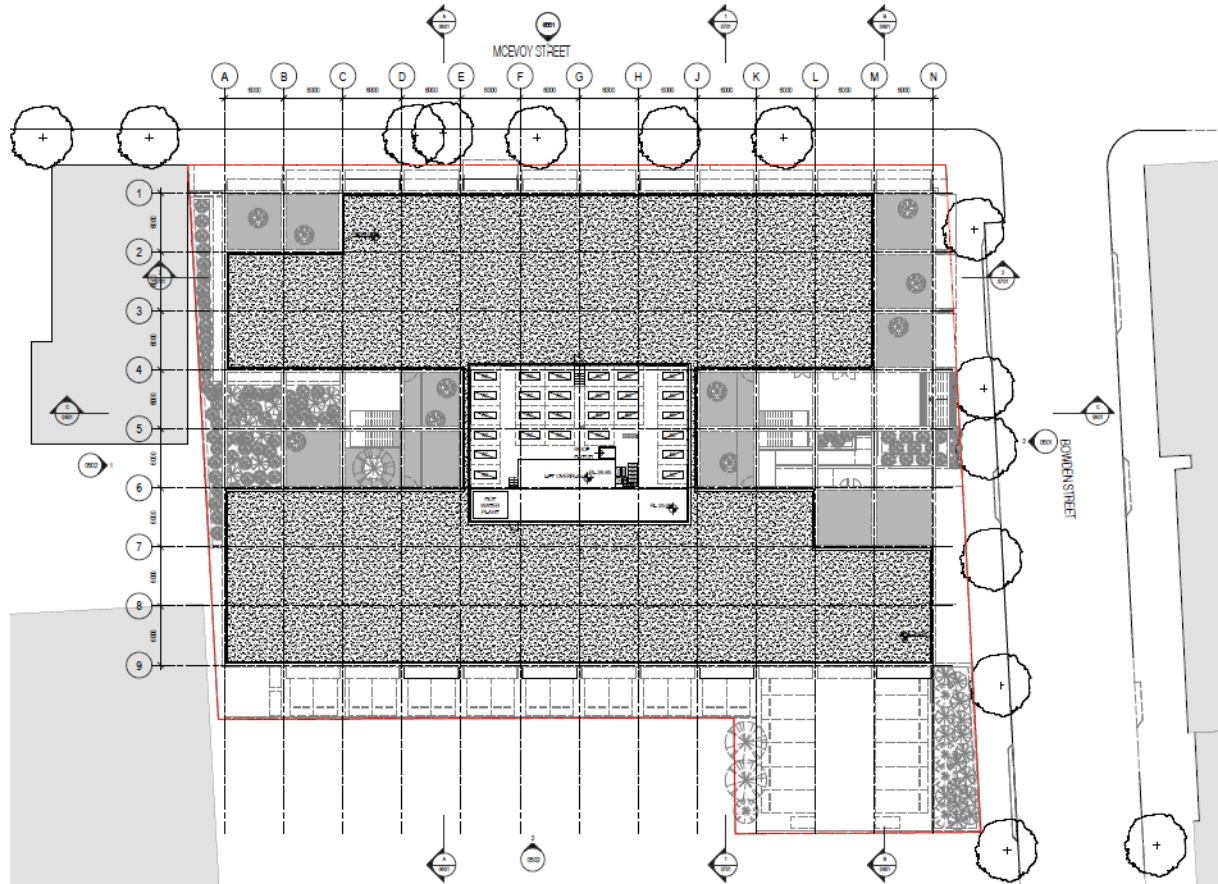
second floor plan



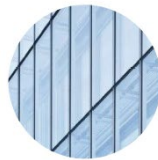
third floor plan



roof plan



north-west (McEvoy St) elevation



SL-01
CLEAR GLASS WITH POWDER
COATED ALUMINUM FRAMING



CO-01
CLASH 2 OFF-FORM CONCRETE
(NATURAL FINISH)



MT-01
POWDER COATED ALUMINUM
MATT CHARCOAL WITH METALLIC FLECK
(BALLSTRAP, RAILING, SCREEN,
LOUVER GLAZING FRAMES, BALCONY
REVELLS, AWNINGS AND GLAZING)

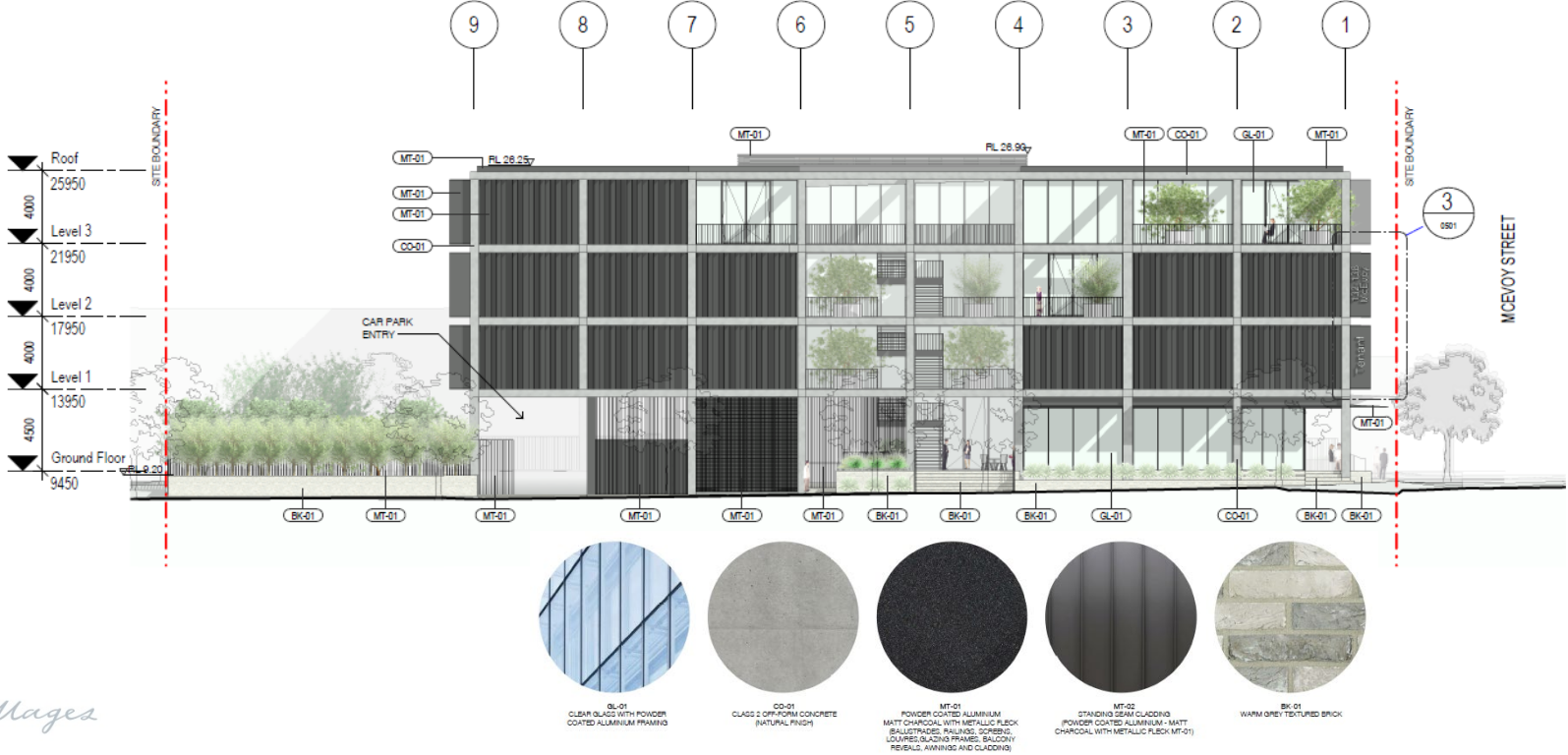


MT-02
STAINING SEAM GLAZING
(POWDER COATED ALUMINUM - MATT
CHARCOAL WITH METALLIC FLECK - MT-01)

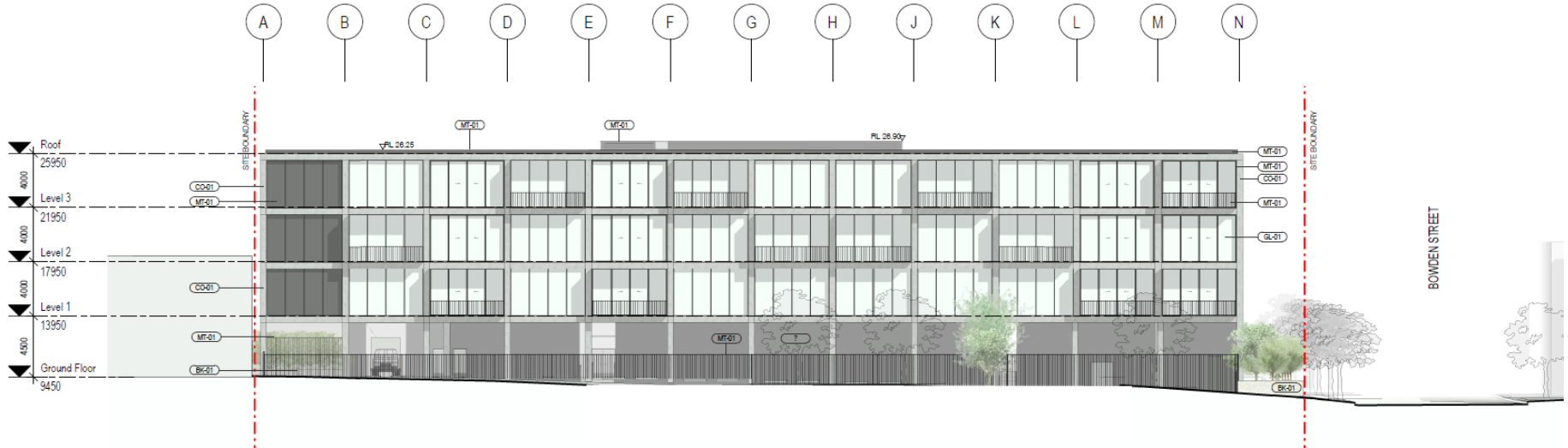


BK-01
WARM GREY TEXTURED BRICK

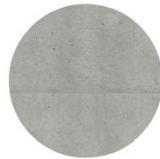
north-east (Bowden St) elevation



south-east elevation



GL-01
CLEAR BLACK WITH POWDER
COATED ALUMINUM FRAMING



CD-01
CLASH 2 OFF-FORM CONCRETE
(NATURAL FINISH)



MT-01
POWDER COATED ALUMINUM
MATT CHARCOAL WITH METALLIC FLECK
(BALL TRADE, RAUNDS, SCREENS,
LOUVER GLAZING FRAMES, BALCONY
REVELLS, AWNINGS AND GLAZING)

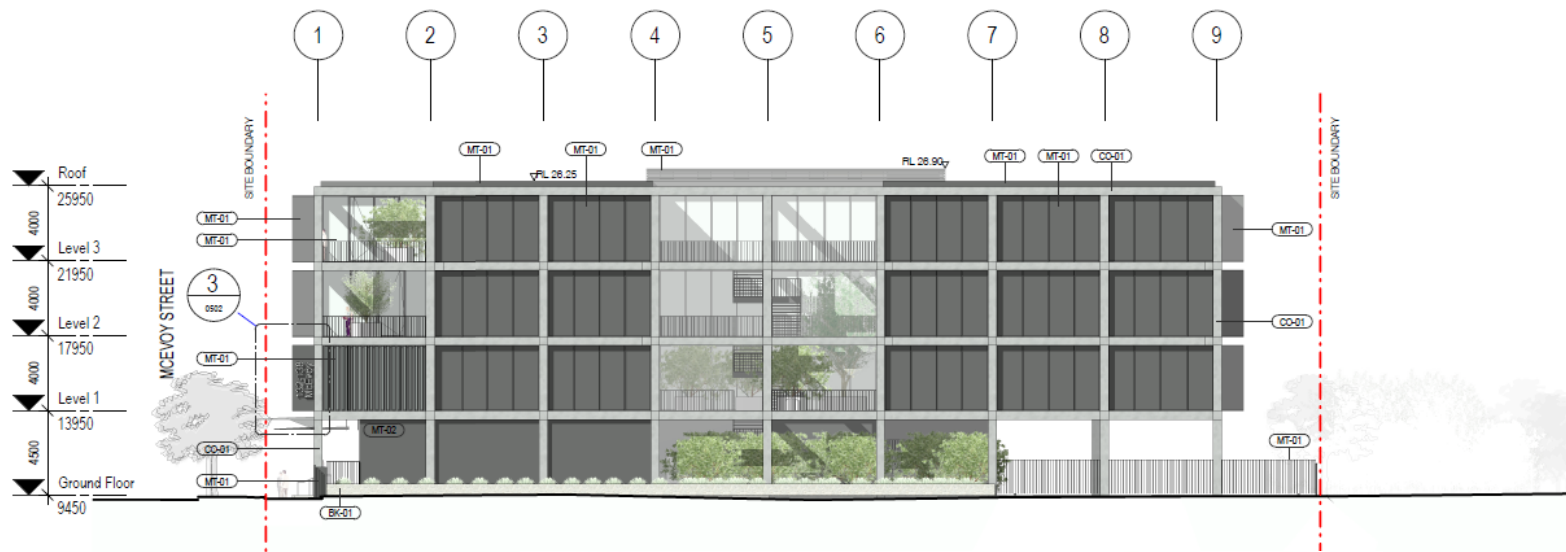


MT-02
STANDING SEAM GLAZING
(POWDER COATED ALUMINUM - MATT
CHARCOAL WITH METALLIC FLECK - MT-01)



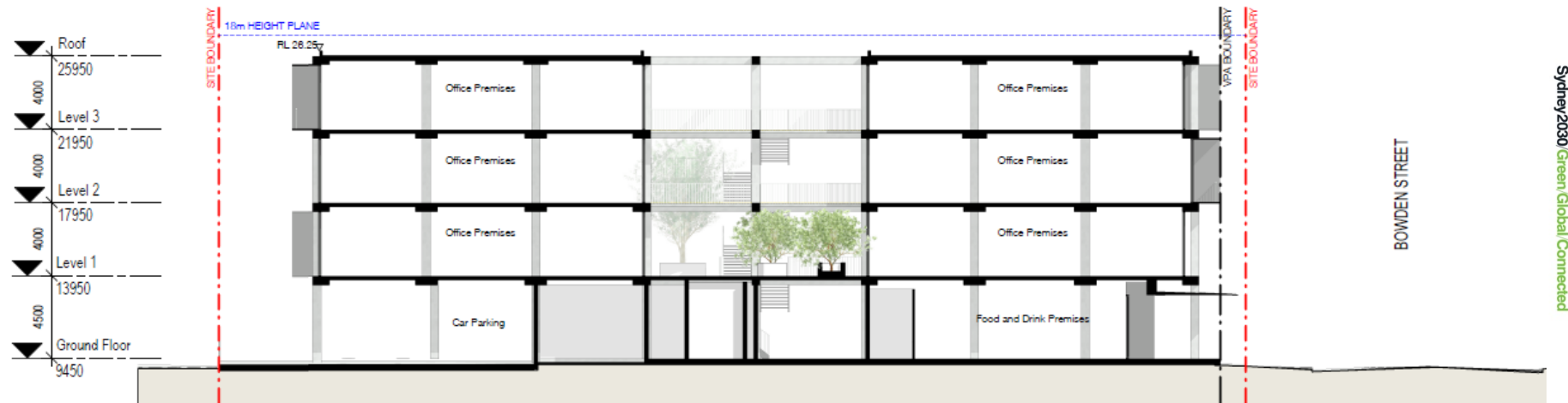
BK-01
WARM GREY TEXTURED BRICK

south-west elevation



				
<p>GL-01 CLEAR GLASS WITH POWDER COATED ALUMINUM FRAMING</p>	<p>CO-01 CLASH 2 OFF-FORM CONCRETE (NATURAL FINISH)</p>	<p>MT-01 POWDER COATED ALUMINUM MATT CHARCOAL WITH METALLIC FLECK (BALLSTRAP, RAILING, SCREENS, LOUVER GLAZING FRAMES, BALCONY REVELLS, AWNINGS AND GLAZING)</p>	<p>MT-02 STANDING SEAM GLAZING (POWDER COATED ALUMINUM - MATT CHARCOAL WITH METALLIC FLECK MT-01)</p>	<p>BK-01 WARM GREY TEXTURED BRICK</p>

section A



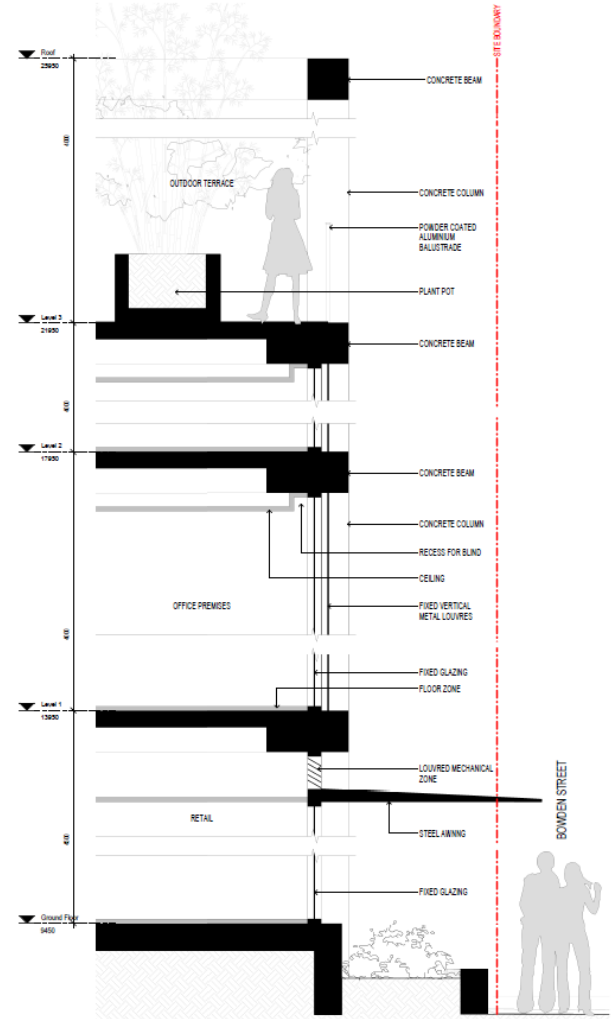
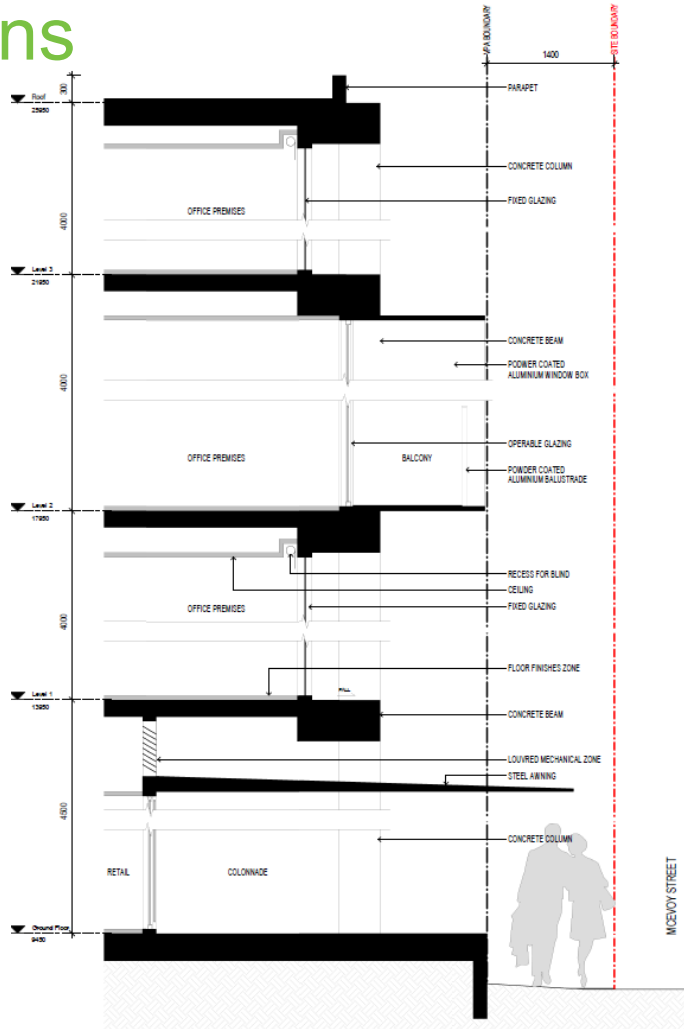
section B



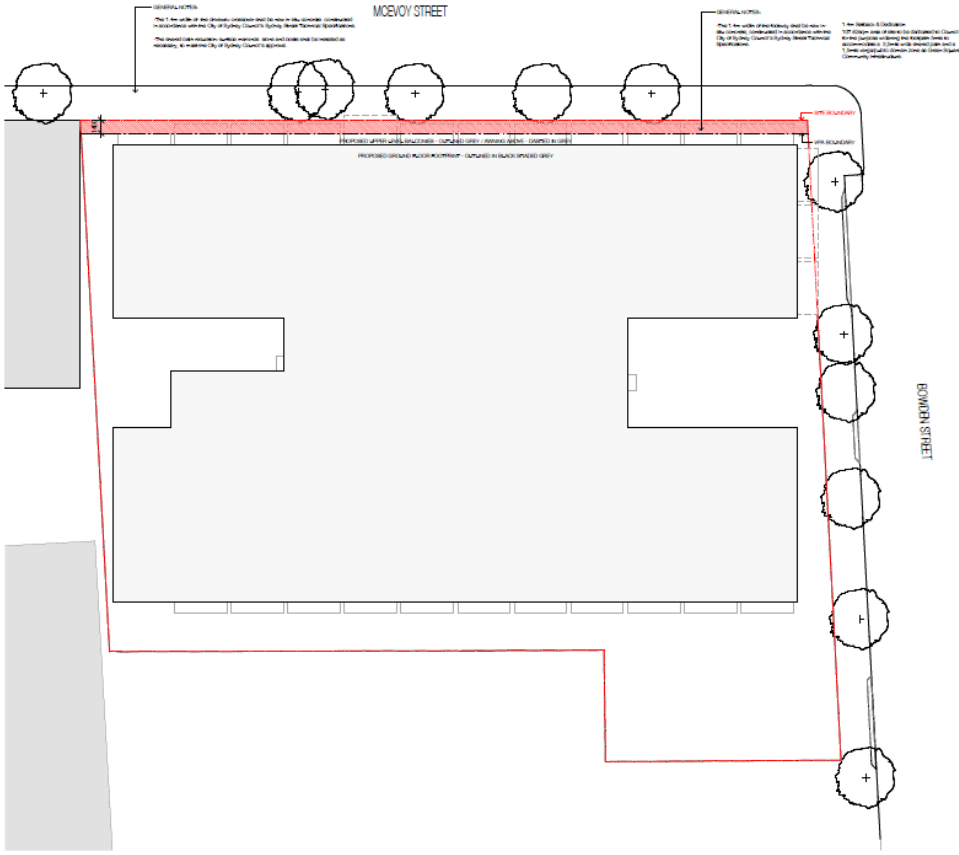
section C



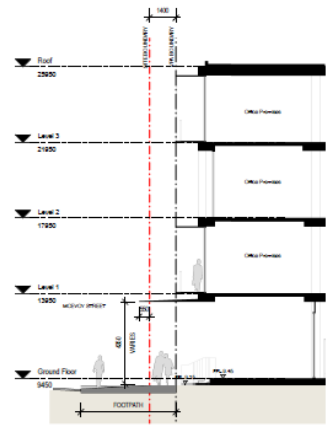
facade sections



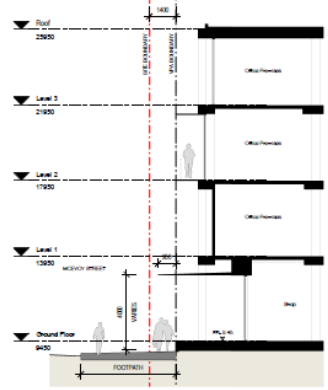
VPA land dedication



1 VPA Dedication Plan
1:200@A1



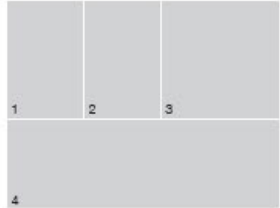
1 VPA - Section 1
1:100@A1



2 VPA - Section 2
1:100@A1



finishes board



1. GL-01 - Clear Glass
2. MT-01 - Powder Coated Aluminium (matt charcoal with metallic fleck)
MT-02 - Standing Seam Cladding (profile not shown) finished in MT-01 powder coat (above)
3. CO-01 - Class 2 Off-Form Concrete (natural finish with sealer)
4. BK-01 - Textured Warm Grey Brick (standard size: 230 x 76 x 110mm, running bond, raked mortar joints, mortar to match brick colour)



compliance with key LEP development standards

	control	proposed	compliance
height	18m	17.9m	yes
floor space ratio	2.3:1	2.04:1m	yes
parking	99	47	yes

compliance with DCP controls

	control	proposed	compliance
floor to floor heights	4.5m ground 3.6m above	4.5m ground 4m above	yes
height in storeys	4 storeys	4 storeys	yes
deep soil	15% min 3m width	5.8% with 3m width (8.5% total)	no
public domain setback	1.5m	1.5m	yes

Design Advisory Panel

DAP reviewed the application on 20 June 2019.

The panel generally supported the proposal, and recommended:

- additional external shading
- increased pedestrian access ramp width to McEvoy St
- modification of the building to delete an encroachment over a Sydney Water stormwater culvert
- additional tree plantings and permeable car parking paving

These issues have been addressed in the deferred commencement conditions

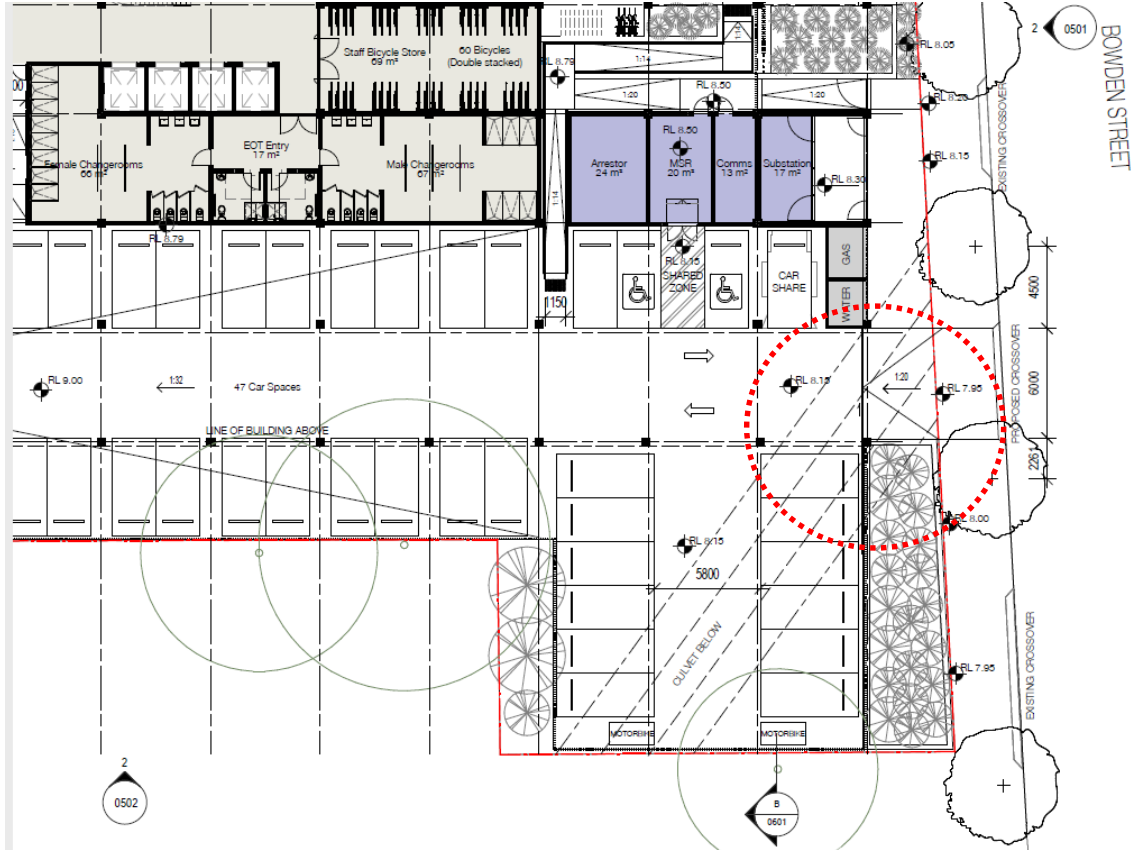
issues

- stormwater culvert
- deep soil
- passive shading and solar panels

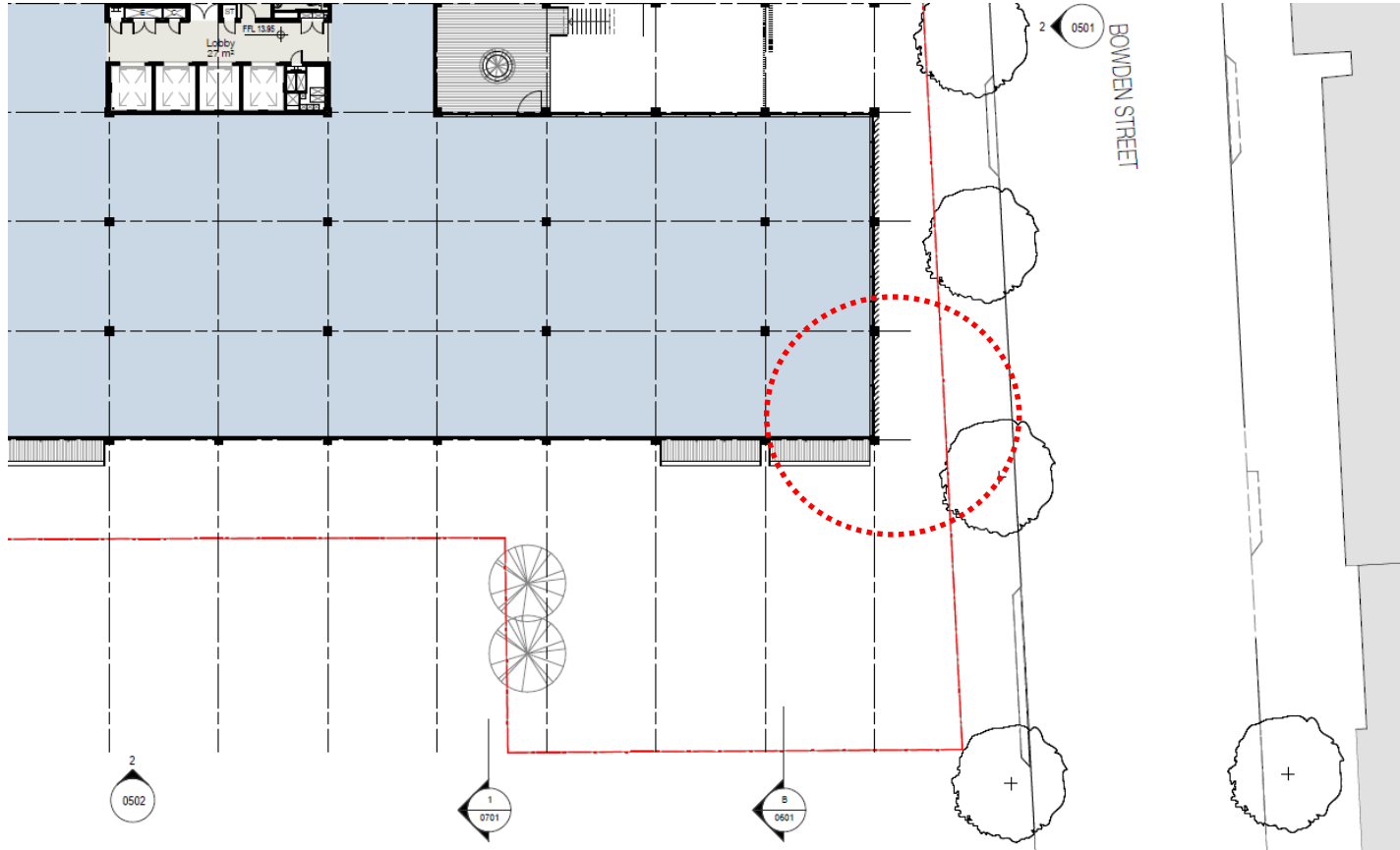
issues – stormwater culvert

- Sydney Water advised no structures to be built above their stormwater infrastructure and easement
- proposed development includes structural support and cantilevered office floor space over Sydney Water's culvert
- deferred commencement condition recommended to delete proposed encroachment

issues – stormwater culvert



issues – stormwater culvert

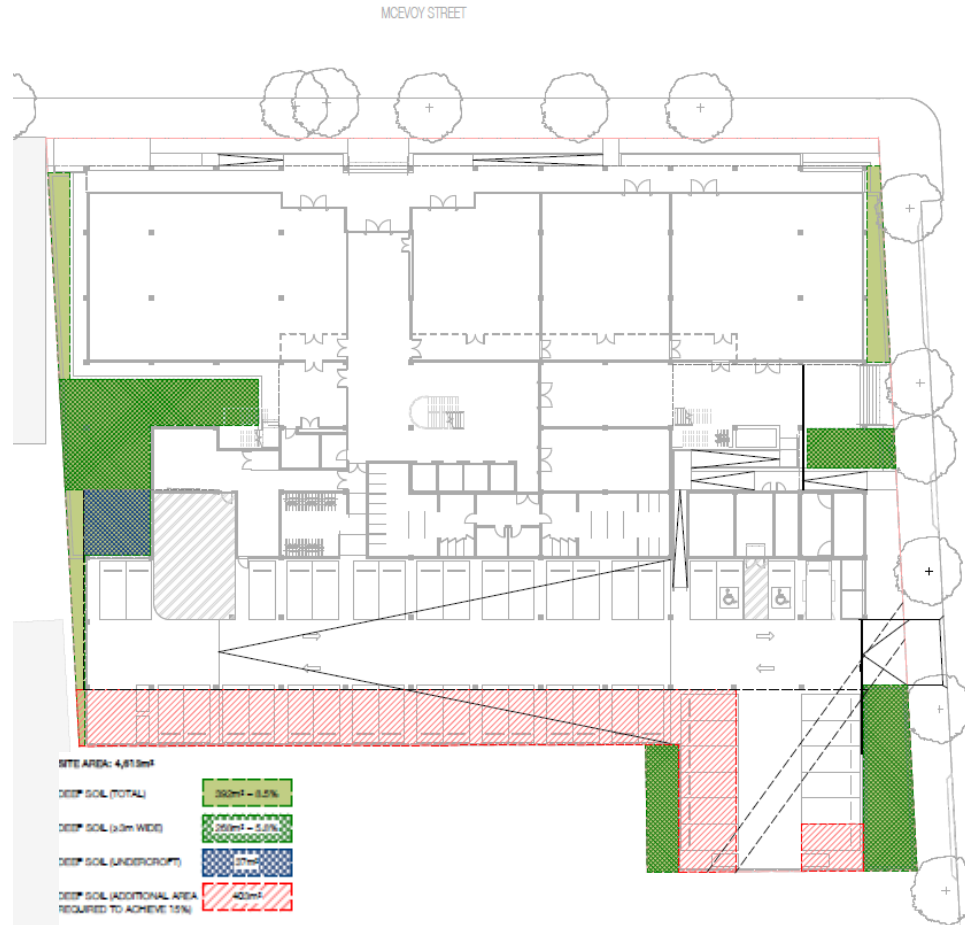


issues – deep soil

5.8% deep soil

deferred commencement condition to require:

- green roof
- additional plantings
- deep soil areas
- permeable paving to car parking areas



issues – passive shading and solar panels

- insufficient external shading provided to building elevations and no rooftop solar panels
- submitted NABERS report recommends additional external shading and solar panels to achieve NABERS 5.5 star rating
- deferred commencement conditions recommended to require additional external shading to building elevations and roof top solar panel array

issues – passive shading and solar panels

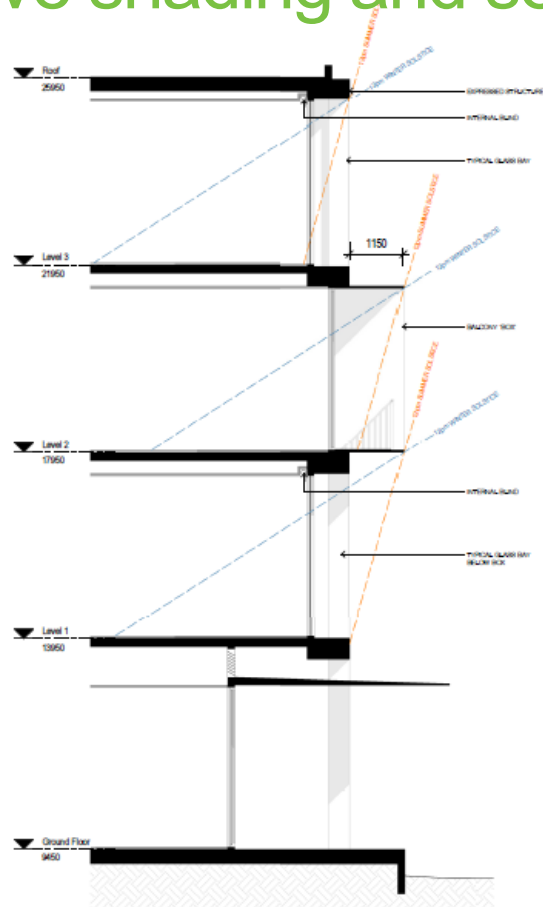


Figure 08: SECTION - North Facade - Fixed Horizontal Shading

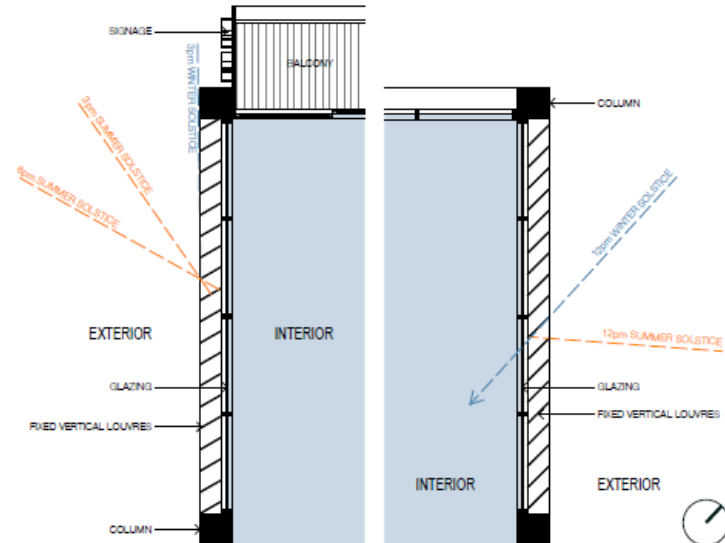


Figure 09: PLAN - West Facade - Fixed Vertical Louvres

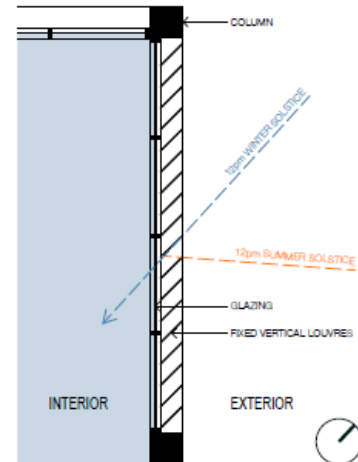


Figure 10: PLAN - East Facade - Fixed Vertical Louvres

recommendation

- deferred commencement approval subject to conditions