

Local Planning Panel

23 September 2020

59-99 Belmont Street, Alexandria

D/2019/1249

Applicant/owner – Aqualand Belmont Development Pty Ltd

Architect – PBD Architects

proposal

- retention of front facade and one structural bay of existing building, demolition of all other buildings
- construction of a 4-storey residential flat building with 19 apartments and 4 terraces
- basement parking for 27 vehicles
- VPA for land dedication, embellishment and monetary contribution

Zone: B4 mixed use. The development is permissible with consent

recommendation

deferred commencement approval, subject to conditions

notification information



- 1st exhibition period 22 November to 21 December 2019
 - 334 owners and occupiers notified
 - 21 submissions received
-
- 2nd exhibition period 24 June to 9 July 2020
 - 10 submissions received

submissions

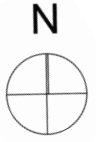
- density and building typology
- privacy
- shadowing
- traffic impacts
- construction impacts

submissions



-  subject site
-  submitters

site





site

71

looking west
along Belmont
Street



site

looking east along
Belmont Street



looking east along
Belmont Street



building facade to be retained



vacant portion of site - Belmont Street



development to
west - 100-102
Buckland Street



development to
west - 100-102
Buckland Street



opposite side of Belmont Street



opposite side of Belmont Street



site

through site link
connecting
Belmont and
Buckland Street

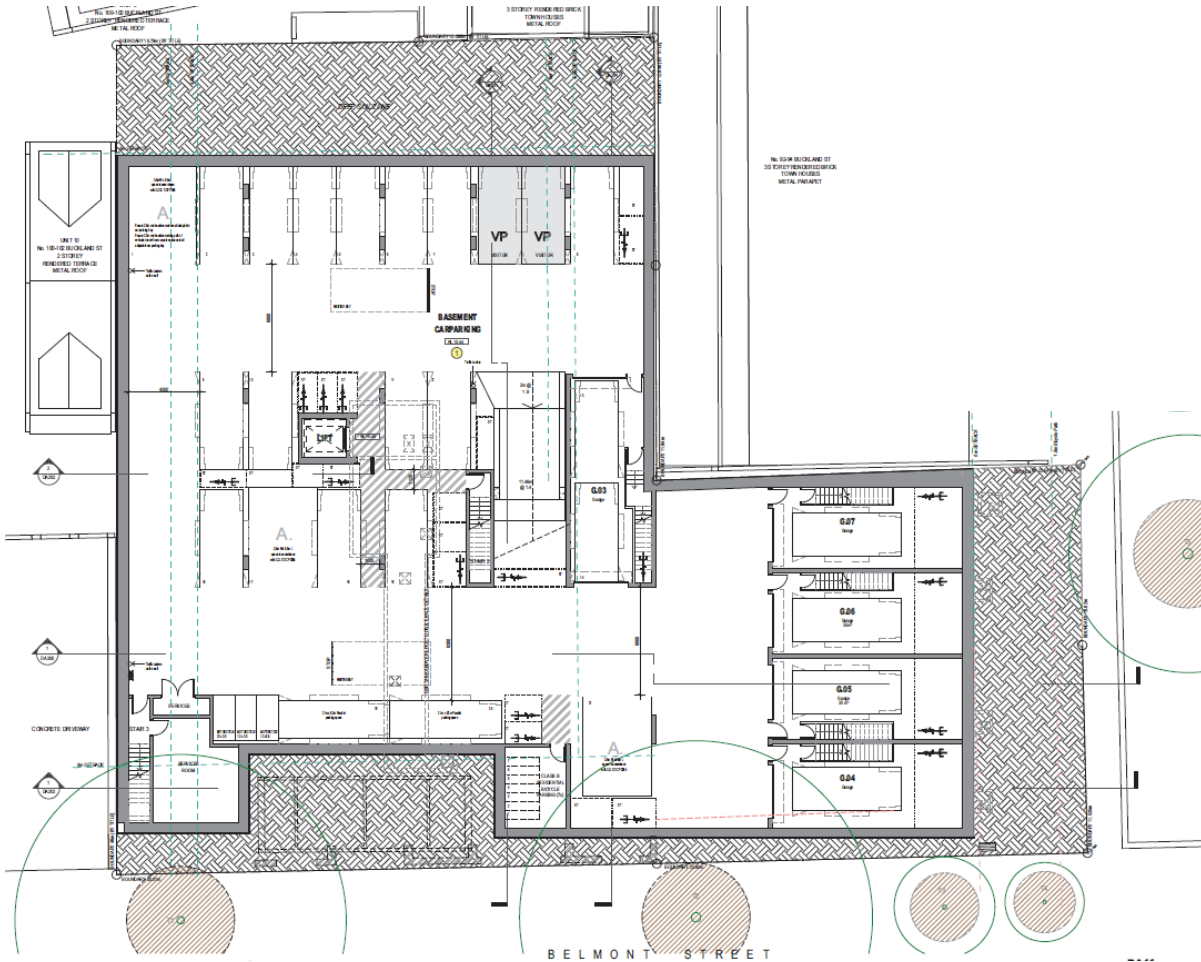
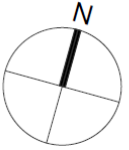
proposal



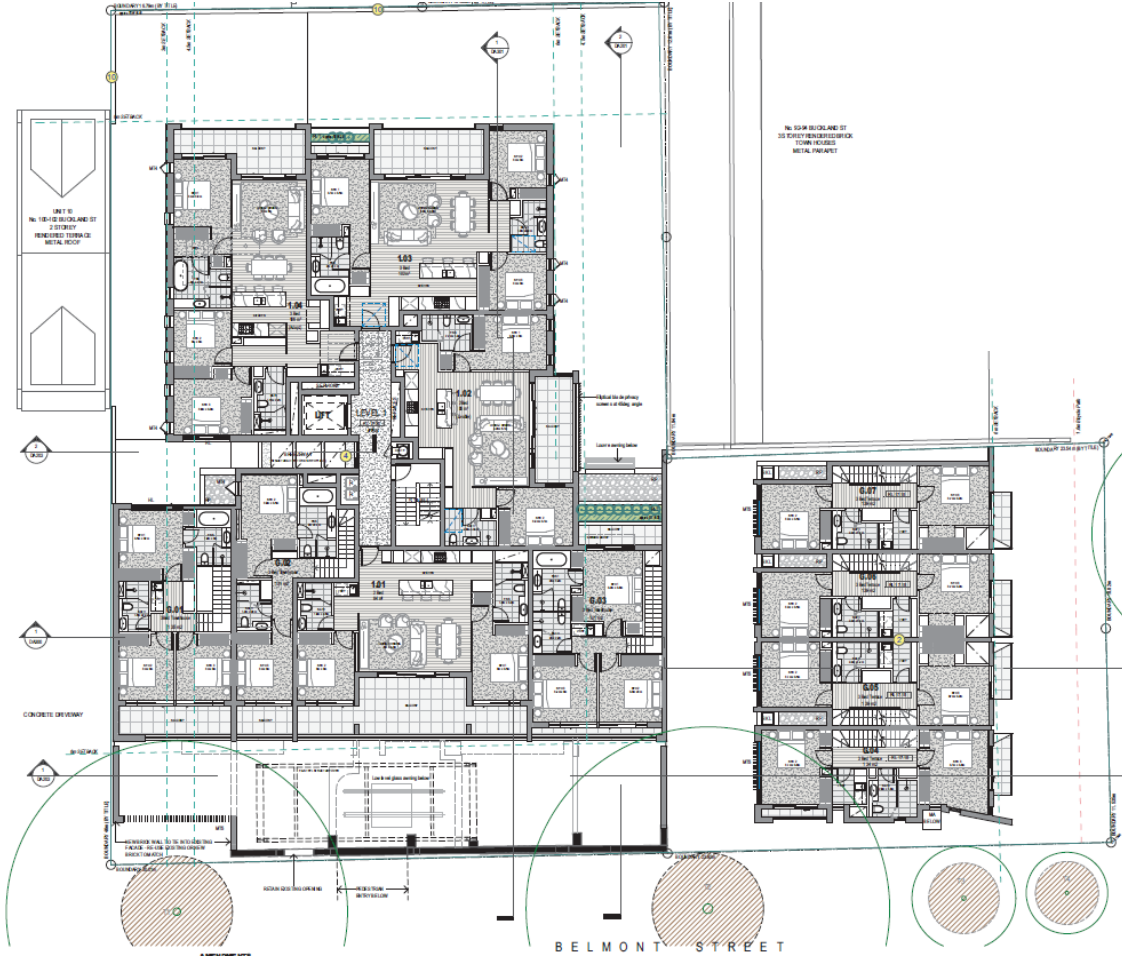
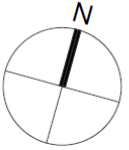
photomontage – Belmont Street



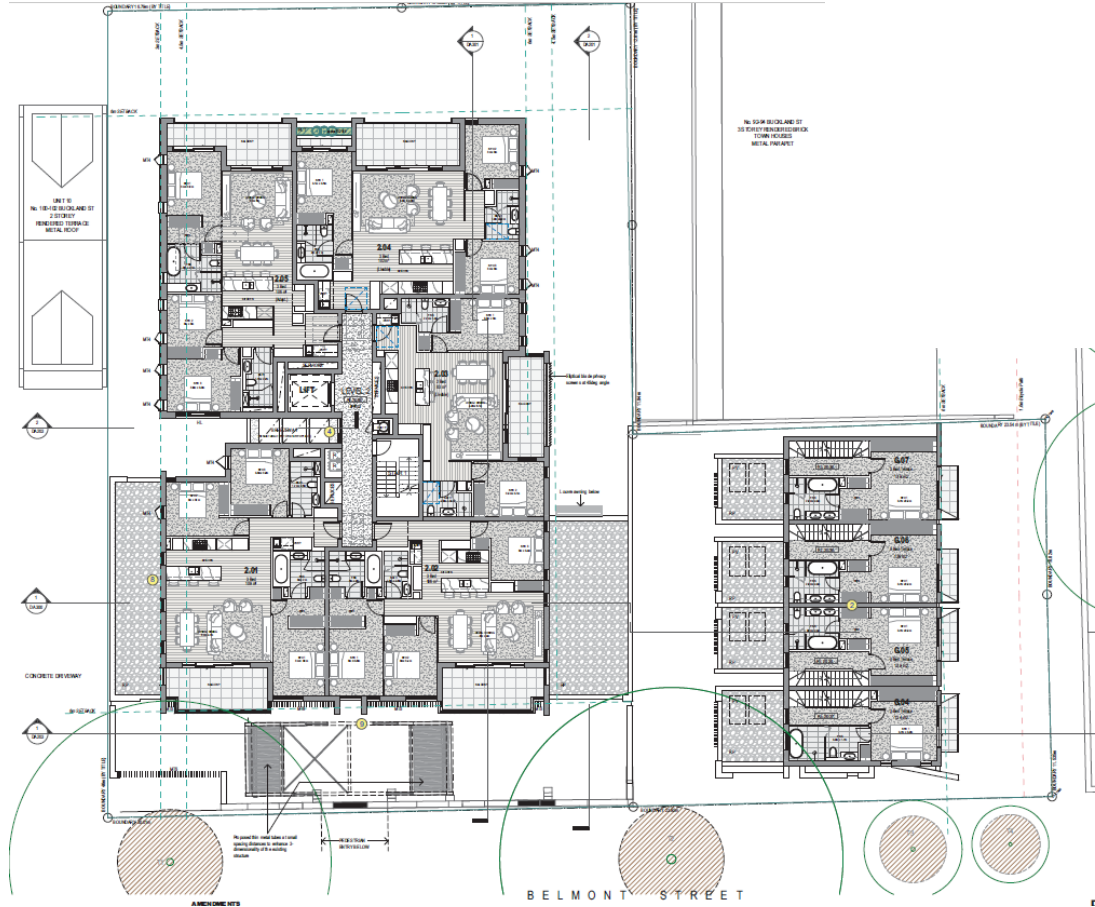
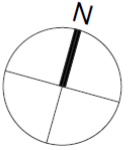
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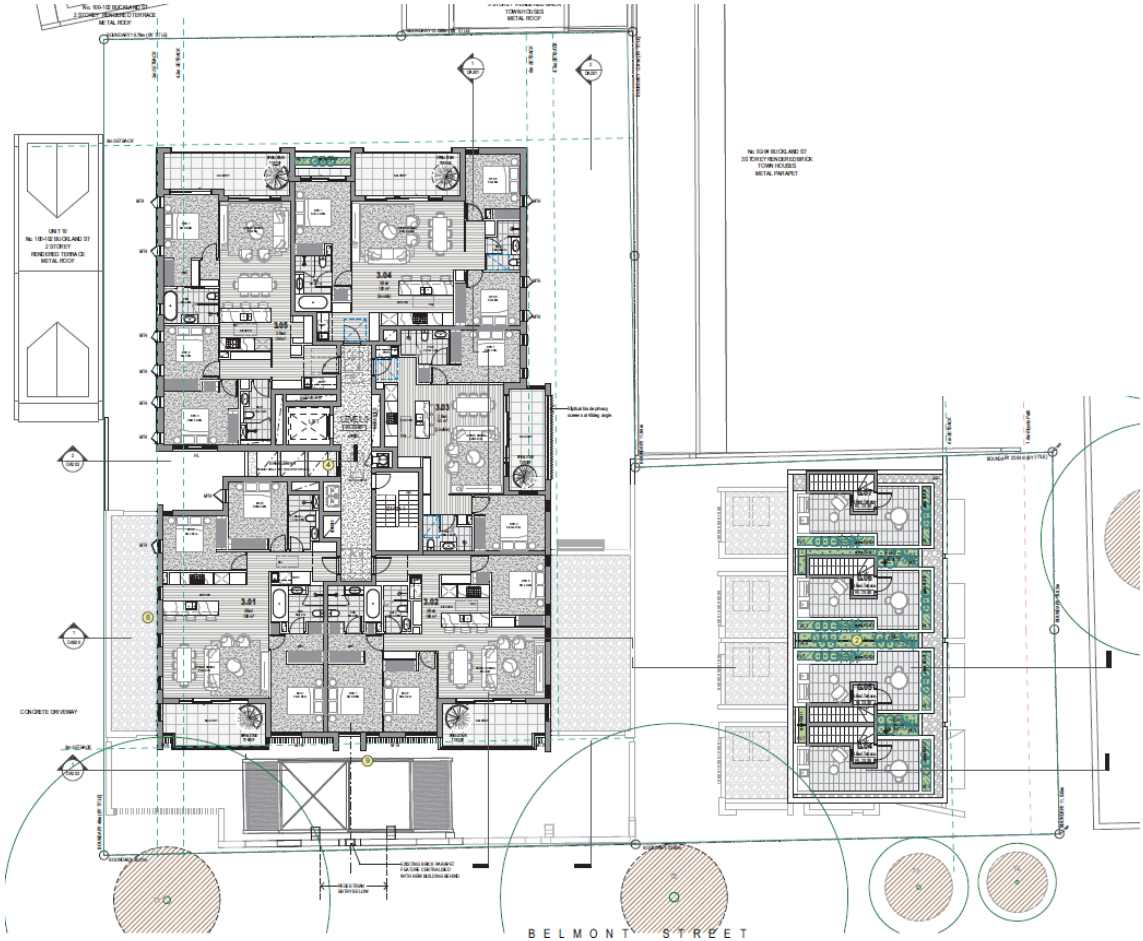
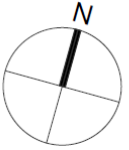
basement plan



level 1 plan



level 2 plan



level 3 plan



South Elevation

1:100

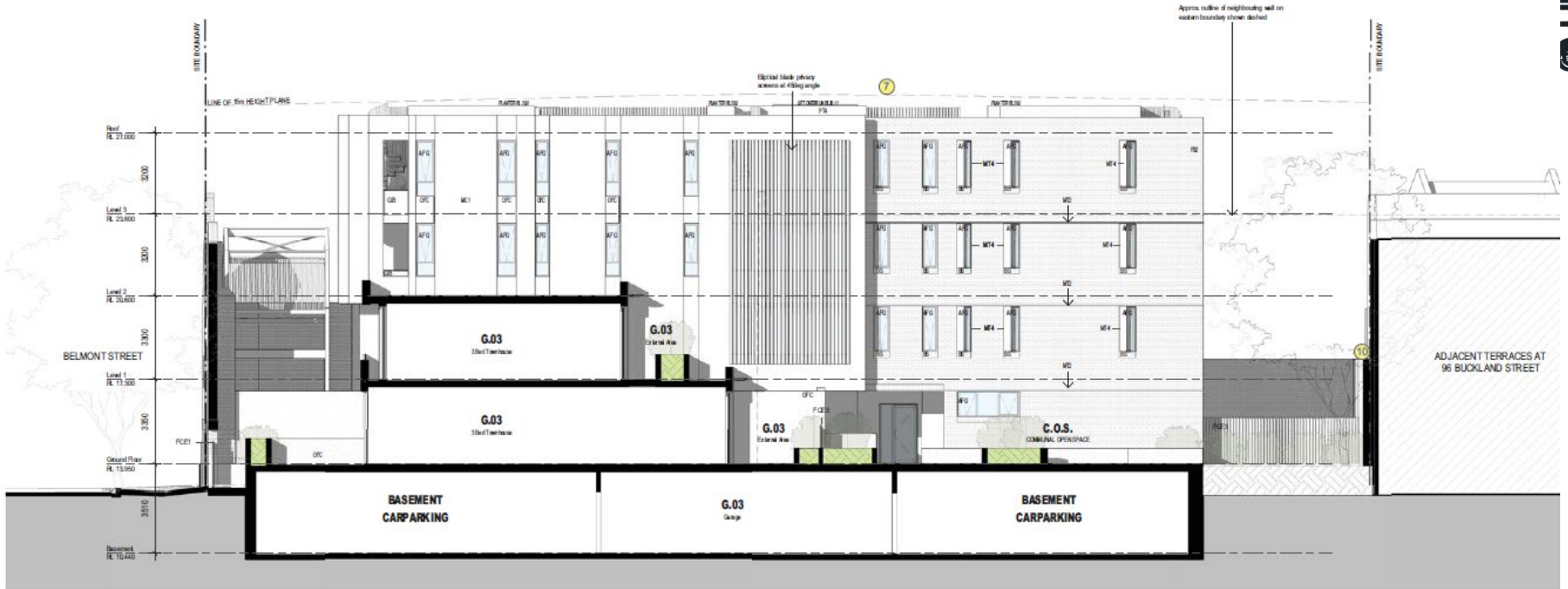
Belmont Street (south) elevation



east elevation – facing pedestrian link



west elevation - terraces

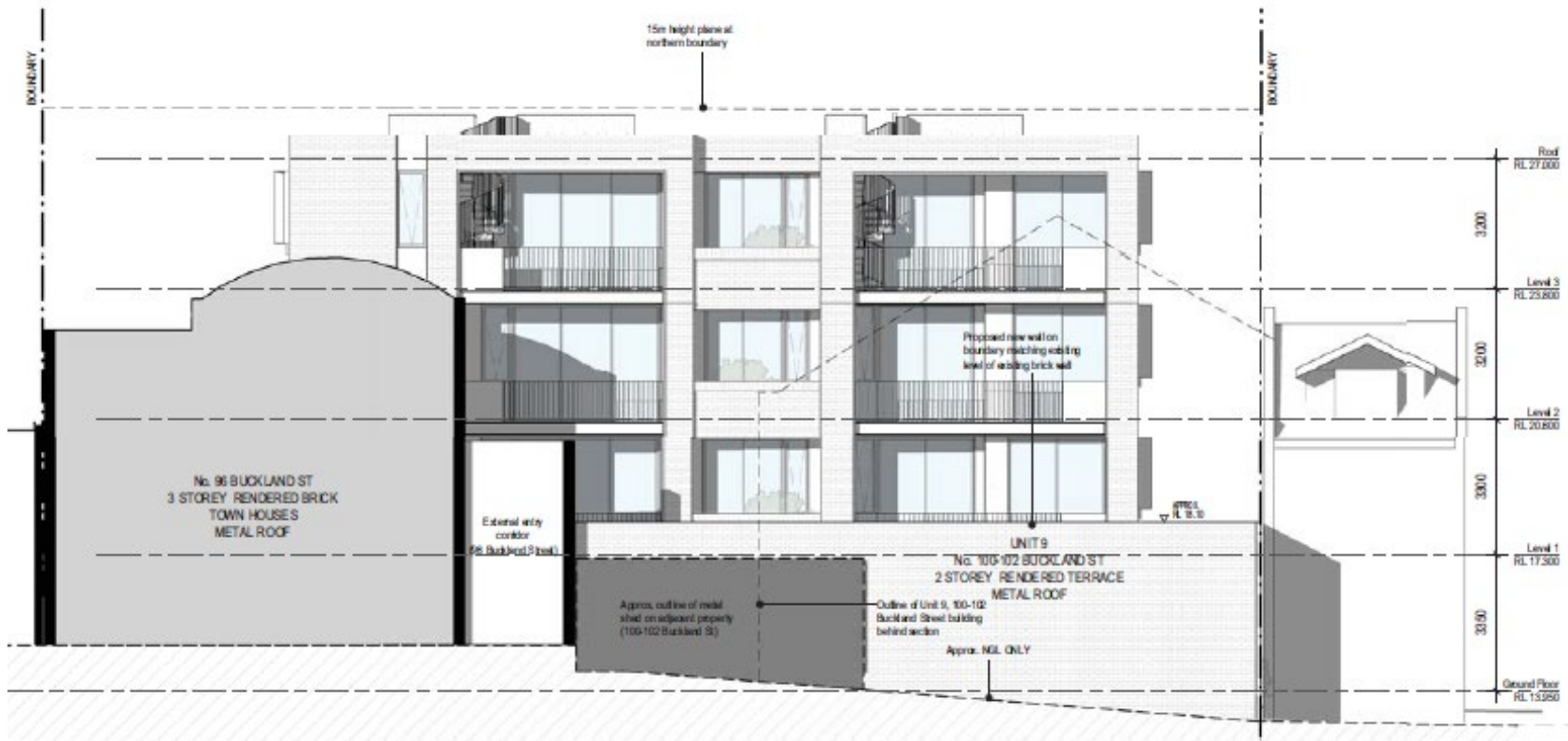


2 East Elevation
GA011 1:100

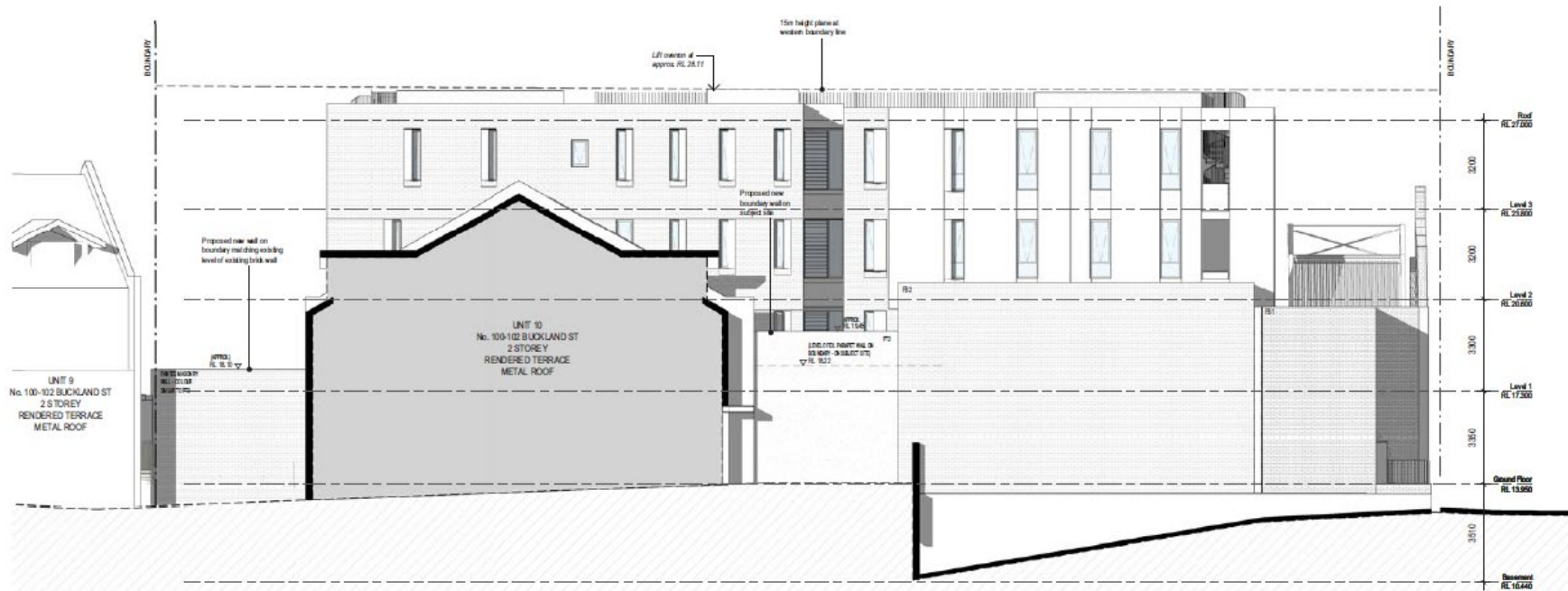
internal east elevation



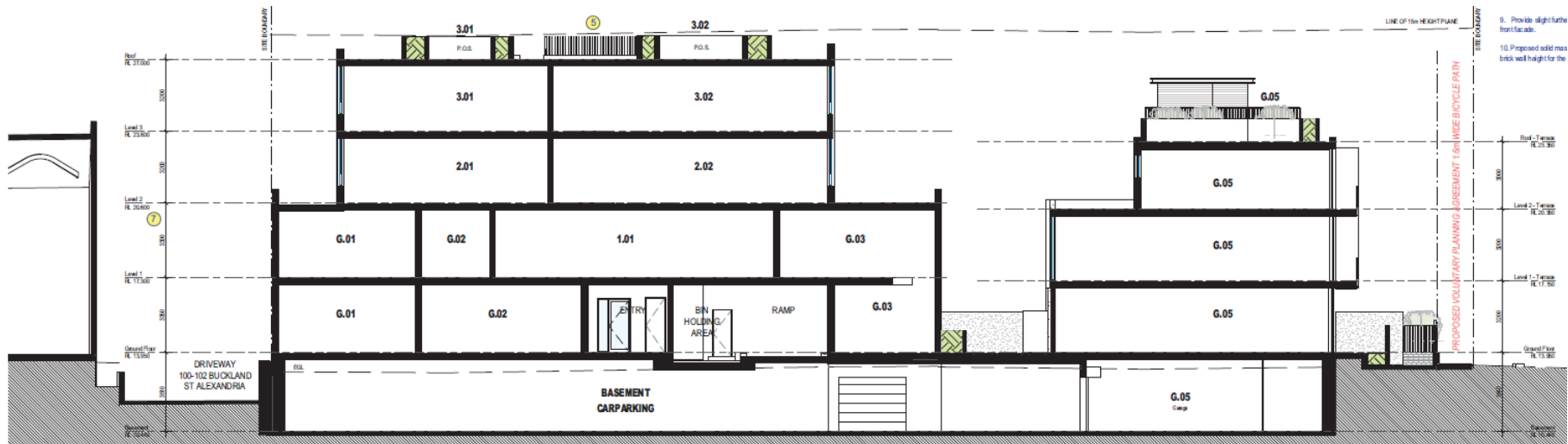
north elevation



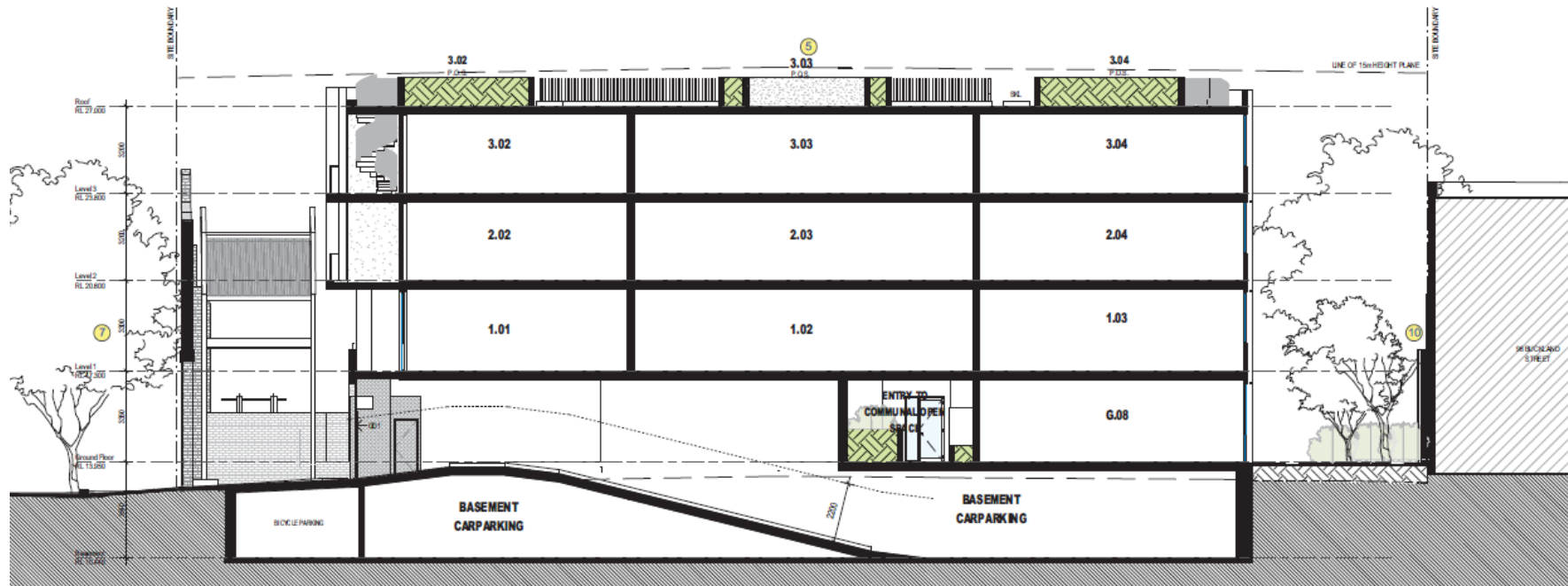
northern elevation from boundary



western elevation from boundary



east west section



north south section



PF1 FACE BRICK TYPE 1
 Existing brick facade to be retained
 For ease of existing brick
 Research to match for re-building the front appearance facade
 Research to match for proposed (interior walls along with wall
 and boundaries



PF2 FACE BRICK TYPE 2
 Smooth Stonemart Cobble or similar



PF3 VERTICAL METAL CLADDING
 Standing seam
 Dark bronze colour generally



PF4 40mm concrete finish or finishes
 with 40mm concrete appearance



PF5 ALUMINIUM FRAMED GLAZING
 Powdercoat aluminium modern/black bronze colour
 generally



PF7 METAL FINISH TYPE 1 - BLACK
 Steel metal mounted to large brick openings



PF8 METAL FINISH TYPE 2 - BLACK
 Steel brick support /



PF9 METAL FINISH TYPE 3 METAL HOODS
 Curved, Metal Champagne Bronze or similar

1. Research light colour metal cladding sections and existing steel structure facade details on
 front facade
 2. Propose 40mm concrete finish with metal window boundaries or metal standing walling
 brick wall used for the purpose of retaining orders to adjacent neighbouring properties



PF6 PAINT FINISH TYPE 7
 Existing or existing facade to be retained original pigment
 (i.e. M.C. Cubitt & Sons)
 Colour and finish to be coordinated and approved by
 heritage consultant



PF11 PAINT FINISH TYPE 1
 Colour: Pure Clay or similar
 (Existing stone. Refer to see front facade)



PF12 PAINT FINISH TYPE 2
 Colour: Mistle Tan or similar



PF13 PAINT FINISH TYPE 3
 Colour: Nettle or similar



PF14 PAINT FINISH TYPE 4
 Colour: Chemical Light or similar



PF15 PAINT FINISH TYPE 5
 Colour: Nettle or similar



PF16 PAINT FINISH TYPE 6
 Colour: Chemical Light or similar



PF17 METAL FINISH TYPE 4
 Powder coat finish windows
 Metal panel cladding
 Colour powder coat modern/black bronze colour generally

PF18 METAL FINISH TYPE 5
 Vertical metal facade system
 Colour powder coat modern/black bronze colour generally

AMENDMENTS



AM1 BOLDER BRICK SILL



AM2 METAL FRAMED STEEL FILTTO GLASS BALUSTRADE
 Finish to match AF2



AM3 STEEL BALUSTRADE
 Flat solid panel vertical steel tube balustrade
 Colour to match AF2



AM4 FENCE TYPE 1
 Metal framed vertical steel fence - painted black

AM5 FENCE TYPE 2
 Solid metal gate

AM6 FENCE TYPE 3
 Square end capped timber fence - 1.5m - 1.8m high
 Cladding fence between apartments of rear
 Floor boundary fence
 Colour to future selection

AMENDMENTS

materials

AM400

NOT FOR CONSTRUCTION

compliance with key LEP standards

	control	proposed	compliance
height	15m	15m	yes
floor space ratio	1.5:1 (including 0.5:1 community infrastructure floor space)	1.5:1	yes

compliance with DCP controls

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

compliance with ADG

	control	proposed	compliance
solar	70%	78%	yes
cross vent	60%	78%	yes

compliance with ADG

	control	proposed	compliance
building separation	6m to boundary	3m to western boundary 4.5m to eastern boundary 6m to southern boundary	assessed as acceptable
apartment size	2 bed 70m ² 3 bed 95m ²	83m ² – 84m ² 102m ² - 139m ²	yes

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m to 3m	yes
communal open space	25%	13%	no, but assessed as acceptable
private open space	2 bed 10m ² 3 bed 12m ²	11m ² - 38m ² 13m ² - 128m ²	yes

Design Advisory Panel Residential subcommittee

reviewed application on 4 February 2020. Panel raised concerns with the original proposal including:

- tree loss to facilitate driveway entry
- orientation of terraces to Belmont Street did not optimise solar access or activate through site link

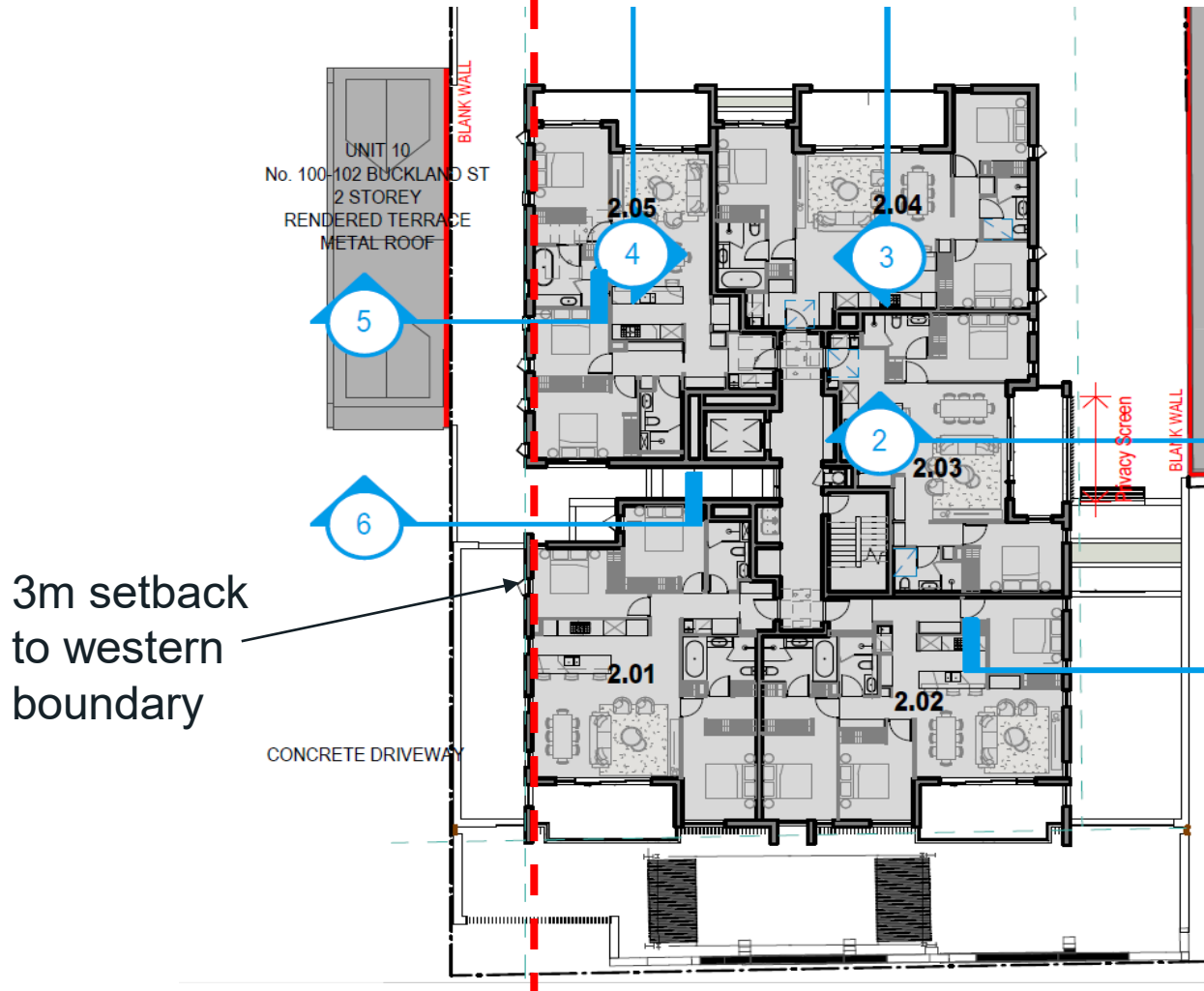
These issues have been addressed in amended plans

issues

- separation distances
- communal open space

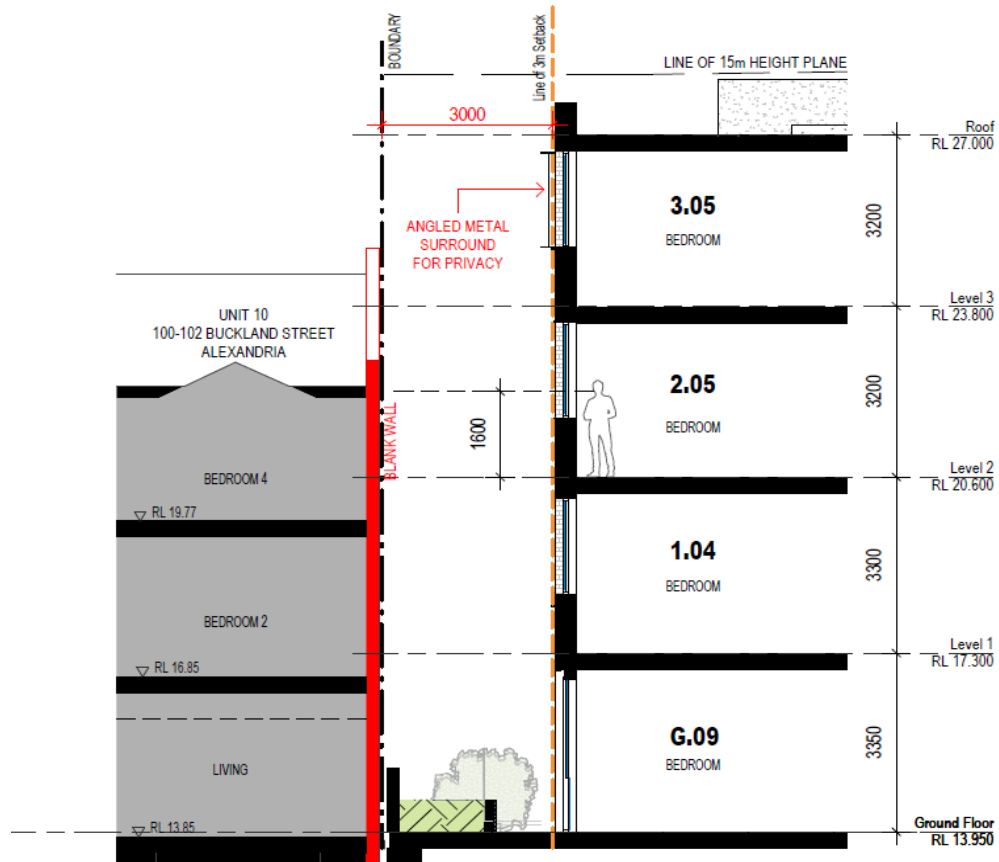
separation distances

- 3m separation to bedroom and bathroom windows on western boundary
- 4.5m separation to blank walls and private open space on eastern boundary
- 6m separation to northern boundary



3m setback to western boundary

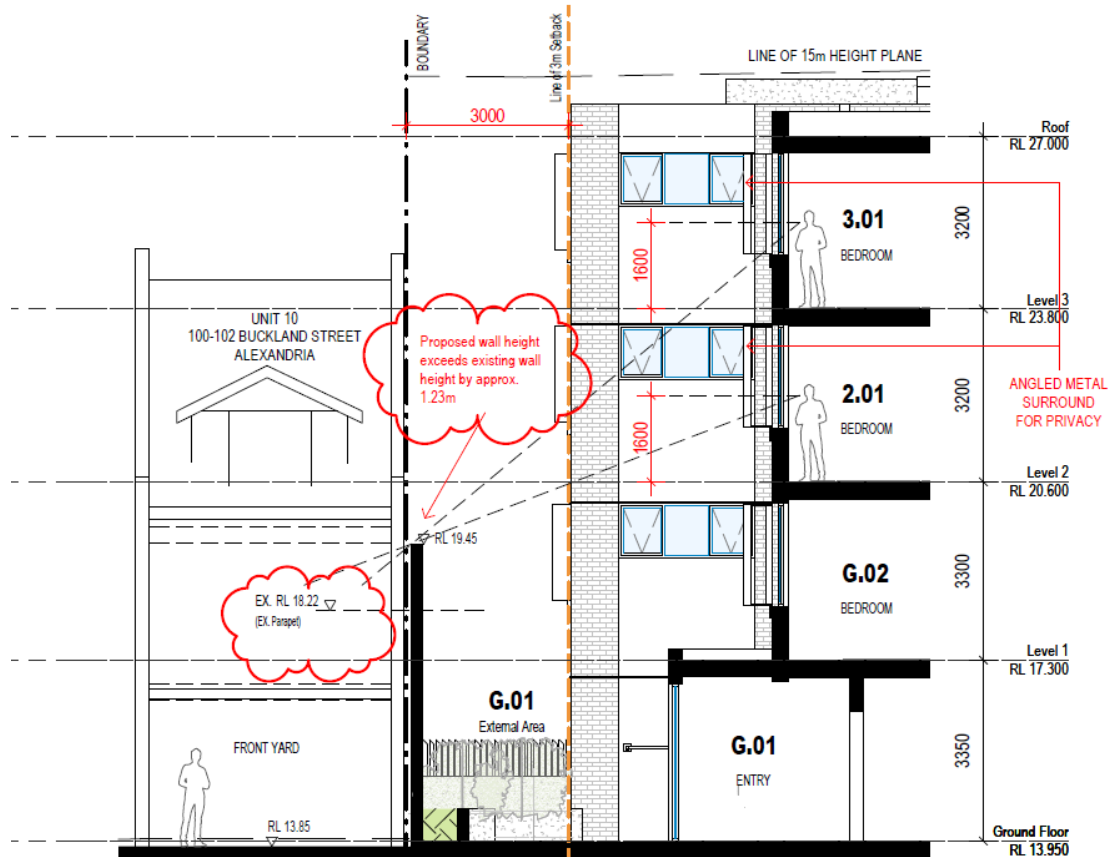
building generally aligns with blank wall condition and driveway

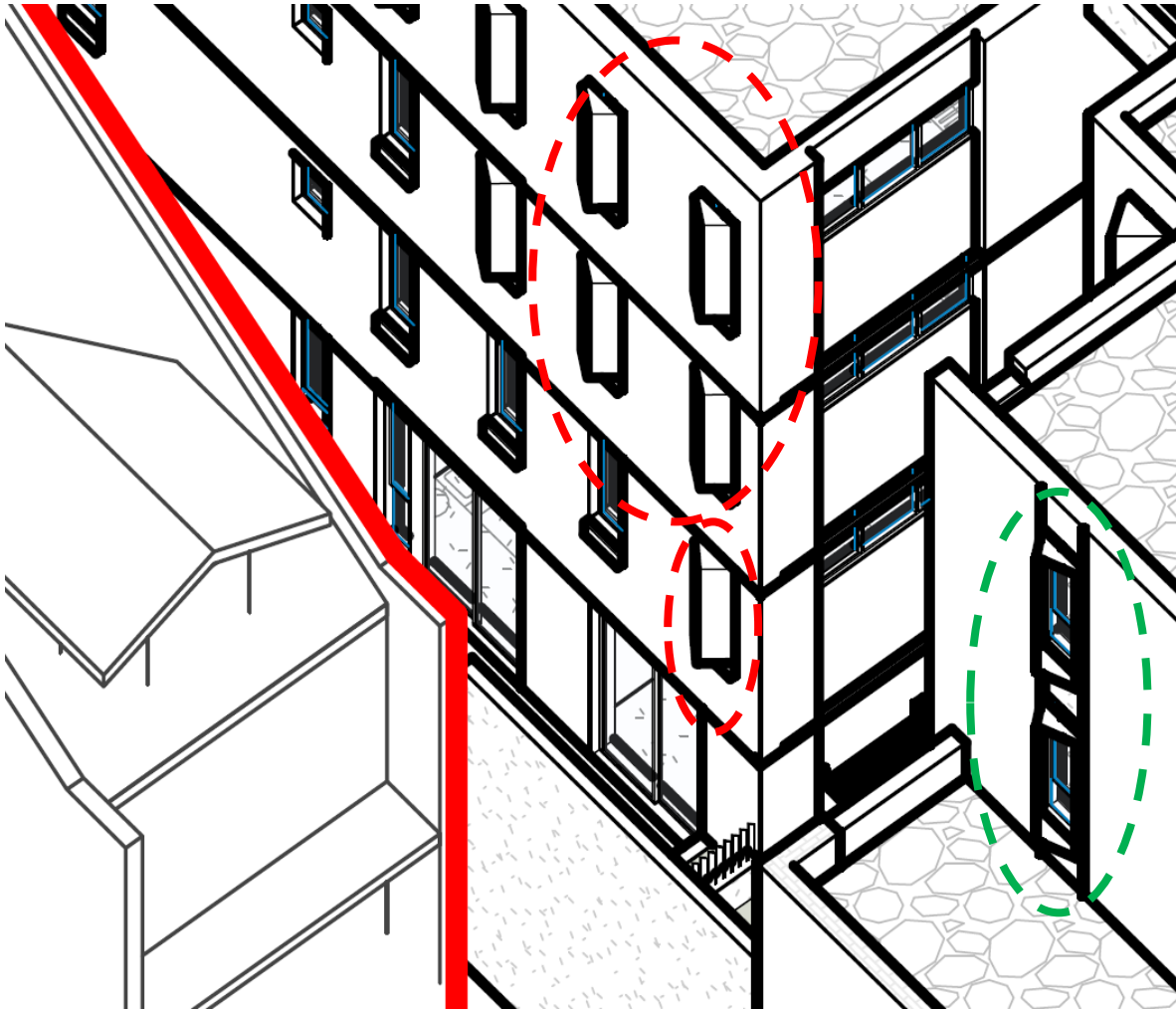


5
DA541

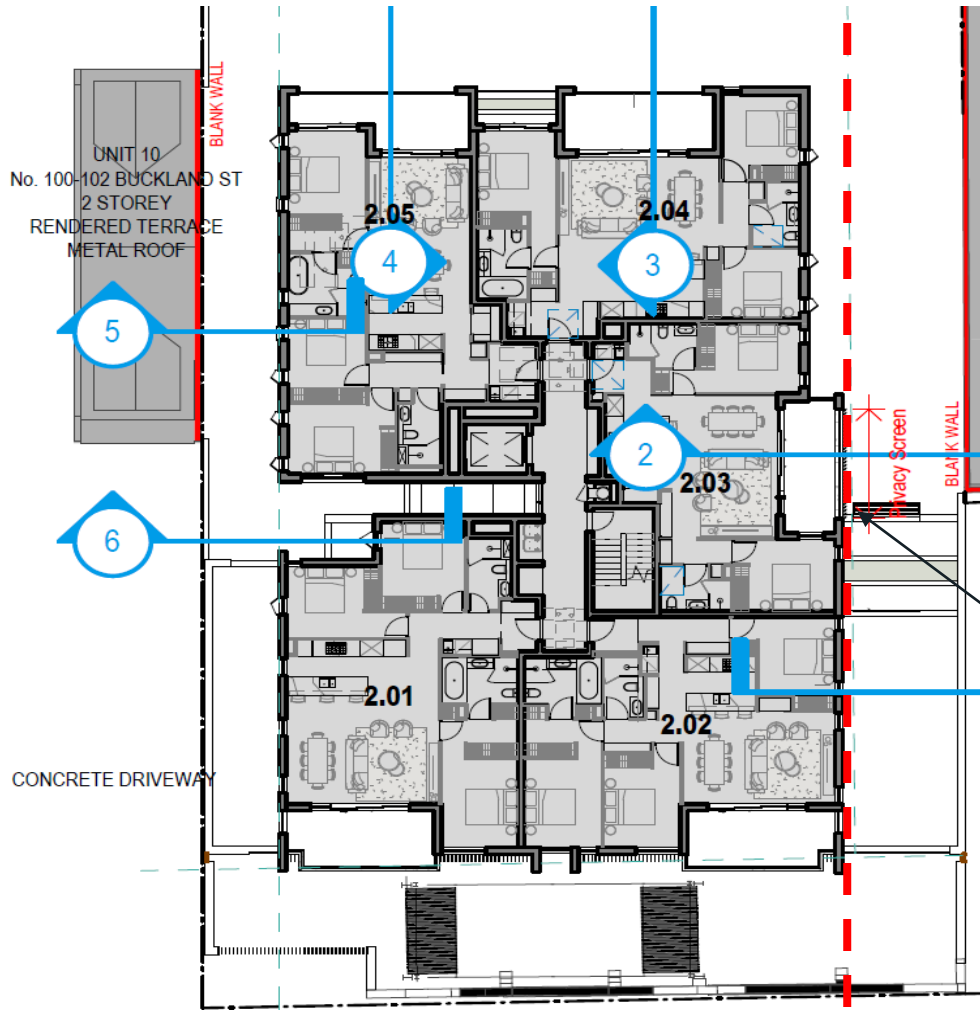
Section Diagram_5

1 : 100



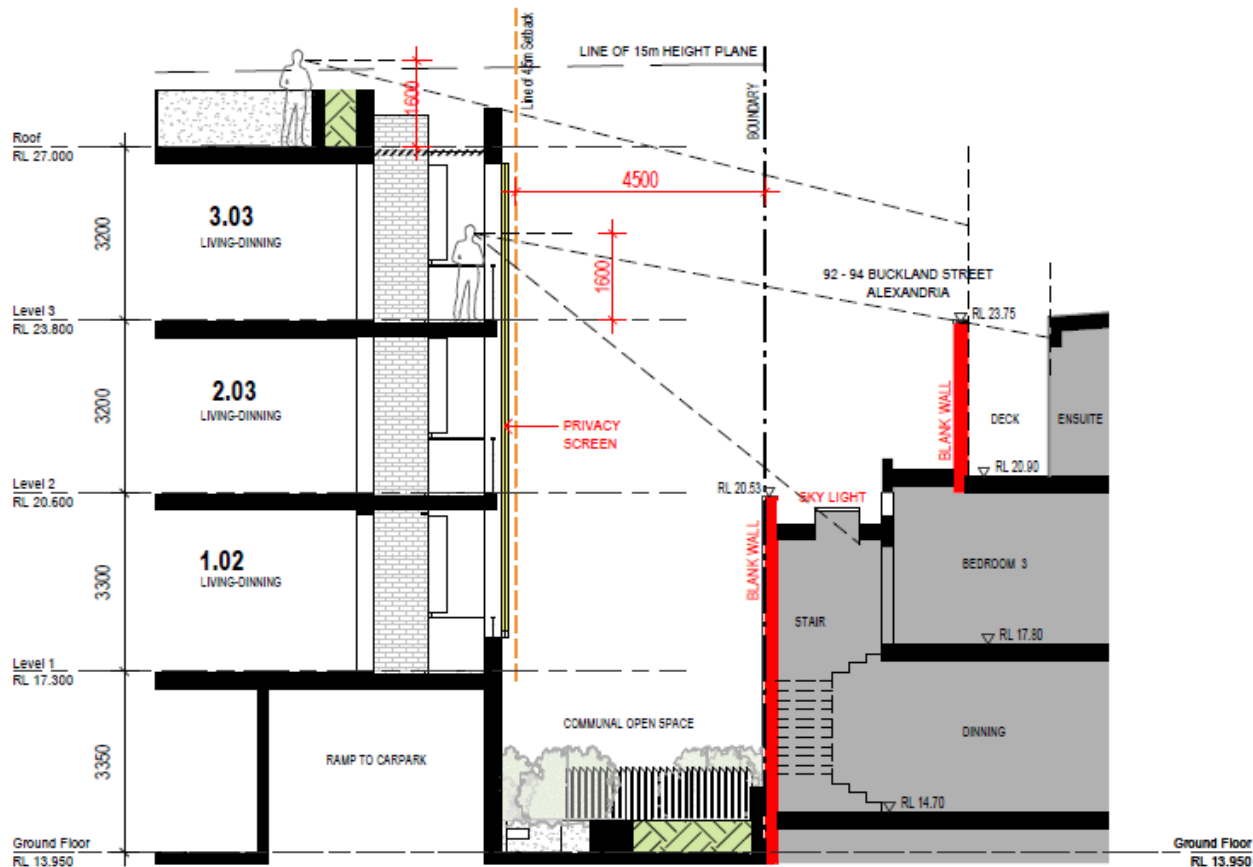


condition recommended
to turn window hoods
circled in red to face
Belmont Street (like
windows circled in green)



building generally aligns with blank wall conditions, and privacy screen provided

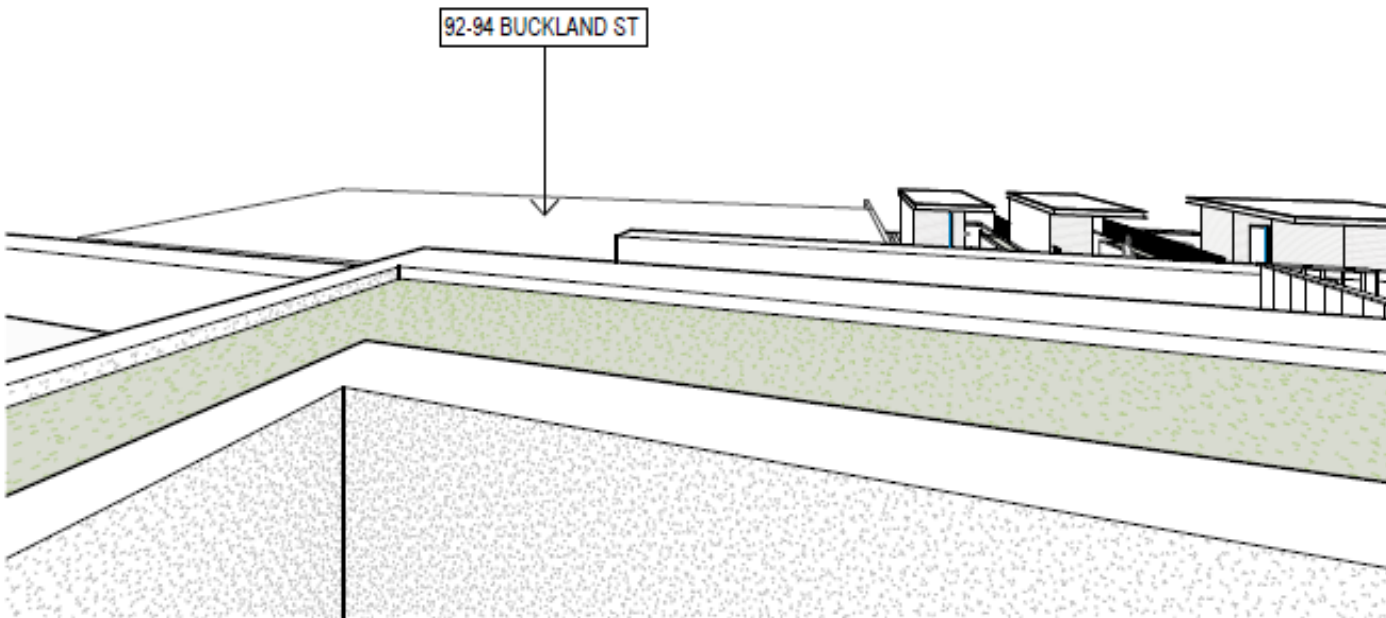
4.5m setback to eastern boundary



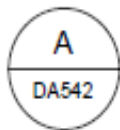
2
DA540

Section Diagram_2

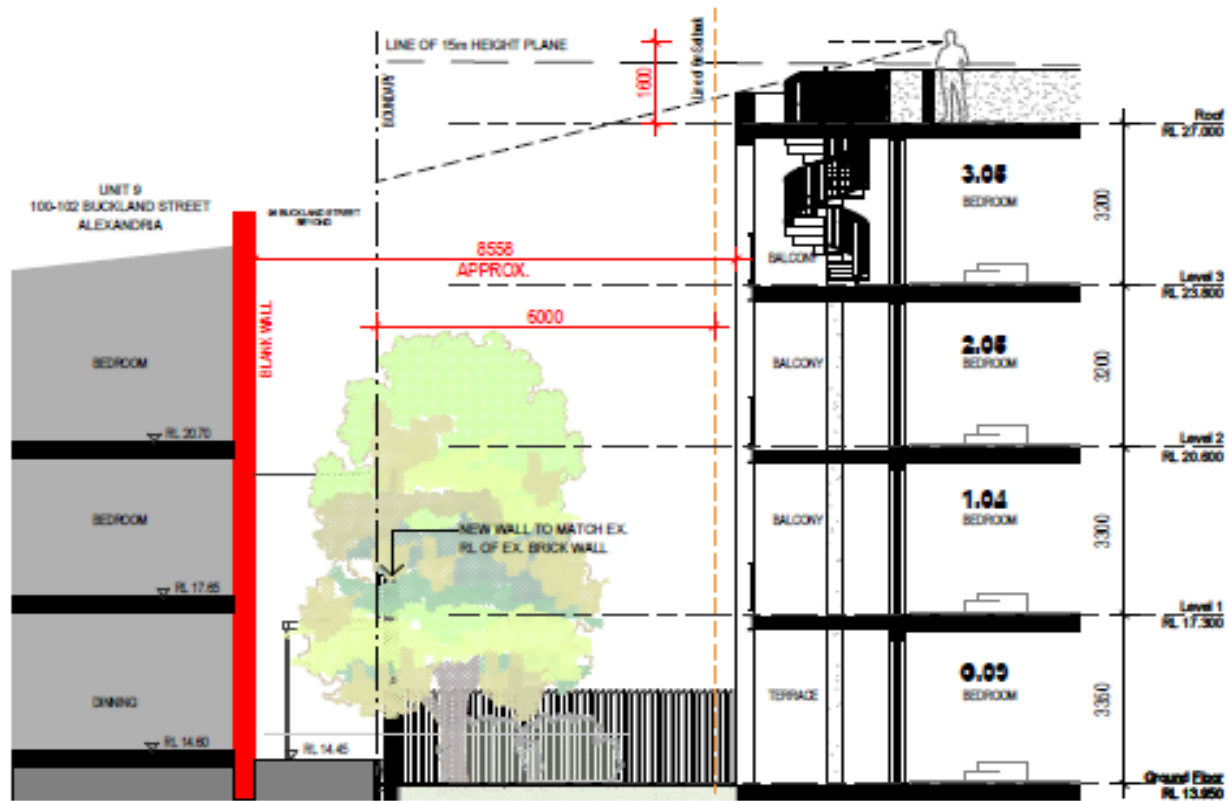
1 : 100



view from
rooftop private
open space
(from 1.6m)
to east



View from 3.03 Private Open Space

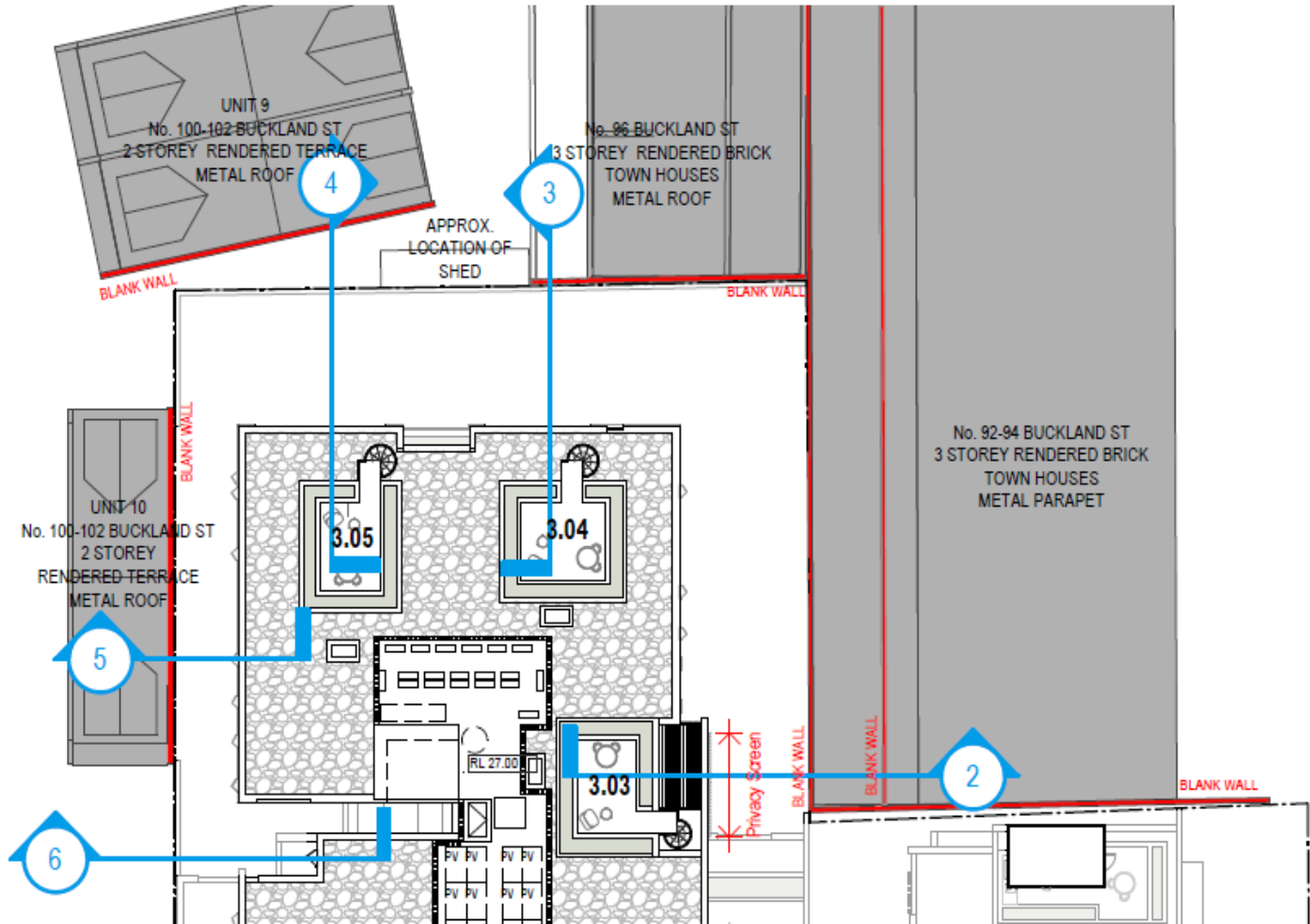


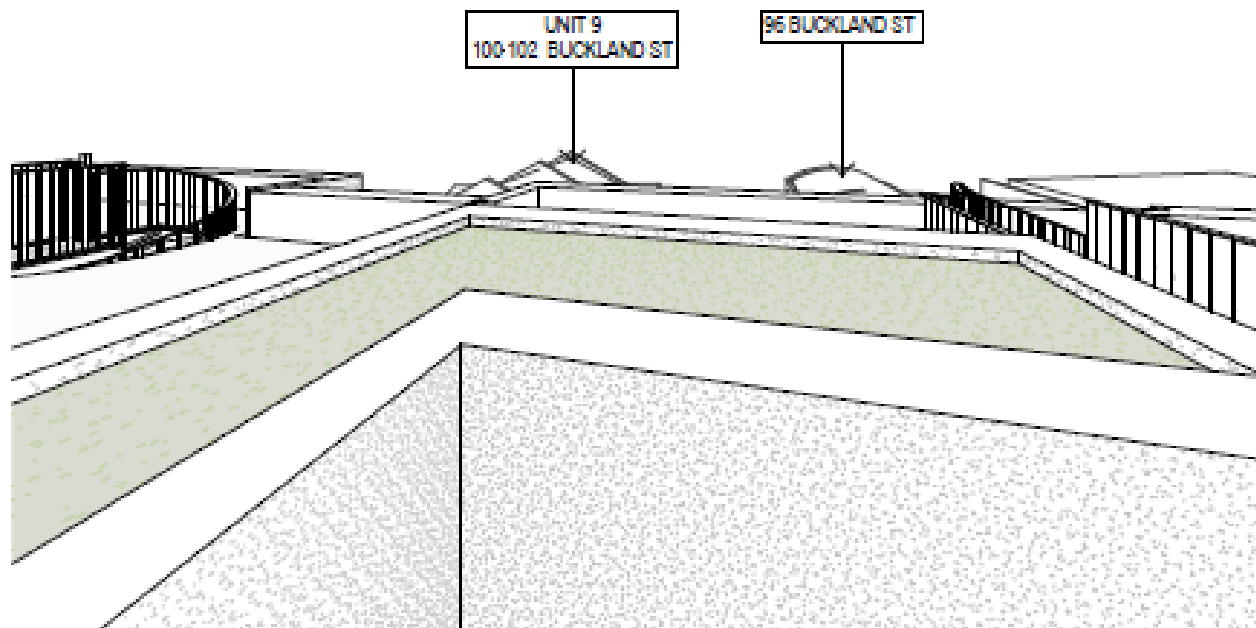
4

Section Diagram_4

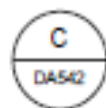
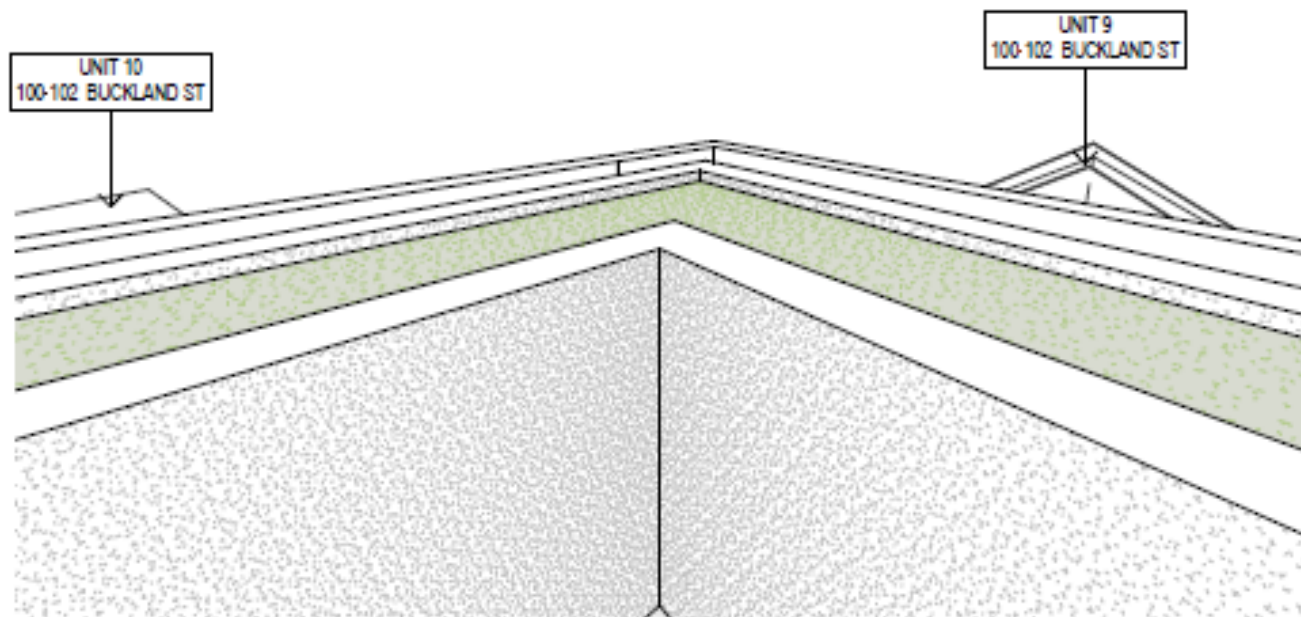
DAS41

1 : 100





View from 3.04 Private Open Space



View from 3.05 Private Open Space

communal open space

- 13% site area open space
- notwithstanding non-compliance meets objective - being enhanced residential amenity and opportunities for landscaping
- open space is easily accessible, is co-located with the deep soil, allows good opportunities for landscaping, provides barbeque facilities and area for tables and chairs and a 50m² deep soil area for lawn and planting
- large areas of private open space provided

recommendation

- deferred commencement approval requiring execution of the VPA