

# Local Planning Panel

## 14 October 2020

135-139 McEvoy Street, Alexandria

D/2018/1581

Applicant/owner – Ms J Alder

Architect – Mathieson Architects

# proposal

- demolition of existing warehouse on site
- construction of 4-6 storey residential flat development with 34 apartments
- basement parking for 41 vehicles (33 residential, 6 visitor, 2 commercial)
- VPA for land dedication and monetary contribution

# recommendation

deferred commencement approval, subject to conditions

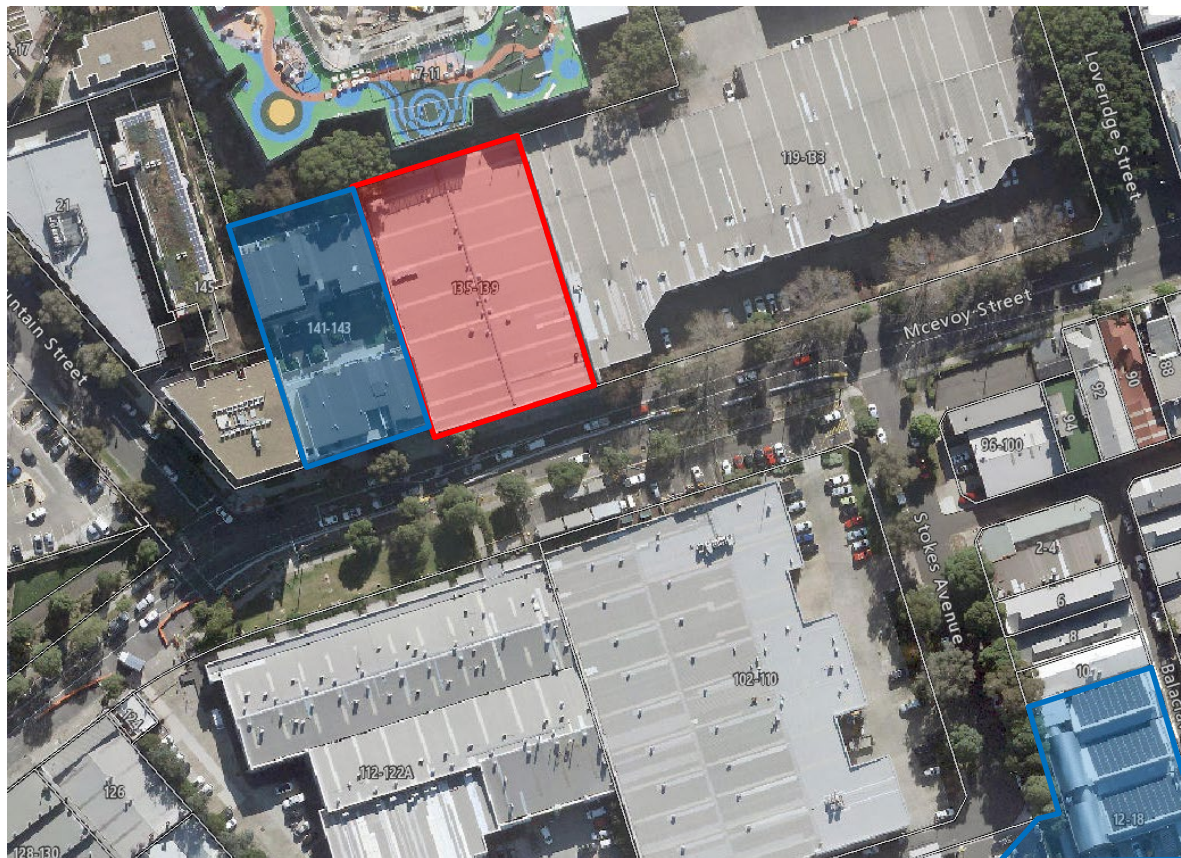
# notification information



- notified between 4 February and 3 March 2019
- 207 owners and occupiers notified
- 3 submissions received

# submissions

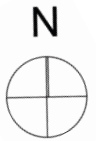
- boundary wall height
- traffic impacts
- retention of project architect

# submissions



-  subject site
-  submitters

site





site

looking west along  
McEvoy Street



looking east along  
McEvoy Street





development to west of  
site - McEvoy Street

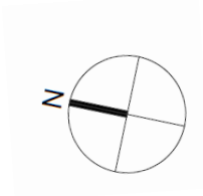
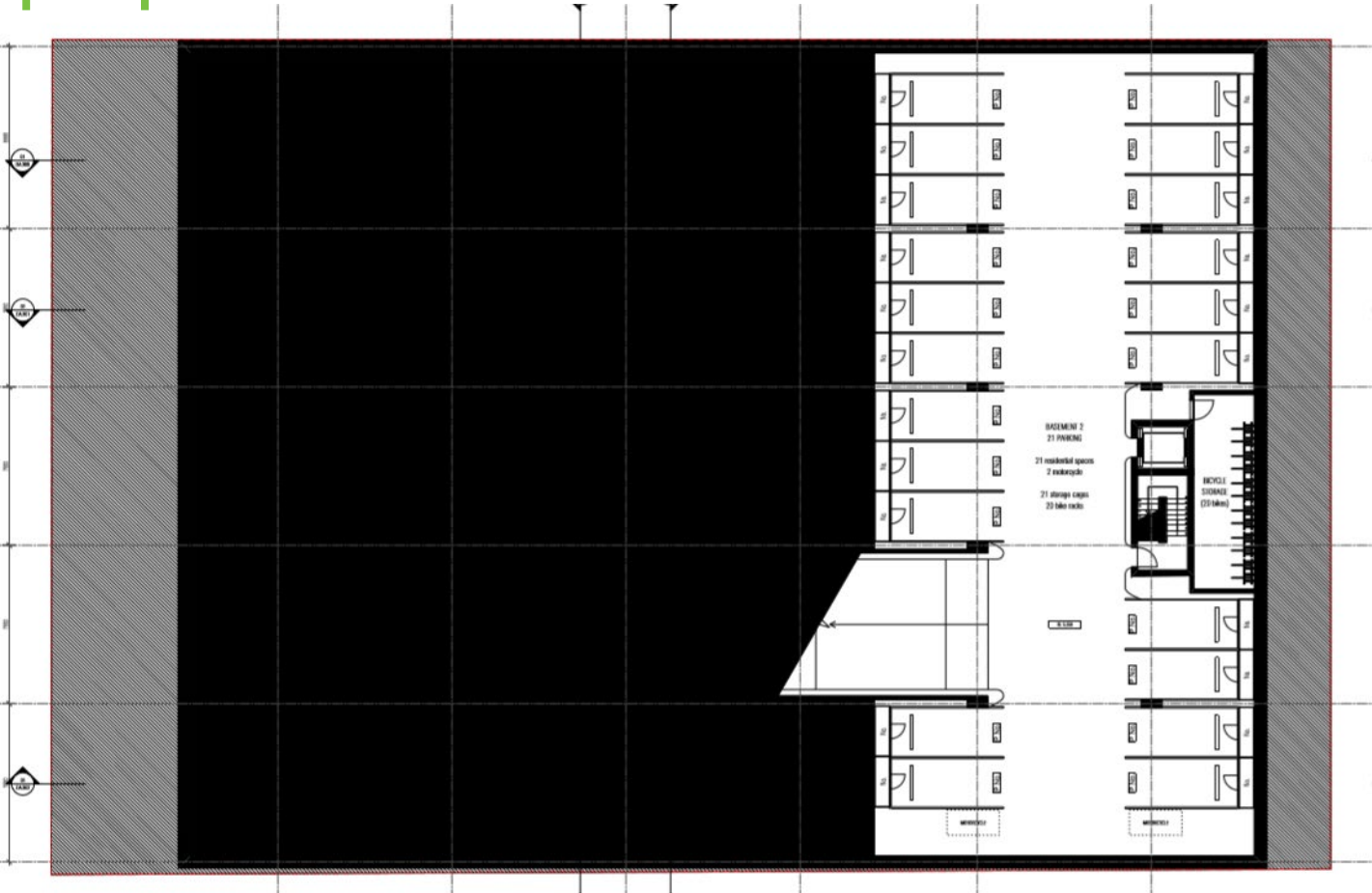


development to east of  
site - McEvoy Street



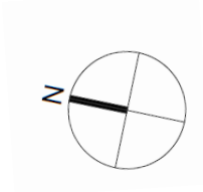
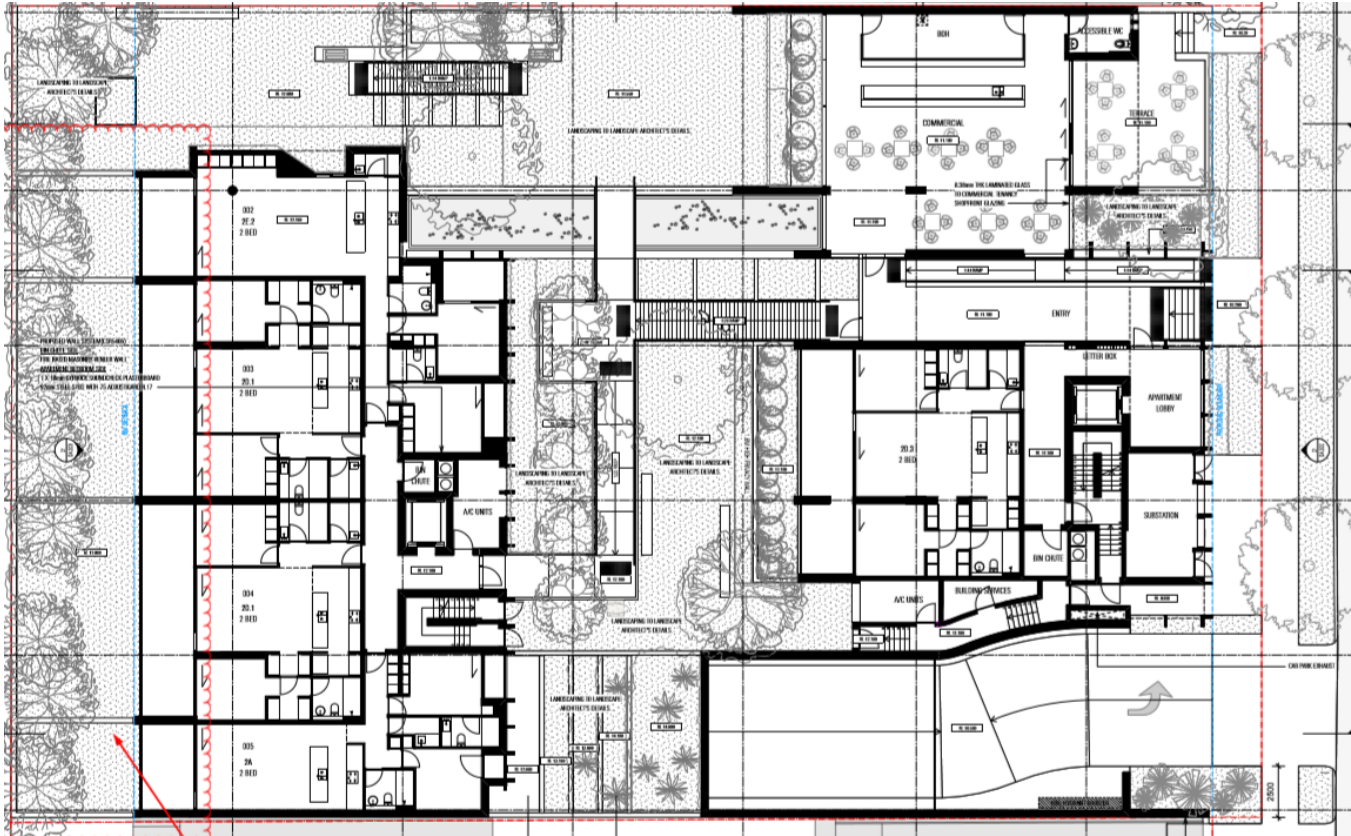
development south of  
site - McEvoy Street

# proposal

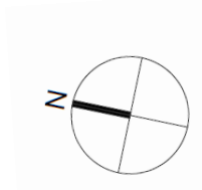
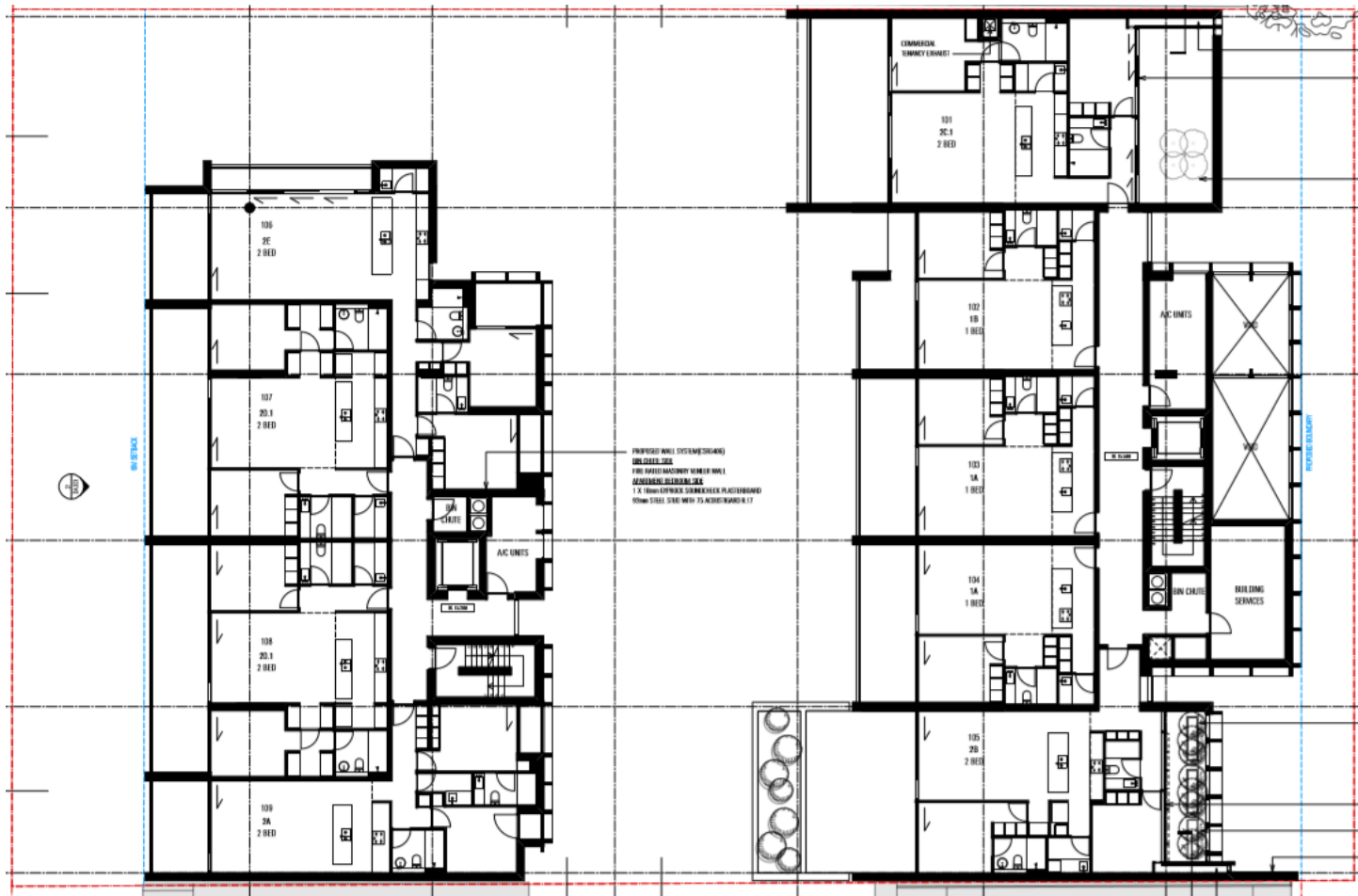


basement 2 plan

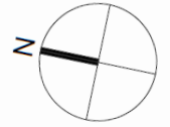
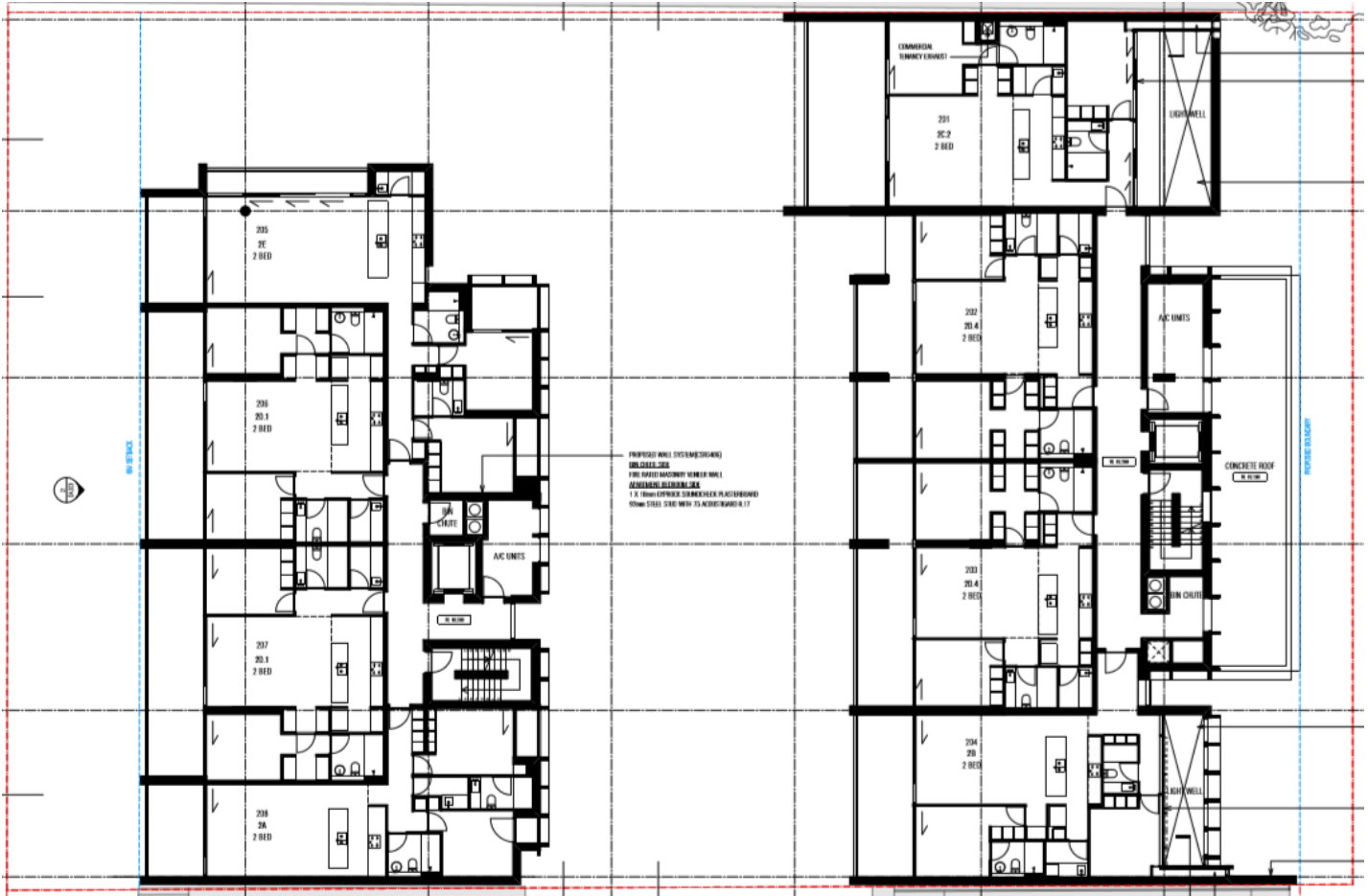




ground floor



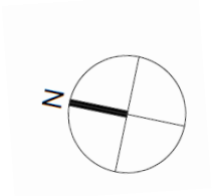
level 1 plan



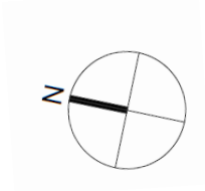
level 2 plan



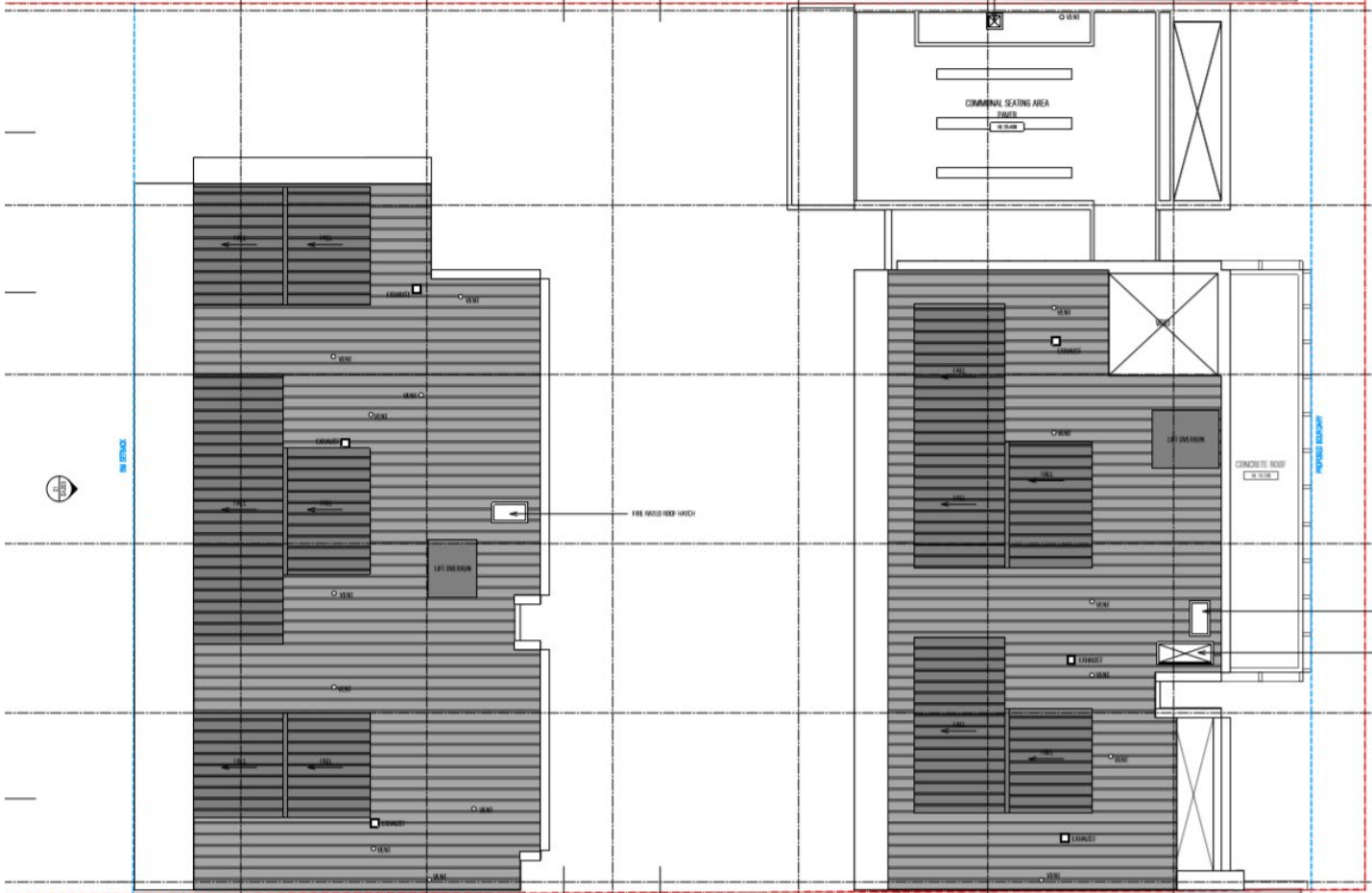
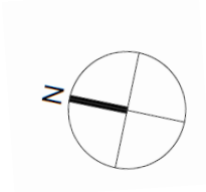




level 4 plan



level 5 plan



roof plan



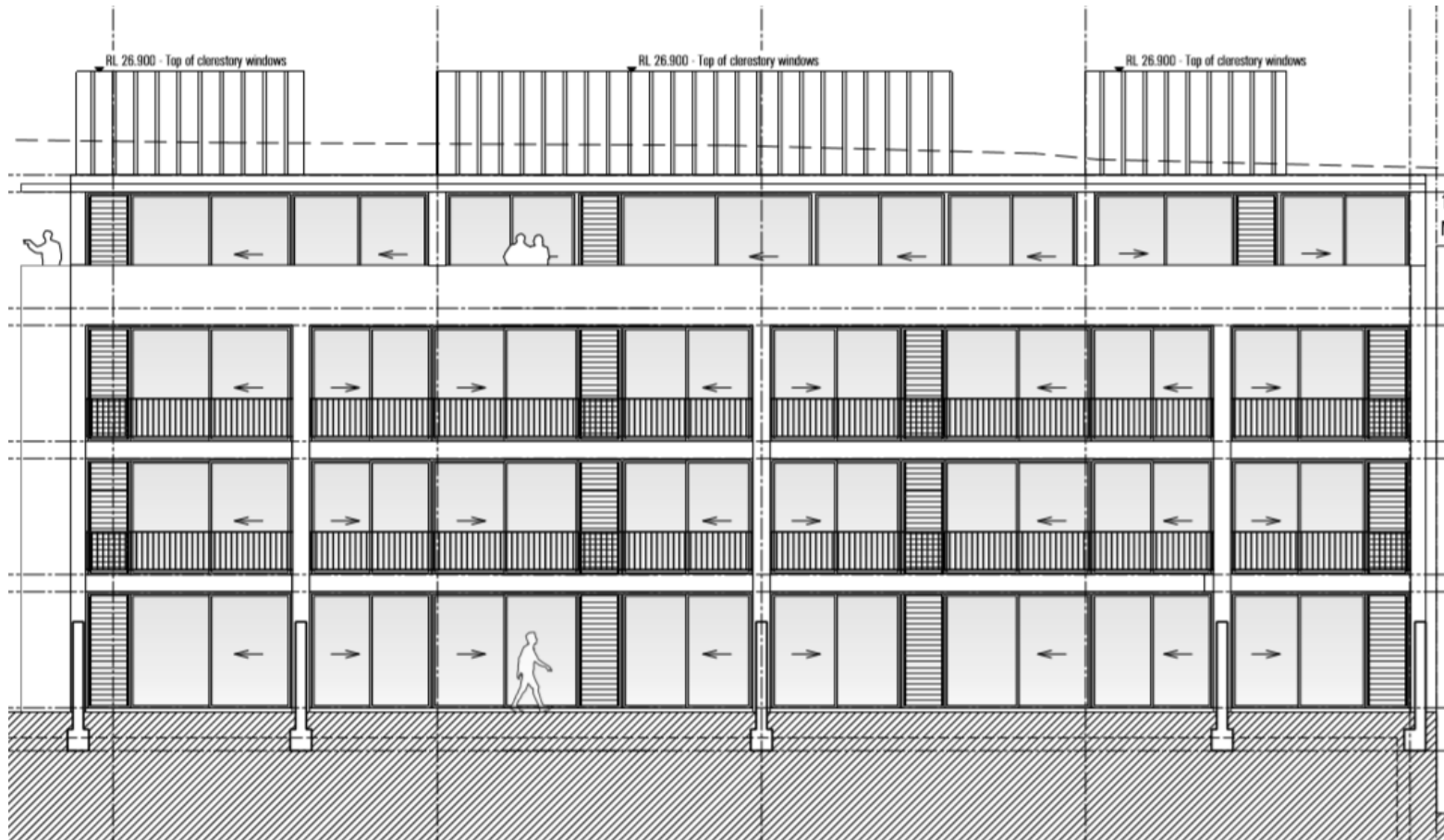
McEvoy Street elevation



north elevation – McEvoy  
street building

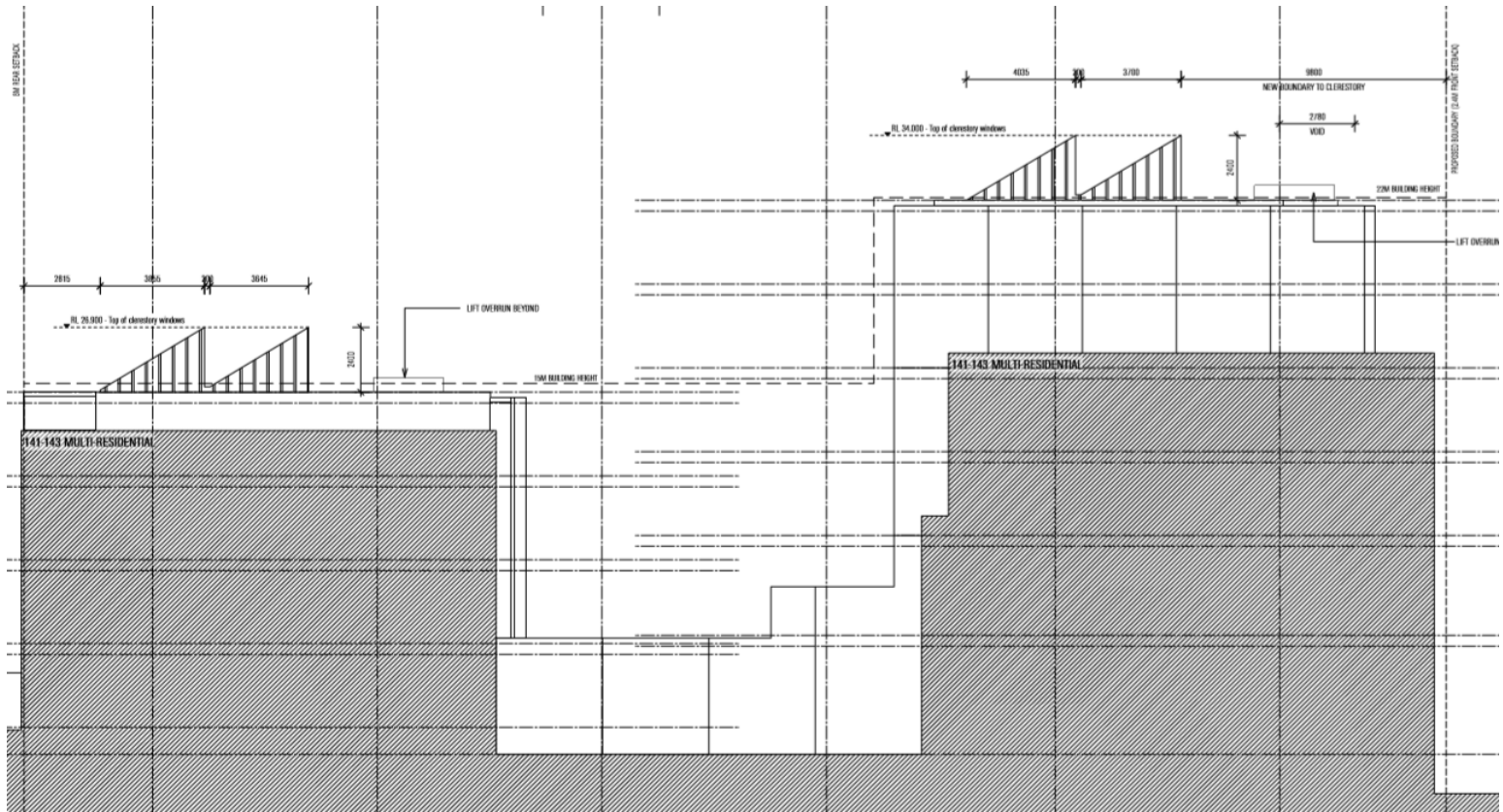


south elevation – northern (rear) building

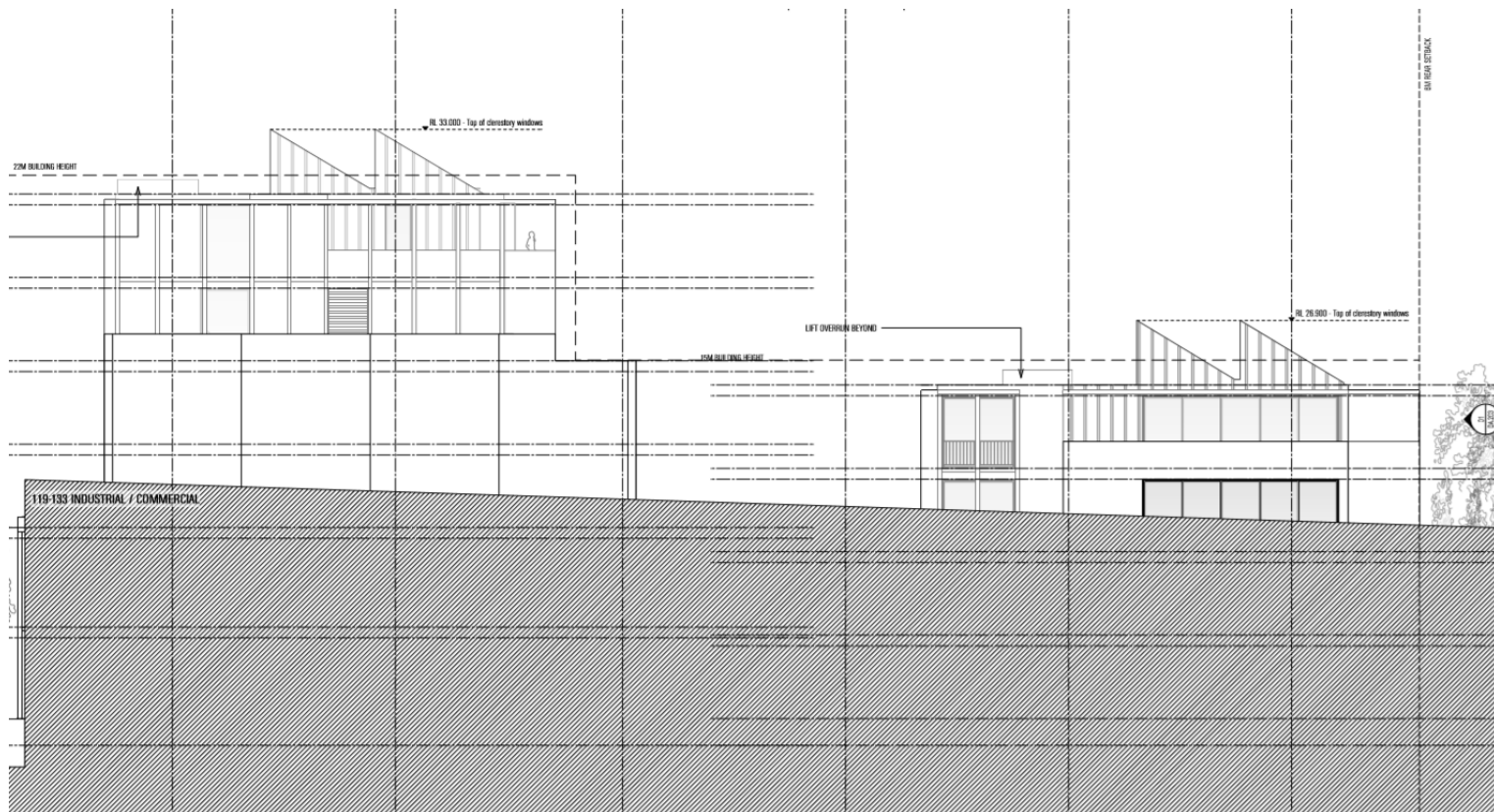


north elevation – northern (rear) building – facing school

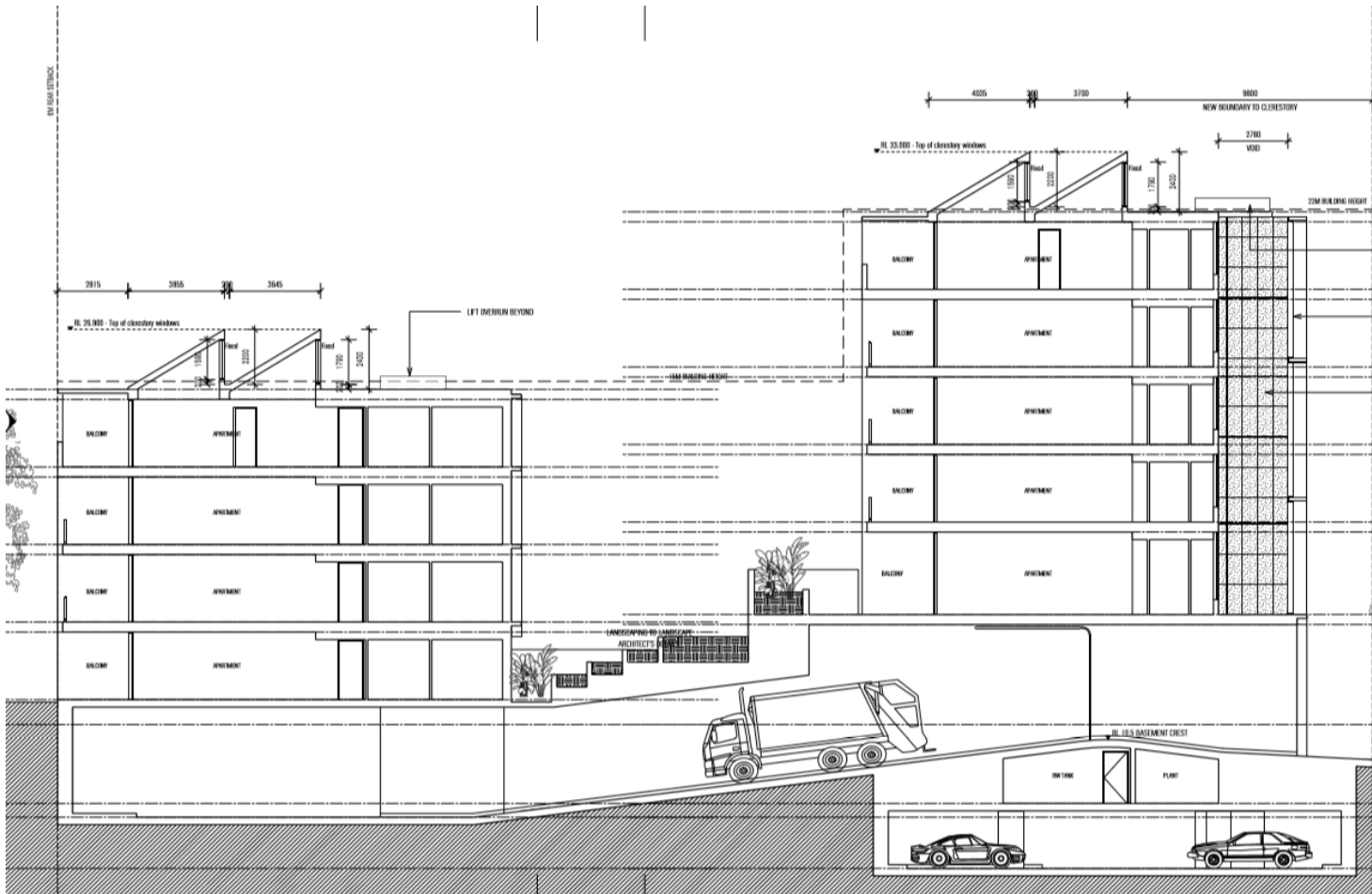




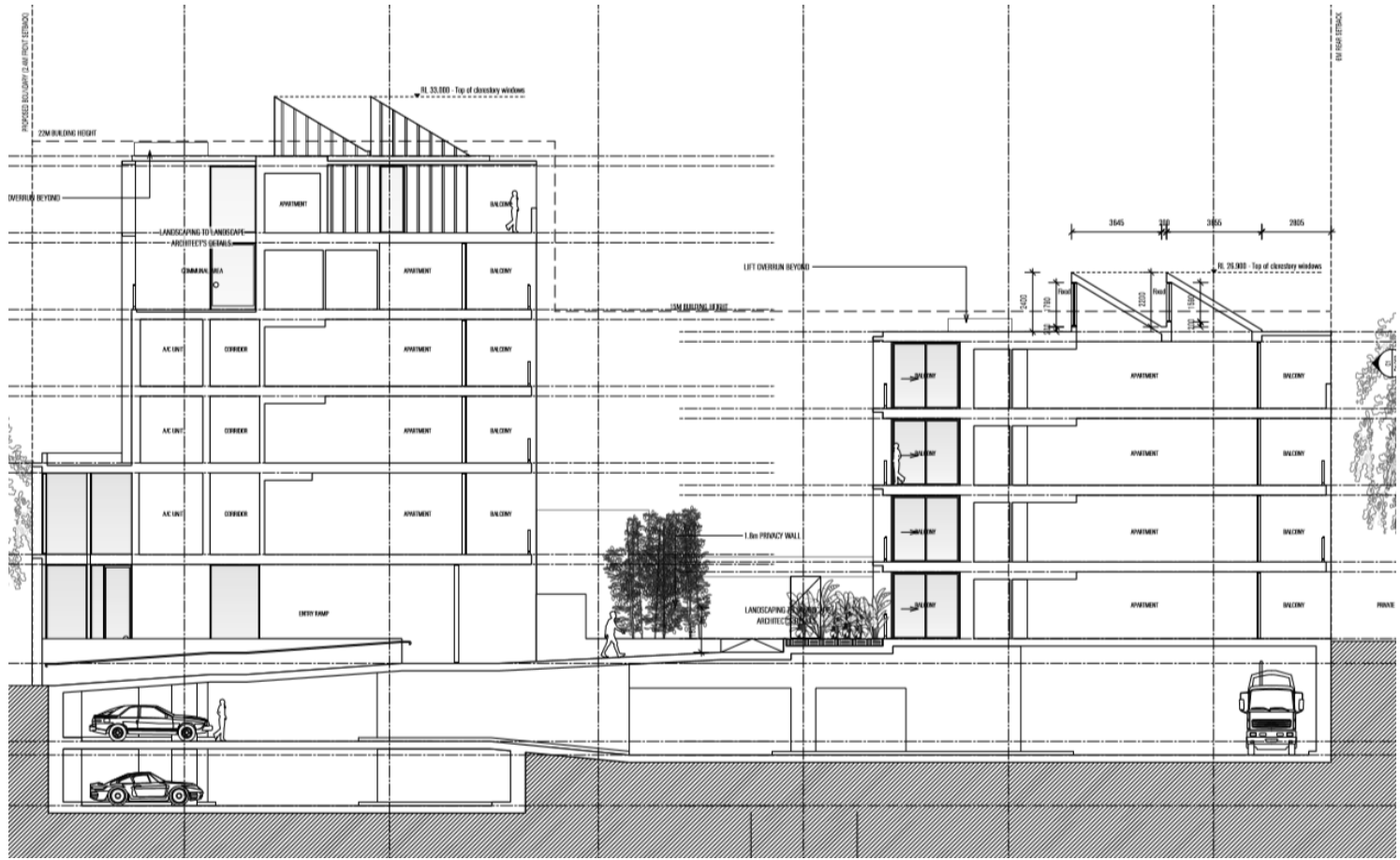
west elevation



east elevation



section



section

# proposal



photomontage of McEvoy  
Street frontage

# compliance with key LEP standards

	control	proposed	compliance
height	22m and 15m	24.35m and 17.25m	assessed as acceptable Clause 4.6 variation supported
floor space ratio	1.5:1  (including 0.5:1 community infrastructure floor space)	1.487:1	yes

# compliance with DCP controls

	control	proposed	compliance
height in storeys	6 and 4	6 and 4	yes
deep soil	10%	10%	yes

# compliance with ADG

	control	proposed	compliance
solar access to apartments	70%	82%	yes
cross ventilation	60%	56%	assessed as acceptable



# compliance with ADG

	control	proposed	compliance
building separation	12m between blocks	12 – 13.6m	yes
apartment size	1 bed 50m <sup>2</sup> 2 bed 70m <sup>2</sup> 3 bed 90m <sup>2</sup>	57.5m <sup>2</sup> 78.8m <sup>2</sup> 104.9m <sup>2</sup>	yes

# compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	2.7m minimum	yes
communal open space	25%	32.1%	yes
private open space	ground 15m <sup>2</sup> 1 bed 8m <sup>2</sup> 2 bed 10m <sup>2</sup> 3 bed 12m <sup>2</sup>	8m <sup>2</sup> and above as required	yes

# Design Advisory Panel Residential Subcommittee

- reviewed application on 25 June 2019, and raised the following matters with the original proposal:
  - communal open space configuration
  - lack of tree planting in deep soil zone
  - natural ventilation and acoustic issues
  - clarification on window operation
- these issues have been addressed in amended plans

# issues

- street tree removal
- deep soil area
- noise/ventilation

# street trees

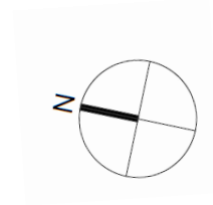
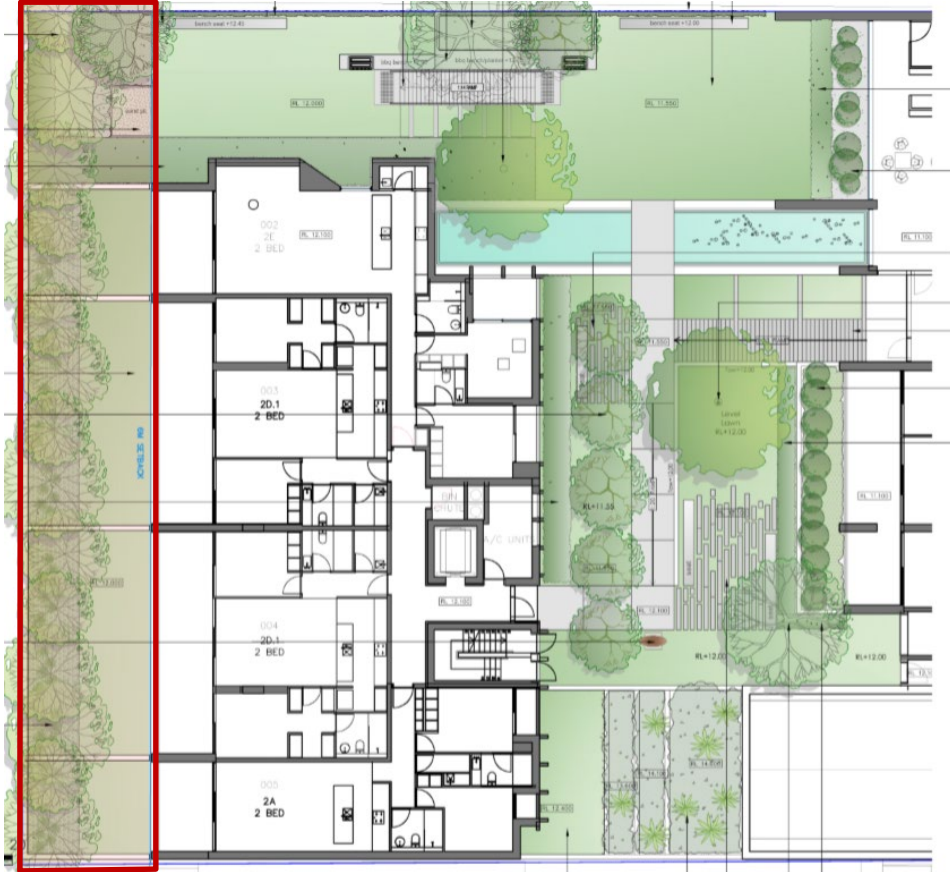


Brush Box proposed for removal

# tree removal

- one Brush Box street tree is proposed for removal due to conflict with new driveway
- assessed as acceptable as:
  - driveway is located on lower side of frontage reducing pressure on building height
  - reduces impact on open space
  - conditions require replacement planting

deep soil area



deep soil zone

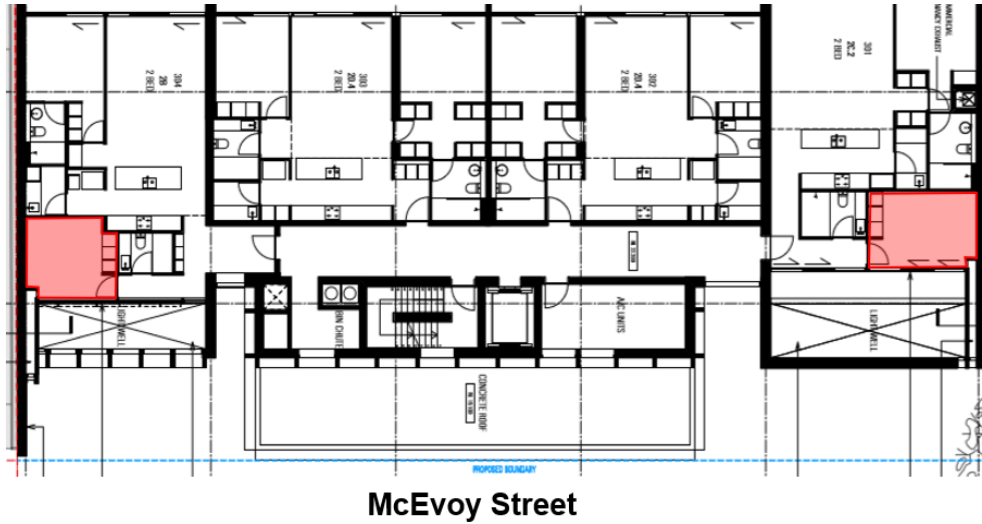
# deep soil area

- deep soil is proposed to be contained in private courtyards
- concerns regarding ability to maintain the landscaping, particularly the new trees
- condition recommended to retain majority of deep soil as common property



# ventilation

- applicant amended original proposal to include acoustic plenums to the bedrooms



noise affected bedrooms

# ventilation

- plenums provide sufficient air flow and ensure compliant noise levels (accounting for Westconnex traffic)
- 56% (19 of 34) units will receive cross ventilation
- 52% in McEvoy Street
- 60% in northern building

# recommendation

- deferred commencement approval requiring execution of the VPA