Local Planning Panel 24 February 2021

5 Ralph Street, Alexandria

D/2020/562

Applicant: Sasco Development Pty Ltd

Owner: JSG Properties Pty Ltd ATF JSG Unit Trust

Architect: Fender Katsalidis

Planner: Andrew Martin

proposal

demolition of existing structures, construction of a 6-storey boarding house

- 69 rooms, maximum 133 lodgers (incl. manager)
- split over two buildings with common living and central courtyard
- ground level car parking, motorcycle parking and bicycle storage
- dedication of land along Beaconsfield Lane for footpath widening

Zone: B4 Mixed Use - permissible

recommendation

deferred commencement approval

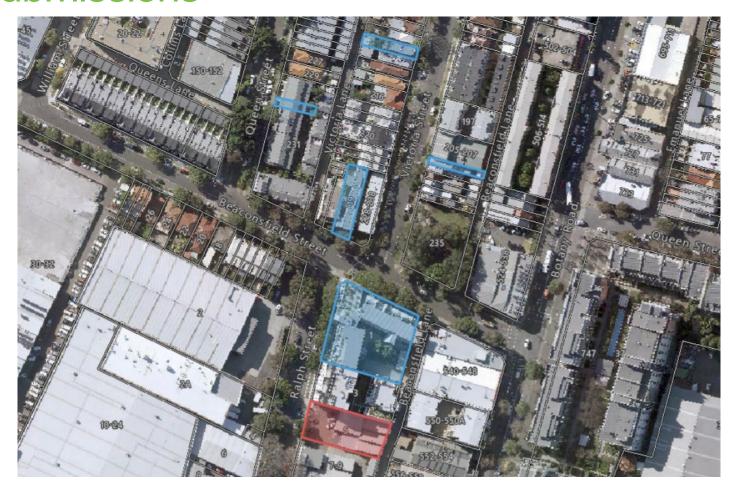
notification information

- exhibition period 14 July 2020 to 5 August 2020
- 58 owners and occupiers notified
- 12 submissions received

submissions

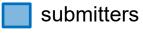
- rooms are cramped and will attract transient residents
- building bulk & compatibility with surrounding character
- unaffordability of accommodation
- residential amenity impacts
- increased crime in the area due to boarding house use
- lack of on-site parking & traffic impacts
- inadequate landscaping on-site
- unacceptable plan of management

submissions

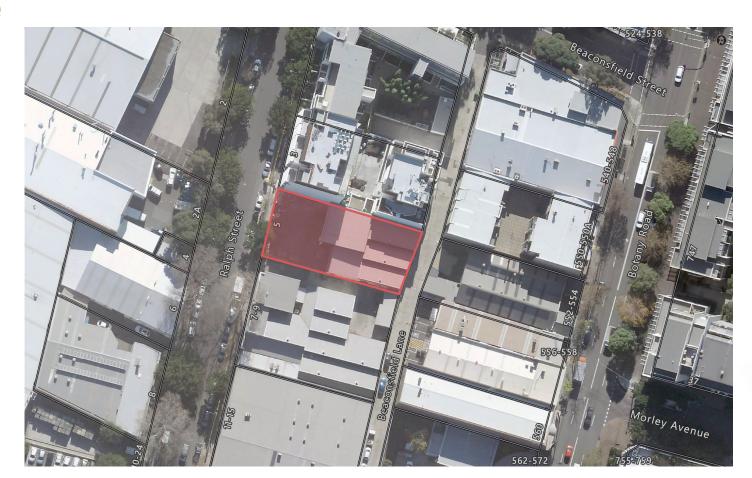








site







site viewed from Ralph Street



existing buildings on site



development directly to the north of site



view along Ralph Street

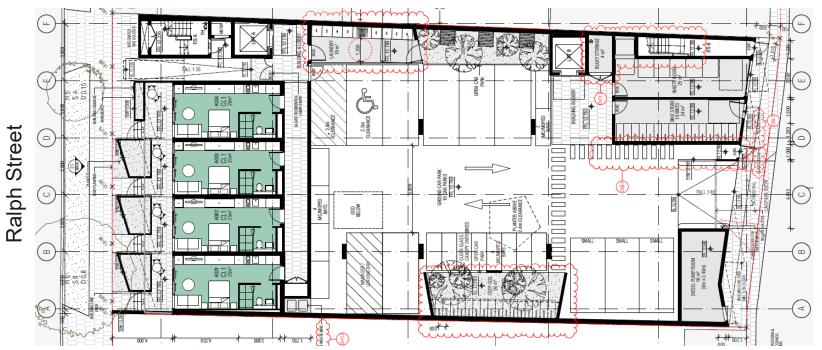


site viewed from Beaconsfield Lane



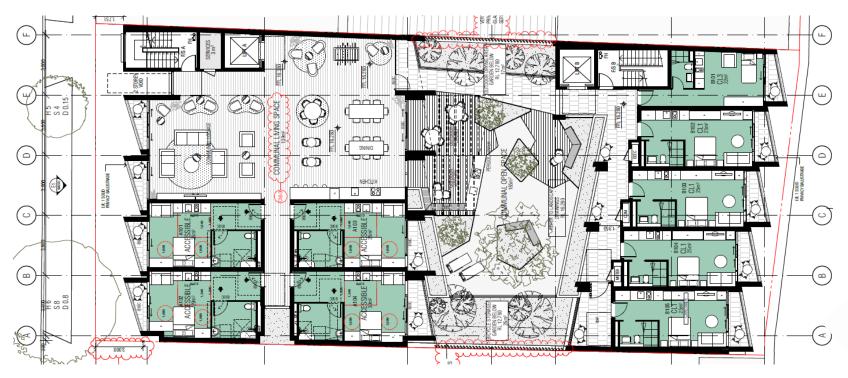
development directly to the north of site

proposal



Beaconsfield Lane







1 floor plan





level 2 floor plan





level 3 floor plan

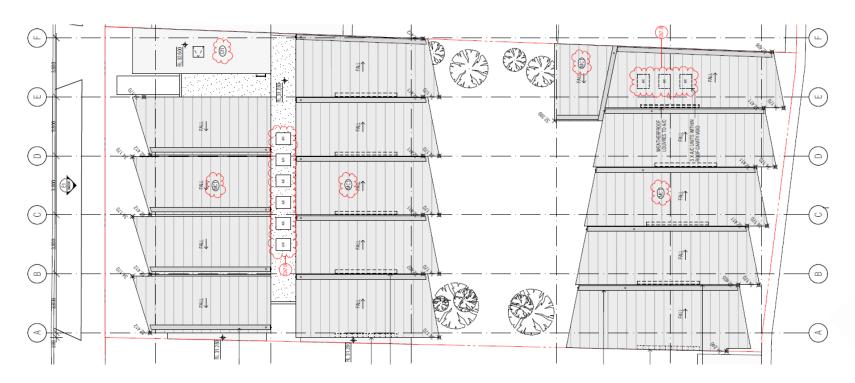




level 4 floor plan



level 5 plan



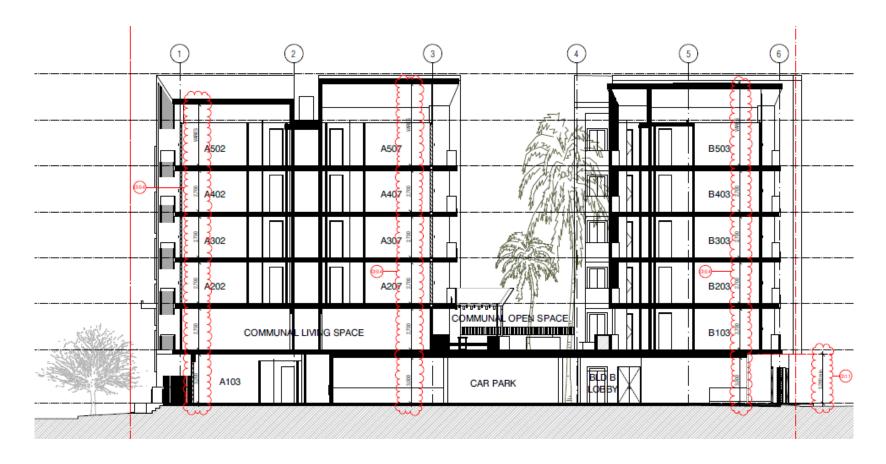




Ralph Street elevation



Beaconsfield Lane elevation



section

photomontage



Ralph Street





Ralph Street

Beaconsfield Lane

materials



(MC1)
ZINC CLADDING
'GREY' OR SIMILAR
COLORBOND



DULUX / COLORBOND BASALT 'GREY' WITH VERTICAL SCORING



(Rn2)
DULUX/ COLORBOND
BASALT 'GREY' (TO
MATCH MC1) OR
SIMILAR



(Rn3) DULUX ROUGHCAST RENDER LEXICON 'WHITE' OR SIMILAR



(Cf1) OFF-FORM CONCRETE W/ OREGON TIMBER TEXTURE



(Ba2) BALUSTRADE BLACK ALUMINIUM CLICK-ON CLADDING DIRECT FIX



(Ba3)
BALUSTRADE WHITE
ALUMINIUM CLICK-ON
CLADDING DIRECT FIX



(Lv1) BLACK ALUMINIUM FRAMING, BATTENS & LOUVRES



(Lv2) WHITE ALUMINIUM FRAMING, BATTENS & LOUVRES



(Lv3) TIMBER PERGOLA FRAME



(G1,Ba1) FRAMELESS LOW IRON GLASS W/ BLACK GLASS SPANDREL



(G2) LOW IRON CLEAR GLASS W/ BLACK WINDOW+DOOR FRAMES



(G3) LOW IRON CLEAR GLASS W/ WHITE WINDOW+DOOR FRAMES



LANDSCAPE

compliance with key LEP controls

	control	proposed	comply
height	22m	22m	yes
FSR	2.5:1 2:1 + 0.5:1 affordable housing SEPP	2.6:1	no – Clause 4.6 variation request submitted

compliance with affordable housing SEPP

	required	proposed	comply
communal living room	1	1	yes
maximum room size	<25sqm	<25sqm	yes
bicycle spaces	14	14	yes
motorcycle spaces	14	14	yes
manager's room	1	1	yes
lodgers per room	≤2	≤2	yes

compliance with affordable housing SEPP

	required	proposed	comply
solar access	3 hours to communal room (between 9am and 3pm)	2.5 hours (3 between 12.30pm and 3.30pm)	no but acceptable
communal open space	20sqm	133sqm	yes
car parking	0.5 for each boarding room, 1 for on-site manager	10	no

compliance with DCP

	control	proposed	compliance
communal internal living area	166.25sqm 1.25sqm per resident	139sqm	no
communal outdoor	50%	66% - 88sqm	yes
solar access to communal open space	2 hours sunlight to 50% of space	2 hours to >50%	yes
laundry facilities	11 washers and 11 dryers	8 commercial size washer/dryer machines	yes

compliance with DCP

	required	proposed	comply
bedroom size	12-16sqm	1	yes
wardrobe	1.5sqm	1.5sqm	yes
ensuite	2.9sqm	3-6.2sqm	yes
kitchenette	2sqm	2sqm	yes
balcony	>4sqm to 30% of rooms	>4sqm to 38% of rooms	yes

Design Advisory Panel Residential Subcommittee

DAPRS reviewed application September 2020 0- generally supported proposal but raised some concerns:

- Ralph Street setbacks & Beaconsfield Lane balcony clearance
- building expression
- boarding room configurations
- size of communal internal area
- laundry and drying facilities
- visual privacy
- mechanical plant location

these issues have been addressed in amended plans

issues

- floor space ratio
- deep soil and landscaping

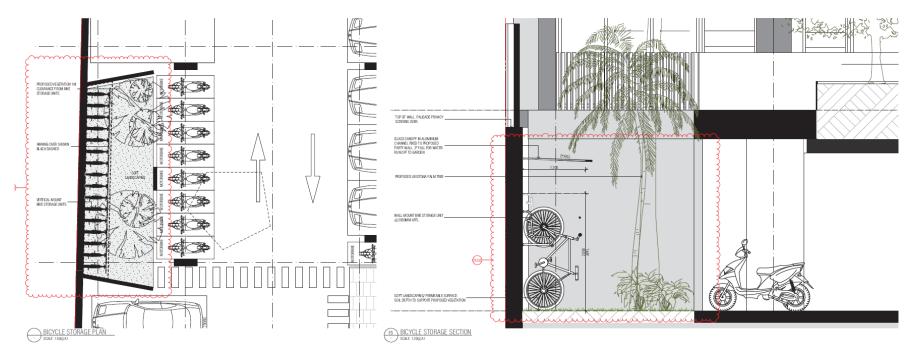
floor space ratio

- non-compliance with floor space ratio
- clause 4.6 variation supported
- 97sqm over equivalent to ground floor bicycle storage and waste areas
- non compliance does not result in adverse amenity impacts on surrounding developments
- does not result in unacceptable bulk

deep soil and landscaping

- application proposes a mixture of deep soil and raised planters
- recommendation to convert deep soil to a raised planter to level 1 courtyard
- results in better configuration of ground floor parking and bicycle storage areas
- provides improved common courtyard at level 1 and meets canopy coverage requirements

deep soil and landscaping



recommendation

- deferred commencement approval
 - VPA for land dedication to be executed
 - minor design changes and additional detailed plans