

Local Planning Panel

1 September 2021

20-26 Allen Street, Waterloo

D/2020/1426

Applicant/Architect: PTI Architecture

Owner: Allen Street Waterloo P/L

Planner: Hamptons Property Services P/L

proposal

- demolition, tree removal, remediation, excavation and construction of a 4 storey mixed use development comprising 61 apartments and 1 retail tenancy, with 2 levels of basement
- integrated development under Water Management Act 2000

recommendation

- deferred commencement approval

notification information



- exhibition period 18 January to 16 February 2021
 - 768 owners and occupiers notified
 - 8 submissions received
- amended proposal re-notified between 4 June and 19 June 2021
 - 1 additional submission from a previous objector
- VPA exhibited between 28 July and 26 August 2021
 - no submission received

submissions

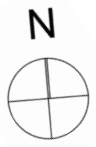
- overshadowing and visual bulk
- traffic and parking
- residential amenity to future occupants
- tree removal and landscape design

submissions



-  subject site
-  submitters

site





Allen St frontage



Allen St frontage



Allen Street - interface with 707 Elizabeth St



George St frontage



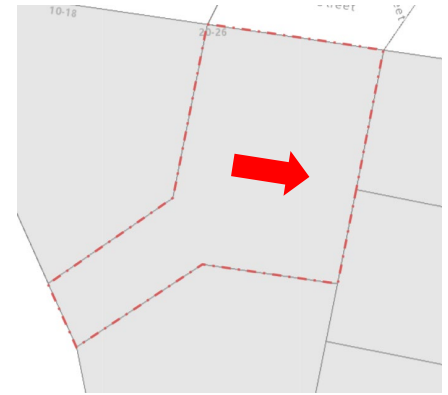
side wall of 723 Elizabeth St



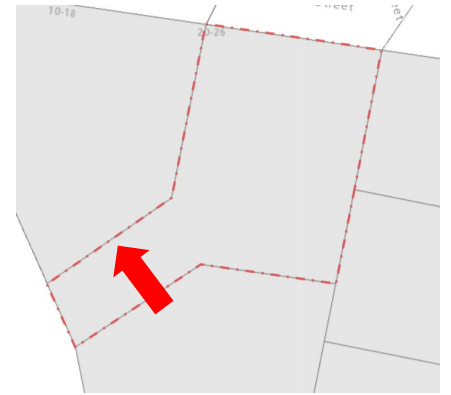
side wall 723 Elizabeth St



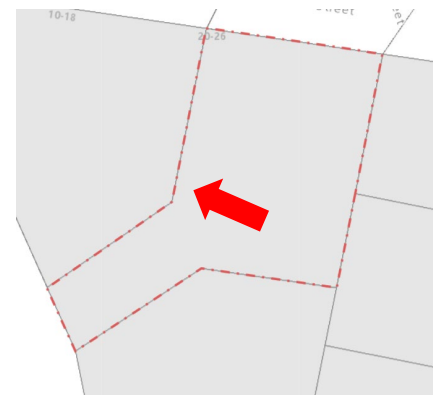
side wall of 723 Elizabeth St



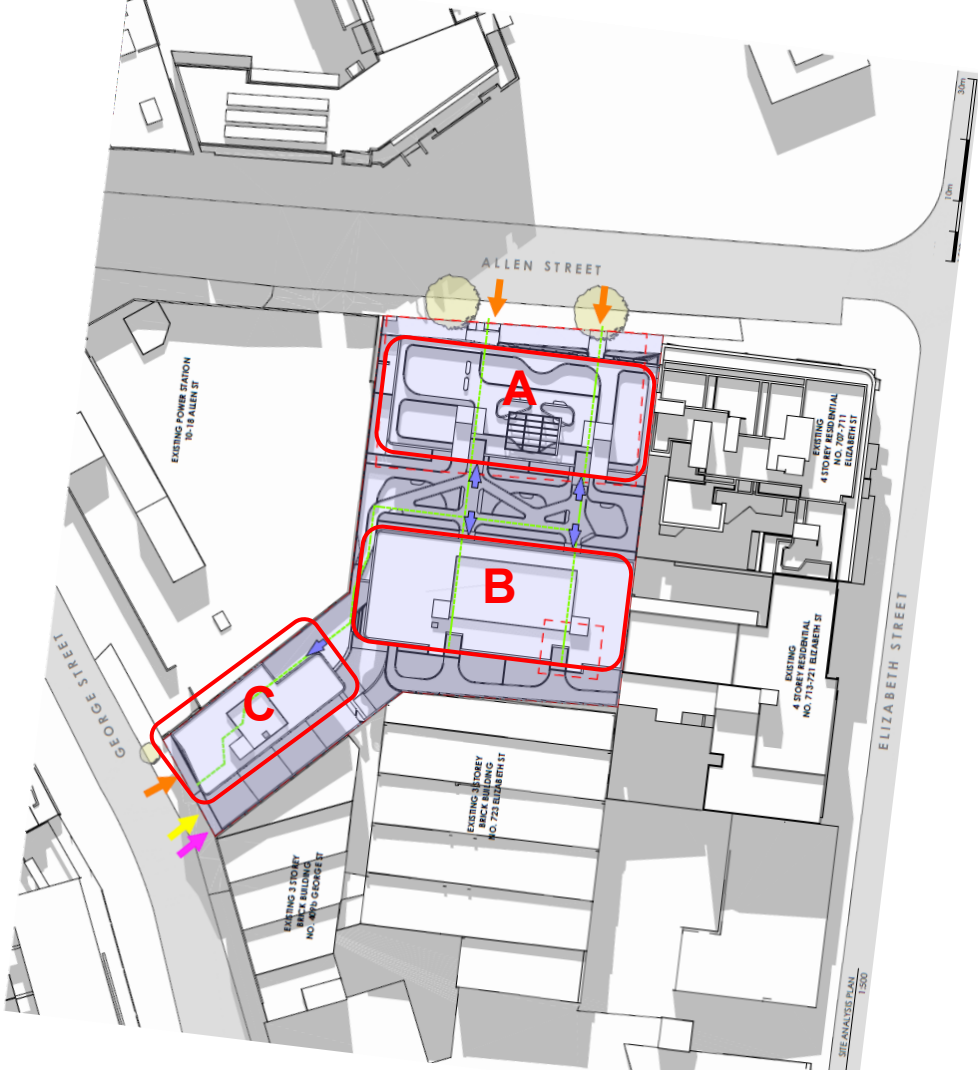
view of adjoining residential development



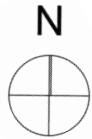
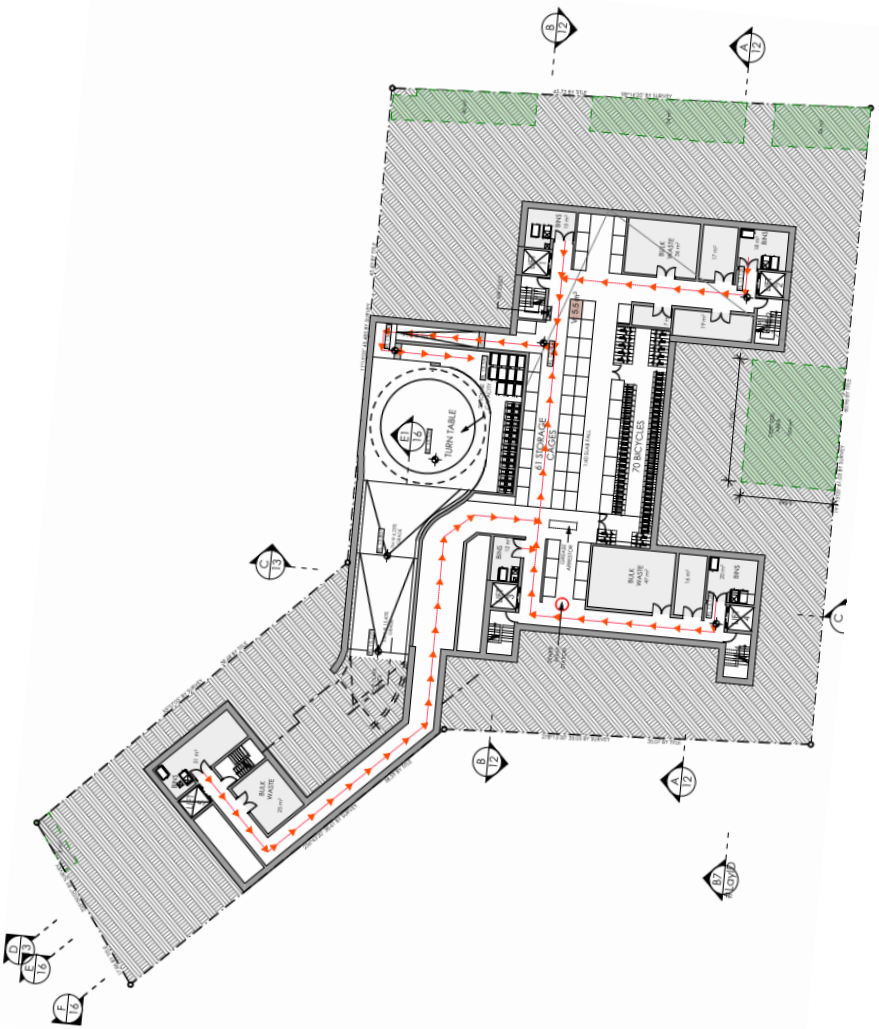
adjoining substation



adjoining substation



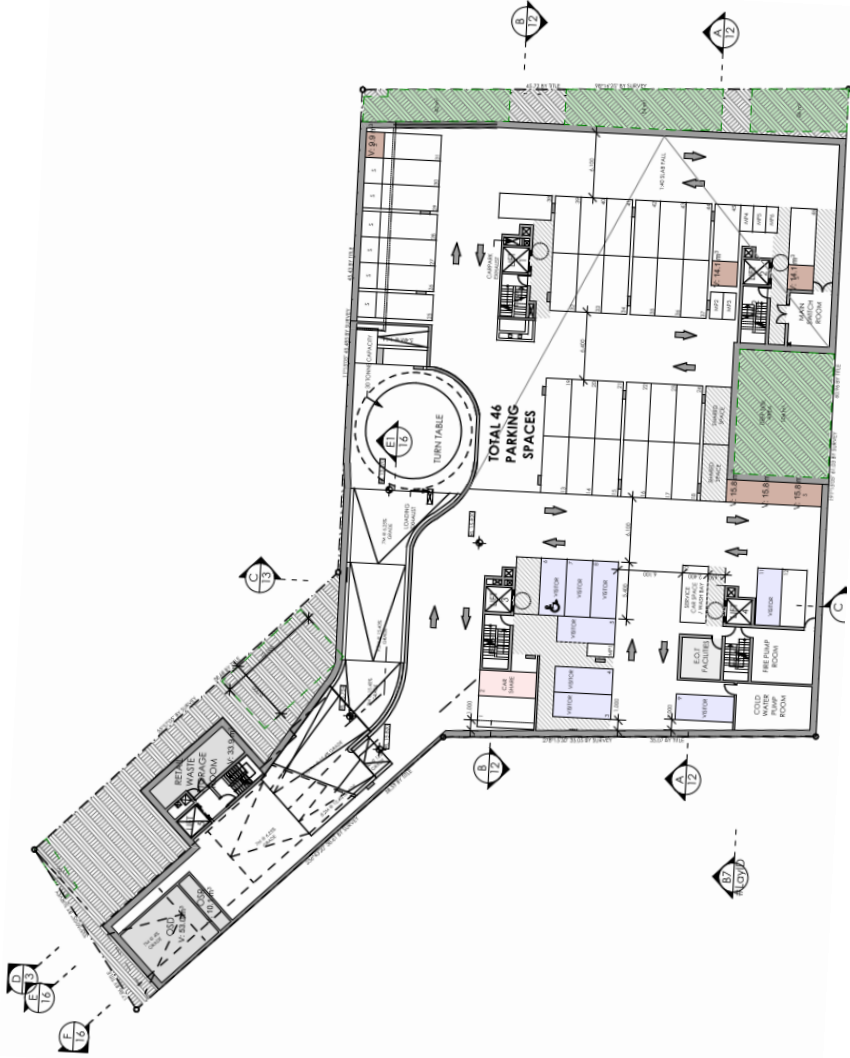
site plan

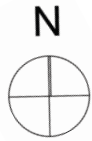


basement 2

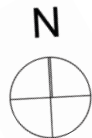


basement 1



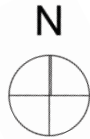


ground floor



level 1

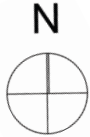




level 2



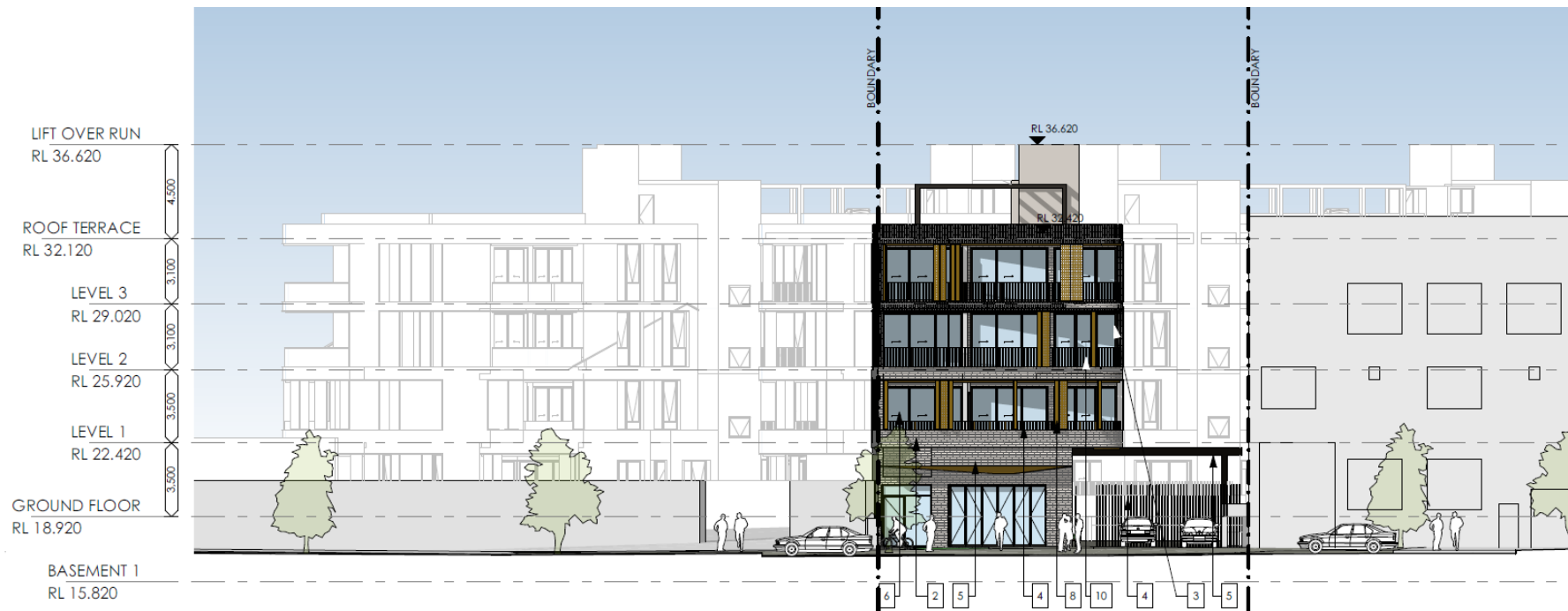
level 3



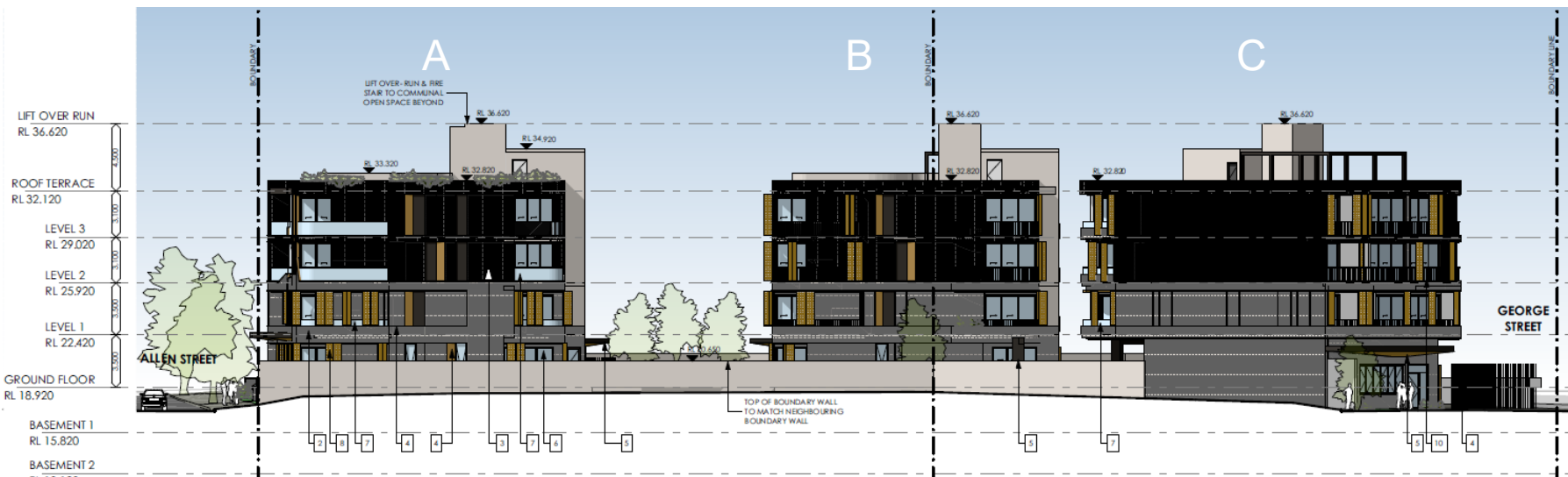
roof terrace



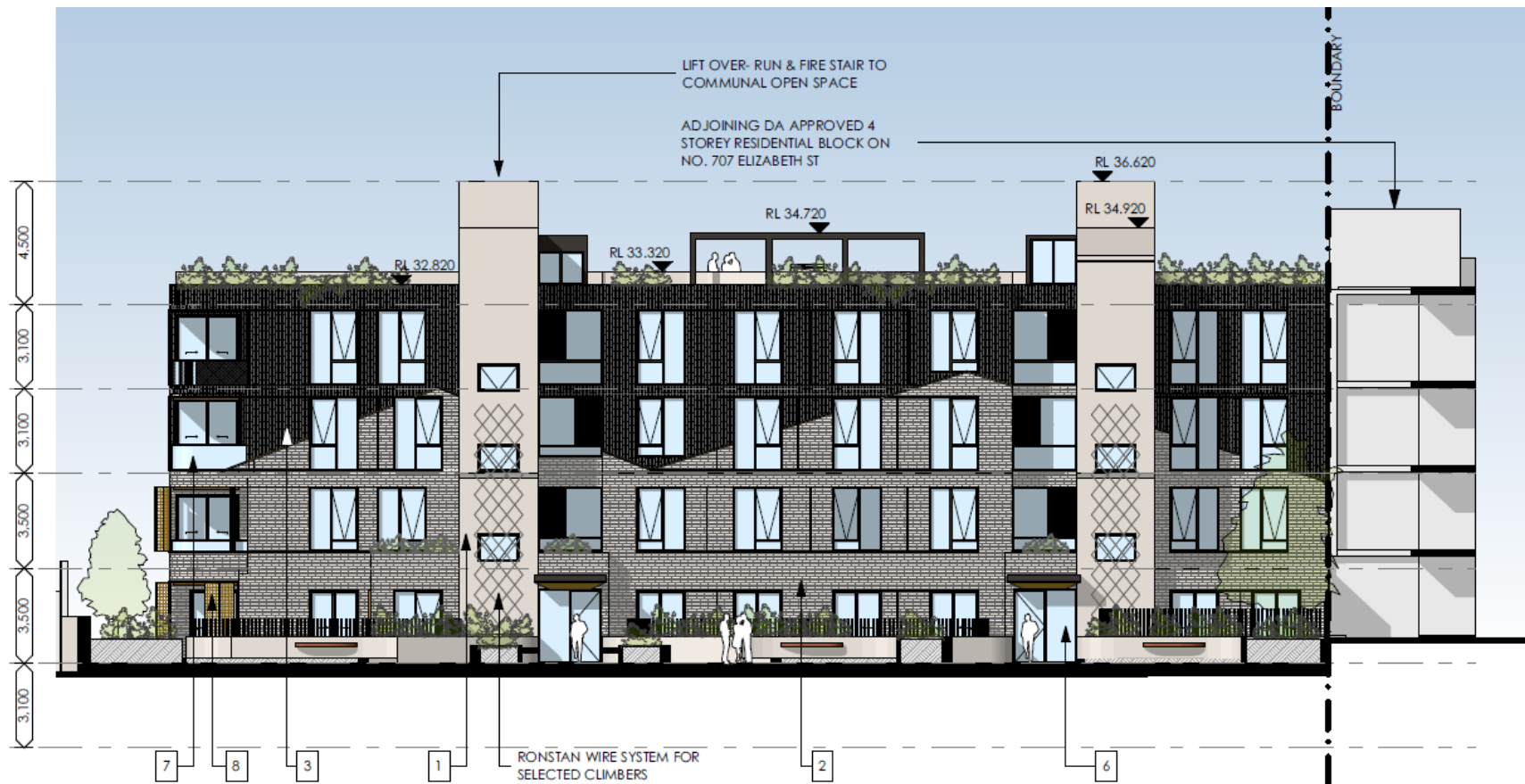
Allen Street (north) elevation



George St elevation



west elevation



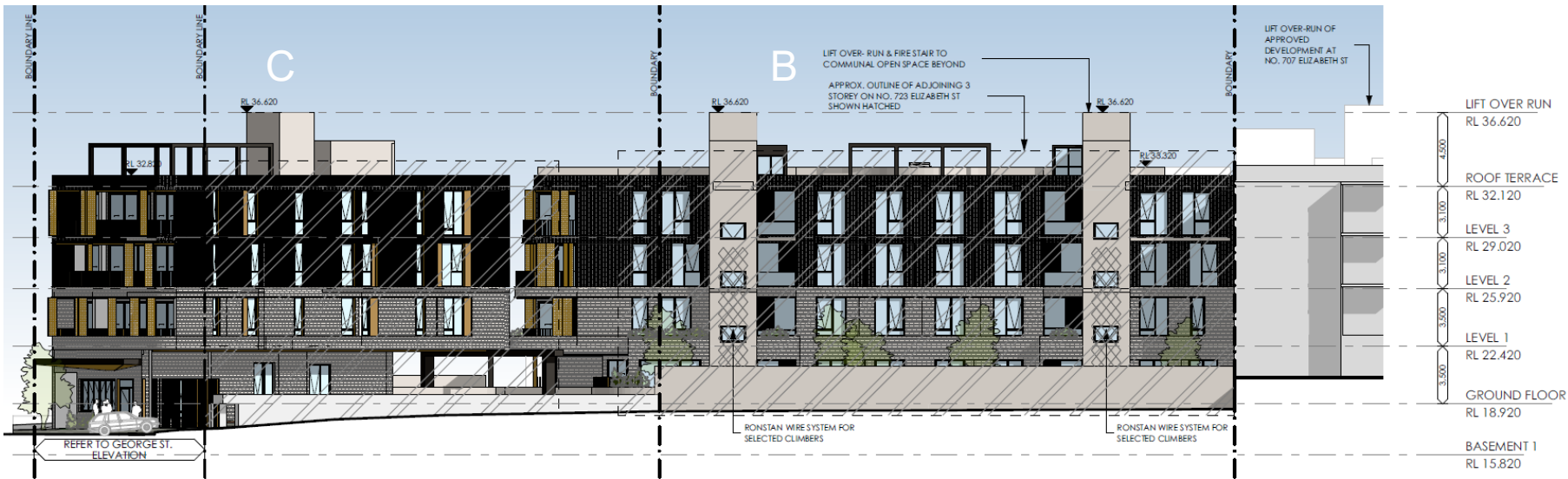
south internal elevation – Building A



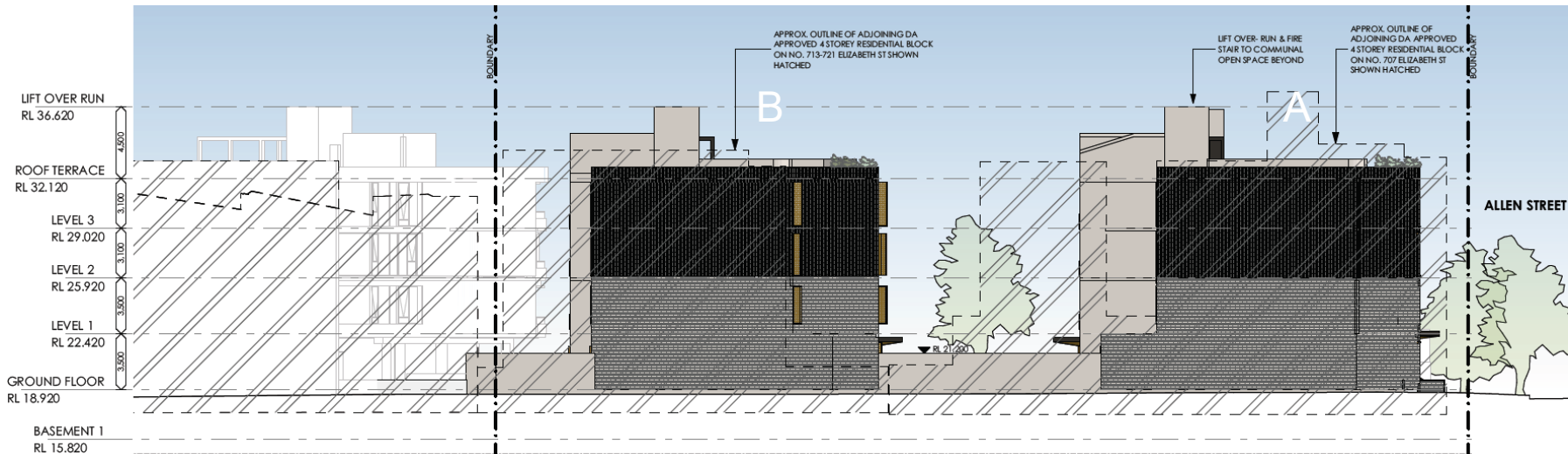
north internal elevation – Building B



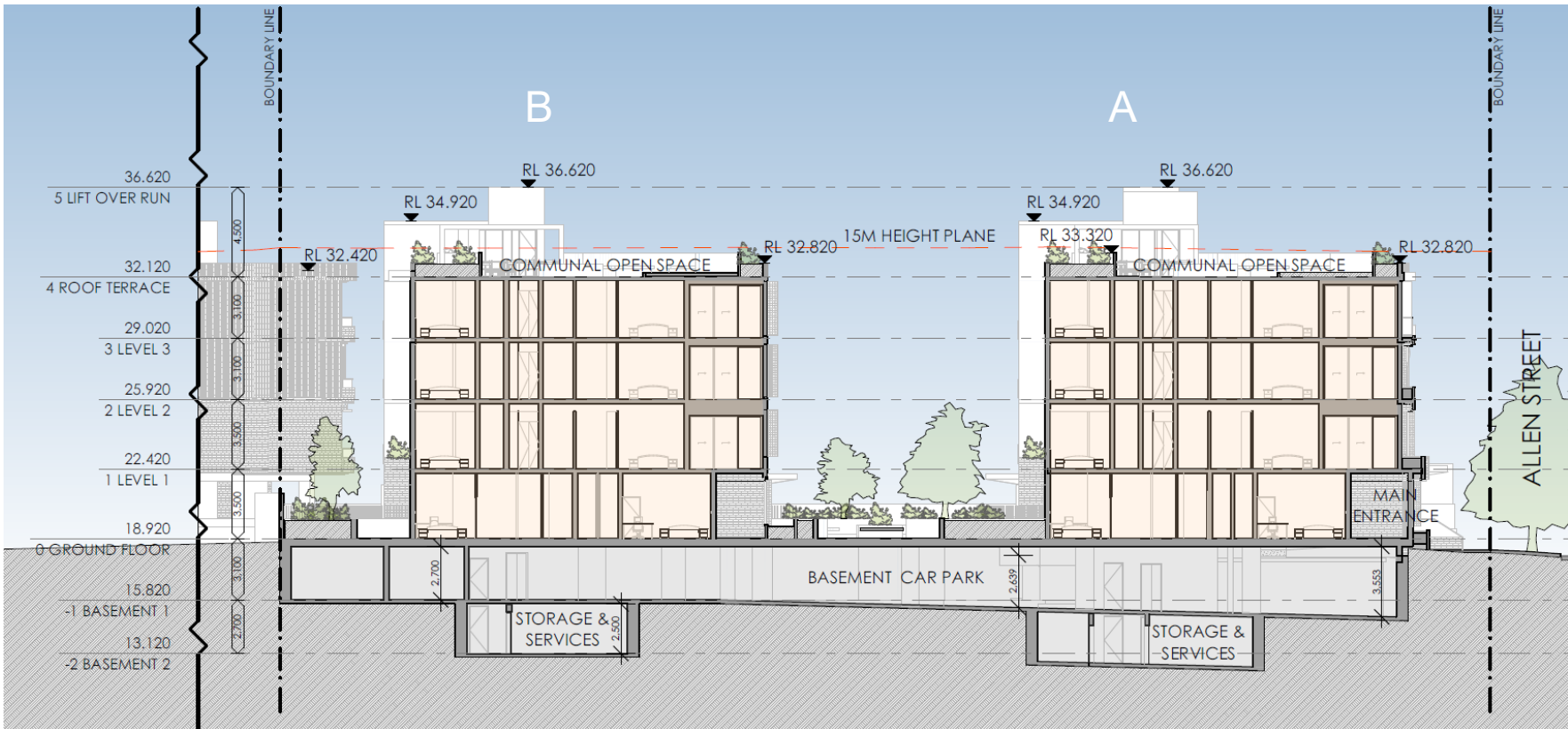
south-east elevation – Building C



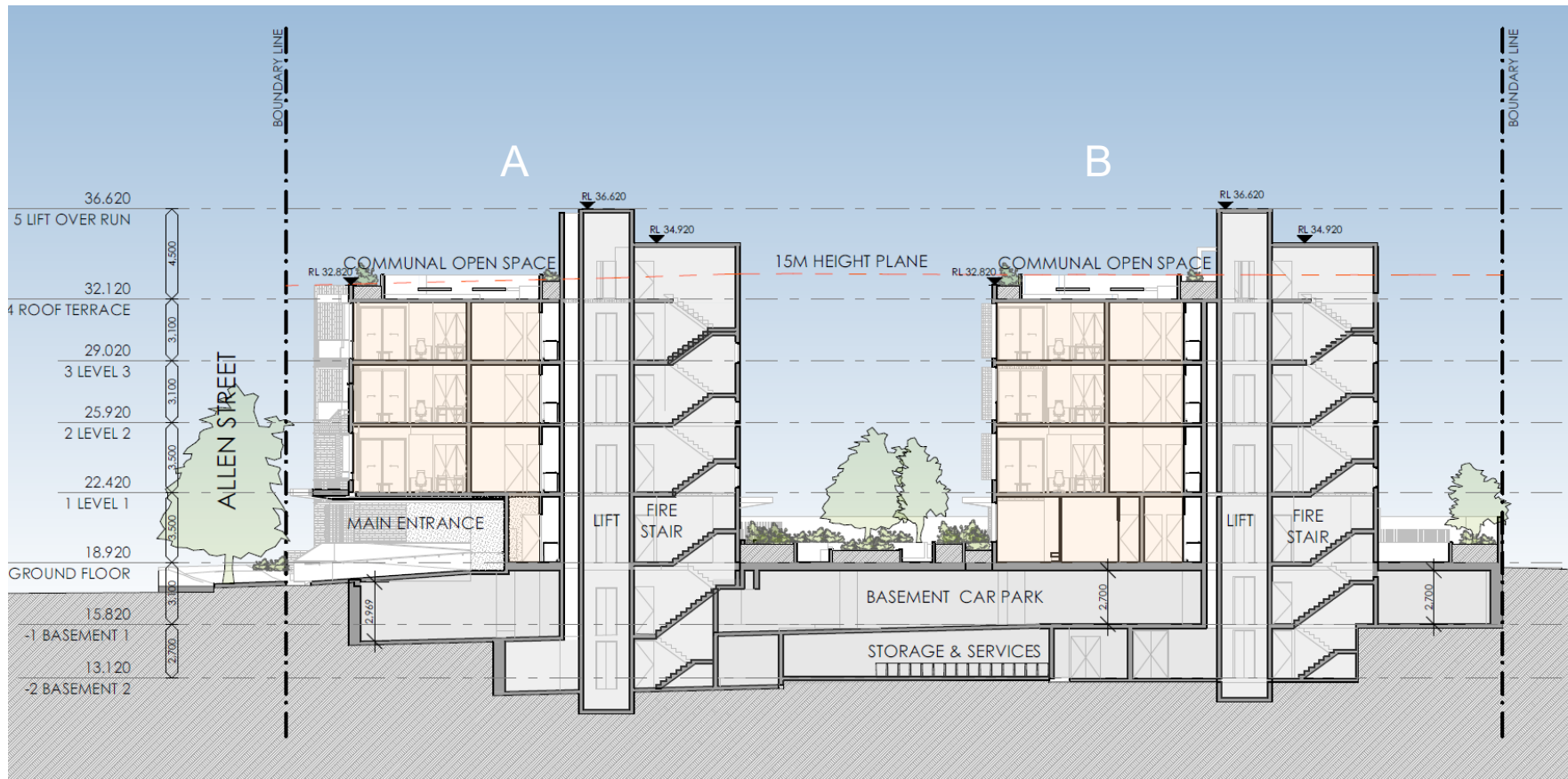
south elevation



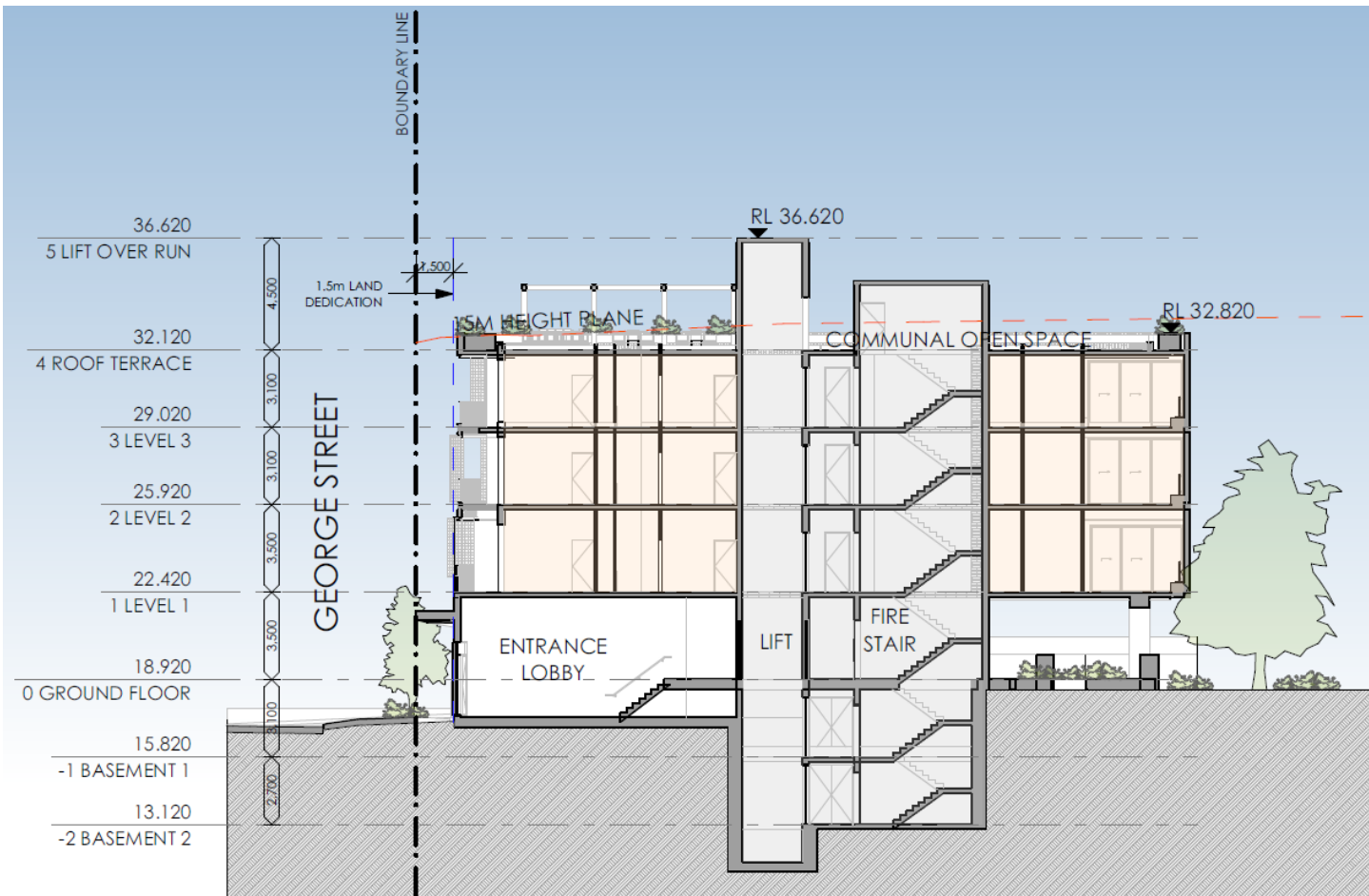
east elevation



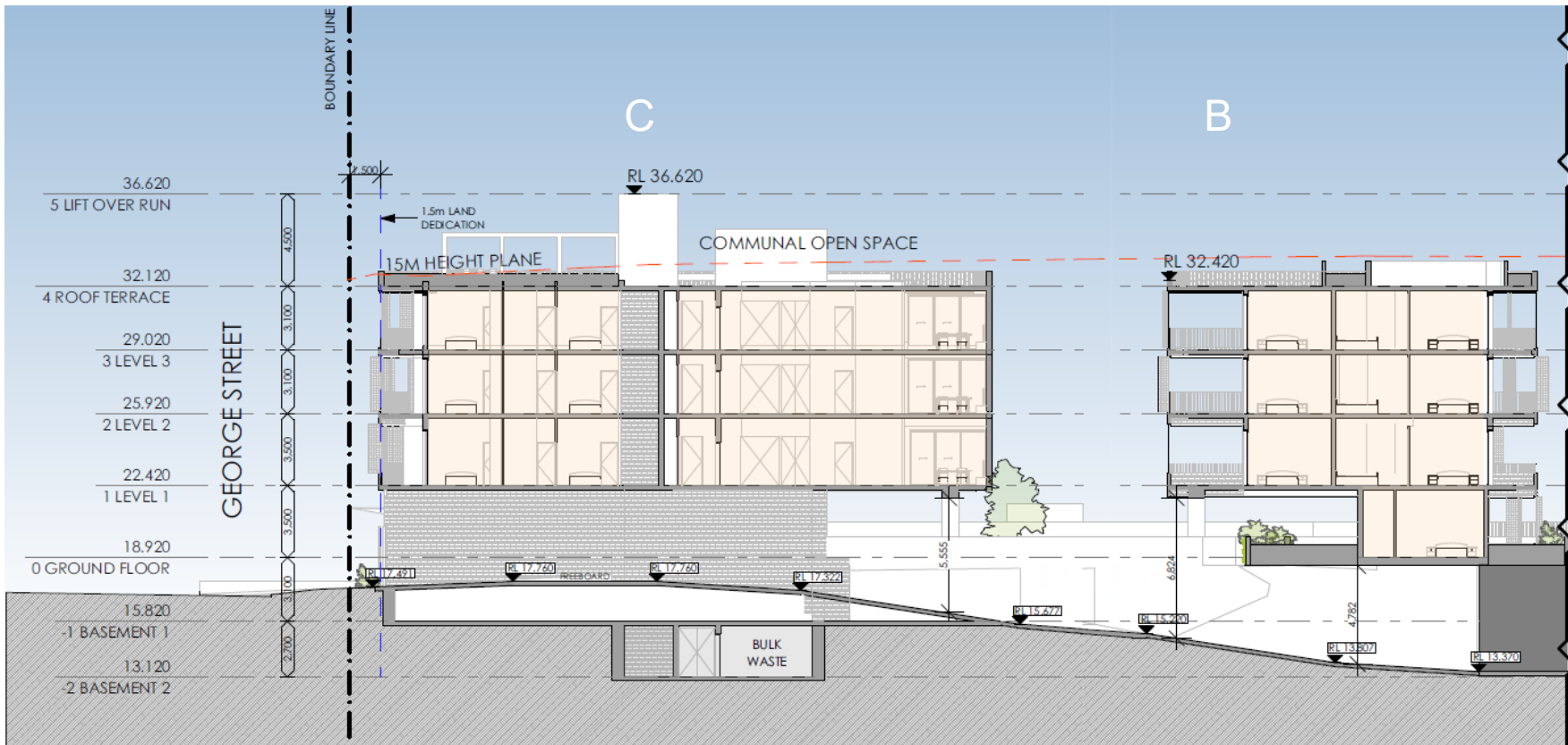
north south section through Building A and B



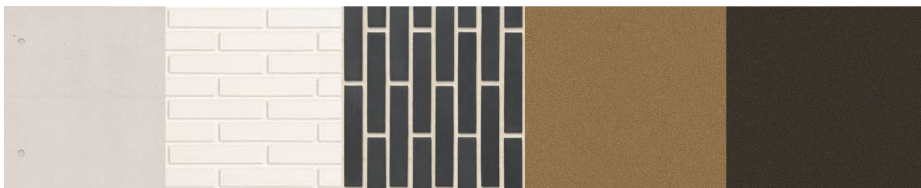
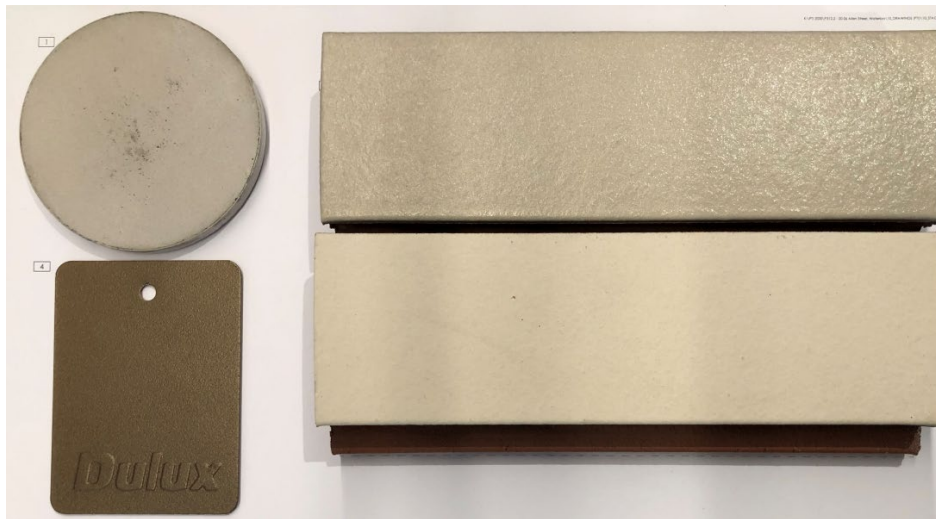
north south section through Building A and B



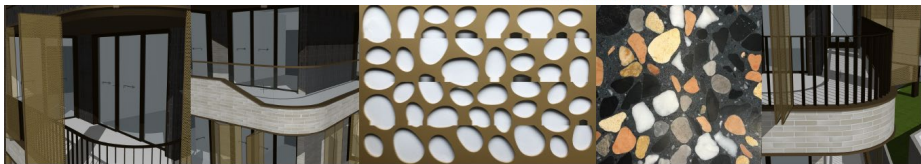
section through Building C



section through Building B and C



1. FORMED LIGHT TINTED CONCRETE W/ BOLT HOLES
 2. PGH BRICK MORADA BLANCO SPLITS
 3. PGH BRICK MORADA NERO SPLITS
 4. METAL FENCES, BALUSTRADES (GF, L1 & L2) & FACADE METAL EDGES & TRIMS, DULUX DURATEC NATURAL BRONZE POWDERCOAT
 5. METAL AWNINGS, STEEL BEAMS & COLUMNS, DULUX ELECTRO DARK BRONZE POWDERCOAT



6. GLAZED DOORS & WINDOW FRAMES, DULUX ELECTRO DARK BRONZE POWDERCOAT
 7. FRAMLESS BALUSTRADE WITH HANDRAIL, DULUX DURATEC NATURAL BRONZE POWDERCOAT
 8. PERFORATED METAL PRIVACY SCREENS, DULUX DURATEC NATURAL BRONZE POWDERCOAT
 9. MAIN ENTRANCE FEATURE TERRAZZO WALL TILES, BOSCO CONFETHI CHARCOAL
 10. METAL BALUSTRADES (L2 & L3), DULUX ELECTRO DARK BRONZE POWDERCOAT



materials

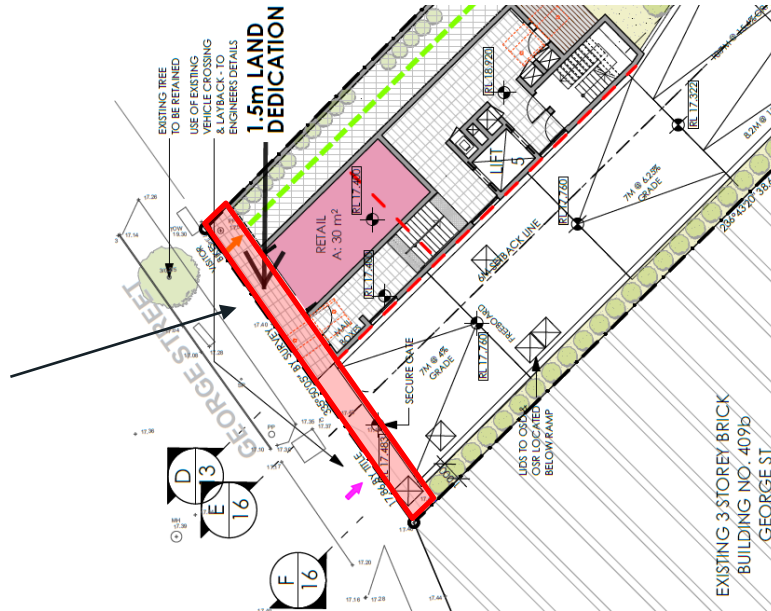


perspective – Allen St

VPA

- dedication and embellishment of approx. 26.8sqm for 1.5m footpath widening
- monetary contribution of \$145,305 for the provision of community infrastructure

26.8sqm or 1.5m
footpath widening



compliance with ADG

	control	proposed	compliance
solar	min 70% max 15% no solar	72% 5%	yes
cross vent	60%	62%	yes
deep soil	7%	9%	yes
building separation	blank wall: nil habitable: 6m	nil along blank walls; 12m between Buildings A and B; 4.2 between Building C to substation	partial compliance

compliance with ADG

	control	proposed	compliance
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	adequately sized	yes
private open space	GF 15m ² 1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	adequately sized	yes
floor to ceiling heights	3.3.m GF 2.7m	3.5m floor to floor 3.1-3.5m floor to floor	yes
communal open space	25%	56%	yes, incl. equitable access

compliance with key development controls

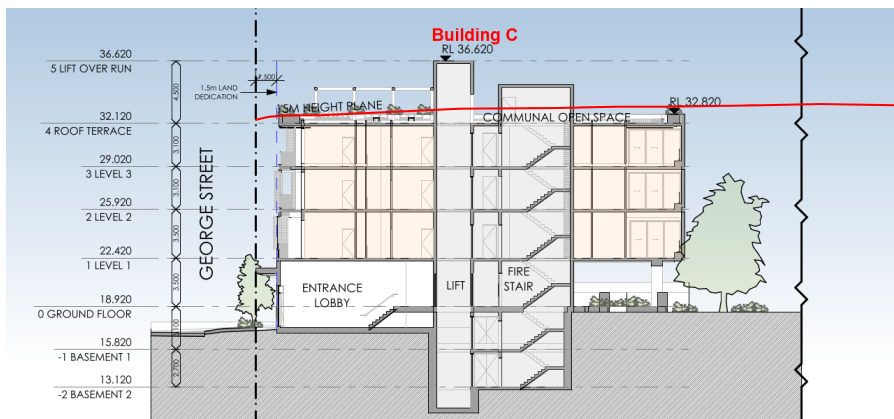
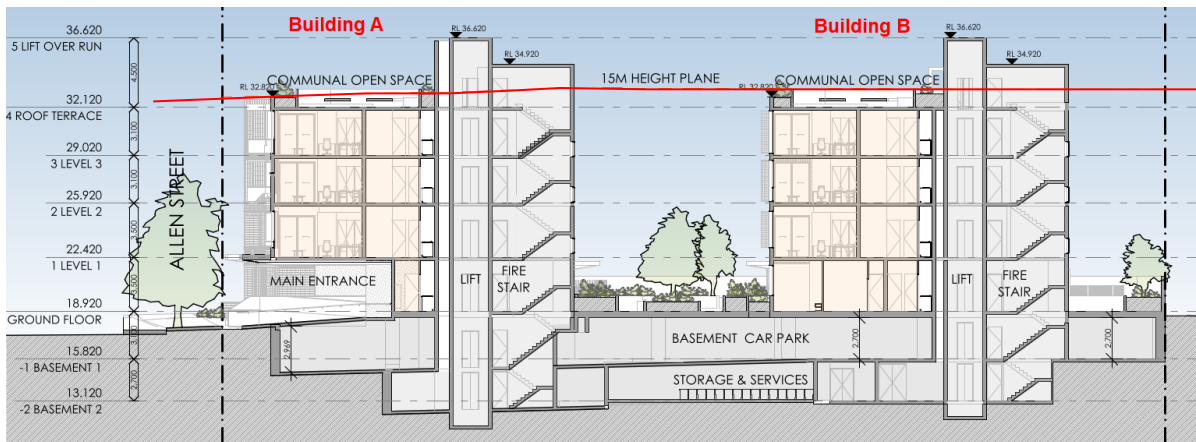
	control	proposed	compliance
height	15m	19.12m – lifts 14.9m to level 4 roof	no – 4.12m (27.4%) Clause 4.6 request supported
height in storeys	4 storeys	4 storeys	yes
FSR	1.5:1 + 0.5:1 (CI 6.14)	1.6:1m	Yes subject to VPA

issues

- building height – Clause 4.6 variation request
- building separation
- privacy
- internal layout – Type K apartments
- view sharing
- overshadowing

height

- non-compliance (4.12m) from lifts, fire stairs and shade structures to rooftop communal open spaces
- majority of building under the height limit (14.9m)
- no significant impacts from non compliance
- clause 4.6 variation request supported



height non compliance – restricted to lifts, fire stairs, and shade structures

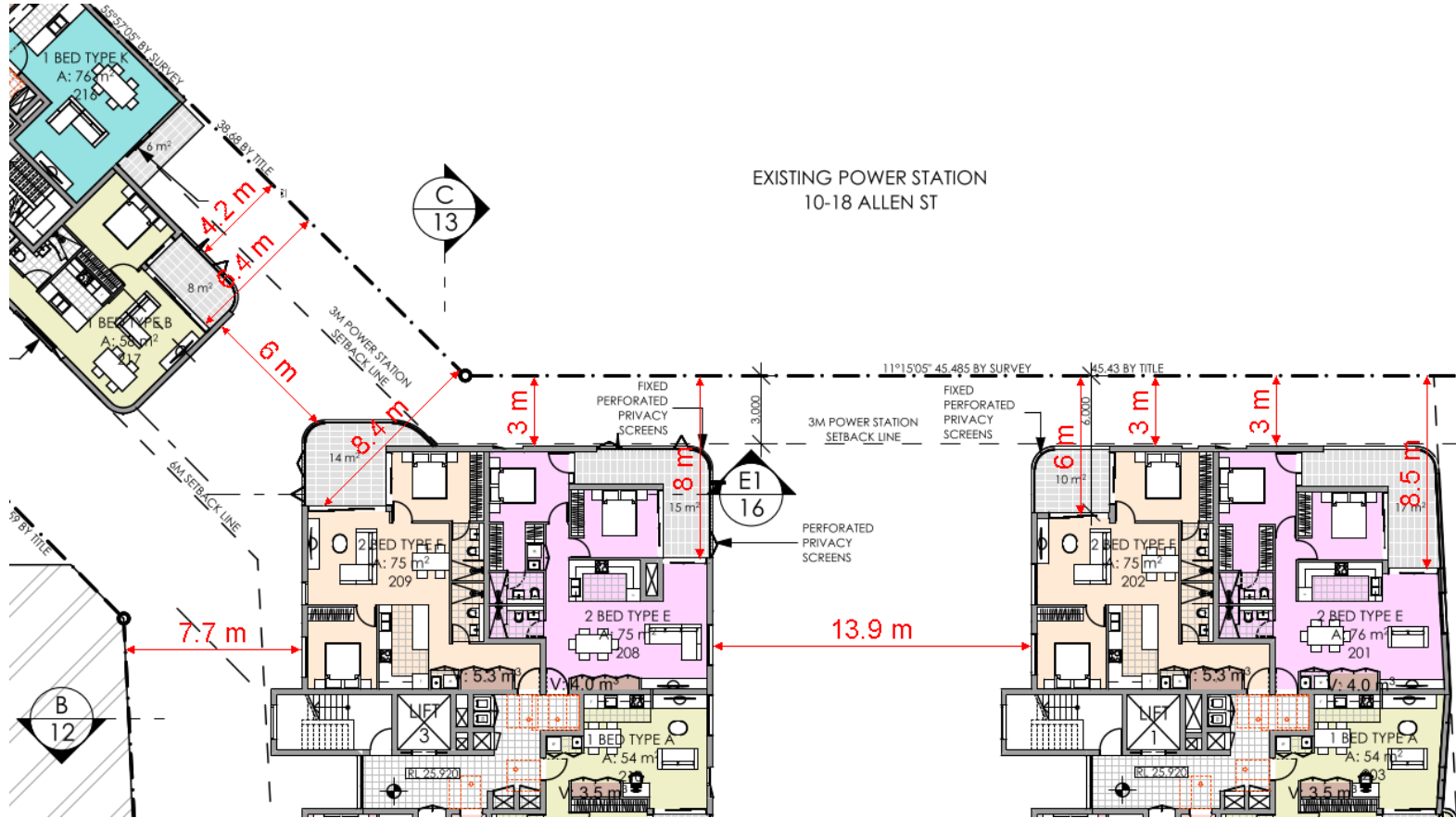


height non compliance – centrally located, setback from boundaries and street frontages

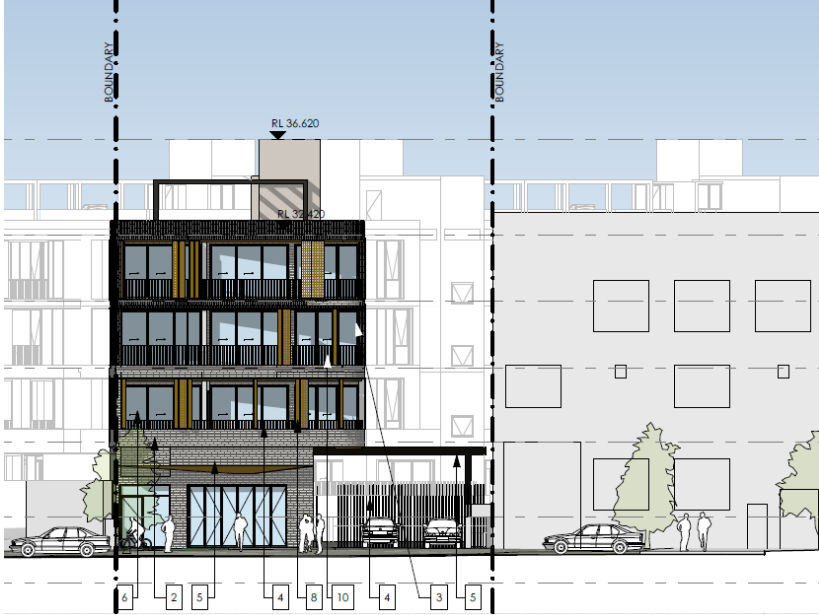


similar height non compliance on exceedance on adjoining residential building

building separation



privacy



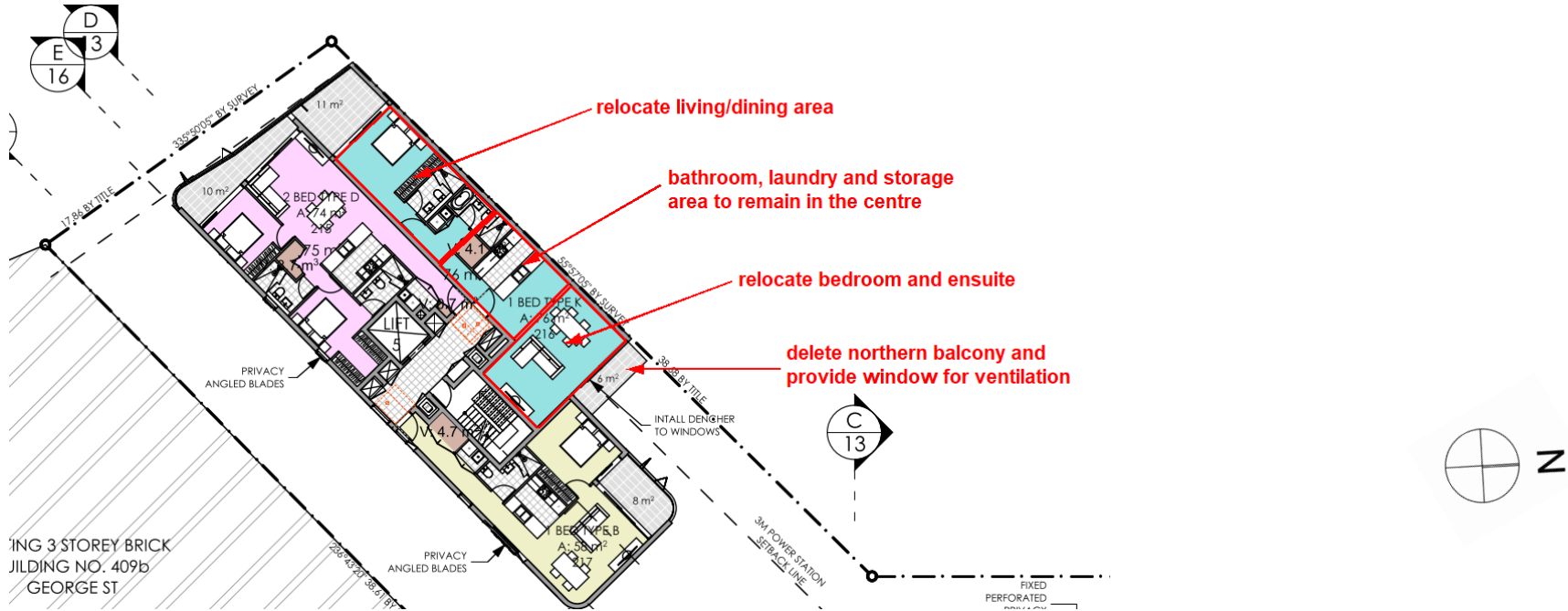
limited oblique view, with complaint setback within site boundaries



windows subject to boundary windows covenant

internal layout

- Building C – Type K apartments



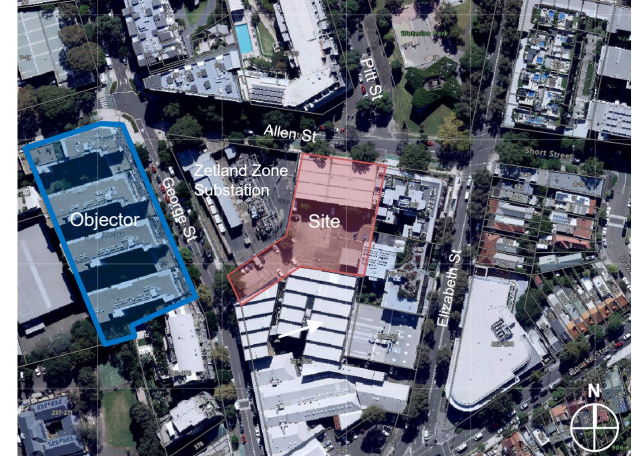
internal layout

- Building C – Type K apartments



view sharing

- outlook across subject site



solar access

- 707 Elizabeth St - additional overshadowing to 2 south-west facing apartments on the ground and first floor by building bulk that is compliant with height - impact is reasonable
- 713 Elizabeth St - additional overshadowing 1 north facing ground floor apartment - minimized by increased set back to Building B
- 365-368 George St - no impacts
- 370-376 George St - additional overshadowing to east facing apartments on the lower levels between 9-10am; continue to receive >2hrs of direct sunlight
- extent of overshadowing considered acceptable

recommendation

- deferred commencement consent – subject to execution of VPA