

Local Planning Panel

3 November 2021

15-17 William Street, Alexandria

D/2020/1059

Applicant: David Findlay

Owner: Balglen Pty Ltd

Architect/Consultants: Derek Raithby + ABC Planning

proposal

- demolition of existing warehouse, excavation, remediation
- construction of 14 x 3 storey Torrens titled multi-dwelling houses
- parking accessed from William Lane
- public benefit offer for Green Square infrastructure

recommendation

- delegate to CEO to determine following exhibition of VPA

notification information

- notification 28 October 2020 to 19 November 2020
- 2 submissions received objecting to the proposal
- re-notified between 2 June and 24 June 2021 (to cover error in original notification)
- no submissions received

submissions



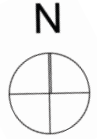
 subject site

 submitters

submissions

- exceeds the FSR control
- exceeds height in storeys control
- loss of visual and acoustic privacy due to roof level terraces
- overshadowing impacts

site





site viewed from William Street



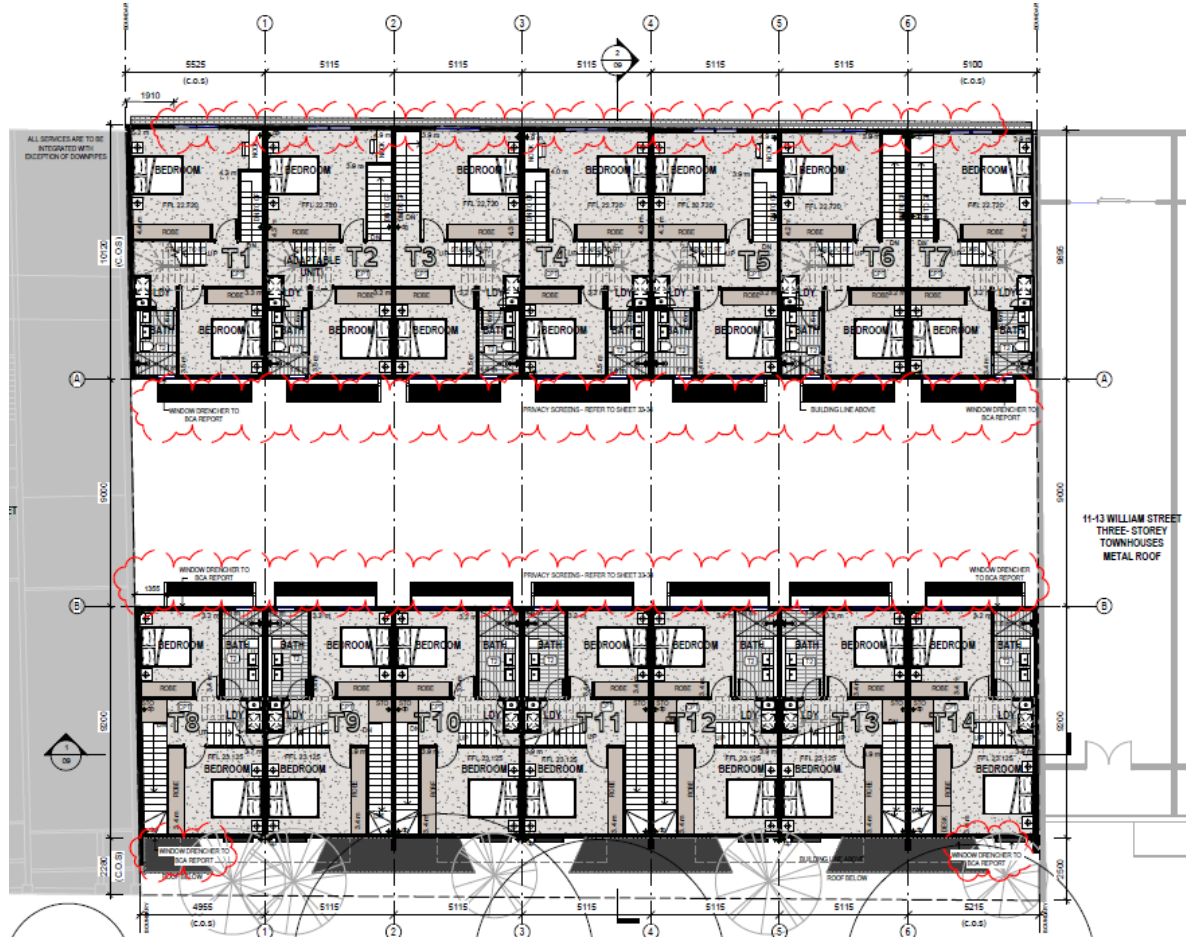
site viewed from William Lane



11-13 William Street (north boundary) - from William Street and William Lane



19 William Street (south boundary) - from William Street and William Lane



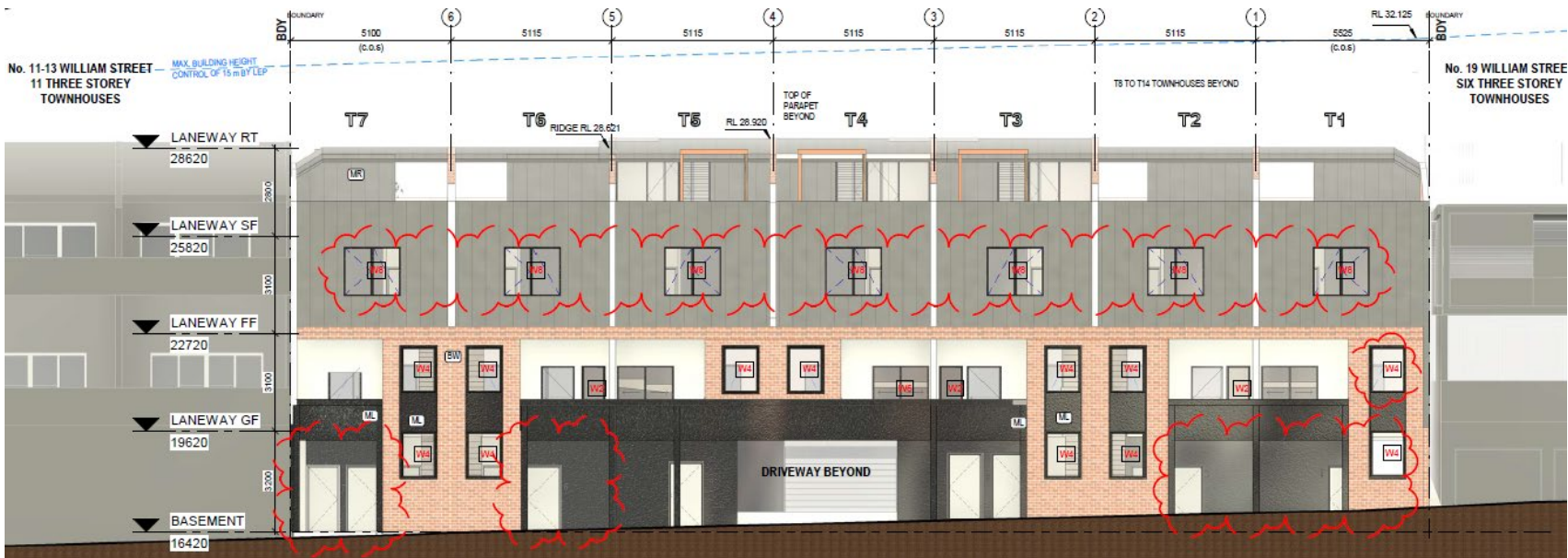


roof level

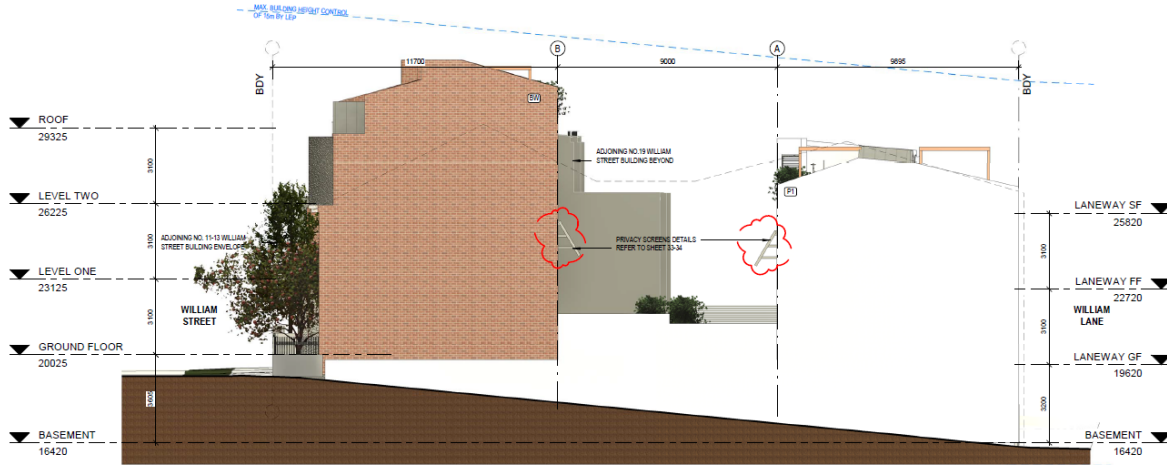
MAX. BUILDING HEIGHT OF 15m CONTROL BY LEP



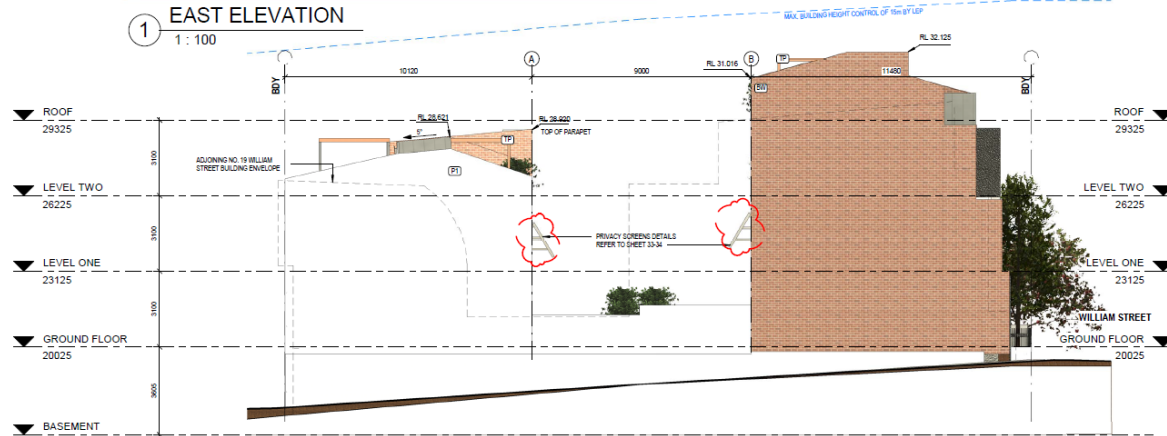
William Street – east elevation



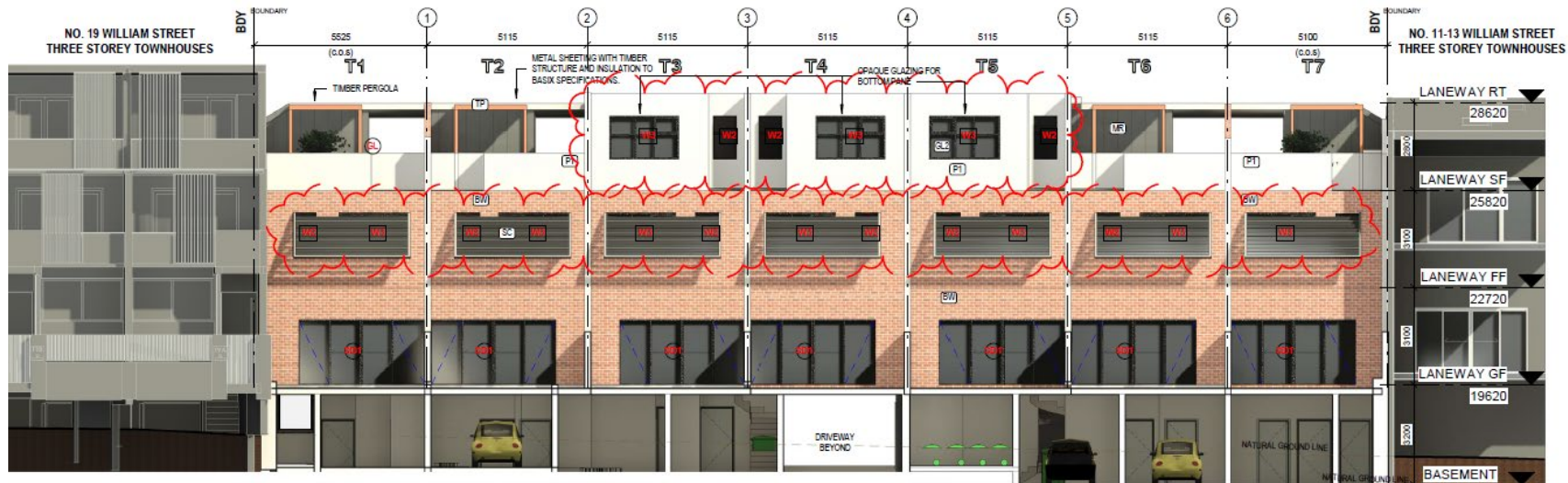
William Lane - west elevation



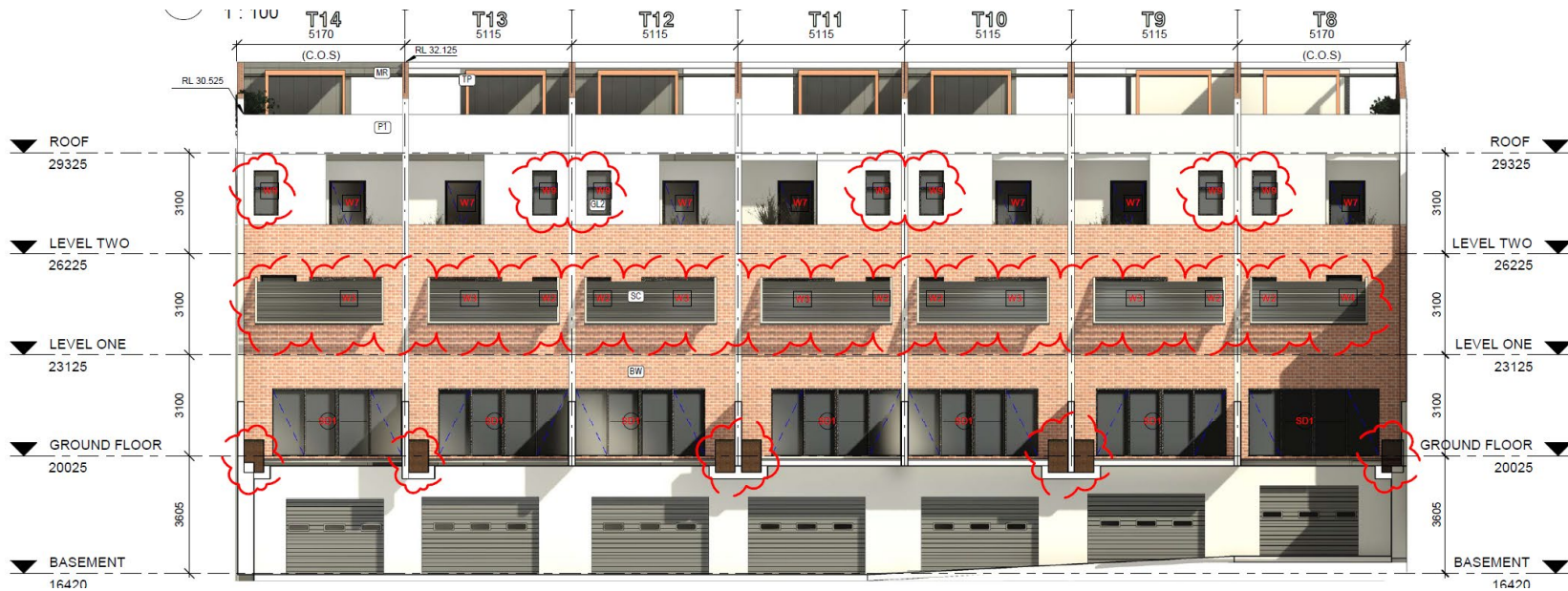
north elevation



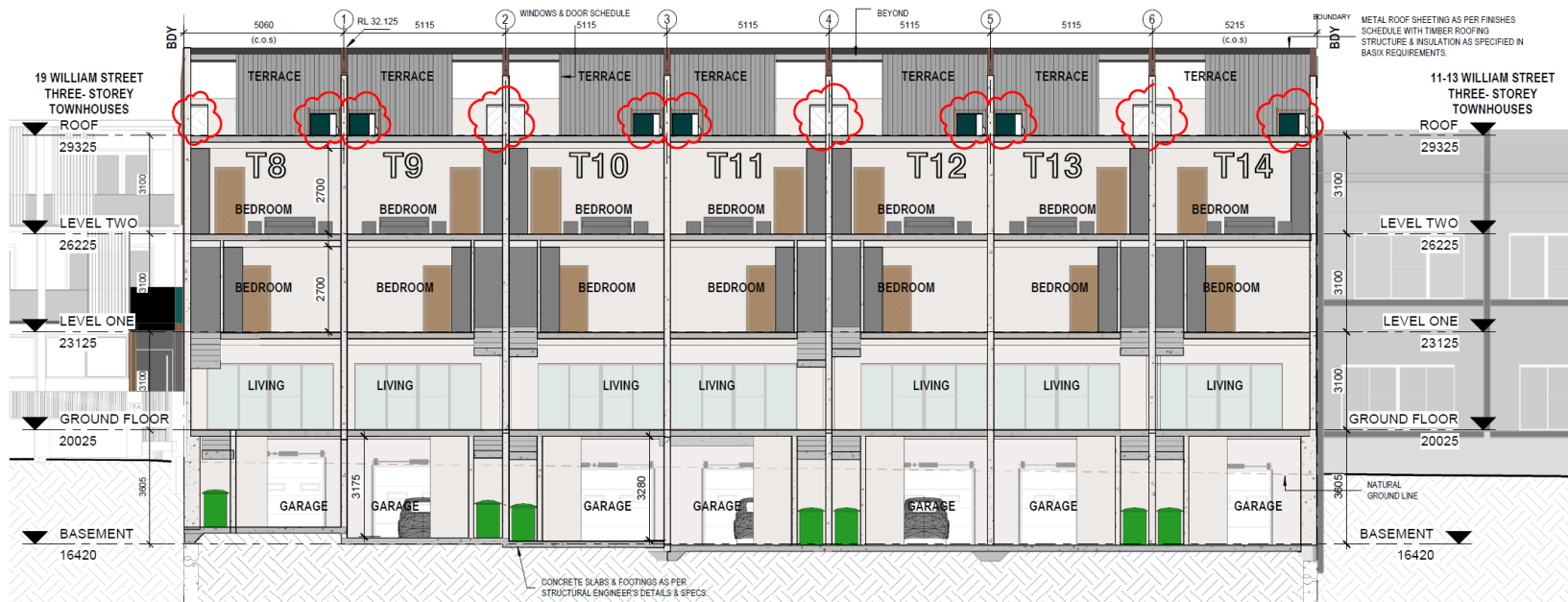
south elevation



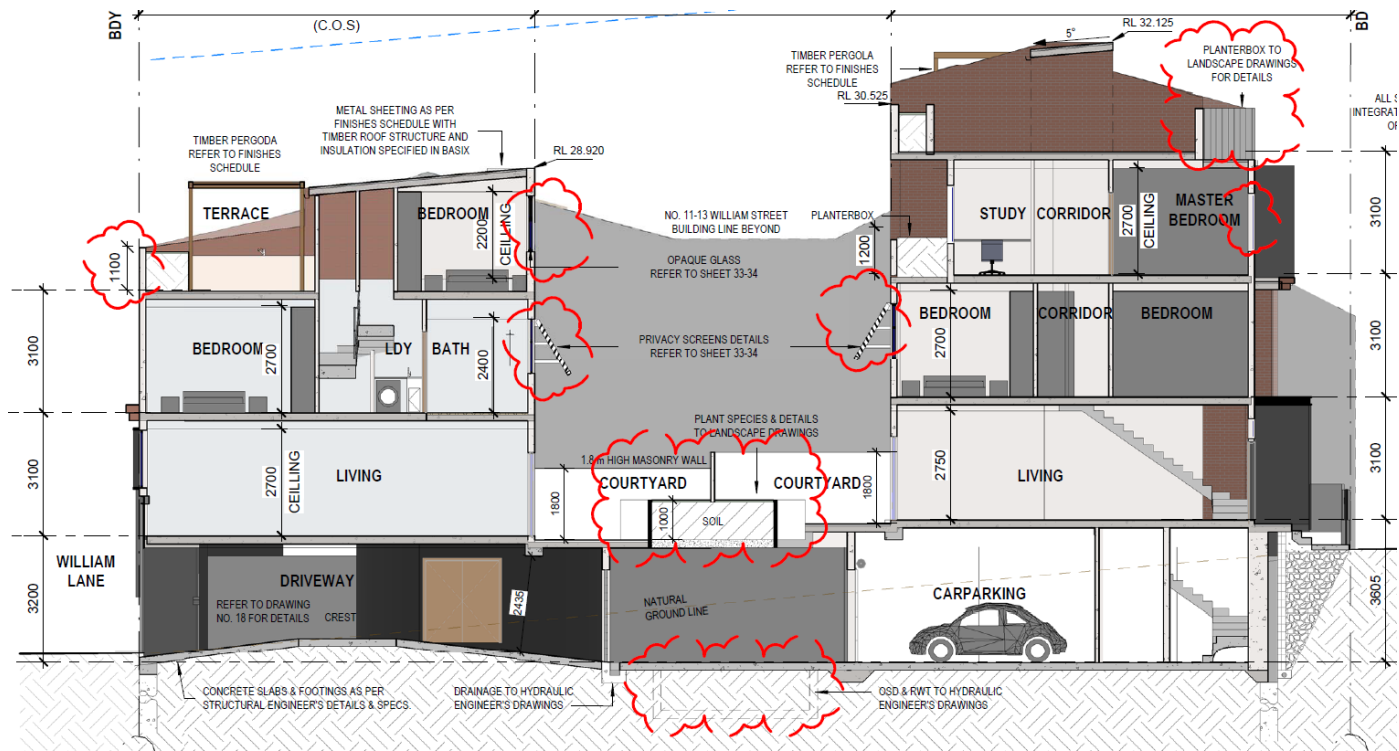
internal elevation/basement section - looking west



internal elevation/basement section - looking east








long section – William Street building

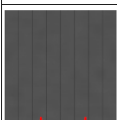



short section



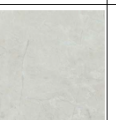


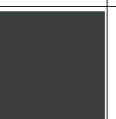
Finishes Schedule

| Image | Symbol | Type | Description |
|--|--------|---------------------|---|
|  | BL1 | Type: Wall Finishes | Charcoal Powder Coated Balustrade |
|  | BW | Type: Wall Finishes | Austral Bricks 'Old Colonial Buff' |
|  | CCR | Floor Finish | Polished concrete flooring |
|  | CPT | Type: Floor Finish | Dyed nylon carpet |
|  | GL | Window & Door Type | Clear glass louvers with charcoal powder coated frame |

Finishes Schedule

| Image | Symbol | Type | Description |
|---|--------|--------------------|--|
|  | GL2 | Window & Door Type | Opaque glass with charcoal powder coated frame |
|  | ML | Metal Frame | Charcoal Powder Coated Screens |
|  | MR | Roof Finish | COLORBOND® 'Basalt' Matt Finish |
|  | P1 | Wall Finish | Dulux 'Natural white' |
|  | P2 | Wall Finish | Dulux 'Tranquil Retreat' |

Finishes Schedule

| Image | Symbol | Type | Description |
|---|--------|--------------------|---|
|  | SC | Metal Frame | Charcoal Powder Coated Aluminium Framed Screens |
|  | T1 | Type: Floor Finish | External balcony tiles |
|  | T2 | Type: Floor Finish | Wet area tiles |
|  | TB | Floor Finish | Oak timber flooring |
|  | TP | Type: Wall Finish | Timber pergola |
|  | W1 | Type: Window Frame | Charcoal Powder Coated Window Frame |

finishes schedule

background

- previously referred to LPP in June - recommended for refusal as applicant had failed to address all concerns
- reasons for refusal related to land contamination, floor space ratio and building separation
- applicant presented to LPP and stated they were in a position to address all concerns immediately
- LPP deferred determination to allow applicant to address concerns
- additional information/amended plans have now been received sufficient to recommend approval

Design Advisory Panel Residential Subcommittee

DAPRS raised the following concerns:

- should not exceed FSR and DCP 3 storey height
- deep soil provision should increase, preferably in the internal courtyards
- separation distance between buildings should be increased
- air-conditioning units should be located at the roof level
- switch boards and fire services at building edges should be integrated into architecture
- use of 'or similar' for materials schedules not appropriate

Amended plans/conditions address these issues

compliance with key LEP standards

| | control | proposed | compliance |
|--------------------|---|----------|------------|
| height | 15m | 13m | yes |
| floor space ratio | 1.5:1 (including Green Square infrastructure contribution) | 1.44:1m | yes |
| car parking spaces | 14 | 14 | yes |

compliance with DCP controls

| | control | proposed | compliance |
|-------------------|-------------------------------------|-----------|------------|
| height in storeys | 3 storeys | 4 storeys | no |
| deep soil | 15% of site area | 5.5% | no |
| solar access | 2 hours to dwellings and neighbours | > 2 hours | yes |

issues – previous reasons for refusal

- SEPP55 (land contamination)
- floor space ratio
- building separation

SEPP55 - land contamination

since June LPP meeting:

- applicant has submitted a Remediation Action Plan (RAP) and Statement of Interim Advice prepared by site auditor
- City's health and building specialists advise documents satisfactory and site suitable for proposed land uses after remediation

floor space ratio

- maximum FSR - 1.5:1 (GFA: 1,651.5sqm)
- amended scheme FSR - 1.44:1 (1,587sqm of GFA)
- floor space has been reduced by reducing floor area of dwellings and reconfiguring parking areas

issues – to be addressed by condition

- visual privacy – between dwelling windows and courtyards
- landscaping
- driveway width at William Lane
- design excellence - materials schedules
- stormwater drainage

The above detailed design issues are to be addressed by conditions

recommendation

- delegate to CEO to determine following exhibition of VPA