

Local Planning Panel

15 December 2021

21 Collins Street, Alexandria

D/2020/1171

Applicant: URBIS

Owner: Jaimee Alex Pty Limited

Architect: Rothe Lowman

Consultants: URBIS

proposal

concept DA for mixed use development, including:

- 2 building envelopes with height of 15m and frontages to O’Riordan and Collins Streets
- indicative future retail and residential uses
- 2 indicative carparking levels
- indicative construction and dedication of a 2.4m footpath at O’Riordan Street.

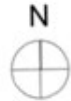
recommendation

approval

notification information

- first exhibition period between 21 December 2020 and 1 February 2021
- 109 owners and occupiers notified
- no submissions received
- amended proposal renotified between 18 June and 3 July 2021
- no submissions received

site





site viewed from corner of O'Riordan Street and Collins Street



site viewed from western side of O'Riordan Street



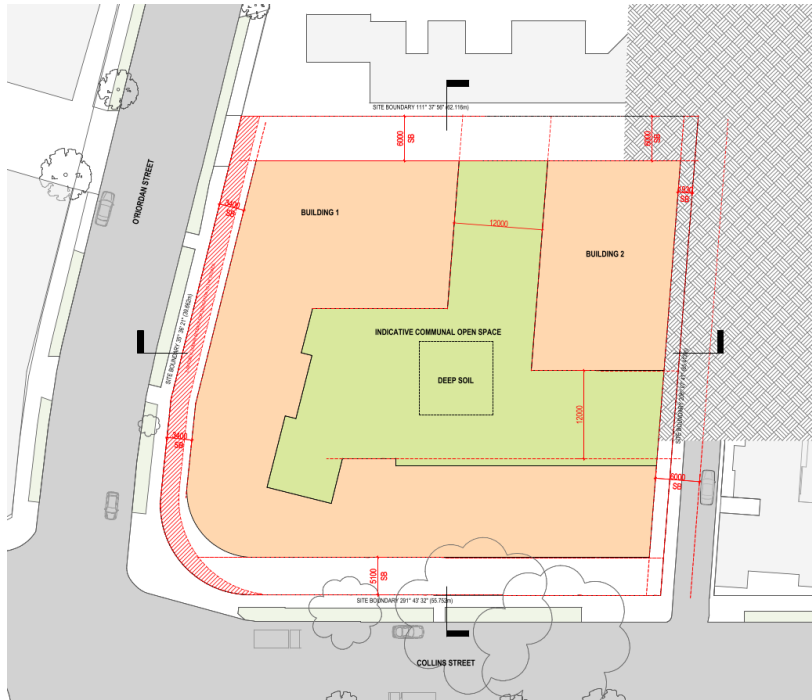
site viewed from corner of Collins Street and William Lane



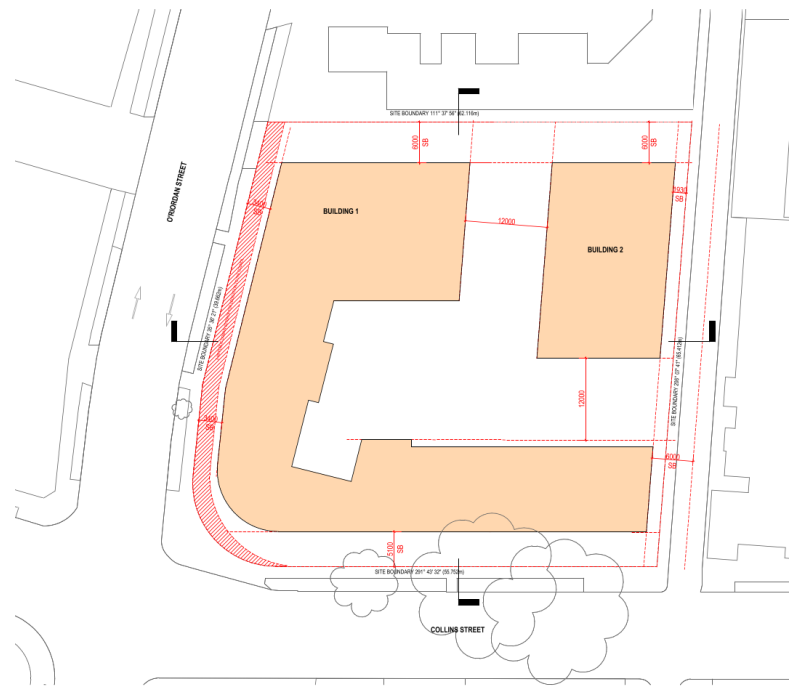
site viewed from the opposite side of Collins Street



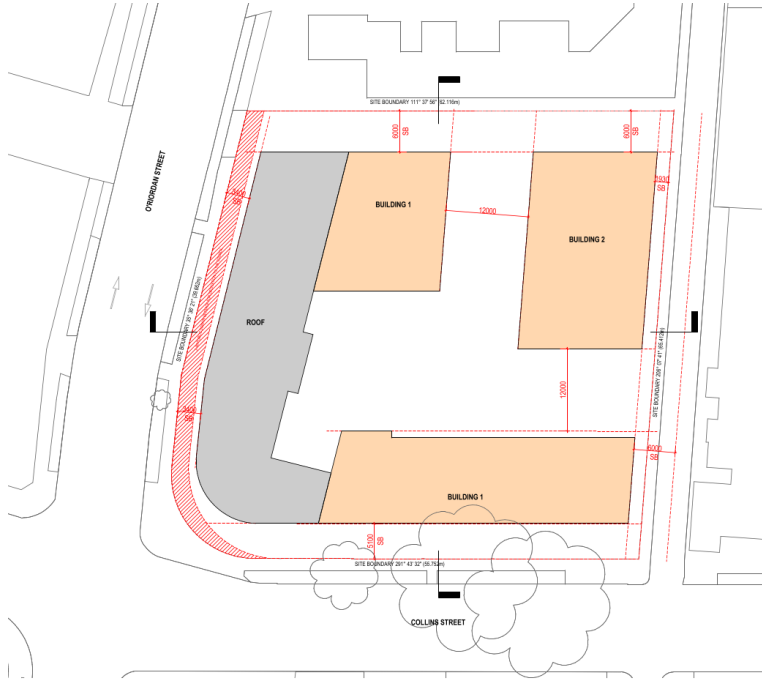
site viewed from William Lane
1m wide strip of the footpath is owned by a deceased estate



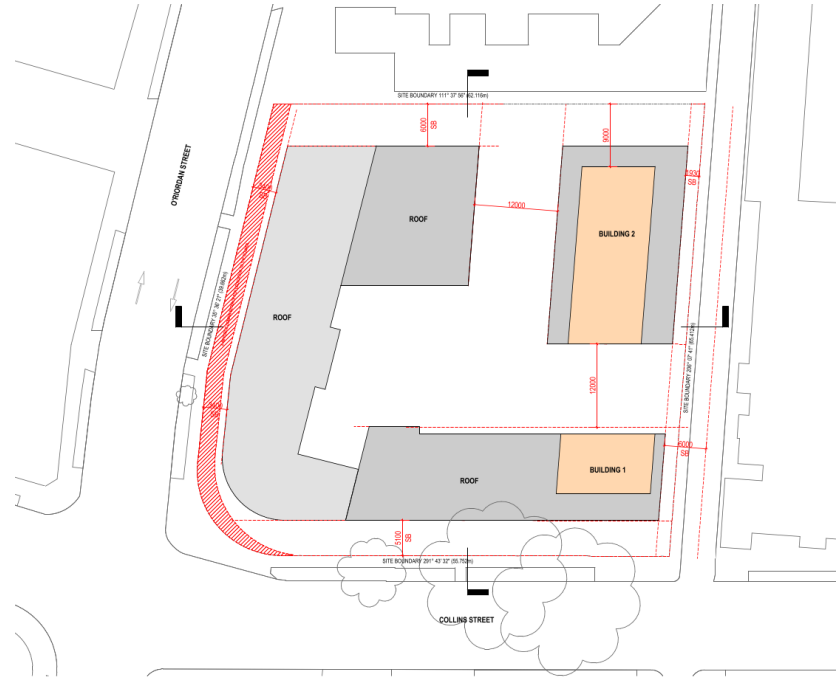
upper ground



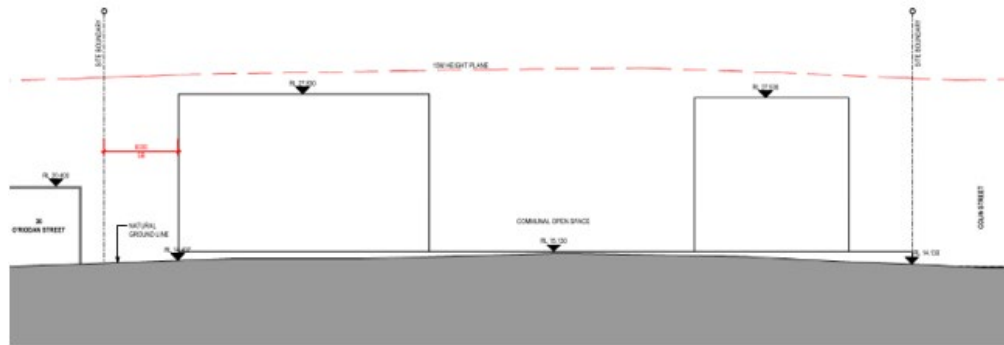
levels 1-2



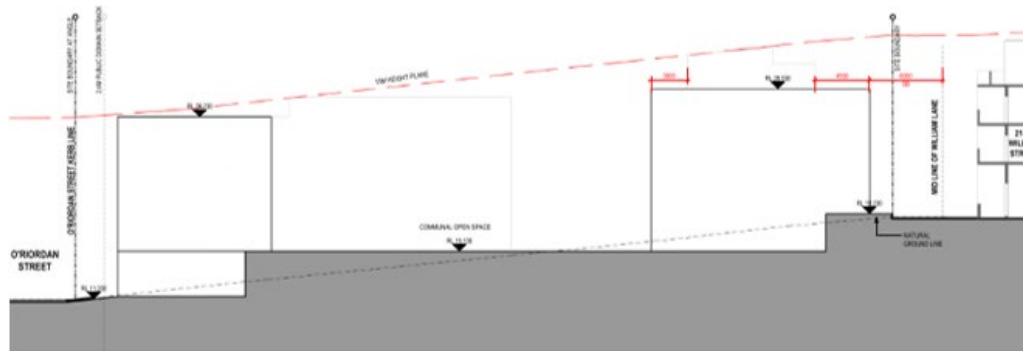
level 3



level 4

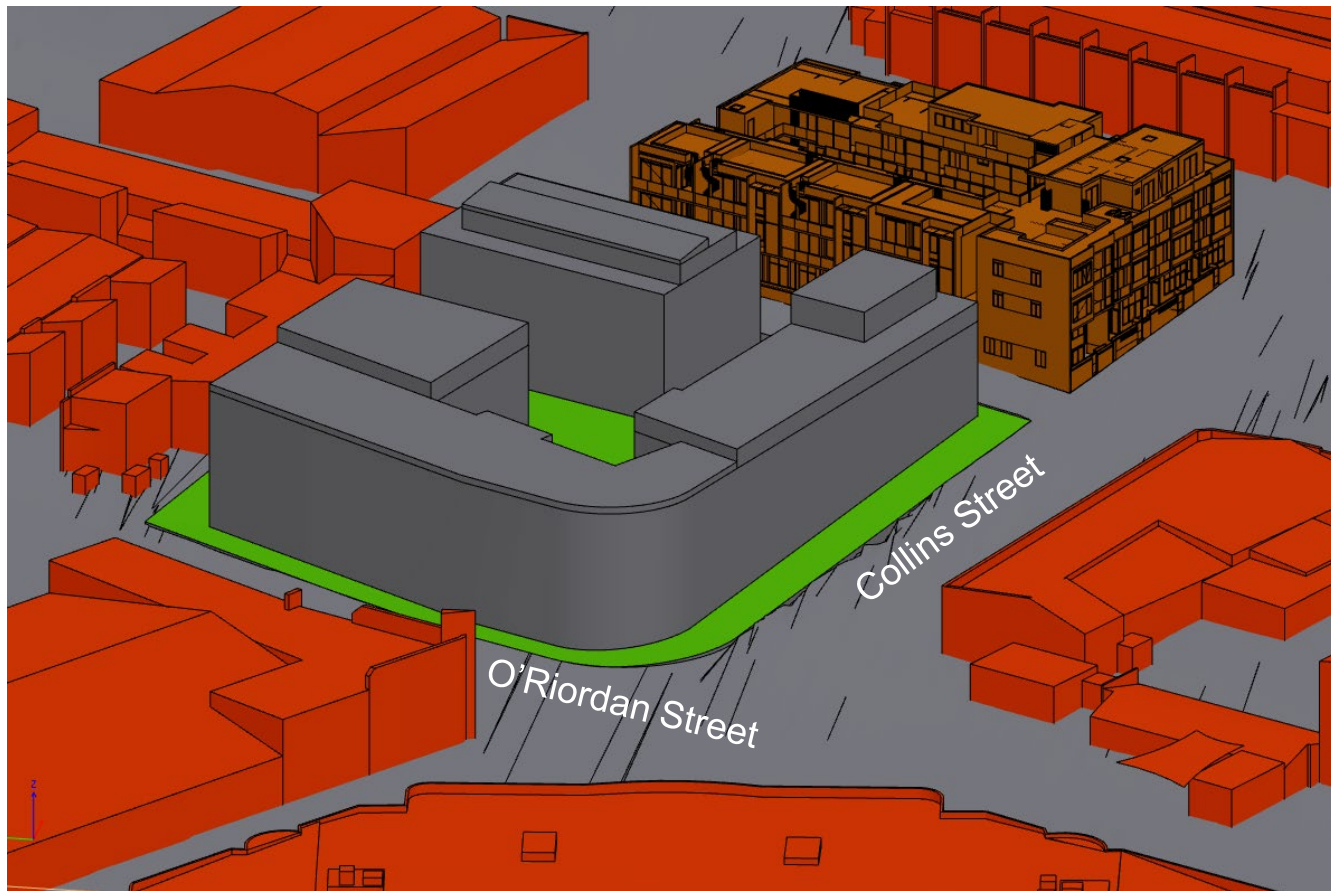


NORTH SOUTH SECTION



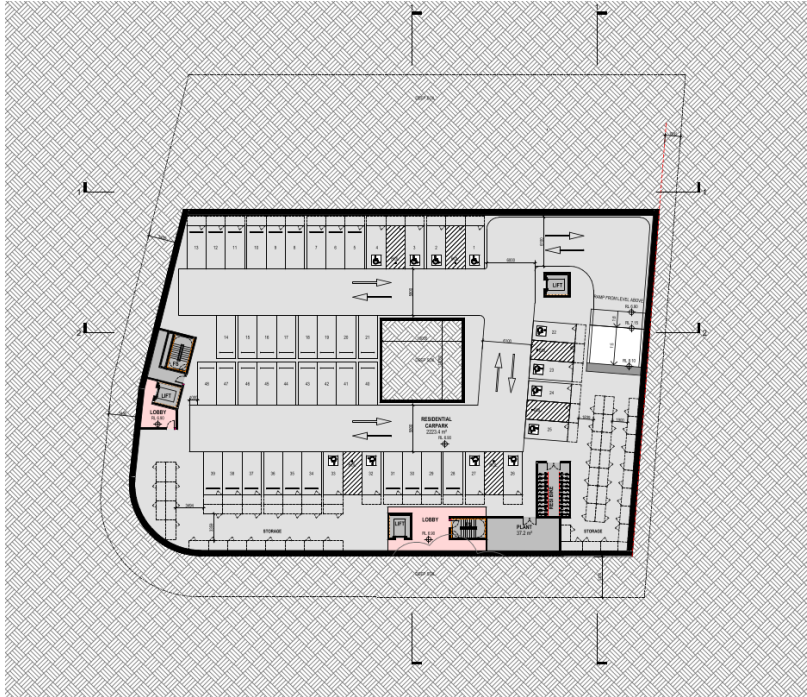
EAST WEST SECTION

north-south and east-west section drawings

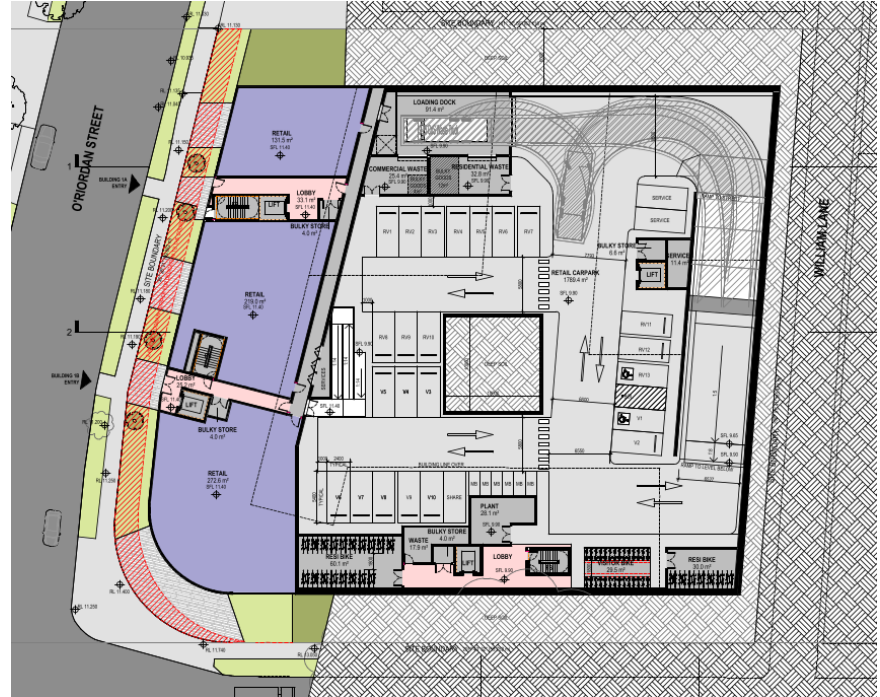


concept envelope massing model - looking north east

reference scheme



basement



part ground/basement



upper ground



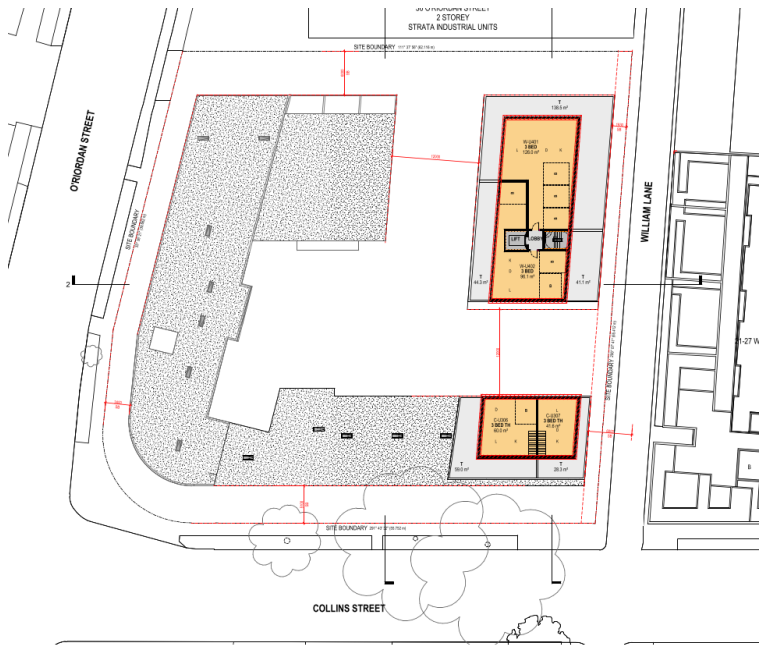
level 1



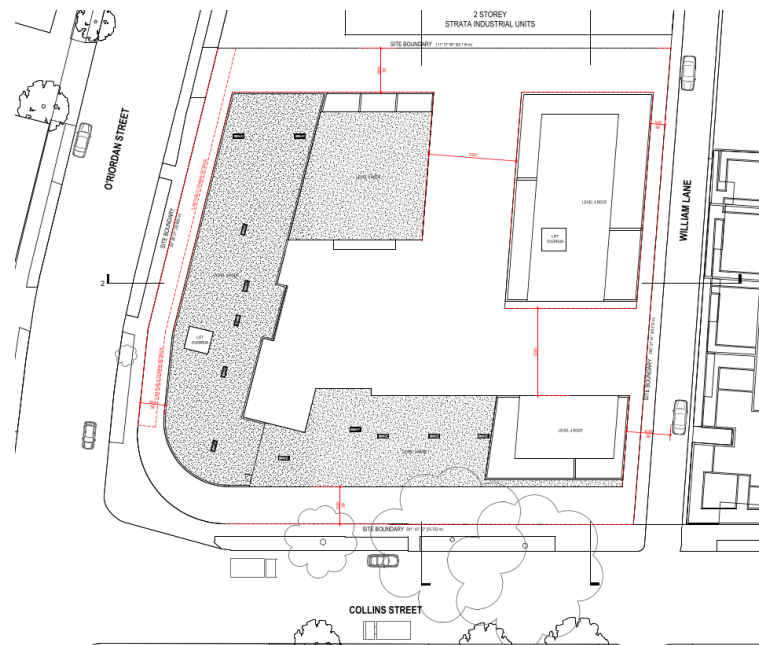
level 2



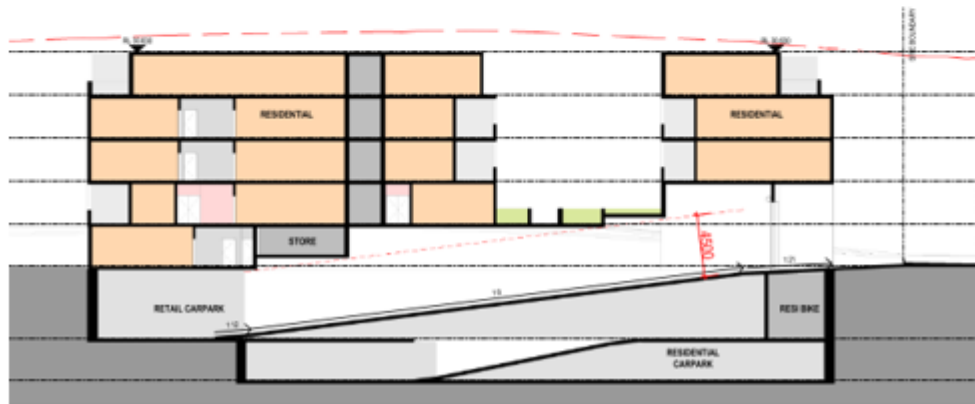
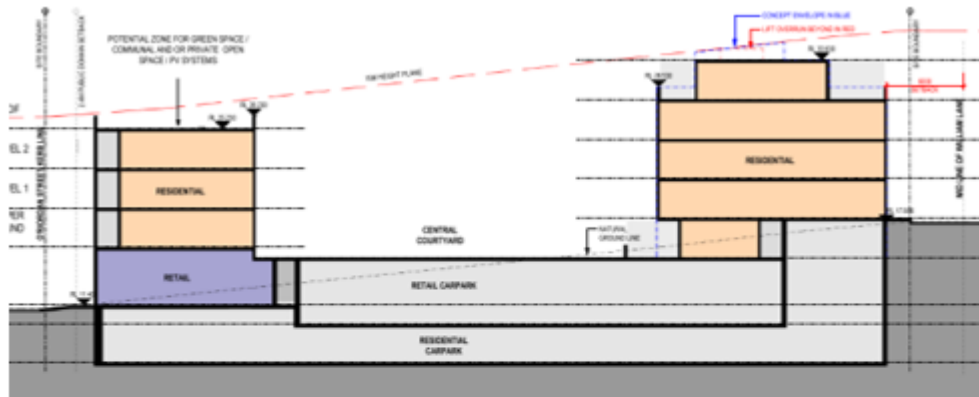
level 3



level 4



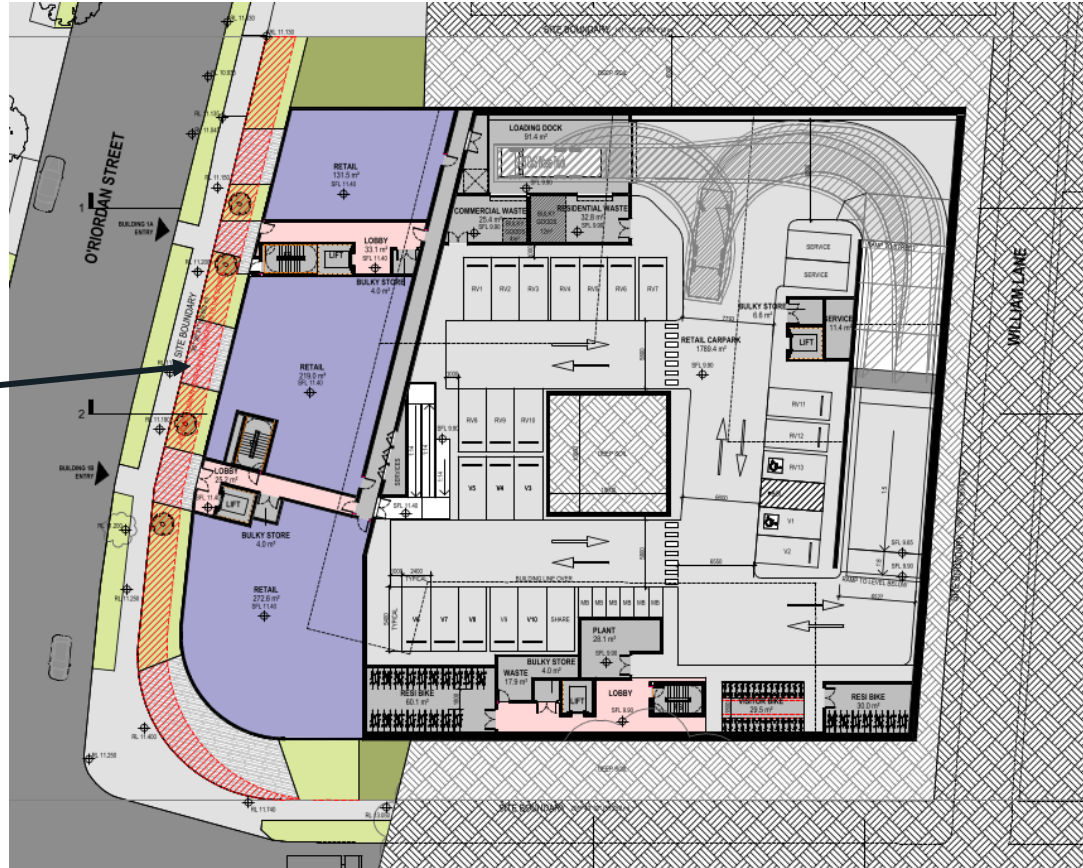
roof plan



east-west and north-south section plans

public benefit offer

land to be dedicated for footpath widening



compliance with key LEP standards

	control	proposed	compliance
height	15m	15m	yes
floor space ratio	1:1 0.5:1 with public benefit offer for infrastructure	1.5:1m	yes
design excellence	additional 10% FSR possible if future Stage 2 DA exhibits design excellence	N/A	subject to future design competition

compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	4 storeys	no
floor to floor (ceiling heights)	ground: 4.5m Residential: 3.1m	ground: 4.5m Residential: 3.1m	yes
dwelling mix	1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	1 bed – 48% 2 bed – 41% 3 bed – 11%	able to comply reference scheme exceeds 2 and 3 bed minimums

compliance with ADG

	control	proposed	compliance
solar	70%	76%	yes
cross vent	60%	60%	yes
deep soil	15% (sites greater than 1,500sqm)	17%	yes
building separation	12m	12m	yes
apartment size	1 bed 50sqm 2 bed 70sqm 3 bed 95sqm	Studio: 35.5sqm 1 bed: 50.2sqm 2 bed: 75.0sqm 3 bed: 96.1sqm	yes

compliance with ADG

	control	proposed	compliance
floor to ceiling heights	3.3m ground 2.7m residential	4.3m 2.7m	yes
communal open space	25%	25% (plus potential roof area)	yes
private open space	1 bed 8sqm 2 bed 10sqm 3 bed 12sqm	indicative scheme generally complies	yes

Design Advisory Panel

DAP reviewed application on 2 March 2021

DAP generally supportive subject to:

- increased building separation required to meet ADG minimums
- increased setbacks to boundaries required to meet deep soil provisions and reduce street tree pruning
- vehicle access should be from Collins Street rather than O’Riordan Street
- acoustic reports and supplementary drawings required in relation to natural cross ventilation and traffic noise mitigation

These issues have been addressed in amended plans

issues

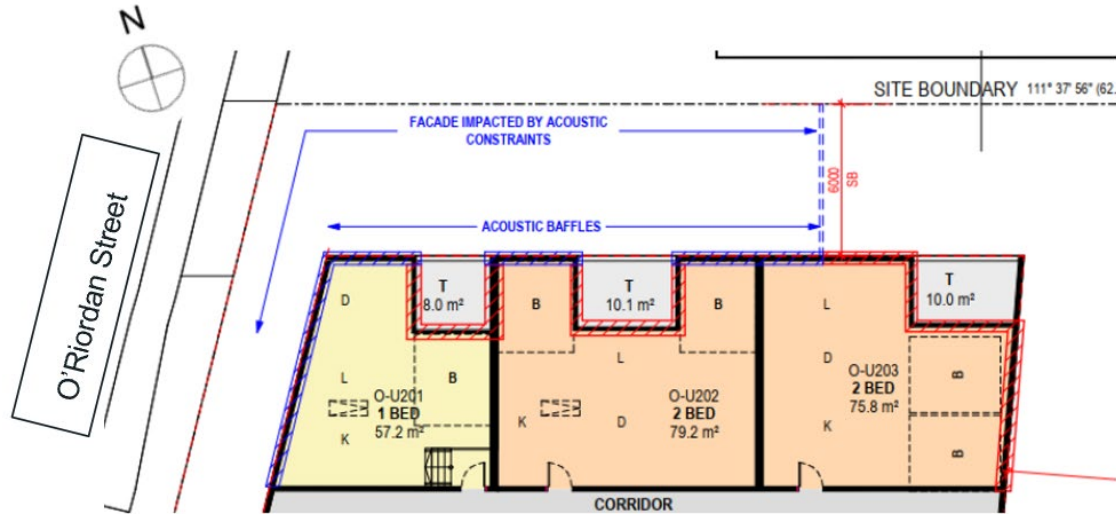
- building height in storeys
- noise/ventilation attenuation

height in storeys

- non-compliance with 3 storey height control
- indicative envelope has 3 storey character at William Lane (4th storey set back) and 4 storey character at O’Riordan Street
- height in storeys non-compliance acceptable given:
 - envelopes do not exceed 15m LEP height standard
 - no significant impacts for neighbours in relation to solar access
 - height in storeys reinforces existing neighbourhood character
 - corner allotment has the capacity (subject to a successful competitive design process) of presenting a signature corner building

acoustic attenuation/ventilation

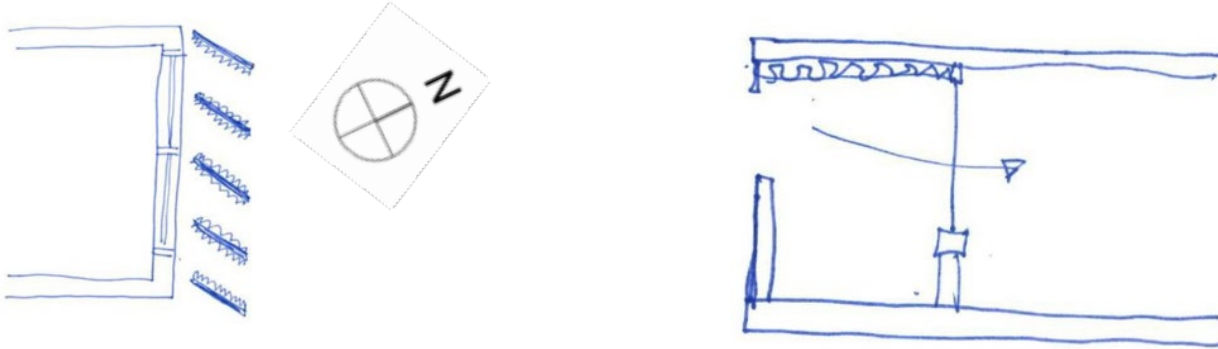
- O’Riordan Street and Collins Street frontages are affected by traffic noise
- acoustic design guidance has been provided, recommending passive acoustic/ventilation treatments for the north- western and south-eastern apartments



northern plan - reference scheme

acoustic attenuation/ventilation

- 'baffles' are recommended for apartments facing north
- absorptive materials are recommended for the soffits of balconies
- balustrades are recommended to be constructed of solid (masonry) materials



recommendation

- authority be delegated to the Chief Executive Officer (CEO) to determine the application following completion of the public exhibition of the Voluntary Planning Agreement