

114 Local Planning Panel

22 November 2023

Application details

11-15 Collins Street, Beaconsfield

D/2022/1021

Applicant: A Sutherland

¹¹⁹Owner: E Vougdis, G Vougdis, H Vougdis, B Athanassiou, C Athanassiou and J Athanassiou.

Designer: Henderson & Co.

Consultants: Aaron Sutherland & Associates.

Proposal

- alterations and additions to two existing industrial buildings
- change of use to commercial uses.

¹⁷⁶Recommendation

approval

Notification

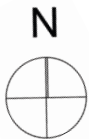
- exhibition period 27 October 2022 to 18 November 2022
- 103 owners and occupiers notified
- 16 submissions received



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Submissions

- provision of parking
- retention of affordable rental spaces for creative industries
- noise complaints relating to recent uses of the site

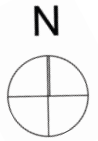
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-  subject site
-  submitters

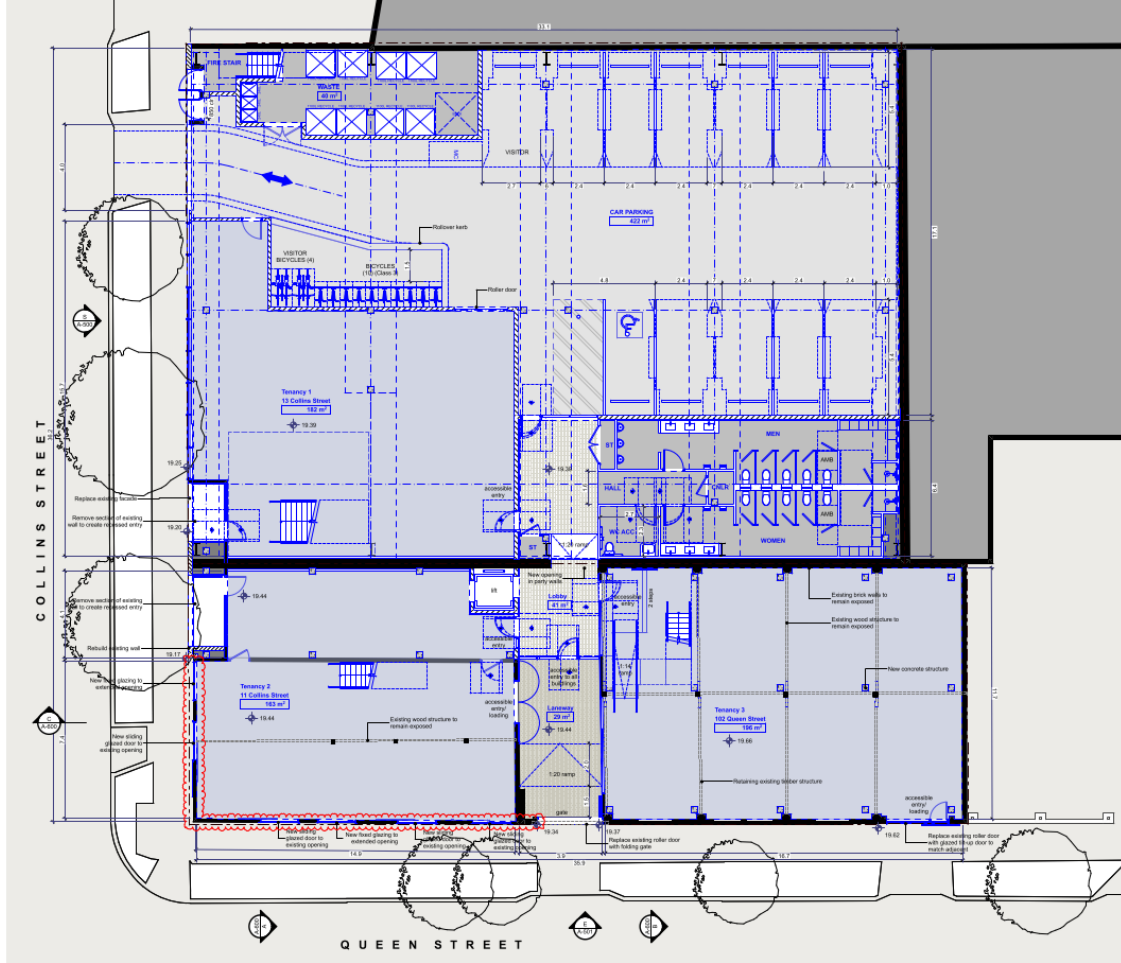
Site

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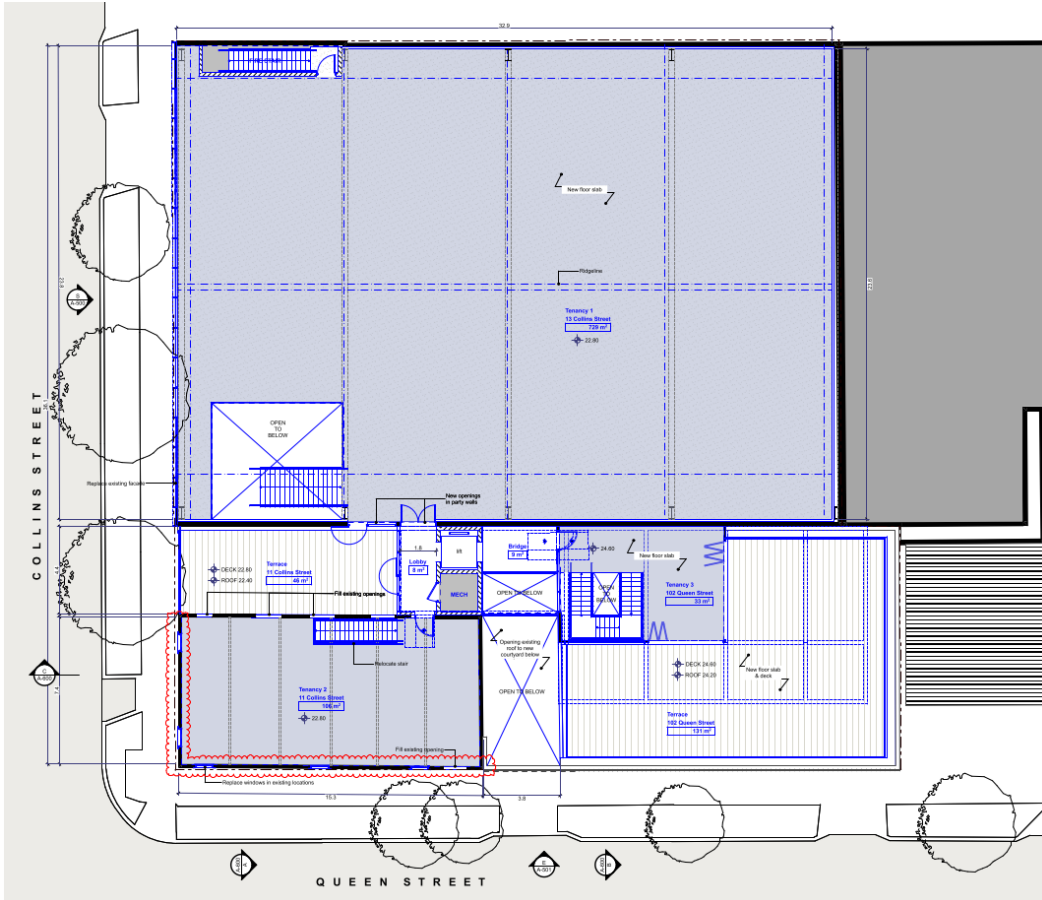


Proposal

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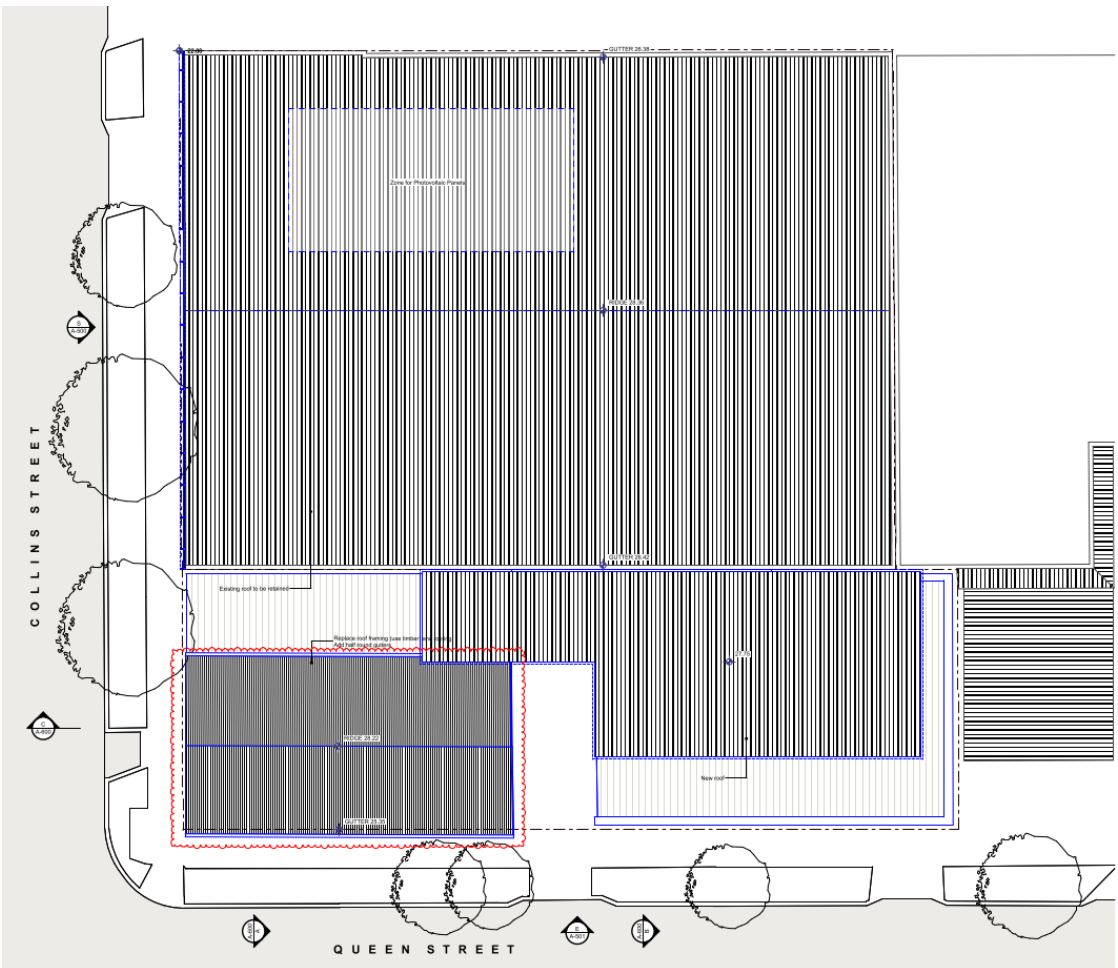
ground

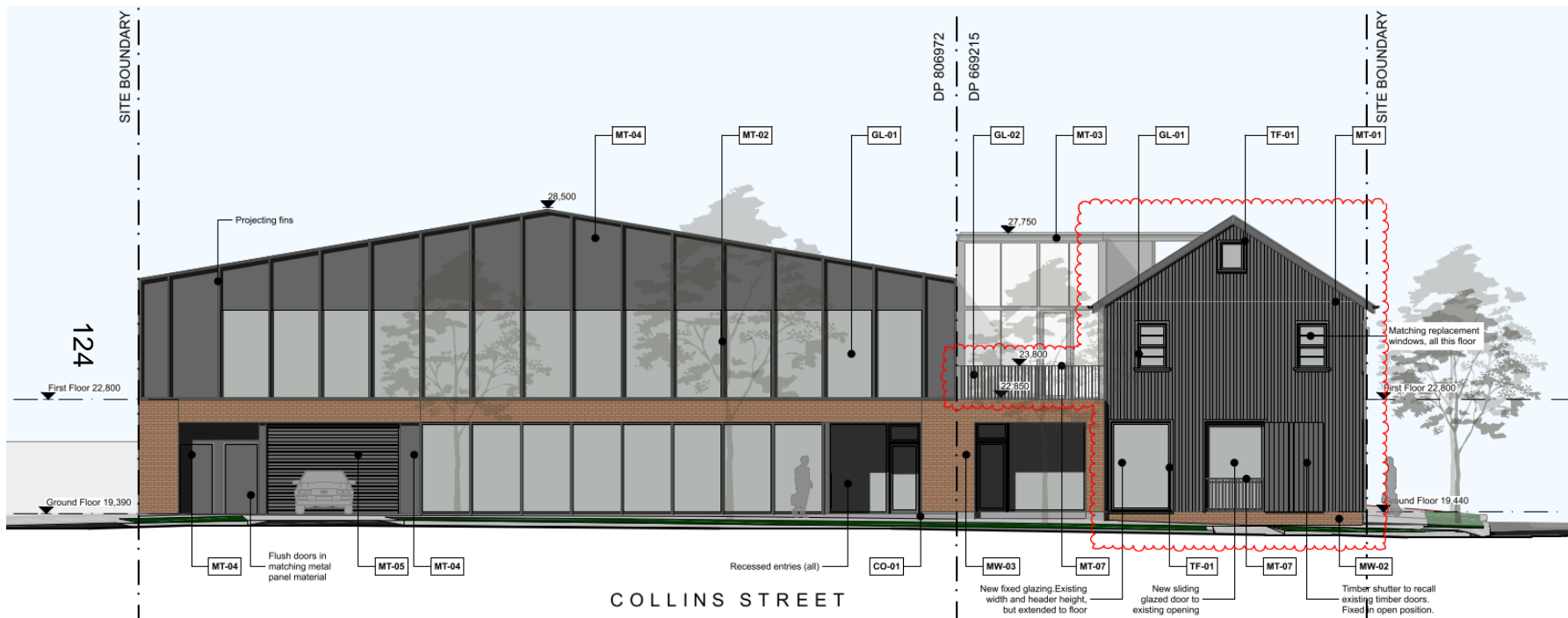


level 1



roof





south elevation

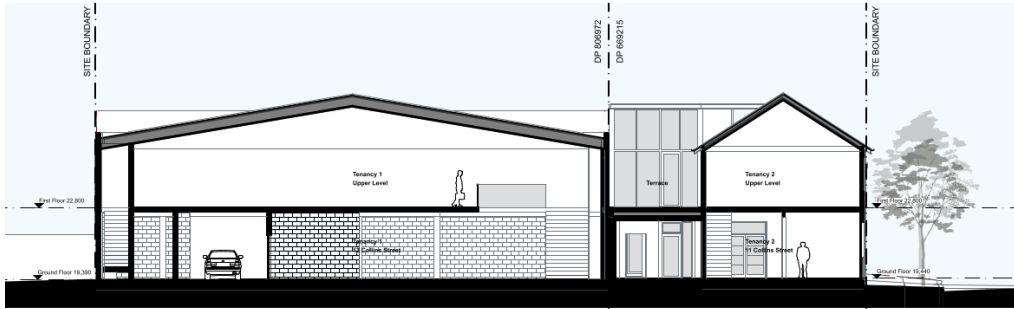


New fixed glazing Existing width and header height — but extended to floor

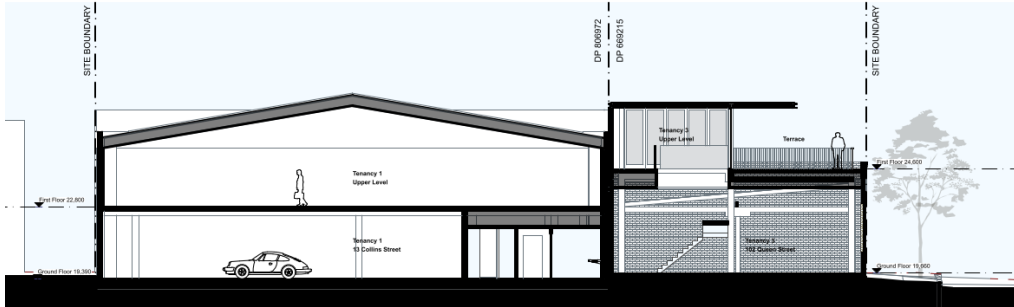
New sliding glazed door to existing opening

QUEEN STREET

east elevation



Section A



Section B



Section C



South Elevation



SE Corner

illustrations - south



East Elevation

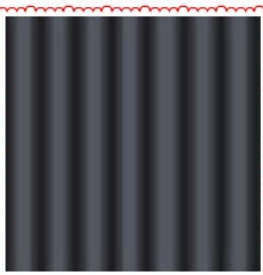


Aerial From NE

illustrations - east



Photomontage - Corner of Collins & Queen Streets



MT-01 Colorbond 'Basalt'



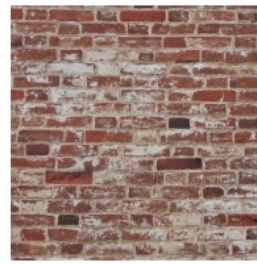
MT-04 Metal cladding panels, charcoal



MT-06 Steel framed bifold gate with mesh insert, charcoal



MW-01 Existing brick to be stripped



MW-02 Existing brick to be stripped
MW-03 Reclaimed brick to match MW-02

materials

Compliance with key LEP standards

	control	proposed	compliance
height	12m	9.1m	yes
floor space ratio	1.26:1*	1.26:1	yes
car parking	21 spaces	12 spaces	yes

* inclusive of 16sqm of end of journey floor space and 0.25:1 associated with provision of infrastructure in Green Square (VPA)

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2 storeys	2 storeys	yes
urban vegetation	15% canopy cover within 10 years	nil	no

Issues

- design details – materials, solid to void ratio: warehouse design
– 13-15 Collins Street
- provision of landscaping
- loss of creative production spaces

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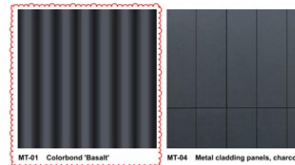
Design

- dark cladding proposed: 'Basalt' and 'charcoal'
- condition recommended: cladding to be mid-grey colour, with a Solar Absorptance (SA) value of 0.60 or less

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Photomontage - Corner of Collins & Queen Streets



Design

- predominantly glazed ground floor
- condition recommended to require additional masonry pilasters and a masonry base 'stallboard'

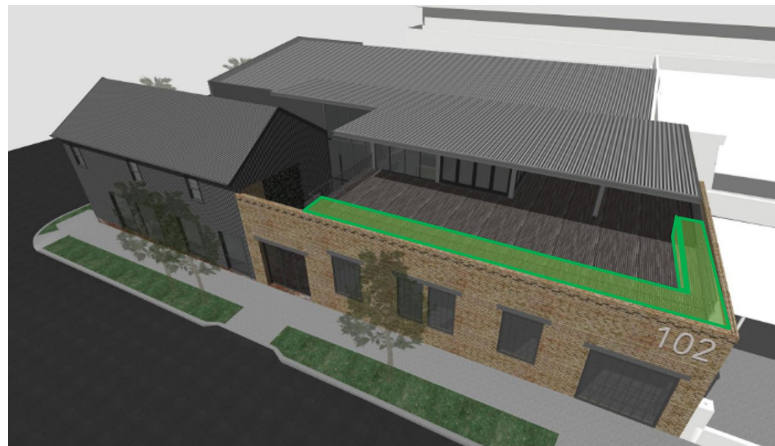
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Landscaping

- existing/proposed development extends to site boundaries
- no opportunity for canopy trees
- condition recommended for further greening of site
- landscaped planters provided to roof decks facing Collins Street and Queen Street

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Loss of creative production spaces

- tin shed corner building currently partitioned and small spaces used for creative industries
- public submissions, City's Strategy Advisor for Culture request artist's spaces be retained by condition
- 136 • no planning controls that can be relied upon to achieve this objective
- new tenancies may be used for artistic purposes, permissible within the MU1 Mixed Use zone

Recommendation

approval subject to conditions

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