

Local Planning Panel

28 February 2024

Application details

12-18 Stokes Avenue, Alexandria

D/2023/388

Applicant: The Trustee for Smart Design Property

Owner: The Trustee for Smart Design Property

Architect: Smart Design Studio

Proposal

- demolition of an existing warehouse building
- construction of a 5 storey commercial building comprising a commercial office and a food and drink premises
- subdivision - public benefit offer for roads and open space

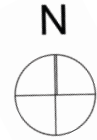
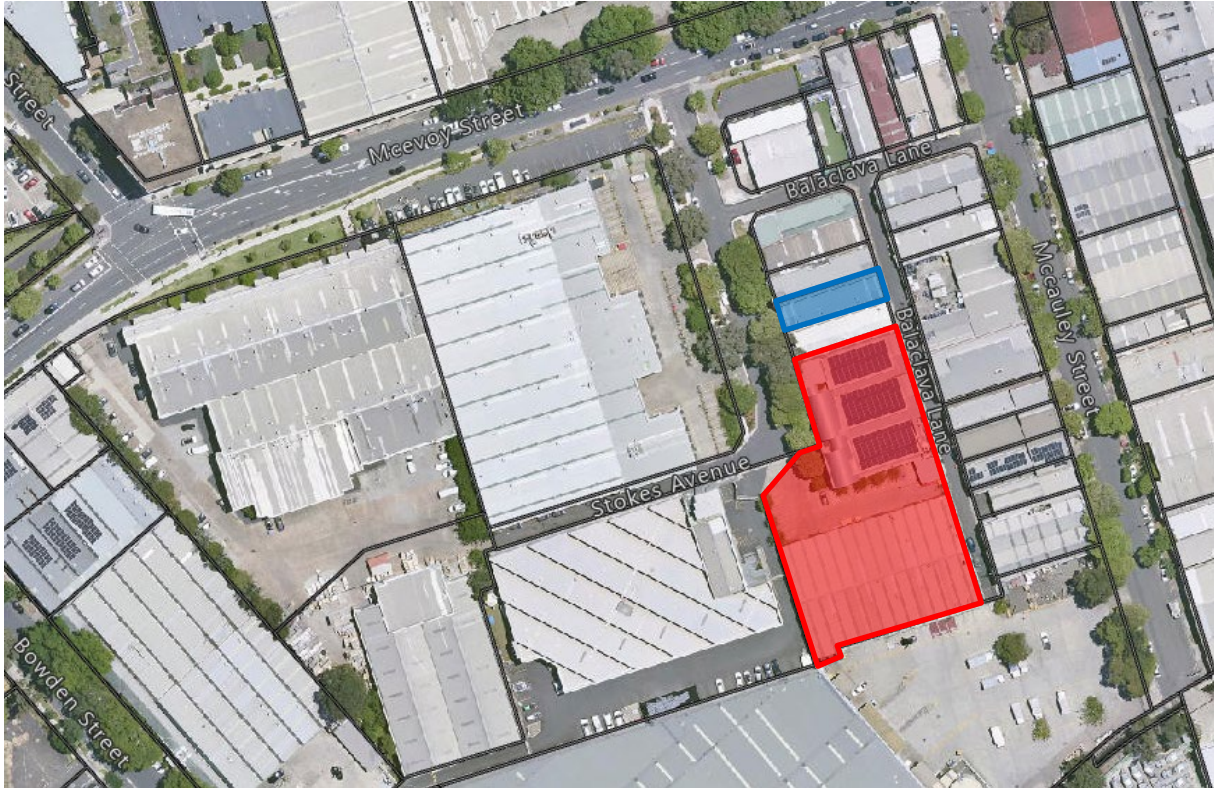
Recommendation



Determination be delegated to CEO following exhibition of VPA
deferred commencement approval recommended

Notification

- exhibition period 12 May 2023 to 3 June 2023
- 79 owners and occupiers notified
- one submission of support received
 - development will set a new benchmark for ‘genuine’ sustainable development and be a precedent for architectural design in the area

Submissions



-  subject site
-  submitters

Site

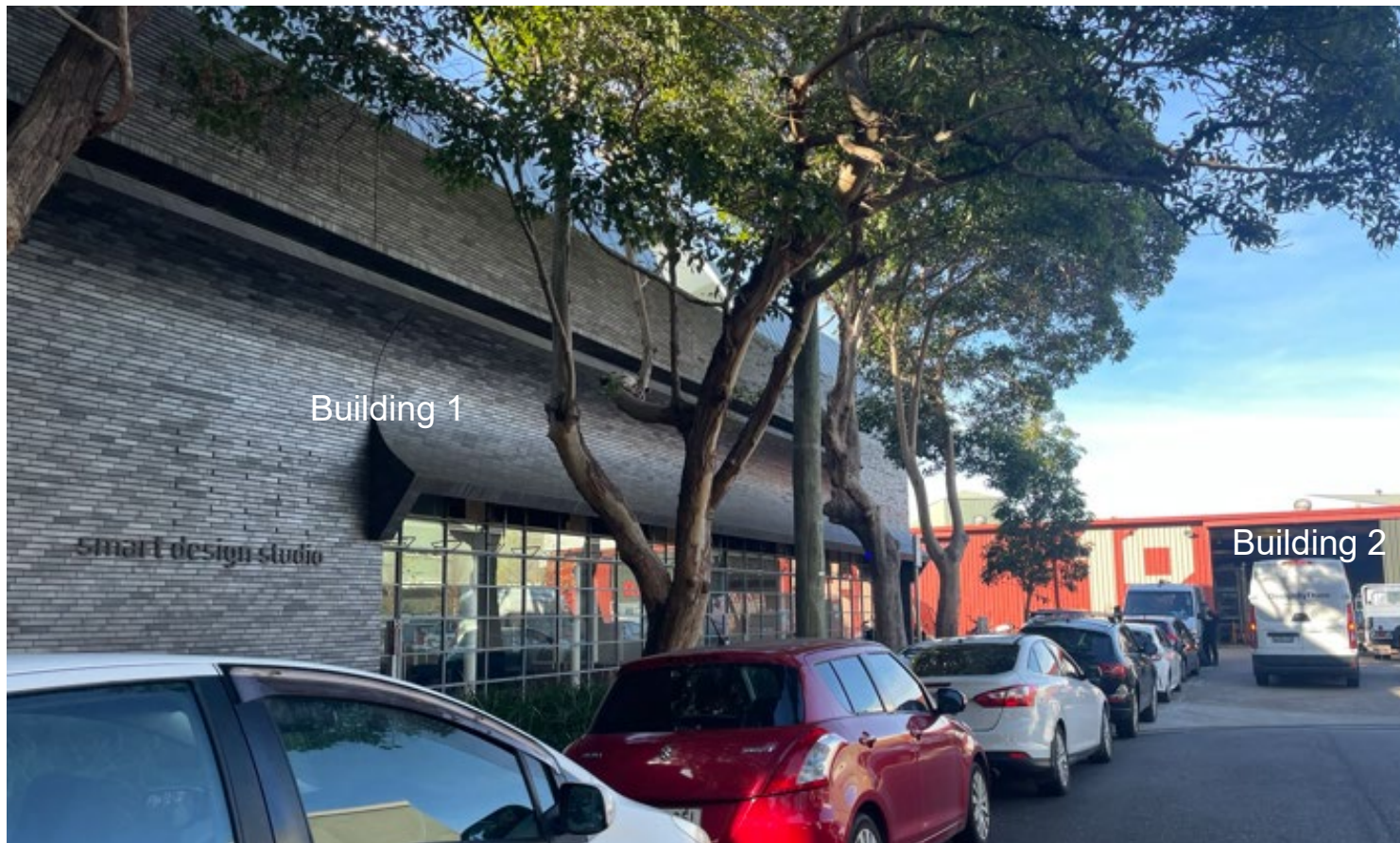


Building 1 to be retained and Building 2 to be demolished



Building 1

Stokes Avenue looking north



Building 1

Building 2



Building 1

Building 2

view from Stokes Avenue looking south



driveway and parking area between Building 1 and Building 2



warehouse development opposite the site Stokes Avenue



20 Stokes Avenue west of site - NSW Police offices, training facilities, mechanical repairs and storage



30-32 Bowden Street south of site – warehouse, offices, commercial arts studio and fitness centre



looking south along Balaclava Lane



opposite the site Balaclava Lane

Proposal



Building 1

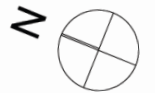
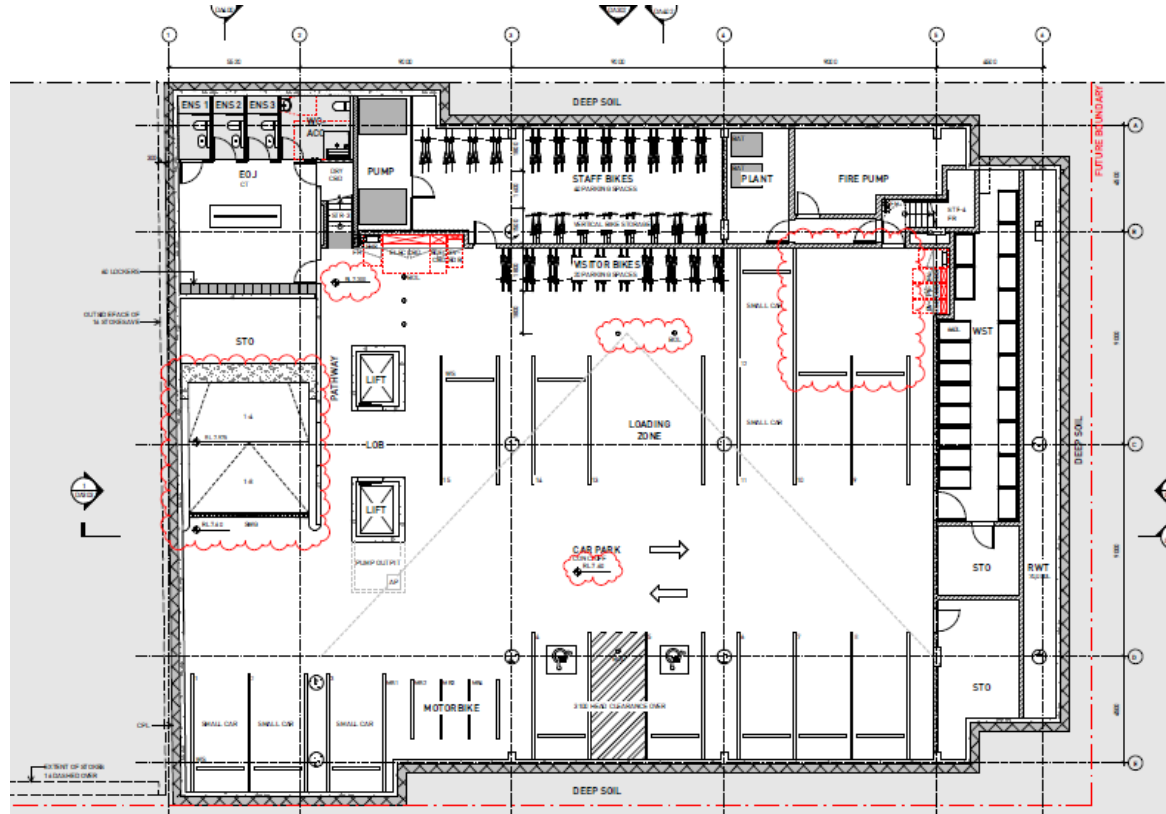
photomontage - Stokes Avenue



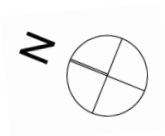
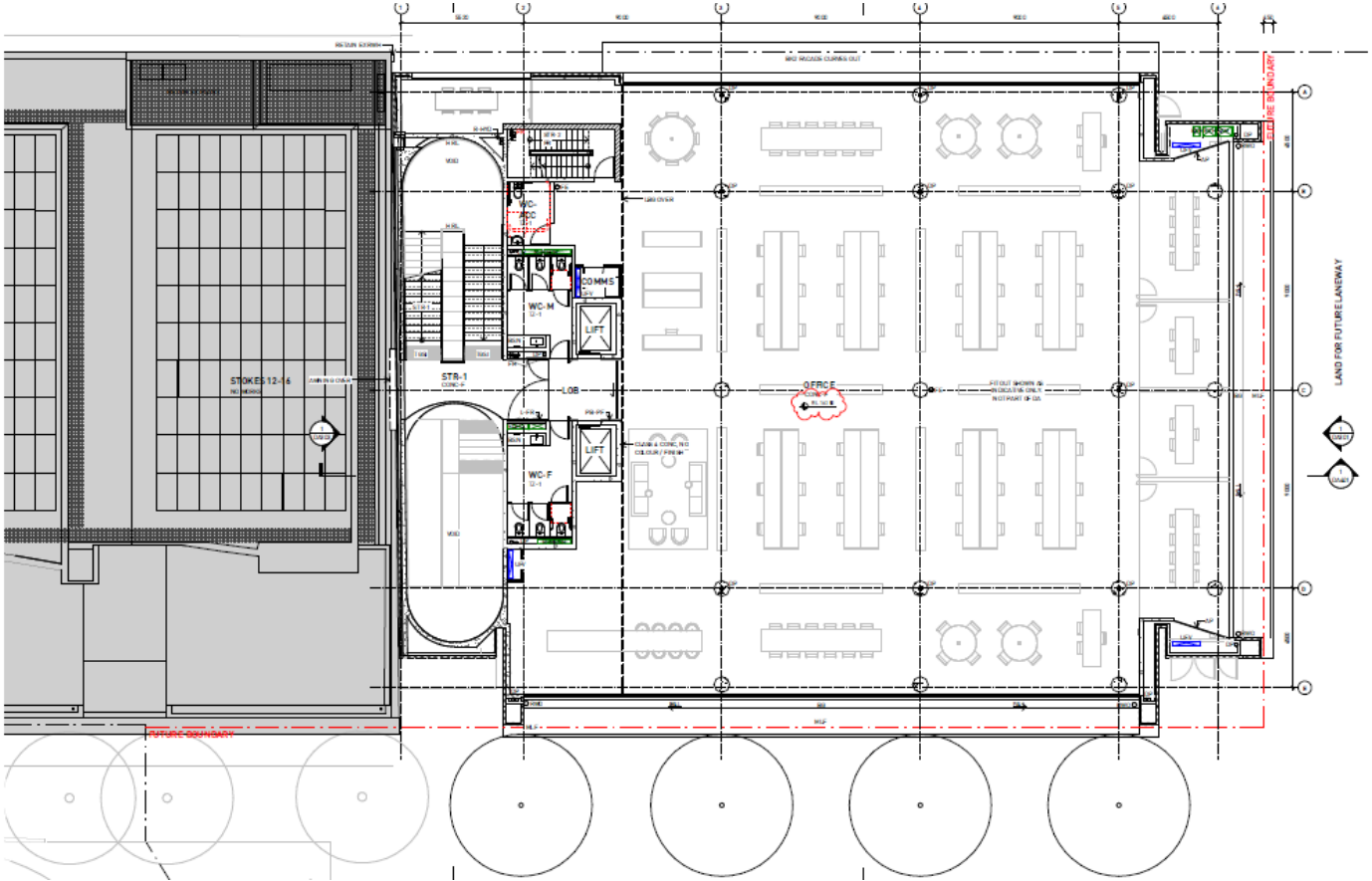
Building 1



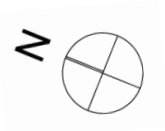
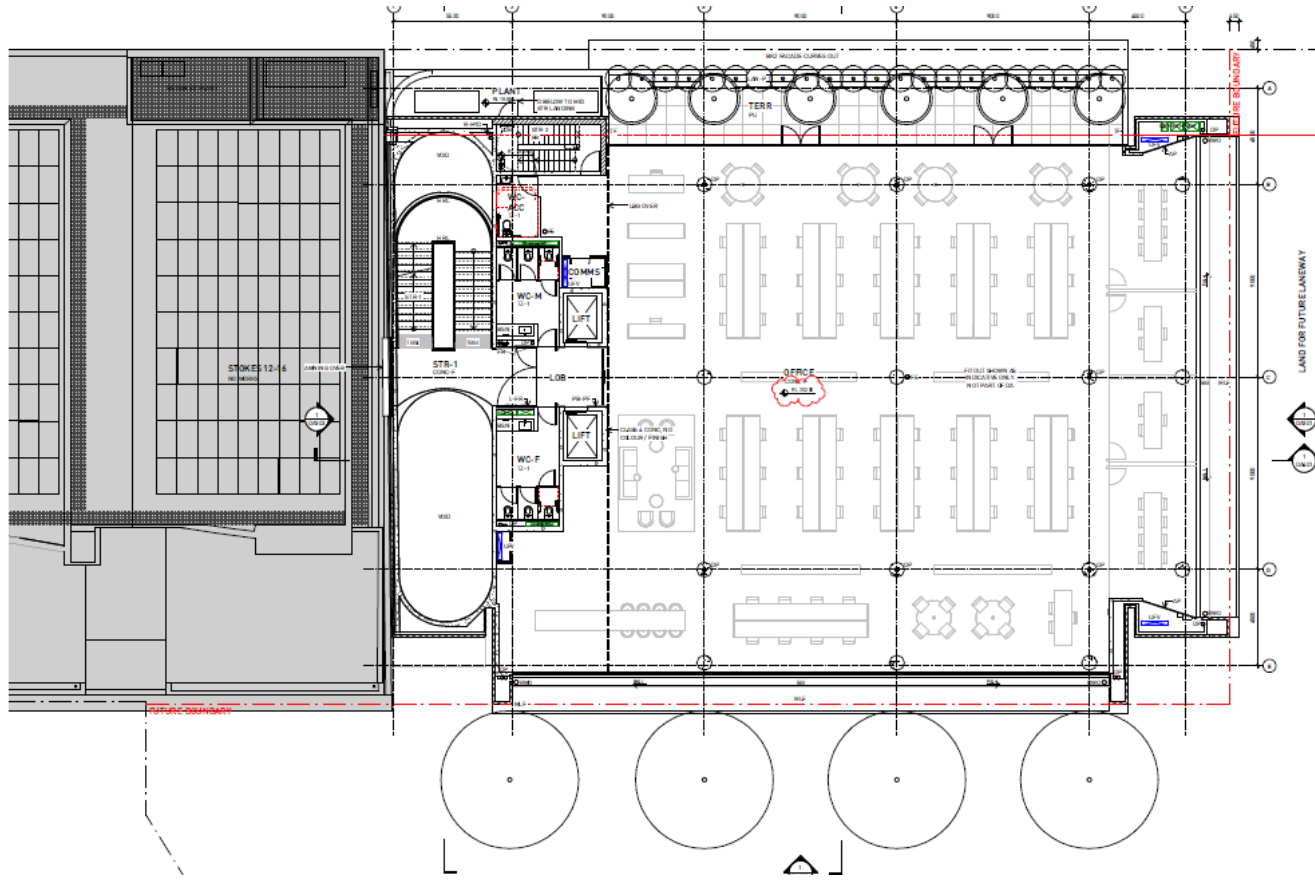
looking north



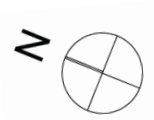
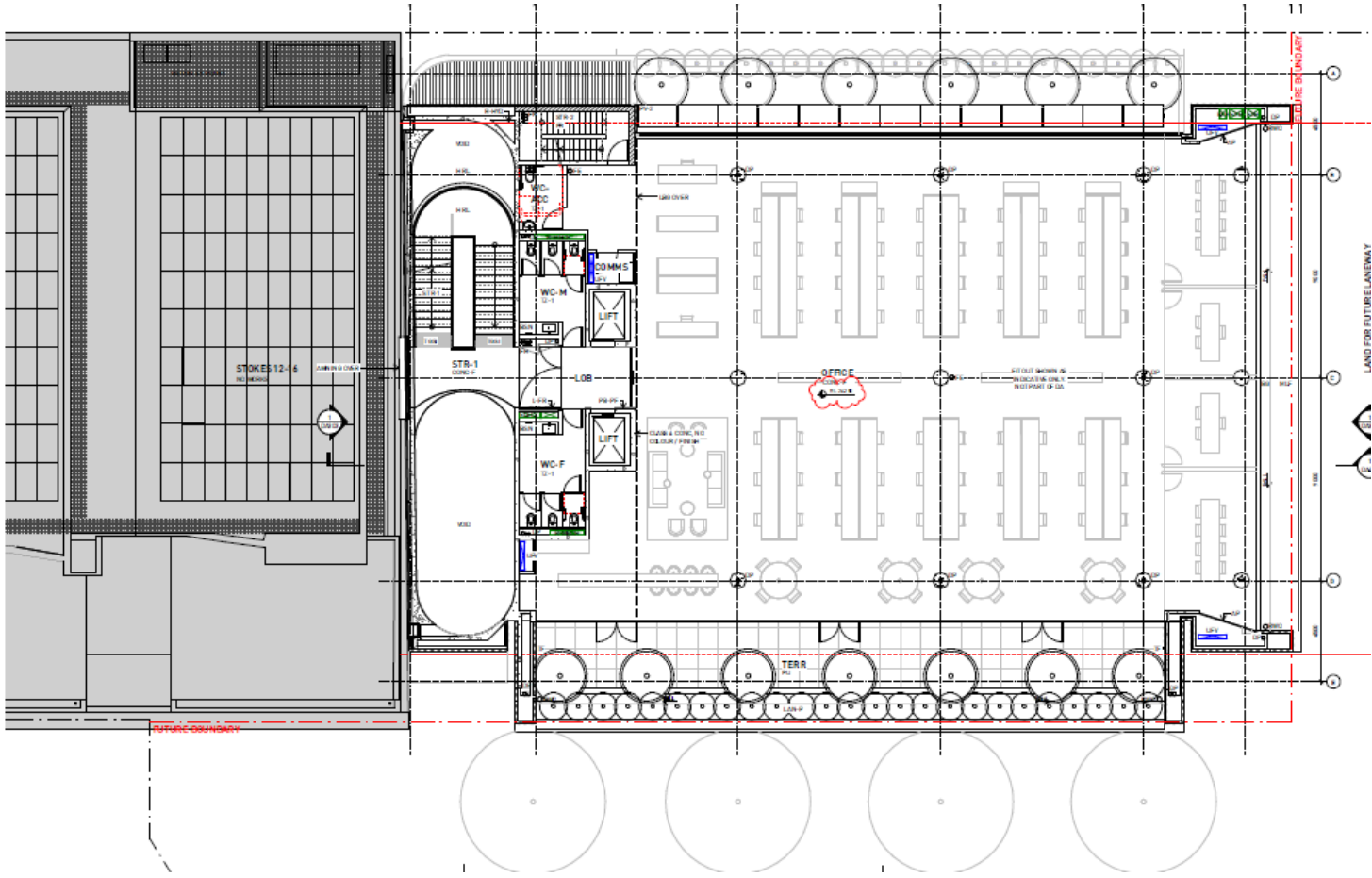
basement



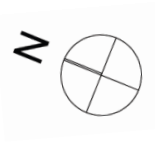
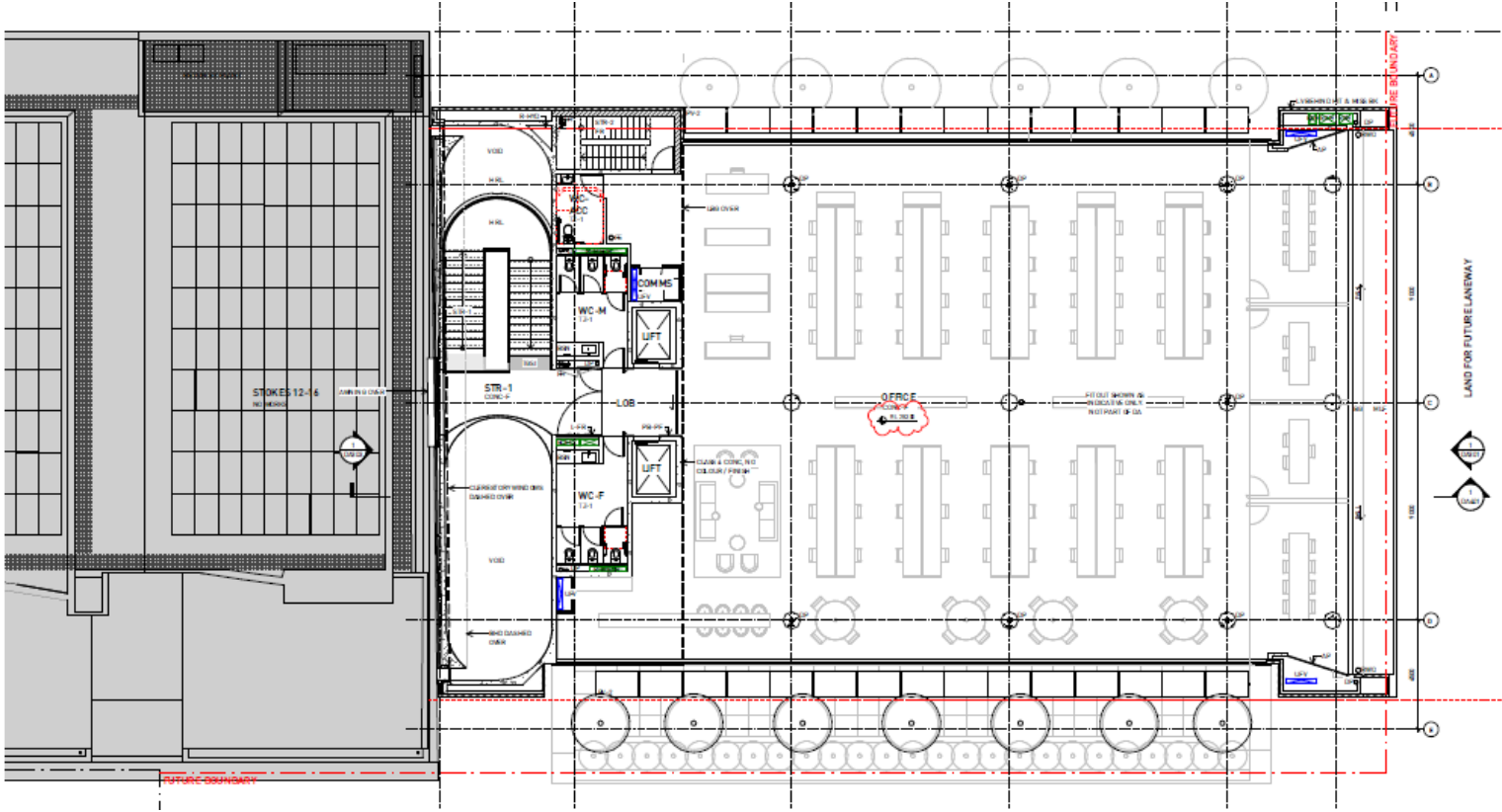
level one



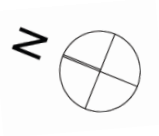
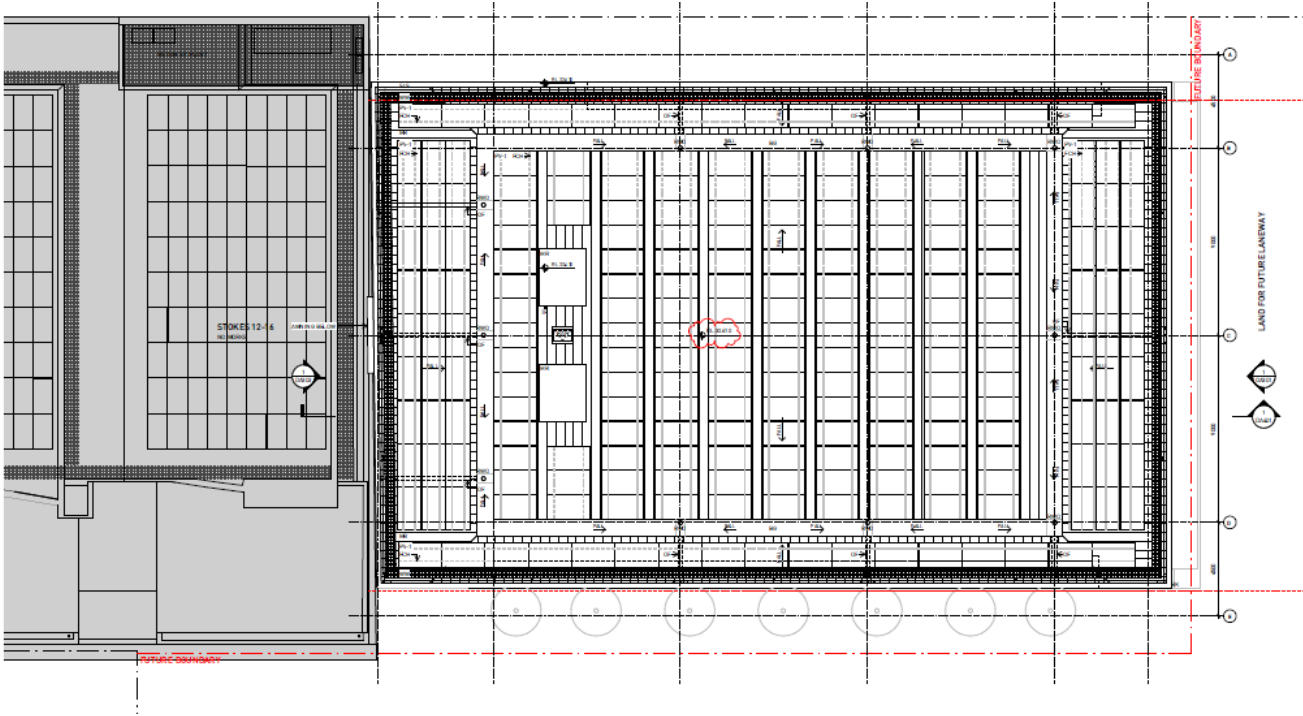
level two



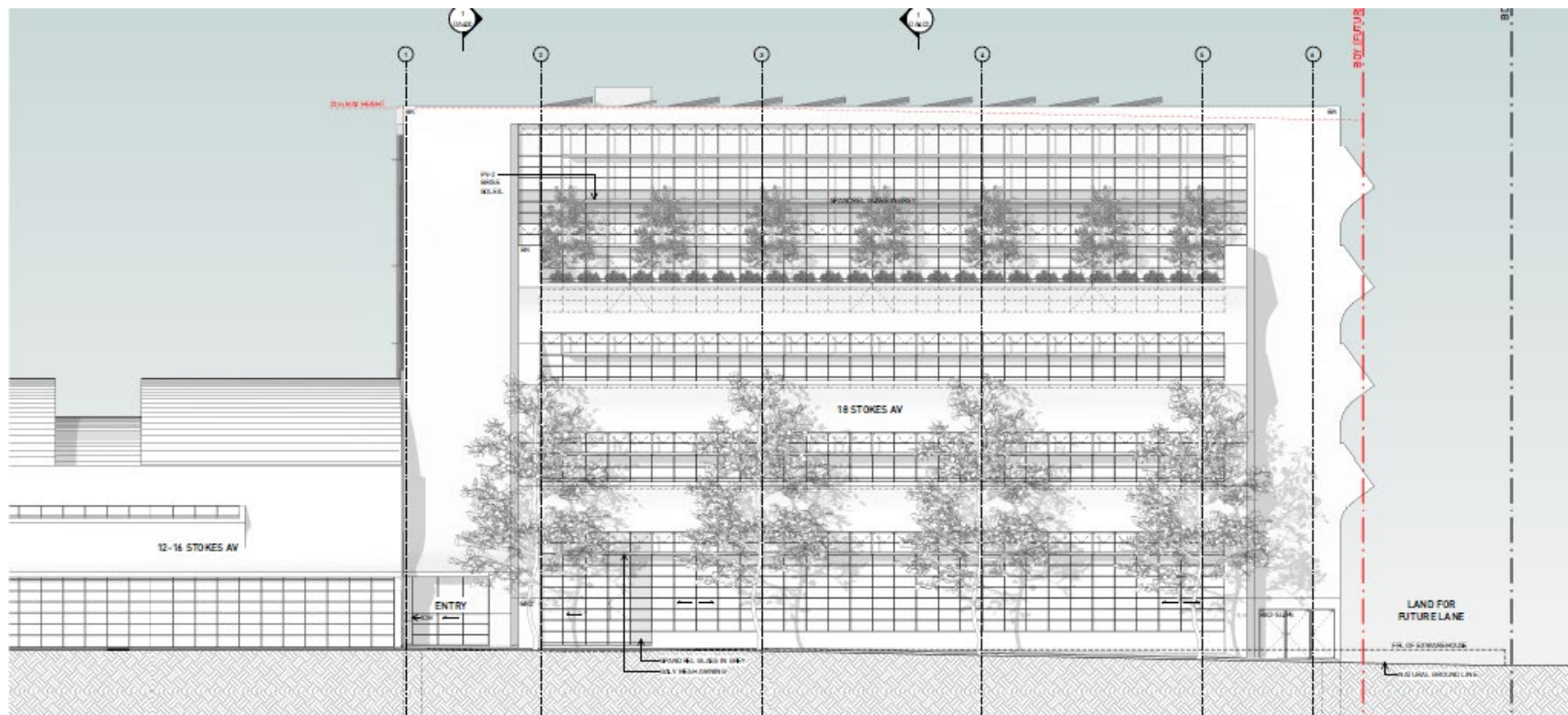
level three



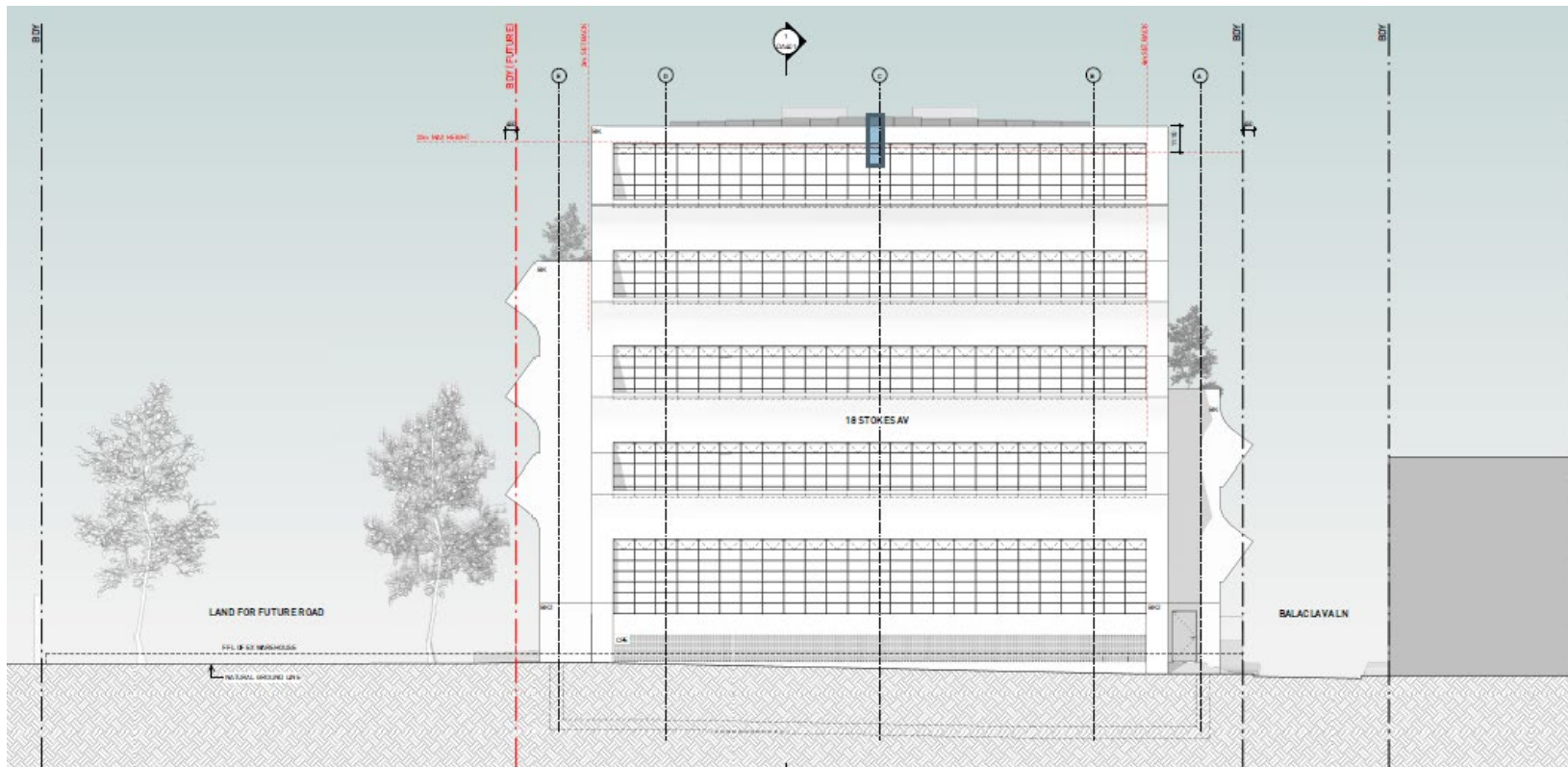
level four



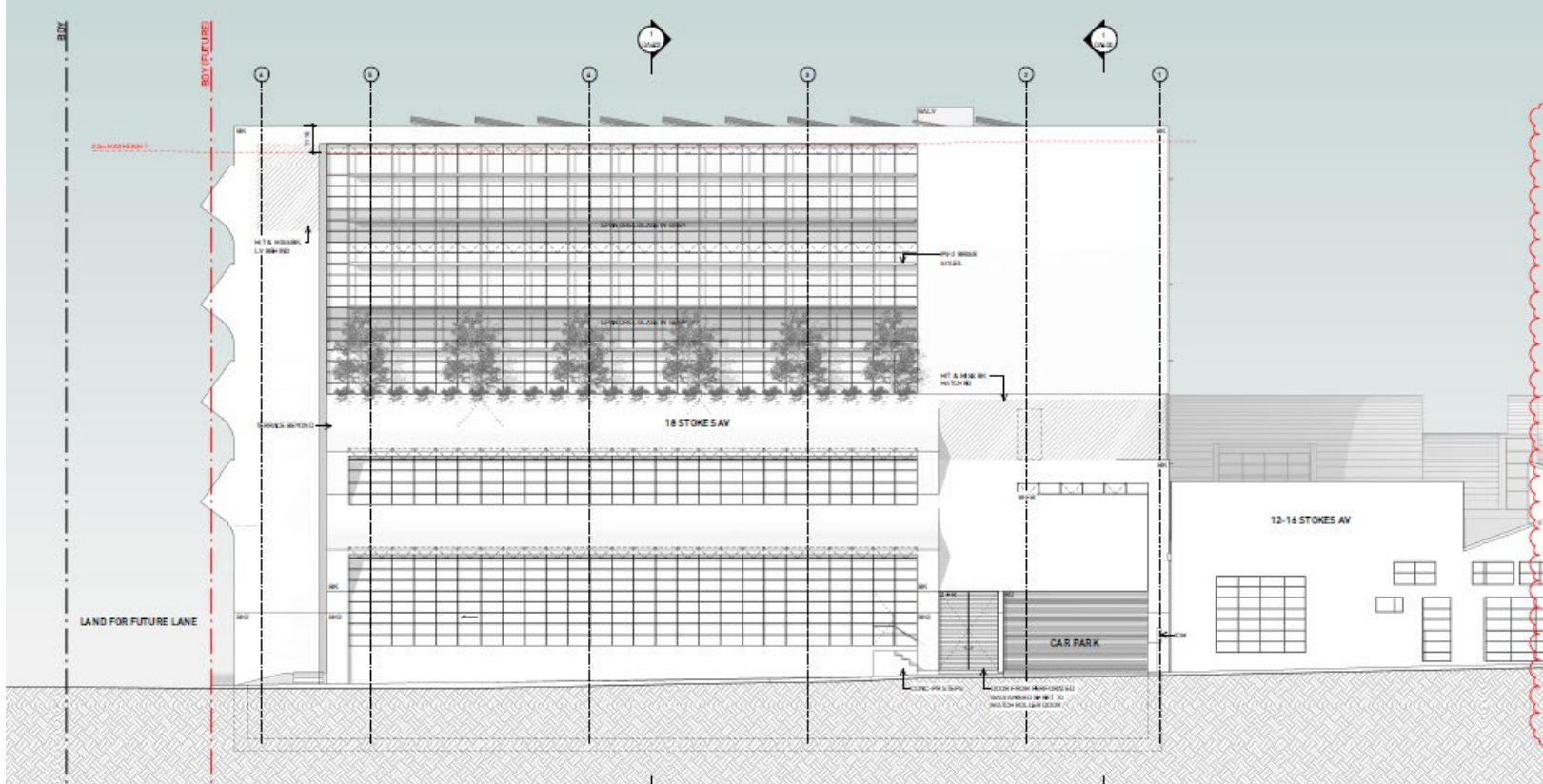
roof plan



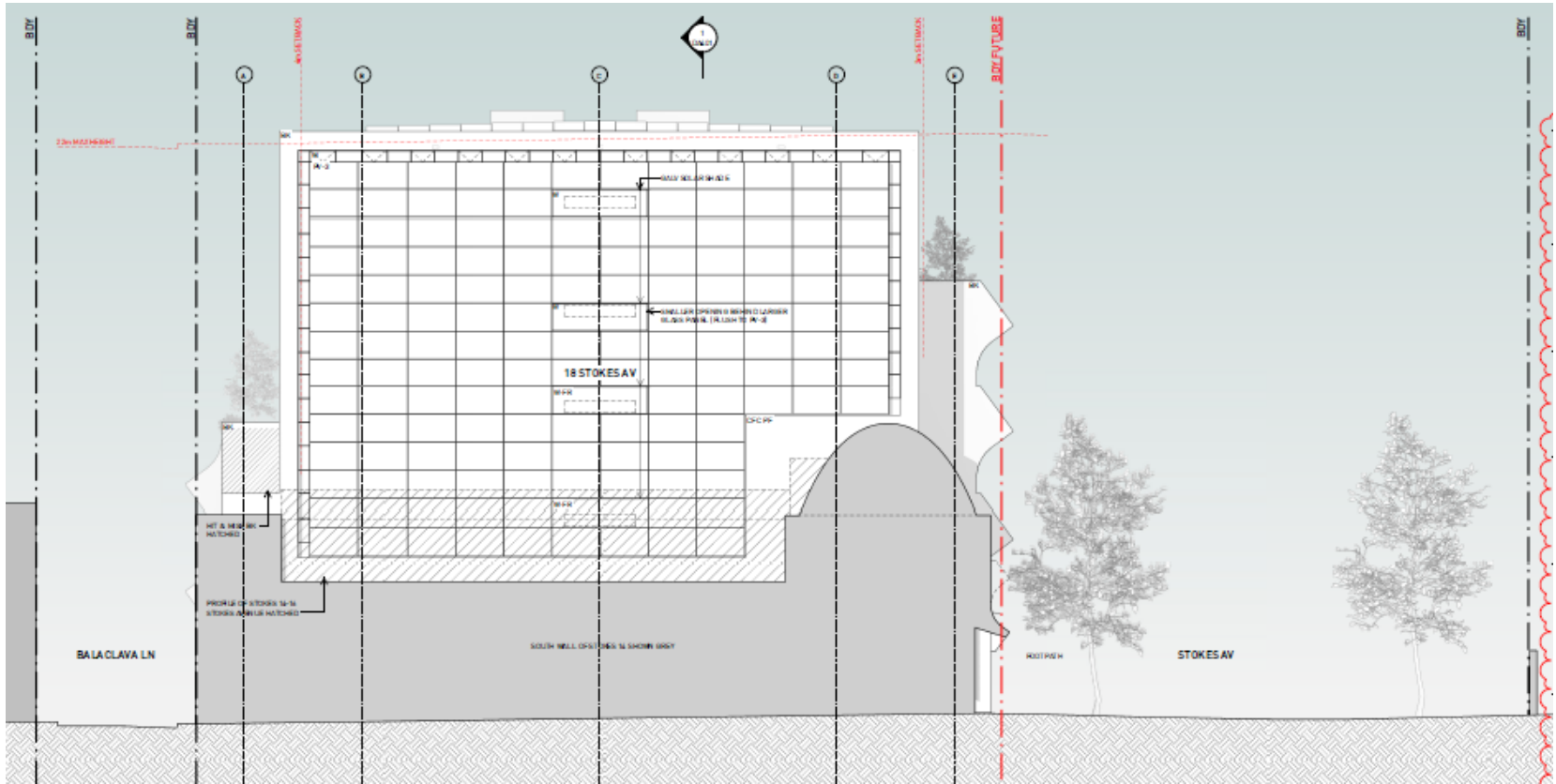
Stokes Avenue – west elevation



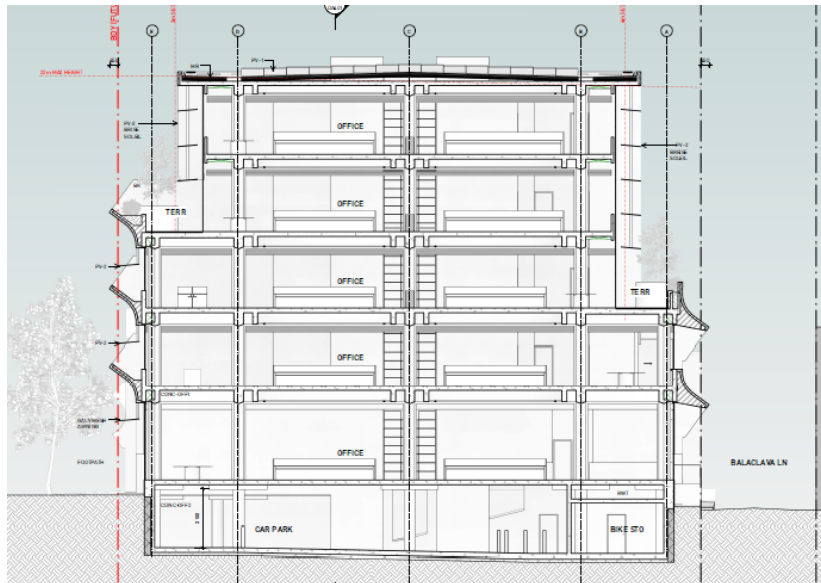
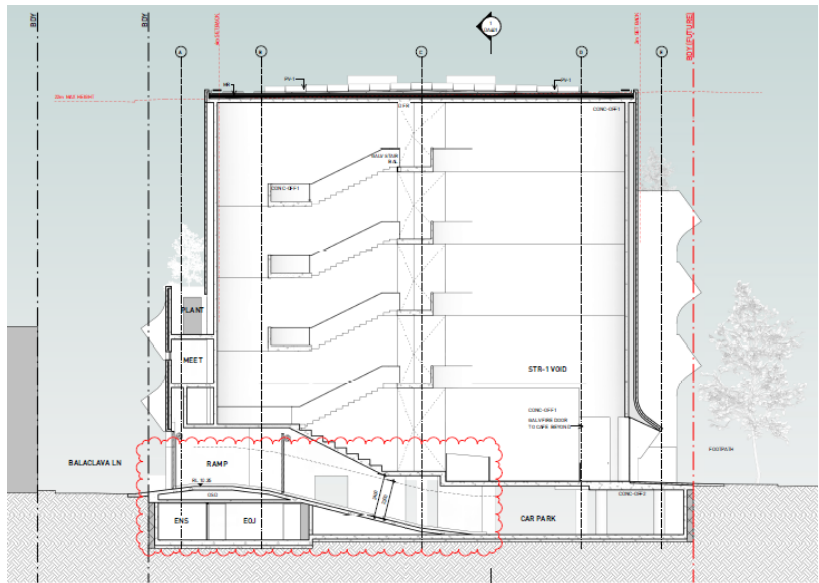
south elevation – to future laneway



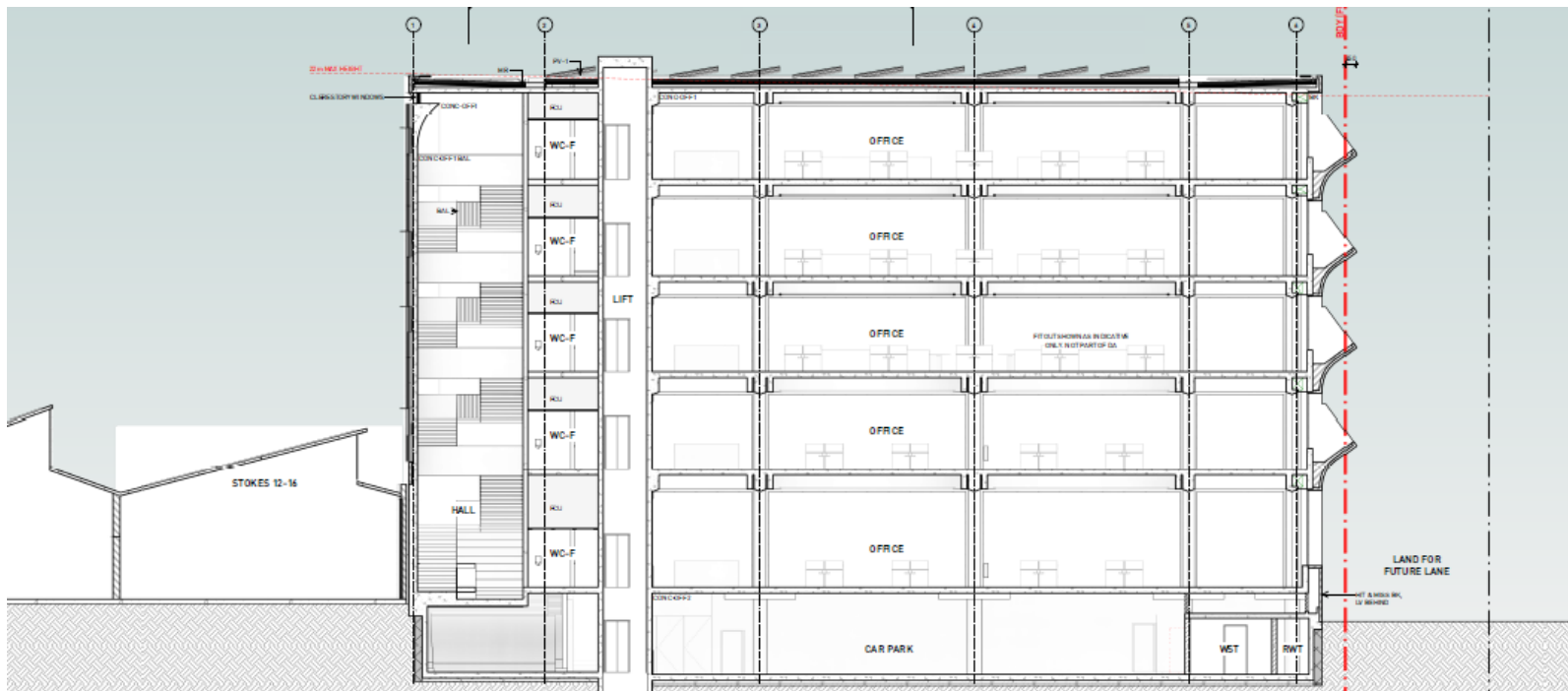
Balaclava Lane – east elevation



north elevation - abutting Building 1



east - west sections





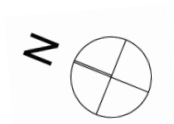
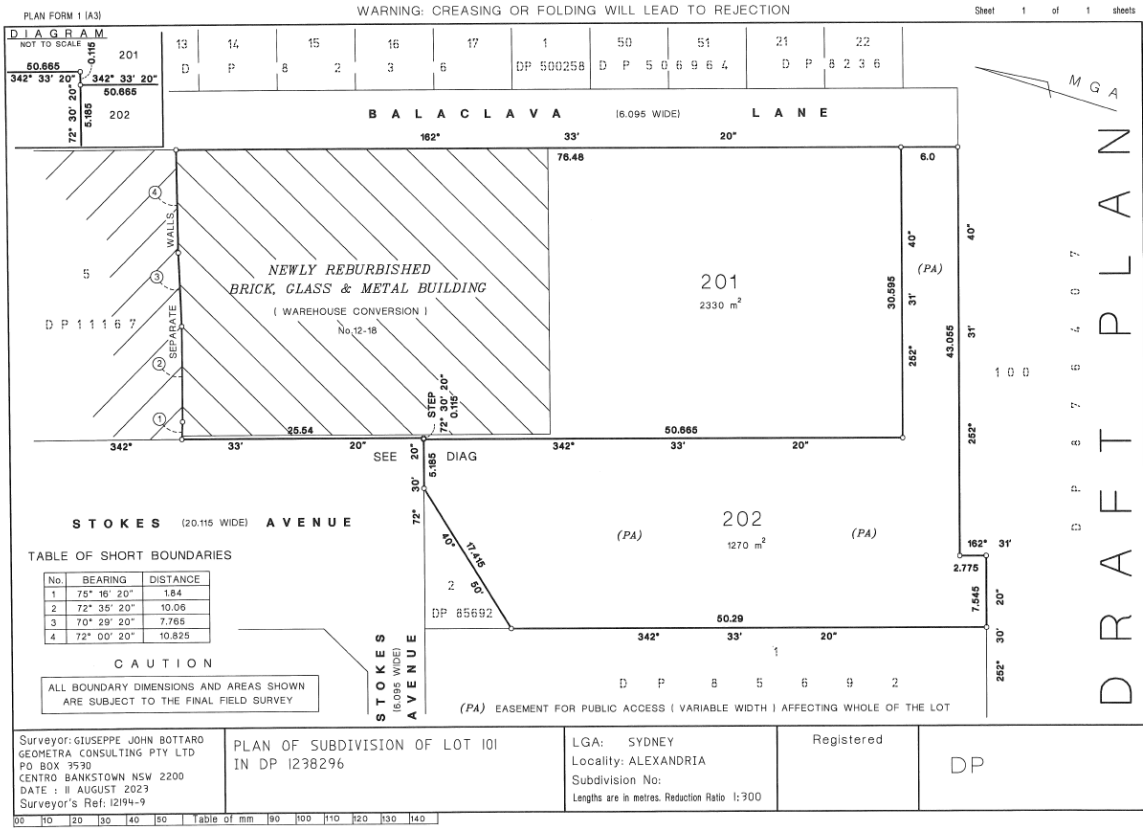
north - south section



stairs in northern section of
new building

1. 50 high grey bricks
2. 50 high black bricks
3. Galvanised roof sheeting
4. Concrete floors, ceilings and internal walls
5. Galvanised steel window and door frames, galvanised metal to underside of solar panels
6. Solar panels with black finish and frame





proposed subdivision

Compliance with key LEP standards

	control	proposed	compliance
height	22m	23.01m	No clause 4.6 supported
floor space ratio	1.49:1	1.5:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	<ul style="list-style-type: none"> • 2 storeys fronting Balaclava Lane • 3 storeys fronting Stokes Avenue & Building 1 • 5 storeys within central part of the site 	generally compliant except for five storey element adjacent to Building 1	partial compliance non-compliances supported
floor to ceiling heights	ground – 4.5m above ground – 3.6m	ground – 4.95m above ground - 4.05m – 4.31m	yes

Compliance with DCP controls

	control	proposed	compliance
building alignment & setbacks	<ul style="list-style-type: none">• 4m from Balaclava Lane• 2m from northern elevation• 3m from Stokes Avenue• nil to future rear lane	<ul style="list-style-type: none">• 3.2m – 4.5m from Balaclava Lane• nil from northern elevation• 3m - 4.45m from Stokes Avenue• nil to future rear lane	minor non-compliances which are supported

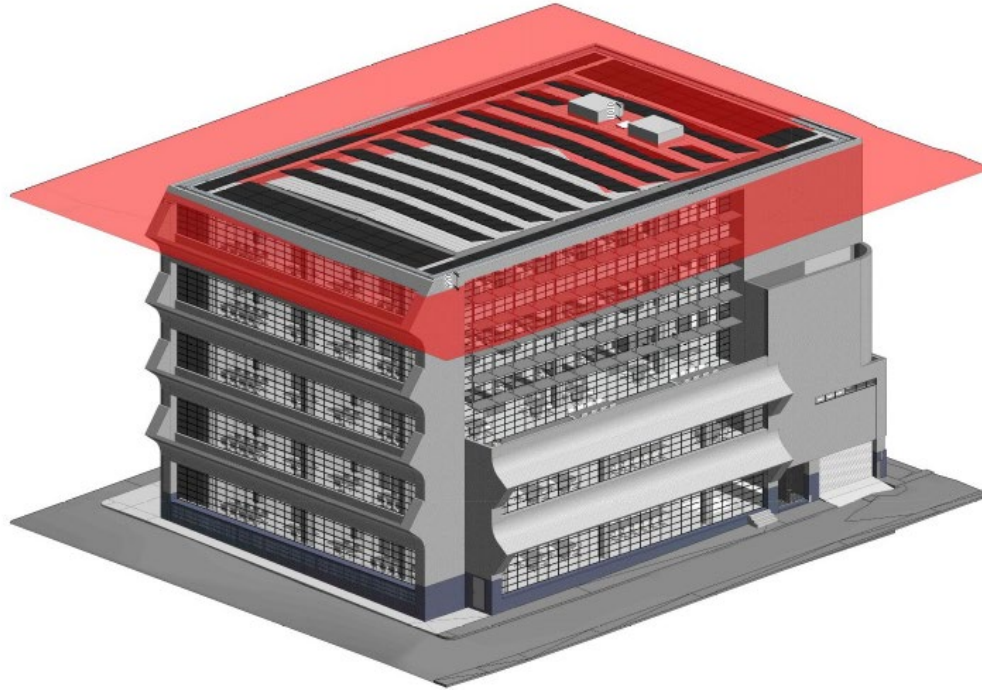
Compliance with DCP controls

	control	proposed	compliance
deep soil	15% - where it is demonstrated that deep soil cannot be met, to incorporate on-structure plantings and green roofs	5% inclusive of Building 1 (existing) which has no deep soil provision 10% when Building 2 is considered in isolation	No supported given 35% (1,270sqm) of the site area is to be dedicated for the future road network

Issues

- height non-compliance
- public benefit offer

Height



- 22m control - height non-compliance of 1.01m or 4.59%
- non-compliances limited to lift overruns, solar panels and roof parapet

Height

- non-compliance due to greater floor to floor heights being provided
- Compliance with DCP minimums would reduce height by 2.96m
- sustainable design is driver for increased heights - maximises natural light and airflow
- extent of non-compliance limited and has no significant environmental impacts - no impact on residential privacy and overshadowing
- Clause 4.6 supported

Public Benefit Offer

- application accompanied by a public benefit offer for roads and open space
- draft VPA is currently on exhibition
- recommended that authority be delegated to the CEO to determine the application once the exhibition of the draft VPA has closed

Recommendation

- recommended that authority be delegated to the CEO to determine the application once the exhibition of the draft VPA has closed
- deferred commencement consent recommended requiring the execution and registration of the VPA on the title of the land prior to the consent becoming operative