

Local Planning Panel

22 May 2024

application details

216-220 Wyndham Street, Alexandria

D/2023/884

Applicant/ Owner/ Developer: City West Housing

Architect: Bates Smart

Proposal

- concept proposal for a mixed-use development comprising:
 - building envelope with maximum height of 35m
 - new east-west through-site link
 - indicative uses including ground and first floor commercial uses, and affordable rental housing above
- the application is subject of a VPA requiring land dedication and a contribution towards community infrastructure

Recommendation

authority be delegated to the CEO to determine the DA, following:

- public exhibition of the draft VPA; and
- considering any public submissions received

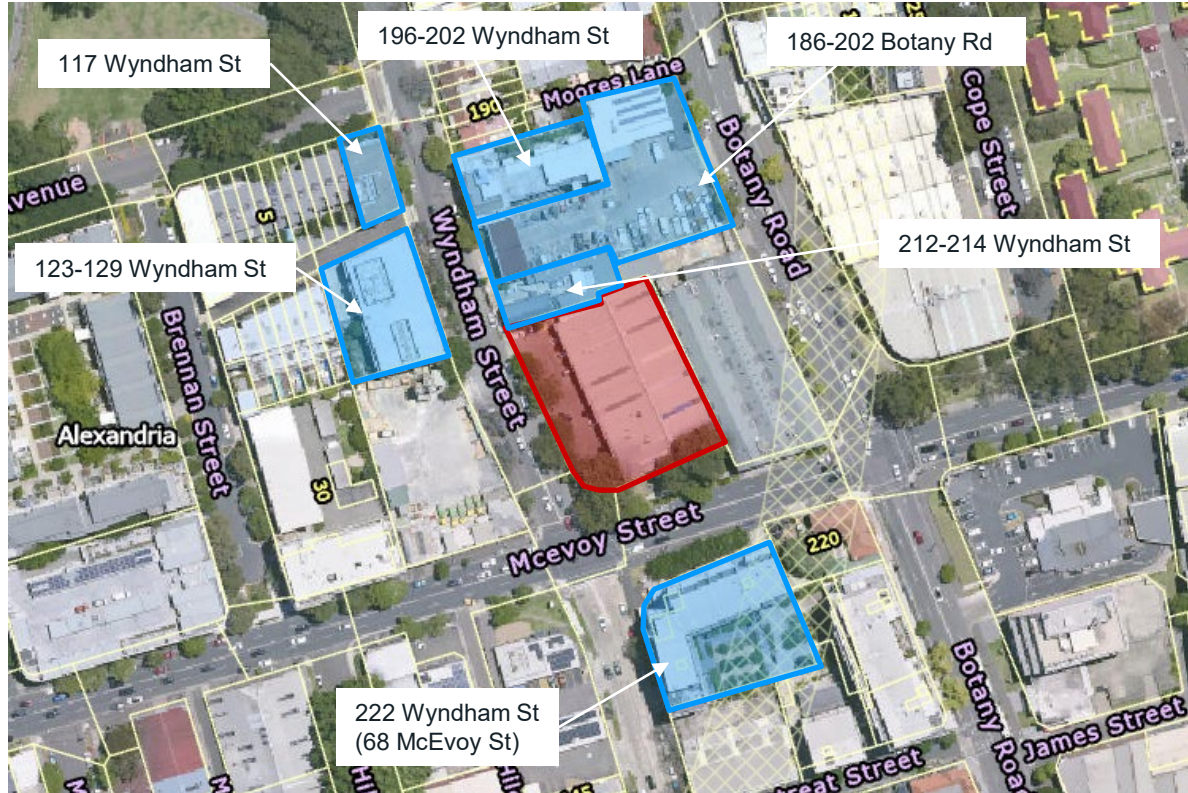
Notification

- exhibition period 20 November to 12 December 2023
- 254 owners and occupiers notified
- 52 submissions received (29 in objection and 23 in support)

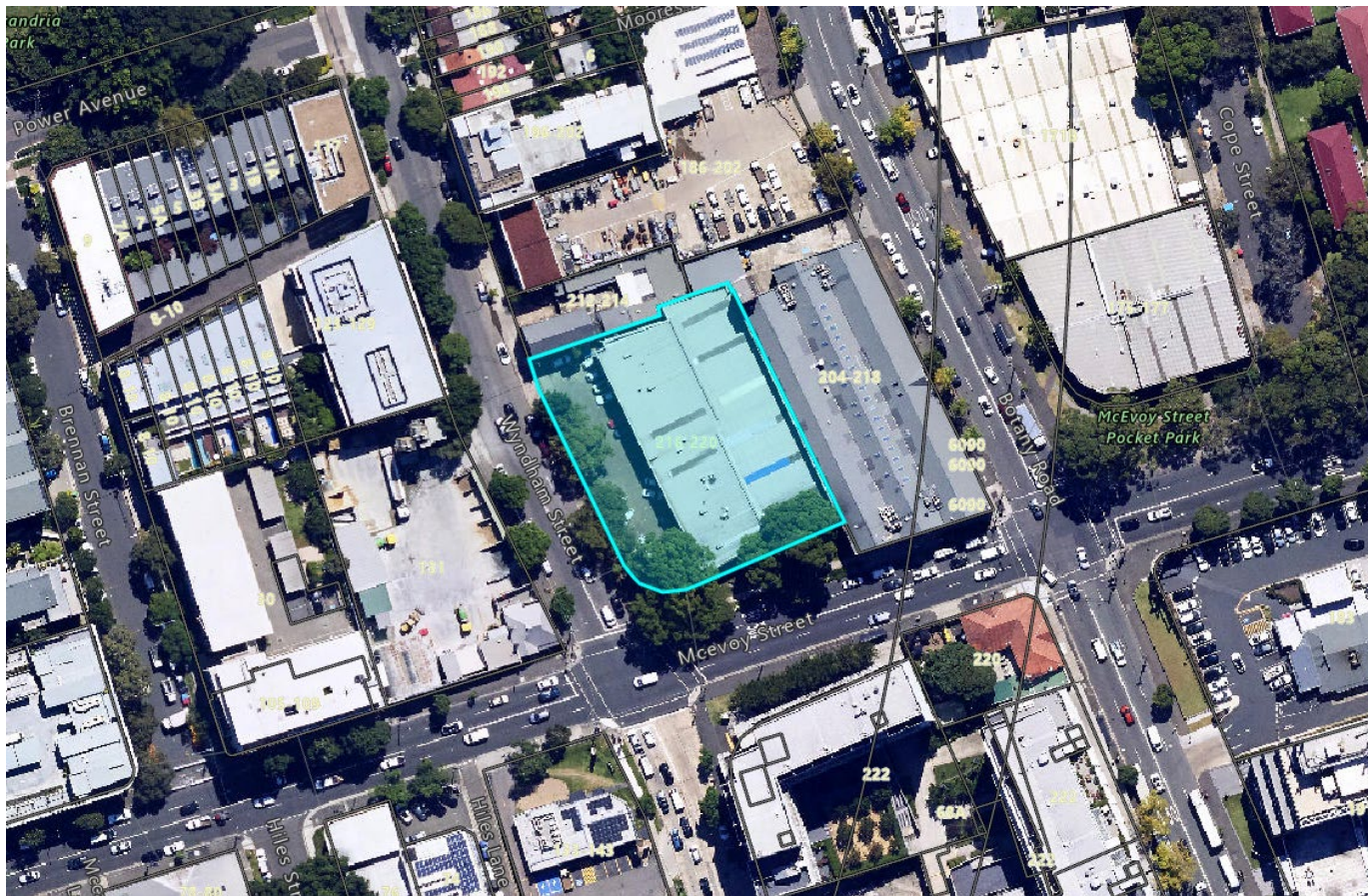
Submissions

- use for affordable housing
- height and local character
- overshadowing
- heritage impacts
- visual privacy
- traffic and parking
- construction impacts
- impacts to local infrastructure
- landscaping and tree removal

Submissions



Site





Wyndham Street looking north-east



Wyndham Street looking north



204-218 Botany Rd

looking east along McEvoy Street



222 Wyndham St

site

intersection of Wyndham Street and McEvoy Street looking south-east



site viewed from McEvoy Street looking west



196-202
Wyndham St

186-202
Botany Rd

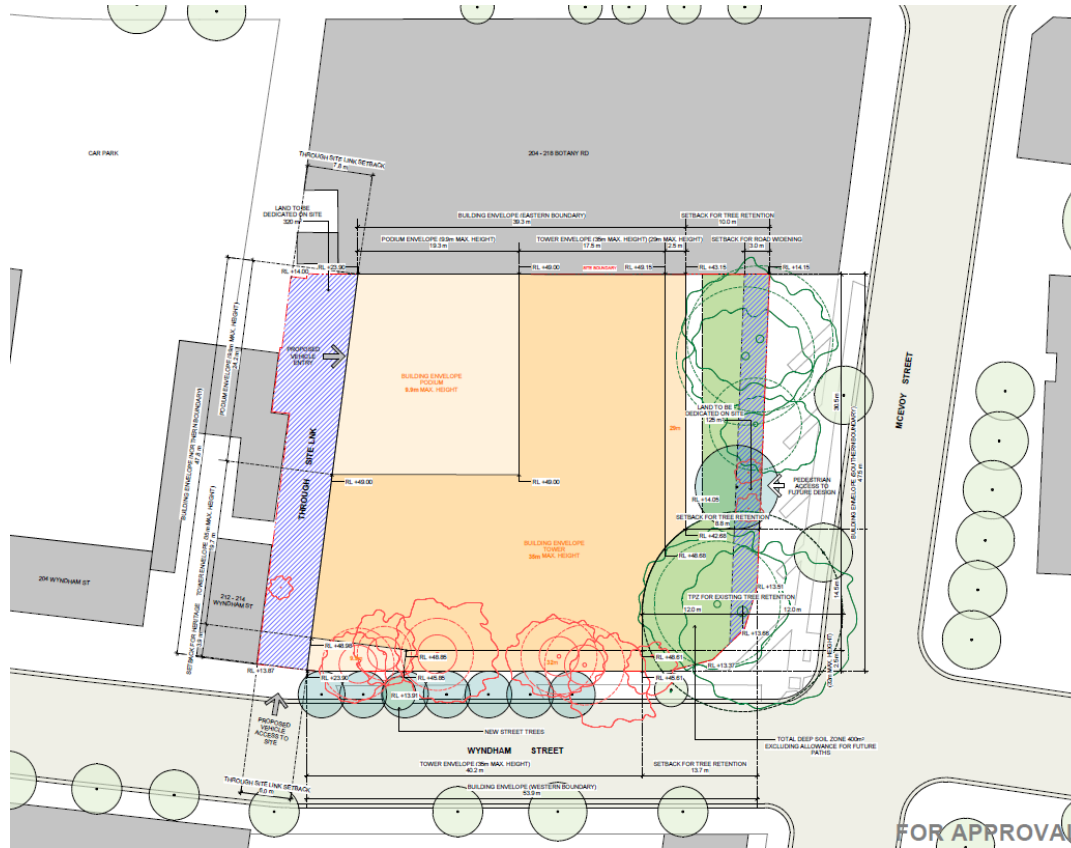
212-214 Wyndham St
(heritage item)

looking north along Wyndham Street

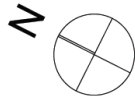
Background

- a Planning Proposal for new controls for the Botany Road Precinct was approved by Council on 27 June 2022. This included amendments to the LEP and DCP
- new controls incentivise commercial and affordable housing development in the Precinct through incentive height and FSR controls
- this DA proposes affordable housing and seeks to utilise the new controls

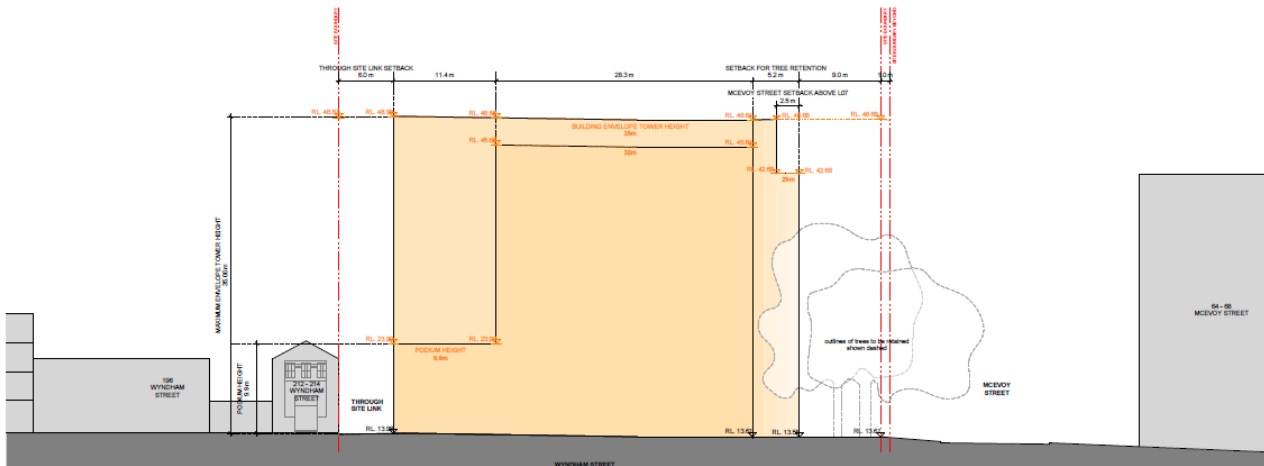
Proposal



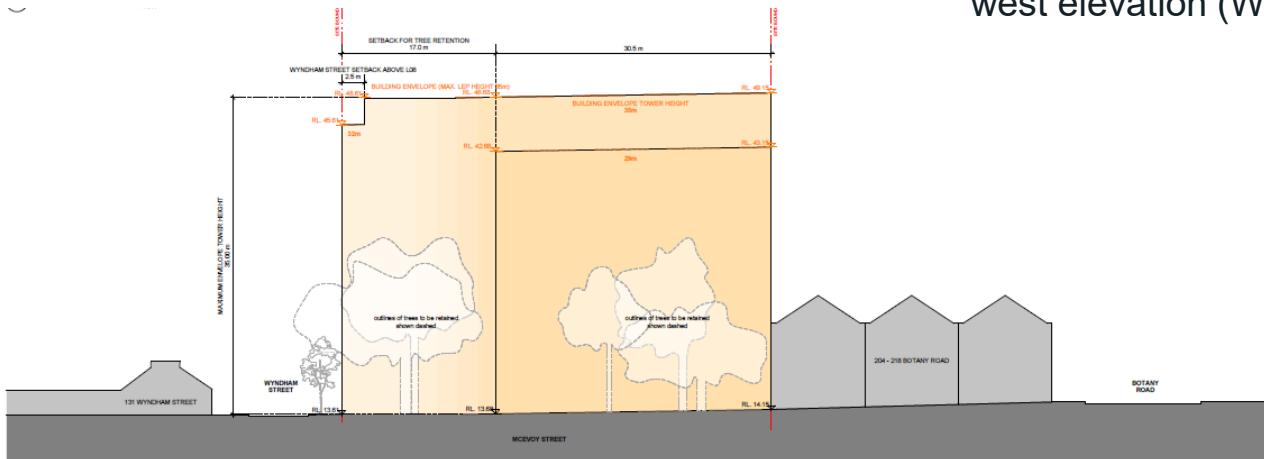
FOR APPROVAL



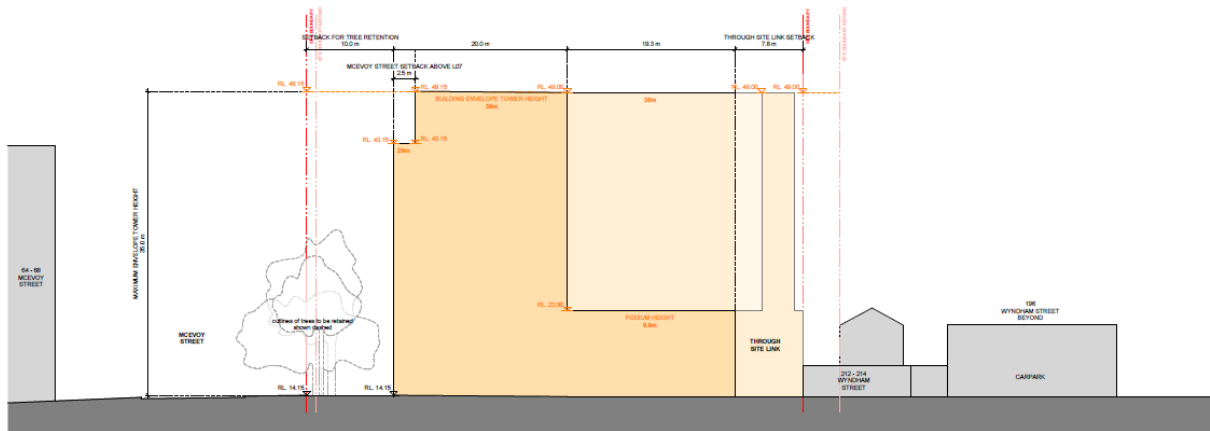
concept plan



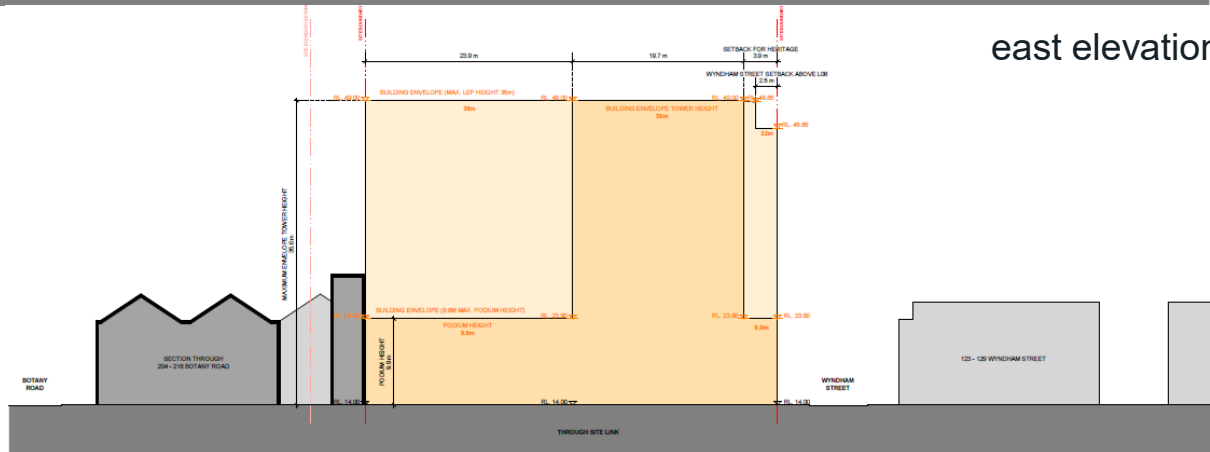
west elevation (Wyndham Street)



south elevation (McEvoy Street Street)



east elevation



north elevation (through-site link)

Consistency with key LEP standards

	control	proposed	compliance
height	35m	35m	yes
floor space ratio	3.57:1 (including cl 6.60B Botany Road alternative FSR, cl 6.14 community infrastructure, 10% DEX)	3.31:1m	yes
car parking	72 residential max 17 retail max	13 residential	yes

Consistency with DCP controls

	control	proposed	compliance
height in storeys	9	10	no (number of storeys not approved under concept DA)
public domain setbacks	3m McEvoy St 6m laneway	provided provided	yes
active frontages	McEvoy Street	McEvoy Street + Wyndham Street	yes

Consistency with DCP controls

	control	proposed	compliance
deep soil	10%	14.7%	yes
tree canopy	15%	15%	yes
dwelling mix	1 bed – 10-40% 2 bed – 40-75% 3 bed – 10-100%	1 bed – 65% 2 bed – 24% 3 bed – 1%	no but can be addressed in detailed DA

Consistency with ADG

	control	proposed	compliance
solar	70%	74%	yes
cross vent	60%	61%	yes
overshadowing	neighbouring apts to receive 2hrs midwinter	+2 hours	yes

Consistency with ADG

	control	proposed	compliance
building separation/ visual privacy (measured to site boundaries)	6m to 4 storeys	north – 6m	yes
		east - 0m blank wall	yes
		south – 10m	yes
		west – 0m + Wyndham St	yes
	9m to 8 storeys	north – 6m	no
		east – 0m blank wall	yes
		south – 10m	yes
		west – 0m + Wyndham St	yes

Consistency with ADG

	control	proposed	compliance
building separation/ visual privacy (measured to site boundaries)	12m to 9+ storeys	north – 6m	no
		east - 0m blank wall	yes
		south – 12.5m	yes
		west – 0m + Wyndham St	yes – additional upper level setback may be required at detailed DA

Consistency with ADG

	control	proposed	compliance
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 90m ²	1 bed 50m ² 2 bed 72m ² 3 bed 90m ²	yes
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	yes
communal open space	25%	25%	yes

Design Advisory Panel

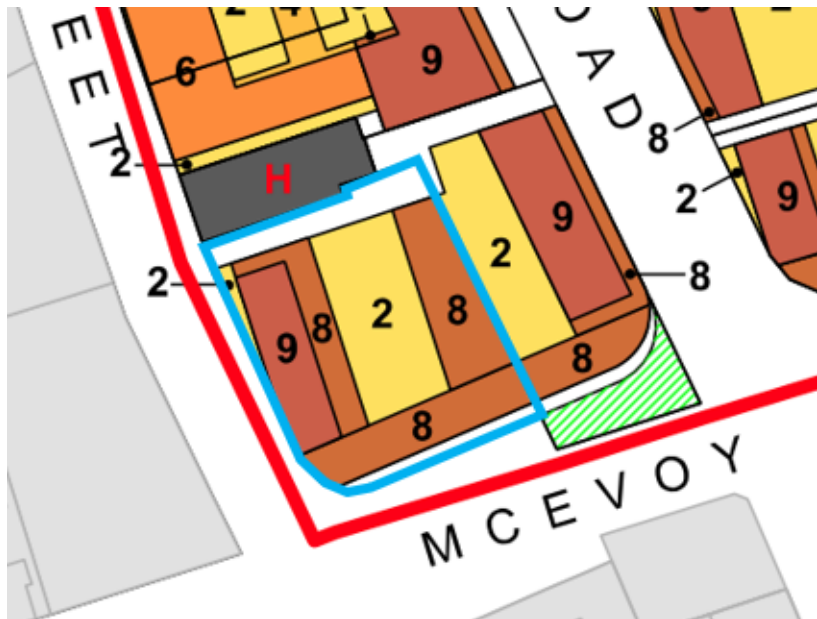
- massing options were presented to the Panel on 31 August 2023
- panel noted that the trees can be retained and yield can be achieved if the number of storeys control is exceeded
- this was supported subject to:
 - consistency with ADG;
 - 8 storey blank wall being treated; and
 - apartment privacy issues being addressed.
- these issues can be resolved as part of the detailed design DA

Issues

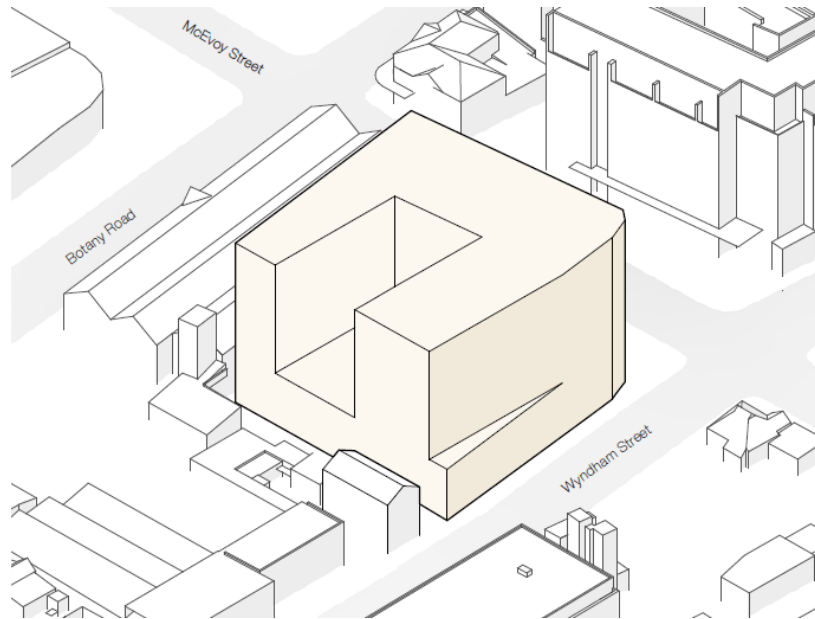
- building envelope and height in storeys
- tree management
- overshadowing
- street wall heights
- building separation
- VPA

Building envelope and height in storeys

DCP height in storeys identifies U-shape form



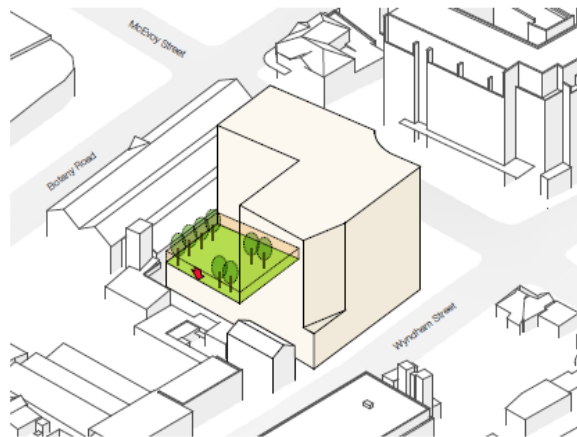
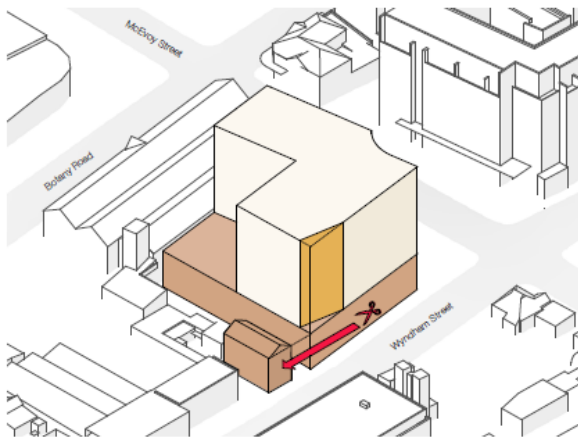
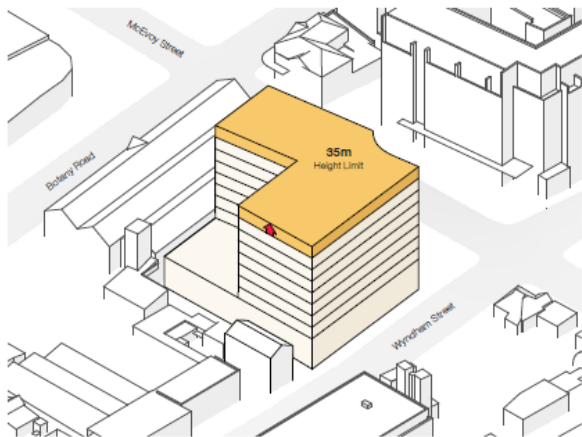
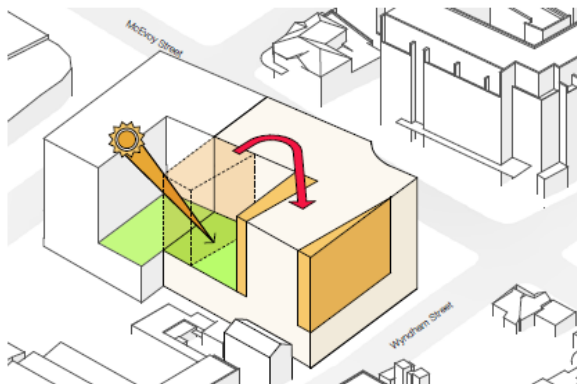
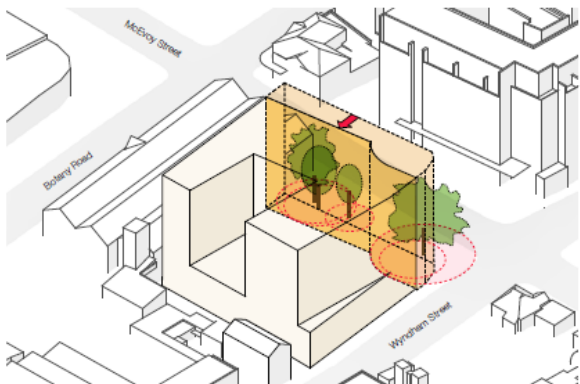
DCP height in storeys control for Botany Road Precinct



DCP massing (looking south-east)

Building envelope and height in storeys

- proposed massing strategy includes:
 - 10m setback to McEvoy Street for tree retention
 - eastern volume consolidated with the west to create L-shape
 - additional 10th storey within LEP height limit
- massing strategy was supported by DAP in principle including additional 10th storey



Key Move 3: Height Maximised within LEP Height Limit

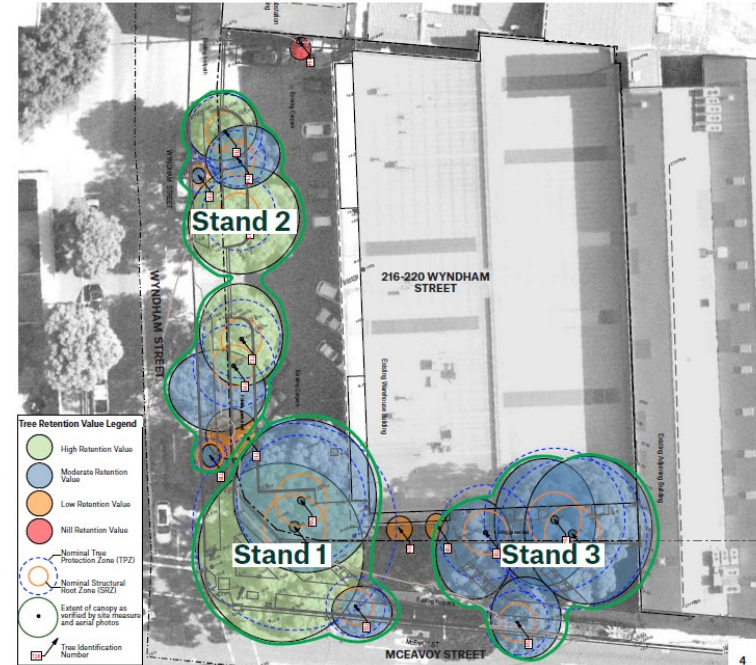
Key Move 4: Massing Cut Back to Respect Northern Context

Key Move 5: Communal Space Lowered

proposed massing strategy

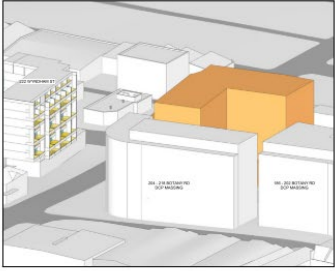
Tree management

- DCP envelope would require removal of all trees
- proposed envelope allows stands 1 and 3 to be retained
- loss in yield is relocated to additional 10th storey

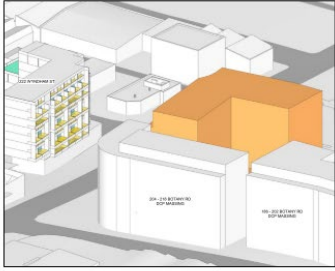


plan showing existing trees

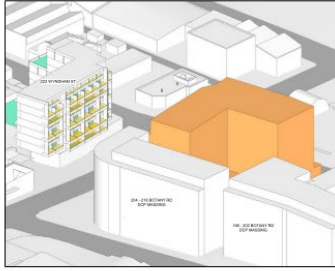
Overshadowing



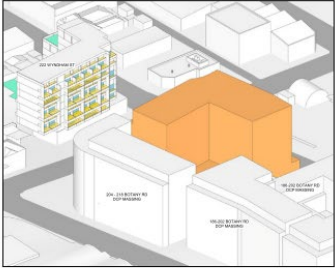
View from Sun 21 June 9:00am



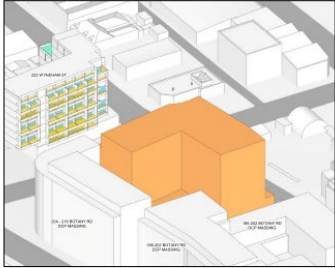
View from Sun 21 June 9:30am



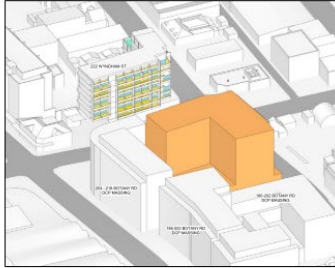
View from Sun 21 June 10:00am



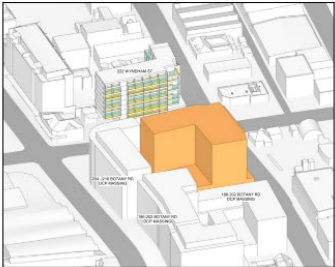
View from Sun 21 June 10:30am



View from Sun 21 June 11:00am



View from Sun 21 June 11:30am



View from Sun 21 June 12:00pm



View from Sun 21 June 12:30pm



View from Sun 21 June 1:00pm

2hrs + solar access to residential building to the south at 222 Wyndham Street is maintained between 9am-12pm in midwinter

Overshadowing



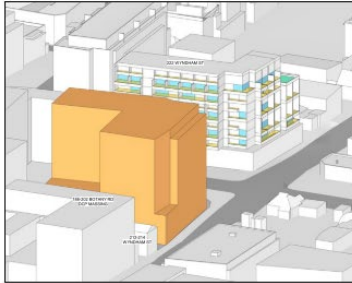
View from Sun 21 June 1:30pm



View from Sun 21 June 2:00pm



View from Sun 21 June 2:30pm

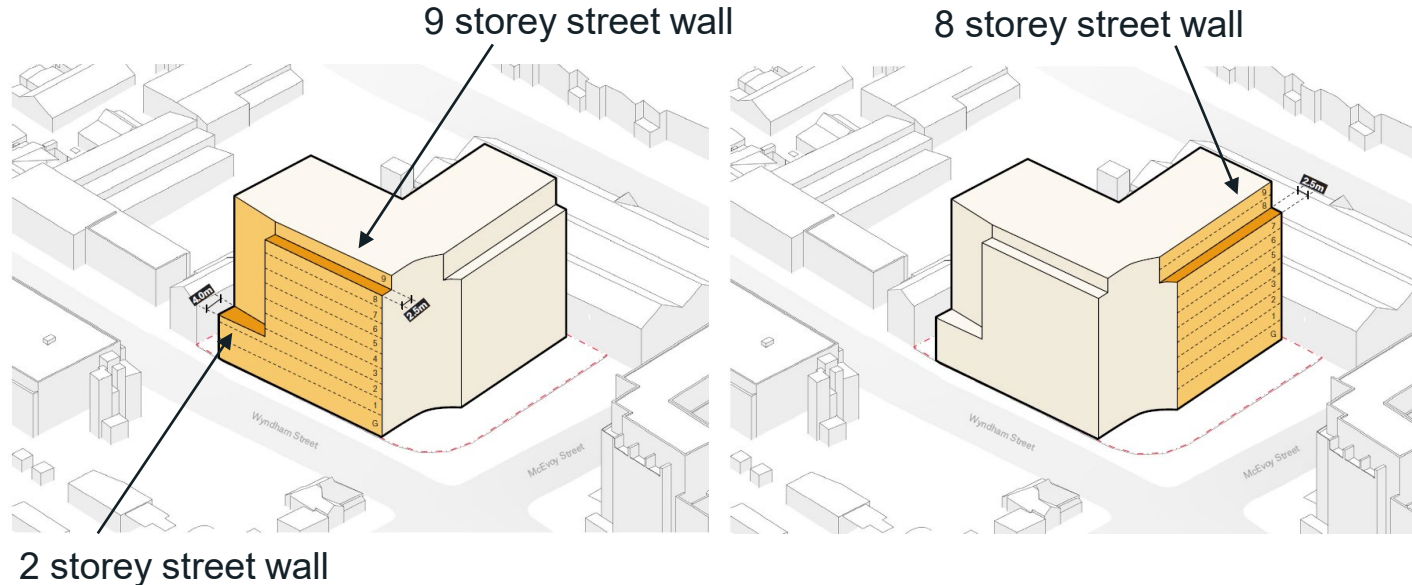


View from Sun 21 June 3:00pm

- building casts shadow in the afternoon but compliance is achieved in the morning
- additional setback to McEvoy Street reduces overshadowing

Street wall heights

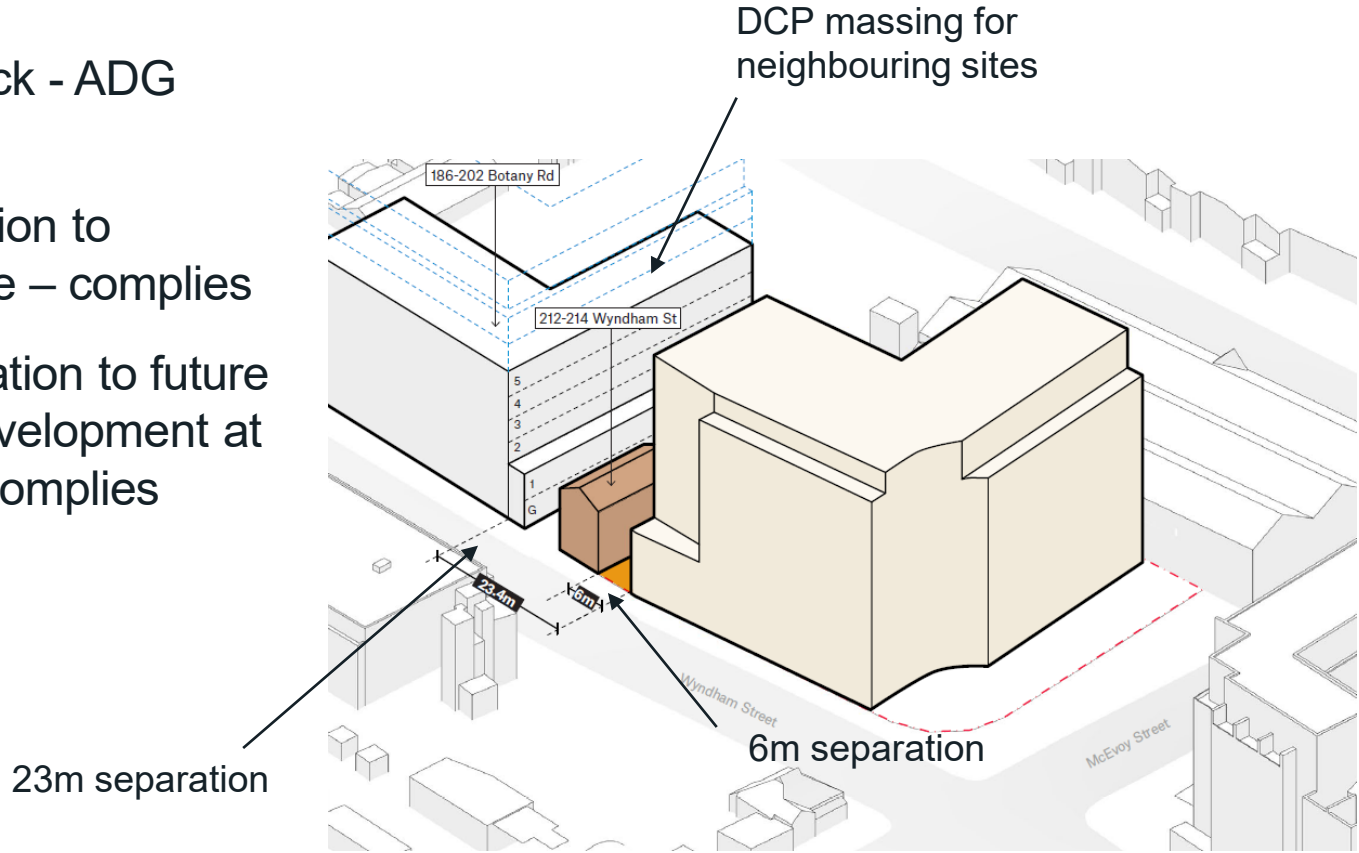
- no upper-level setback control for this site. Instead DCP requires a consistent street wall
- as additional storeys are proposed an upper-level setback was requested to allow street wall height to be consistent with DCP



Building separation

northern setback - ADG
requires:

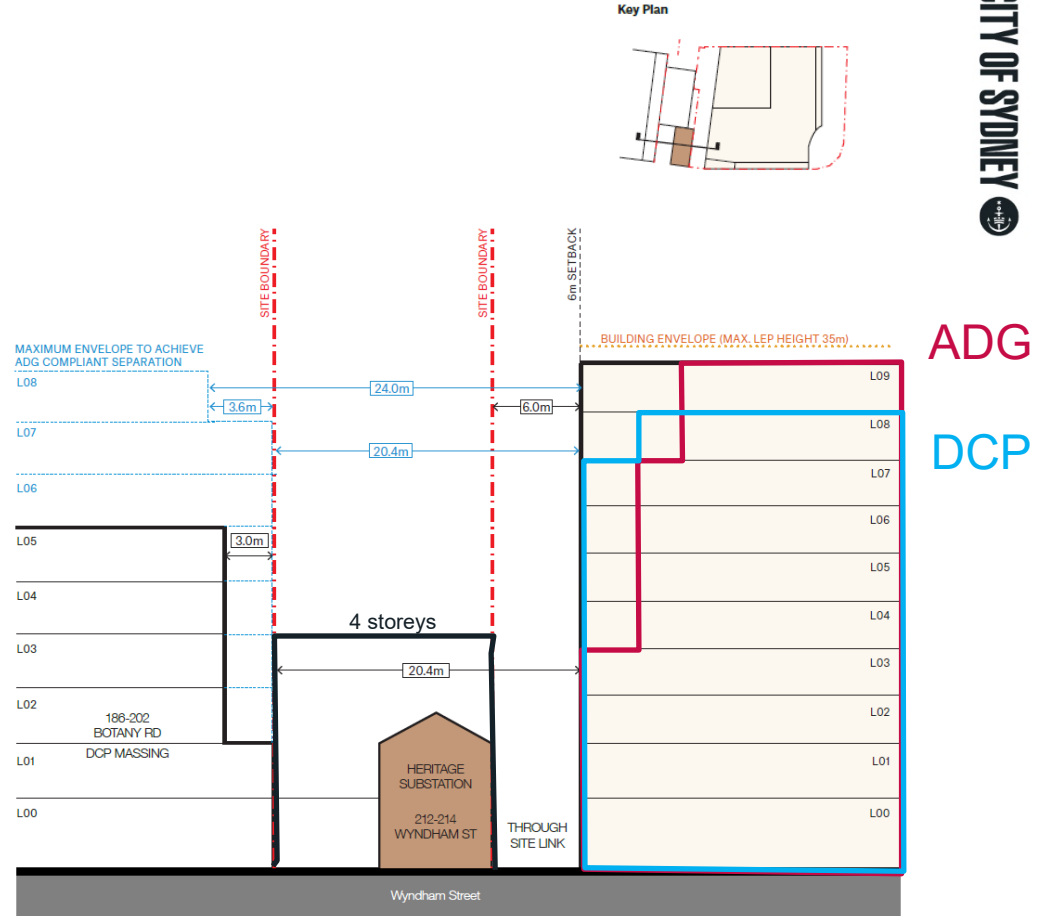
- 6m separation to heritage site – complies
- 23m separation to future 6 storey development at 186-202 - complies



Building separation

compliance against ADG/DCP:

- 6m proposed for entire 10 storeys
- up to 4 stories complies
- levels 5+ does not comply
- separation is acceptable considering the controls for 186-202 Botany Road
- envelope is considered acceptable for the purpose of concept DA - setbacks can be refined in detailed DA if required



Voluntary Planning Agreement

- public benefits in the VPA include:
 - dedication of 3m footpath widening on McEvoy Street
 - dedication for 6m shared zone laneway off Wyndham Street
 - monetary contribution of \$233,000 towards other community infrastructure
- the draft VPA has been prepared and will be placed on public exhibition soon for 28 days

Recommendation

authority be delegated to the CEO to determine the DA, following:

- public exhibition of the draft VPA; and
- considering any public submissions received