

# Local Planning Panel

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2 July 2025

# application details

158 Wyndham Street, Alexandria

D/2024/803

<sup>126</sup> Applicant: Blueshore Development Group

Owner: Denning Real Estate Pty Ltd

Architect: Studio.SC

# proposal

site preparation and construct 5, part 6 storey residential flat building comprising:

- 5 x 3 bedroom apartments
- site landscaping including:
  - ground floor deep soil and communal open space
  - private open space and communal open space on the rooftop
- bicycle parking, waste storage and services on the ground floor
- land dedication for future laneway network

# recommendation

the application is recommended for deferred commencement approval,  
subject to conditions

the deferred commencement condition requires execution and registration  
of the VPA

# proposal

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# proposal

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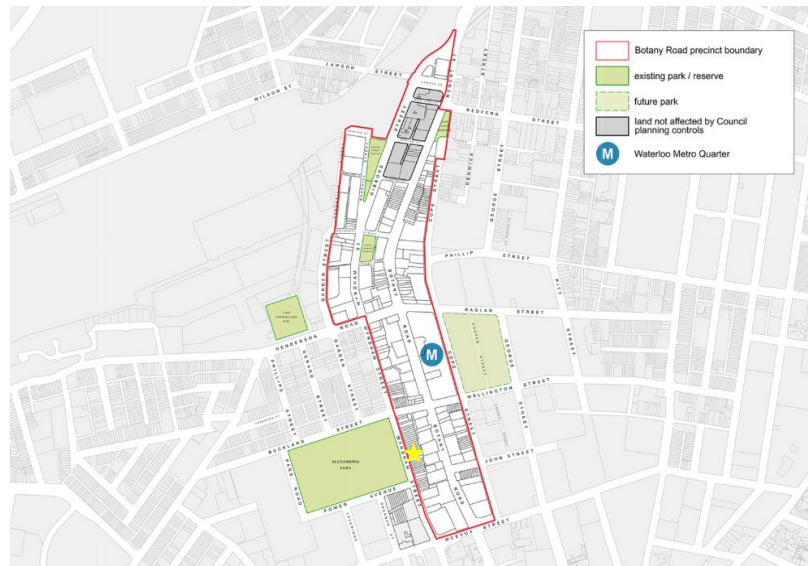
# reason reported to LPP

the application is reported to the LPP for determination as:

- Chapter 4 of the State Environmental Planning Policy (Housing) 2021 applies and it is 4 or more storeys in height; and
- it is the subject of 25 or more unique submissions by way of objection

# background

- Planning Proposal for the Botany Road Precinct approved in June 2022
- new controls incentivise:
  - commercial and affordable housing development
  - market housing in certain high amenity areas
- proposal utilises increased base FSR and height available for market housing





# VPA

Planning Agreement applying to the subject site and 158 Botany Road has been publicly exhibited.

the public benefits relevant to this DA include:

- dedication of land (34sqm) at the rear of the site for the future laneway network
- monetary contribution towards community infrastructure in Green Square

# notification



- exhibition period 8 October to 30 October 2024
- 136 owners and occupiers notified
- 64 submissions received including 50 in objection and 14 in support

# submissions

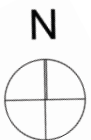
- building height and setbacks
- local character
- floor space ratio
- solar access
- visual and acoustic privacy
- transport and traffic
- landscape and open space
- laneway network
- apartment amenity
- affordable housing
- local infrastructure

# submissions



-  subject site
-  submitters





site

site

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site viewed from Wyndham Street looking east





site viewed from Wyndham Street looking north-east

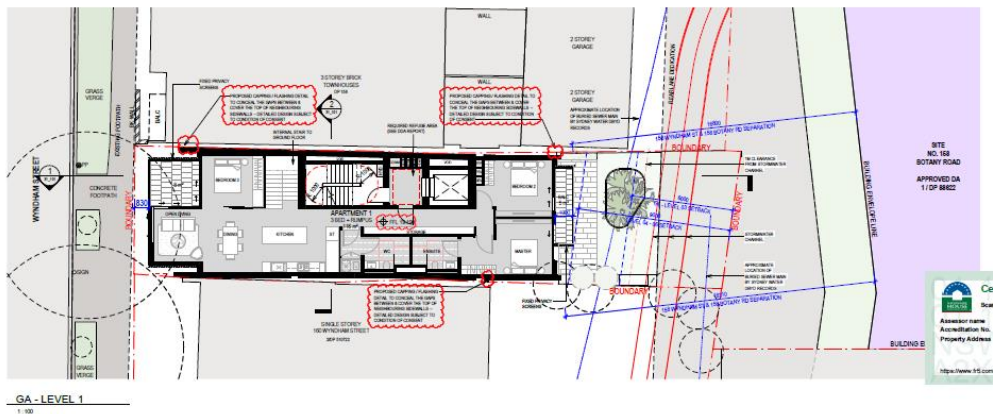
site

140



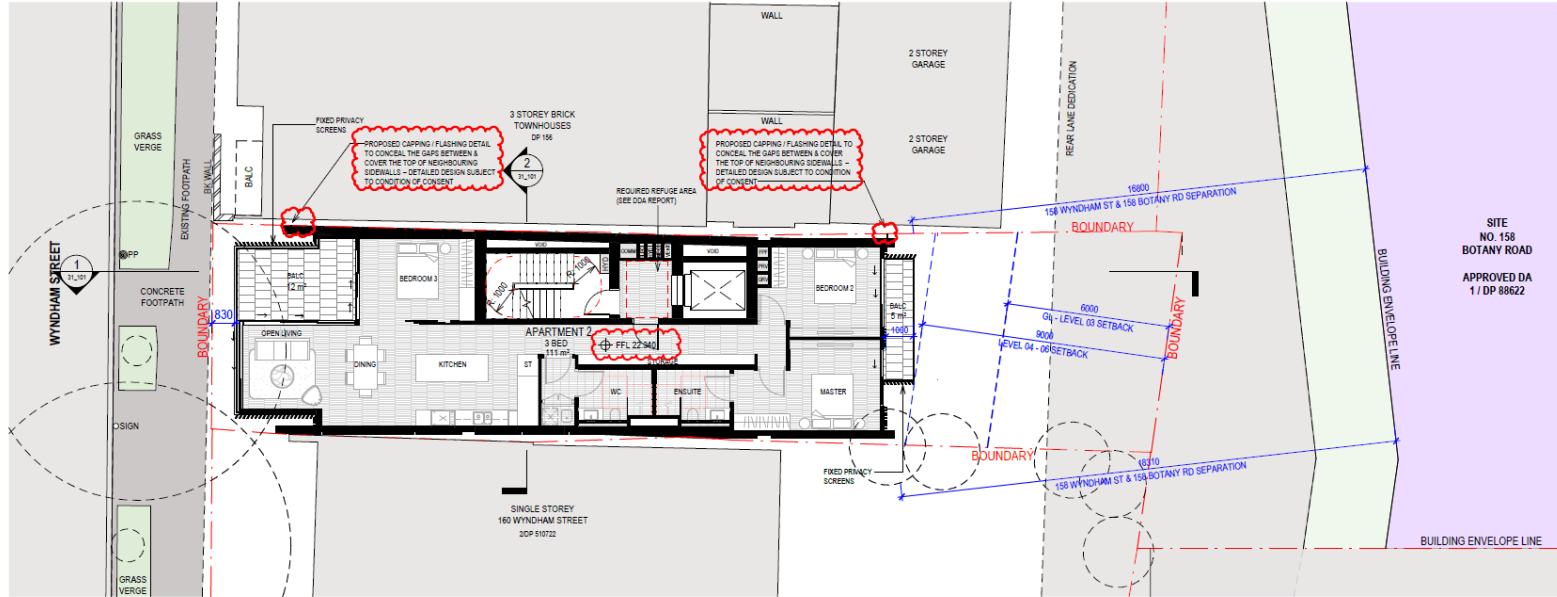
site viewed from Wyndham Street looking south





# proposal

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GA - LEVEL 2

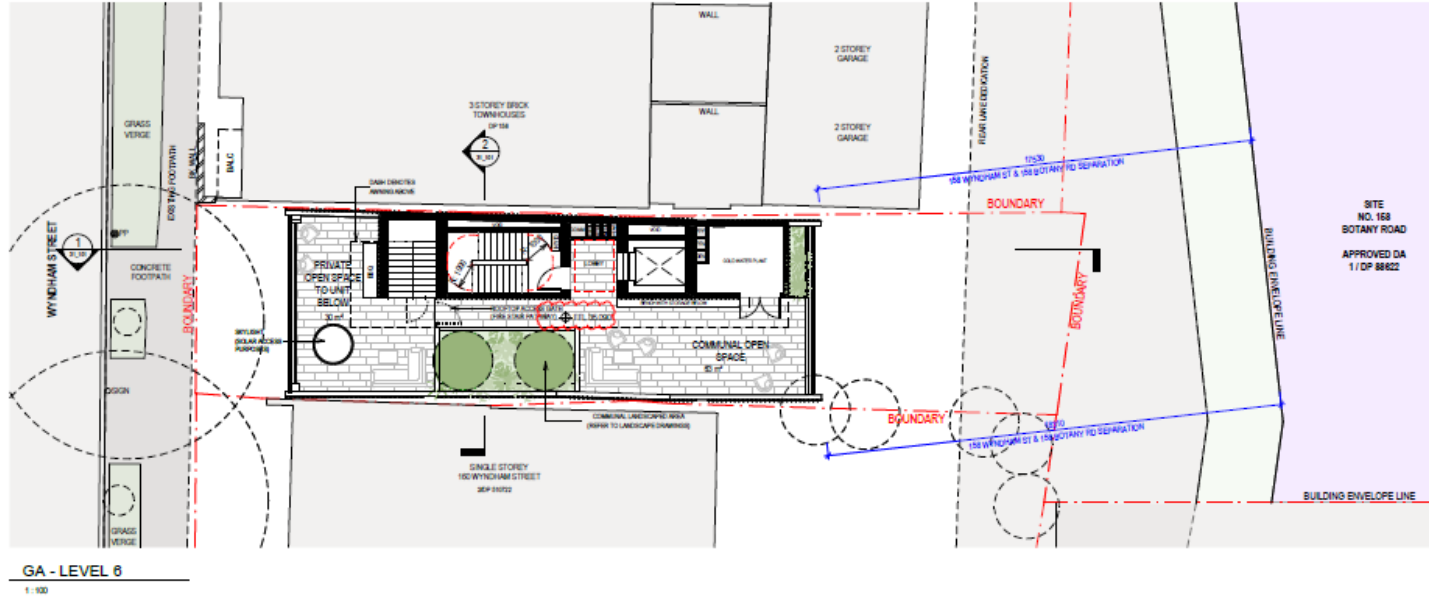
1:100

typical floor plan (level 2)

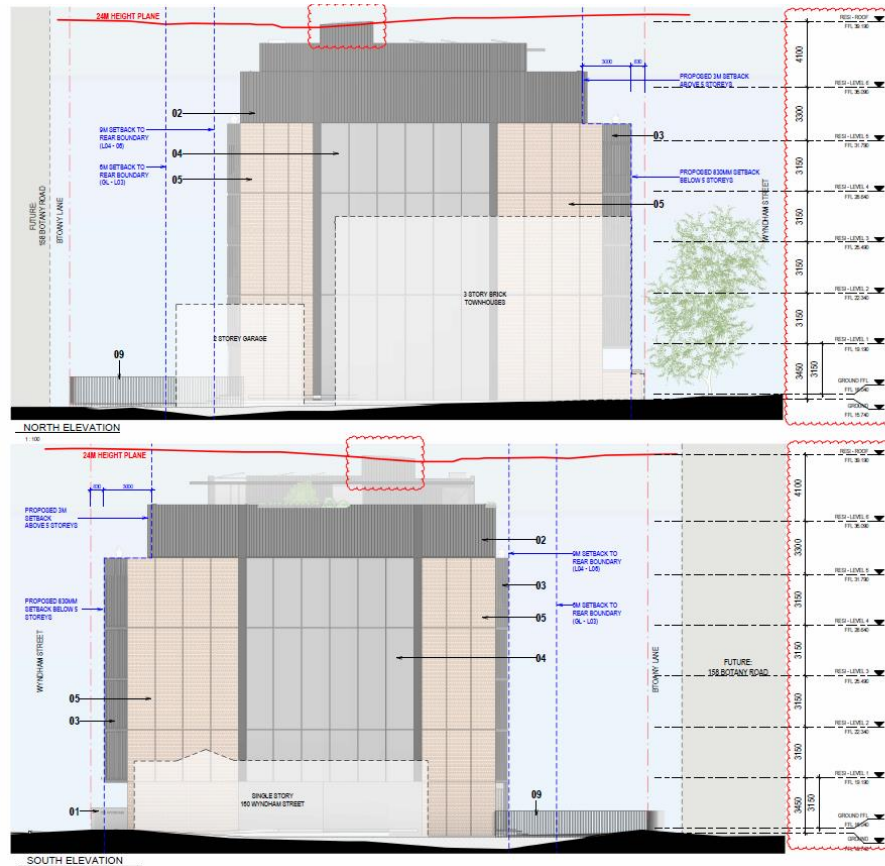


# proposal

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## MATERIAL PALETTE

01 - BOARD  
CONCRETE

02 - ALUMINIUM CLADDING  
SCULPTFORM ANGLED PROFILE  
FINISH: MONUMENT (ANODIZED)



03 - FIXED ALUMINIUM  
PRIVACY SCREENS  
FINISH: MONUMENT  
(ANODIZED)



07 - GLASS BALUSTRADE



04 - TEXTURED PRECAST  
DARK BOARD MARKED  
PIGMENTED FINISH



08 - STEEL LOUVERS



05 - RED PRECAST BRICK  
INLAY



09 - STEEL FENCE



06 - CLEAR GLAZING



10 - ALUMINIUM  
BATTEN SCREENS  
FINISH: MONUMENT (ANOI

northern and southern elevations



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1:100



100

# compliance with key LEP standards

	control	proposed	compliance
height	24m	24.23m (1% variation)	no – clause 4.6 variation request supported
floor space ratio ff <sub>o</sub>	2.25:1 (1.25:1 base + 1:1 per cl 6.14)	2.25:1	yes
car parking	6	0	yes



# consistency with DCP controls

	control	proposed	compliance
height in storeys	6 storeys	6 storeys	yes
street wall 49	5 storeys	5 storeys	yes
primary setback	3m	0.83m	no but acceptable
tree canopy	15%	15%	yes

# consistency with ADG

	control	proposed	consistency with control
solar	70%	20%	no but acceptable
gross vent	60%	100%	yes
deep soil	7%	9.5%	yes

# consistency with ADG

	control	proposed	consistency with control
building separation	4 storeys -12m 5-8 storeys -18m	17m to eastern neighbour	acceptable
visual privacy (to side boundary)	4 storeys – 6m 5-8 storeys – 9m	9m	yes
apartment size	3 bed 95m <sup>2</sup>	107sqm	yes

# consistency with ADG

	control	proposed	consistency with control
floor to ceiling heights	2.7m	2.7m	yes
<sup>15%</sup> communal open space	25%	29%	yes

# Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 5 March 2024 (Pre-DA) and 3 December 2024

feedback	response
car parking not supported	removed
lightwell for solar access not supported	removed
overshadowing impacts	impacts improved from increased rear setback
solar access should be improved by bringing living rooms forward	adopted
reduced front setback to match neighbour supported	maintained
improvements to facade materiality	conditions recommended
upper level setback must be observed	adopted
rear balconies should be removed or made juliet	juliet proposed

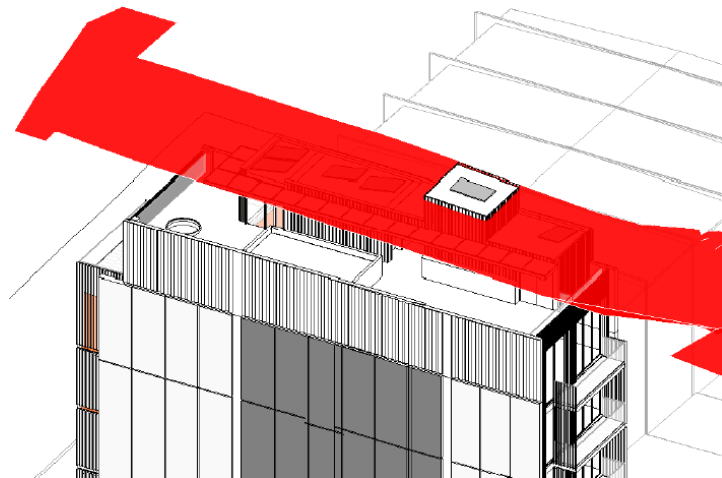
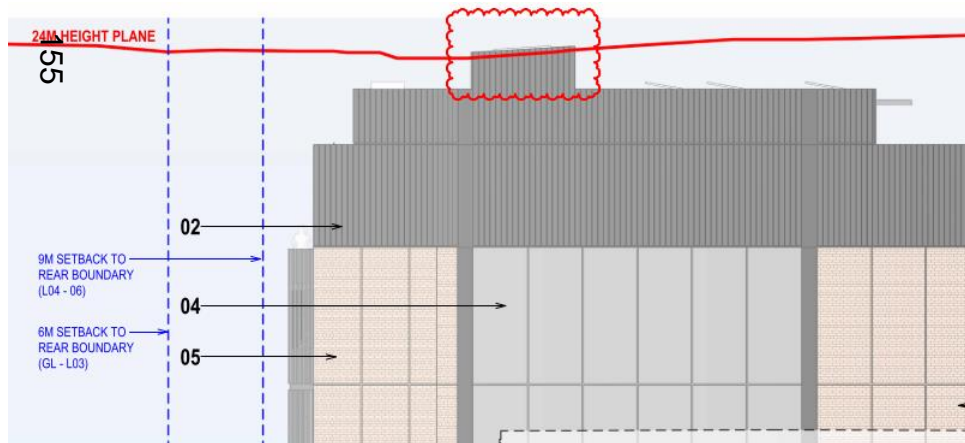
# issues

- clause 4.6 requests
- height in storeys and building footprint
- primary setback to Wyndham Street
- solar access
- overshadowing
- visual privacy
- materials and finishes

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# clause 4.6 request - height

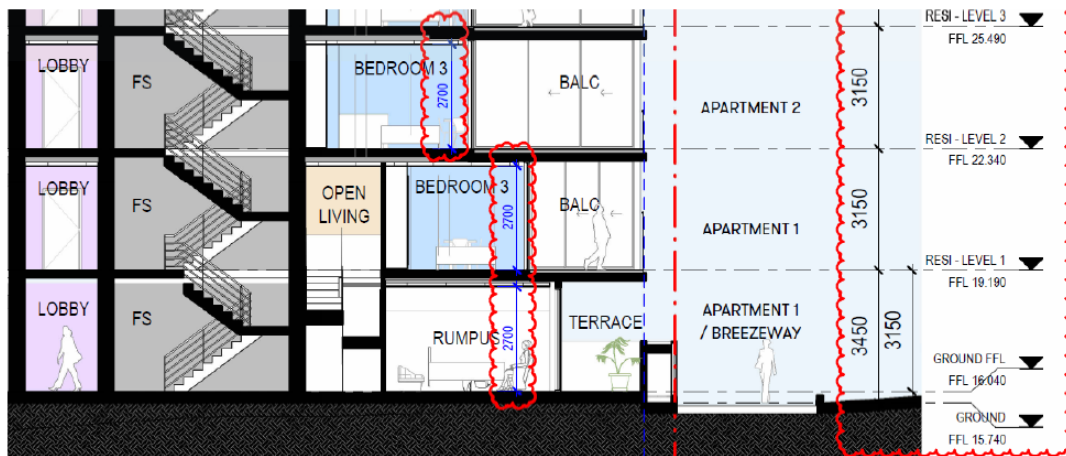
- 1% variation proposed to lift overrun
- variation request supported



# clause 4.6 request – ceiling heights

- ADG recommends 3.3m on ground and first floor for flexibility of use
- 2.7m proposed
- Housing SEPP describes this as non-discretionary development standard
- clause 4.6 request supported

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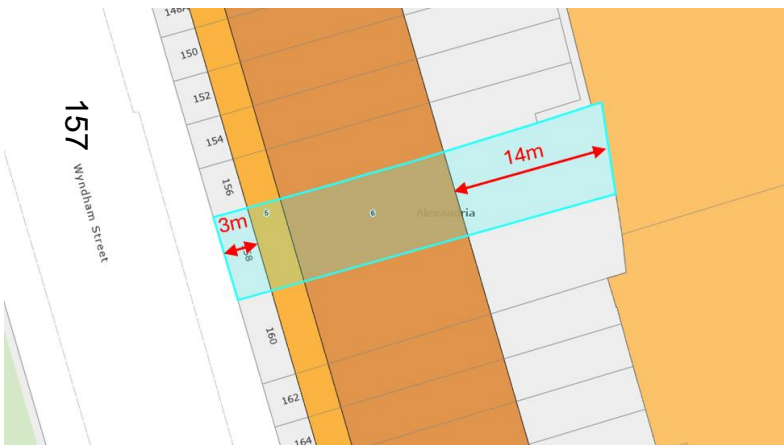




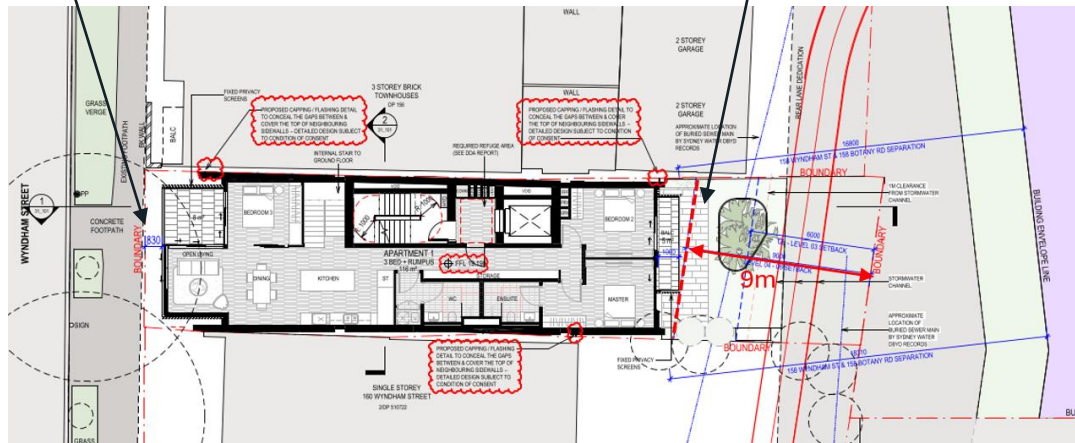
# height in storeys and building footprint

830mm setback to match neighbour and improve solar. Recommended by DAPRS

9m rear setback satisfies ADG



DCP map



proposed

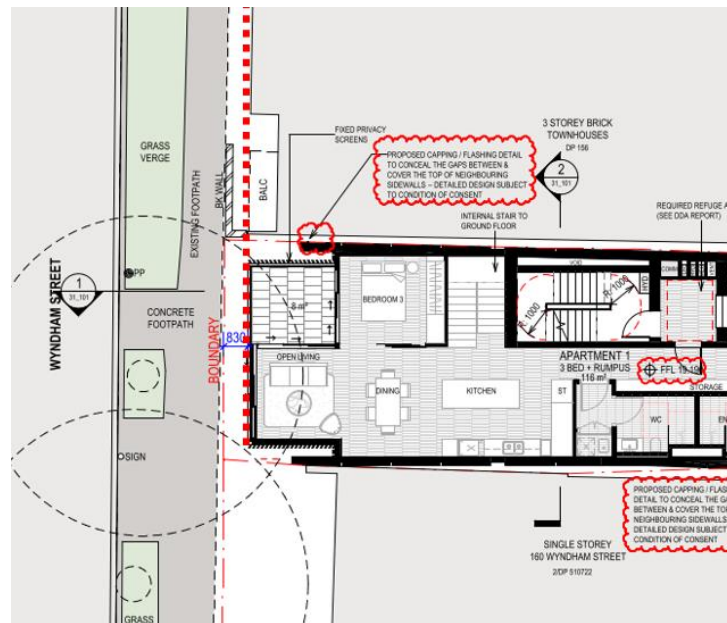
# primary setback to Wyndham Street

- DCP requires 3m primary setback
- 830mm proposed to match neighbouring row of terraces

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southern wall of neighbouring property

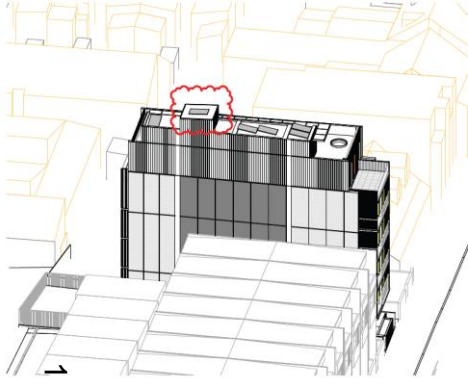


proposed primary setback

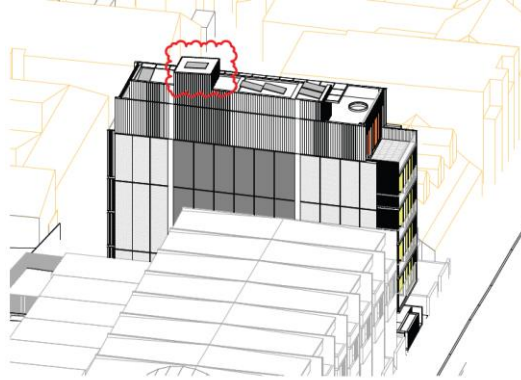
# solar access to proposed apartments

- DCP requires solar access to be achieved from primary street frontage
- 1/5 apartments (20%) receive 2 hours. Remaining apartments receive 1.5 hours
- solar access has been optimised through design

# solar access to proposed apartments



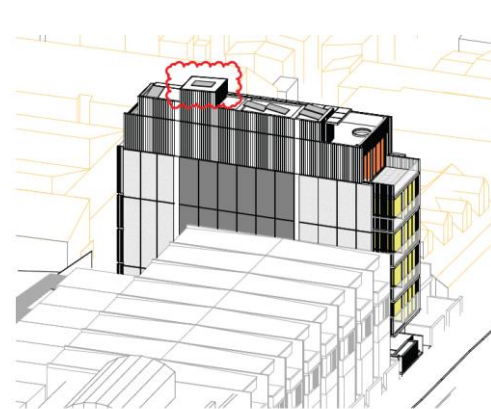
SOLAR ACCESS - 21\_06\_2025-13.45 (15 MIN)



SOLAR ACCESS - 21\_06\_2025-14.00 (15 MIN)



SOLAR ACCESS - 21\_06\_2025-14.15 (15 MIN)



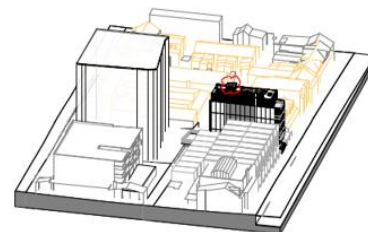
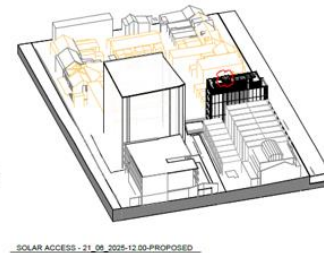
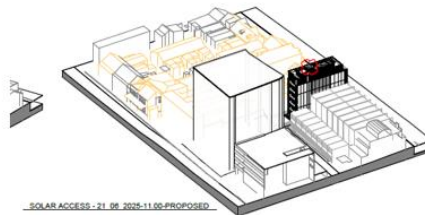
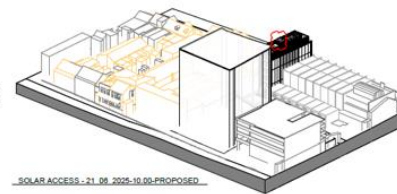
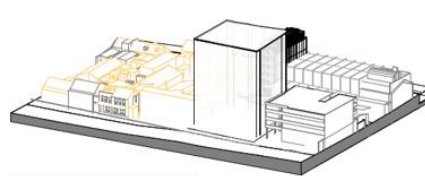
SOLAR ACCESS - 21\_06\_2025-14.30 (15 MIN)



SOLAR ACCESS - 21\_06\_2025-15.00 (15 MIN)

# overshadowing to neighbouring properties

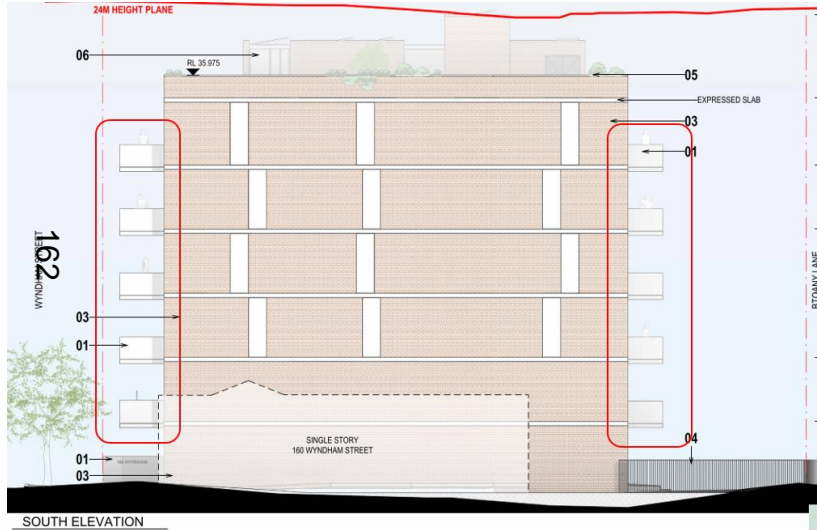
- shadows cast to southern neighbours in mid winter
- sunlight maintained midday to early afternoon
- 161 DCP seeks to ensure existing residential uses do not unreasonably constrain growth and change in the Precinct



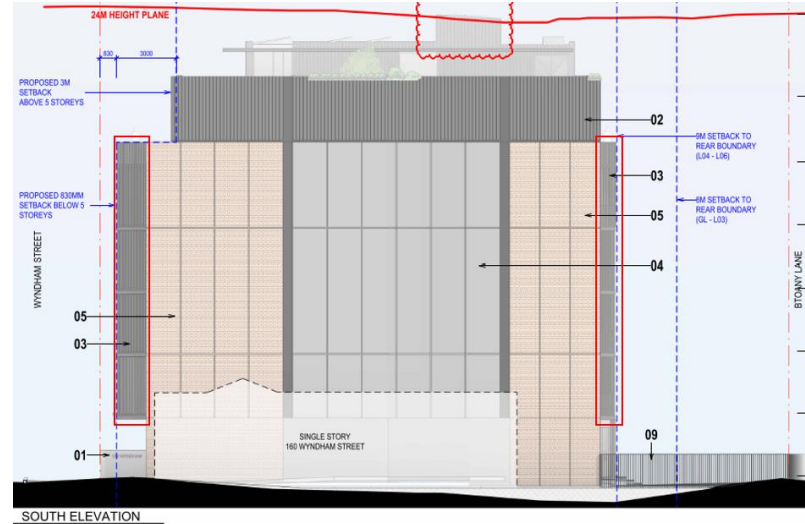


# visual privacy

balconies amended to prevent overlooking



lodged



proposed

# materials and finishes

conditions recommended:

- living room glazing to have solid spandrel for visual privacy
- glass balustrades not supported
- sun shading to be provided



# recommendation

the application is recommended for deferred commencement approval,  
subject to conditions