

Local Planning Panel

11 April 2018

444-450 Gardeners Road, Alexandria

D/2017/240

Applicant: Gurner 444 Gardeners Road Pty Ltd

Owner: Strata Plan No 34780

Architect: Warren and Mahoney

Consultants: Urbis

5.1

proposal

demolition of warehouses and construction of 6 storey shop-top housing development

- basement parking for 89 vehicles
- 7 commercial tenancies and 94 apartments
- VPA for road widening to Gardeners Road

recommendation

deferred commencement approval subject to conditions

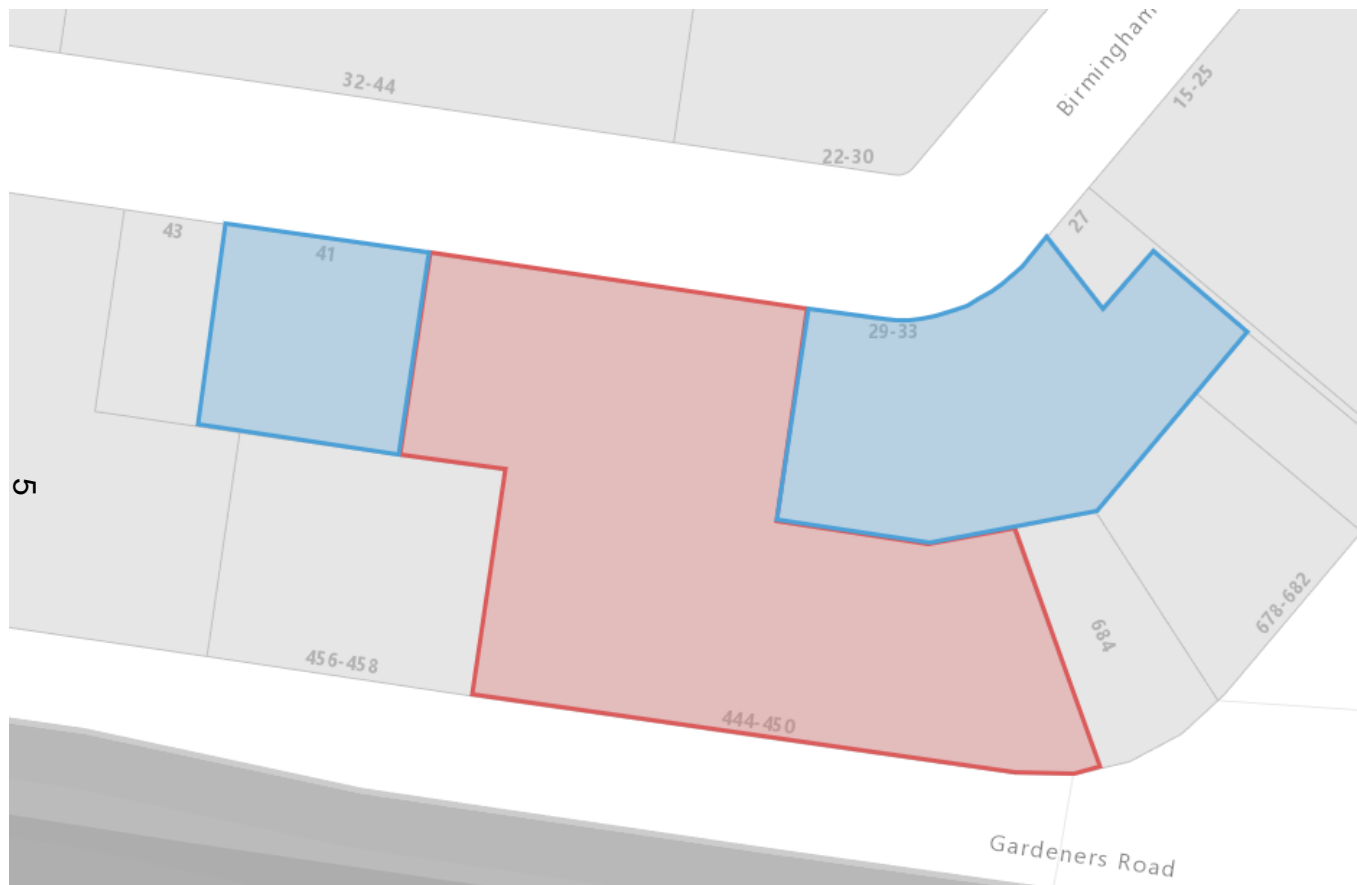
notification information

exhibition period

- 16 March to 16 April and 22 November to 23 December 2017
- 243 owners and occupiers notified
- 6 submissions received

submissions

- building height and set backs Birmingham Street
- roof top plant
- overshadowing
- 4
- loss of privacy
- lack of car parking
- traffic impacts to Birmingham Street



subject site

submitters



site

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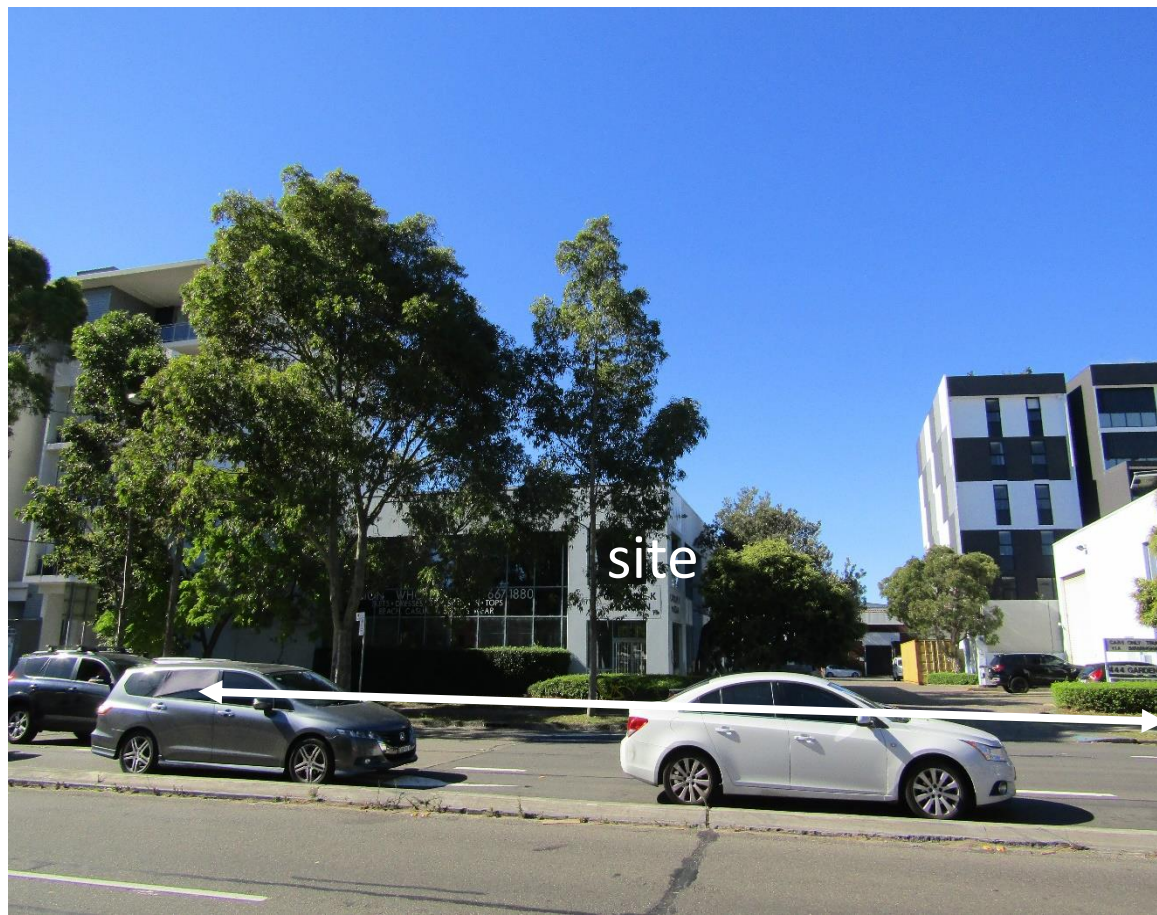
view from Gardeners Road/ Botany Road 7



site

view from Gardeners Road

6



view from Gardeners Road





site

view from Birmingham Street



29-33 Birmingham Street

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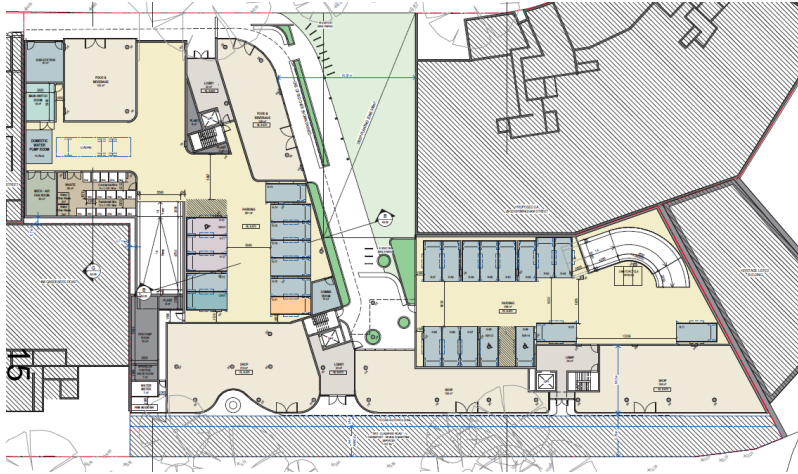
site

41 Birmingham Street

view from Birmingham Street

design evolution

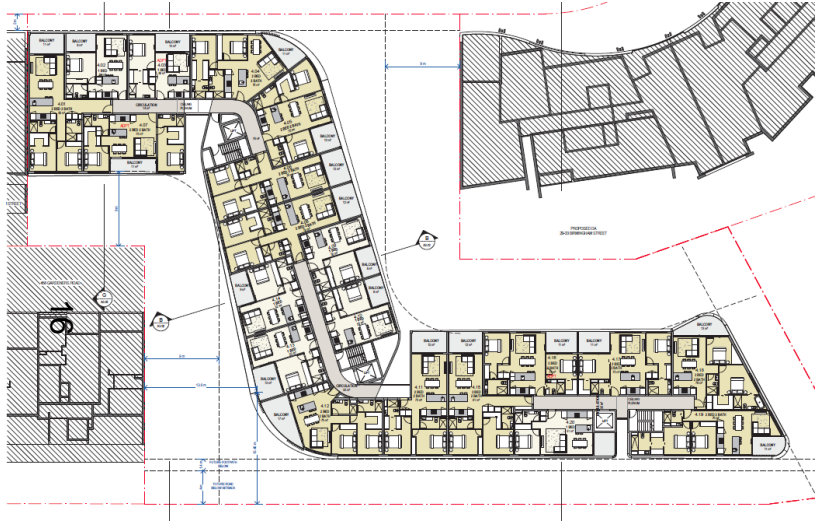
- proposal significantly amended during assessment
- new site layout
- ¹⁴ resolved ground plane
- increased solar access from 38% to 85%
- increased cross ventilation from 21% to 77%



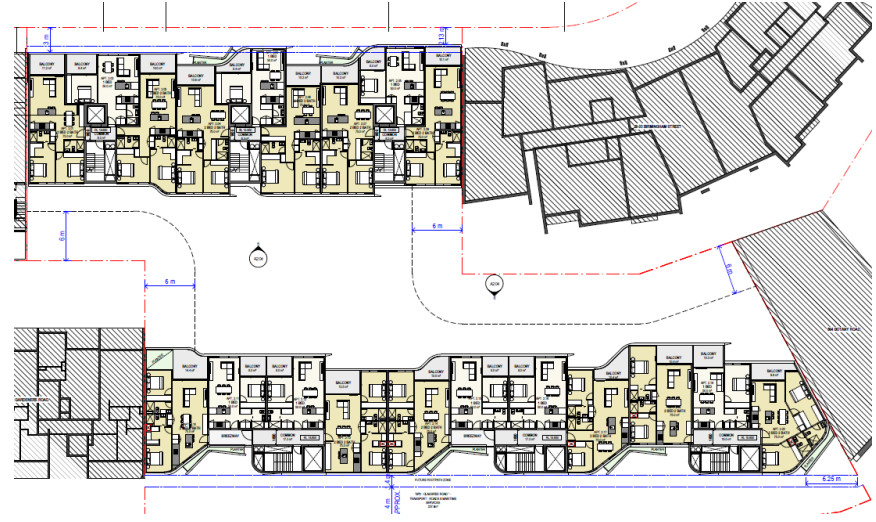
original ground floor



amended ground floor

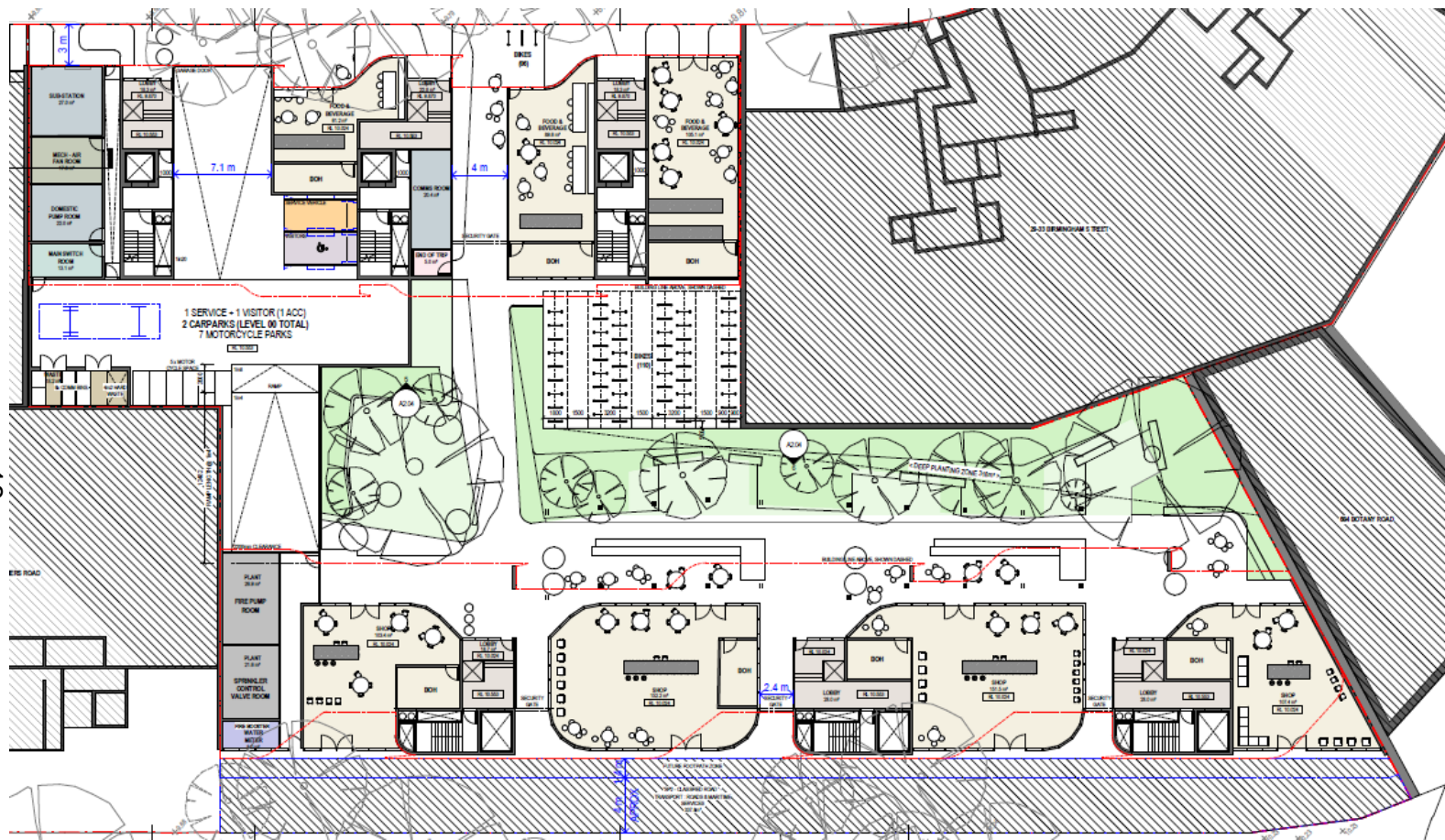


original building form

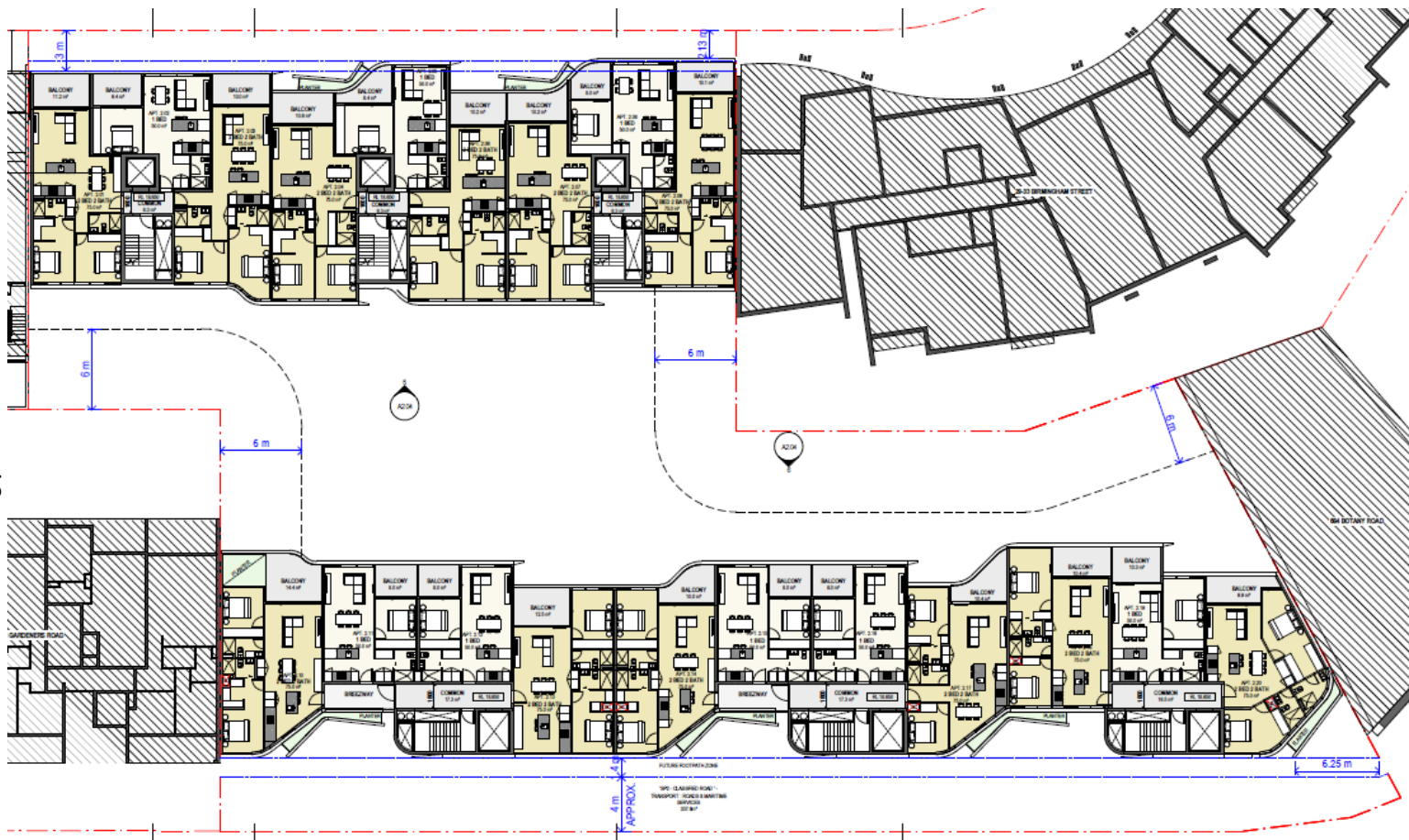


amended building form

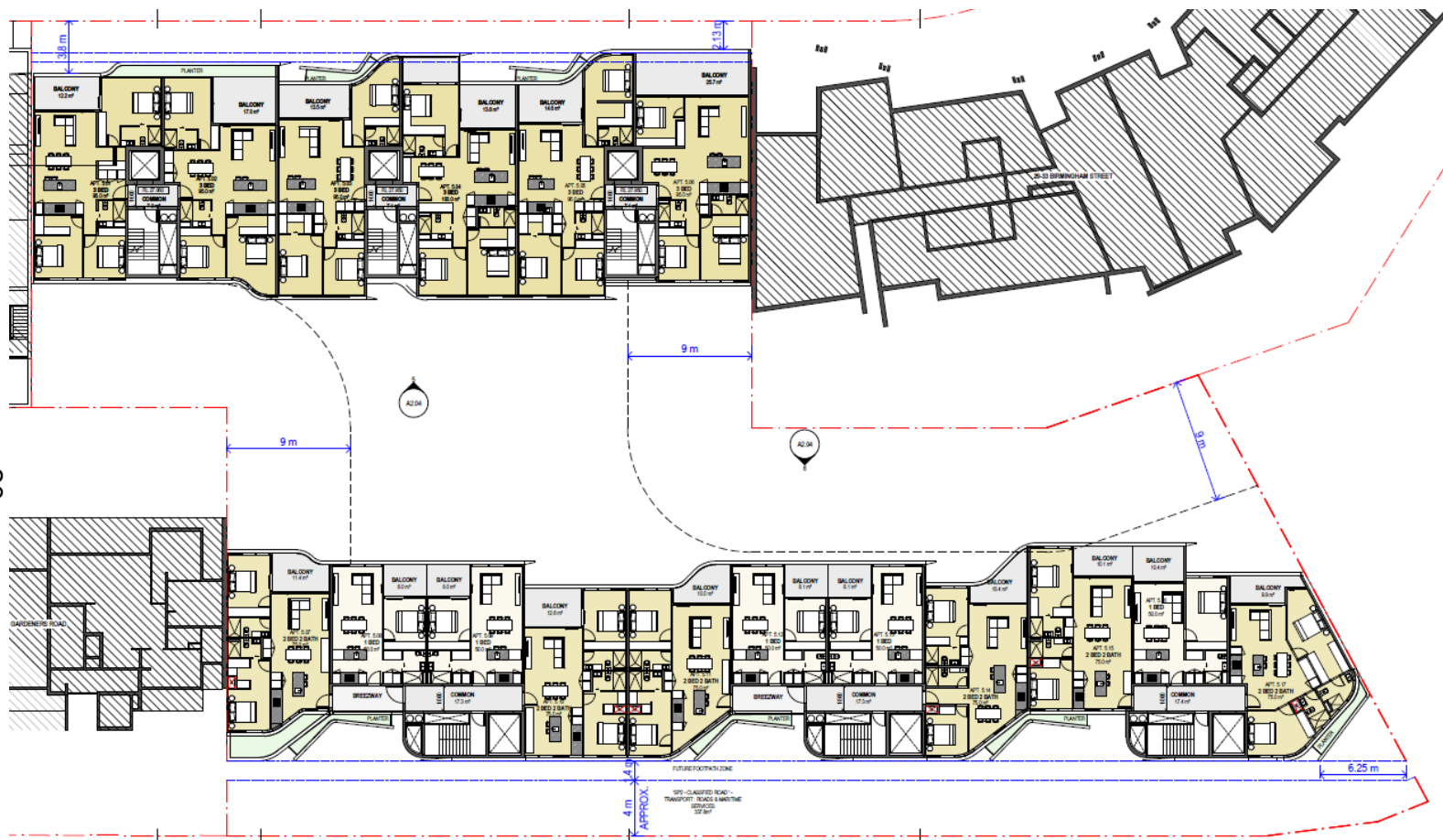


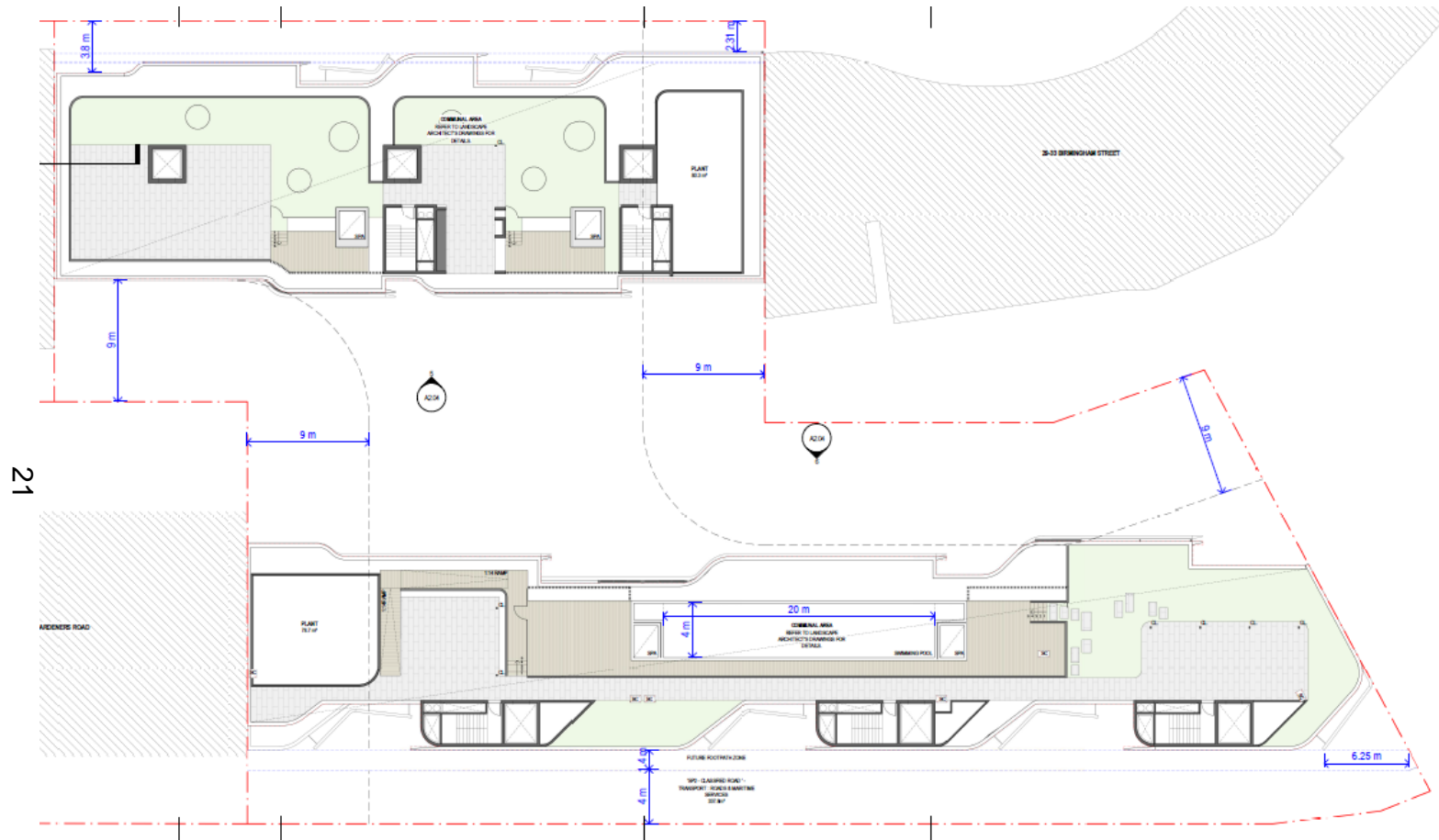


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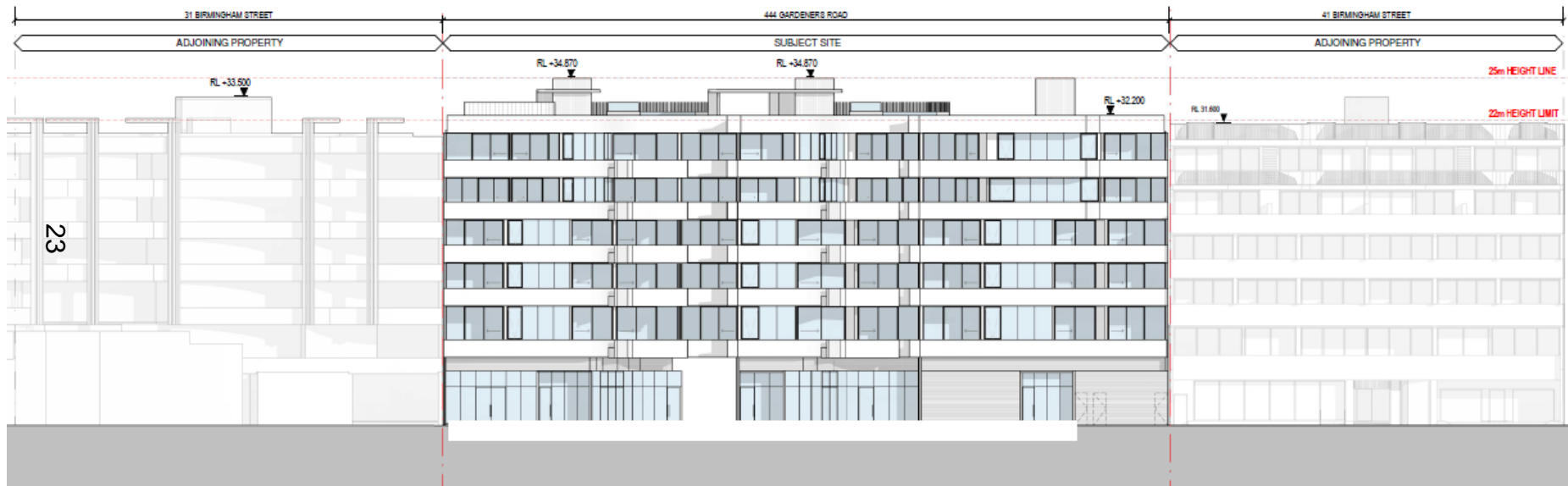


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photomontage – Gardeners Road/ Botany Road



photomontage – Birmingham Street

compliance with key development standards

	control	proposed	compliance
height	22m	25m (to lift overrun) 22.43m (to parapet)	no
27 floor space ratio	2:1	2:1	yes
parking	107	89	yes 5.1

compliance with DCP/ADG

	control	proposed	compliance
height in storeys	6 storeys	6 storeys	yes
solar access	70%	85%	yes
cross ventilation	60%	77% (to Birmingham St building) 72% (to Gardeners Rd building)	yes 5.1

compliance with ADG

	control	proposed	compliance
natural ventilation	100%	100% (solar chimneys used to address noise)	yes
communal open space	min.25% of site area	37.1%	yes
deep soil	7%	8.1%	yes

issues

- height
- natural ventilation
- ₃₀ overshadowing
- Voluntary Planning Agreement

height

- non compliance with height results from lift and structures to communal roof terrace
- majority of building under height limit
- no significant amenity impacts resulting from non compliance



Gardeners Road



Birmingham Street

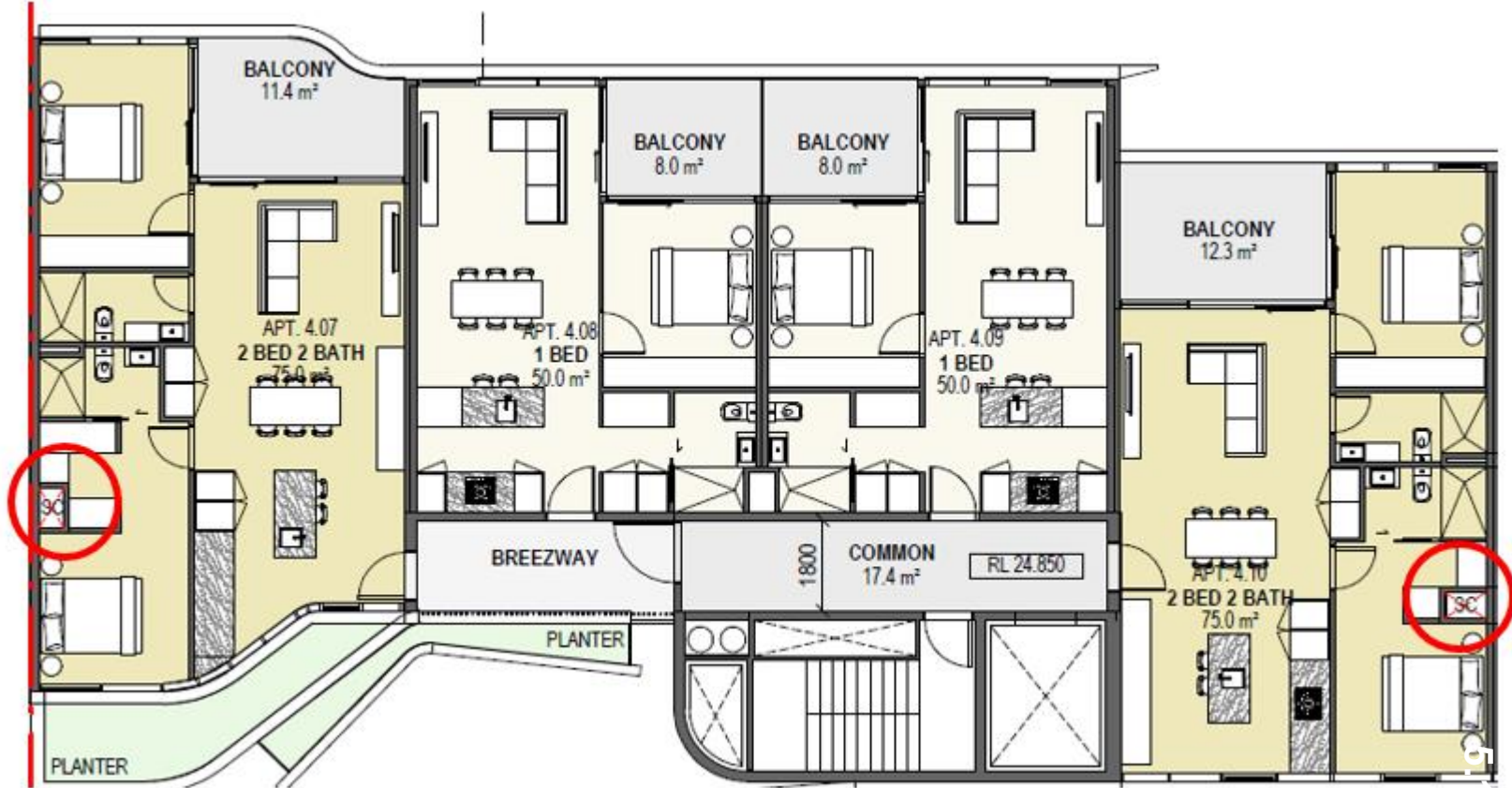
22m height control

natural ventilation

- solar chimneys to bedrooms fronting Gardeners Road
- design peer reviewed by a sustainable building consultant
- further design resolution is required and a deferred commencement condition is recommended

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overshadowing

- reduction in solar access to 456-458 Gardeners Road
- reduction from 77% to 54% (6 apartments) receiving 2 hours at midwinter
- ³⁵ increase from 15% to 46% receiving no direct sunlight at midwinter
- impacts Levels 1-2 with Levels 3-5 maintaining 2 hours

overshadowing

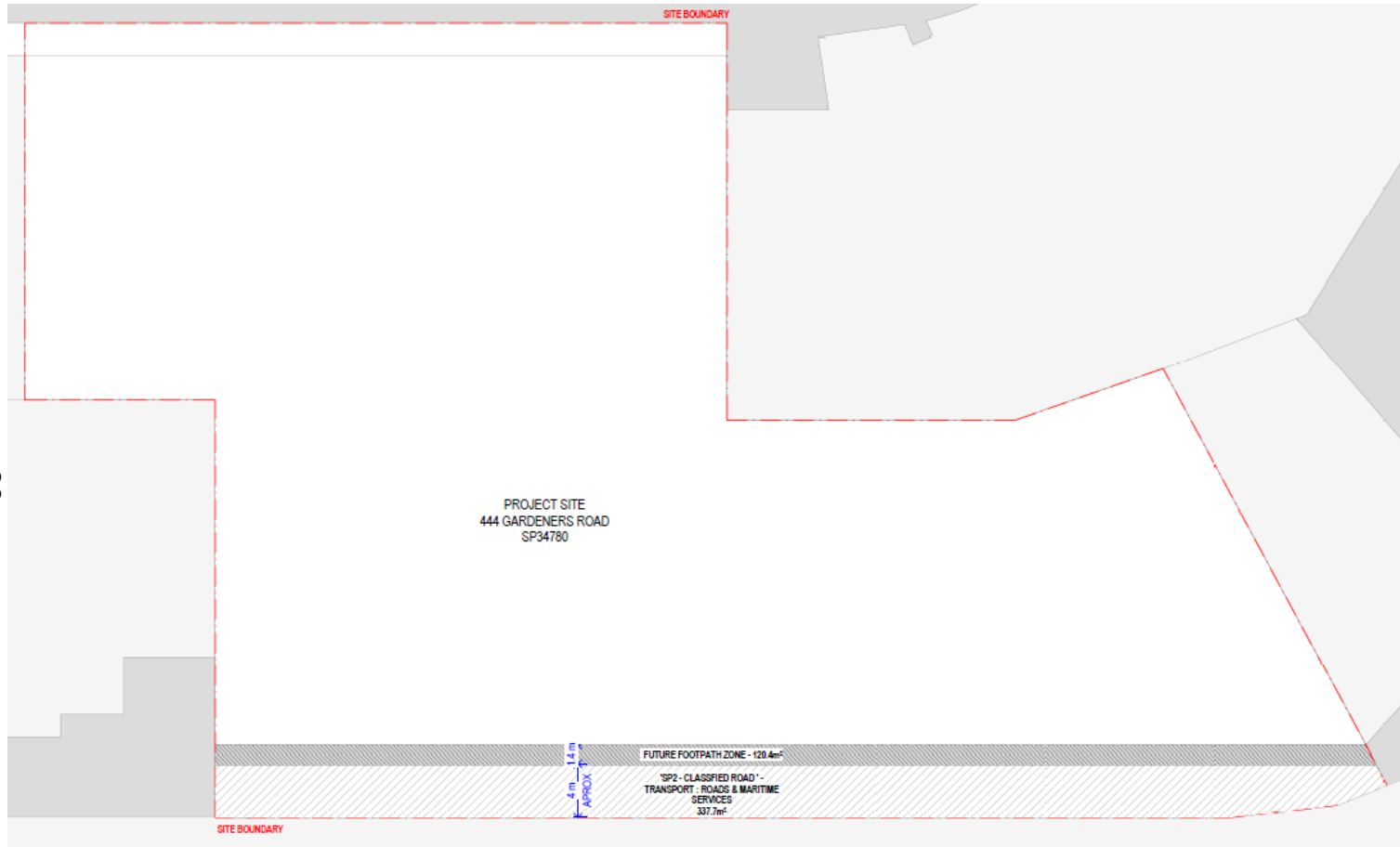
- overshadowing primarily results from 41 Birmingham St
- any development of the site above the existing will impact upon the lower levels
- 6 storey height consistent with controls and context
- roof plant, stairs and pergola structures relocated to minimise overshadowing



Voluntary Planning Agreement

- dedication of land zoned SP2 Classified Road
- embellishment and dedication of a 1.4m setback adjacent to Gardeners Road
- deferred commencement condition recommended

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land to be dedicated

recommendation

approval subject to deferred commencement conditions

- VPA is executed, registered on title, and bank guarantee submitted
- ⁴⁰ further design resolution of solar chimneys