

JRPP No.	2013STH008
DA No.	DA-2013/666
Proposal	AMENDED - The construction of an eighteen storey building over three levels of basement comprising ground floor retail with 3 levels of commercial above with 12 levels of residential, a landscaped podium with a total of 79 apartments.
Property	14-18 Auburn Street, Wollongong
Applicant	Baker Kavanagh Architects
Responsible Team	City Planning City Centre Team

Purpose of this Report

This addendum report provides a summary and assessment of the revised design received after the submission of Councils report to the JRPP for the 1 December 2014 meeting.

This addendum report should be read in conjunction with Councils assessment report to the JRPP for the 1 December 2014 meeting.

Background

On 6 March 2014 the JRPP resolved to defer determination of the application to enable further discussion with Council officers to explore alternate statutory mechanisms to facilitate the provision of affordable housing or wait for a Land and Environment Court decision to be decided on a similar matter.

The applicant chose to remove the affordable housing component from the development. The current report for the 1 December JRPP meeting summarises the revised design that had been submitted by the applicant in response to the 6 March recommendation and provides an assessment of that information for consideration by the JRPP. That report recommended refusal based mainly on the non-compliant FSR and the associated impacts of such.

Following the submission of Council's report to the 1 December meeting the applicant provided amended plans on 21 November 2014 which reduced the gross floor area of the building by removing levels 16 and 17 and increased the commercial floor area on the 4 level. As a result the development now complies with FSR.

Recommendation

This addendum report now recommends approval of the application.

Description of amended proposal

The application now involves the demolition of the existing concrete slab and the construction of a 16 storey building over 3 levels of basement parking. There are four levels of retail/commercial floor space from the ground floor up comprising 3,067sq.m of retail/commercial space. Parking behind the ground floor and first floor retail/commercial space is also provided. The residential component of the building is over 12 levels comprising a total of 79 units. Of the 79 units 45 are 1 bedroom units, 33 are 2 bedroom units and 1 is a 3 bedroom unit. Level 7 (8 storey) contains the main communal open space being the landscaped podium. This landscaped podium is accessible for all residents and comprises a total of 1,109sq.m of different landscaped spaces. Additional landscaping has also been located on the 4th floor and 16th floor providing for a total of 151sq.m. The basement parking levels are a split level construction with part floors. These part floors extend above the basement and are also located behind the retail/commercial space on the ground and first floors. The car park contains a total of 143 parking spaces. Access to the parking is via two separate driveways for the residential and commercial spaces from Dean Street.

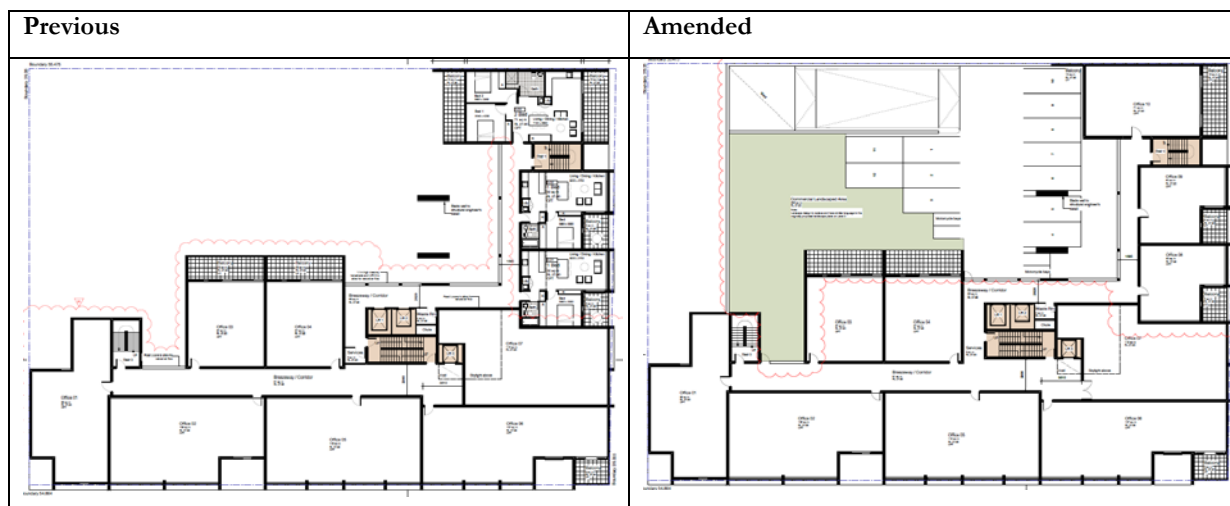
There have been two main changes arising from compliance with FSR being:

1. An increase in the amount of commercial space; and
2. A reduction of two residential levels reducing the building from 18 stories to 16 stories.

Increase in commercial floor area

The ground floor to the third storey provided wholly for retail and commercial space with the fourth floor allowing for a mix of commercial and residential accommodation. The fourth floor has now been amended to incorporate commercial only resulting in the reduction of 3 residential apartments.

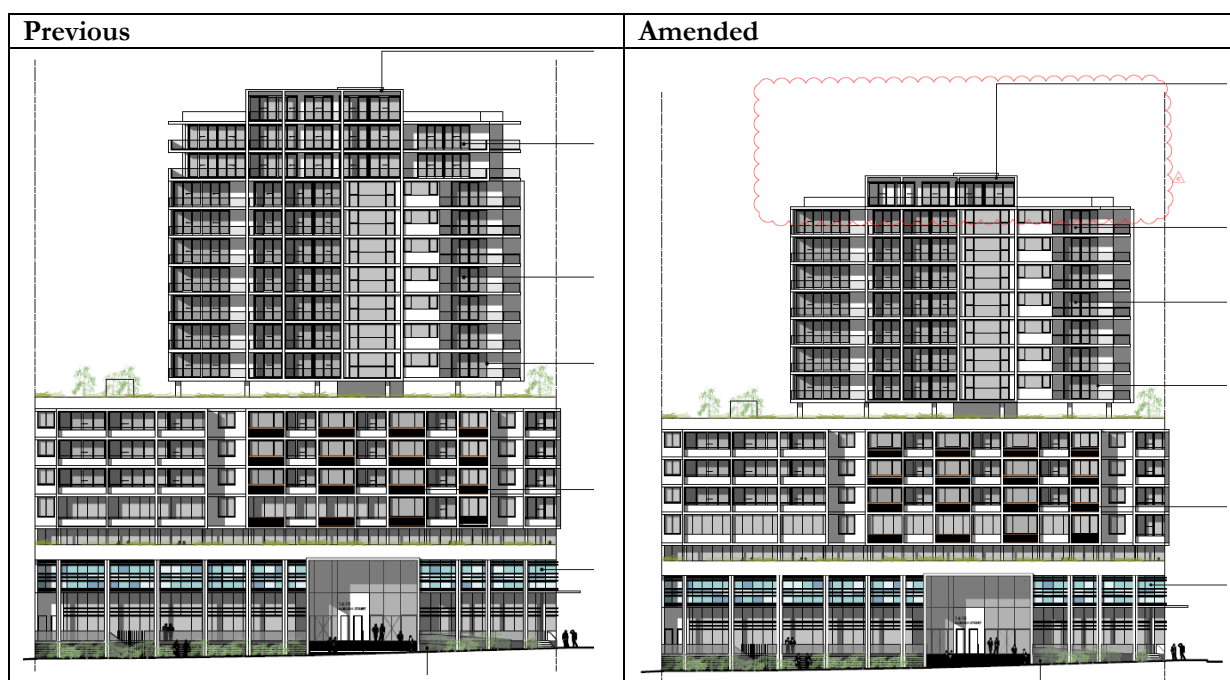
The floor plans below show a comparison of the change



Reduction of two levels

The building has been reduced in height with the removal of floor 16 and 17. Reducing the height of the building from 18 stories to 16 stories. Resulting in a reduction of 6 residential apartments.

The elevation plans below show a comparison of the change.



Assessment of amended proposal

The changes arising from the amendments are discussed below:

Reduction of units and bedroom numbers

The number of residential apartments has reduced from 88 to 79 apartments. Of the 79 apartments, 45 are 1 bedroom, 33 are 2 bedrooms and 1 is 3 bedrooms. This has changed the percentage of residential to commercial but the unit mix is considered acceptable.

Car parking

As result of the change to the commercial and residential mix the car parking allocation has also changed. The overall car parking number remains unchanged at 143 car parking spaces and is considered satisfactory.

FSR

The increase in commercial floor area and reduction of residential has resulted in an adjustment to the percentage split allowance for commercial to residential used to establish the maximum allowable FSR. Previously the proposal provided for 30% commercial with 70% residential which equated to a maximum FSR of 4.25:1.

The amendments now provide for 35% commercial and 65% residential. This increases the maximum allowable FSR to 4.38:1. The site has an area of 2,171sq.m and a FSR of 4.38:1 which allows for a maximum of 9,508.98sq.m of gross floor area.

The proposed development has a gross floor area of 9,504sq.m which equates to an FSR of 4.37:1 which is below the maximum allowable.

The application now complies with Clause 4.4A of the Wollongong Local Environmental Plan 2009.

SEPP65

Due to the reduction in FSR the proposal is now considered to be consistent with design quality principals 1, 2, 3, and 4.

Notification

Clause 1.3 of appendix 1 to WDCP2009 provides for applications for which notification / advertising is not required prior to determination. Specifically, amendments to an undetermined Development Application which are of a minor nature and, in the opinion of Council, are unlikely to cause any adverse impact upon any adjoining property do not require re-notification. The amendments are considered unlikely to cause any adverse impact upon any adjoining property and do not require re-notification.

Conclusion

The amended plans have been assessed having regard to the non-compliances outlined in Council's report to the JRPP for the 1 December 2014 meeting. The proposal is now considered to satisfy the provisions of SEPP65 and WLEP2009 with regard to the permissible floor space ratio. The application was not required to be re-notified.

It is now recommended that the application be refused pursuant to Section 80 of the Environmental Planning & Assessment Act 1979, for the reasons at Attachment 2.

ATTACHMENTS

- 1 Amended plans
- 2 Draft conditions of consent