

Detailed information about proposal

1 Overview

1.1 The Applicant proposes a section 4.55 (2) modification to allow for:

- Changes to Level 1 including:
 - removal of the carpark area on Level 1 and the reconfiguration of all the individual retail tenancies both in shape and size on Level 1 fronting Mount Street and Zoe Place, including the creation of a 16th tenancy. The overall specialty retail area will be reduced significantly from 2,329 m² to 1,426 m². These changes make way for a new supermarket of 1193 m² to be added behind the reconfigured retail shops. Therefore the total retail area will now be 2619 m² which is an increase of 290 m².
 - access into the supermarket from Zoe Place with entry from the south-eastern side of the building (also note that Level 1 as referred to on the plans is the ground floor)
 - other changes to Level 1 include the relocation of the loading and waste storage areas from the western to the northern side of the building
- in the Applicant's submission on 18 April 2019, the proposed supermarket scale is defined as similar to a convenience store rather than big supermarkets like Coles and Woolworths. Having that clarification allows our Waste officer to assess the required size of the waste disposal area, the proposed loading area, and the type of service vehicles that will be necessary to service the supermarket
- ancillary mezzanine office floor space of 482 m² for the supermarket, in between Levels 1 and 2 of the building. This area is accessed only via stairs leading from the back of house of the supermarket onto the raised level over the driveway
- re-allocation of basement parking which was approved on Level 1 into a new Basement Level 4
- amendments to existing parking layout and spaces on basement levels 1, 2 and 3
- provision of loading area and retail waste storage at the rear of the supermarket and retail tenancy 16, with driveway access from Zoe Place on the eastern side of the building
- increase in car parking spaces from 492 (as per MOD-17-00036) to 570 spaces.

2 Parking

2.1 Under the amended plans:

- the retail shop parking requirement (for shops less than 200 m² is 1 space per 22 m² GFA) is 65 spaces
- the supermarket parking requirement (for shops 200 m² or greater is 1 space per 22 m² GFA) is 76 spaces
- the residential units will require a minimum of 273 residential spaces and 106 visitor spaces, therefore a total of 520 spaces will be required.

2.2 A total of 570 spaces will be provided for the whole building which includes parking for the residential units.

2.3 The parking provision is surplus by 50 spaces.

3 Building height and FSR

- 3.1 The modifications alter the building height from 32 m to 33 m.
- 3.2 It should be noted that the Applicant indicated a maximum height increase to 32.7 m as measured from the ceiling level, and the Applicant's height justification was based on that figure.
- 3.3 The overall building height as measured to the top of roof level is actually a maximum 33 m. This assessment report is based on the overall building height that achieves 33 m, therefore a 1 m or 3.1% variation.
- 3.4 The modifications also alter the FSR from 4:1 to 4.12:1, proposing 772 m² of net additional floor area for the provision of the supermarket and associated offices to the approved building as calculated and shown below:
- Approved retail areas on Level 1 =
 - 2,329 m² (according to the approved JRPP plans)
 - The proposed retail areas on Level 1 + new supermarket on Level 1 + associated supermarket office on Mezzanine Level =
 - 1,426 m² + 1,193 m² + 482 m² =
 - 3,101 m² (according to the Level 1 Plan Drawing No. 103 Rev D prepared by Architex)
 - Net additional area = 772 m² (or 0.12:1 increase in FSR)
- 3.5 This arises from the addition of the supermarket and associated office space for the supermarket.