

# Modification to Staged Concept Approval 2013/147, 2-14 Northcote Street, Naremburn

Applicant: Platform Project Services Pty Ltd

Planning Consultant: SJB Planning











## Background

- Consent granted DA 2013/147 on 9 October 2013 for staged development approval (Concept Approval) for a mixed use development at 2-14 Northcote Street incorporating:
  - residential (shop-top housing) commercial and childcare centre uses.
  - Demolition and construction of 4 storey building and part 8 and 9 storey building, 3 levels of basement car parking and associated works
- The approval incorporated 2 Stages. A detailed design for Stage 1 at 8-14 Northcote Street was approved concurrently with the Concept DA.
- Stage 1 has been completed. This modification relates to Stage 2

# Site Location and Context

- Site located within the St Leonards and Crows Nest precinct
- Transition area. Located on the edge of the St Leonards Centre between high density commercial and residential development to the south and west, and heritage conservation area to the east.

## Place Map

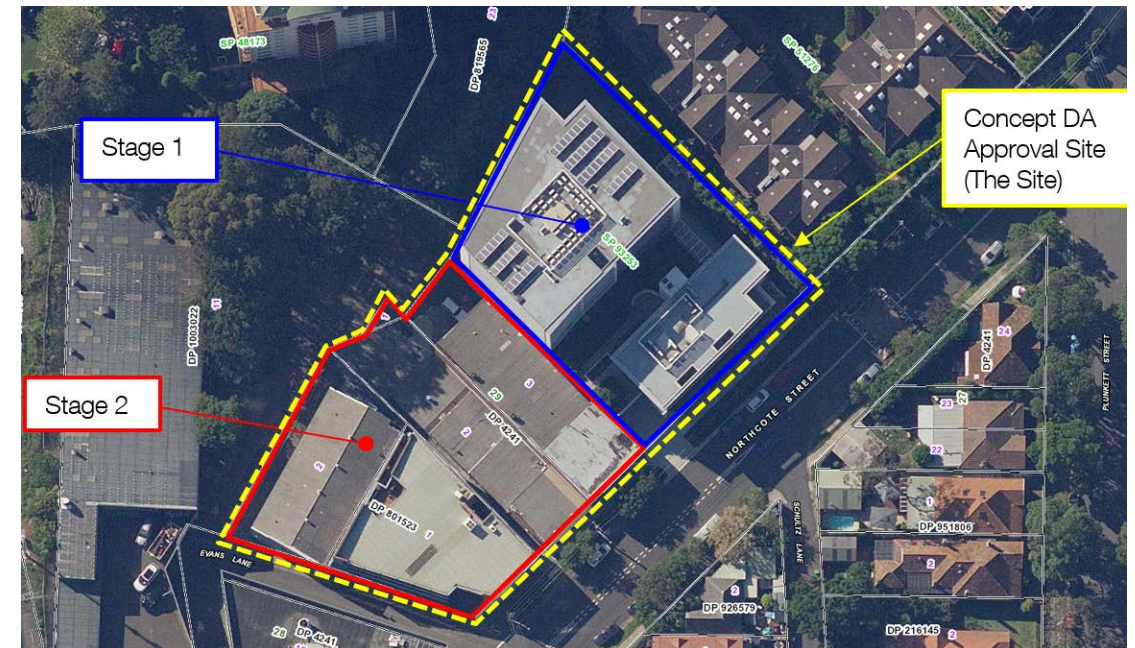
-  Railway Line
-  Railway Station
-  Metro Station
-  Existing Open Space
-  Potential Open Space
-  Waterways
-  St Leonards South Rezoning
-  Heritage Conservation Area
-  Retained Built Form Along Willoughby Road
-  Tree Lined Green Streets



Source: DPIE

# Site Description - Existing approvals

- The staged Concept Approval applies to 2-14 Northcote St (yellow outline)
- The detailed Stage 1 DA Approval issued concurrently with the Concept Approval applies to 8-14 Northcote St (blue outline)
- Stage 2 of the Concept Approval applies to 2-6 Northcote Street (red outline). The Modification relates to Stage 2.





# Site Description – Existing Development

Stage 2 part of the Concept Approval site - 2-6 Northcote St - is occupied by a range of commercial and light industrial buildings



# Site Description – Existing Development

- Stage 1 at 8-14 Northcote St is complete and is occupied by a 4 storey building and part 8 and 9 storey building





# Proposed Modification

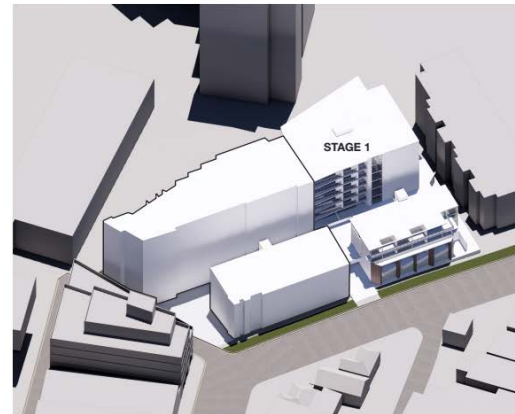
Modification arisen from the proposed Stage 2 DA, lodged concurrently with this application.

Alterations to the building envelope: setbacks and height. Increase in height to allow for a roof-top communal terrace.

Remove child care centre use and replace with business/retail premises and shop-top housing

Alterations to the general arrangement and configuration of building envelope.

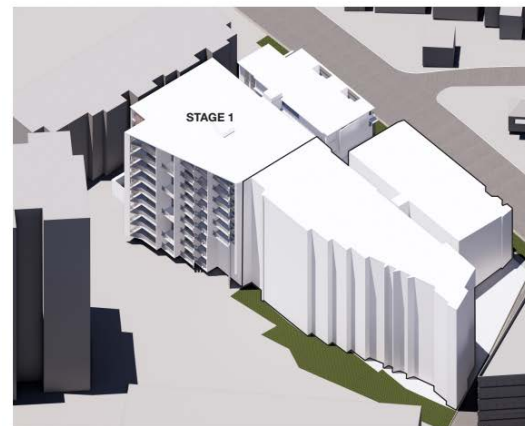
No change proposed to the Stage 1 of the Concept Approval



Stage 2 Approved DA Concept Layout



Proposed



Stage 2 Approved DA Concept Layout



Proposed

# Substantially the same development

The development as proposed to be modified remains substantially the same as the original Concept Approval:

- No changes to Stage 1;
- No change to the total approved GFA of some 9,900m<sup>2</sup> or FSR;
- No change to the approved GFA and FSR allocation for Stage 2 - 5,296m<sup>2</sup> and 2.49:1.
- Distribution of land uses throughout the building envelope is maintained:
  - Basement car parking over 3 levels;
  - Business/retail premises on the Northcote Street and Evans Lane ground levels;
  - Shop-top housing
- Maintains built form: two linear buildings of 4 storeys to Northcote Street and 8-9 storeys to the rear. Height increases are attributed to communal roof terrace, minor roof-top structures and the relocation of the lift core.
- Maintains location of vehicle access from Evans St and shared servicing and waste collection from Northcote St
- Modifications do not materially alter the impacts of the Concept Approval in relation to amenity (overshadowing and privacy), bulk and scale or heritage.

# Planning Framework

## **SEPP 65 Apartment Design Guide**

- The Concept DA was approved under the former SEPP 65 Residential Flat Design Code
- The modifications to the Concept Approval improve the performance of the Stage 2 DA with regard to the solar access design criteria and communal open space provision

## **Willoughby Local Environmental Plan 2012**

- The site is zoned B3 Commercial Core. The proposal maintains the approved shop-top housing and retail/business premises which are permissible under Clause 2.4 and Schedule 1, subclause 37 of the WLEP
- The Concept Approval varied from the height controls RL86 and RL 95 applying to the site. Modification includes variations to the height controls attributed to roof-top structures: relocated lift core and overrun, communal roof-top terrace and associated structures. The height of the roof slab remains unchanged
- Concept Approval as modified complies with the maximum FSR of 2.5:1 applying under subclause 4.4A (18)