

Local Planning Panel

16 December 2020

385 Wattle Street, Ultimo

D/2019/811

Applicant – H3 Architects

Owner – TQK Pty Ltd

Architect – H3 Architects

proposal

- demolition of existing building and construction of a new four/five storey mixed use building
- ground floor retail to Wattle Street
- student accommodation on all levels (65 rooms, 91 occupants)
- one basement level for parking and services
- application also includes VPA for road widening to Blackwattle Lane

recommendation

deferred commencement approval, subject to conditions

notification information

- exhibition period 15 August 2019 to 6 September 2019
- 848 owners and occupiers notified
- 2 submissions received

submissions

- contamination
- safety – adjacent service station
- adaptability for re-use

submissions



- subject site
- submitters

site





site viewed from Wattle Street looking west



site viewed from Wattle Street



adjoining site to the north - 17-19 Macarthur Street



development opposite the site



rear of site from site - Blackwattle Lane



looking north along Blackwattle Lane



looking south along Blackwattle Lane



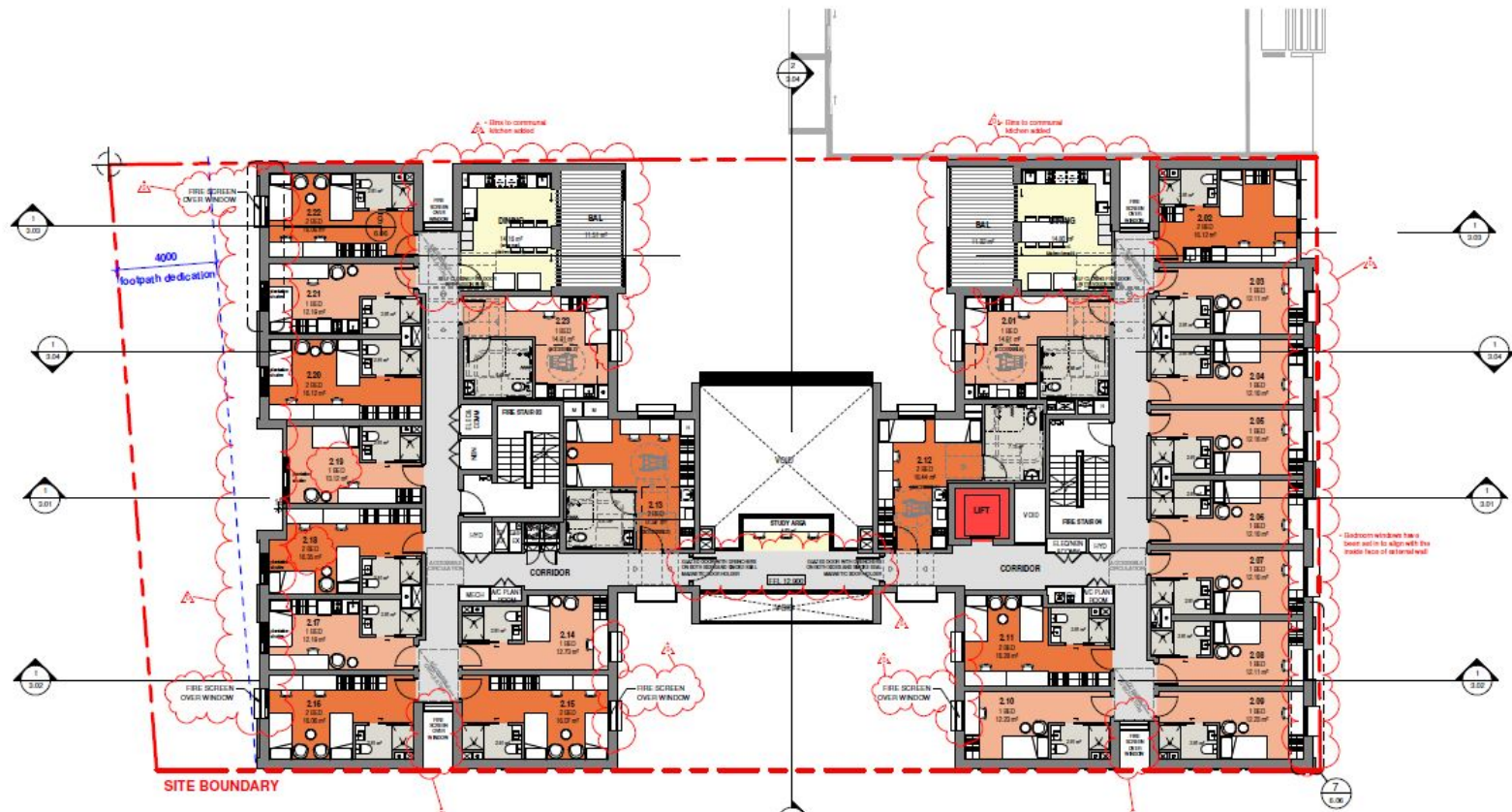
plan of land dedication







level 1 floor plan



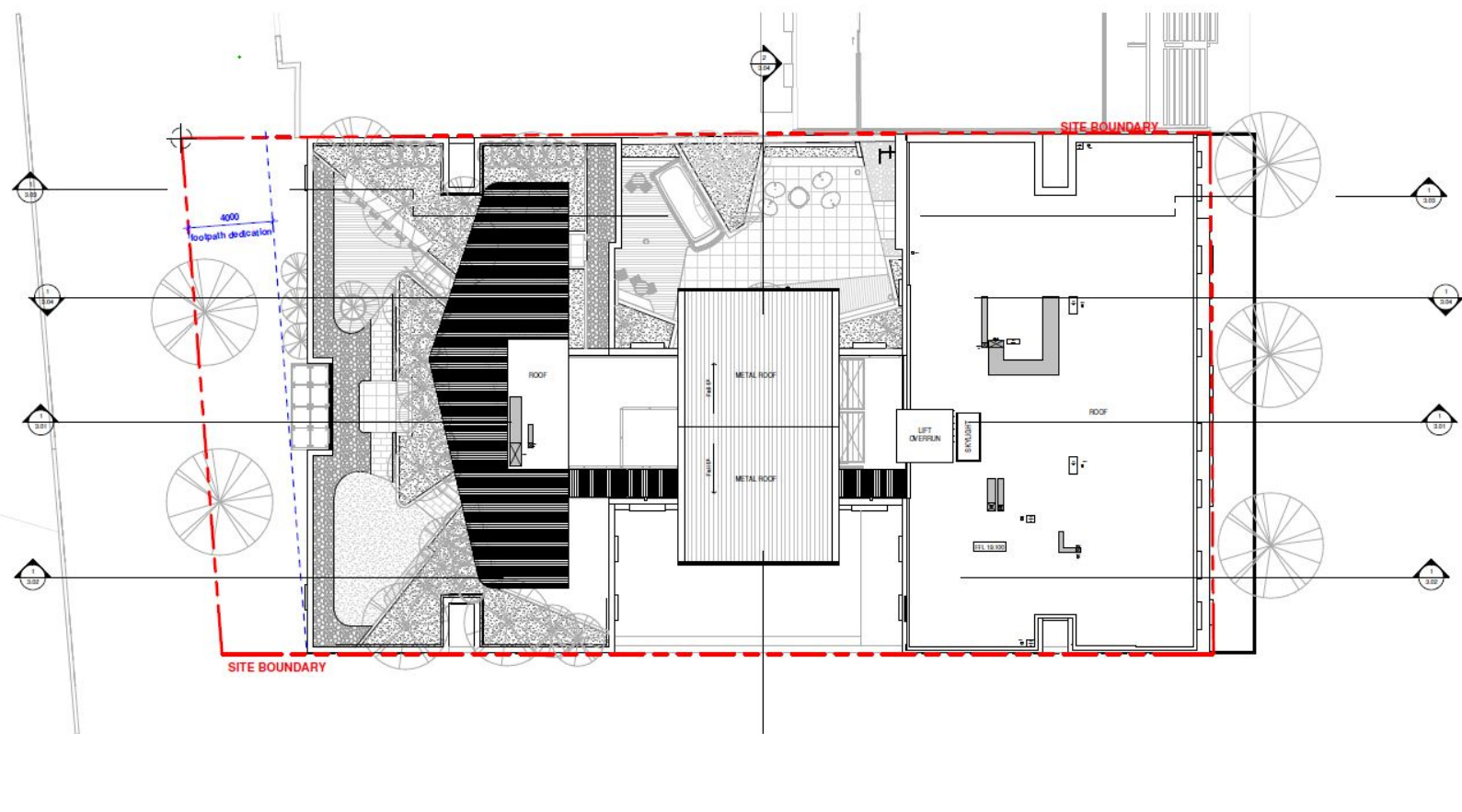
level 2 floor plan



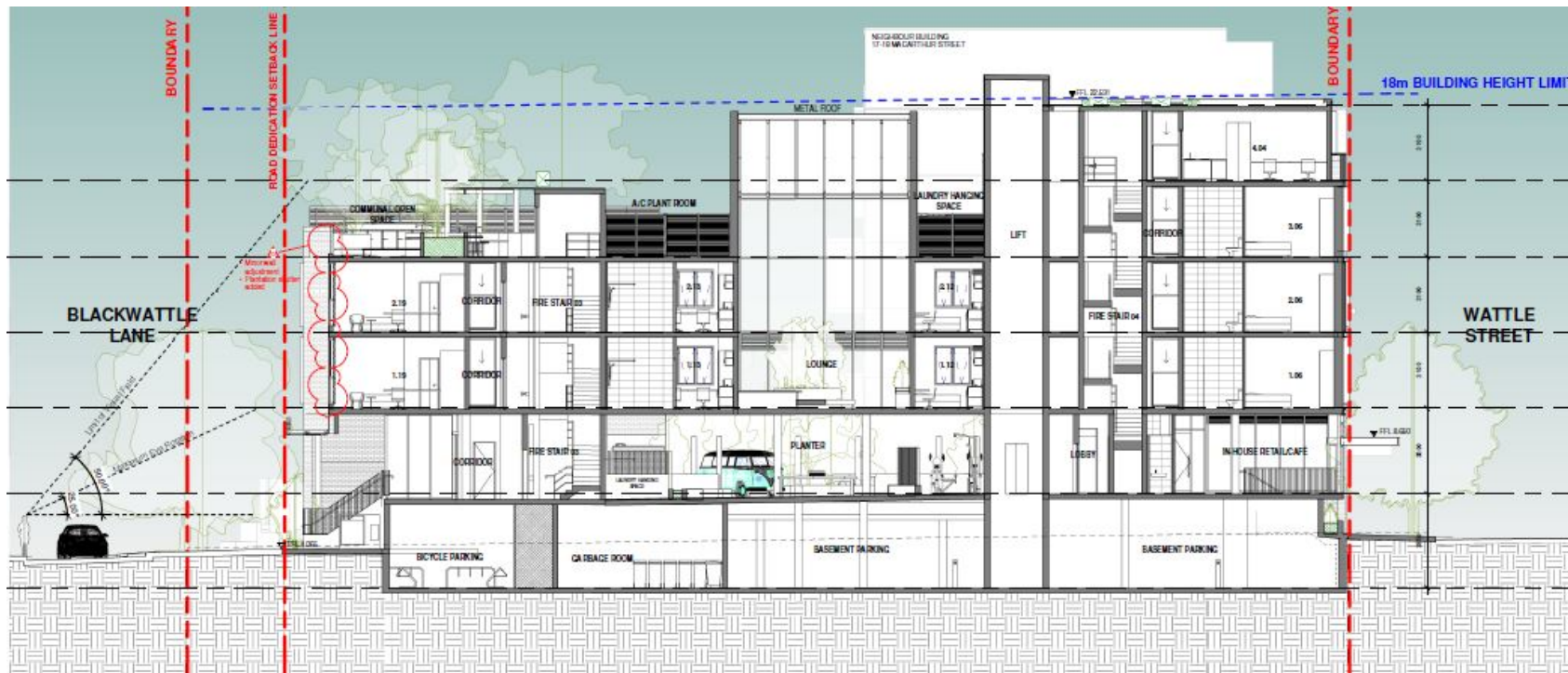
level 3 floor plan



level 4 floor plan



roof plan



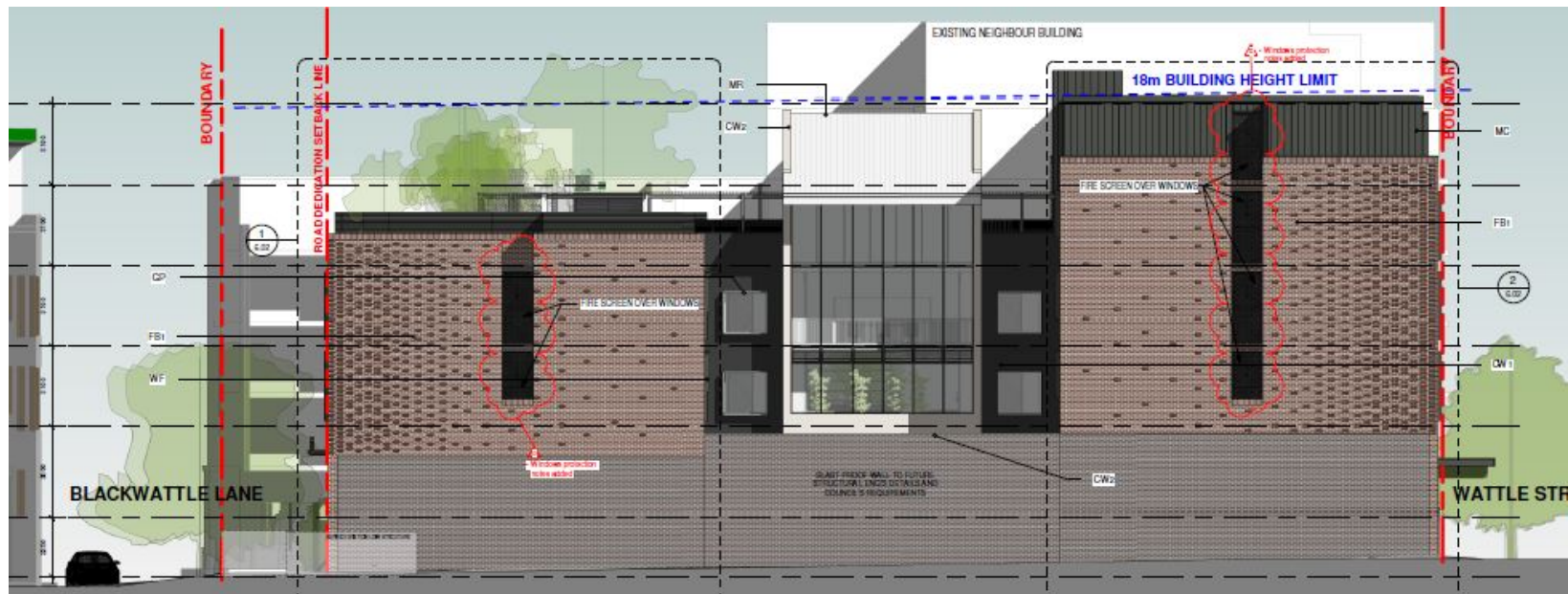
section



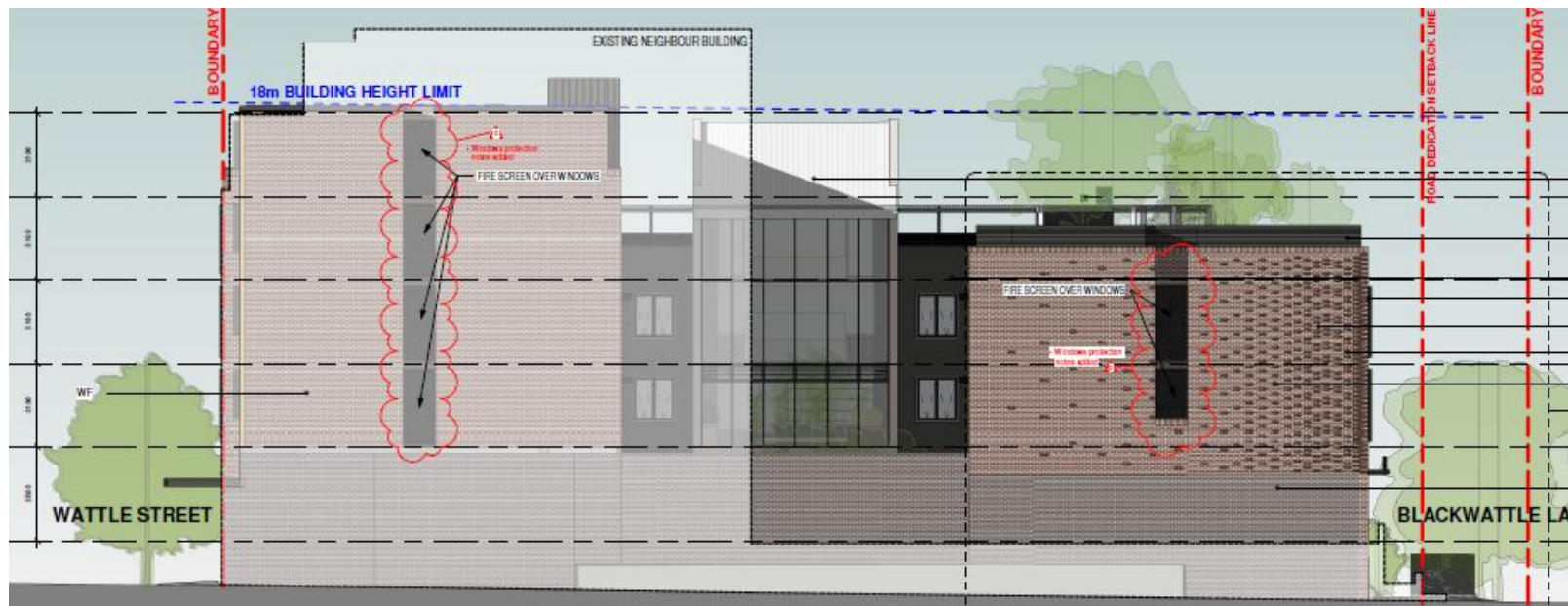
Wattle Street (east) elevation



Blackwattle lane (west) elevation



south elevation (to service station)



north elevation



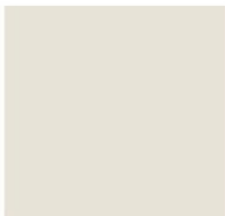
perspective view



CW1 - PRE-FINISHED FIBRE CEMENT BOARD
CEMENTEL - SURROUND - BLUEISH BASE



FB1 & FB2 - FACEBRICK
PGH - DRY PRESSED ARCHITECTURAL - MCGARVIE RED STANDARD



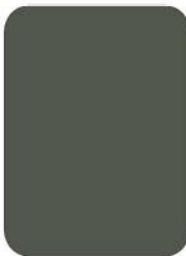
CW2 - PRE-FINISHED FIBRE CEMENT BOARD
CEMENTEL - SURROUND - WHITEISH BASE



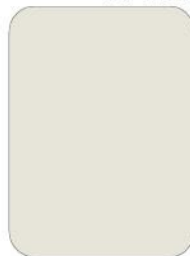
FB2 - FACEBRICK
PGH - VELOUR - VOLCANIC STANDARD



MC - METAL WALL CLADDING
VMZINC - QUARTZ-ZINC



WF - DOORS & WINDOW FRAMES/
AB - ALUMINIUM BALUSTRADE
DULUX POWDER COATING -
TIMBERLAND SATIN



BW - BAY WINDOW FRAMES/
MB - POWDERCOATED SUN SHADING BLADES
DULUX POWDER COATING -
WHITE SATIN



1
1 : 100

Wattle Street Elevation



GLASS - CLEAR GLASS
DOUBLE GLAZED WITH ARGON GAS

materials

compliance with key development controls

	control	proposed	Comply
height	18m	18.95m (lift overrun) 5% non compliance (17.8m to top parapet)	No Clause 4.6 request supported
height in storeys	6 storeys	5 to 6 storeys	yes
floor space ratio	2.5:1	1.74:1 (covenant restricts to 1.74:1)	yes

Design Advisory Panel Residential subcommittee

DAPRS reviewed the application on 9 June 2020. Panel generally supported raised the following:

- Wattle Street elevation to be improved to reflect warehouse character of Wattle Street and upper level to be set back
- interface with Blackwattle Lane to be improved
- deletion of planter boxes in undercroft areas
- shading, acoustics and ventilation to central space to be further developed

These issues have been addressed in amended plans

DAPRS - design

- design of proposal revised on two occasions



original design



amended design

DAPRS - design



original design



amended design

issues

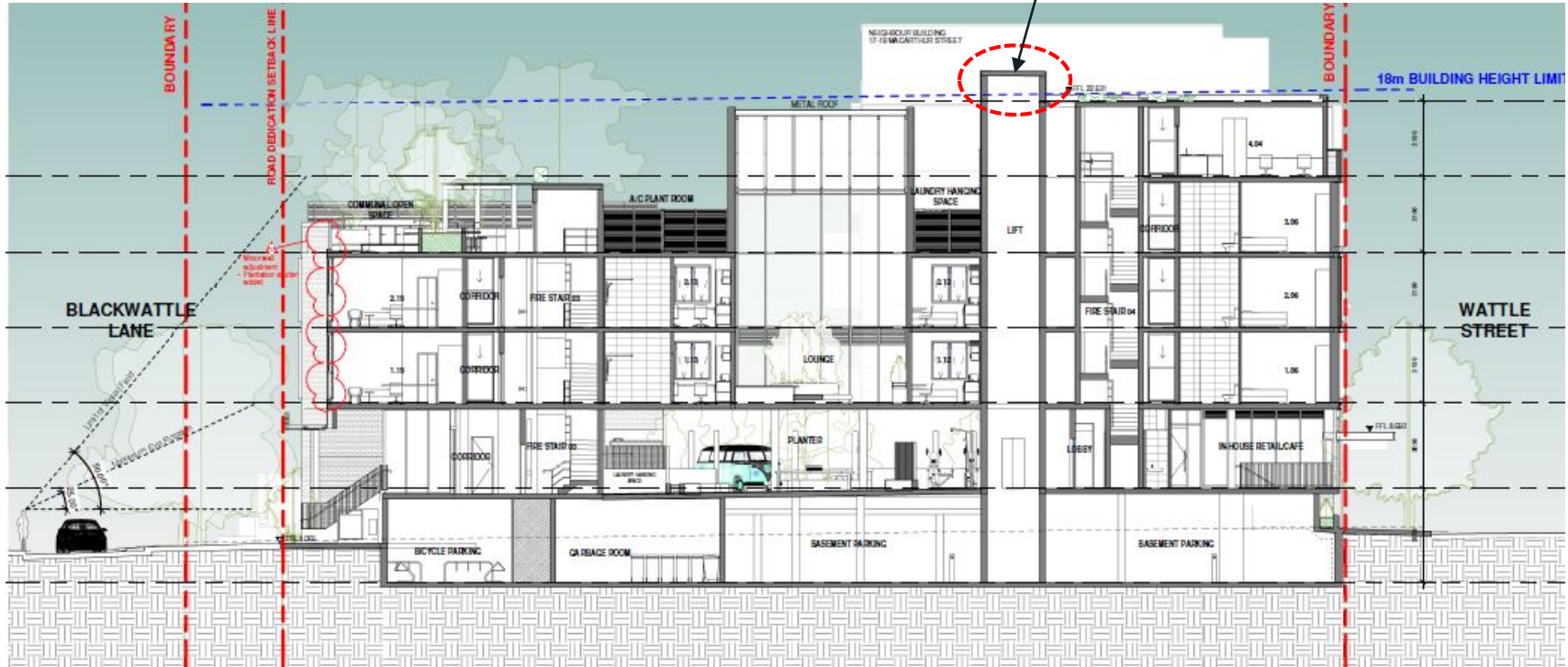
- height non compliance
- contamination

height

- 0.95m (5%) non compliance
- non-compliance results from a lift overrun
- majority of building under height limit
- no significant impacts arising from non compliance
- Clause 4.6 variation request supported

height

area of non compliance



design



contamination

- site is identified as being contaminated
- Council previously endorsed a RAP for the site in 2016 that included groundwater sampling and review by site auditor
- the current tenancy fit out and subsequent building works preclude access to the groundwater wells
- it is recommended that updated groundwater samples and RAP be undertaken as part of deferred commencement conditions

recommendation

deferred commencement approval subject to conditions to address:

- finalisation of a VPA for land dedication for road widening
- further ground water samples and an updated remediation action plan