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

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notification information

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

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submissions

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

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submissions

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N

subject site

submitters

site

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N

site viewed from Wattle Street looking west

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site viewed from Wattle Street

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adjoining site to the north - 17-19 Macarthur Street

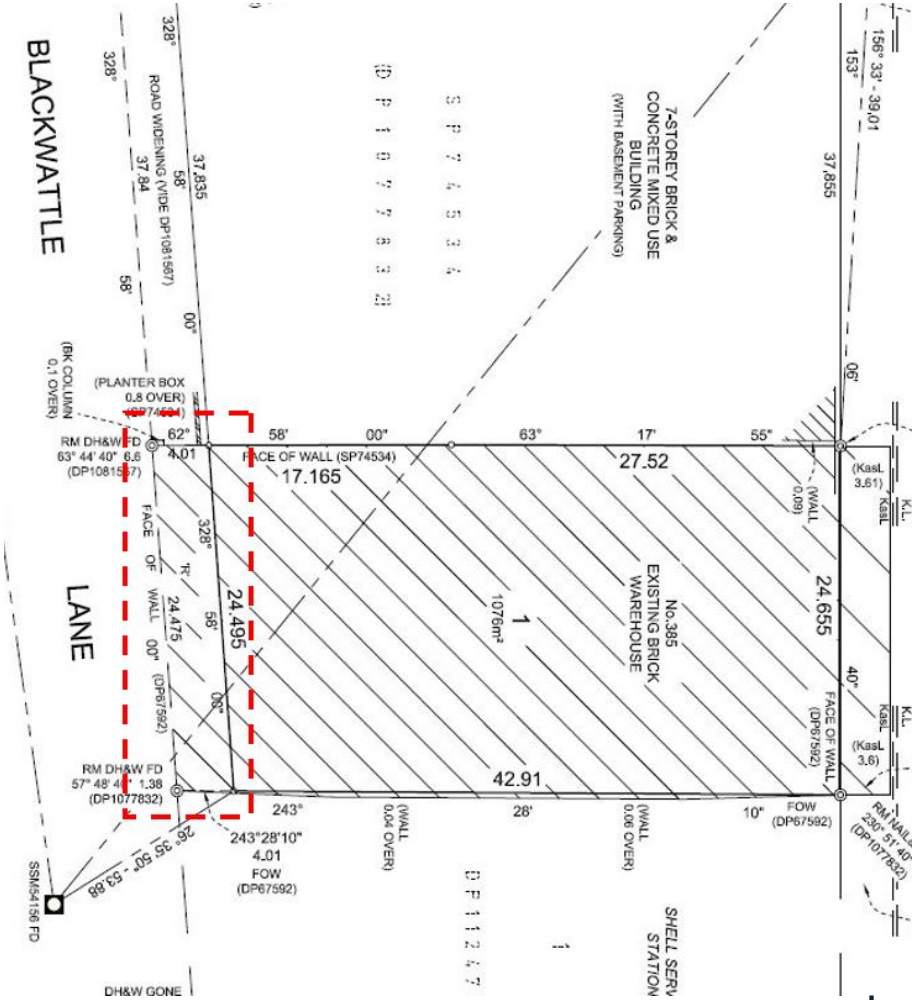
development opposite the site

rear of site from site - Blackwattle Lane

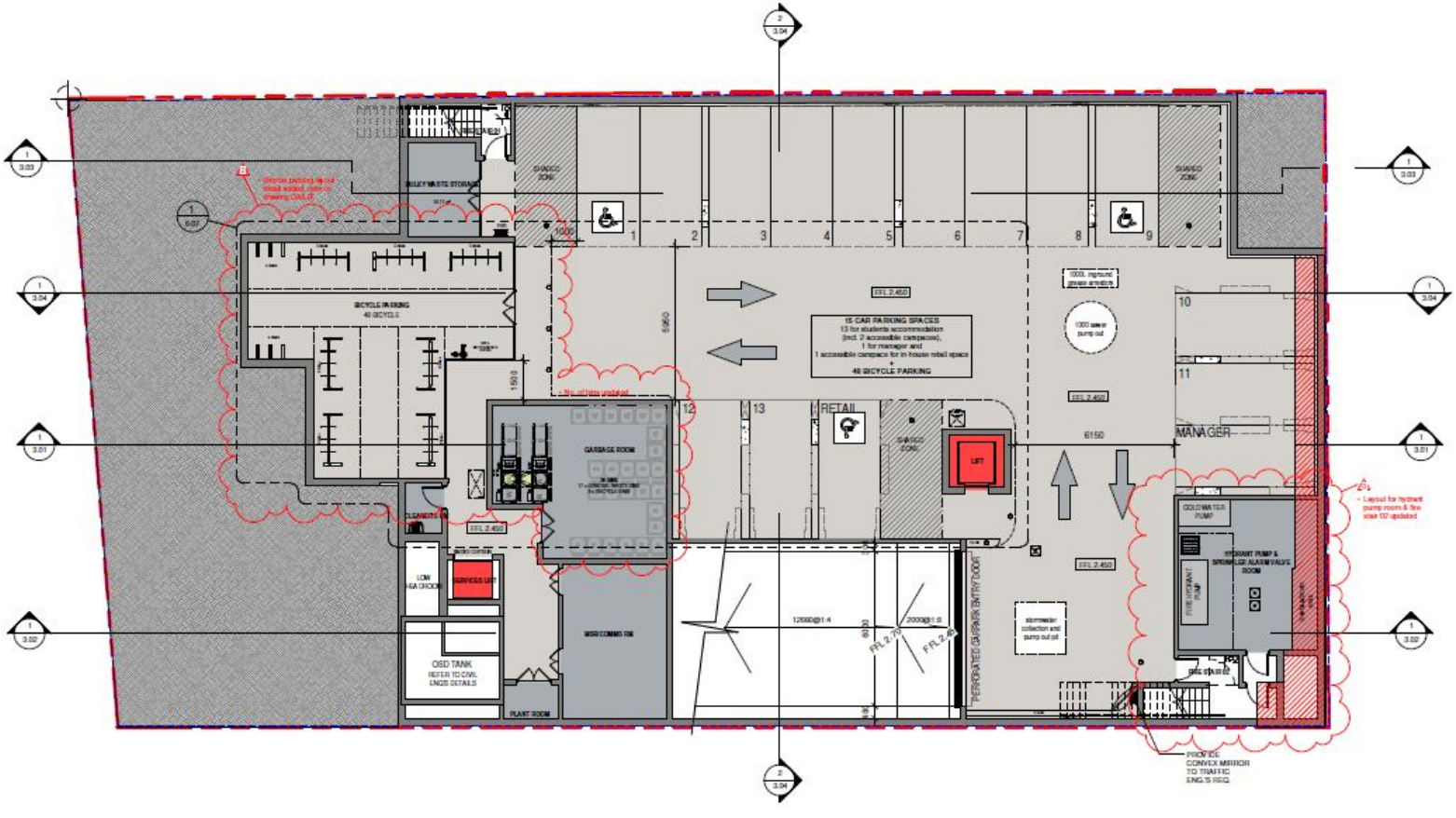
looking north along Blackwattle Lane

looking south along Blackwattle Lane

proposal



plan of land dedication



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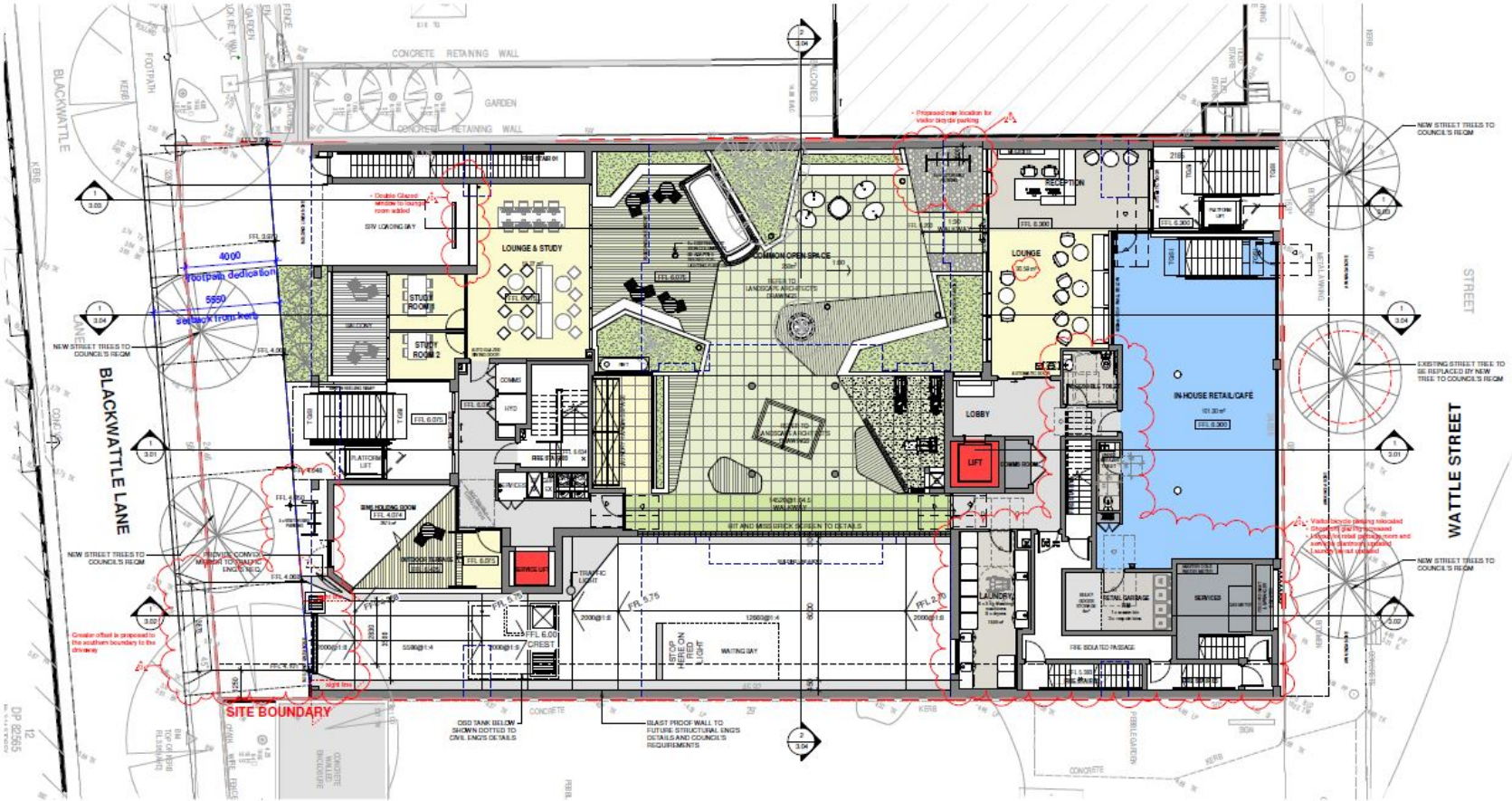
basement plan



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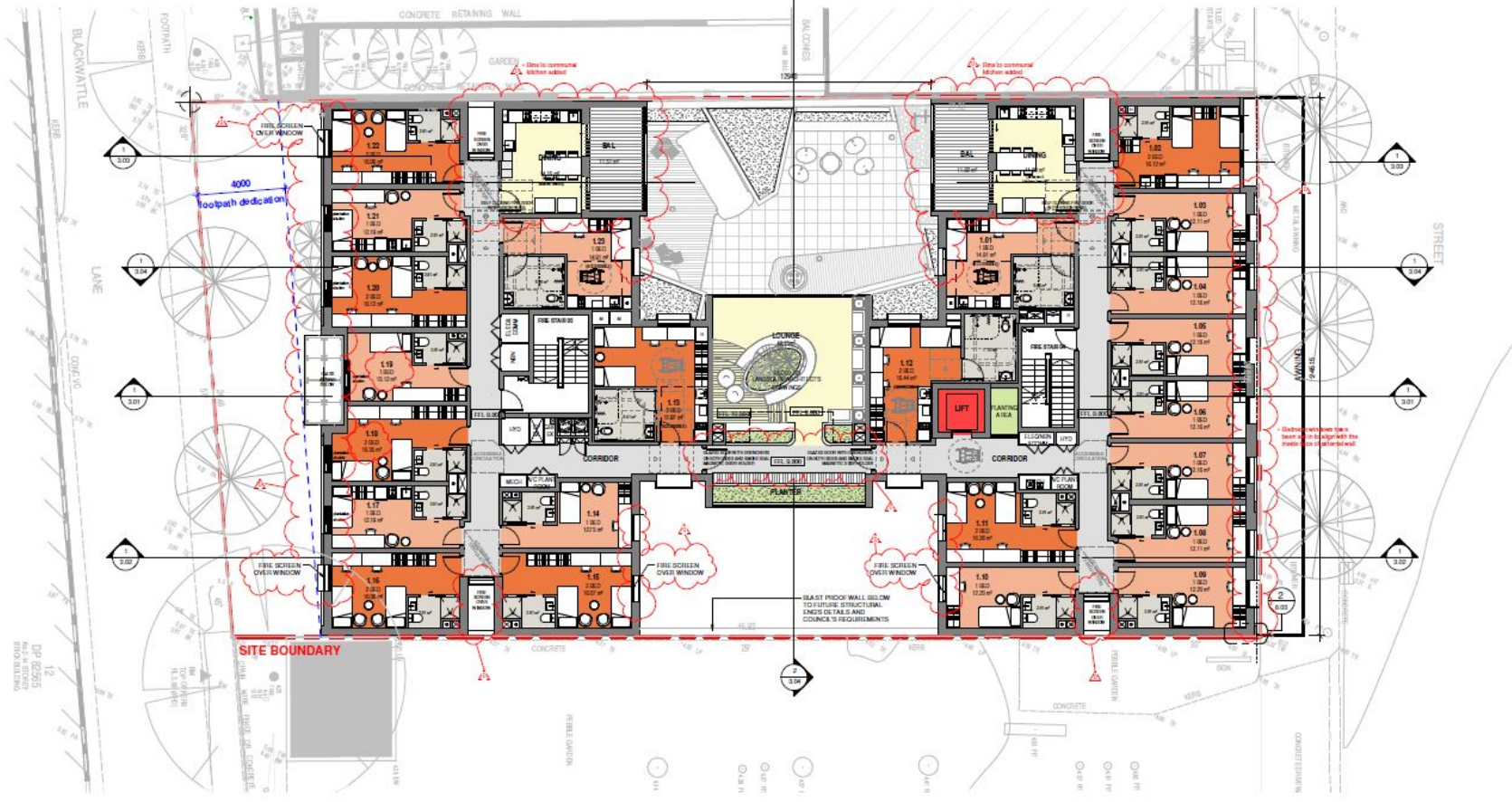
ground floor plan



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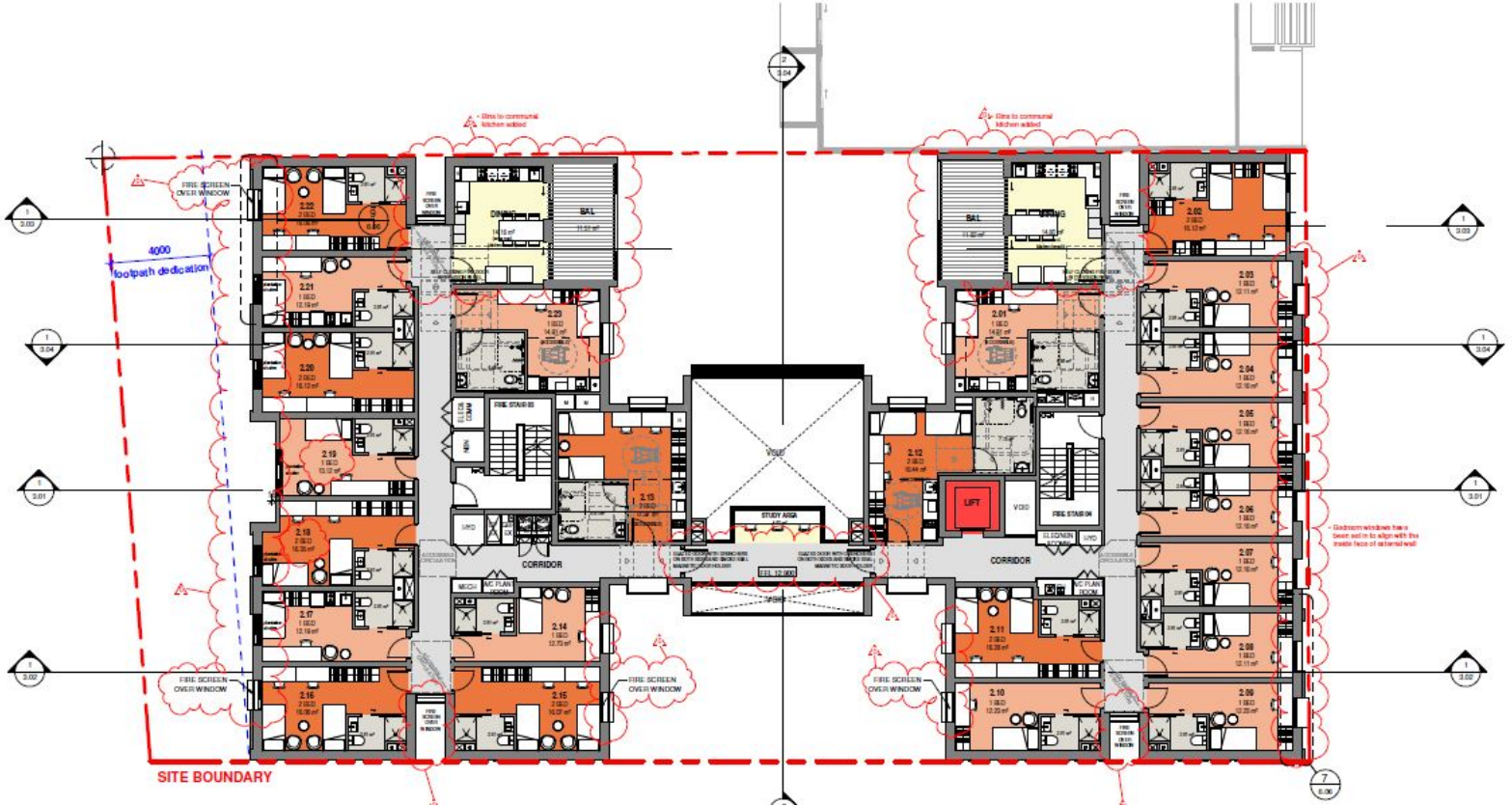
level 1 floor plan



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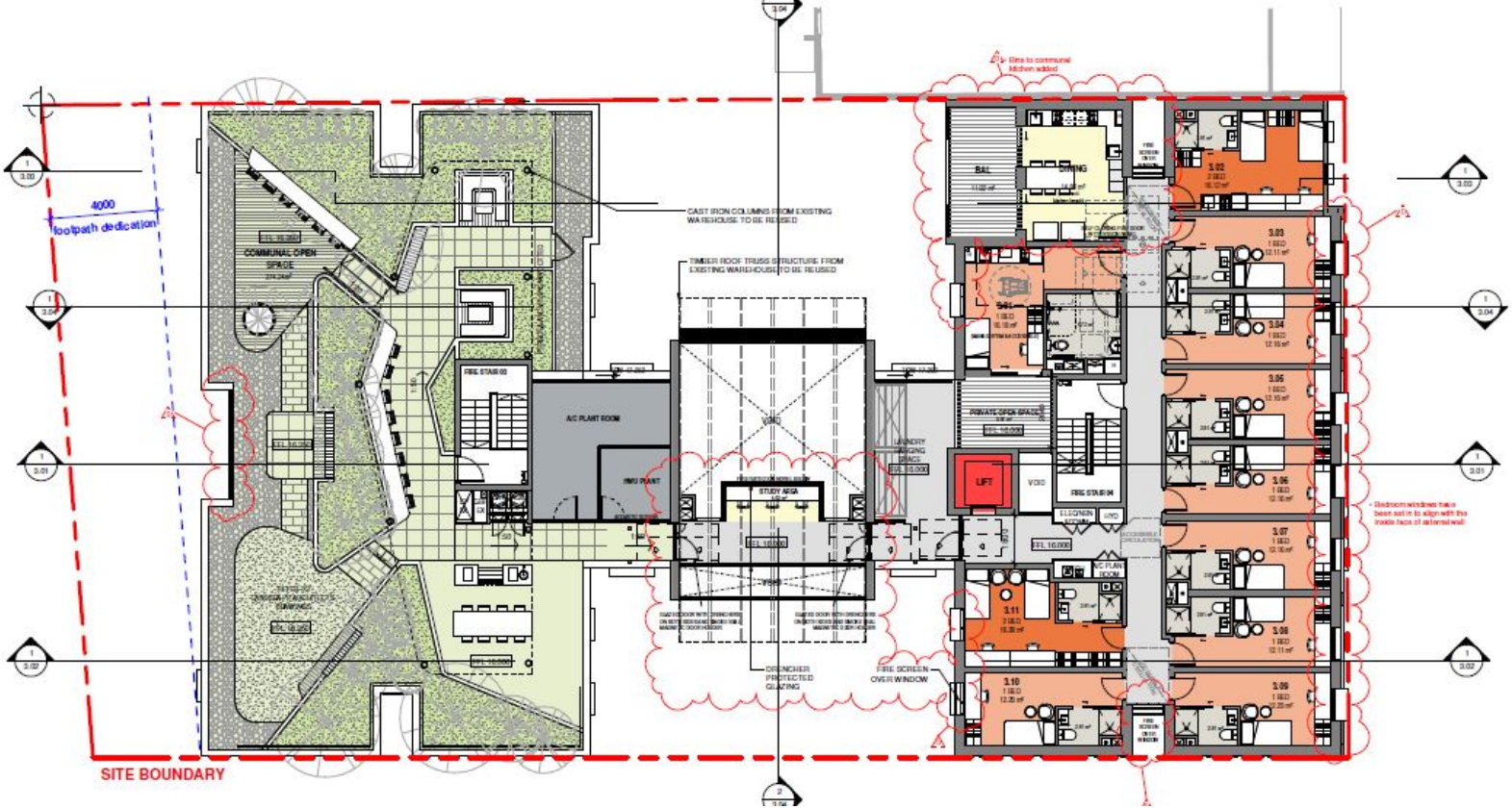
level 2 floor plan



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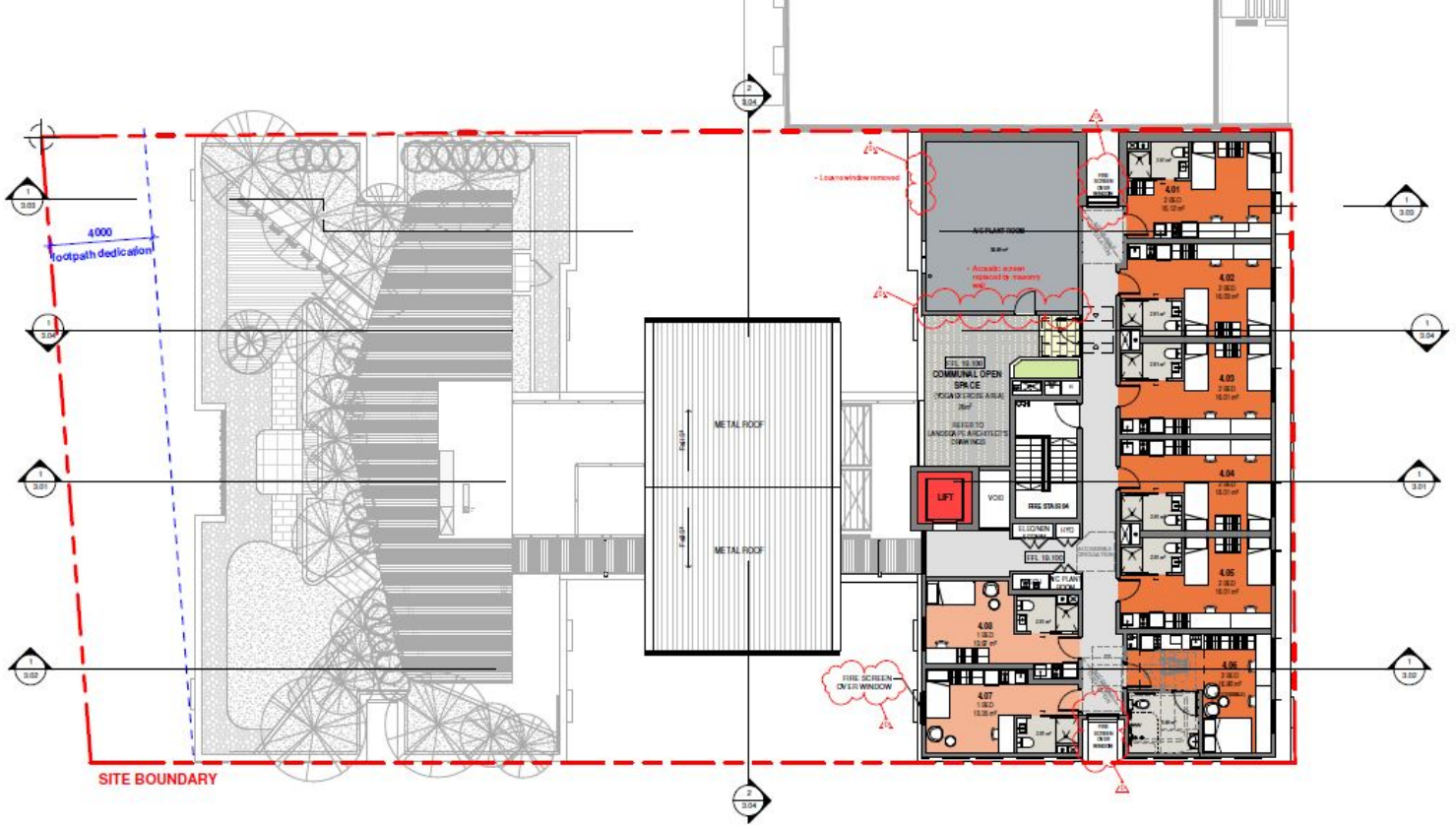
level 3 floor plan



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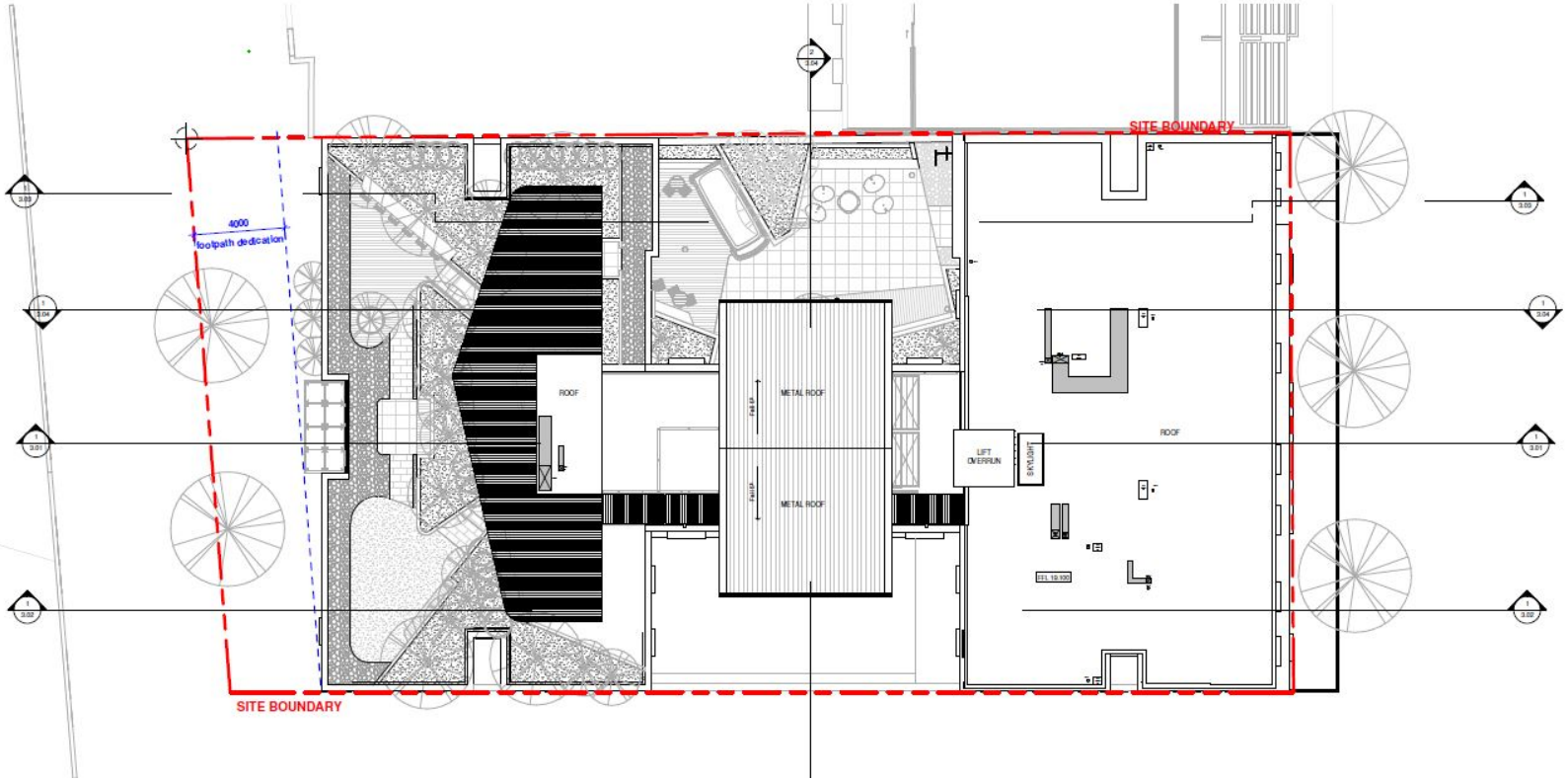
level 4 floor plan



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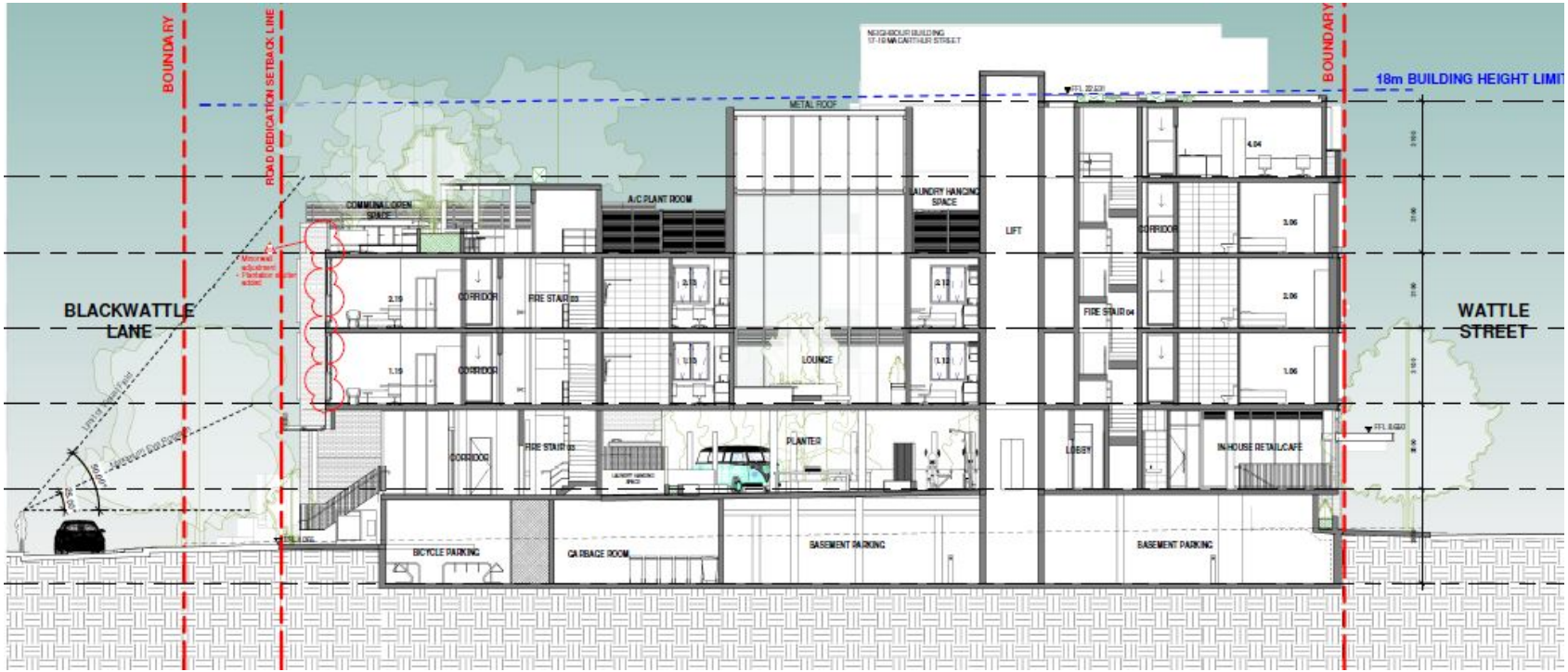
roof plan


BOUNDARY
ROAD DEDICATION SETBACK LINE
BOUNDARY
18m BUILDING HEIGHT LIMIT
NEIGHBOUR BUILDING
17-19 MACARTHUR STREET
METAL ROOF
BLACKWATTLE LANE
WATTLE STREET
COMMUNAL OPEN SPACE
A/C PLANT ROOM
LAUNDRY HANGING SPACE
LIFT
CORRIDOR
FIRE STAIR 03
FIRE STAIR 04
LOUNGE
PLANTER
LOBBY
IN-HOUSE RETAIL/CAFE
BICYCLE PARKING
GARBAGE ROOM
BASEMENT PARKING
BASEMENT PARKING

section

Wattle Street (east) elevation

Blackwattle lane (west) elevation

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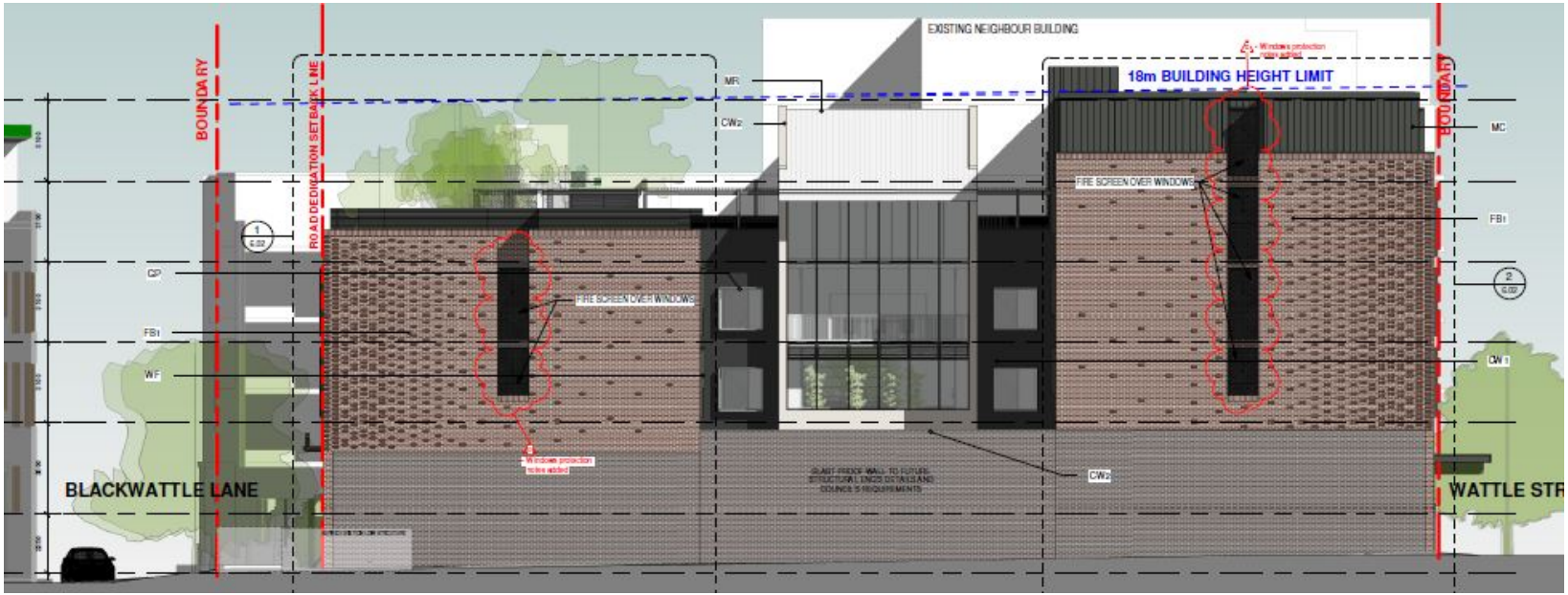
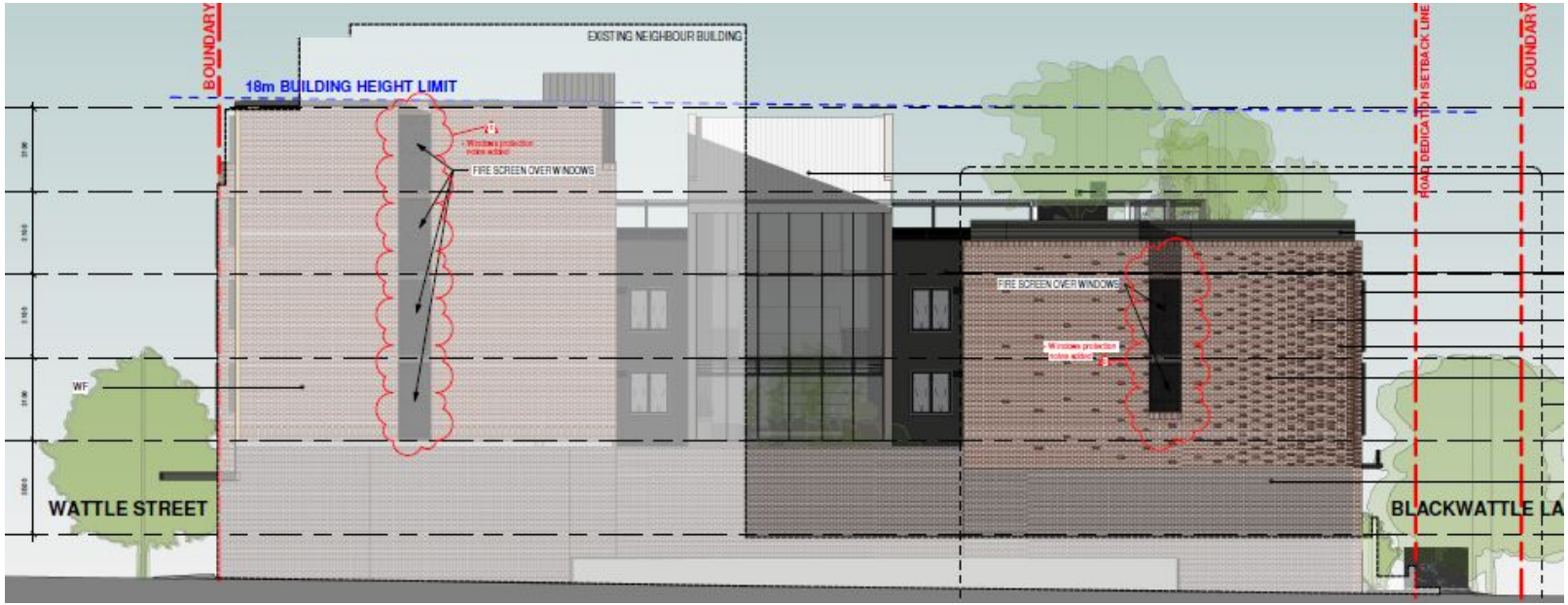


south elevation (to service station)



north elevation

perspective view

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

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

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

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

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

GLASS - CLEAR GLASS
DOUBLE GLAZED WITH ARGON GAS

1 Wattle Street Elevation
1 : 100

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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

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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 under croft 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

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DAPRS - design

original design

amended design

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issues

- height non compliance
- contamination

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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

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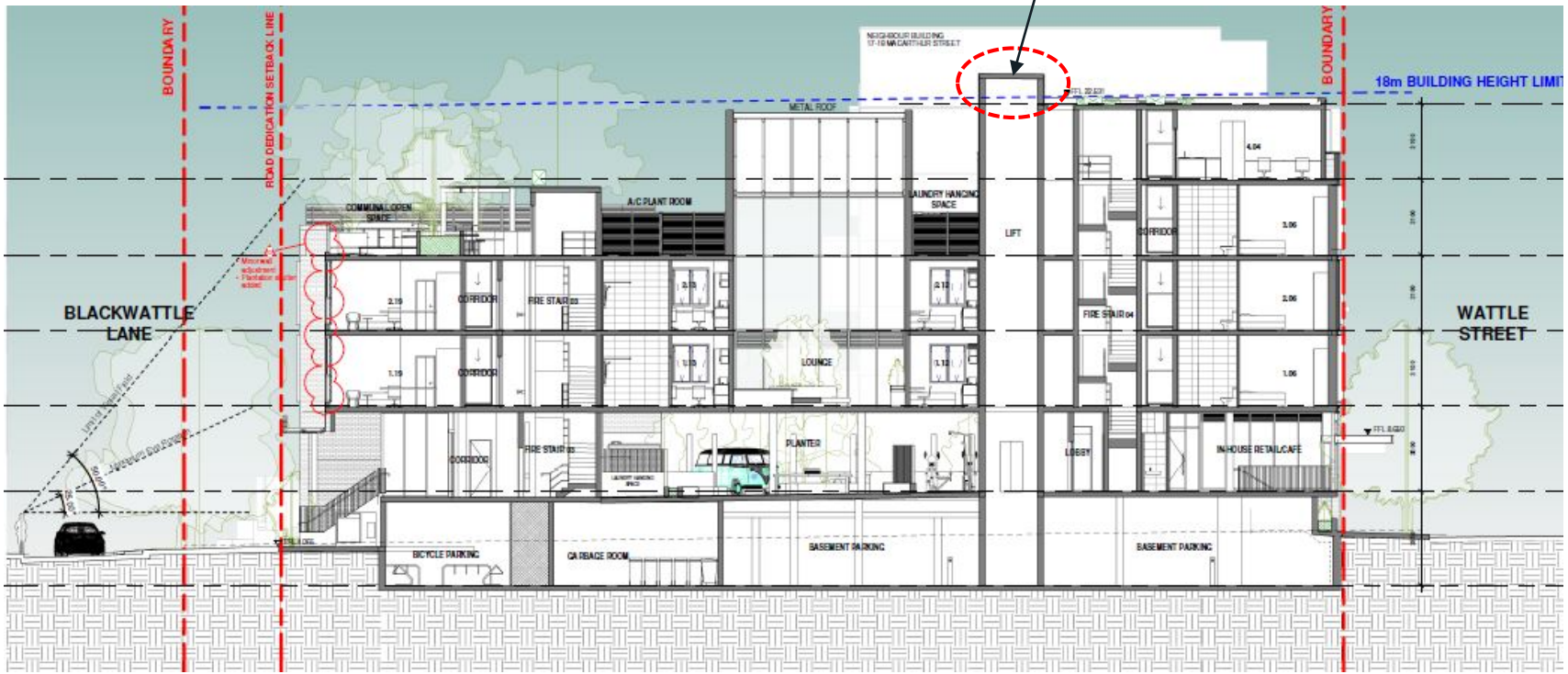
height

area of non compliance



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design

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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

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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

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