



KEMPSEY  
Shire Council

## DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14<sup>th</sup> March 2006

**DSDS10      REVISED PROPOSAL BY SUTERS  
ARCHITECTS  
10-22 LANDBOROUGH STREET AND 23  
PARAGON AVENUE SOUTH WEST ROCKS  
FILE: 674 APB**

### SUMMARY:

Reporting on the revised concept plans for possible development of Council land at South West Rocks.



### Background

Council considered preliminary options at the Extraordinary meeting held on 21 November 2005, and resolved:

1. *That the architects commence design preparation to include maximum underground parking area with the development to stay a 3 storey development (above ground).*
2. *That design preparation be commenced for the Landsborough Streetscape Works*

A revised proposal by the architects was received on Friday 10<sup>th</sup> February 2006 ([Appendix Q](#)).

### Description of Proposal

Library Area	357m <sup>2</sup>
Commercial Area	293m <sup>2</sup> (85 + 130 + 78)
Residential	22 units (14x3 bed, 8x2 bed)
Carparking	76 spaces (41 basement, 35 at grade)

## **Description of Revisions**

The design has used the site contours to determine the basement car-parking arrangement.

The basement carpark used for residential and commercial parking will be entered on the eastern end of the Landsborough Street frontage; this requires a vehicular ramp down with a 1.3m vertical fall. The public carpark provision is retained at grade and is entered at the Western end of the Landsborough Street frontage with a ramp up a 0.7m rise.

Carparking required for the residential and commercial components of the development is 36 spaces (27.3 for the residential component, 8.4 spaces for the commercial floor space). Therefore, the development provides 40 spaces for public use, including library users where 39 spaces are currently provided on site.

The residential component off Paragon Avenue is proposed to be units rather than a townhouse arrangement. This better suits a lift/lobby arrangement and allows the library to operate underneath. This arrangement also provides lift access to the Basement carpark.

### **REPORT IMPLICATIONS:**

- ***Environmental***

***Environmental impacts will need to be assessed as part of the development application. The proposal is similar to other developments in the locality.***

- ***Social***

***The provision of a new library will provide a social benefit to the community. The retention of parking will also benefit the community.***

- ***Economic (Financial)***

***Retention of off-street parking will be beneficial to the town centre businesses. The development has the potential to provide significant income to Council.***

- ***Policy or Statutory***

*The development will need to be assessed against Council's LEP and DCP provisions. It is appropriate that this be done by an independent consultant, to ensure objective and transport assessment.*

- *Director's Review*

*The concept plans have been prepared in accordance with Councils resolution of 21 November 2005 which staff have assessed as being consistent with other approvals in the precinct and relevant planning considerations. However, in order to demonstrate impartiality, when prepared, it is intended to refer the Development Application to a consultant for an independent planning assessment and to report the assessment to Council for determination.*

**RECOMMENDATION:**

1. That Council proceed to preparation of a development application in accordance with the revised concept plan.
2. That the application, when lodged, be assessed by an independent consultant or panel.

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**R B Pitt**

**DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES**