

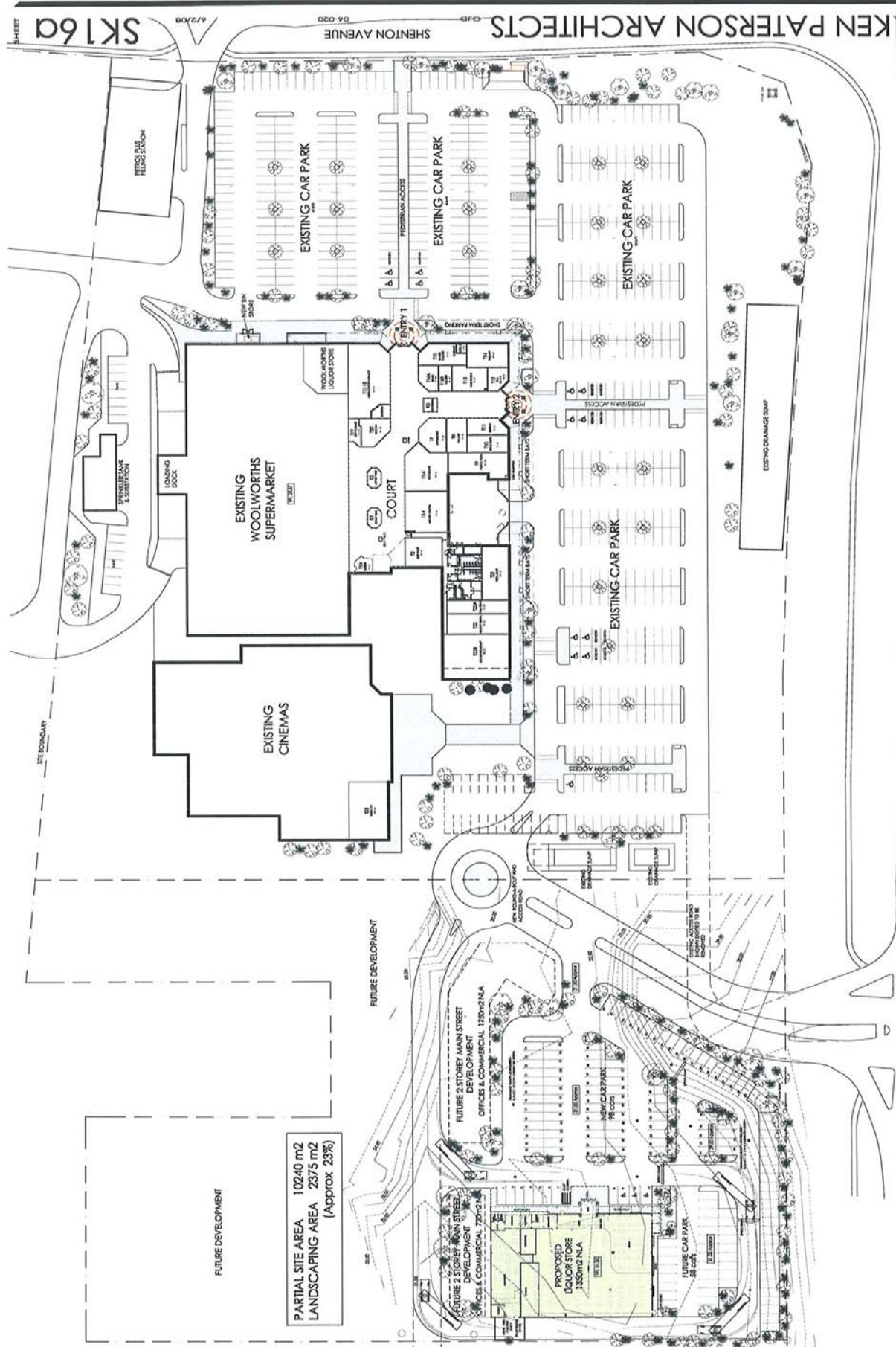
OVERALL SITE PLAN

SCALE - 1:200

PROPOSED LIQUOR STORE DEVELOPMENT

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OVERALL SITE PLAN

1:500 @ A1

PROPOSED LIQUOR STORE DEVELOPMENT

MARMION AVENUE



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KEN PATERSON ARCHITECTS

SHENTON AVENUE

SK16a

ELEVATIONS
SCALE - 1:100
PROPOSED LIQUOR STORE DEVELOPMENT

4 SCHWAB STREET
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KEN PATERSON ARCHITECTS

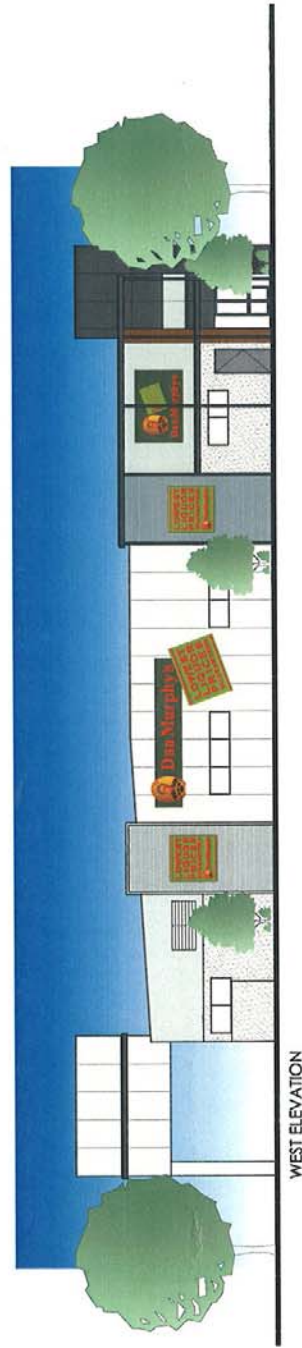
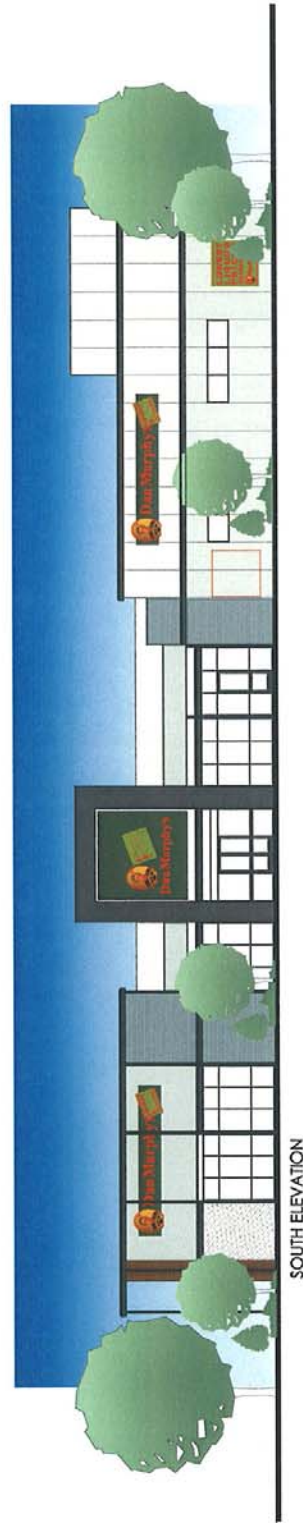
G.D

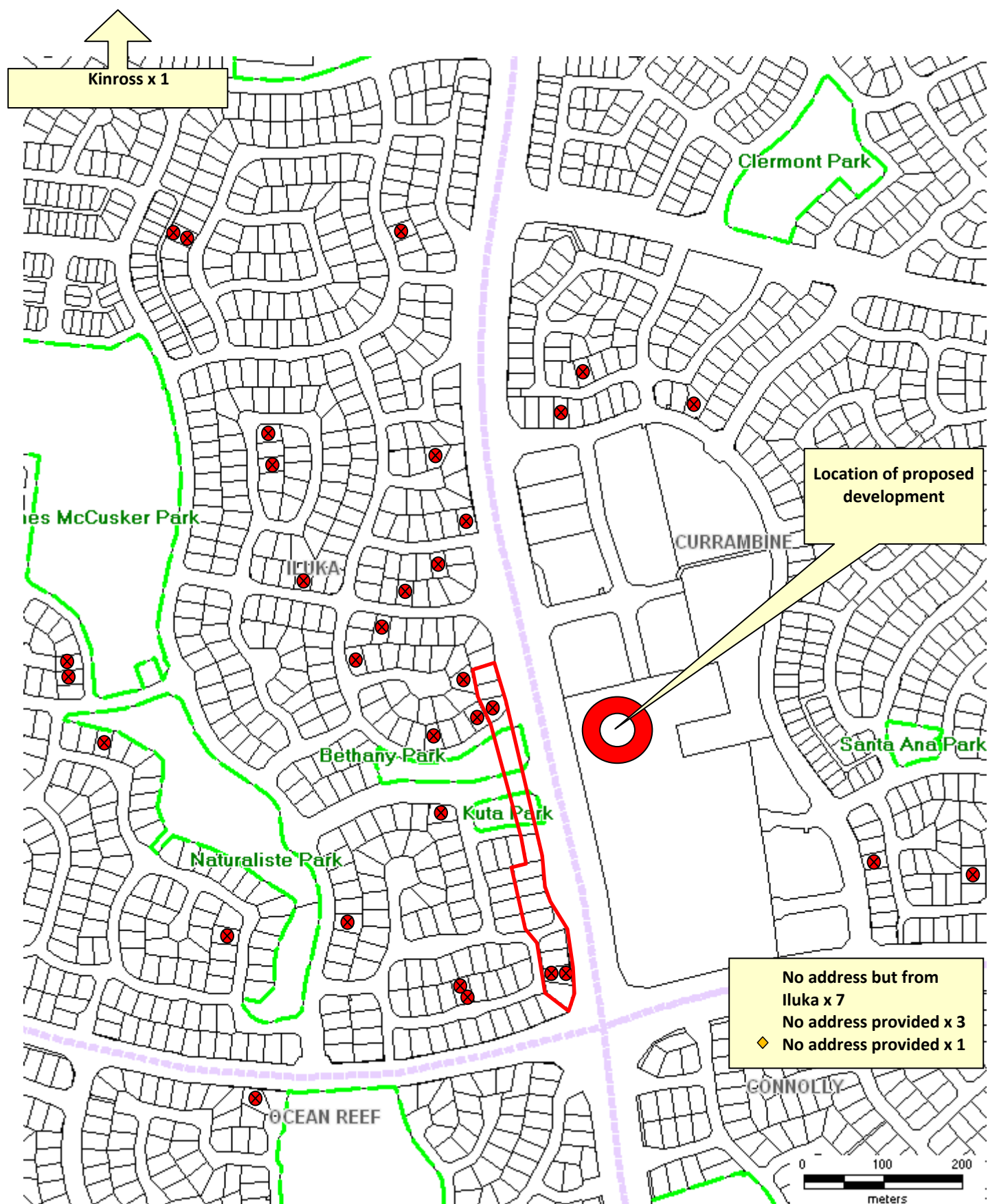
06-020

03/04/08

SK16C

SHEET





KEY

- ⊗ Objection
- ◆ Neutral
- Area of letters sent to nearby owners

Comments from 18 March 2008 Council Report

Land Use

The proposed land use of 'Liquor Store' is a Discretionary 'D' land use within the Business Zone of DPS2. Therefore, Council can exercise discretion and grant approval to the proposed land use.

One of the objectives of the Business Zone is to provide for retail and commercial businesses that require large areas such as bulky goods or category/theme based retail outlets. The development of a liquor store on this site is considered to be consistent with the objectives of the Business Zone as it is a large scale category based retail outlet. Additionally, the Structure Plan states that the Business Zone is intended to accommodate a wide range of uses including entertainment, professional offices, business services and residential land uses.

The proposed land use is considered to be appropriate for this location as it is consistent with the objectives of the Business Zone under DPS2 and the Structure Plan.

Setbacks

The eastern and southern boundaries of the lot are designated as Urban Edges under the Structure Plan and are to have a zero setback other than for minor recesses. The Structure Plan defines Urban Edges as building façades designed to maximise commercial exposures, create interest and pedestrian interaction.

The proposed setbacks from the liquor store to the eastern and southern boundaries are 14 metres and 60 metres respectively. Although this does not comply with the requirements of the Structure Plan the liquor store is proposed to be setback such that a future Main Street development can be built along the eastern lot boundary. The liquor store has been purposely located behind the future Main Street development due to the nature of the goods sold and the need to restrict their display.

The proposed liquor store is the first stage in the development of the subject site. The second stage will comprise an office and commercial development located between the eastern edge of the liquor store building and the eastern boundary of the subject lot. It is proposed that this future development will have an active frontage with glazing and a nil boundary setback and will therefore comply with the urban edge requirements of the Structure Plan along the eastern boundary.

A car park is proposed along the southern boundary of the lot, which does not comply with the Urban Edge requirement of the Structure Plan. However, the proposed car park along this boundary is considered to be acceptable as it is opposite an area designated as a Non Urban Edge and is also shown on the Concept Plan of the Structure Plan as a car park.

The design of the proposed car park has been amended so that the future office/commercial building addresses the south western corner and a portion of the southern boundary, rather than the eastern boundary only. It is considered that this variation is acceptable and should be supported.

Additionally, the proposed car park is opposite a drainage sump. The development of an urban edge with an active frontage opposite a drainage sump is not considered to be appropriate. For Main Street development to work properly, both sides of the road need to

have active frontages to provide for interaction within the public space. Therefore the proposed car park on the southern boundary is considered to be acceptable.

Footpath Width

The Structure Plan states that a continuous 3 metre wide footpath is to be provided along building edges, other than where a loading bay abuts the building. Under this requirement, the southern and western sides of the building should have 3 metre wide footpaths along them. However, the footpath on the southern side is 3 metres surrounding the entrance, narrowing to 2.5 metres for the remainder of the building, and the footpath along the western boundary is 2.5 metres narrowing to 1.5 metres in width. This is considered to be acceptable as the entrances to the building are surrounded by wider footpaths allowing sufficient space for pedestrians to access the building safely. The proposed footpath width complies with AS1428.1 2001 which states that walkways, ramps and landings shall be not less than 1 metre in width to provide for disabled access. It is therefore recommended that Council support this variation as the reduced footpath width will not have a negative impact on the proposed development.

Car Parking

The proposed liquor store requires the provision of 95 car parking bays based on a Net Lettable Area (NLA) of 1350m². A total of 98 car parking bays are provided for the proposed development. The proposed number of bays therefore complies with the requirements of DPS2.

The number of car parking bays required for the future office/commercial development will depend on the layout and floor space of the future buildings. The indicative plans show that the future development may have an NLA of 2470m², which would require 82 car bays. Fifty eight additional car bays are shown on the plans for the future development.

The future parking requirements and provision will be determined on submission of the future application. Although the current indicative layout shows that there may be a potential shortfall there is scope to site the future development such that the parking complies.

It is recommended that a condition be included on the approval that the site levels of the car park and any retaining walls required be the subject of a separate development application.

Landscaping

The Structure Plan states that car park landscaping shall be in accordance with the requirements of DPS2. DPS2 requires that where a car park abuts a street, a 3 metre wide landscaping strip shall be developed and maintained along all street boundaries. The development proposes a 2.5 metre wide landscaping strip along the access road and a 2 metre wide landscaping strip along Marmion Avenue. It is recommended that a condition be included on the proposal for a minimum 3 metre wide landscaping strip along Marmion Avenue. The provision of a 2.5 metre wide landscaping along the access road is considered to be appropriate as the access road is internal and is opposite an existing drainage sump.