

Local Planning Panel

11 December 2019

326-328 Botany Road, Alexandria

D/2019/657

Applicant - Mecone

Owner – Leading Group Development Pty Ltd

Architect – Dickson Rothschild

proposal

- in-principle approval for demolition of existing warehouse building
- concept building envelope up to 40m in height
- indicative future land uses - kiosk, shop, office, food and drink premises, loading at ground level, office uses on levels 1 to 8, food and drink premises on roof level
- integrated development requiring approval under Water Management Act 2000

recommendation

deferred commencement approval

notification information

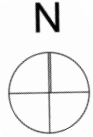
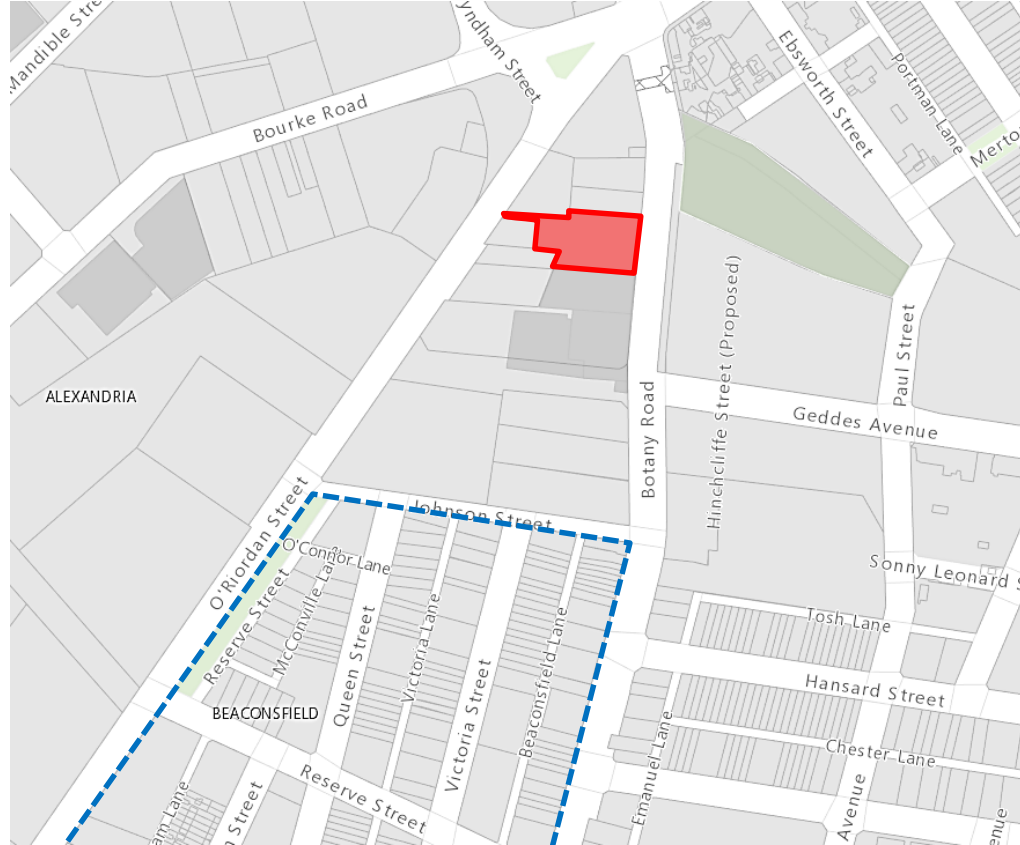
Original proposal



- exhibition period 27 June to 27 July 2019
- 366 owners and occupiers notified
- 1 submission received from resident of Beaconsfield in support

Amended plans

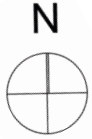
- amended plans re-exhibited 4 to 20 November 2019
- 366 owners and occupiers notified
- no submissions received

submissions



-  subject site
-  submission received from area

site





Botany Road frontage of site



view north along Botany Road



330 Botany Road

City owned property adjacent to the south



City owned property adjacent to the south



view to site from Green Square library steps



Green Square library and Infinity building



view towards site from Green Square station forecourt



opposite (eastern) side of Botany Road



view away from site south along Botany Road



existing warehouse to be demolished



view from site to O'Riordan Street



O'Riordan Street site frontage



O'Riordan Street



view to south along O'Riordan Street



crossovers and footpaths to O’Riordan Street

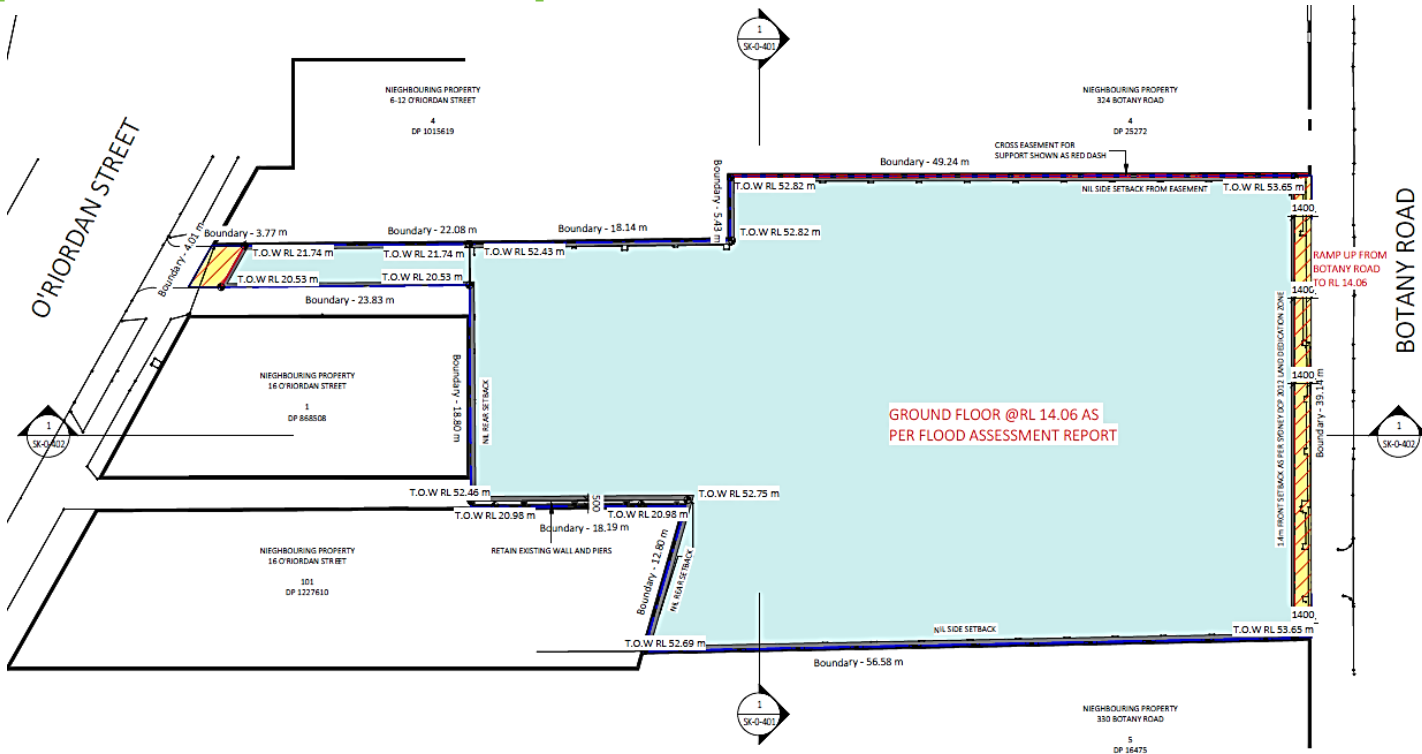


access to 14 O'Riordan Street

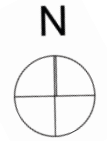


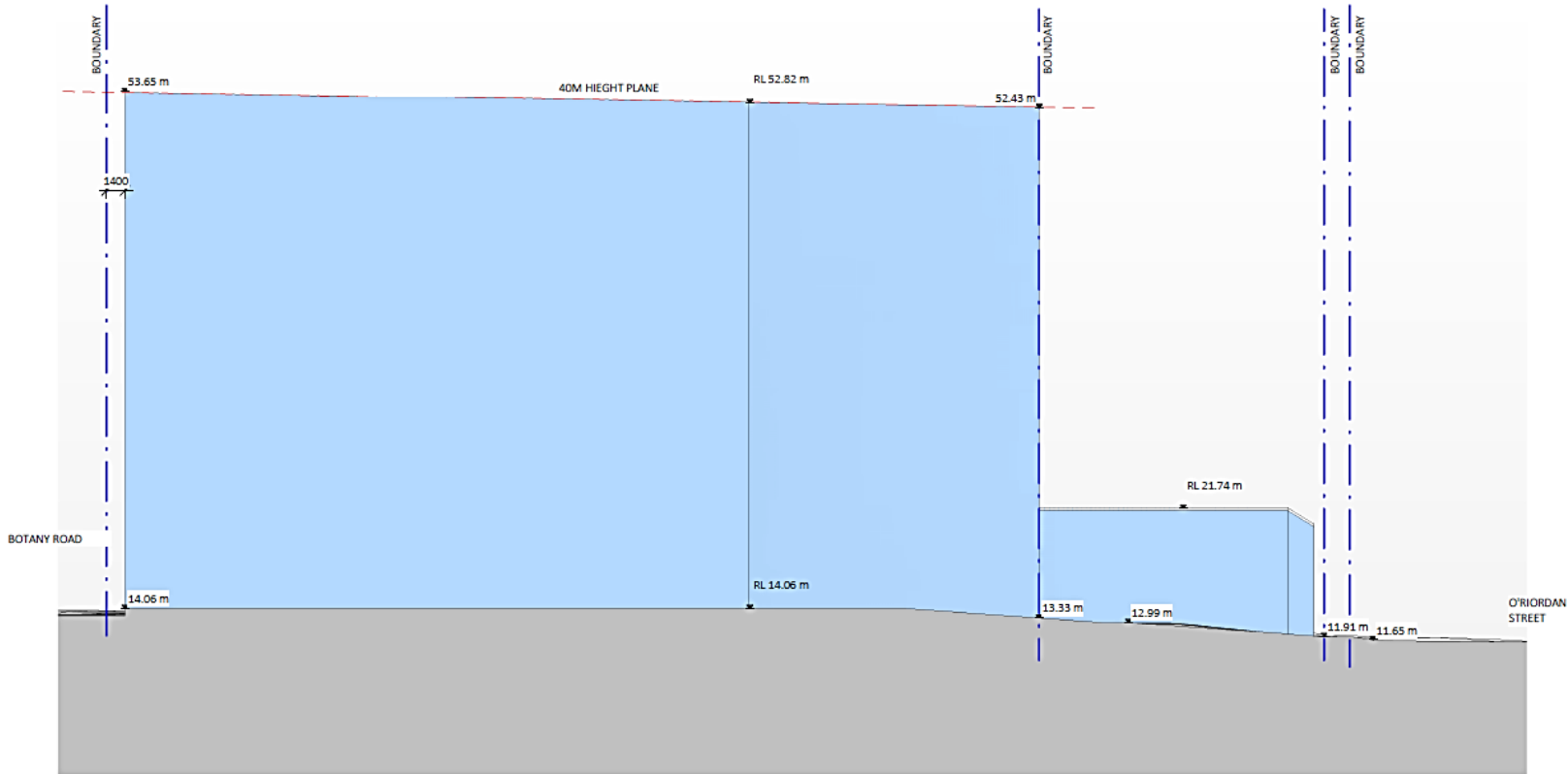
City owned property to south at 330 Botany Rd and 18 O'Riordan St

proposed envelope

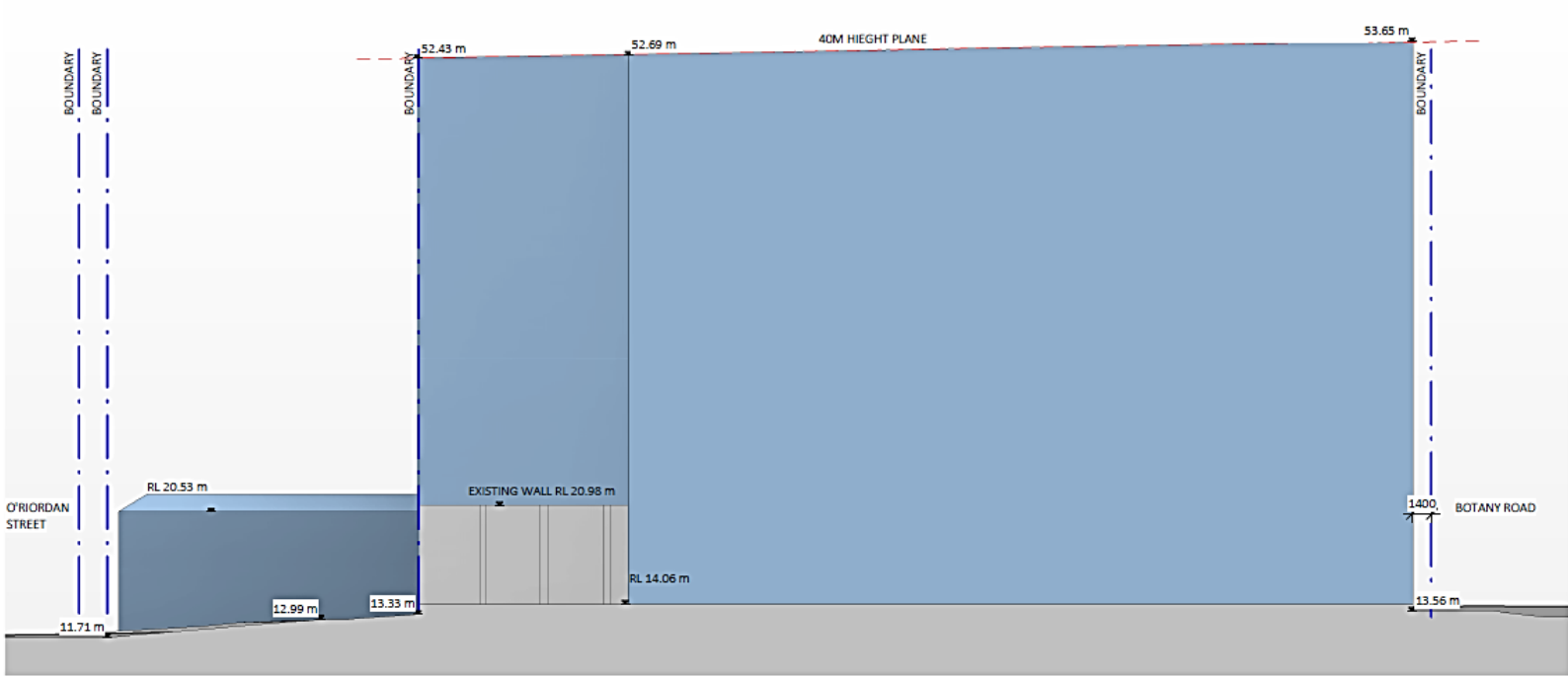


envelope plan – ground floor

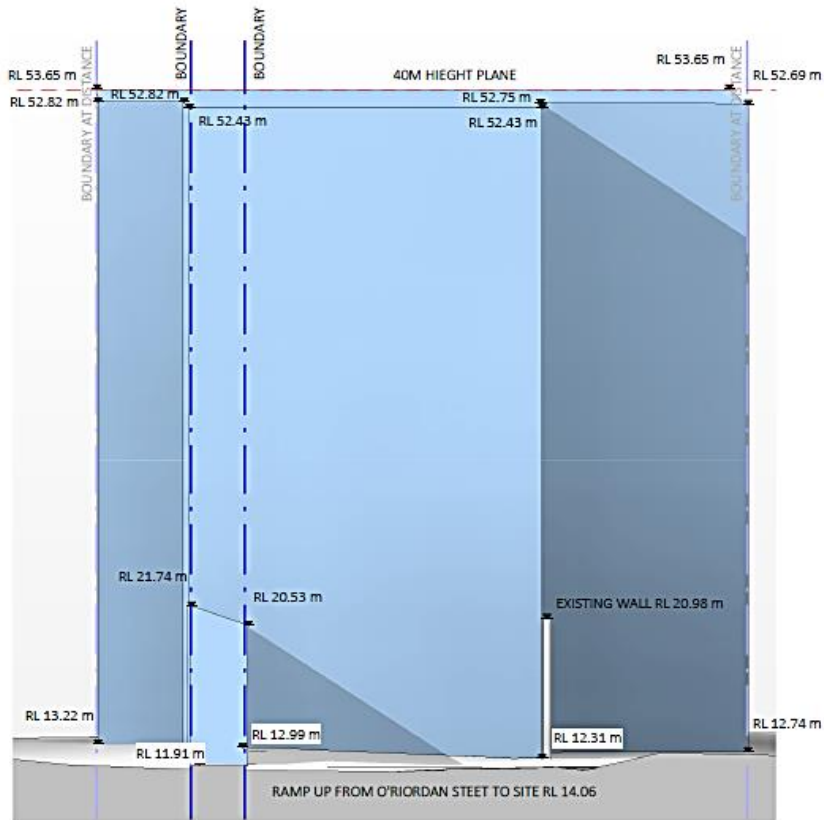




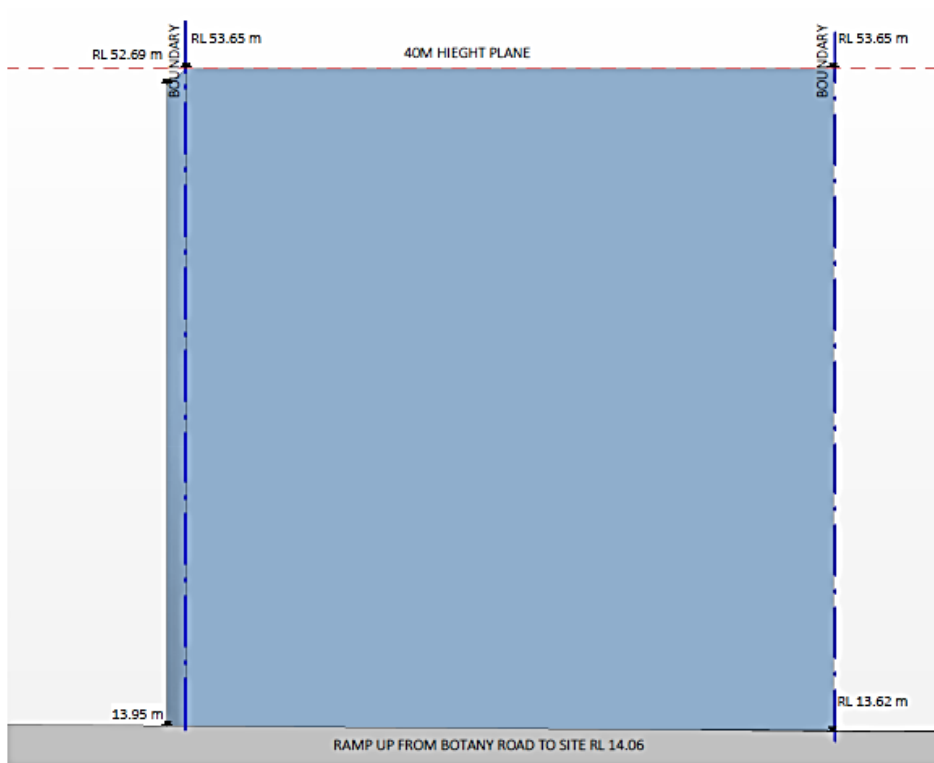
north elevation - envelope



south elevation - envelope

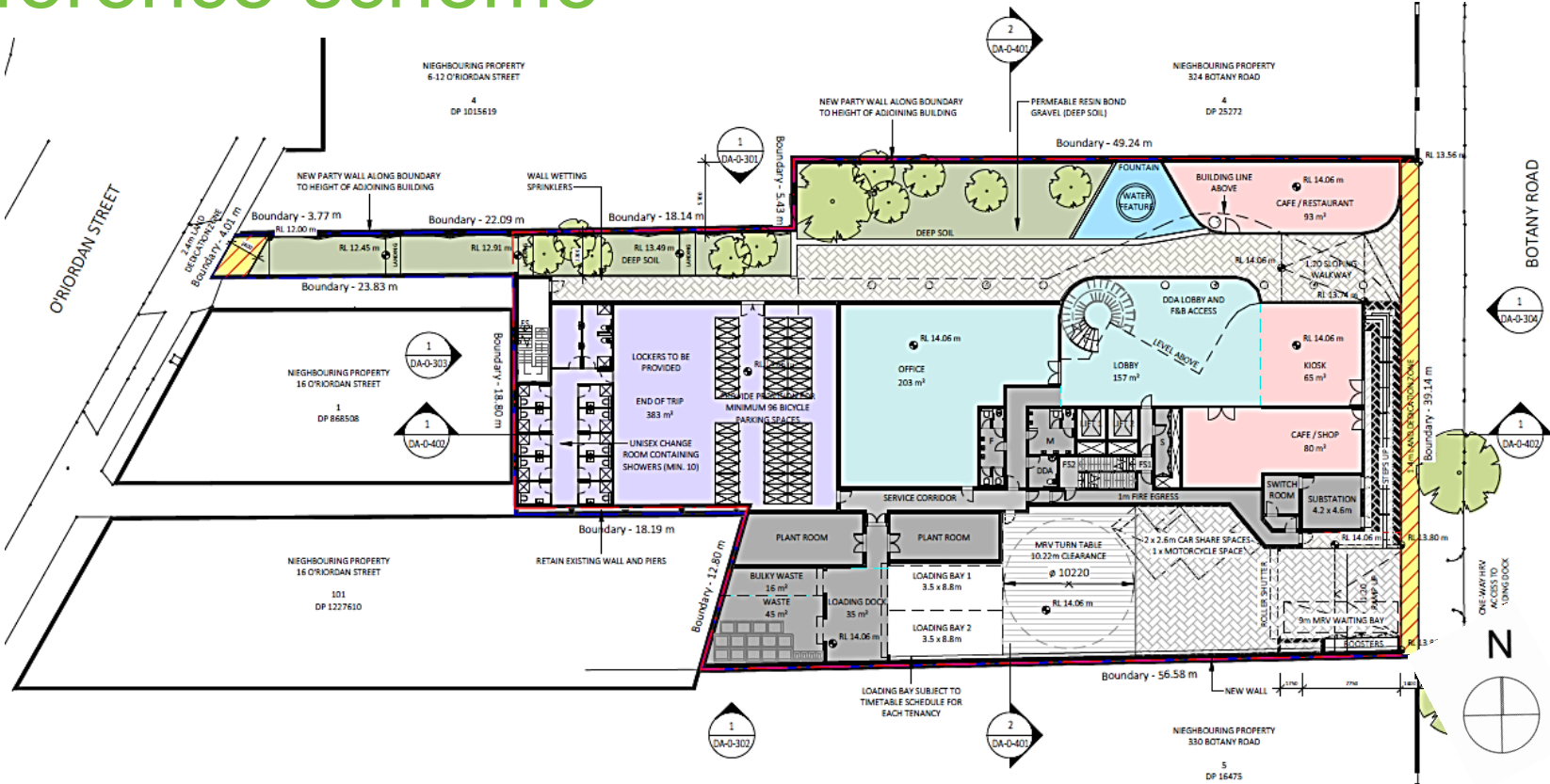


west elevation - envelope

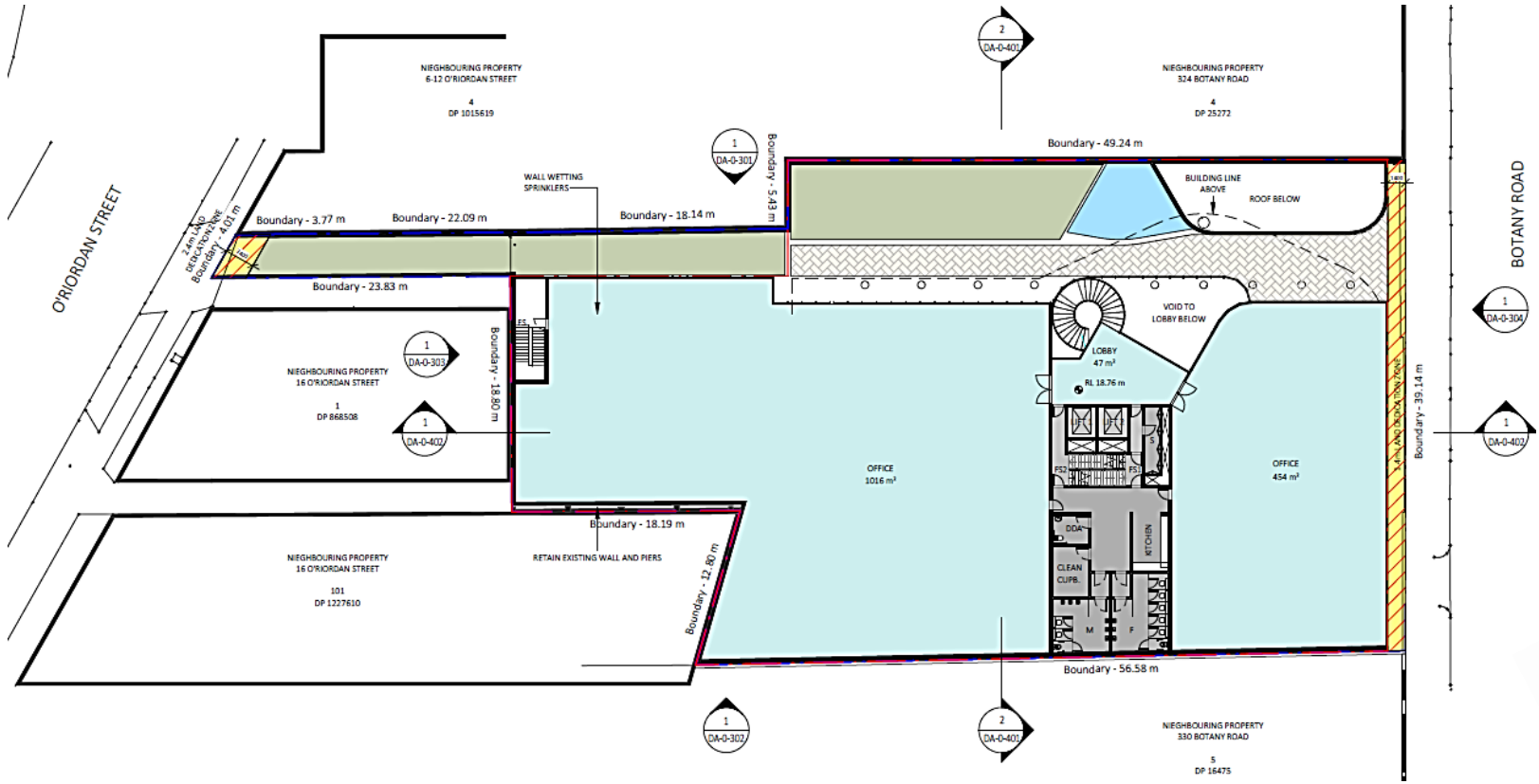


east elevation - envelope

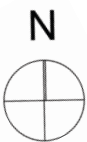
reference scheme

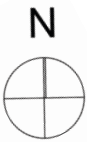
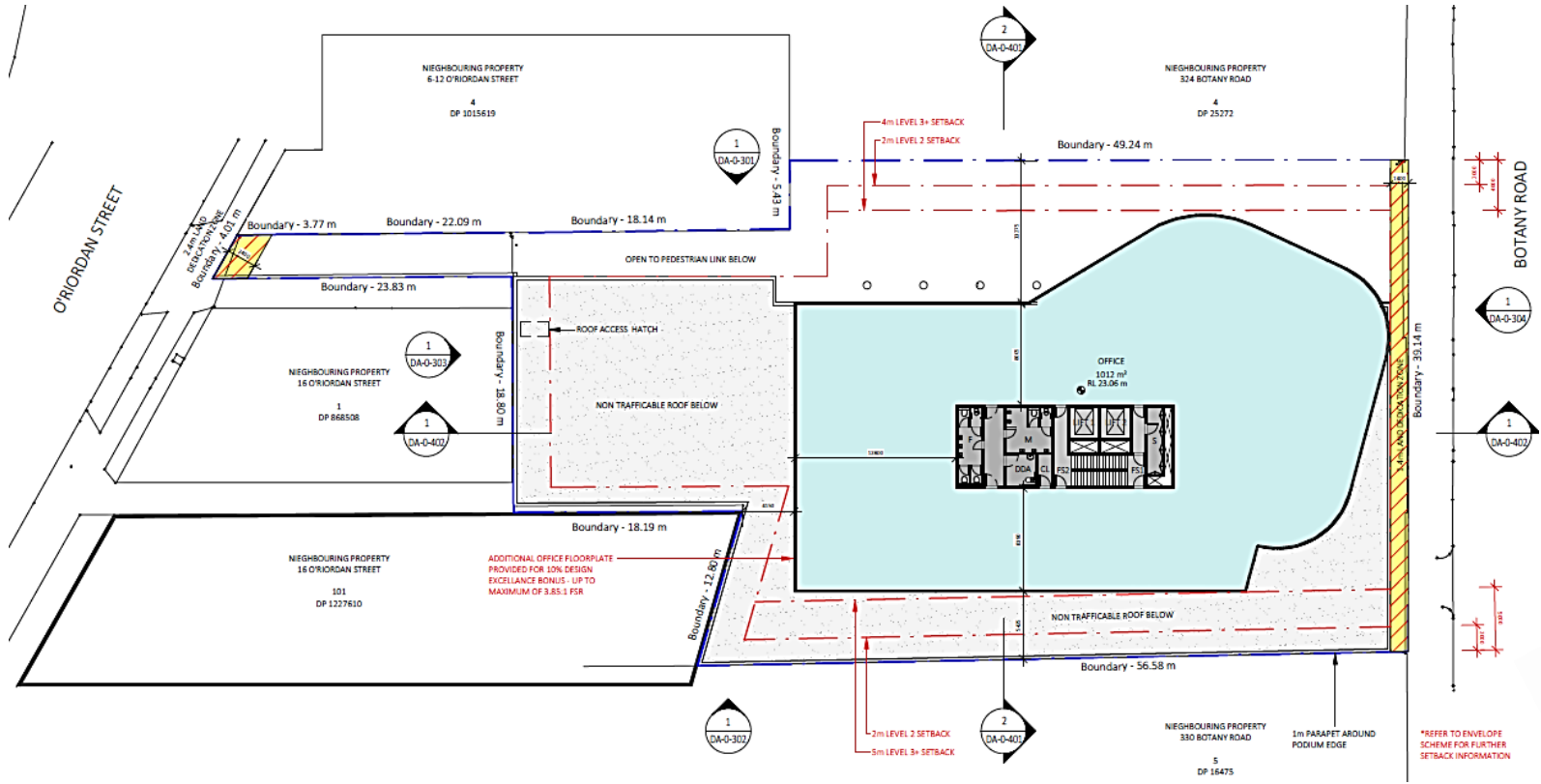


ground level



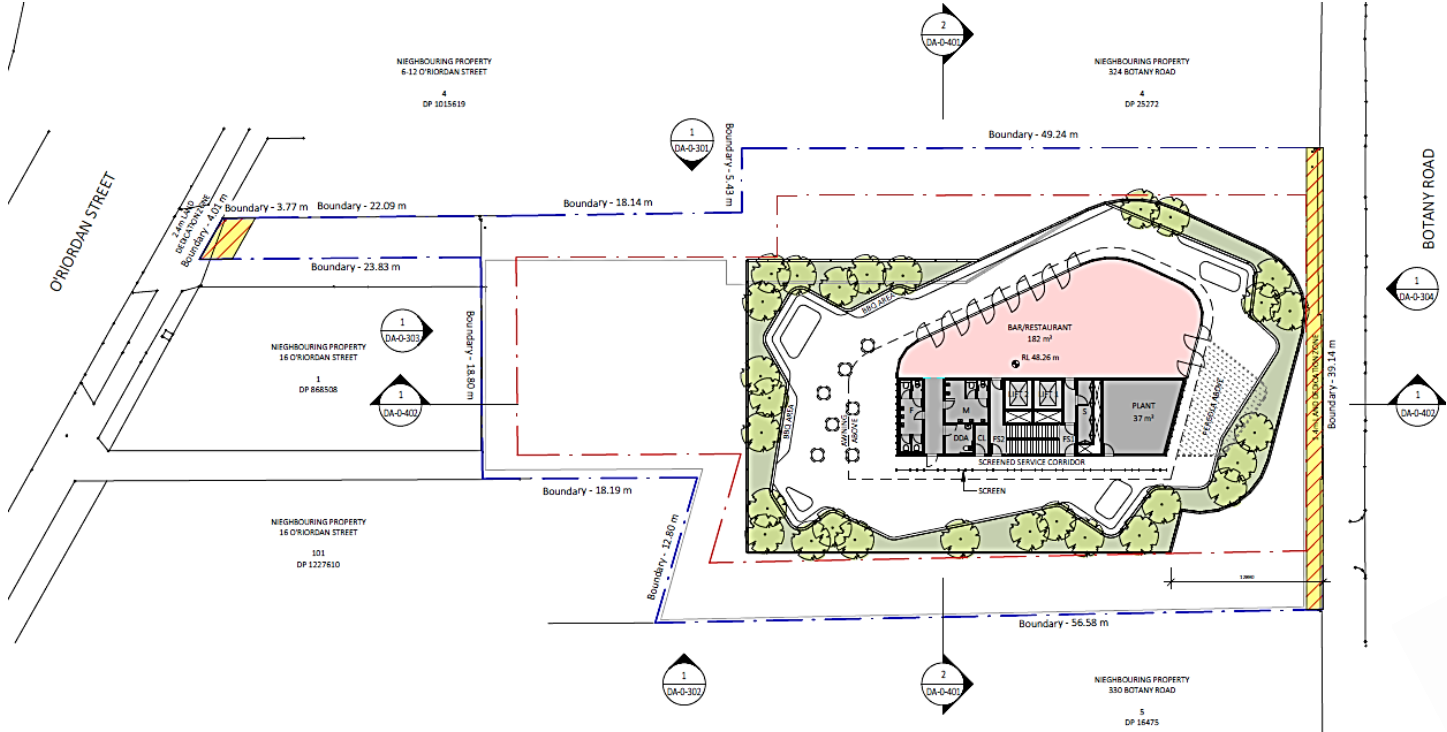
level 1



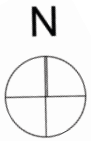
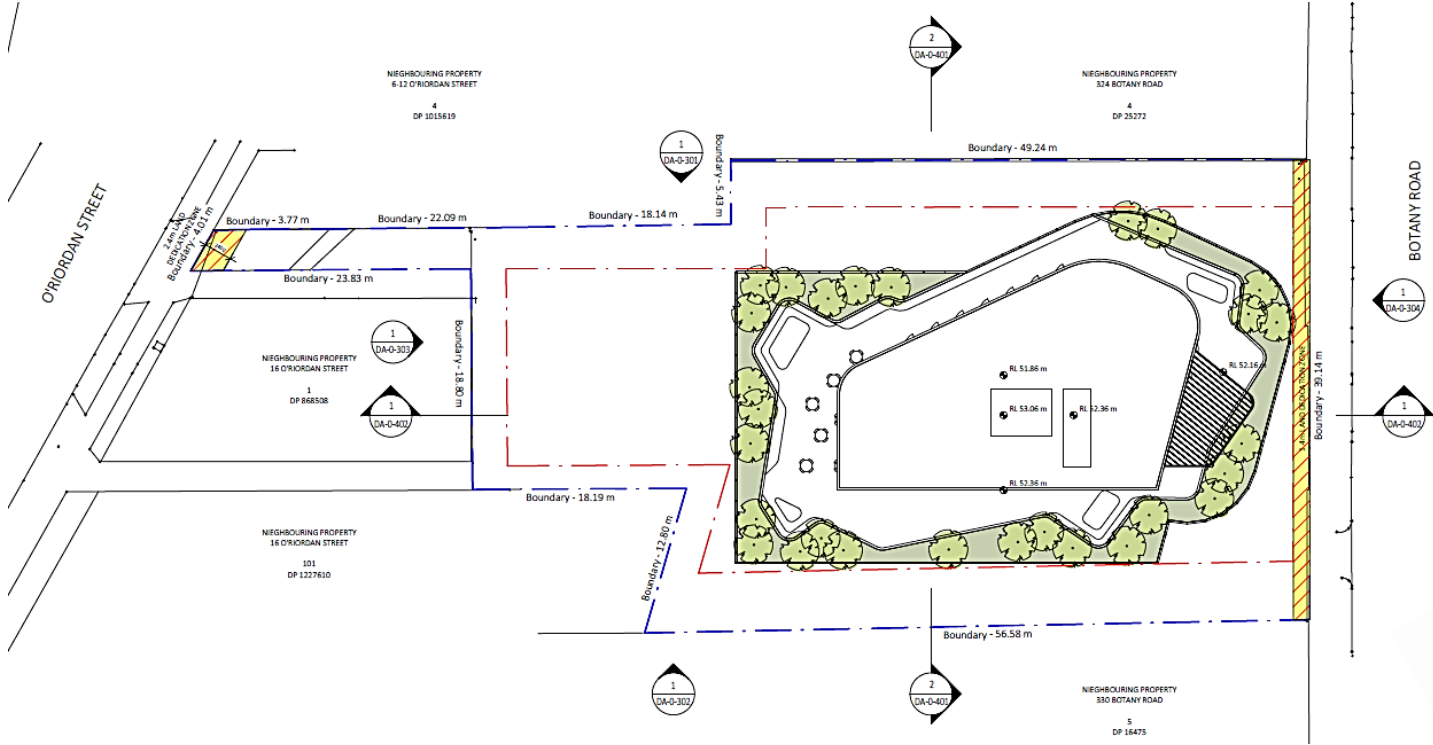


*REFER TO ENVELOPE SCHEME FOR FURTHER SETBACK INFORMATION

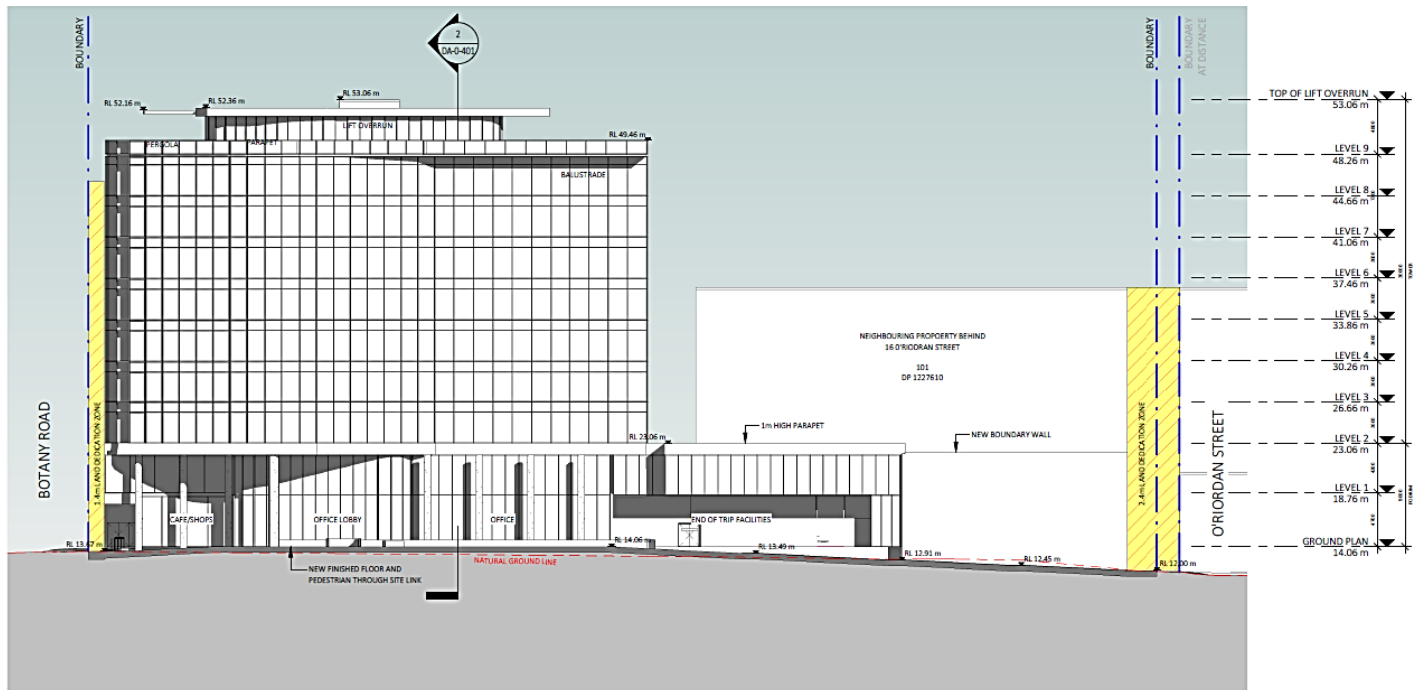
levels 2 - 8



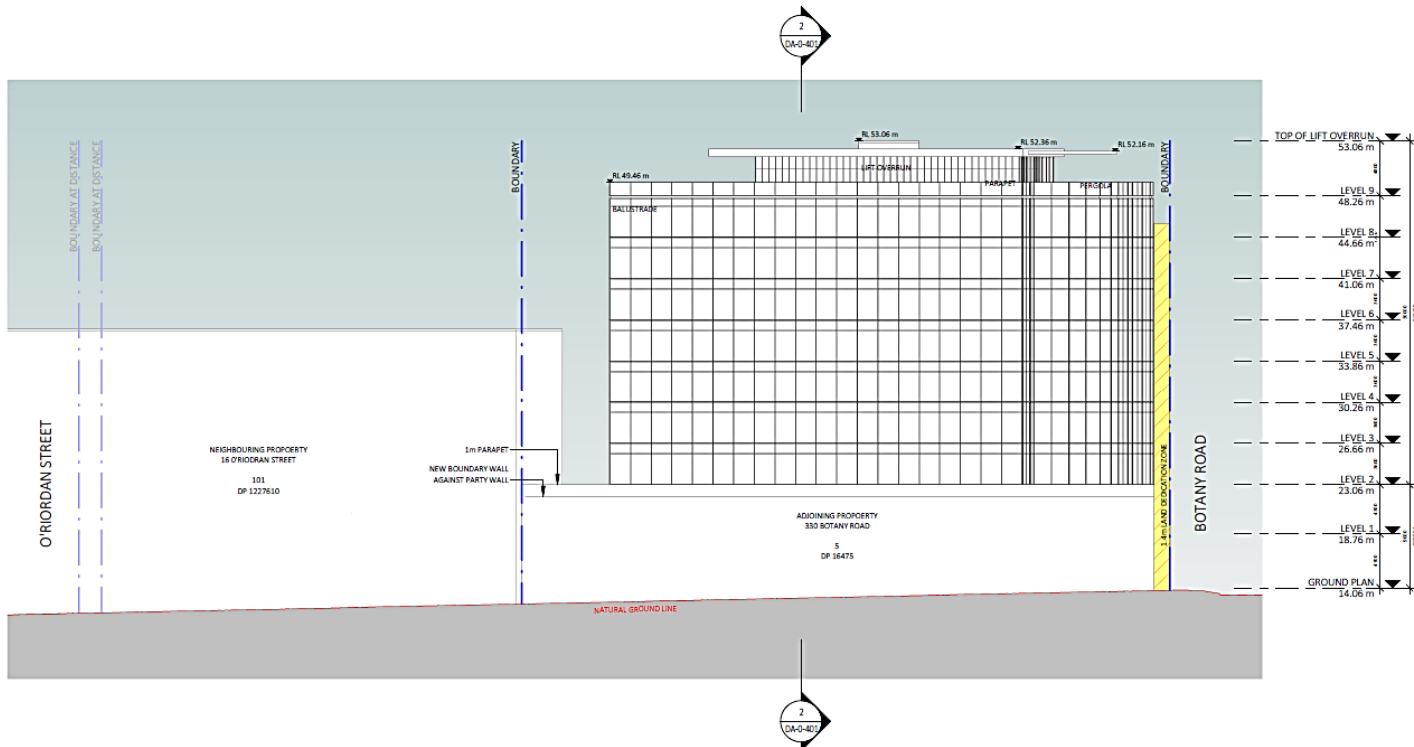
roof top level



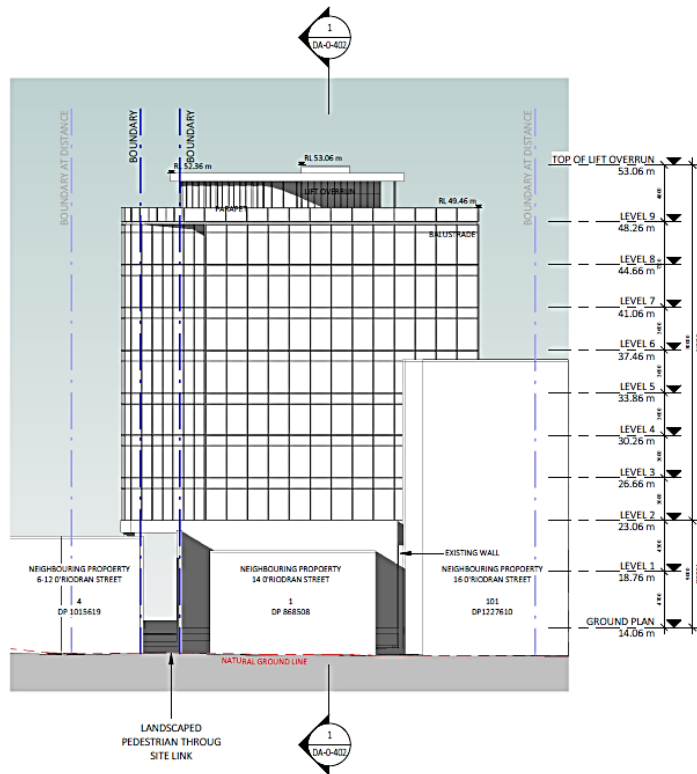
roof



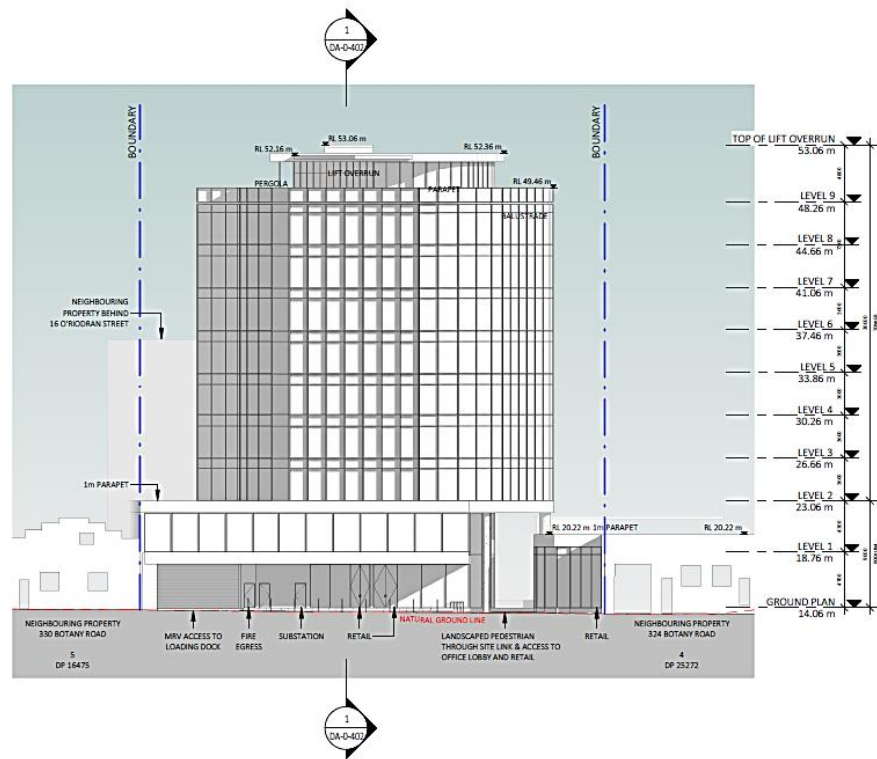
north elevation



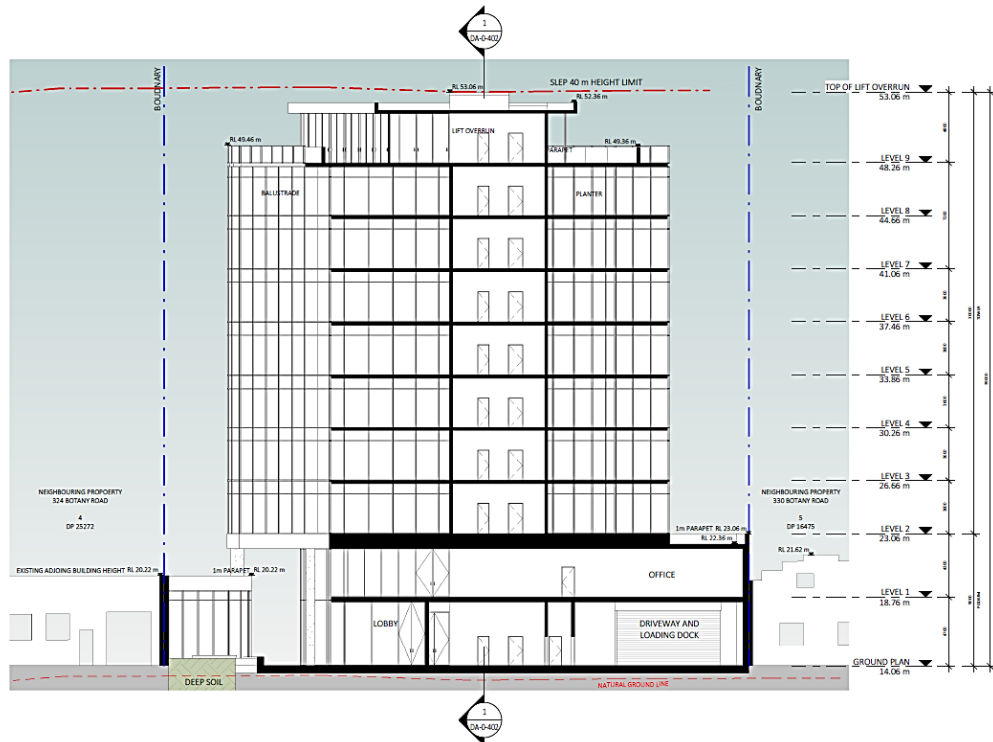
south elevation



west elevation



east elevation



section

Sydney LEP 2012

	control	proposed	compliance
height	40m	40.09m (envelope)	able to comply
floor space ratio	4:1 (10,365sqm GFA)	4.01:1 (ref. scheme) (10,377sqm GFA)	able to comply
parking	55 spaces max.	2 (ref. scheme)	able to comply

Sydney DCP 2012

	control	proposed	compliance
active frontages	min. 70% glazed ground floor frontage	49% (ref. scheme)	able to comply
footpath awning	awning required to Botany Rd frontage	no (ref. scheme)	able to comply
vehicle entries	max. 4m opening max. 3.6m crossover	6.95m opening not shown	able to comply

Sydney DCP 2012

	control	proposed	compliance
public domain setbacks	Botany Rd – 1.4m O’Riordan St – 2.4m	1.4m 2.4m	yes yes
height in storeys	11	10 (envelope) 10 (ref. scheme)	able to comply
floor to floor heights	ground – 4.5m min. upper lvls – 3.6m min.	4.7m (ref. scheme) 3.6m+ (ref. scheme)	able to comply

Sydney DCP 2012

	control	proposed	compliance
deep soil	10% min. dimension 3m	10.6% (ref. scheme) 3m	able to comply

Sydney DCP 2012

	control	proposed (reference scheme)	compliance
building layout and design	<ul style="list-style-type: none">• orientate to street• loading dock not visible from principal frontage• foyers oriented to street• materials to include some solid surfaces (i.e. masonry)	<ul style="list-style-type: none">• perpendicular to street• loading dock to principal frontage• foyer oriented to through site link• predominantly glazed facades	able to comply

Design Advisory Panel

DAP generally supported the proposal but raised the following concerns:

- the envelope should be simplified
- reference scheme does not show that the maximum FSR can be achieved
- a through site link is not supported on this site
- shadow diagrams to be submitted to show no adverse shadow impacts to GSTC
- demonstrate compliant numbers of bicycle parking and end of trip facilities can be provided

These issues have been addressed in amended plans

issues

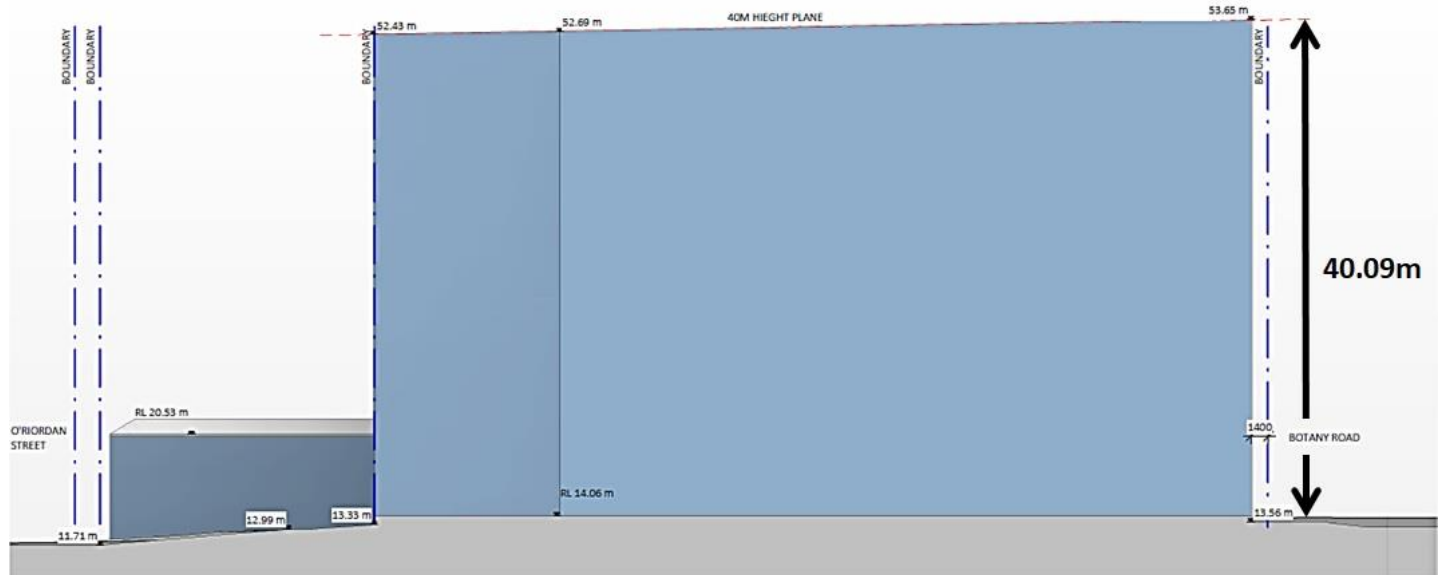
- voluntary planning agreement
- height
- through site link
- building setbacks

voluntary planning agreement

- provides:
 - dedication of 1.4m wide strip of land to Botany Road frontage
 - dedication of 2.4m wide strip of land to O’Riordan Street frontage
 - construction of new footpaths over dedicated land
 - monetary contribution of \$755,007 for infrastructure in Green Square
- 28 day exhibition period commenced 3 December 2019

height

- condition recommended to reduce height of envelope at SE corner by 0.09m
- amended CAD model to be provided prior to competitive design process



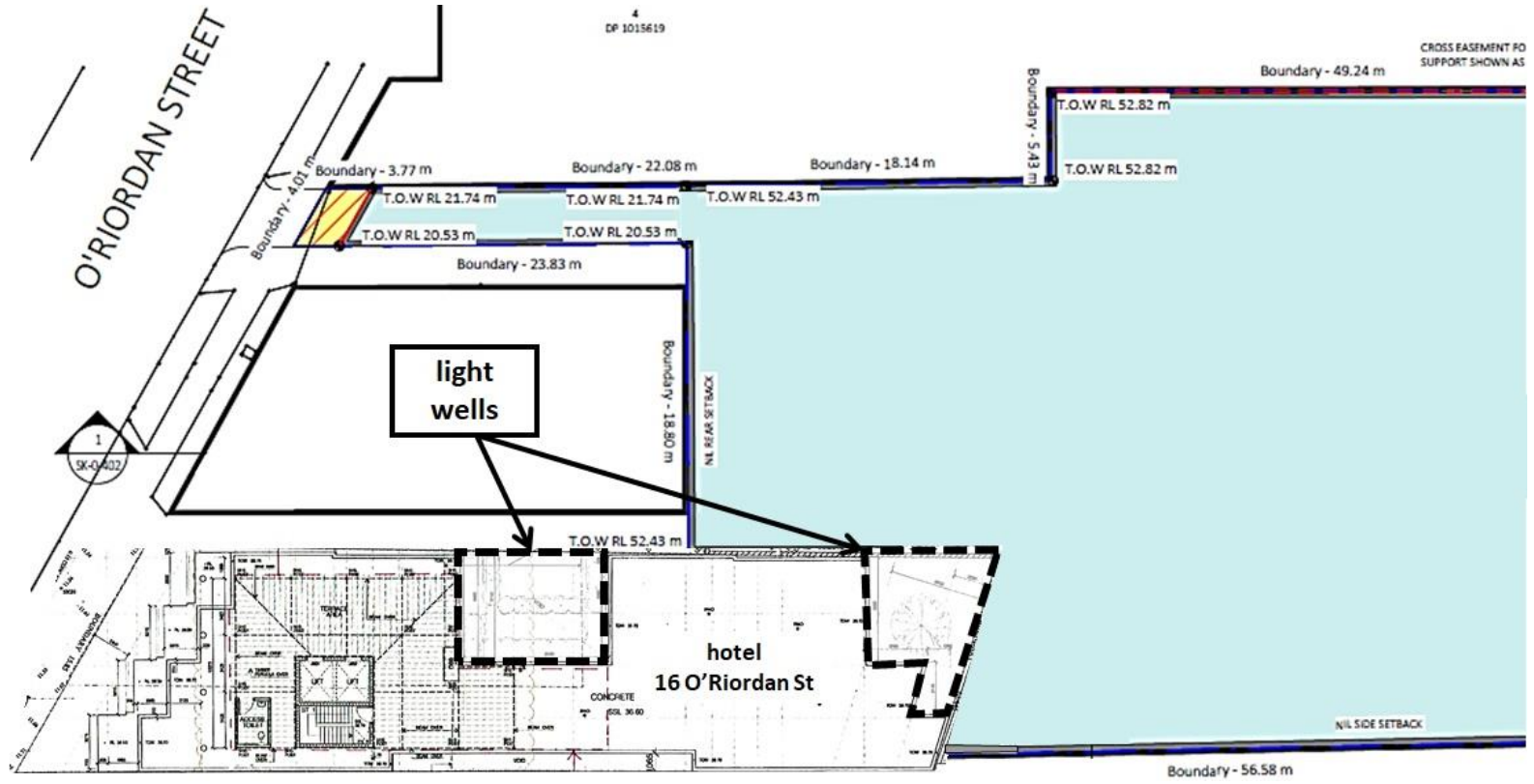
through site link

- original proposal provided a through site link
- TSL informed aspects such as landscape concept plan and reference scheme
- DAP did not support TSL on the site as:
 - DCP does not require it in this location
 - it is not able to accommodate a TSL that satisfies DCP size requirements
 - blank inactive frontage for significant portion of its length
 - TSL is not required to achieve block permeability

building setbacks

- DAP recommended a simplified envelope
- 'loose fit' envelope will provide some flexibility in built form massing
- DCP does not prescribe side or rear boundary setbacks
- condition recommended for competitors' designs to respond to context:
 - setbacks to provide light / ventilation to windows on subject and adjacent sites
 - separation from adjacent properties

building setbacks



recommendation

- deferred commencement consent be granted, subject to:
 - execution and registration of the planning agreement on title