

Local Planning Panel

23 September 2020

8-10 Tweed Place, 301 Botany Road and 303 Botany Road, Zetland

D/2020/513

Applicant: Crown Green Square Developments Pty Ltd

Owner: The Owners – Strata Plan 99730, The Owners – Strata Plan
92073 & The Owners – Strata Plan 92074

Architect: Koichi Takada Architects

proposal

use of part of the building as 72 residential apartments and associated works

zone: B4 mixed use. The development is permissible with consent

recommendation

deferred commencement approval subject to conditions

notification information

- exhibition period 12 June 2020 to 27 June 2020
- 264 owners and occupiers notified
- no submissions received

site history

D/2014/1758 – consent for construction of 20 storey mixed use building comprising:

- 3 basement car parking levels
- multi-purpose function facility
- retail tenancies on ground and first floors
- 201 residential apartments

This development has been constructed

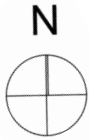
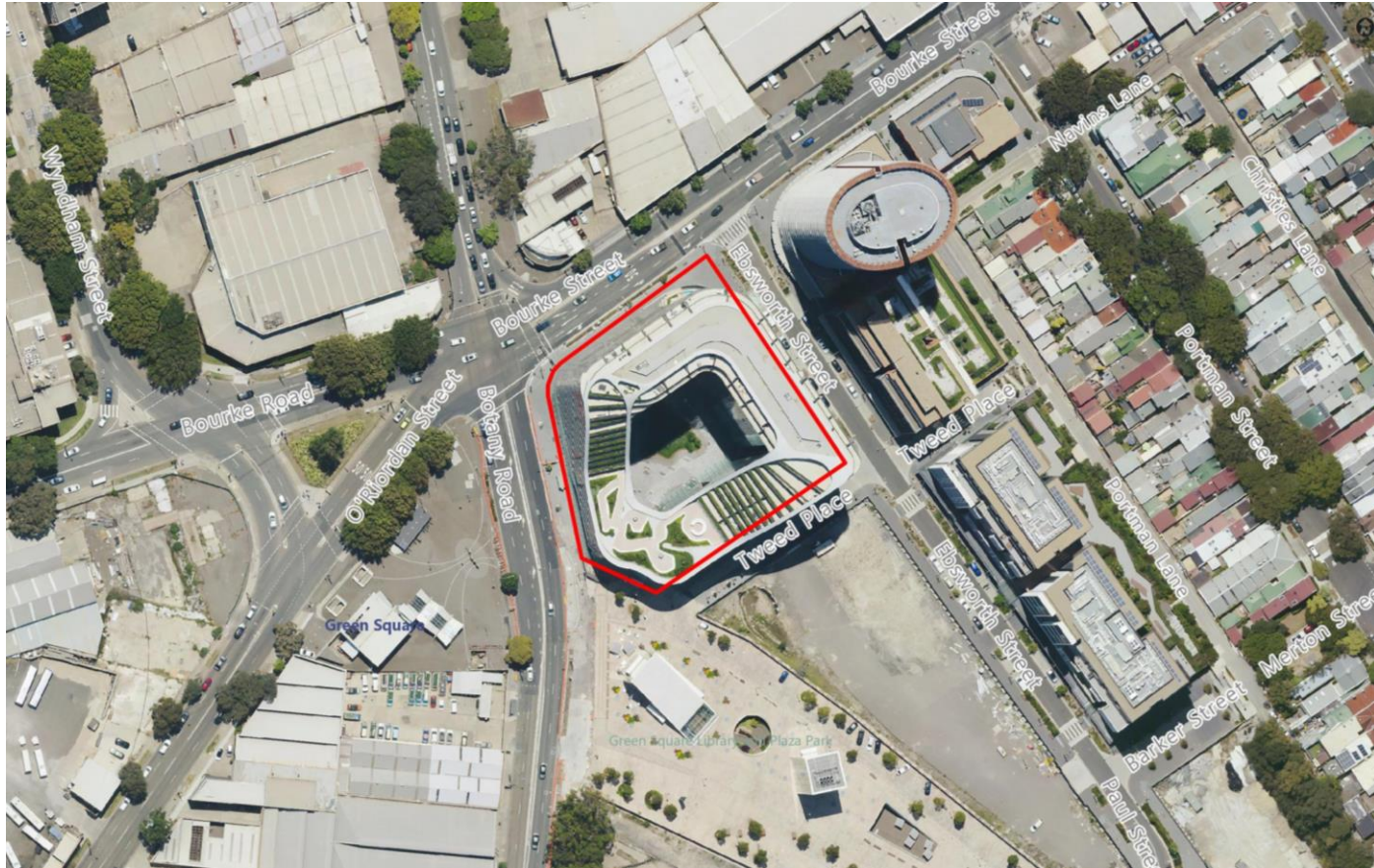
site history

D/2017/457 – consent for change of use of 72 apartments to 90 serviced apartments comprising:

- internal works to convert 3-bedroom apartments to 1- and 2-bedroom dual key serviced apartments
- shared access to gym
- no access to communal open space
- separate lobby access from Tweed Place and central courtyard

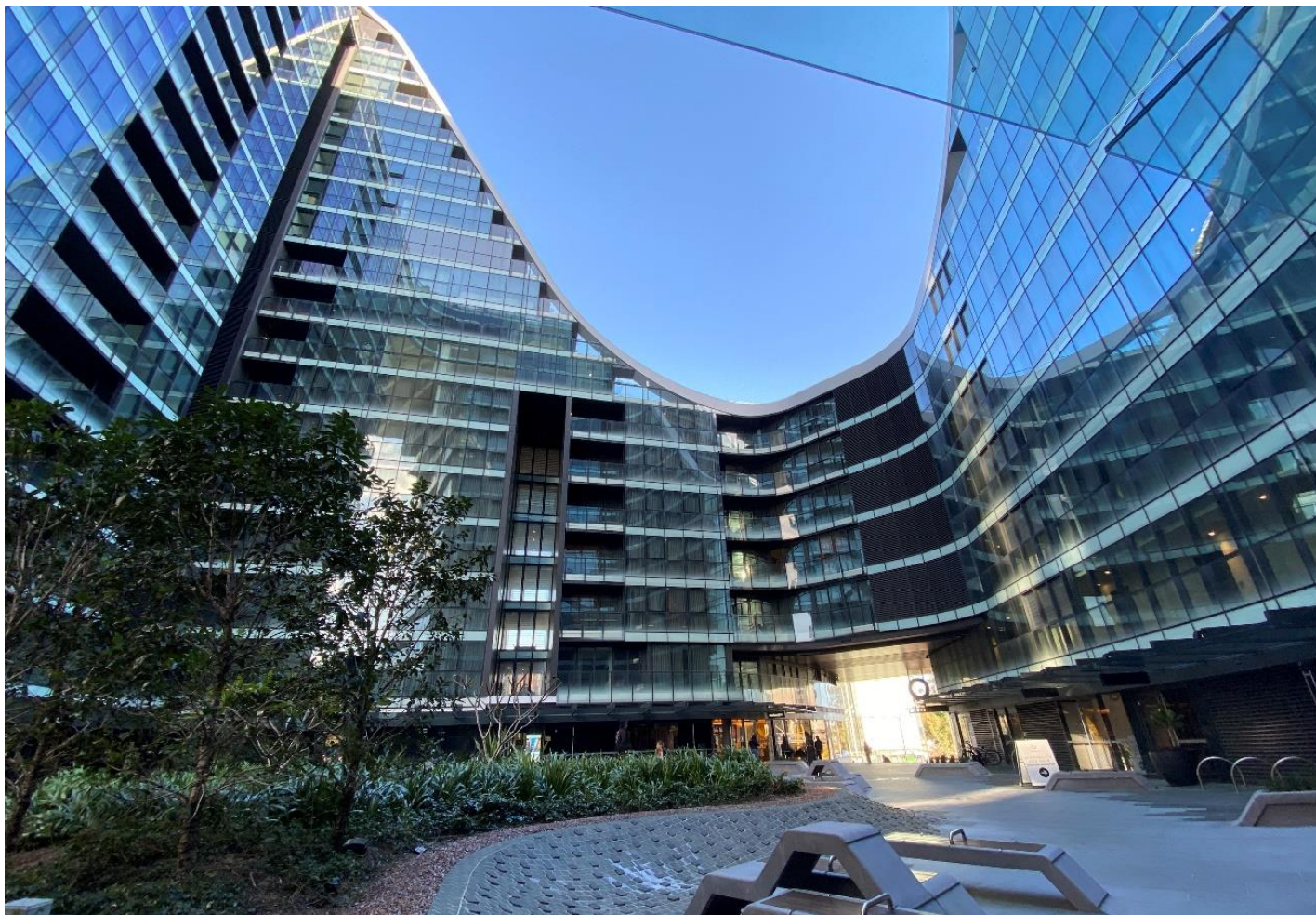
Consent has been granted but not yet fully implemented

site





site viewed from
Botany Road



internal
courtyard



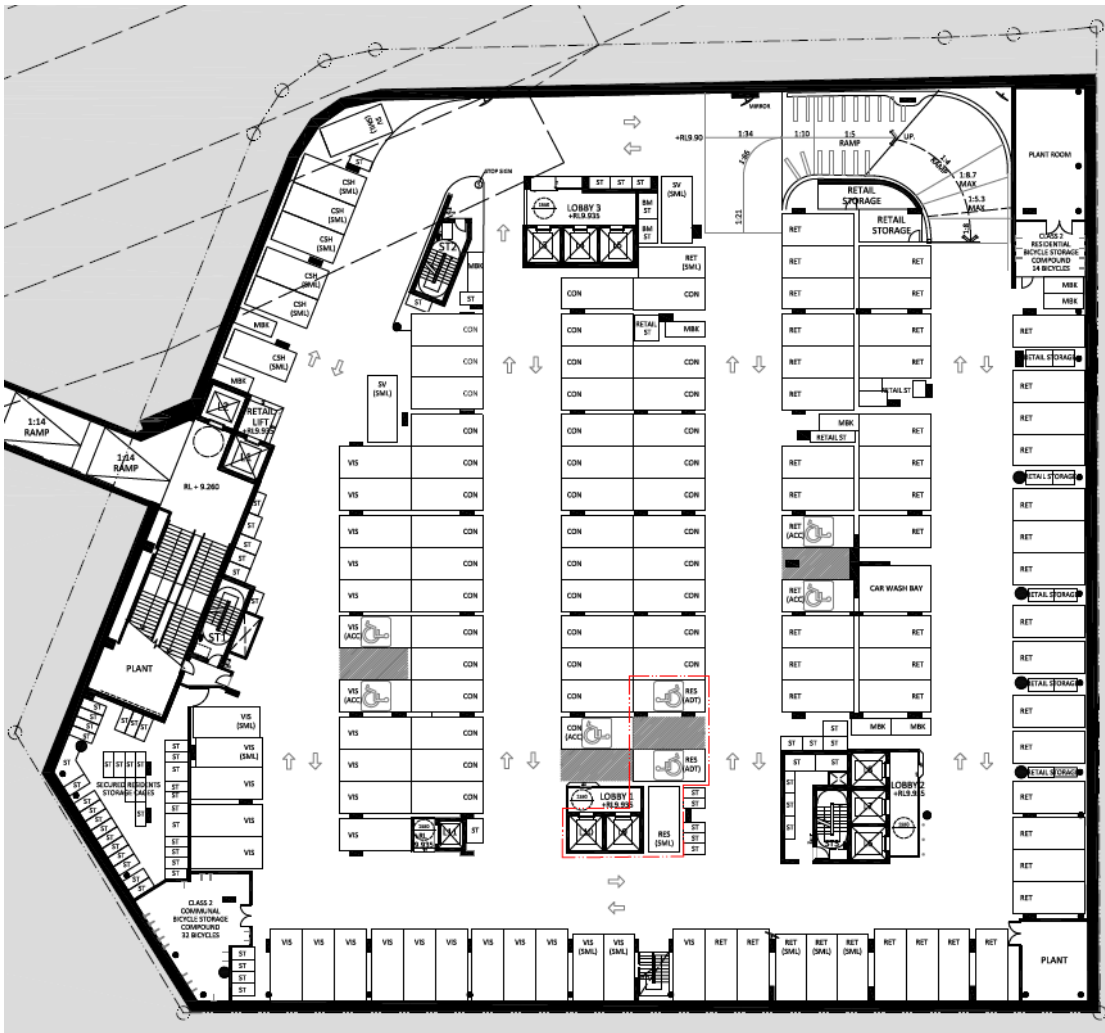
Ground floor street access to serviced apartments



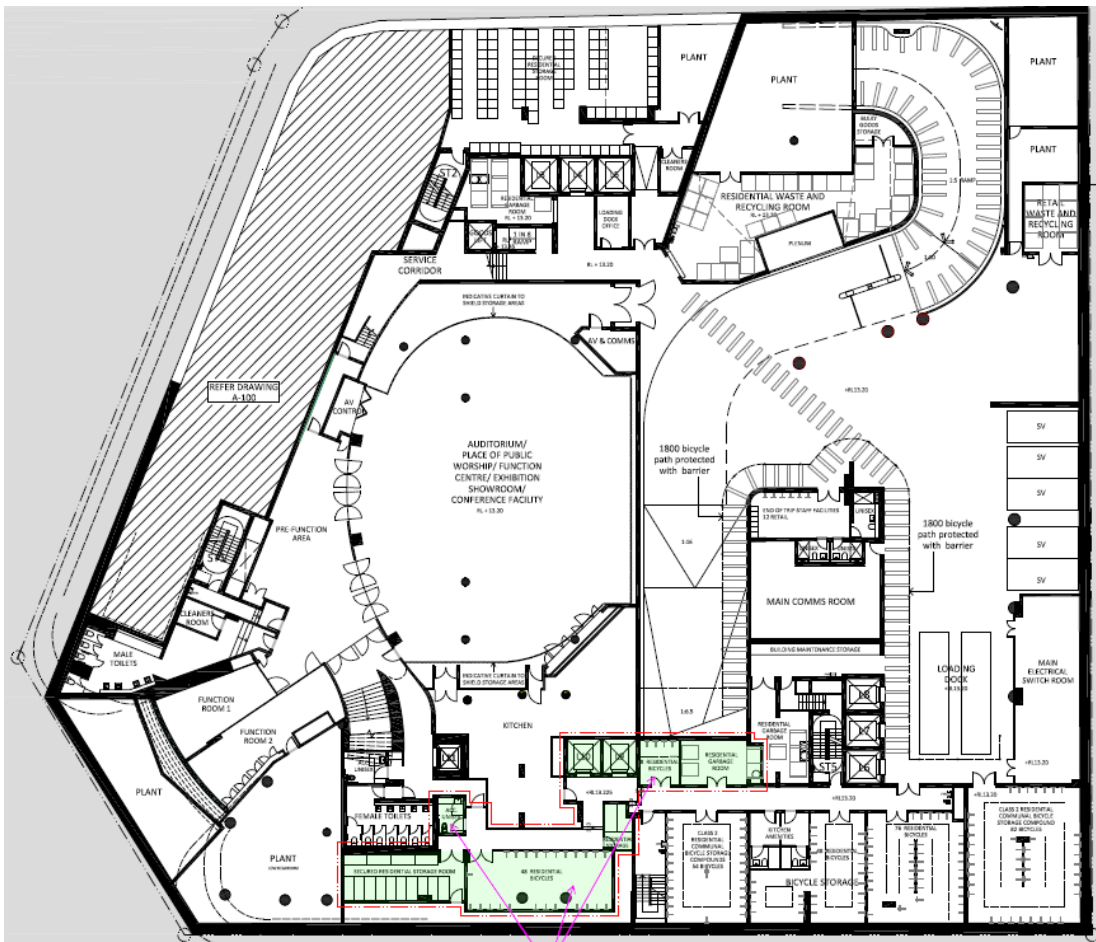
basement B3 proposed works



basement B2 proposed works

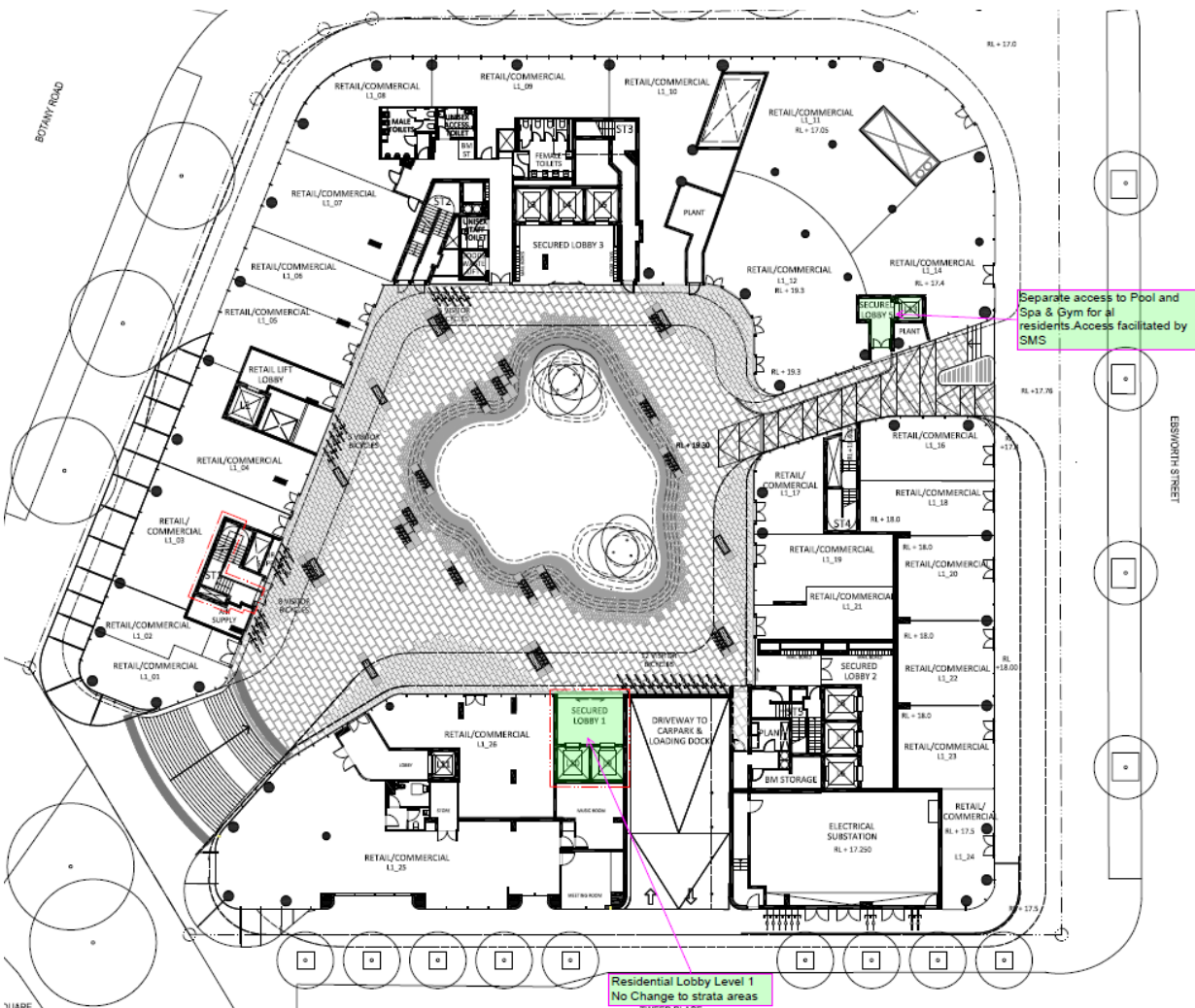


basement B1 proposed works



Lower Ground Floor Back of House Areas converted into residential storage and residential bike storage
No Change in strata areas

lower ground floor proposed works



Separate access to Pool and Spa & Gym for all residents. Access facilitated by SMS

Residential Lobby Level 1
No Change to strata areas

Level 1 proposed works



Shared use of Gym for all residents. Access facilitated by SMS

Residential shaded grey no change

Dual Key Apartment converted to 3 bed room layout No change to external facade

TIMES PLACE
Residential Level 2
Layouts as per approval D/2104/1758/E

Dual Key Apartments converted to 3 bed room layout No change to external facade

Level 2 proposed works



BOZAWAY ROAD

ESMORTH STREET

Shared use of Pool, Sauna and Spa for all residents. Access facilitated by SMS

No change to unshaded residential area

Dual Key Apartment converted to 3 bed room layout approved to 3 bed room layout No change to external facade

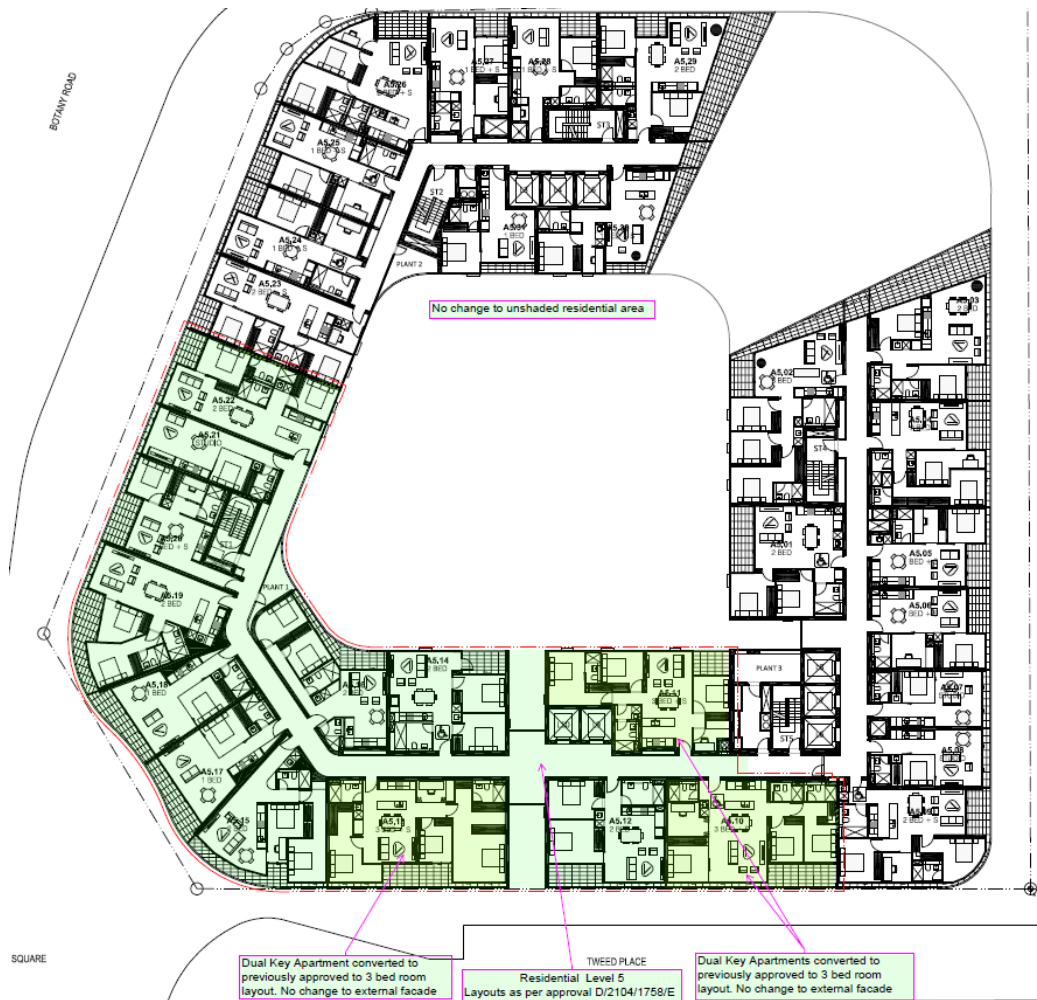
TWEED PLACE Residential Level 3 Layouts as per approval D/2104/1758/E

Dual Key Apartment converted to 3 bed room layout approved to 3 bed room layout No change to external facade

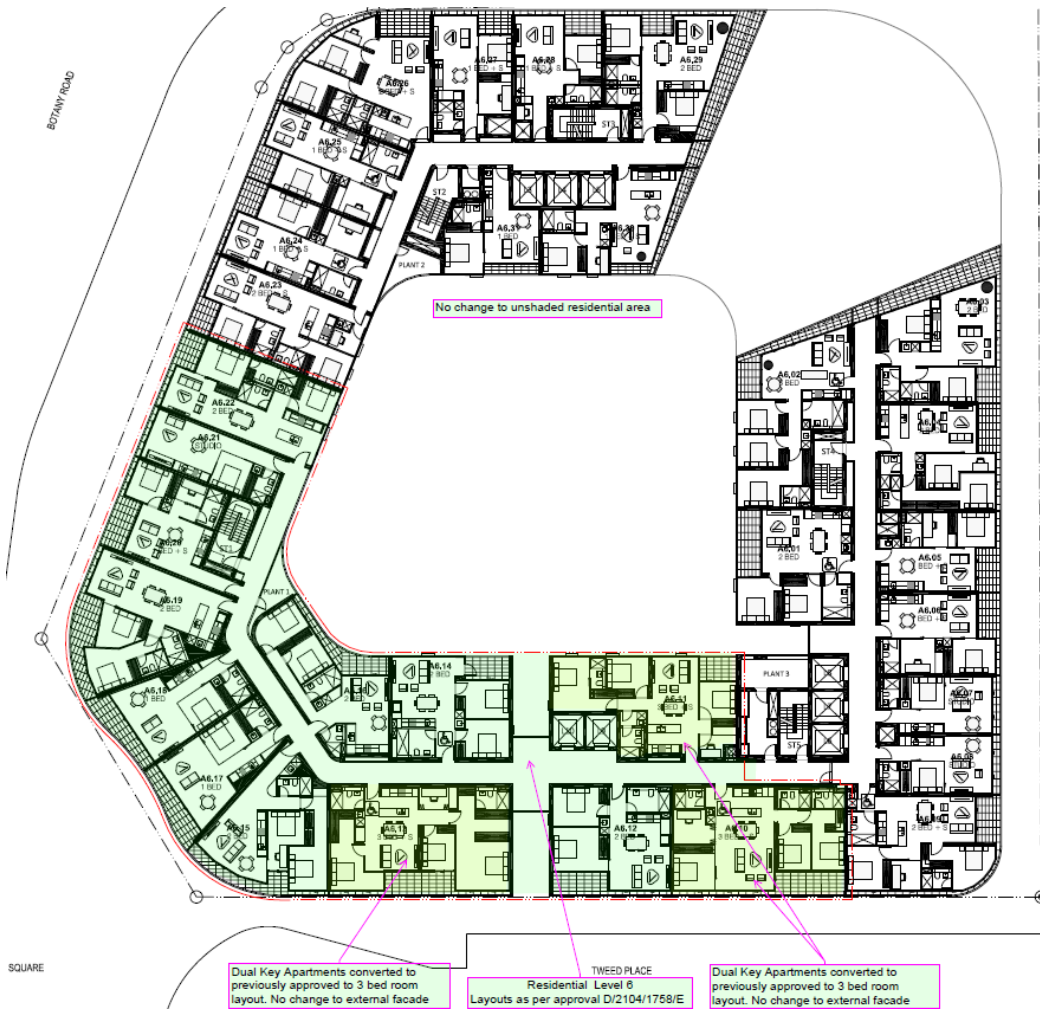
Level 3 proposed works



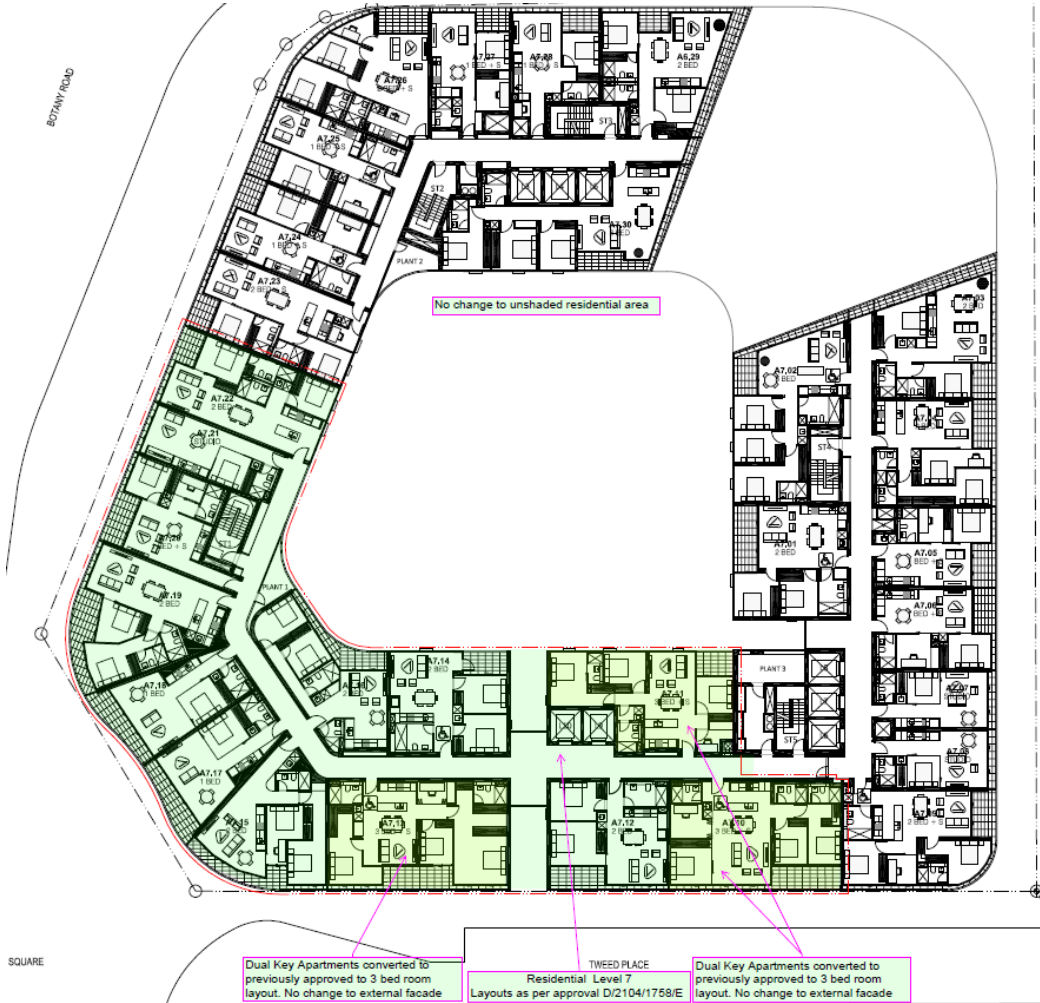
Level 4 proposed works



Level 5 proposed works



Level 6 proposed works



Level 7 proposed works



Level 8 proposed works

Access to residential amenities provided by SMS

compliance with key LEP standards

	control	proposed	compliance
height	RL 79.5 AHD	RL 79.5 AHD	yes – no change
floor space ratio	7.2:1	7.1:1m	yes

compliance with DCP controls

	control	proposed	compliance
dwelling mix	studio – 5 – 10% 1 bed – 10 - 30% 2 bed – 40 - 75% 3 bed – 10 – 30%	studio – 11% 1 bed – 31% 2 bed – 40% 3 bed – 18%	no but consistent with existing approval

compliance with ADG

	control	proposed	compliance
solar	70%	55.8%	no but improvement from current approval
cross vent	60%	74%	no but consistent with current approval
deep soil	7%	0%	no but consistent with current approval

compliance with ADG

	control	proposed	compliance
communal open space	25%	42%	yes
private open space	studio 4m ² 1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	balcony widths range from 0.3m to 2m	no but consistent with current approval – no further reduction in balcony sizes
Apartment size	studio 35m ² 1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	studio 35m ² 1 bed 50m ² 2 bed 67m ² 3 bed 88m ²	no but consistent with current approval – no further reduction in apartment sizes

issues

activation of D/2017/457 (as amended)

- application is to change use back to residential from serviced apartments
- serviced apartment consent not yet fully implemented
- deferred commencement condition requiring activation of serviced apartment

recommendation

- deferred commencement approval subject to conditions