

Local Planning Panel

21 May 2025

Application details

Address: 723 Botany Road, Rosebery

Application: D/2024/1201

Applicant: Arthur Vellis (of *Arthur Vellis Architects*)

Owner: George Minas

Proposal

- demolition of the existing building and construction of a 3-storey commercial building with basement

Recommendation

- deferred commencement subject to execution and registration of the VPA on title

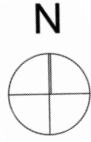
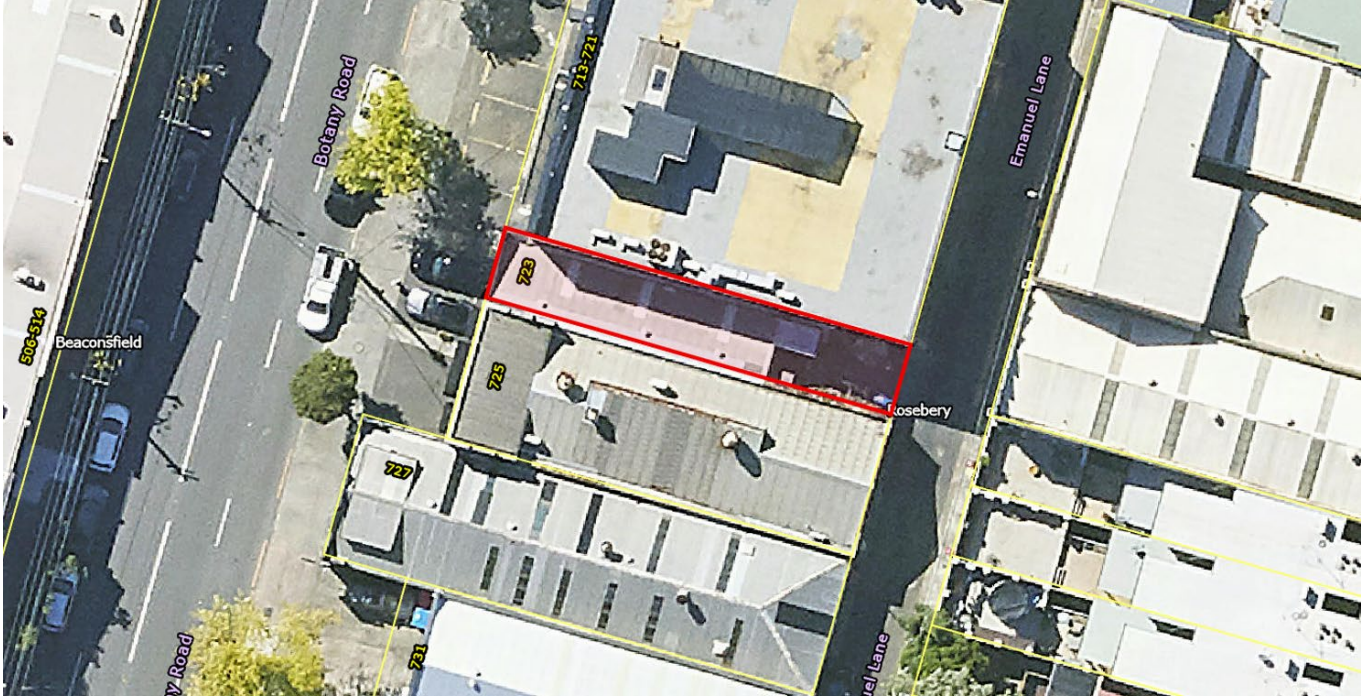
Reason reported to LPP

- the application is reported to the LPP for determination as it is subject of a Voluntary Planning Agreement – land dedication on Botany Road

Notification

- exhibition period 6 January 2025 to 4 February 2025
- 120 owners and occupiers notified
- no submissions received

Site





Botany Road



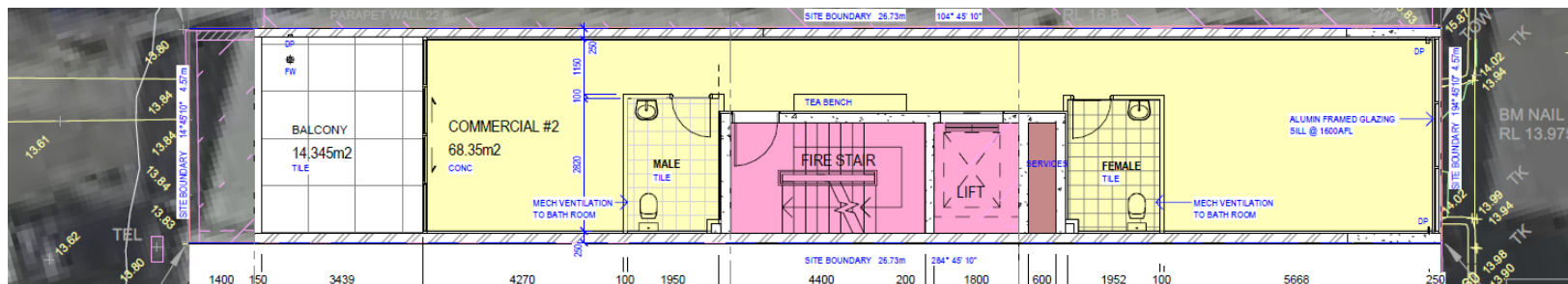


opposite site - west side of Botany Road

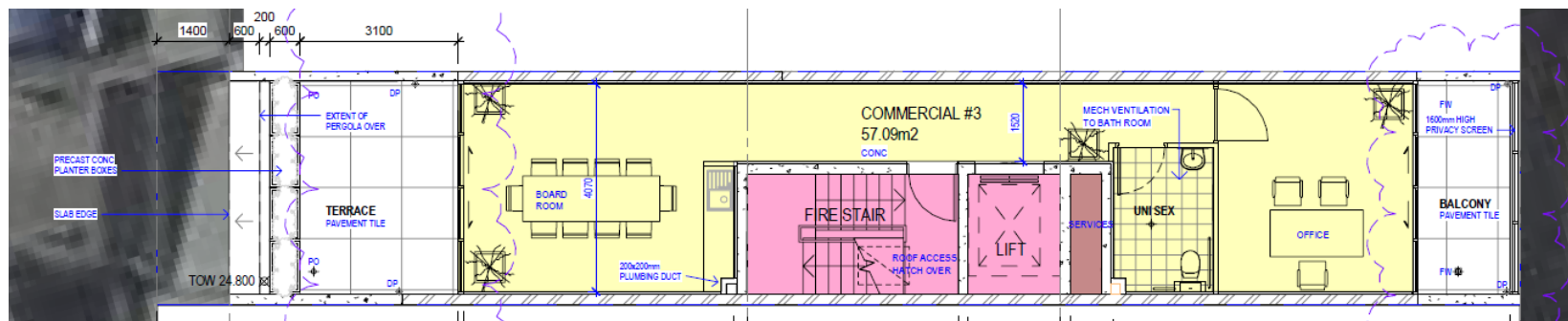
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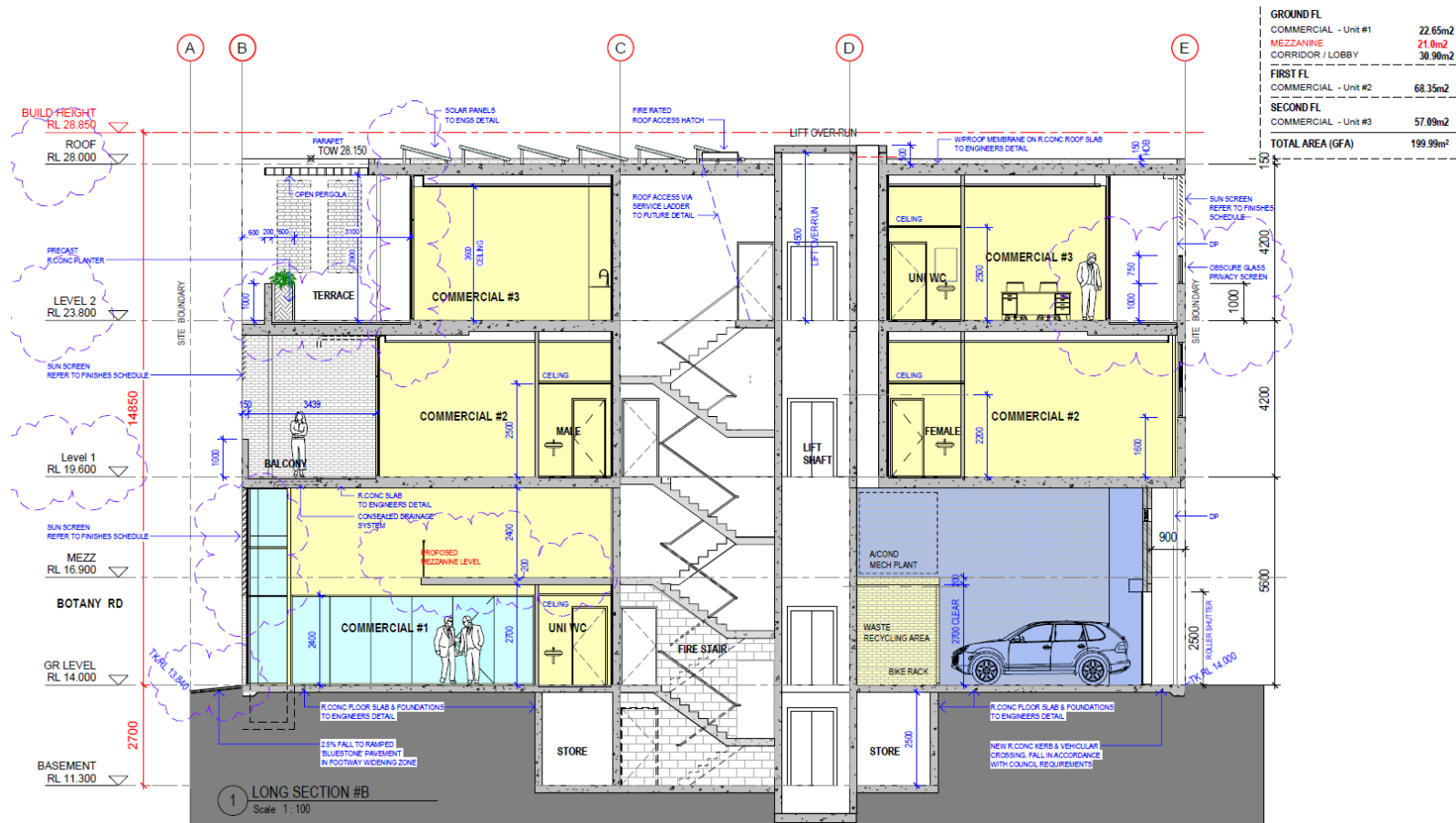
ground floor & mezzanine



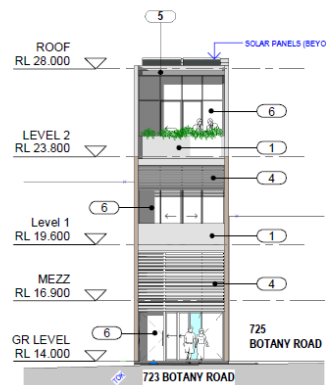
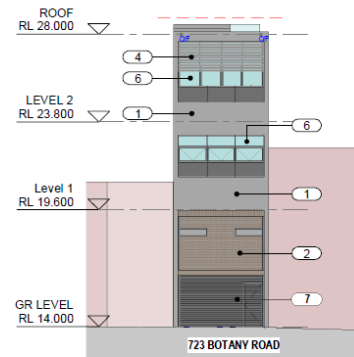
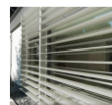
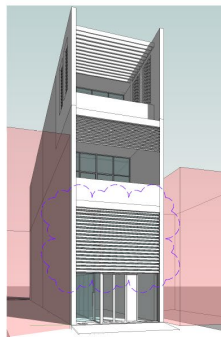
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second floor



section plan



Compliance with key LEP standards

	control	proposed	compliance
height	15m	14.65m	yes
floor space ratio	1.75:1 (213.675m ²) base 1.5:1 + Green Square Community Infrastructure bonus of 0.25:1	1.637:1 (199.99m ²)	yes

Compliance with DCP controls

	control	proposed	compliance
hours of operation	Local Centre Area Monday to Sunday 7:00am to 2:00am	no proposed hours are specified	yes – by condition
height in storeys	4-storey	3-storey	yes
public domain setback	1.4m setback at Botany Road for footpath widening	1.4m land dedication via a Voluntary Planning Agreement	yes

Issues

- no significant issues
- VPA for dedication of setback on Botany Road on exhibition

Recommendation

Deferred commencement subject to execution and registration of the VPA on title