CITY OF SYDNEY

Local Planning Panel

11 June 2025

Application details

Address: 290-294 Botany Road, Alexandria

Application: D/2024/709

Applicant: GSA Planning

Owner: Angreb PTY LTD & Sentra Investments

Architect: Antoniades Architects

Proposal

- demolition of all structures
- concept development envelope for a mixed-use development with:
  - maximum height of 31.73m (9.4% noncompliance of LEP height control)
  - indicative future retail, commercial and build-to-rent housing land uses
- vehicular access from Wyndham Street
- voluntary planning agreement

Recommendation

- deferred commencement

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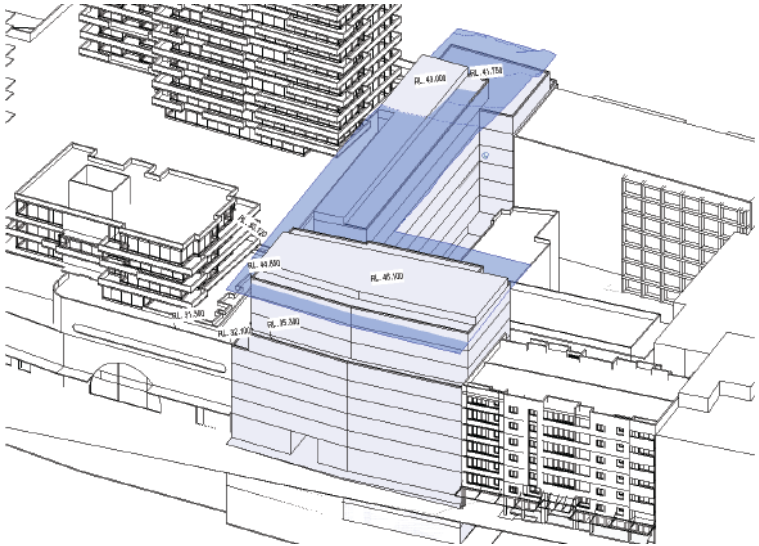
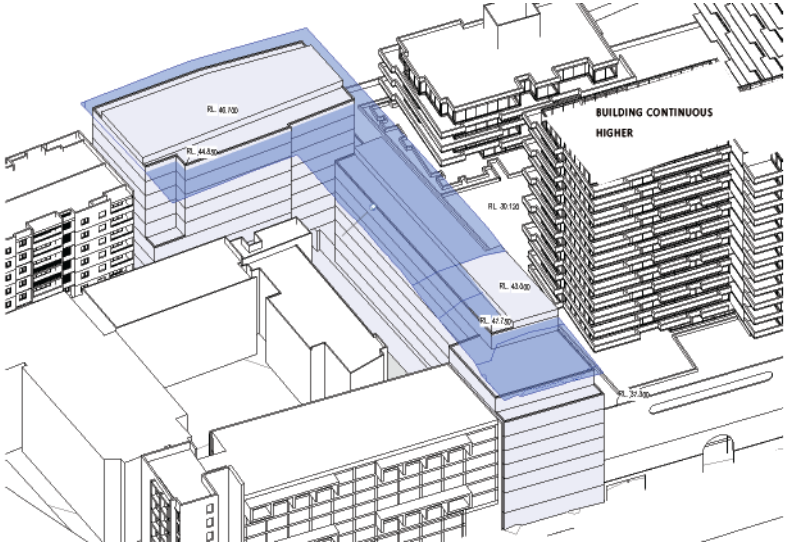
Proposal





envelope from Botany Road (left) and Wyndham Street (right)

Reason reported to LPP

the application is reported to the LPP for determination as:

- it is development to which Chapter 4 of the State Environmental Planning Policy (Housing) 2021 applies and it is 4 or more storeys in height; and
- the application includes an offer to enter into a Voluntary Planning Agreement (VPA) with the City.

Notification

- exhibition period:
  - 10 September 2024 to 9 October 2024; and
  - 3 April to 18 April 2025.
- 431 owners and occupiers notified
- 13 submissions received

Submissions

- bulk and scale
- neighbourhood character impacts
- construction impacts
- amenity impacts (noise, privacy, outlook, overshadowing, view loss)
- landscaping (deep soil)

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Submissions

N

subject site

submitters

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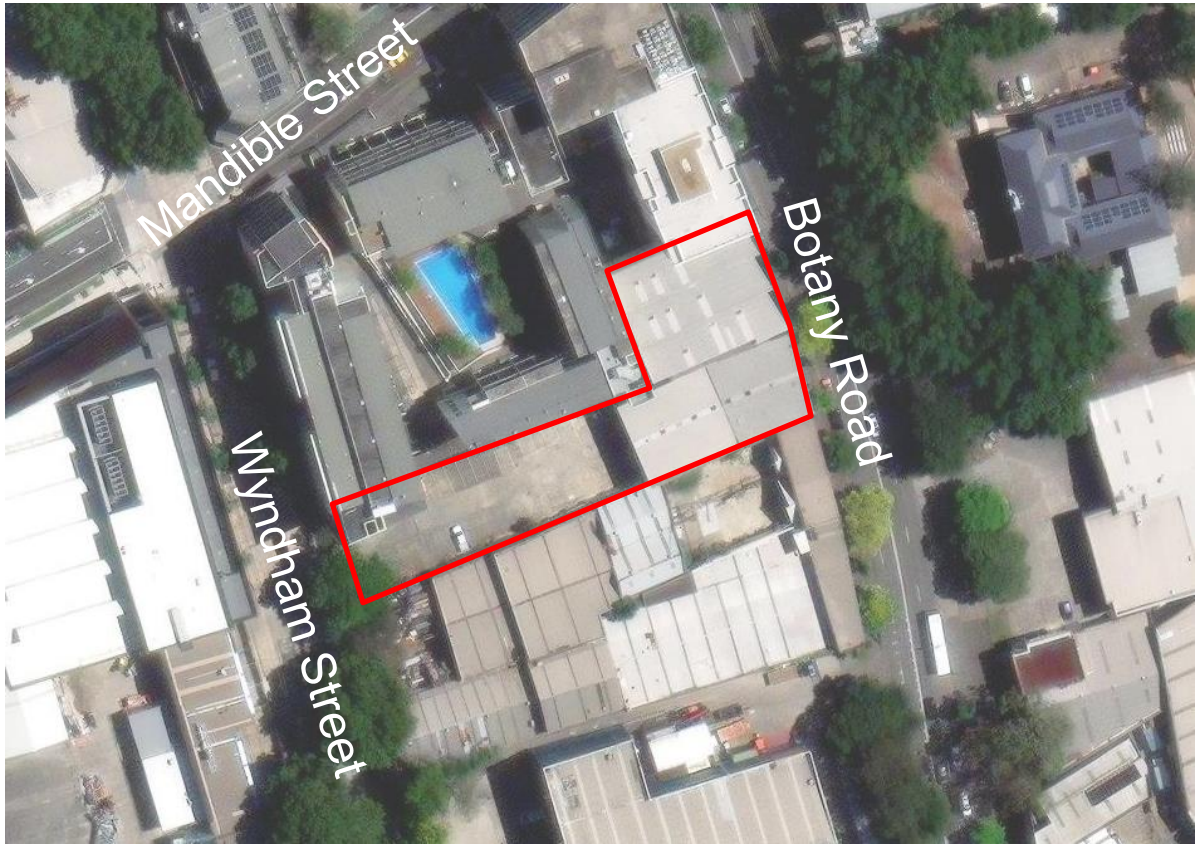
Site



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Site

site viewed from Botany Road

Site

296-298 Botany Road

Site

282-288 Botany Road

Site

site viewed from Wyndham Street

Site

site viewed from existing carpark facing east

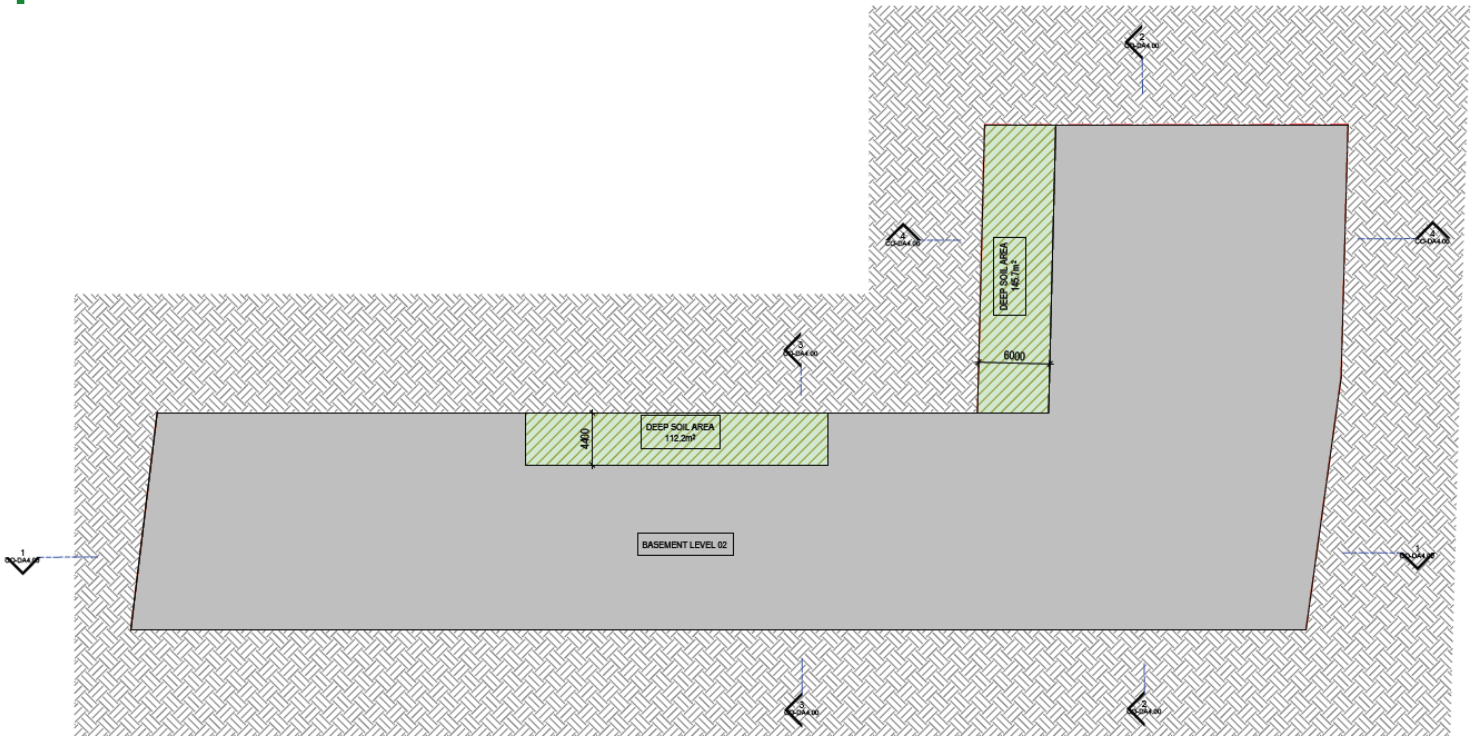
Site

neighbouring properties viewed facing north

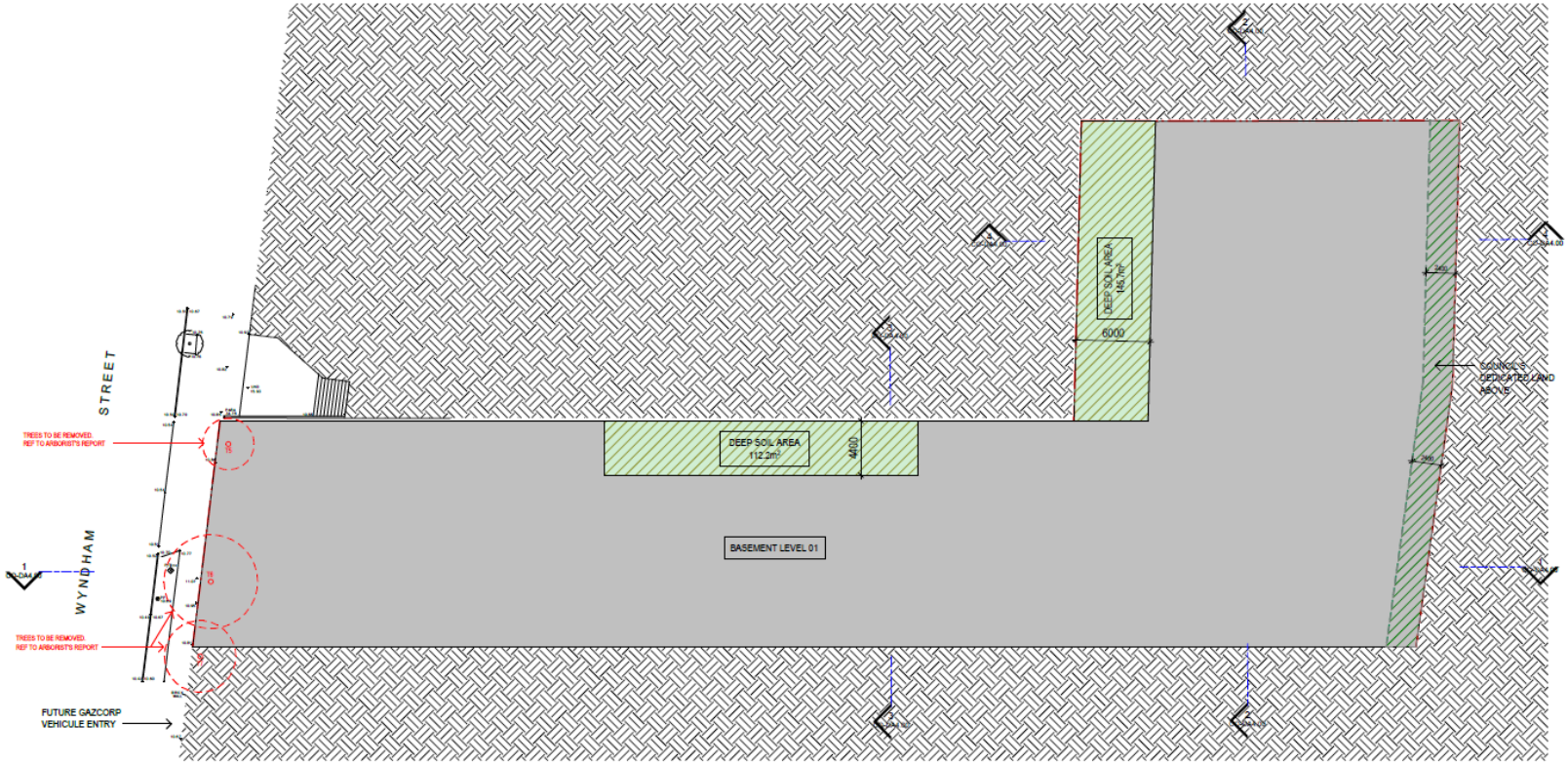
Site

296-298 Botany Road (future Gazcorp site) viewed facing south

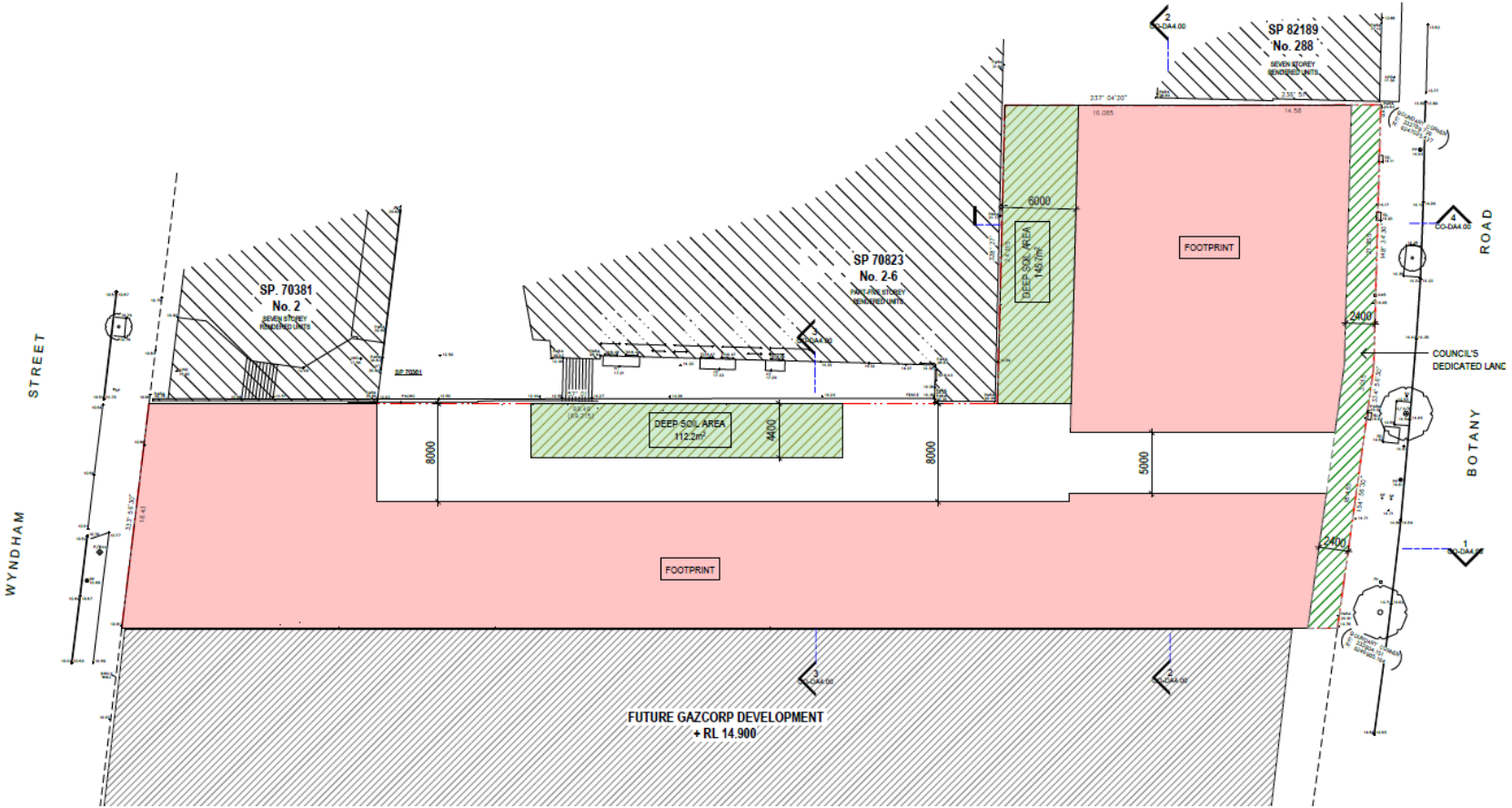
Proposal



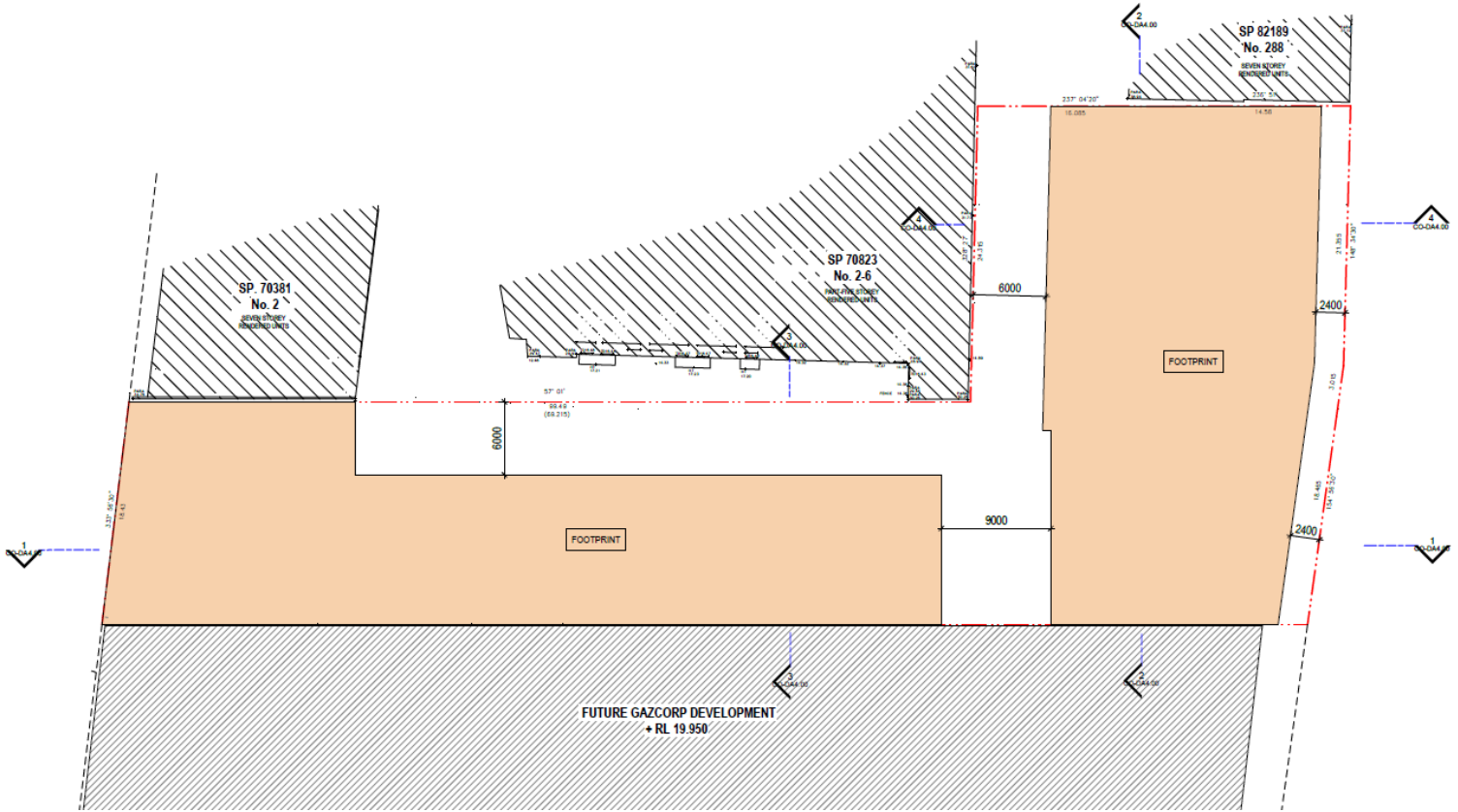
basement level 2



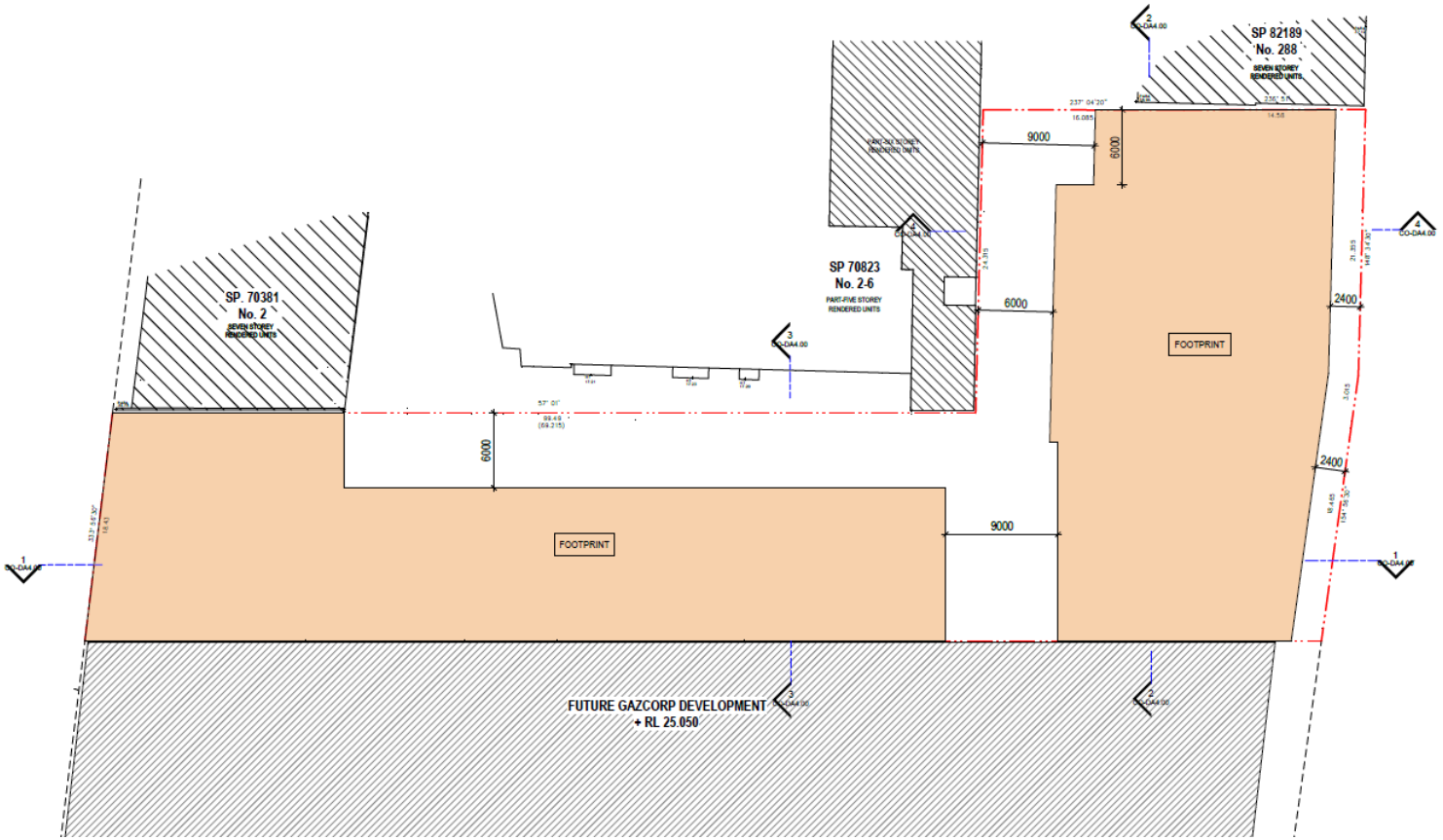
basement level 1



ground floor


SP 82189
No. 288
SEVEN STOREY
RENDERED UNITS
SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
FOUR-FIVE STOREY
RENDERED UNITS
6000
2400
FOOTPRINT
6000
9000
2400
FOOTPRINT
FUTURE GAZCORP DEVELOPMENT
+ RL 19.950

levels 1-3


SP 82189
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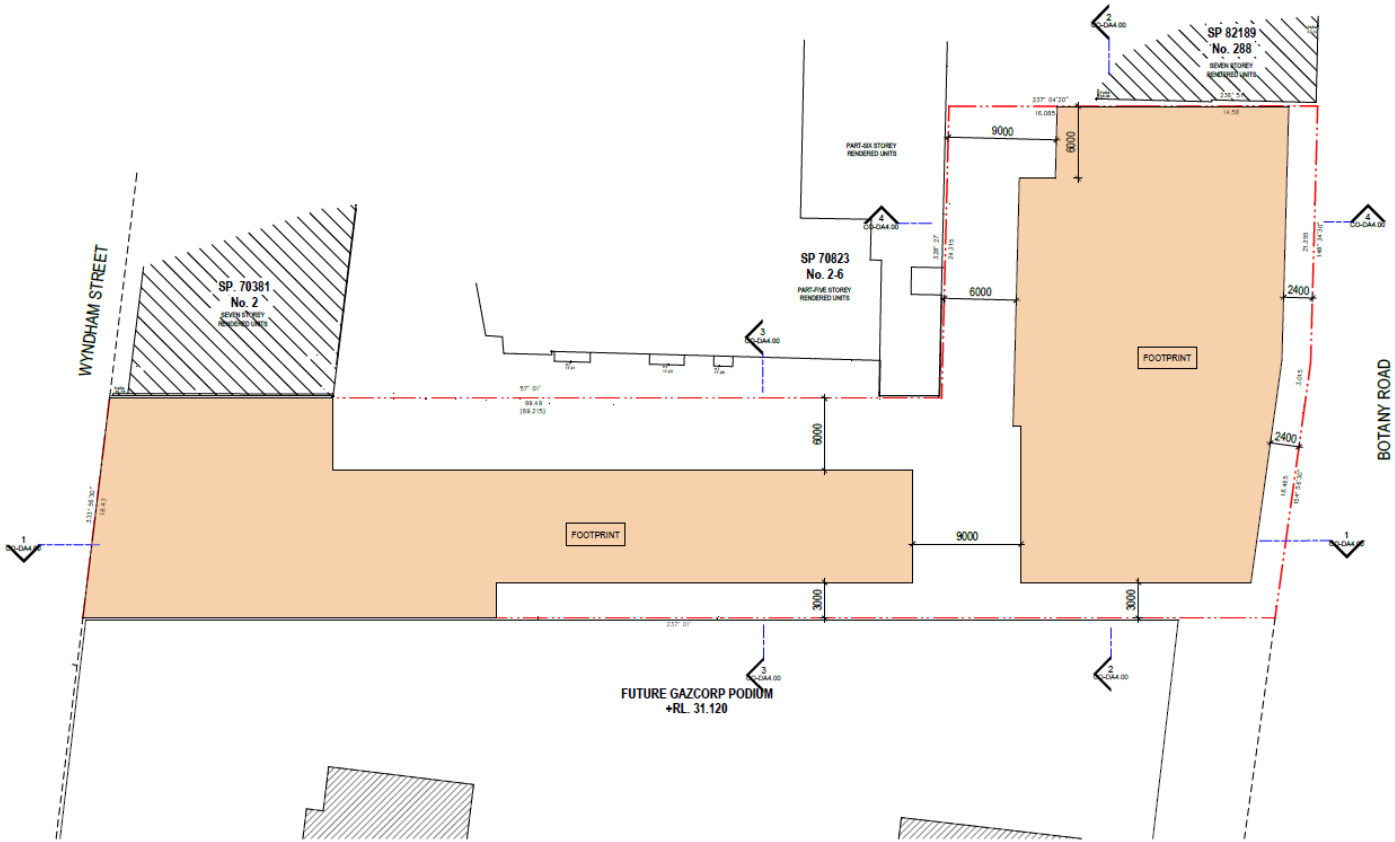
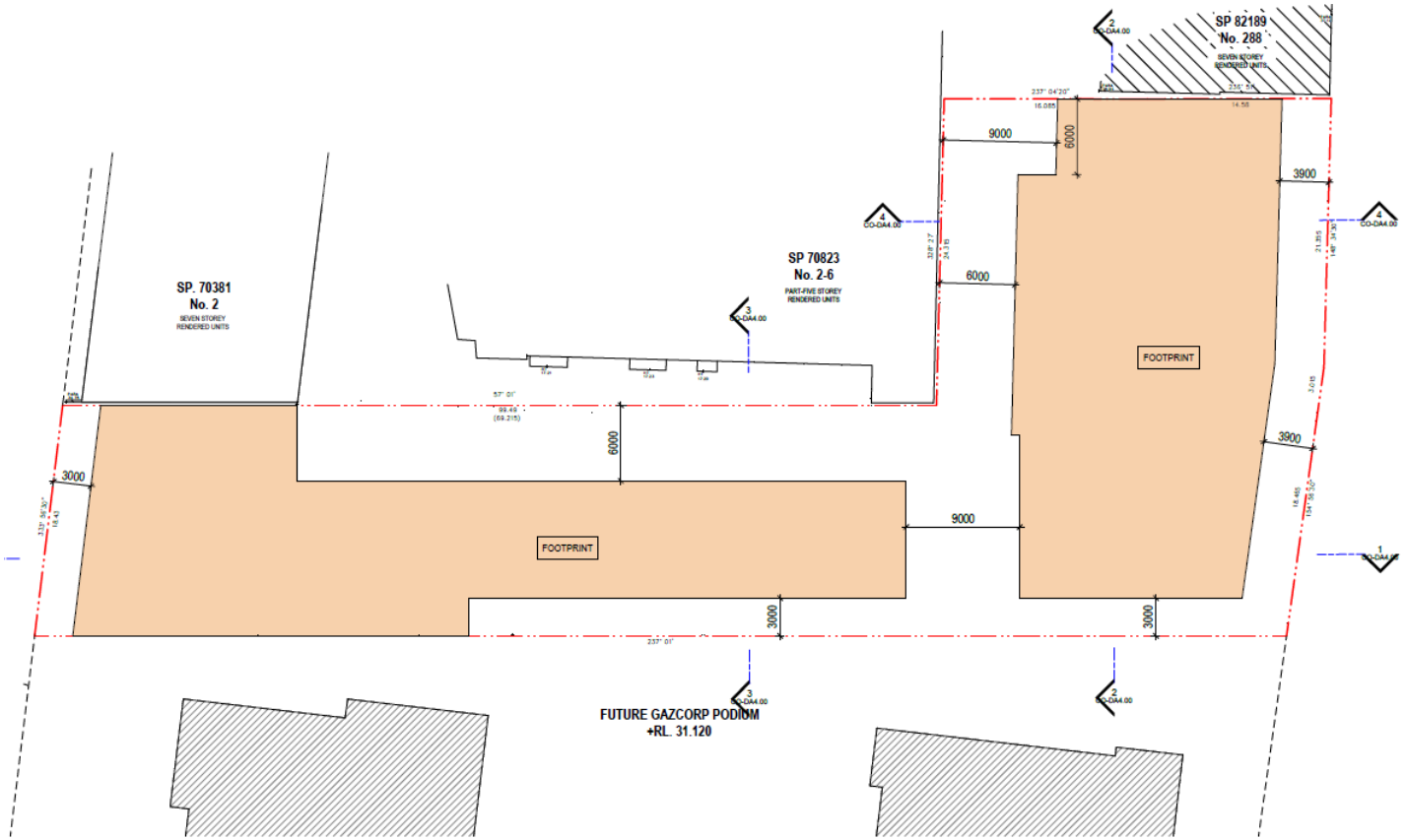
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY
RENDERED UNITS
SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
9000
6000
6000
2400
2400
9000
FOOTPRINT
FOOTPRINT
FUTURE GAZCORP DEVELOPMENT
+ RL 25.050

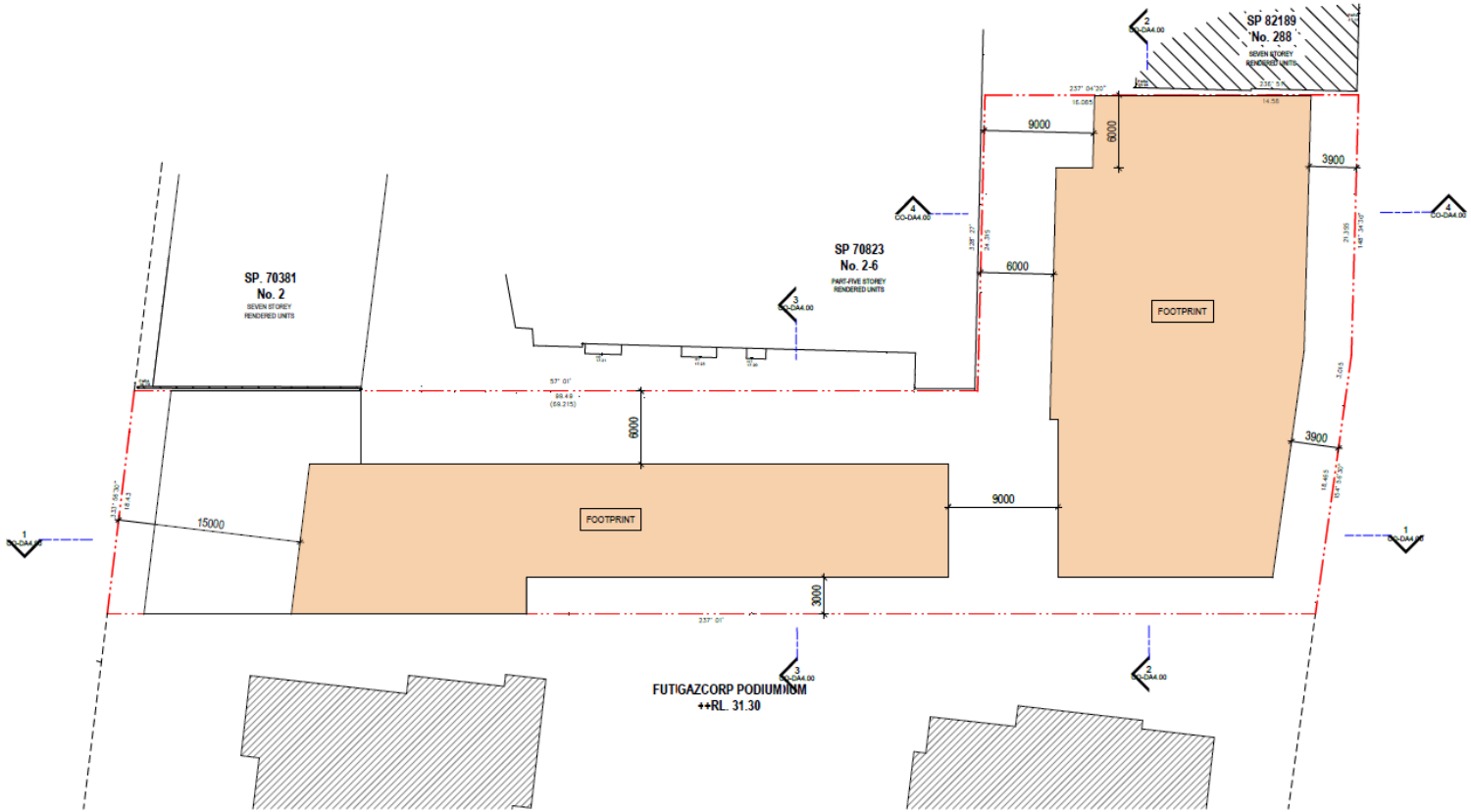
level 4


WYNDHAM STREET
SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
SP 82189
No. 288
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY
RENDERED UNITS
PART-SIX STOREY
RENDERED UNITS
FOOTPRINT
FOOTPRINT
9000
6000
6000
2400
2400
6000
9000
3000
3000
BOTANY ROAD
FUTURE GAZCORP PODIUM
+RL. 31.120

level 5


SP 82189
No. 288
SEVEN STOREY RENDERED UNITS
SP. 70381
No. 2
SEVEN STOREY RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY RENDERED UNITS
FOOTPRINT
FOOTPRINT
9000
6000
3900
6000
3900
9000
6000
3000
3000
3000
FUTURE GAZCORP PODIUM
+RL. 31.120

level 6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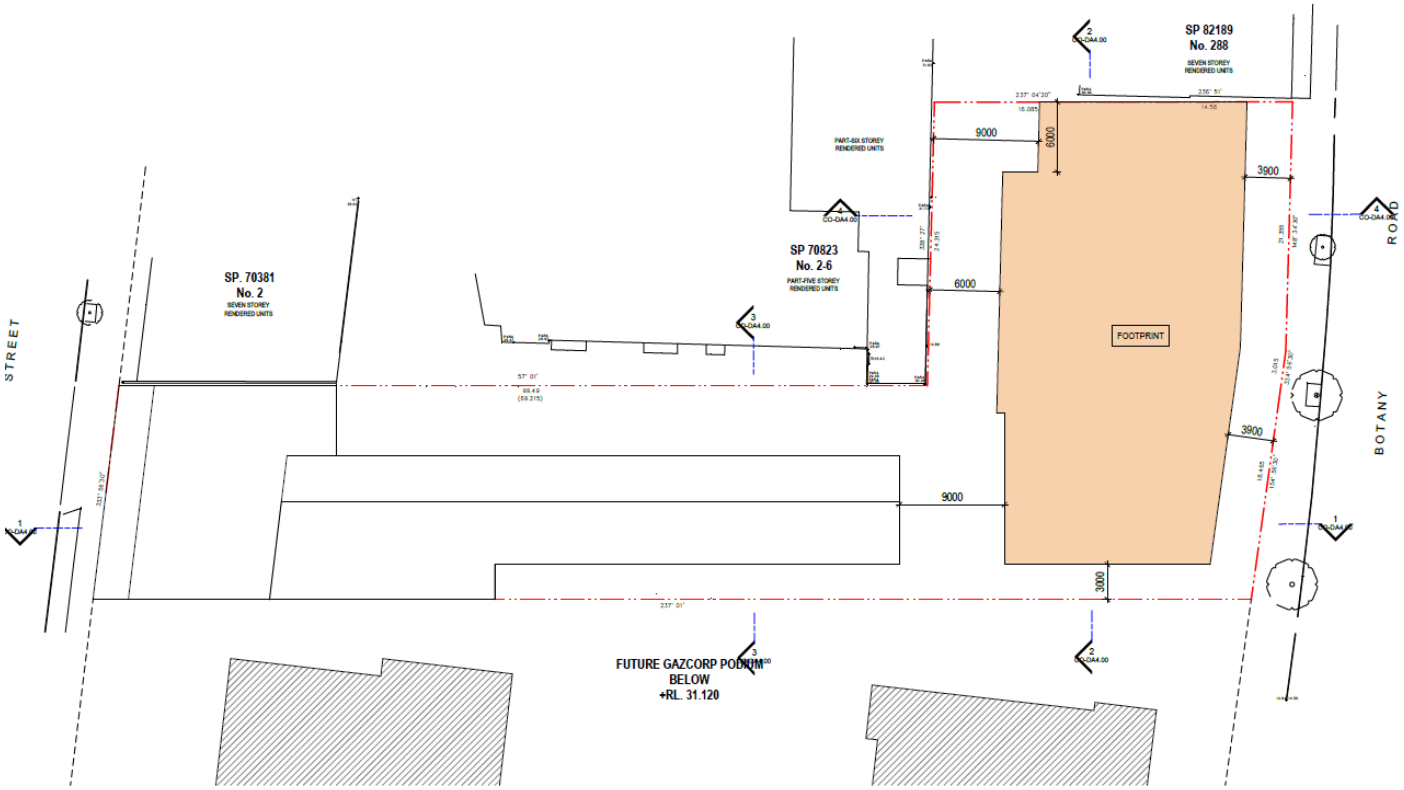
RENDERED UNITS
SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY
RENDERED UNITS
FOOTPRINT
FOOTPRINT
FUTIGAZCORP PODIUM/ROOM
++RL. 31.30
9000
6000
3900
6000
3900
9000
6000
15000
3000

level 7


SP 82189
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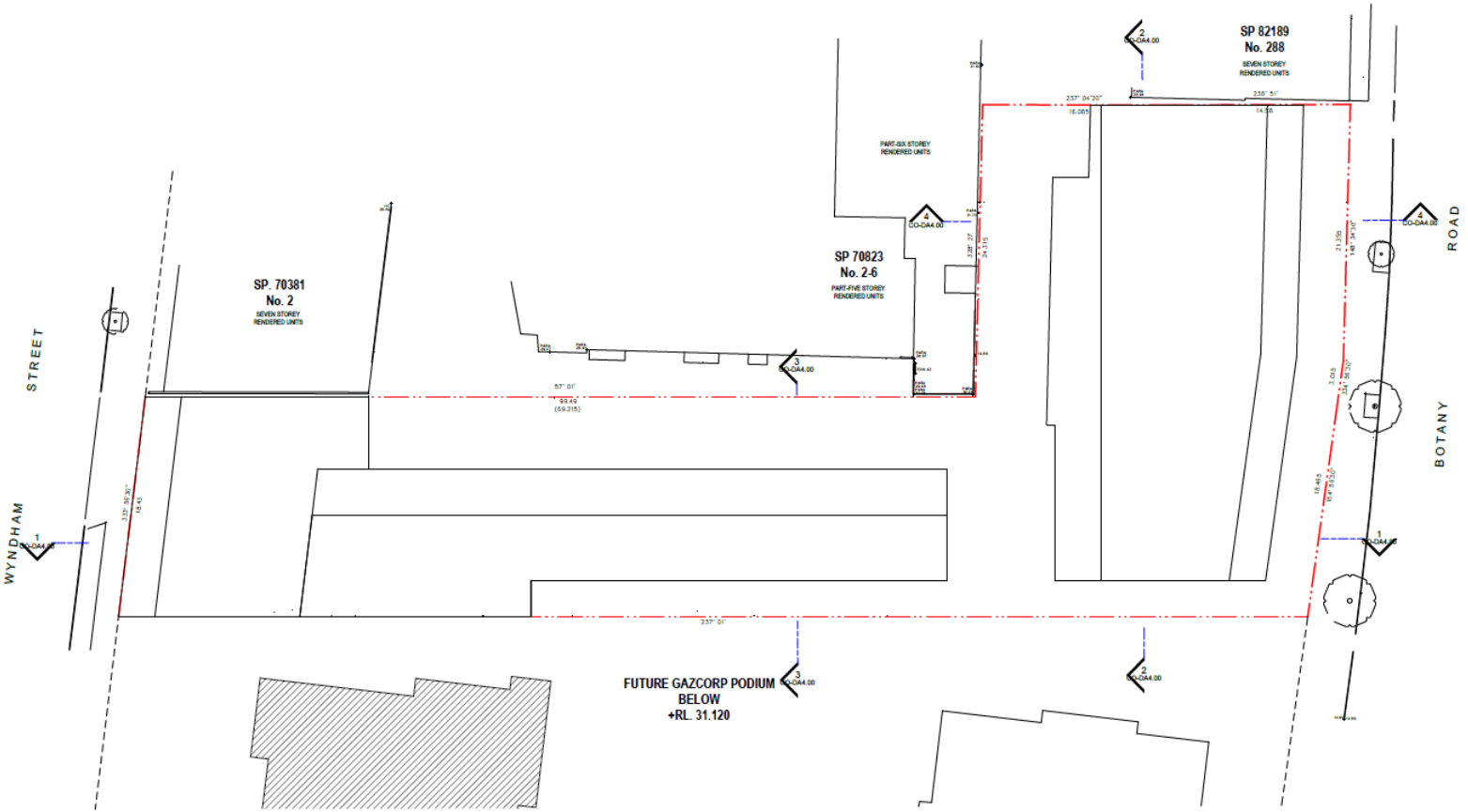
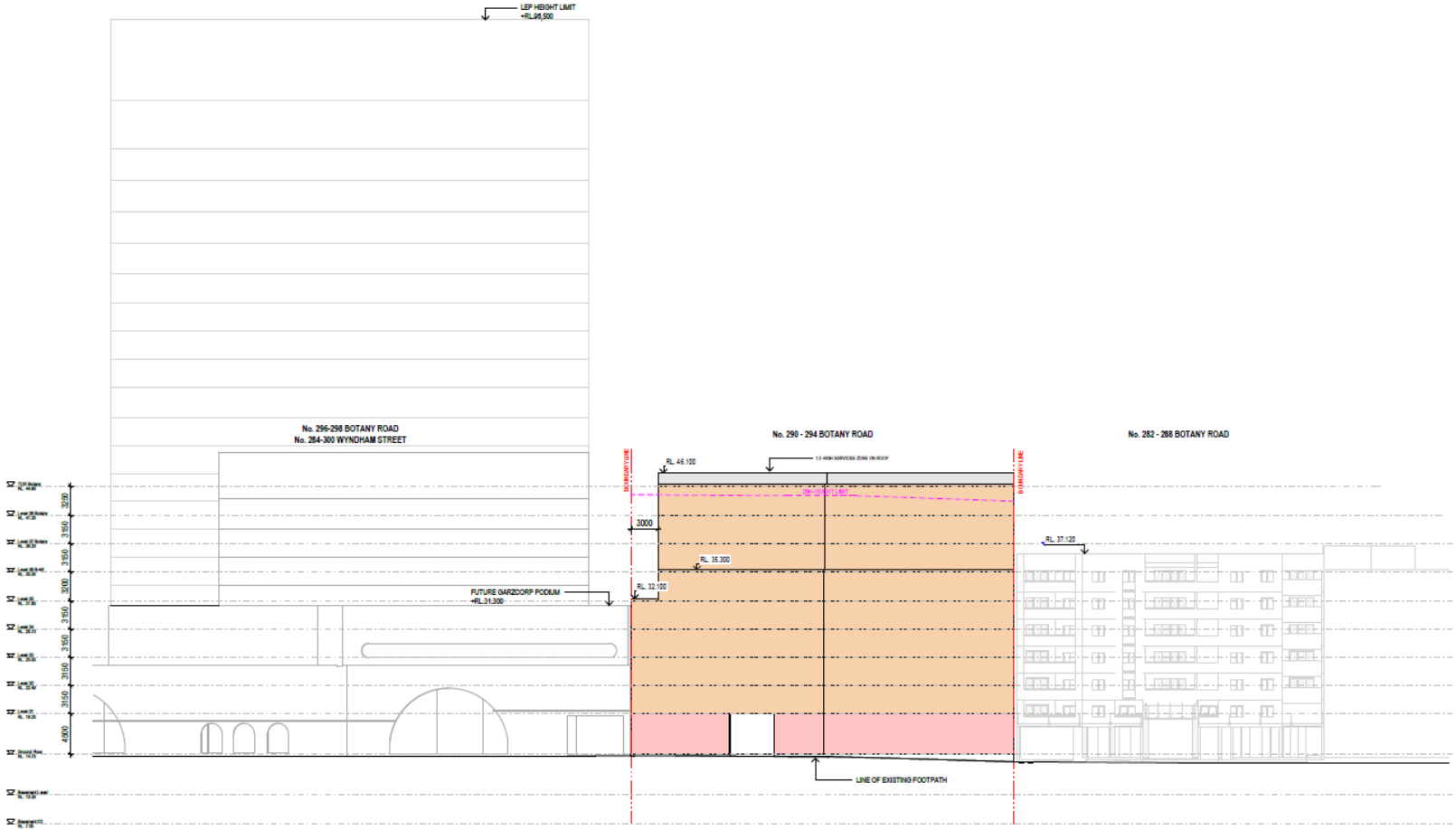
SEVEN STOREY
RENDERED UNITS
SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY
RENDERED UNITS
PART-SIX STOREY
RENDERED UNITS
FOOTPRINT
9000
6000
3900
3000
FUTURE GAZCORP PODIUM
BELOW
+RL. 31.120
STREET
BOTANY
ROAD

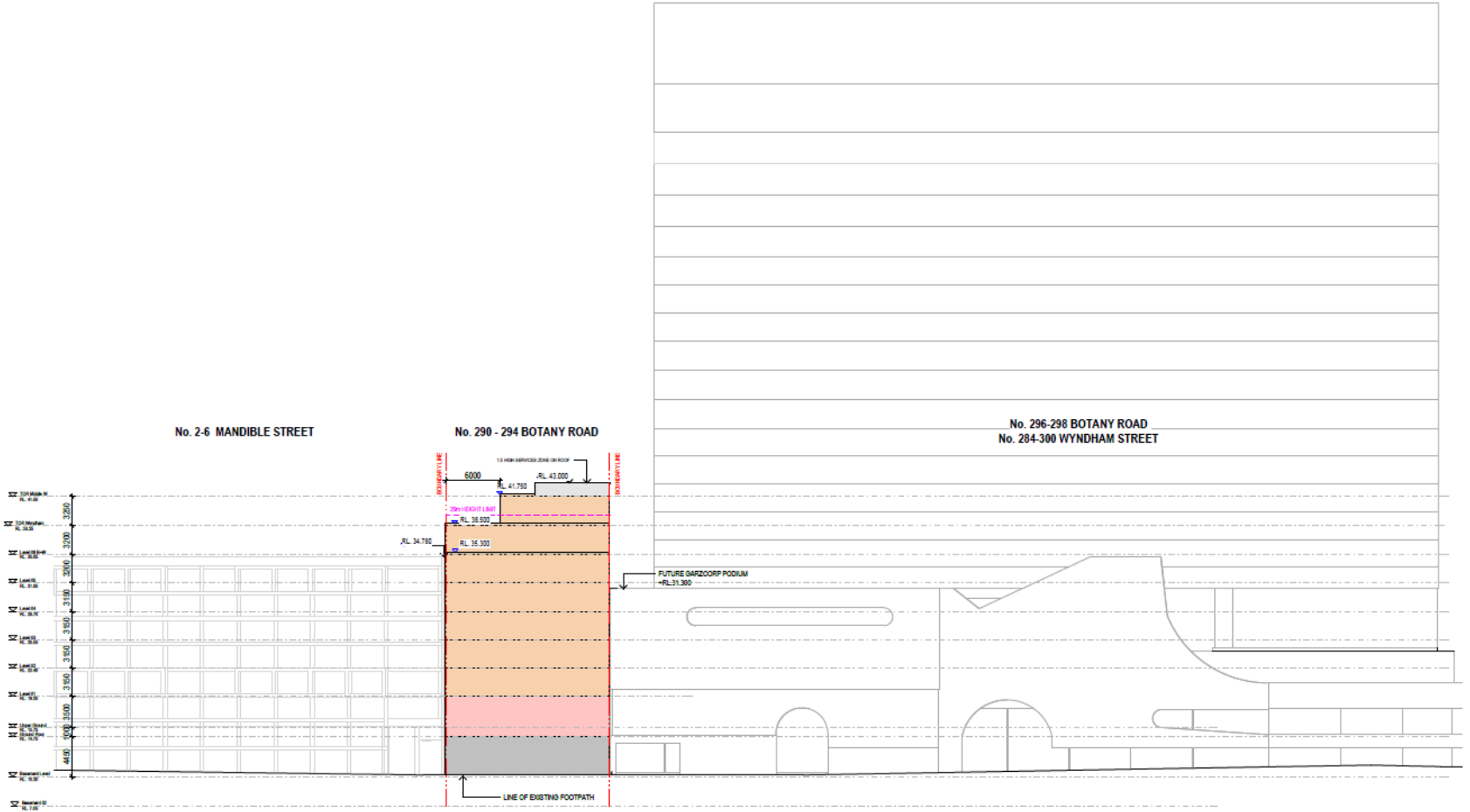
level 8


SP. 70381
No. 2
SEVEN STOREY
RENDERED UNITS
SP 70823
No. 2-6
PART-FIVE STOREY
RENDERED UNITS
PART-SIX STOREY
RENDERED UNITS
SP 82189
No. 288
SEVEN STOREY
RENDERED UNITS
WYNDHAM STREET
BOTANY ROAD
FUTURE GAZCORP PODIUM
BELOW
+RL. 31.120

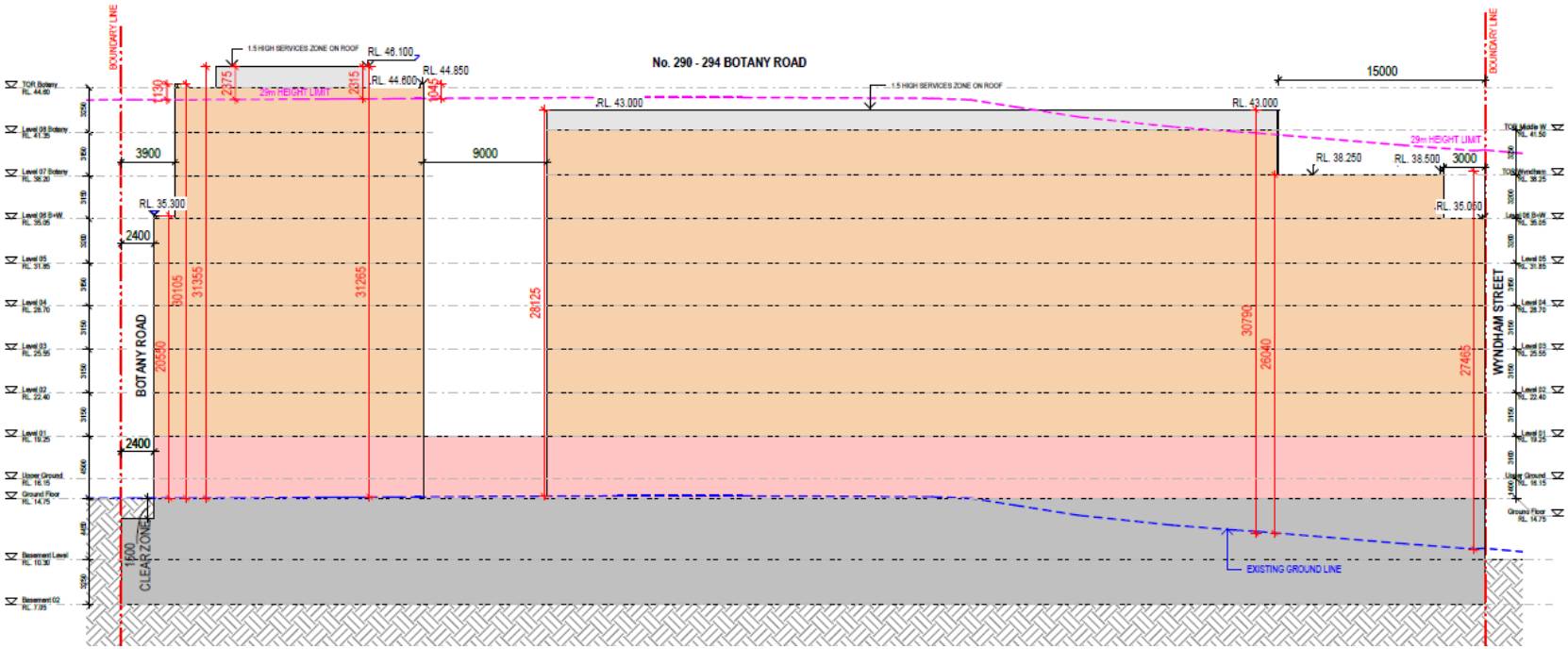
roof



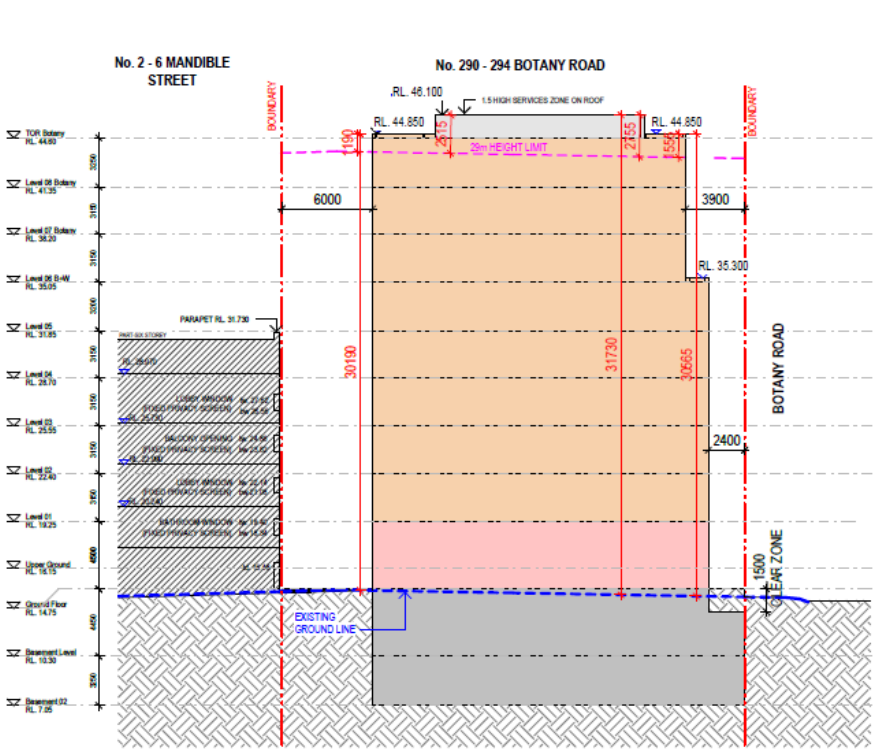
concept east elevation (Botany Road)

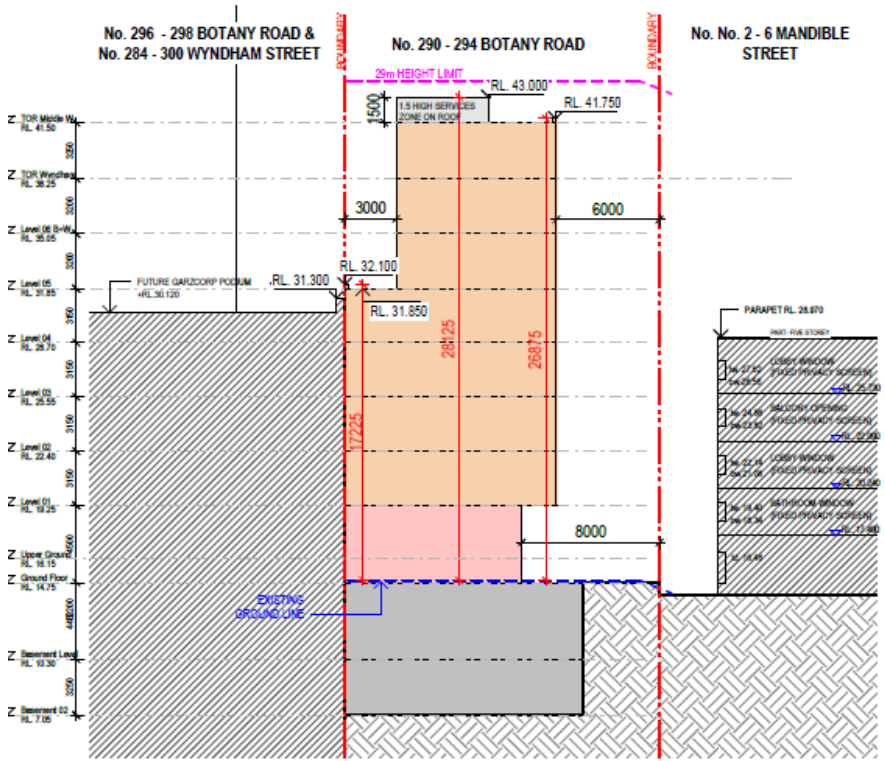


concept west elevation (Wyndham Street)



long section





short sections

Background

- site has previous consent for a 29m, 7 storey mixed use commercial development with a through-site link, carparking and landscaping works (stage 2 DA approved 11 November 2020)
- in May 2023 pre-lodgement advice was sought to change the use from commercial to residential.
- Council advised that new development consent required as development not substantially the same.

Compliance with key LEP standards

	control	proposed	compliance
height	29m	31.73m	no – Clause 4.6 request submitted
floor space ratio	2:1 +Clause 6.14 Community Infrastructure – area 9 (additional 1.5:1) +Clause 6.21D competition design process (additional 10% / 0.35:1) Total = 3.85:1	3.82:1m	yes

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Compliance with DCP controls

	control	proposed	compliance
height in storeys	9	8	yes
public domain setback	2.4m Botany Road	2.4m	yes
deep soil	7%	10%	yes

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Compliance with DCP controls

	control	proposed	compliance
dwelling mix	Studio – 5 - 10% 1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	Studio – 5% 1 bed – 6% 2 bed – 72% 3 bed – 18%	partial

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Consistency with ADG

	control	proposed	consistent
building separation/ visual privacy (measured to site boundaries) apartment size	6m to 4 storeys	north: 2-6 Mandible – 6m, blank wall 0m	yes
		south: Gazcorp site 0 – 3m – (blank wall)	yes
		west: 2-6 Mandible 6m-9m	yes
		between buildings: 9m	yes

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Consistency with ADG

	control	proposed	consistent
building separation/ visual privacy (measured to site boundaries) apartment size	9m to 8 storeys	north: 2-6 Mandible st roof - 6m, blank wall 0m	yes
		south: Gazcorp site 0m – 3m (blank walls)	yes
		west: 2-6 Mandible roof: 6m-9m	yes
		between buildings: 9m	yes

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Consistency with ADG

	control	proposed	consistent
solar	70%	70%	yes
cross vent	60%	67.9%	yes
deep soil	7% min 6m	10% min 4.4m	partial
overshadowing	neighboring apts to receive 2hrs midwinter	2 hours	yes

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Consistency with ADG

	control	proposed	consistent
communal open space	25%	25%	partial
private open space	Studio 4m² 1 bed 8m² 2 bed 10m² 3 bed 12m²	Studio 4m² 1 bed 8m² 2 bed 10m² 3 bed 12m²	yes
apartment size	Studio 35m² 1 bed 50m² 2 bed 70m² 3 bed 95m²	Studio 35m² 1 bed 50m² 2 bed 70m² 3 bed 95m²	yes

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Design Advisory Panel Residential Subcommittee

- the Panel reviewed the application on 3 December 2024 and raised the following concerns with the proposal:
    - noncompliance with ADG and DCP targets including building separation, height, dwelling mix, cross ventilation, deep soil or common open space
    - residential apartments require greater separation distances and slimmer cross sections
    - unless additional height achieved on both frontages, a reduction of yield to be considered
- issues have been addressed in amended concept plans by increasing the building height, providing slimmer cross sections and reducing yield

Issues

- height
- building separation
- cross ventilation
- communal open space
- through site link
- deep soil
- voluntary planning agreement

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Height

- clause 4.6 variation request
  - ‘service zone’ to allow space for lift overrun and services
  - additional room to provide adequate ceiling height
  - lower in height than approved future adjoining buildings
  - does not have significant adverse (solar, bulk, amenity) impacts
- condition recommended to ensure ‘service zone’ limited to that use only
- request supported

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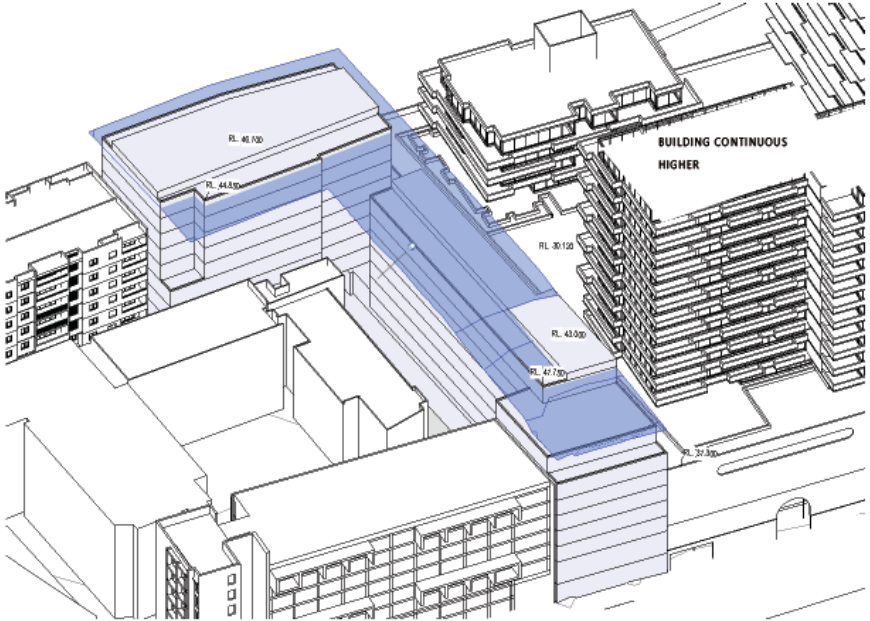
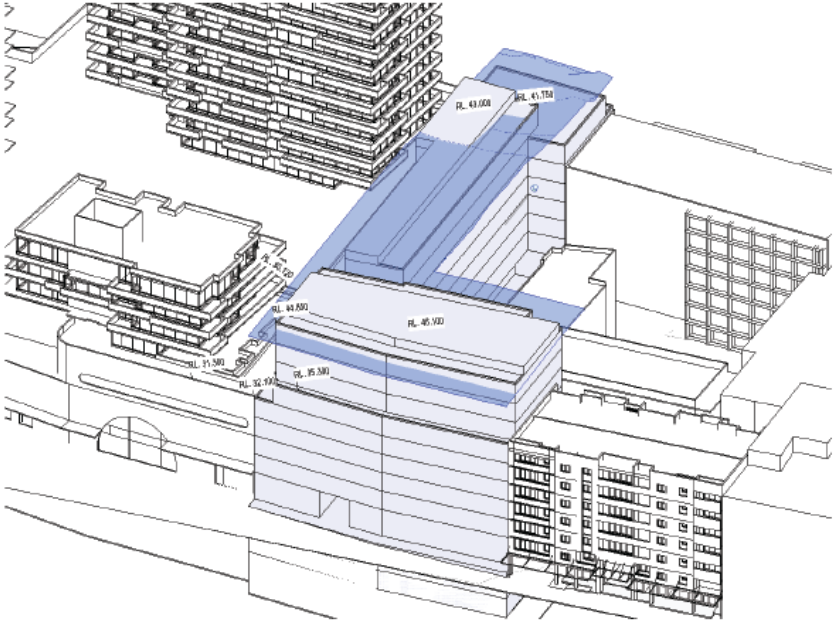
Height



WYNDHAM ROAD



BOTANY ROAD

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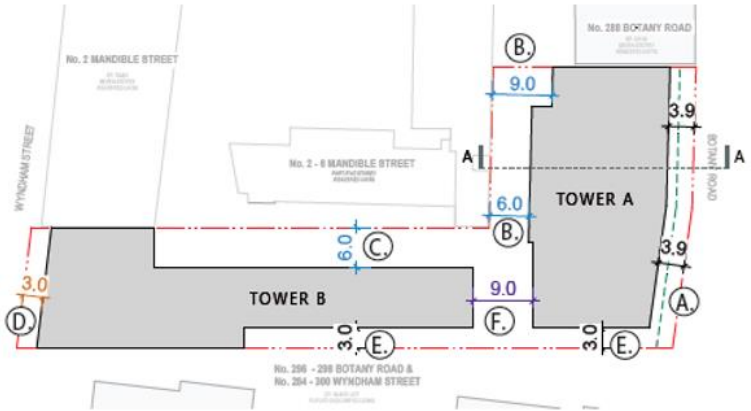
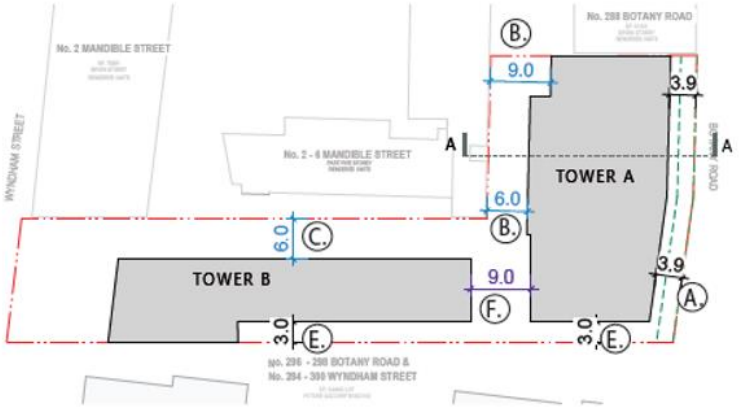
Building separation

- site is between 0m and 3m from southern boundary
- levels 4 and above align with approved future habitable uses (units)



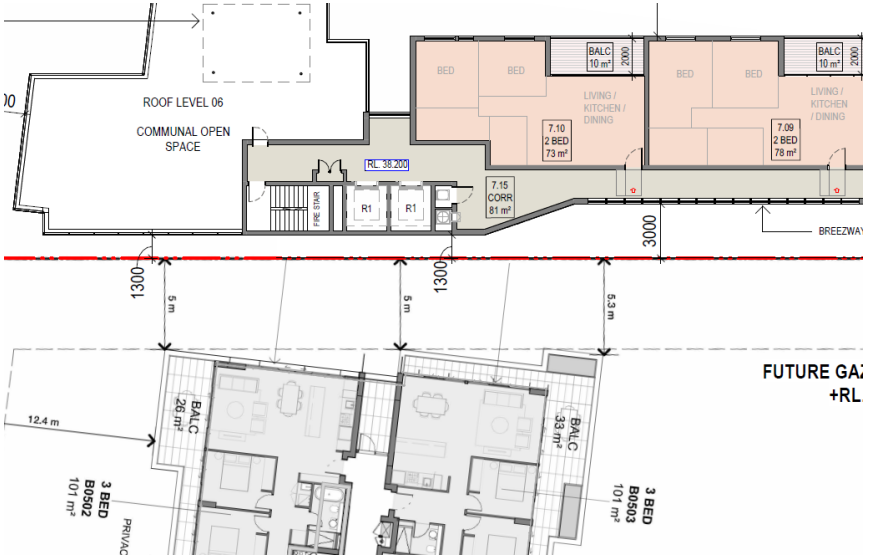
LEVEL 06



LEVEL 07

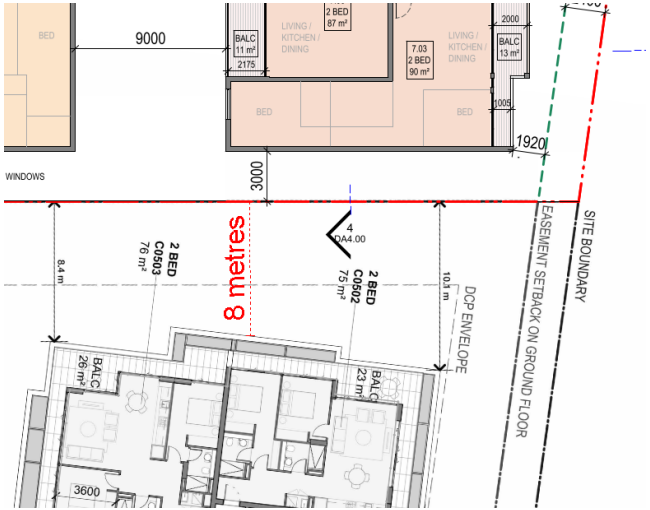
Building separation

- blank wall provided between subject site and western building on Gazcorp site
- wall setback between 1.3 and 3m from boundary
- condition recommended requiring that blank walls to boundary be architecturally treated

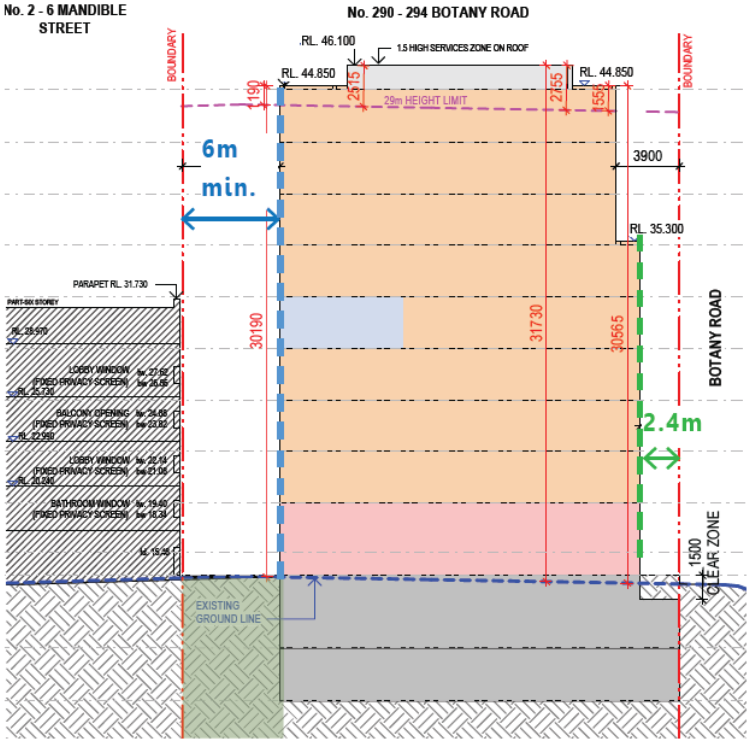


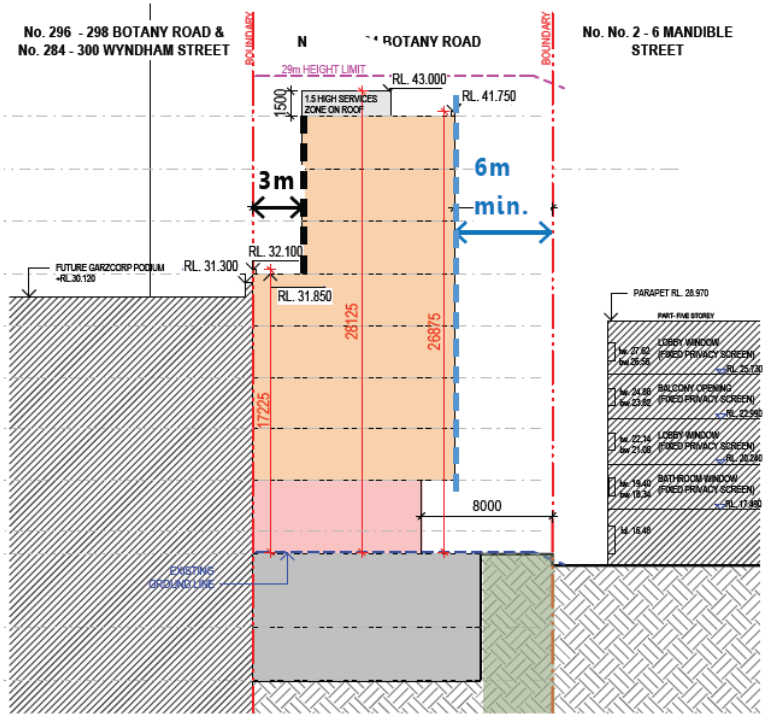
Building separation

- a 3m setback is provided between building A and eastern building on Gazcorp site, which is setback 8m from boundary
- a blank wall provided on southern boundary
- a total of 11m provided between the two buildings



Setbacks


No. 2 - 6 MANDIBLE STREET
No. 290 - 294 BOTANY ROAD
BOUNDARY
RL. 46.100
1.5 HIGH SERVICES ZONE ON ROOF
RL. 44.850
RL. 44.850
BOUNDARY
190
2515
29m HEIGHT LIMIT
2155
550
6m
min.
3900
RL. 35.300
PARAPET RL. 31.730
30190
31730
30565
BOTANY ROAD
2.4m
1500
CLEAR ZONE
EXISTING
GROUND LINE


No. 296 - 298 BOTANY ROAD &
No. 284 - 300 WYNDHAM STREET
BOUNDARY
N
BOTANY ROAD
BOUNDARY
No. No. 2 - 6 MANDIBLE STREET
29m HEIGHT LIMIT
RL. 43.000
1500
1.5 HIGH SERVICES ZONE ON ROOF
RL. 41.750
3m
6m
min.
FUTURE GARZCORP PODIUM
RL.30.120
RL. 31.300
RL. 32.100
RL. 31.850
26125
26875
17225
8000
EXISTING
GROUND LINE
PARAPET RL. 28.970

Overshadowing

- height consistent with previous approved commercial building, except for services zone for lift over run
- location of lift over run to be determined at detailed stage 2 DA
- condition recommended to restrict development within services zone to mitigate overshadowing

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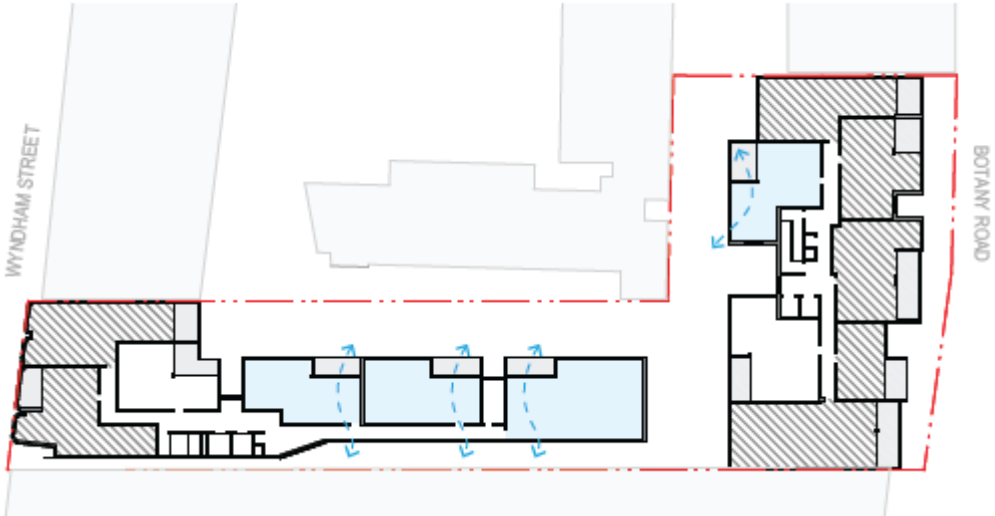
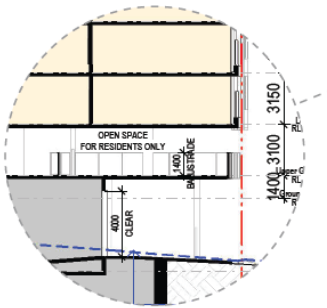
Cross ventilation

- units facing Botany Road and Wyndham Street noise affected
- site constrained by narrow east-west lot
- design strategies required to provide cross ventilation may include plenum zones, the use of highlight windows to corridor or an additional lift core

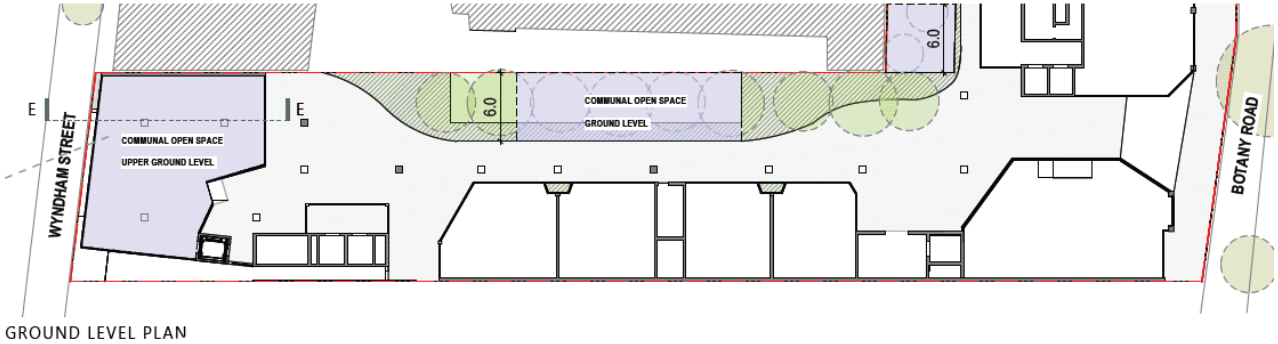


Communal open space

- calculations include areas:
  - partially included in deep soil zone
  - covered for an outdoor gym



SECTION E-E
COMMUNAL OPEN SPACE
UPPER GROUND



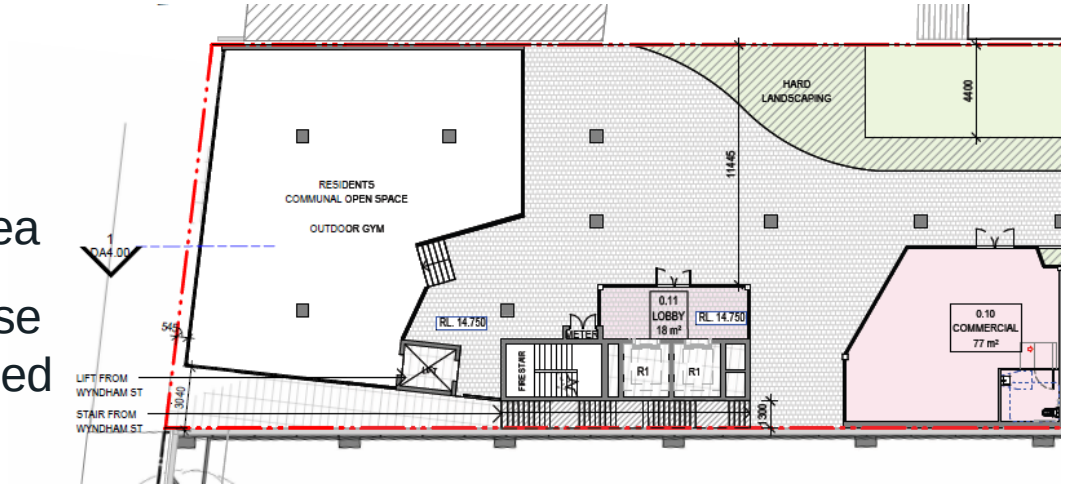
GROUND LEVEL PLAN

Communal open space

- communal space requires further consideration
- condition recommended that this requirement be included in design brief for the competitive design process and as part of any future detailed DA

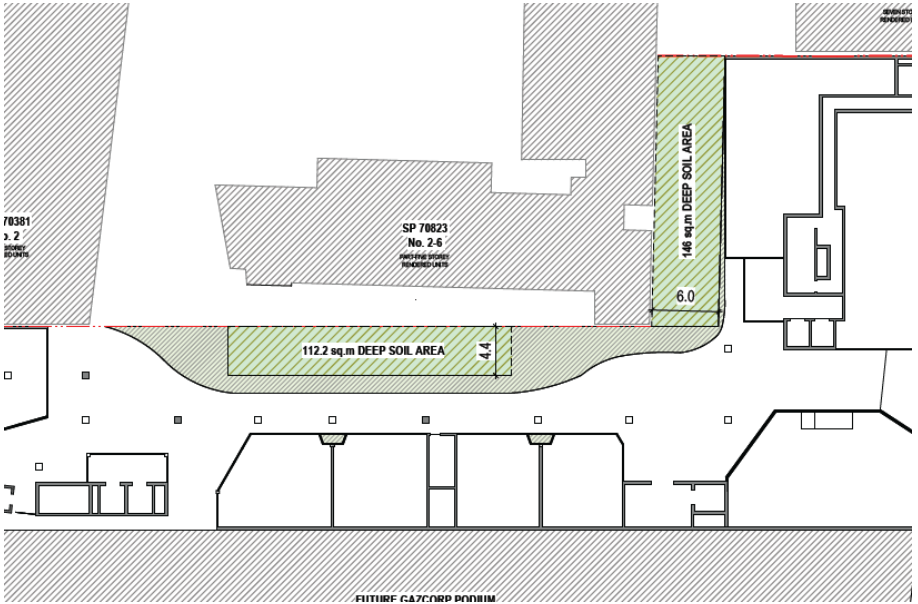
Through-site link

- not required under DCP
- supported to ensure viability of commercial tenancies
- CPTED issues with proposed area
- conditions recommended for these matters to be addressed in detailed DA



Deep soil

- minimum dimension of 6m required
- proposed areas vary between 4.4m and 6m
- minimum total area of 7% of site required, and proposed development provides 10%
- noncompliance supported



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Voluntary Planning Agreement (VPA)

- VPA agreement includes:
  - dedication of 102.804m² land along the Botany Road frontage of the development site to allow for a 2.4m widened footpath
  - construction of the widened footpath
  - a monetary contribution of $1,648,540 towards community infrastructure at Green Square

Recommendation

- deferred commencement approval subject to:
  - condition to require the owner to notify, execute the planning agreement and register on title prior to the activation of consent

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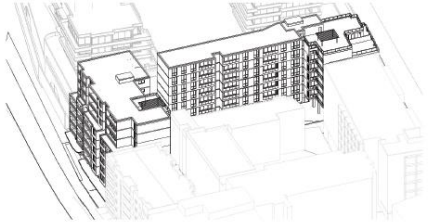
Overshadowing



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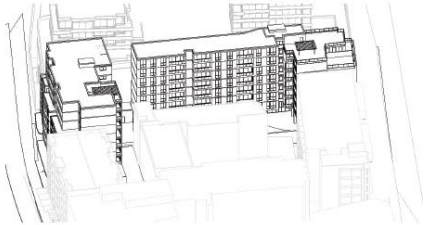

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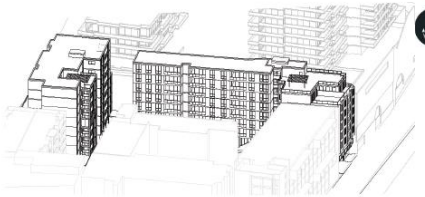

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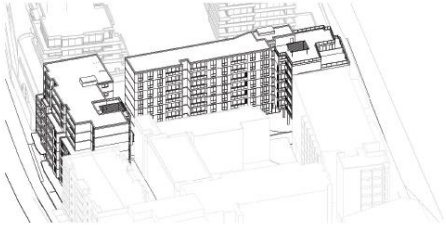

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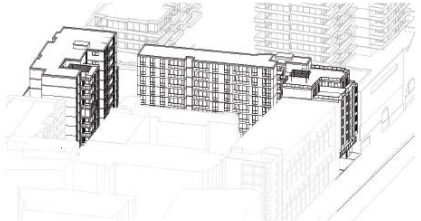

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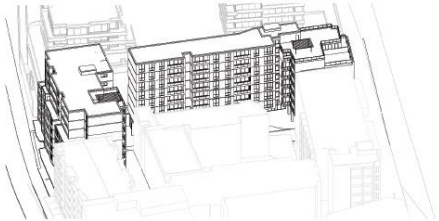

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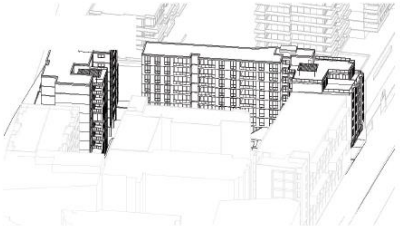

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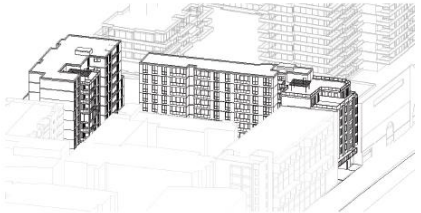

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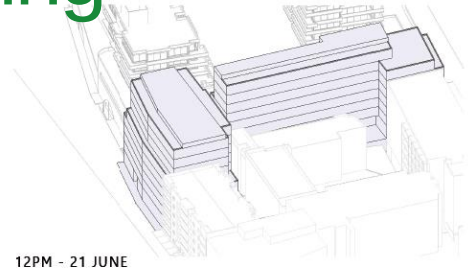
Overshadowing

9AM - 21 JUNE



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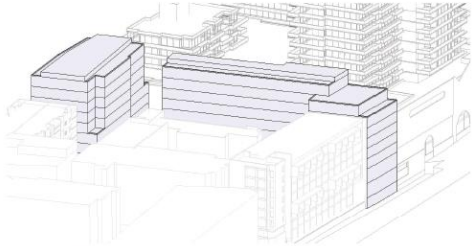
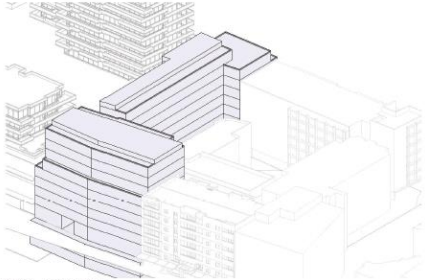
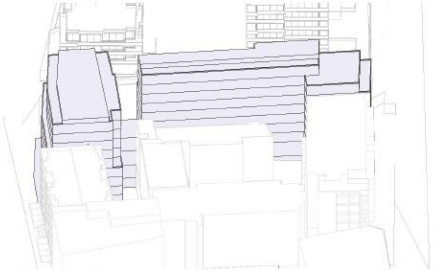


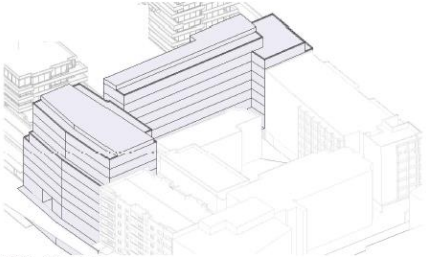
3PM - 21 JUNE



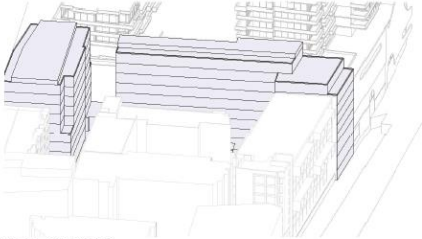
10AM - 21 JUNE



1PM - 21 JUNE



11AM - 21 JUNE



2PM - 21 JUNE

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