

Local Planning Panel

30 October 2019

658-660 Botany Road, Alexandria

D/2018/871

Applicant & Architect: Environa Studio

Owner: Ozimex International Pty Ltd & Marina Royal Pty Ltd

proposal

six storey shop-top housing development:

- demolition and excavation of two basement levels
- ground floor retail and business premises
- 30 residential apartments
- 25 car parking spaces
- integrated DA requires approval of Water NSW

recommendation

deferred commencement approval

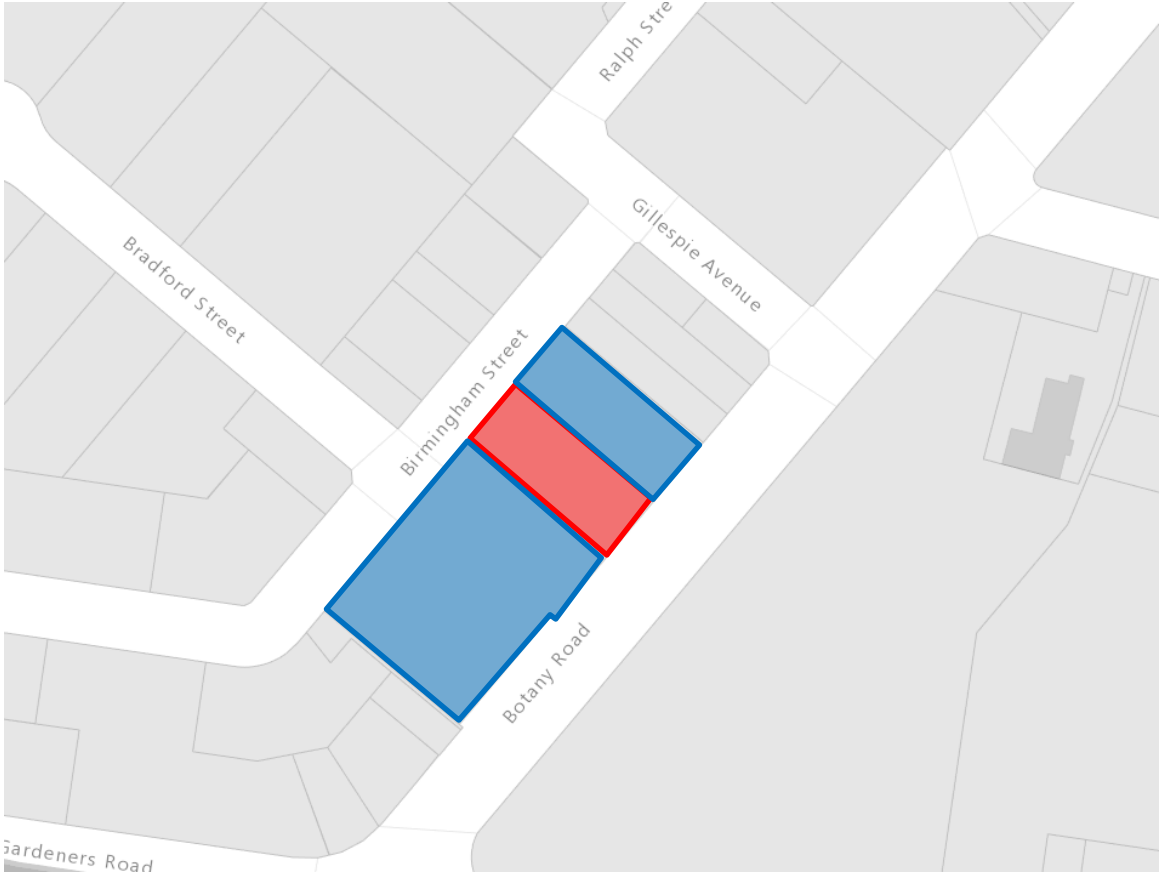
notification information

- exhibition period 14 August to 17 September 2018
- 285 owners and occupiers notified
- 12 submissions received

submissions

- overshadowing
- privacy
- excessive height and loss of sky views
- wind effects
- demolition and construction noise
- demands on local infrastructure
- on-street parking demand
- items being dropped from balconies
- stormwater management

submissions



subject site

submitters

site





site viewed from Botany Road



shop-top housing adjacent to the north-east at 654-656 Botany Road



streetscape view looking north-east along Botany Road



shop-top housing adjacent to the south-west at 662-674 Botany Road



streetscape view looking south-west along Botany Road



heritage listed Gardener's Road school on opposite side of Botany Road



Birmingham Street frontage of subject site



Birmingham Street frontage of adjacent building to north-east



Birmingham St frontage of adjacent building to south-west at 662-674 Botany Rd



view along pedestrian link through property at 662-674 Botany Rd



view to northeast towards subject site from though link at 662-674 Botany Road



Birmingham St frontage of heritage item (former warehouse) at 662-674 Botany Rd



heritage listed former warehouse at 29-33 Birmingham Street



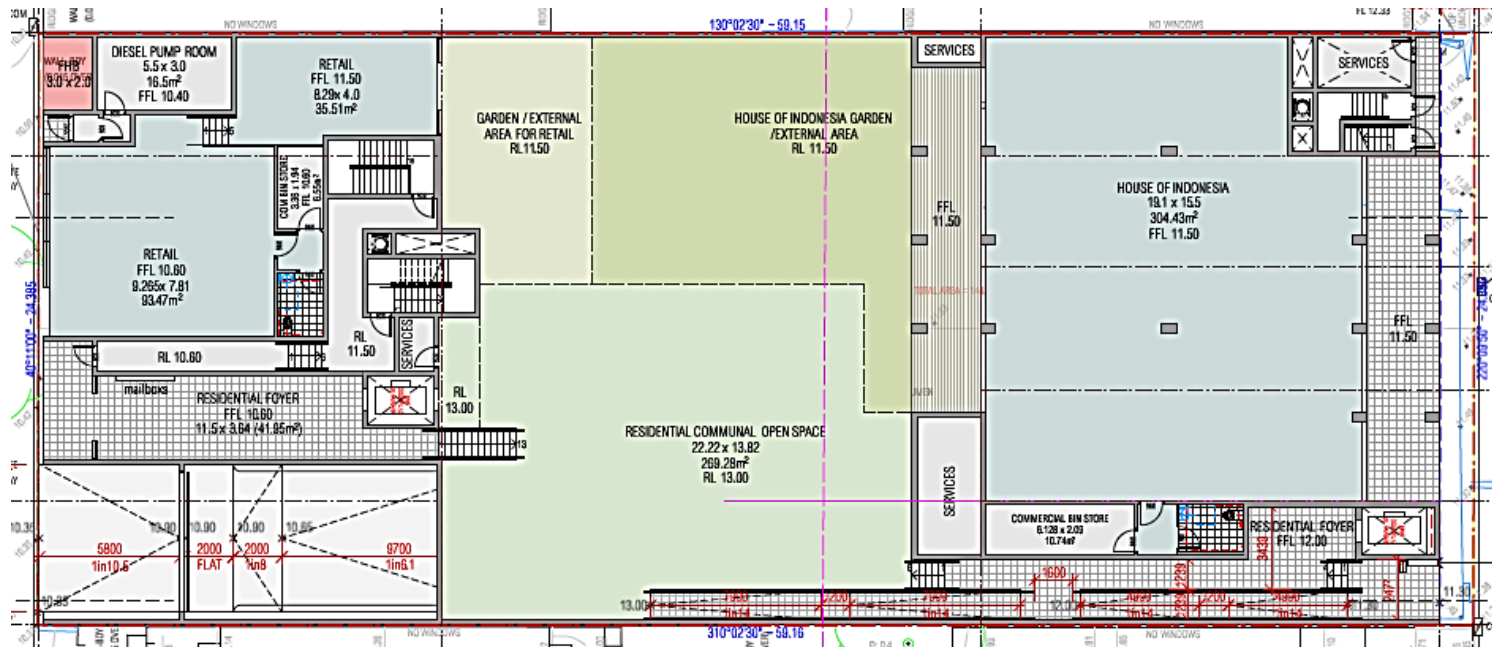
existing warehouses at 10-14 Birmingham Street opposite site



Botany Road

basement 1

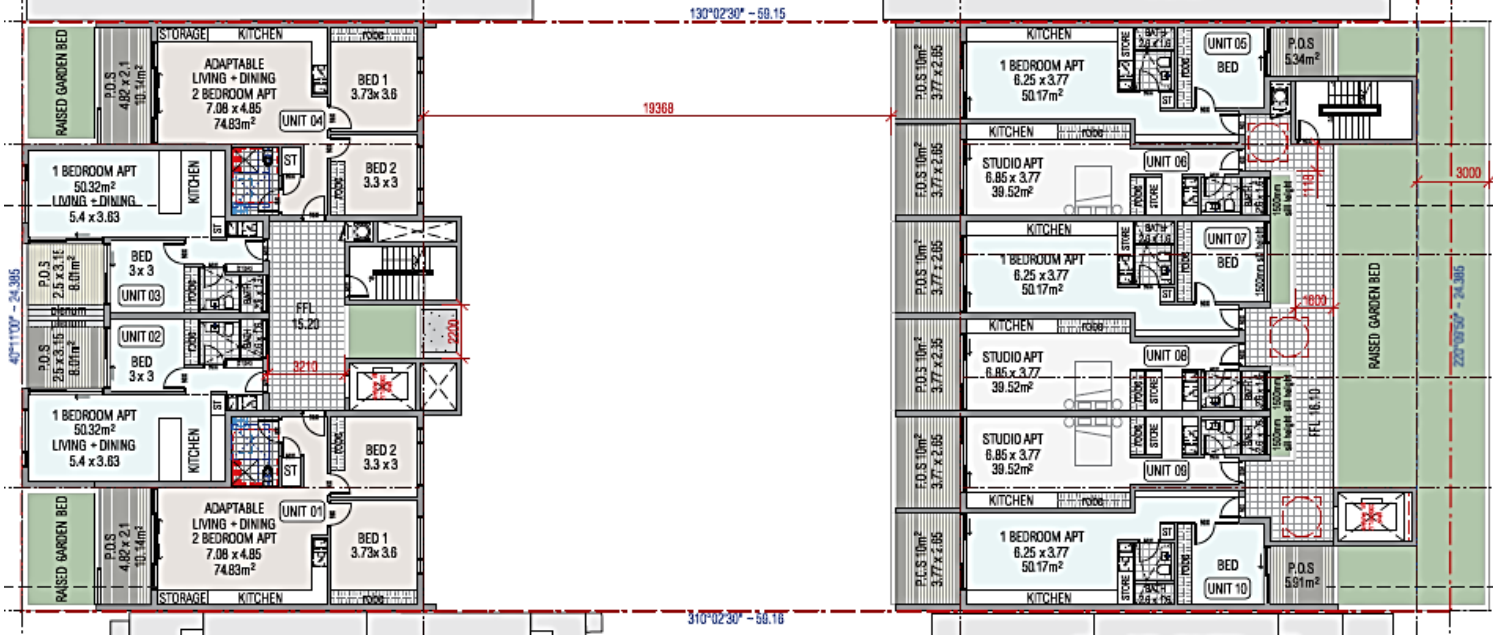
Birmingham Street



Botany Road



ground (level 1)

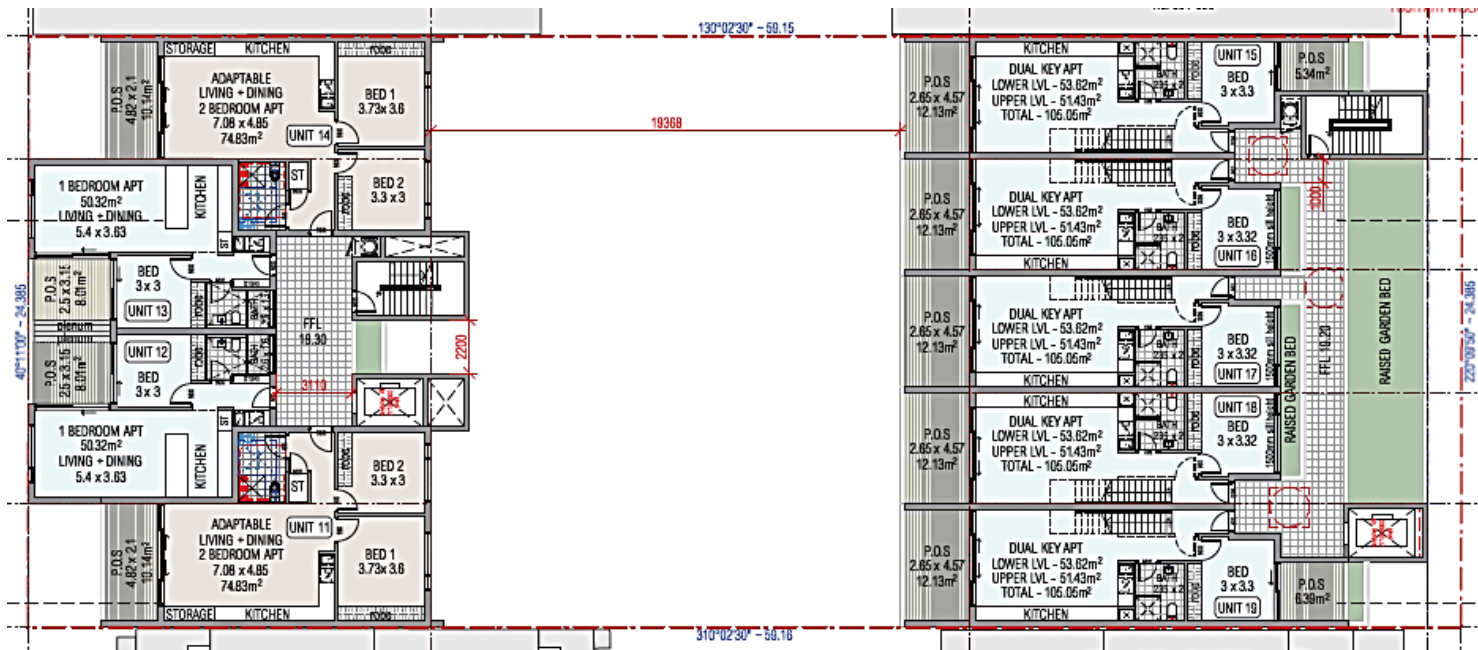


Botany Road



level 2

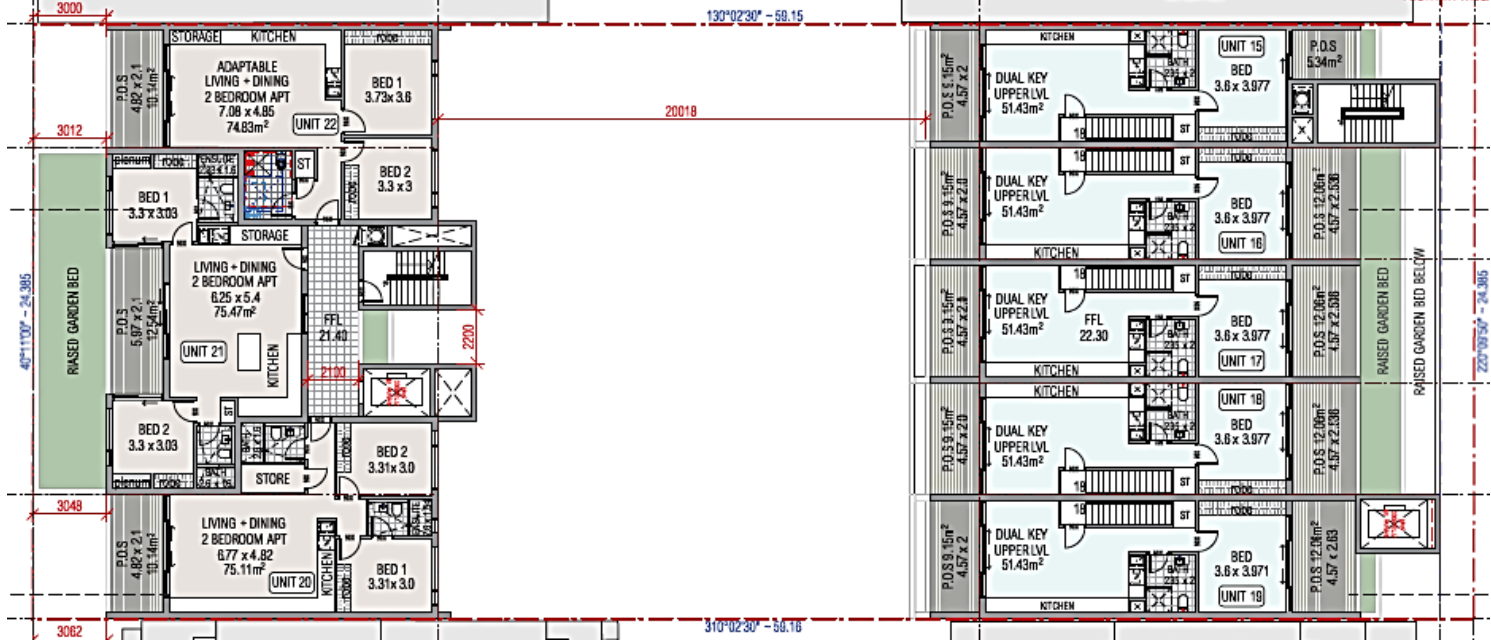
Birmingham Street



Botany Road

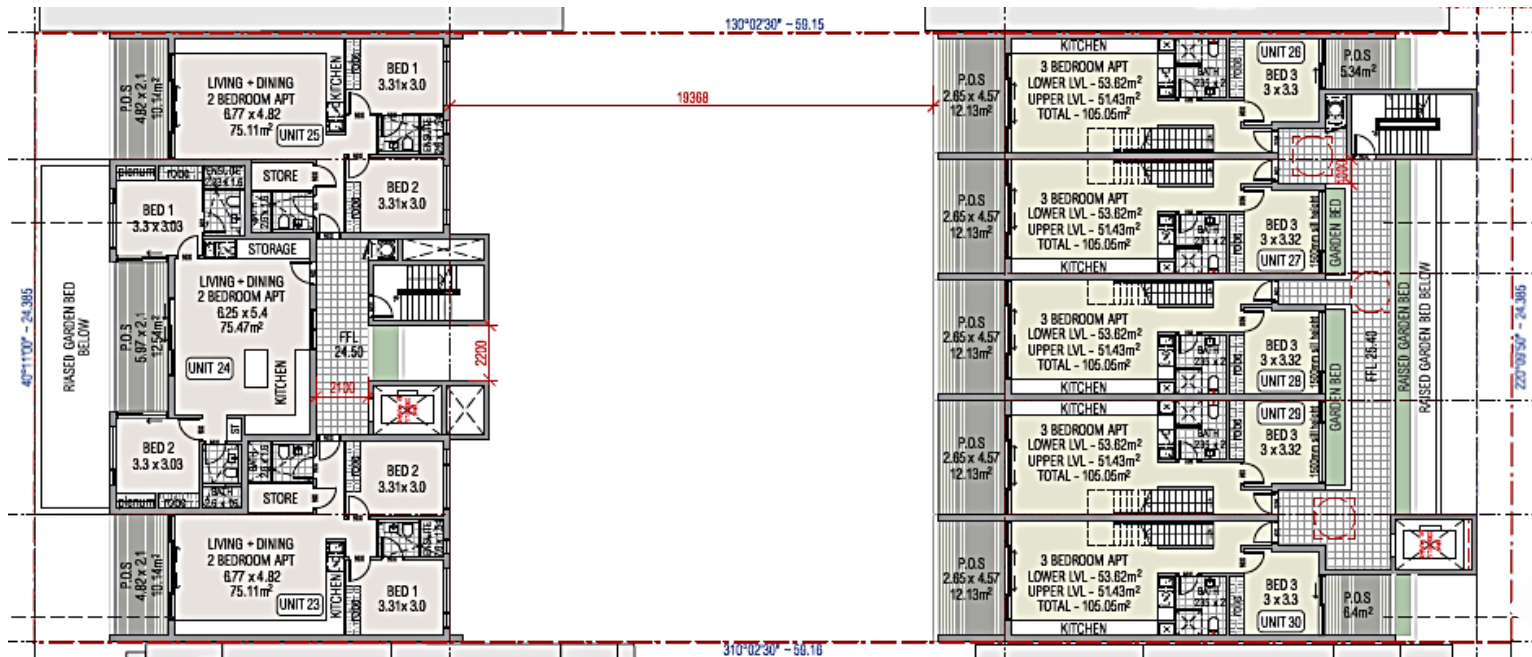


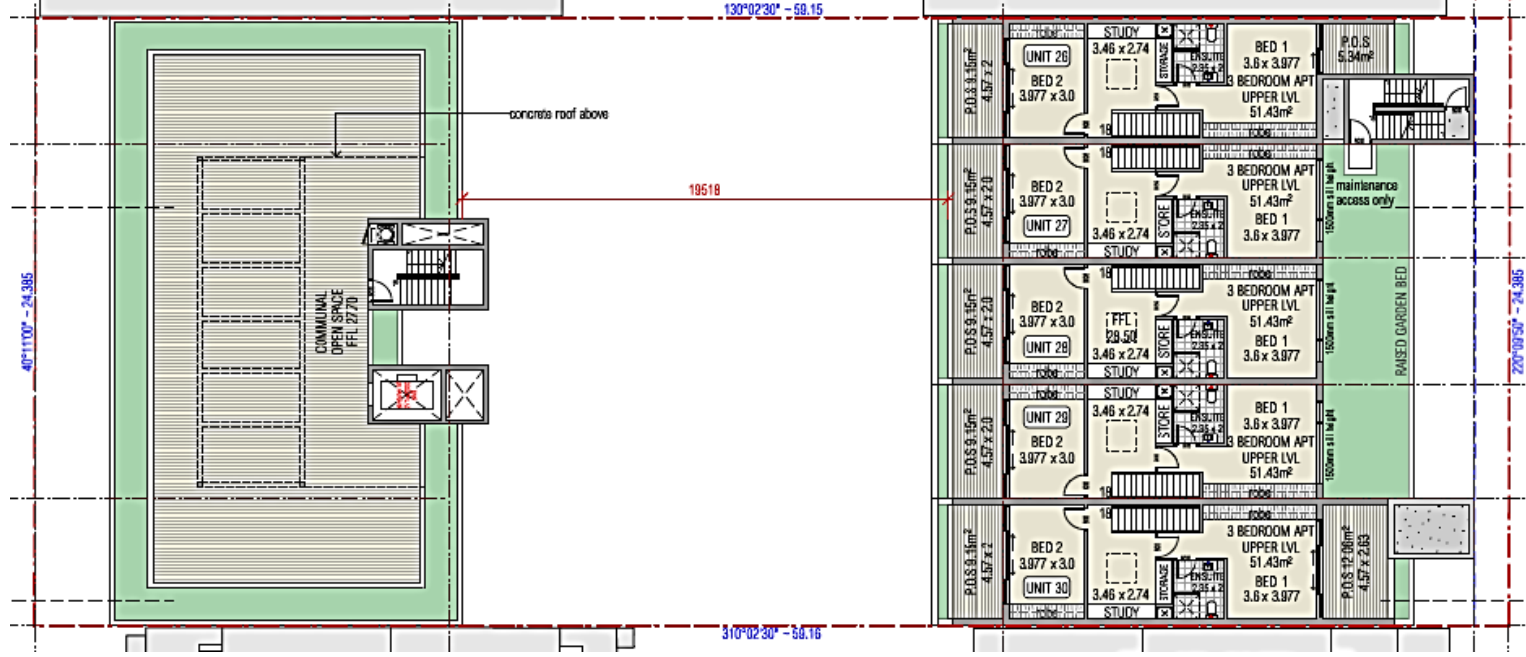
Birmingham Street



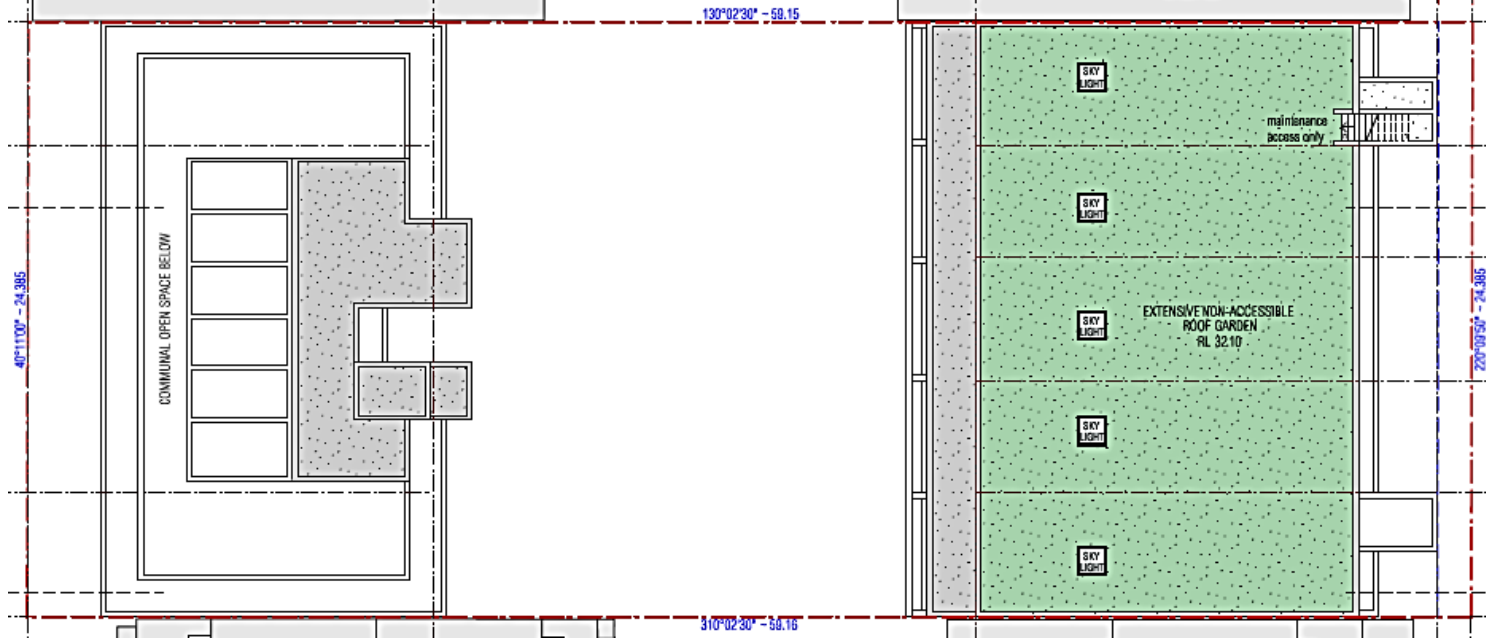
Botany Road

Birmingham Street



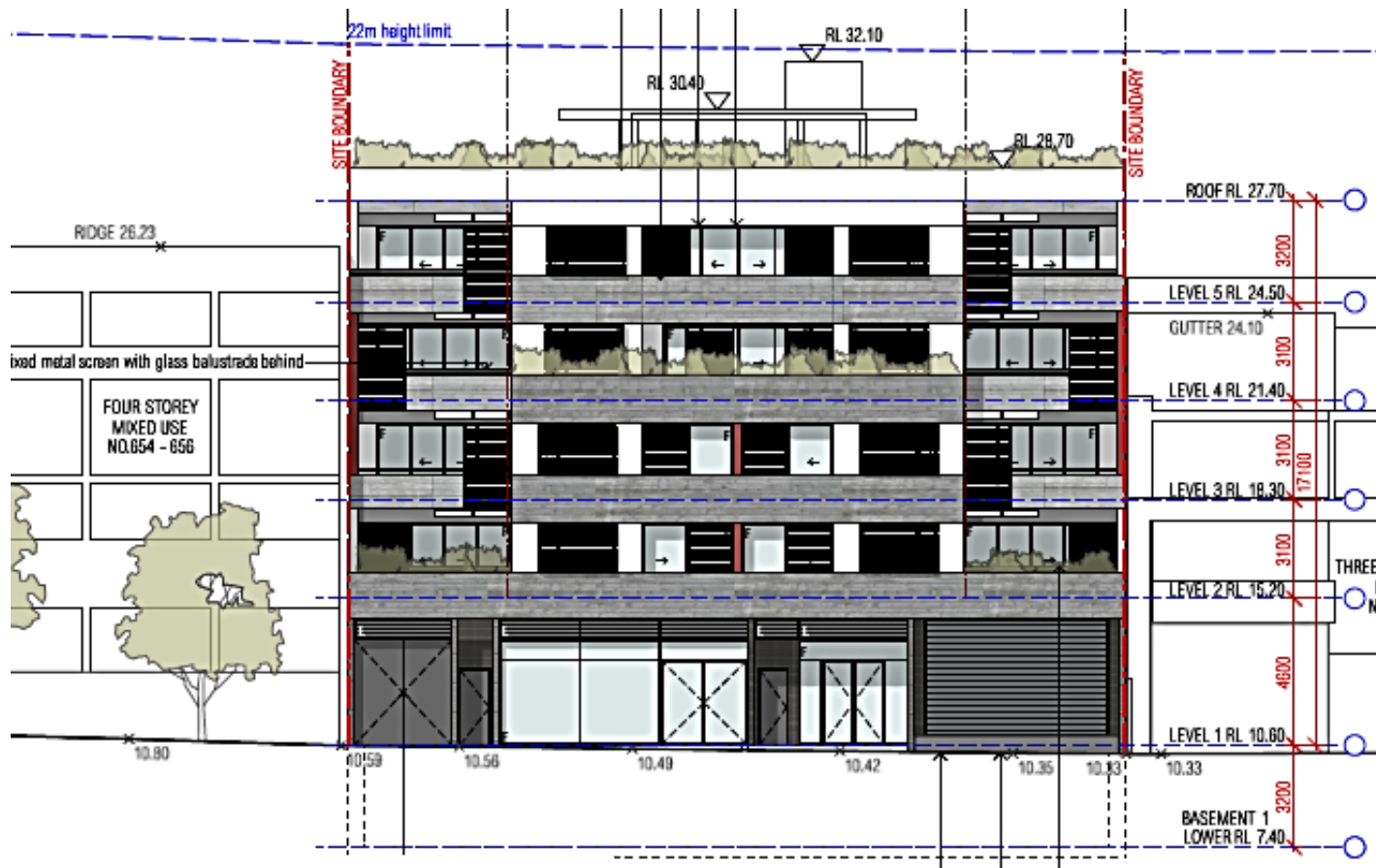


Birmingham Street



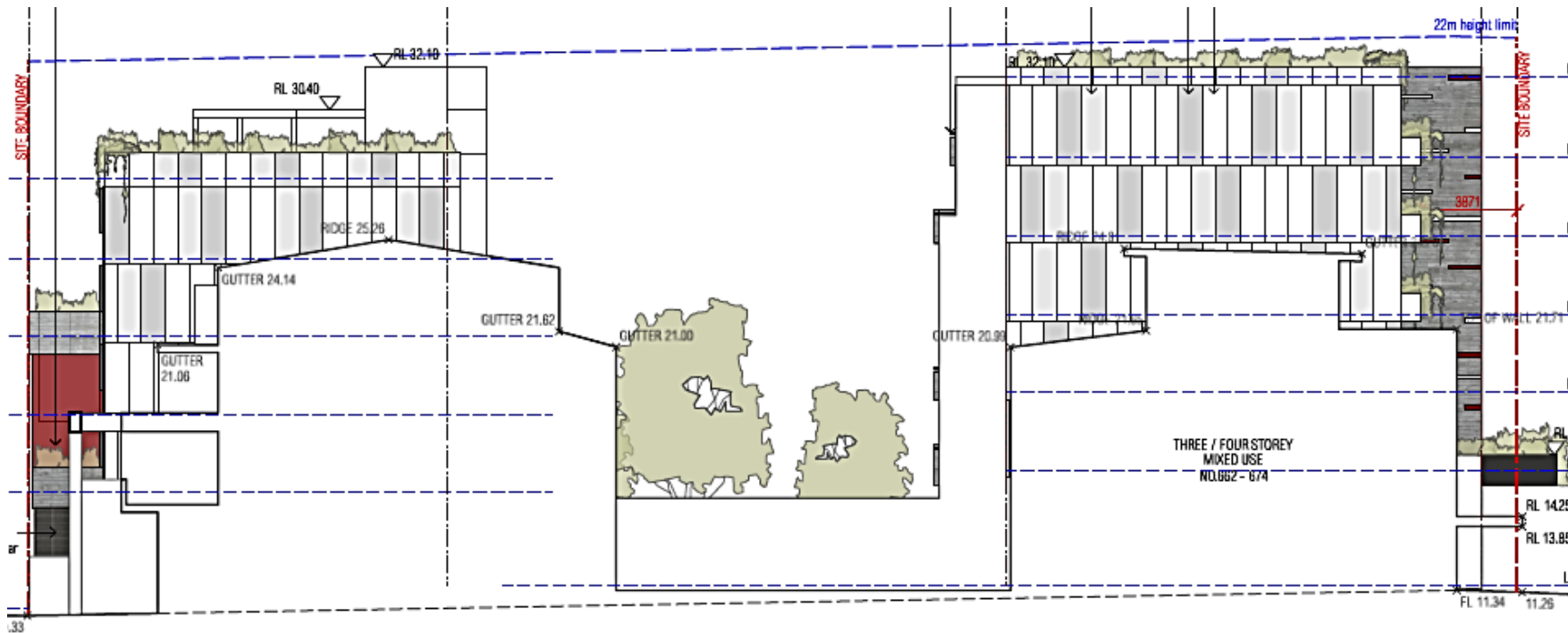
Botany Road

roof

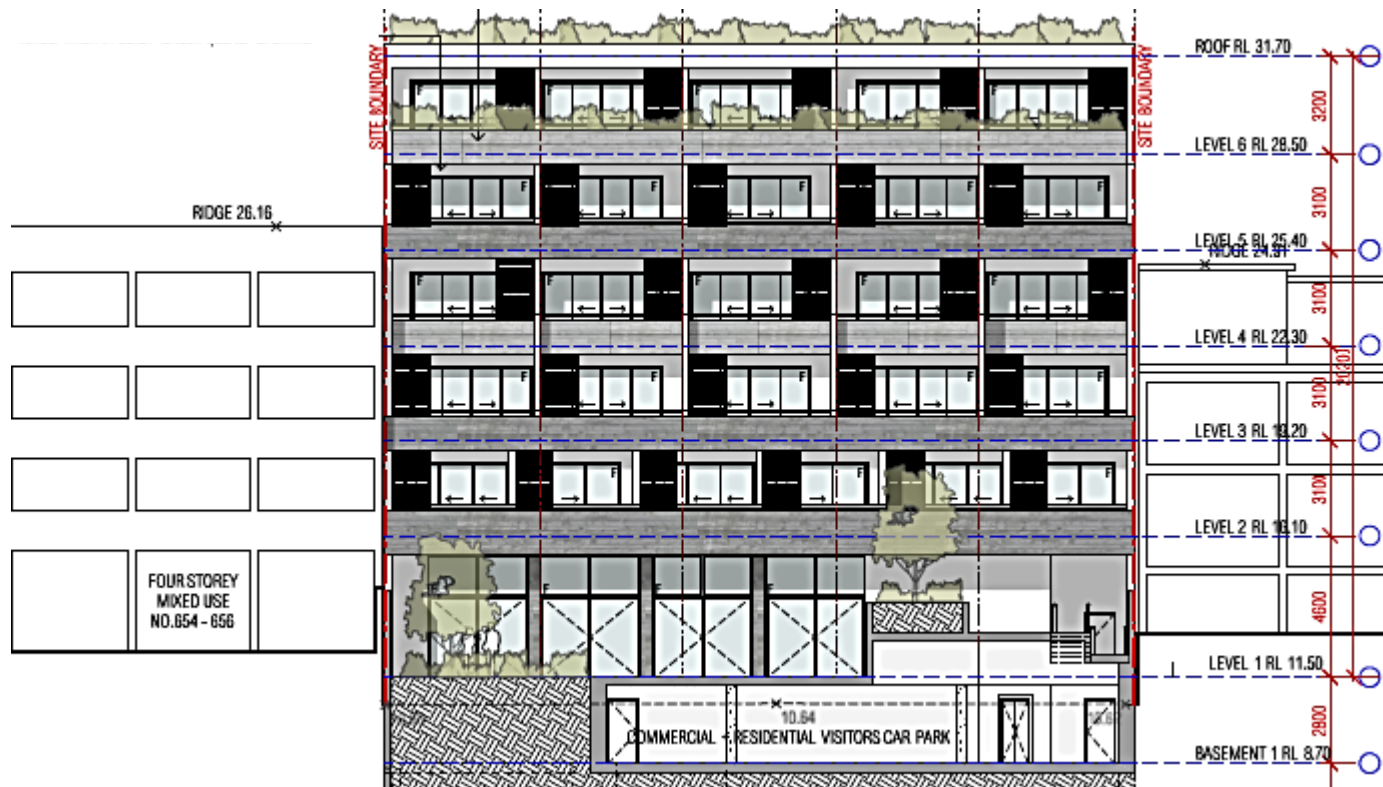


Birmingham Street elevation

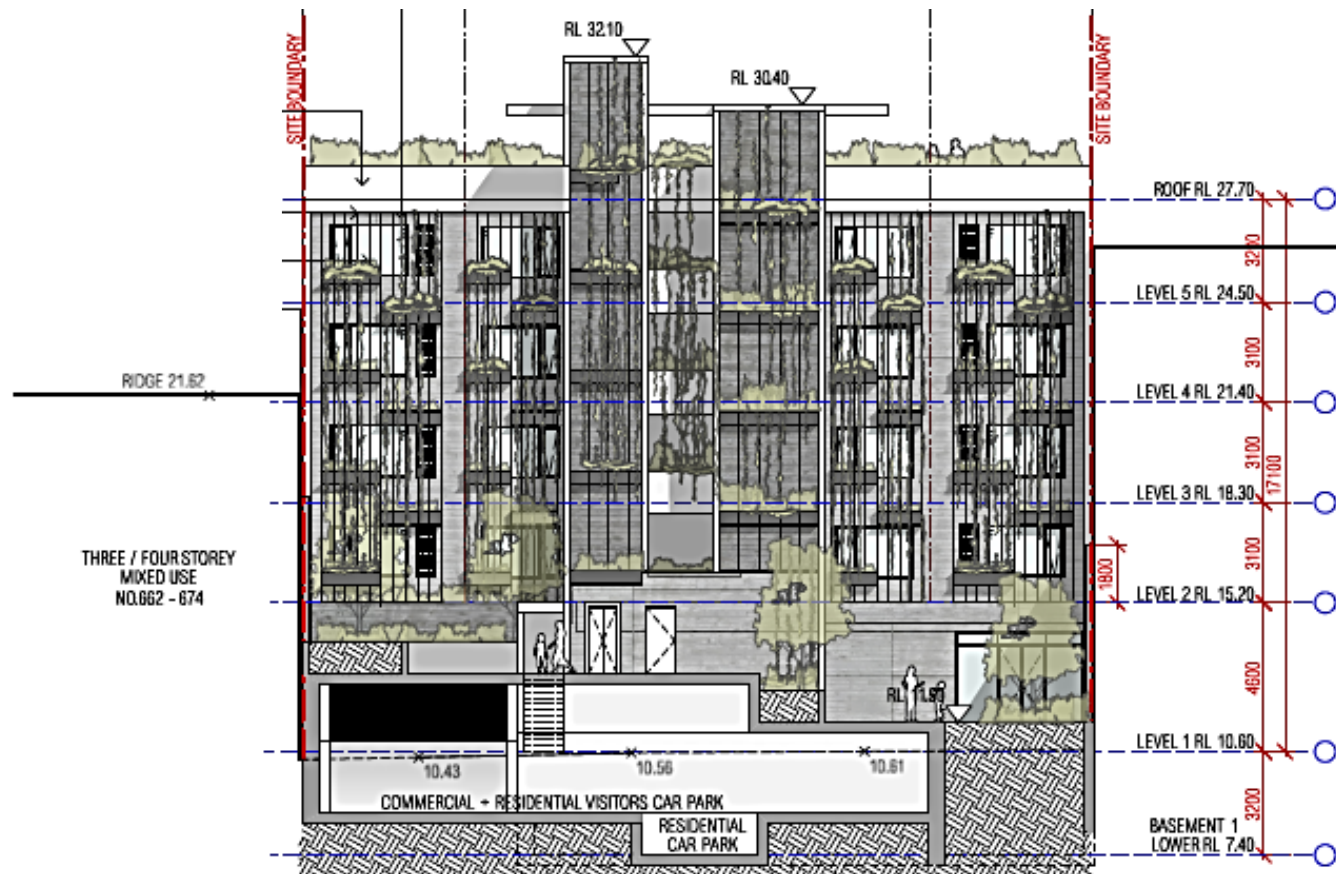
northeast elevation



southwest elevation

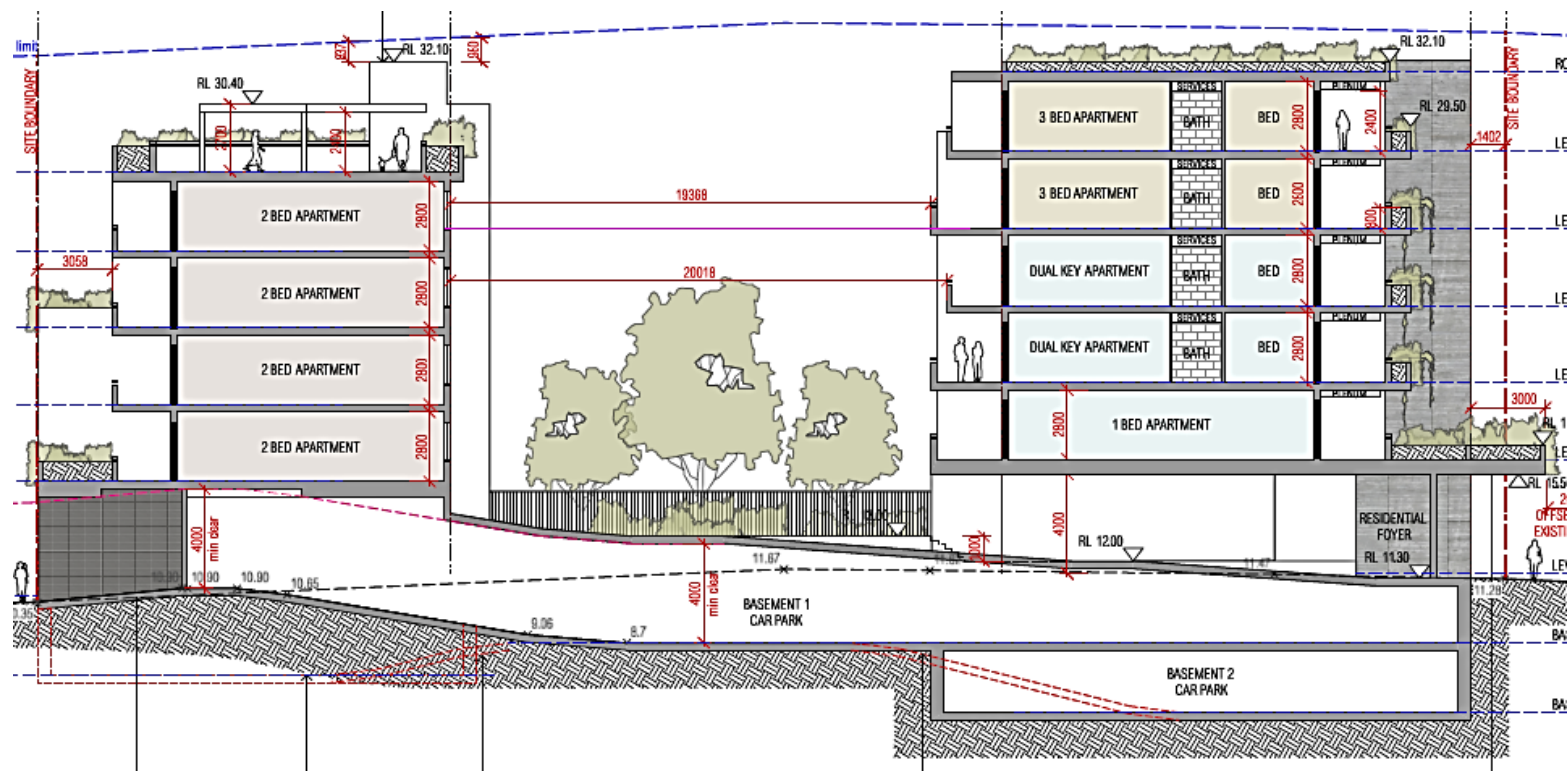


northwest internal elevation



southeast internal elevation





section

photomontage



Botany Road



Birmingham Street

Sydney LEP 2012

	control	proposed	compliance
additional permitted uses	shop-top housing permitted	shop-top housing	yes
height	22m	21.1m	yes
floor space ratio	2:1	2:1	yes
car parking	37	25	yes

SEPP 65 and ADG

	control	proposed	compliance
separation	up to 4 storeys - 12m	<ul style="list-style-type: none">• 20-25.8m to buildings opposite• >18m within the site	yes
	5 to 8 storeys – 18m	<ul style="list-style-type: none">• 20-25.8m to buildings opposite• >18m within the site	yes
common open space	<ul style="list-style-type: none">• 25% of site area• sun to 50% of its area for 2hrs	<ul style="list-style-type: none">• 34% of site area• rooftop area will receive sun all day	yes yes

SEPP 65 and ADG

	control	proposed	compliance
solar	<ul style="list-style-type: none">• 70% min.• 15% max. receive no direct sun	<ul style="list-style-type: none">• 80%• 0%	yes
cross vent	60% min.	noise affected windows cannot be relied upon for natural cross ventilation	no, but acceptable
deep soil	<ul style="list-style-type: none">• 7%	<ul style="list-style-type: none">• 9.5%	yes
	<ul style="list-style-type: none">• 3m min. dimension	<ul style="list-style-type: none">• >3m	yes

SEPP 65 and ADG

	control	proposed	compliance
floor to ceiling heights	2.7m min.	2.8m	yes
apartment size	studio 35sqm 1 bed 50sqm 2 bed 70sqm 3 bed 90sqm	>min. requirements for all apartment types	yes
private open space	studio 4sqm 1 bed 8sqm 2 bed 10sqm 3 bed 12sqm	>min. requirements for all apartment types considered as both dual-key or 2 x 1 bed	yes

Sydney DCP 2012

	control	proposed	compliance
active frontages	active frontage to Botany Rd	business uses proposed to Botany Rd	yes
footpath awning	continuous awning to Botany Rd 4.2m high max.	continuous awning to Botany Rd 4m high	yes
height in storeys	6 storeys max.	6 storeys	yes
public domain setback	1.4m setback to Botany Rd for footpath widening	1.4m setback to Botany Rd	yes

Sydney DCP 2012

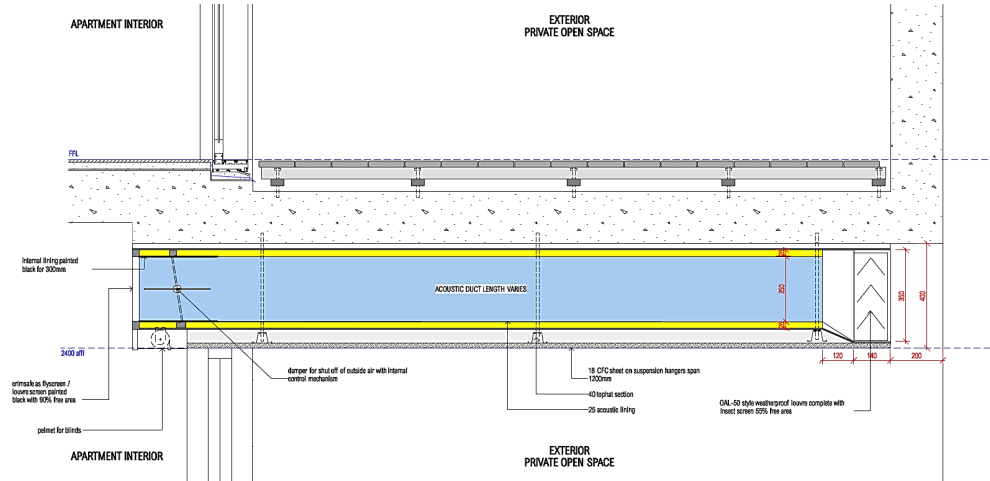
	control	proposed	compliance
common open space	25%	34%	yes
deep soil	10% of site area min. 3m min. dimension	<ul style="list-style-type: none"> • 9.5% • >3m min. 	no, but acceptable
dwelling mix	studio 5-10% 1 bed 10-30% 2 bed 40-75% 3 bed 10-100%	<ul style="list-style-type: none"> • 10% (3 studios) • 23% (7 x 1 bed) • 50% (15 x 2 bed) • 17% (5 x 3 bed) 	yes yes yes yes

issues

- natural ventilation/noise
- voluntary planning agreement
- other design refinements
- hours of operation of commercial tenancies

issues – natural ventilation

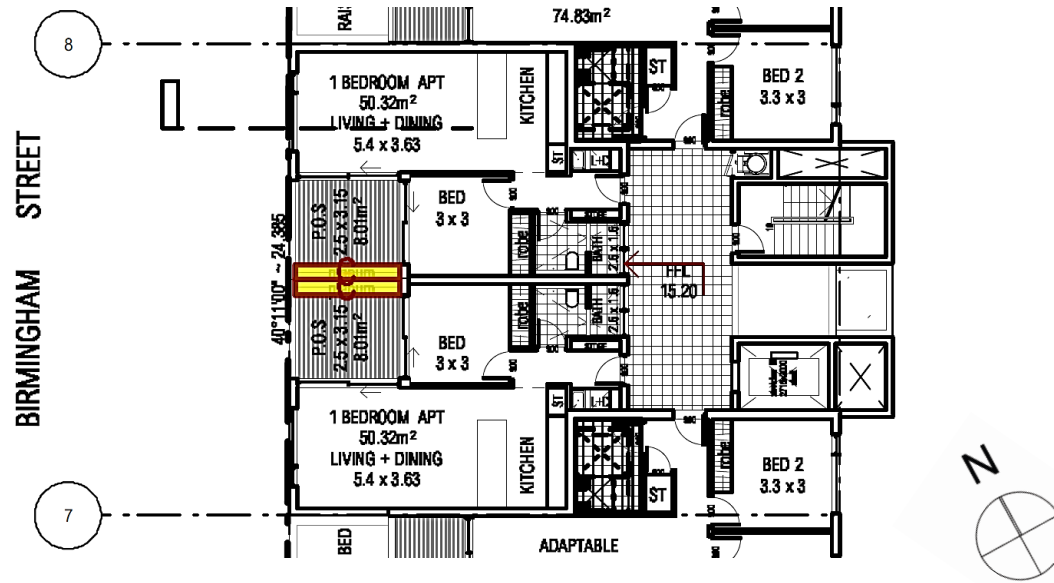
- habitable rooms facing Botany Road are noise affected
- noise/ventilation addressed by horizontal plenums under soffit of external corridors



horizontal plenum diagram

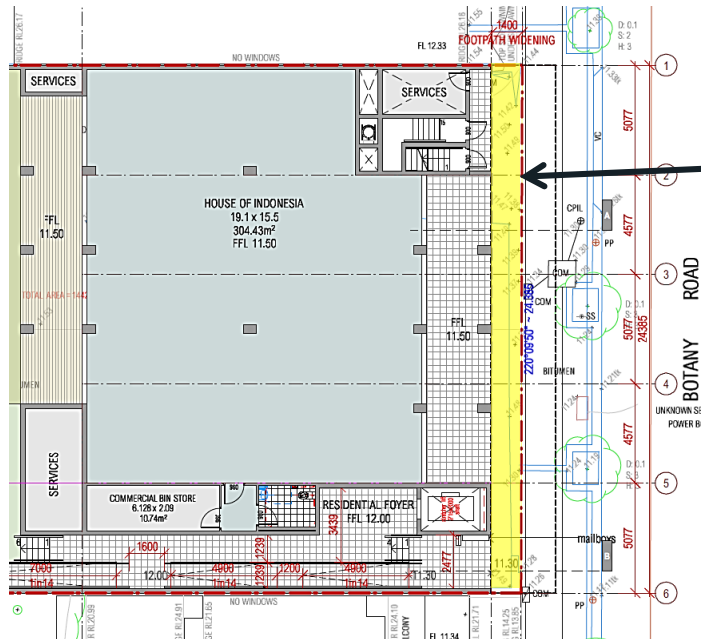
issues – natural ventilation

- bedrooms facing Birmingham Street are noise affected
- noise/ventilation addressed by vertical plenums across balconies



level 2 plenum diagram

- 1.4m setback to Botany Road for footpath widening
- VPA publicly exhibited for 28 days from 15 October 2019



1.4m setback



ground (level 1)

issues – design refinements

conditions proposed to address:

- materials
- overlooking
- Sun shading
- safety and access issues

issues – commercial hours of operation

- no hours of operation proposed by applicant
- conditions recommended to regulate indoor and outdoor operations:
 - indoor operations
7.00am to 10.00pm Monday to Saturday and
7.00am to 8.00pm Sunday or public holidays
 - outdoor operations (within central open space and Botany Road)
7.00am to 8.00pm Monday to Sunday

recommendation

deferred commencement approval subject to:

- voluntary planning agreement being executed and registered on title
- detailed design of natural ventilation to be submitted and approved