

Local Planning Panel

11 December 2019

382-388 Botany Road, Beaconsfield

D/2019/991

Applicant: Mr Con Bletsas

Owner: Bill and Sophia Papadopoulos

proposal

- change of use and fit-out for restricted retail premises
- includes combining two existing tenancies, new shop frontage and signage

B4 Mixed Use zone - permissible with consent

recommendation

approve subject to conditions

notification information



- exhibition period 20 September 2019 to 12 October 2019
- 208 owners and occupiers notified
- six submissions were received

submissions

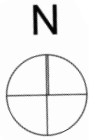
- proximity to - Green Square Town Centre, residential dwellings, commercial premises, existing restricted premises and bus stop
- streetscape impacts
- antisocial behaviour
- traffic and parking
- non-compliant signage

submissions



-  subject site
-  submitters

site





Proposed tenancy
entrance

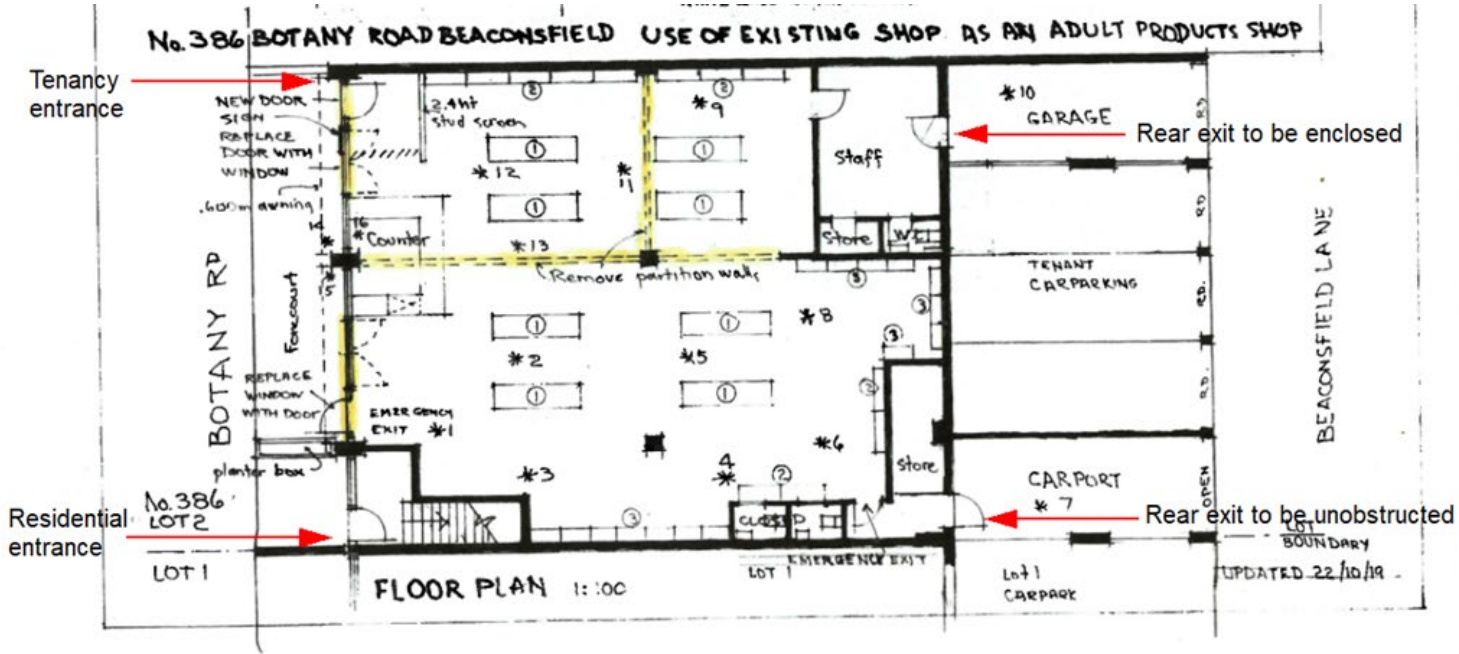
Residential
entrance

Site viewed from Botany Road, Beaconsfield



site viewed from Beaconsfield Lane

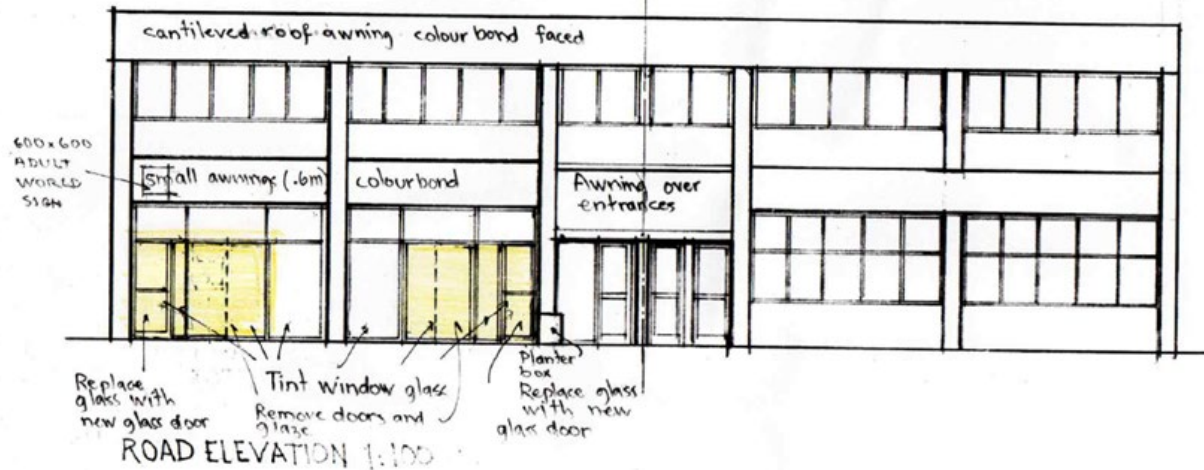
proposal



site plan

386-388 BOTANY ROAD
LOT 2 SP 58406

382-384
LOT 1 SP 58406



PROPOSED CHANGE OF USE OF EXISTING SHOP TO AN ADULT PRODUCT SHOP - 386 BOTANY ROAD
BEACONSFIELD 2015

UPDATED 22/10/19

east elevation (Botany Road)



SIGN (on AWNING
ABOVE DOOR)
WHITE BASE BLACK LETTERS

sign detail (Botany Road)

compliance - key LEP development standards

	control	proposed	compliance
height	12m	no change to height	n/a
floor space ratio	1.5:1	no change to floor space	n/a

compliance with DCP controls

	control	proposed	compliance
location of premises	adult entertainment premises must not be located within a building containing a residential use	3 dwellings on upper floor	no
	not located within 75m of other premises	current premises 120m	yes
	not located adjacent or directly opposite a sensitive land use	no sensitive uses nearby	yes

hours of operation

	base hours	hours proposed
Monday to Saturday	7.00am to 10.00pm	9.00am to 8.00pm
Sunday	7.00am to 10.00pm	10.00am to 8.00pm

issues

- location
- shopfront/signage
- amenity

location

- permissible within the B4 Mixed Use zone
- LEP 2012 permits sex services premises within a residential building provided there is separate access
- DCP 2012 prohibits both adult entertainment and sex services premises within residential buildings
- the dwellings are primarily oriented to Beaconsfield Lane with separate Botany Road access
- complete separation to dwellings can be achieved by enclosing the tenancies southern rear exit
- safe emergency egress to the building is maintained

shopfront/signage

- screening of interior of premises/display of products is required by the DCP 2012
- the proposal includes the provision of a new shopfront with tinted glass and sign
- insufficient design detail provided
- the site is not indicated on the active street frontages map
- commercial uses along Botany Road contain significant areas of shopfront glazing screened by decal signage

amenity

- the business sells restricted material and products
- no sexual services or sexual activity will occur on premises
- customer access is restricted to Botany Road
- trading hours until 8.00pm
- plan of management addresses operation of the business
- no significant adverse amenity impacts

recommendation

- deferred commencement approval for shopfront design