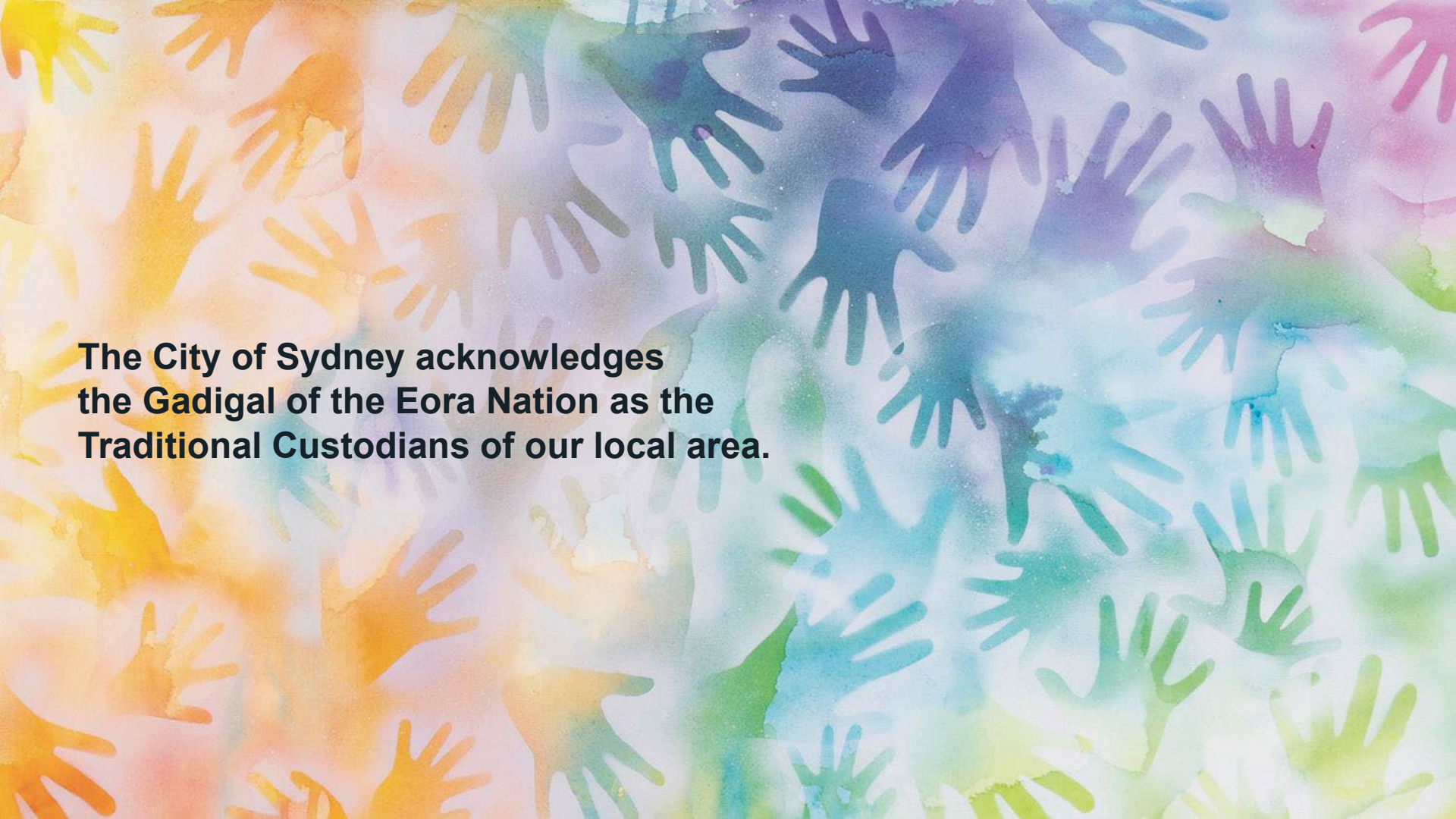


Local Planning Panel

31 August 2022



**The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.**

Application Details

650 Botany Road, Alexandria

D/2022/165

Applicant/ Architect: Orosi Architecture

Owner: Donebo Pty Ltd

Planning Consultant: Planning Ingenuity

proposal

demolition of existing structures, excavation and construction of a 6 storey shop top housing development including:

- 1 basement level
- ground floor commercial premises and car parking
- 5 storeys of residential above, with 20 x 1 bedroom apartments
- 1.4m land dedication on Botany Road frontage

Integrated DA as it seeks approval from Water NSW to dewater the site

recommendation

application is recommended for refusal

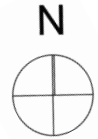
notification information



- exhibition period 31 March to 29 April 2022
- 234 owners and occupiers notified
- 3 submissions received

submissions

- height and bulk
- overshadowing
- non-compliance with ADG and DCP controls (open space, deep soil, amenity)
- lot size is too small
- dewatering, excavation, drainage and contamination
- acoustic and visual privacy
- location of balconies on northern elevation

submissions

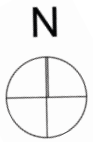


-  subject site
-  submitters

external agencies

- Ausgrid – conditions provided
- TfNSW – conditions provided
- Sydney Airport – approved max height of 44.6m AHD – but plans don't show lift over-runs, plant, PV panels which would exceed this
- Water NSW – concurrence required for dewatering. Insufficient information provided

site





site viewed from Botany Road looking south



site viewed from Botany Road looking south



site viewed from Botany Road looking north



looking north along Botany Road



site viewed from Birmingham Street



looking south along Birmingham Street



looking north along Birmingham Street

compliance with key controls

	control	proposed	compliance
zone	B7 business park	shop top housing	permissible but does not meet the requirements of shop top housing
height	22m	22m (does not include PV panels, parapet or lift over runs)	no
height in storeys	6	6	yes
FSR	2:1	2.13:1	no

compliance with ADG

	control	proposed	comply
communal open space	180sqm	160sqm	no
deep soil	7%	0%	no
private open space	8sqm	14sqm	yes
solar	70%	unclear	unclear

compliance with ADG

	control	proposed	comply
natural ventilation	all habitable rooms	not provided to bedrooms (relies on lightwells)	no
cross ventilation	60%	0%	no
floor to ceiling heights	2.7m	2.7m	yes
storage	6m ³ 50% within unit	6m ³ in basement only	no

design advisory panel residential subcommittee

DAPRS a number of issues including:

- lack of ground floor commercial
- BCA non-compliance
- height and floor space non-compliance
- poor street interface and materiality
- significant non-compliances with ADG, DCP and SEPPS

panel concluded that application should be withdrawn

issues

- height and FSR
- shop top housing
- internal planning and access
- landscape / tree management
- residential amenity
- insufficient & inadequate information

height and FSR

height

- building is 22m but doesn't include PV panels, parapet or lift overruns

floor space ratio

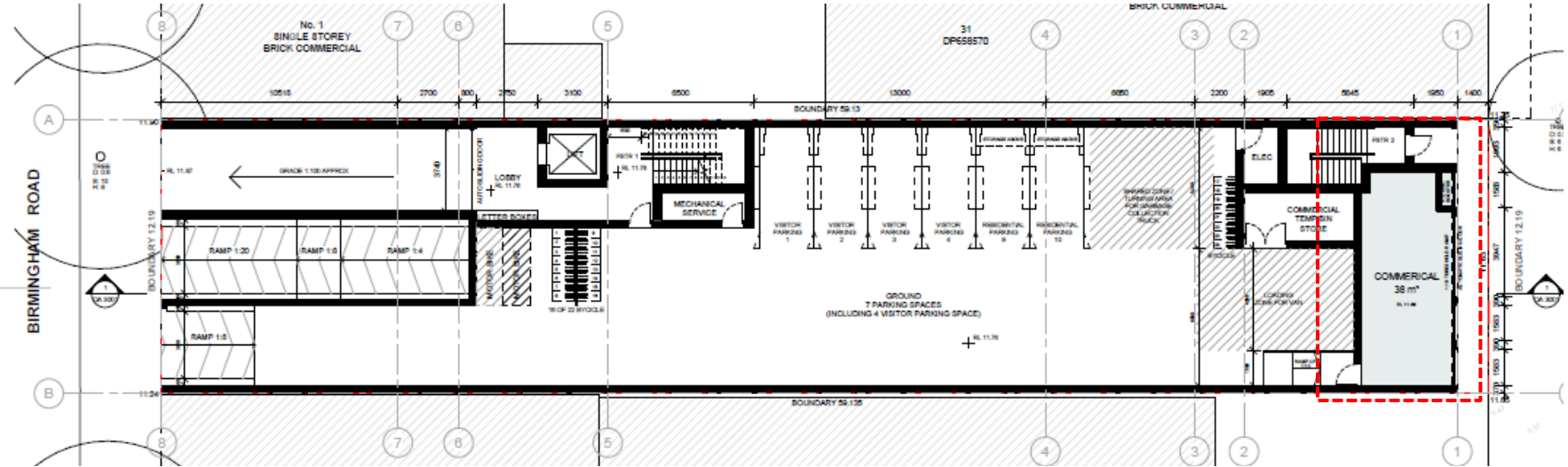
- GFA calculations incorrect – do not include waste storage or entrance to residential lobby
- FSR is 2.13:1 = 6.6% variation
- no clause 4.6 request submitted for height or FSR

shop top housing

shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

- ground floor has small commercial space (38 sqm), residential car parking, lobby and vehicle access
- has not demonstrated that this meets definition of shop top

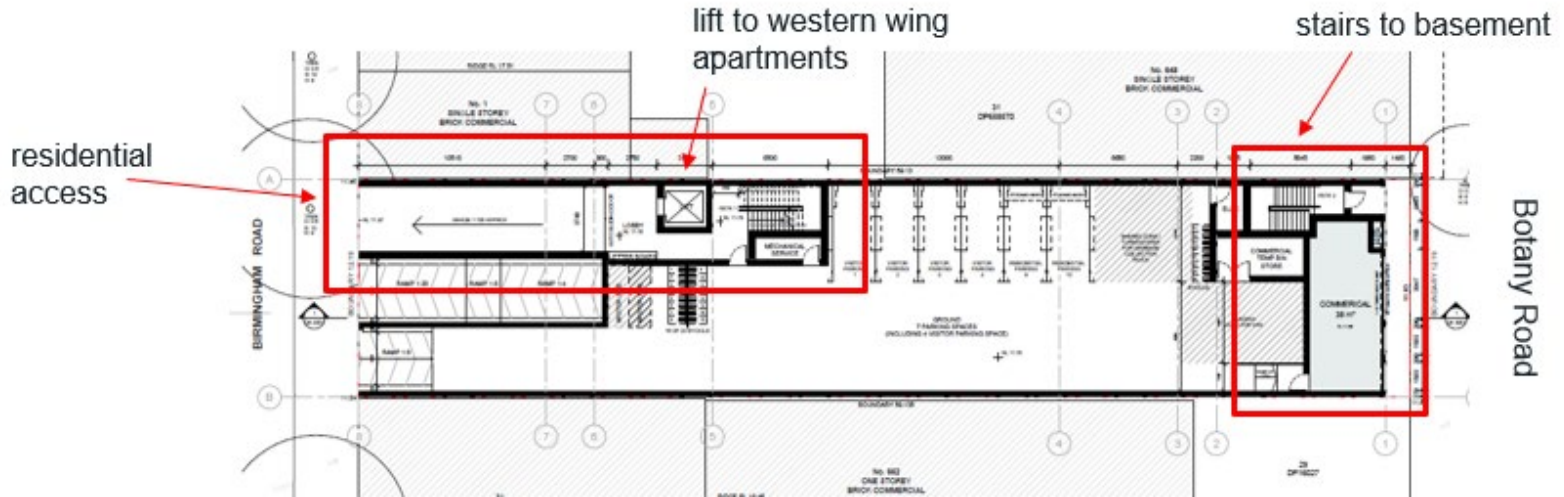
shop top housing



ground floor plan

internal planning and access

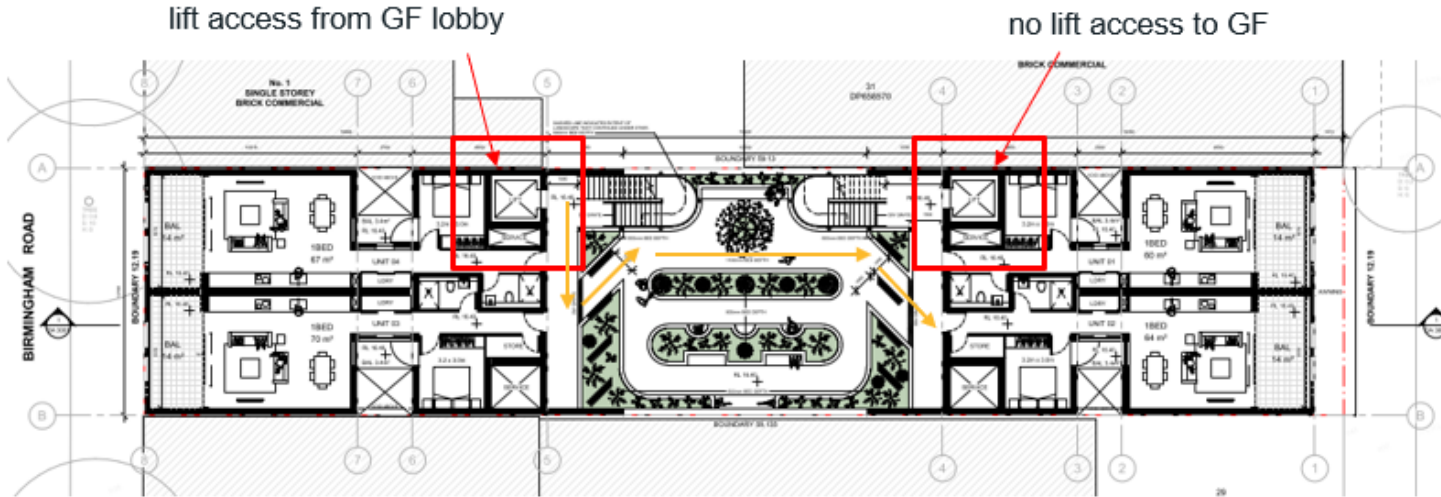
- no access from Botany Road to the ground floor or apartments above
- residential access is via Birmingham Street to a lift



ground floor plan

internal planning and access

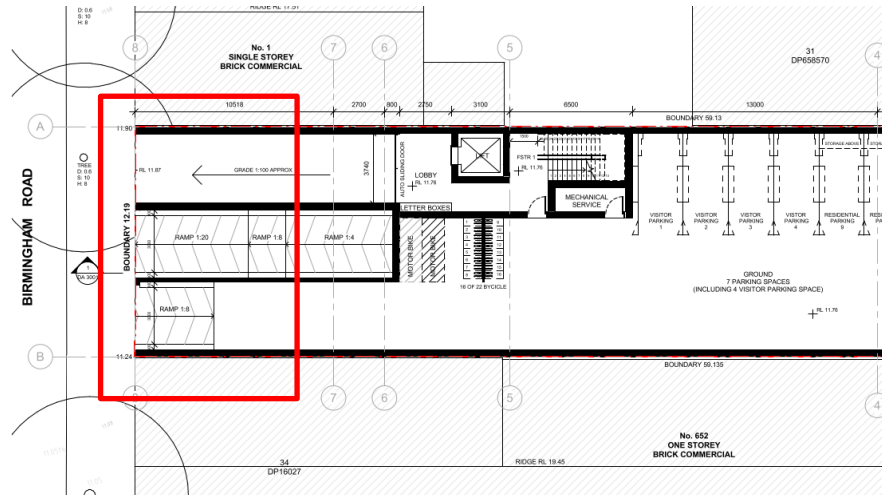
access to Botany Road apartments is via Birmingham Street ground floor lobby, lift to level 1 and through courtyard



first floor plan

street interface

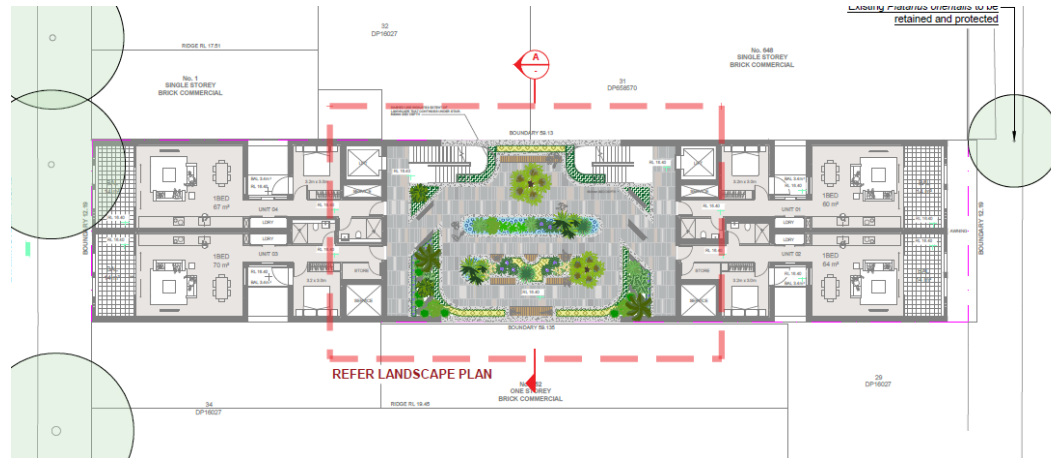
- Botany Road: no residential access
- Birmingham Street – dominated by 2 vehicle ramps and poor quality pedestrian entrance corridor



ground floor plan

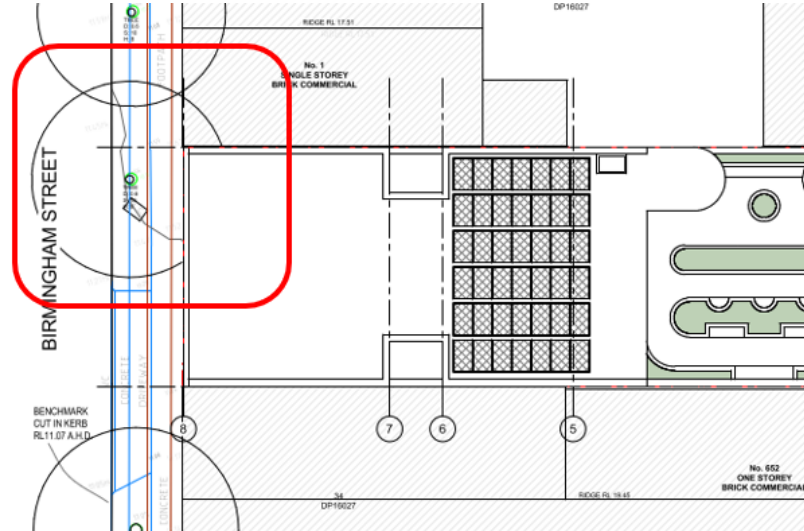
landscape/ open space

- 160sqm communal open space provided – non-compliant
- no deep soil & no trees provided
- does not appear to comply with solar access
- poor amenity – located on level 1 with 5 storeys either side, acoustic issues



Street tree

- Paperbark street tree on Birmingham Street – canopy and roots will be impacted
- requires building setback and redesign of basement to be retained



apartments

ventilation

- 0% apartments naturally cross ventilated in accordance with ADG
- bedrooms have no windows, only a door to balcony in light well
- ADG - light wells cannot be primary air source for habitable rooms
- cross ventilation relies on lightwells via bedrooms

open corridors

- open corridors do not provide any benefits to units such as light, outlook or air
- closed corridors would improve amenity in accessing apartments but increase GFA

apartment amenity

acoustic amenity

- apartments facing onto Botany Road
- insufficient information in Acoustic Report to demonstrate that internal noise levels can be met while achieving natural ventilation

insufficient and inadequate information

- no public benefit offer (DCP requires 1.4m dedication on Botany Road)
- no clause 4.6 for height and FSR
- flood report, arborist report for street tree
- preliminary acid sulfate soils assessment
- peer review of RAP
- design verification statement not signed by nominated architect
- BCA report inadequate
- WMP inadequate
- insufficient solar and acoustic information
- Water NSW – no information regarding groundwater, basement details

recommendation

the application is recommended for refusal