

Local Planning Panel

12 October 2022

Application details

557-657A Botany Road, Rosebery

D/2021/1335

Applicant: Mr Billy Rumoong

Owner: Pico Alfa Pty Ltd

Architect: Hely Horne Perry Architects

Proposal

- Demolition of existing commercial buildings and construction of a new 2 storey commercial building for use as a aquarium retail premises
- VPA for dedication of 1.4m Public Domain setback for footpath widening

Recommendation

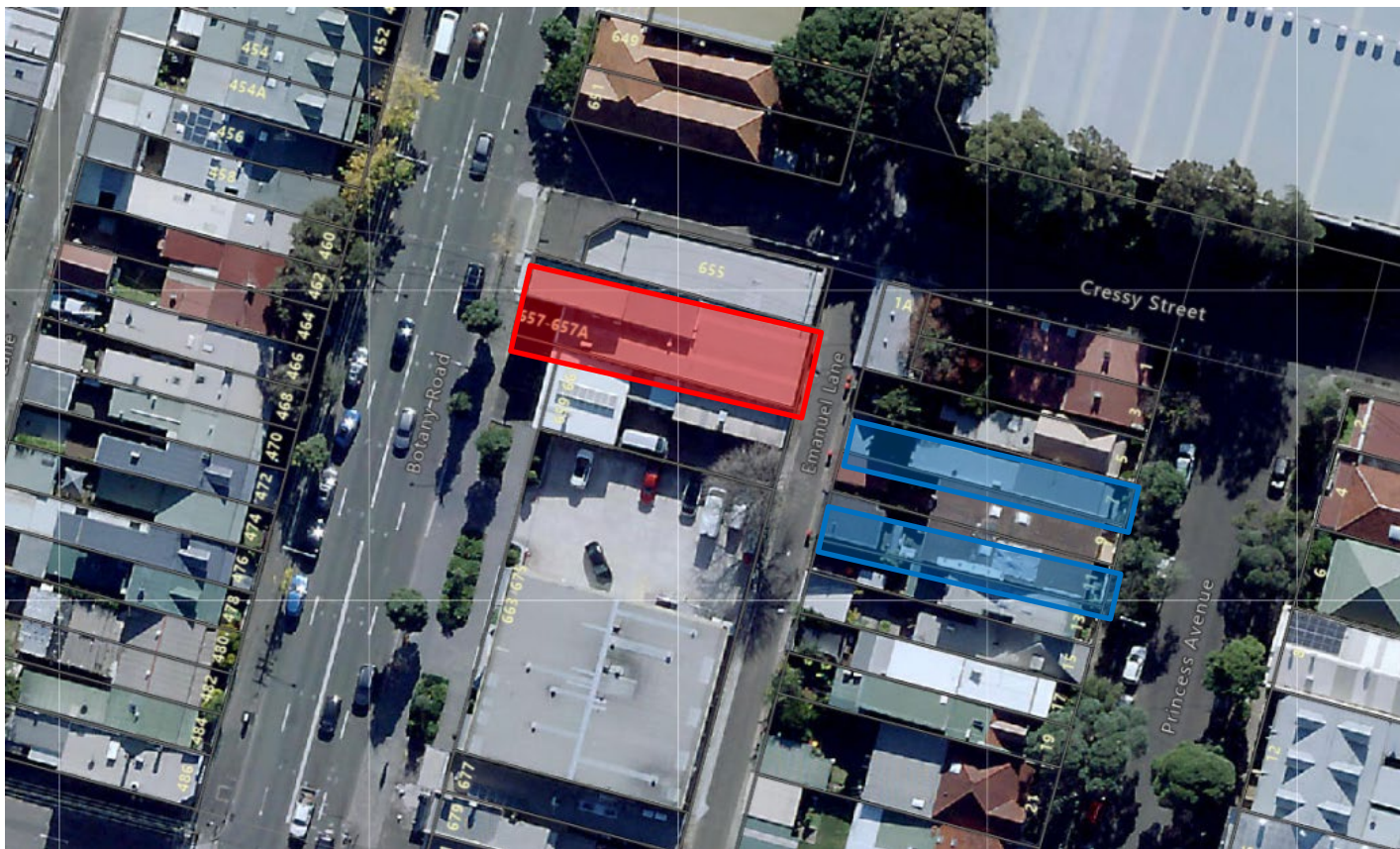
Approval subject to conditions



Notification

- exhibition period 30 November 2021 to 15 December 2021
- 36 owners and occupiers notified
- 4 submissions received

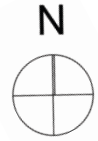
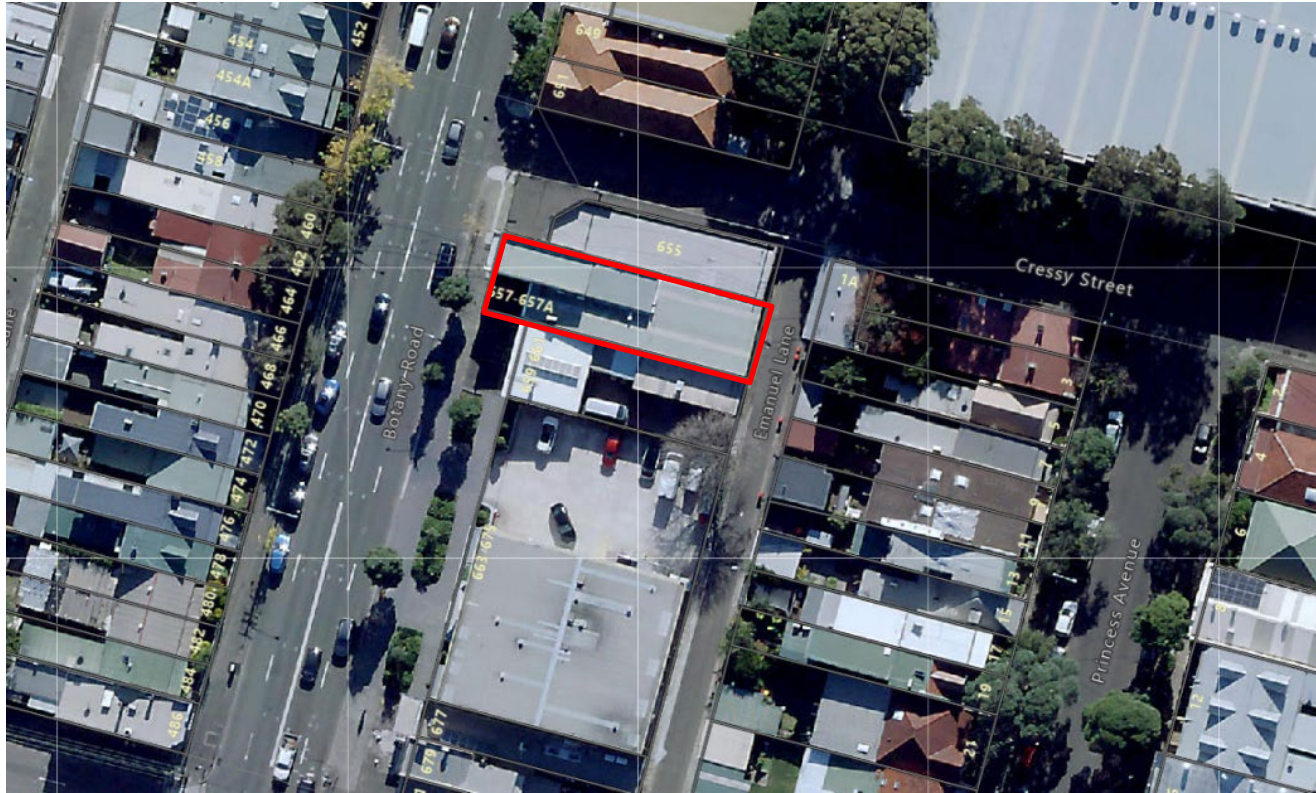
Submissions

- privacy
- overshadowing
- heritage
- bulk and scale



-  subject site
-  objectors

Site



 subject site



site viewed from Botany Road

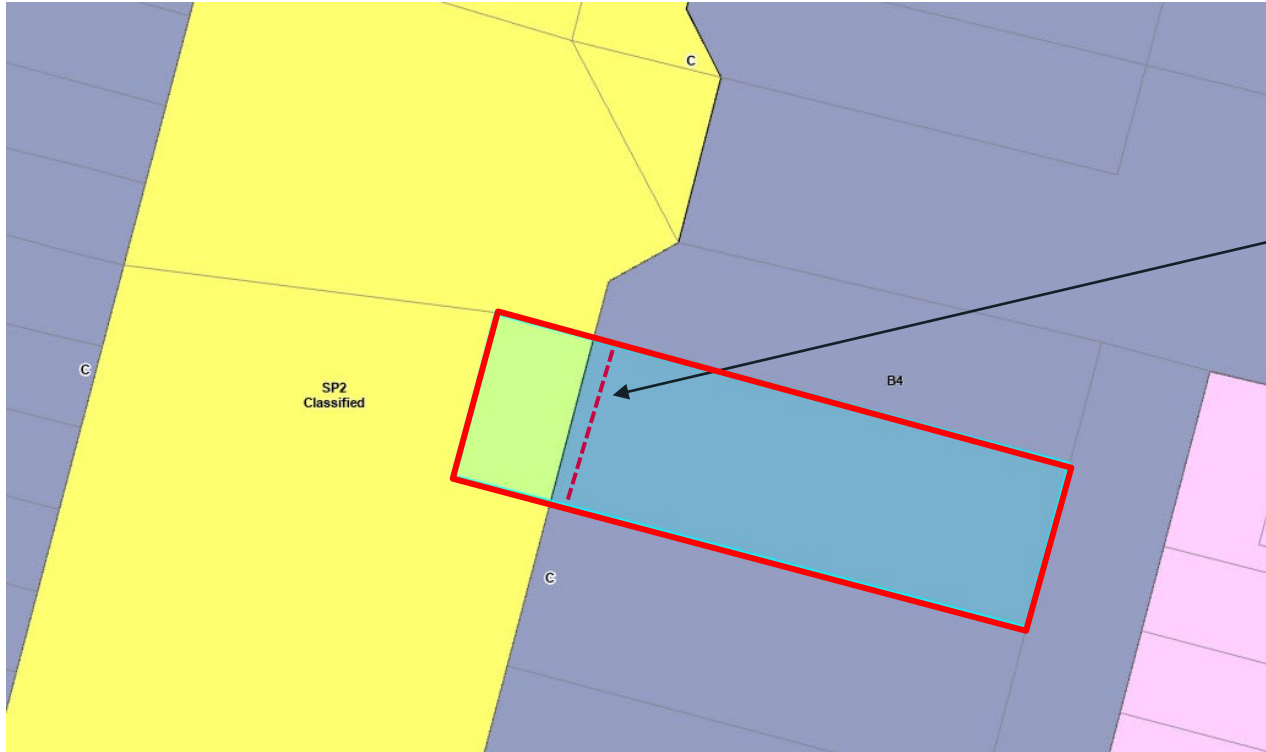


north elevation of existing terrace viewed from Cressy Street



looking south along Emanuel Lane

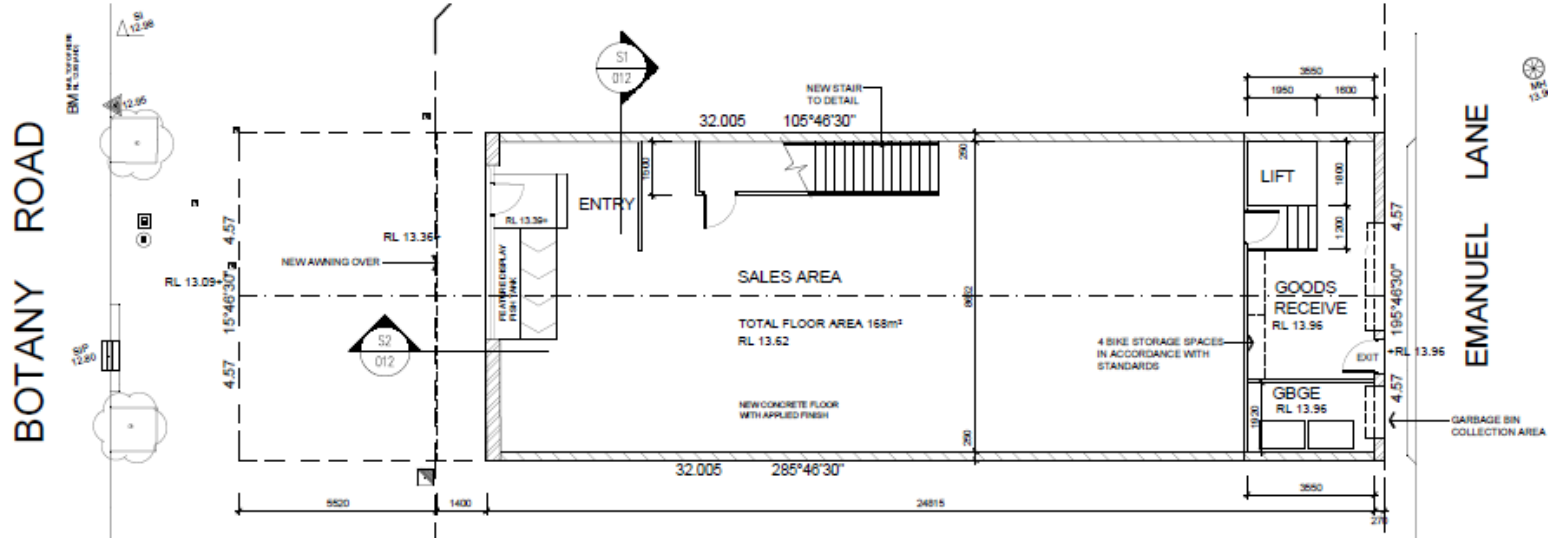
Zoning and setback



1.4m public domain setback

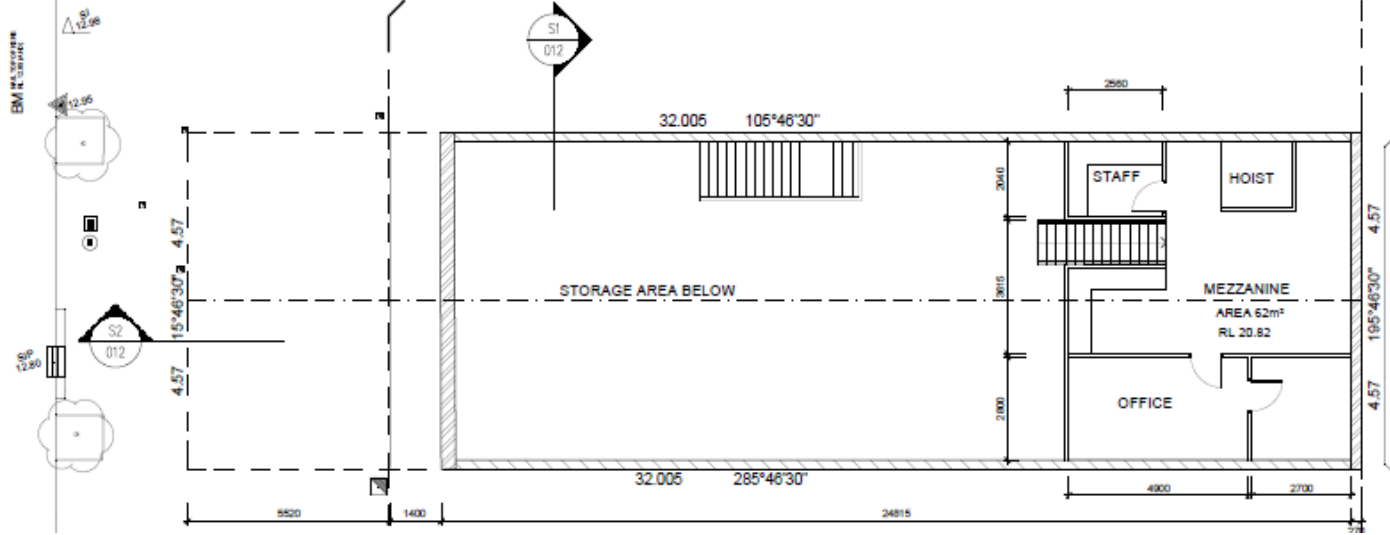
SP2 Zoning and proposed Public Domain setback

Plans



Proposed Ground Floor Plan

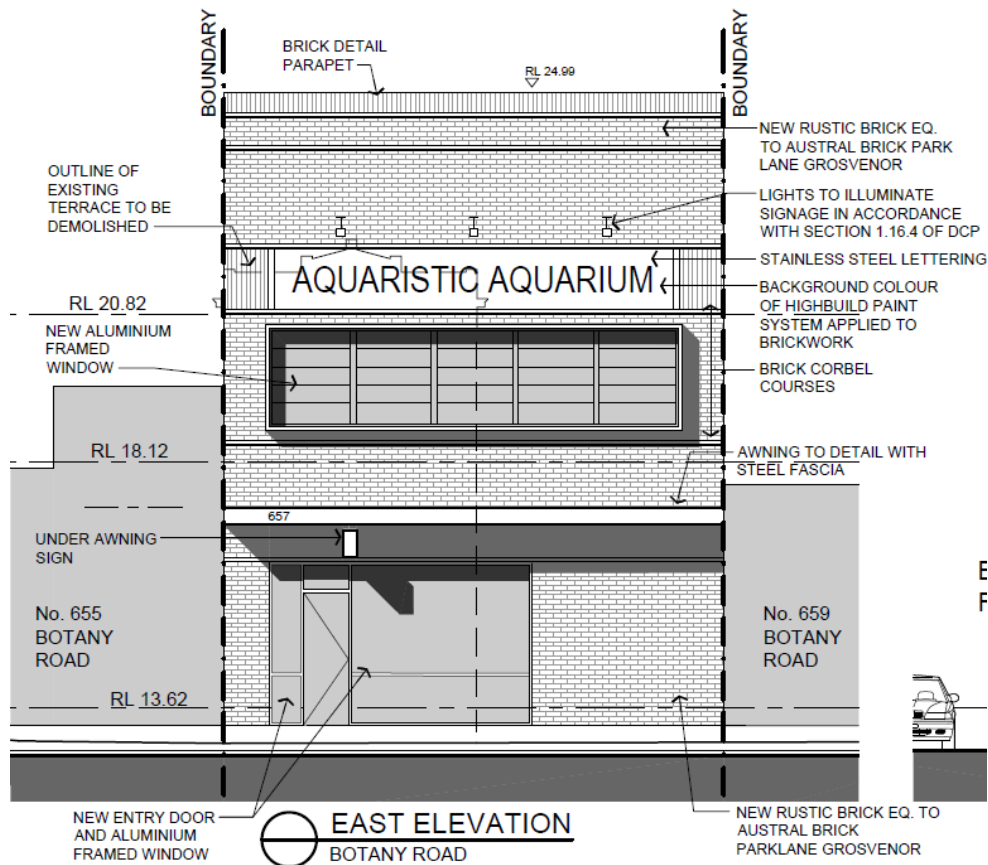
BOTANY ROAD



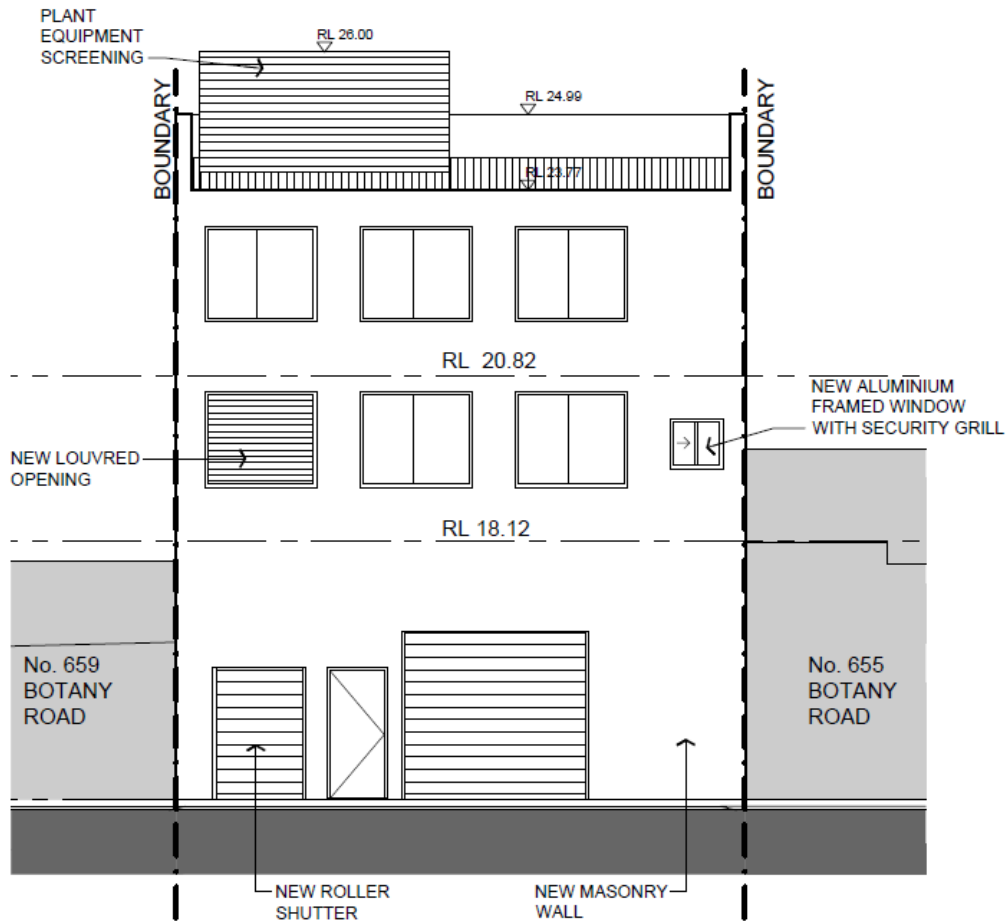
EMANUEL LANE



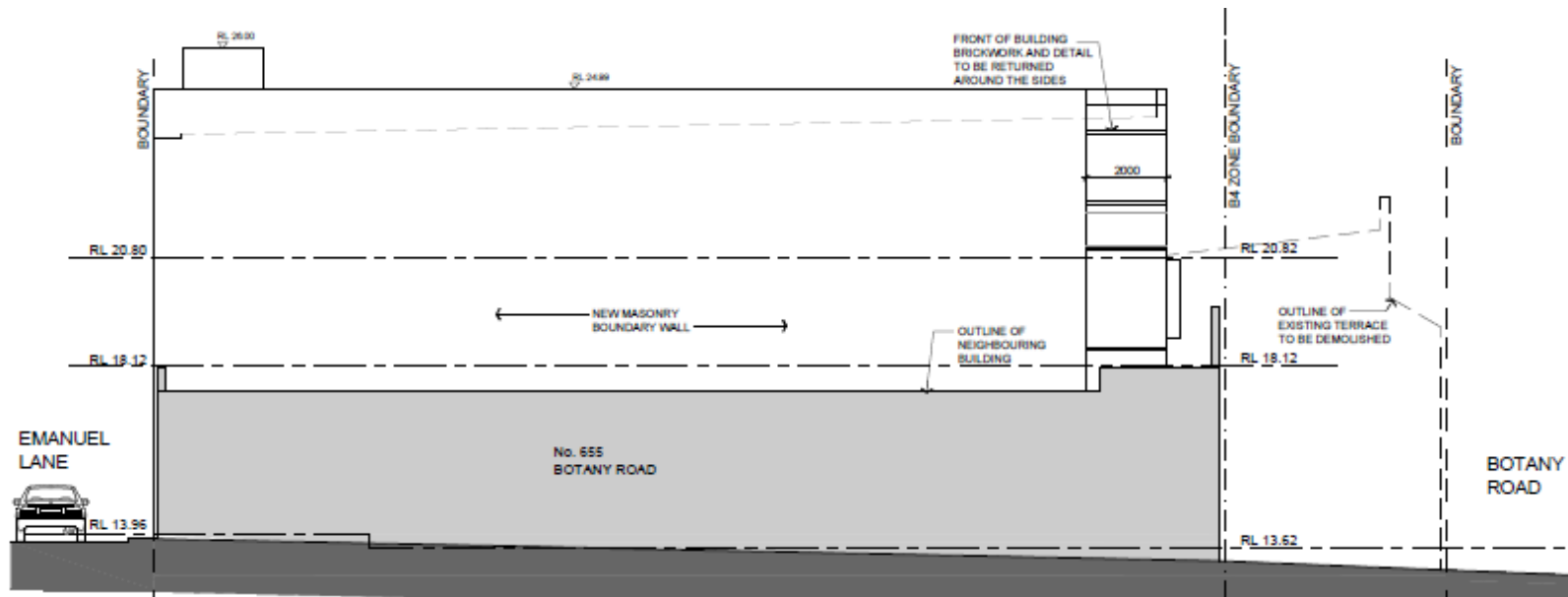
Proposed Mezzanine Floor Plan



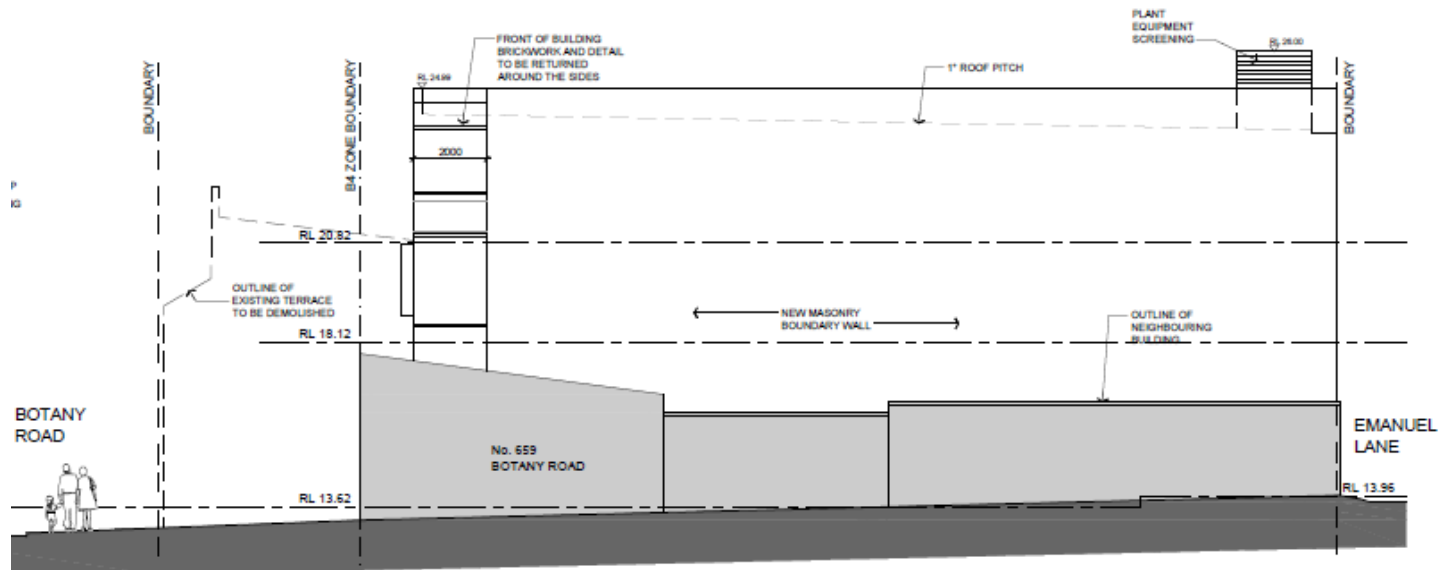
Botany Road – west elevation



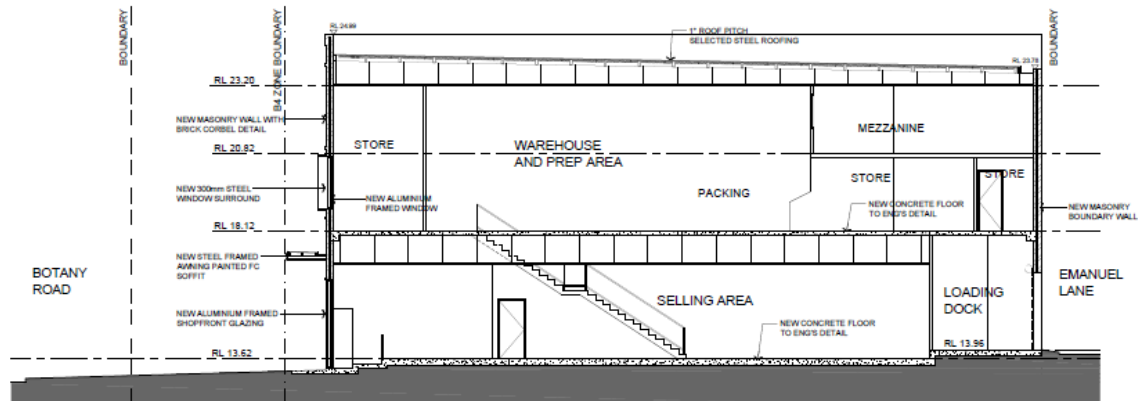
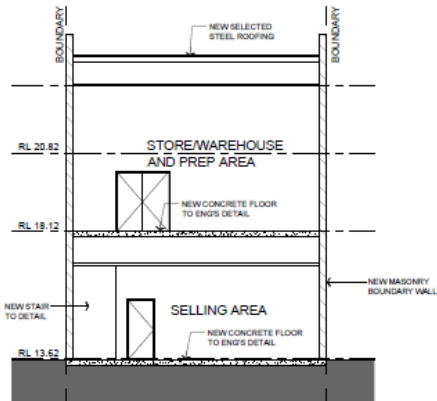
Emanuel Lane – east elevation



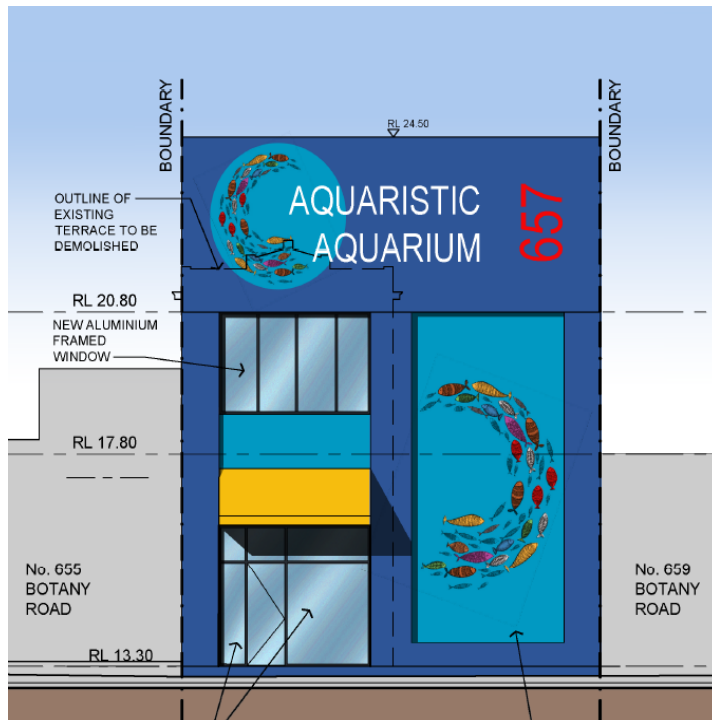
north elevation



south elevation



sections



original proposal

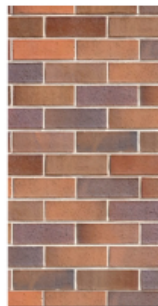


amended proposal

Materials



ROOF
COLORBOND
SHALE GREY



FRONT FACADE WALL
BRICK EQ. TO
AUSTRAL
PARK LANE
GROSVENOR



AWNING FASCIA
AND WINDOW
SURROUND EQ. TO
COLORBOND MONUMENT



ALUMINIUM
WINDOW FRAMES
POWDERCOAT
BLACK



SIGNAGE DETAILS
EQ. TO DULUX
GOLDEN MARGUERITE
S15H8



BUILDING SIGN
STAINLESS STEEL
LETTERING

Compliance with key LEP standards

	control	proposed	compliance
Height	15m	12.38m (Max.)	Yes
Floor Space Ratio	1.5:1 base up to 0.25:1 community infrastructure	1:75:1	Yes

Compliance with DCP controls

	control	proposed	compliance
Height in storeys	4 Storeys	2 Storeys	Yes
Transport and Parking	6 bicycle parking spaces	4 parking spaces	No
Heritage	Heritage to be considered - demolition of buildings older than 50 years	Existing Victorian terrace building to be completely demolished	Demolition supported

Summary of Key Issues

- Design, materials, signage
- Heritage
- Servicing
- VPA

Design, Materials, Signage

- Proposal amended to address design concerns
- Amended scheme presents a brickwork facade to Botany Road with reduced signage
- Further details/refinement of design - side walls, laneway facade, servicing, waste room, signage and awning required by conditions

Heritage

- existing Victorian Terrace to be demolished
- design and architectural elements are common within the LGA and do not warrant retention
- conditions recommended to:
 - a) document the existing building
 - b) salvage and recycle traditional building materials

Servicing

- loading dock does not allow for loading/unloading to occur within the site
- no internal access door has been provided to the waste room
- condition recommended requiring redesign to address these issues

VPA

- VPA for dedication of 1.4m strip of land across frontage for footpath widening and monetary contribution
- VPA exhibited – no submissions
- deferred commencement recommended requiring VPA to be executed

Recommendation

Deferred commencement approval subject to conditions