

Local Planning Panel

5 April 2023

Application details

171B Botany Road, Waterloo

D/2022/79

Applicant: RIGO Pty Ltd

Owner: FXY Pty Ltd

Architect: DKO Architecture

Planner: Sutherland & Associates Planning

Proposal

- demolition of the existing building
- construction of a four-storey mixed use development
- two ground floor retail premises and 47 apartments

Recommendation

approval subject to conditions

Notification

- initial exhibition period: 1 March 2022 to 23 March 2022
- 196 owners and occupiers notified
- two submissions received



- second exhibition period: 11 October 2022 and 26 October 2022
- 197 owners and occupiers notified
- no further submissions received

Submissions

- lack of information submitted with the application relating to sustainability commitments
- dust and debris during construction works
- dilapidation to nearby properties

Site/Submissions



-  subject site
-  submitters



site viewed from Botany Road



looking north along Botany Road



adjoining residential development to north - 169 Botany Road

Site



adjoining commercial development to the south - 175-177 Botany Road



hardware and building supplies facility opposite side of Botany Road



commercial development opposite side of Botany Road



site viewed from Cope Street



residential development to north - 169 Botany Road – viewed from Cope Street

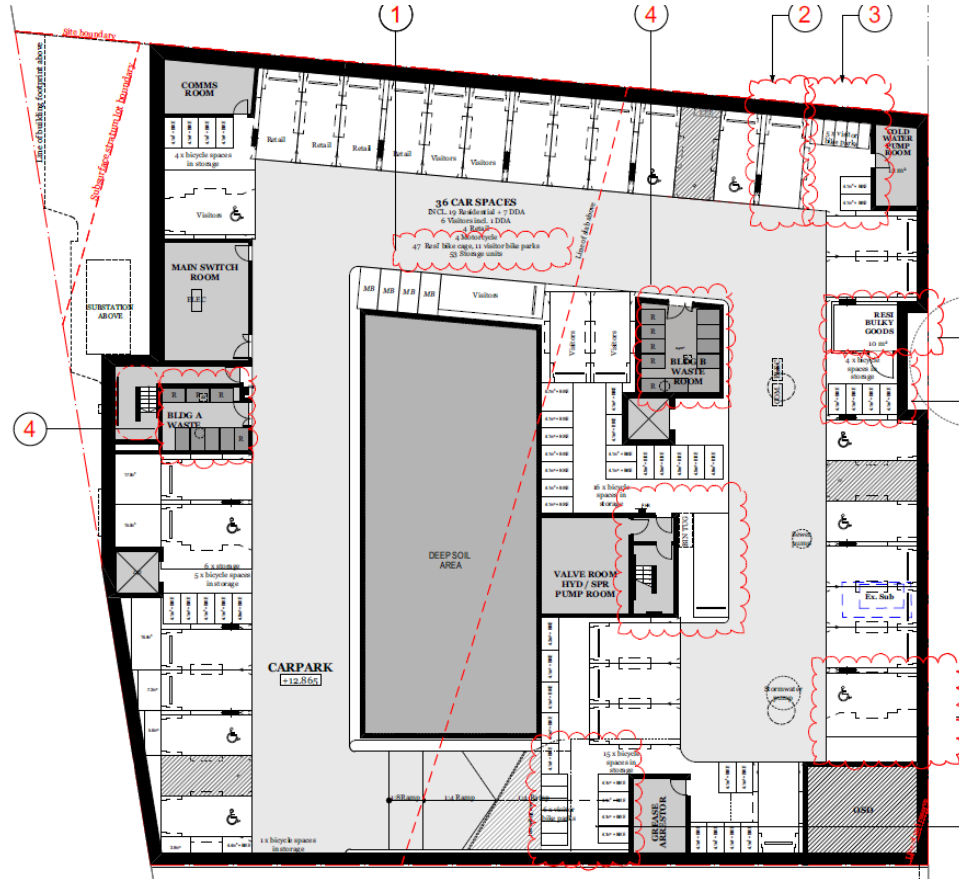


15 commercial development to south - 175-177 Botany Road – viewed from Cope Street

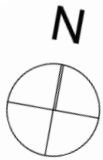


LAHC apartments to east of the site (within the Waterloo South precinct)

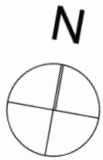
Proposal



basement level



ground level

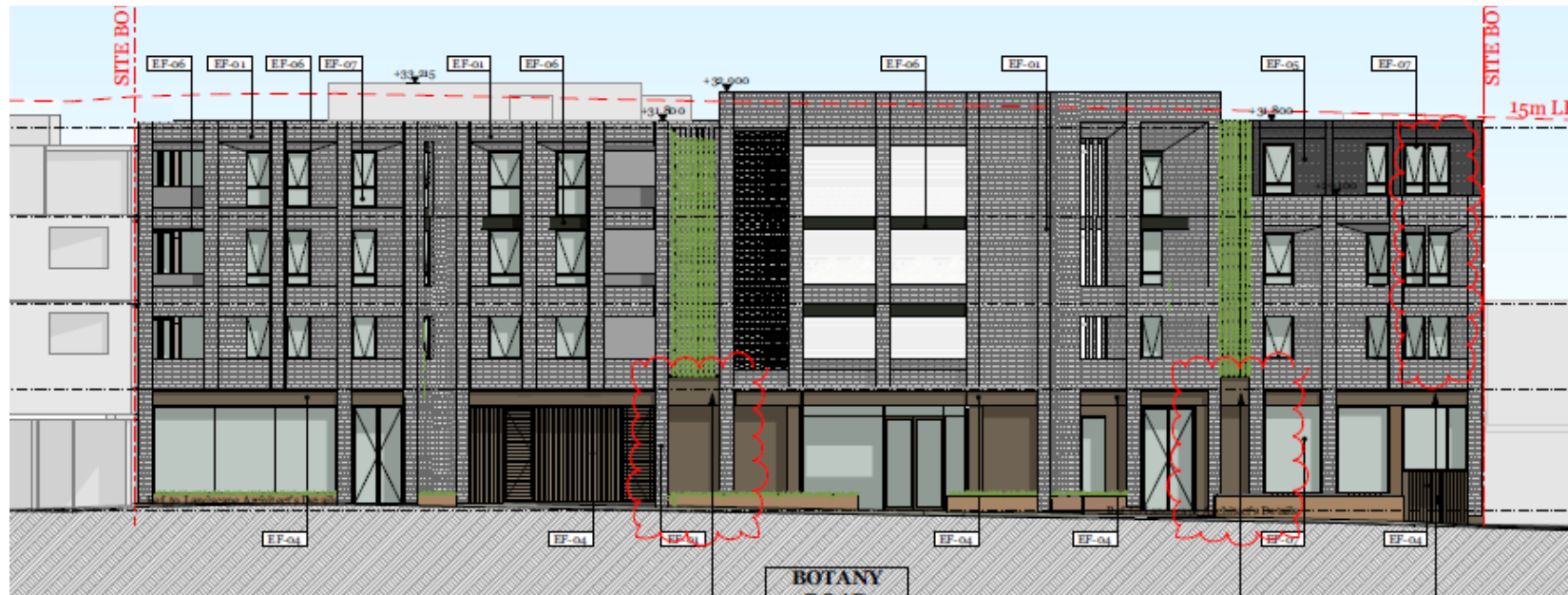


second floor level





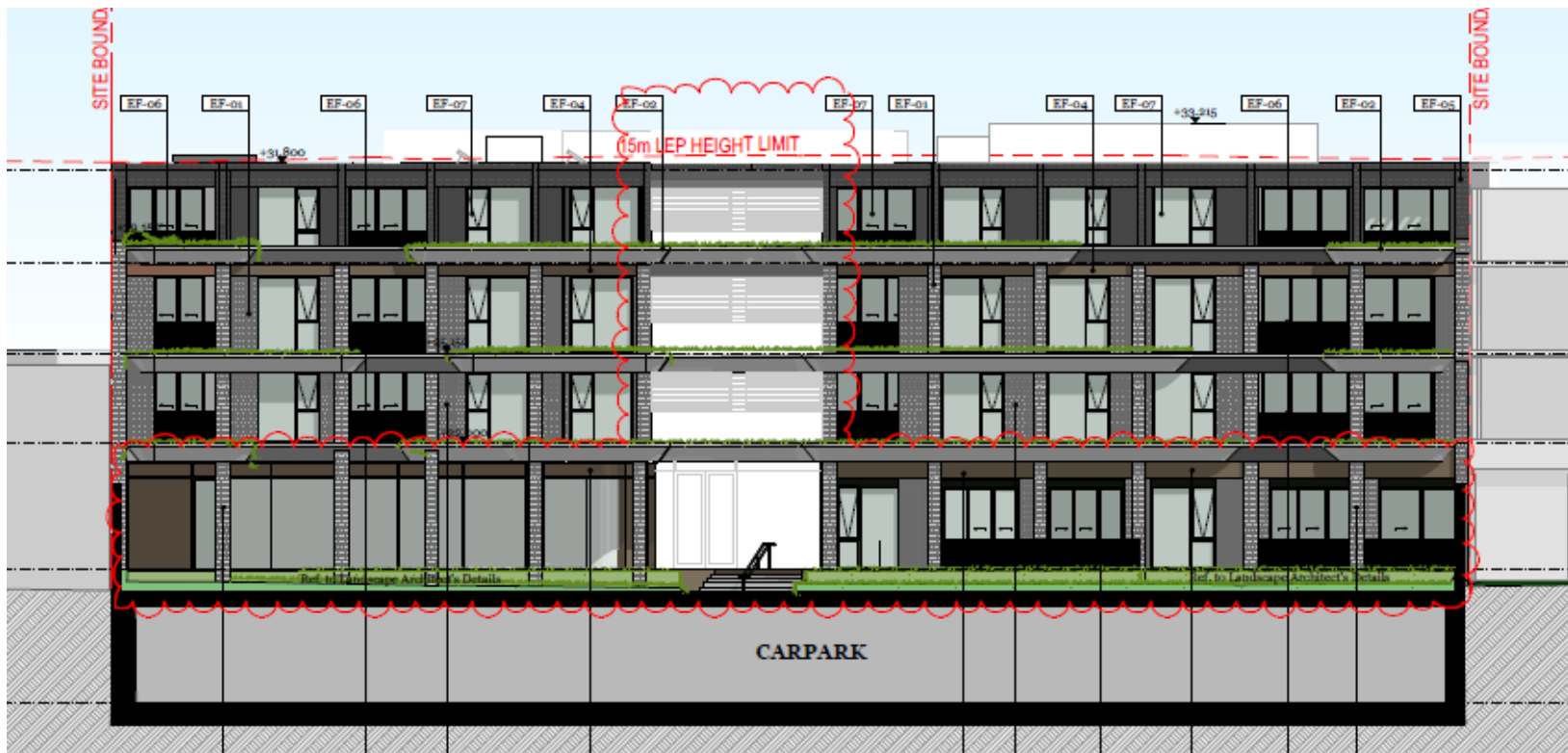
roof level



Botany Road (west) elevation



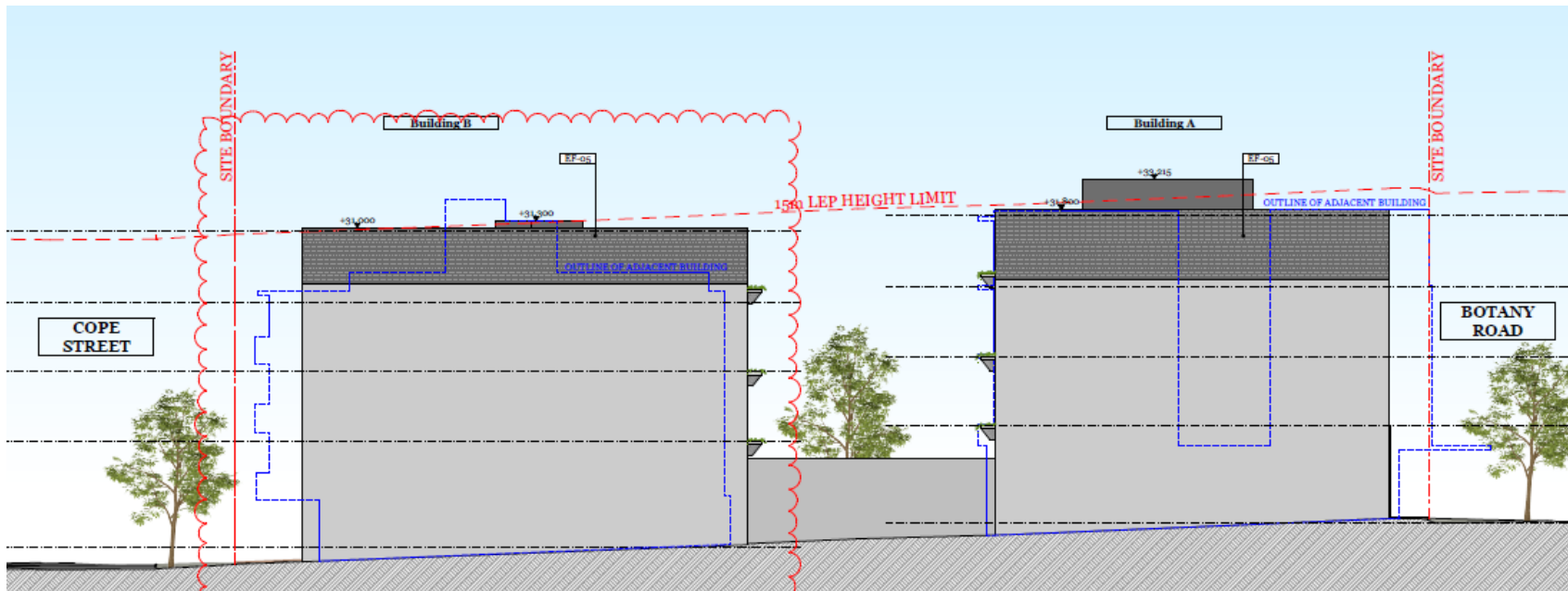
Cope Street (east) elevation

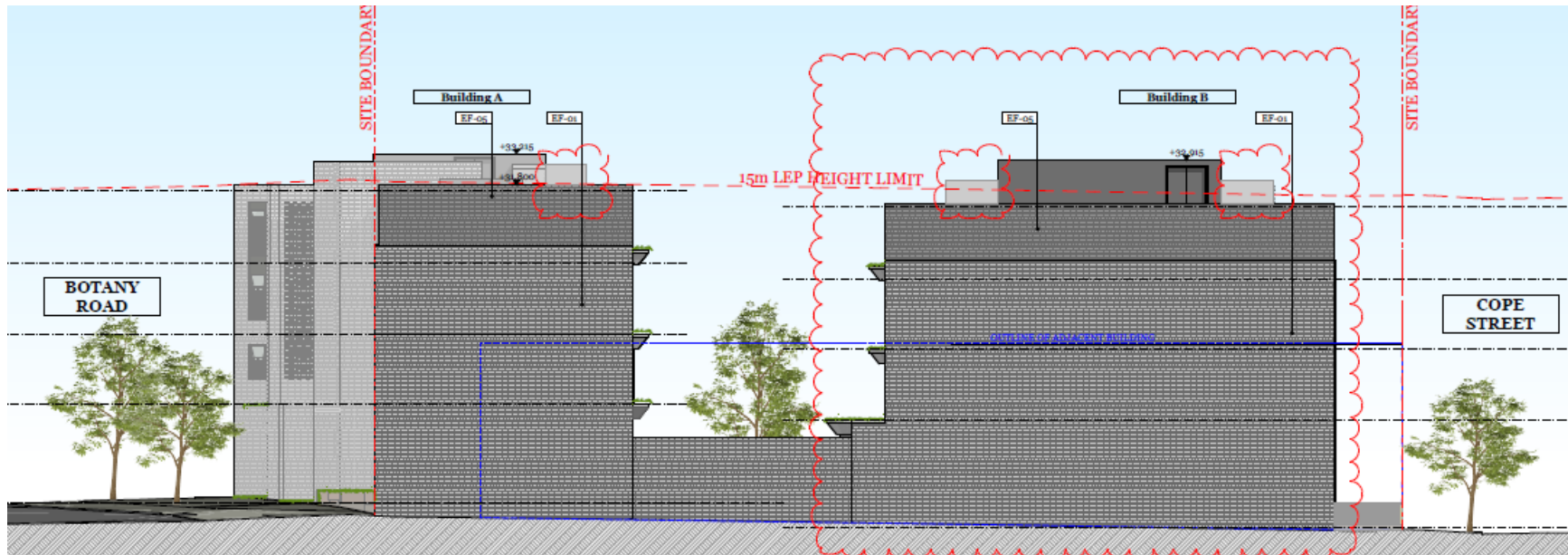


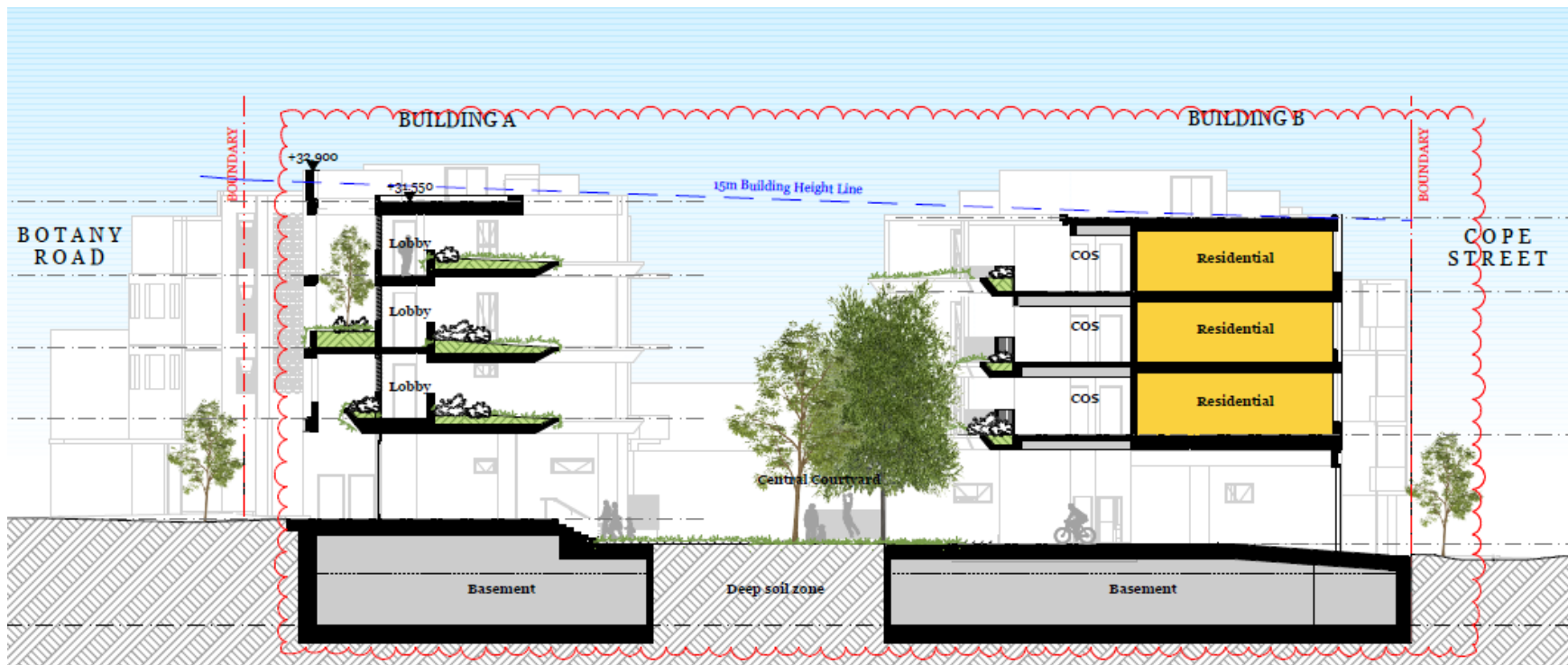
internal elevation - Building A (fronting Botany Road)



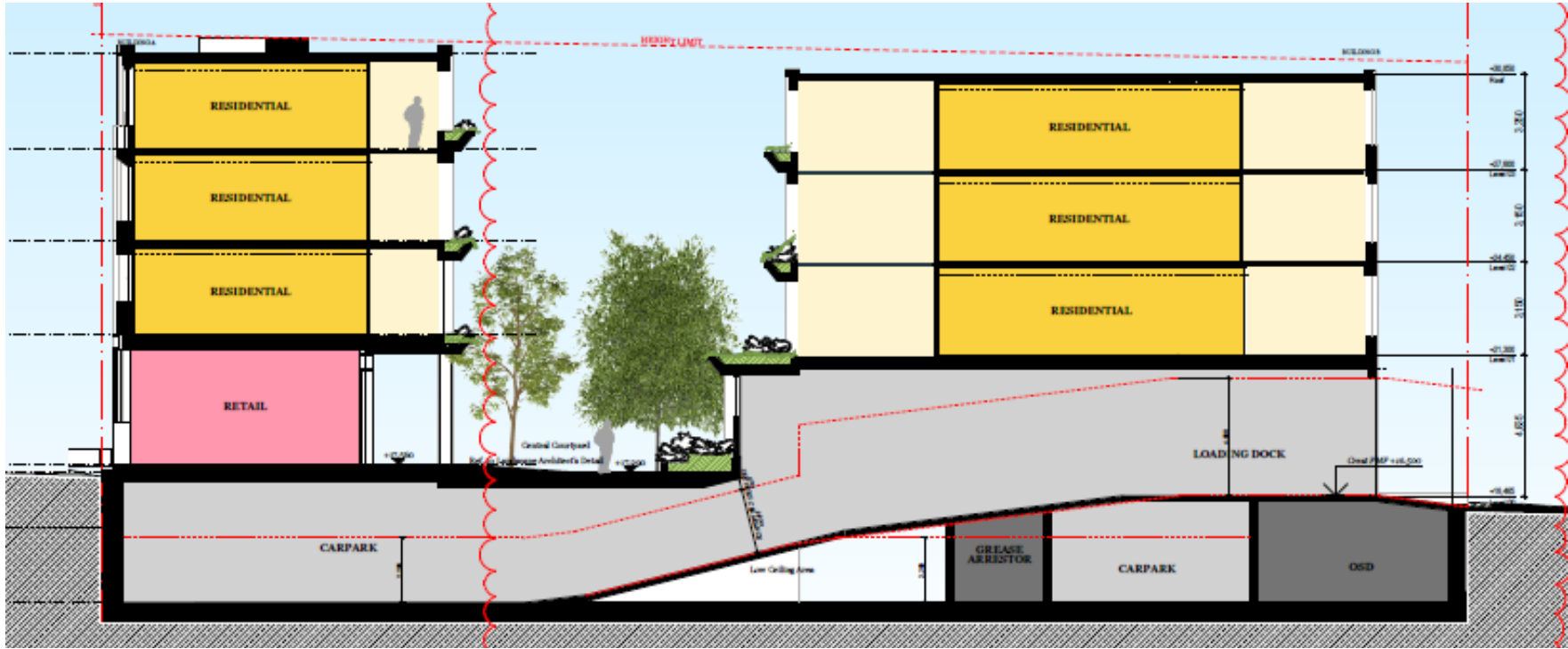
internal elevation - Building B (fronting Cope Street)







section - Building A and Building B



section - Building A and Building B - showing vehicular access from Cope Street



photomontage - Botany Road



photomontage - internal courtyard Building A (fronts Botany Road)



photomontage - Cope Street



materials

Compliance with key LEP standards

	control	proposed	compliance
height	15m	16.76m	no clause 4.6 variation request supported
floor space ratio	1.75:1	1.75:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	four	four	yes
dwelling mix	1 bed – 10 - 40% 2 bed – 40 - 75% 3 bed – 10 – 100%	1 bed – 28% 2 bed – 60% 3 bed – 12%	yes

Compliance with ADG

	control	proposed	compliance
solar	70%	70%	yes
cross vent	60%	62%	yes
deep soil	7%	10%	yes

Compliance with ADG

	control	proposed	compliance
building separation	12m	12m	yes
apartment size	1 bed 50m ² 2 bed 70m ² 3 bed 95m ²	1 bed: 50-57m ² 2 bed: 75-88m ² 3 bed: 101-118m ²	yes

Compliance with ADG

	control	proposed	compliance
floor to ceiling heights	2.7m	3.15m floor to floor heights	yes
communal open space	25%	25%	yes
private open space	1 bed 8m ² 2 bed 10m ² 3 bed 12m ²	1 bed: 8-17m ² 2 bed: 10-25m ² 3 bed: 25-34m ²	yes

Design Advisory Panel Residential Subcommittee

panel generally supported the proposal but raised the following concerns:

- provision of a 3m setback to Cope Street
- 10% deep soil required
- street awning to Botany Road not required
- consideration of provision of rooftop COS
- review of solar access and cross ventilation required

these issues have generally been addressed in amended plans

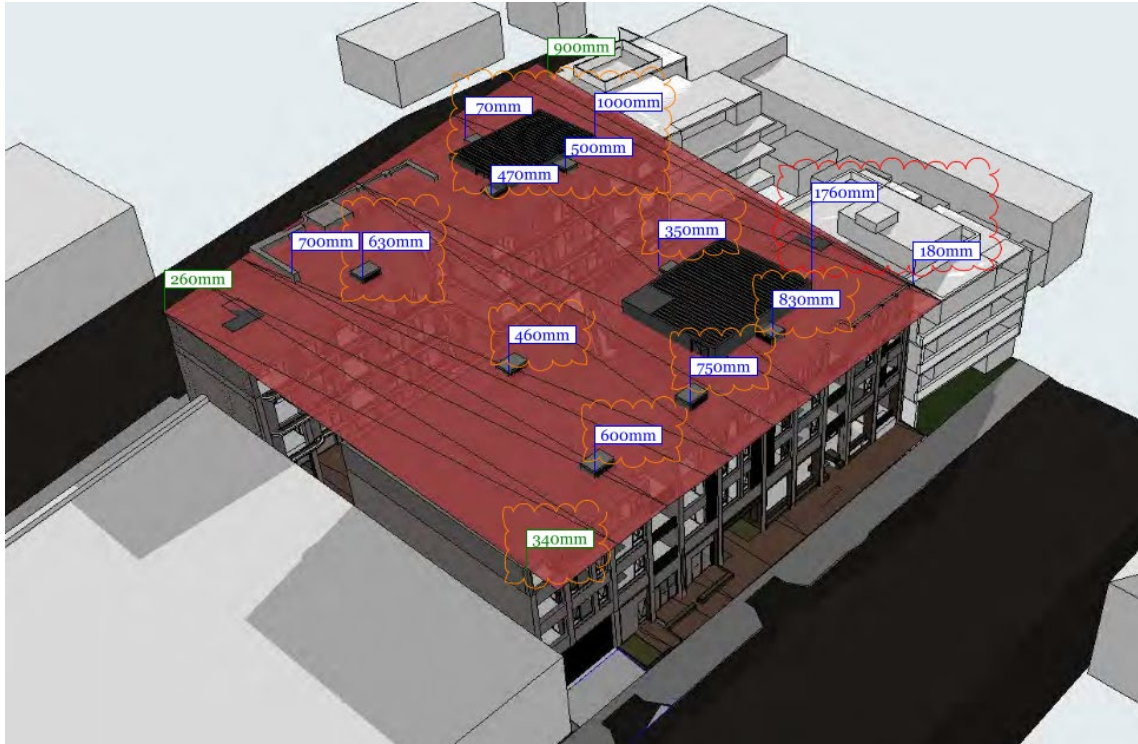
Issues

- height
- noise and ventilation

Height

- 15m height control
- maximum height of 16.76m equating to a non compliance of 11.7%
- elements that breach the height limit relate to lift overruns, plant, building parapets and clerestory windows

Height



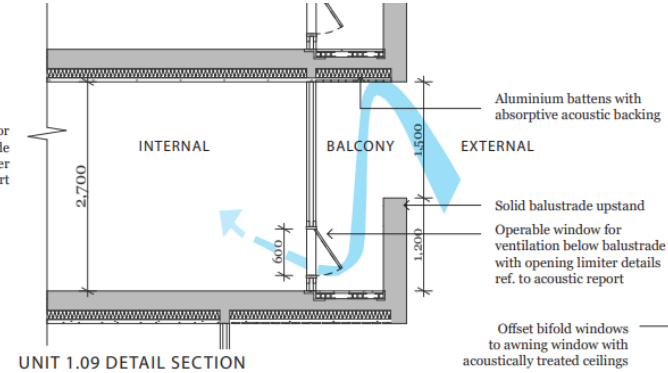
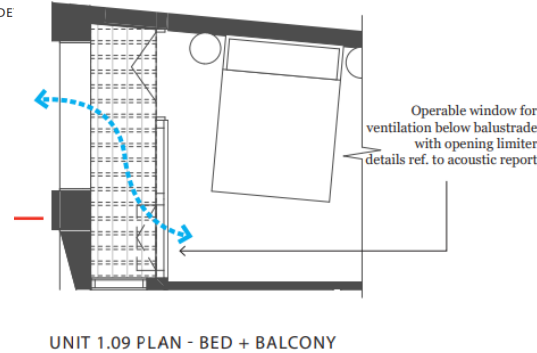
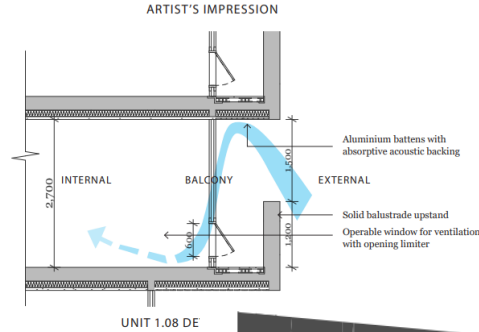
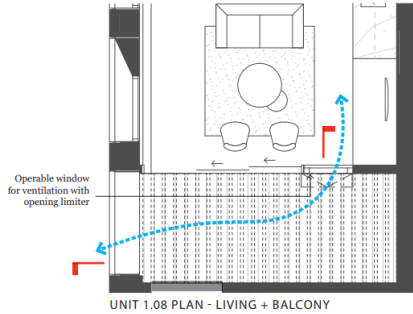
Height

- clause 4.6 variation request supported
- majority of building located under the height limit
- in part non-compliance results from need to address flooding - ground level to be set at the Peak Flood Level in accordance with the City's Interim Floodplain Risk Management Policy
- non compliant elements are lift overruns, plant, building parapets and clerestory windows
- non-compliant elements do not result in significant impacts

Noise and Ventilation

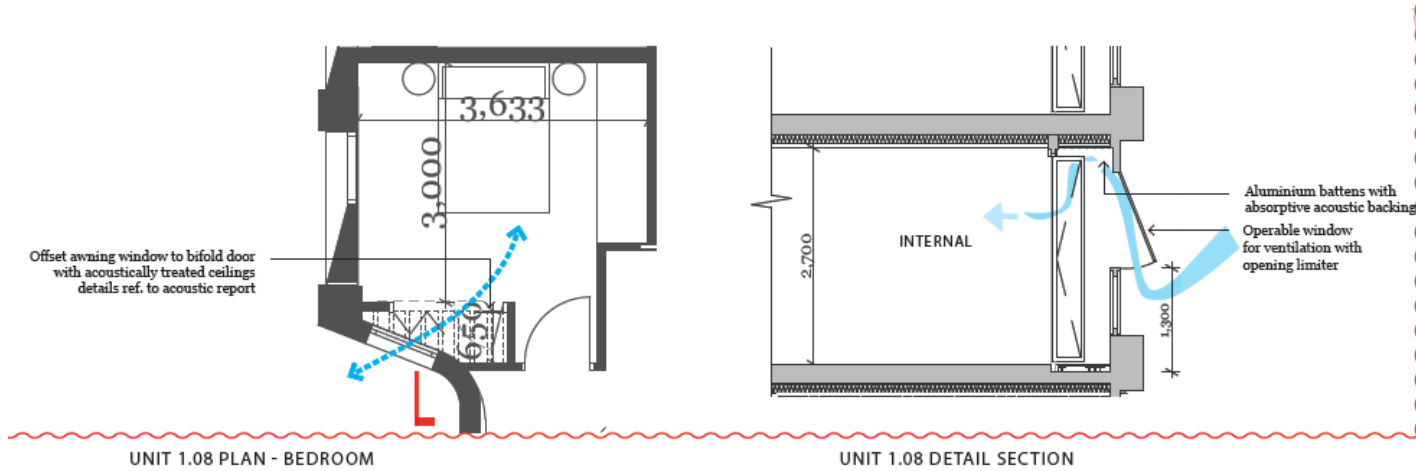
- Botany Road has annual average daily traffic volume in excess of 20,000 vehicles
- T & I SEPP requires that the consent authority must not grant consent unless it is satisfied that appropriate measures will be taken to ensure sound levels stipulated in the SEPP are not exceeded
- development is reliant on a range of passive alternative measures to manage noise and natural ventilation

Noise and Ventilation



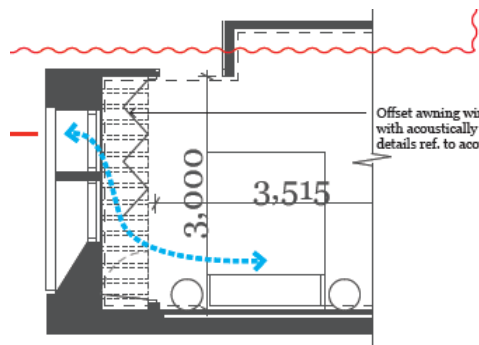
acoustic attenuation to balconies of living areas of units 1.08-3.08 and bedrooms of units 1.09-3.09

Noise and Ventilation



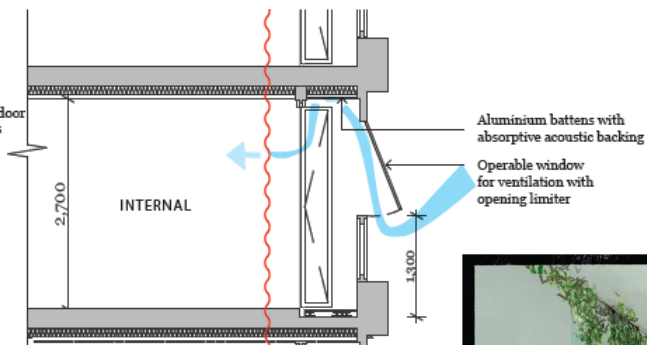
units 1.08 – 3.08 and 1.13 – 3.13 incorporate a wintergarden to bedrooms

Noise and Ventilation

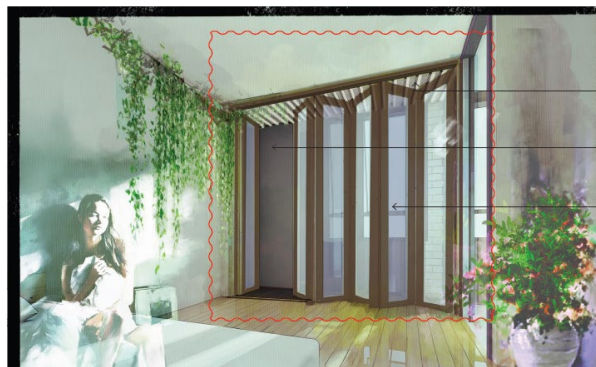


UNIT 1.13 BEDROOM PLAN

Offset awning window to bifold door with acoustically treated ceilings details ref. to acoustic report



UNIT 1.13 DETAIL SECTION



Aluminium battens with absorptive acoustic backing

Cement Render external finish painting on wall

Operable window behind for ventilation with opening limiter

units 1.08 – 3.08 and 1.13 – 3.13 incorporate a wintergarden to bedrooms

Recommendation

approval subject to conditions