

Local Planning Panel

18 December 2024

application details

158 Botany Road & 158 Wyndham Street, Alexandria

D/2023/1012

Applicant: Blueshore Development Group

Owner: Denning Real Estate Pty Ltd

Architect: SJB Architects

Planner: Ethos Urban

proposal

concept proposal for a commercial development at 158 Botany Road comprising:

- building envelope with maximum height of 35m
- indicative uses including retail and commercial office
- indicative temporary vehicle access from Botany Road and future access from planned laneway
- endorsement of a Design Excellence Strategy

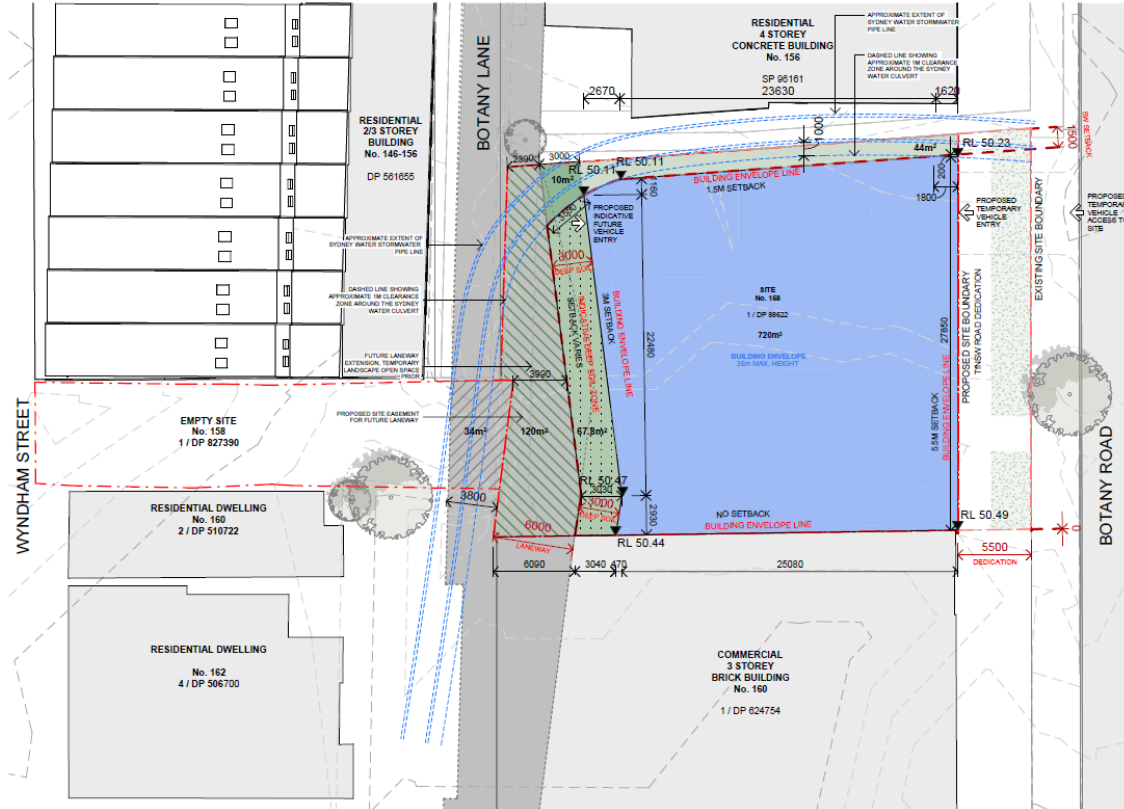
the application includes a public benefit offer for both sites including land dedication and monetary contribution towards community infrastructure

recommendation

the application is recommended for deferred commencement approval, subject to conditions

the deferred commencement condition requires exhibition, execution and registration of the VPA

proposal



proposed concept plan

reason reported to LPP

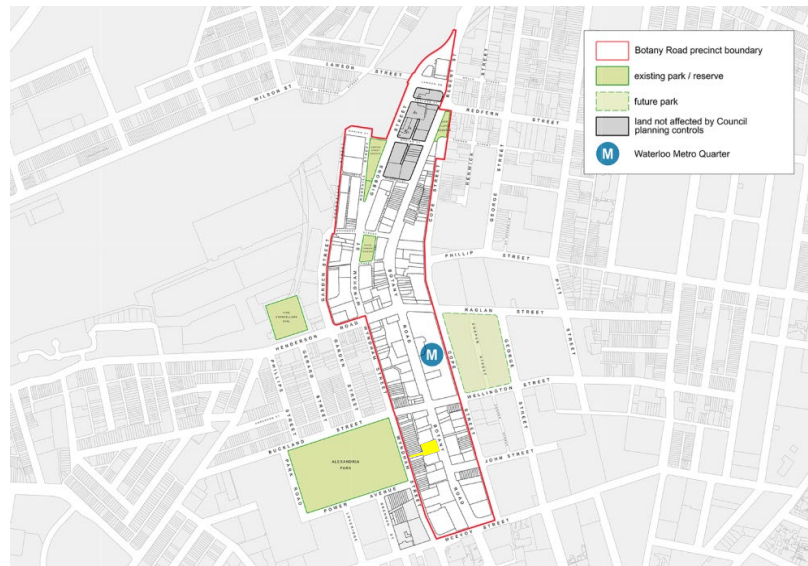
the application is reported to the LPP for determination as it includes an offer to enter into a Voluntary Planning Agreement (VPA) with the City

the VPA applies to both sites and includes:

- dedication and embellishment of land at the rear of both sites for future laneway
- dedication and landscaping of SP2 zoned land on the Botany Road frontage for footpath widening; and
- monetary contribution towards community infrastructure in Green Square

background

- Planning Proposal for the Botany Road Precinct approved by Council on 27 June 2022
- new controls incentivise commercial and affordable housing development in the Precinct through incentive height and FSR controls
- this DA proposes commercial uses and seeks to utilise the new controls



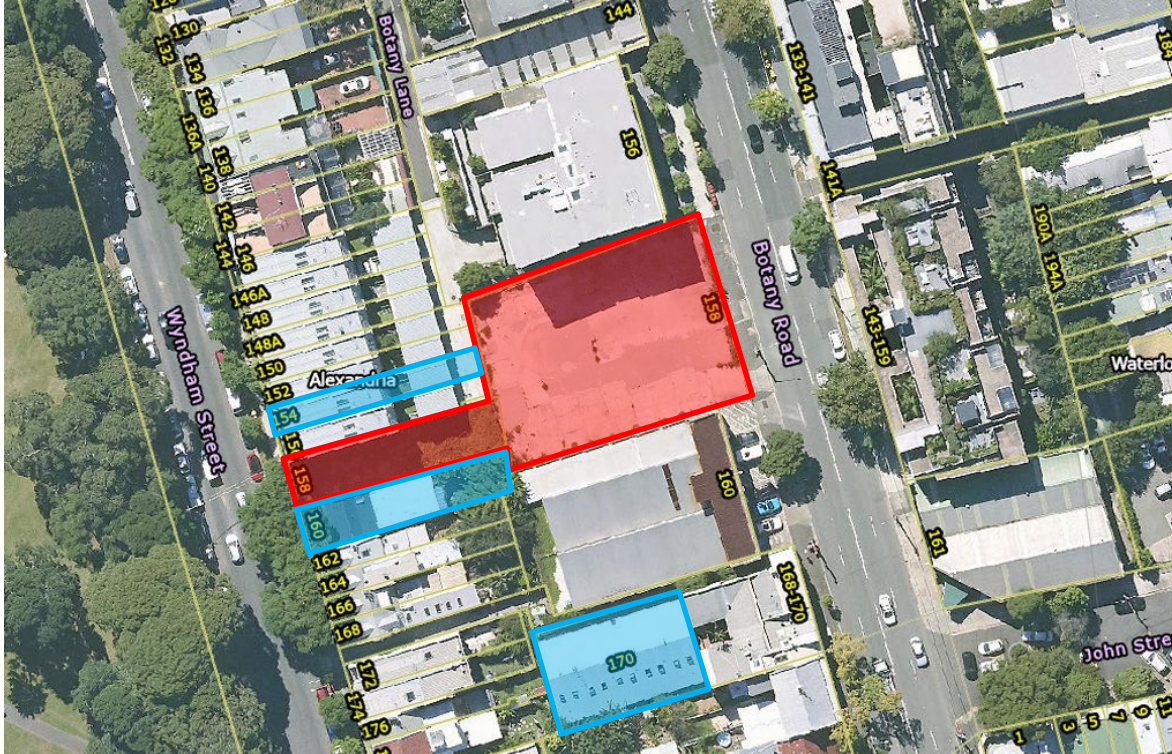
notification



- exhibition period 9 May and 31 May 2024
- 264 owners and occupiers notified
- 10 submissions received

submissions

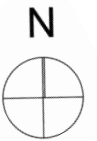
- height and setbacks
- overshadowing
- land uses
- building design
- laneway extension
- visual privacy
- noise
- traffic

submissions



-  subject site
-  submitters

site



site



site viewed from Botany Road

site



looking south along Botany Road

site



looking north along Botany Road

site



site viewed from Botany Road

site



looking south-east towards Botany Road

site



site viewed from Botany Lane

site



looking north towards Botany Lane

site



site viewed from Wyndham Street

site



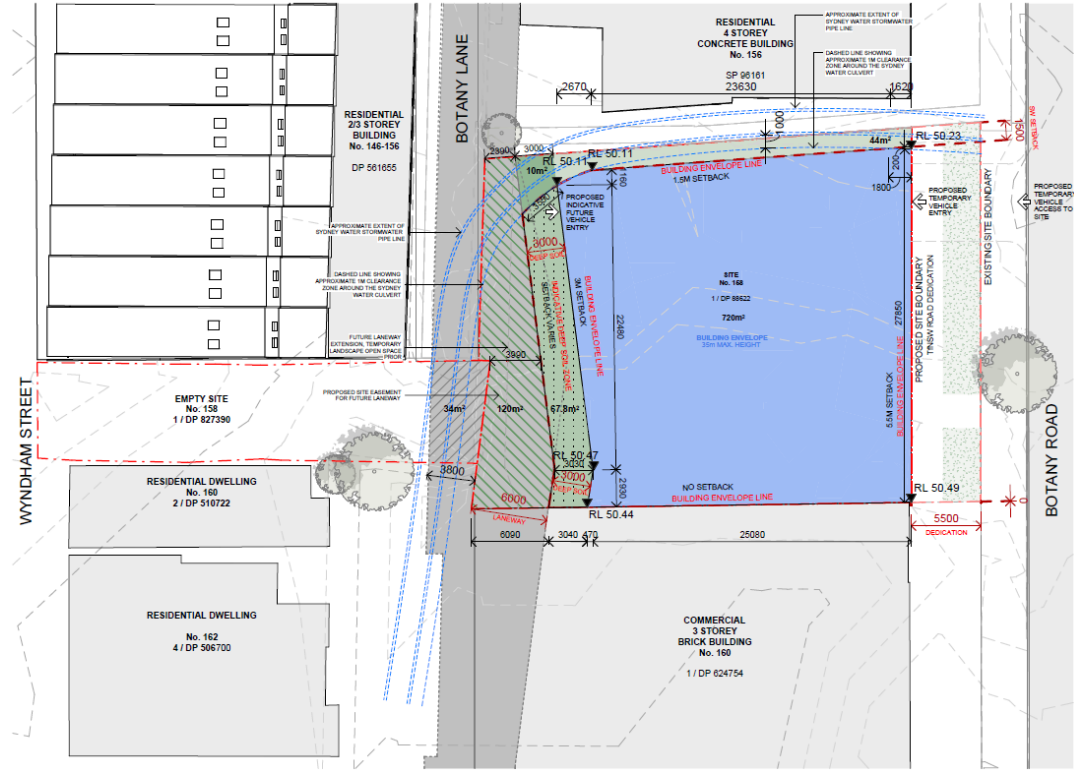
looking north along Wyndham Street

site



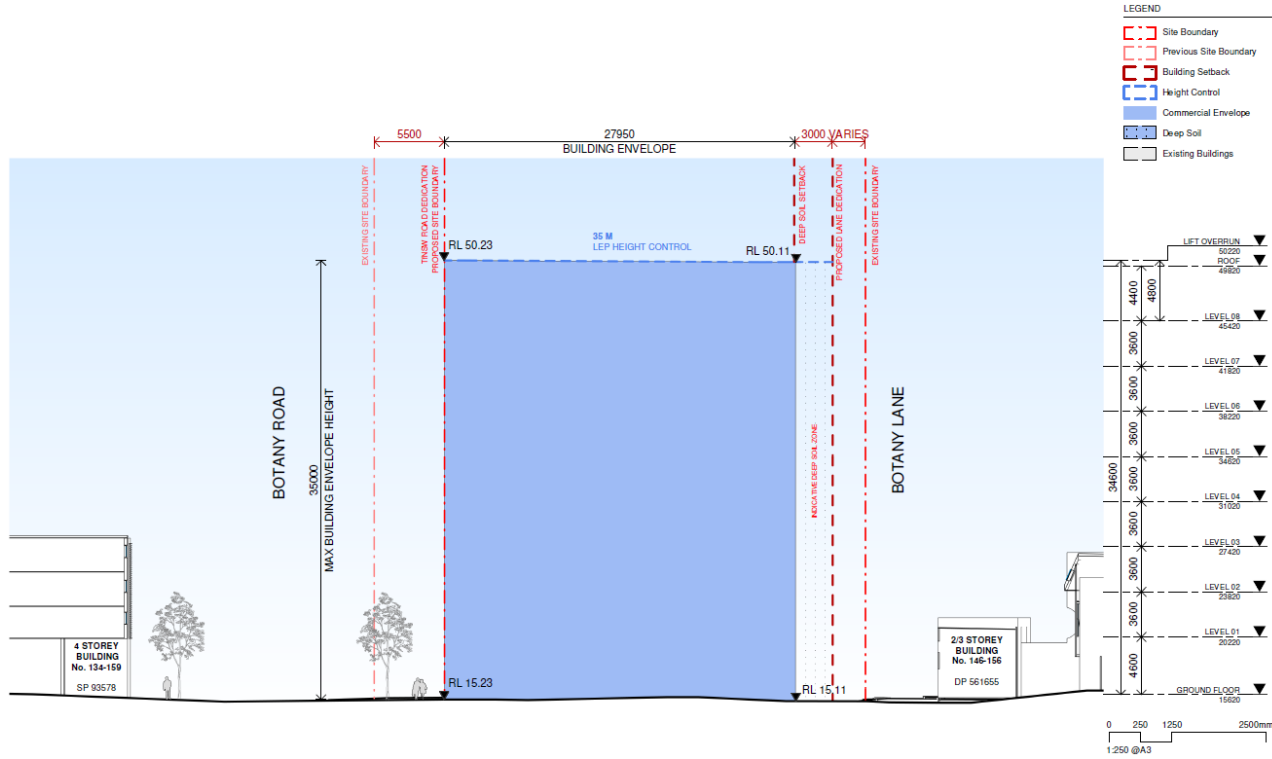
looking south along Wyndham Street

proposal



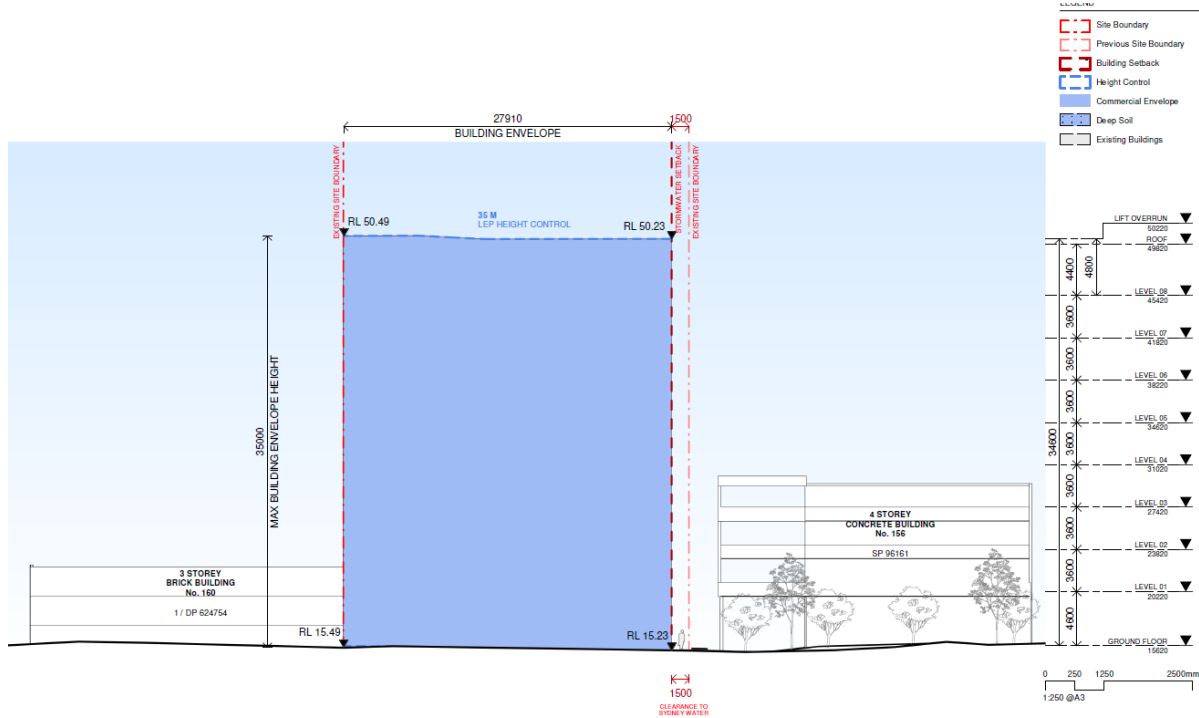
proposed concept plan

proposal



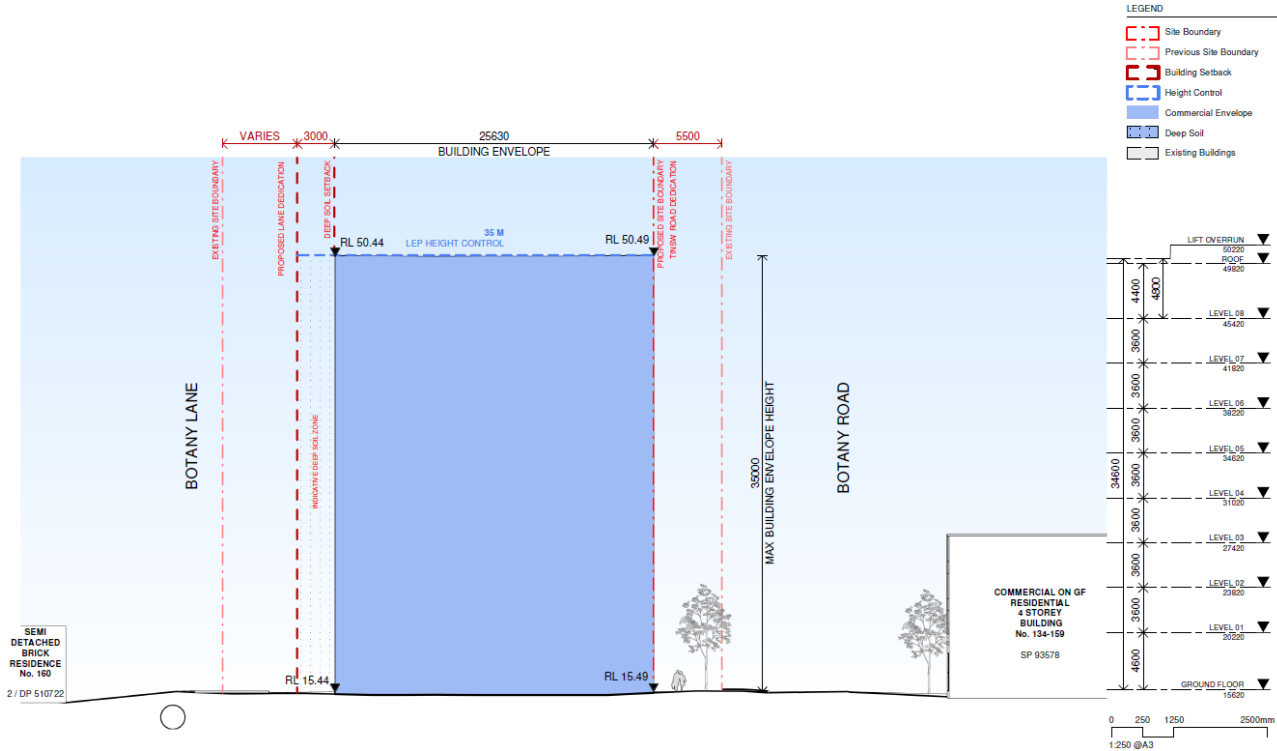
proposed envelope – northern elevation

proposal



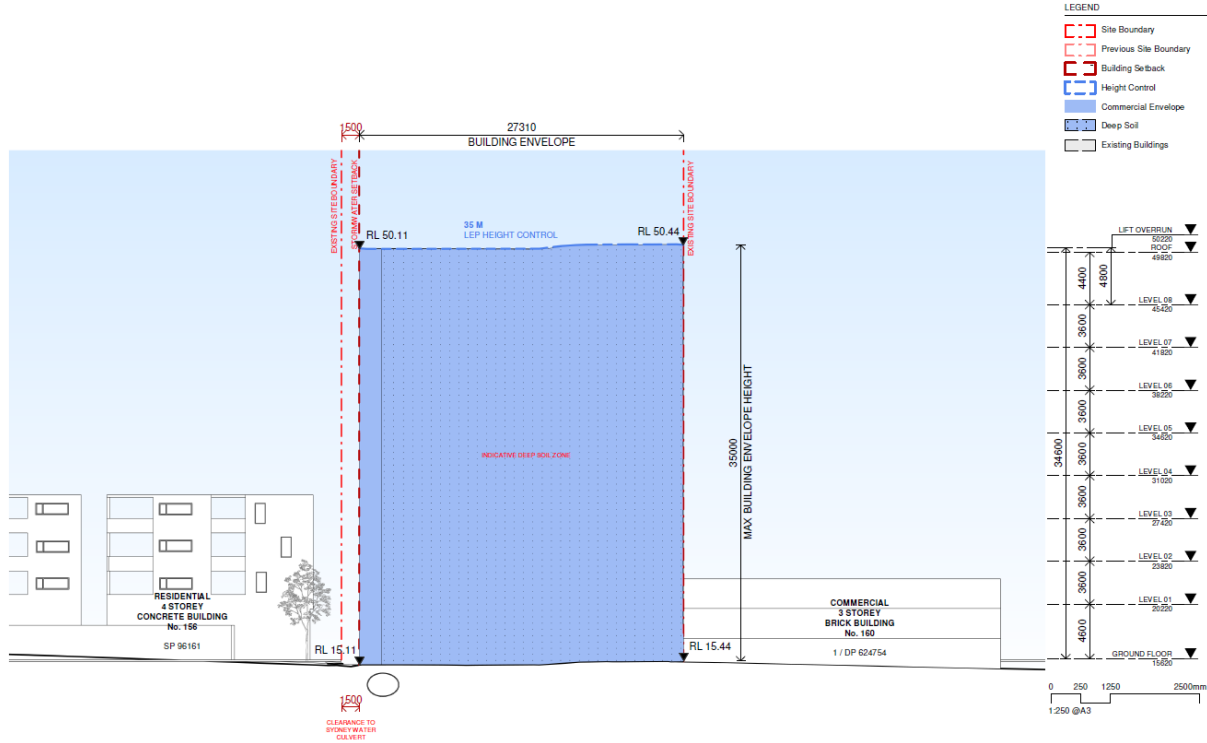
proposed envelope – eastern elevation (Botany Road)

proposal



proposed envelope – southern elevation

proposal



proposed envelope – western elevation (Botany Lane)

consistency with key LEP standards

	control	proposed	compliance
height	35m	35m	yes
floor space ratio	4.95:1	4.8:1	yes
car parking	21	14 indicative	yes

consistency with DCP controls

	control	proposed	compliance
height in storeys	8	9	no (storeys not approved under concept DA)
floor to floor heights	GF: 4.6m L1: 3.8m L2+: 3.6m	4.6m 3.6m 3.6m	partial compliance
active frontages	Botany Road	Botany Road	yes

consistency with DCP controls

	control	proposed	compliance
deep soil	10%	8%	no but acceptable
tree canopy	15%	15%	yes

Design Advisory Panel Residential Subcommittee

the Panel reviewed the application on 4 June 2024 and generally supported the proposal, but noted the following issues:

- laneway width
- servicing strategy
- deep soil
- balcony impacts
- Connecting with Country

these issues have been addressed in amended plans or conditions

VPA

public benefits in the VPA include:

- dedication and embellishment of land at the rear of both sites for future laneway
- dedication and landscaping of SP2 zoned land on the Botany Road frontage for footpath widening; and
- monetary contribution towards community infrastructure in Green Square

draft VPA has been prepared and is on public exhibition

issues

- laneway width and alignment
- future connection to laneway network
- building height in storeys
- overshadowing
- deep soil

laneway width and alignment

development must dedicate land for laneway to access uplift controls

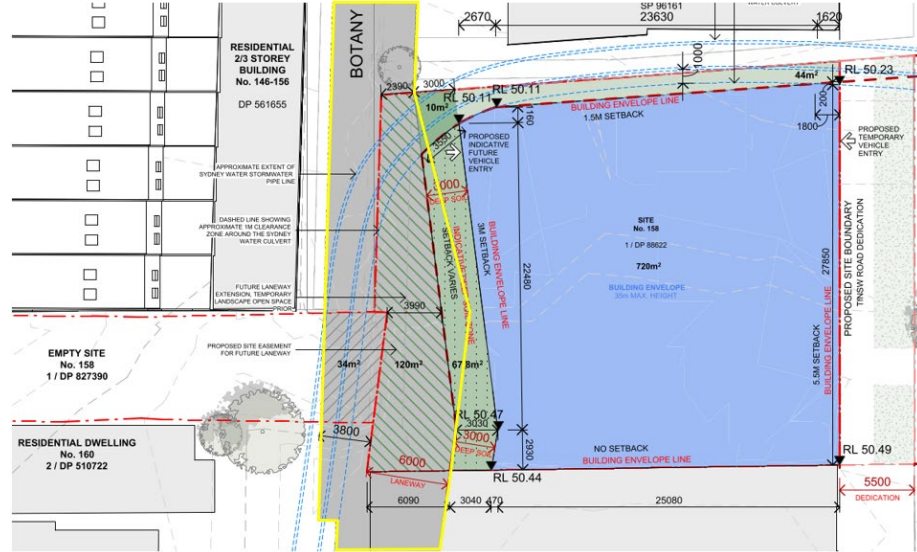


irregular alignment to allow 6m laneway past the rear of 158-160 Wyndham Street

dedication required by DCP

laneway width and alignment

- DA was amended to include 158 Wyndham Street in the VPA
- alternative width and configuration has been negotiated



proposed concept plan, with DCP alignment in yellow

future connection to laneway network

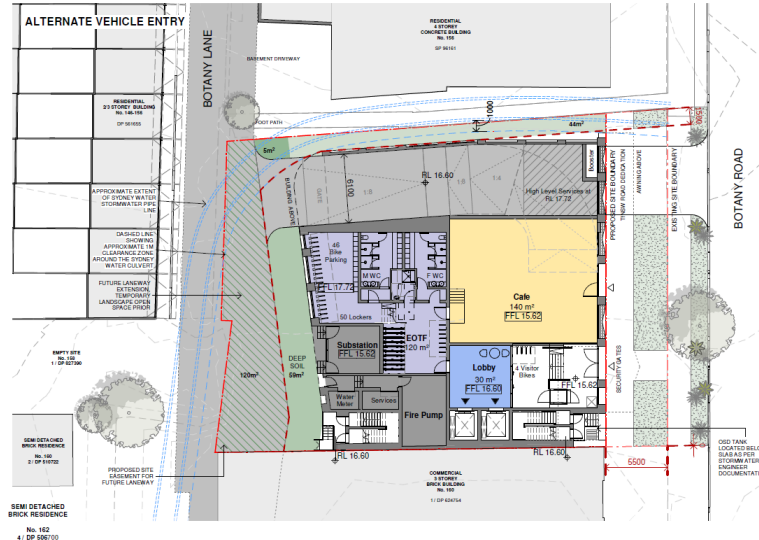
- site is land locked in the short term
- land for laneway will remain under current ownership until City triggers dedication clause in VPA



neighbouring private driveway access outlined in red

future connection to laneway network

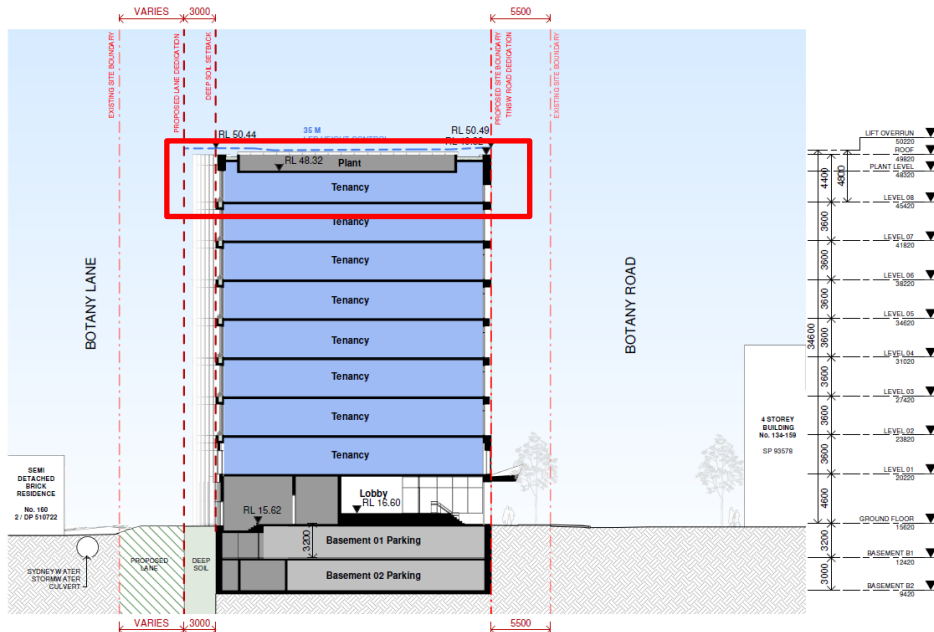
- DCP requires loading and servicing from the laneway network. Temporary access is permitted in the interim.
- indicative temporary access proposed from Botany Road, with future access from the laneway



indicative future vehicle access

building height in storeys

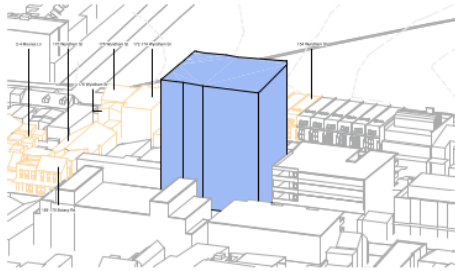
- DCP permits maximum 8 storeys
- reference scheme includes 9th storey within LEP envelope



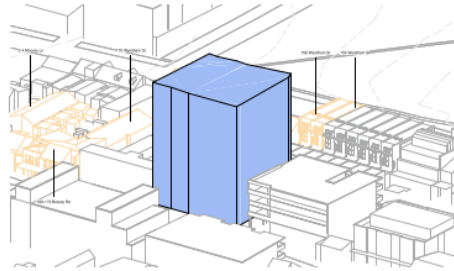
reference scheme – east/west section

overshadowing

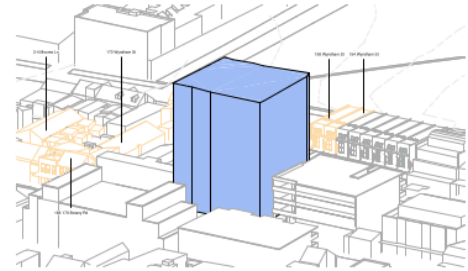
- envelope casts shadow to southern neighbours throughout the day in midwinter
- changes to envelope to increase setbacks reduce impacts



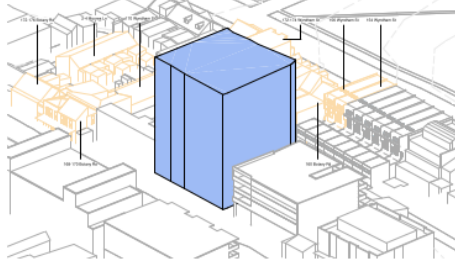
Winter - 9AM PROPOSED



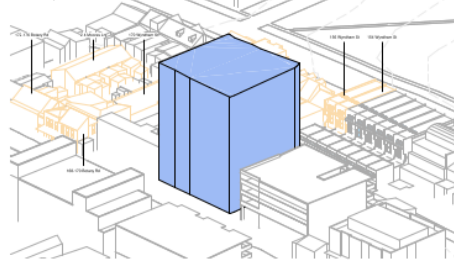
Winter - 930AM PROPOSED



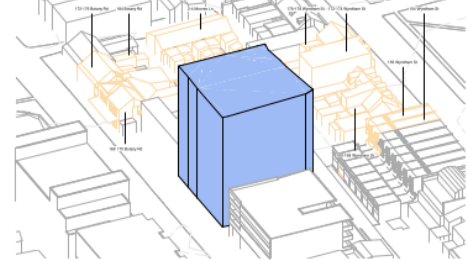
Winter - 10AM PROPOSED



Winter - 1030AM PROPOSED



Winter - 11AM PROPOSED



Winter - 1130AM PROPOSED

overshadowing

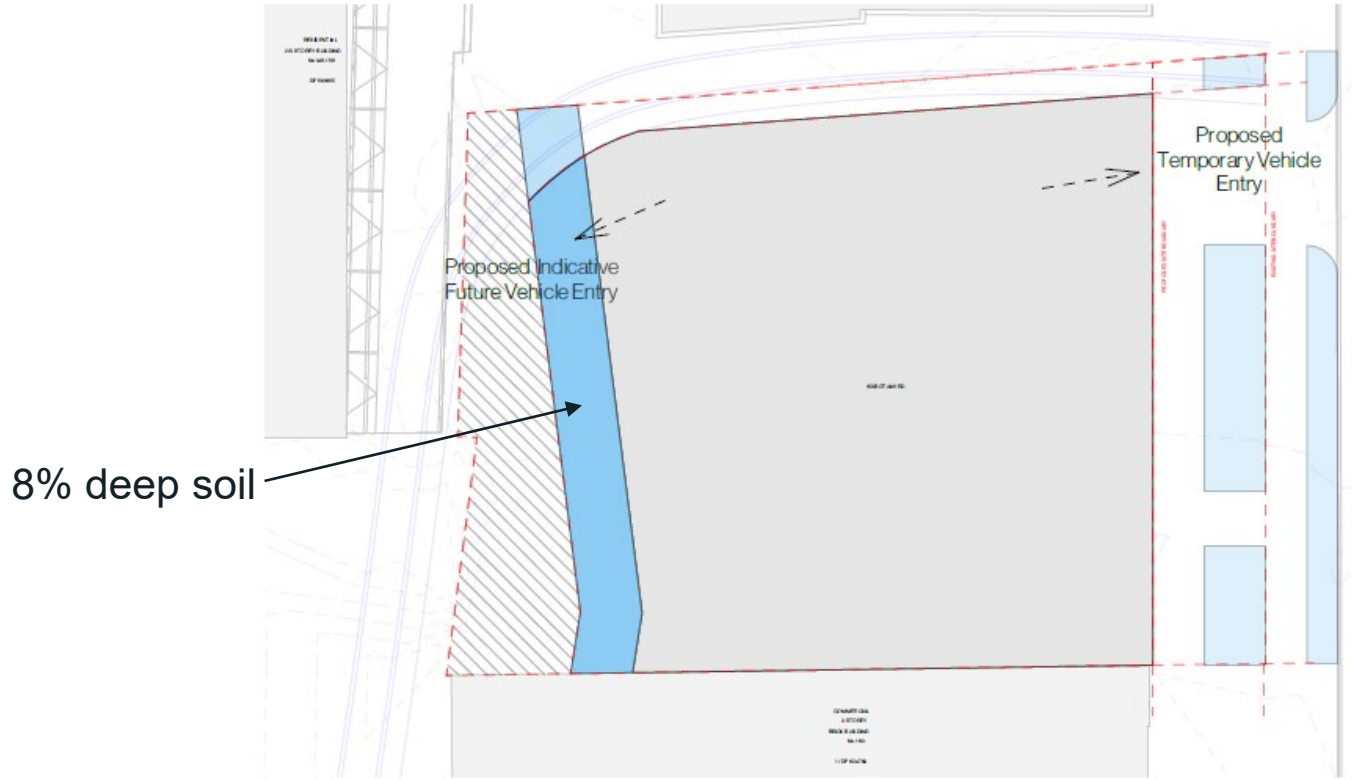
5.10.2.4(5) of SDCP 2012:

- (5) Amenity impacts that may arise from non-residential development on existing or possible future residential development, such as loss of daylight or sunlight access, acoustic privacy or visual privacy, are to be considered in the context of the locality statement and objectives for the Precinct.

locality statement and objectives for the Precinct seek to:

- emphasise precinct as economic connector
- prioritise non-residential uses
- contribute employment generating uses
- ensure residential uses do not impede delivery of employment uses

deep soil



proposed deep soil

recommendation

the application is recommended for deferred commencement approval,
subject to conditions