

Botany Bay Development Control Plan 2013
[Draft] Site Specific DCP – 1-3 Lord St, Botany
October 2018

This site specific DCP must be read together with other sections of the Botany Bay DCP 2013. In the event of inconsistency between this section and the other sections of the Botany Bay DCP 2013, this section will prevail to the extent of the inconsistency.

Land to which this DCP applies

This site specific DCP applies to land at 1-3 Lord Street Botany being Lot 2 in DP 593463 and Lot 4 in DP 593463 (the site).

The areas to which this DCP applies is illustrated as the land contained within the red boundary of Figure 1.

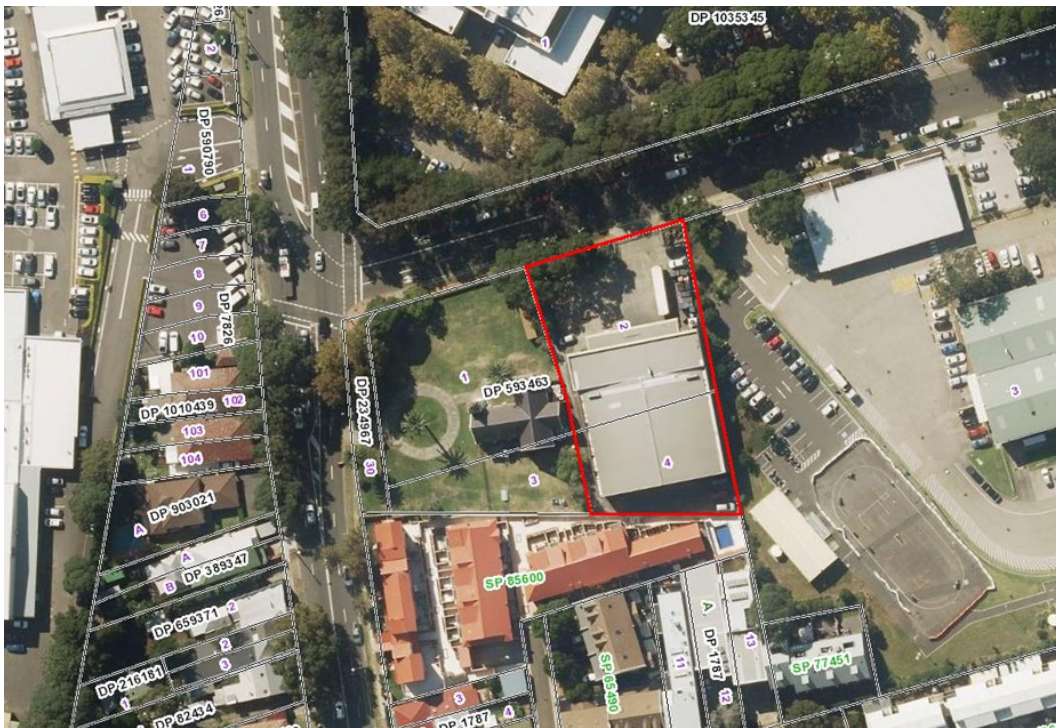


Figure 1: Area of Application (Source: Spatial Information Exchange (SIX) Maps)

Site Context

The site is located within the B7 Business Park zone. It is adjacent to the locally listed heritage item St Matthew's Anglican Church (Item 171 under BBLEP 2013), which is located in a heritage conservation area. The St Matthew's Anglican Church is situated to the west of the site and reflects influences from Victorian Gothic styles.

In 2016, a contemporary steel framed multi-function centre was constructed to the south of the church building. This new building is visually subservient to the Church building.

St Matthew's Anglican Church is primarily viewed from Botany Road, from which any future development on the site will form a backdrop. The Church is visually prominent as viewed from its Botany Road and Lord Street frontages.

3-4 storeys residential development constructed of multi coloured brick and panelling are located to the south of the site and St Matthew's Anglican Church.

Objectives:

The following key objectives are applicable to all future development on the site:

- To provide built form controls that facilitate development consistent with the objectives of the site's B7 Business Park zoning within the Lord Street Business Park precinct.
- To create a bookend style development that visually integrates with and provides an activated edge to the adjoining church.
- To retain and enhance the visual prominence of the St Matthew's Anglican Church as viewed from Botany Road.
- To establish a high quality interface between any future built form on the site and the adjacent St Matthew's Anglican Church and adjoining lawn area.
- To facilitate the transition of use between the site at the edge of the employment precinct and the adjacent St Matthew's Anglican Church.
- To establish a functional building envelope that is capable of meeting employment-based industry operational requirements of the site.
- To maintain appropriate solar access to residential buildings in the adjacent R3 Medium Density Residential zone.
- To facilitate ongoing safety and security.

Development Controls

Building character

A key consideration informing any future built form on the site is establishing an appropriate visual relationship between that built form and the adjacent St Matthew's Anglican Church. The transition and interface between business uses and the St Matthew's Anglican Church as well as establishing a sympathetic design response to the Church are important factors to consider in this regard.

Design Criteria

- Any future built form on the site is to reflect the Business Park character of the precinct as well as providing a sympathetic design response to the adjacent Church through design articulation, modulation of form, variation in texture, finishes and materials.
- Development must be of a high visual quality and must include appropriate architectural articulation and modulation of form particularly to the northern frontage to Lord Street and western frontage to the Church.
- Setbacks to the western façade of the building (i.e. facing the St Matthew's Anglican Church) are to provide space to enable the activation of the ground-floor edge between the site and its boundary with the Church.
- Landscaping of the setback to the western boundary is to facilitate the future integration and transition between the site and the adjoining lawn area within the adjacent Church grounds. Should fencing be proposed between the two properties, ground level setbacks are to ensure the ground floor of the building remains accessible in perpetuity.
- The ground floor of the building is to be designed enable activation of the ground level and is to include outward facing floorspace that is oriented towards the northern and western boundaries of the site.

Materials and Finishes

Materials and finishes of the facades of any future development on the site, particularly the western façade, requires consideration to establish a design response that is sympathetic to the Church, ancillary building and surrounding open space. Careful selection of materials is required for any future built form on the site to maintain and enhance the visual prominence of the Church.

Design Criteria

- The western façade that forms a backdrop to the Church is to be articulated by way of high quality materials and modulation of form that work together to maintain and enhance the visual prominence of the Church as viewed from Botany Road.
- The design of the western elevation shall be complementary to the church and not compete with or overwhelm the church building.
- A sense of visual interest and design quality is to be provided to the façade facing Lord Street by way of modulation of form and the visual articulation of colour and texture of materials.

- Any Development Application for the site will need to be supported by a Heritage Impacts Statement, which should consider external materials schedules and colours in order to maintain and enhance the visual prominence of the adjacent Church.

Building Envelope

The site's transitional location adjacent to the Church and medium density residential uses require careful consideration to establish a functional building envelope that is capable of meeting employment-based industry operational requirements of the site as well as appropriately managing impacts on the church and residential uses. Maintaining appropriate levels of solar access to existing residential dwellings and facilitating a scale of built form that is compatible with neighbouring uses are key considerations in this regard.

Design Criteria

- Development on the site must not exceed a height of 16.5 metres and RL 21.82 metres (i.e. height of the church spire).
- Setbacks for any future development on the site are to be in accordance with those outlined in Table 1.
- Upper level setbacks are to minimise solar overshadowing impacts to adjacent residential properties.

Table 1 - Building Setbacks

	Front (Lord St North)	Side (East)	Side (West)	Rear (South)
Ground Level	Minimum 3m from site boundary.	Minimum 8m from site boundary.	Minimum 7m from site boundary.	Minimum 6m from neighbouring building
Upper Levels 1-3	0m	Minimum 5m from site boundary.	Minimum 4m from site boundary.	Setbacks to ensure consistency with Objective 3B-2 of the Apartment Design Guide with regard to adjacent residential flat buildings.

Safety and Security

The intent of this site specific DCP is to facilitate activation, provide an attractive interface with the public domain (i.e. Lord Street) and also to establish an interrelationship between the site and the adjacent church grounds. It is anticipated that this interrelationship will primarily occur on publicly accessible, private land. As such, consideration for safety and security of these spaces is essential in the design as well as ongoing occupation stages of development.

Design Criteria

- Development on the Site should be supported by a Crime Prevention Through Environmental Design (CPTED) study to demonstrate how the development incorporates 'Safer by Design' principles of:
 - **Surveillance:** maximise visibility and surveillance of the public domain and publicly accessible spaces.
 - **Access Movement and Sight lines:** establish direct connections and sight lines that minimise residual spaces and concealment opportunities.
 - **Activation:** maximise activity in the public domain by providing outward-facing land uses, especially at ground level. Where complementary land uses such as takeaway/ food and beverage (e.g. café) are proposed, these should be located at ground level to front onto public streets and/or publicly accessible spaces.
 - **Ownership/ Management:** provide clear definition of public and private areas of the development to ensure that public spaces (e.g. Lord Street/ public street), publicly accessible private space (e.g. laneway link/ lobby spaces) and private space (e.g. commercial premises) facilitate a logical and intuitive understanding of purpose of spaces and the permissibility of access to the public and when.
 - **Management: establish** clearly defined maintenance and management roles between adjoining land (i.e. the Site and adjacent Church) to ensure ongoing upkeep, visual quality and safety of the development on the Site and publicly accessible land.