

Our Ref: 1541-1551/RD/rh



26 July 2013

Mr Scott Barwick
SJB Planning
Level 2 490 Crown Street
Surry Hills NSW 2010

Dear Sir,

Premises – 1545-1551 Botany Road, Botany
Pre-Development Proposal

I refer to our pre-development meeting held on the 16 July 2013. Council Officers have reviewed your concept proposal and in principle do not support the concept for No.1545-1551 Botany Road, Botany for the following reasons:

1. B4 and B7 Land Uses

The reliance on *Clause 5.3 Development near zone boundaries* under the *Botany Bay Local Environmental Plan 2013* requires that where flexibility is permitted to allow land uses on the other side of a zone boundary development should not be inconsistent with the objectives for development in both zones. The objectives for the B7- Business Park zone are to provide a range of office and light industrial uses, encourage employment opportunities and facilitate the day to day needs of workers in the area. The proposal for a residential flat building within the B7 zone may meet the objectives of the adjoining B4 zone but this residential use is seen to be inconsistent with the objectives of the B7 zone as the residential flat building does not provide employment opportunities that serve the daily needs of workers. Therefore Clause 5.3 should not be relied upon in this instance to facilitate development across zone boundaries.

2. Location and Design of the Child Care Centre

Council Officers do not support the location of the proposed child care centre within the B7 Business Park zone within the Botany South Industrial Precinct. Whilst child care centres are permitted within the B7 zone this use can present conflict with light industrial uses, warehouse and distribution centres and other industrial land uses present within the Botany South Industrial Precinct. Any child care centre should be integrated into the built form located centrally to the site and afforded a buffer to the existing industrial land uses surrounding the subject site.

3. Treatment of Boundary Setbacks

Treatment of setbacks, particularly the eastern boundary to the rear of adjoining light industrial land uses and the northern boundary setback to the stormwater channel should be considered so as to mitigate the impacts of adjoining land uses and ensure that any future development of the subject site does not result in land use conflict.

4. Mixed Use Development to Botany Road

The design and treatment of the mixed use development fronting Botany Road is supported. The active street frontage meets the desired future outcomes envisaged for Botany Road. The activation of the street edge will enliven Botany Road.

5. Driveway Crossing and Basement Level Car Parking

The location and design of a single driveway crossing providing access to a basement car parking level is supported. The use of a single driveway crossing for the subject site reduces the impact of vehicles on the active street edge. It should be noted that the site is affected by Class 2 Acid Sulfate Soils and has been identified as flood affected. These matters should be addressed in the preparation of any future development applications.

6. Planning Proposal

It is acknowledged that this is the only site bisected by the B4/B7 zones within the Botany South Industrial Precinct. This presents unique challenges for the future development of this site. Council Officers would not be opposed to considering a planning proposal to provide for a single zone over the entire site to facilitate its redevelopment. It should be noted that Council Officers would require the following key principles to be addressed in any future planning proposal:

- Facilitate an active street frontage to Botany Road;
- Present a single driveway crossing to basement car parking;
- Provide for employment opportunities which enhance and diversify the area (i.e. creative industries, high technology offices; etc.)
- Present a mix of employment and residential opportunities;
- Design the built form mitigate any impacts resulting from surrounding light industrial uses;
- Maintain compliance with Council's Car Parking DCP and residential apartment sizes for any residential component;
- Present a maximum floor space ratio of 1:1;
- Present a maximum building height of 12 metres; and
- Facilitate opportunities for deep soil planting along the boundaries of the subject site.

It should be noted that the preparation of any planning proposal should address the Department of Planning and Infrastructure Guidelines, specifically the matters for consideration identified within the DoPI Guidelines.

Given the key planning matters raised in this correspondence the proposed concept design should be revised. If further meetings are required with Council Officers to consider alternative design concepts please contact Ms Rene Hayes on (02) 9366 3810.

Yours faithfully,

R.J. DOWSETT
DIRECTOR – PLANNING & DEVELOPMENT