

SJB Architects
SJB Planning



1545 - 1551, Botany Street, Botany

Date 08/07/2013



1545 - 1551, Botany Street, Botany

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1.1 Site Plan

Site Aerial

Subject Site
Site area approx.
6120 sqm



Site aerial



1.1 Site Plan

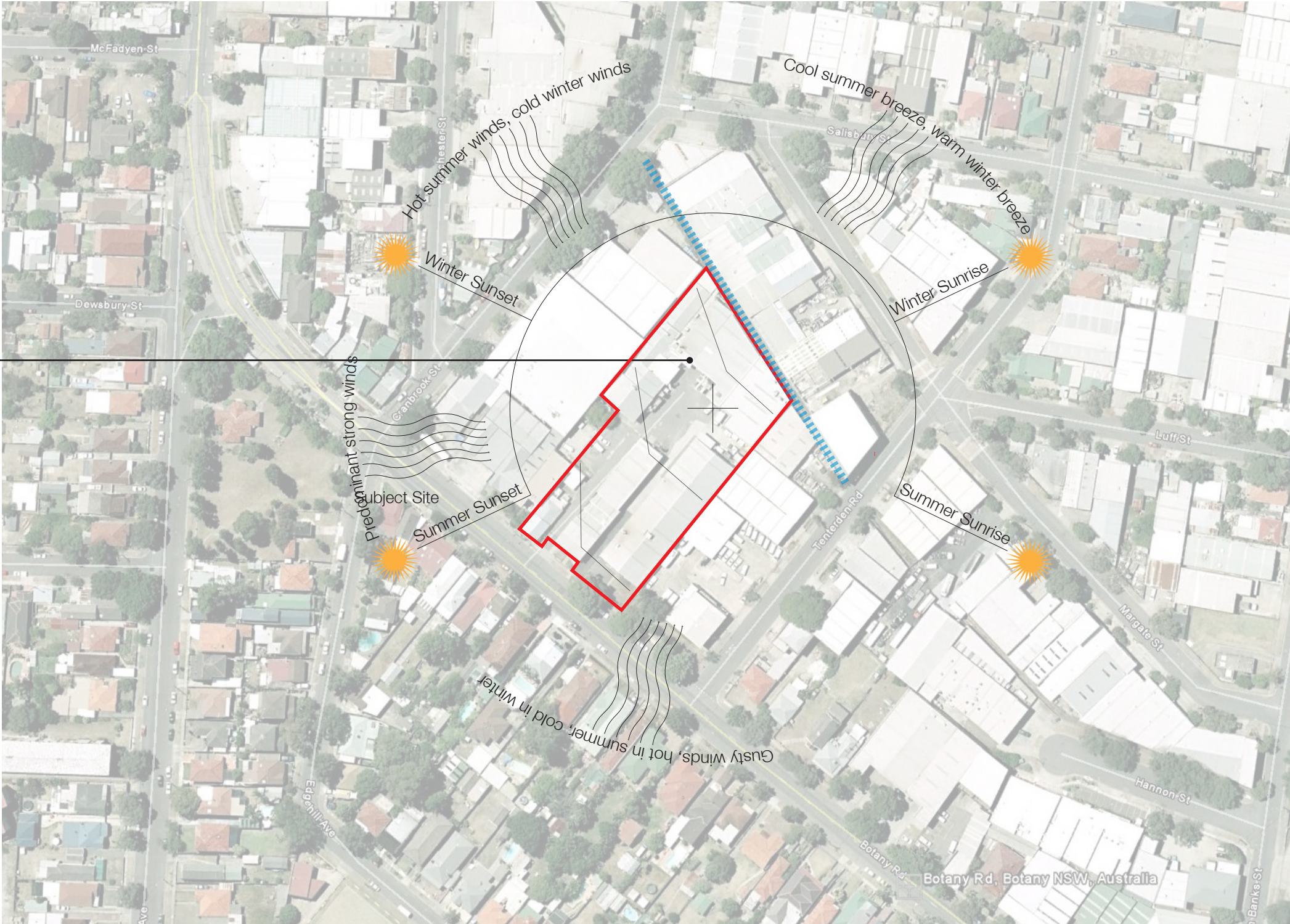
Site Analysis

Key

Storm water canal

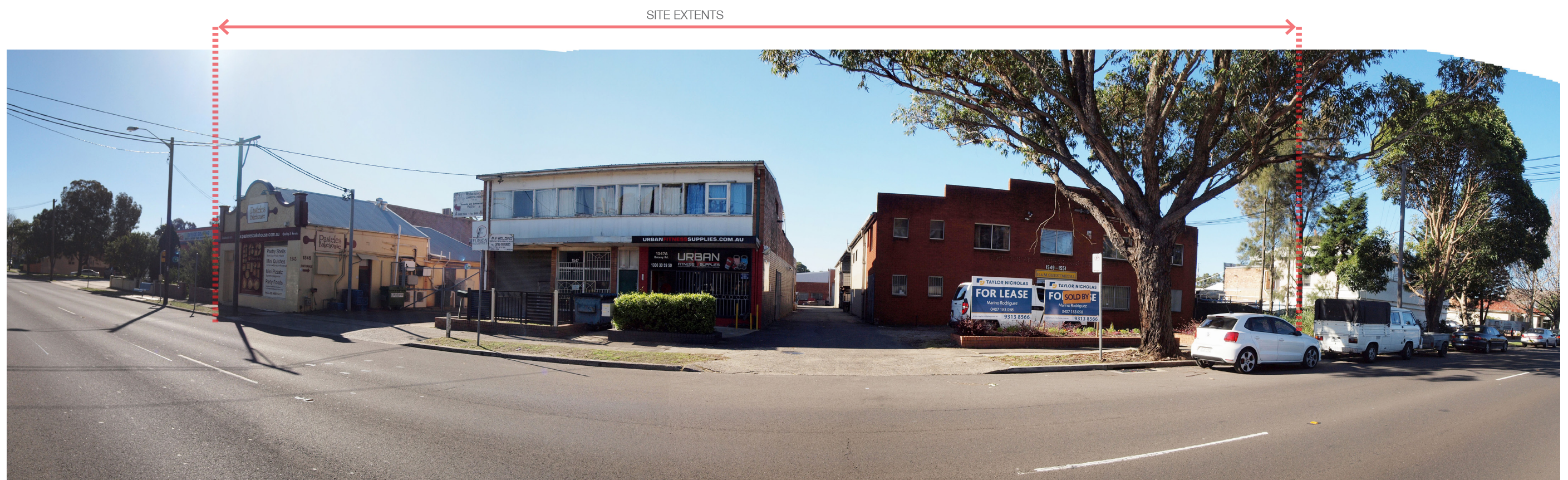
Subject Site

Site area approx.
6120 sqm



01. Site Plan

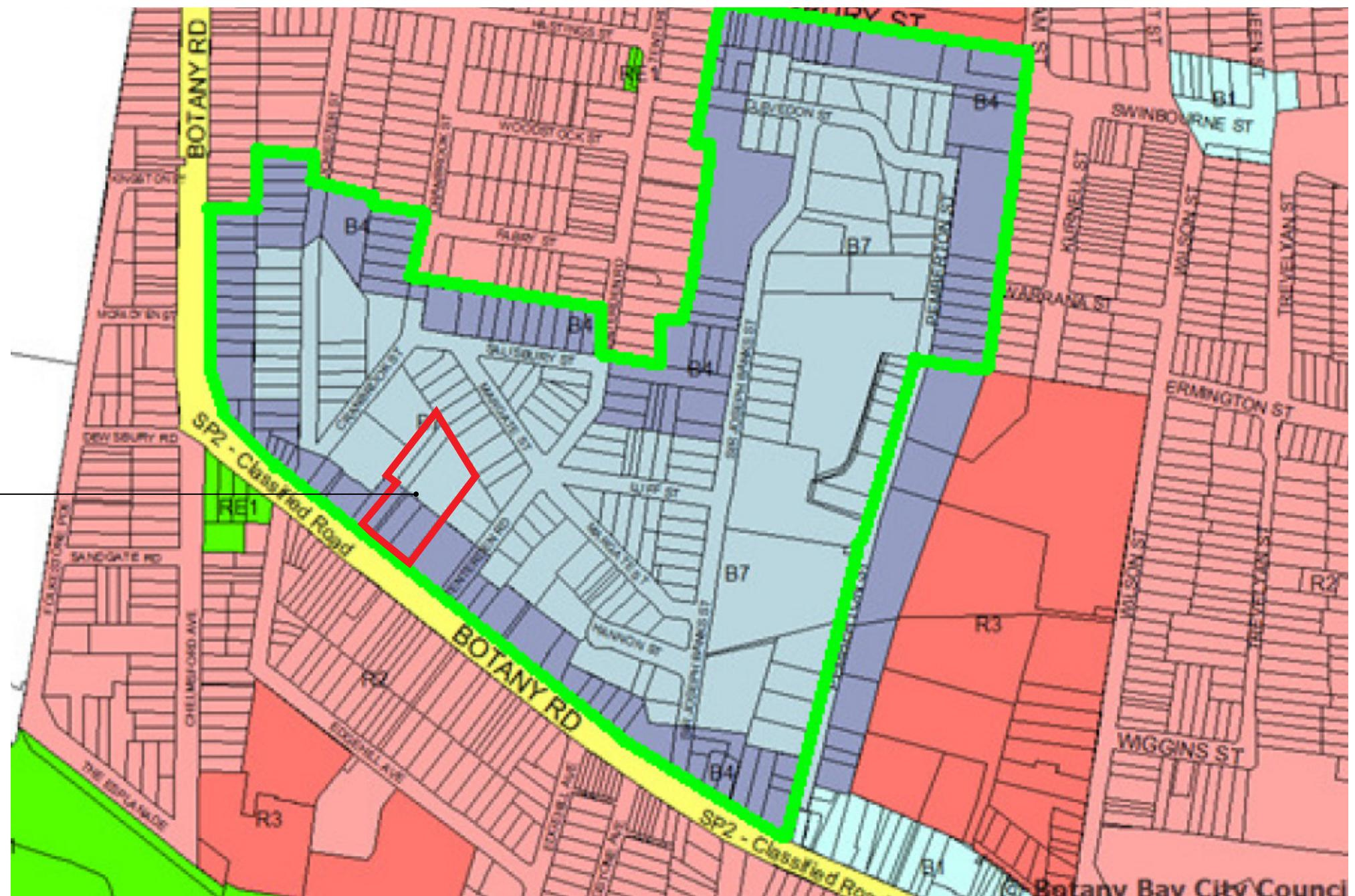
1.2 Site Photos



Botany Rd Elevation of Existing Site conditions

Botany Bay DCP 2013

1545 - 1551, Botany Street, Botany

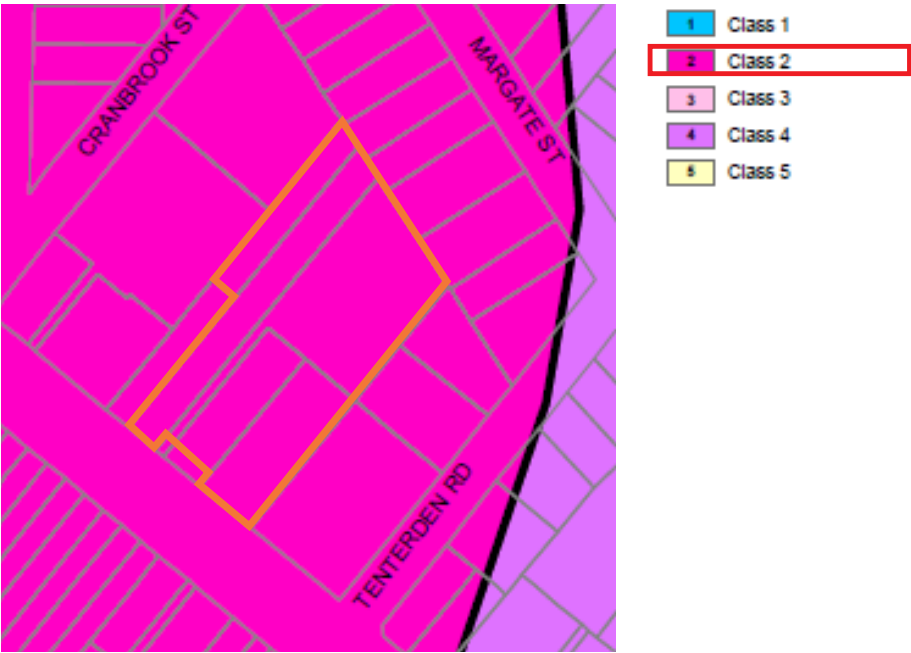


Proposed Botany Bay Council DCP 2013

1.3 Site Controls

Botany Bay Local Environmental Plan 2013

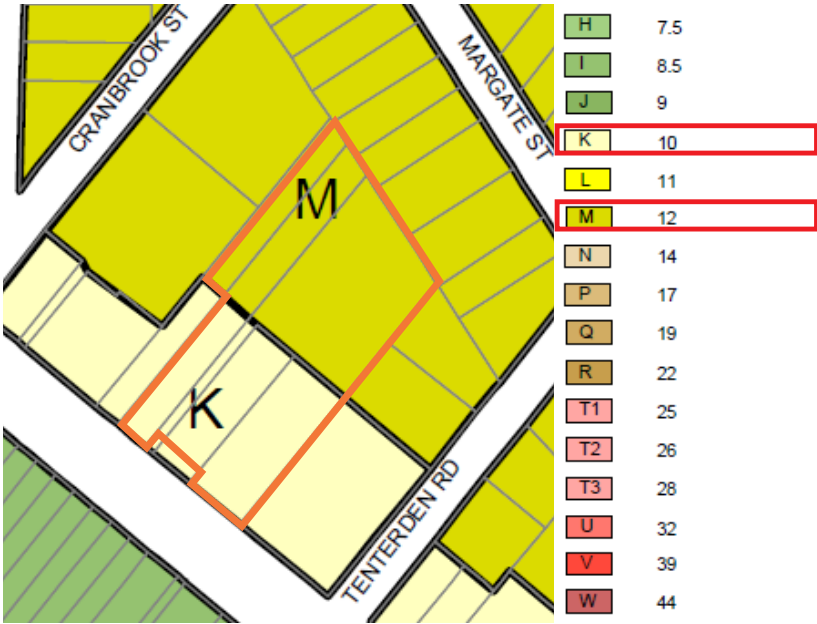
Acid Sulfate Soils



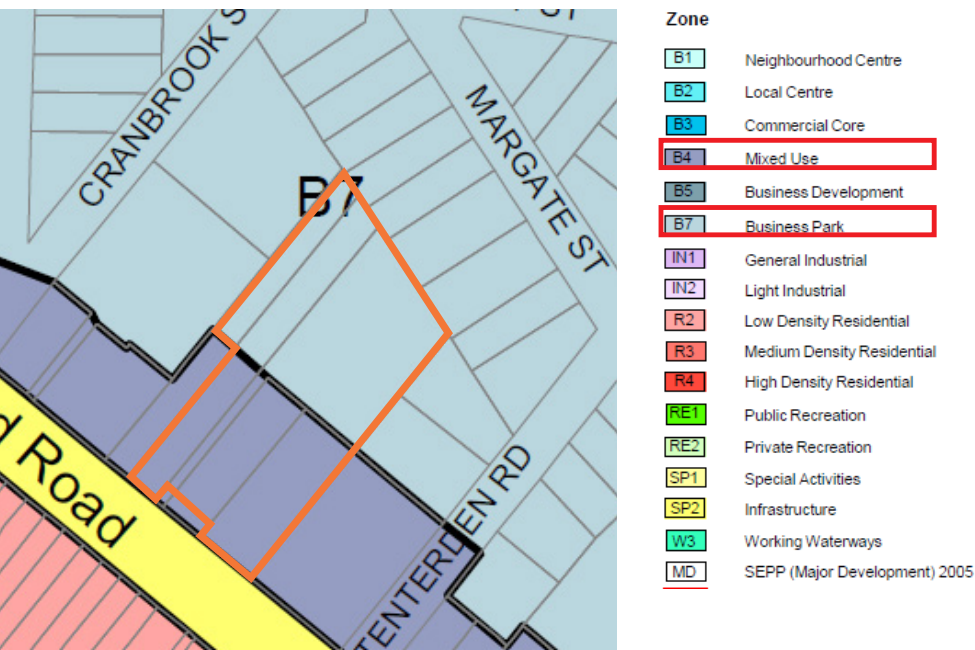
Active edge



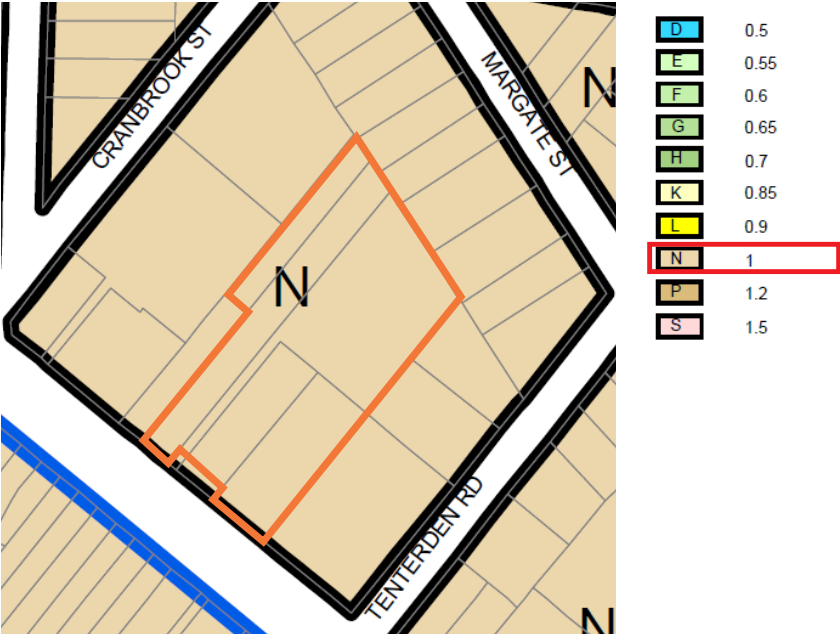
Maximum Building Height



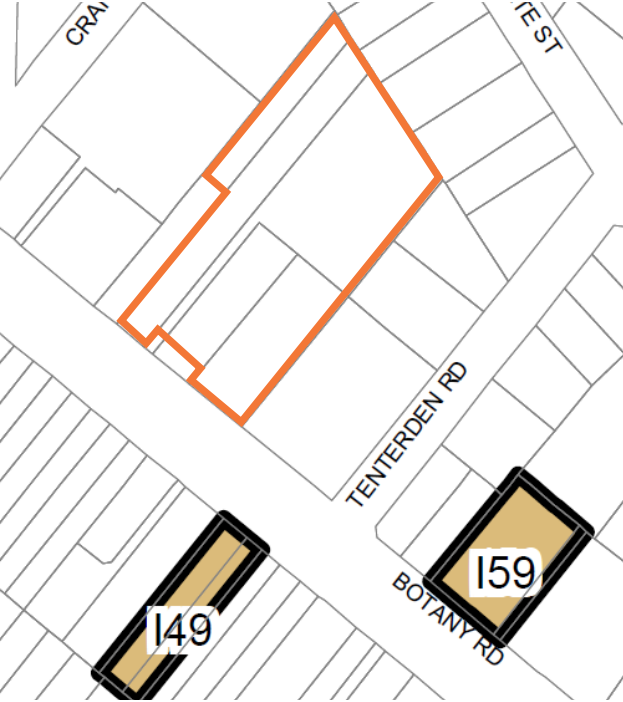
Zoning



Floor Space Ratio (FSR)



Heritage Items

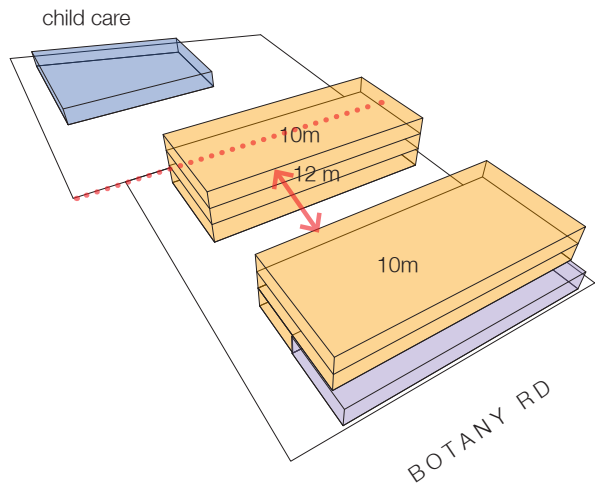


1.5 Design Options

Option 1

	Residential	Retail	Child care
LEVEL 1	1070	360	650
LEVEL 2	1400		
LEVEL 3	1400		
Total	3870	360	650

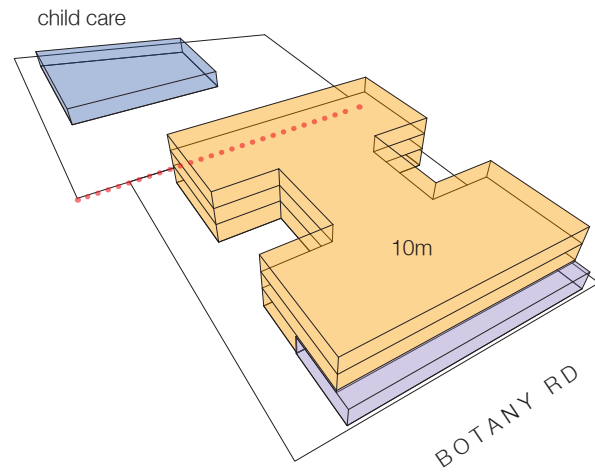
Total GFA = 4880
Site Area = 6120
Appox FSR 0.79:1



Option 2

	Residential	Retail	Child care
LEVEL 1	1350	360	650
LEVEL 2	1700		
LEVEL 3	1700		
Total	4750	360	650

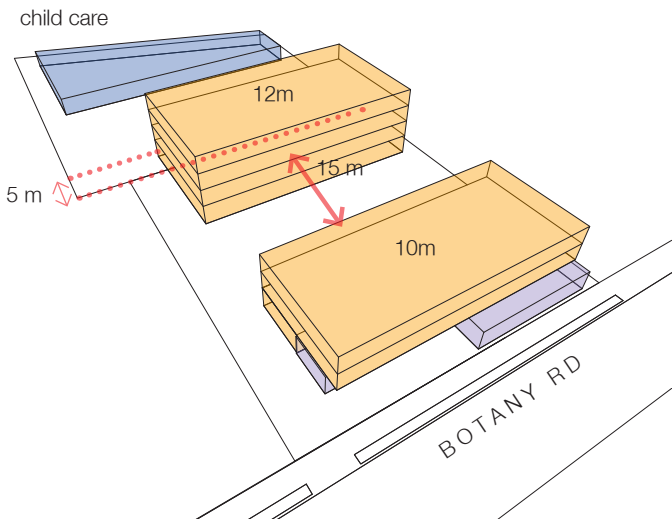
Total GFA = 5760
Site Area = 6120
Appox FSR 0.94:1



Option 3

	Residential	Retail	Child care
LEVEL 1	1260	360	650
LEVEL 2	1600		
LEVEL 3	1600		
LEVEL 4	900		
Total	5360	360	650

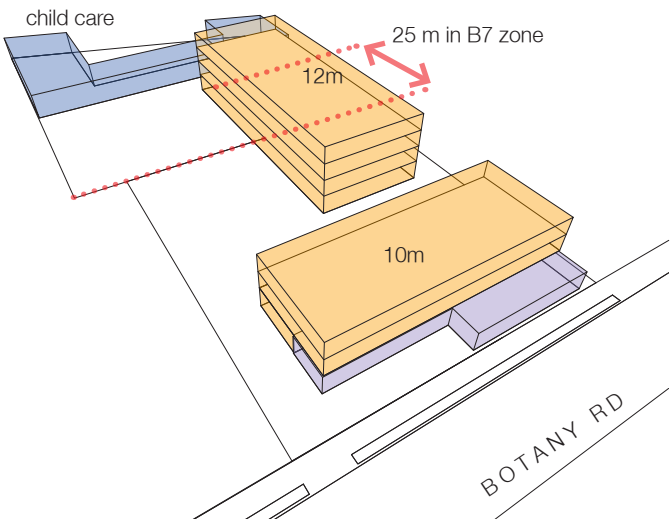
Total GFA = 6370
Site Area = 6120
Appox FSR 1.04:1



Option 4 - PREFERRED

	Residential	Retail	Child care
LEVEL 1	1260	360	650
LEVEL 2	1600		
LEVEL 3	1600		
LEVEL 4	900		
Total	5360	360	650

Total GFA = 6370
Site Area = 6120
Appox FSR 1.04:1



1.5 Design Options

Preferred massing plan



Proposed envelope site plan

1.5 Design Options

3D impression of proposed street massing

