



Community Forum for proposed development at
11-13 Lord Street, Botany

Dexus Properties Pty Ltd

Summary Report,
September 2015

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1. Context of the Project

Dexus Projects Pty Ltd is seeking to rezone the property at 11-13 Lord Street Botany, from B7 to B4 mixed use which includes residential dwellings and commercial floor space.

The City of Botany Bay Council recognises the need to engage with members of the community directly affected by major projects

The aim of Council's community engagement for development proposals is to:

- Increase community understanding of a proposal.
- Enable discussion of possible modifications to a proposal that may address community concerns.
- Provide an opportunity for Council's planning and assessment staff to have a clear understanding of community concerns.

A planning proposal from Dexus Projects Pty Ltd has been submitted to the City of Botany Bay Council, which seeks to amend the Botany Bay Local Environment Plan 2013, by changing the zoning of the land described as Lot 2 DP 717692 from 'B7 Business Park' to 'B4 Mixed Use'. The planned future development of the site (Southern Precinct) will allow a residential development of approximately 658 dwellings plus retail and commercial floor space.

To assess the suitability of the Southern Precinct as mixed use, an architectural concept design was prepared and a range of studies were undertaken including:

- Economic assessment covering employment implications, housing, investment etc;
- Traffic assessment and implications;
- Local flooding and storm water implications;
- The provision of all essential services and infrastructure;
- Environmental Assessment; and
- Acoustic considerations and assessment.

The detailed planning proposal for this site has been on the City of Botany Bay website since 13 August 2015. <http://www.botanybay.nsw.gov.au/Planning-Business/Proposed-Changes-to-Botany-Bay-Planning-Instruments/Planning-Proposal-Rezoning-of-11-13-Lord-Street-Botany> .

The location of the site is marked on the following map as "SOUTHERN".



1.1 Facilitated Community Forum

Following an open tender process, the City of Botany Bay Council engaged consultants KJA to facilitate an independent community forum for the proposed development.

Council mailed a letter to residents regarding the proposed development inviting them to attend a community forum to be held on site at 6pm on 8 September 2015. Following the RSVP closure date (Tuesday 1 September 2015), 10 residents accepted the invitation to attend the community forum. A copy of the letter distributed by Council can be found in Appendix A.

2. Community forum – 8 September 2015

The stated purpose of the community forum was to “seek community opinion on the proposed development of the site at 11-13 Lord Street Botany.”

2.1 Agenda

1. Introduction and welcome (Heather Warton - Director, City Planning and Environment City of Botany Bay Council)
2. Purpose of the event (Ian Colley, KJA independent facilitator)
3. Presentations by Dexus Projects Pty Ltd
 - a) Development overview (James Mah-Chut, Dexus)
 - b) Built Form (Tony Caro, Architect)
 - c) Traffic and Parking (Paul Corbett, Traffix)
 - d) Economic benefits (Princess Ventura, Urbis)
 - e) Town planning (Derek Sinclair, Integrated Site Design)
4. Break: Coffee/tea/water and refreshments provided
5. Small group sessions
6. Summary of feedback
7. Next steps
8. Close

A copy of the agenda is attached at Appendix B.

2.2 Presentation summaries

Welcome and Forum Overview

The forum commenced with a welcome from Heather Warton who provided an overview of the purpose of the community forum. Ian Colley, KJA facilitator, then provided an overview of the agenda meeting procedure. To set the ground rules for the forum Ian presented a series of slides which can be found in Appendix C.

A series of presentations were made by members of the Dexus Pty Ltd project team. A summary of the information presented is provided below. Full slide presentations can be found in Appendix D.

Presentation by James Mah-Chut, Dexus Projects Pty Ltd: Development overview (agenda item 3a)

The following points summarise James Mah-Chut’s presentation:

- The proposal is to rezone the site at 11-13 Lord Street Botany from industrial land to mixed use land;
- The development is compatible and complimentary to the surrounding land uses and will improve liveability, providing benefit to the local community.
- There is currently a decreasing demand for the existing manufacturing facilities and warehouses located on the site;
- The key difference between the current use of the site and the proposed use is that business-oriented facilities such as office space and carparks will be converted to residential dwellings.

Presentation by Tony Caro, Architect: Built form (agenda item 3b)

The following points summarise Tony Caro’s presentation:

- The proposal includes a 13 metre to 17 metre (average of 15 metre) setback from existing residential dwellings at the rear of the site.
- The presentation included information about shadowing analysis undertaken at equinox and winter solstice.
- Retail building uses will predominantly be for convenience retail uses i.e. news agencies, convenience stores etc.
- New streets will be provided on the site, however these will predominately be for resident use only.

Presentation by Paul Corbett, Traffix: Traffic and Parking (agenda item 3c)

The following points summarise Paul Corbett's presentation:

- All traffic and parking modeling relevant to the development was generated through traffic surveys.
- The proposed entry to the development will only be via Lord Street. There will be no entry via Daniel Street.
- The development will generate an extra 100 vehicles movements per hour on the site.
- As the development will be largely residential and not commercial, it is not expected that the site will generate significant traffic movements

Presentation by Princess Ventura, Urbis: Economic benefits (agenda item 3d)

The following points summarise Princess Ventura's presentation:

- The site is currently predominately used for commercial and warehouse purposes.
- Development of additional residential dwellings onsite is expected to generate jobs and economic output, as an increase in residents is expected to lead to increased spending in the area, supporting businesses.
- It is important to provide not only greater housing supply, but greater diversity in housing type.
- The site (0.5% by area) represents a minor proportion of the total of Botany Local Government Area's employment lands.

Presentation by Derek Sinclair, Integrated Site Design: Town Planning (agenda item 3e)

- Derek explained the planning application process for rezoning the land use from industrial to residential. Derek also noted that public consultation will be undertaken in the future as part of the development application process.

Following the presentations, audience members were given the opportunity to ask questions. Attendees were also encouraged to ask further questions and provide their feedback to presenters during the small group session and over refreshments. A summary of the small groups session is below.

2.3 Small groups session

The room was divided into 4 specific areas (stations) for small group discussion. Following the presentations, attendees were divided into 4 stations categorised according to the four themes of the forum – Built Form, Traffic, Economic and Town Planning, to discuss detailed drawings for the proposed development.

Detailed drawings were set up on easels so attendees could consider the detail and ask questions of the presenters (experts) who were nearby. Presenters were available at each station to provide clarification and answer questions from the attendees. A KJA scribe recorded the discussions at each. Most attendees were interested in the Built Form station and the Traffic station.

2.4 Built Form station summary

The Built Form station proved to be the most popular amongst the attendees. Led by Tony Caro, it was conducted in a relaxed manner with ample time for questions and comments to be raised. Following is a summary of topics discussed at the Built Form station,. Further detailed information can be found in Appendix E.

Participants discussed the following topics at the Built Form station:

- The level of shadowing over neighbouring town houses in Daphne Street due to the planned development proposal.
- Potential noise impacts from traffic onsite, especially the rear street on the southern boundary.
- Potential noise impacts from the flight path.
- Floor Space Ratios and the height of the proposed development.
- Impacts of the car park i.e. noise impacts and the number of additional parking spaces provided

2.5 Traffic station summary

The station focussed on Traffic was also well attended by residents. Paul Corbett from consultancy Traffix discussed the technicalities of potential traffic impacts. Further information on the Traffic station can be found in Appendix F.

Participants discussed the following topics at the Traffic station:

- Congestion and traffic impacts
- Local parking availability
- Amendments to the traffic study
- Assessment of potential traffic noise

It should be noted that although the Economic Benefits station and the Town Planning station were both attended by the relevant presenters, they were not visited by forum attendees.

3 Conclusion

Overall, the forum provided an opportunity for residents to hear more about the proposed development, ask questions and identify and clarify concerns.

The residents in attendance were not opposed to the rezoning of the site from B7 to B4, however, as detailed below, raised concerns about particular elements of the proposal and identified these items as aspects of the proposal that need to be addressed:

- **Height:** The height of the proposed built form at the Southern Boundary was considered to be too high.
- **Noise:** The proposed new internal road, in particular, the road at the Southern end of the site boundary could cause noise impacts to residents adjoining the site in Daphne Street.
- **Shadow:** The potential overshadowing of the existing town houses in Daphne Street especially during the winter solstice.

4 Next steps

This report will be provided to the City of Botany Bay, Dexus Pty Ltd and forum attendees to confirm the accuracy of this record. The report will then be finalised to submit to Council as a record of community engagement on this project.

5 Appendix A: Community Forum Invitation Letter to Residents



Our ref: L Kirchner/jc: S15/108

13 August 2015

General Manager's Office

Administration Centre
141 Coward Street
Mascot NSW 2020

PO Box 331 Mascot

Telephone: (02) 9366 3666
Facsimile: (02) 9667 1793

DX 4108 Maroubra Junction

Dear

**Community Engagement Meeting
Proposed Rezoning of 11-13 Lord Street, Botany**

Dexus Projects Pty Ltd have made an application to Council seeking to rezone the southern precinct of the Lakes Business Park (known as 11-13 Lord Street Botany) and amend the FSR and Building Height controls contained in the BBLEP 2013. The Planning Proposal (dated May 2015) seeks the following amendments:

- Rezone the subject site from B7 – Business Park to B4 – Mixed Use;
- Amend the Height of Building Map contained in the BBLEP 2013 from 22m to 28m; and
- Amend the Floor Space Ratio Map contained in the BBLEP 2013 from 1:1 to 2.1:1.

The reports lodged by the applicant indicate that the future development of the site will allow residential development (658 dwellings) and retail and commercial floor space (1,174m²). Additional detail on the Planning Proposal can be found on Council's website at <http://www.botanybay.nsw.gov.au/Planning-Business/Proposed-Changes-to-Botany-Bay-Planning-Instruments>.

Given the significance of this proposal, Council is seeking community opinion on the proposal.

As a neighbour, you are invited to a Community Information Session on the Proposal to be held on **Tuesday 8 September 2015 from 6:00pm to 8:00pm** at 11-13 Lord Street, Botany (location map on reverse side of this letter). The Community Information Session will be facilitated by Mr Ian Colley of KJA, an independent facilitator. The applicant, Dexus and Council representatives will also be in attendance. Light refreshments will be provided.

To attend, we would appreciate your RSVP by Tuesday 1 September 2015 by contacting Ms Catherine McMahon on 9366 3520 or email mcmahonc@botanybay.nsw.gov.au or Mr Gilead Chen on 9366 3566 or email cheng@botanybay.nsw.gov.au.

We look forward to your attendance. If you require further information, please contact Council's Manager Strategic Planning, Ms Catherine McMahon on 9366 3520.

Yours sincerely

Lara Kirchner
GENERAL MANAGER

6 Appendix B: Community Forum Agenda

Agenda

Meeting:	Agenda for Community Engagement Meeting – Rezoning of 11-13 Lord Street Botany
Date:	8 September 2015
Location:	Building 11, 11- 13 Lord Street Botany
Time:	6pm – 8pm

Item	Subject	Presenter	Timing
1.	Introduction and welcome (coffee/tea on arrival)	Council	5 mins
2.	Purpose of the programme - Agenda and meeting procedure	KJA	10 mins
3.	Proponent presentation a) Development overview (James Mah-Chut, Dexus) b) Built Form (Tony Caro, Architect) c) Traffic and Parking (Paul Corbett, Traffix) d) Economic benefits (Princess Ventura, Urbis) e) Town planning (Derek Sinclair, Integrated Site Design)	Dexus	30 mins
4.	Break: tea and refreshments provided		
5.	Small group session	KJA	45 mins
6.	Summary of feedback	KJA	15 mins
7.	Next steps	Council	5 mins
8.	Close	KJA	5 mins

7 Appendix C: KJA presentation slides



11-13 Lord St Community Presentation

Facilitator: Ian Colley
Date: 8 September, 2015



Purpose

- to provide information on the zoning proposal
- to get feedback from the community on the proposal

Agenda

- Welcome and Context (Heather Warton, City of Botany Bay)
- Purpose, agenda and ground rules (Independent Facilitator – Ian Colley, KJA)
- Presentation on the proposal (Dexus consultants)
- Small group discussion on major aspects of the proposal (built form, traffic, economics, planning and ‘miscellaneous’)
- Summary comments and feedback
- Next steps

Presentations

1. Big Picture and Context (James Mah-Chut, Dexus)
2. Built form (Tony Caro, Architect)
3. Traffic and parking (Paul Corbett, Traffix)
4. Economic benefits, jobs, retail facilities (Princess Ventura, Urbis)
5. Town planning issues and any other items (Derek Sinclair, Integrated Site Design)

Ground rules

- All of us are responsible for the culture of this meeting
- Everyone has an opportunity to speak
- One person to speak at a time
- Be short, succinct and to the point. No need for repetition
- Be observant: is there someone who has not had a chance to say something?
- Feel free to express disagreement, and be respectful in your language
- Let's make it a dialogue

Small group discussion

- There will be four 'stations' around the room each with different topics
- Each station will have a presenter and some displays
- Go to one station and join discussion. After 15 minutes a bell will ring and you can join another station
- Feel free to ask questions and make comments on the proposal
- Comments will be recorded and summarised at the end of the session

Small group discussion

The four 'stations' topics will be

1. Built form (Tony Caro, Architect)
2. Traffic and parking (Paul Corbett, Traffix)
3. Economic benefits, jobs, retail facilities, (Princess Ventura, Urbis)
4. Town planning issues and any other items (Derek Sinclair, Dexus)

Round 1

**Choose a
station**

(10-15 minutes)

- 1. Built form**
- 2. Traffic and parking**
- 3. Economic benefits, jobs, retail facilities**
- 4. Planning and other issues**

Round 2

**Choose another
station**

(10-15 minutes)

- 1. Built form**
- 2. Traffic and parking**
- 3. Economic benefits, jobs, retail facilities**
- 4. Planning and other issues**

**Five minutes
left to go**

**Please summarise
your main points for
the recorder to
report back....**



Summary feedback

Comments and questions from
each topic station



8 Appendix D: Presentation slides from Dexus presenters and their consultants

Built form presentation



LAKES BUSINESS PARK SOUTH - Lord Street Botany



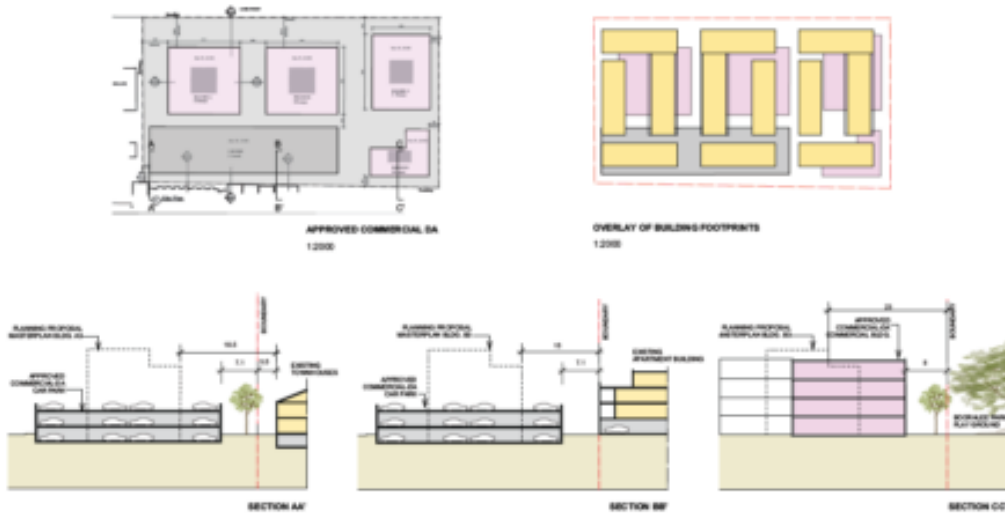
LORD STREET PRECINCT



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 1



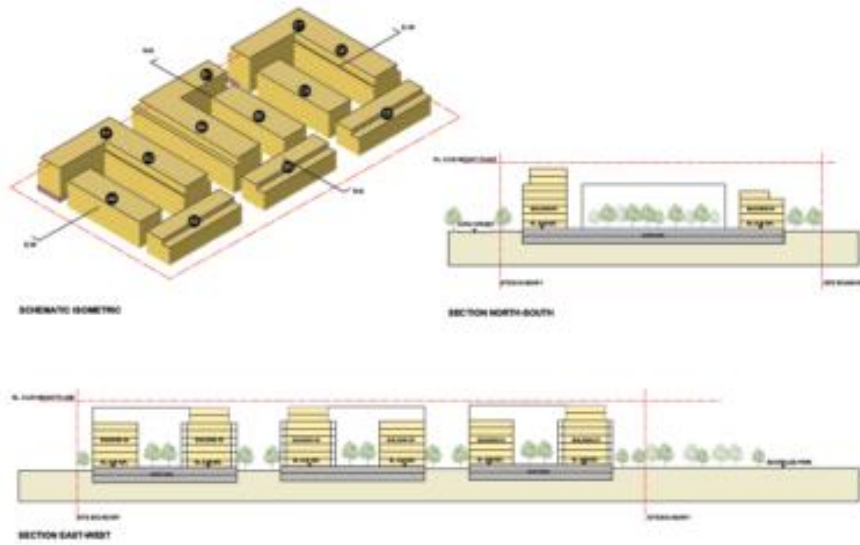
APPROVED COMMERCIAL MASTERPLAN



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 2



MIXED USE - Planning Proposal



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 3



GROUND FLOOR PLAN



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 4



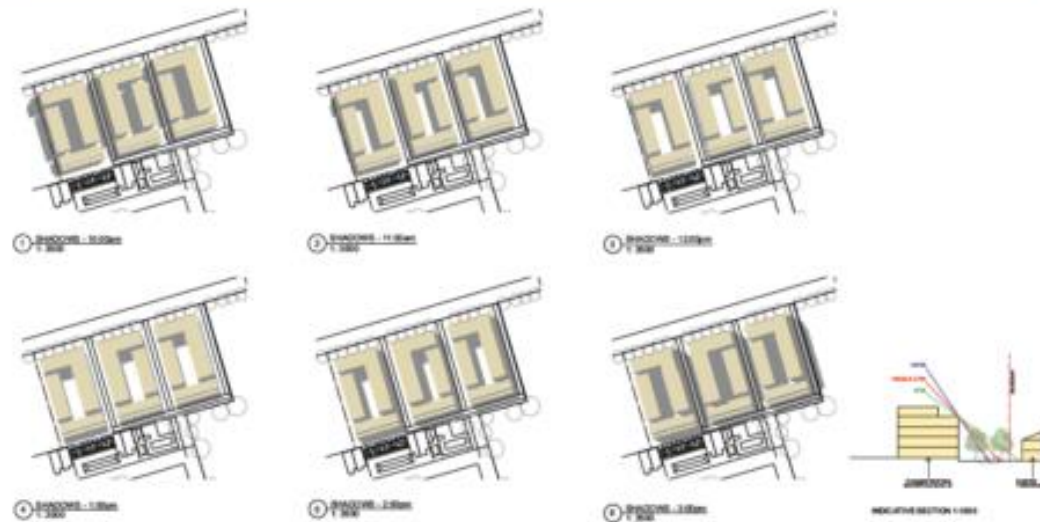
PRIVACY



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 5



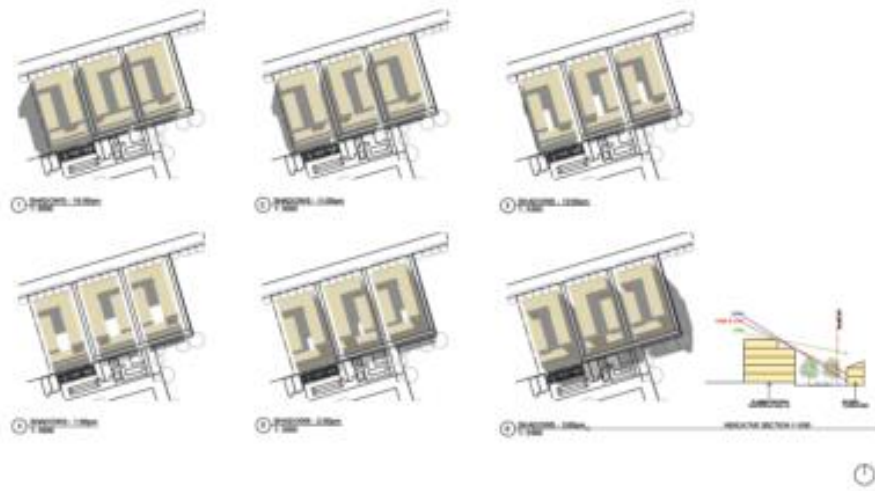
SHADOW - Equinox



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 6



SHADOW - Winter solstice



Traffic and parking presentation

TRAFFIC - Lord Street



DD035 Property Group - Lakes Business Park South - Community Consultation Slide 1



TRAFFIC - Analysis



DD035 Property Group - Lakes Business Park South - Community Consultation Slide 2



Economic benefits presentation

ECONOMIC ANALYSIS - Context

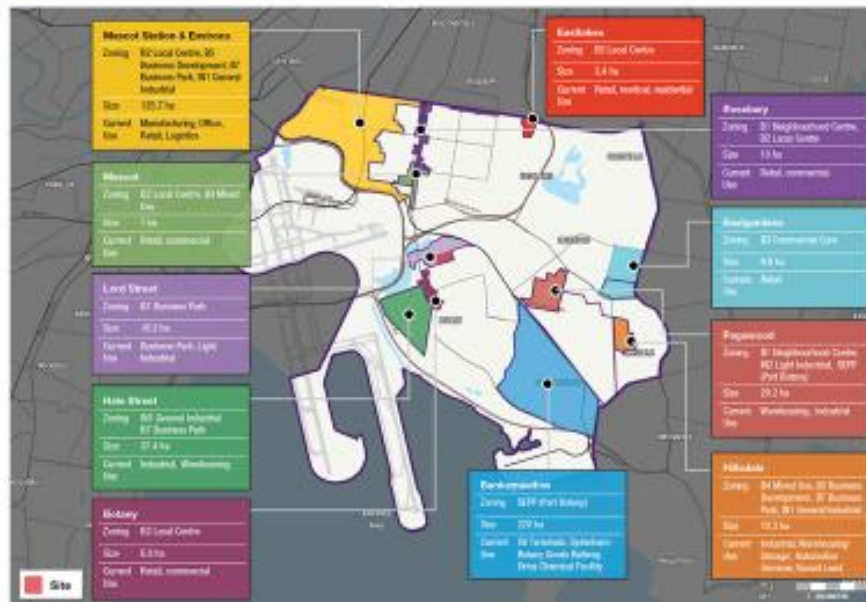


Source: UNICEF, City of Bakers Bay. *Excludes Airport, includes Bookendhouse & 3 Ponds SEPP land. †From City of Bakers Bay Planning Strategy 2009.

DEJIS Property Group - Lakes Business Park South - Community Consultation Slide 1



EMPLOYMENT AREAS - Botany LGA



ODJFS Property Group - Lakes Business Park South - Community Consultation Slide 2



EMPLOYMENT GROWTH - Botany LGA



over **275,000m²**
industrial, retail &
commercial floorspace
in development
pipeline (excluding
mixed use projects)



+12,200
new jobs in
Botany LGA
between
2016–2036

+2,500 transport

+1,800 retail

+1,400 health

+1,400 public administration

+1,200 accommodation, F&B

-700 manufacturing

DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 3



ECONOMIC BENEFITS - Proposed development



1,600–3,200
additional ongoing
direct jobs



960 direct
+1,500 indirect jobs
from **\$236 million**
development construction



1,200 additional residents
to generate
\$17 million (\$2015)
retail spending per year



Housing affordability
and choice



Investment stimulus

DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 4



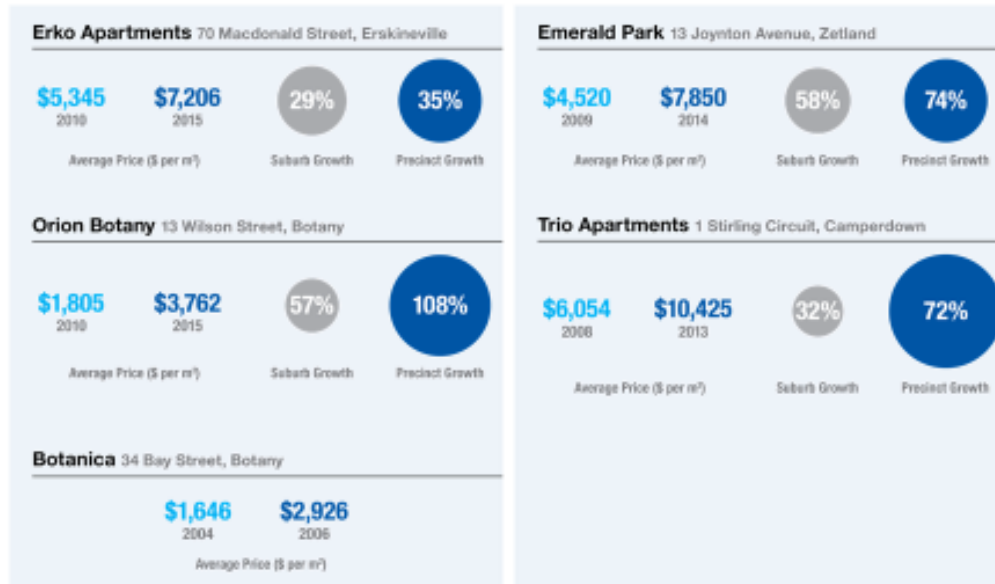
RESIDENTIAL SALES - Adjacent to urban renewal areas



DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 5



RESIDENTIAL SALES - Values

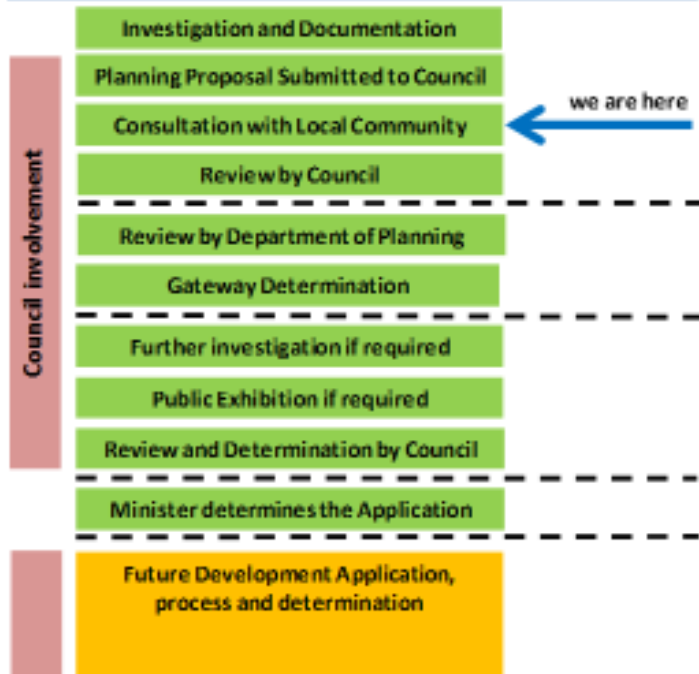


DEXUS Property Group - Lakes Business Park South - Community Consultation Slide 6



PLANNING PROCESS

Planning Process



9 Appendix E: Notes from Built Form Station at Community Forum

Below are the key points raised by participants at the Built Form station. Notes are categorised by issue of concern.

Overshadowing from the development

- There were concerns from Daphne Street residents about the overshadowing from the development. Tony Caro (architect) pointed out that overshadowing would be most prevalent during mid-winter and that during this period of the year, the shadow would reach the top of the car park floor of the Daniel Street apartments at midday, and the bottom of the first floor at approximately 10.00am and 2.00pm.
- Shadow diagrams were available to illustrate the impact of overshadowing on the houses on Daphne Street. Participants requested for a similar map to illustrate overshadowing on apartments on Daniel Street.

Traffic noise

- There were concerns over the impacts of the traffic on the internal roads (i.e. noise and fumes from traffic), in particular the proposed route adjacent to the apartments and town houses off Daniel Street.
- Participants raised concerns over the impact of aeroplane noise and suggested that the acoustic impacts of the flight path need to be taken into account. Dexus replied that this is taken into consideration as a mandatory requirement in the design and noise proofing of the buildings.
- Participants suggested that there should be a one-way road system from Lord Street into the car park.
- Participants asked whether it was necessary to develop the internal road on the back southern boundary of the site.

Floor Space Ratios and height of development

- Participants demonstrated concern about overdevelopment on the site, particularly around increased Floor Space Ratios (FSRs) and the proposed heights of the buildings.
- Participants raised concern that the height of the proposed buildings would dominate the visual landscape and obstruct optimal views to the north.
- The Dexus team noted that although the site will involve an increase in building heights and FSRs, all proposed development complies with the Botany Bay Council development controls.

Carpark

- In response to questions and concerns about parking and traffic, the Dexus team informed participants that:
 - The proposed car parking for this development is below ground.
 - As well as the carpark, there will also be street parking available.
 - There will be approximately 1200 car spots available in the carpark.
 - The parking provisions are based on Council requirements.
 - Visitor parking will be provided.
 - There were specific concerns raised regarding the noise from the operation of the car park automatic door.
- Residents asked if there had been a Noise Impact Study. In response, the Dexus team noted that this would come later in the planning process. However, the proposed development is expected to be quieter than present, given the shift to residential use from the current commercial uses, and the buffering impact of the proposed buildings.

Regional Traffic

- Residents noted concerns about the cumulative impact from this development on regional traffic, in addition to other developments in the local area.
- Residents suggested that Lord Street should be opened up to get better traffic flow.

General/other issues

- A general comment by participants was that the community would be comfortable with this kind of mixed use development (a mix of commercial and residential).
- In response to a question about the kind of roofing that will be used on building developments, Dexus responded that roofing will be flat and will not add extra height to the original proposed height of the development.
- The Dexus team noted that there could be other options for the shape of the proposal, and ongoing opportunity for community input will be available throughout the planning process.
- Privacy issues were raised especially the impact the south facing apartments may have on looking into the yards of the Daphne Street residents.

10 Appendix F: Notes from Traffic Station at Community Forum

Below are the key points raised by participants at the Built Form station:

- Participants raised concern over the following issues:
 - The level of local parking within the development.
 - Increased congestion on Botany Road due to the development.
 - That the shift from industrial to residential dwellings will lead to increased traffic.
 - The cumulative traffic impact of all the developments going on in the area.
- Participants suggested that the traffic study needs to take into account the increased traffic resulting from the new Service NSW site.
- Participants suggested that Daniel Street should be left as a dead end.
- Participants suggested that the Northern Business Park, and its potential expansion should be included in the traffic study.
- Participants suggested that an assessment into the potential traffic noise from the carpark be conducted.



Sydney Office

Level 9, 2 Elizabeth Plaza, North Sydney NSW 2060
PO Box 302, North Sydney NSW 2059
T 02 9955 5040 F 02 9955 5901

Melbourne Office

Level 10, 71 Queens Road, Melbourne, VIC, 3004
PO Box 7692, Melbourne VIC 3004
T 03 9514 1600

E info@kjassoc.com.au www.kjassoc.com.au