
Case Studies

Planning Proposal No.1(2015) - Deletion of Clause 4.3(2A) and 4.4B

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Introduction

The following documents a number of case studies concerning two groups of sites. The first are those which are currently able to amalgamate and subsequently achieve the bonus provisions as per Clause 4.3(2A) and 4.4B of the Botany Bay LEP 2013. The second are those which are over 2000sqm and do not currently have a Development Application or Approval (within the last 5 years), and hence can achieve the bonus provisions as per Clause 4.3(2A) and 4.4B of the Botany Bay LEP 2013.

These Case Studies should be read in conjunction with the following maps;

Map 1 - Zone R3 Part A	1:20 000 at A4
Map 2 - Zone R3 Part B	1:20 000 at A4
Map 3 - Zone R4	1:20 000 at A4
Map 4 - Zone R3 and R4 - All Sites Over 2000sqm	1:20 000 at A3

How to use each information sheet:

- The sites included in Part 1 of this study are only those shown in red on Map 4, i.e. those sites which would need to amalgamate to achieve 2000sqm.
- The sites included in Part 2 of this study are only those shown in blue on Map 4.
- Overall site information is listed at the top of each site.
- The discussion lists the advantages and disadvantages of each site in providing a development which builds to the maximum bonus provisions. As outlined in the Findings section below, many of the sites would be able to accommodate some development – however for the purposes of this paper the case of a development achieving the bonus height of 22m and the bonus FSR of 1.65:1 has been investigated.
- Each site has a list of environmental or planning affectations which influence the appropriateness of each site to support increased development.
- A shaded lot on the cadastre figure indicates a heritage item.
- In Part 1, below each cadastre figure is a site amalgamation key which details potential configurations of amalgamations for each site. The amalgamation outlined in a bold box indicates the configuration which consolidates the least number of dwellings or commercial/ industrial premises to achieve the 2000sqm required for the bonus provisions.
- In Part 1, a list of Development Applications and Complying Development Certificates received by Council in the last 5 years is included, with the implication that if recent works have been carried out it is less likely that the tenant would be willing to sell or amalgamate that site.

Part 1

Sites to amalgamate to achieve 2000sqm

Findings

A number of the sites investigated are determined to be unsuitable for development which is built to the bonus provisions. A variety of factors have influenced this outcome including:

- the Botany/Randwick Industrial Area Land Use Safety Study (2001) and the Quantitative Risk Assessment Study (QRA) which limit the potential for increased residential development in Hillsdale;
- information regarding the likelihood of flooding in the area and the associated risks;
- urban design factors including desired future character, streetscape, site size and suitability, and traffic and access concerns; and
- the number of tenancies required for amalgamation and the likelihood of this acquisition.

Following the studies for each site, it was determined that there are 2 sites which offer suitable locations to maintain the bonus provisions within the LGA: Site F and Site O.

Site F

Site F is suitable as it is located close to the Botany Local Centre and frequent public transport. It has a dual frontage to Daphne Street and Ivy Street, which would provide opportunity to adequately deal with vehicle access to and from the site. The dual frontage would also disperse any increase in local traffic from the increased density, and hence lessen the impact on the surrounding neighbourhood.

The dual frontage and ideal aspect also provides a good opportunity to provide more residences on the site with increased solar access, natural ventilation, and local views. This would allow a well-designed residential building to provide a greater level of amenity to its residents than a number of the other study sites.

The locality also has a number of Residential Flat Buildings (RFB) either completed, currently under construction, or currently under assessment. As such the area is adequately dense, and the streetscape appropriate to accommodate the addition of a new RFB which utilises the bonus provisions.

However due to the dimensions of the site, it would be difficult to comply with the current controls of the Botany Bay DCP2013, which state that a RFB should be located to the rear of the site, with Multi-Unit Housing to the street frontages. A DA is currently being assessed at the adjacent site, for an RFB only. If this DA is approved, it would set a precedent for this site to be allowed to develop in the same manner, which would likely result in a more efficient and amenable design outcome.

Site O

Site O offers an appropriate location for a new RFB as it is ideally located at the beginning of the Botany Local Centre, and hence provides the opportunity to create a landmark gateway building for the area. Like Site F, the site has a dual frontage to Botany Road and Lord Street, and would enjoy the same benefits from this. As the two sites are currently owned by the same owner, acquisition could occur relatively simply.

The site currently houses St Matthews Anglican Church, which is of local heritage significance. Whilst the site may provide an ideal location for increased residential density, any redevelopment of the site would likely detract from or remove the heritage Church, and would also greatly impact upon the community. Hence it is unlikely that this site will be used for redevelopment.

Remaining Sites

The Case Studies illustrate the advantages and disadvantages of allowing development on each site to utilise the bonus provisions of Height 22m and FSR 1.65:1. Whilst many of the remaining sites are likely to undergo redevelopment or regeneration in the future, it is advised that an approach involving Multi-Unit Housing and smaller scale RFB designs would be more appropriate for many of the sites, whilst still achieving the desired outcomes outlined in the BBDCP2013 and BBLEP2013.

For example Site G would be able to accommodate an increase in density, however not to the extents that the bonus provisions allow. This site has 3 dwellings along Wilson Street which are unlikely to amalgamate, however the remaining 4 lots would provide an adequate site to house a smaller development. A smaller development (i.e. one that adhered to the current LEP controls and not the bonus provisions) would be able to provide a greater level of amenity for residents within such a development, whilst also not greatly increasing the local traffic along Rancom Street. The site is also ideally located adjacent to the Banksmeadow Neighbourhood Centre, and frequent public transport services on Botany Road.

A development which takes advantage of the bonus provisions on this site is likely to: create increased overshadowing to neighbours; unreasonably increase the amount of local traffic to Rancom Street; not be in keeping with the BBDCP2013 controls; and hence not provide a good urban design outcome.

However a development which is more sensitive to the surrounding area is likely to add vibrancy and density to the local centre without compromising the character of the neighbourhood.

Conclusion

Hence the outcomes of this study indicate that Site F would adequately accommodate a development which utilises the bonus provisions, however the remaining sites would benefit from developments which are more sensitive to their surroundings and are in keeping with the controls outlined in the BBLEP2013.



Site Affectations:

- Road Widening EPI - Land Reserve Acquisition map under BBLEP 2013
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- 1 Heritage Item
- No Strata Titles

Discussion:

- +

 - An RFB may be appropriate for this site, as the depth may accommodate an RFB at the rear, and lower scale multi-unit dwellings at the front boundary in keeping with the BBDCP2013 controls.
 - A number of RFB's along Gardeners Road immediately to the north have been approved or are currently being assessed.
 - The site is close to Mascot train station and regular buses along Botany Road and Gardeners Road, and as such may be an appropriate location for increased residential density, provided the neighbouring properties are not adversely affected by the development.
 - The lots on the site are DP not Strata Titles, which would make the amalgamation of sites easier.
- - A large number of dwellings are required to amalgamate for this bonus provision to be attained. As at least 4 dwellings would need to amalgamate to achieve 2000sqm, it is unlikely that this site would become available in the near future. A number of amalgamations would involve demolition of the heritage item.
 - Miles Street would suffer due to any increase in local traffic as a result of an RFB or general increase in density. Miles Street effectively has only one lane of traffic due to the narrow width of the street and parking on both sides of the street. Hence Miles Street is inappropriate for any additional traffic, and subsequently an RFB.
 - Due to the irregular nature of the existing lots, certain sites would need to be amalgamated, thereby lessening the likelihood of amalgamation. See cadastre over page.
 - This site falls within Urban Block 2 – Miles Street sub Precinct, as outlined in Part 9A of the BBDCP2013. On 22 May 2013 Council resolved to investigate alternative development outcomes for Block 2, which was removed from the DCP. Council wishes to consult the community further on what the outcomes for the Miles Street sub Precinct should be.
 - The southern side of the street consists of single storey detached dwellings. An increase in density to the northern side of the street would be inconsistent with the character of the area, and would create an incompatible streetscape.
 - Miles Street is subject to flooding, and as such increasing the density in an area which is prone to flooding would increase the risk of residents and property.

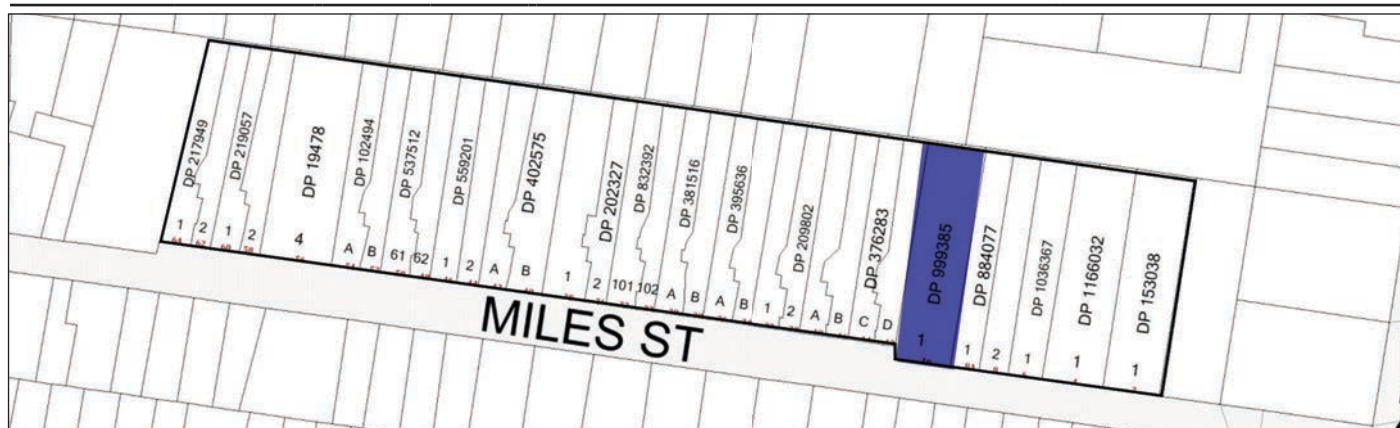
A

2-64 Miles Street

Mascot

Depth 53m Area 14 600 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS																		
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
64 Miles Street	11752	LOT 1 DP 217949	RES		360																			
62 Miles Street	11751	LOT 2 DP 217949	RES	•	314																			
60 Miles Street	11750	LOT 1 DP 219057	RES		324																			
58 Miles Street	11749	LOT 2 DP 219057 SUB TO DRAIN	RES		323																			
56 Miles Street	11748	LOT 4 DP 19478	RES	•	1015																			
54 Miles Street	11747	LOT A DP 102494	RES		371																			
52 Miles Street	11746	LOT B DP 102494	RES		339																			
50 Miles Street	11745	LOT 61 DP 537512	RES		370																			
48 Miles Street	11744	LOT 62 DP 537512	RES		342																			
46 Miles Street	11743	LOT 1 DP 559201	RES		379																			
44 Miles Street	11742	LOT 2 DP 559201	RES		335																			
42 Miles Street	11741	LOT A DP 402575	RES	•	361																			
40 Miles Street	11740	LOT B DP 402575 EASEMENT(S)	RES		567																			
38 Miles Street	11739	LOT 1 DP 202327 EASEMENT(S)	RES		569																			
36 Miles Street	11738	LOT 2 DP 202327	RES	•	234																			
32 Miles Street	11735	LOT 101 DP 832392	RES		394																			
32 Miles Street	11736	LOT 102 DP 832392	RES		357																			
30 Miles Street	11733	LOT A DP 381516	RES		362																			
28 Miles Street	11732	LOT B DP 381516	RES	•	352																			
26 Miles Street	11731	LOT A DP 395636	RES		356																			
24 Miles Street	11730	LOT B DP 395636	RES		357																			
22 Miles Street	11729	LOT 1 DP 209802	RES		351																			
20 Miles Street	11728	LOT 2 DP 209802	RES		357																			
18 Miles Street	11727	LOT A DP 376283	RES		350																			
16 Miles Street	11726	LOT B DP 376283	RES		353																			
14 Miles Street	11725	LOT C DP 376283	RES		352																			
12 Miles Street	11724	LOT D DP 376283	RES		345																			
10 Miles Street	11723	LOT 1 DP 999385	RES		873																			
8A Miles Street	11719	LOT 1 DP 884077	RES		437																			
8 Miles Street	11720	LOT 2 DP 884077	RES		438																			
6 Miles Street	11718	LOT 1 DP 1036367	RES		544																			
4 Miles Street	11717	LOT 1 DP 1166032	RES		941																			
2 Miles Street	11716	LOT 1 DP 153038	RES		876																			
			33 RES		14598																			

Address	DA/CDC	Proposal	Status
62 Miles Street	CDC-14(6)	Alts and ads	Completed
42 Miles Street	DA-12(245)	Alts and ads	Completed
36 Miles Street	DA-10(114)	Alts and ads	Completed
28 Miles Street	DA-10(197)	Alts and ads	Completed

A

2-64 Miles Street

Mascot

Depth 53m Area 14 600 sqm

R3



**Site Affections:**

- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- 5 Heritage Items
- No Strata Titles

Discussion:

- +** • The site has three street frontages: to Gardeners Road; Tramway Lane and Middlemiss Street. This would allow any development adequate access for vehicles and support the increase in local traffic.
- The site is ideally located for access to amenities and public transport along Gardeners Road and Botany Road.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 12 lots (residential and commercial) are required to amalgamate to achieve the bonus provisions.
- As the site contains 5 heritage items, spread through the site, and hence included in the amalgamated area, the items would need to be destroyed to allow for any development on the site. This is unlikely due to the number of heritage items, and the significance that this loss would have on the streetscape. A heritage study would be required to assess the impact of such an outcome.
- The site has evidence of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The depth of the site is not able to accomodate an RFB in accordance with the current controls of the BBDCP2013.

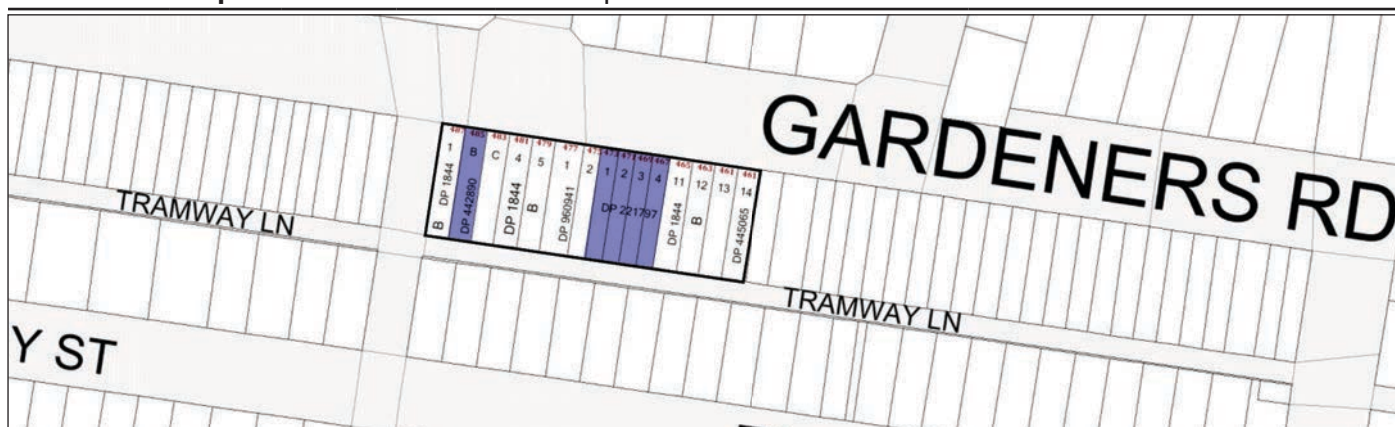
B

459-487 Gardeners Road

Roseberry

Depth 30m Area 2560 sqm

R3



SITE	ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
------	---------	--------	----------	-----	----	------	---------------

						1	2	3
B	459-461 Gardeners Road	7032	LOT 14 DP 445065	COM	•	178		
	459-461 Gardeners Road	7031	LOT 13 DP 445065	COM		344		
	463 Gardeners Road	7030	LOT 12 SEC B DP 1844	RES	•	176		
	465 Gardeners Road	7029	LOT 11 SEC B DP 1844	RES		184		
	467 Gardeners Road	7028	LOT 4 DP 221797	RES	•	136		
	469 Gardeners Road	7027	LOT 3 DP 221797	RES		136		
	471 Gardeners Road	7026	LOT 2 DP 221797	RES		136		
	473 Gardeners Road	7025	LOT 1 DP 221797	RES		136		
	475 Gardeners Road	7024	LOT 2 DP 960941	RES		135		
	477 Gardeners Road	7023	LOT 1 DP 960941	RES		225		
	479 Gardeners Road	7022	LOT 5 SEC B DP 1844	RES		183		
	481 Gardeners Road	7021	LOT 4 SEC B DP 1844	RES	•	177		
	483 Gardeners Road	7020	LOT C DP 442890	RES		179		
	485 Gardeners Road	7019	LOT B DP 442890	RES	•	175		
	487 Gardeners Road	7018	LOT 1 SEC B DP 1844	RES		177		
				15 RES		2677		

Address	DA/CDC	Proposal	Status
459-461 Gardeners Road	CDC-13(94)	Change of Use	Complete
463 Gardeners Road	DA-12(72)	Change of Use	Complete
467 Gardeners Road	DA-10(65)	Alts and Ads to Heritage Item	Complete
481 Gardeners Road	DA-14(14)	Alts and Ads	Approved
485 Gardeners Road	DA-10(176)	Alts and Ads to Heritage Item	Complete



C**1069 Botany Road
2-20 Tunbridge Street****Mascot****Depth 27m Area 2 933 sqm****R3**

**Site Affectations:**

- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 and 25-30 Contours
- Anecdotal evidence of flooding
- No Strata Titles

Discussion:

- +** • The site is located close to Botany Road, and consequently a range of public transport options, and amenities.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 8 dwellings are required to amalgamate to achieve the bonus provisions.
- The depth of the site is unable to accomodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB would not be appropriate for the streetscape which consists predominately of single storey detached dwellings in a range of styles.
- The site has evidence of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.



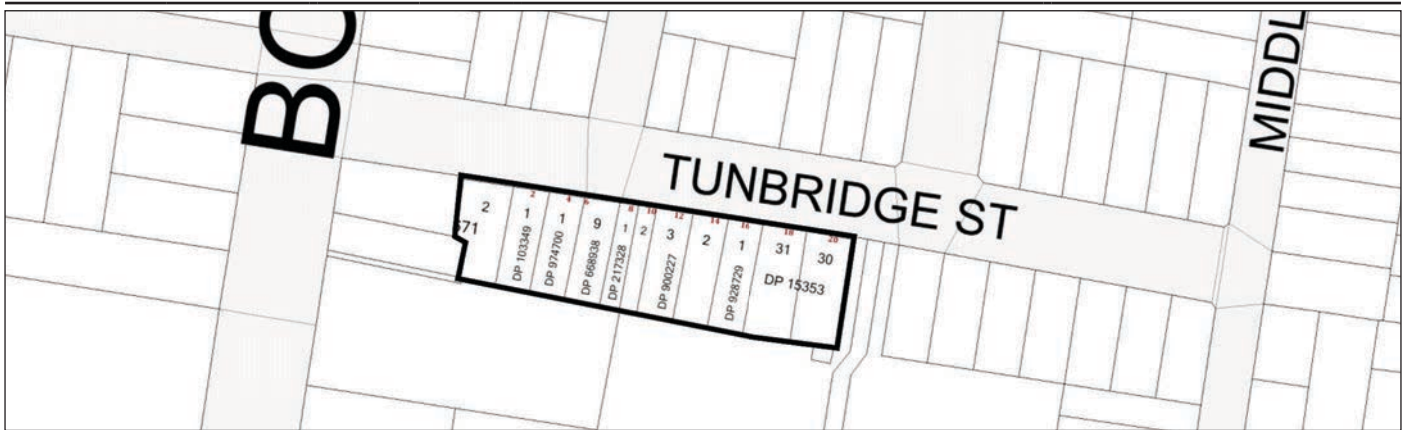
C

1069 Botany Road
2-20 Tunbridge Street

Mascot

Depth 27m Area 2 933 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2 3
1069 Botany Road	2918	LOT 2 DP 521671	RES	•	313	
2 Tunbridge Street	14878	LOT 1 DP 103349	RES		253	
4 Tunbridge Street	14877	LOT 1 DP 974700	RES		259	
6 Tunbridge Street	14876	LOT 9 DP 668938	RES		253	
8 Tunbridge Street	14875	LOT 1 DP 217328	RES		148	
10 Tunbridge Street	14874	LOT 2 DP 217328	RES		135	
12 Tunbridge Street	14873	LOT 3 DP 900227	RES		282	
14 Tunbridge Street	14872	LOT 2 DP 900227	RES		272	
16 Tunbridge Street	14871	LOT 1 DP 928729	RES		285	
18 Tunbridge Street	14870	LOT 31 DP 15353	RES		370	
20 Tunbridge Street	14869	LOT 30 DP 15353	RES		365	
			11 RES		2933	

Address	DA/CDC	Proposal	Status
1069 Botany Road	DA-11(225)	Change of use	Approved



**Site Affectations:**

- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 and 25-30 Contours
- Anecdotal evidence of flooding

Discussion:

- ✚ • The site is located close to Botany Road, and consequently a range of public transport options, and amenities.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 6 dwellings are required to amalgamate to achieve the bonus provisions.
- The depth of the site is unable to accomodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB would not be appropriate for the streetscape which consists predominately of single storey detached dwellings in a range of styles.
- The site has evidence of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.



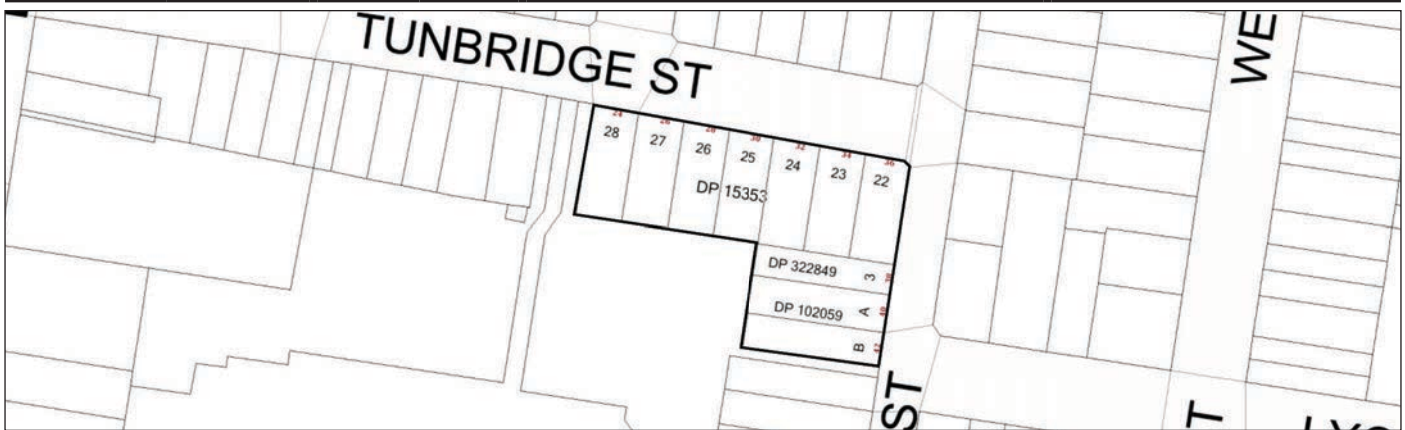
D

24-36 Tunbridge Street
38-42 Middlemiss Street

Mascot

Depth 30m Area 3 438 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS				
						1	2	3	4	5
24 Tunbridge Street	14722	LOT 28 DP 15353	RES		361					
26 Tunbridge Street	14721	LOT 27 DP 15353	RES		358					
28 Tunbridge Street	14720	LOT 26 DP 15353	RES		350					
30 Tunbridge Street	14719	LOT 25 DP 15353	RES	•	344					
32 Tunbridge Street	14718	LOT 24 DP 15353	RES		346					
34 Tunbridge Street	14717	LOT 23 DP 15353	RES		340					
36 Tunbridge Street	14716	CNR LOT 22 DP 15353	RES		329					
38 Middlemiss Street	11703	LOT 3 DP 322849	RES		301					
40 Middlemiss Street	11702	LOT A DP 102059	RES		368					
42 Middlemiss Street	11701	LOT B DP 102059	RES	•	341					
					10 RES	3438				

Address	DA/CDC	Proposal	Status
30 Tunbridge Street	DA-10(456)	Alts and Ads	Completed
42 Middlemiss Street	DA-11(33)	Alts and Ads	Completed



**Site Affectations:**

- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 and 25-30 Contours
- Anecdotal evidence of flooding
- No Strata Titles

Discussion:

- ✚ • The site is located close to Botany Road, and consequently a range of public transport options, and amenities.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 6 dwellings are required to amalgamate to achieve the bonus provisions.
- The depth of the site is unlikely to accomodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB would not be appropriate for the streetscape which consists predominately of single storey detached dwellings in a range of styles.
- The site has evidence of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.



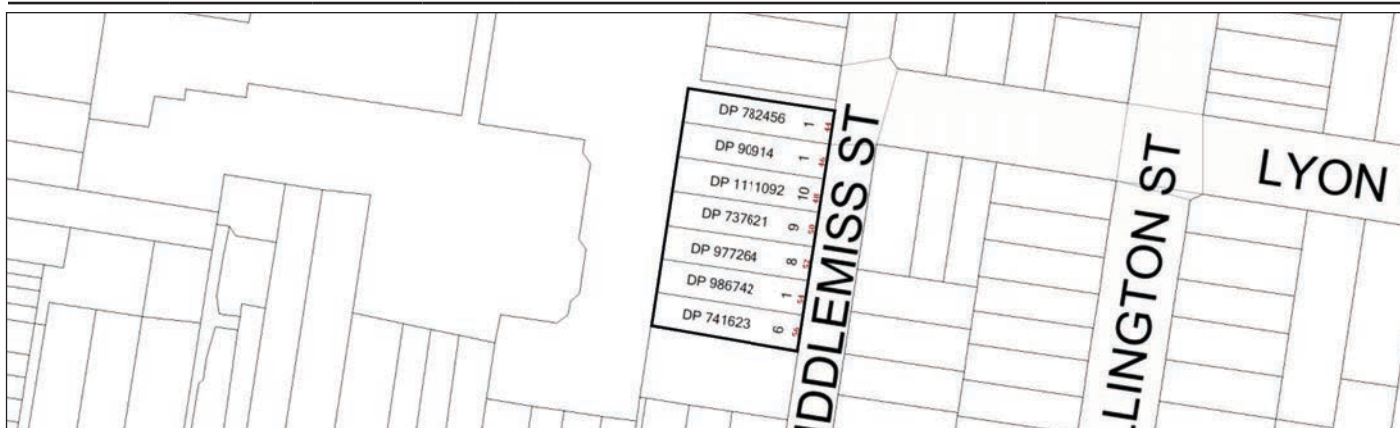
E

44-58 Middlemiss Street

Mascot

Depth 40m Area 2 524 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2
44 Middlemiss Street	11700	LOT 1 DP 782456	RES		356	
46 Middlemiss Street	11699	LOT 1 DP 90914	RES		366	
48 Middlemiss Street	11698	LOT 10 DP 1111092	RES		360	
50 Middlemiss Street	11697	LOT 9 DP 737621	RES		368	
52 Middlemiss Street	11696	LOT 8 DP 977264	RES		358	
54 Middlemiss Street	11695	LOT 1 DP 986742	RES		364	
56 Middlemiss Street	11694	LOT 6 DP 741623	RES		351	
			7 RES		2524	

No DA/CDC's have been received in the last 5 years.

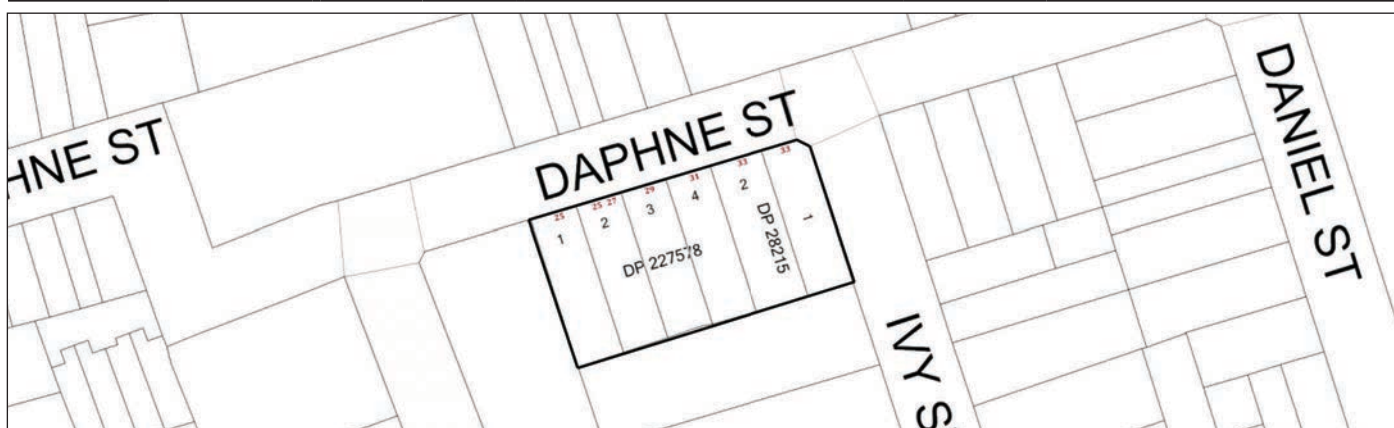


**Site Affectations:**

- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 25-30 Contours
- Anecdotal evidence of flooding
- APA High Pressure Pipeline Zone of Influence

Discussion:

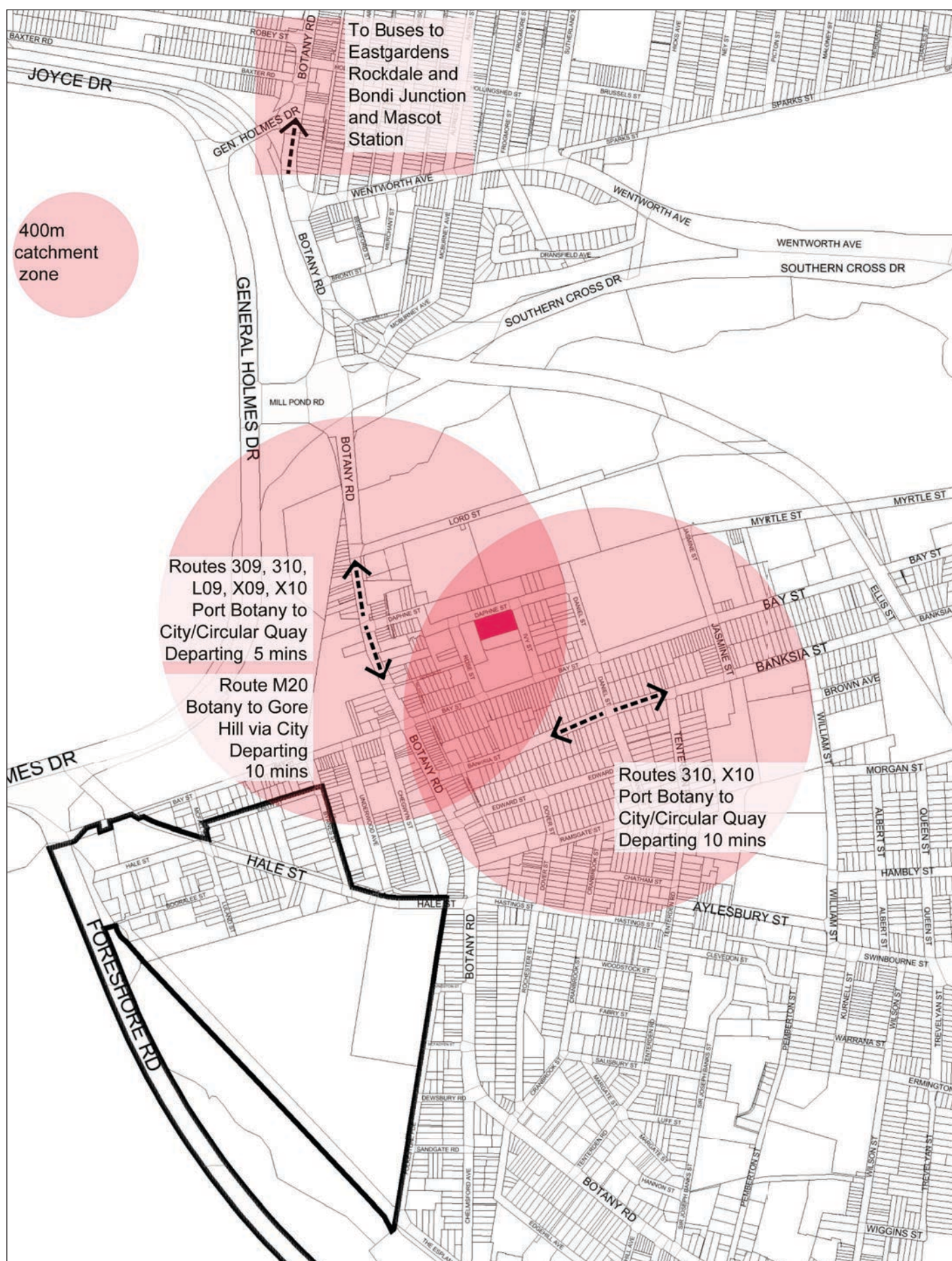
- + • The site is within 250m of Botany shops and multiple bus routes to the City and Gore Hill.
- Daphne Street has a number of applications for RFB's which have either been approved, or are currently being assessed. As such, the increase in density in this area makes this site an appropriate choice for development of an RFB.
- Subject to the outcome of the appeal for 21-13 Daphne Street (currently in court), an approval may allow an RFB *only* with no multi-unit housing along the front and side boundaries. If this is the case, it would be recommended that any future development on 25-33 Daphne Street also be permitted to construct an RFB *only*, to remain in keeping with the surrounding streetscape.
- Having multi-unit housing at the boundaries would not be suitable in this streetscape, nor appropriate on the width of the site.
- The existing premises on the lots are industrial, and may be easier to obtain and subsequently amalgamate. A minimum of 4 lots are required to amalgamate to receive the bonus provisions. None of the lots are Strata Titled.
- • An RFB without multi-unit dwellings at the boundaries of the site is not in keeping with the controls outlined in the BBDCP2013, however dependant on the outcome of surrounding applications this may result in being more in keeping with the streetscape, which satisfies the objectives of the BBDCP2013.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it may not be ideal to increase the residential density on this site.

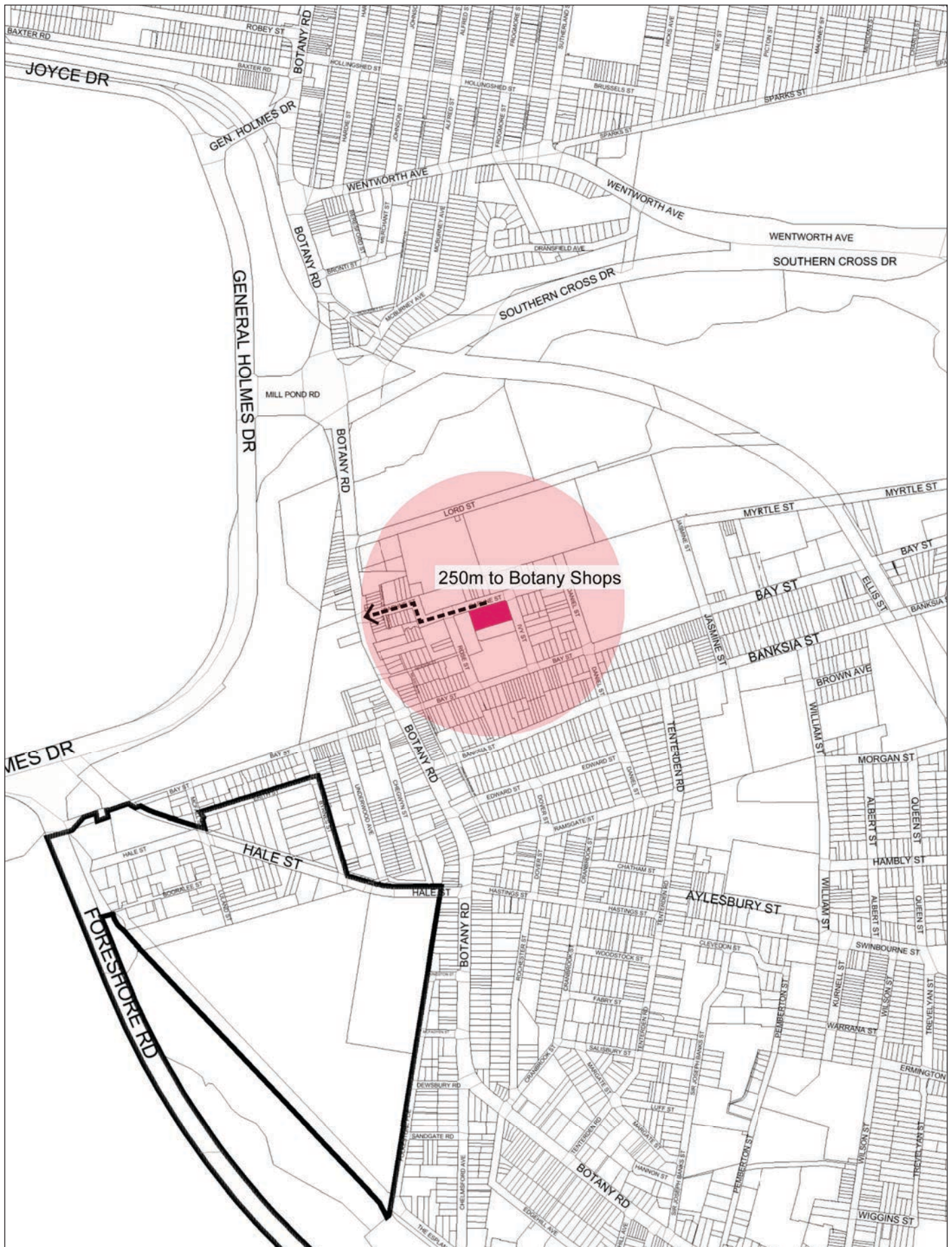


ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2
25 Daphne Street	4920	LOT 1 DP 227578 SUBJ TO ROW SE	IND		505	
27 Daphne Street	4921	LOT 2 DP 227578	IND		499	
29 Daphne Street	4924	LOT 3 DP 227578	IND		499	
31 Daphne Street	4925	LOT 4 DP 227578	IND		493	
33 Daphne Street	4927	LOT 2 DP 28215	IND		574	
33 Daphne Street	4926	LOT 1 DP 28215 SUBJ TO DRAINAGE EASEME	IND		491	
			6 IND		3060	

Address	DA/CDC	Proposal	Status
No DA/CDC's have been received for the subject sites within the last 5 years. Below is the DA of neighbouring property.			
21-23 Daphne Street	DA-13(193)	Construction of 2 RFB	Appealed





F**25 – 33 Daphne Street****Botany****Depth 40m Area 3 060 sqm****R3**

**Site Affectations:**

- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Anecdotal evidence of flooding

Discussion:

- + • The site is located close to the Banksmeadow Neighbourhood Centre and Botany Road, and consequently a range of public transport options and amenities.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 5 lots consisting of industrial units and dwellings are required to amalgamate to achieve the bonus provisions.
- The depth of the site is unlikely to accomodate an RFB in accordance with the current controls of the BBDCP2013.
- It is unlikely that the Wilson Street sites (3 dwellings) would amalgamate with the 4 Rancom Street sites as 5A has recently completed the construction of a new dwelling. Should only the 4 Rancom Street lots amalgamate, the area would not be over 2000sqm, and as such not achieve the bonus provisions. Hence it is unlikely that these sites will amalgamate to achieve the bonus provisions.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.



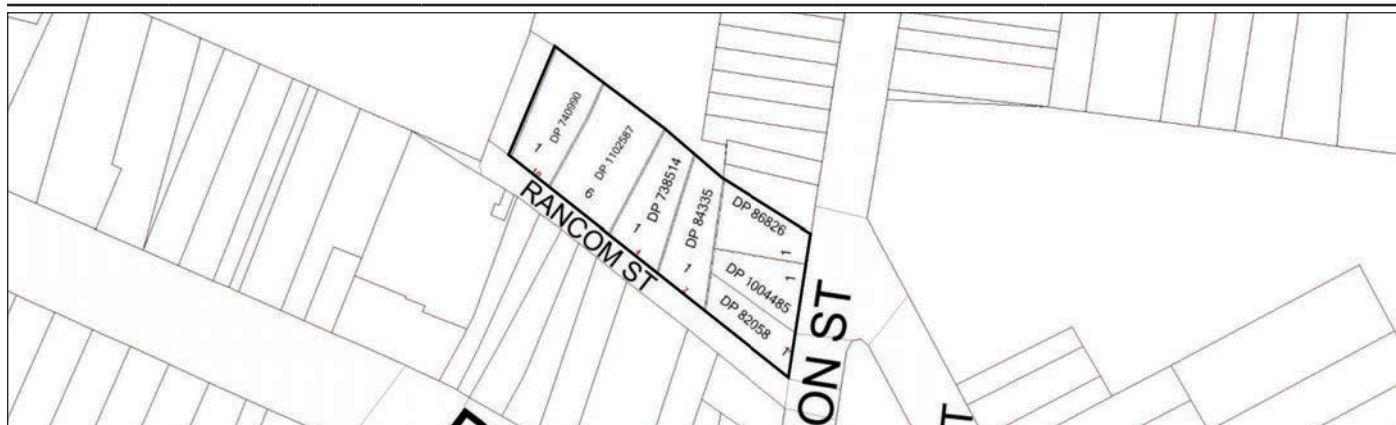
G

2-10 Rancom Street 3-5 Wilson Street

Botany

Depth 30m Area 2 827 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2
10 Rancom Street	12817	LOT 1 DP 740990	IND		439	
8 Rancom Street	12816	LOT 6 DP 1102587	RES		613	
4 Rancom Street	12815	LOT 1 DP 738514	IND		402	
2 Rancom Street	12814	LOT 1 DP 84335	IND		419	
3 Wilson Street	16154	CNR LOT 1 DP 82058	RES		320	
5 Wilson Street	16155	LOT 1 DP 1004485	RES		296	
5A Wilson Street	16156	LOT 1 DP 86826	RES		337	
			4 RES 3 IND		2827	

Address	DA/CDC	Proposal	Status
5A Wilson Street	DA-11(190)	Alts and Ads	Completed



**Site Affections:**

- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- No Strata Titles

Discussion:

- + • The site is located 5 minutes' walk from public transport.
- Only 3 lots (2 industrial, 1 residential) have to amalgamate to achieve the bonus provisions.
- There are no Strata Titles, which would make the acquisition of sites more likely.
- • All 3 lots are required to amalgamate.
- The depth of the site is unlikely to accommodate an RFB in accordance with the current controls of the BBDCP2013.
- Depending on the results for the appeal for 39 Rhodes Street, an RFB may be constructed immediately to the south and west of the site.
- Whilst these three sites may benefit from amalgamation to construct a residential building, the bonus provisions should not apply to the site, as it would not be in keeping with the surrounding streetscape. The current pattern for development is 3-4 storey walk ups. Should 39 Rhodes Street be approved, a 4 storey RFB will sit at the front of the site to the Rhodes Street boundary to appropriately address the streetscape. Hence a four storey development would be more in keeping with the character of the area and the streetscape.
- The site is affected by the QRA study for transport of dangerous goods, and as such it is unlikely that a large increase in residential density would be approved on this site.

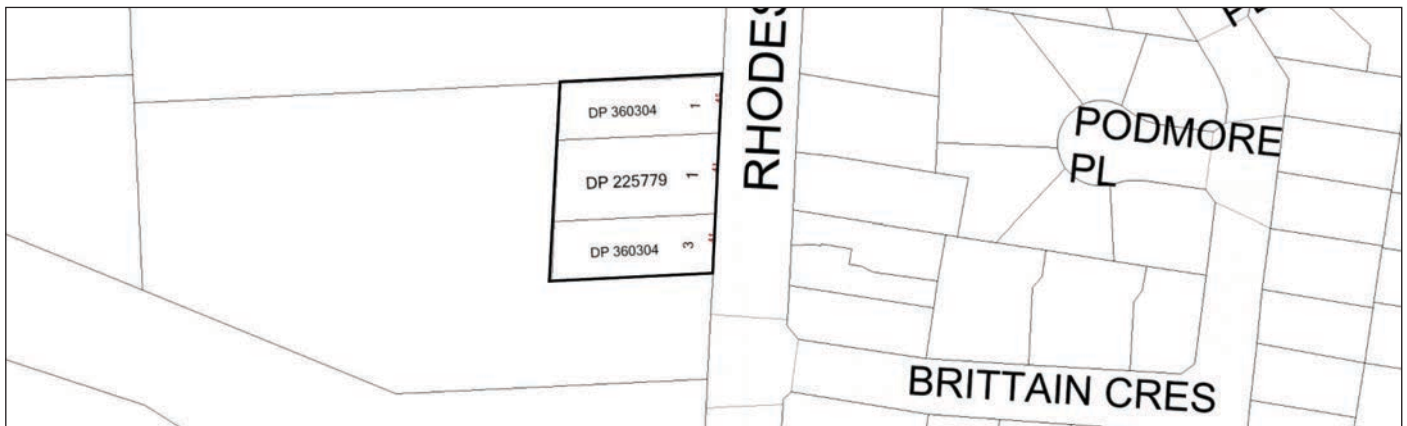
H

41-45 Rhodes Street

Hillsdale

Depth 42m Area 2 212 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
1						
41 Rhodes Street	12946	LOT 3 DP 360304	IND		652	2212
41 Rhodes Street	12945	LOT 1 DP 225779	IND		915	
45 Rhodes Street	12944	LOT 1 DP 360304	RES		645	
			1 RES 2 IND		2212	

Address	DA/CDC	Proposal	Status
No DA/CDC's have been received in the past 5 years for the subject lots. Below is the DA for the neighbouring site.			
39 Rhodes Street	DA-13(279)	Construction of RFB	Currently under appeal



12-46 Nilson Avenue

Hills-
dale

Depth 26m Area 4 974 sqm

R3



Site Affectations:

- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Risk Affectation - Botany/Randwick Industrial Area Land Use Safety Study – 2001
- BBDCP2013 Part 8 – Character Precincts – relating to transport risk and/or the residential consultation area
- Most sites are Strata Titled as semi-detached housing

Discussion:

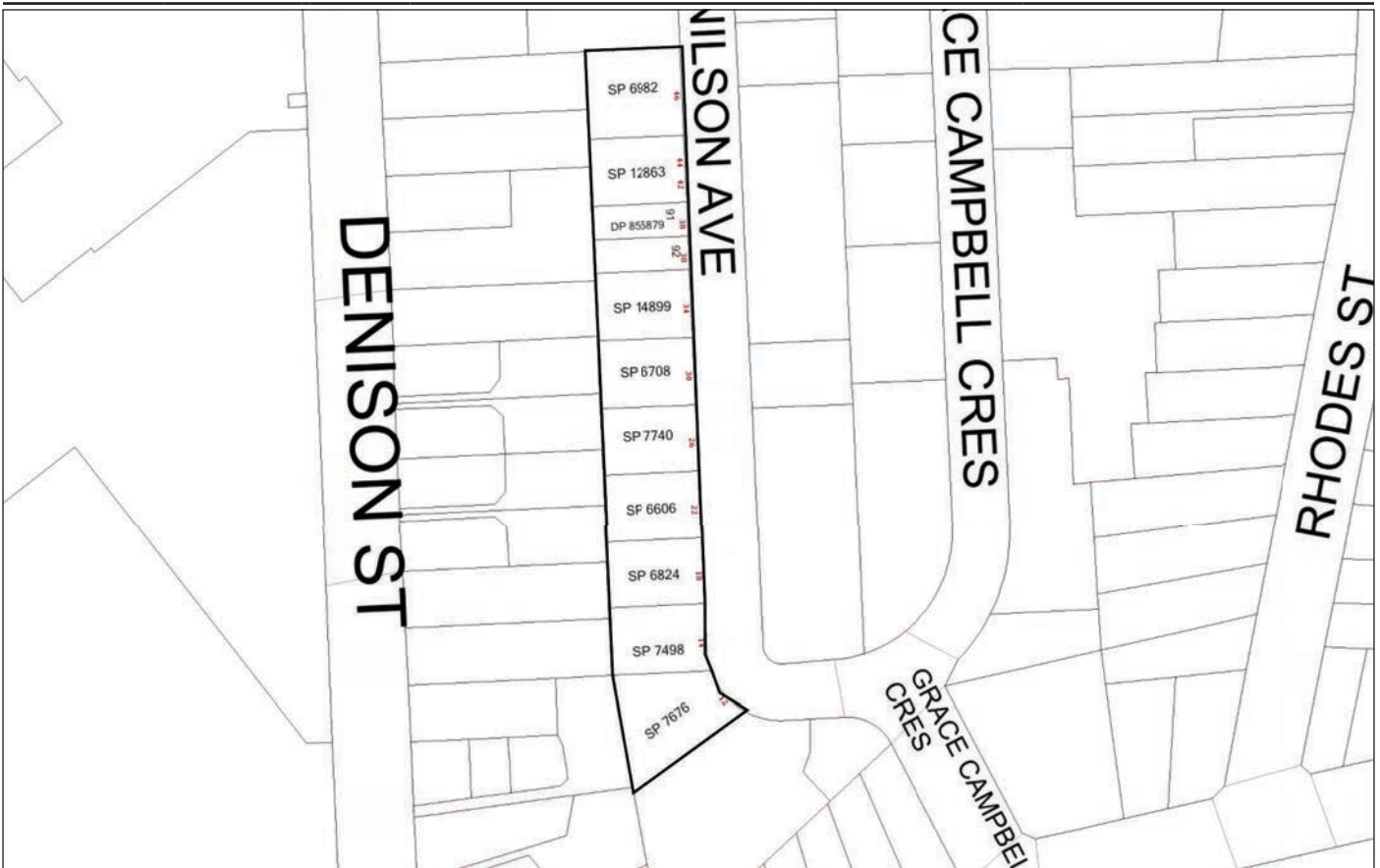
- + • The site is located 5 minutes' walk from public transport.
- • A minimum of 8 dwellings (over 5 lots) are required to amalgamate to achieve the bonus provisions.
- The majority of lots in the site have strata titles (semi-detached), and as such have 2 dwellings on each lot. Hence amalgamation is unlikely to occur.
- The site was included in the Botany/Randwick Industrial Area Land Use Safety Study – 2001.
- The depth of the site is unable to accommodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB would be inappropriate in the streetscape, and would adversely impact the surrounding properties.
- The site is affected by the QRA study for transport of dangerous goods, and as such it is unlikely that a large increase in residential density would be approved on this site.

12-46 Nilson Avenue

Hillsdale

Depth 26m Area 4 974 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2 3 4 5 6
12 Nilson Avenue	12149	SP 7676 ON LOTS 1,4 SP 64793 & LOTS 1,2 DP 224496			664	
	12150	LOT 1 SP 7676	RES			
	12151	LOT 2 SP 7676	RES			
	12152	LOT 3 SP 7676	RES			
14-16 Nilson Avenue	12145	SP 7498 ON LOT 3 DP 224496			462	
	12146	LOT 1 SP 7498	RES			
	12147	LOT 2 SP 7498	RES			
18-20 Nilson Avenue	12141	SP 6824 ON LOT 4 DP 224496			462	
	12142	LOT 1 SP 6824	RES			
	12143	LOT 2 SP 6824	RES			
22-24 Nilson Avenue	12137	SP 6606 ON LOT 5 DP 224496			462	
	12138	LOT 1 SP 6606	RES			
	12139	LOT 2 SP 6606	RES			
26-28 Nilson Avenue	12131	SP 7740 ON LOT 2 DP 224496			462	
	12132	LOT 1 SP 7740	RES			
	12133	LOT 2 SP 7740	RES			
30-32 Nilson Avenue	12127	SP 6708 ON LOT 7 DP 224496			462	
	12128	LOT 1 SP 6708	RES			
	12130	LOT 2 SP 6708	RES			
34-36 Nilson Avenue	12124	SP 14899 ON LOT 8 DP 224496			462	
	12125	LOT 1 SP 14899	RES			
	12126	LOT 2 SP 14899	RES			
38 Nilson Avenue	12122	LOT 92 DP 855879	RES		234	
40 Nilson Avenue	12123	LOT 91 DP 855879	RES		232	
42-44 Nilson Avenue	12119	SP 12863 ON LOT 10 DP 224496			462	
	12120	LOT 1 SP 12863	RES			
	12121	LOT 2 SP 12863	RES			
46 Nilson Avenue	12115	SP 6982 ON LOT 6 DP 232424			613	
	12116	LOT 1 SP 6982	RES			
	12117	LOT 2 SP 6982	RES			
			21 RES		4974	

Address	DA/CDC	Proposal	Status
42 Nilson Avenue	DA-10(418)	Alts and Ads	Completed

12-46 Nilson Avenue

Hillsdale

Depth 26m Area 4 974 sqm

R3



**Site Affectations:**

- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil
- BBDCP2013 Part 8 – Character Precincts – relating to transport risk and/or the residential consultation area
- Risk Affectation - Botany/Randwick Industrial Area Land Use Safety Study – 2001
- No Strata Titles

Discussion:

- +
- The site is located 2 minutes' walk from public transport.
- There are no Strata Titles, which would make the acquisition of sites more likely.
-
- A minimum of 3 lots are required to amalgamate to achieve the bonus provisions.
- The depth of the site is unlikely to accommodate an RFB in accordance with the current controls of the BBDCP2013.
- The site was included in the Botany/Randwick Industrial Area Land Use Safety Study – 2001.
- 1A and 1B Rhodes Street currently operates as group housing. Any amalgamation would be unlikely with this lot.
- The site is affected by the QRA study for transport of dangerous goods, and as such it is unlikely that a large increase in residential density would be approved on this site.

J

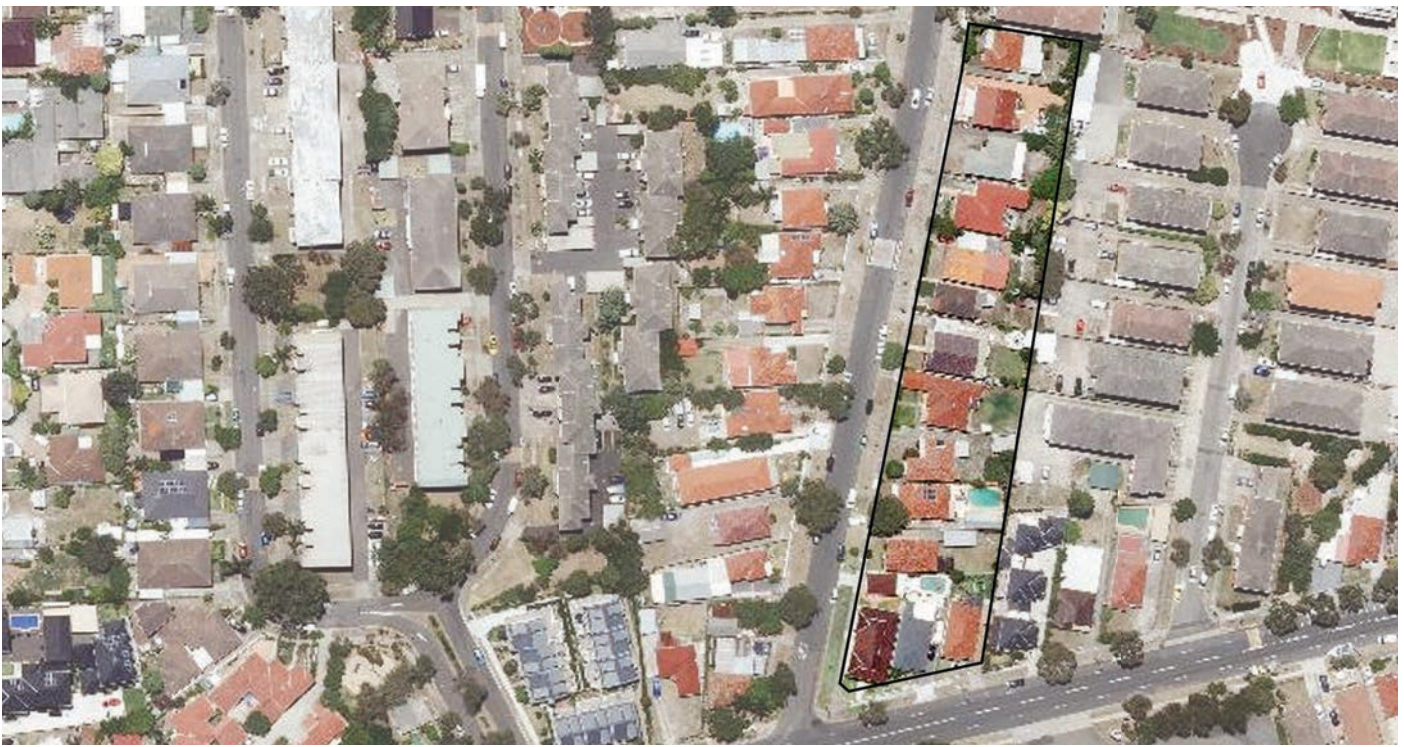
1A-19A Rhodes Street

Hillsdale

Depth 40-50m **Area** 5 418 sqm

R3



**Site Affectations:**

- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil
- Risk Affectation - Botany/Randwick Industrial Area Land Use Safety Study – 2001
- No Strata Titles

Discussion:

- + • The site is located 2 minutes' walk from public transport.
- There are no Strata Titles, which would make the aquisition of sites more likely.
- • A minimum of 5 dwellings are required to amalgamate to achieve the bonus provisions.
- The site was included in the Botany/Randwick Industrial Area Land Use Safety Study – 2001.
- The depth of the site is unlikely to accomodate an RFB in accordance with the current controls of the BBDCP2013.
- The site is affected by the QRA study for transport of dangerous goods, and as such it is unlikely that a large increase in residential density would be approved on this site.

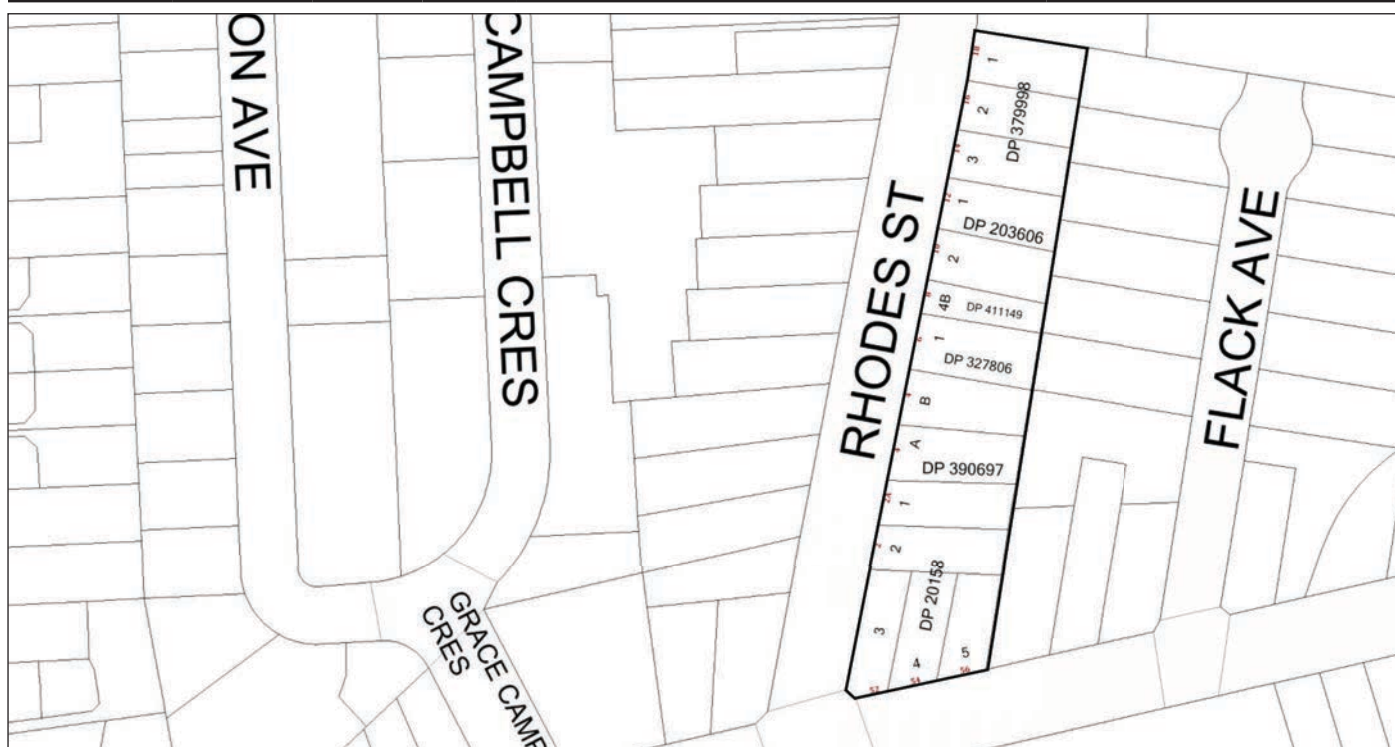
K

2-18 Rhodes Street
52-56 Beauchamp Street

Hillsdale

Depth 30m Area 5 660 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS					
						1	2	3	4	5	6
52 Beauchamp Road	1682	CNR LOT 3 DP 20158	RES		374						
54 Beauchamp Road	1681	LOT 4 DP 20158	RES		371						
56 Beauchamp Road	1680	LOT 5 DP 20158	RES		319						
2 Rhodes Street	12977	LOT 2 DP 20158	RES		421						
2A Rhodes Street	12978	LOT 1 DP 20158	RES		412						
4 Rhodes Street	12979	LOT A DP 390697	RES		455						
4 Rhodes Street	12980	LOT B DP 390697	RES		449						
6 Rhodes Street	12981	LOT 1 DP 327806	RES		494						
8 Rhodes Street	12982	LOT 4B DP 411149	RES		273						
10 Rhodes Street	12983	LOT 2 DP 203606	RES		442						
12 Rhodes Street	12984	LOT 1 DP 203606	RES		442						
14 Rhodes Street	12985	LOT 3 DP 379998	RES		406						
16 Rhodes Street	12986	LOT 2 DP 379998	RES		398						
18 Rhodes Street	12987	LOT 1 DP 379998	RES		404						
			14 RES		5660						

No DA/CDC's have been received within the last 5 years.



K

**2-18 Rhodes Street
52-56 Beauchamp Street**

Hillsdale

Depth 30m **Area** 5 660 sqm

R3





34-42 Beauchamp Road

Hillsdale

Depth 50m Area 2 914 sqm

R3



Site Affections:

- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Clause 6.1 of the BBLEP 2013 - Class 4 and 5 Acid Sulfate Soil
- BBDCP2013 Part 8 – Character Precincts – relating to transport risk and/or the residential consultation area
- Risk Affection - Botany/Randwick Industrial Area Land Use Safety Study – 2001
- No Strata Titles

Discussion:

- + • The site is located 2 minutes' walk from public transport.
- There are no Strata Titles, which would make the acquisition of sites more likely.
- • A minimum of 4 dwellings are required to amalgamate to achieve the bonus provisions.
- The site was included in the Botany/Randwick Industrial Area Land Use Safety Study – 2001.
- The site is affected by the QRA study for transport of dangerous goods, and as such it is unlikely that a large increase in residential density would be approved on this site.



34-42 Beauchamp Road

Hillsdale

Depth 50m Area 2 914 sqm

R3



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS	
						1	2
34 Beauchamp Road	1691	LOT 22 DP 15072	RES		587	2333	2326
36 Beauchamp Road	1690	LOT 21 DP 15072	RES		584		
38 Beauchamp Road	1689	LOT 20 DP 15072	RES		575		
40 Beauchamp Road	1688	LOT 19 DP 15072	RES		586		
42 Beauchamp Road	1687	CNR LOT 18 DP 15072	RES		581		
			5 RES		2914		

No DA/CDC's have been received within the last 5 years.





Site Affections:

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- A number of Strata Titles and Dual Occupancies

Discussion:

- + • The site is located 2 minutes' walk from public transport and Eastlakes local centre.
- • A minimum of 5 lots are required to amalgamate to achieve the bonus provisions.
- The majority of lots within the site contain 2 dwellings.
- The depth of the site is unlikely to accommodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB may not be appropriate for the existing streetscape.
- Mascot Drive can not accommodate a large increase in local traffic.

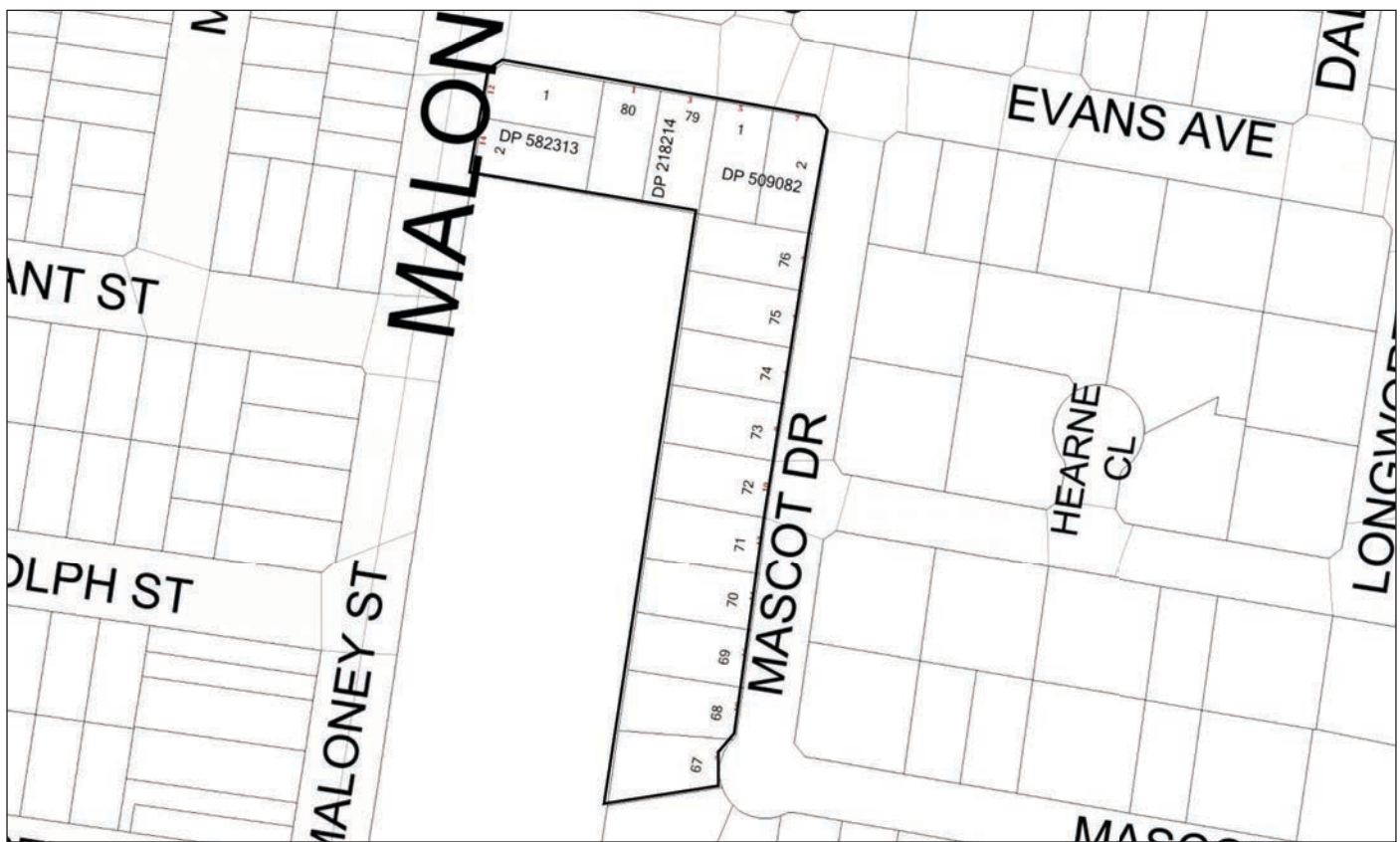
M

12-14 Maloney Street
1-7 Evans Avenue
2-20 Mascot Drive

Eastlakes

Depth 30m Area 7 426 sqm

R4



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
						1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17
22 Mascot Drive	11411	LOT 65 DP 218214	RES		474	
24 Mascot Drive	11410	LOT 64 DP 218214	RES		488	
26 Mascot Drive	11409	LOT 63 DP 218214	RES		459	
28 Mascot Drive	11408	LOT 62 DP 218214	RES		471	
30 Mascot Drive	11407	LOT 61 DP 218214	RES		461	
32 Mascot Drive	11406	LOT 60 DP 218214	RES		467	
34 Mascot Drive	11405	LOT 59 DP 218214	RES		459	
36 Mascot Drive	11404	LOT 58 DP 218214	RES	•	460	
38 Mascot Drive	11403	LOT 57 DP 218214	RES		465	
40 Mascot Drive	11402	LOT 56 DP 218214	RES		469	
42 Mascot Drive	11401	LOT 55 DP 218214	RES		468	
44 Mascot Drive	11398	SP 66054 ON LOT 54 DP 218214			459	
	11399	LOT 1 SP 66054	RES			
	11400	LOT 2 SP 66054	RES			
46 Mascot Drive	11397	LOT 53 DP 218214	RES		465	
48 Mascot Drive	11396	LOT 52 DP 218214	RES	•	468	
50 Mascot Drive	11395	LOT 51 DP 218214	RES		458	
52 Mascot Drive	11394	LOT 50 DP 218214	RES		463	
54 Mascot Drive	11391	SP 4290 ON LOT 49 DP 218214			462	
	11392	LOT 1 SP 4290	RES			
	11393	LOT 2 SP 4290	RES			
56 Mascot Drive	11390	LOT 48 DP 218214	RES		458	
58 Mascot Drive	11389	LOT 47 DP 218214	RES		464	
60 Mascot Drive	21027	LOT 1 DP 1119295	RES		230	
60A Mascot Drive	21028	LOT 2 DP 1119295	RES		229	
					23 RES	9297

No DA/CDC's have been received in the past 5 years.

M

**12-14 Maloney Street
1-7 Evans Avenue
2-20 Mascot Drive**

Eastlakes

Depth 30m **Area** 7 426 sqm

R4



N**22-60A Mascot Drive****Eastlakes**

Depth 30m **Area** 9 297 sqm**R4**



Site Affections:

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- A number of Dual Occupancies

Discussion:

- + • The site is located 2 minutes' walk from public transport and Eastlakes local centre.
- • A minimum of 5 lots are required to amalgamate to achieve the bonus provisions.
- The majority of lots within the site contain 2 dwellings.
- The depth of the site is unlikely to accommodate an RFB in accordance with the current controls of the BBDCP2013.
- An RFB may not be appropriate for the existing streetscape.
- Mascot Drive can not accommodate a large increase in local traffic.



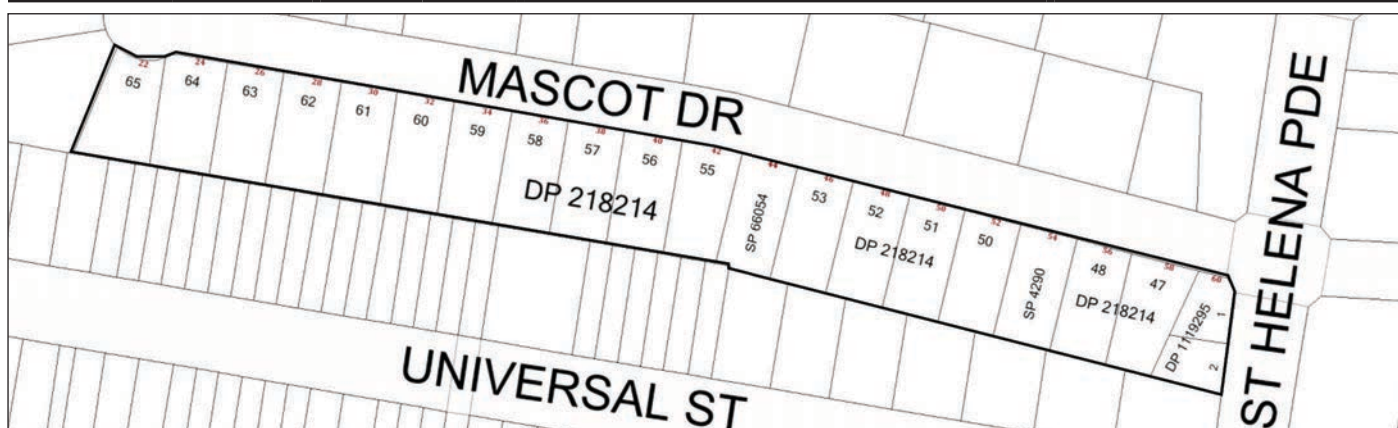
N

22-60A Mascot Drive

Eastlakes

Depth 30m Area 9 297 sqm

R4



ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS										
						1	2	3	4	5	6	7	8	9	10	11
12 Maloney Street	10828	LOT 1 DP 582313	RES		458											
14 Maloney Street	10829	LOT 2 DP 582313	RES		468											
1 Evans Avenue	6009	LOT 80 DP 218214	RES		462											
3 Evans Avenue	6010	LOT 79 DP 218214	RES		461											
5 Evans Avenue	6011	LOT 1 DP 509082	RES		466											
7 Evans Avenue	6012	CNR LOT 2 DP 509082	RES		463											
2 Mascot Drive	11422	LOT 76 DP 218214	RES		468											
4 Mascot Drive	11421	LOT 75 DP 218214	RES		464											
6 Mascot Drive	11420	LOT 74 DP 218214	RES		455											
8 Mascot Drive	11419	LOT 73 DP 218214	RES		468											
10 Mascot Drive	11418	LOT 72 DP 218214	RES		457											
12 Mascot Drive	11417	LOT 71 DP 218214	RES		473											
14 Mascot Drive	11416	LOT 70 DP 218214	RES		463											
16 Mascot Drive	11415	LOT 69 DP 218214	RES		473											
18 Mascot Drive	11414	LOT 68 DP 218214	RES		465											
20 Mascot Drive	11413	LOT 67 DP 218214	RES		462											
			16 RES		7426											

Address	DA/CDC	Proposal	Status
48 Mascot Drive	DA-10(388)	Construction of a Duplex	Under Construction
36 Mascot Drive	DA-11(215)	Construction of a fence	Completed





1331 Botany Road

Botany

Depth 50m Area 2609 sqm

R3



Site Affections:

- Australian Noise Exposure Forecast 2033 25-30 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- Anecdotal evidence of flooding
- No Strata Titles
- St Michaels Anglican Church

Discussion:

- +
- The site has two street frontages: to Botany Road and Lord Street. This would allow any development adequate access for vehicles.
- The site is ideally located for access to amenities (Botany Local Centre) and public transport, and offers an opportunity to create a gateway building for Botany.
- The lots are currently occupied by the one Church, and hence the lots are more easily aquired.
- Only 2 lots need to amalgamate to achieve to bonus provisions.
-
- The Church and surrounding site/curtilage are heritage listed, and as such would be unlikely to be redeveloped.
- The site currently accomodates a Church building and associated gardens, which provide significant cultural use and importance. Aquisition and demolition of the Church would likely face significant resistance from the community.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 25-30 ANEF contour, and additional residential development would need to mediate this noise appropriately.

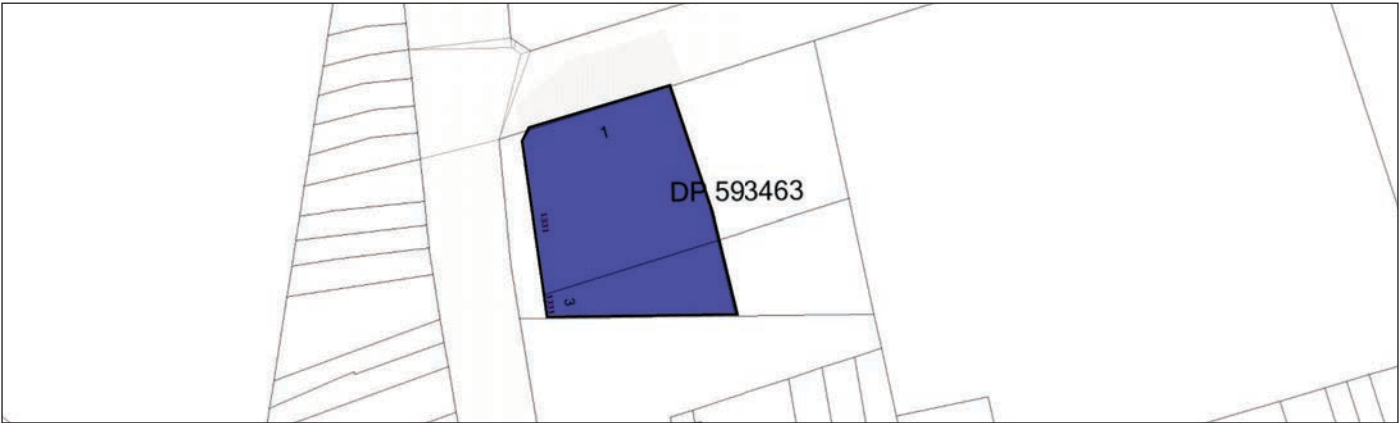


1331 Botany Road

Botany

Depth 50m Area 2609 sqm

R3



SITE	ADDRESS	PARCEL	PROPERTY	USE	DA	SIZE	AMALGAMATIONS
O	1331 Botany Road	2775	LOT 1 DP 593463	CHU	•	2609	1
	1331 Botany Road	2776	LOT 3 DP 593463	CHU	•	2609	
				1 CHU		2609	

Address	DA/CDC	Proposal	Status
1331 Botany Road	DA-12(198)	Application for Monthly Market	Withdrawn



Part 2

Sites over 2000sqm with no Development Applications or Approvals (since 2010).

Findings

A number of the sites investigated are determined to be unsuitable for development which is built to the bonus provisions. A variety of factors have influenced this outcome including:

- information regarding the likelihood of flooding in the area and the associated risks;
- urban design factors including desired future character, streetscape, site size and suitability, and traffic and access concerns.

The Case Studies illustrate the advantages and disadvantages of allowing development on each site to utilise the bonus provisions of Height 22m and FSR 1.65:1. Whilst many of the remaining sites are likely to undergo redevelopment or regeneration in the future, it is advised that an approach involving Multi-Unit Housing and smaller scale RFB designs would be more appropriate for many of the sites, whilst still achieving the desired outcomes outlined in the BBDCP2013 and BBLEP2013. Developments which are more sensitive to the surrounding area are likely to add vibrancy and density to the local centre without compromising the character of the neighbourhood.

Conclusion

Hence the outcomes of this study indicate that all of the sites would cause significant adverse impact upon the adjacent properties. However the sites would benefit from developments which are more sensitive to their surroundings and are in keeping with the controls outlined in the BBLEP2013.



Site Affectations:

- Site is in the vicinity of a number of heritage items
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- Australian Noise Exposure Forecast 2033 20-25 Contours
- No Strata Titles
- Currently Department of Housing Property

Discussion:

- +** • The site has two street frontages: to Coward Street and Middlemiss Street. This would allow any development adequate access for vehicles to and from the site.
- The site is within walking distance of Mascot Local Centre, Mascot Station Precinct and Rosebery Local Centre. It is well located for access to amenities and public transport.
- • The site currently accommodates a number of D.O.H townhouses. Redevelopment of this site will necessitate the rehousing of these residents elsewhere.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to drastically increase the residential density on this site.
- The site is within the 20-25 ANEF contour, and additional residential development would need to mediate this noise appropriately.
- The site does offer opportunity to increase the density, however due to the immediate context of low density housing patterns, it would be inappropriate to build a development which meets the 22m height limit, and the 1.65:1 density. Attaining the maximum permissible height would impose overlooking issues upon the existing private open spaces of adjacent residents, as well as increased overshadowing. This would likely result in lack of amenity for the existing residents. A medium density residential development would be more suited to this location, should an increase in density be required, as it would be better able to respond to the existing low density adjacent properties in an appropriate manner.
- An increase to high density on this site would likely put an additional burden on the local bus network. The station is 15-20 minutes' walk away, and as such might not be accessible or the first choice to all residents. The buses which run along Botany Road currently experience maximum patronage at peak hours in both directions. Should a high density development be allowed on this site, the existing bus network would not be able to handle the increase. As such, an increased and improved public transport service should be provided in addition to any increase to high density residential.

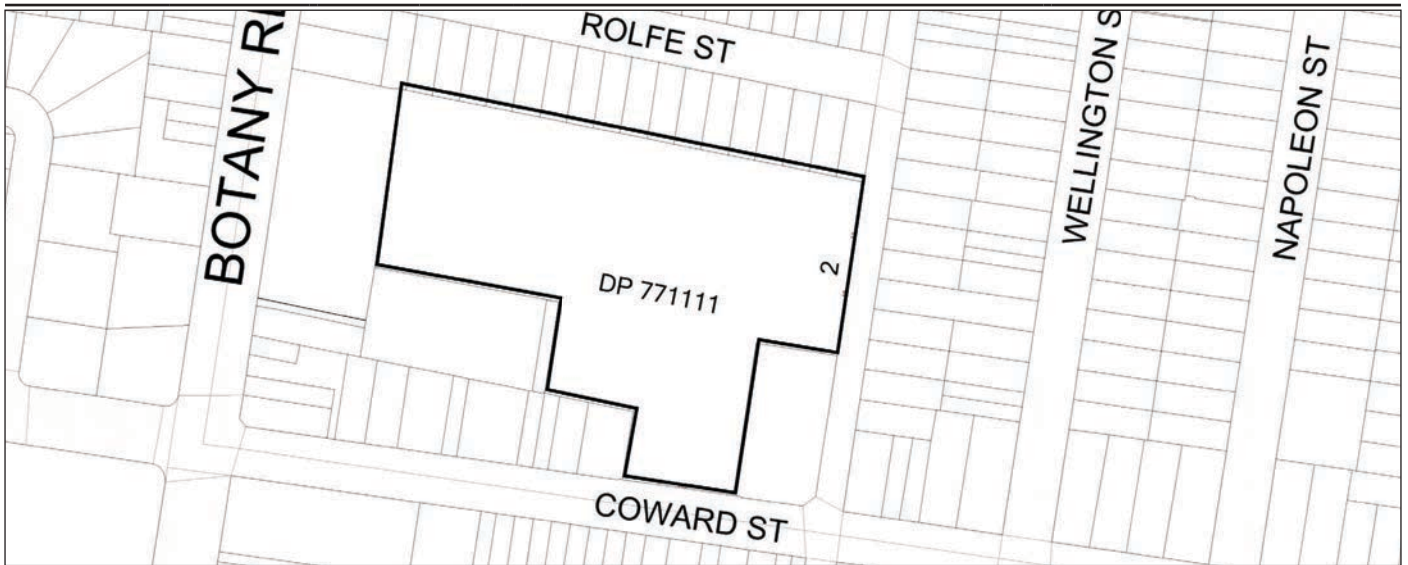
1

10 - 12 Middlemiss Street

Rosebery

Depth Varies Area 17700 sqm

R3



**Site Affections:**

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil
- Anecdotal evidence of flooding
- Currently Department of Housing Property

Discussion:

- +** • The site has a large frontage to Maloney Street, allowing adequate access for vehicles to and from the site.
- The site is ideally located for access to amenities at Eastlakes Local Centre and public transport along Gardeners Road.
- • The site currently accommodates two D.O.H residential flat buildings. Redevelopment of this site will necessitate the rehousing of these residents elsewhere.
- The existing buildings are already 10 storeys (approx. 35m), and are likely to be over the currently permissible FSR for the area. As the buildings are already achieving in excess of the bonus provisions, it is advisable that the existing buildings are retained or retrofit, as they are in reasonable condition and already provide a high density urban condition. Alternatively, if redevelopment is desired, it is advised that a medium density development would be more appropriate for this location, as it would be more in keeping with the adjacent context. The surrounding context is medium density residential, with predominately 2-3 storey walk ups and at grade parking.
- The current buildings on the site have created an interesting urban condition with a park at the base of the towers. A number of members of the community frequent the park on a regular basis for entertainment and socialising. The impact of any redevelopment on the park and its users should be considered.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 20-25 ANEF contour, and additional residential development would need to mediate this noise appropriately.

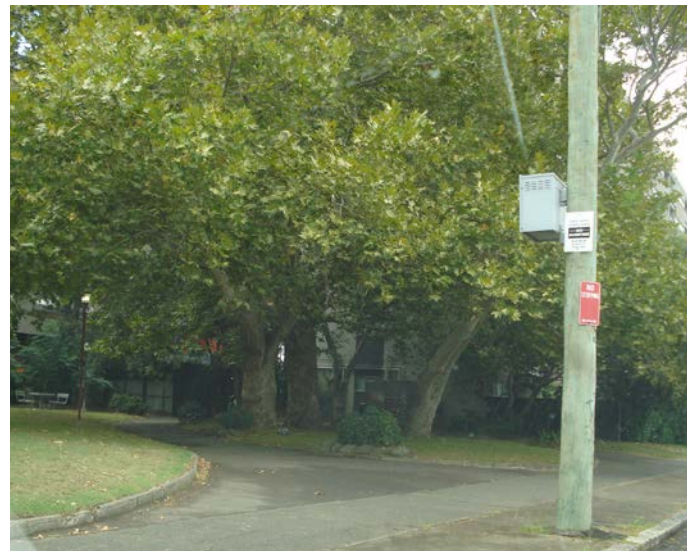
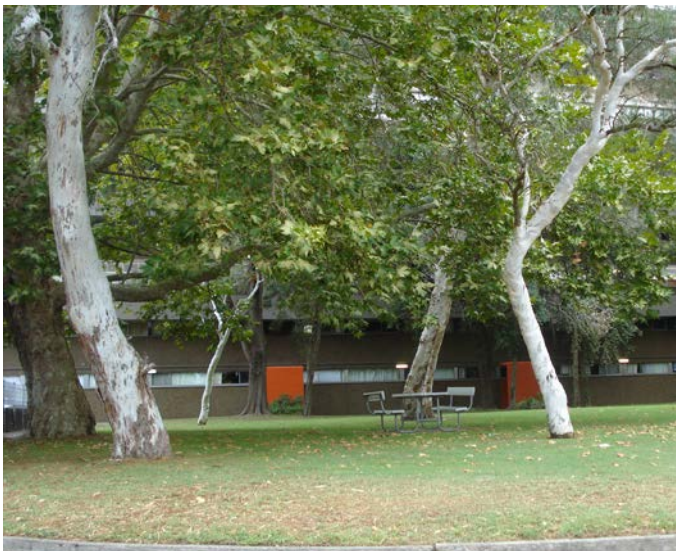
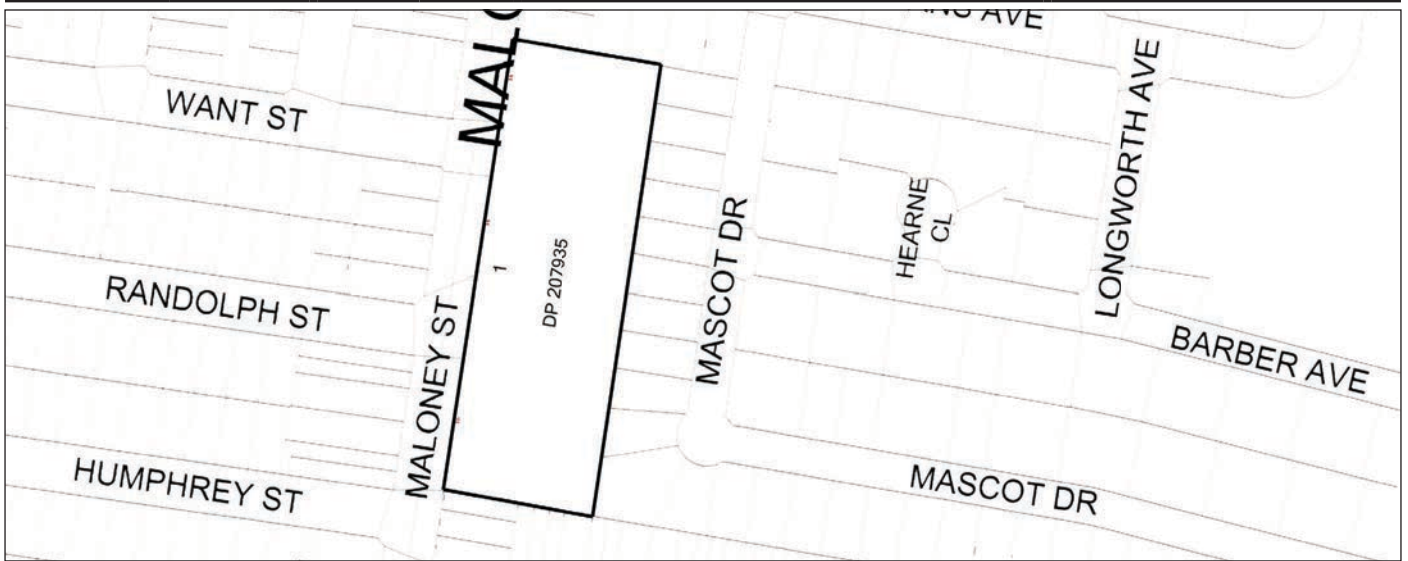
2

16 Maloney Street

Eastlakes

Depth 60 m Area 11200 sqm

R4



Depth 45 m **Area** 2510 sqm**R4**

**Site Affectations:**

- Anecdotal evidence of flooding
- Church of Jesus Christ

Discussion:

- +** • The site is not affected by Acid Sulfate Soil or ANEF contours.
- The site is ideally located for access to amenities at Eastlakes Local Centre and public transport along Gardeners Road.
- • There is currently a Church on the site, which provides cultural value and significance. Acquisition and demolition of the Church would likely face significant resistance from the community.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to drastically increase the residential density on this site. The site currently accommodates two D.O.H residential flat buildings. Redevelopment of this site will necessitate the rehousing of these residents elsewhere.
- If redevelopment is desired, it is advised that a medium density development would be more appropriate for this location, as it would be more in keeping with the adjacent context. The surrounding context is medium density residential, with predominately 2-3 storey walk ups and at grade parking.
- The site has one street frontage to Mascot Drive. Mascot Drive is not a large road, and may require widening to accommodate additional traffic due to increased density if a development is to meet council's off street car parking requirements. There is already limited off street parking, and street parking, and as such an increase in density is likely to impact the amenity of the area.

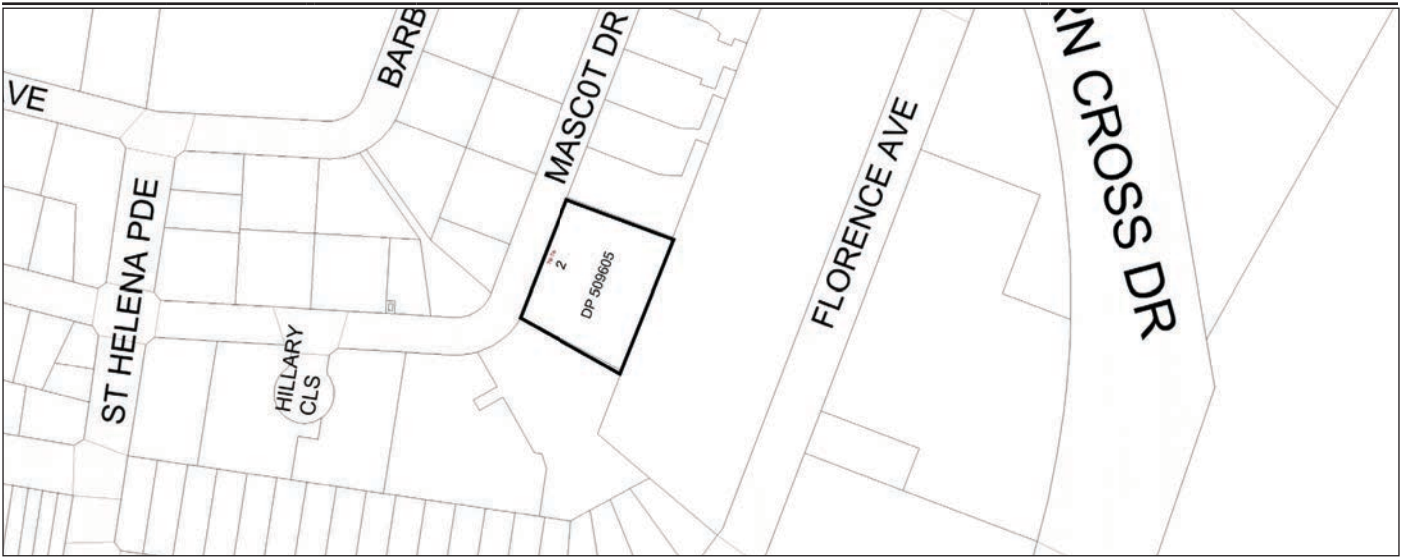
3

70 Mascot Drive

Eastlakes

Depth 45 m Area 2510 sqm

R4



Depth 60 m Area 13530 sqm

R4



Site Affectations:

- Anecdotal evidence of flooding
- Currently a Department of Housing Property

Discussion:

- ✚ • The site has two street frontages: to Florence Avenue and Evans Avenue. This would allow any development adequate access to and from the site.
- The site is ideally located for access to amenities at Eastlakes Local Centre and public transport along Gardeners Road.
- The site currently accommodates two D.O.H residential flat buildings, and an at grade gar park which dominates much of the site. There is opportunity to enhance the site and create a more inviting public domain than the existing condition.
- • The site currently accommodates two D.O.H residential flat buildings. Redevelopment of this site will necessitate the rehousing of these residents elsewhere.
- The existing buildings are already 10 storeys (approx. 35m), and are likely to be over the currently permissible FSR for the area. As the buildings are already achieving in excess of the bonus provisions, it is advisable that the existing buildings are retained or retrofit, as they are in reasonable condition and already provide a high density urban condition. Alternatively, if redevelopment is desired, it is advised that a medium density development would be more appropriate for this location, as it would be more in keeping with the adjacent context. The surrounding context is medium density residential, with predominately 2-3 storey walk ups and at grade parking.
- The current buildings on the site have created an interesting urban condition with a park at the base of the towers. A number of members of the community frequent the park on a regular basis for entertainment and socialising. The impact of any redevelopment on the park and its users should be considered.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- Adjacent to the building is a school and childcare centre. Should redevelopment occur, medium density housing which is consistent with the current LEP controls for height and FSR would provide a better urban outcome for the area.

4

1 Florence Avenue

Eastlakes

Depth 60 m Area 13530 sqm

R4



Depth Varies Area 19620sqm

R4



Site Affections:

- Anecdotal evidence of flooding
- Currently a Department of Housing Property
- Road noise from Gardeners Road and Southern Cross Drive

Discussion:

- +** • The site currently accommodates an internal road - Slattery Place - which allows appropriate access to and from the site. Increased development on the site is unlikely to adversely affect the traffic of Gardeners Road.
- The site is ideally located for access to public transport along Gardeners Road.
- The site is located between Lakes Golf Course, Gardeners Road and Southern Cross Drive. Redevelopment of the site will not adversely affect other properties, and hence can achieve the maximum density and height requirements.
- The two lots which currently make up Slattery Place are both owned by Department of Housing.
- • The site currently accommodates two D.O.H residential flat buildings, and a number of D.O.H townhouses. Redevelopment of this site will necessitate the rehousing of these residents elsewhere. Many of these residents are also elderly or disabled.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- A development which achieves the bonus provisions is likely to be very similar to the existing conditions, simply with higher buildings. However due to the isolated nature of the site, this is likely to provide an unpleasant ground level which will suffer from overshadowing, minimal foot traffic, and a monoculture of uses. A new development should look at instead facilitating a vibrant ground level with a finer grain to create a more varied and pedestrian friendly precinct. Possible connections under Southern Cross Drive could be investigated to allow increased pedestrian movement to the local centre.

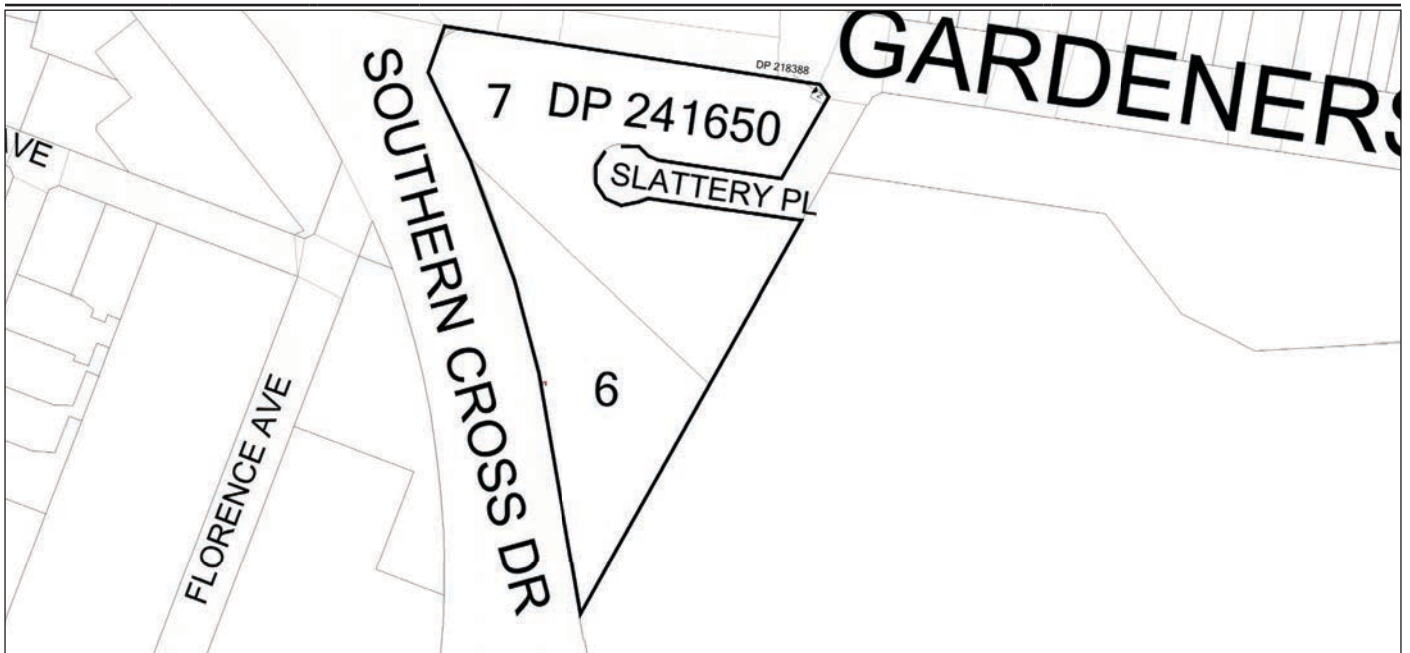
5

Slattery Place

Eastlakes

Depth Varies Area 19620sqm

R4





Site Affections:

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- APA High Pressure Gas Line Zone of Influence

Discussion:

- +** • The site has only one street frontage, to Bay Street, however Bay Street is currently quite wide, and would be able to support increased residential density.
- The site is located adjacent to a number of other recent residential flat buildings in the Bay Street Precinct. 96A is the last site in this area to be redeveloped.
- The site is a 10 to 15 minute walk from Botany Town Centre with a range of amenities.
- • The site is not so readily serviced by public transport, and would encourage most residents to drive as a result. This is not in line with ideals of higher density living close to frequent public transport to minimise trips taken by private vehicle.
- The site currently houses a light industrial / commercial building, and a separate building with a residence and sculpture studio. This might pose issues in acquisition.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 20-25 ANEF contour and is adjacent to the goods railway line. Any new residential development would need to mediate this noise appropriately.
- The surrounding sites have been redeveloped as medium density housing. The southern side of Bay Street is characterized by detached dwellings. Given the adjacent context, location, and noise impacts, it is advisable that residential development should only occur on the site as medium density development. This would allow increased density whilst not compromising the amenity of the area.

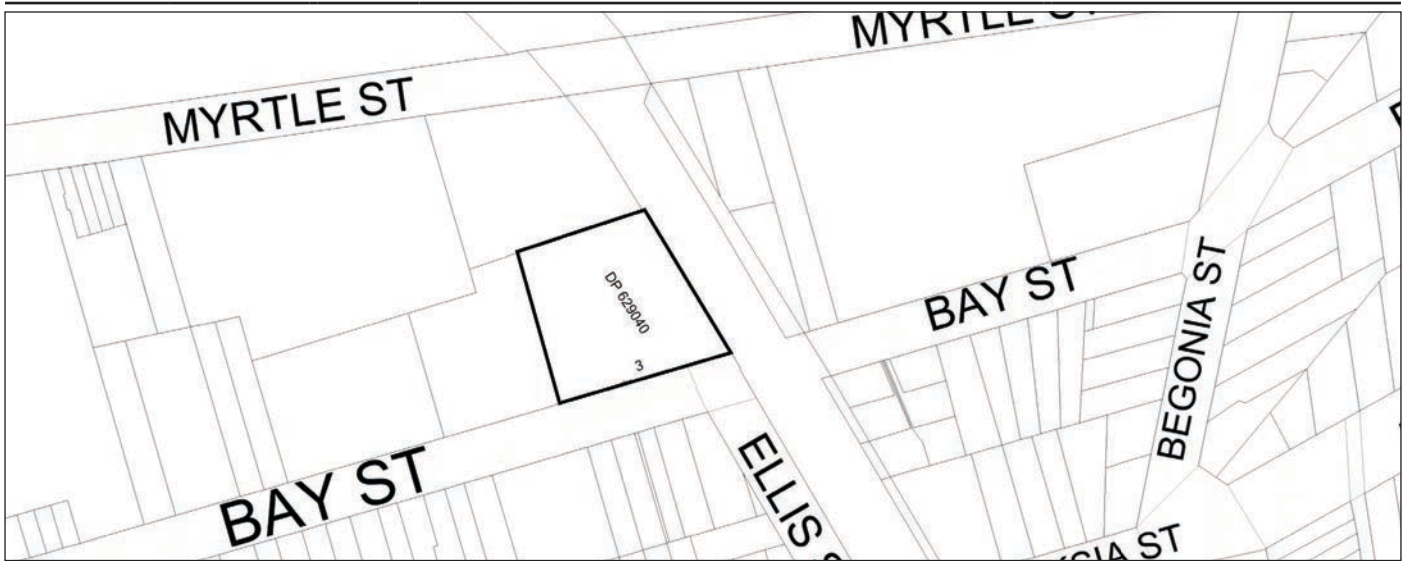
6

96A Bay Street

Botany

Depth 65 m Area 4111 sqm

R3



Depth 55 m **Area** 6710 sqm**R3**



Site Affections:

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5
- APA High Pressure Gas Line Zone of Influence

Discussion:

- +** • The site is currently occupied by one large warehouse.
- The site has two street frontages: to Banksia Street and William Street. This would allow any development adequate access to and from the site.
- The site is a 10 to 15 minute walk from Botany Local Centre and public transport.
- Adjacent to the site are a number of residential developments. The current warehouse is not in keeping with the character of the area. New medium density housing would be appropriate for the scale of surrounding development however a RFB might not be in keeping with the streetscape of the immediate context.
- • The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 20-25 ANEF contour, and additional residential development would need to mediate this noise appropriately.
- The area is characterized by detached dwellings, along Banksia and William Streets. The lots adjacent to the site have townhouses and internal roads. A development which utilises the bonus provisions of 22m and 1.65:1 FSR would be out of scale and out of context for the area. A RFB of this size would cause significant overlooking issues to the private open spaces of adjacent properties, and would create an incoherent urban form.
- A medium density residential development which is consistent with the existing controls would be more suited to the site, and would offer more opportunity to create a vibrant public domain, as well as ensuring that the amenity of adjacent properties is maintained.

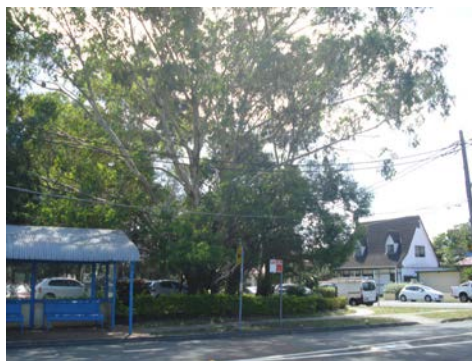
7

97 Banksia Street

Botany

Depth 55 m Area 6710 sqm

R3



Depth	50 m	Area	2038 sqm
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R3

**Site Affections:**

- Australian Noise Exposure Forecast 2033 20-25 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil
- SEPP (Exempt and Complying Development) Groundwater Exclusion Zone - Schedule 5

Discussion:

- +** • The site is surrounded by medium density residential developments to the north, east and west. To the south are two warehouses which front Aylesbury Street. Increased residential density would not impact upon the streetscape.
- The site is a 10-15min walk away from Botany Local Centre and Swinbourne Neighbourhood Centre.
- • The site is not ideally located for public transport options.
- The site has no street frontage, only a driveway which connects the site to Aylesbury Street. This is likely to cause issues for medium or high density residential access to and from the site, creating congestion within the site.
- A development which achieves the bonus provisions will cause overlooking and privacy issues for the existing adjacent dwellings.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 20-25 ANEF contour, and additional residential development would need to mediate this noise appropriately.

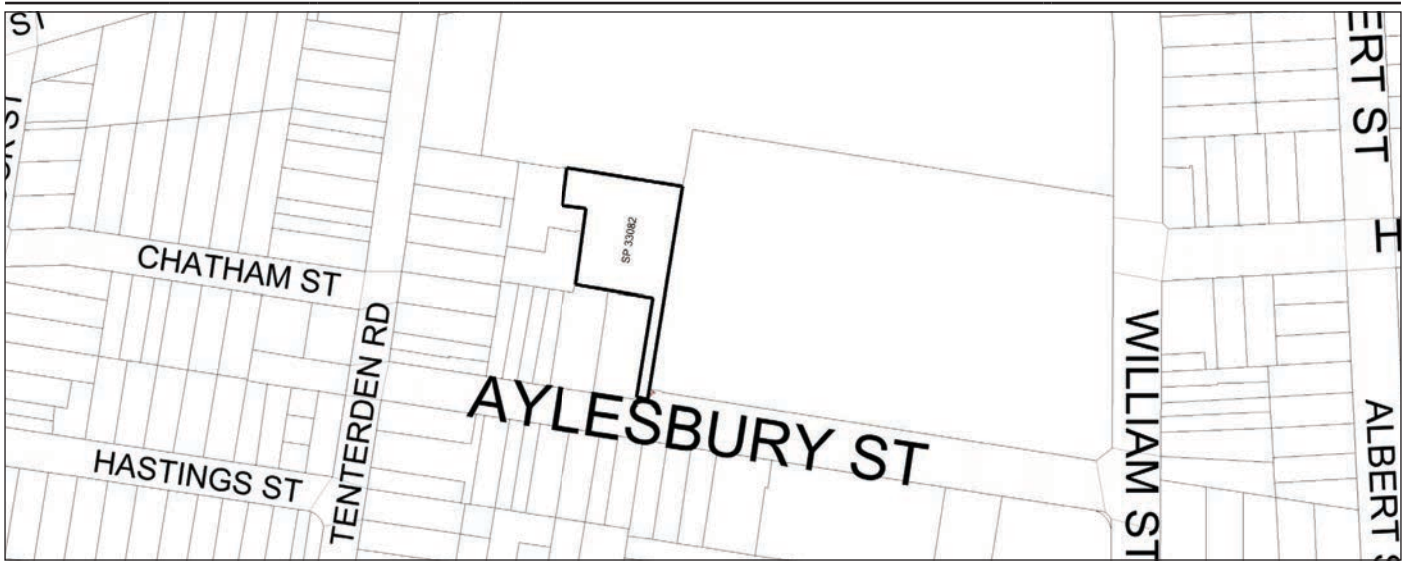
8

10 Aylesbury Street

Botany

Depth 50 m Area 2038 sqm

R3



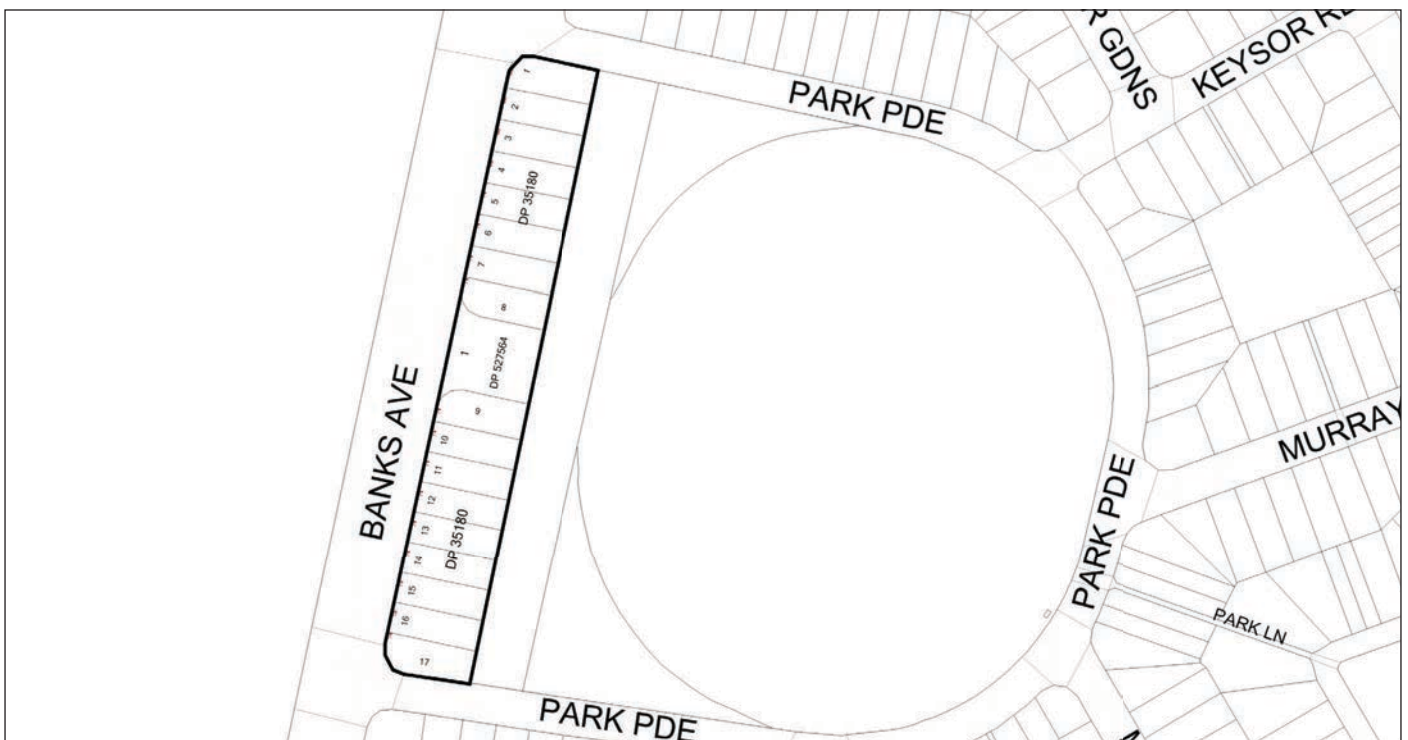


Site Affections:

- Anecdotal evidence of flooding

Discussion:

- The site has a long street frontage to Banks Avenue to the west, and a boundary with the oval to the east. This would allow adequate access to and from the site.
- The site is ideally located for access to amenities at Eastgardens Westfield.
- The site currently accommodates six D.O.H. three storey walk-ups, and at-grade off-street parking. Should redevelopment occur, these residents would need to be relocated.
- There are no buildings in the immediate vicinity of the site, however the area is largely characterised by single storey detached and semi-detached dwellings. An RFB which achieves the bonus provisions would largely be out of character for the area.
- As the oval allows the buildings to be seen from Parks Parade, and as such the impact upon the amenity of the surrounding area should be noted. A 22m RFB is likely to not only be out of scale and out of character, but also potentially cause privacy issues for the residents of the development and patrons of the oval alike.
- Should redevelopment occur, a similar density and scale to the existing buildings would provide the most appropriate solution considering the neighbouring recreation area.



**Site Affections:**

- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 5 Acid Sulfate Soil

Discussion:

- + • The site has a large street frontage to Beauchamp Road. This would allow any development adequate access for vehicles.
- The site is ideally located close to public transport along Bunnerong Road, and Matraville Local Centre
- • The site is ideally located adjacent Matraville Public School to the east, and three storey walk-ups to the west. An RFB sits to the north east of the site.
- A development which achieves the bonus provisions will cause significant overlooking and overshadowing onto the adjacent primary schools open space. This would greatly affect the amenity of the school and raise issues about the safety and amenity of the students. This site is not appropriate for an RFB.
- A medium density residential solution which adheres to the existing LEP controls of the site would be more appropriate and create a more amenable outcome for the site. The site currently accommodates a number of D.O.H townhouses.

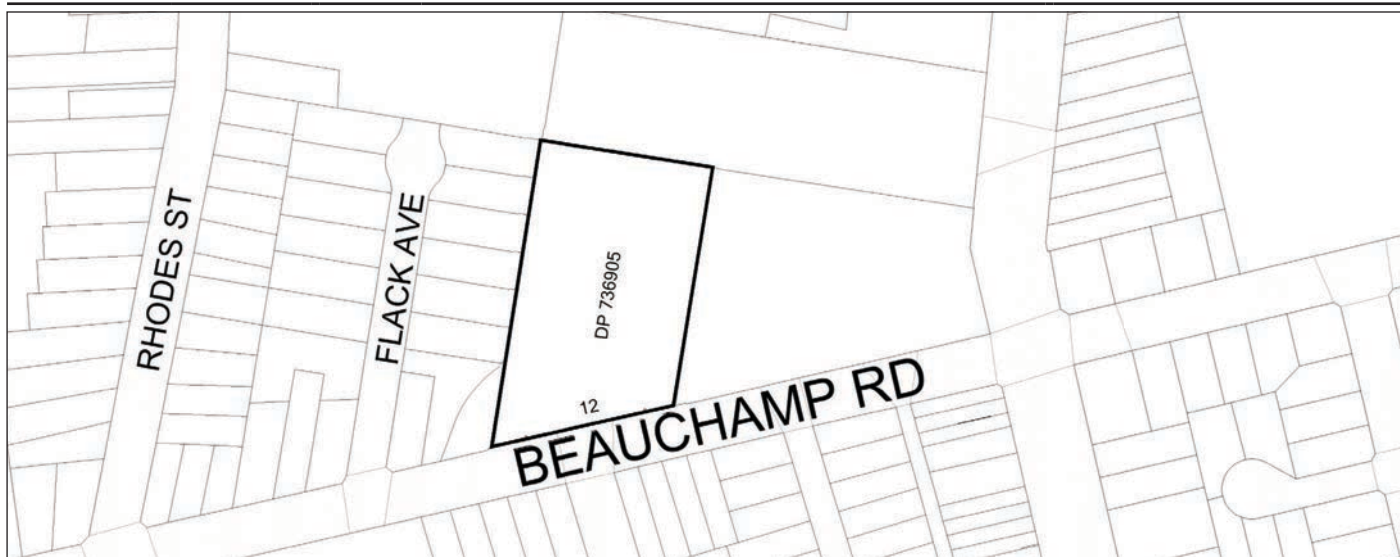
10

68 Beauchamp Road

Hillsdale

Depth 110 m Area 7847 sqm

R3



Depth	75 m	Area	5360 sqm
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R3

**Site Affectations:**

- Australian Noise Exposure Forecast 2033 25-30 Contours
- Anecdotal evidence of flooding
- Clause 6.1 of the BBLEP 2013 - Class 4 Acid Sulfate Soil

Discussion:

- + • The site is bounded to the south and west by industrial park buildings, and to the north and east by low density residential. Mascot Park sits to the north and Mascot Public School further to the South. Mascot and Rosebery Local Centres are within walking distance.
- • The site currently accommodates a number of D.O.H townhouses. Should redevelopment occur, these residents would need to be relocated.
- The area is characterised by single storey detached dwellings. An RFB which achieves the bonus provisions would be significantly out of character with the area and streetscape, and would cause significant overlooking and overshadowing of private open spaces of adjacent dwellings.
- Macintosh Street is a small local street, and would not accommodate a significant increase in traffic due to an RFB development.
- The site has evidence which shows the likelihood of inundation in a 1 in 100 year flood. Hence it is not ideal to increase the residential density on this site.
- The site is within the 25-30 ANEF contour, and additional residential development would need to mediate this noise appropriately.

11

70 Macintosh Street

Mascot

Depth 75 m Area 5360 sqm

R3

