

Bayside Development Control Plan 2023

Draft site specific controls

776, 792-794 Botany Road and 33-37 Henry Kendal Crescent, Mascot

Prepared on behalf of: NSW Land and Housing Corporation

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Document control

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Project summary

Applicant	NSW Land and Housing Corporation
Applicant's address	Level 4, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Land to be developed	776, 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot
Legal description	Lots A, B, C, D and E of DP 36472 and Lot 1 DP 36486
Project description	Planning Proposal to facilitate renewal of existing social housing by increasing height of buildings to 28m and removing the active street frontages requirement.

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1 Introduction

1.1 Land to which the part applies

This chapter sets out site specific controls which apply to 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot.

The provisions in the chapter prevail over any similar provisions in other sections of the Bayside Development Control Plan 2023 (Bayside DCP).

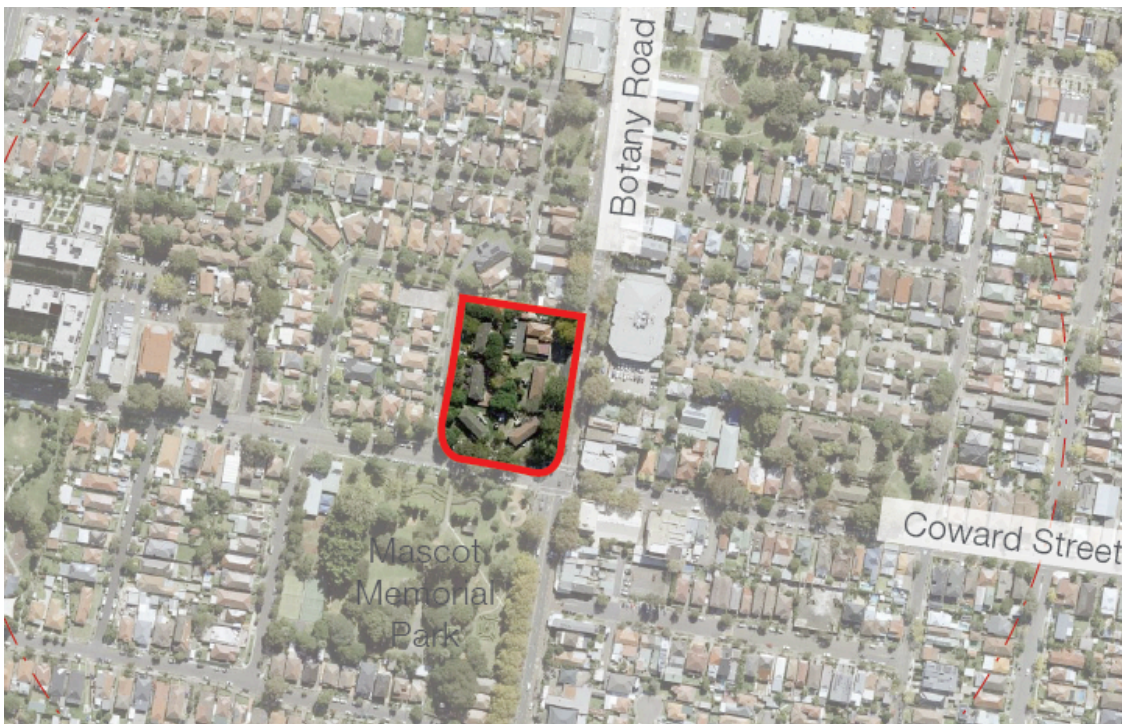


Figure 1: Land to which the plan applies (Source: SJB)

2 Vision statement

The renewal of the site will deliver a residential development that will be an ideal place to live for all sections of the community. The social diversity of Mascot will be reflected in the development with a range of housing options.

Residents will have ample access to local schools, public open space, Mascot community centre and other amenities within 400m of the site. A short walk further will provide access to Mascot Town Centre and the Mascot Train Station. The area has a range of employment prospects within short walk and Sydney CBD is accessible through a range of public transport modes.

Future residents will enjoy an attractive landscape setting with ample public open space, mature trees and shared communal areas. Improvements to the streetscape will make the interfacing streets places where people want to linger and enjoy the verdant green landscaped environs.

The built form will complement the surrounding context by celebrating the proximate heritage elements and addressing the scale of neighbouring built form. The building materials and design quality will make the proposed development a place where any urban dweller would desire to live.

2.1 Planning framework

The Planning Framework for the site is illustrated in



Figure 2.



Figure 2: Planning framework diagram (Source: SJB)

2.2 Planning principles

The Planning Principles for the precinct are:

- 1) To provide for a high-quality residential development.
- 2) To strengthen the character of the local area through well-designed buildings and spaces that responds to the heritage, built form and landscape context of the area.
- 3) To ensure the bulk, massing and design of buildings responds to the site's location opposite Mascot Memorial Park which is listed as a local heritage item, low rise commercial buildings to the east including a number of local heritage items, and low rise dwellings to the north and west.
- 4) To ensure excellent residential amenity through the design and layout of buildings and communal open spaces.
- 5) To protect the amenity of adjacent open space and neighbouring properties by minimising overshadowing.
- 6) To support a rich landscape through generous building setbacks to support the retention of significant street trees and tree planting, deep soil and landscaped setbacks within the site
- 7) To provide appropriate access and car parking arrangements which minimises impacts on the surrounding road network and provides for efficient servicing of the site

3 Site specific development controls

3.1 Building height and form

Objectives

- To integrate new buildings with the adjoining area through appropriate setbacks and the transition of building height.
- To locate building height to minimise impacts on the surrounding area including existing dwellings and open space.
- To minimise overlooking and overshadowing on neighbouring properties.
- To locate buildings to ensure that significant street trees can be retained.

Controls

The maximum number of storeys (excluding plants rooms and lift overruns) is to be generally consistent with



a) Figure 3.

Street setbacks and upper level setbacks are to be provided as shown in



b) Figure 3.

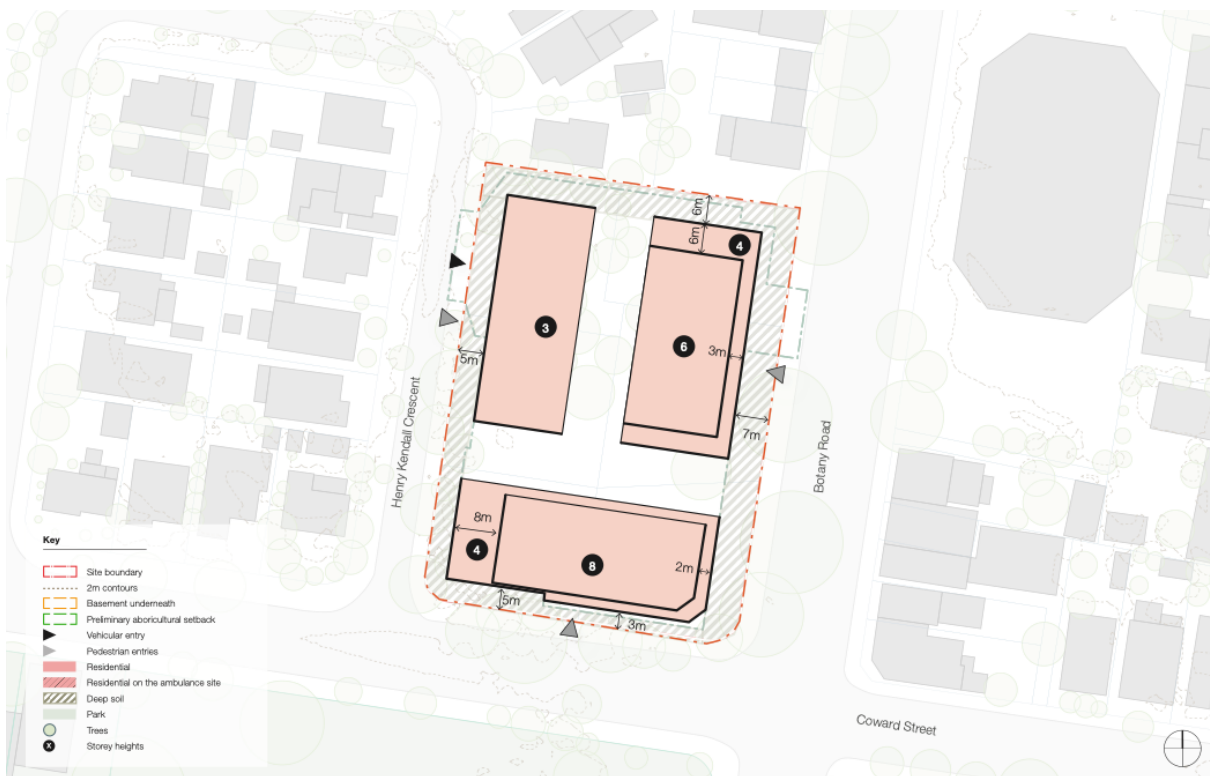


Figure 3: Building layout and setbacks (Source: SJB)

3.2 Building design

Objectives

- a) To ensure that buildings have a high quality appearance and enhance and activate the public domain
- b) To ensure that buildings respond to the character and heritage of the surrounding area

Controls

- a) Development is to deliver high-quality built form, using consistent standards of design, construction, materials and finishes for all dwellings.
- b) Building design should respond to the built form and heritage context of the local area.
- a) Ground floor apartments are to address the surrounding streets with private open space located within the front setback.
- b) Despite the provisions of any other part of this plan, active retail / commercial frontages are not required fronting the surrounding streets.
- c) Provisions relating to dwelling mix and family friendly apartments outlined Section 5.1.4 of the Bayside DCP do not apply to dwellings to be used as social housing.
- i) .

3.3 Landscaping and open space

Objectives

- a) To provide communal open space for residents and workers on the site.
- a) To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.
- b) To allow for the retention of significant street trees.
- c) To incorporate deep soil areas to enable water penetration and to allow for large scale planting.

Controls

- 1) Development is to achieve a minimum of 28% of the site area as deep soil.
- 2) A minimum of 25% of the site area is to be provided as ground floor communal open space
- 3) Development on the site must achieve a minimum canopy cover of 30% of the site and surrounding streets (to be measured to the midline of the adjacent streets)
- 4) All adjacent street trees with moderate or high retention value are to be retained, with the exception of Tree 3 shown at Figure 4.

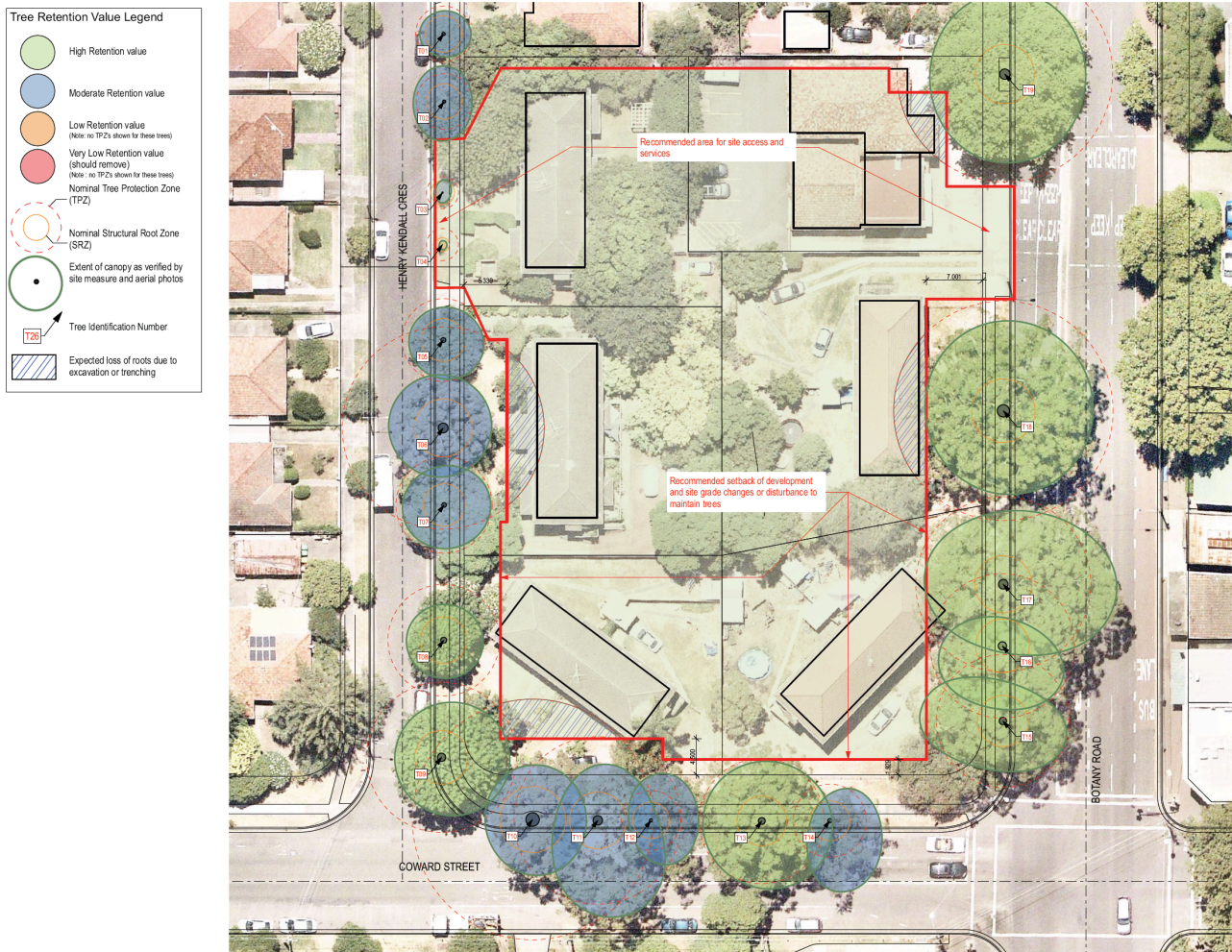


Figure 4: Street tree retention value (Source: SJB)

3.4 Parking and access

Objectives

- To enhance connectivity and encourage active transport.
- To ensure safe and efficient access to and from the site, including to support a range of non-residential uses.
- To ensure an appropriate quantity of car parking, bike parking and motorcycle parking to encourage active transport.

Controls

A publicly accessible pedestrian through site link is to be provided linking Botany Road to Henry Kendall Crescent to be located generally as shown in



- Figure 2.
- The provision of car parking and bicycle parking must comply with Section 3.5 of the Bayside DCP.
- Access to the site is to ensure that the safety and amenity of pedestrians and cyclists is not compromised.