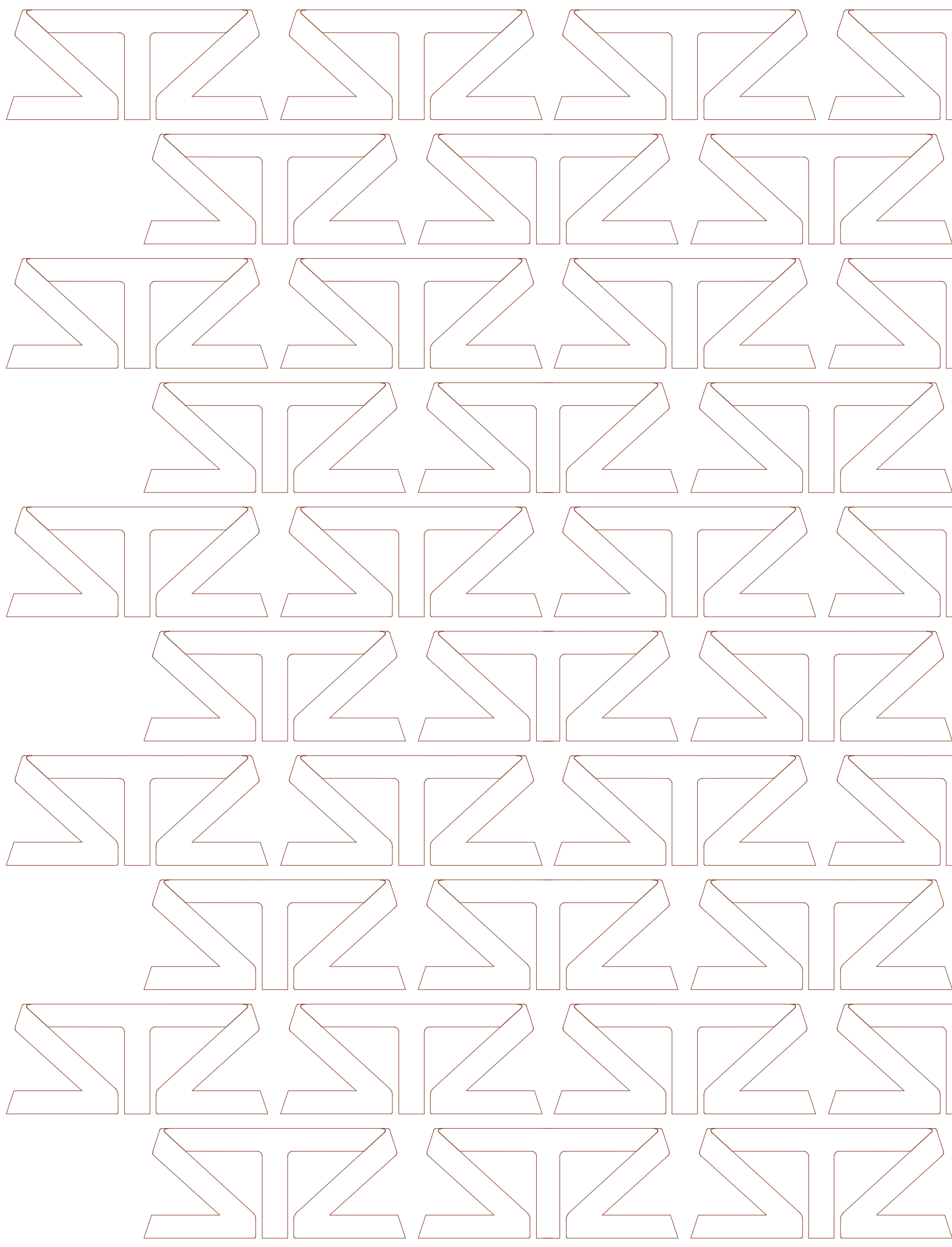


# URBAN DESIGN ANALYSIS

PLANNING PROPOSAL  
50 Botany Street Bondi Junction

SMITH & TZANNES





# INTRODUCTION

The purpose of this report is to determine the suitability of the land to accommodate residential uses.

The site is currently zoned SP2 Infrastructure under the Waverley Local Environmental Plan as a result of the previous telecommunications uses on the site. Residential uses are not permitted on the land within this zone.

As a result of changes in technology, the telecommunications uses only occupy a small portion of the western part of the site. The land has been subdivided.

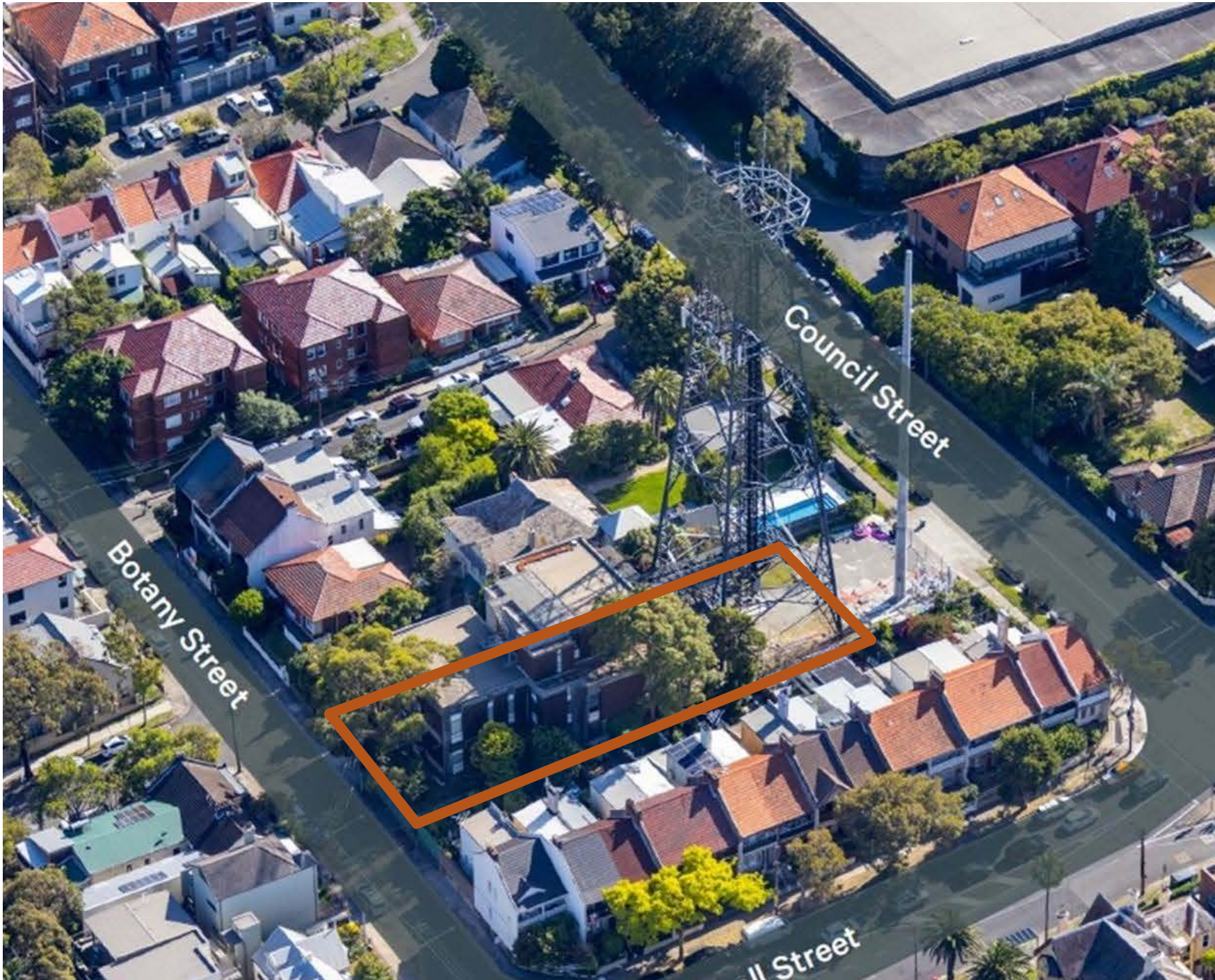
The intent of the applicant is to amend the Waverley Local Environmental Plan so that R3- Medium Density Residential land use zone that applies to the immediately adjacent land - applies to the subject lot.

This report provides an analysis of the existing context and character of the area. It then describes the proposed massing and building envelopes that are likely to result from the application of the controls that currently apply to R3-Medium Density Residential zoned land.

A development application has been approved for the subdivision of the land into two lots. The residual lot is the subject of this application.

## SITE DESCRIPTION

Address	50 Botany Street Bondi Junction
Lot / DPLot	1 DP 619 753 (former)
Site Area	1132 m <sup>2</sup> (residual lot post subdivision)





# LOCATION AND CONTEXT

## CONTEXT

The site is located in a predominantly residential area. There are a variety of different dwelling forms surrounding the subject site from:

- detached dwelling,
- residential flat buildings
- terrace houses
- semi-detached houses
- townhouses

### STREET NETWORK AND ACTIVATION

This part of Bondi Junction and Waverley has a fine-grain network of streets. that across the aldnscaped in a grid pattern . Bondi Road to the west of the site follows the ridge line. Council Street to the east of the site is a major north-south connector street between Randwick and Bondi Junction. Birril Street to the south of the site is a significant east-west local connector that links Centennial Park and Tamarama Beach.

### HABITAT CORRIDOR

The site is located within the Habitat Corridor that kinks Centennial Park, Queens Park, Waverley Park, Brontee and Tamamara Beach

### HERITAGE

The land is located within the Botany Street Heritage Conservation Area. This area is a result of the late 19th and early 20th century subdivision. The streetscape is diverse and although buildings are not consistent to adjaoining developments there is a cohesive streetscape that combines an eclectic variety of styles, materials, and distribution of building types along the street.

Immediately opposite the site are single and two storey dwellings. These are listed heritage items, and comprise a late 19th century single storey terraces and a 2 storey Victorian era freestanding dwelling.

Immediately adjacent and to the south the site are a row of terrace houses of 1 and 2 storeys in scale that have a frontage to Birrel Street.

To the north of the site is the a large late Victorian villa. This sdwelling is setback from the street and located centrally withi the site - with gardens to the east and west. It's primary pedestrian access is from Botany Street adjacent the site.





## CHARACTER

The immediate streetscape comprises a mix of single and two storey dwellings in detached or terrace form. The dominant form is a terrace style form - characterised by strong vertical lines and narrow frontages.

Immediately adjacent the site are the gardens of the adjacent Victorian villa. The existing building presents as a 2-3 storey building in the streetscape - significantly larger in scale than the residential buildings in the context. This creates a garden setting.



LOOKING NORTH UP BOTANY STREET



SITE IN STREETSCAPE



STREETSCAPE  
OPPOSITE



## PLANNING CONTROLS

The following instruments apply to the land:  
Waverley Local Environmental Plan 2012  
Waverley Development Control Plan 2012

The controls that apply to the land are relevant to the former use as a telecommunications facility.

The intended future use is for residential purposes - specifically either residential flat building, or multi-dwelling housing.

To enable this development it is proposed to amend following maps in the the Local Environmental Plan:

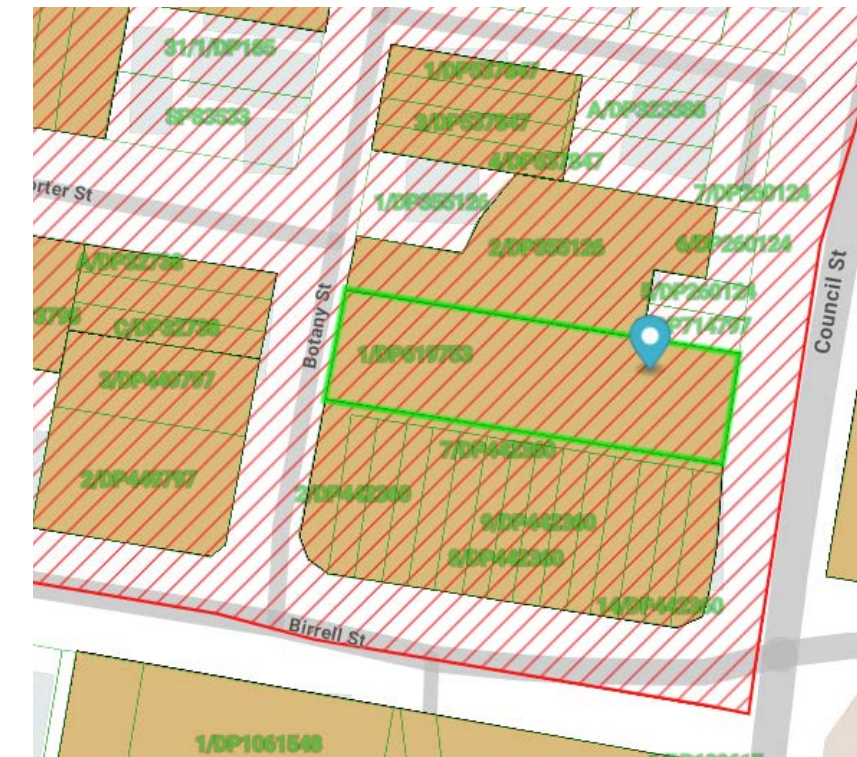
- Land use Zone - R3 Medium Density Residential - same as adjacent
- Minimum lot size - subdivision - 232m<sup>2</sup> same as adjacent
- Heritage - Remove lot from the schedule as the telecommunications tower (the referenced item) as been demolished.

This amendment will apply controls consistent with those on neighbouring lots - ensuring compatibility with the context.

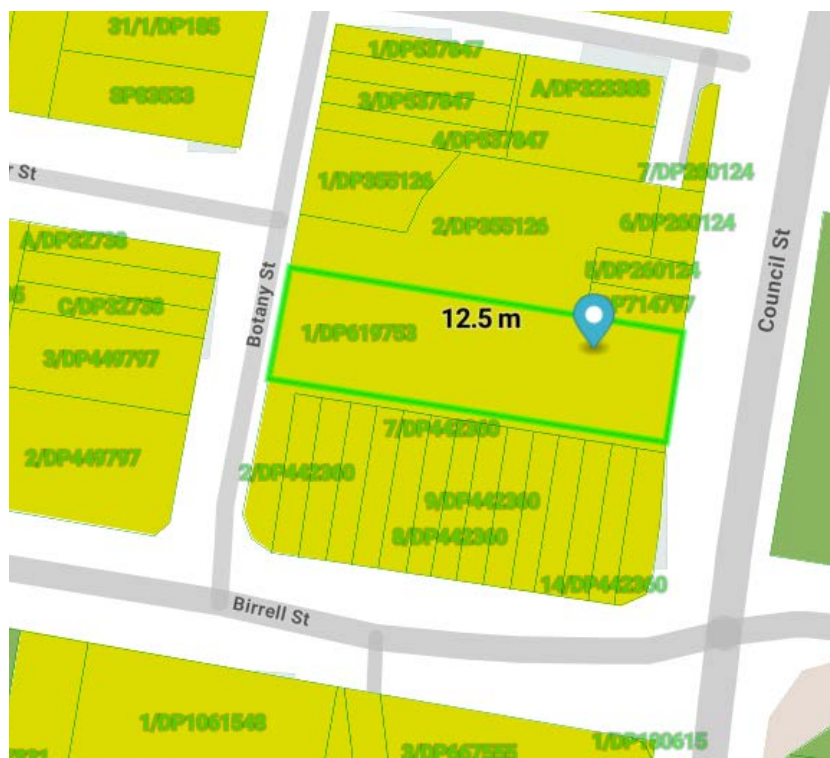
The current development control plan will apply to new development on the lot.



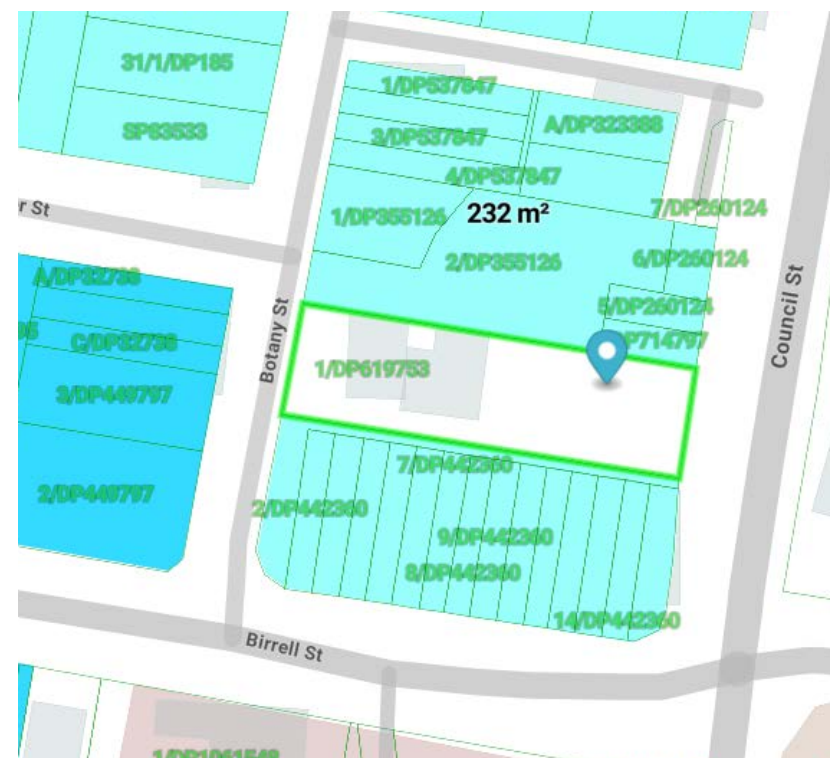
LAND USE ZONE - SP2 INFRASTRUCTURE TELECOMMUNICATIONS



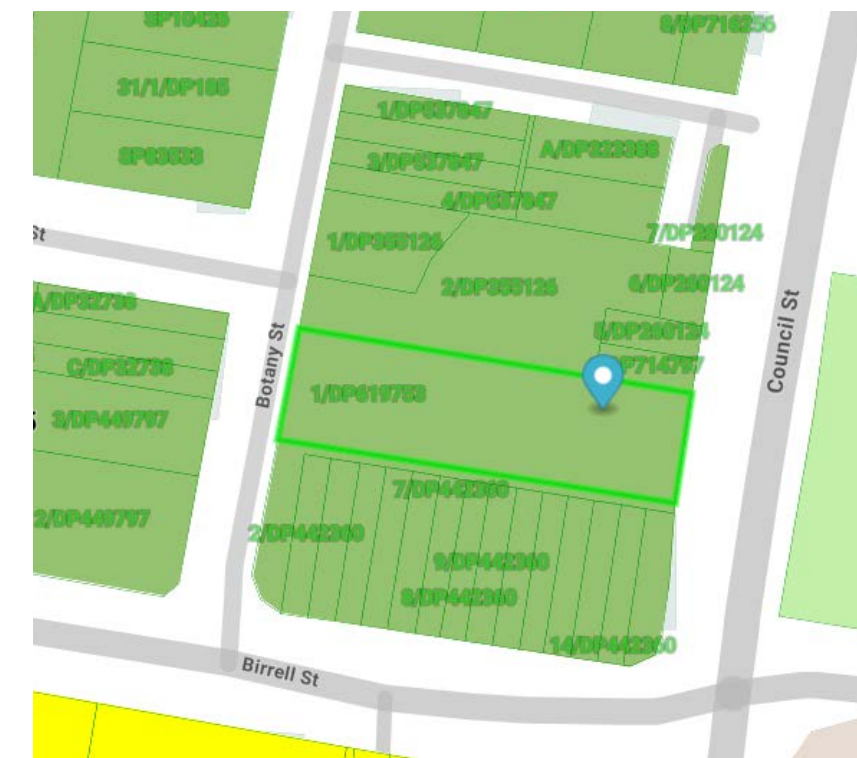
HERITAGE - HERITAGE ITEM AND IN A CONSERVATION AREA



MAXIMUM HEIGHT OF BUILDING - 12.5m



MINIMUM LOT SIZE - SUBDIVISION - n/a



MAXIMUM FLOOR SPACE RATIO - 0.75:1



# SITE





# STRATEGY

## EXISTING

The existing building does not provide a compatible scale to the majority of the established context. The building is overscaled and lacks the fine grain subdivision that results from the terrace style forms.

### Land uses

There are a number of permissible land uses within the R3 zone.

Although residential flat buildings are permissible on the land, it is considered that a residential flat building would most probably also have a similar scale and form to the existing building that would not be the best fit with the established character.

Multi dwelling housing could provide a form that enables the best compatibility with the existing fine grain subdivision pattern and achieving other objectives of the strategy.

## STRATEGY

### Pedestrian connections

Recognise the existing pedestrian laneway and co-locate pedestrian entrance of new dwellings with this laneway. Investigate ownership and review if improvements could be carried out to existing laneway to enhance amenity.

### Landscape interface

Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item.

### Subdivision and fine grain character

Break the site down into smaller elements that relate to the fine grain subdivision pattern of the existing context.

### Vehicle entry

Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.

## PROPOSAL

### Terrace style form

Provide a terrace style form with two terraces fronting the street, and the remainder of the terraces orientated to the north - consistent with the Birril Street terraces. These have a frontage / street address to the new pedestrian laneway

The generally two storey form (with rooms in the attic) provides a compatible scale and form to the adjacent terraces in the vicinity.

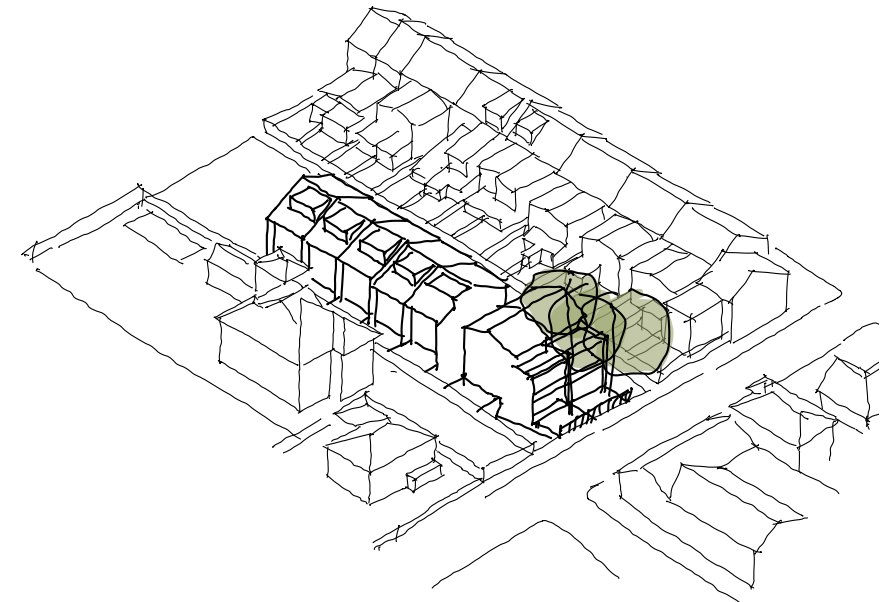
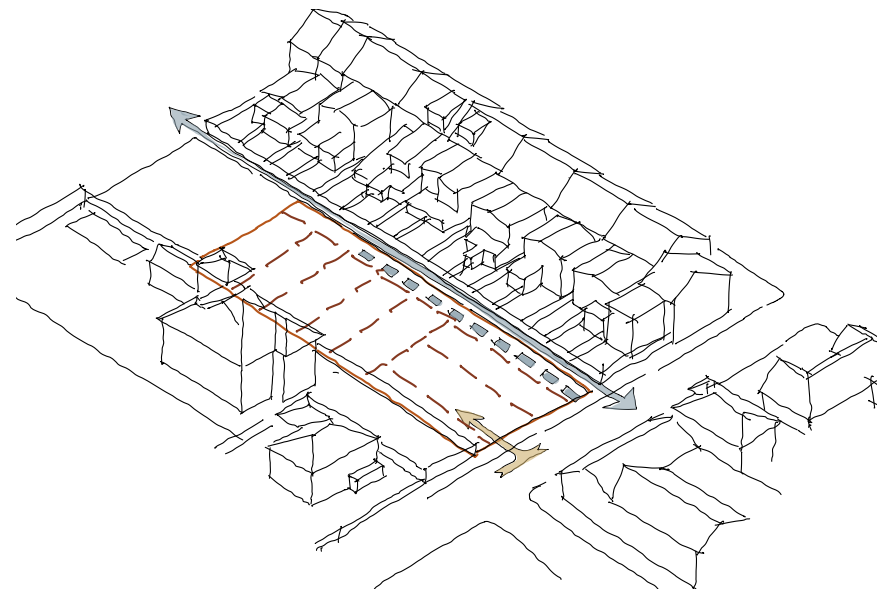
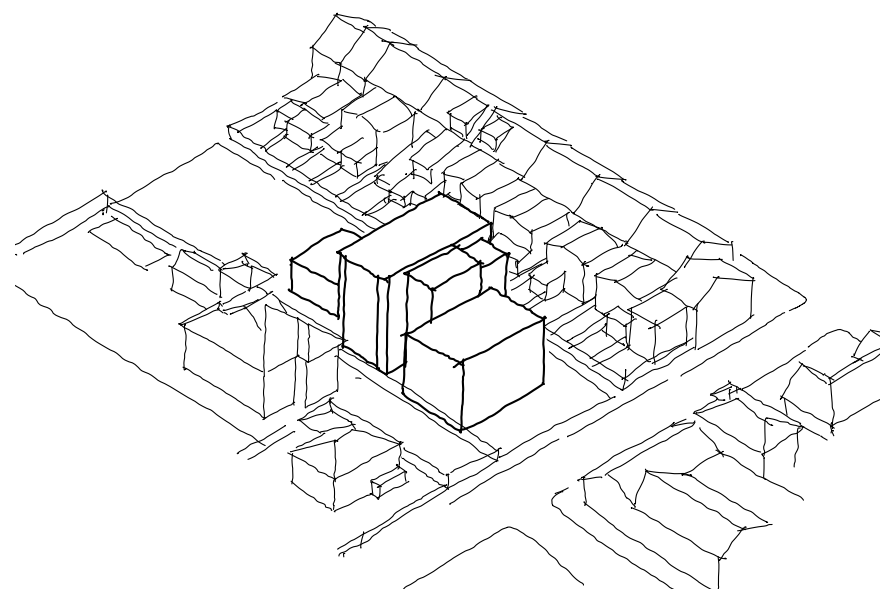
### Landscape interface

Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item. The hedging along the rear courtyards provides a pleasant interface with the adjacent gardens. The north facing courtyards maximise amenity and reduce privacy impacts - compartmented with being orientated to the south.

Investigate retention of existing tree in the front setback

### Vehicle entry

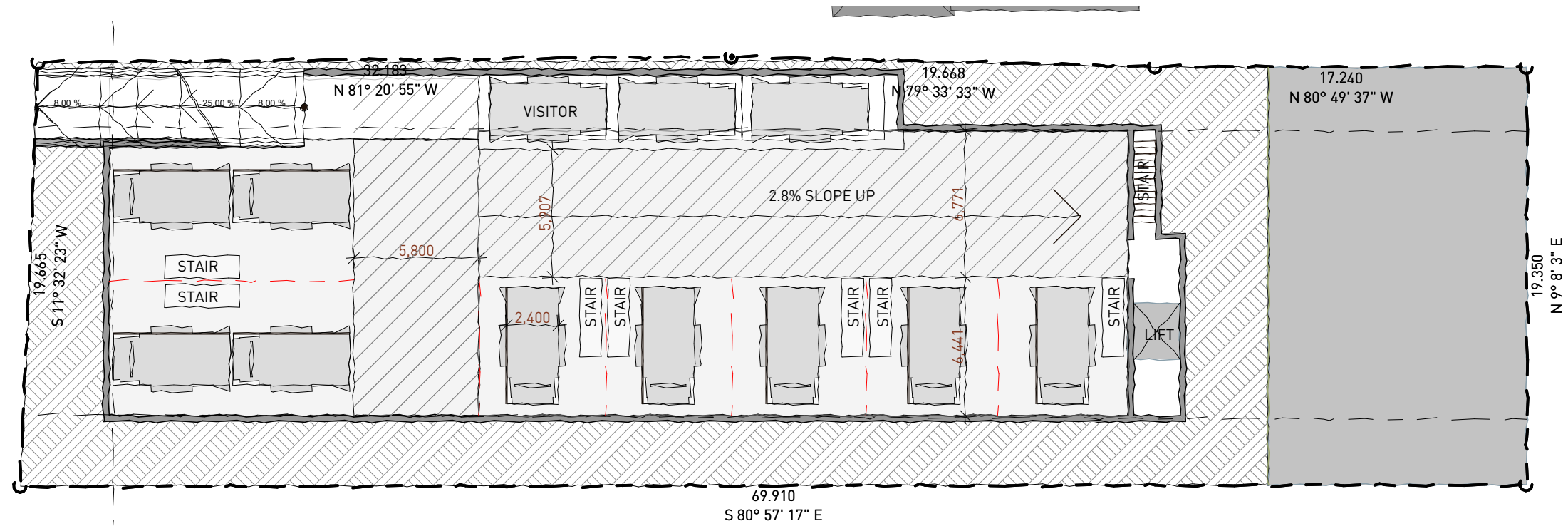
Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.



# DEVELOPMENT STATISTICS

CAR SPACES = 11 RESIDENTIAL  
1 VISITOR

## REFERENCE DEVELOPMENT - BASEMENT



LEVEL C1  
1:250



# REFERENCE DEVELOPMENT - LEVEL 0

DEVELOPMENT STATISTICS	
SITE AREA	1132m <sup>2</sup>
DEEP SOIL	201m <sup>2</sup> = 59% OF LANDSCAPE AREA -COMPLIES
LANDSCAPE	340m <sup>2</sup> = 30% COMPLIES
GFA	849m <sup>2</sup>
FSR = 0.75:1	COMPLIES

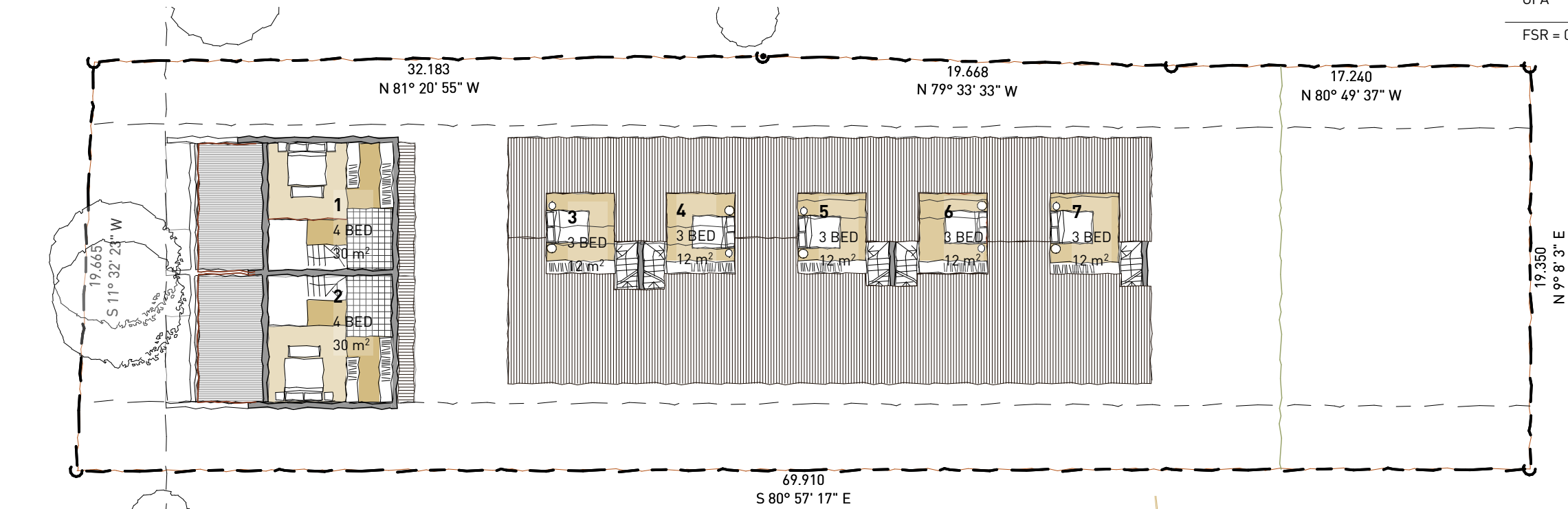


1 GROUND FLOOR  
1:250

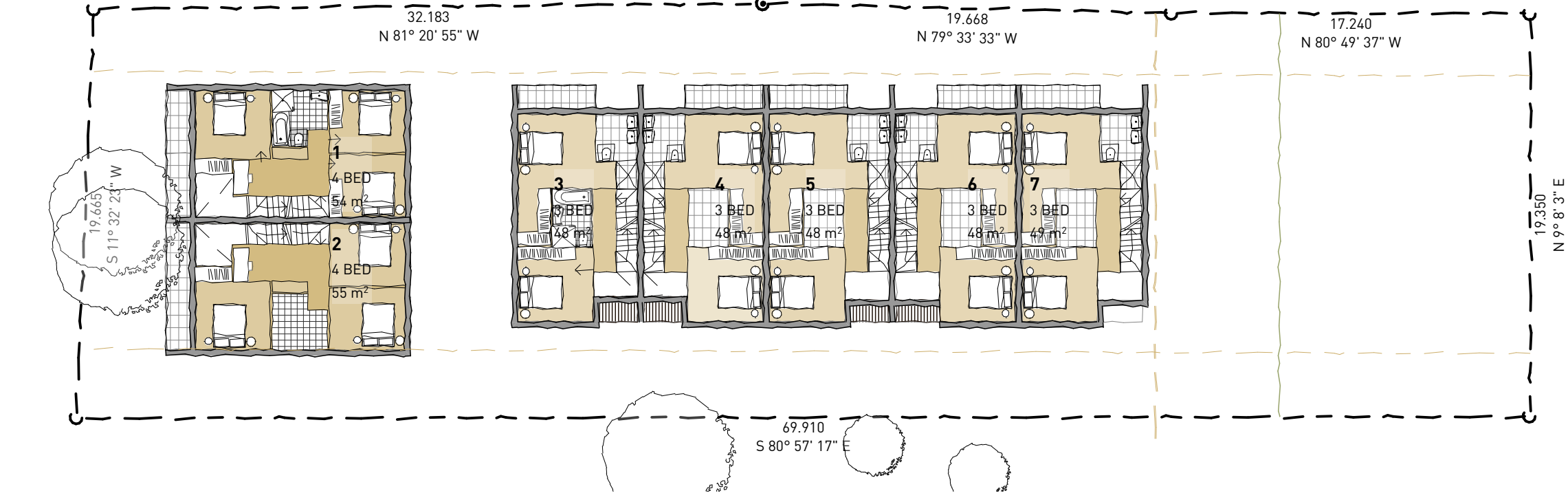


# REFERENCE DEVELOPMENT - LEVEL 1 & 2

DEVELOPMENT STATISTICS	
SITE AREA	1132m <sup>2</sup>
DEEP SOIL	201m <sup>2</sup> = 59% OF LANDSCAPE AREA -COMPLIES
LANDSCAPE	340m <sup>2</sup> = 30% COMPLIES
GFA	849m <sup>2</sup>
FSR = 0.75:1	COMPLIES



LEVEL 2  
1:250

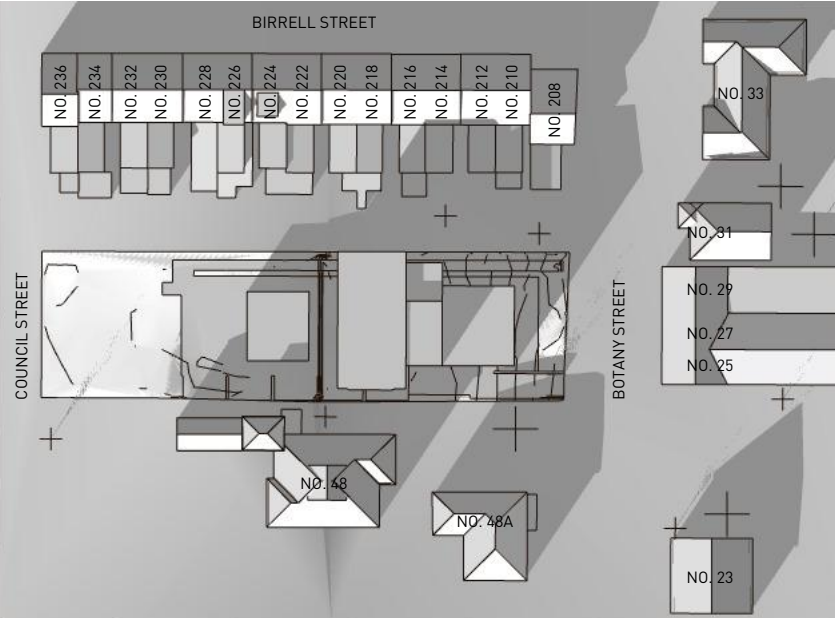


LEVEL 1  
1:250



# SHADOWS

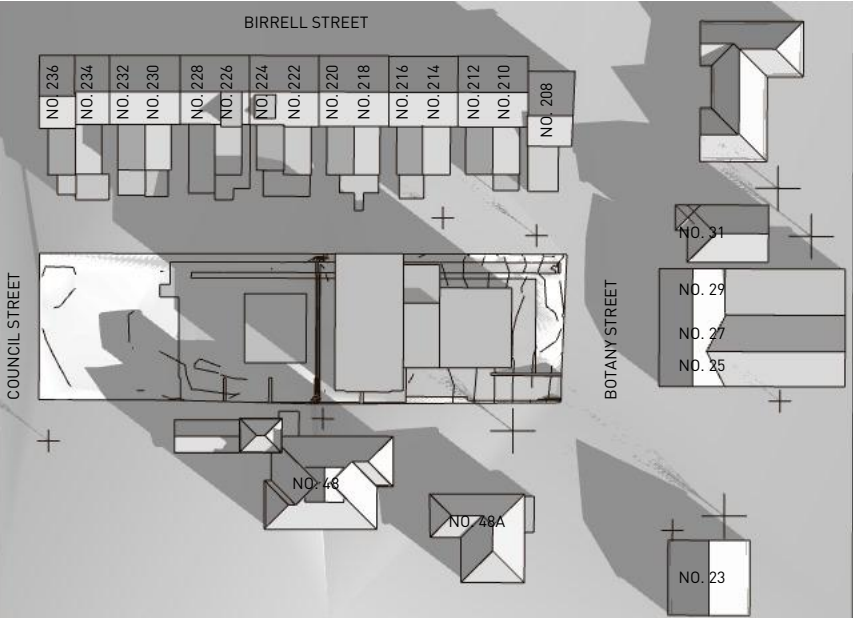
The following provides a comparison between shadows cast by existing development and shadows cast by a townhouse development that complies with the current controls that apply to the land under the DCP and LEP



9AM EXISTING SHADOWS  
1:200



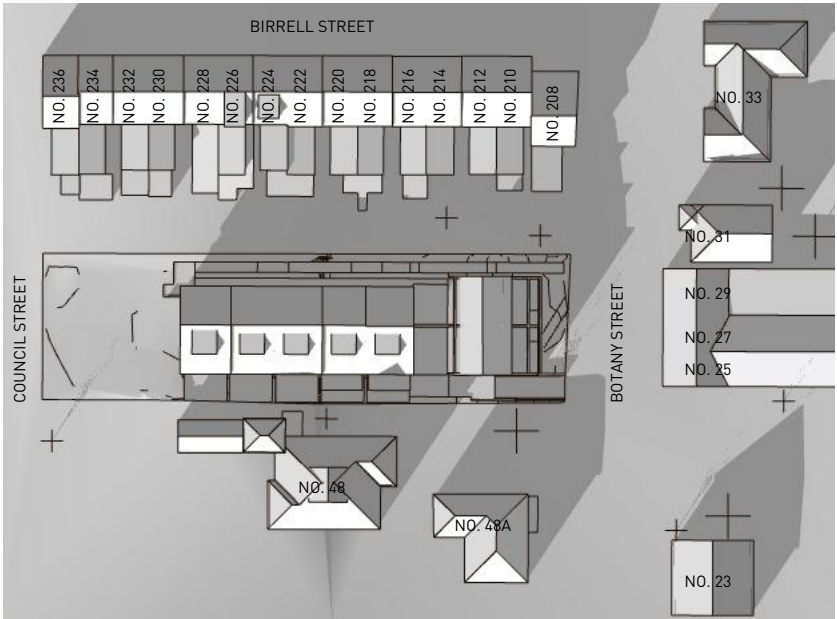
12PM EXISTING SHADOWS  
1:200



3 PM EXISTING SHADOWS  
1:200

## EXISTING SHADOWS

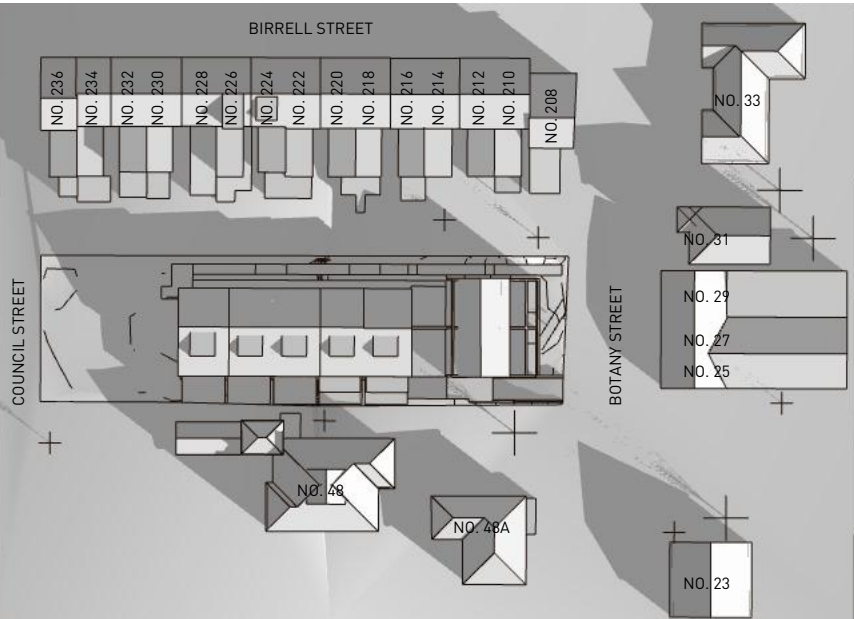
Shadows cast by the existing Tesltra building are substantial across the rear gardens and rear (north facing) windows of the adjacent terrace houses.



9AM PROPOSED SHADOWS  
1:200



12 PM PROPOSED SHADOWS  
1:200



3 PM PROPOSED SHADOWS  
1:200

## PROPOSED SHADOW

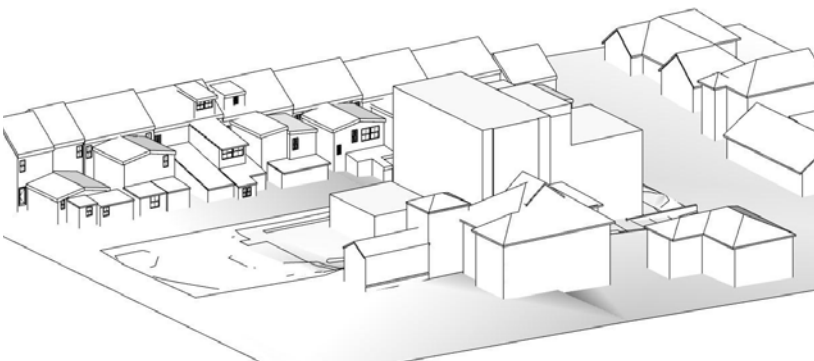
The proposed development that complies with DCP and LEP controls will shadows that are not as significant - however as the development is longer than the existing building - more properties are affected by the shadow cast.



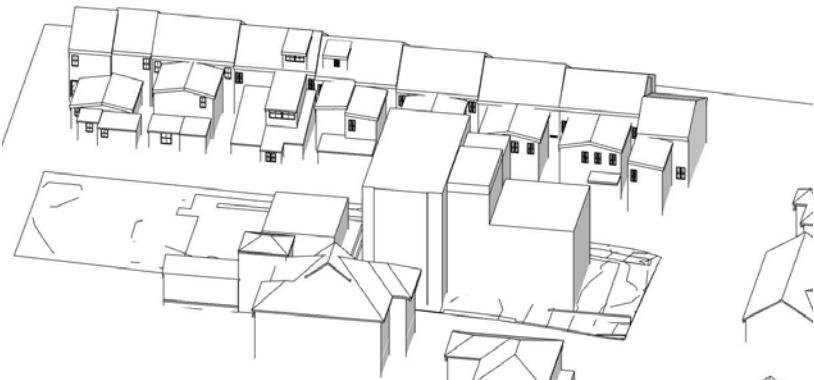
# VIEWS FROM SUN

The following provides a comparison between shadows cast by existing development and shadows cast by a townhouse development that complies with the current controls that apply to the land under the DCP and LEP.

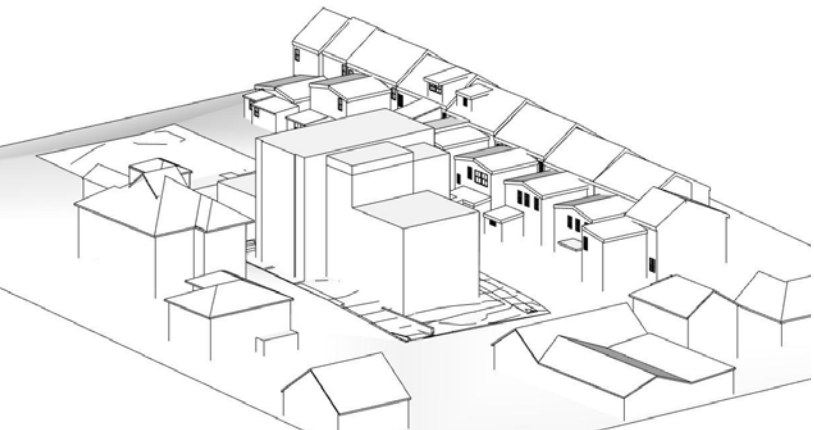
The new dwellings are orientated to the north, to maximise opportunities for solar access to the living areas and private open space. The existing neighbouring buildings cast shadow over the proposed development and restrict full northern sun to the proposed development. 4 of the 7 dwellings will receive at least 2hr solar access to the living rooms and private open space.



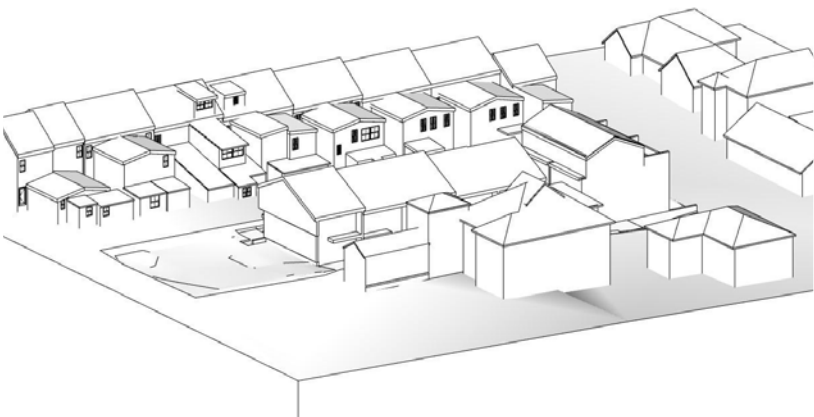
VFS EXISTING 9AM  
1:400



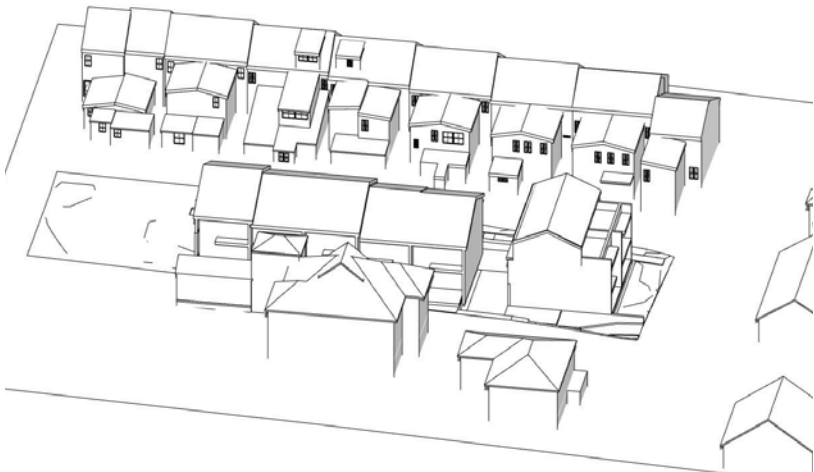
VFS EXISTING 12PM  
1:400



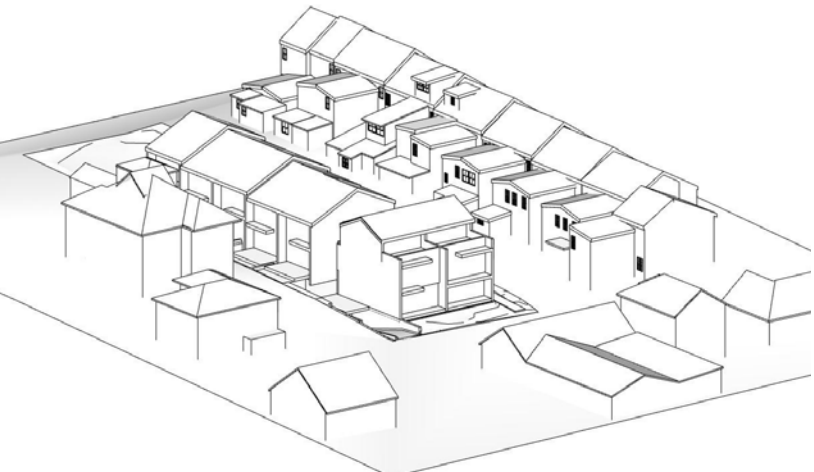
VFS EXISTING 3PM  
1:400



VFS PROPOSED 9AM  
1:400



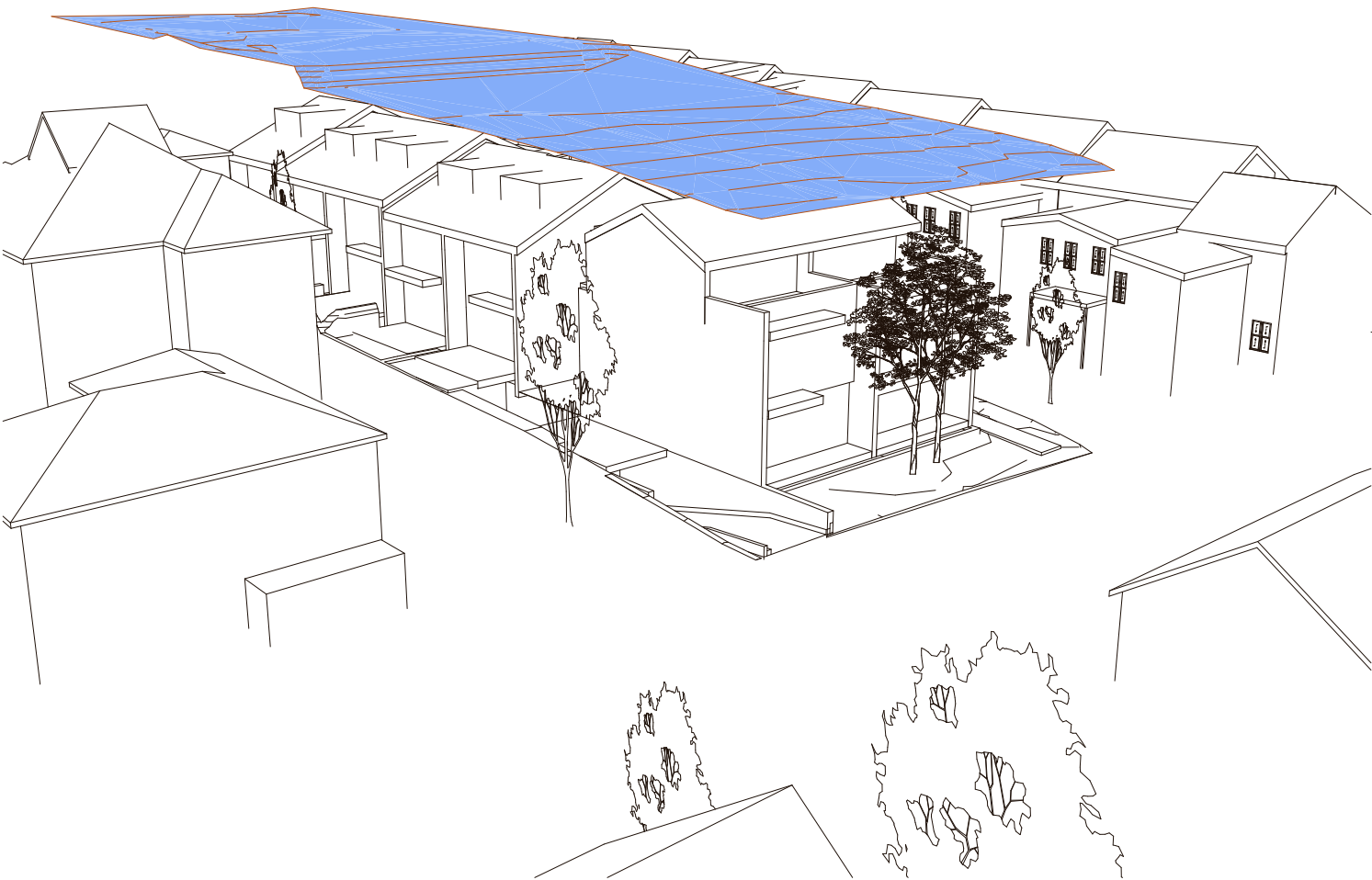
VFS PROPOSED 12PM  
1:400



VFS PROPOSED 3PM  
1:400



ASSESSMENT AGAINST CURRENT CONTROLS



1 HEIGHT BLANKET  
1:83.33

DEVELOPMENT CONTROLS		
Site Area -	1132 m <sup>2</sup>	
LEP CONTROLS		PROPOSED
Zone -	SP2 Infrastructure	R3
Max Building Height -	12.5 m	Compliant
Floor Space Ratio -	0.75:1	0.75:1
Heritage -	Botany Street Significance: Local Conservation Area - General	
WAVERLY DCP - OTHER RESIDENTIAL DEVELOPMENT		
Max External Wall Height -	9.5 m	Compliant
Setbacks -		
Front Setback -	Consistent with street line	Compliant
Side Setback -	0.9 m for 4.5 m height 1.5 m for 12.5 m height	Compliant Compliant
Rear Setback -	6.0 m	Compliant
Max Building Frontage -	24 m	Compliant
Minimum Landscaped Area -	30% of site area	= 340.5 m <sup>2</sup>
Minimum Deep Soil -	50% of landscaped area	= 201.0 m <sup>2</sup>
Min Communal Open Space -	15% of site area	= 170.00 m <sup>2</sup>
Min Private Open Space -	75% of all dwellings	Compliant