

**REPORT
TO
BOTANY BAY CITY COUNCIL
IN RESPONSE TO
THE
LATEST
DESIGN REVIEW PANEL REPORT
DATED
FEBRUARY 2010**

**RECEIVED
19 MAR 2010
DEVELOPMENT ASSESSMENT**

This Report has been co-ordinated by James Nangle of Planning Strategies Pty Ltd

MARCH 2010

INTRODUCTION

This report has been prepared following the Design Review Panel meeting held on 15 February 2010, comments from the Council's Landscape Officer and Senior Development Assessment Planner as well as input from the Client Equinix, Drew Dickson Architects and Brookfield Multiplex

CONTEXT

No further comment from the DRP

Comment –

- ✓ It is considered that the context of the location of the proposed built form is reasonable and appropriate

SCALE

() No further comment from DRP

Comment –

- ✓ It is considered that notwithstanding that the proposal complies with the height control, it is also considered to be an appropriate scale of development in the locality relative to the scale of recent adjacent developments in the immediate locality

BUILT FORM

DRP welcomes the reduction in height at the south east corner and notes the applicants position with respect to street level activation that it is not commercially viable

Comment –

- () ✓ The reduction in height of the proposal at the south east corner will further increase the amenity of adjoining dwellings at No 635 Gardeners Road, notwithstanding that there are large separations between adjoining built forms and the proposed development and also the lack of commercial viability at the street level is borne out by the

- Minimal pedestrian traffic along Gardeners Road at the site
- Lack of onsite car parking for such an additional use
- Existing corner shop/ cafe adjoining

DENSITY

No further comment from DRP

Comment –

- ✓ The proposed development complies with the floor space ratio and relevant objectives

RESOURCE, ENERGY AND WATER EFFICIENCY

Proposed initiatives of applicant fully supported by DRP

Comment –

- ✓ No further comment required

LANDSCAPE

DRP comments refer to –

- 1 metre wide planting strip and 3 metre masonry wall on the boundary is worthwhile
- Further landscape including trees between the new building and existing building to the south, an area considered to be bleak
- Strong recommendation that native planting extend around the corner to the maximum extent, both on private and Council land – architectural emphasis proposed at the corner would still read very strongly

Comment –

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where?

A 3.0 metre wide planting strip can be achieved along the eastern boundary (see attached plan)

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The area between the proposed building SY3 and existing SY1 is required for an emergency access corridor however this area can still be used as common open space and therefore there is 18.4% of the site as open space; it is also noted that in terms of the DCP, 90.6% of the common open space is deep soil planting considerably more than the 25% required (see attached plans)

It is also noted that this area, as described above, can only be seen from immediately opposite this location as landscaping is available to the north and south at Bourke Road. From No 635 Gardeners Road to the east, there is already dense landscaping within the adjoining site which can be augmented along the common boundary

No additional
planting to
corner

In relation to the street corner tree planting it is considered that there is a considerable amount of proposed planting at the corner of Gardeners and Bourke Roads to reinforce the landscaped corner element

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The Council has requested that consideration be given to stepping the building, if not at ground floor level, at upper levels to provide additional canopy space for tree planting proposed within the eastern side setback area – this has been investigated however the client is unable to modify the building setback without a complete redesign which would make the project unviable

In terms of the Landscape officers comments –

- Trees 19, 29 & 34 are not to be retained as part of the proposed development and therefore further Arboricultural advice is not required
- It is true that only 1 out of the 24 trees Council wished to see retained is so retained
- Trees are unable to be retained between the proposed development and Equinox SY1 to the south due to the need for an emergency vehicle corridor from Bourke Road between the two buildings and the need to provide a certain amount of car parking
- Trees 29, 31 & 33 cannot be retained due to construction scaffolding and access to the building

- Trees 35 & 36 have significant trenching and cable installation for Energy Australia into the site and cannot be retained
- Trees 28, 30 & 32 require removal to enable lifting and storage of building materials. New trees could be incorporated into the final landscape design at the completion of the works
- Tree 43 can be retained by diverting minor services

AMENITY

DRP comments refer to –

- Access for new staff to existing amenities is noted
- Amendment to the height at the south east corner is welcomed
- Some additional setback along the eastern boundary is desirable having in mind the non-compliance with the extent of landscaped area
- The Panel is not able to assess the validity of the applicant's claim that the extent of site cover is necessary

Comment –

Minimal additional staff will be necessary to maintain and control the operation of the site and will be located in a central pool and allocated to the three buildings within the site when and where required

In terms of the additional eastern boundary setback, the client is unable to modify the building setback without a complete redesign which would make the project unviable. In this respect the architect has stated that the needs and requirements necessary for the mechanical and electrical services demonstrates that it is impossible to increase the setback without a complete redesign of the entire facility

It is possible, and in order to expedite the matter, to demonstrate to the Council officers why the additional setback cannot be undertaken

SAFETY AND SECURITY

DRP comment is that response is noted and no further comment required

Comment –

No further comment required

SOCIAL DIMENSIONS

No further comment from DRP

Comment –

No comment required

AESTHETICS

DRP comments refer to –

- Reduction in height at the south east corner and articulation with varied tones to the eastern facade have assisted considerably
- Proposed funds allocation for artwork is positive

Comment –

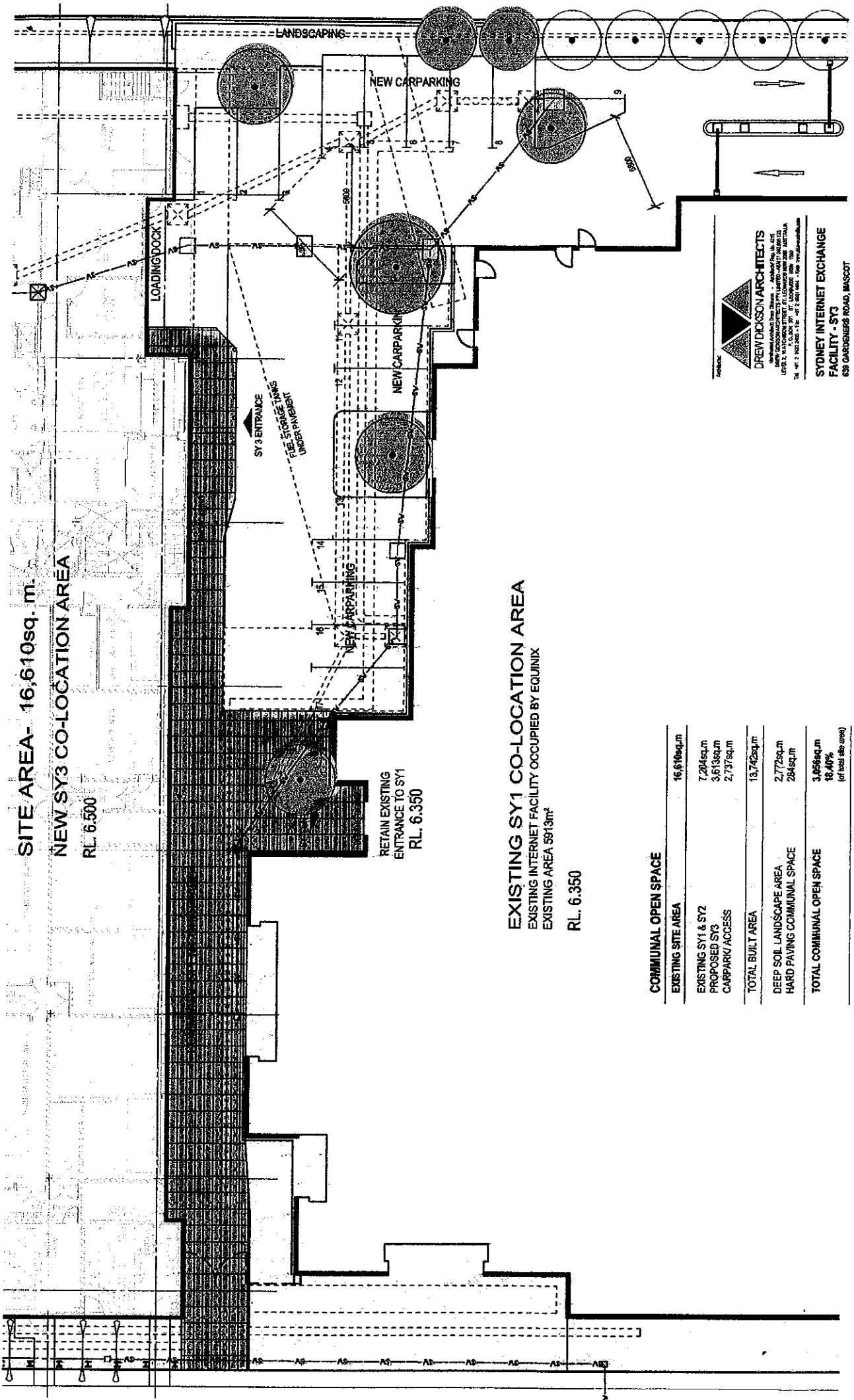
✓ No further comment required

CONCLUSION

It is considered that the proposed development provides for appropriate and effective landscaping to reduce the overall bulk and scale of the development and there will be no material adverse amenity impacts arising from the relationship of the proposed built form with the adjoining development to the east

() It is also considered by the Client Equinix Pty Ltd that everything possible has been done to accommodate the Panel in its comments in respect to the development of SY3 as proposed. We believe the application is now at a stage where a report should be prepared and submitted to the Joint Regional Planning Panel for determination

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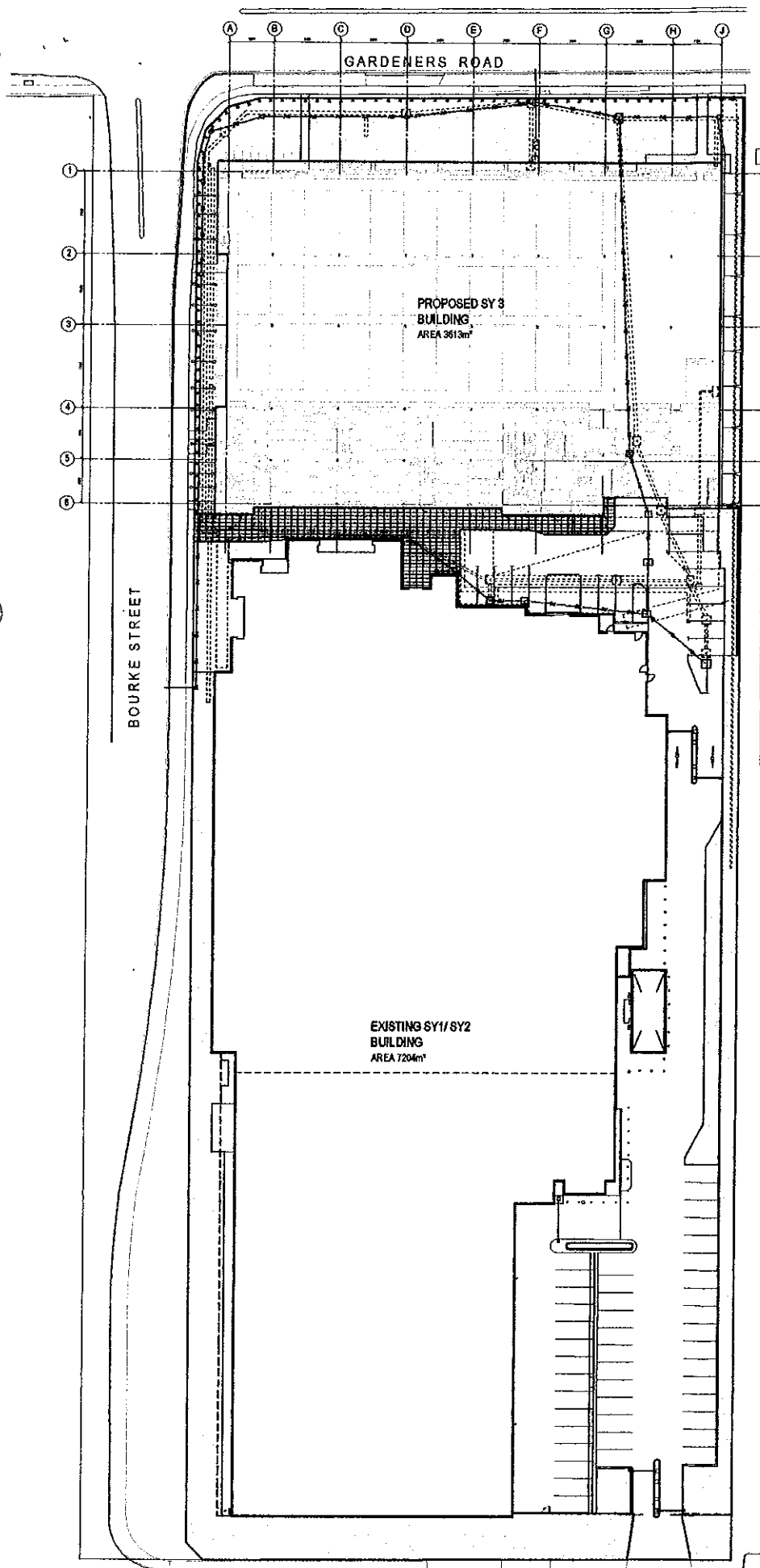


SITE AREA- 16,610sq. m.
NEW SY3 CO-LOCATION AREA
RL 6.500

EXISTING SY1 CO-LOCATION AREA
EXISTING INTERNET FACILITY OCCUPIED BY EQUINIX
EXISTING AREA 5913m²
RL. 6.350

COMMUNAL OPEN SPACE	
EXISTING SITE AREA	16,610sq.m
EXISTING SY1 & SY2 PROPOSED SY3 CARPARK/ ACCESS	7,204sq.m 3,613sq.m 2,737sq.m
TOTAL BUILT AREA	13,742sq.m
DEEP SOIL LANDSCAPE AREA HARD PAVING COMMUNAL SPACE	2,772sq.m 284sq.m
TOTAL COMMUNAL OPEN SPACE	3,656sq.m 18.40% (of total site area)

DREW DICKSON ARCHITECTS
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DEEP SOIL LANDSCAPE AREA



CURPARK/ADDRESS

COMMUNAL OPEN SPACE	
EXISTING SITE AREA	16,870sq.m
EXISTING SV1 & SV2	7,204sq.m
PROPOSED SV1	3,013sq.m
CARPARK ACCESS	2,737sq.m
TOTAL BUILT AREA	13,742sq.m
DEEP SOIL LANDSCAPE AREA	2,779sq.m
HARD PAVING COMMUNAL SPACE	284sq.m
TOTAL COMMUNAL OPEN SPACE	3,059sq.m 18.10% (of total site area)