

URBAN DESIGN REPORT

IN SUPPORT OF A PLANNING PROPOSAL SUBMISSION

for
26 TUPIA ST, BOTANY, NSW

Prepared by Cottee Parker Architects
02 May 2023

COTTEEPARKER 



Approved By	Re v	Date	Description
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INTRODUCTION

Planning Proposal Description

This urban design report has been prepared in support of a Planning Proposal that will seek to amend the Bayside Local Environmental Plan 2021 (BLEP 2021) to facilitate the future development of 26 Tupia Street, Botany. Specifically, the Planning Proposal will seek the following amendments to the BLEP 2021:

- Amend the BLEP 2021 Height of Buildings Map to allow a maximum permissible building height of RL18.30.
- Amend the BLEP 2021 Floor Space Ratio Map to allow a maximum permissible floor space ratio of 1.15:1.
- Amend the BLEP 2021 Schedule 1 Additional Permitted Uses to allow development for the purposes of residential flat buildings (RFBs) on the site.

The Planning Proposal will facilitate the development of a well-designed part three, part four-storey residential flat buildings with two levels of basement parking which contain approximately 109 apartments and 220 car spaces.



URBAN DESIGN STUDY

Vision Statement

This Planning Proposal responds to the natural attributes of the site and its suitability for high quality residential development.

The relatively large site offers the potential for well designed apartments, adding to the diversity of housing stock available within Botany. Future residents would benefit from proximity to the parklands, access to nearby transport infrastructure as well as retail and employment opportunities.

The Planning Proposal envisions three separate buildings, generally four storeys in height, with an increased setback at the east and south eastern ends.

The buildings observe a 9m setback from the site boundaries and are located and shaped to enable visual and physical permeability into and through the site, as well as achievement of a large consolidated communal open space centrally within the site. Connection to the adjacent parklands is envisaged.

The 4 storey building envelopes are based upon the suitability of the site for such built form, combined with the benefits of the relatively taller envelopes in liberating the ground plane to deliver a large proportion of the site as deep soil and landscaped open space for communal use.

Site Description

The site is characterised as a redundant industrial facility and is situated at the southern end of Tupia St.

The site is surrounded on the south, south-west and western frontages by Sir Joseph Banks parklands.

South end of Tupia St looking towards site entry point.



A combined 8.6m sewer main and 12.5m wide Sydney Water easement is situated immediately north of the site and serves as a 21.1m buffer between the subject site and the residential development further north.

21.1m wide combined sewer and Sydney water easement along the northern site boundary. (Subject site left side of image.)



Site Description

The site is set within a densely landscaped perimeter zone featuring mature trees which effectively screen the site when viewed from the surrounding parklands and other vantage points.

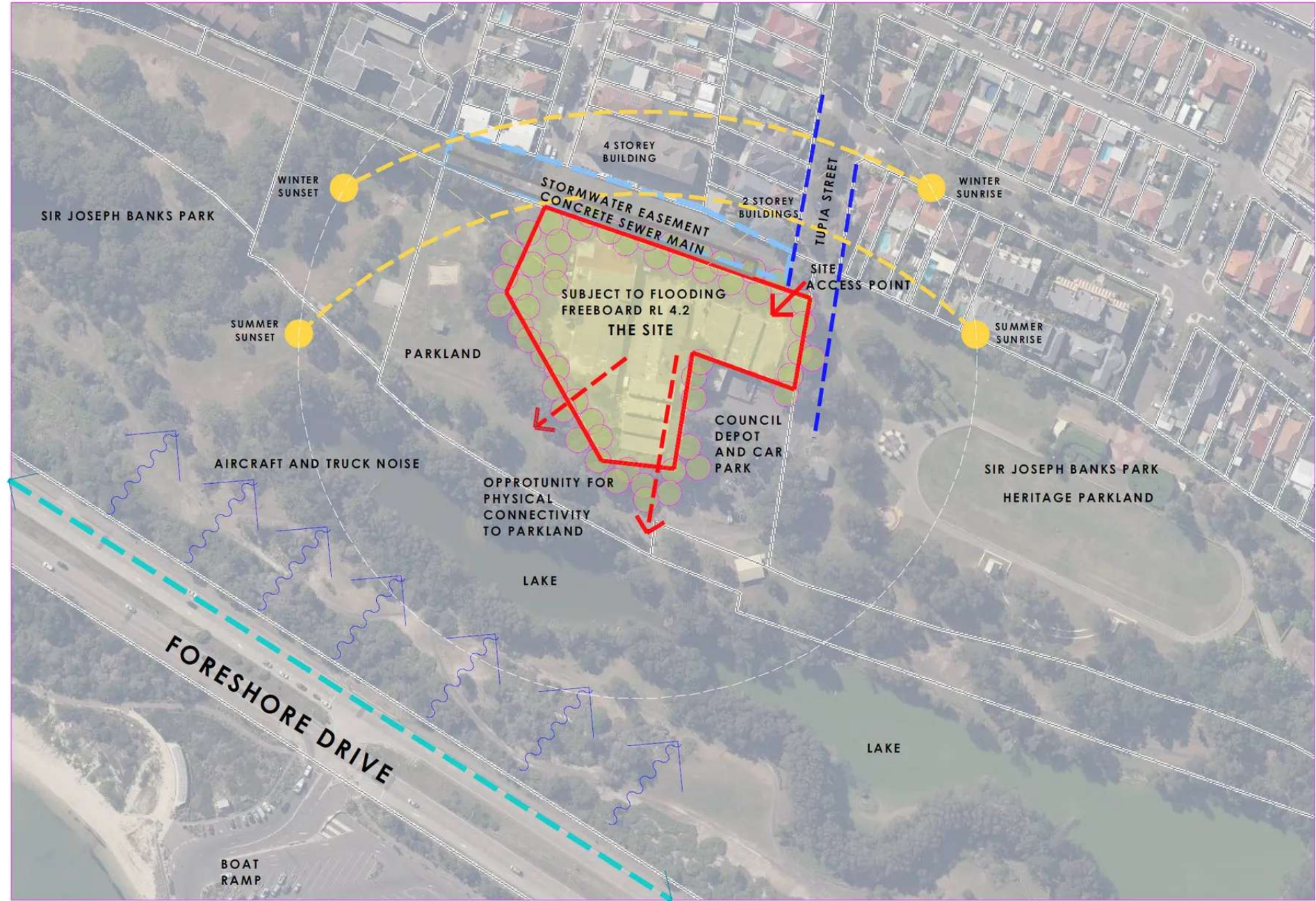
Mature tree buffer established around the site perimeter.



View of southern boundary of subject site from Sir Joseph Banks Park



Site Description



Opportunities and Constraints Analysis

This section refers to the opportunities and constraints diagram - previous image and included in the drawing set.

Opportunities.

- A large, redundant industrial site capable of rehabilitation and development of medium density residential housing stock.
- A site surrounded by established Parklands and natural waterways, offering an attractive setting and recreational opportunities.
- A site featuring a continuous mature tree buffer around the entire perimeter, offers a softened relationship to parklands and screening of any multi level development within the site.
- Access to Botany Rd via Tupia St provides access to public transport, as well as retail and employment opportunities.
- Pedestrian connections from the site and through the surrounding parklands offer further active transport options for access to the surrounding area.
- A 21.1m wide easement along the northern frontage serves as a generous building separation and landscaped buffer between the proposal and the residential precinct further north of the site.
- The site has broad frontage to northern orientation with good solar access.
- A four storey envelope enables liberation of the ground plane for greater deep soil and landscaped space, resulting in a high level of residential amenity.

Constraints and Mitigation Solutions.

- The site is subject to flooding, however a flood report informs a siting level of the proposed buildings with provision for freeboard above the 1: 100 year flood levels.
- Proximity to Foreshore Drive and Sydney Airport runway with the attendant truck and aircraft noise. Any development would incorporate suitable acoustic attenuation. Existing residential is within the same proximity.
- The site has a single access point in the north- eastern corner at the end of Tupia St, however Tupia St feeds directly into Botany Rd which is part of the primary road network providing car and public transport access to retail, employment and recreational opportunities beyond the site.

Proposed Urban Structure

Proposed Land Uses and Distribution

The site is located at the southern end of Tupia St approximately 185m from the Botany Rd intersection.

An established retail and commercial precinct is found within 5 minutes walking distance to the east along Botany Rd, located between Pemberton St and Wilson St. This precinct offers wide variety of retail; supermarket and specialty stores, as well as restaurants, cafes, service providers, medical centre, commercial premises and the Sir Joseph Banks Hotel.

The Botany high street village is located within walking distance to the west along Botany Rd. This precinct offers an even greater range of retail, restaurants, cafes, commercial and service providers, as well as some light industrial uses. The offerings include a larger supermarket, specialty retail, restaurants, cafes, liquor sales, medical centres and related health and beauty options, as well as pharmacies, hardware, the Waterworks Hotel and the Captain Cook Hotel. Botany Public School and places of worship are also within this precinct.



Views of the retail and commercial precinct 5 mins walk east of the subject site .



Views of Botany high street village west of the subject site.

Proposed Urban Structure

Proposed Land Uses and Distribution

The proposed 4 storey built form is not inconsistent with development within close proximity of the site, where numerous precedent examples of 3 and 4 storey, as well as taller buildings can be found.



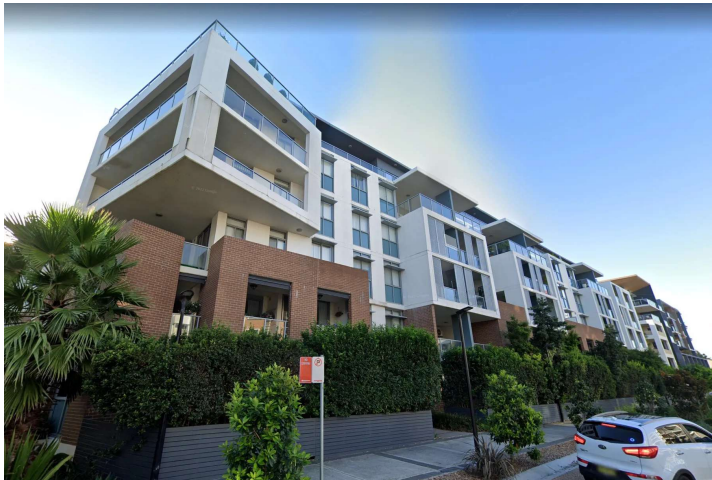
View along easement adjacent to north boundary of the subject site, showing existing 3 and 4 storey buildings to the north.



Precedent Building Forms



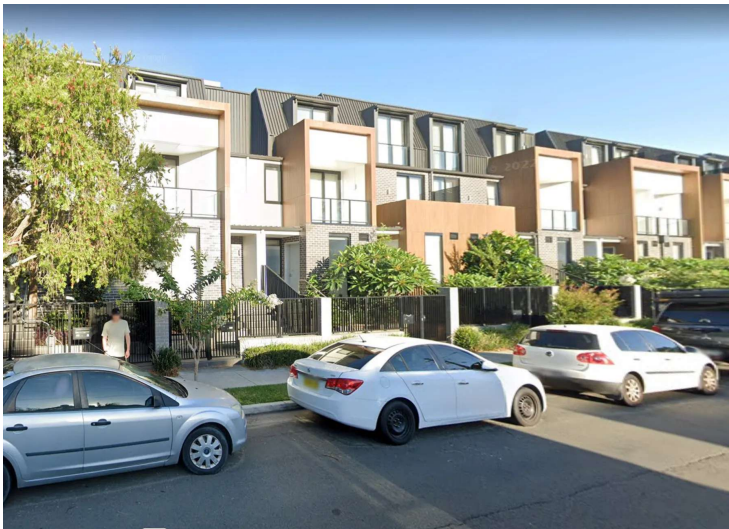
View along Pemberton St.



Park Grove



View along Pemberton St.



View along Wilson St.

Proposed Urban Structure

Transport

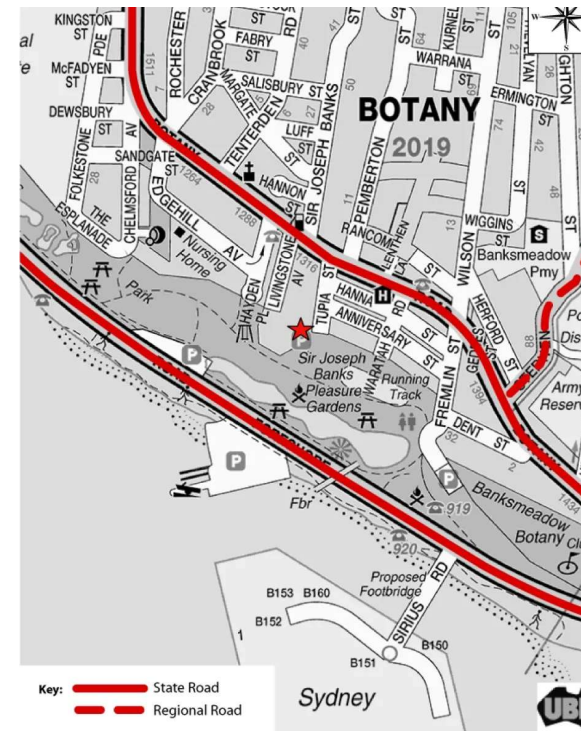
Modes of available transport are addressed in more detail within the Transport, Traffic and Parking Assessment report, however bus stops are located within 50m of the Botany Rd/ Tupia St intersection, within easy walking distance of the site. The road network and bus routes provide access to the Sydney CBD and the surrounding employment centres.



Bus routes. (Refer Traffic report.)

Connectivity

Tupia St provides a direct connection to Botany Rd which forms part of the primary road network serving the area, offering access to retail and commercial hubs, as well as employment and recreational opportunities beyond the site.



Major roads. (Refer Traffic report.)

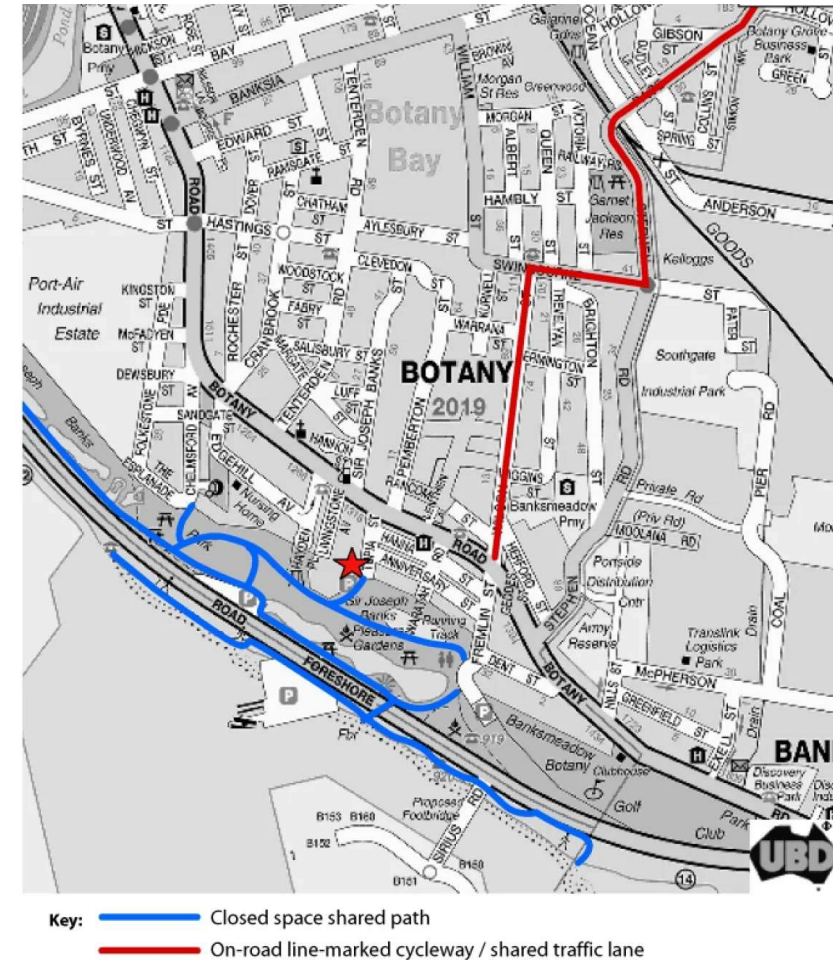
Proposed Urban Structure

Pedestrian and Cycle Networks.

Existing and proposed pedestrian and cycle networks including linkages to surrounding site/facilities are addressed within the Transport, Traffic and Parking Assessment report. The site is in close proximity to established bicycle routes which are anticipated to be included and expanded as part of the Bayside Bike Plan.

Car Parking & Servicing

As outlined within the Transport, Traffic and Parking Assessment report, the design caters for the onsite resident and visitor parking requirements. The surrounding street network is capable of accepting the traffic generated whilst maintaining a high level of service. The design caters for an 8.8m MRV for waste collection and general servicing.



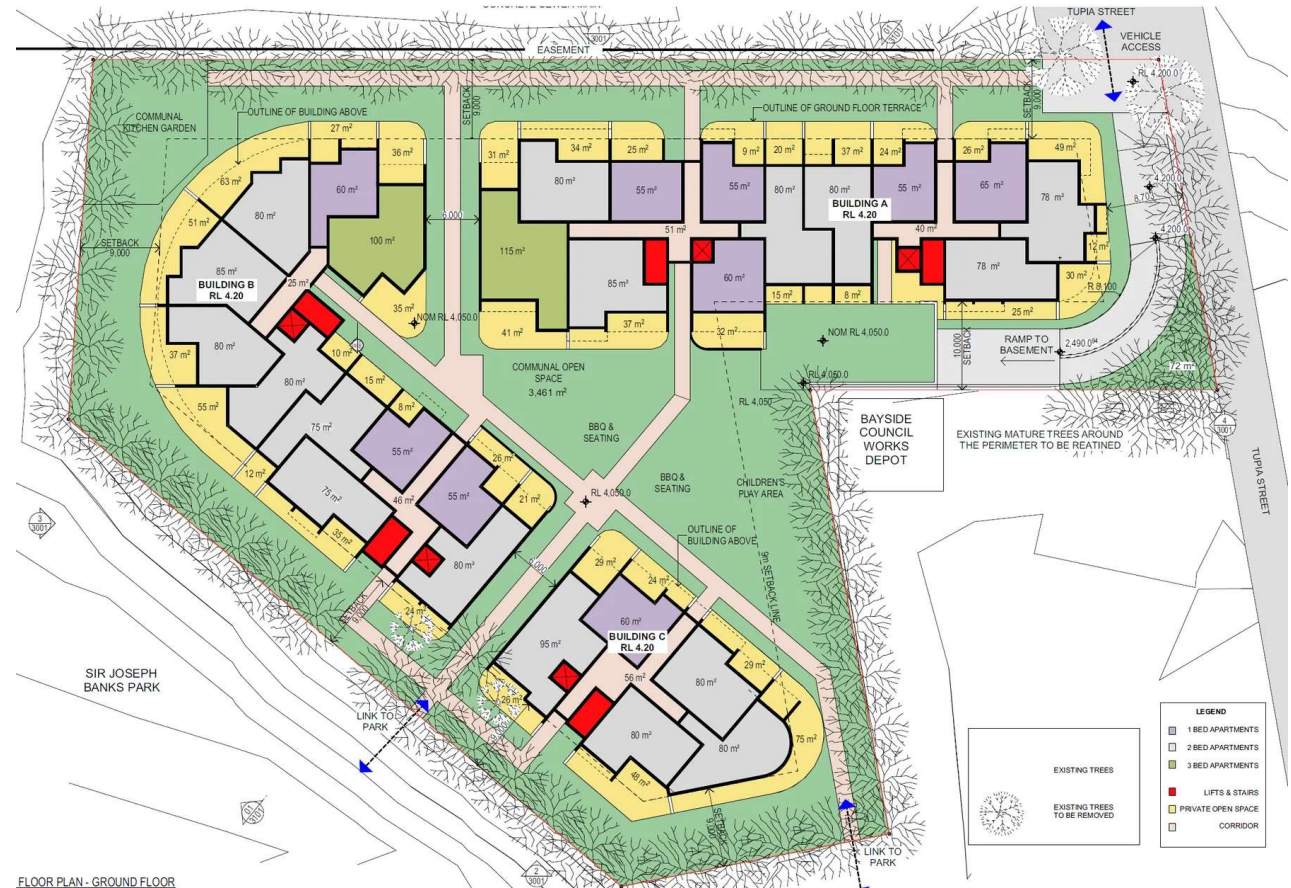
Cycleways. (Refer Traffic report.)

Proposed Urban Structure

Open Space and Landscape Strategy

The proposal features a large consolidated, central landscaped open space for communal use. The proposal also features a 9m landscaped buffer zone /setback within the site perimeter which protects the existing mature trees around the site's perimeter and ensures a densely landscaped setting and positive relationship to The Sir Joseph Banks parklands beyond the site. The adjacent parklands offer further amenity to residents, who can share in the community's enjoyment of this large green space.

The siting of the proposed buildings enables visual and physical access into and through the site, with connection to the surrounding parkland. As such there are benefits for both residents and the public, by virtue of enhanced activity and passive surveillance.



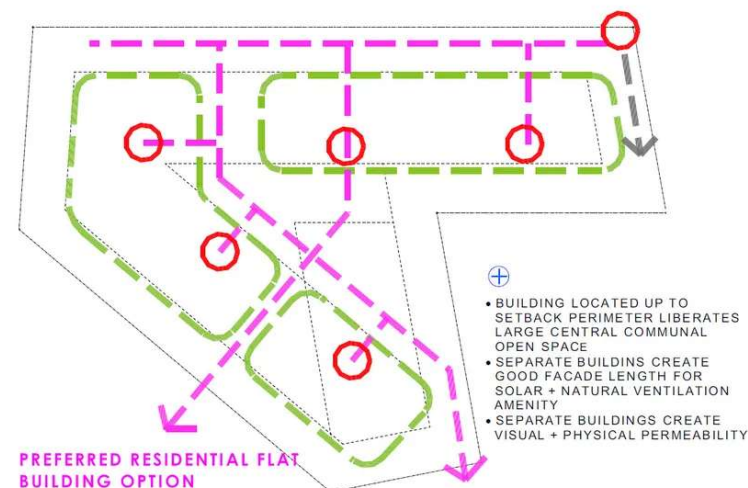
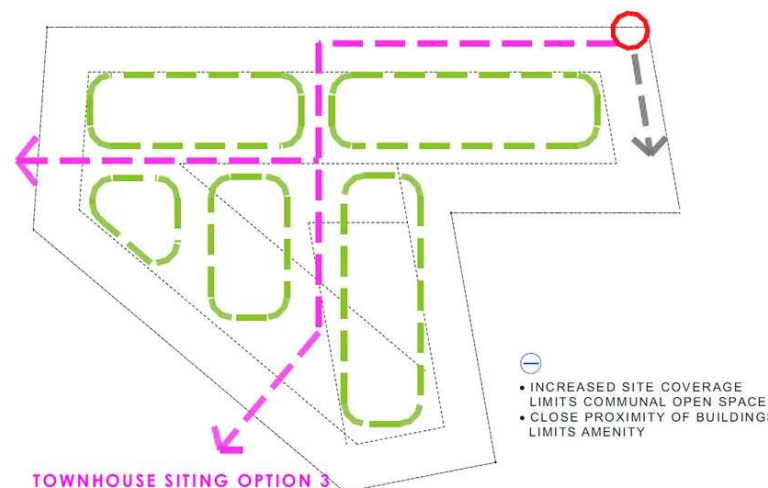
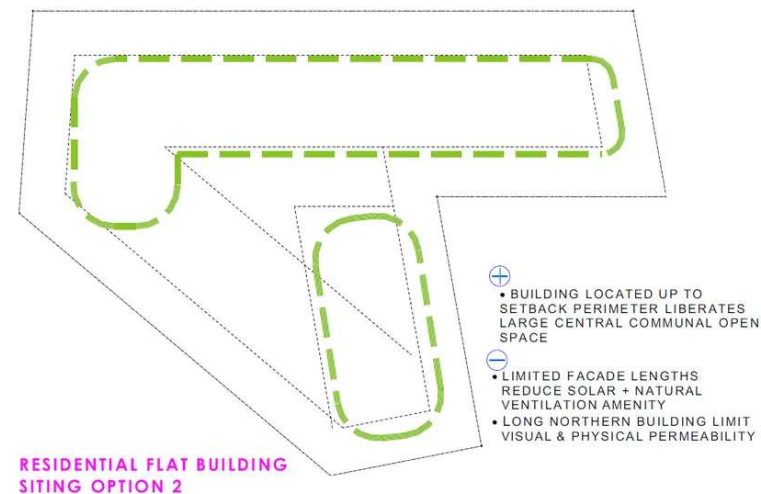
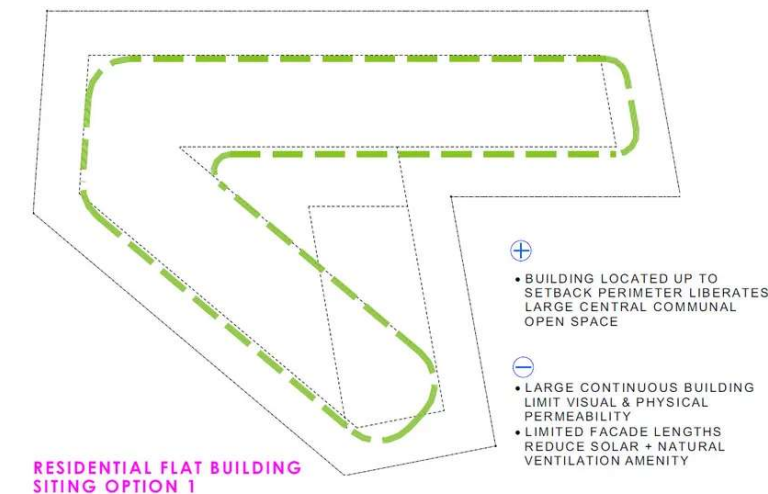
Key Urban Design Considerations

Envelope Massing and Comparisons

The drawing package illustrates various alternative envelope options. Lower height envelopes (Townhouse Scheme 3) result in a greater site coverage, whilst the proposed 4 storey high envelope options 1, 2 and 4, liberate the ground plane for improved building separation, solar access and resident amenity.

The preferred Option 4 achieves the desired combination of:

- suitable perimeter setback
- site permeability
- articulated built form
- good facade length and solar access
- large consolidated central open space
- a high level of residential amenity.



Key Urban Design Considerations

Primary Views of Building Envelope.

The site's perimeter is surrounded by large mature trees, effectively screening views of the proposed 4 storey building envelope from surrounding parklands.

A 21m easement provides a landscaped separation zone north of the site and combines with a 9m setback to the proposed envelope within the site. The continuous mature trees along the site perimeter further screen and mitigate views of the proposal from the residential neighbourhood to the north of the site.

Contextual Relationship with the Wider Neighbourhood.

The surrounding neighbourhood is residential in character and features several 3 and 4 storey residential flat buildings.

The proposal features a four storey high building stepped back to 3 storeys at its extremities. The proposal capitalises upon the unique attributes of the site, to deliver high quality apartments which contribute to the much needed availability of housing in the area.

Key attributes:

- A large, redundant industrial site capable of rehabilitation and development of medium density residential housing stock.
- A site within walking distance of public transport, providing access to employment opportunities.
- A site within walking distance of commercial and retail hubs along Botany Rd.
- A site surrounded by established Parklands and natural waterways, offering an attractive setting as well as passive and active recreational opportunities.
- A site featuring a continuous mature tree buffer around the entire perimeter, offers a softened relationship to parklands and screening of any multi level development within the site.
- A 21m wide easement along the northern frontage serves as a building separation and landscape buffer between the proposal and the existing residential neighbourhood to the north.
- The site has broad frontage to northern orientation with good solar access, to support a high level of residential amenity.

Key Urban Design Considerations

Shadow Analysis

The drawing package illustrates a comparison between the shadows cast by the existing condition and those cast by the proposal. The drawing package provides analysis for the winter solstice, equinox and summer solstice. As can be seen from the analysis sample for the Winter solstice, the existing condition shadows which fall beyond the site are cast by the large mature trees around the site perimeter.

The height of the proposal results in shadows which are largely contained within the shadow pattern cast by the existing mature trees located around the perimeter of the site. As such there is no appreciable additional shadow impact, when compared to a two storey development.



Key Urban Design Considerations

Height and FSR Standards Sought.

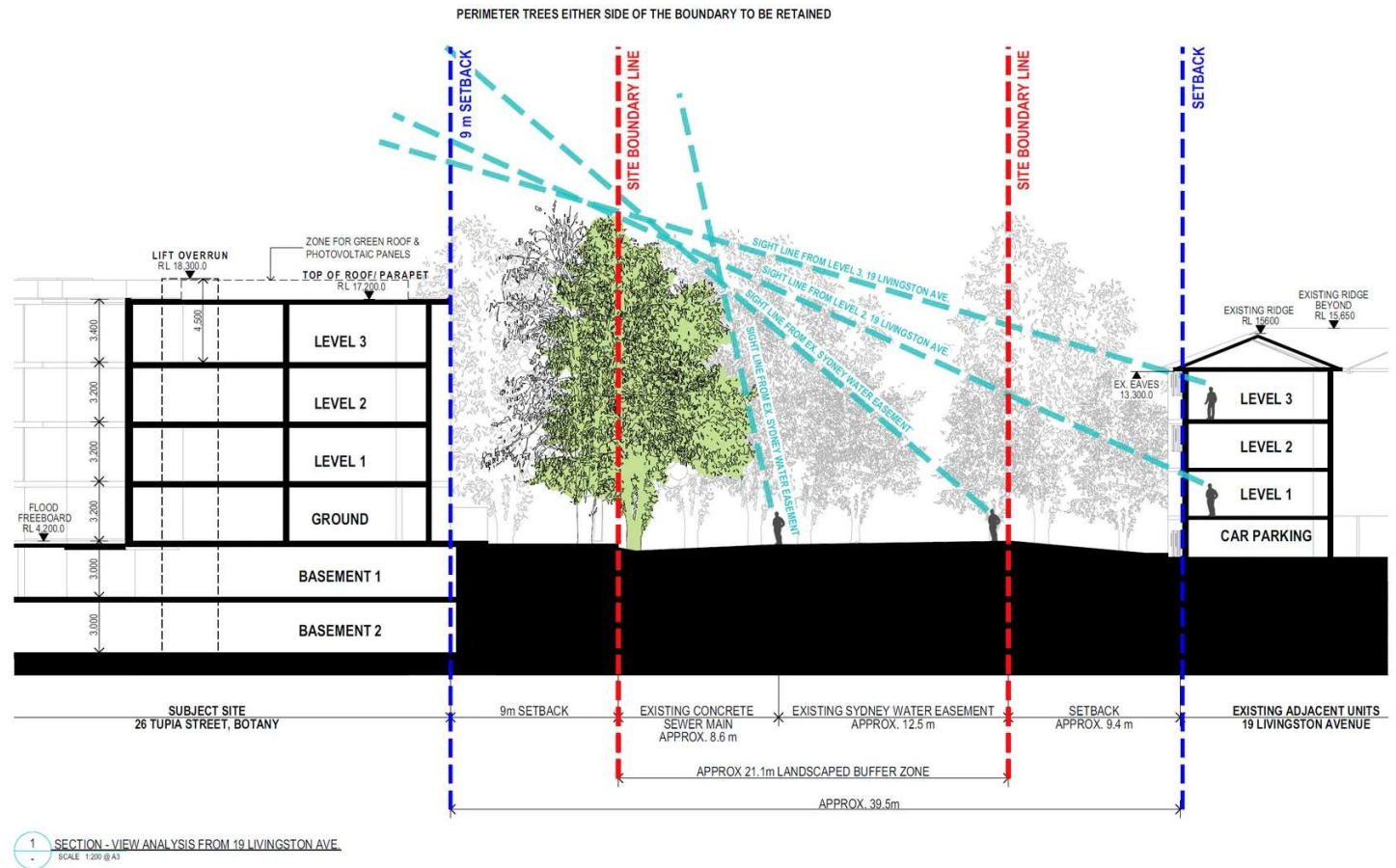
The height and FSR standards sought are considered appropriate for such a large site, with the aforementioned key attributes. In particular, the proposal results in negligible additional environmental impacts, when compared to the development that would result under current planning controls.

Height

The height is moderate and matches the height of a number of nearby residential flat buildings, the most proximate of which is located immediately to the north of the site at No.19 Livingston Ave. The height of the proposal is varied down to 3 storeys at the ends of the buildings, creating a well articulated form. The height results in shadows which are largely contained within the shadow pattern cast by the existing mature trees located around the perimeter of the site. As such there is no appreciable additional shadow impact.

Views of the proposal from the adjacent parkland are below the height of, and largely obscured by, the existing mature trees around the site's perimeter.

An overall height of RL18.30 is sought and makes provision for lift overrun, green roof and photovoltaic panels.

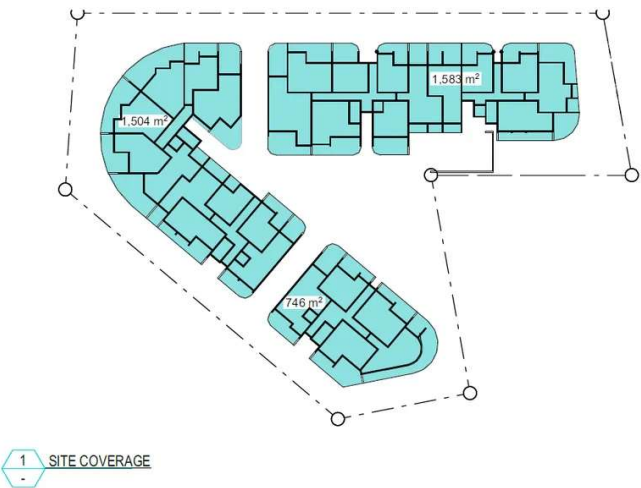


Key Urban Design Considerations

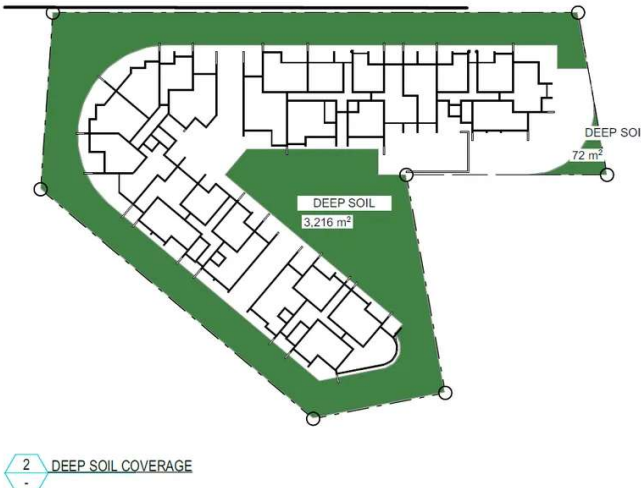
Topography and Excavation Impacts.

Excavation for two basement levels is contained centrally within the site and is contained beneath the building envelopes. A large proportion of the site remains unexcavated to deliver 36.6% of the site as deep soil planting. Importantly, the 9m setback from site boundaries ensures that the roots of the existing trees around the site's perimeter are capable of being preserved.

The ground level and basement entry levels of the proposal have been set above the flood freeboard level at RL 4.2. A flood report forms part of the planning proposal submission and outlines the flood mitigation measures, rendering the site suitable for medium density residential development.



SITE COVERAGE :
TOTAL SITE AREA: 8000 SQM
PROPOSED - 48% SITE = 3833 SQ.M



DEEP SOIL :
TOTAL SITE AREA: 8000 SQM
PROPOSED - 41.1% SITE = 3288 SQ.M

Key Urban Design Considerations

Residential Amenity.

The site's location, adjacent to parkland offers both recreational amenity and a landscaped outlook for residents. The enhanced connectivity between the site and the surrounding parkland combined with visual links into, through and from the site, will create improved passive surveillance for the benefit of residents and the public.

A broad north facing frontage creates opportunity for solar access and natural ventilation performance in excess of Apartment Design Guidelines.

The proposal features a large communal landscaped open space, offering recreational opportunity.

The site is within walking distance of shops and a variety of services, recreational and employment opportunities.

The site is well served by public transport providing access to the Sydney CBD and surrounding areas.



Conclusion

No. 26 Tupia St is a large 8,000m² site located at the southern end of Tupia St and is surrounded by The Sir Joseph Banks Parkland. The site's natural attributes make it suitable for a medium density, residential flat development.

The site is within walking distance of Botany Rd which is part of the primary road network serving the area, where public transport is available, as well as shops and commercial uses along Botany Rd to the north-east and north-west of the site.

The site is separated from the nearby residential precinct to the north by virtue of a 21.1m easement and features continuous mature trees around its perimeter which effectively screen the site from neighbouring properties and the surrounding Parkland. It is intended to retain the established landscaping around the perimeter of the site, as much as practical.

The proposed four storey building envelope is setback within the perimeter of site and is screened from surrounding vantage points. The proposed envelope creates a large consolidated central landscaped open space which achieves suitable building separations, solar access, natural ventilation and contributes to a high level of amenity for residents.

There is minimal additional adverse environmental impact from the four storey envelope proposal, when compared to a two storey envelope, with shadows cast almost entirely contained within those cast by the existing trees which surround the site.

The proposal presents an opportunity to create a medium density residential development featuring well designed apartments with high levels of residential amenity, adding to the diversity of housing stock available within Botany. The proposal is commended to Council for its support.



Development Metrics

Controls		
Site Area		8,000 sqm
Proposed GFA		9,200 sqm
Proposed FSR		@1.15:1
Proposed Height		RL 18.30
Site Coverage- Building Footprint	3,833m2	48%
Landscaped Area (C.O.S.)	3,461m2	43%
Deep Soil Provision	3,288m2	41%
Solar Access Provision	89 Apts	81%
Cross Ventilation Provision	73 Apts	70%

3,833m2	Numbers	%
1 Bedroom	26	24%
2 Bedrooms	73	67%
3 Bedrooms	10	9%
Total	109	100%

Architectutal Drawings