

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: D/2014/1962 **DATE:** 10 September 2015
TO: Members of the Central Sydney Planning Committee
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9 – 25-55 Rothschild Avenue and 5-13
Rosebery Avenue, Rosebery - At Central Sydney Planning Committee - 10
September 2015

Alternative Recommendation

That consent be granted to Development Application No D/2014/1962, subject to the conditions as detailed in the subject report, amended as follows:

(6) MATTERS NOT APPROVED

The following items are not approved and do not form part of this Stage development consent:

- (a) Subdivision of the site;
- (b) Any tree removal;
- (c) Any demolition, excavation and / or construction;
- (d) The layout and number of residential apartments, retail premises r child care centre placements,
- (e) The layout and number of car parking spaces, bicycle space, care share or loading spaces/zones
- (f) The precise quantum of floor space; or
- (g) A 10% design excellence uplift in floor space ratio
- (h) *The location of the child care centre within Building 4C***

Background

Concern has been raised by a land holder to the north of the site at 1-3 Rosebery Avenue Rosebery that the proposed location of the child care centre within building 4C would restrict future redevelopment of the adjoining site.

Specifically the adjoining land owner has raised concern that the proposed location of the child care centre would prevent the site to the north developing up to a full 10 storeys as it would overshadow the child care centre.


The proposed location of the child care centre and outdoor space is considered indicative at the Stage 1 approval and would be subject to a detailed assessment at Stage 2 submission.

Building 4C is within Phase 4 of the development which the applicant has indicated could not occur until at least 2020 due to existing leases on site.

Notwithstanding this it is recommended that the condition be amended to allow the flexibility of location for the child care centre within the building to respond to site conditions.

Prepared by: Jai Reid, Senior Planner

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Approved	 Graham Jahn, Director City Planning, Development and Transport
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