

**ITEM 9. REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE -
17 NOVEMBER 2015****ITEM 9.1****DISCLOSURES OF INTEREST****(a) Section 451 of the Local Government Act 1993**

Councillor Robert Kok disclosed a less than significant, non-pecuniary interest in Item 9.10 on the agenda in that he has met the applicant for the subject development application at Chinese community events and knows him through the Chinese community. Councillor Kok stated that he would not be present for discussion or voting on Item 9.10.

At a later stage of the meeting, prior to discussion on Item 9.4 on the agenda, Councillor Linda Scott disclosed a less than significant, non-pecuniary interest in Item 9.4, in that the subject report lists a number of properties in Camperdown and, although she does not think they are owned by the University of Sydney, for whom she works, she cannot tell.

At a later stage of the meeting, at the commencement of discussion on Item 9.10 on the agenda, Councillor Christine Forster disclosed a less than significant, non-pecuniary interest in Item 9.10 in that the representative of the applicant for the subject development application, who addressed the meeting of the Planning and Development Committee, is a personal friend of hers.

At a later stage of the meeting, prior to discussion on Item 9.15 on the agenda, Councillor Angela Vithoukas disclosed a significant, pecuniary interest in Item 9.15 in that she does some administration work for Woolworths, the applicant for the subject development application. Councillor Vithoukas stated that she would not be present for discussion or voting on Item 9.15.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Planning and Development Committee.

(b) Local Government and Planning Legislation Amendment (Political Donations) Act 2008

No disclosures were made by any members of the public at this meeting of the Planning and Development Committee.

The Transport, Heritage and Planning Sub-Committee recommends the following:-

ITEM 9.2

BARANGAROO UPDATE (S084857)

It is resolved that Council receive and note the subject report.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Mant, seconded by Councillor Forster, and carried.)

The Transport, Heritage and Planning Sub-Committee recommends the following:-

ITEM 9.3

POST EXHIBITION - DRAFT CENTRAL SYDNEY ON-STREET PARKING POLICY 2015 (S11282)

It is resolved that:

- (A) Council adopt the Central Sydney On-Street Parking Policy 2015, as shown at Attachment A to the subject report; and
- (B) the Central Sydney On-Street Parking Policy 1996 be repealed.

Speakers

Mr Garry Russell, Mr Tony McNulty, Mr David Lenoir, Mr Roy Wakelin-King, Mr Stephen Taylor, Mr Glenn O'Sullivan and Mr Christopher Burns addressed the meeting of the Planning and Development Committee (Transport, Heritage and Planning Sub-Committee) on Item 9.3.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Mant, seconded by the Chair (the Lord Mayor), and carried on the following show of hands –

Ayes (8) The Lord Mayor, Councillors Doutney, Forster, Kemmis, Kok, Mandla, Mant and Vithoukas

Noes (1) Councillor Scott.)

The Transport, Heritage and Planning Sub-Committee recommends the following:-

ITEM 9.4

POST EXHIBITION – PLANNING PROPOSAL – SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 – INDUSTRIAL AND WAREHOUSE BUILDINGS HERITAGE STUDY – HERITAGE LISTING OF IDENTIFIED INDUSTRIAL HERITAGE ITEMS AND AREAS (S122740)

It is resolved that:

- (A) Council note the submissions received to the public exhibition of the planning proposal, shown at Attachment C to the subject report;
- (B) Council approve the revised planning proposal, shown at Attachment A to the subject report, for finalisation and making as a local environmental plan under section 59 of the Environmental Planning and Assessment Act 1979;
- (C) Council approve the amendment to Sydney Development Control Plan 2012 Heritage Contributions Map, shown at Attachment B to the subject report; and
- (D) authority be delegated to the Chief Executive Officer to make any minor amendments to the planning proposal, to correct any minor drafting errors prior to finalisation and making of the Local Environmental Plan.

Speakers

Mr Mario Cuda, Ms Sarah Ward, Mr Stephen Davies, Mr Harshane Kahagalle, Mr James Phillips, Ms Jennifer Hill and Mr Jason Chapman addressed the meeting of the Planning and Development Committee (Transport, Heritage and Planning Sub-Committee) on Item 9.4.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Mant, seconded by the Chair (the Lord Mayor), and carried on the following show of hands –

Ayes (6) The Lord Mayor, Councillors Doutney, Kemmis, Kok, Mant and Scott

Noes (3) Councillors Forster, Mandla and Vithoukias.)

The Transport, Heritage and Planning Sub-Committee recommends the following:-

ITEM 9.5

PUBLIC EXHIBITION – DRAFT CITY OF SYDNEY DEVELOPMENT CONTRIBUTIONS PLAN 2015 (S1171111)

It is resolved that:

- (A) Council approve the Draft City of Sydney Development Contributions Plan 2015, shown at Attachment A to the subject report, for public exhibition for a period of eight weeks; and
- (B) authority be delegated to the Chief Executive Officer to make minor amendments to the Draft City of Sydney Development Contributions Plan 2015 before exhibiting it, including to correct any minor drafting errors.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kemmis, seconded by the Chair (the Lord Mayor), and carried.)

The Transport, Heritage and Planning Sub-Committee recommends the following:-

ITEM 9.6

FIRE SAFETY REPORTS (S105001)

It is resolved that Council:

- (A) note the contents of the Fire Safety Summary Sheet, as shown at Attachment A to the subject report;
- (B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to F to the subject report;
- (C) not exercise its power to issue an Order 6 at this time, but note the compliance action taken and as recommended by Council's Building Officer in 579-583 Harris Street, Ultimo, as detailed in Attachment B;
- (D) not exercise its power to issue an Order 6 at this time, but note the compliance action taken and as recommended by Council's Building Officer in 70-70A Darlinghurst Road, Potts Point, as detailed in Attachment C;
- (E) not exercise its power to issue an Order 6 at this time, but note the compliance action taken and as recommended by Council's Building Officer in 132 Bourke Street, Woolloomooloo, as detailed in Attachment D;
- (F) not exercise its power to issue an Order 6 at this time, but note the compliance action taken and as recommended by Council's Building Officer in 61-65 Darlinghurst Road, Potts Point, as detailed in Attachment E; and
- (G) not exercise its power to issue an Order 6 at this time, but note the compliance action taken and as recommended by Council's Building Officer in 23-31 Darlinghurst Road, Potts Point, as detailed in Attachment F.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Mant, seconded by Councillor Scott, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.7

DEVELOPMENT APPLICATION: 35 HENDERSON ROAD EVELEIGH (D/2015/772)

It is resolved that consent be refused for Development Application No. D/2015/772 for the following reasons:

(1) Heritage

Demolition of the Alexandria Hotel does not comply with the following heritage provisions:

- (a) Clause 5.10 of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) protects heritage items within the City Of Sydney. The site is protected under this clause due to the interim heritage order placed on site on 28 July 2015 under the Heritage Act 1977;
- (b) Clause 6.21(4)(d)(iii) of the Sydney LEP 2012 requires that, in order to exhibit design excellence, a proposal must consider heritage. The heritage significance of the site has not been appropriately considered in the proposal; and
- (c) Section 3.10.3 of the Sydney Development Control Plan 2012 (Sydney DCP 2012) protects pubs and hotels older than 50 years.

(2) Height

The proposal does not comply with the following height controls:

- (a) the proposal exceeds the building height limit by 7.9m in contravention of Clause 4.3 of the Sydney LEP 2012;
- (b) the proposal does not meet the criteria of a Clause 4.6 variation to exceed the height of building development standard, as the height control reflects the height of the Alexandria Hotel and its contribution to the heritage value of the area; and
- (c) the proposal exceeds the height in storeys control set under Section 4.2.1.1 of the Sydney DCP 2012.

(3) Floor Space Ratio Calculation

The gross floor area of the building has not been calculated in accordance with the definition of gross floor area under the Sydney LEP 2012. The calculation has not taken into account the basement bathroom, ground floor garbage storage or the garbage chutes on each level. With these areas counted, the floor space ratio for the proposal does not comply with the 2.5:1 maximum and is in contravention of Clause 4.4 of the Sydney LEP 2012.

(4) Design Excellence

The proposal does not achieve the following clauses relating to Design Excellence under Section 6.21 of the Sydney LEP 2012:

- (a) 6.21(4)(d)(vi), as the design does not achieve appropriate street frontage heights because it breaches the building height development standards;
- (b) 6.21(4)(d)(iii) which requires that heritage be integrated into design where possible; this has not been achieved with the demolition of the Alexandria Hotel; and
- (c) 6.21(4)(d)(xii), as the development does not conform to prevailing setbacks on the ground floor along Henderson Road and Garden Street.

(5) Amenity

The proposal lacks the adequate amenity for proposed apartments, including the inability to assess the level of internal solar access required under Section 4.2.3.1 of the Sydney DCP 2012, SEPP 65 and associated Residential Flat Design Code (RFDC) requirements, as well as insufficient deep soil as required under Section 4.2.3.6 of the Sydney DCP 2012 and RFDC.

(6) Land Contamination

Information submitted with the application does not satisfy Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land. Further information, including a 'Detailed Site Investigation Report' or a 'Site Audit Statement' prepared by a NSW EPA accreditor auditor, are required.

Further information is also required to determine impact on acid sulfate soils. This requires a 'Preliminary Hydrology Study' which determines ground water depth and flow direction in relation to acid sulfate soils in the vicinity, likely draw down rate as a result of the activity and the resulting permanent and temporary change in the water table depth.

(7) Lack of Information

Information has not been provided which is required to complete a full assessment of the proposal. This includes the following:

- (a) internal solar access diagrams to apartments and private open spaces demonstrating solar amenity provided to apartments;
- (b) accurate overshadowing diagrams that show the full extent of the overshadowing on surrounding public and private land; and
- (c) details on the right of access between the ground floor apartments and the Vice Chancellors Oval to the west.

(8) Public Interest

In light of the above, and the large number of submissions received opposing the proposal, demolition of the Alexandria Hotel is not in the public interest and is contrary to Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Scott, and carried unanimously.)

ITEM 9.8**DEVELOPMENT APPLICATION: 153-165 BROUGHAM STREET
WOOLLOOMOOLOO (D/2014/1890)**

The Major Development Assessment Sub-Committee decided that consideration of this matter be deferred to the meeting of Council on 23 November 2015, to enable a site inspection to be undertaken of the subject site.

Officer's Recommendation

The officer's recommendation to the Planning and Development Committee (Major Development Assessment Sub-Committee) was as follows –

It is resolved that:

- (A) pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2014/1890, subject to the following:

PART A – DEFERRED COMMENCEMENT CONDITIONS**(1) SYDNEY TRAINS**

The Applicant shall provide, to the satisfaction of the Council, approval/certification from Sydney Trains addressing the following items:

- (a) Numerical modelling which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.
- (b) Further information about the adjacent building and its interaction with the tunnel and proposed development. Review of potential destabilisation of the adjacent building is recommended for inclusion during numerical modelling as required in item (a) above.
- (c) Revised geotechnical report to contain recommendations on vibration limits during excavation and measure that may be required to limit vibration and its impacts on the rail tunnel.

Any conditions issued as part of the Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with.

- (B) evidence that will sufficiently enable Sydney Trains to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 2 years of the date of this deferred commencement consent, failing which this deferred commencement consent **will lapse** pursuant to section 95(6) of the Environmental Planning and Assessment Act 1979;
- (C) the consent will not operate until such time that the Council notifies the Applicant in writing that the deferred commencement consent condition, as indicated above, has been satisfied; and

- (D) upon Council giving written notification to the Applicant that the deferred commencement condition has been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent as detailed in Part B – Conditions of Consent (Once Consent is in Operation) of the subject report, and any other additional conditions reasonably arising from consideration of the deferred commencement consent conditions.

Officer's Report

The officer's report on this matter can be found at Item 8 of the agenda paper for the meeting of the Planning and Development Committee on 17 November 2015 - Volume 4.

Speakers

Mr Russell Paine, Ms Pam Morris, Ms Norelle Feehan, Mr Christopher Matthies, Ms Caron Brown, Ms Kelly Douglas, Mr Andrew Woodhouse, Mr John Andreas, Ms Jennifer Hill and Mr Ben Craig addressed the meeting of the Planning and Development Committee (Major Development Assessment Sub-Committee) on Item 9.8.

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.9

DEVELOPMENT APPLICATION: 95 AND 97-97A BOURKE STREET AND 11A HARMER STREET WOOLLOOMOOLOO (D/2015/519)

It is resolved that:

- (A) Council support the variation to the Floor Space Ratio development standard pursuant to Clause 4.6 of the Sydney Local Environmental Plan 2012; and
- (B) consent be granted to Development Application No. D/2015/519, subject to the conditions of consent as detailed in the subject report.

Speakers

Ms Caron Brown and Mr Richard Wykes addressed the meeting of the Planning and Development Committee (Major Development Assessment Sub-Committee) on Item 9.9.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Mant, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.10

DEVELOPMENT APPLICATION: 22-38 YURONG STREET DARLINGHURST (D/2015/421)

It is resolved that:

- (A) the request to vary the height and FSR development standards under Clauses 4.3 and 4.4 of Sydney Local Environmental Plan 2012 is not supported; and
- (B) Development Application No. D/2015/421 be refused for the following reasons:
 - (1) The proposal has failed to demonstrate that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out and, as such, does not satisfy the requirements of Clause 7 of State Environmental Planning Policy 55 – Remediation of Land.
 - (2) The proposal is not of an appropriate bulk and scale, fails to provide adequate building separation, fails to respond to the desired future character of the area and, as such, fails to comply with design quality Principles 2 (Scale) and 3 (Built Form) of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.
 - (3) The proposal fails to provide adequate natural ventilation, solar access, visual privacy, meet minimum apartment sizes or provide sufficient communal open space and, as such, fails to comply with design quality Principle 7 (Amenity) of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development, and Section 4.2.3 of Sydney Development Control Plan 2012.
 - (4) The proposal exceeds the maximum permissible building height for the site under Clause 4.3 of Sydney Local Environmental Plan 2012, resulting in view loss from neighbouring residential properties and a building that is of excessive bulk and scale.
 - (5) The proposal exceeds the maximum permissible Floor Space Ratio for the site under Clause 4.4 of Sydney Local Environmental Plan 2012, resulting in a building envelope that is of excessive bulk and scale and is unsympathetic to the contributory item within the site.
 - (6) The proposal does not demonstrate design excellence, as it is considered to be of excessive bulk and height, fails to provide adequate building separation, responds unsympathetically to the contributory item within the site and would result in detrimental impacts on views and therefore fails to comply with Clause 6.21 of Sydney Local Environmental Plan 2012.
 - (7) The proposal has failed to demonstrate that the development is compatible with the flood hazard of the land, has failed to incorporate appropriate measures to manage risk to life from flood and, as such, fails to comply with Clause 7.15 of Sydney Local Environmental Plan 2012.

- (8) The proposal does not respond sympathetically to the siting, form, height or roofscape of the contributory item within the site and, as such, does not comply with Section 3.9.6(1) of Sydney Development Control Plan 2012.
- (9) The proposal exceeds the maximum number of storeys as shown in the building height in storeys map and, as such, fails to comply with Section 4.2.1.1 of Sydney Development Control Plan 2012.
- (10) The proposal fails to respond appropriately to the future desired character of the locality and is not in the public interest.

Speakers

Mr Giovanni Cirillo addressed the meeting of the Planning and Development Committee (Major Development Assessment Sub-Committee) on Item 9.10.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by the Chair (the Lord Mayor), seconded by Councillor Mant, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.11

DEVELOPMENT APPLICATION: 47 AND 49-53 WENTWORTH AVENUE SYDNEY (D/2015/920)

It is resolved that:

- (A) pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2015/920, subject to the following conditions:

PART A – DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

(1) DESIGN EXCELLENCE STRATEGY

A comprehensive Design Excellence Strategy shall be prepared in accordance with the requirements of Section 3.3 of the Sydney Development Control Plan 2012.

This Strategy shall be approved by the Director City Planning, Development and Transport prior to the activation of this consent and prior to the endorsement of any competitive design process brief.

- (B) evidence that will sufficiently enable Council to be satisfied as to those matters identified in the deferred commencement condition, as indicated above, must be submitted to Council within **24 months** of the date of determination, failing which, this deferred commencement consent **will lapse** pursuant to Section 95(6) of the Environmental Planning and Assessment Act 1979;
- (C) the consent will not operate until such time that the Council notifies the applicant in writing that the deferred commencement consent condition, as indicated above, has been satisfied; and
- (D) upon Council giving written notification to the applicant that the deferred commencement condition has been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent as detailed in Part B – Conditions of Consent (Once the Consent is in Operation) of the subject report.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Kemmis, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.12

DEVELOPMENT APPLICATION: 291 GEORGE STREET WATERLOO – THE DUKE OF WELLINGTON (D/2015/326)

It is resolved that

- (A) Council support the variation sought to Clause 4.3 “Height of Buildings” in accordance with Clause 4.6 “Exceptions to development standards” in Sydney Local Environmental Plan 2012; and
- (B) consent be granted to Development Application No. D/2015/326, subject to the conditions of consent as detailed in the subject report.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Kemmis, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.13

DEVELOPMENT APPLICATION: 15 BOWDEN STREET ALEXANDRIA (D/2015/960)

It is resolved that:

- (A) pursuant to the provisions of Clause 4.6 of the Sydney Local Environmental Plan 2012, the variation sought to Clause 4.3 Height of Buildings be supported; and
- (B) pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2015/960, subject to the following:

PART A – DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The consent is not to operate until the following conditions are satisfied, within **24 months** of the date of this determination:

(1) VOLUNTARY PLANNING AGREEMENT

- (a) That a Voluntary Planning Agreement be executed and submitted to Council in accordance with the Public Benefit Offer by Paul Bettar and dated 26/10/2015.
 - (b) The guarantee must be provided to Council in accordance with the Voluntary Planning Agreement.
 - (c) The Voluntary Planning Agreement, as executed, must be registered on the title of land in accordance with the Voluntary Planning Agreement; and
 - (d) The payment of the monetary contribution must be provided to Council in accordance with the Voluntary Planning Agreement.
- (C) evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within **24 months** of the date of this deferred commencement consent, failing which this deferred commencement will lapse pursuant to section 95(6) of the Environmental Planning and Assessment Act 1979;
- (D) the consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied; and
- (E) upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent as detailed in Part B – Conditions of Consent (Once the Consent is in Operation) of the subject report, and any other additional conditions reasonably arising from consideration of the deferred commencement consent conditions, subject to the amendment of Part B - Condition (4) such that it read as follows:

(4) BUILDING HEIGHT

- (a) The height of the building must not exceed RL 25.67 (AHD) to the top of the building and RL 25.67 (AHD) to the parapet of the building.
- (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifying Authority.

Speakers

Mr Anthony Betros addressed the meeting of the Planning and Development Committee (Major Development Assessment Sub-Committee) on Item 9.13.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by the Chair (the Lord Mayor), seconded by Councillor Kemmis, and carried unanimously.)

The Major Development Assessment Sub-Committee recommends the following:-

ITEM 9.14

DEVELOPMENT APPLICATION: 6-8 CREWE PLACE ROSEBERY (D/2015/824)

It is resolved that:

- (A) compliance with the requirement for a Stage 1 development application or a site specific development control plan (DCP) requirement for the site is unreasonable or unnecessary in the circumstances;
- (B) pursuant to the provisions of Clause 4.6 of Sydney Local Environmental Plan 2012, the variation sought to Clause 4.3 building height of the Sydney Local Environmental Plan 2012 be supported in this instance;
- (C) authority be delegated to the Chief Executive Officer (CEO) to determine Development Application No. D/2015/824, after:
 - (1) The Planning Agreement is publicly exhibited and any submissions considered.
- (D) if the CEO determines to approve the application, then consideration be given to granting a deferred commencement consent pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, subject to the conditions set out below:

PART A – DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The consent is not to operate until the following conditions are satisfied, within **24 months** of the date of this determination:

(1) PLANNING AGREEMENT

- (a) That a Planning Agreement in accordance with the public benefit offer made by Stable Innovations Rosebery Pty Ltd on 11 June 2015 be executed and submitted to Council.
- evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within **24 months** of the date of this determination of this deferred commencement consent, failing which this deferred development consent **will lapse** pursuant to section 95(6) of the Environmental Planning and Assessment Act 1979;
- the consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied; and

- upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent as detailed in Part B – Conditions of Consent (Once the Consent is in Operation) of the subject report, and any other additional conditions reasonably arising from consideration of the deferred commencement consent conditions.

Speakers

Mr Murray Donaldson addressed the meeting of the Planning and Development Committee (Major Development Assessment Sub-Committee) on Item 9.14.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Mant, and carried unanimously.)

The Development Assessment Sub-Committee recommends the following:-

ITEM 9.15

DEVELOPMENT APPLICATION: 56-78 OXFORD STREET DARLINGHURST (D/2015/1025)

It is resolved that consent be granted to Development Application No. D/2015/1025, subject to the conditions of consent as detailed in the assessment report prepared by Ian Stewart (Consulting Planner, Barker Ryan Stewart), shown at Attachment A to the subject report.

(Note – At the meeting of the Planning and Development Committee, this recommendation was moved by Councillor Kemmis, seconded by the Chair (the Lord Mayor), and carried unanimously.)