

Relevant Information for Central Sydney Planning Committee

FILE: D/2024/273 **DATE:** 14 November 2024

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning,
Development and Transport

SUBJECT: Information Relevant To Item 5 – Development Application: 338 Botany Road,
Alexandria – D/2024/273

Alternative Recommendation

It is resolved that:

- (A) the variation requested to the clause 4.3 height of buildings development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld;
- (B) the variation requested to the clause 4.4 floor space ratio development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld;
- (C) consent be granted to Development Application Number D/2024/273 subject to the conditions set out in Attachment B to the subject report to the Central Sydney Planning Committee on 14 November 2024, subject to the following amendments (deletions shown in ~~strikethrough~~):

(9) FLOOR SPACE RATIO

The following applies to Floor Space Ratio:

- (a) The Floor Space Ratio ~~for the business use~~ must not exceed 4.09:1 calculated in accordance with Sydney Local Environmental Plan 2012. For the purposes of the calculation of FSR, the total Gross Floor Area is 9,198sqm.

Reason

To ensure the constructed development complies with the approved floor space ratio.

(47) FLOOD PLANNING LEVELS

The development must be constructed to comply with the recommended flood planning levels indicated in Table 3 of the report titled Site Flood Assessment for Development Application prepared by insert WMA Water dated 31 January 2024.

Details must be submitted to the Registered Certifier prior to the issue of any Construction Certificate demonstrating that the development will comply with the recommended flood planning levels.

Reason

To ensure development complies with the recommended flood planning levels.

Background

The applicant has requested that errors be corrected to Conditions 9 and 47 of Attachment B, as follows:

Request	Recommendation
Condition 9 (Floor Space Ratio)	The words 'for the business use' are an error and it is recommended that they be deleted. The proposed Floor Space Ratio of 4.09:1 is for the entire building.
Condition 47 (Flood Planning Levels)	The word 'insert' is an error and it is recommended that it be deleted.

Prepared by: Matthew Girvan, Area Planning Coordinator

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport