

Resolution of Central Sydney Planning Committee

9 May 2019

Item 5

Section 4.55 Application: 44-48 O'Dea Avenue Waterloo (Building C)

Moved by the Chair (the Lord Mayor), seconded by Mr Webster -

It is resolved that consent be granted to Section 4.55 Application No. D/2016/1450/F, and that the conditions of consent be amended (with additions shown in ***bold italics*** and deletions shown in ~~strike through~~, as follows:

(A) Amend Condition (2) (a) to insert the following revised plans:

Drawing Number	Architect	Date
MP-100-006 Rev H I K L	Turner <i>Koichi Takada Architects and Silvester Fuller</i>	22 February 2017 13 August 2018 21 November 2018 <i>11 December 2018</i>
MP-250-101 Rev G I J	Turner <i>Koichi Takada Architects and Silvester Fuller</i>	17 February 2017 21 November 2018 <i>11 December 2018</i>
MP-350-101 Rev G K I J	Turner <i>Koichi Takada Architects and Silvester Fuller</i>	17 February 2017 15 October 2018 21 November 2018 <i>11 December 2018</i>

- (B) Amend condition 9 (a) to amend the maximum parapet and top of building heights for building C:

Building Development component	Top of the parapet (AHD)	Top of the building component (AHD)
Building C - Lot 12a	2 storey component 33.300	2 storey component 33.900
	3 storey component 36.400	3 storey component 37.000
	4 storey component 39.500	4 storey component 40.900
	5 storey component 42.600	5 storey component 43.200
	6 storey component 45.700	6 storey component 46.300
Building C - Lot 12b	7 storey component 48.800	7 storey component 51.130
	8 storey component 51.900	8 storey component 54.430
	9 storey component 55.000	9 storey component 55.600
Building C - Lot 12c	19 storey component 85.500	19 storey component 86.600
	20 storey component 89.850	20 storey component 91.000

- (C) Amend Condition (63) to delete the requirement for a signage strategy to be submitted with the detailed design application for building C as follows:

(63) SIGNAGE STRATEGY

A detailed signage strategy shall be submitted with each Stage 2 development application **with the exception of building C**. The signage strategy must include information and scale drawings of the location, type, construction, materials and total number of signs proposed for the development.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The development as modified is substantially the same as was originally approved and is consistent with the requirements of Section 4.55(2) of the Environmental Planning and Assessment Act 1979.
- (B) The variations to the maximum height of buildings development standard, height in storeys control and maximum parapet and top of building heights under Condition (9) of the concept consent will not adversely impact the desired future character and amenity of the surrounding area. In particular, the modifications do not preclude the development potential of neighbouring sites with regard to solar access.

(C) The building envelope as amended continues to achieve design excellence with regards to the provisions of Clause 6.21 of the Sydney Local Environmental Plan 2012 having regard to the desired future character of the Lachlan Precinct, the relationship to surrounding buildings and the public domain.

(D) The development is in the public interest.

Carried unanimously.

D/2016/1450/F