Resolution of Local Planning Panel

15 May 2019

Item 7

Development Application: 27 Queen Street, Chippendale

The Panel refused consent for Development Application No. D/2018/863 for the following reasons:

(A) The variation sought to the height of buildings development standard prescribed under Clause 4.3 of the Sydney LEP 2012 is inconsistent with the provisions of Clause 4.6 and is not considered to be in the public interest.

(B) The proposal fails to comply with the provisions of the Apartment Design Guide in relation to communal open space, resulting a development that provides poor amenity for the occupants of the building.

(C) The proposal fails to comply with the provisions of the Apartment Design Guide in relation to building separation, resulting in a development that affects the development potential of the site to the south.

(D) The proposal results in an unsympathetic addition to a heritage item within the Chippendale Heritage Conservation Area. The proposal is therefore contrary to the provisions of Clause 5.10 of the Sydney LEP 2012 and Section 3.9 of the Sydney DCP 2012.

(E) Having considered the matters in 6.21(4), the building fails to meet the minimum standards required to demonstrate design excellence. In particular, the proposal fails to provide a high standard of architectural design, and the development is poorly resolved in relation to heritage and streetscape issues, building massing and modulation and communal open space.

(F) The proposal is not in keeping with the desired future character of the area and is not considered to be in the public interest.

Carried unanimously.

D/2018/863