

## Resolution of Local Planning Panel

**30 October 2019**

### Item 6

#### **Development Application: 84 City Road, Chippendale - D/2019/823**

The Panel granted consent to Development Application No. D/2019/823 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions shown in bold italics):

#### **(14) FLOOR TO CEILING HEIGHT**

Prior to a Construction Certificate being issued, the Principal Certifier must ensure that all living rooms and bedrooms in sole occupancy units must have a minimum finished floor to ceiling height of not less than 2.7 metres. ***This condition does not apply to the first floor room in the new building facing Maze Lane or the second floor attic space of the existing building.***

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Sydney LEP 2012, that compliance with the Motorcycle Parking development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening Clause 30(1)(h) of the SEPP - Affordable Rental Housing 2009; and
- (B) the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Sydney LEP 2012, that compliance with the height of buildings development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening Clause 4.3 of the Sydney LEP 2012; and
- (C) the proposal is in the public interest because it is consistent with the objectives of the R1 - General Residential zone and the motorcycle parking and height of buildings development standards.

- (D) the proposal is considered appropriate within its setting and is generally compliant with the relevant planning controls contained in the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (E) the proposed use is compatible with the predominant residential nature of the area and it is considered that the use will not result in unreasonable impacts to nearby residential properties, subject to the attached conditions.
- (F) Condition 14 was amended to exclude the first floor room in the new building facing Maze Lane and the second floor attic space of the existing building as these rooms are not able to meet this requirement.

Carried unanimously.

D/2019/823

