

Resolution of Central Sydney Planning Committee

5 December 2019

Item 5

Development Application: 811 Elizabeth Street, Zetland - D/2019/258

Moved by the Chair (the Lord Mayor), seconded by Councillor Thalís -

It is resolved that:

- (A) the variation requested to 'Height of Buildings' in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 be upheld; and
- (B) consent be granted to Development Application No. D/2019/258 subject to the conditions set out in Attachment A to the subject report.

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 Local Environmental Plan (Green Square Town Centre - Stage 2) 2013, 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 Local Environmental Plan (Green Square Town Centre - Stage 2) 2013; and
- (B) The proposal is in the public interest because it is consistent with the objectives of the B4 - Mixed Use zone and the 'Height of Buildings' development standard.
- (C) The proposal has been assessed against the aims and objectives of the relevant planning controls including SEPP 65, the Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and the Green Square Town Centre Development Control Plan 2012. Where non-compliances exist, they have been demonstrated to be acceptable in the circumstances of the case, or can be resolved by the recommended conditions of consent.

- (D) The development is consistent with the design intent of the winning scheme of a competitive design process, and has been further refined to transition appropriately to the adjoining heritage conservation area. The proposed architectural design, materials and detailing of the development responds to its heritage context, the public domain and the Green Square Town Centre. The development achieves the principles of ecologically sustainable development and has an acceptable environmental impact with regard to the amenity of the surrounding area and future occupants. The development therefore achieves design excellence in accordance with Clause 6.9 of the Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013.
- (E) The proposed development is considered to be appropriate within its setting and will provide for residential, retail and child care uses that will support the vitality of the Green Square Town Centre, and the desired future character of the area.

Carried unanimously.

D/2019/258