

Resolution of Local Planning Panel

11 December 2019

Item 5

Development Application: 326-328 Botany Road, Alexandria - D/2019/657

The Panel:

- (A) approved the Design Excellence Strategy for 326-328 Botany Road, Alexandria prepared by Mecone and dated 30 October 2019 on behalf of Leading Group Development Pty Limited, as shown in Attachment D to the subject report, pursuant to Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the Competitive Design Policy; and
- (B) pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, granted deferred commencement consent to Development Application No. D/2019/657 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 proposed kiosk, shop, office, and food and drink uses are consistent with the objectives of the B7 Business Park Zone as specified in the Sydney Local Environmental Plan 2012 (the LEP).
- (B) Subject to the recommended conditions the approved concept envelope will comply with the 40m maximum permitted height control pursuant to clause 4.3 of the LEP.
- (C) The proposed development will be the subject of a competitive design process in accordance with clause 6.21(5) of the LEP.
- (D) The approved Design Excellence Strategy includes ESD targets and benchmarks to be carried through the competitive design process and any subsequent development application for the detailed design of the building, to its completion. The approved Public Art Strategy sets out a process for the provision of public art. Conditions have been recommended for suitable design requirements pertaining to the landscape design, to be incorporated into the competitive design process brief. As such the approved concept demonstrates that a detailed building design is able to exhibit design excellence pursuant to clause 6.21 of the LEP and meets the relevant requirements of clause 7.20 of the LEP.

- (E) The approved concept includes the provision of community infrastructure in accordance with clause 6.14 of the LEP, through the Voluntary Planning Agreement (VPA). The VPA is required to be executed and registered on title prior to the consent becoming operative.

Carried unanimously.

D/2019/657