

Resolution of Local Planning Panel

11 April 2018

Item 6

Development Application: 444-450 Gardeners Road, Alexandria

The Panel:

- (A) Supported the variation to Clause 4.3 Height of Buildings development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environment Plan 2012.
- (B) Granted deferred commencement consent to Development Application No. D/2017/240 subject to the conditions recommended in [Attachment A](#) to the planning officer's report and subject to the following amendments (additions shown in ***bold italics*** and deleted text shown in ~~strikethrough~~):

(A) Part A - Deferred Commencement Conditions

(3) Design Modifications

The design of the building must be modified as follows:

- (a) The entry to all ground floor tenancies are designed to be accessible from the public way.
- (b) The parapet is to be at the outer face of all elevations and a height of 1.2m above the finished roof level.
- (c) A side boundary fence to the communal open space at 456-458 Gardeners Road is to be provided for privacy and security, with details of the material and finish to be provided.
- (d) A proportion of operable to fixed glazing is to be increased to both elevations of the Birmingham Street building and the northern elevation of the Gardeners Road building. A schedule confirming Effective Openable Area of 5% of floor area served is to be provided for each apartment type.
- (e) Fanlights are to be provided within the fixed panel above the sliding doors.

- (f) A high quality finish, including material or compositional variation is to be provided to the western blank wall lining the pedestrian entry from Birmingham Street.
- (g) All fire egress doors are to be reconfigured to swing in the direction of egress.
- (h) ***The ends of the side boundary walls must align with the existing side walls of the adjoining properties to Birmingham Street, with vertical shadow lines to be provided where the new side boundary walls abut the existing side walls of the adjoining properties.***

(4) *Permission to Carry Out Works to 684 Botany Road, Alexandria*

The owner of 684 Botany Road, Alexandria is to be contacted in writing and written permission sought from that owner to carry out works to the exposed western wall of 684 Botany Road, Alexandria, being to render and paint the said exposed western wall to match the existing colour of 684 Botany Road, Alexandria (“the rendering works”). The written response from the owner (if any) together with a copy of the written request for permission is to be provided to the satisfaction of the Director City Planning, Development and Transport.

(B) Part B – Conditions of Consent

Schedule 1A

(2B) *Works to 684 Botany Road, Alexandria*

If the owner of 684 Botany Road, Alexandria has given written permission to carry out the rendering works referred to in Part A Condition 4 then the rendering works shall be carried out and completed to the satisfaction of the Director City Planning, Development and Transport prior to the issue of an Occupation Certificate.

Carried unanimously.

Reasons for Decision

The Panel approved the application as:

- (A) The development, subject to the design amendments and the imposition of appropriate conditions as recommended in the officer's report, is consistent with the objectives of the planning controls for the site as outlined in the report to the Local Planning Panel;
- (A) The built form and design of the building addresses the heights and setbacks of neighbouring developments and is appropriate within the streetscape;
- (B) The imposed design modification conditions will ensure that design excellence is met, and that good quality materials and façade detailing is achieved;
- (C) The amendments to the development application made during the assessment process have addressed the matters raised by the community, subject to compliance with the conditions imposed relating to noise from rooftop plant and retention of street trees;
- (D) The proposed variation to the height control is well founded on planning grounds and will not result in any significant additional impacts beyond those a height compliant development would create;
- (E) The amendments to conditions were based on further advice provided to the Panel by City officers on 11 April 2018.

D/2017/240