

Resolution of Local Planning Panel

8 April 2020

Item 4

Development Application: 62 Glebe Point Road, Glebe - D/2019/1234

The Panel granted consent to Development Application No. D/2019/1234 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) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that:
 - (i) 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 development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.3 of the Sydney LEP 2012;
 - (ii) 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 floor space ratio development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.4 of the Sydney LEP 2012; and
 - (iii) the proposal is in the public interest because it is consistent with the objectives of the B2 Local Centre zone, the height development standard and the floor space ratio development standard.
- (B) The proposal is sympathetic to the heritage significance of the building, will not adversely impact of the surrounding heritage conservation area, and is generally consistent with the objectives and provisions in Clause 5.10 of the Sydney LEP 2012 and Section 3.9 of the Sydney LEP 2012.
- (C) The proposal exhibits design excellence in accordance with Clause 6.21 of the Sydney LEP 2012. The additional bulk appropriately responds to the site context and streetscape constraints, and is integrated within the central roof form.

- (D) The third storey addition will not be visually prominent from the streetscape and the two storey street frontage heights are retained to Glebe Point Road and Derwent Lane.
- (E) The proposal is in keeping with the future desired character of the area and is considered to be in the public interest.

Carried unanimously.

D/2019/1234