

Resolution of Central Sydney Planning Committee

14 May 2020

Item 6

Development Application: 23-27 Bourke Road, and 41-43 Bowden Street Alexandria - D/2019/817

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

It is resolved that:

- (A) pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2019/817 subject to the conditions set out in Attachment A to the subject report; and
- (B) the Design Excellence Strategy for 23-27 Bourke Road and 41-43 Bowden Street, Alexandria, prepared by City Plan and dated 12 March 2020, be endorsed in accordance with Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the City of Sydney Competitive Design Policy.

Reasons for Decision

The application was granted deferred commencement approval for the following reasons:

- (A) The concept development is consistent with Section 4.15 of the Environmental Planning and Assessment Act 1979, in that subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site and does not result in any unreasonable environmental impacts as outlined in the report to the Central Sydney Planning Committee.
- (B) The development is consistent with the objectives contained in the Sydney Local Environmental Plan (LEP) 2012 and the Sydney Development Control Plan 2012.
- (C) The proposal is consistent with the objectives of the B6 - Enterprise Corridor zone.

- (D) The concept development complies with the maximum permitted height under Clause 4.3 of the Sydney LEP 2012, and the subsequent detailed development application (DA) is capable of complying with the maximum permitted floor space ratio within the parameters of the building envelope, pursuant to Clauses 4.4, 6.13 and 6.14 of the Sydney LEP 2012. The indicative drawings demonstrate that the detailed DA is also capable of achieving up to 10% additional floor space within the parameters of the building envelope, pursuant to compliance with Clause 6.21 of the Sydney LEP 2012 and the recommended conditions of consent.
- (E) The proposal, subject to conditions, satisfies the relevant provisions contained in Clause 6.21(4) of the Sydney LEP 2012 as the proposed land use is suitable for the site, the proposal sets out ecologically sustainable development key targets for the development, the building envelope does not detrimentally impact on view corridors or result in unacceptable overshadowing, and the massing and setbacks of the building envelope are compatible with the character of the area.
- (F) The proposal is generally consistent with the provisions of the Sydney Development Control Plan (DCP) 2012, particularly the Green Square and Southern Employment Lands provisions that apply to the site, being Sections 5.2 and 5.8.
- (G) The Design Excellence Strategy complies with Section 3.3 of the Sydney DCP 2012 and the City of Sydney Competitive Design Policy.
- (H) The proposal will improve the quality of the public domain through dedication of land for footpath widening along Bourke Road and Bowden Street. Deferred commencement approval is therefore recommended to enable the Voluntary Planning Agreement to be executed and registered on title.
- (I) For the reasons outlined above and as detailed in the report to Central Sydney Planning Committee, the proposed development is in the public interest subject to conditions.

Carried unanimously.

D/2019/817