

Resolution of Local Planning Panel

10 June 2020

Item 3

Development Application: 40 Princess Avenue, Rosebery - D/2019/996

The Panel resolved that:

- (A) authority be delegated to the Chief Executive Officer to determine Development Application No. D/2019/996, following the conclusion of the public exhibition of the draft Voluntary Planning Agreement and considering any public submissions received in response;
- (B) if the Chief Executive Officer determines to approve the application, 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/2019/996 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

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

- (A) The proposed development is for a secondary dwelling which is permitted with consent in the R1 General Residential zone.
- (B) The proposed development complies with the 9m height of buildings control and the 1.25:1 floor space ratio control pursuant to clauses 4.3, 4.4 and 6.14 of the Sydney Local Environmental Plan 2012. The proposed development complies with the 5.4m height and built form controls contained in provision 4.1.6 of the Sydney Development Control Plan 2012.
- (C) The proposed development complies with all the relevant planning controls. It provides an appropriate form that responds to its context. It has no unacceptable adverse amenity impacts and satisfies provisions pertaining to design excellence and clause 6.14(3) of the Sydney Local Environmental Plan 2012.

Carried unanimously.

D/2019/996