

## Resolution of Local Planning Panel

**2 September 2020**

### Item 4

#### **Development Application: 140-148 Parramatta Road, Camperdown - D/2019/1410**

The Panel granted consent to Development Application No. D/2019/1410 subject to the conditions set out in Attachment A to the subject report, with the following amendment (addition shown in ***bold italics***, deletions shown in ~~strikethrough~~):

#### **(12) SIGNS - SEPARATE DA REQUIRED**

A separate development application (other than exempt or complying signs) must be submitted to and approved by Council prior to the erection or display of any ***additional*** ~~such~~ signs. All future signage must be consistent with the approved signage strategy.

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The development complies with the objectives of the B4 mixed use zone pursuant to the Sydney Local Environmental Plan 2012.
- (B) Based upon the material available to the Committee at the time of determining this application, the Committee 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 of Buildings development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening Clause 4.3 of the Sydney Local Environmental Plan; and
  - (ii) the proposal is in the public interest because it is consistent with the objectives of the B4 - Mixed Use zone and the Height of Buildings development standard.
- (C) The development complies with the permitted Floor Space Ratio pursuant to Clause 4.4 of the Sydney Local Environmental Plan 2012.

- (D) The development demonstrates design excellence, appropriately responds to the site context and is consistent with the desired future character of the area as per Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (E) The development, subject to conditions, generally meets the objectives of the Apartment Design Guide and is consistent with the design quality principles in State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.
- (F) The development is consistent with the objectives of the Sydney Development Control Plan 2012.
- (G) Condition 12 was amended to distinguish it from signage which forms part of the application.

Carried unanimously.

D/2019/1410