

Resolution of Local Planning Panel

23 September 2020

Item 3

Development Application: 59-99 Belmont Street, Alexandria - D/2019/1249

Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the Panel granted deferred commencement consent to Development Application No. D/2019/1249 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~).

(6) LANDSCAPING OF THE SITE

- (a) The Landscape Plan prepared by Site Image dated 22 May 2020 is not approved. A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate for stage 2. The plan must include:
 - (i) Location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features;
 - (ii) Details of earthworks and soil depths including mounding and retaining walls and planter boxes. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;
 - (iii) Location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;
 - (iv) Palms, fruit trees and species recognised to have a short life span will not be accepted as suitable replacements;
 - (v) The design must provide a minimum 15% canopy cover across the site. This must be provided by 75% of the species having a mature height of 6-8 metres and 25% mature heights of 10 metres;

- (vi) Where possible, new trees must be planted in natural ground with adequate soil volumes to allow maturity to be achieved;
- (vii) New trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;
- (viii) Details of planting procedure and maintenance;
- (ix) Details of drainage, waterproofing and watering systems; **and**
- (x) ***Screen planting with a minimum mature height of 8m is to be included along the full length of the northern boundary that adjoins 100-102 Buckland Street and 96-98 Buckland Street.***

(9) BUILDING HEIGHT

- (a) The height of the building must not exceed RL 28.11 (AHD) to the top of the building.
- (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifier.

(19) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a construction certificate for stage 2.

Car Parking Type	Number
Residential spaces	24 20
Accessible residential spaces	2 3
Residential visitor spaces	4
Subtotal	27
Motorcycle parking [A]	3
Total	30

Notes:

- a. Number of motorcycle spaces refers to dimensions of 1.2m x 2.5m per Australian Standards. Alternatively the proponent may provide standard car spaces marked as motorcycle spaces (dimensions of 2.4m x 5.4m per Australian Standards). In this case 1 space would be required.

(59) GEOTECHNICAL CONSIDERATIONS

The development must be undertaken in accordance with the recommendations of the Geotechnical Investigation, 59-99 Belmont Street, Alexandria, prepared by El Australia Pty Ltd, dated 15 October 2019.

(Subsequent conditions are to be renumbered accordingly)

(63) PASSIVE LONG TERM ENVIRONMENTAL MANAGEMENT PLAN

- (a) Any long-term environmental management plan (LTEMP) must be passive and must not include any requirement for ongoing management or reporting. ~~This LEMPT must be approved and added to the consent via a section 4.55(2) modification~~ ***The LTEMP must be approved by Council's Area Planning Manager*** prior to construction certificate associated with the built form of the development (excluding building work directly related to remediation) ***being issued***.

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 Sydney Local Environmental Plan 2012.
- (B) The development is consistent with the permitted height and floor space ratio pursuant to clauses 4.3, 4.4 and 6.21 of Sydney Local Environmental Plan 2012.
- (C) The development demonstrates design excellence as per clause 6.21 of Sydney Local Environmental Plan 2012.
- (D) The development meets the objectives of the Apartment Design Guide and is consistent with the design quality principles as per the State Environmental Planning Policy No 65 - Design Quality of Residential Apartments.
- (E) The development is consistent with the objectives of the Sydney Development Control Plan 2012.
- (F) The development facilitates the improvement of the public domain. It includes the dedication and embellishment of land along the eastern side of the site to widen the existing through site link. The development also retains all street trees.
- (G) Condition 6 (a) (x) was added to provide greater privacy for adjacent residents.
- (H) Condition 9 was amended to align with the maximum height of the building to the top of the lift overrun as specified in the architectural drawings.

- (I) Condition 19 was amended to provide enough accessible residential car parking spaces for the number of accessible apartments whilst maintaining the quantum of parking for the development.
- (J) Condition 59 was added to ensure damage to adjoining assets is avoided during construction.
- (K) Condition 63 was amended to remove the requirement to lodge a further application related to the LTEMP, whilst retaining the requirement for Council review and approval.

Carried unanimously.

D/2019/1249