

Resolution of Local Planning Panel

24 February 2021

Item 3

Development Application: 5 Ralph Street, Alexandria - D/2020/562

The Panel:

- (A) supported the written request seeking variation to Clause 4.4 floor space ratio development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 in this instance; and
- (B) pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, granted a deferred commencement consent to Development Application No. D/2020/652 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions in ***bold italics***):

(2) DESIGN MODIFICATIONS

The design of the building must be as follows:

- (a) The deep soil planting on the southern property boundary is to be raised to be an elevated planter bed adjoining the Level 1 communal courtyard.
- (b) Bicycle storage along the southern property boundary is to be enclosed, located beneath the elevated planter bed.
- (c) Details on shading devices on west-facing balconies on the Ralph Street elevation are to be included in the design.
- (d) Final details of the fire booster on the Ralph Street frontage are to be prepared and submitted in consultation with a qualified fire engineer.
- (e) ***Bicycle storage spaces at the ground level must be increased by at least three spaces to provide a minimum of 35 bicycle storage spaces on-site.***

The modifications are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

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) The development is consistent with the permitted height control pursuant to clause 4.3 of the Sydney Local Environmental Plan 2012.
- (C) The requested variation to the permitted floor space ratio control pursuant to clauses 29(1)(c) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 and 4.4 of the Sydney Local Environmental Plan 2012 is upheld as the applicant's request has adequately addressed the matters required to be addressed by Clause 4.6 of the Sydney Local Environmental Plan 2012. The proposal is in the public interest and is consistent with the objectives of Clause 4.3 floor space ratio and the B4 mixed use zone.
- (D) The development demonstrates design excellence as per clause 6.21 of the Sydney Local Environmental Plan 2012.
- (E) The development meets the objectives and relevant provisions for boarding houses as per Division 3 of Part 2 of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- (F) The development is consistent with the objectives of the Sydney Development Control Plan 2012.
- (G) The development facilitates the improvement of the public domain by way of dedication and embellishment of land along the eastern side of the site to widen the existing footpath along Beaconsfield Lane. The development also retains all street trees.
- (H) Clause 2(e) was added to increase bicycle storage facilities for residents.

Carried unanimously.

D/2020/562