

## Resolution of Local Planning Panel

**24 February 2021**

### Item 6

#### **Development Application: 1 Toxteth Road, Glebe - D/2020/926**

The Panel granted consent to Development Application No. D/2020/926 subject to the conditions set out in Attachment A to the subject report.

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) Subject to conditions, the proposal generally complies with Part 3 of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- (B) The proposal is generally consistent with the relevant objectives and controls of Sydney Local Environmental Plan 2012 (LEP) and Sydney Development Control Plan 2012 (DCP).
- (C) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that:
  - (i) The applicant's written requests have 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 and compliance with the floor space ratio development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening Clause 4.3 of the Sydney LEP 2012; and
  - (ii) The proposal is in the public interest because it is consistent with the objectives of the R1 – General Residential zone, the height of buildings development standard, and the floor space ratio development standard.
- (D) The proposal exhibits a suitable built form, design and materiality in the context of the heritage conservation area and is appropriate within the streetscape. Through restoration works, the proposal improves the presentation of the facade and side and rear elevations of the contributory freestanding Victorian villa.
- (E) The application has demonstrated the proposal will not result in unacceptable amenity impacts on surrounding properties.

- (F) The proposed use of the building as a single residential dwelling is consistent with the objectives of the R1 – General Residential zone.
- (G) The proposal provides for a use that is compatible with the surrounding area. The proposal is in keeping with the future desired character of the area and is considered to be in the public interest.

Carried unanimously.

D/2020/926