

## Resolution of Local Planning Panel

**28 April 2021**

### **Item 4**

#### **Development Application: 63 Kensington Street, Chippendale - D/2020/1455**

The Panel:

- (A) noted and supported the comments of the Design Advisory Panel Residential Subcommittee of 2 March 2021;
- (B) noted the inadequate provision of bicycle parking having regard to the lack of motorcycle parking; and
- (C) refused consent for Development Application No. D/2019/1455 for the following reasons:
  - (i) The proposal has not demonstrated that the boarding house would provide sufficient amenity for future occupants, in that:
    - (a) the application has not demonstrated that appropriate acoustic conditions would be provided for boarding rooms and living areas;
    - (b) the application has not provided communal living areas or private open space in accordance with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009; and
    - (c) the proposal has not demonstrated that it would provide suitable waste facilities.
  - (ii) The proposal has not demonstrated that it would appropriately conserve the heritage significance of the existing building.
  - (iii) The proposal has not demonstrated that the site is suitable for the proposed development.

Carried unanimously.

D/2019/1455