Resolution of Central Sydney Planning Committee

12 May 2022

Item 4

State Significant Development Application: 3 Joynton Avenue, Zetland - SSD-10381 - D/2021/1245

Moved by the Chair (the Lord Mayor), seconded by Councillor Scully -

It is resolved that consent be granted to State Significant Development Application no. SSD-10381 (D/2021/1245) subject to the conditions set out in Attachment B to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

Landscape Plans

B9. The Landscape Report – Issue L prepared by Turf Studio dated April 2022 and supporting Landscape Plans must be updated to include:

(a) 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;

(b) details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;

(c) location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;

(d) all new trees must be grown to Australian Standard 2303:2015 'Tree stock for landscape use';

(e) all new trees ***on the ground level*** must be planted in natural ground with adequate soil volumes to allow maturity to be achieved. Planter boxes will not be accepted for tree planting;

(f) all new trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;

(g) details of planting procedure and maintenance;

(h) details of drainage, waterproofing and watering systems;

(i) details demonstrating use of a lighter colour for soft fall across areas of the rooftop that are exposed to the sun;

(j) location of proposed bicycle parking spaces; and

(k) ***details of additional planters/green walls on the services wall on both the southern and eastern rooftops.***

The updated Landscape Report and supporting Landscape Plans must be submitted to and approved by Council'***s Director City Planning, Development and Transport*** prior to certification being issued (pursuant to Section 6.28 of the Environmental Planning and Assessment Act 1979).

Reasons for Decision

The application was approved for the following reasons:

(A) The proposal is consistent with the applicable strategic planning framework by providing a new school and community facilities to support the recent housing growth experienced within the Eastern City and specifically the Green Square – Mascot Strategic Centre / growth area.

(B) The Applicant has undertaken a competitive design process in accordance with the City's policy, to which the proposed development is generally consistent. The Applicant has retained the majority of key features identified for retention by the Competition Jury and where not the proposed change has been adequately justified. Further the scheme has adequately resolved matters identified by the Jury for further resolution.

(C) The development is permissible in the zone in accordance with the requirements of SSLEP 114, is in accordance with the requirements of GSTC DCP 2012 (although this technically does not apply to SSD) and responds appropriately to heritage items on the site and in the vicinity.

(D) The application demonstrates design excellence.

(E) The development is anticipated to create 227 construction and 50 ongoing operational jobs.

(F) The development has provided sufficient information to address the SEAR.

(G) All other issues have been appropriately addressed by recommended conditions of consent.

(H) Condition B9 was amended to require additional planters/green walls at the services wall to both the southern and eastern rooftops, and to specify new trees on the ground level.

Carried unanimously.

D/2021/1245