

Resolution of Local Planning Panel

20 July 2022

Item 5

Development Application: 8 Point Street, Pyrmont - D/2022/51

The Panel resolved that:

- (A) the variation requested to Sydney LEP 2012 floor space ratio development standard in accordance with clause 4.6 'Exceptions to development standards' of the Sydney LEP 2012 be upheld; and
- (B) consent be granted to Development Application No. D/2022/51 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) The development complies with the objectives of the B4 Mixed Use zone pursuant to the Sydney LEP 2012.
- (B) 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 request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Sydney LEP 2012, that compliance with the floor space ratio development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.4 of the Sydney LEP 2012; and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the B4 Mixed Use zone and the objectives of the floor space ratio development standard.
- (C) Having considered the matters in clause 6.21C(2) of the Sydney LEP 2012, the proposal displays design excellence because:
 - (i) the materials and detailing are compatible with the existing building and location;
 - (ii) the form and external appearance of the proposed alterations and additions will not have a detrimental impact on the quality or amenity of the public domain;

- (iii) the alterations and additions will not have a detrimental impact on any private or public view corridors and will not result in any detrimental amenity impacts in terms of overshadowing, visual privacy or noise; and
 - (iv) the proposed bulk, massing and modulation of the proposed alterations and additions are acceptable.
- (D) The development is generally consistent with the relevant objectives and controls of the Sydney DCP 2012.
- (E) Suitable conditions of consent have been applied and the development is considered to be in the public interest.

Carried unanimously.

D/2022/51