

## Resolution of Local Planning Panel

**13 June 2018**

### Item 5

#### Development Application: 22-24 Hutchinson Street, Surry Hills

The Panel:

- (A) Supported the variation to Clause 4.3 Height of Buildings in accordance with Clause 4.6 'Exceptions to development standards' in Sydney Local Environmental Plan 2012
- (B) Granted consent to Development Application No. D/2017/1292 subject to the conditions set out in [Attachment A](#) to the subject report.

Carried unanimously.

#### Reasons for Decision

The Panel approved the application as:

- (A) The development the subject of this application is consistent with the objectives of the B4 - Mixed Use zone for the reasons set out in the report to the Local Planning Panel.
- (B) The variation to Clause 4.3 of the Sydney Local Environmental Plan 2012 Height of buildings is consistent with the provisions of Clause 4.6 'Exceptions to development standards' and is in the public interest.
- (C) Non-compliance with the design criteria of objectives 3D-1 (Communal and public open space), 4A-1 (Solar and daylight access) and 4E-1 (Private open space and balconies) of the Apartment Design Guide are acceptable with regard to the constraints of the site and the surrounding area. The development achieves the broad objectives of the Apartment Design Guide 2015 and the design quality principles of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

- (D) The adaptive reuse and additions to the building are compatible with the character and appearance of the Bourke Street North conservation area and, subject to recommended conditions, achieves design excellence.
- (E) As conditioned, it is generally consistent with the objectives of the relevant controls for the site and will not adversely impact the amenity of neighbouring properties.

D/2017/1292