

## Resolution of Local Planning Panel

**30 August 2023**

### Item 3

#### Section 4.56 Application: 357 Glebe Point Road, Glebe - D/2017/582/A

The Panel granted consent to Section 4.56 Application No. D/2017/582/A, subject to the amendment of the following conditions, with modifications shown in ***bold italics*** (additions), ***bold italics underlined*** (where further amended) and ~~striketrough~~ (deletions), as follows:

**(2) APPROVED CONCEPT DEVELOPMENT**

- (a) Subject to the conditions of this consent, a concept plan consent is granted for building envelopes for a residential development to accommodate a ~~6~~ ***part 3, part 7*** storey residential apartment building with a 2 level basement, and ~~8~~ ***7*** x two storey plus attic dwellings, including the retention of Bidura House Group, demolition of the Metropolitan Remand Centre, and associated site works including tree removal.
- (b) Any detailed development application must be in accordance with the following drawings prepared by DKO:

Drawing Name	Drawing Number	Architect	Date
Envelope Plan: Footprint	A1.2_ <del>E</del> <b><i>Rev. I</i></b>	DKO	<del>28/11/2018</del> <b><i>28/04/2022</i></b>
Envelope Plan: Upper Storey Setbacks	A1.3_ <del>F</del> <b><i>Rev. J</i></b>	DKO	<del>28/11/2018</del> <b><i>18/08/2022</i></b>
Envelope Detail: Apartment	A1.4_ <del>E</del> <b><i>Rev. I</i></b>	DKO	<del>28/11/2018</del> <b><i>28/04/2022</i></b>

<b>Drawing Name</b>	<b>Drawing Number</b>	<b>Architect</b>	<b>Date</b>
Envelope Detail: Terrace dwellings	A1.5_G <i>Rev. J</i>	DKO	04/12/2018 <b>18/08/2022</b>
Envelope: Sections 1/2	A1.6_G <i>Rev. I</i>	DKO	04/12/2018 <b>18/08/2022</b>
Envelope Sections: 2/2	A1.7_G <i>Rev. I</i>	DKO	04/12/2018 <b>28/04/2022</b>
Envelope: Elevations 1/2	A1.8_G <i>Rev. J</i>	DKO	04/12/2018 <b>18/08/2022</b>
Envelope: Elevations 2/2	A1.9_G <i>Rev. J</i>	DKO	04/12/2018 <b>18/08/2022</b>
Reference Sections	A1.13_F <i>Rev. H</i>	DKO	04/12/2018 <b>22/06/2021</b>
Reference Sections	A1.14_F <i>Rev. I</i>	DKO	04/12/2018 <b>28/04/2022</b>
Reference Sections	A1.15_E <i>Rev. J</i>	DKO	04/12/2018 <b>18/08/2022</b>
<b>Compliance drawings</b>			
Site Plan- Existing	A1.1_A	DKO	19/12/2017
Demolition Plan	A2.1_A	DKO	19/12/2017

and as amended by the conditions of this consent.

- (c) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.
- (d) The detailed apartment building design is to include elements within the articulation zone to create a consistent two storey scale to Ferry Lane.
- (e) Lift overrun levels shown in plans are to include lift overruns and building plant only.

## **Reasons for Decision**

The application was approved for the following reasons:

- (A) The development as modified is substantially the same as was originally approved and is consistent with the requirements of Section 4.56(1) of the Environmental Planning and Assessment Act, 1979.
- (B) The proposed modifications ensure that the detailed design development application is consistent with the concept approval to satisfy Section 4.24(2) of the Environmental Planning and Assessment Act, 1979.
- (C) The increased height and bulk of the building envelopes are in keeping with the desired future character of the area and will not adversely impact the amenity of the surrounding area. These variations are reasonable and justified with regard to the detailed design development application D/2021/711.
- (D) The proposed building envelopes are capable of accommodating a future building design which is capable of exhibiting design excellence in accordance with Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (E) Condition 2(a) was further amended to address the inconsistency between the proposal and the modified description.

Carried unanimously.

D/2017/582/A