

## Resolution of Local Planning Panel

**28 February 2024**

### Item 6

#### Development Application: 2 Princes Highway, Alexandria - D/2023/806

Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the Panel granted a deferred commencement consent to Development Application Number D/2023/806 subject to the conditions set out in Attachment A to the subject report to the Local Planning Panel on 28 February 2024, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

#### (1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2023/806 dated 14 September 2023 and the following drawings prepared by TZG:

Drawing Number	Drawing Name	Date
A 000	Cover Page	29/08/2023
A 001	Site Plan	29/08/2023
A020	Demolition Ground Floor Plan – North	29/08/2023
<del>A023</del> <b><i>A021</i></b>	Demolition Ground Floor Plan – South	29/08/2023
A022	Demolition Level 1 Plan – North	29/08/2023
A023	Demolition Level 1 Plan – South	29/08/2023
A024	Demolition Roof Plan	29/08/2023
A070	Hardy Patent Kiln – Conservation Elevations	29/08/2023

Drawing Number	Drawing Name	Date
A071	Hoofman Kiln – Conservation Elevations	29/08/2023
A072	Down Draught Kiln 1 – Conservation Elevations	29/08/2023
A073	Down Draught Kiln 2 – Conservation Elevations	29/08/2023
A074	Down Draught Kiln 3 – Conservation Elevations	29/08/2023
A100	Ground Floor Plan – North	29/08/2023
A101	Ground Floor Plan – South	29/08/2023
A102	Level 1 Plan – North	29/08/2023
A103	Level 1 Pan – South	29/08/2023
A104 Rev. 04 <b>02</b>	Roof Plan – North	<del>13/12/2023</del> <b>21/12/2023</b>
A105 Rev. 04 <b>02</b>	Roof Plan – South	<del>13/12/2023</del> <b>21/12/2023</b>
A200 <b>Rev. 01</b>	Hardy Patent Kiln – Elevations	29/08/2023 <b>21/12/2023</b>
A201 <b>Rev. 01</b>	Hoofman Kiln – Elevations	<del>26/07/2023</del> <b>21/12/2023</b>
A202 Rev. 04 <b>02</b>	Down Draught Kiln 1 – Elevations	<del>13/12/2023</del> <b>21/12/2023</b>
A203 Rev. 04 <b>02</b>	Down Draught Kiln 2 – Elevations	<del>13/12/2023</del> <b>21/12/2023</b>
A204 Rev. 04 <b>02</b>	Down Draught Kiln 3 – Elevations	<del>13/12/2023</del> <b>21/12/2023</b>
A205 <b>Rev. 01</b>	Down Draught Kiln 3 <del>5</del> – Elevations	<del>26/07/2023</del> <b>21/12/2023</b>

Drawing Number	Drawing Name	Date
A300	Sections	26/07/2023
A301 Rev. 01	Sections	13/12/2023
A400	Perspective 1	26/07/2023
A401	Perspective 2	26/07/2023
A402	Perspective 3	26/07/2023
A403	Perspective 4	26/07/2023
A601	Signage Strategy – Interpretation	29/08/2023

The following landscape drawings prepared by *JMD Design*:

Drawing Number	Drawing Name	Date
L00 Rev. F	Title Sheet	14/12/2023
L01 Rev. E	Tree Management Plan	14/12/2023
L01 Rev. E	General Arrangement – North	14/12/2023
L03 Rev. E	General Arrangement – South	14/12/2023
L04 Rev. C	Section AA	12/05/2023
L05 Rev. C	Section BB & CC	14/05/2023
L06A Rev. C	Materials & Finishes Schedule	10/07/2023
L06B Rev. C	Materials & Finishes Schedule	10/07/2023
L07 Rev. D	Indicative Mass Planting Palette	10/07/2023
L08 Rev. E	Indicative Tree Planting	28/08/2023
L09 Rev. E	Deep Soil and Canopy Calcs	28/08/2023

The following Electrical Services drawings prepared by *Northrop*:

Drawing Number	Drawing Name	Date
E00.01 Rev. 1	Electrical Services Legend of Symbols and Notes	30/09/2022
E00.10 Rev. 1	Electrical Services Lighting Schedule	30/09/2022
E10.01 Rev. 5	Electrical Services Site Plan – North	20/06/2023
E10.02 Rev. 5	Electrical Services Site Plan – South	20/06/2023
E60.00 Rev. 1	Electrical Services Single Line Diagram & Details	30/09/2022

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The proposal complies with the relevant controls of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (B) The proposal represents an appropriate development for the site, will enable important stabilisation and restoration work to heritage significant fabric and improve public access and use of the site.
- (C) The proposal satisfies design excellence provisions.
- (D) The proposal is in the public interest because it is consistent with the objectives of the RE1 - Public Recreation zone and improves the use of an important historical and community precinct.
- (E) Condition 1 was amended to align the drawings with the digital model.

Carried unanimously.

D/2023/806