

Resolution of Local Planning Panel

22 May 2024

Item 3

Development Application: 216-220 Wyndham Street, Alexandria - D/2023/884

The Panel:

- (A) delegated authority to the Chief Executive Officer to determine Development Application D/2023/884, following the conclusion of the public exhibition of the draft Voluntary Planning Agreement and after considering any public submissions; and
- (B) received and noted the recommendation in the subject report that:
 - (i) the Design Excellence Strategy for 216-220 Wyndham Street, Alexandria prepared by Ethos Urban on behalf of City West Housing, dated 16 April 2024, as shown at Attachment D of the subject report, be endorsed pursuant to Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the Competitive Design Policy; and
 - (ii) pursuant to section 4.16(3) of the Environmental Planning and Assessment Act 1979, the application is recommended for deferred commencement approval subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was recommended for deferred commencement approval for the following reasons:

- (A) The proposal is for a concept building envelope for a mixed use development including indicative commercial uses and residential apartments for the purpose of affordable rental housing. The proposal secures public benefits comprising land dedication for footpath widening and a new east-west through site link and payment of a monetary contribution towards community infrastructure in Green Square. The development is permissible with consent in the MU1 - Mixed Use zone and is consistent with the objectives of the zone.
- (B) The concept envelope complies with the 35m height of buildings development standard pursuant to clauses 4.3 and 6.60B of the Sydney Local Environmental Plan 2012.

- (C) The concept envelope is capable of accommodating development that complies with the floor space ratio controls pursuant to clauses 4.4, 6.14, 6.60B and 6.21D of the Sydney Local Environmental Plan 2012.
- (D) The concept proposal is capable of satisfying the relevant objectives of the Sydney Development Control Plan 2012.
- (E) The concept proposal and Design Excellence Strategy establish suitable parameters for a competitive design process and detailed design of the building. Subject to the recommended conditions, the proposed envelope can accommodate a detailed building design of an appropriate bulk and scale that is in keeping with the desired future character of the area and capable of achieving design excellence.

Carried unanimously.

D/2023/884