

## Resolution of Local Planning Panel

**3 July 2024**

### Item 5

#### Development Application: 120 Glebe Point Road, Glebe - D/2023/894

The Panel:

- (A) upholds the variation requested to clause 4.3 'Height of buildings' in accordance with clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012;
- (B) upholds the variations requested to clause 18(2)(a),(f) and (i) of the State Environmental Planning Policy (Housing) 2021 in accordance with clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012; and
- (C) grants consent to Development Application Number D/2023/894 subject to the conditions set out in Attachment A of the assessment report.

#### Reasons for Decision

The application is approved for the following reasons:

- (A) The development subject to conditions, is consistent with the objectives of the R1 General Residential zone.
- (B) The proposed development has been designed to ensure the heritage significance of the site is protected.
- (C) The development will be a positive outcome for the character of the Glebe Point Road locality, local heritage item (I717), and the Glebe Point Road Heritage Conservation Area.
- (D) The development aligns with the objectives of the relevant planning controls.
- (E) 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 height (Sydney LEP 2012) and minimum lot size, minimum parking, and minimum unit size (SEPP (Housing) 2021) development standards is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.4 of the Sydney LEP 2012 and Clause 18(2)(a), (f) and (i) of the SEPP (Housing) 2012.

- (ii) the proposal is in the public interest because it is consistent with the objectives of the E1 Local Centre zone and the height (Sydney LEP 2012) and minimum lot size, minimum parking, and minimum unit size (SEPP (Housing) 2021) development standards.

Carried unanimously.

D/2023/894