

Resolution of Central Sydney Planning Committee

12 December 2024

Item 5

Modification Application: 330 Botany Road, Alexandria, D/2021/1484/A

Moved by the Chair (the Lord Mayor), seconded by Councillor Miller -

It is resolved that consent be granted to Section 4.55(1A), Application Number D/2021/1484/A subject to the amendment of Condition numbers 2,15 and 21, as follows.

Modifications are shown in **bold italics** (additions) and ~~strike through~~ (deletions)-

2. APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2021/1484 dated 20 December 2021 and the following drawings prepared by **SJB AJC Architects**:

Drawing Number	Drawing Name	Date
SK-0103E / 14 DA0103E Rev 18	Envelope – Site Plan	29/05/2023 08/07/2024
SK-0501E / 11 DA0501E Rev 12	Envelope – Elevation – East and West	24/05/2023 08/07/2024
SK-0502E / 17 DA0502E Rev 18	Envelope – Elevation – North and South	29/05/2023 08/07/2024

Drawing Number	Drawing Name	Date
SK-0601E / 11	Envelope - Sections	24/05/2023
DA0601E Rev 12		08/07/2024

and as amended by the conditions of this consent.

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

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

15. DEEP SOIL

Deep soil must be provided in the locations illustrated on the drawing titled Envelope Site Plan, ~~SK-0103E~~ **DA0103E Rev 18**, prepared by ~~SJB~~ **AJC** and as modified in accordance with the DESIGN MODIFICATIONS – ENVELOPE DRAWING condition above. Deep soil zones must not be encumbered by structures within, above or below the zone except those constructed of lightweight materials such as timber decking or water permeable paving that allow for filtration of rainwater into the ground.

Reason

To ensure deep soil is provided in the detailed building design.

21. TREES IDENTIFIED FOR REMOVAL

- (a) For the purposes of the competitive design process and subsequent DA for the detailed design of the building the tree detailed in Table 1 below is identified for removal.
- (b) No consent is granted or implied for any tree removal works under this consent. Consent for tree removal must be sought under a subsequent DA for the detailed design of the building.

Table 1 – Tree Removal:

Tree No	Botanical (Common Name)	Location
5	Cupressus macrocarpa (Monterey Cypress Pine)	330 Botany Road
12	<i>Robinia pseudoacacia</i> (Black Locust)	330 Botany Road - fronting Botany Road.

13	<i>Corymbia citriodora</i> (Lemon Scented Gum)	<i>330 Botany Road - fronting Botany Road.</i>
14	<i>Eucalyptus botryoides</i> (Bangalay)	<i>330 Botany Road - fronting Botany Road.</i>
15	<i>Robinia pseudoacacia</i> (Black Locust)	<i>330 Botany Road - fronting Botany Road.</i>
16	<i>Eucalyptus microcorys</i> (Tallowood)	<i>330 Botany Road - fronting Botany Road.</i>
17	<i>Cinnamomum camphora</i> (Camphor Laurel)	<i>330 Botany Road - fronting Botany Road.</i>

Reason

To identify trees that may be removed subject to any subsequent DA for the detailed design of the building.

Reasons for Decision

The application was approved for the following reasons:

- (A) The development as proposed to be modified is substantially the same as was originally approved under D/2021/1484 and is consistent with the requirements of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979.
- (B) The development has been considered against the reasons given by the Central Sydney Planning Committee for the grant of consent that is to be modified, and the proposal is consistent and acceptable, as per Section 4.55(3) of the Environmental Planning and Assessment Act, 1979.
- (C) The proposed modification to the building envelope ensures that the detailed design development application (D/2024/581) is consistent with the concept approval to satisfy Section 4.24 of the Environmental Planning and Assessment Act, 1979.
- (D) The proposed modification to expand the building envelope will not contribute to any adverse amenity impacts to the public domain or adjoining properties and will be in keeping with the future character of the locality. The variation is reasonable and justified with regard to the detailed design development application D/2024/581.
- (E) The proposed building envelope is 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.

Carried unanimously.

D/2021/1484/A