

Resolution of Central Sydney Planning Committee

12 December 2024

Item 6

Development Application: 330 Botany Road, Alexandria, D/2024/581

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

It is resolved that:

- (A) the variation requested to Clause 4.3 Height of Building in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld; and
- (B) consent be granted to Development Application Number D/2024/581 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) Based upon the material available to the Committee at the time of determining this application, the Committee 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 Clause 4.3 Height of Building development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening Clause 4.3 of the Sydney LEP 2012;
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the E3 Productivity Support zone, Clause 4.3 Height of Buildings development standard and Clause 4.4 Floor Space Ratio development standard;
 - (iii) the proposal has been assessed against the aims and objectives of the relevant planning controls, including the State Environmental Planning Policy (Housing) 2021, Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012. Where non-compliances exist, they have been demonstrated to be acceptable in the circumstances of the case or can be resolved by the recommended conditions of consent;

- (iv) the development achieves a high standard of architectural design, materials and detailing, and will contribute positively to the public domain. The development achieves the principles of ecologically sustainable development and has an acceptable environmental impact with regard to the amenity of the surrounding area and future occupants. The development therefore exhibits design excellence in accordance with Clause 6.21C of the Sydney Local Environmental Plan 2012;
- (v) the Stage 1 concept approval, D/2021/1484 is proposed to be amended concurrently with this D/2024/581 and ensures that the concept and detailed design envelopes are consistent; and
- (vi) the proposal is consistent with the design and intent of the winning scheme from the Competitive Design Alternatives Process (Council reference CMP/2021/3).

Carried unanimously.

D/2024/581