

Resolution of Local Planning Panel

18 December 2024

Item 5

Development Application: 158 Botany Road and 158 Wyndham Street, Alexandria - D/2023/1012

The Panel:

- (A) pursuant to Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the Competitive Design Policy, approved the Design Excellence Strategy for 158 Botany Road, Alexandria prepared by Ethos Urban on behalf of Blueshore Development Group, dated 25 October 2024, as shown at Attachment D to the subject report; and
- (B) pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, granted a deferred commencement consent to Development Application D/2023/1012 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) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the recommended conditions of consent, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Local Planning Panel.
- (B) The development is permissible with consent in the MU1 - Mixed Use zone and is consistent with the objectives of the zone.
- (C) 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.
- (D) 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.
- (E) The concept proposal is capable of satisfying the relevant objectives of the Sydney Development Control Plan 2012 including Section 5.10 relating to the Botany Road Precinct.

- (F) The concept proposal and Design Excellence Strategy establish suitable parameters for a competitive design process and detailed design of the building at 158 Botany Road. 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 in accordance with clause 6.21C of the SLEP 2012.
- (G) A deferred commencement condition is recommended to enable the draft VPA to be executed and registered on title.

Carried unanimously.

D/2023/1012