

C0520(2) Item 2 Planning Proposal - 1-5 Chester Street, Annandale

Motion: (Da Cruz/Hesse)

THAT Council:

1. Support the Planning Proposal for 1-5 Chester Street Annandale and the associated site-specific Leichhardt Development Control Plan (DCP) 2013 amendment for the reasons recommended in the Council officers' assessment report with the following amendments:
 - a) The draft DCP be amended to require a 4 Star Building Rating for the Residential Component (including natural drying facilities);
 - b) The planning proposal and DCP address the noise and privacy impacts on adjacent residential properties by amending Planning Proposal provisions:
 - I. In Part 2 page 16 to "Development consent must not be granted under clause (3) unless the consent authority is satisfied that the development will not result in significant adverse amenity impacts, such as noise and loss of privacy, on the surrounding neighbourhood."; and
 - II. And including DCP Provisions: Section G11.10 Visual and Acoustic Privacy Objective O2 and G11.8 Student Accommodation Objective 2 and following provisions "Boarding house is to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating: the main entry point at the front of the site, away from side boundary areas near adjoining properties; screen fencing, plantings, and acoustic barriers in appropriate locations; and double glazed windows where noise transmission affects neighbouring buildings."
 - c) The exhibition of the planning proposal to clearly set out what is permitted in the current zoning and what will be permitted in the proposed zoning; and
 - d) The exhibition of the planning proposal be notified in hardcopy to surrounding properties in Chester Street (East and West), Taylor Street (south of Booth Street), Susan Street and Susan Lane, Nelson Street, Gehrig Lane, Guihen Street, Gordon and Water Streets.
2. Forward the Planning Proposal to Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979;
3. Request the Minister for Planning and Public Spaces to delegate the plan-making functions for the Planning Proposal to Council;
4. Subject to receiving a favourable Gateway Determination, place the Planning Proposal and draft DCP amendment on public exhibition to meet the requirements of the Gateway Determination and Environmental Planning and Assessment Act 1979; and
5. Receive a post exhibition report for its consideration.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Drury, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Raciti, Stamolis, Steer and York

Against Motion: Cr Porteous