

Resolution of Central Sydney Planning Committee

17 September 2026

Item 5

Development Application: 290-294 Botany Road, Alexandria - D/2026/162

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

It is resolved that pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application Number D/2026/162 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 is for a concept building envelope for a mixed-use development including indicative retail and co-living uses. The proposal secures public benefits comprising land dedication for footpath widening, public domain works, and a payment of a monetary contribution towards community infrastructure in Green Square. The development is permissible with consent in the MU1 - Mixed-Use zone and is consistent with the objectives of the zone.
- (B) The concept proposal is capable of accommodating development that complies with the floor space ratio controls pursuant to clauses 4.4, 6.14, and 6.21D of the Sydney Local Environmental Plan 2012.
- (C) The concept proposal is capable of satisfying the relevant objectives of the Sydney Development Control Plan 2012.
- (D) The proposed development will be the subject of a competitive design process in accordance with Clause 6.21D of the Sydney Local Environmental Plan 2012. The concept proposal and Design Excellence Strategy establish a loose fit envelope and suitable parameters for the competitive design process. Subject to recommended conditions, the proposed envelope is able to accommodate a detailed building design of an appropriate bulk and scale, that responds to the character of the area and which is capable of achieving design excellence.

- (E) Based upon the material available to the Committee at the time of determining this application, the Committee is satisfied that:
- (i) the applicant has demonstrated that compliance with the Height of buildings development standard in Clause 4.3 of the Sydney Local Environmental Plan 2012 is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of Clause 4.6(3) of the Sydney Local Environmental Plan 2012 and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the MU1 Mixed Use zone and the Height of buildings development standard.

Carried unanimously.

D/2026/162