

Relevant Information for Central Sydney Planning Committee

FILE: D/2020/610 **DATE:** 25 March 2021

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 4 - State Significant Development Application 10362 - 338 Pitt Street Sydney - D/2020/610

Alternative Recommendation

It is resolved that:

- (A) the requirement of Section 51N of the City of Sydney Act 1988 to consult with the Central Sydney Traffic and Transport Committee not apply in this instance as the proposal does not require, or that might reasonably be expected to require, the carrying out of road works or traffic control works that are likely to have a significant impact on traffic and transport in the Sydney CBD; and
- (B) pursuant to Section 40 of the City of Sydney Act, 1988, authority be delegated to the Chief Executive Officer to determine application SSD 10362 (D/2020/610) pending the concurrence of Sydney Metro and subject to the Chief Executive Officer determining that the decision will not have a significant adverse financial impact on the Council subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):.

MAINTAINING SUFFICIENT SERVICING AND END OF TRIP FACILITIES IN ACCORDANCE WITH 88B INSTRUMENT

- C4. ***Prior to commencement of works, including demolition (except internal fit-out demolition) or the issue of any Construction Certificate (whichever comes first)***, a report, accompanying plans (where applicable) and signed agreement from the owners of 310-322 Pitt Street and 225-227 Castlereagh Street must be provided to the satisfaction of the City's Area Planning Manager demonstrating that:

- (a) sufficient compensatory off-street loading and servicing spaces ***including but not limited to waste management, deliveries and the like during and post construction and occupation and end of trip bike facilities are provided in accordance with any 88B instrument over the subject site.***
- (b) ***sufficient compensatory access to the end of trip facilities located on level 1 of 310-322 Pitt Street are maintained during and post construction and occupation in accordance with any 88B instrument over the subject site.***

Background

On 22 March 2021, City staff met with ARAM Australia, the owners of 310-322 Pitt Street Sydney to discuss the proposed recommended conditions. These conditions were recommended in response to submissions and reflect relevant requirements under an existing 88B instrument to provide for loading and servicing facilities, and access to end of trip facilities.

At the meeting, the representative raised concerns that the conditions as proposed do not adequately protect access to their end of trip facilities located within their site, and that the provision of loading and servicing spaces was not clearly protected. City staff agree.

The proposed wording has been discussed with and agreed to by ARAM Australia.

Prepared by: David Zabell, Senior Planner

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport