

Relevant Information for Central Sydney Planning Committee

FILE: D/2022/481 **DATE:** 11 May 2023

TO: The Central Sydney Planning Committee

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

SUBJECT: Information Relevant To Item 5 – Development Application: 525-529 George Street, Sydney – D/2022/481

Alternative Recommendation

- (A) the variation requested to the Height of Buildings development standard, in accordance with clause 4.6 exceptions to development standards of the Sydney Local Environmental Plan 2012 (SLEP 2012) be upheld;
- (B) the variation requested to the Floor Space Ratio development standard, in accordance with clause 4.6 exceptions to development standards of the SLEP 2012 be upheld; and
- (C) consent be granted to Development Application No D/2022/481, subject to the conditions detailed in Attachment A to the subject report to the Central Sydney Planning Committee on 11 May 2023, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(62) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Accredited Certifier prior to the issue of a Construction Certificate.

Car Parking Type	Number
Residential spaces	44 63
Accessible residential spaces	44 18
Valet/hotel parking	34 29
Accessible valet/hotel parking	4 2
Subtotal	87 112
Motorcycle parking	6 9
Service vehicle spaces (SRV Size)	2
Medium rigid vehicle loading dock(s) (able to accommodate 1X 9.25m Council Garbage Collection vehicle or 2x 8.8m MRV or a combination of 4x SRV/B99 van size vehicle in Tandem as shown in TRAFFIX Traffic Report ref 18.362r09v02 Date 3 Feb 2023.)	1
Hotel drop off and pick up	1
Accessible Hotel drop off and pick up	1
Total	98 126

Reason

To ensure the allocation of parking is in accordance with the Council's DCP.

(53) OPERATIONAL USE DETAILS AND FIT OUT - SEPARATE DA REQUIRED

No consent is granted or implied for the fit out or ~~specific use~~ *and operational details* of:

- (a) The restaurant and bar located at lower ground floor level.
- (b) The hotel café located at lower ground floor level.
- (c) The retail tenancies (Retail 01, 02 and 03) located at upper ground floor level.
- (d) The cinema.

(e) The function centre located on level four.

A development application/s is required to be obtained for the fit out and operational ~~use~~ **details** of the above uses prior to that fit out or use commencing.

Reason

To require separate consent to be obtained for ~~a use~~ **the fit out and operational details**.

Background

On 11 May 2023, correspondence was received from the applicant requesting an amendment to Condition 53 (Operational Use and Fit Out – Separate DA Required) of the recommended draft conditions of consent contained in Attachment A to the Central Sydney Planning Committee Report (Item 5).

The applicant has raised concerns with the wording of Condition 53 and whether the land uses explicitly mentioned in the condition are approved as part of this application.

Condition 53 has been imposed on the basis that the application is not accompanied by a detailed noise emission assessment for the proposed cinema, function venue, cafe and restaurant and bar uses to determine appropriate trading hours, patron capacity and operational and management procedures for these uses. Condition 53 requires a development application/s to be lodged for the fit out and operational use of these tenancies.

An alternative condition is provided above which has been discussed, reviewed and accepted by the applicant.

To remove ambiguity, the amended wording omits the word “use” and clarifies that a development application/s is required for the fit out and operational details of the uses located within the podium.

Prepared by: Lotti Wilkinson, Senior Planner

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport