

Local Planning Panel

3 September 2025

Application details

Address: 410 Pitt Street, Haymarket

(two) Applications to LPP: D/2015/661/D & D/2020/1387/C

Applicant: Tricon Management Group Pty Ltd.

Owner: Australian Village No 13 - Pitt St Pty Ltd.

Architect: Silvester Fuller

Consultants: The Planning Studio

Proposal

D/2015/661/D:

- application to modify 'Stage 1' Concept development consent
- development approved by LEC - building envelope of 31 storeys (hotel with cafe at ground level)
- proposal to increase height of approved concept envelope by 1.99m to accommodate lift overrun & 'tuned sloshing damper'

D/2020/1387/C:

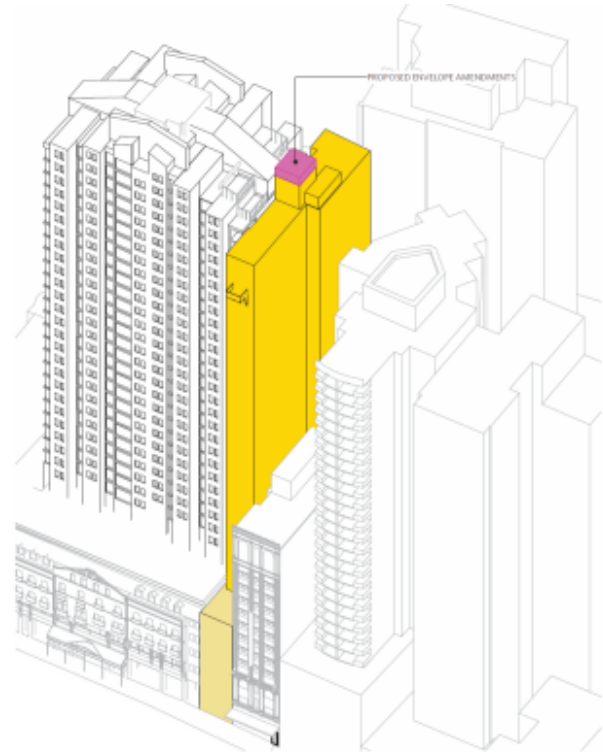
- application to modify Stage 2' detailed development consent for construction of hotel
- design refinements within hotel (amenities, rooms)
- also increasing approved height by 1.99m to accommodate lift overrun & 'tuned sloshing damper'

Recommendation

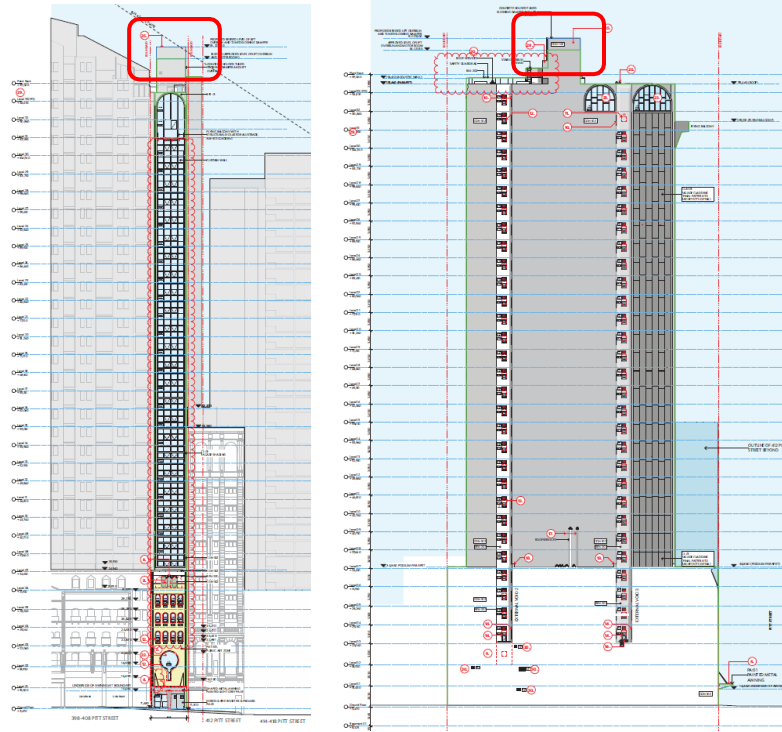
Both applications are recommended for approval

Proposal – Stage 1 envelope

- increase height by 1.99m to accommodate lift overrun & sloshing damper



Proposal - Stage 2 Detailed DA



west (Pitt St)

north

- increasing approved height by 1.99m to accommodate lift overrun & sloshing damper
- provide access to roof level for servicing of plant
- design refinements within hotel (amenities, rooms)
- further development of public artwork

Notification

- D/2015/661/D (Stage 1 concept DA modification)
 - notified for 14 days, between 4 March 2025 and 19 March 2025
 - 1,897 owners and occupiers notified
 - 3 submissions received. One raised no objection
- D/2020/1387/C (Stage 2 concept DA modification)
 - notified for 14 days, between 29 April 2025 and 14 May 2025
 - 1,930 owners and occupiers were notified
 - 80 submissions of objection received

Reason reported to LPP

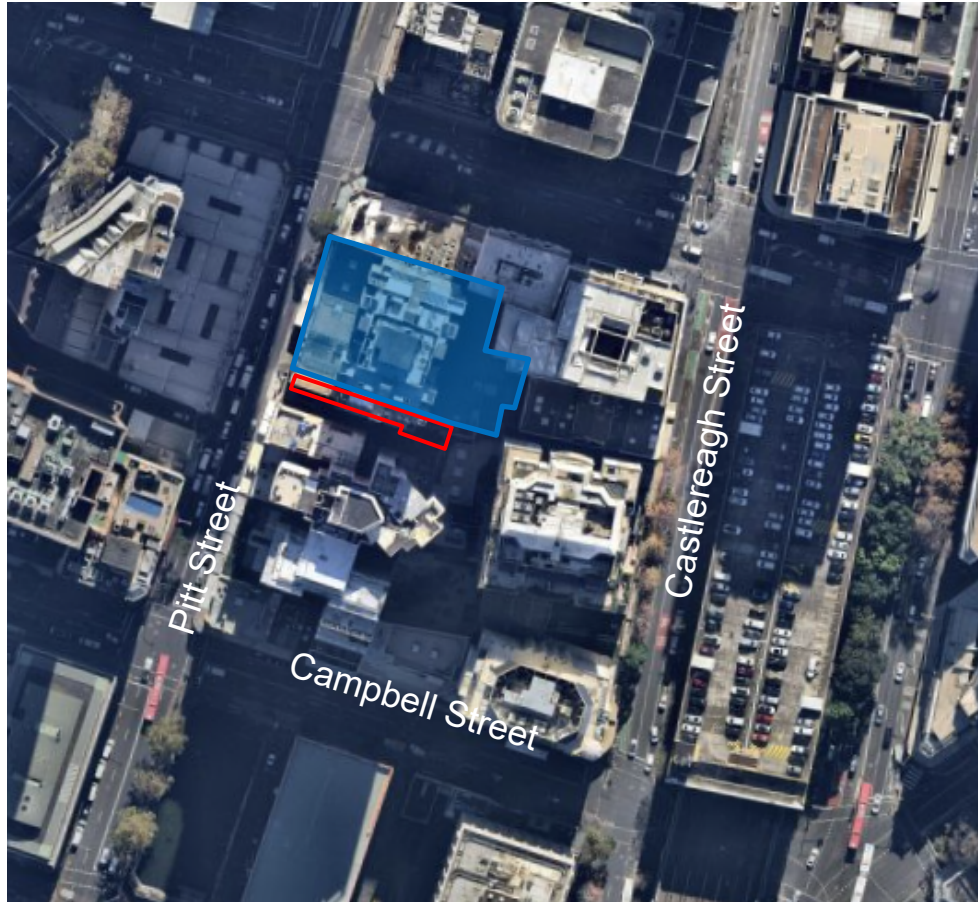
D/2020/1387/C (Stage 2 application)



- more than 25 unique submissions were received by way of objection (80 submissions)
- application defined as 'contentious development' in accordance with Schedule 3 of the Local Planning Panels Direction
- both applications are reported to LPP for determination for transparency & consistency

Submissions

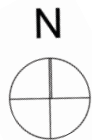
- development not 'substantially the same'
- excessive view loss and overshadowing for neighbouring apartments
- reduction in daylight, air flow & increased noise from lift motor
- proposed works staging mechanism for future public rooftop use (rooftop bar, lounge or function space)
- recent structural damage to neighbouring building & builder conduct, lack of structural design documents
- traffic & amenity impacts from approved uses and impacts on property values

Submissions



-  subject site
-  submitters

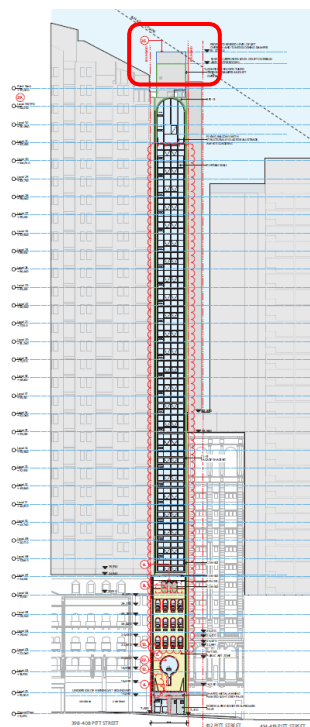
Site



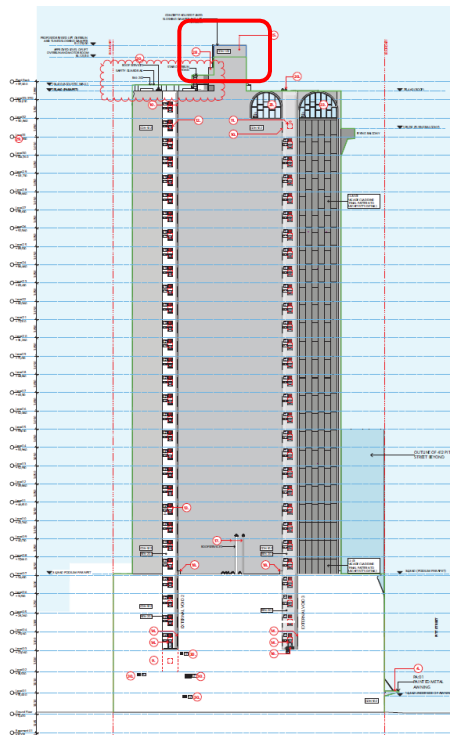


site viewed from Pitt Street - currently and prior to demolition

Proposal - Stage 2 Detailed DA



west (Pitt St)



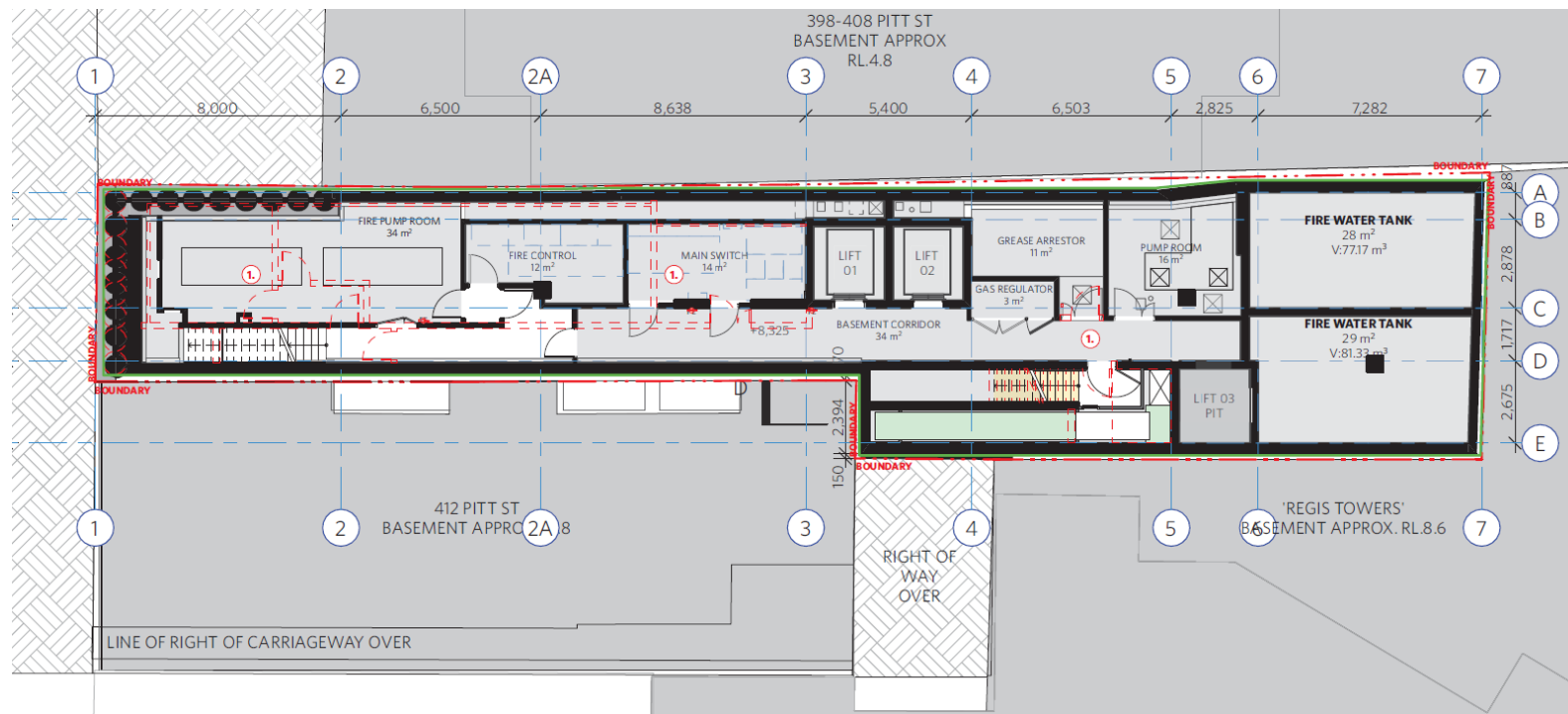
north

- increasing approved height by 1.99m to accommodate lift overrun & sloshing damper
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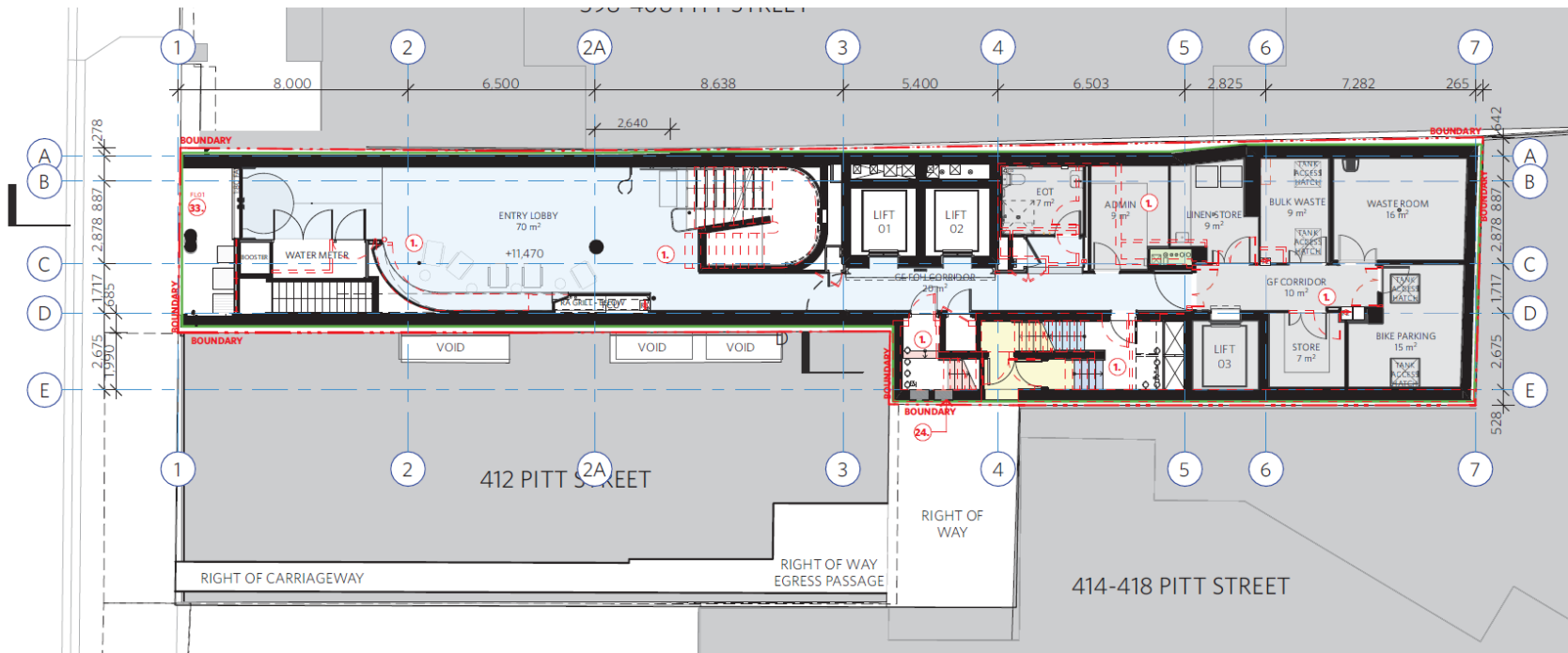
Proposal - Stage 2 Detailed DA



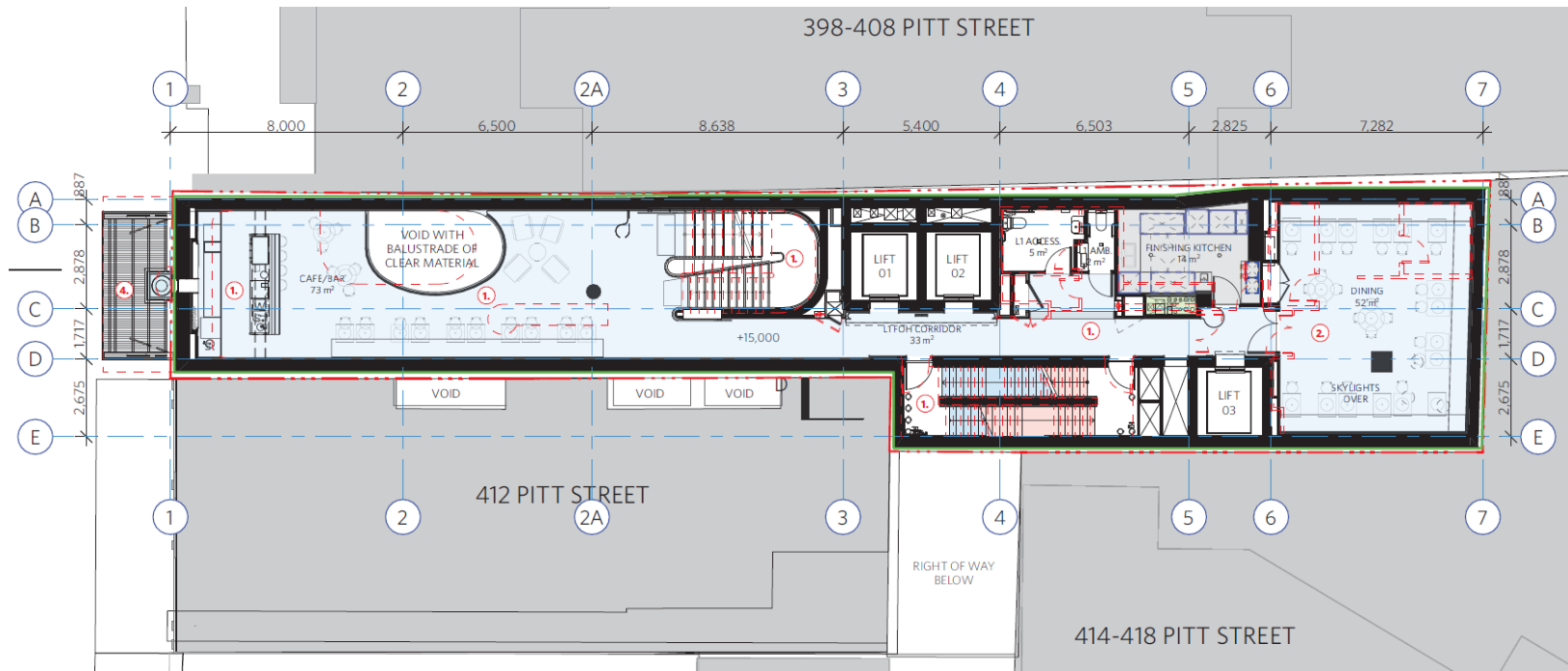
public art – integration with Pitt Street (west) elevation



basement

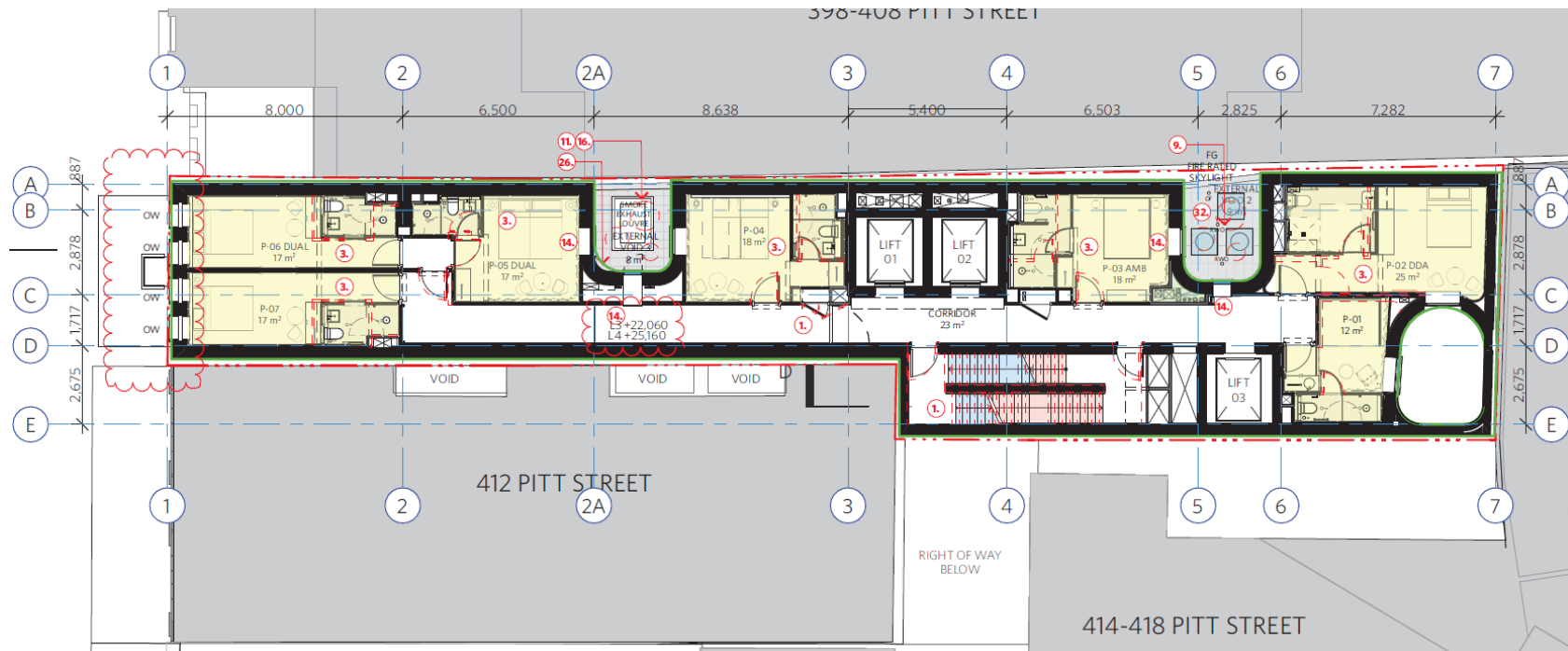


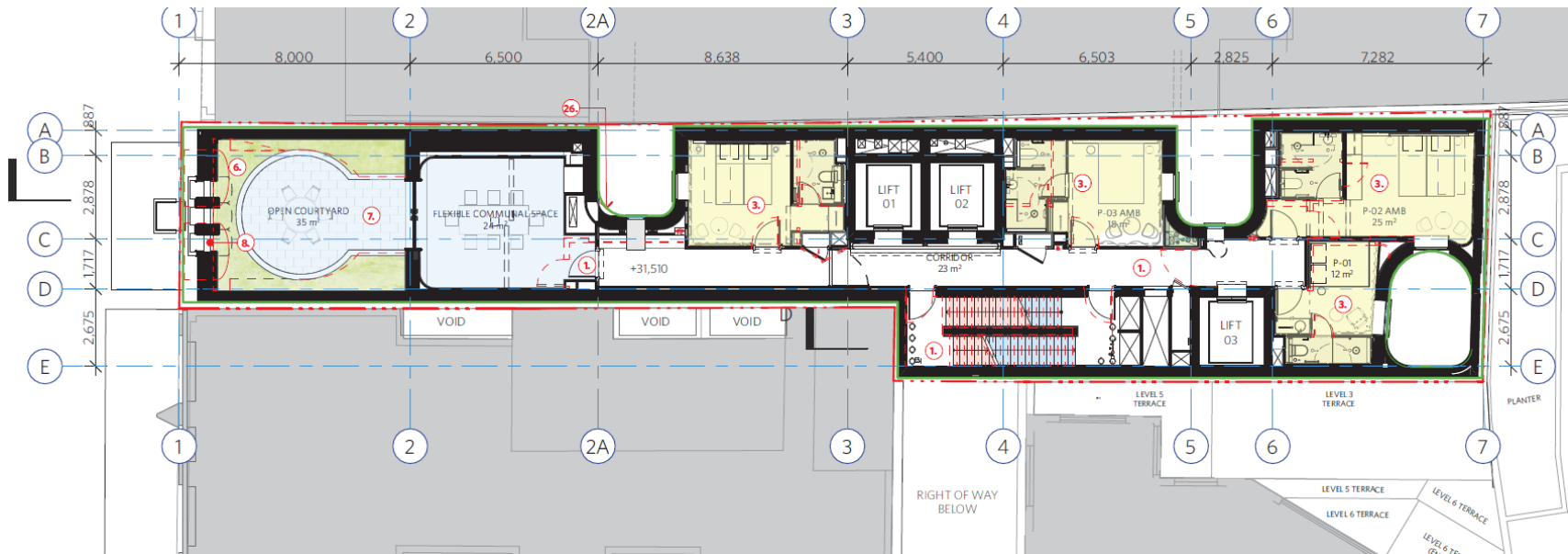
ground level



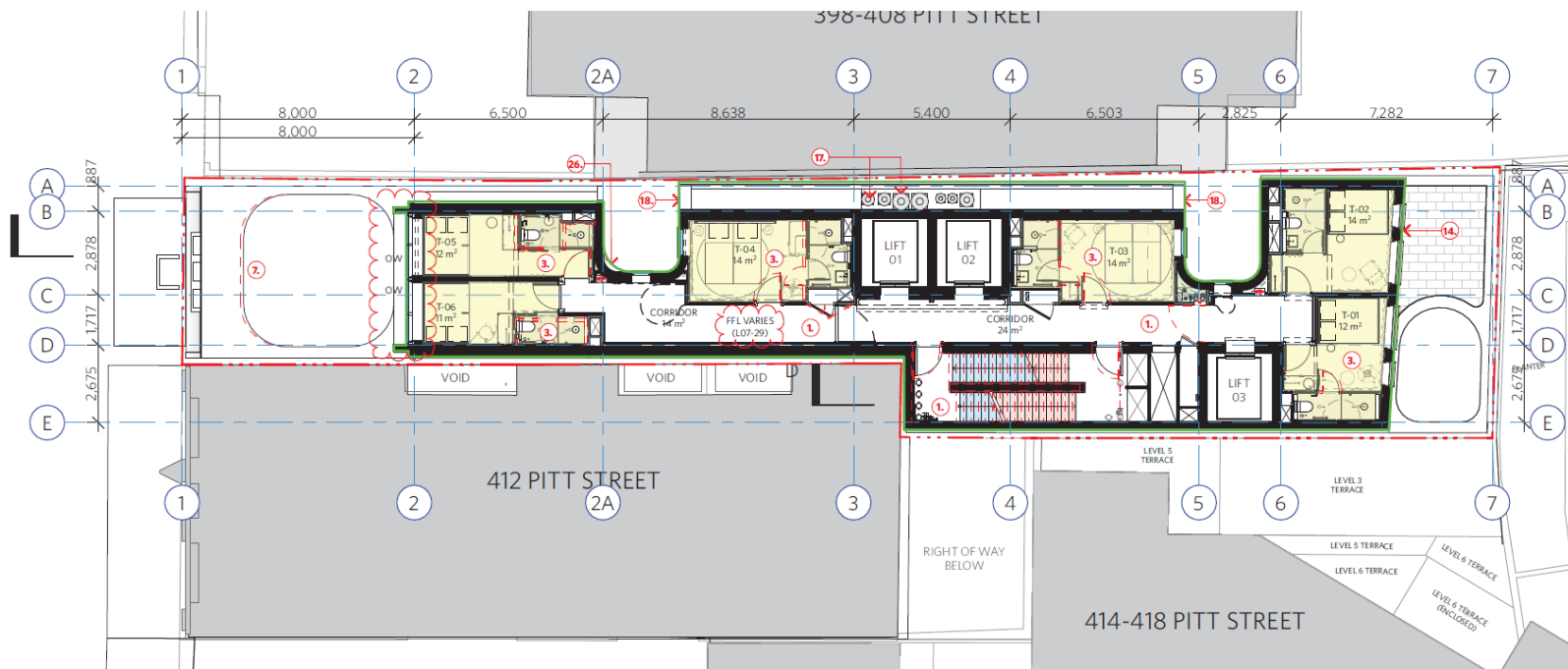
Level 1

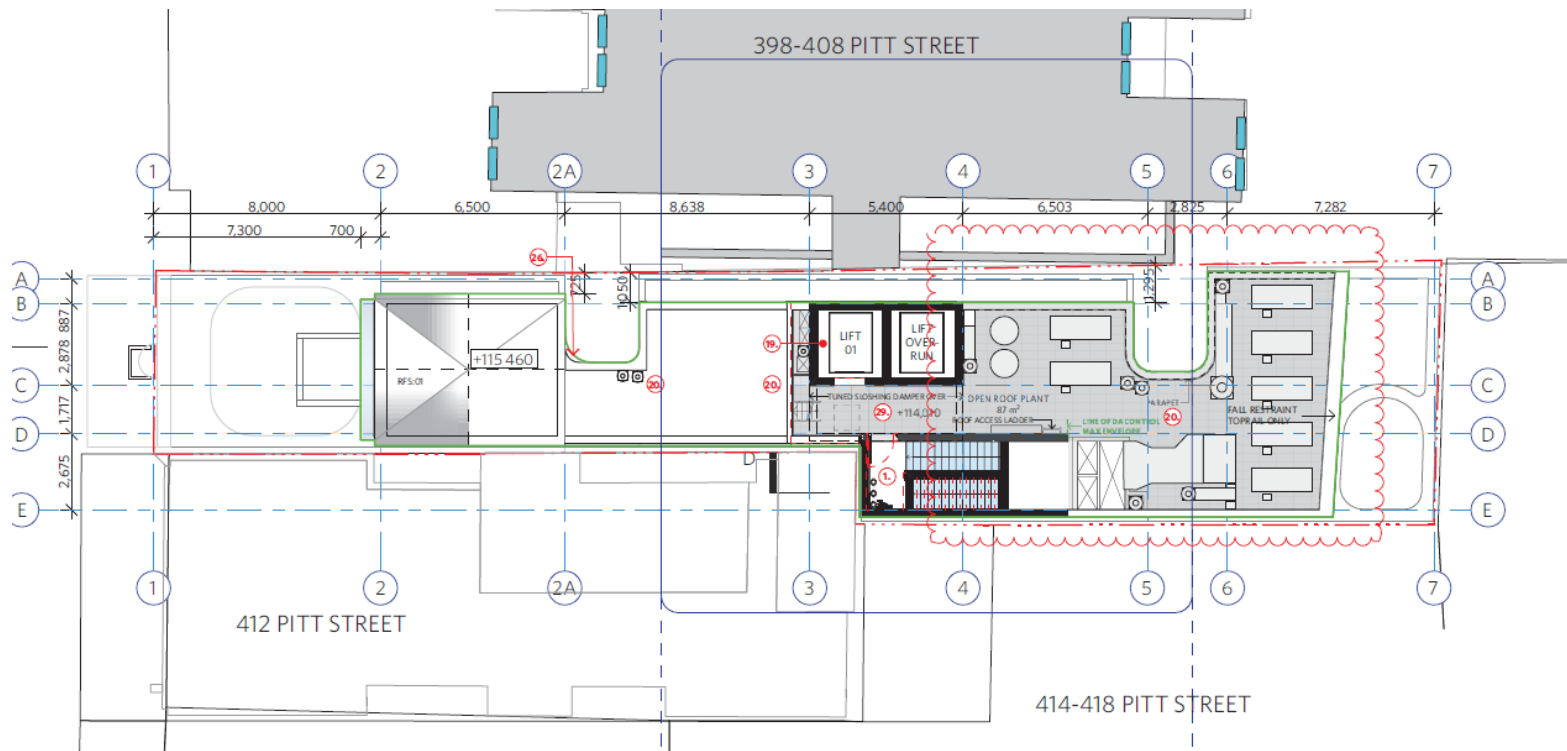






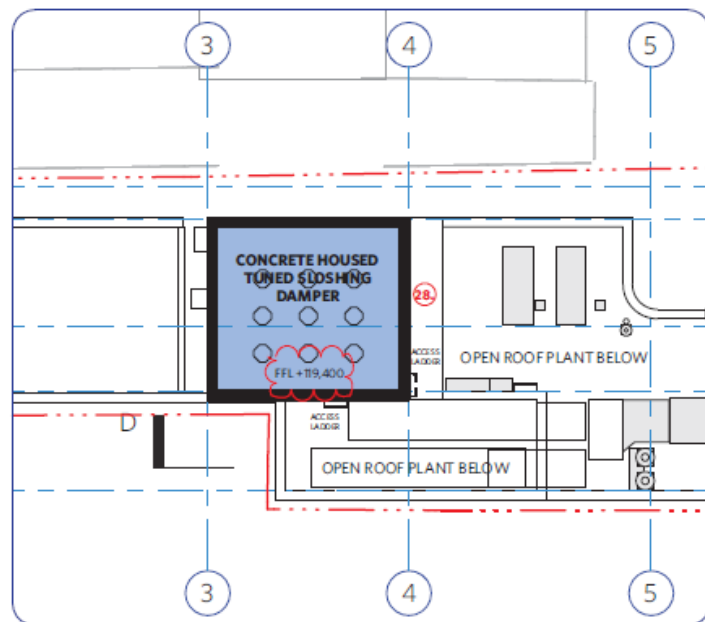
Level 6



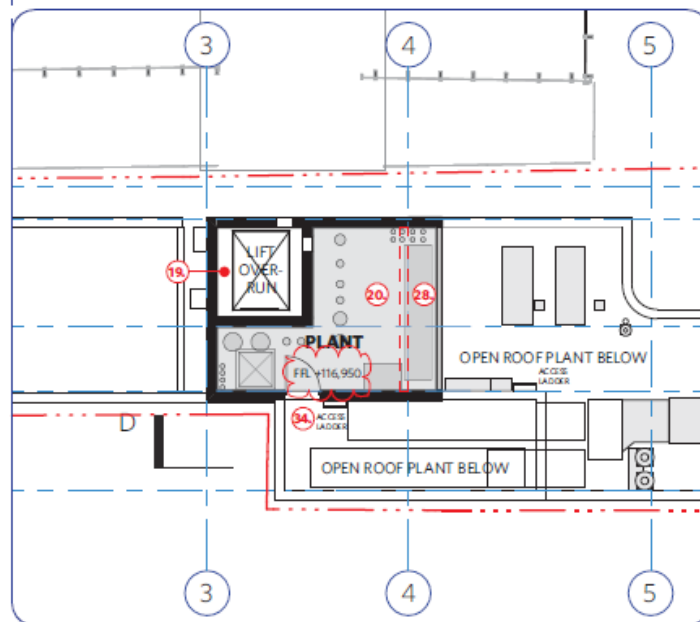


roof

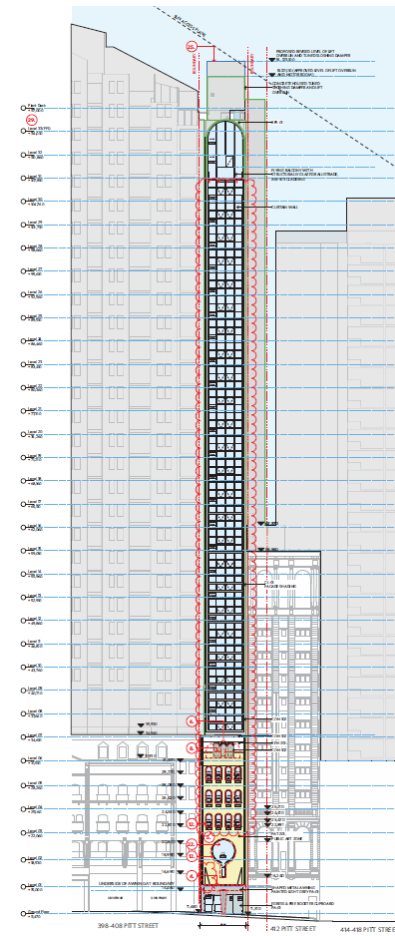
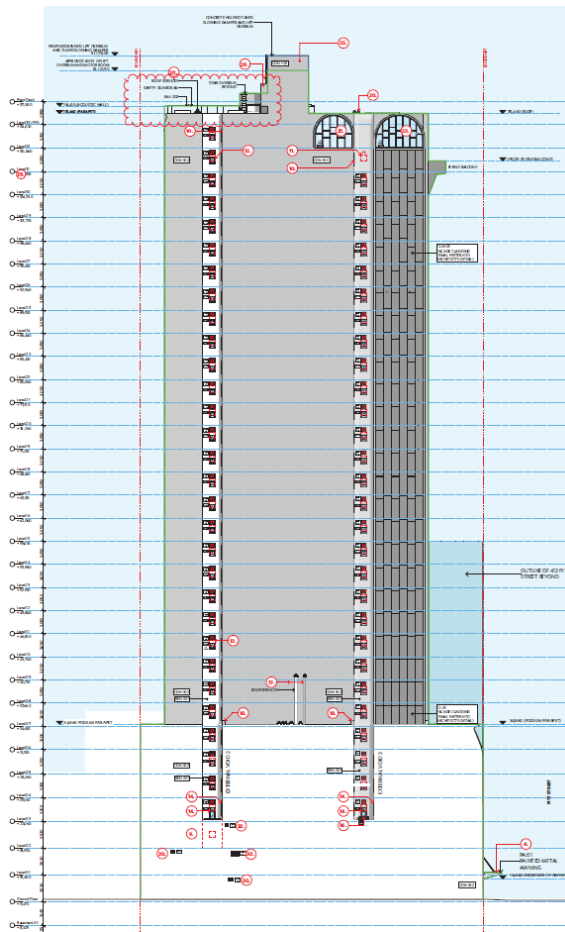
Level 35 Damper



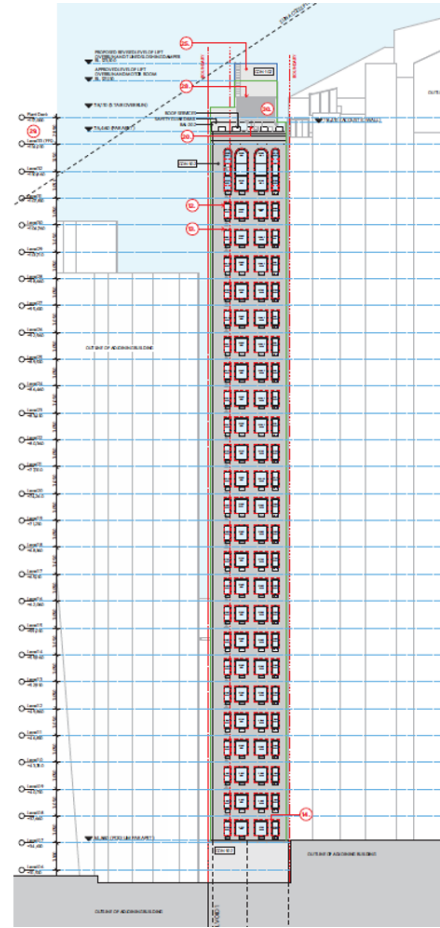
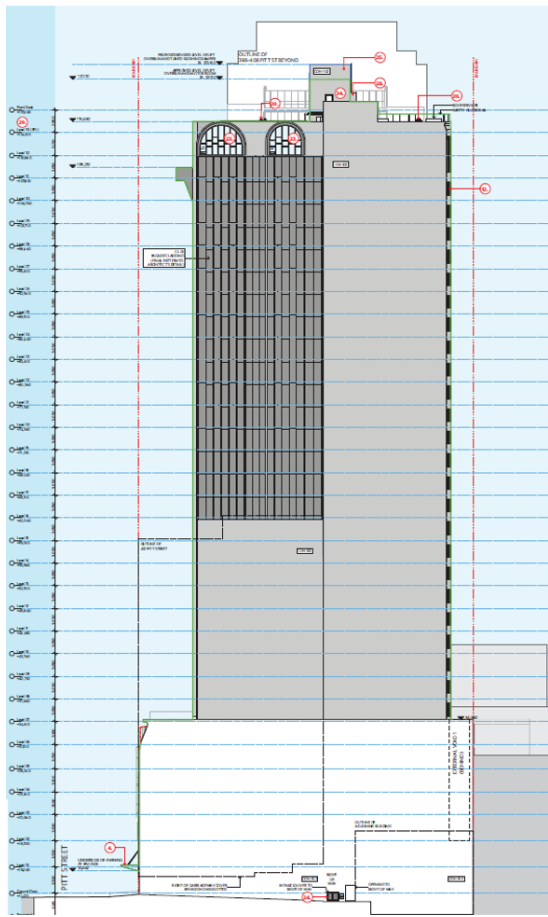
Level 34 Plant Deck



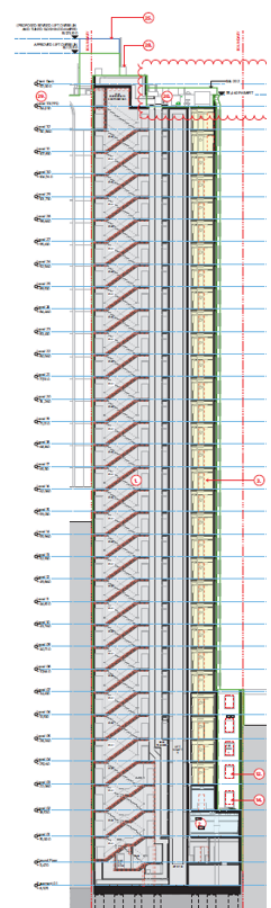
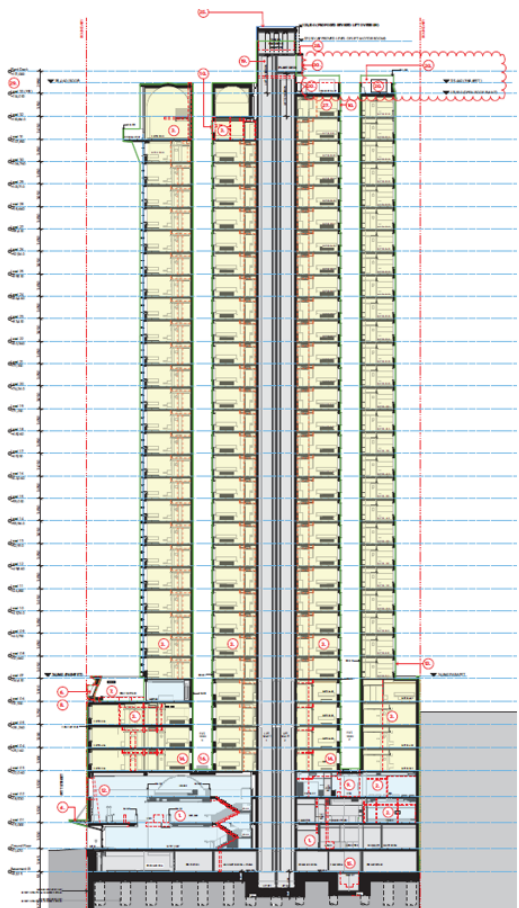
roof plant and sloshing damper



north & west elevations (Miramar Building & Pitt Street)



south & east elevations



long & short sections

Compliance with key LEP standards

	control	proposed	compliance
height	sun access plane Belmore Park	complies	yes
floor space ratio	15.5:1	15.4:1	yes

Compliance with DCP controls

	control	proposed	compliance
solar access	neighbouring apartments achieve 2 hours sunlight 9am-3pm on 21 June	minor additional overshadowing of neighbour's roof	acceptable
sun protection of public parks	sun access plane Belmore Park	complies	yes

Issues

- view sharing
- services at northern boundary
- design mod conditions
- sun access plane

view loss

D/2020/1387/C (Stage 2 application)

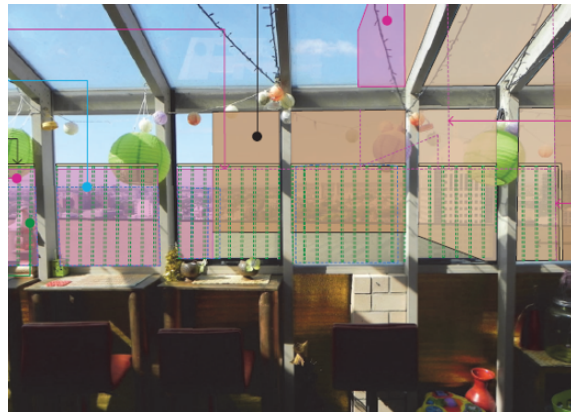
- Council RFI letter 4 July 2025:
additional view loss unacceptable
- amended plans received 11 July:
acoustic screen removed, plant
lowered
- improved outcome for owner of
penthouse apartment in Miramar
Building (398-408 Pitt Street), views
across site maintained

top: (Mod C) as lodged & as amended

bottom: previous approval (Mod B) & as amended (Mod C)

view loss

- improved outcome for penthouse apartment in Miramar Building (398-408 Pitt Street)
- views across site maintained as per Court approval



top: (Mod C) as lodged

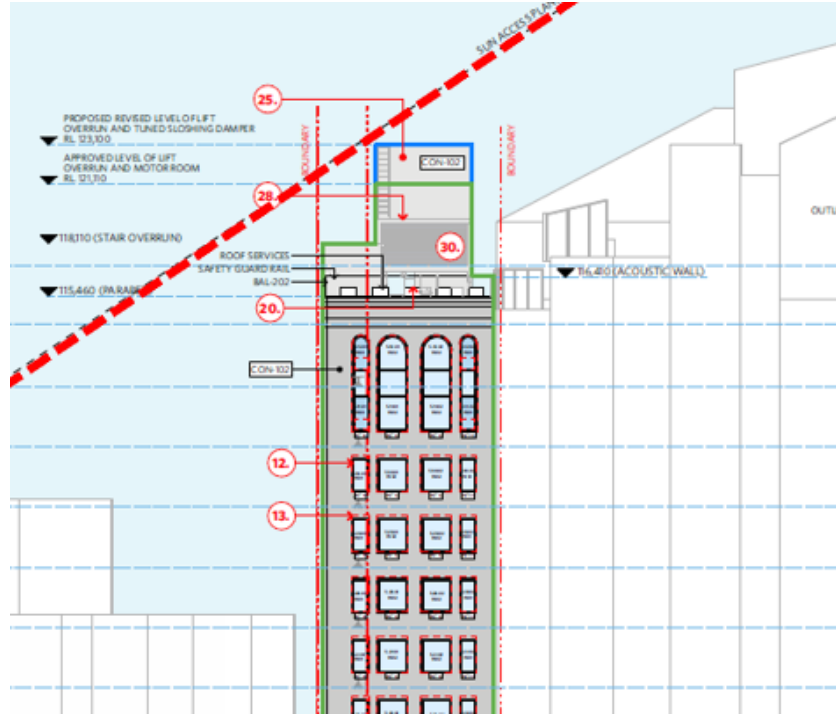
bottom: (Mod C) as amended

design modification conditions

conditions to address minor drawing errors/design changes including:

- remove note on north elevation plan, still describing 'acoustic wall'
- operable windows to be provided on east elevation, as per approved Mod A plans (D/2020/1387/A)
- details of privacy treatments - east-facing hotel rooms are 17m from west-facing windows residential apartments (414-418 Pitt Street)
- maintain high quality materials & visual privacy
 - Material 'RFS:01' to remain previously approved zinc roof not concrete roof
 - Material 'GL:02': Obscure Glass to be provided to all corridor windows facing north

sun access plane



- proposal complies with sun access plane
- no additional shadowing of Belmore Park

Recommendation

Approval subject to conditions