Resolution of Central Sydney Planning Committee

12 March 2020

Item 4

Development Application: 93-97 Macquarie Street, Sydney - D/2017/1609

Moved by the Chair (Councillor Thalis), seconded by Councillor Scully -

It is resolved that:

(A) consent be granted to Development Application No. D/2017/1609 subject to the conditions set out in Attachment A to the subject report; and

(B) the Design Excellence Strategy for 93-97 Macquarie Street, Sydney, prepared by Mecone and dated 6 February 2020 on behalf of Stamford Property Service Pty Ltd, as shown in Attachment D to the subject report, be approved pursuant to Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the Competitive Design Policy.

Reasons for Decision

The application was approved for the following reasons:

(A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.

(B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

(C) The proposal is consistent with the objectives of the B8 - Metropolitan Centre zone.

(D) The indicative concept design scheme accompanying the application demonstrate the envelope can accommodate a building which complies with the maximum height of buildings development standard in Clause 4.3 and the maximum floor space ratio development standard in Clause 4.4 of the Sydney Local Environmental Plan 2012.

(E) The proposed development will conserve the significance of the heritage item contained on the site in accordance with Clause 5.10 of the Sydney Local Environmental Plan 2012, including the provision of appropriate setbacks from the curtilage of the heritage item.

(F) The proposed building envelope complies with the Royal Botanic Gardens sun access plane in Clause 6.17 of the Sydney Local Environmental Plan 2012.

(G) Subject to compliance with the design excellence strategy, the undertaking of a competitive design process and the recommended conditions of consent, the proposed development will provide a building envelope capable of accommodating a development that achieves a high standard of architectural design, materials and detailing that respond sympathetically to the Macquarie Street Special Character Area and heritage precinct which can exhibit design excellence in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012.

(H) In the case of residential uses, the indicative reference design scheme accompanying the application demonstrates that the proposed development is generally consistent with the provisions of the State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide, subject to various design considerations to achieve acceptable amenity for future residents for solar access, natural ventilation, private open space and privacy.

(I) The proposed development has a height and form suitable for the site and its context, satisfactorily addresses the heights and setbacks of neighbouring developments, is appropriate in the streetscape context and broader locality.

(J) The proposed building envelope can accommodate the proposed uses and does not result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain and the broader Sydney Central Business District, subject to conditions on the subsequent detailed design development application.

(K) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to heritage conservation, setbacks, views, privacy, transport, servicing and parking.

Carried unanimously.

D/2017/1609