

# Resolution of Central Sydney Planning Committee

10 December 2020

## Item 10

### Section 4.55 Application: 888 Bourke Street, Zetland - D/2017/1723/A

Moved by the Chair (the Lord Mayor), seconded by Councillor Thalís -

It is resolved that consent be granted to Section 4.55 Application No. D/2017/1723/A subject to the amendment of the following conditions (with modifications shown in ***bold italics*** (additions) and ~~strikethrough~~ (deletions), as follows:

#### (2) APPROVED DEVELOPMENT

Drawing Number	Drawing Name	Date
SK06.10 Issue A	Envelope Basement 1 & 2 Floor Plan	1 November 2018
SK06.11 Issue J	Envelope Ground to Level 5 Floor Plan	26 October 2018
SK06.16 Issue H	Envelope Elevations	24 July 2018
SK06.15 Issue J	Envelope Sections	1 November 2018
<b><i>S1DA-0010 Revision A</i></b>	<b><i>Amended Envelope Basement Floor Plan</i></b>	<b><i>7 August 2020</i></b>
<b><i>S1DA-0011 Revision A</i></b>	<b><i>Amended Envelope Ground &amp; 1 Floor Plan</i></b>	<b><i>7 August 2020</i></b>

Drawing Number	Drawing Name	Date
<b>S1DA-0012 Revision A</b>	<b>Amended Envelope Level 2 &amp; 3 Floor Plan</b>	<b>7 August 2020</b>
<b>S1DA-0013 Revision A</b>	<b>Amended Envelope Level 4 &amp; 5 Floor Plan</b>	<b>7 August 2020</b>
<b>S1DA-0014 Revision A</b>	<b>Amended Envelope Level 6 Floor Plan</b>	<b>7 August 2020</b>
<b>S1DA-0020 Revision A</b>	<b>Amended Envelope Sections</b>	<b>7 August 2020</b>
<b>S1DA-0030 Revision A</b>	<b>Amended Envelope Elevations</b>	<b>22 July 2020</b>

**(8) PUBLIC ART**

- (a) The document titled '888 Bourke Street, Zetland – Preliminary Public Art Plan', prepared by Site Image Public Artists, Issue C and dated 31 July 2018 must be included as annexure to the competition brief for the competitive design process.
- (b) ~~A detailed public art plan must be submitted with any subsequent development application for detailed design and construction of the development.~~
- (c) ~~The~~ **A** detailed public art plan ~~referred to in (b) above~~ must be prepared **for any subsequent detailed design proposal** in accordance with Section 3.1.5 of the Sydney Development Control Plan 2012, the City of Sydney Public Art Strategy and Policy and Interim Guidelines for Public Art in Private Development, and include:
- (i) A rationale for the selection of artists.
  - (ii) A rationale for each artist's concept relevant to the site.
  - (iii) An indication of how each artwork concept is commensurate with the scale of the development.
  - (iv) Provision of public art concepts, including the form, dimensions, materials and locations of the artworks.
  - (v) A program for documentation, fabrication and installation and integration with the construction program for the development.

- (vi) Engineer's drawings, expected maintenance requirements and deaccessioning agreements.
- (d) Neither street furniture nor interpretation strategies must be considered as part of the public art component.

**(11) BUILDING HEIGHT**

The maximum height of the buildings must not exceed ~~22~~ **22.79** metres *to the parapet and 26.93 metres to the top of the lift overrun* in accordance with the Sydney LEP 2012. No structures are to exceed the *nominated heights* ~~22 metres height limit~~.

**Reasons for Decision**

The application was approved for the following reasons:

- (A) The development as modified is substantially the same as was originally approved and is consistent with the requirements of Section 4.55(2) of the Environmental Planning and Assessment Act 1979.
- (B) The proposed modifications ensure that the detailed design development application is consistent with the concept approval to satisfy Section 4.24 of the Environmental Planning and Assessment Act 1979.
- (C) The increased height and bulk of the building envelopes are in keeping with the desired future character of the area and will not adversely impact the amenity of the surrounding area. These variations are reasonable and justified with regard to the detailed design development application.
- (D) The proposed building envelopes are capable of accommodating a future building design which is capable of exhibiting design excellence in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012.

Carried unanimously.

D/2017/1723/A