

Resolution of Local Planning Panel

11 August 2021**Item 3****Development Application: 410 Pitt Street, Haymarket - D/2020/1387**

It is resolved that consent be granted to Development Application No. D/2020/1387 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~striketrough~~):

(3) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) Details of ***visual and acoustic*** privacy measures for the operable windows ~~located within corridors~~ ***to address any adverse impacts originating from hotel rooms and corridors with operable windows within lightwells*** are to be provided.
- (b) Details and specifications of the 'fritted glass' are to be provided.
- (c) Details of all roof top plant are to be specified in plan and elevation.

The modifications are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

(30) SITES IN THE VICINITY OF A HERITAGE ITEM – MAJOR DEVELOPMENT

- (a) A protection strategy for the duration of the construction works is to be submitted to and approved by Council's Area Planning Manager prior to the issue of any Construction Certificate. The Strategy is to detail how the proposed works will ensure that the buildings at 398-408 Pitt St (1856) and ***412 Pitt Street*** ~~is~~ ***are*** to be suitably protected and stabilized during the construction process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage.

Additionally, the protection strategy is to include:

- (i) Construction debris on neighbouring properties, in drainage lines or in cavities between the boundary walls of the adjacent buildings, is to be removed progressively as the works progress.
- (ii) A geotechnical report detailing the investigation of the location and depth of footings of the adjacent buildings. This report should address details of lateral ground movement, advice of any additional boundary offsets that may be required as a result of the location of footings and on the suitability of structural engineer's proposals for underpinning or other support to adjacent footings.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal is consistent with the concept approval (as amended) that applies to the site.
- (B) The proposal is consistent with the objectives of the B8 Metropolitan Centre Zone.
- (C) The proposal satisfies the relevant controls relating to hotel accommodation.
- (D) The proposal satisfies the design excellence provisions of clause 6.21 of Sydney LEP 2012.
- (E) Condition 3(a) was amended to consider the acoustic amenity of adjacent residents.
- (F) Condition 30 was amended to protect the building at 412 Pitt Street during construction.

Carried unanimously.

D/2020/1387