

Resolution of Central Sydney Planning Committee

20 October 2022

Item 4

Development Application: 14-18, 20-24 and 26-30 Lee Street and 1 Eddy Avenue, Haymarket - D/2021/251

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

It is resolved that pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2021/251 subject to the conditions detailed in Attachment A to the subject report to the Central Sydney Planning Committee on 20 October 2022, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(1) DESIGN MODIFICATIONS

Amended plans are to be prepared and submitted to and approved by the Director City Planning, Development and Transport demonstrating the following design amendments to the ***development Connector*** building:

- (a) Retention of the offset geometry of the structure.
- (b) Extension of the draped mesh facade over the full extent of the facade to cover the slab edges with scalloped geometry.
- (c) Provide fine edge horizontal and vertical detailing of the mesh facade
- (d) Recessing the columns behind the facade.
- (e) Vertical extension of the parapet at the upper terrace level and lowering of the roof canopy to reduce visibility from ground level.
- (f) Provide recessed and glazed apertures in smaller or medium bays of the building that relate to the urban context.
- (g) The roof terrace element must have a form and architecture that complements the geometry of the primary element of the Connector building.

- (h) ***Lower the roof height of the Connector building by 2m (RL 58.7).***

Tower

- (i) ***Adjust the height of any part of the building (such as roof or roof parapets) of the south tower to ensure they are below the sun access plane for Prince Alfred Park, as identified in Sydney LEP 2012.***

(5) BUILDING HEIGHT

- (a) ***No part of the building shall project higher than any part of the sun access plane to Prince Alfred Park, as identified in Sydney LEP 2012.***
- (b) ~~(a)~~ The height of the building must not exceed RL 174.30 (AHD) to the top of the building and RL 52.50 (AHD) to the parapet of the building.
- (c) ~~(b)~~ Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) **and (b)** above, to the satisfaction of the Principal Certifier.

(26A) INTEGRATION WITH FUTURE OVER STATION DEVELOPMENT

The south-eastern portion of Level 2 of the south tower must be capable of integrating and connecting with the future OSD deck (subject to further deck levels) of the Over Station Development for Central Station. This is to allow for future retail activation fronting the deck. Modifications to the building facade and floor plate to enable the integration must be subject to a separate application submitted to Council.

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 conditions as recommended, it achieves the objectives of the site's planning controls 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, the Western Gateway Sub-Precinct Design Guide, and the Sydney Development Control Plan 2012, particularly the site-specific provisions for the development site.
- (C) The articulation, materiality and architectural contribution of the proposal combine to exhibit design excellence in accordance with the relevant provisions and matters for consideration in Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (D) Subject to conditions, the proposed development is consistent with the design intent of the winning scheme of a competitive design process, held in accordance with the City of Sydney Competitive Design Policy.
- (E) The proposed development has a height, scale and form suitable for the site and its context, and subject to conditions, satisfactorily addresses the heights and setbacks of neighbouring developments, is appropriate in the streetscape context and setting of the broader locality.

- (F) Subject to the recommended conditions of consent, the proposed development achieves acceptable amenity for the existing and future occupants of the subject and adjoining sites.
- (G) The proposed mix of commercial land uses will support the vitality of the area and realise the strategic vision intended for the site within the Central State Significant Precinct. The development does not result in any significant adverse environmental or amenity impacts on the subject or surrounding properties, the public domain, and the broader locality, subject to the recommended conditions.
- (H) 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 the appropriate management of potential environmental impacts associated with the development.
- (I) Conditions 1 and 5 were amended to bring the development more in line with the height of the competition scheme and ensure all development is below the sun access plane, to protect solar access to Prince Alfred Park.
- (J) Condition 26A was added to ensure integration with adjoining future development.

Carried unanimously.

D/2021/251