

Resolution of Central Sydney Planning Committee

17 August 2023

Item 4

Modification Application: 133-141 Liverpool Street, Sydney - D/2018/1144/A

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

It is resolved that consent be granted to Section 4.55 Application Number D/2018/1144/A subject to the amendment of the following conditions (with modifications shown in **bold italics** (additions) and ~~striketrough~~ (deletions), as follows):

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2018/1144 dated 21 September 2018 and the following drawings prepared by Candalepas Associates:

Drawing Number	Drawing Name	Date
DA-1-1001 C	Site Analysis Plan	19 April 2019
DA-1-1050 C M	Streetscape – Castlereagh St	19 April 2019 29 June 2022
DA-1-1051 M	Streetscape – Liverpool Street	29 June 2022
DA-1-1100 C M	Building Envelope Plan	19 April 2019 29 June 2022
DA-1-1301 C M	Building Envelope North & East Elevation	19 April 2019 29 June 2022
DA-1-1302 C M	Building Envelope South & West Elevation	19 April 2019 29 June 2022

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

(Condition amended – D/2018/1144/A – 17 August 2023)

~~(2) DESIGN MODIFICATIONS~~

~~The design of the building must be modified as follows:~~

- ~~(a) The tower envelope is to have a setback a weighted average of 8m above the podium along the Liverpool Street frontage.~~

~~The modifications are to be submitted to and approved by Council's Director Planning Development & Transport prior to the commencement of a competitive design process.~~

(Condition deleted – D/2018/1144/A – 17 August 2023)

Reasons for Decision

The application is approved for the following reasons:

- (A) The development, as modified, is substantially the same development as that originally approved and is consistent with Section 4.55(2)(a) of the Environmental Planning and Assessment Act, 1979.
- (B) The proposed modification ensures that the detailed design development application is consistent with the concept approval, in order to satisfy Section 4.24 of the Environmental Planning and Assessment Act, 1979.
- (C) The proposed modification is consistent with and is considered acceptable having regard to the reasons given for the original approval in accordance with Section 4.55(3) of the Environmental Planning and Assessment Act, 1979.
- (D) The proposal is consistent with the aims, objectives and relevant provisions of the Sydney Local Environmental Plan 2012 (SLEP 2012) and Sydney Development Control Plan 2012 (SDCP 2012) for the reasons set out in the report.
- (E) The modified building envelope can accommodate a building design which is capable of exhibiting design excellence in accordance with Clause 6.21C of the SLEP 2012.
- (F) The change to the approved building envelope setback to Liverpool Street is not likely to significantly impact the overall use of the building or the amenity of surrounding sites or locality.
- (G) The development as modified is in the public interest.

Carried unanimously.

D/2018/1144/A