

## Resolution of Local Planning Panel

**13 December 2023**

### Item 3

#### **Development Application: 52-58 William Street Woolloomooloo - D/2022/1354**

It is resolved that consent be granted to Development Application Number D/2022/1354 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 ~~strikethrough~~):

#### **(28) HERITAGE INTERPRETATION PLAN**

- (a) An interpretation plan for the site must be submitted to and approved by Council's Urban Design and Heritage Manager / Area Planning Manager prior to a Construction Certificate being issued. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.
- (b) The interpretation plan must detail how information on the history and significance of the site will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.
- (c) The plan must specify the location, type, making materials and contents of the interpretation device being proposed.
- (d) ***The interpretation plan must consider protection measures and interpretation of Busby's Bore and associated structures.***
- (e) Prior to occupation certificate being issued the approved interpretation plan must be implemented to the satisfaction of Council's Urban Design and Heritage Manager / Area Planning Manager.

#### **Reason**

To ensure that the heritage of the site is appropriately interpreted and incorporated into the development.

#### **(51) LANDSCAPE MAINTENANCE PLAN**

A detailed landscape maintenance plan must be submitted to and approved by Council's Area Coordinator Planning Assessments or Area Planning Manager prior to the issue of a ~~Construction~~ **Occupation** Certificate. This plan is to be complied with during occupation of the property.

##### **Reason**

To ensure the development is supported by a well maintained landscape scheme that meets the City's controls.

#### **(54) DISPOSAL OF SURPLUS SALVAGED MATERIALS**

Salvaged traditional building materials surplus to the requirements of this project are to be sold, **or made available for reuse**, to an established dealer in second-hand heritage building materials. Documentation of the **sale or reuse salvage methodology** must be submitted for the approval of Council prior to the commencement of demolition.

##### **Reason**

To ~~ensure~~ **encourage** the salvaging and reuse of traditional building materials.

#### **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 planning controls for the site for the reasons outlined in the report to the Local Planning Panel.
- (B) The development, subject to conditions, is consistent with the objectives of the MU1 Mixed Use zone.
- (C) 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.
- (D) The proposal complies with the maximum height of buildings development standard in Clause 4.3 of the Sydney Local Environmental Plan 2012 and the design of the development responds appropriately to the scale of surrounding buildings.
- (E) The proposed density of the development complies with the maximum floor space ratio development standard in Clause 4.4 of the Sydney Local Environmental Plan 2012.
- (F) The development, subject to conditions, exhibits design excellence and satisfies the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (G) Subject to conditions, the proposal generally satisfied the relevant strategy, objectives and provisions of the Sydney Local Environmental Plan 2012 and the Transport and Infrastructure SEPP.

(H) Condition 28 was modified to protect the heritage significance of Busby's Bore.

(I) Conditions 51 and 54 were modified at the request of the applicant.

Carried unanimously.

D/2022/1354