

Resolution of Central Sydney Planning Committee

15 August 2024

Item 4

Development Application: 15-17, 19-21 and 23 Hunter Street and 105 and 107 Pitt Street, Sydney - D/2023/1045

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

It is resolved that pursuant to Section 40 of the City of Sydney Act 1988, authority be delegated to the Chief Executive Office to determine Development Application D/2023/1045 subject to receipt of concurrence of Sydney Metro pursuant to Clause 2.99 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Reasons for Decision

The application was recommended for delegation to the CEO due to concurrence being outstanding. The application was supported, subject to conditions, 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 Central Sydney Planning Committee.
- (B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 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 Section 6.21C of the Sydney Local Environmental Plan 2012.
- (D) 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, and is appropriate in the streetscape context and setting of Central Sydney.

- (F) The proposed mix of compatible land uses will support the vitality of the area and do not result in any significant adverse environmental or amenity impacts on the subject site or surrounding properties, the public domain or the broader Central Sydney locality, subject to conditions.
- (G) The proposal is consistent with the terms of the Planning Agreement that is registered on the site.
- (H) The public interest is served by the development, as amendments to the development application have addressed the matters raised by the City, subject to recommended conditions imposed relating to the appropriate management of potential environmental impacts associated with the development.

Carried unanimously.

D/2023/1045