

Resolution of Central Sydney Planning Committee

14 November 2024

Item 6

Development Application: 265-273 George Street, Sydney - D/2024/367

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

It is resolved that:

- (A) the requirement under clause 7.20(3) of the Sydney Local Environmental Plan 2012 requiring the preparation of a development control plan is unreasonable and unnecessary in the circumstances;
- (B) the requirement under clause 6.21D(2) of the Sydney Local Environmental Plan 2012 requiring a competitive design process is unreasonable and unnecessary in the circumstances; and
- (C) consent be granted to Development Application D/2024/367 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposed development 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 proposed development generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.
- (C) The proposal complies with the maximum floor space ratio development standard in Clauses 4.4, 6.4, 6.6 and 6.9 of the Sydney Local Environmental Plan 2012, and an appropriate condition is recommended to require the allocation of heritage floor space in accordance with Clause 6.11 of the Sydney Local Environmental Plan 2012.

- (D) The proposed development complies with the maximum height of building development standard and the Wynyard Park sun access plane in accordance with Clauses 4.3 and 6.17 of the Sydney Local Environmental Plan 2012.
- (E) The architectural design, facade articulation, and materiality of the proposal combine to achieve a high-quality design outcome to satisfy the relevant provisions and matters for consideration in Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (F) The proposed development has a height, scale and form suitable for the site and its context, and subject to conditions, satisfactorily respond to the heights and setbacks of neighbouring developments, is appropriate in the streetscape context and setting of the broader locality.
- (G) 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.
- (H) The public interest is served by the approval of the proposed development subject to recommended conditions imposed relating to the appropriate management of associated potential environmental impacts.

Carried unanimously.

D/2024/367