

Resolution of Central Sydney Planning Committee

8 May 2025

Item 7

Development Application: 372-382A Pitt Street, Sydney - D/2024/36

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

It is resolved that consent be granted to Development Application Number D/2024/36 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 modified 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 proposed modifications ensure that the detailed design State Significant Development Application is consistent with the concept approvals to satisfy Section 4.24 of the Environmental Planning and Assessment Act, 1979.
- (C) The proposal generally satisfies the objectives and provisions of Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (D) The proposal is consistent with the objectives of the SP5 - Metropolitan Centre zone in accordance with the Sydney Local Environmental Plan 2012.
- (E) The building envelope complies with the maximum height of buildings development standard in Clause 4.3 and 6.17 of the Sydney Local Environmental Plan 2012. The building envelope complies with the Belmore Park sun access plane.
- (F) The indicative reference design accompanying the application demonstrates that the envelope can accommodate a building which complies with the maximum floor space ratio development standard in Clause 4.4, including additional floor space pursuant to Clause 6.4 of the Sydney Local Environmental Plan 2012. The building envelope provides capacity for an additional 10% of floor space available under Clause 6.21D of the Sydney Local Environmental Plan 2012 for any subsequent detailed building

design resulting from a design competition process and demonstrating design excellence.

- (G) The proposed modified development has a height and form suitable for the site and its context, and subject to conditions, satisfactorily addresses the height, separation, and setbacks of neighbouring developments, is appropriate in the streetscape context and broader locality.
- (H) The proposed modified development will provide a building envelope capable of accommodating a future building which can achieve acceptable amenity for future hotel occupants.
- (I) The proposed modified building envelope can accommodate the proposed uses and does not result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain and the broader Sydney Central Business District, as also demonstrated by the detailed design State Significant Development Application D/2024/446.
- (J) The proposed modified building envelopes are capable of accommodating a future building design which is capable of exhibiting design excellence in accordance with Clause 6.21C of the Sydney Local Environmental Plan 2012.

Carried unanimously.

D/2024/36