

## Resolution of Local Planning Panel

**3 September 2025**

### Item 4

#### Section 4.56 Application: 410 Pitt Street, Haymarket - D/2015/661/D

The Panel granted consent to Section 4.56 Application Number D/2015/661/D subject to the amendment of the following conditions, with modifications shown in ***bold italics*** (additions) and ~~strikethrough~~ (deletions) as follows:

#### (2) APPROVED STAGE 1 DEVELOPMENT

- (a) Development consent is limited to a Stage 1 Concept Plan building envelope and land uses within this envelope, in accordance with Development Application No. D/2015/661, dated 19 May 2015 and the following drawings:

Drawing Number	Architect	Date
<del>AD-DA100</del>	<del>Scott Carver</del>	<del>15 December 2015</del>
<del>AD-DA101</del>	<del>Scott Carver</del>	<del>15 December 2015</del>
<del>AD-DA110</del>	<del>Scott Carver</del>	<del>15 December 2015</del>
<del>AD-DA111</del>	<del>Scott Carver</del>	<del>15 December 2015</del>
<del>AD-DA112</del>	<del>Scott Carver</del>	<del>15 December 2015</del>

and as amended by the following plans prepared by Durbach Block Jagers:

Drawing Number	Title	Date
<del>DA100</del> <b>S455 100</b> <del>Rev 3 4 5</del>	<i>Building Envelope – Lower Level</i>	<del>30.06.21</del> <b>7.08.23</b> <b>17.12.24</b>

<i>Drawing Number</i>	<i>Title</i>	<i>Date</i>
<del>DA101</del> <b>S455 101</b> Rev 3 <del>5</del> <b>6</b>	Building Envelope – Upper Level	<del>30.06.21</del> <del>7.08.23</del> <b>17.12.24</b>
<del>DA110</del> <b>S455 110</b> Rev 3 <del>5</del> <b>6</b>	Building Envelope – Pitt Street Elevation	<del>30.06.21</del> <del>7.08.23</del> <b>17.12.24</b>
<del>DA111</del> <b>S455 111</b> Rev 3 <del>4</del> <b>5</b>	Building Envelope – Section East West	<del>30.06.21</del> <del>7.08.23</del> <b>17.12.24</b>
<del>DA112</del> <b>S455 112</b> Rev 3 <del>4</del> <b>5</b>	Building Envelope – Section North South	<del>30.06.21</del> <del>7.08.23</del> <b>17.12.24</b>

and as amended by the conditions of this consent.

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

## **(6) BUILDING HEIGHT**

The maximum height of any future building on the site must not exceed RL 115.460 (AHD) *with the lift overrun and motor room not to exceed RL ~~121.110~~ (AHD) 123.100 (AHD).*

### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The site is located within a locality that provides a broad mix of commercial and residential land uses. The development is consistent with the objectives of the SP5 Metropolitan Centre Zone in that it provides for the pre-eminent role of business, office, retail, entertainment and tourist premises, promotes the efficient and orderly development of land in a compact urban centre.
- (B) The development to which the proposed modification relates is substantially the same as that originally granted, and as amended with consent by subsequent modification applications.
- (C) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 including Clause 6.21C Design excellence and Clause 6.17 Sun access planes.
- (D) The proposed amendments will not significantly increase environmental impacts resulting from the development for neighbouring residential properties.

Carried unanimously.