

Resolution of Central Sydney Planning Committee

7 February 2019

Item 4

Development Application: 698-704 George Street and 43-57 Goulburn Street Haymarket

It is resolved that:

- (A) Consent be granted to Development Application No. D/2017/1787 subject to the conditions set out in Attachment A to the subject report.
- (B) The Design Excellence Strategy prepared by Architectus dated 10 January 2019 be endorsed.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The development complies with the maximum height and floor space ratio standards pursuant to Clauses 4.3 and 4.4 of the Sydney Local Environmental Plan 2012.
- (B) The building envelope, as amended, reasonably protects the amenity of neighbouring apartment buildings with regard to the relevant provisions of the Apartment Design Guide and the view sharing planning principle under *Tenacity Consulting v Warringah* [2004] NSWLEC 140.
- (C) The indicative floor plans demonstrate that the building envelope can provide adequate amenity for residential apartments in accordance with State Environmental Planning Policy No. 65 and the Apartment Design Guide.
- (D) The restoration of the Kiss's building, and the separation with the tower behind, will have a positive heritage impact and contribute to the Haymarket/Chinatown Special Character Area.

- (E) The amended building envelope creates a thin, modulated tower that responds to the character and amenity of the Kiss's building and surrounding area, with a podium height consistent with the predominant street wall height on Goulburn Street. Subject to compliance with the design excellence strategy and undertaking a competitive design process, the development is able to achieve design excellence in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (F) Subject to conditions requiring additional information to accompany the detailed design application, the development can accommodate the proposed uses without adverse impacts to traffic and parking in the surrounding street network.
- (G) For the reasons above, the development is in the public interest.

Carried unanimously.

D/2017/1787