

Central Sydney Planning Committee

Meeting No 482

Thursday 16 February 2023

Notice Date 10 February 2023

minutes

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Present

The Right Hon The Lord Mayor - Councillor Clover Moore (Chair), Councillor HY William Chan, Councillor Robert Kok, Ms Abbie Galvin, Mr David Gainsford, Mr Bruce James and Mr Richard Horne.

At the commencement of business at 5.01pm, those present were:

The Lord Mayor, Councillor Chan, Councillor Kok, Ms Galvin, Mr Gainsford, Mr James and Mr Horne.

The Director City Planning, Development and Transport was also present.

Acknowledgement of Country

The Chair (the Lord Mayor) opened the meeting with an acknowledgement of country.

Webcasting Statement

The Chair (the Lord Mayor) advised that in accordance with the City of Sydney Code of Meeting Practice, Central Sydney Planning Committee meetings are audio-visually recorded and webcast live on the City of Sydney website.

Item 1 Disclosures of Interest

No Members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Central Sydney Planning Committee.

Item 2 Confirmation of Minutes

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

That the minutes of the meeting of the Central Sydney Planning Committee of 8 December 2022, as circulated to Members, be confirmed.

Carried unanimously.

Item 3 Matters Arising from the Minutes

There were no matters arising from the minutes of the Central Sydney Planning Committee of 8 December 2022.

Item 4 Development Application: 903-921 Bourke Street, Waterloo - D/2021/1415

Moved by the Chair (the Lord Mayor), seconded by Ms Galvin -

It is resolved that:

- (A) in relation to the Tower Building, the Young Street North Building and the Bourke Street Buildings, that the variations requested to the Height of Buildings development standard, in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld;
- (B) in the circumstances it is unreasonable and unnecessary to require a site-specific Development Control Plan to be prepared for the site, with consideration that the built form controls contained in Sydney Local Environmental Plan 2012 as well as the specific area provisions for the Danks Street South Precinct in section 5.9 of Sydney Development Control Plan 2012 provide sufficient detail to guide the redevelopment of the site; and
- (C) pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application No. D/2021/1415 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 site is located in the Zone B4 Mixed Use. The proposed development comprises residential, retail and commercial uses and which are permitted with consent in the zone.
- (B) The consent authority is satisfied that:
 - (i) the applicant's written requests have adequately addressed the matters required to be demonstrated by clause 4.6(3) of Sydney Local Environmental Plan 2012, that compliance with the Height of Buildings development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.3 of the Sydney Local Environmental Plan 2012; and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the Zone B4 Mixed Use and the Height of Buildings development standard.
- (C) The proposed development complies with the maximum floor space ratio development standard contained in clause 4.4 of the Sydney Local Environmental Plan 2012.
- (D) The proposed development is consistent with the Voluntary Planning Agreement between The Council of the City of Sydney and Dahua Group Waterloo Project Pty Ltd.
- (E) The proposed development provides a positive contribution that is suitable in terms of its context, scale and built form and which is consistent with the desired future character of the area. As such the proposed detailed building designs exhibit design excellence in accordance with the requirements of clause 6.21C of the Sydney Local Environmental Plan 2012.

- (F) The proposed development is consistent with the aims and objectives of the relevant planning controls including SEPP 65, the SLEP 2012 and the SDCP 2012. Where non-compliances exist, they are demonstrated to be acceptable in the circumstances or are addressed by the recommended conditions of consent.

Carried unanimously.

D/2021/1415

Item 5 Post Exhibition - Planning Proposal - Pitt and Hunter Streets, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

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

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition of Planning Proposal - 15-25 Hunter Street and 105-107 Pitt Street, Sydney, the draft Sydney Development Control Plan 2012 - 15-25 Hunter Street and 105-107 Pitt Street, Sydney amendment, and draft Voluntary Planning Agreement, as shown in Attachments D to the subject report;
- (B) the Central Sydney Planning Committee approve Planning Proposal - 15-25 Hunter Street and 105-107 Pitt Street, Sydney, as amended in response to submissions following public exhibition and shown at Attachment B to the subject report, be sent to the Department of Planning and Environment to be made as a local environmental plan;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 13 February 2023 that Council approve the draft Sydney Development Control Plan 2012 - 15-25 Hunter Street and 105-107 Pitt Street, Sydney, as amended in response to submissions following public exhibition and shown at Attachment C to the subject report, noting the approved Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan;
- (D) authority be delegated to the Chief Executive Officer to make any minor amendments to the Planning Proposal - 15-25 Hunter Street and 105-107 Pitt Street, Sydney and draft Sydney Development Control Plan - 15-25 Hunter Street and 105-107 Pitt Street, Sydney amendment to correct any minor errors, omissions or inconsistencies prior to finalisation; and
- (E) the Central Sydney Planning Committee note the draft Voluntary Planning Agreement, as shown at Attachment D to the subject report will be executed under delegation of Council in accordance with the Environmental Planning and Assessment Act 1979.

Carried unanimously.

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Speaker

James Milligan (Milligan Group) addressed the meeting of the Central Sydney Planning Committee on Item 5.

The meeting of the Central Sydney Planning Committee concluded at 5.23pm.

CHAIR