

# Local Planning Panel

## 20 July 2022

49A-57 Pitt Street, 5010 Dalley Street and 5010 Underwood Street, Sydney

D/2021/1325/A and D/2022/409

Applicant: Mirvac Commercial Sub PRV Pty Limited

Owner: Mirvac Commercial Sub PRV Pty Limited and City of Sydney Council

Planning Consultant: Ethos Urban

# proposal

D/2021/1325/A – design modifications to existing approved protective hoarding and scaffolding in Dalley Street

D/2022/409 – temporary use of Underwood Street for the erection of protecting hoarding and scaffolding associated with demolition and construction works at 55 Pitt Street including:

- site sheds above
- 5.4m clearance to roadway

Nb: note existing Lendlease hoarding to be replaced by Mirvac hoarding

# recommendation

recommended for approval subject to conditions

# notification information

D/2021/1325/A

Section 4.55(1A) modification not required to be notified

D/2022/409

- exhibition 16 May 2022 to 31 May 2022
- 53 owners and occupiers notified
- no submissions received

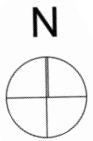
site



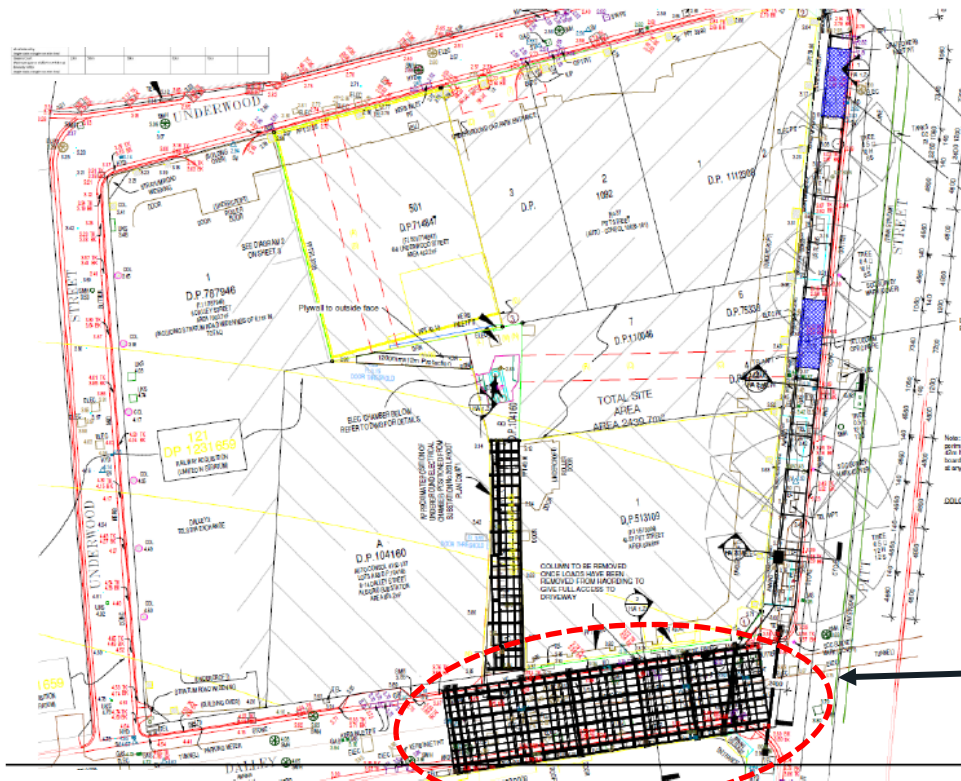
Broader 55 Pitt Street Site



Area Subject to Hoarding Application



# Dalley Street – approved hoarding



Dalley Street hoarding

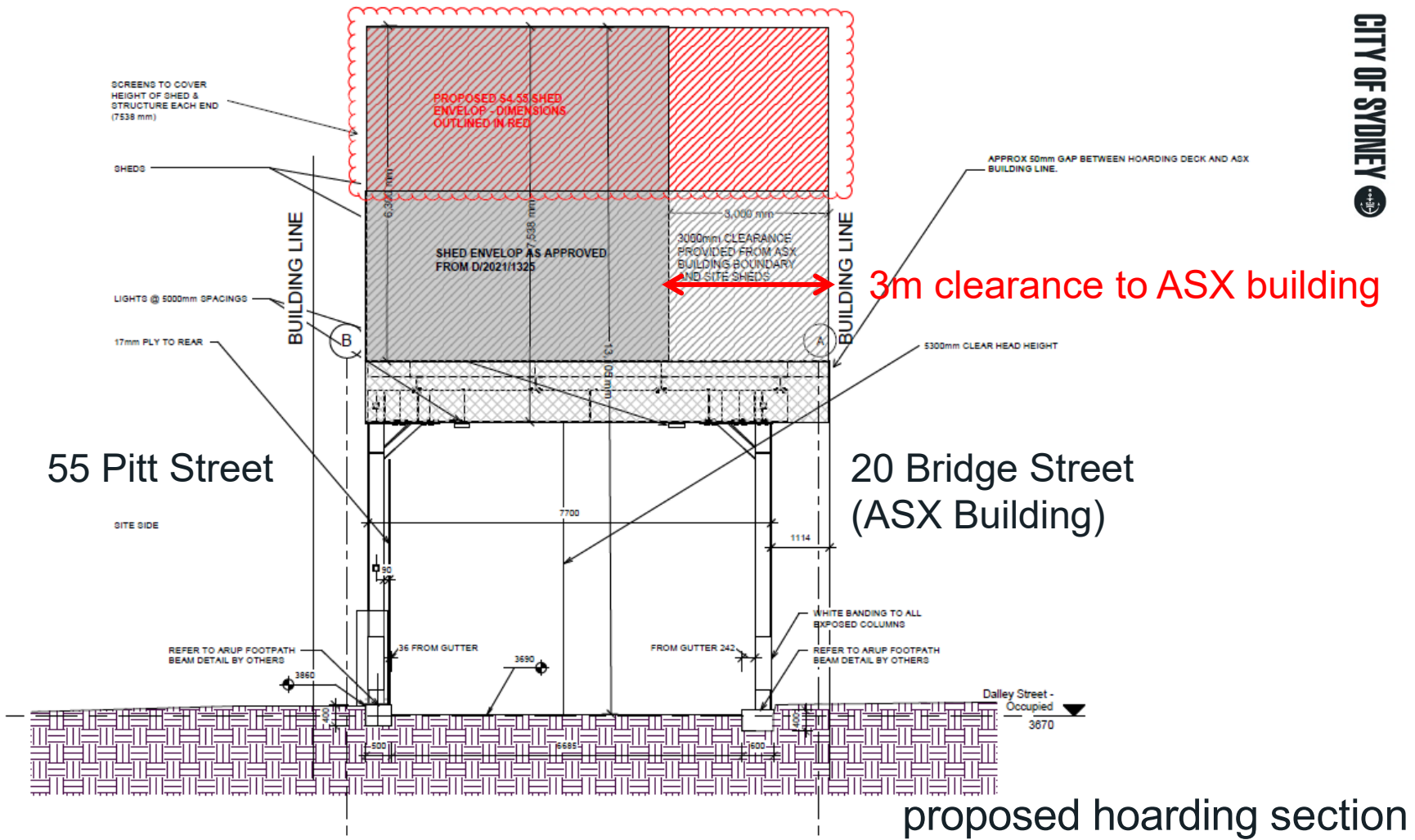
location plan



view from Pitt Street



view from Dalley Street



Approximate location of proposed site sheds with 3m setback from ASX building

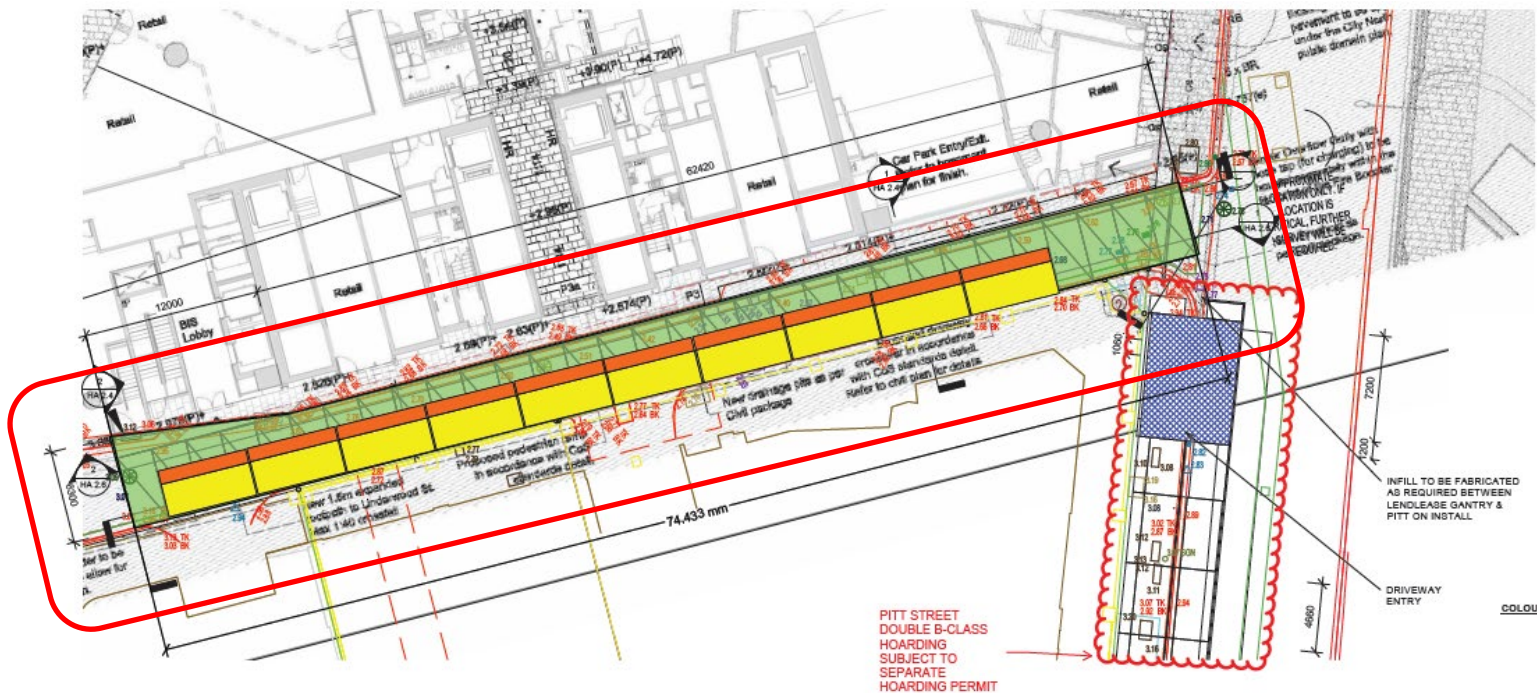
Approximate location of approved scaffolding



level 2 – 20 Bridge Street



# Underwood Street – proposed hoarding

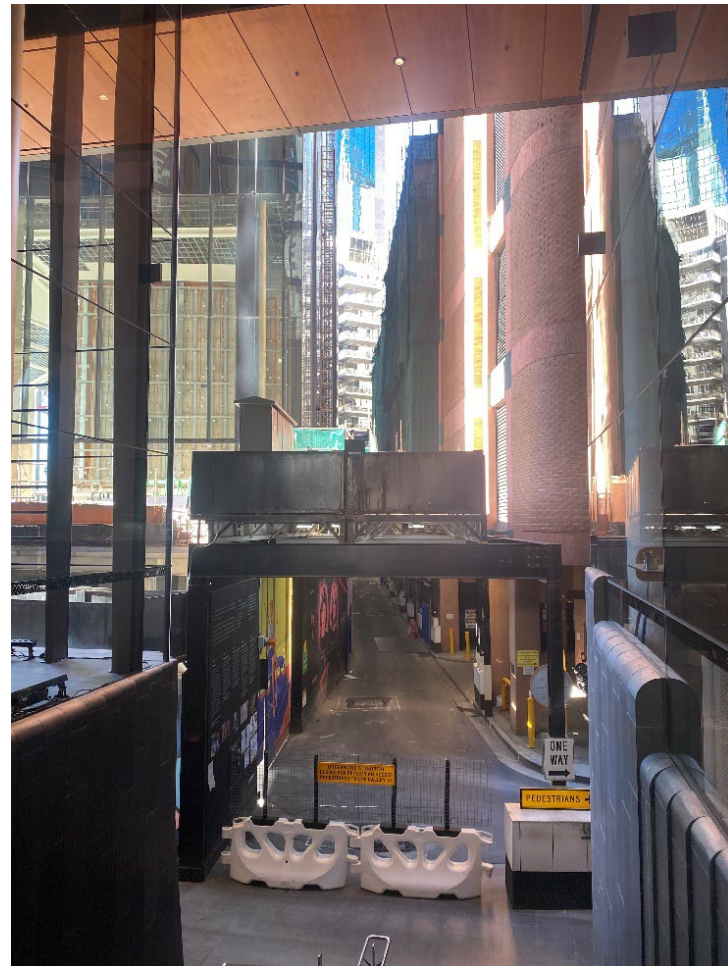


- LEGEND**
- SITE SHED WALKWAY
  - SITE SHED INDICATIVE LOCATION
  - ENVELOPE OF HOARDING COLUMN PERIMETER EXTENT

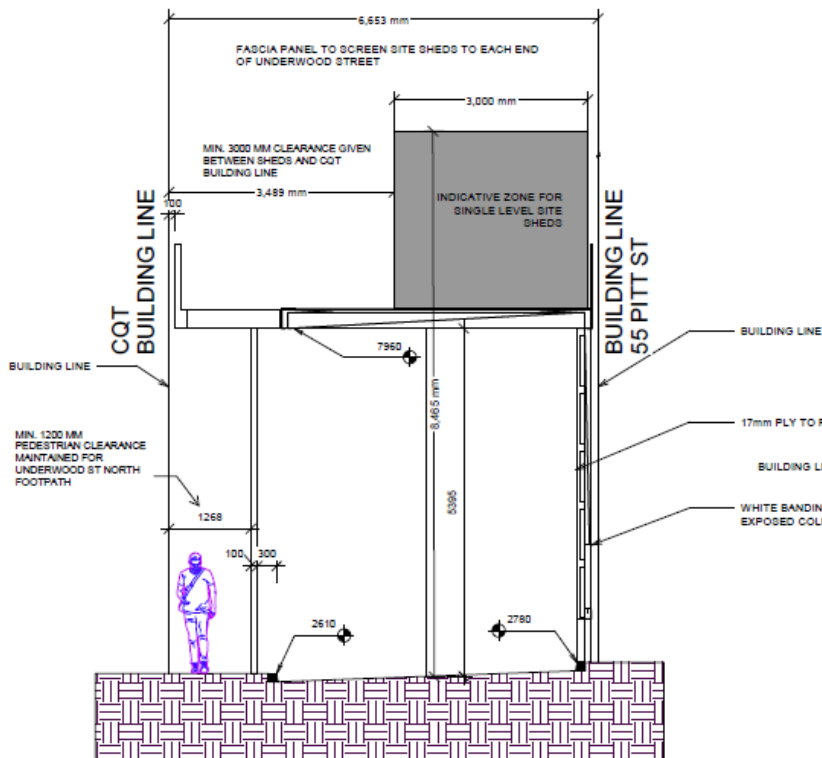
location plan



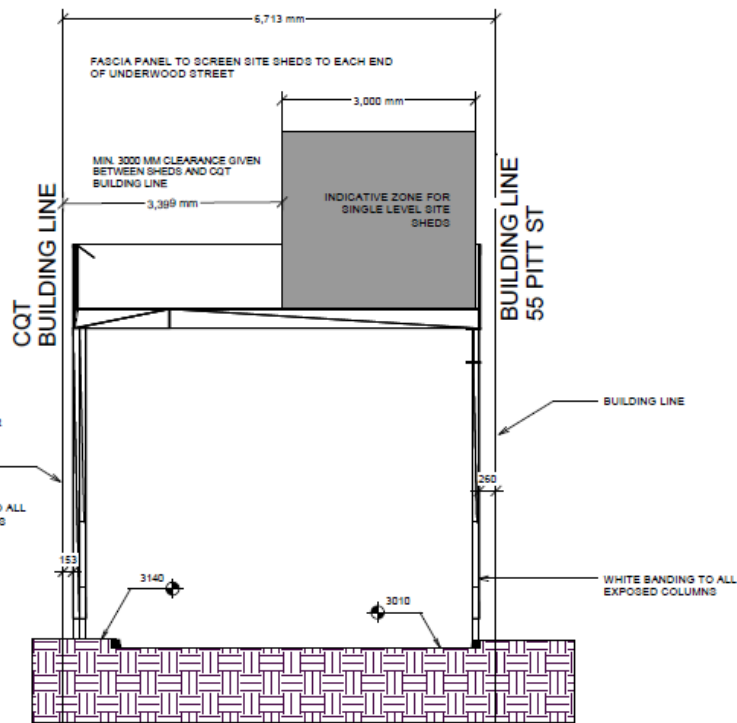
view from Pitt Street



view from 200 George Street



① Cross Section 1  
1 : 50



② Cross Section 2  
1 : 50

proposed hoarding section

# compliance with key LEP provisions

	comment
zoning	<p>B8 – Metropolitan Centre.</p> <p>Temporary use of the public domain permissible with consent</p>
APDG block	<p>proposal facilitates development in the APDG block and is capable of complying with the site specific controls</p>

# compliance with DCP controls

	comment
public domain elements	<p>proposal seeks to temporarily occupy part of the roadway and pedestrian footpath</p> <p>accompanying construction pedestrian and traffic management plans are supported</p> <p>development is temporary and will facilitate the redevelopment of the adjoining site</p> <p>Development similar to existing in place for Lendlease development</p>

# compliance with guidelines for hoardings and scaffolding

Council's construction and building unit has reviewed the proposals

Considerations include: pedestrian impacts, local traffic impacts, amenity impacts to surrounding developments

- Dalley Street - 3m clearance from site sheds to ASX will mainly be adjoining enclosed plant areas
- Underwood Street – hoarding will be adjacent to construction site and commercial lift lobby (once development is completed)

Proposal is capable of complying with the guidelines, subject to a detailed assessment in separate a hoarding approval application

recommendation

approval subject to conditions