

Relevant Information for Central Sydney Planning Committee

FILE: D/2022/481 **DATE:** 10 May 2023

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 5 – Development Application: 525-529 George Street, Sydney – D/2022/481

Alternative Recommendation

It is resolved that:

- (A) the variation 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 (SLEP 2012) be upheld;
- (B) the variation requested to the Floor Space Ratio development standard, in accordance with clause 4.6 exceptions to development standards of the SLEP 2012 be upheld;
and
- (C) consent be granted to Development Application No D/2022/481, subject to the conditions detailed in Attachment A to the subject report to the Central Sydney Planning Committee on 11 May 2023, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(62) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Accredited Certifier prior to the issue of a Construction Certificate.

Car Parking Type	Number
Residential spaces	44 63
Accessible residential spaces	44 18
Valet/hotel parking	34 29
Accessible valet/hotel parking	4 2
Subtotal	87 112
Motorcycle parking	6 9
Service vehicle spaces (SRV Size)	2
Medium rigid vehicle loading dock(s) (able to accommodate 1X 9.25m Council Garbage Collection vehicle or 2x 8.8m MRV or a combination of 4x SRV/B99 van size vehicle in Tandem as shown in TRAFFIX Traffic Report ref 18.362r09v02 Date 3 Feb 2023.)	1
Hotel drop off and pick up	1
Accessible Hotel drop off and pick up	1
Total	98 126

Reason

To ensure the allocation of parking is in accordance with the Council's DCP.

Background

On 8 May 2023, correspondence was received from the applicant identifying an error in the referenced number of carparking and motorcycle parking spaces in Condition 62 (Allocation of Parking) of the recommended draft conditions of consent contained in Attachment A to the Central Sydney Planning Committee Report (Item 5) and were different to the report.

While the assessment report includes the correct car parking numbers, it is acknowledged that the draft condition does contain reference to the incorrect car parking and motorcycle parking allocation. An alternative recommendation is provided above with an amended condition which reflects the correct car parking and motorcycle parking allocation as shown in the accompanying architectural plans. Condition 62 is recommended to be amended accordingly.

Prepared by: Lotti Wilkinson, Senior Planner

Approved

A handwritten signature in black ink, appearing to read 'GJahn', positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport