

Resolution of Central Sydney Planning Committee

19 June 2025

Item 7

State Significant Development Application: 201-217 Elizabeth Street, Sydney - D/2024/854

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

It is resolved that consent be granted to State Significant Development Application Number D/2024/854 (SSD 64090972) subject to the conditions set out in Attachment B to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposal is consistent with the strategic planning framework by providing a high-quality mixed-use development in the City including new residential accommodation, hotel accommodation and retail floor space.
- (C) The proposal generally satisfies the objectives and provisions of the State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide.
- (D) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012.
- (E) The proposed development is consistent with the design intent of the preferred scheme of a required competitive design process, held in accordance with the City of Sydney Competitive Design Policy.
- (F) The proposed development has a height, scale and form suitable for the site and its context, and subject to conditions, satisfactorily addresses the heights and setbacks of neighbouring developments, is appropriate in the streetscape context and setting of the Central Sydney locality.

- (G) The proposed development is consistent with the amended concept approval for the site, being D/2017/349/A, in accordance with Section 4.24 of the Environmental Planning and Assessment Act, 1979.
- (H) Subject to the recommended condition of consent, the proposed development achieves good amenity for the existing and future occupants of the subject and adjoining sites.
- (I) The proposed mix of compatible land uses will support the vitality of the area and do not result in any significant adverse environmental or amenity impacts on the subject or surrounding properties, the public domain and the broader Central Sydney locality, subject to the recommended conditions.
- (J) The application demonstrates design excellence in accordance with the provisions of Clause 6.21C of the Sydney LEP 2012. The tri-partite tower design, materiality and siting contribute to the skyline and relate positively to the surrounding context. Sufficient separation is provided to maintain a good standard of amenity for adjoining properties and the public domain. The tower results in acceptable environmental impacts and achieve a good standard of environmental performance. The development provides landscaping on podiums which will contribute to local biodiversity and visual amenity. The development provides adequate and well-designed bike parking for residents, employees and visitors to the site and is suitably located close to good public transport.
- (K) The development is anticipated to create 844 construction and 310 ongoing operational jobs.
- (L) The development has provided sufficient information to address the SEARs.
- (M) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to the appropriate management of potential environmental impacts associated with the development.
- (N) For the reasons above and as detailed in the assessment report to the Central Sydney Planning Committee, the proposed development is in the public interest subject to conditions.

Carried unanimously.

D/2024/854