

Resolution of Central Sydney Planning Committee

19 June 2025

Item 6

Section 4.55 State Significant Modification Application: 201-217 Elizabeth Street, Sydney - D/2017/349/A

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

It is resolved that consent be granted to State Significant Section 4.55(2) Application Number D/2017/349/A (SSD 8105-Mod-1) subject to the amendment of the following conditions (with additions shown in ***bold italics*** and deletions shown in ~~strikethrough~~), as follows:

Approved Development Description:

State Significant Development (SSD 8105) for a building envelope and concept approval for the construction and use of a ~~50-storey (RL198.22)~~ ***RL 208.60*** mixed use building providing hotel, retail and residential uses, with basement parking.

(Amendment A – 19 June 2025)

(2) APPROVED DEVELOPMENT

- (a) Development must be in accordance with State Significant Development Application No. SD 16_8105 dated 21 March 2017 and the following drawings prepared by ~~FJMT~~ ***FJC Studio***:

Drawing Number	Title	Date
3100-SSD	Proposed Envelope – Roof Plan	02 November 2017
3101-SSD	North Elevation Proposed Envelope – Park Street	02 November 2017

Drawing Number	Title	Date
3102-SSD	South Elevation Proposed Envelope — Bathurst Street	02 November 2017
3103-SSD	East Elevation Proposed Envelope — Elizabeth Street	02 November 2017
3104-SSD	West Elevation Proposed Envelope — Castlereagh Street	02 November 2017
3105-SSD	Proposed Envelope North-South — Elizabeth Street	02 November 2017
3106-SSD	Proposed Envelope East-West — Park Street	02 November 2017
3107-SSD	Proposed Envelope North-South — Castlereagh Street	02 November 2017
100	<i>Stage 1 Envelope Modification_Plan RL +63.250m</i>	<i>22 August 2024</i>
101	<i>Stage 1 Envelope Modification_Plan RL +84.610m</i>	<i>22 August 2024</i>
102	<i>Stage 1 Envelope Modification_Plan RL +97.210m</i>	<i>22 August 2024</i>
103	<i>Stage 1 Envelope Modification_Plan RL +141.300m</i>	<i>22 August 2024</i>
104	<i>Stage 1 Envelope Modification_Plan RL +176.600m</i>	<i>22 August 2024</i>
105	<i>Stage 1 Envelope Modification_Plan RL + 189.290m</i>	<i>22 August 2024</i>

Drawing Number	Title	Date
106	Stage 1 Envelope Modification_Plan RL +199.330m	22 August 2024
107	Stage 1 Envelope Modification_Plan RL +209.800m	22 August 2024
201	West Elevation	22 August 2024
202	South Elevation	22 August 2024
203	North Elevation	22 August 2024
204	East Elevation	22 August 2024
501	Stage 1 Envelope Modification_Axonometry	22 August 2024

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

(Amendment A – 19 June 2025)

(3) BUILDING HEIGHT

The height of the building must not exceed ~~RL 198.22 (AHD)~~ **RL 208.60(AHD)** to the top of the building and RL 69.89 (AHD) to the ~~parapet of the podium, and RL 76.00 (AHD) to the top of the podium.~~

(Amendment A – 19 June 2025)

(11) DETAILED DESIGN OF BUILDING

The Design Brief for the competitive design process and subsequent detailed Development Application must incorporate the following design requirements/ details:

- (a) Any structures or landscaping located on the upper level of the podium (above RL 69.89) are to be located and designed with regard to view sharing and privacy of adjoining residential development at 27 Park and 197 Castlereagh Street.
- (b) The Stage 2 Development Application must demonstrate a compatible response to the surrounding area in terms of facade treatments, articulation, massing and architectural character.

- (c) The length of the podium along Elizabeth and Castlereagh Street is to be relieved by modelling that interprets nineteenth century subdivision patterns.
- (d) The design of the podium is to ensure that significant views to and solar access to the sandstone facade of St Georges Church at 201A Castlereagh Street are maintained.
- (e) The podium should incorporate high quality materials including 'Yellowblock' sandstone quarried locally in the Sydney basin.
- (f) The tower is to be articulated to ameliorate wind impacts at street level and in Hyde Park.
- (g) Any through-site link must be designed in accordance with Section 3.1.2.2 of Sydney Development Control Plan 2012.
- ~~(h) There is to be no continuous awning in Elizabeth Street. Any awning is to be limited to entrances;~~
- (i) All street trees surrounding the site are to be retained.
- (j) The Stage 2 Development Application must demonstrate that the development is capable of achieving acceptable solar access to living room windows and private open space in accordance with the criteria contained in the Apartment Design Guide.
- (k) Extensive glazing that is unprotected from mid-summer sunlight is to be avoided. The detailed design must not rely on high performance tinting or glazing as a sun control device.

(Amendment A – 19 June 2025)

(16) SIGNAGE STRATEGY

~~Any Development Application for the detailed design and construction of the development must be accompanied by a signage strategy for the building. The signage strategy must include information and scale drawings of the location, type, construction, materials and total number of signs for the building.~~

(Amendment A – 19 June 2025)

Reasons for Decision

The application was approved for the following reasons:

- (A) The development is consistent with the strategic planning framework established for the site. In particular, the proposal is consistent with the Greater Sydney Region Plan and the Eastern City District Plan as it supports an increase in tourist and residential assets within the Central Business District and will foster a lively and engaging city.
- (B) The development as modified is substantially the same as was originally approved and is consistent with the requirements of Section 4.55(2) of the Environmental Planning and Assessment Act, 1979.
- (C) The development has been considered against the reasons given by the Central Sydney Planning Committee for the grant of consent that is to be modified, and the proposal is consistent and acceptable, as per Section 4.55(3) of the Environmental Planning and Assessment Act, 1979.
- (D) The proposed modifications ensure that the detailed design development application is consistent with the concept approval to satisfy Section 4.24 of the Environmental Planning and Assessment Act, 1979.
- (E) The proposal is consistent with the aims, objectives, and relevant provisions of the Sydney Local Environmental Plan 2012 for the reasons set out in the report.
- (F) The proposed building envelope is able to accommodate a future building design which is capable of exhibiting design excellence in accordance with Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (G) The increased height and changes to setbacks of the building envelope are in keeping with the desired future character of the area and will not adversely impact the amenity of the surrounding area. These variations are reasonable and justified with regard to the Detailed Design State Significant Development Application D/2024/854 (SSD 64090972).
- (H) The changes to the approved building envelope are appropriate and are not likely to significantly impact the overall use of the building or the amenity of surrounding sites or locality.
- (I) The development, as modified, is in the public interest.

Carried unanimously.

D/ D/2017/349/A