

Relevant Information for Local Planning Panel

FILE: D/2025/1198 **DATE:** 10 June 2026

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 3 – Development Application: 16-22 Cooper Street, Surry Hills – D/2025/1198

Alternative Recommendation

It is resolved that:

- (A) the variation requested to Clause 4.3 (Height of Buildings) in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld; and
- (B) the requirement under Clause 6.21D of the Sydney Local Environmental Plan 2012 requiring a competitive design process is unreasonable or unnecessary in the circumstances; and
- (C) the requirement under Clause 7.20 of the Sydney Local Environmental Plan 2012 requiring the preparation of a development control plan is unreasonable or unnecessary in the circumstances; and
- (D) consent be granted to Development Application Number D/2025/1198 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions shown in ***bold italics***):

(1A) SURRENDER OF D/2023/904

The owner of the site must surrender the existing development consent numbered D/2023/904 pursuant to the provisions of Section 4.17(1)(b) & (5) of the Environmental Planning and Assessment Act 1979 and Section 67 of the Environmental Planning and Assessment Regulations 2021 prior to any Construction Certificate being issued.

Reason

To ensure certainty of active consents.

Background

An additional condition of consent is recommended requiring that the previous consent (D/2023/904) granted on 5 June 2024 for the construction of a 7 storey commercial building with basement car parking, which has not yet been activated, is surrendered prior to the issue of any construction certificate. This is to ensure that the site is not subject to multiple conflicting active consents.

Prepared by: Nick Reid, Specialist Planner

Approved

A handwritten signature in black ink, appearing to read 'A-T' or 'AST', is positioned to the right of the 'Approved' text.

ANDREW THOMAS

Executive Manager Planning and
Development