

505 - 523 George Street, Sydney - Alternative maximum height control

Proposal Title : **505 - 523 George Street, Sydney - Alternative maximum height control**

Proposal Summary : **The planning proposal seeks to provide an alternative maximum building height control of 260 metres for 505 - 523 George Street, Sydney.**

PP Number : **PP_2015_SYDNE_002_00**

Dop File No : **15/01521**

Proposal Details

Date Planning Proposal Received : **06-Jan-2015**

LGA covered : **Sydney**

Region : **Metro(CBD)**

RPA : **Council of the City of Sydney**

State Electorate : **SYDNEY**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **505-523 George Street**

Suburb : **Sydney**

City : **Sydney**

Postcode : **2000**

Land Parcel : **Lot 1 DP573250**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**

Contact Number : **0285754121**

Contact Email : **wayne.williamson@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Nicholas Knezevic**

Contact Number : **0292659333**

Contact Email : **nknezevic@cityofsydney.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release
(Ha) :Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings 588
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 125

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notesInternal Supporting
Notes :

City of Sydney Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

External Supporting
Notes :

505-523 George Street (the site) is currently zoned B8 Metropolitan Centre, has a maximum building height of 150 metres and a maximum floor space ratio of 8:1.

The site has an area of approximately 4,308 square metres and is surrounded by a mix of development types consisting of commercial offices, retail premises, residential accommodation, serviced apartments and heritage buildings.

The site is currently occupied by Events Cinemas. There are 16 cinema screens across the site and the adjoining site, 525-529 George Street. The cinema is operated as a single complex but straddles two separate land titles in separate ownership. 525-529 George Street is not part of this proposal.

The scheme proposes construction of a 78 storey mixed use tower comprising of 53,400 square metres of residential floor space, 10,900 square metres of retail floor space, and floor space to be allocated to community facilities including childcare centres, community meeting rooms and public toilet facilities.

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :

The primary objective of the proposal is to enable an alternative building height of 260 metres to apply to 505-523 George Street. The alternative building height is only available to a redevelopment that provides for community facilities; such as childcare centres, publicly accessible toilet facilities and community meeting rooms. Any childcare centre will be excluded from gross floor space calculations and floor space located above the podium is limited to residential uses.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal seeks to make an alternative building height of 260 metres, subject to public benefits being provided, available through a local clause. If community uses are not provided, the existing height control of 150 metres continues to apply.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 22—Shops and Commercial Premises

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 60—Exempt and Complying Development

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Major Projects) 2005

SEPP (Temporary Structures and Places of Public Entertainment) 2007

SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The proposal is not considered to be inconsistent with any SEPPs and section 117 Directions.**

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **The proposal does not amend any maps.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days.**

PROJECT TIMELINE

Council has provided an indicative project timeline with no completion date. The Department considers a 12 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in
relation to Principal
LEP :

The Sydney LEP 2012 was notified in December 2012.

Assessment Criteria

Need for planning
proposal :

The proposal is a result of several detailed studies undertaken on behalf of the landowner. The studies provide a sound basis to progress the proposal as they demonstrate that a taller building will result in better amenity and built form outcomes when compared to development that may be achieved by the existing 150 metre height.

A variation of the existing height control by way of a clause 4.6 exception would be a significant departure from the existing height standard. The height variation could be achieved by amending the height of buildings map, however this does not provide certainty regarding the delivery of the community benefits.

Hence, a planning proposal is considered the best way to implement an incentive type clause to allow for increased building height and also secure community benefits.

Council has existing site specific incentive clauses in the Sydney LEP 2012, which create a precedent for this proposal.

Consistency with strategic planning framework :

The proposal is consistent with the Draft Metropolitan Strategy for Sydney 2031 in that it will:

- Create capacity for new jobs through the provision of additional retail floor space and child care facilities on the site;
- contribute towards the regeneration of the Town Hall to Central corridor, improving the streetscape activation and appearance; and
- enhance the daytime and night time economy through the provision of a mix of uses on the site and a major retail offering.

The proposal is consistent with A Plan for Growing Sydney (released on 14 December 2014) as the site will supply housing in a strategic centre close to jobs and public transport. The Gateway determination will be conditioned to amend the proposal to discuss consistency A Plan for Growing Sydney as opposed to the draft Metropolitan Strategy for Sydney to 2031.

The proposal supports the key directions of the Draft Sydney City Subregional Strategy by providing investment into the Sydney economy, improving the quality of the built form on the site and providing new dwellings in the Sydney city subregion near major transport routes.

The proposal is consistent with several strategic directions in the Sustainable Sydney 2030 community plan.

Environmental social economic impacts :

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

The key environmental considerations arising from the proposal, particularly in relation to urban amenity are detailed below.

City Skyline Analysis

Skyline view analysis indicates that the proposed height of the tower would sit satisfactorily within the context of existing buildings within the southern portion of the CBD.

Built Form Envelope and Indicative Building Massing

The proposed height control will enable a building envelope for the site which provides flexibility and opportunity for design innovation during the competitive design and development application processes.

Overshadowing of nearby residential buildings

14 residential buildings are located to the south of the site. Shadow analysis demonstrates the proposed building will partly overshadow 8 residential buildings. However, the shadow is fast moving and allows the buildings to continue daylight exposure in the morning and late afternoon.

Overshadowing of the public domain

The proposal does not have any significant impact on the public domain to the south of the site.

Privacy & Building Separation

While setbacks are less than that recommended by the Residential Flat Design Code, Council considered the proposal acceptable due to the fact that the towers will be offset from one another, thereby avoiding direct overlooking.

View Analysis

Extensive view corridor analysis was undertaken by the proponent from various vantage points in and around the Sydney CBD. The proposal will be seen in the skyline from some key vantage points across the city. However, the building will sit satisfactorily within the context of the southern CBD, including World Square and the soon to be constructed tower at 115 Bathurst Street.

Wind Assessment

The proponent commissioned independent wind assessment which concluded that wind conditions at pedestrian level on George Street would be similar to those currently experienced, with slightly windier conditions expected along sections of Kent Street for certain wind directions.

Roads, Traffic and Access

Key conclusions of the Traffic and Parking Impact report were:

- The proposed retail and community uses are not expected to generate any significant volume of traffic given its CBD location and close proximity to good public transport services and other amenities;
- The removal of the cinema traffic would be more than adequate to offset any additional traffic arising from the retail use;
- The residential component should generate some 53-94 vehicles per hour (VPH) during the weekday period and some 159 VPH during the weekend peak period. This is consistent with the expectations of developments in a major CBD centre within close proximity to public transport services and amenities within walking distance; and
- Surrounding intersections would continue to operate satisfactorily with the exception of the Bathurst Street/Kent Street intersection. This intersection currently operates at an E Level of Service in the weekday peak and would reduce to an F level of Service under the proposed development scenario.

Sustainability

The proposal is supported by a sustainability strategy. Council advises it will work with the proponent to explore ways the development can contribute to the City's environmental performance objectives and targets.

Heritage

The proposal has no further impact on the curtilage of the heritage items in the vicinity of the site and does not impact on any identified significant views.

Childcare

Councils Child Care Needs Analysis (2013) identifies a gap of 3,104 places within the local government area. Within the Chinatown & CBD South precincts the analysis identified a gap of 400 places. The proposal provides an opportunity to significantly narrow this gap.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
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Timeframe to make LEP :	12 months	Delegation :	RPA
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Public Authority Consultation - 56(2)(d) :	Transport for NSW Transport for NSW - Roads and Maritime Services
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Is Public Hearing by the PAC required?	No
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(2)(a) Should the matter proceed ?	Yes
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If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

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If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The site's infrastructure is capable of accommodating, or can be augmented to accommodate, a mixed use development proposal.**

Documents

Document File Name	DocumentType Name	Is Public
Council Letter.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Appendix B_Survey plan.pdf	Study	Yes
Appendix C_Contamination.pdf	Study	Yes
Appendix D_Sustainability.pdf	Study	Yes
Appendix E_Heritage.pdf	Study	Yes
Appendix F_Traffic.pdf	Study	Yes
Appendix G_Aeronautical Impact Assessment.pdf	Study	Yes
Appendix H_Wind.pdf	Study	Yes
Appendix I_George Street Commercial Property Market Appraisal 230414.pdf	Study	Yes
Appendix J_Engineering Report.pdf	Study	Yes
Appendix K_Geotech.pdf	Study	Yes
Appendix L_CPTED Assessment Report Sept 2014.pdf	Study	Yes
Appendix M_Waste Management Plan.pdf	Study	Yes
Appendix N_BCA.pdf	Study	Yes
Appendix O_Prelim Public Art Plan.. FINAL_Low Resolution.pdf	Study	Yes
Appendix P_Vertical Transportation Design Statement - 505 George Street 230914.pdf	Study	Yes
Appendix Q_505 George Plant Letter.pdf	Study	Yes
Appendix R_505 George Basix Letter.pdf	Study	Yes
Appendix S_Cross City Tunnel Ventilation Stack Assessment.pdf	Study	Yes
Appendix T_Draft DCP.pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

- 1. The planning proposal be publicly exhibited for a period of not less than 28 days.**
- 2. Council is to consult with Transport for NSW and Roads and Maritime Services.**
- 3. A public hearing is not required.**

4. Prior to exhibition, the planning proposal is to be revised to demonstrate consistency with A Plan for Growing Sydney.

5. The planning proposal is to be finalised within 12 months from the date of the gateway determination.

Supporting Reasons :

The planning proposal is supported as it represents an opportunity to deliver housing choice in close proximity to jobs and transport. Public benefits in the form of childcare centres, and community facilities are also available.

Signature:

Sandy Shewell

Printed Name:

Sandy Shewell

Date:

2.2.15