

Alfred, Pitt, Dalley and George Streets (APDG block) - Lend Lease Circular Quay Site

Proposal Title : **Alfred, Pitt, Dalley and George Streets (APDG block) - Lend Lease Circular Quay Site**

Proposal Summary : **The proposal seeks to amend the Sydney Local Environmental Plan (LEP) 2012 for Alfred, Pitt, Dalley and George Streets, Circular Quay (APDG block). The amended planning controls for the APDG Block will enable significant renewal to the APDG block, consisting of the following components:**

- **a 220 metre commercial tower, with additional low scale buildings;**
- **a public plaza directly accessible from George Street, and a secondary plaza on Rugby Lane;**
- **a pedestrian bridge from the George Street plaza to the commercial tower;**
- **an enhanced network of lanes within and connected to the Lend Lease Circular Quay Site, with activated laneway frontages; and**
- **the remodelling of "Jacksons on George" licenced premises, and the optional refurbishment and reuse of the Rugby Club site at 31A Pitt Street.**

PP Number : **PP_2015_SYDNE_006_00** Dop File No : **15/09996**

Proposal Details

Date Planning Proposal Received :	16-Jul-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 :	182 George Street		
Suburb :	Sydney	City :	Sydney
Land Parcel :	Lot 182 DP606865		Postcode : 2000
Street :	33-35 Pitt Street		
Suburb :	Sydney	City :	Sydney
Land Parcel :	Lot 7 DP629694		Postcode : 2000
Street :	31A Pitt Street		
Suburb :	Sydney	City :	Sydney
Land Parcel :	Lot 180 DP606866		Postcode : 2000
Street :	174-176A George Street		
Suburb :	Sydney	City :	Sydney
Land Parcel :	Lot 181 DP 606865		Postcode : 2000

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Street : Crane Lane
Suburb : Sydney City : Sydney Postcode : 2000
Land Parcel : Lots 1 and 2 DP880891

DoP Planning Officer Contact Details

Contact Name : Wayne Williamson
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RPA Contact Details

Contact Name : Glenda Goldberg
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DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :
MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 2,000

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

If No, comment : The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan (CBD) has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

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

If Yes, comment :

Supporting notes

Internal 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.

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The APDG block is located on the western edge of Circular Quay. It contains a large number of multi-storey commercial buildings that line the northern end of George and Pitt Streets.

The APDG block was the subject of an urban design study undertaken in 2009 by the Government Architects Office which resulted in the site-specific controls currently included in Sydney LEP 2012 clause 6.25 and Sydney Development Control Plan 2012.

The current controls for the APDG block are:

- All land is zoned B8 Metropolitan Centre;
- a maximum building height of 110m;
- a maximum floor space ratio of 12.5:1; and
- solar access controls to restrict overshadowing of Land Park, Australia Square and Macquarie Place.

Despite the current controls, clause 6.25 APDG block in the Sydney LEP 2012 allows additional building heights on parts of certain sites as follows:

- (a) 200 metres on up to 33% of the area of block 1, or
- (b) 155 metres on up to 42% of the area of block 2, or
- (c) 185 metres on up to 24% of the area of block 3.

In addition to the scenarios for blocks 1, 2 and 3, this proposal seeks to establish another development scenario known as block 4, which will allow the following building heights:

- (a) 220 metres on up to 25% of the area of block 4; and
- (b) 210 metres on up to 12% of the area of block 4;

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The objectives of the proposal are to:

- provide an alternative development option for the appropriate distribution of built form and floor space within the APDG block;
- identify the Lend Lease site as an alternative site where additional building height may be achieved if the development provides for certain public benefits, including publicly accessible open space, lanes and other links through the site;
- facilitate a land swap for the purpose of achieving a more efficient building floor plate and a better configuration of public open space;
- ensure an activated laneway network;
- encourage the inclusion of community facilities and associated retail premises; and
- ensure that only non-residential uses are permitted.

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

Is an explanation of provisions provided? Yes

Comment :

The proposal seeks the following amendments to the Sydney LEP 2012:

Amend clause 6.25 APDG block to:

- allow for another development scenario by establishing block 4, known as the Lend Lease Circular Quay site (LLCQ) as an alternative option to block 1;
- include land in block 4 that is not currently included in any identified development block under clause 6.25;
- allow a maximum building height of 220m on a building footprint on one part of block 4 comprising no more than 25% of the area of development block 4;
- allow a maximum building height of 210m on a building footprint on another part of block 4 comprising no more than 12% of the area of development block 4;
- allow only the development of non-residential uses within block 4; and
- calculate the above percentages based on the area of block 4 only and not the 'optional addition' Rugby Club site'.

Add a new clause to permit the inclusion of public land (Crane Lane) in the site area for the purpose of calculating the FSR of block 4 and to enable the FSR generated by Crane Lane to be transferred for use on another part of block 4.

Add a new clause which excludes the 'Mirvac Triangle' from the site area of block 4 for the purposes of calculating the FSR of block 4.

Add new clause to exclude from the calculation of FSR on block 4 the GFA of a community stratum comprising:

- a building adjoining the George St plaza which is to be used for a community facility and associated retail premises; and
- space underneath the George St plaza which is to be used for a community facility and associated retail premises, such as cycle hire or a public end-of-journey facility.

Amend the Lanes Development Floor Space controls so that they apply to new development on block 4 and lanes that may not legally be a public road.

Add a new clause to ensure that only non-residential uses are permitted within the LLCQ site.

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

3.4 Integrating Land Use and Transport

3.5 Development Near Licensed Aerodromes

5.1 Implementation of Regional Strategies

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **Yes**

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

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development

SEPP No 6—Number of Storeys in a Building

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 (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007
SEPP (Major Projects) 2005
SEPP (Temporary Structures and Places of Public Entertainment)
2007
SREP (Sydney Harbour Catchment) 2005

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 proposed maximum building height of 220 metres will encroach on the Obstacle Limitation Surface (OLS) and is therefore inconsistent with Section 117 Direction 3.5 Development Near Licenced Aerodromes.**

Council advises the proposal has a justifiable inconsistency with direction 3.5. The current height controls in Sydney LEP 2012 and existing towers in Central Sydney already breach the OLS. This proposal will result in a development of similar height to other buildings in the CBD. Thus, the OLS is already largely breached in this area and the proposed height controls are likely to have a minor cumulative impact.

Council has indicated inconsistency with s117 Direction 3.5 is minor and justifiably inconsistent. This inconsistency will require consultation with the relevant authorities.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping is adequate**

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 a completion date to be determined. 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 :

A planning proposal is the only means of implementing changes to the Sydney LEP 2012 clause 6.25 APDG Block for an alternative development scenario for the APDG Block.

The proposal is the result of detailed urban design analysis undertaken by Hassell Architects on behalf of Lend Lease. A number of technical studies have also been undertaken by Lend Lease to support the proposal.

The alternative controls for the APDG block are capable of delivering significant public domain improvements in the form of an active laneway network and a large well-located public plaza.

Consistency with strategic planning framework :

The proposal is consistent with relevant goals, directions and actions of A Plan for Growing Sydney by:

- Facilitating the development of commercial premises on a site that is highly accessible by public transport; and**
- is consistent with the actions to create new and innovative opportunities to grow Sydney CBD office space by identifying redevelopment opportunities and increasing building heights in the right locations.**

The proposal is also consistent with key directions and actions of Council's community plan "Sustainable Sydney 2030".

Environmental social economic impacts :

Environmental impacts

Solar Access and Overshadowing - Shadow analysis supporting the proposal confirms that the proposed building envelope will not cause additional overshadowing to Australia Square, Lang Park or Macquarie Place between 14 April and 31 August at the critical times of day outlined in SLEP 2012 clause 6.19 Overshadowing of certain public places.

Tower separation - To allow for better views and daylight access, Council's DCP currently requires new towers above 75m on the APDG block to have a minimum separation of 28m above the relevant street frontage heights. Although this is not achievable under this proposal, the proposed configuration of buildings and public domain will allow for views and sunlight access, while also rectifying existing crowding conditions in this central portion of the APDG block.

The proposed tower will be approx. 9.5 metres from the approved residential tower at 19-31 Pitt Street building and, at its closest point, 6 metres from the commercial tower at 200 George Street. This separation is consistent with setback requirements applying elsewhere in Sydney CBD and consistent with the overall built form character of Central Sydney.

Visual and View Impacts - A review of the proposed building envelope confirms that a 220 metre tower will not unduly impact on important public views and view corridors, including those from the waterway and foreshores of Sydney Harbour.

Wind impacts - A wind tunnel study was undertaken to support the proposal and concluded that the street level wind environment would be similar to typical street level wind conditions in the surrounding area.

Finally, the proposal will not affect any critical habitats, populations or ecological communities. The site is located in a developed urban area where no such populations or communities are known to exist.

Social impacts

Heritage - There are no heritage items within the APDG block. However, there are a number of heritage items in the vicinity of the site, including the Tank Stream and Aboriginal archaeological of State significance. Due to the proximity to the Tank Stream and Sydney Cove, there is potential for environmental evidence associated with the earliest phase of historic settlement of the colony as well as much earlier environmental evidence. Future development consent will require an excavation licence under s139 of the Heritage Act 1977.

Economic impacts

The proposed alternative development scenario would deliver 3,646 square metres of retail floor space and 66,543 square metres of commercial floor space.
This new floor space will result in approx. 120 new retail jobs and approx. 2,654 new office jobs.

Transport

Due to the sites proximity to George Street, it is important that Transport for NSW is advised of the proposal at the earliest opportunity, so the sites construction schedule can be aligned with the light rail construction schedule. Changes to CBD public transport routes due to Light Rail construction should also be considered.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	RPA
Public Authority Consultation - 56(2) (d) :	Office of Environment and Heritage Transport for NSW Transport for NSW - Roads and Maritime Services Department of Planning and Infrastructure - Sydney Harbour Foreshore Authority Other		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			
Resubmission - s56(2)(b) : No			
If Yes, reasons :			
Identify any additional studies, if required. :			
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 :	Existing infrastructure servicing the site has the capacity to accommodate future development.		

Alfred, Pitt, Dalley and George Streets (APDG block) - Lend Lease Circular Quay Site**Documents**

Document File Name	DocumentType Name	Is Public
Planning Proposal - APDG Block - Lend Lease site.pdf	Proposal	Yes
APDG Site Block 4_ CouncilLetter.pdf	Proposal Covering Letter	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**
- 3.4 Integrating Land Use and Transport**
- 3.5 Development Near Licensed Aerodromes**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of A Plan for Growing Sydney**

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;
- Roads and Maritime Services;
- Office of Environment and Heritage;
- Sydney Harbour Foreshore Authority;
- Commonwealth Department of Infrastructure and Regional Development; and
- Sydney Airport Corporation.

3. A public hearing is not required.

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

Supporting Reasons :

The proposal is supported as it is consistent with the strategic objectives for promoting Sydney as a global city and will deliver significant public benefits.

Signature:



Printed Name:

Tim Archer

Date:

18.8.15