

65 - 79 Sussex Street, Sydney

Proposal Title : **65 - 79 Sussex Street, Sydney**

Proposal Summary : **The planning proposal seeks to amend the Sydney Local Environmental Plan (LEP) 2012 to enable redevelopment of 65-79 Sussex Street, Sydney for a 163 room boutique hotel. Specifically, the proposal seeks to increase the maximum height control from RL 28.6 to RL 39.65 through a site specific LEP clause.**

PP Number : **PP_2015_SYDNE_001_00**

Dop File No : **15/01522**

Proposal Details

Date Planning Proposal Received : **15-Dec-2014**

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 : **65-79 Sussex Street**

Suburb : **Sydney**

City : **Sydney**

Postcode : **2000**

Land Parcel : **Lot 2 DP 1188966**

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 : **Paul Manning**

Contact Number : **0292659333**

Contact Email : **pmanning@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 Regional Strategy : **Metro Sydney City subregion**

Consistent with Strategy : **Yes**

65 - 79 Sussex Street, Sydney

MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 50

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

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 Delivery 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 :

External Supporting Notes :

The site at 65-79 Sussex Street, Sydney is approximately 1,180 square metres and is located in the western corridor of central Sydney. The site has a 39 metre frontage on Sussex Street, while the back of the block aligns with the Western Distributor.

The site is located to the east of King Street Wharf, to the south east of Barangaroo and is approximately 350 metres south west of Wynyard Station. The existing built form is a decommissioned Ausgrid electricity substation.

The site is currently zoned B8 Metropolitan Centre, has an FSR of 7.5:1 (plus bonus 1.5:1 accommodation floor space) and a building height of RL 28.6.

Council advises the current height control allows development up to five storeys across the entire site, however, this would result in a hotel development of insufficient rooms to offer operational feasibility.

Visitor accommodation research recently conducted by Council expects strong future demand for 3 and 4 star accommodation within the western corridor of central Sydney driven by redevelopment of the Sydney International Convention and Exhibition Precinct and Barangaroo.

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 the feasible redevelopment of 65-79 Sussex Street, Sydney for 'Hotel or Motel Accommodation' with ancillary commercial and retail premises at ground floor. The proposal also seeks to ensure that new development responds sympathetically to the adjacent local heritage listed 'Bristol Arms Hotel' at 81 Sussex Street.

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

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

Comment : The proposal seeks to introduce a new clause under 'Division 5 Site Specific Provisions' of Sydney LEP 2012 to enable additional height, above what is shown on the Height of Buildings Map.

Despite Clause 4.3, the local clause will allow consent for the construction of a building with a maximum height of RL 39.65. Additionally, the consent authority must be satisfied that the development is solely for the purposes of 'Hotel or Motel Accommodation' and associated functions.

The increased maximum building height would allow for a 5 storey building façade on Sussex Street, rising to 8 storeys at the back of the block.

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
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
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 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 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 33—Hazardous and Offensive Development
SEPP No 55—Remediation of Land
SEPP No 60—Exempt and Complying Development
SEPP No 64—Advertising and Signage
SEPP (Building Sustainability Index: BASIX) 2004
SREP (Sydney Harbour Catchment) 2005

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

The site is located within the Sydney REP (Sydney Harbour Catchment) 2005, however, it is unzoned and is not identified as a strategic foreshore site. The proposal concludes that it does not contradict or hinder application of the Sydney Harbour REP.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The proposal is not considered to be inconsistent with any SEPP or Section 117 Direction.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : No mapping required.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Consultation will be undertaken in accordance with the Gateway determination. Council suggests that an exhibition period of 28 days would be appropriate.**

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 gazetted in December 2012.**

Assessment Criteria

Need for planning proposal : **A planning proposal is the most effective way to allow for the feasible redevelopment of the site, allow the community and surrounding landowners an opportunity to comment on changes to the controls and providing certainty for all stakeholders.**

Consistency with strategic planning framework : **The proposal is consistent with the draft Metropolitan Plan for Sydney to 2031 as it will:**

- Create capacity for new jobs through the construction and ongoing operation of the hotel and associated facilities;
- contribute to the regeneration of the western corridor of central Sydney by improving the streetscape and increasing street activation; and
- enhance the day and night time economy through the provision of accommodation, restaurant and retail facilities.

The proposal is consistent with The Plan for Growing Sydney (released on 14 December 2014) as the site will supply visitor accommodation to the Sydney CBD within walking distance of Barangaroo, Darling Harbour and the CBD Arts Precinct. Council will be conditioned to amend the proposal to discuss consistency with this plan 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:

- Ensuring adequate capacity for new hotel developments;
- providing ancillary facilities for major urban renewal projects;
- enhancing the subregion's prominence as a diverse cultural centre; and
- influence travel choices to encourage more sustainable travel.

The proposal is consistent with the key directions of City of Sydney's Sustainable Sydney 2030.

Environmental social economic impacts : **Environmental impacts**
The proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats, and is unlikely to result in development creating any environmental effects that cannot readily be controlled.

A range of potential environmental effects were considered during the preparation of the proposal. The proposal concludes that overshadowing, heritage and view impacts are minor in nature.

Social and Economic impacts

Redevelopment will allow for positive economic effects including greater choice of accommodation in close proximity to business and leisure attractors including the Exhibition and Convention Precinct and Darling Harbour and employment opportunities in both the hotel, the restaurant and retail components.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) :

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 : **The site is well serviced by the full range of public utilities including electricity, telecommunications, water, sewer and stormwater. It is expected that these services will be upgraded where required by the developer.**

Documents

Document File Name	DocumentType Name	Is Public
Council Letter.pdf	Proposal Covering Letter	Yes
Planning Proposal & Appendices A to E - 65-79 Sussex Street, Sydney.pdf	Proposal	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
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
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 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 the Office of Environment and Heritage.
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 proposal is supported as it represents an opportunity to deliver mid-level visitor accommodation in a location ideally suited to this use.

Signature:



Printed Name:

Tim Archer

Date:

19.1.15