



# Floor Space Area (FSA) Preliminary Assessment

Prepared for the City of Sydney Council on behalf of  
AMP Capital

October 2012

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# Introduction

The purpose of this report is to determine the potential floor space area or GFA that may be achieved under the Sydney LEP 2012 (SLEP) and Sydney DCP 2012 (SDCP) for the combined AMP Precinct development project. This analysis has been prepared prior to the formal submission of a LEP amendment request in order to gain Council acceptance of the approach and assumptions in deriving the maximum floor space potential of the 'AMP Precinct' site.

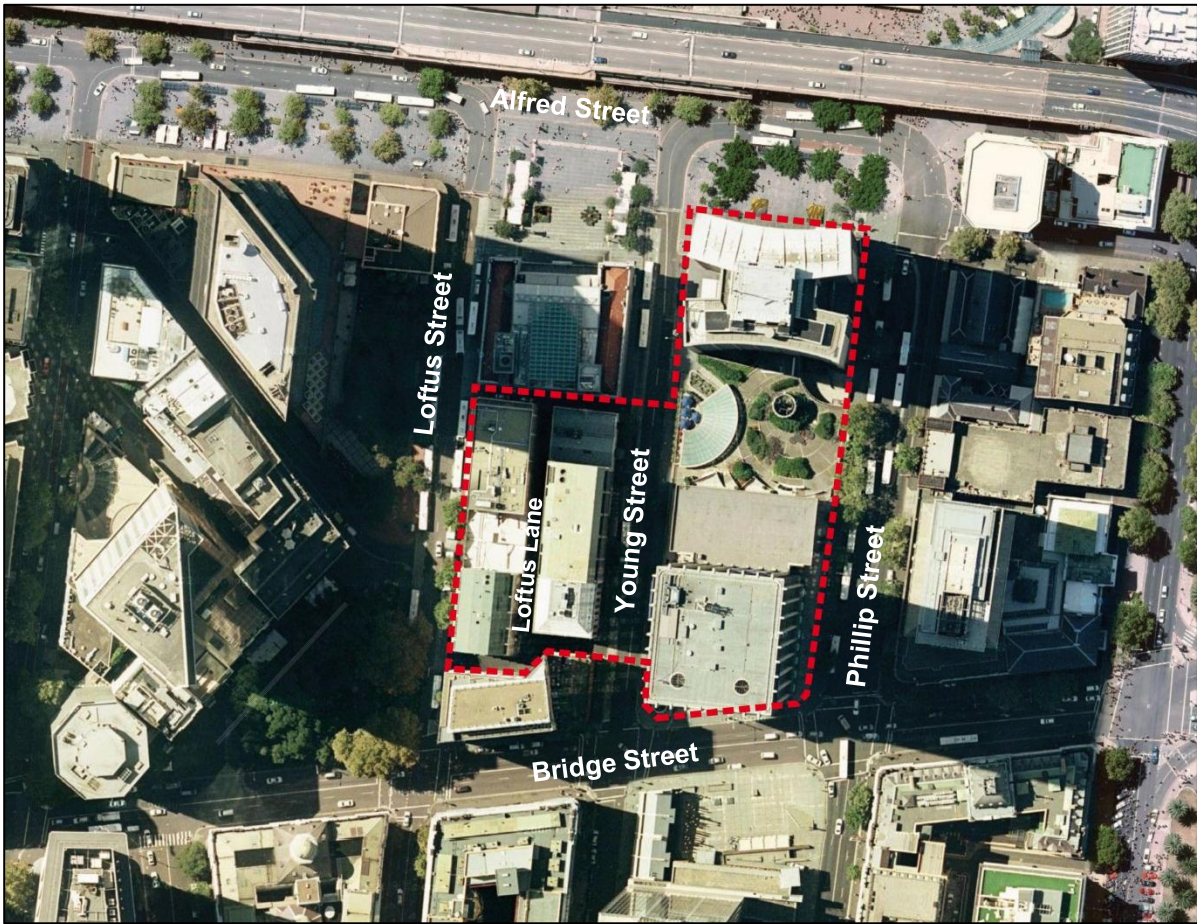
The 'AMP Precinct' is within an area of the City bounded by Alfred, Loftus, Bridge and Phillip Streets, but excluding land to the north of Customs House Lane and south of the east/west leg of Loftus Lane, as illustrated in **Figure 1** below. The AMP precinct is held in a number of separate ownership vehicles and contains within it some streets and laneways which are intended to be retained and enhanced. The AMP Precinct also contains three heritage items.

The development concept for the AMP precinct involves a lowering of achievable development density on the Young and Loftus part of the precinct and a corresponding increase in achievable development density on the Bridge Street and Alfred Street part. The overall achievable development density when taken over the combined sites within the precinct does not change from that permissible under the Sydney LEP 2012 provisions.

There are a number of important assumptions that underpin this assessment:

1. The Sydney LEP 2012 and Sydney DCP 2012 form the basis of this assessment.
2. The land areas and any encumbrances have been verified by a licenced surveyor.
3. The assessment of available floor space area is limited to AMP owned or controlled land within the defined precinct only and does not rely on any publicly owned land for the purposes of the FSA calculations.
4. The development objective is to achieve a "FSR neutral" concept. That is, not seeking a FSR for the combined precinct greater than would be otherwise available under the SLEP 2012.
5. The three heritage items within the precinct have been included in the total site area calculations on the basis that these items are an integral part of the precinct master plan and will involve significant development in accordance with the relevant Conservation Management Plans.
6. That the precinct will be subject to future competitive design processes (post Stage 1 DA approval) and accordingly the opportunity to increase the floor area above the FSR controls to a maximum of 10% has been assumed for the entirety of the precinct. This again includes the heritage items given the integral role of the overall development scheme and in future design excellence processes.
7. For the purposes of the FSR assessment, the uses have been assumed to be retail, commercial and residential, thereby attracting the 'standard' accommodation floor space area of 4.5:1 above the standard 8:1 base.
8. Heritage floor space would be purchased in the usual manner in accordance with the standard provisions of the LEP.
9. The Master Plan concepts prepared by Hassell are not final and are subject to design development. Accordingly, GFA calculations for the new buildings are estimates only and will be subject to further review and refinement but will retain the FSR neutral outcome.

FIGURE 1 – AMP PRECINCT LOCATION (OUTLINED IN RED)



# 1 Floor Space Calculation Summary

Based upon the detailed assessment provided and the assumptions applied, the following table summarises the FSR neutral approach to floor space for the AMP Precinct

TABLE 1 – AMP PRECINCT: FLOOR SPACE CALCULATION SUMMARY

	YOUNG AND LOFTUS	BRIDGE & ALFRED	TOTAL
Site Area	2,924m <sup>2</sup>	8,197 m <sup>2</sup>	11,121 m <sup>2</sup>
Maximum GFA available (based on 13.75:1)	40,209 m <sup>2</sup>	112,708 m <sup>2</sup>	152,917 m <sup>2</sup>
Total assessable GFA of existing and proposed new buildings	17,765 m <sup>2</sup>	135,152 m <sup>2</sup>	152,917 m <sup>2</sup>
Surplus/Deficit	- 22,444 m <sup>2</sup>	+22,444 m <sup>2</sup>	nil

A detailed explanation and breakdown as to how the above floor space calculations were prepared is provided in following section of this report.

## 2 Relevant Planning Provisions

This section presents the relevant provisions identified within the SLEP 2012, as well as a key section under the SDCP 2012 relating to the '*awarding of additional floor space*'. The following key provisions have informed and guided the calculation of floor space to date for the AMP Precinct.

The below tables set out each key provision, as well as provide comment on how the provision(s) relate to the AMP Precinct. Consideration of potential draft LEP amendments to the SLEP 2012 in relation to floor space area (FSA), have been noted where relevant.

The following drawings have been prepared and are referred to throughout this report:

- **AMP Precinct Survey Plan**, prepared by Denny Linker & Co, dated 25 September 2012 (**Appendix A**)
- **Loftus Lane Sub terrain Plan**, prepared by Hassell, dated 17 September 2012 (**Appendix B**)
- **Indicative *existing* and *proposed* Basement Arrangements**, prepared by Hassell (off Survey Plan) (**Appendix C**)
- **Laneways Retail Areas** for the AMP Precinct, prepared by Hassell, 3 October 2012 (**Appendix D**).
- **Preliminary Areas Schedule** for the AMP Precinct, prepared by Hassell, 8 October 2012 (**Appendix E**).



TABLE 2 –SYDNEY LOCAL ENVIRONMENTAL PLAN, 2012

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p><b>Clause 4.4 Floor space ratio</b></p> <p><i>(1) The objectives of this clause are as follows:</i></p> <p><i>(a) to provide sufficient floor space to meet the anticipated development needs for the foreseeable future,</i></p> <p><i>(b) to regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic,</i></p> <p><i>(c) to provide an intensity of development that is commensurate with the capacity of existing and planned infrastructure</i></p> <p><i>(d) to ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.</i></p> <p><i>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</i></p>	<ul style="list-style-type: none"> <li>▪ The proposed concept for the AMP Precinct is consistent with the objectives under clause 4.4 of the LEP as the proposed floor space ratio (FSR) will: <ul style="list-style-type: none"> <li>▪ allow for the provision of sufficient floor space to accommodate the future redevelopment of the precinct;</li> <li>▪ regulate the density of development, built form and land use intensity that will in turn control the generation of vehicular movement within the precinct;</li> <li>▪ permit a form of development that is compatible with the capacity of existing and planned infrastructure;</li> <li>▪ revitalise the AMP Precinct, whilst minimising any adverse impacts on the heritage and amenity of the locality.</li> </ul> </li> <li>▪ In accordance will Floor Space Ratio Map FSR_014 under the SLEP, the Precinct has a maximum ‘base’ FSR of <b>8:1</b>.</li> </ul>	<p>The proposed Precinct Plan complies with the objectives under Clause 4.4.</p> <p><b>Note:</b> the potential maximum FSR for the Precinct is discussed further below.</p>
<p><b>Clause 4.5(3) Site area</b></p> <p><i>In determining the site area of proposed development for the purpose of applying a floor space ratio, the <b>site area</b> is taken to be:</i></p> <p><i>(a) if the proposed development is to be carried out on only one lot, the area of that lot, or</i></p> <p><i>(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.</i></p> <p><i>In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.</i></p>	<ul style="list-style-type: none"> <li>▪ In accordance with Clause 4.5(3) the site area for the AMP Precinct, as surveyed Denny Linker &amp; Co and provided at <b>Appendix A</b>, is presented as follows: <ul style="list-style-type: none"> <li>▪ Young &amp; Loftus Street – 2924.3m<sup>2</sup></li> <li>▪ Bridge &amp; Alfred – 8197m<sup>2</sup></li> </ul> </li> <li>▪ The proposed development is to be carried out on 2 or more lots, <u>however they are not all contiguous</u>.</li> <li>▪ As the Precinct is bisected by Young Street and no development is proposed to be undertaken on, over or under Young Street, an amendment to the LEP is required to ensure that the Precinct is one site for the purposes of calculating floor space and to allow for the FSR potential to be effectively transferred from the Young &amp; Loftus land to the Bridge Street site.</li> <li>▪ The proposed amendment should allow the site area for the AMP Precinct to be taken as the area of all lots on which the development is proposed to be</li> </ul>	<p>Amendment to the LEP is required to allow the site area of the defined precinct to be treated as a whole.</p>

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
	<p>carried out.</p> <ul style="list-style-type: none"> <li>▪ Further, the below key assumptions have been made in accordance with Clause 4.5.</li> </ul>	
<p>Clause 4.5(4) <b>Exclusions from site area</b></p> <p><i>The following land must be excluded from the site area:</i></p> <p><i>(a) land on which the proposed development is prohibited, whether under this Plan or any other law,</i></p> <p><i>(b) community land or a public place (except as provided by subclause (7)).</i></p>	<ul style="list-style-type: none"> <li>▪ The proposed redevelopment is permitted under the sites proposed B8 Metropolitan Centre zone under the SLEP.</li> <li>▪ No community land or public place(s), in accordance with subclause (7) has been included within the site area.</li> </ul>	Consistent with LEP
<p>Clause 4.5(5) <b>Strata subdivisions</b></p> <p><i>The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.</i></p>	Not Applicable	Not applicable
<p>Clause 4.5(6) <b>Only significant development to be included</b></p> <p><i>The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.</i></p>	<ul style="list-style-type: none"> <li>▪ The site area encompasses all lots that form the AMP Precinct.</li> <li>▪ The proposed masterplan involves 'significant development' across each lot.</li> <li>▪ The sites existing heritage items (i.e. Hinchcliff House, Gallipoli Club and 33 Alfred Street) will each be integrated within the future redevelopment.</li> <li>▪ Works to 33 Alfred Street are an integral part of the master plan concept, involving new and improved building connections between the commercial towers, alterations to the ground plane to enhance active edges, a new frontage to Alfred Place, revised lobby/front reception etc. and new uses for parts of the building, consistent with the CMP which is being prepared.</li> <li>▪ Similarly, works to Hinchcliff House and the Gallipoli Club will form an integral part of the Young and Loftus precinct involving adaptive reuse, possible improved connections and openings to existing and new lanes.</li> <li>▪ A conservation management plan is being prepared and will be implemented for each of the above heritage items, and significant conservation works will</li> </ul>	Consistent with LEP

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
	<p>be carried out as part of the redevelopment of the Precinct.</p> <ul style="list-style-type: none"> <li>▪ In light of the above, all lots within the precinct will involve “significant development”.</li> </ul>	
<p><b>Clause 4.5(7) Certain public land to be separately considered</b></p> <p><i>For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.</i></p>	<ul style="list-style-type: none"> <li>▪ As illustrated on the survey plan at <b>Appendix A</b> there are a number of corner splays identified on title both on the Young &amp; Loftus land and the Bridge and Alfred land.</li> <li>▪ The splays are limited in height and depth and therefore are only a ground level encumbrance, and as the existing and proposed built forms extend over the splays above and below ground, this land has been calculated as site area.</li> <li>▪ It is to be noted that whilst the existing basement areas beneath the Young &amp; Loftus land do not encroach the splay corners; the current proposed concept for Young &amp; Loftus land has assumed to include these areas in the basement design. An illustration of this existing and future basement arrangement is provided at <b>Appendix C</b>.</li> <li>▪ While the master plan concept seeks to acquire a stratum for a section of the Loftus Lane sub terrain in order to achieve an efficient basement design and limit vehicle entry and exit points, as indicated at <b>Appendix B</b>, this portion of land <u>has not</u> been included within the site area calculation.</li> <li>▪ It is proposed that a covenant will be placed on title for the Loftus Lane sub terrain to restrict the ability (otherwise available under Clause 4.5(7)) to realise floor space area across this portion of land.</li> </ul>	<p>Consistent with LEP</p>
<p><b>Clause 4.5(8) Existing buildings</b></p> <p><i>The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio whether or not the proposed development relates to all of the buildings.</i></p>	<ul style="list-style-type: none"> <li>▪ The following existing buildings will remain as part of the proposed redevelopment: <ul style="list-style-type: none"> <li>▪ Gallipoli Club – 846m<sup>2</sup></li> <li>▪ Hinchcliff House – 989m<sup>2</sup></li> <li>▪ 33 Alfred Street – 35,681m<sup>2</sup></li> <li>▪ 50 Bridge Street – 55,124m<sup>2</sup></li> </ul> </li> <li>▪ The above areas have been included within the total floor space calculation and have been confirmed by a licensed surveyor.</li> </ul>	<p>Consistent with LEP</p>

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p><b>Clause 4.5(9) Covenants to prevent “double dipping”</b></p> <p><i>When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.</i></p>	<ul style="list-style-type: none"> <li>It is anticipated that covenants may be applied to restrict ‘double dipping’ at the development application stage.</li> </ul>	<p>Consistent with LEP</p>
<p><b>Clause 4.5(10) Covenants affect consolidated sites</b></p> <p><i>If:</i></p> <p><i>(a) a covenant of the kind referred to in subclause (9) applies to any land (affected land), and</i></p> <p><i>(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,</i></p> <p><i>the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.</i></p>	<ul style="list-style-type: none"> <li>Existing covenants apply to 33 Alfred Street and 50 Bridge Street as a consequence of a subdivision approval to redefine the boundary between those sites. Council approval under the covenants will be required for the proposed development.</li> </ul>	<p>Consistent with LEP</p>
<p><b>Clause 6.4 Accommodation floor space</b></p> <p><i>(1) A building is eligible for an amount of additional floor space (accommodation floor space) equivalent to the floor space ratio specified in paragraphs (a)–(g), if the building is in an Area, and is used for a purpose, specified in relation to that floor space ratio:</i></p> <p><i>(a) Area 1, hotel or motel accommodation—6:1,</i></p> <p><i>(b) Area 1, commercial premises, residential accommodation or serviced apartments—4.5:1,</i></p>	<ul style="list-style-type: none"> <li>In accordance with Floor Space Ratio Map FSR_014, the AMP Precinct is located within Area 1.</li> <li>The Precinct is therefore eligible for an amount of additional floor space of up to 4.5:1.</li> <li>This potentially creates an FSR of <b>12.5:1</b> for the AMP Precinct.</li> </ul>	<p>Consistent with LEP</p>
<p><b>6.6 End of journey floor space</b></p> <p><i>(1) A building on land in Central Sydney that is used only for the purposes of commercial premises and that has all of the following</i></p>	<ul style="list-style-type: none"> <li>End of journey facilities are proposed in accordance with the provisions under clause 6.6, however the total area to be occupied will be qualified at the detailed design phase.</li> </ul>	<p>Not included within the FSA calculations at this time.</p>

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p>facilities together in one area of the building, is eligible for an amount of additional floor space (<b>end of journey floor space</b>) equal to the floor space occupied by those facilities:</p> <p>(a) showers,  (b) change rooms,  (c) lockers,  (d) bicycle storage areas.</p> <p>(2) The amount of end of journey floor space cannot be more than the amount of floor space that can be achieved by applying a floor space ratio of 0.3:1 to the building.</p>		
<p><b>Clause 6.8 Lanes development floor space</b></p> <p>(1) This clause applies only to development consisting of alterations or additions to a building that:</p> <p>(a) is in existence on the making of this Plan, and  (b) is on land in Central Sydney, and  (c) adjoins a public road with a width less than 6 metres (a <b>lane</b>).</p> <p>(2) Development to which this clause applies that results in the total floor space used for lanes development purposes within all relevant premises in a building being greater after the development than it was before the development causes the building to be eligible for an amount of additional floor space (<b>lanes development floor space</b>) equal to that increase.</p> <p>(3) For the purposes of this clause:  <b>lanes development purpose</b> means:</p> <p>(a) business premises,  (b) community facilities,  (c) entertainment facilities,  (d) food and drink premises,</p>	<ul style="list-style-type: none"> <li>▪ The proposed redevelopment of the Young &amp; Loftus land will include 588m<sup>2</sup> of lanes (retail) development floor space. This area has been marked up and is provided at <b>Appendix D</b>.</li> <li>▪ In accordance with Clause 6.8 the proposed retail development will: <ul style="list-style-type: none"> <li>▪ provide retail tenancies that have a gross floor area of less than 100 square metres;</li> <li>▪ not have direct access to any other premises relating to that building;</li> <li>▪ adjoin and provide direct access to either Loftus Lane or Customs House Lane which both have a width of less than 6 metres; and</li> <li>▪ not provide a floor area of greater than 5 metres above the existing ground level of the public road.</li> </ul> </li> <li>▪ The proposed arcades connecting Loftus Street and Young Street are currently private arcades.</li> <li>▪ The proposed laneway retail complies with the objectives and intent of this clause, by activating and improving the amenity of Loftus Lane and Customs House Lane.</li> </ul>	<p>Consistent with LEP</p>

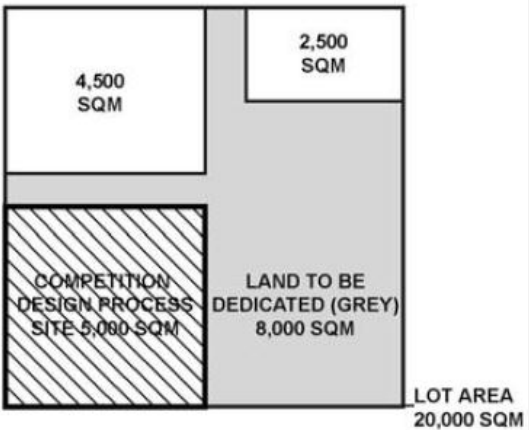
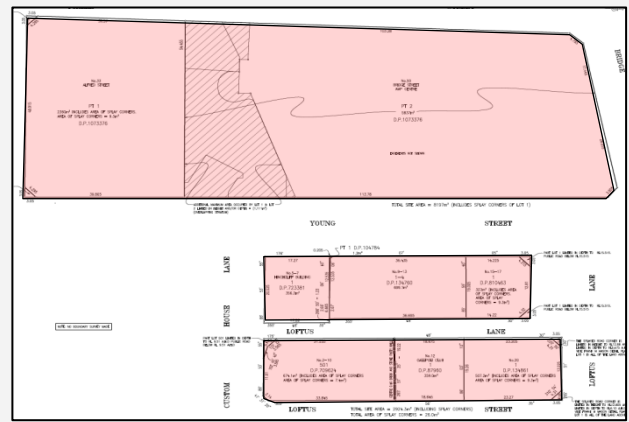
RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p>(e) information and education facilities,  (f) places of public worship,  (g) pubs,  (h) recreation facilities (indoor),  (i) registered clubs,  (j) retail premises.</p> <p><b>relevant premises</b> means distinct premises within a building, each of which:</p> <p>(a) has a gross floor area of less than 100 square metres, and  (b) does not have direct access to any other premises in the building, and  (c) adjoins, and has direct access to, a lane and  (d) has a floor level no more than 5 metres above the ground level (existing) of the lane.</p>		
<p><b>6.10 Heritage floor space</b>  (1) Objective  The objective of this clause is to provide an incentive for the conservation and ongoing maintenance of heritage buildings within Central Sydney.</p>	<ul style="list-style-type: none"> <li>An award of heritage floor space has not been previously recorded in relation to any of the existing heritage items within the AMP Precinct.</li> </ul>	Consistent with LEP
<p><b>Clause 6.11 Utilisation of certain additional floor space requires allocation of heritage floor space.</b></p>	<ul style="list-style-type: none"> <li>The proposed redevelopment of the AMP Precinct and the floor area sought above 8:1 will require the allocation of heritage floor space in accordance with the relevant provisions stated under Clause 6.11 of the LEP.</li> </ul>	Consistent with LEP
<p><b>Clause 6.21 Design excellence</b>  (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.  (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land</p>	<ul style="list-style-type: none"> <li>The proposed redevelopment of the AMP Precinct will likely involve at least two competitive design processes.</li> <li>It is therefore the objective to realise the maximum amount of floor space that exceeds by up to 10% the total of the permitted FSR under clause 4.4 (i.e. 8:1) plus the sum of accommodation floor space for which the site eligible for under clause 6.4 (i.e. 4.5:1).</li> </ul>	<p>Consistent with LEP</p> <p>It is to be noted that an enabling amendment to the LEP will be required to clarify that additional floor</p>

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p><i>to which this Plan applies.</i></p> <p><i>(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.</i></p> <p><i>(5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:</i></p> <p><i>(a) development in respect of a building that has, or will have, a height above ground level (existing) greater than:</i></p> <p><i>(i) 55 metres on land in Central Sydney, or</i></p> <p><i>(ii) 25 metres on any other land,</i></p> <p><i>(b) development having a capital value of more than \$100,000,000,</i></p> <p><i>(c) development in respect of which a development control plan is required to be prepared under clause 7.20,</i></p> <p><i>(d) development for which the applicant has chosen such a process.</i></p> <p><i>(7) If the design of a new building, or an external alteration to an existing building, on land is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant development consent to the erection of the new building, or the alteration to the existing building, with:</i></p> <p><i>(a) a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by up to 10%, or</i></p> <p><i>(b) an amount of floor space that exceeds the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map by up to 10% or, if the building or alteration is eligible for any accommodation floor space or community floor</i></p>	<ul style="list-style-type: none"> <li>▪ As stated in response to Clause 4.5, and the relevant subclauses, the AMP site area is taken for the purpose of this analysis to be the area of all lots on which the development is proposed to be carried out excluding the laneways.</li> <li>▪ It is important to recognise that the heritage items form an integral part of the Master Plan concept and hence will be similarly important when establishing the competitive design briefs. With at least two separate design competitions to be run (i.e. one for Young &amp; Loftus and one for Bridge &amp; Alfred) it is recognised that the ‘whole of precinct’ is important to realising this redevelopment. The heritage significance itself is an important an intertwined element and therefore for that reason the heritage sites have been included in the site area calculations.</li> <li>▪ Achieving the maximum 10% additional floor space across the entirety of the precinct would therefore achieve a potential site FSR of <b>13.75:1</b>.</li> <li>▪ Please refer to the below discussion on <i>Awarding additional floor space</i> in accordance with Clause 3.3.5 of the <i>Sydney Development Control Plan 2012</i>.</li> </ul>	<p>space awarded under Clause 6.21 for the Young and Loftus Street precinct can be utilised for the Bridge and Alfred Street project</p>

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p>space under Division 1, by up to 10% plus the sum of that accommodation floor space and community floor space.</p> <p><b>Note.</b> Development may exceed the amount permitted by clause 4.4 by more than 10% only in relation to accommodation floor space or community floor space but not in relation to any other form of additional floor space under Division 1 or 2.</p> <p>(8) Nothing in this clause permits a consent authority to grant consent to the following development:</p> <p>(a) development on land that would result in any building on land projecting higher than any sun access plane that is taken to extend over that land by operation of Division 3, or</p> <p>(b) development that results in any building causing additional overshadowing of a kind specified in Division 3, or</p> <p>(c) development that results in any building on land in Area 1 or Area 2 on the Height of Buildings Map having a height greater than the height of the building that was on the land at the commencement of this Plan.</p>		



TABLE 3 – SYDNEY DEVELOPMENT CONTROL PLAN 2012

RELEVANT PROVISIONS	COMMENTS	ASSESSMENT
<p><b>Clause 3.3.5 Awarding additional floor space</b></p> <p><i>(1) Additional floor space available under Clause 6.21(7) of the Sydney LEP 2012 will be pro-rated by the area covered by the competitive design process, as a proportion of the total developable site area.</i></p> <p><i>Additional floor space bonus (%) = Competitive design process site area / (Lot area – Land to be dedicated area) x 10</i></p> <p><i>For example, if a competitive design process covers half the developable site area, then the maximum additional floor space will be up to 5%.</i></p> <p><i>A further example is shown below:</i></p>  <p><i>A competitive design process undertaken on the hatched site would result in a maximum floor space bonus of up to:</i></p> $5,000\text{sqm} / (20,000\text{sqm} - 8,000\text{sqm}) \times 10 = 4.17\% \text{ floor space bonus}$ <p><i>(2) Awarding additional floor space is at the discretion of the consent authority and is dependent on achieving design excellence and the capacity of the developable site area to absorb the additional floor space without environmental impacts.</i></p>	<ul style="list-style-type: none"> <li>The existing heritage items are an integral part of the Master Plan and will involve significant development and integration into the precinct. They will not be treated as standalone or isolated properties where the 'pro-rata' approach to the 10% floor space may be appropriate as per the DCP example.</li> </ul>  <ul style="list-style-type: none"> <li>It is acknowledged that the awarding of additional floor space is at the discretion of the consent authority. Design excellence can and will be achieved across the AMP Precinct, and will be achieved without posing any adverse environmental impacts.</li> <li>One of the key environmental drivers behind the proposed redevelopment concept to date has been the increase sun access to Macquarie Place, as well as ensuring that no additional overshadowing occurs across key surrounding public places during the control periods under the SLEP 2012.</li> </ul>	<p>Consistent with DCP</p>

### 3 Floor Space Area Transfer

Based on the above assumptions presented in Section 2 we provide the following summary of the FSA breakdown and transfer for the AMP Precinct.

Key Attributes	Young & Loftus	(m <sup>2</sup> )	Bridge & Alfred	(m <sup>2</sup> )
Site Area *		2,924.3		8,197
Maximum GFA (based on 13.75:1)**		40,209		112,708
Existing Buildings To be Retained (GFA)	Gallipoli Club	846	33 Alfred Street	35,681
	Hinchcliff	989		
Proposed New Buildings (GFA)	9-17 Young Street	8,143	50 Bridge Street***	99,471
	16-20 Loftus Street	4,262		
	2-10 Loftus Street	4,113		
Total Buildings (GFA)		18,353		135,152
Lanes development floor space	Loftus Lane Retail****	(-) 588		
		17,765		
Surplus GFA to be transferred		(+) 22,444		
<b>Additional FSA Required</b>	<b>Nil</b>		<b>zero floor space surplus/deficit</b>	

\* Includes only AMP owned/controlled land and excludes all public land

\*\* This assumes a 10% design excellence across the entire Precinct

\*\*\* Existing plus extension

\*\*\*\* In accordance with clause 6.8 of the Sydney LEP 2012

## 4 Summary

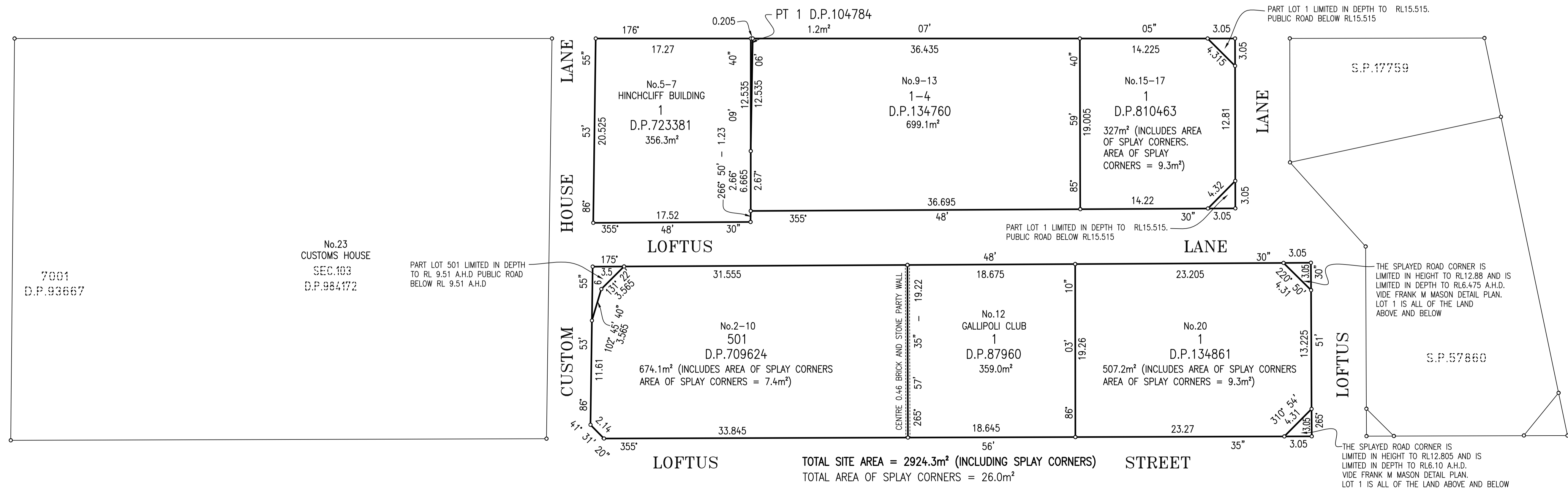
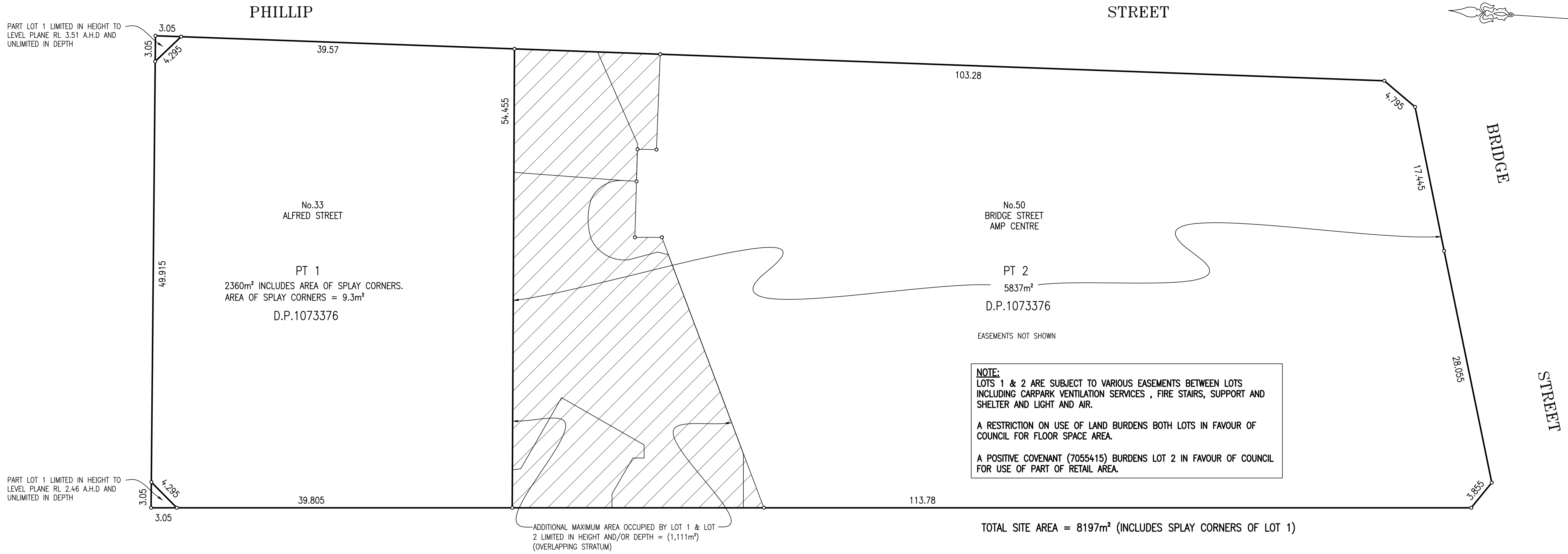
The above floor space area analysis and calculation is provided to Council for review, and to seek an 'in principle' support for the potential realisation of an FSR of 13.75:1 across the entire AMP Precinct.

We trust that the above information provides enough for Council to undertake its review on the various assumptions made in relation to the relevant provisions under the Sydney LEP 2012 and Sydney DCP 2012.



## Appendix A

## Survey Plans



DATE	BY	REVISION	ISSUE

PLAN SHOWING TITLE BOUNDARY DIMENSIONS AT  
AMP BUILDING  
BRIDGE STREET  
SYDNEY

CONSULTING SURVEYORS		RATIO: 1:250		DATE	
DENNY LINKER & CO.		DATUM: A.H.D.		25.09.2012	
SYDNEY		DRAWN: KR/WP		ISSUE	
5th Floor 17 RANDLE STREET		REF. No.: 120502		SHEET SIZE	
SURRY HILLS N.S.W. 2010		DWG. I.D.:		A1	
PH. (02) 9212 4655 FAX (02) 9212 5254					

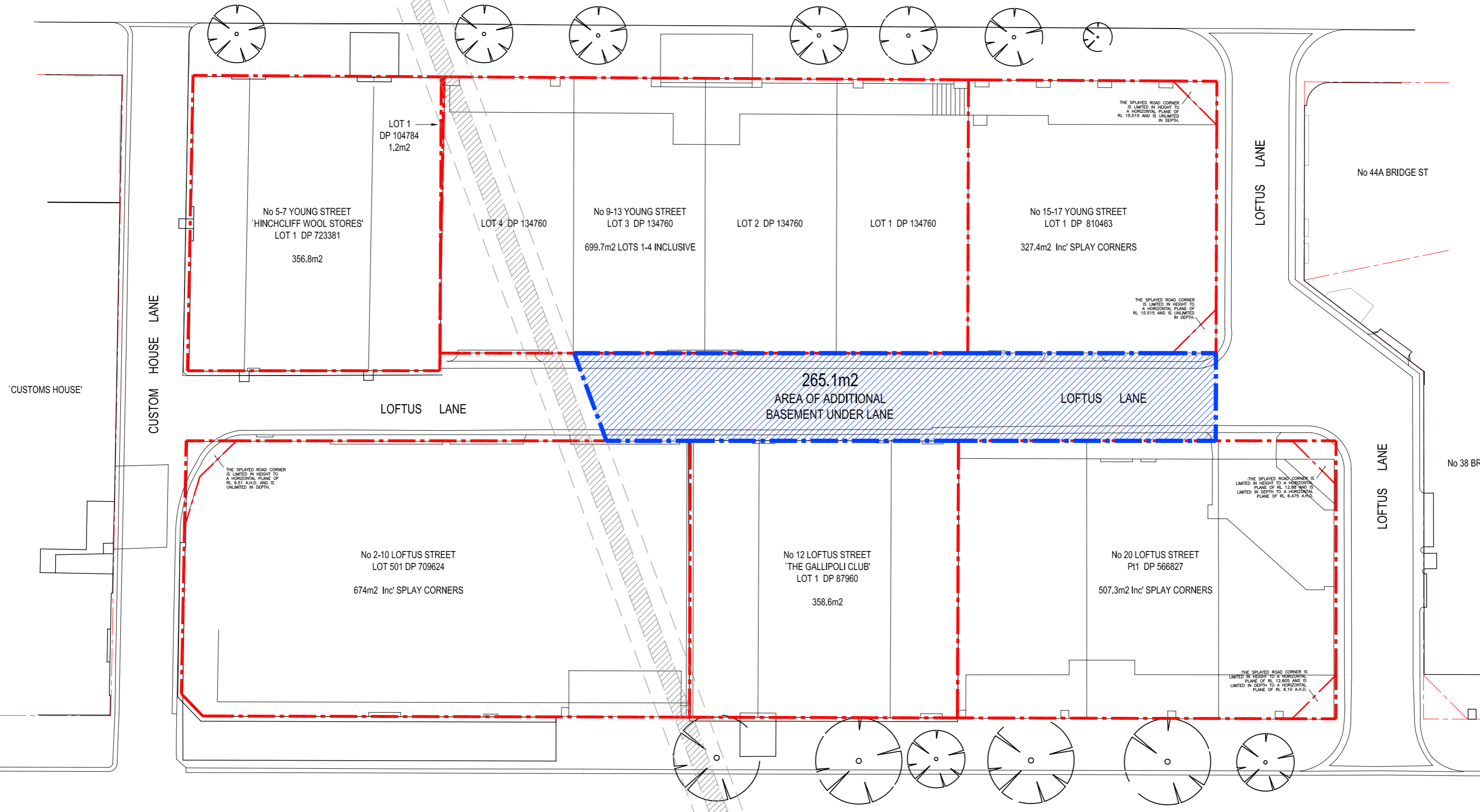
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## Appendix B

## Loftus Lane: Sub-terrain Plan

APPROXIMATE POSITION OF BENNELONG SWC

YOUNG STREET



'CUSTOMS HOUSE'

CUSTOM HOUSE LANE

LOFTUS LANE

265.1m2  
AREA OF ADDITIONAL  
BASEMENT UNDER LANE

LOFTUS LANE

LOFTUS LANE

LOFTUS LANE

APPROXIMATE POSITION OF BENNELONG SWC

LOFTUS STREET

Revision  
01

Date  
17-09-2012

Scale  
1:250@A3

Client  
AMP CAPITAL

Project Name  
AMP Precinct Master Plan

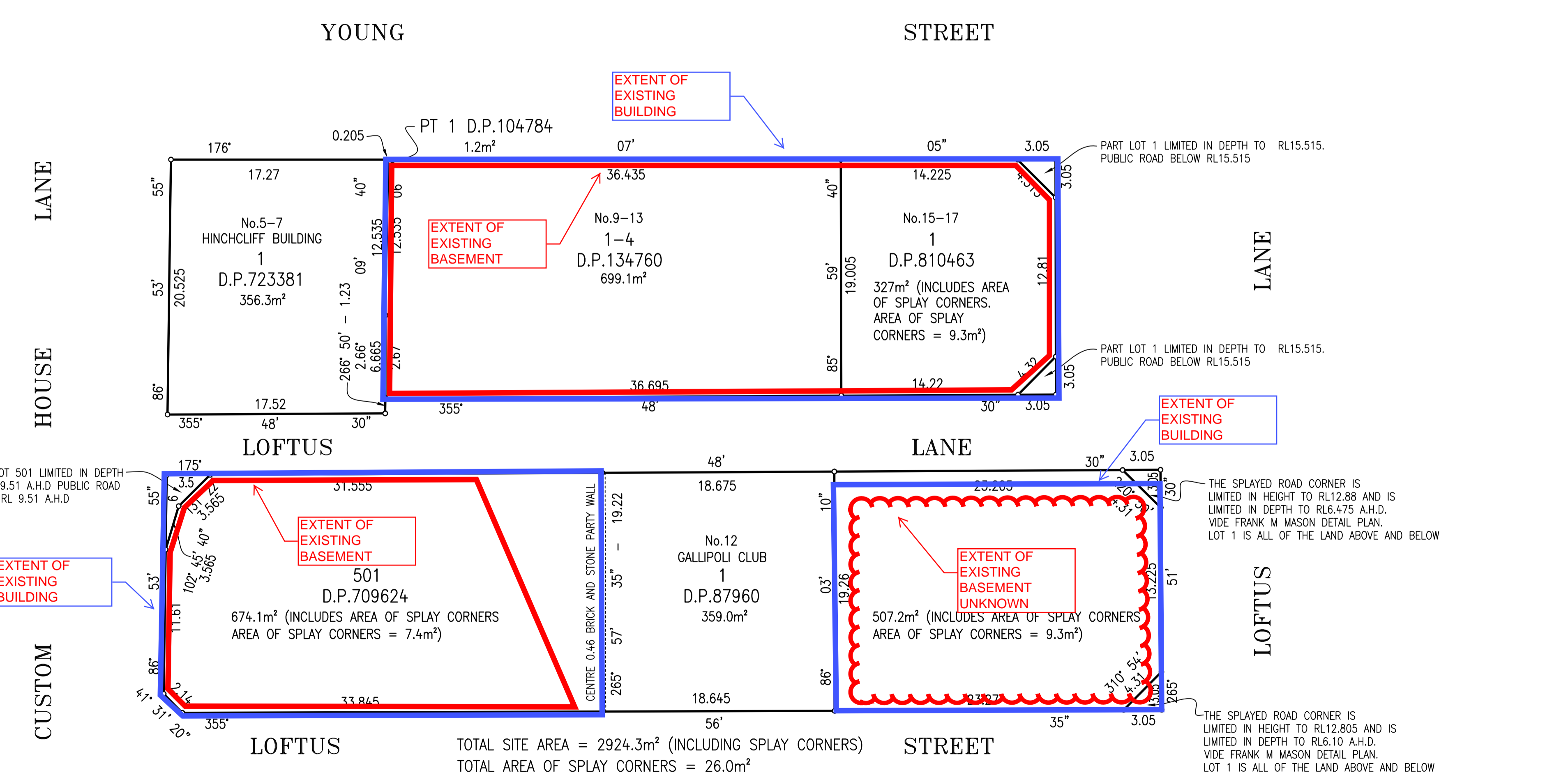
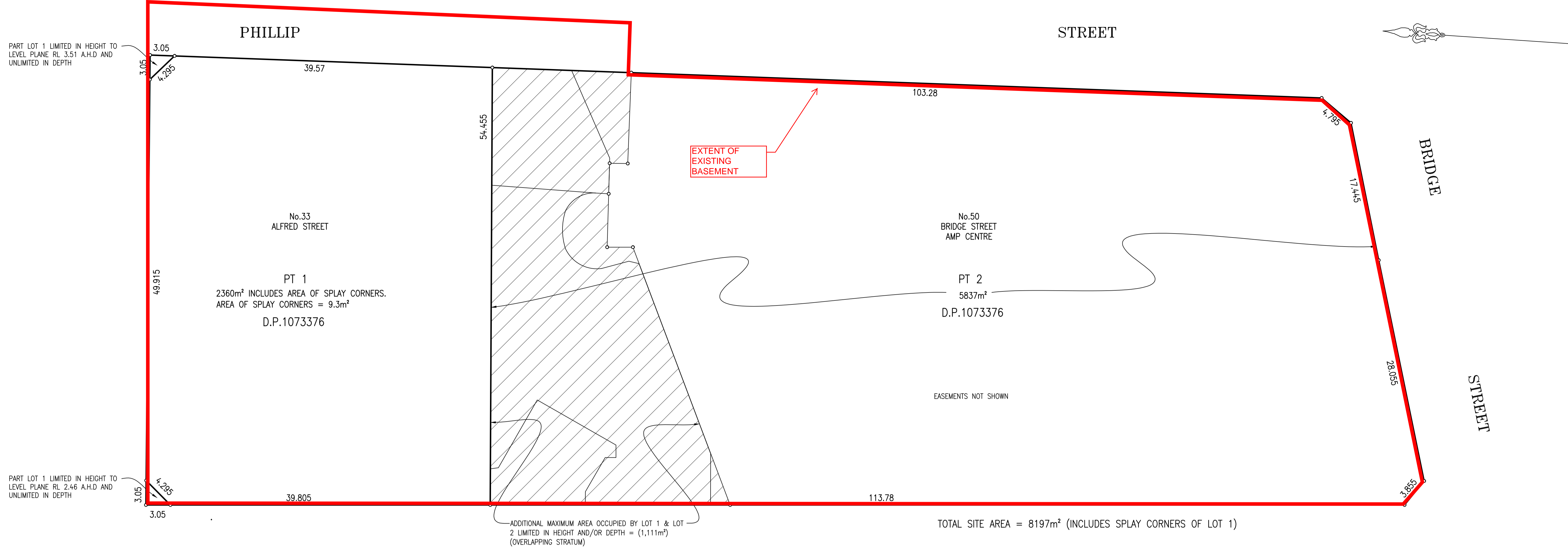
Drawing  
Young & Loftus Site  
Proposed Basement  
Under Lane



## Appendix C

## Existing and Proposed Basement Arrangements Plan





- ABOVE GROUND BUILT FORM
- BELOW GROUND BUILT FORM

EXISTING ABOVE & BELOW GROUND BUILT FORM

DATE	BY	REVISION	ISSUE

PLAN SHOWING TITLE BOUNDARY DIMENSIONS AT  
AMP BUILDING  
BRIDGE STREET  
SYDNEY

CONSULTING SURVEYORS		RATIO: 1:250		DATE	
DENNY LINKER & CO.		DATUM: A.H.D.		25.09.2012	
SYDNEY		DRAWN: KR/WP		ISSUE	SHEET SIZE
5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010		REF. No.: 120502		DWG. I.D.:	A1
PH. (02) 9212 4655 FAX (02) 9212 5254					

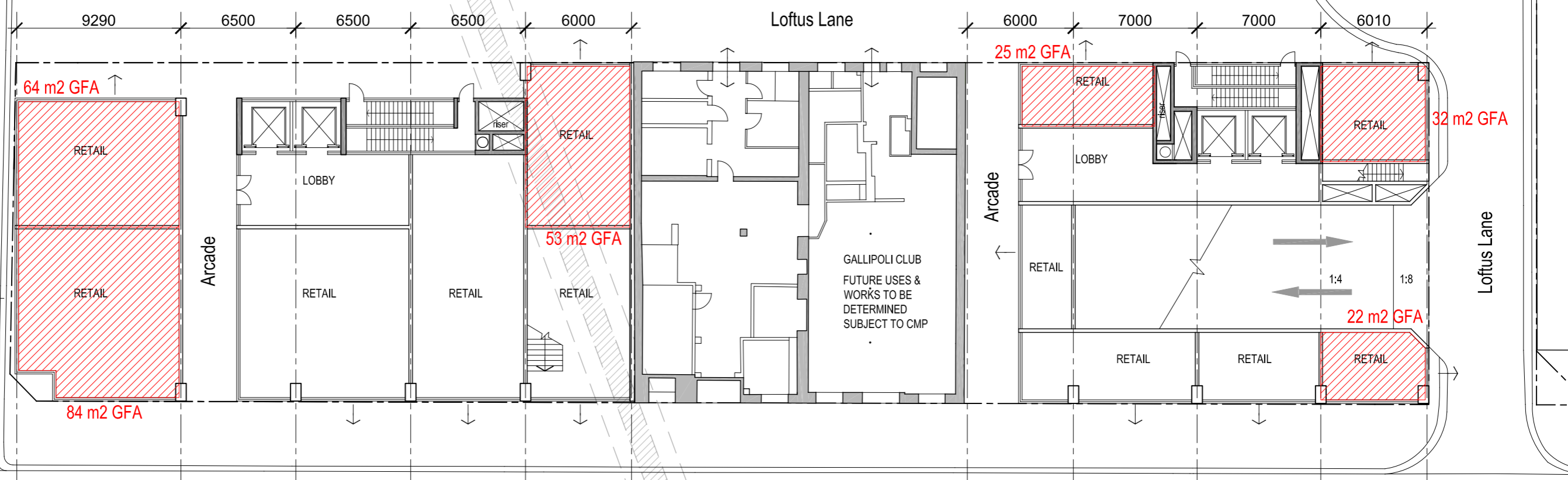
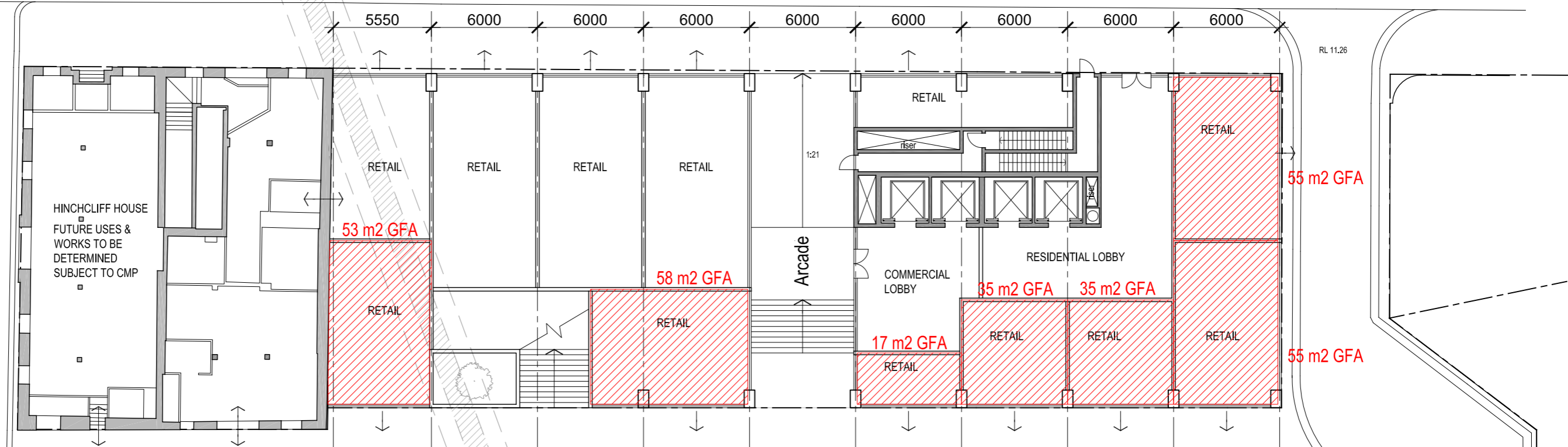
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## Appendix D

## Proposed Laneway Retail Plan

Young Street

Customs House Lane



**TOTAL LANEWAY RETAIL  
588 m2 GFA**



Revision  
02

Date  
03-10-2012

Scale  
1:250@A3

Client  
AMP CAPITAL

Project Name  
AMP Precinct Master Plan

Drawing  
Young & Loftus Site  
Laneway Retail GFA

## Appendix E

## Preliminary Areas Schedule

# GFA SUMMARY

09/10/2012

	YOUNG & LOFTUS	(m <sup>2</sup> )	BRIDGE & ALFRED	(m <sup>2</sup> )
Site Area m2		2,924.3		8,197
Maximum GFA (based on 13.75:1)		40,209		112,708
Existing Buildings To Be Retained (GFA)	Gallipoli Club	846	33 Alfred St	35,681
	Hinchcliff	989		
Proposed New Buildings (GFA)	9-17 Young St	8,143	50 Bridge St Extension + Existing	99,471
	16-20 Loftus St	4,262		
	2-10 Loftus St	4,113		
Sub Total		18,353		
Laneway Development Floor Space		-588		
Total Buildings (GFA)		17,765		135,152
Surplus GFA To Be Transferred		22,444		
Maximum GFA B&A + Y&L transfer				135,152
Surplus GFA				0





9-17 Young Street - PROPOSED

LEVEL	USE	GBA	GFA	NLA	RETAIL GLA	Balcony / Terrace	NET / Gross
mezz		354	125	120			
11		628	245	220	0	80	48%
10		670	540	488	0	65	82%
9		670	540	488	0	65	82%
8		670	540	488	0	65	82%
7		675	540	488	0	68	82%
6	RESIDENTIAL	907	500	451	0	309	84%
5		907	817	738	0	0	81%
4		907	817	738	0	0	81%
3		907	817	738	0	0	81%
2		907	817	738	0	0	81%
1	Commercial	870	780	702	0	0	81%
UG	RETAIL	454	248		260	105	
G	RETAIL	697	660		637	0	
	LOBBY	218	157	122	0	0	
B1	PARKING	1,147					
B2	PARKING	1,147					
B3	PARKING	582					
<b>TOTAL</b>		<b>13,317</b>	<b>8,143</b>	<b>6,519</b>	<b>897</b>	<b>755</b>	

TOTAL GFA	16,518
TOTAL GBA	26,364
TOTAL NLA	12,698

TOTAL NLA Residential excludes lobby	8,348
TOTAL NLA Commercial	3,654
TOTAL GLA Retail	2,016

9-17 Young Street - RESI MIX

LEVEL	USE	1 BED	1 Bed + Study	2 Bed	2 Bed + Study	3 Bed
11						2
10			1		1	2
9			1		1	2
8			1		1	2
7			1		1	2
6	RESIDENTIAL	2	1		1	2
5						
4						
3						
2						
1						
UG						
G						
B1						
B2						
B3						

<b>TOTAL</b>		<b>2</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>12</b>
MIX		9%	18%	0%	18%	55%
PARKING			2		3	12
<b>TOTAL</b>		<b>22</b>				

	MIX	BIKES	PARKING
TOTAL 1 BED	5	5%	5
TOTAL 1 BED + Study	38	39%	11
TOTAL 2 BED	24	24%	17
TOTAL 2 BED + Study	6	6%	4
TOTAL 3 BED	25	26%	25
<b>TOTAL</b>	<b>98</b>	<b>100%</b>	<b>59</b>

COMMERCIAL PARKING		24	10
<b>TOTAL</b>		<b>122</b>	<b>69</b>

16-20 Loftus Street - PROPOSED

LEVEL	USE	GBA	GFA	NLA	RETAIL GLA	Balcony / Terrace	NET / Gross
12		342	247	207	0	40	72%
11		386	247	207	0	82	75%
10		428	309	266	0	59	76%
9		500	309	266	0	130	79%
8		500	367	320	0	69	78%
7		500	367	320	0	69	78%
6		500	367	320	0	69	78%
5		500	367	320	0	69	78%
4		500	367	320	0	69	78%
3		500	366	314	0	69	77%
2		500	366	314	0	69	77%
1	RESIDENTIAL	387	282	233	0	46	72%
UG							
G	RETAIL	332	234		174	0	
	LOBBY	115	67	51	0	0	
B1	PARKING	506					
B2	PARKING	506					
B3	PARKING						
<b>TOTAL</b>		<b>7,002</b>	<b>4,262</b>	<b>3,458</b>	<b>174</b>	<b>837</b>	

16-20 Loftus Street - RESI MIX

LEVEL	USE	1 BED	1 Bed + Study	2 Bed	2 Bed + Study	3 Bed
12					1	1
11					1	1
10						1
9					1	1
8				2	1	1
7				2	1	1
6				2	1	1
5				2	1	1
4				2	1	1
3		1	3	1		
2		1	3	1		
1	RESIDENTIAL	1	3			
UG						
G						
B1						
B2						
B3						

<b>TOTAL</b>		<b>3</b>	<b>19</b>	<b>9</b>	<b>2</b>	<b>9</b>
MIX		7%	45%	21%	5%	21%
PARKING			7		8	9
<b>TOTAL</b>		<b>42</b>				

Assumption for Car parking:		Assumption for Bike parking:	
Residential	Commercial	Residential	Comm
0.3 space per 1 Bed	1 space	1 space	1 space
0.7 space per 2 Bed	per 400 sqm	per dwelling	per 150 sqm
1 space per 3 Bed			

2-10 Loftus Street - PROPOSED

LEVEL	USE	GBA	GFA	NLA	RETAIL GLA	Balcony / Terrace	NET / Gross
mezz		249	150	145			
7		487	295	258	0	113	76%
6		613	430	338	0	146	79%
5		618	468	404	0	79	78%
4		618	468	404	0	79	78%
3		618	471	406	0	74	78%
2		618	471	406	0	74	78%
1	RESIDENTIAL	497	384	322	0	47	74%
UG							
G	RETAIL	467	425		463	0	
	LOBBY	94	51	38	0	0	
B1							
B2	RETAIL	566	500		482		
B3	PARKING	600					
<b>TOTAL</b>		<b>6,045</b>	<b>4,113</b>	<b>2,721</b>	<b>945</b>	<b>611</b>	

2-10 Loftus Street - RESI MIX

LEVEL	USE	1 BED	1 Bed + Study	2 Bed	2 Bed + Study	3 Bed
7						3
6			1	2		1
5			1	4		
4			1	4		
3			4	2		
2			4	2		
1	RESIDENTIAL		4	1		
UG						
G						
B1						
B2						
B3						

<b>TOTAL</b>		<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>4</b>
MIX		0%	44%	44%	0%	12%
PARKING			5		11	4
<b>TOTAL</b>		<b>34</b>				

**EXISTING BUILDINGS** 09/10/2012

**33 Alfred St - EXISTING**

LEVEL	USE	GBA	GFA	NLA
26			587	552
25			1,164	1,070
24			1,383	1,288
23			1,361	1,273
22			1,361	1,273
21			1,361	1,273
20			1,361	1,273
19			1,361	1,273
18			1,361	1,273
17			1,361	1,273
16			1,361	1,273
15			1,361	1,273
14			1,321	1,233
13	PLANT		0	0
12			1,320	1,231
11			1,341	1,222
10			1,341	1,262
9			1,341	1,262
8			1,346	1,267
7			1,346	1,267
6			1,327	1,248
5			1,285	1,206
4			1,557	1,480
3			1,560	1,483
2			1,560	1,483
1	COMMERCIAL		1,524	1,405
G	LOBBY & RETAIL		1,180	1,069
B			854	733
Sub-B			95	106
<b>TOTAL</b>			<b>35,681</b>	<b>33,324</b>

**Gallipoli Club - 12 Loftus St - EXISTING**

LEVEL	USE	GBA	GFA	NLA
2	TBC		290	265
1	TBC		288	252
G	TBC		269	238
B				
<b>TOTAL</b>			<b>846</b>	<b>755</b>

**Hinchcliff - 5-7 Young St - EXISTING**

LEVEL	USE	GBA	GFA	NLA
2	TBC		311	298
1	TBC		297	284
G	TBC		289	285
B	TBC		92	92
<b>TOTAL</b>			<b>989</b>	<b>958</b>

## Area Assumptions

- 1,000 Areas Confirmed By Surveyor
- 1,000 Areas Provided By AMP
- 1,000 Areas Calculated By HASSELL
- 1,000 Areas Assumed By HASSELL
- 1,000 Areas To Be Confirmed

**GFA** Measured to COS DRAFT LEP Definition

**NLA** Measured to PCA Definition & Assumes Whole Floor Tenancies

**GLA** Retail Excludes Outdoor Seating Areas

**NLA** Excludes Balconies

## Area Efficiency Assumptions

### Commercial

GFA = 92% GBA

NLA = 85% GBA

### Residential

GFA = 85% GBA

NLA = 72% GBA

**Sydney**

Tower 2, Level 23, Darling Park  
201 Sussex Street Sydney, NSW 2000  
t +02 8233 9900  
f +02 8233 9966

**Melbourne**

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