

21 October 2021

Our Ref: 2021/437945
File No: X084553

Michael Baker
Director
SJB

By email: mbaker@sjb.com.au

Dear Michael,

Request to Prepare a Planning Proposal: 85 Commonwealth Street, Surry Hills

Thank you for meeting with us to discuss your plans for the site at 85 Commonwealth Street, Surry Hills.

We understand the preferred development scheme requires an amendment to Sydney Local Environmental Plan 2012. This would involve pursuing a planning proposal according to section 3.33 of the Environmental Planning and Assessment Act 1979.

This letter provides instructions for lodging a planning proposal, and high-level guidance for the key matters that should be considered upon submission. The attached checklist also provides the required studies and reports to support a planning proposal request.

The City will assess any planning proposal request according to strategic and site-specific merit. Following submission, the City may request additional studies or reports to aid in its assessment of the proposal.

The City will report the outcomes of the assessment to Council and the Central Sydney Planning Committee, who then issue resolutions with their decisions. At no time prior does the City, the Council or the CSPC give any implication of endorsement or support for the proposal, including our recent meeting and this letter.

Given the nature of the proposal and the recommended fee, the City may decide to incorporate it into a planning proposal that comprises multiple amendments on distinct matters.

The Proposal

Based on the presentation and architectural schemes provided, the City understands the proposal involves increasing the maximum height control and floor space ratio on the site to enable an addition to the commercial building. No change to the land use zoning is proposed.

Office Space

The indicative architectural plans show the additional office floor space. The planning proposal should outline an alternative control clause that facilitates the additional height and floor space subject to commercial use and sustainability outcomes.

Lodgement

To lodge a planning proposal request, please complete the attached form and prepare the supporting studies and reports identified in the attached checklist. The planning proposal can be lodged through the NSW Government's online Planning Portal. City staff should be notified when the request is lodged.

The minor application fee is required to be paid at lodgement. The fee is listed under "Request to prepare a planning proposal" in Council's Fees and Charges Revenue Policy, available at www.cityofsydney.nsw.gov.au under Council, Our Responsibilities, Fees and Charges.

If you would like to speak with a council officer about the request to change the planning controls or to arrange a lodgement appointment, please contact Jarrod Booth, Planner on 9288 5963 or at jbooth@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM

Director

City Planning | Development | Transport

Encl.

Lodgement Form

Planning Proposal Lodgement Checklist