

EXPLANATORY NOTE PURSUANT TO SECTION 205 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

56-60 PITT STREET & 3 SPRING STREET, SYDNEY

Planning Proposal: PP-2024-949

Background

This explanatory note supports the notification of a draft Planning Agreement.

In May 2024, the Council of the City of Sydney received a request to amend the planning controls that apply to 56-60 Pitt Street & 3 Spring Street, Sydney (**Land**) under Sydney Local Environmental Plan 2012 (**SLEP 2012**).

A Planning Proposal has been prepared to facilitate new commercial premises comprising a 70 storey building. If approved, the planning proposal would:

- allow a maximum height of RL 310 metres
- allow a maximum floor space ratio of 27.4:1;
- create a new public plaza with a minimum of 2m of deep soil fronting Bridge Street dedicated to the City;
- create a new publicly accessible pedestrian through-site link connecting Pitt Street to Spring and Gresham Streets; and
- establish a logistics hub to provide off-street loading for nearby buildings

The purpose of this explanatory note is to support the notification of a Planning Agreement, under section 7.4 of the *Environmental Planning and Assessment Act 1979* (**Act**) by meeting the statutory requirements of regulation 205 of the *Environmental Planning and Assessment Regulation 2021* (**Regulation**).

This explanatory note has been prepared jointly by the parties.

The public benefits set out in the Planning Agreement do not in any way exclude the developer or owner (as the case may be) from paying monies under section 7.11 or 7.12 of the Act.

This explanatory note is not to be used to assist in construing the Planning Agreement.

1. Parties to the Planning Agreement

The parties to the Planning Agreement are The Owners – Strata Plan No. 57509 (**Current OC**) and Dexus CPA Pty Ltd (**Developer**) and the Council of the City of Sydney (**City**).

2. Description of the Subject Land

The Planning Agreement applies to 56 Pitt Street Sydney being Lot 1 of DP222751, 58 Pitt Street Sydney being Lots 1 to 33 (inclusive) in SP57509, CP/SP57509, 60 Pitt Street Sydney being Lots 3-5 (inclusive) in DP192236 and 3 Spring Street Sydney being Lot 1 in DP558106.

3. Summary of the Objectives, Nature and Effect of the Proposed Agreement

The objective of the Planning Agreement is to secure public benefits in connection with the Planning Proposal for the Land.

The nature of the Planning Agreement is to secure:

- a new plaza with minimum 2m of deep soil fronting Bridge Street to be dedicated to the City as new public space;
- a new publicly accessible pedestrian through-site link connecting Pitt Street to Spring and Gresham Streets;
- a logistics hub to provide off-street shared loading dock for nearby buildings;
- public art on the site to a value of 0.25% of the total cost of the development; and
- Environmental Commitments of:
 - a minimum 6 star Green Star Buildings v1 certified rating
 - 5.5-star NABERS Energy Rating for Office (Base Building)
 - 6-star NABERS Energy Rating for Office (Base Building) (Target).
 - 4.5-star NABERS Water Rating for Office (Whole Building) (Target).
 - 4-star NABERS Waste Rating for Office (Base Building) (Target).
 - WELL Core Platinum for office component (Target).
 - 100% renewable energy in operation.
 - 100% electric.
 - 100% carbon neutral across scope 1 and 2 operational emissions across base building services.

The effect of the proposed agreement is for the public benefits to be delivered in a timely manner with the development of the Land (as set out in the Planning Agreement).

4. Assessment of the Merits of the Proposed Agreement

(a) How the Planning Agreement promotes the public interest and one or more of the objects of the Act

The Planning Agreement promotes the objects of the Act, in particular objects identified in section 1.3 (c) and 1.3(g) of the Act which is to promote the orderly and economic use and development of land and to promote good design and amenity of the built environment. The Planning Agreement promotes the objects of the Act by:

- providing improved community infrastructure which will support and service the existing and future population and will contribute to greater amenity and infrastructure in the locality; and
- providing an environmentally sustainable development by optimising energy efficiency initiatives through commitments to achieve particular sustainability targets.

(b) How the Planning Agreement promotes the elements of the Council's charter and objects under the Local Government Act 1993

The Planning Agreement promotes a number of elements of the Council's charter under section 8 of the *Local Government Act* 1993 (NSW) consistent with the guiding principles for Councils under that Act. In particular, the Planning Agreement through the delivery of the public benefits allows Council to:

- (i) provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively;
- (ii) exercise community leadership;
- (iii) properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development;

- (iv) in its capacity as the custodian and trustee of public assets, effectively plan for, account for and manage the assets for which it is responsible;
- (v) engage in long-term strategic planning on behalf of the local community; and
- (vi) keep the local community and the State government (and through it, the wider community) informed about its activities.

(c) The impact of the Planning Agreement on the public or any section of the public

The Planning Agreement will benefit the public and local community by providing improved infrastructure to the area, including publicly accessible through-site link, a public plaza and logistics hub facilities and the building will achieve improved environmental performance. In this way the Planning Agreement promotes the public interest.

This Planning Agreement is in accordance with the relevant provisions of the Planning Proposal and site-specific development control plan for the Land.

(d) Whether the Planning Agreement conforms with Council's capital works program

Yes. The Planning Agreement conforms to Council's capital works program.

(e) The planning purpose or purposes of the Planning Agreement

The Planning Agreement will serve a planning purpose by enhancing the public domain and local infrastructure to reflect the changing nature of the area and the needs of the anticipated incoming population.

It is considered that the Planning Agreement provides for a reasonable means by which to achieve these planning purposes given the extent of the statutory tools that are available to Council by which it can deliver the proposed public benefits.

(f) Compliance with certain requirements prior to issue of construction, occupation or subdivision certificates.

The following requirements of the Planning Agreement must be complied with before:

- (i) **A construction certificate is issued for the development (excluding a construction certificate for enabling works comprising plant relocations and basement modifications):** Provision of the Guarantees.
- (ii) **An occupation certificate is issued:** Completion of the Developer's Works and the Logistics Hub, transfer/dedication of the Transfer Land, registration of the Easement for Public Access and Positive Covenant for the pedestrian through-site link and preparation of the Plan of Management and installation of the Public Art.
- (iii) **A subdivision certificate is issued:** Nil