
Assessment of Compliance Against the Draft Central Sydney Planning Strategy 2016-2036

	Draft Central Sydney Planning Strategy	Comment
Vision and Aims	The Central Sydney Planning Strategy (the Strategy) adopts the following nine Principles: Green - Promoting sustainable buildings with great design and architecture; - Creating opportunities for beautiful parks and places; and - Enabling the protection and adaption of our heritage. Global - Ensuring a resilient and diverse economy; - Promoting efficient and effective transportation; and - Making efficient use of land. Connected - Supporting great streets; - Resulting in a city for people; and - Ensuring strong community and service infrastructure is provided as growth occurs.	The proposal seeks amendment to Floor Space Ratio (FSR) controls applicable to the site to facilitate construction of a proposed hotel development. Through revision of the FSR control and construction of the hotel development, the proposal is considered to be making efficient use of the land whilst providing high quality and much sought after visitor accommodation, where there has otherwise been an acknowledged shortage by both Council and the market in recent years. Notwithstanding the proposal being subject to a detailed (Stage 2) design, the proposal is considered to be consistent with the visions and aims of the Strategy.
Land Use (Visitor Accommodation)	The strategy provides an overview of key land uses within Central Sydney, including visitor accommodation. The strategy notes that over the past decade, the annual number of visitors staying in city hotels has increased by nearly 1 million and is expected to grow. Continued visitor growth is expected to be driven by international visitors, particularly from Asia and most notably China. Room night demand will continue to grow with softer growth to 2017 then increasing to 2021	The objective of the proposed LEP amendment is to enable the proposed hotel development to be of a sufficient size as to achieve operational efficiencies for a hotel to be viable. This is not possible under the current FSR control pertaining to the site. Through revision of the FSR control and construction of the hotel development, this is considered to be making efficient use of the land whilst providing high quality and much sought after visitor accommodation, where there has otherwise been an acknowledged shortage by both Council and the market in recent years. The proposal is therefore consistent with land use (visitor accommodation) provisions within the strategy.
Affordable rental housing	Planning for affordable housing in the City of Sydney for low-income earners is critical for the economic and socially sustainable growth of Central Sydney. The provision of affordable housing is to be assisted by the implementation of the Draft Central Sydney Affordable Housing Program, which includes the introduction of a levy for all development within Central Sydney to make contributions towards affordable housing across the LGA.	The strategy proposes the introduction of an Affordable Housing Scheme and associated levy for all development within Central Sydney and therefore applies to the proposal. It is proposed that a contribution be made to Council for the above amount, as part of the draft Public Benefit Offer (PBO) held at Appendix F. The proposal is therefore consistent with the Draft Central Sydney Affordable Housing Program.

Assessment of Compliance Against the Draft Central Sydney Planning Strategy 2016-2036

	Draft Central Sydney Planning Strategy	Comment
Public Transportation	There are many important developments for Central Sydney relating to public transportation and promotes an integrated approach between transport connections and key employment areas. Specifically, the strategy seeks to project future potential high-growth pedestrian areas using pedestrian movement data to inform priority projects and precincts.	The planning proposal is to be submitted with a Traffic Impact Assessment as well as a Pedestrian Impact Study. Specifically, the traffic and pedestrian studies are to incorporate and consider the proximity and relationship to major transport projects within the locality, specifically the future Martin Place North metro station and the resultant likely change to traffic and pedestrian movements as a result.
Public Art	The strategy seeks to increase the number of public artworks and to ensure that public art is integrated with new development. The strategy provides for the continued application of the City's existing Public Art Policy by developing a rate for contribution to public art linked to capital investment value, generally in the order of 1 per cent for moderately sized projects sliding to 0.5 per cent for very large projects.	Subject to design competition processes and subsequent detailed (Stage 2) design, the proposal is capable of complying with the City's existing Public Art Policy
Wind	The strategy seeks to incorporate detailed wind provisions and standards for safety and comfort into Central Sydney planning controls based on wind speed and frequency.	This pre-submission is accompanied by a Pedestrian Wind Environment Statement prepared by Windtech at Attachment E, which details that the proposed tower setback from the podium levels is expected to help mitigate the effect of any wind down-washing off the tower façade and impacting on the street level. Further, it is expected that the existing effect of southerly winds being funnelled along Bligh Street will not be worsened by the proposed development The planning proposal is to be submitted with a detailed wind assessment which is expected to demonstrate compliance with the strategy.
Floor Space	The Floor Space Ratio (FSR) control is the "base" floor space that may be achieved on all sites in Central Sydney. Expressed as a floor space permitted to site area ratio (floor space permitted: site area), the FSR across Central Sydney is predominantly 8:1, with a slightly lower base of 7.5:1 for the Southern precinct. Floor space permitted above the FSR control has historically been successfully used in Central Sydney to incentivise strategic planning outcomes. Please also refer to Strategic Floor Space matters below.	The strategy does not propose any alteration to the existing base FSR at the site of 8.0:1. Notwithstanding, the proposal seeks an increase to the cumulative accommodation and bonus floor space floor space available for the site. This floor space above the base FSR for the purposes of a hotel is considered to be a strategic planning outcome, given there is unmet demand and an acknowledged shortage of visitor accommodation within Central Sydney. Please also refer to Strategic Floor Space matters below.
Strategic Floor Space	Strategic Floor Space in the short to medium term represents floor space that exceeds the Floor Space Ratio and Additional Floor Space and may be achieved on	The strategy identifies the lodgement of a site-specific planning proposal to achieve Strategic Floor Space, being employment use floor space that exceeds the existing controls. Guidelines for such site-specific

Assessment of Compliance Against the Draft Central Sydney Planning Strategy 2016-2036

Draft Central Sydney Planning Strategy		Comment
	sites by way of a site-specific planning proposal that complies with a planned guideline to preparing site-specific planning proposal requests in Central Sydney. Strategic Floor Space is limited to developments for employment uses.	planning proposal have not yet been released. The proposed development seeks to provide for hotel, and commercial uses at the site. Accordingly, the additional floor space sought by this proposal would therefore constitute strategic floor space as defined by the strategy. The proposed amendment to FSR as sought by this planning proposal is for the purposes of 'unlocking' this strategic floor space at the site for the purposes of a hotel and commercial mixed-use development which is otherwise not possible under the current controls. It is noted that the proposal demonstrates compliance with all other development standards applicable to the site and that the proposed hotel development can be accommodated at the site without unreasonable impact to the locality and environment. The planning proposal to be submitted to Council has been prepared in accordance with the Department of Planning and Environment "Guide to Preparing Planning Proposals" and is therefore consistent with the intent of this clause and current practice for Planning Proposals.
Planning Proposal Central Sydney		Comment
Land Use Zoning	No change for subject site.	The proposed development is permitted within the B8 Metropolitan Centre Zone.
Height	No change for subject site.	Complies. No additional height will be sought through the planning proposal.
Floor Space Ratio	No change to base FSR. Minor changes in allocation of additional floor space provisions and method of calculation however no overall change for purposes of a hotel in Area 1: - Accommodation floor space (including hotel) – 4.5:1; and - Key use floor space (including hotel – 1.5:1).	As detailed within the covering letter the proposed increase in FSR is consistent with the Draft Central Sydney Planning Strategy.
Design Excellence and Stage 1 Development Application	No change.	The proposed hotel constitutes State Significant Development (SSD) and will be subject to subsequent concept and staged State Significant Development Applications (SSDAs). Please refer to a discussion of design excellence within the covering letter.
Overshadowing	Chifley Square removed as a protected place.	Complies. The proposed development results in no additional overshadowing of Chifley Square during the protected times.
Heritage Floor Space	No change.	Noted.

Sydney DCP 2012 (Central Sydney Planning Strategy Amendment)		Comment
Character area locality statements	Introduction of new and revised locality statements.	The subject site is not located within any character area under the Draft DCP.
Car parking rates – hotel	No change.	The proposed development is capable of complying.
Street frontage height	Minor changes for tall buildings however no change given the subject site adjoins heritage items.	Complies. The podium height has been designed to align with the adjacent former “City Mutual Life Assurance” building.
Tower setback	No change to tower setback from podium. With regards to side and rear setbacks, 4 metres is required between 55 and 120 metres. For buildings between 120 metres and 240 metres, the side setback should be 3.33% of total building height. The draft DCP permits variations to side and rear setbacks where it can be demonstrated that the proposed building massing provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places.	Minor non-compliance with proposed controls. It is not envisaged that a reduced side setback would result in any additional wind or sky view impact above a strictly compliant massing, given that the required setback of 8 metres to the front of the building (above the street frontage height) is being maintained, which will provide adequate wind mitigation to ensure that the building complies with council's requirements. This is supported by both the Sky View Analysis prepared by Architectus at Attachment D, and the Pedestrian Wind Environment Statement prepared by Windtech and held at Attachment F. Shadow diagrams have been provided in the attached architectural concept demonstrating that the additional overshadowing resulting for the reduced setback has a negligible impact on the public domain. Notwithstanding the above, it is additionally noted that the proposed hotel development and subsequent SSDAs constitute SSD and therefore does not apply to either current nor draft DCPs.
Massing	New controls proposed requiring that between 120-240 metres, the tower footprint is to occupy no more than 90% of the site areas, and above 240 metres, no more than 80%.	The proposed building envelope provided at Attachment C does not allow for tapering as outlined by this provision. Sky View Analysis prepared by Architectus at Attachment D demonstrates that impact on sky-view as a result of the non-compliance are negligible. It is further noted that the proposed development will be subject of a design competition and future development applications which are likely to result in greater articulation of built form than has been proposed at the Planning Proposal stage.
Outlook	New controls proposed requiring a 12-metre outlook from primary hotel windows and balconies, and 9 metres for other windows and balconies, within the site boundaries.	Minor non-compliance against the Draft DCP however is otherwise considered acceptable against the heritage context of the site and limited development capacity of adjoining properties. The adjoining sites are unlikely to undergo any significant redevelopment due to their heritage significance, size, and existing architectural design. It is therefore considered that sufficient outlook will be retained in perpetuity for a development on the subject site and the proposed development therefore satisfies the objectives of this section.