

ITEM 8. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - 505-523 GEORGE STREET SYDNEY - POST EXHIBITION REPORT - PLANNING PROPOSAL - DRAFT DEVELOPMENT CONTROL PLAN - VOLUNTARY PLANNING AGREEMENT

FILE NO: S121075

SUMMARY

Redevelopment of 505-523 George Street, Sydney provides an opportunity for a well designed residential tower with a mix of uses and in demand services that will further the objectives of the City of Sydney's *Sustainable Sydney 2030* and the State Government's metropolitan strategy - *A Plan for Growing Sydney*.

The purpose of this report is to detail the outcomes of the recent public exhibition of a Planning Proposal, draft Development Control plan and voluntary Planning Agreement for 505-523 George Street, Sydney.

In September 2014, JBA Urban Planning submitted a planning justification report, on behalf of Coombes Property Group (the proponent and landowner) and Mirvac, requesting a change to the planning controls that apply to 505-523 George Street, Sydney in *Sydney Local Environmental Plan 2012* (SLEP2012) and *Sydney Development Control Plan 2012* (SDCP2012).

The purpose of the request was to enable the development of a residential tower building scheme which can achieve better amenity outcomes compared to development that may be permitted by the existing planning controls in SLEP2012. The existing controls potentially allow development of two 150m tall residential towers above a podium on the site. The request sought to change the height control on 505-523 George Street to allow a single 260m tall slender residential tower above a mixed use podium.

The site, immediately south of the Lumiere Apartments and Frasers Suites serviced apartments on the corner of George, Bathurst and Kent Streets, is occupied by Event Cinemas. The Cinemas operate as a single complex, but straddle two separate land titles, including the subject site and 525-529 George Street.

Following consideration of a report on the landowner's request in December 2014, Council and the Central Sydney Planning Committee resolved to seek a Gateway determination from the Department of Planning and Environment to allow public exhibition of a Planning Proposal to amend SLEP2012, alongside a supporting site specific draft Development Control Plan (draft DCP).

The Council also authorised the Chief Executive Officer to prepare a draft Voluntary Planning Agreement based on the proponent's offer of a range of public benefits on the site, and that it be exhibited concurrently with the Planning Proposal. The public benefits offered include the dedication to Council of community facilities within the building podium, including two child care centres, a corporate meeting room and a publicly accessible toilet facility. The Voluntary Planning Agreement offer also included a commitment to optimising building environmental performance, and that the tower will exceed minimum BASIX requirements.

A Gateway determination was issued in February 2015, allowing community and public authority consultation to take place. The Planning Proposal, draft DCP and voluntary Planning Agreement were placed on public exhibition for a period of 29 days from 12 May 2015 to 9 June 2015.

Four public submissions and one government agency submission was received in response to the public exhibition. Two submissions express general support for tall buildings in Sydney. One submission from the owners' corporation of a nearby residential apartment building located at 533 Kent Street, primarily expresses concern about amenity impacts arising from overshadowing. Another submission was received from Amalgamated Holdings Limited (AHL), the owner of the adjoining site immediately to the south located at 525-529 George Street. This submission primarily raises concern about the building envelope proposed and its impact on redevelopment opportunities on their site. The government agency submission from Transport for NSW raises no objections.

No changes are recommended to the Planning Proposal as a result of matters raised in submissions. Some minor changes to the draft DCP are recommended to clarify and strengthen its intent, particularly in relation to design excellence.

This report recommends that the Central Sydney Planning Committee endorse the Planning Proposal for finalisation and making as a Local Environmental Plan and approve the draft DCP. If the Central Sydney Planning Committee approves the Planning Proposal, it will be submitted to Parliamentary Counsel requesting the plan be legally drafted. It will then be made under Section 59 of the Environmental Planning and Assessment Act 1979, with final sign-off by the Chief Executive Officer under powers delegated by the Minister for Planning. Once finalised, the plan will be submitted to the Department of Planning and Environment for notification on the New South Wales legislation website.

This report also recommends that authority be delegated to the Chief Executive Officer to finalise and enter into the Planning Agreement.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition of Planning Proposal – Sydney Local Environmental Plan 2012 – and the draft Sydney Development Control Plan 2012 – 505-523 George Street, Sydney, as shown at **Attachment A** to the subject report, and which are the subject of the report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal: 505-523 George Street, Sydney as shown at **Attachment B** to the subject report, to be made as a local environmental plan under section 59 of the Environmental Planning and Assessment Act 1979;

- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 4 August 2015 to approve the Sydney Development Control Plan 2012 – 505-523 George Street, Sydney, shown at **Attachment C** to the subject report, specifying the date of publication of the subject local environmental plan as the date the approved development control plan comes into effect, in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000; and
- (D) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 4 August 2015 that authority be delegated to the Chief Executive Officer to make any minor changes to Planning Proposal – Sydney Local Environmental Plan 2012 – 505-523 George Street, Sydney, and the draft Sydney Development Control Plan 2012 – 505-523 George Street, Sydney to correct drafting errors prior to finalisation of the local environmental plan;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 4 August 2015 that authority be delegated to the Chief Executive Officer to make any minor amendments to the Planning Agreement shown at **Attachment D** to the subject report, and to enter into the Agreement on behalf of Council with the relevant proponent(s) in accordance with the Environmental Planning and Assessment Act 1979; and
- (F) the Central Sydney Planning Committee note that the local environmental plan will not be made until the Planning Agreement at **Attachment D** has been entered into by the Council and the relevant proponents, and registered on title of the relevant properties.

ATTACHMENTS

Attachment A: Summary of submissions

Attachment B: Planning Proposal: 505-523 George Street, Sydney
(Note - Due to their size, a hard copy of the appendices to Attachment B has not been circulated. They are available for inspection on Council's website).

Attachment C: Sydney Development Control Plan 2012 – 505-523 George Street, Sydney Amendment

Attachment D: Planning Agreement - 505-523 George Street, Sydney

BACKGROUND

1. In September 2014, JBA Urban Planning (JBA) submitted a planning justification report on behalf of Coombes Property Group (the proponent and landowner) and Mirvac to the City of Sydney requesting a change to the planning controls in Sydney Local Environmental Plan 2012 (SLEP2012) and Sydney Development Control Plan 2012 (SDCP2012) that apply to 505-523 George Street, Sydney (the site).
2. The purpose of the request was to enable the development of a single, slender residential tower scheme on the site which can achieve better built form and amenity compared to development permitted by existing planning controls. The existing planning controls potentially allow development of two 150m tall residential towers above a podium. The request sought to change the height control to enable a 260m tall single residential tower above a mixed-use podium, effectively vertically consolidating a 'dual tower' scheme.
3. The proponent also offered to enter into a voluntary Planning Agreement with the City, offering a range of public benefits on the site. These benefits offered include the dedication to Council of community facilities within the building podium, including two child care centres, a corporate meeting room and a publicly accessible toilet facility. The voluntary Planning Agreement offer also included a commitment to optimising building environmental performance, and that the tower will exceed minimum BASIX requirements.
4. Following consideration of a report on the landowner's request in December 2014, Council and the Central Sydney Planning Committee resolved to seek a Gateway determination from the Department of Planning and Environment to allow public exhibition of a Planning Proposal to amend Sydney Local Environmental Plan 2012, alongside a supporting site specific draft Development Control Plan (draft DCP). The Council also authorised the Chief Executive Officer to prepare a draft voluntary Planning Agreement based on the proponent's public benefit offer and that this be exhibited concurrently with the Planning Proposal and the draft DCP.
5. A Gateway Determination was issued in February 2015, allowing community and public authority consultation to take place. The Planning Proposal, draft Development Control Plan and voluntary Planning Agreement were placed on public exhibition for a period of 29 days from 12 May 2015 to 9 June 2015. Documents were made available for viewing at the One Stop Shop and on the City's website. The City mailed letters to building owners and tenants within a 100 metre radius of the site, providing notification of the public exhibition. A public notice was also placed in The Sydney Morning Herald and Sydney Central Courier. The outcomes of public exhibition are discussed in detail in this report.
6. If the Council and the Central Sydney Planning Committee approve the changes to the City's planning controls recommended in this report, the City has delegation from the Department of Planning and Environment to amend SLEP2012 and to make the changes take effect. The changes to SLEP2012 will be made once the voluntary Planning Agreement is registered on the land title of the site. This will be followed by detailed design of the building by way of a competitive design process and development application.

The Site

7. The site has an area of 4,308 square metres and is at 505-523 George Street, in a block bordered by Bathurst Street to the north, George Street to the east, Liverpool Street to the south and Kent Street to the west.
8. The site is surrounded by a mix of development types consisting of commercial offices, shops, residential accommodation, serviced apartments and heritage buildings. Figure 1 below shows the location of surrounding developments, including existing high-rise residential towers within the vicinity, including Lumiere, Frasers Suites, Century Tower and Meriton Tower.

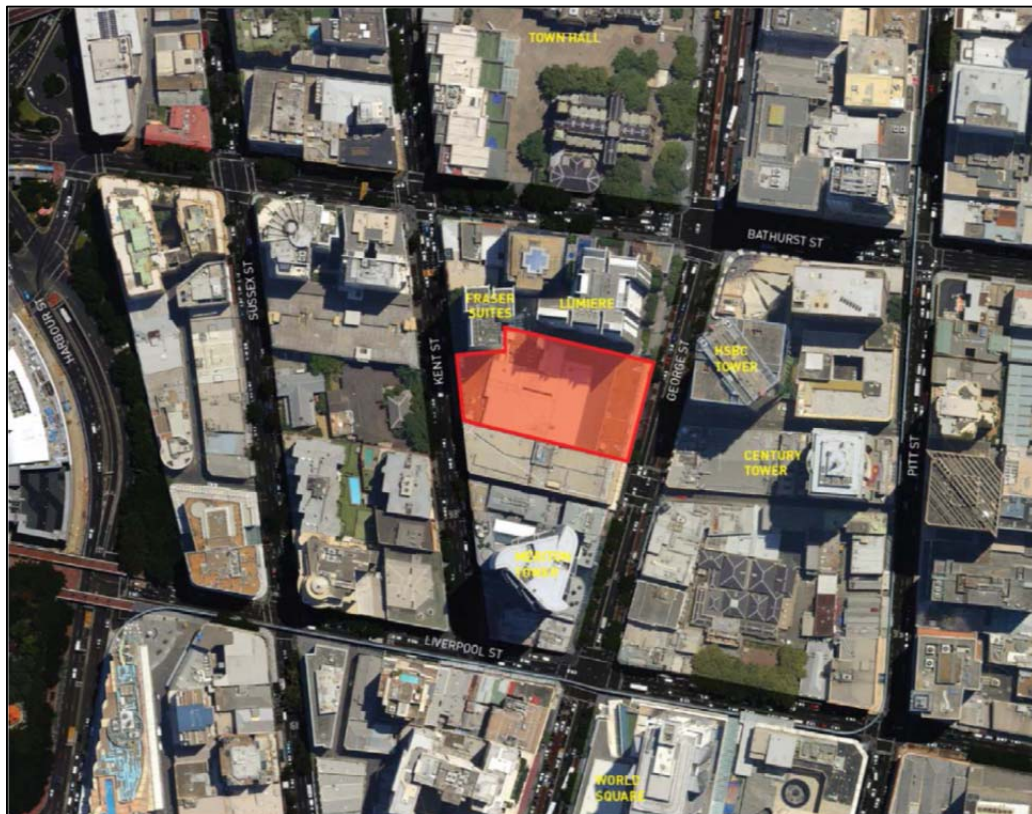


Figure 1 – The site and its context

9. The site is now primarily occupied by Event Cinemas, as well as smaller retail and food shops. The cinema is operated as a single complex, but straddles two separate land titles that are in separate ownership. 525-529 George Street is owned by Amalgamated Holdings Limited. This planning proposal relates only to 505-523 George Street, that is, the site outlined and highlighted in red in Figure 1 above.

The Planning Proposal

10. The Planning Proposal primarily seeks to amend the maximum height control in SLEP2012 to enable a slim line residential tower and mixed-use podium scheme of up to 260 metres in height.

11. Under the existing controls in SLEP2012, the site's permissible height is 150m, and the permissible floor space ratio is 8:1. The site is eligible for additional floor space of 4.5:1 for office, business or retail premises and 6:1 for residential accommodation, serviced apartments or hotel or motel accommodation. Further to this, the proposal is eligible for 10% bonus floor space or height if a competitive design process is undertaken and design excellence is demonstrated. The site is not heritage listed.
12. The Planning Proposal requires that a 260 metre tall building may only be permitted if public benefits acceptable to Council are provided as part of the development of the site. Therefore the 260 metre height control is proposed to be an 'alternative' to the existing SLEP2012 height control of 150 metres if certain conditions are met.
13. A detailed analysis of the impacts of a tall single tower with podium was included as supporting material with the public exhibition of the Planning Proposal. A tall slender tower scheme is preferable to development under the current height control, because it will result in better amenity outcomes for surrounding buildings, improved streetscapes, appropriate building design/articulation, and a building podium incorporating community facilities that respond to the City's community facility and cultural needs.
14. The proposed changes to the planning controls will not increase the floor space ratio on the site, but allow floor space to be redistributed to deliver a better planning result in the form of a single tower.
15. Redevelopment of the site will significantly improve the urban context of George Street, and also contribute to its revitalisation. George Street is planned to undergo one of the biggest transformations ever seen in Sydney when the light rail line is introduced and the redevelopment of the site provides an opportunity to enhance this project. The City has advocated for pedestrianisation and light rail along this important thoroughfare and has committed \$220 million for public domain upgrades to ensure that George Street is the premier street for walking.

Proposed amendments to SLEP2012 and SDCP2012

16. The Planning Proposal is at **Attachment B** and proposes to insert a number of amending clauses in SLEP2012 that will apply exclusively to development on the site. In summary, the new LEP controls are:
 - (a) a building height of up to 260 metres may be permitted, but only if the community uses are provided as part of development on the site. The facilities include child care centres, a community meeting room and toilets available for use by the general public;
 - (b) the gross floor area allocated to child care will not be included in Floor Space Ratio (FSR) calculations, that is, a building may exceed the floor space permissible under the provisions of SLEP2012 equal to the internal floor area of any child care centre. It is estimated that will equate to 1,600 square metres;

- (c) the existing height limit of 150 metres in SLEP2012 is not extinguished. If the new LEP controls are not taken up by a proponent, then a development application may still be submitted based on the existing controls in SLEP2012; and
 - (d) to ensure a mixed use podium comprising retail, commercial, entertainment, food and drink premises, etc. and to achieve an active street level, residential uses are restricted to floor space above the top podium level.
17. The exhibited site specific draft DCP provides further guidance to the proposed amendments to SLEP2012 discussed above. The draft DCP includes provisions relating to building form and external appearance, tower location, bulk, massing and modulation of buildings, street frontage heights, environmental impacts, view impacts, vehicular access and design excellence.

Voluntary Planning Agreement

18. Section 93F(1)(a) of the Environmental Planning and Assessment Act 1979 enables a proponent to provide a material public benefit by entering into an agreement with the City. Section 93G(1) requires that a draft voluntary Planning Agreement be publicly exhibited for at least 28 days and 93G(2) requires that, where possible, the Agreement be exhibited concurrent with any other publicly notifiable matters relating to the Agreement.
19. A voluntary Planning Agreement (VPA) was prepared and exhibited concurrently with the Planning Proposal and draft DCP. The key public benefits that will be delivered via the VPA are:
- (a) the landowner will transfer, free of cost to the Council, a stratum lot of at least 2,600 square metres of internal and external fitted out floor space for child care facilities on the highest level of the building podium. The space will front George Street and be sufficient to accommodate two child care facilities each having a minimum capacity of 65 children ages 0-6 years;
 - (b) the landowner will transfer, free of cost to the Council, a stratum lot of at least 250 square metres of internal space on the highest level of the building podium for Council administration meeting room facilities that are sufficient to accommodate 100 people, including a supporting storage room, 'ante space' and kitchenette;
 - (c) the landowner will provide for publicly accessible toilets on George Street for no less than the building podium trading hours; and
 - (d) the landowner will, in liaison with the City, commit to an environmental performance standard for the building tower above the minimum New South Wales BASIX requirements.
20. It is noted that the above commitments are in addition to any required contribution required under Section 61 of the City of Sydney Act 1988.
21. An amendment to SLEP2012, as proposed by the exhibited planning proposal, will not be made until the voluntary Planning Agreement between the City and land owner is registered on title.

KEY IMPLICATIONS

Outcomes of public exhibition and public authority consultation

22. Public authority consultation was also carried out in accordance with the Gateway determination, which nominated two public authorities for consultation, Transport for NSW and Roads and Maritime Services. Only Transport for NSW responded to the consultation, raising no objections, but recommended that certain matters be considered in a future development application.
23. Four submissions were received in response to public exhibition. Two are short emails expressing general support for tall buildings in Sydney. One submission from the owners' corporation of a nearby residential apartment building located at 533 Kent Street, expresses concern about amenity impacts arising from overshadowing. Another submission was from Amalgamated Holdings Limited (AHL) – the owner of the adjoining site immediately to the south at 525-529 George Street.
24. No changes are proposed to the Planning Proposal as a result of matters raised in submissions. Some minor changes to the draft DCP are proposed to clarify and strengthen its intent, particularly in relation to design excellence. The minor changes are identified at Attachment C, with deleted wording shown in ~~strike through~~ and additional wording shown in *italics*.
25. Key issues raised in public consultation are discussed below. All matters raised in submissions are addressed in detail in the submissions table at Attachment A. Submissions did not raise any matters relating to the exhibited voluntary Planning Agreement.

Key issues raised in submissions

Impact on 525-529 George Street

26. The submission from AHL generally supports the exploration of an alternative envelope for the site. However, the owner is critical of the indicative potential building envelopes for their adjacent site that are included in documentation supporting the planning proposal.
27. AHL is concerned that proposed setbacks and street frontage heights in the draft DCP are unreasonable and inconsistent with SDCP2012 and alternative massing options should be considered. In summary:
 - (a) the proposed setback to Kent Street in the draft DCP for the site is 6 metres, whereas the indicative setback to Kent Street for the AHL site is 8 metres, as required by SDCP2012;
 - (b) SDCP2012 requires a side setback of 12 metres for residential buildings, serviced apartments or hotels. The exhibited draft DCP prescribes minimum side boundary setbacks of 9 metres for the site. Given the existing constraints of the AHL site, this will preclude full compliance with setback controls in SDCP2012 on the AHL site. Compliance with SDCP2012 is crucial to achieve visual privacy and avoid tower crowding; and

- (c) the proposed low street frontage heights of 16 metres for the site should not preclude development of a podium of 45 metres on the AHL site, as is currently permitted by SDCP2012.
28. AHL considers that a better planning outcome could be realised if a context and development options analysis was prepared for both 505-523 George Street and the AHL site, and that this would enable greater compatibility between the two sites.

Response

29. The proposed building envelope for the site ensures the best built form outcome within the context of existing surrounding buildings and streetscapes, and provides sufficient room within its volume to achieve design flexibility and compliance with the recently made SEPP 65 *Apartment Design Guide* (ADG) requirements. A key consideration in the positioning of the proposed tower envelope is to ensure that future redevelopment of the narrower AHL cinema site is not sterilised.
30. The positioning of the 505-523 George Street tower towards Kent Street on the western portion of the site benefits the development of the AHL site. This allows for the positioning of a future tower on the AHL site towards George Street, where it will sit better within the context of surrounding tower forms, and where it will gain a greater amount of solar access in the morning.
31. A detailed urban design and architectural analysis was exhibited with the Planning Proposal to demonstrate the benefits of a single slender tower envelope on the site. This included a comparative analysis of a number of development options for the site, including a 'dual tower' complying residential scheme, which is the most likely development scenario under the existing planning controls.
32. The analysis showed that a tall single tower could alleviate many of the adverse impacts to nearby buildings which may result from a complying dual tower scheme in the following ways:
- (a) increasing the setback to George Street allows for better amenity and aspect to the site and neighbouring developments;
 - (b) is able to meet the ADG requirements by maximising distances to neighbouring buildings;
 - (c) minimises the potential for tower crowding; and
 - (d) reduces overshadowing impacts by generating a thinner, faster moving shadow.
33. It is noted that the indicative commercial and residential envelopes prepared for the AHL site, as included with public exhibition material, are 'theoretical' building envelopes. These envelopes suggest potential built form scenarios, but are not the only possible outcomes. Different setback and podium arrangements may be appropriate for the AHL site following detailed analysis and investigations accompanying a development application or planning proposal request.

34. Appropriate design strategies consistent with the requirements of the ADG will be required during the competitive design process for the site, and a subsequent development application to address building separation and solar access issues. For example, the layout of a future tower on the site should be designed such that the apartments are primarily oriented to the east, north and west to take advantage of solar access. An aim is that no apartment should have a single aspect to the south.
35. The location of any residential tower on the site will need to comply with the envelope controls in the ADG to achieve an acceptable relationship with other existing and proposed towers on neighbouring and/or nearby sites, and to ensure that the development potential of the adjoining site to the south at 525 George Street is not extinguished.

Impact on 533 Kent Street

36. 533 Kent Street comprises a residential building approximately 50 metres in height located diagonally to the south-west of the site and comprises 68 residential units above a commercial and retail podium. The building is located on the opposite western side of Kent Street from the site and is positioned south-west of the site.
37. The key objection of the owners' corporation of this property is that the proposal will result in significant loss of amenity for the residents of the building, primarily as a result of additional overshadowing. The owners' corporation submits that solar access to balconies and windows to habitable space of units facing the north and east will be most affected. Concern is also raised that, as a result of the proposed location of the tower towards the Kent Street frontage, the tower will impact on the outlook on the occupants on units in 533 Kent Street, have an overbearing visual impact; and disrupt the city skyline. Overshadowing impacts are addressed in detail below.

Response

38. Shadow studies for the proposed tower envelope indicate that 533 Kent Street will be subject to additional overshadowing between 10am and midday in midwinter. As raised in the submission from AHL, this impact will be on the Kent Street frontage and north-eastern elevation.
39. A key objective of the State Government's recently released Apartment Design Guide which supports State Environmental Planning Policy No 65—Design Quality of Residential Flat Development is to "optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space". The design guide also includes criteria that living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter.
40. Although the design guide relates to new development, the AHL site should still be able to substantially meet this objective and the design criteria, notwithstanding any additional overshadowing caused by the 505-523 George Street tower envelope.

41. Balconies and windows on the eastern façade of 533 Kent Street are already substantially in shadow in midwinter, most receiving around half an hour of direct sunlight between 9am and 3pm. Similarly, the north eastern elevation of the building receives approximately one hour of direct sunlight in midwinter. However, most of the northern and western elevations of the building currently receive over two hours of direct sunlight between 9am and 3pm and this will be maintained.
42. Although 533 Kent Street will be subject to some additional overshadowing between 9am and 3pm midwinter (particularly on its eastern façade), this is an acceptable level of impact because sun access for units on the northern and western facade will retain two hours or more of direct sunlight between 9am and 3pm. According to the strata plan for the building, this comprises almost two thirds of the units, since each residential floor of this building typically comprises of 6 units, two with balconies facing north, two with balconies facing west and two with balconies facing east.
43. Notwithstanding the overshadowing impacts described above, these may be ameliorated to some degree through tower articulation and design refinement during the design competition and development application phases. It is noted that the DCP envelopes are the maximum permissible extent of the tower, and final building designs must be appropriately massed within the envelope.

Key benefits arising from the new planning control changes

44. Although there will be some degree of impact to nearby properties from the tower envelope, its massing and location is the result of investigations and analysis aiming to ensure that these are minimised as much as possible. On balance, a single slender tower enabled by the new controls will provide significantly improved amenity, built form and public benefit outcomes compared to development likely to result from existing controls. The improvements apply not only to the site, but also to surrounding buildings and the wider locality. In summary, the key improvements are:
 - (a) minimised view impacts to adjoining and nearby residential developments by way of creating a slim line tower;
 - (b) minimised overshadowing impacts by creating a slender tower which will create shadow time, as opposed to two shorter, but wider, towers;
 - (c) creation of a high level of amenity for future occupants of the building in terms of solar access and privacy;
 - (d) a high level of privacy, due to tower separation;
 - (e) improved appearance of the site within the existing streetscape and tower forms, due to less crowding of towers and articulated urban form;
 - (f) a superior urban context on George Street, due to the proposed tower setback;
 - (g) improved activation and safety at street level, particularly along Kent Street;

- (h) better amenity in terms of privacy and solar access and increased likelihood of compliance with the rules of thumb contained in the State Government's Apartment Design Guide;
- (i) greater building separation is achieved along George Street and a more varied and less cluttered tower form within the broader city scape; and
- (j) improved activation and safety at street level.

Strategic Alignment - Sustainable Sydney 2030 Vision and A Plan for Growing Sydney

45. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. The planning proposal is aligned with the following *Sustainable Sydney 2030* strategic directions and objectives:

- (a) *Direction 1 - A Globally Competitive and Innovative City* - The proposal provides an innovative urban design solution that will provide new housing and employment opportunities. The investment into the site will help contribute to make Sydney attractive to global investors.
- (b) *Direction 2 - Provides a road map for the City to become A Leading Environmental Performer* - As described in the ESD strategy for the site, it is proposed that development on the site will include sustainable environmental features. The proponent will also be encouraged to further explore ways to exceed minimum BASIX requirements.
- (c) *Direction 3 - Integrated Transport for a Connected City* - The proposal will take advantage of the close proximity of two train stations and a significant number of high frequency bus routes. It will also support the new light rail link to be built out the front of the development in George Street. The proposal is also likely to have a reduced trip generation rate compared to a standard residential development, due to its central location and access to public transport.
- (d) *Direction 4 - A City for Walking and Cycling* - The development will provide cycle storage/ parking for residents and visitors, thus encouraging cycling within the City. The development, being in such close proximity to employment, services, shops and recreation facilities, is also likely to encourage a greater level of pedestrian activity as opposed to a normal residential development which would have a greater reliance on a private motor vehicle.
- (e) *Direction 5 - A Lively and Engaging City Centre* - The mix of uses on the site will continue to activate this section of George Street. New retail space and the residential lobby on Kent Street will also provide greater activation to that streetscape.
- (f) *Direction 6 - Vibrant Local Communities and Economies* - The proposal will expand the range of community facilities available in the area through the provision of child care facilities, public toilets and community meeting space.

- (g) *Direction 7 - A Cultural and Creative City* - The proposal will maintain a mix of uses on the site and is expected to enhance this section of George Street. Public art will also be provided within the development, thus supporting the local art community and providing new creative and cultural experiences within the development.
 - (h) *Direction 8 - Housing for a Diverse Population* - The proposal will increase living opportunities in the Sydney CBD. A range of unit sizes and types will be provided, including adaptable apartments.
 - (i) *Direction 9 - Sustainable Development, Renewal and Design* - The proposal includes a range of sustainable building features. The proposal is also consistent with the principle of Transit Orientated Development in that the new housing and employment are provided in a highly accessible location, thus reducing reliance on the private motor vehicle.
 - (j) *Direction 10 - Implementation through Effective Governance and Partnerships* - The applicant has demonstrated a strong commitment to working with Council through the design development stage and throughout the Gateway process.
46. *A Plan for Growing Sydney* is a State Government strategic document that outlines a vision for Sydney over the next 20 years. It identifies key challenges facing Sydney, including a population increase of 1.6 million by 2034, 689,000 new jobs by 2031 and a requirement for 664,000 new homes. In responding to these and other challenges, the Plan for Sydney sets out four goals:
- (a) a competitive economy with world-class services and transport;
 - (b) a city of housing choice with homes that meet our needs and lifestyles;
 - (c) a great place to live with communities that are strong, healthy and well connected; and
 - (d) a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.
47. To achieve these goals, the plan proposes 22 directions and associated actions, including: *Direction 1.1 Grow a more internationally competitive Sydney CBD; Direction 1.11 – Deliver Infrastructure; Direction 1.7 Grow strategic centres – providing more jobs closer to home; Direction 2.1 – Accelerate housing supply across Sydney.*
48. The Planning Proposal is consistent with relevant goals, directions and actions of the Plan in that it will:
- (a) provide new residential, retail and commercial floor space to meet the needs of a global city;
 - (b) address Sydney's social infrastructure needs by providing community facilities such as child care centres;

- (c) facilitate development of a site which is highly accessible by public transport;
and
- (d) accelerate housing supply.

RELEVANT LEGISLATION

49. *Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and City of Sydney Act 1988.*

CRITICAL DATES / TIME FRAMES**Planning Proposal Process**

50. The Gateway determination set the completion date for the Planning Proposal as February 2016.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Nicholas Knezevic, Specialist Planner)