

ATTACHMENT A

ATTACHMENT A

SUMMARY OF SUBMISSIONS

SUMMARY OF SUBMISSIONS TO PUBLIC EXHIBITION OF PLANNING PROPOSAL AND DRAFT DCP FOR 505-523 GEORGE SYDNEY

PUBLIC SUBMISSIONS

Submitter	Summary of Issue	Response
<p>Robinson Urban Planning Pty Ltd on behalf of Amalgamated Holdings Limited (AHL) - owner and occupant of land to the immediate south of the site located at 525-529 George Street.</p>	<p>AHL generally support the exploration of an alternative building envelope, but objects to certain aspects of the Planning Proposal and draft DCP.</p> <p>The exhibited architectural information indicates that current market 'best practice' for commercial development are floor plates with a gross floor area of approximately 1,000m². Both indicative commercial envelopes shown for the AHL site in public exhibition documentation are below this best practice size.</p>	<p>Specific responses to the issues raised in this submission are detailed below.</p> <p>Floor plate size for commercial development is largely influenced by site area and dimensions. The AHL site area is approximately 1,870 m² and is already physically constrained by its narrow street frontages to George and Kent Streets. Achieving a 1,000m² commercial floor plate on the AHL would be challenging. Notwithstanding this, the AHL site provides opportunities for a high-quality commercial office building approximating 'Grade A' floor space suited to a diversity office types. It is noted that rent or financial value is determined by the amenity and services offered by a commercial building and is not simply determined by floor plate size.</p>
	<p>SDCP2012 requires that a site specific DCP is to provide a site, context and development options analysis that documents and analyses at least three different and realistic site development options. No such options analysis was exhibited with the planning proposal/draft DCP</p>	<p>No changes recommended.</p> <p>A detailed urban design and architectural analysis of 505-523 George Street was exhibited with the planning proposal. This included a comparative analysis of a number of development options for 505-523 George St. The analysis took into account site characteristics, existing controls and context, including buildings within the vicinity of 505-523 George Street.</p> <p>The options included: a complying commercial scheme, a complying residential 'dual tower' scheme and the proposed scheme consisting of a single slender tower envelope. The latter option was found to be the best outcome for the site in terms of view impacts, amenity, sun access, tower crowding and overshadowing – both in relation to the AHL site and other sites in its vicinity. The investigations and analysis are considered to satisfy the provisions of the DCP.</p>

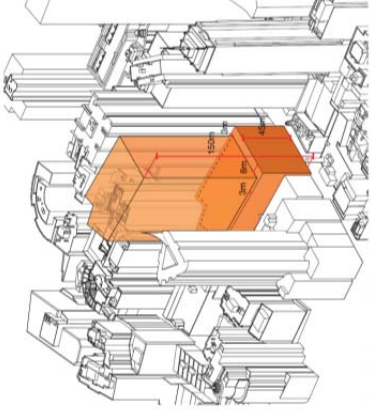
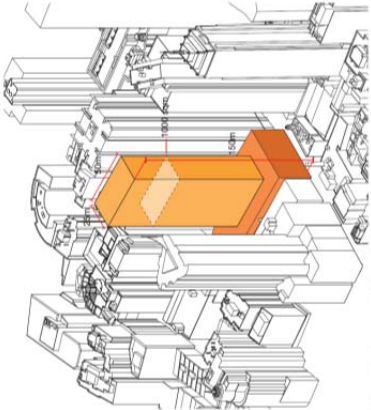
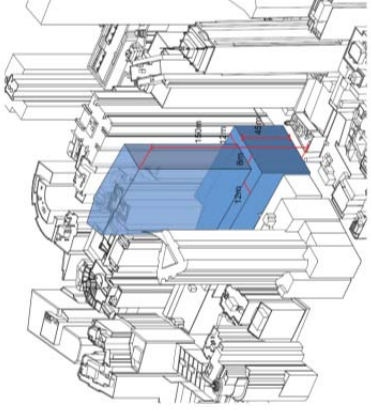
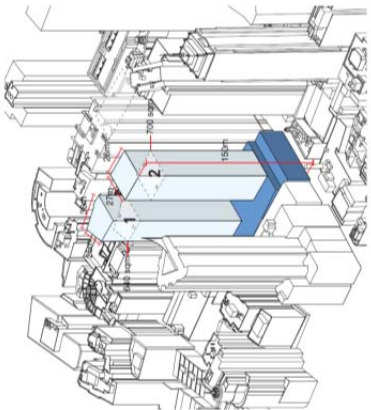
Submitter	Summary of Issue	Response
	<p>SDCP2012 requires a site specific DCP to include a design excellence strategy. No such strategy was exhibited with the planning proposal/draft DCP.</p>	<p>No changes recommended.</p> <p>Design excellence strategy provisions in SDCP2012 are already substantially met by the provisions in the draft DCP. Design excellence is embedded in the majority of its controls, and a key objective of the draft DCP is:</p> <p>“To define a building massing envelope which will provide sufficient flexibility within its volume for a building to achieve design excellence”</p> <p>A minor change is proposed to the exhibited draft DCP to ensure that the design excellence strategy requirements of SDCP2012 and the City of Sydney Competitive Design Policy are further articulated where relevant.</p> <p>It is noted that the volume of the tower envelope prescribed in the draft DCP factors in the 10% additional floor space that may be awarded resulting from a design excellence process.</p>
	<p>SEPP 65 compliance on the AHL site (particularly solar access) has not been tested.</p>	<p>The development of a tower immediately the north of the AHL site creates some challenges in meeting SEPP 65 requirements, particularly since the site is already constrained by its narrow width, orientation and site area. However, this is not an unsurmountable problem. Appropriate design strategies should be applied during the competitive design process and subsequent development application so that building separation and solar access issues can be addressed.</p> <p>For example, if the AHL site were to be redeveloped the tower would most likely be positioned closer towards George Street where it would achieve better solar access and be better positioned within the context of the surrounding towers.</p> <p>These issues have largely been considered by the architectural analysis prepared by Crone partners exhibited with the planning proposal. This explores potential commercial and residential options on the AHL site to determine whether a tower will be of any detriment. The analysis found that both options are achievable.</p> <p>The positioning of the 505-523 George St tower towards the Kent Street side of the site benefits the development of the AHL site as it will allow for the positioning of a tower towards George Street. Where, in this location, it will sit better within the context of surrounding tower forms and where it can maximise solar access in the morning.</p>

Submitter	Summary of Issue	Response
	<p>The 12m wide Residential/Hotel/Service Apartments Envelope shown for the AHL site is not a reasonable and realistic development scenario. The proposed street frontage heights setbacks on the 505-523 George Street site and the AHL site are inconsistent and differ from SDCP 2012 as follows:</p> <ul style="list-style-type: none"> • The exhibited investigation and analysis for the AHL site shows a setback above street frontage height of 8m to Kent Street. This is inconsistent with the 6m setback proposed for 505-523 George St. • Above 45m, SDCP2012 requires a side setback of 12m for residential buildings, serviced apartments or hotels to ensure visual privacy is achieved between dwellings. The exhibited draft DCP does not comply with this control. Given the constraints affecting the AHL site this may preclude full compliance with the SDCP2012 setback controls. • The proposal to provide a low podium on the 505-523 George St site. The suggested low podium on 	<p>It is noted a minor change is proposed to the exhibited draft DCP to update the reference to the SEPP 65 Residential Flat Design Code (RFDC); to ensure compliance with the building separation requirements of the SEPP 65 Apartment Design Guide which has recently replaced the RFDC.</p> <p>No changes recommended.</p> <p>The concerns raised regarding street frontage heights (i.e. podium heights) and setbacks relate to both the proposed envelope controls in the exhibited draft DCP and indicative building envelopes prepared for the AHL site to explore potential commercial and residential options on this site.</p> <p>The AHL envelopes are 'theoretical', in that they simply suggest potential built form outcomes for commercial and residential buildings, 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</p> <p>The proposed 505-523 George Street envelope was largely developed to ensure, on balance, the best built form outcome within the context of existing surrounding towers and streetscapes; and to provide sufficient flexibility within its volume to ensure that future development of the AHL site is not sterilised.</p> <p>Under the current LEP and DCP controls, the development potential of the AHL site is heavily constrained because the most likely development outcome is two 150 metre towers on the 505-523 George St site. This 'dual tower' scenario is likely to have more significant impacts across the AHL site than a single slender tower.</p> <p>A detailed investigation of the impacts of a tall single tower compared to a dual tower arrangement was undertaken as part of an urban design analysis for 505-523 George Street. This demonstrated that a tall single tower could potentially alleviate many of the adverse impacts which may result from a complying residential scheme in the following ways:</p> <ul style="list-style-type: none"> • increasing setback to George Street allows for better amenity and aspect to the site and neighbouring developments;

Submitter	Summary of Issue	Response
	<p>the AHL site must not preclude a development on the AHL site that has a 45m podium. A higher podium may offer a realistic and better envelope strategy for the AHL site if used as a cinema.</p>	<ul style="list-style-type: none"> • more opportunity to meet SEPP 65 requirements by maximising distances to neighbouring buildings and maximising daylight exposure to the tower; • minimising the potential for tower crowding creates a better visual link to the sky for pedestrians and increases the potential for daylight to the street level; and • less overshadowing impacts by generating a thinner, faster moving shadow. <p>No changes recommended.</p>
	<p>A better planning outcome could have been realised if a context and development options analysis was completed for 505-523 George Street and for the AHL site. This would have enabled a more sophisticated assessment of the most appropriate and compatible tower heights, podium heights, tower footprint/location, setbacks and access arrangements.</p>	<p>The position and massing of the proposed tower envelope for 505-523 George Street was prepared to minimise the potential impacts on adjoining sites. Specific consideration was given to the relationship with the AHL site, which included consideration of potential development options for the AHL site. This is discussed in detail in the responses above.</p> <p>No changes recommended.</p>
	<p>The Planning Proposal draft DCP should not be adopted in their present form and the proponent should be required to provide additional information before considering/adopting the Planning Proposal and site specific draft DCP. Alternative options should be explored for both 505-523 George Street and the AHL site.</p>	<p>The publicly exhibited documentation, combined with the City's consideration of matters raised in response to this exhibition provide sufficient investigations and analysis to determine the impacts of the proposed tower envelope at the strategic phase of the planning process. Further detail and design refinement will be required as part of a future competitive design process and the subsequent development application stage.</p> <p>No changes recommended.</p>
<p>The Owners Corporation of Strata Plan 22481 (533 Kent Street)</p>	<p>The proposed increase in the height control for the site has the potential to unreasonably impact on the amenity of the occupants of residential units at 533 Kent Street.</p> <p>The interests of the occupants and the owners of residential units in 533 Kent Street have not been</p>	<p>Noted. Specific responses to the issues raised in this submission are detailed below.</p>

Submitter	Summary of Issue	Response
	<p>considered by this planning proposal. Strongly object to the proposal to change the height control for 505-523 George Street and request that the planning proposal is refused.</p>	
	<p>If Council approves the proposal to increase the height control of the site to 260m, it would be difficult to refuse a future development proposal for the site which substantially complies with the new height control.</p>	<p>Height is just one matter for consideration in the assessment of a future development application for this or any site in central Sydney. Any future application will be assessed on its merits and take into consideration a range of matters including local and state planning controls and policies and state government agency requirements.</p>
	<p>The proposal will result in a significant loss of amenity for the residents, especially those units located on the Kent Street frontage and units located on the north-eastern elevation. The loss of amenity would mainly be in the form of additional overshadowing.</p> <p>Overshadowing impact would not be limited to midwinter, spring and autumn and the rooftop pool area will be overshadowed for much of the morning during summer months, impacting on the amenity and utility of this area.</p>	<p>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 this impact will be on the Kent Street frontage and north-eastern elevation. This impact will be most prominent in midwinter.</p> <p>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.</p> <p>Although the design guide relates primarily to new development, 533 Kent St 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.</p> <p>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</p>

Submitter	Summary of Issue	Response
		<p>and 3pm and this will be maintained; that is - some apartments on the northern elevation will lose some direct sunlight between 9am and 3pm but most will still retain well over two hours during this period. The rooftop location of the swimming pool appears mostly unaffected.</p> <p>Although 533 Kent Street will be subject to some additional overshadowing between 9am and 3pm midwinter (particularly on its eastern and north east 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. Each residential floor of this building typically appears to comprise of 6 units - two with balconies facing north, two with balconies facing west and two with balconies facing east.</p> <p>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.</p> <p>No changes recommended.</p>
	<p>It is not accepted that a single tower will result in less overshadowing than two towers on the site. The cumulative impact of existing towers to the north of the site and the proposed tower envelope will result in an unbroken overshadowing impact on 533 Kent Street. This shadow impact would be longer than would otherwise be the case if the existing twin tower height control for the site was maintained.</p>	<p>The overshadowing impact resulting from development on 533 Kent Street under the existing 150m height control is likely to have an equal or greater impact than a tall slender tower.</p> <p>Under existing LEP and DCP controls the two most likely development scenarios on the 505-523 George Street site are shown in the diagrams below, extracted from the exhibited urban design study. The diagram on the top shows in orange a complying commercial building envelope and indicative complying commercial scheme. Below this in blue is a complying residential envelope and indicative complying commercial scheme.</p>

Submitter	Summary of Issue	Response
	<p>If a competitive design process is undertaken and 10% additional floor space is awarded, the final form of a single tower to a height of 260 m may not be as "slender" as</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Complying Commercial Envelope</p> </div> <div style="text-align: center;">  <p>Complying Commercial Tower Scheme</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <p>Complying Residential Envelope</p> </div> <div style="text-align: center;">  <p>Complying Residential Tower Scheme</p> </div> </div> <p>A single 150 metre commercial tower or 2 x 150 metre residential tower scheme could be built within these volumes. In both scenarios the overall width and massing will create a wide, slow moving shadow that will impact on buildings within their southern solar path. The proposed single tower envelope ameliorates the potential overshadowing impact significantly.</p> <p>To ensure a slender tower the exhibited draft DCP includes the following provisions to limit building bulk:</p> <ul style="list-style-type: none"> The prescribed building envelope is the maximum permissible extent of the built form, and the final building designs must be appropriately

Submitter	Summary of Issue	Response
	<p>suggested by the documentation accompanying the Planning Proposal.</p>	<p>massed within the envelope.</p> <ul style="list-style-type: none"> To ensure design flexibility and appropriate articulation of the tower form, the maximum floor plate area (which includes balcony and terrace areas and the like) of any floor above the top level of the podium may not exceed 1,000 square metres. <p>The 1,000 square metres prescribed in the second provision takes into account the potential additional bulk that may result from the maximum additional floor space that may be awarded as a result of a design excellence process.</p>
	<p>The close proximity of the proposed single tower to Kent Street will present an overbearing visual impact to the occupants of units in 533 Kent Street and create a loss of outlook.</p> <p>The relatively close proximity of the tower to 533 Kent Street will also obliterate the existing outlook currently available to many of the units located in 533 Kent Street.</p>	<p>No changes recommended</p> <p>Other than loss of sky view, the visual impact, overlooking and loss of outlook is unlikely to differ significantly from impacts that would arise from a 150 metre tall commercial or residential building that may be approved under existing controls. At only 50 metres in height, the existing building at 533 Kent Street is approximately 100 metres less than the building height already permitted on 505-523 George Street under the existing height controls.</p> <p>No changes recommended.</p>
	<p>The existing CBD skyline does not need an additional tower to a height of 260m to complete with the existing iconic buildings which currently comprise the skyline.</p>	<p>A city skyline view analysis prepared by Crone Architects was exhibited as part of the supporting material for the planning proposal. The analysis demonstrates that a 260 metre tower would sit conformably within the context of existing buildings within the southern portion of the CBD. A 260 metre tower will provide a suitable graduation of height from the World Square tower up to the recently approved tower at 115 Bathurst Street, and can make a positive contribution to the skyline by potentially acting as a future landmark. It is noted that maximum tower height on the site is RL279.3 metres compared to RL260 metres for 115 Bathurst Street.</p> <p>Noted.</p>
Resident of Surry Hills	<p>Supports the lifting of height controls within the City of Sydney, particularly this site. Sydney is a global city that demands quality, tall buildings.</p> <p>The Aeronautical Impact</p>	<p>It is not proposed to increase the building height proposed in the planning</p>

Submitter	Summary of Issue	Response
	Assessment states that the PAN-OPS limit of 310RL is the lowest meaningful limit that the site has. Proposes that the height control be lifted to the full 310RL.	proposal above 260 metres. The Central Sydney Planning Review currently being undertaken by the City is evaluating potential tall building heights across all of central Sydney. This review considers such things as the requirements of Sydney Airport, sun access, structural and engineering constraints and a range of other factors.
Name withheld – no address provided	Supports the proposal to change the height limit. A 260m skyscraper at that site will be a good addition to the skyline of Sydney.	Noted.

PUBLIC AUTHORITY SUBMISSIONS

Submitter	Summary of Submission	Response
Transport for New South Wales (TFNSW)	TFNSW has no objection to the Planning Proposal.	Noted
	TFNSW requests that the traffic and transport assessment undertaken as part of the Planning Proposal be updated to include information provided and included with the subsequent development application.	Noted
	TFNSW will work with City of Sydney to achieve better transport outcomes for the CBD. TFNSW is pleased to comment on the development application during public exhibition.	Noted