

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: D/2015/929 **DATE:** 19 November 2015
TO: Members of the Central Sydney Planning Committee
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 4 - 50 Bridge Street, Sydney at Central Sydney Planning Committee - 19 November 2015

Alternative Recommendation - Development Application No. D/2015/929 (50 Bridge Street, Sydney) - Item 4

It is resolved that consideration of Development Application No. D/2015/929 be approved, subject to the conditions in the subject report to the Central Sydney Planning Committee on 19 November 2015, subject to the amendment of Condition (5)(f), as shown in **bold italics** (additions) and ~~striketrough~~ (deletion), as follows:

(5) FLOOR SPACE RATIO – CENTRAL SYDNEY

- (f) Prior to a Stage 1 Construction Certificate being issued, Council's written verification must be obtained, confirming that ~~25004m²~~ **16,556m²** of HFS of heritage floor space was allocated (purchased and transferred) to the development, being that floor space in excess of 8.1 as specified in the Sydney Local Environmental Plan 2012.

Background

The Heritage Floor Space scheme has been in successful operation for over 30 years. It enables conserved heritage buildings to offer for sale a prescribed amount of (unrealised) Heritage Floor Space which can be purchased by qualifying developments with floor space ratios above 8:1.

The definition of the 'site' for the purposes of realising the AMP twin block proposal is unique to the AMP land LEP amendment.

Clause 6.11 of SLEP 2012 states that development consent must not be granted to development in respect of a building on land in Central Sydney that utilises any amount of additional floor space, unless an amount of heritage floor space (HFS) is allocated to the building in accordance with the relevant paragraphs of the clause.

The combined Quay Quarter Sydney development (D/2015/929 and D/2015/930) seeks additional floor space, above the base FSR of 8:1. Draft Condition (5)(f) of D/2015/929 calculates and requires allocation of HFS.

In correspondence dated 16 November 2015, the applicant queried the amount of HFS required under draft Condition (5)(f). In correspondence dated 18 November 2015 the applicant provided advice from King Wood Mallesons relating to the calculation methodology of HFS, and formally requested that D/2015/929 and D/2015/930 be deferred to the December CSPC meeting, to allow time for this advice to be properly considered.

Council officers, in consultation with Council's Legal Unit and external senior Counsel engaged by Council, have reviewed the relevant correspondence referred to above, and have recalculated the figure taking into consideration this advice. This HFS figure has been recalculated as 16,556m².

Graham Jahn, Director City Planning, Transport and Development

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Approved



**Graham Jahn, Director City Planning,
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