

ITEM 9. DEVELOPMENT APPLICATION: 1 ALFRED STREET AND 19-31 PITT STREET AND 31A PITT STREET SYDNEY**FILE NO: D/2015/1049****DEVELOPMENT APPLICATION NO: D/2015/1049****SUMMARY**

D/2015/1049 comprises a State Significant Development (SSD) application seeking approval for a mixed use hotel, residential and retail development at 1 Alfred Street, 19-31 Pitt Street and 31A Pitt Street, Sydney. In particular, the project seeks approval for:

- Stage 1 building envelopes and proposed uses for two towers (Tower A and Tower B);
- Tower A comprises a mixed use (residential and retail) building with a proposed maximum height of 185m / RL191 and proposed maximum gross floor area of 35,438m²;
- Tower B comprises a mixed use (hotel and retail premises) building with a proposed maximum height of 110m / RL112.5 and proposed maximum gross floor area of 21,409m²;
- six level basement car park across the site;
- vehicle access arrangements for subsequent stages of the development; and
- realignment of Rugby Place and new pedestrian link connecting Rugby Place to Herald Square.

This significant project will enable the redevelopment of a prominent site within one of the City's key precincts, Circular Quay. The project will facilitate new uses on the site, including active street level uses, a significant supply of new residential dwellings and a hotel development which will have a significant economic function within the precinct and the wider Sydney CBD. The application has a Capital Investment Value (CIV) of \$554,000,000.

As the proposed hotel component of the Stage 1 SSD application will exceed \$100 million CIV, the development is defined as SSD under State Environmental Planning Policy (State and Regional Development) 2011. As such, the Minister is the consent authority for development applications for the project. However, the Stage 1 SSD application and following development applications for subsequent stages will involve complex interrelations of existing development consents previously granted by the Central Sydney Planning Committee (CSPC) and the existing Voluntary Planning Agreement (VPA) with the City of Sydney. Given the long history of involvement by the City and the CSPC on the site, a request was made by the Applicant to the Minister of Planning and the Secretary of the Department of Planning and Environment to provide for the delegation of current and future development applications for assessment and consent authority functions to the City of Sydney.

On 10 August 2015, The Hon Rob Stokes MP, Minister for Planning and Carolyn McNally, Secretary, Department of Planning and the Environment delegated their respective consent authority and assessment functions to the City of Sydney Council for the subject SSD application (see **Attachment C**).

The Stage 1 SSD application is therefore lodged for assessment and determination by the City of Sydney and the CSPC respectively.

The State Significant Development Assessment Report which provides a full assessment of the proposal is provided in **Attachment A**. The assessment found that the development has been designed having regard to the opportunities and constraints of the site and provides an appropriate built form which generally complies with the relevant planning controls and surrounding development. Subject to the recommendations provided in the Assessment Report, and recommended Conditions of Consent provided in **Attachment B**, the application is recommended for deferred commencement approval.

The State Significant Development Assessment Report and recommended Conditions of consent are provided to the CSPC for consideration and determination.

ATTACHMENTS

Attachment A: State Significant Development Assessment Report

Attachment B: Recommended Conditions of Consent

Attachment C: Instrument of Delegation

Attachment D: Building Envelope Plans

Attachment E: Indicative Floor Plans

Attachment F: Design Excellence Strategy

RECOMMENDATION

It is resolved that:

- (A) the Design Excellence Strategy, prepared by Urbis, dated November 2015, shown at Attachment F to the subject report, be endorsed; and
- (B) pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to State Significant Development Application No. D/2015/1049, as detailed in Attachment B (Recommended Conditions of Consent), to the subject report.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Natasha Ridler, Senior Planner)