

**ITEM 6. LAND CLASSIFICATION CHANGE – 200A GEORGE STREET,  
SYDNEY**

**FILE NO: S121300**

**SUMMARY**

The land situated at 200A George Street, Sydney, shown in Attachment A (being stratum Lot 3 in DP 1213767, shown in Attachment C) is currently owned by Mirvac George Street Pty Limited and AMP Capital Investors Limited. This land forms part of the Alfred, Pitt, Dalley and George Streets (APDG) Block and is currently in the process of being transferred to the City as part of the approved planning agreement between the City and Mirvac George Street Pty Limited and AMP Capital Investors Limited.

The City plans to transfer this stratum Lot to Lend Lease (Circular Quay) Pty Limited (Lend Lease) as part of a proposed planning agreement between the City and Lend Lease (currently on exhibition) for the development of the adjacent site, being 174-186 George Street and 33-35 Pitt Street, Sydney. In exchange, the City will receive from Lend Lease land to become a public plaza fronting George Street and public roads around the Lend Lease development.

On 16 May 2016, Council resolved to publicly notify a proposed resolution to classify Lot 3 in DP 1213767, known as 200A George Street, Sydney, as operational land under the NSW Local Government Act 1993.

The Local Government Act 1993 requires the Council to notify its proposed resolution to classify and subsequently resolve to classify the land within 90 days of transfer. The proposed resolution to classify Lot 3 in DP 1213767 was publicly notified on 20 May 2016 for a period of 28 days. No submissions were received.

Given no submissions, this report recommends Council resolve to classify Lot 3 in DP 1213767 as operational land in accordance with the Local Government Act 1993.

**RECOMMENDATION**

It is resolved that Council classify 200A George Street, Sydney, being Lot 3 in DP 1213767, as operational land in accordance with section 31 of the Local Government Act 1993.

**ATTACHMENTS**

**Attachment A:** Location Plan

**Attachment B:** Published Notice

**Attachment C:** Plan of Survey

**BACKGROUND**

1. The APDG Block is defined in the Sydney Local Environmental Plan 2012 as the block of land bound by Alfred Street, Pitt Street, George Street and Dalley Street, Sydney.
2. The development of this block of land is envisaged by the APDG Planning Controls and includes both the development of the parcel of land owned by Mirvac George Street Pty Limited and AMP Capital Investors Limited at 200 George Street, Sydney (including the land situated at 200A George Street, shown in Attachment A) and the parcel of land owned by Lend Lease at 174-186 George Street and 33-35 Pitt Street.
3. The land situated at 200A George Street, Sydney, (being stratum Lot 3 in DP 1213767, shown in Attachment C) is currently in the process of being transferred to the City as part of the approved planning agreement between the City and Mirvac George Street Pty Limited and AMP Capital Investors Limited.
4. The City plans to transfer both stratum Lots 2 and 3 in DP 1213767 to Lend Lease (Circular Quay) Pty Limited (Lend Lease) as part of a proposed planning agreement between the City and Lend Lease (currently on exhibition) for the development of the adjacent site, being 174-186 George Street and 33-35 Pitt Street, Sydney. In exchange, the City will receive from Lend Lease land to become a public plaza fronting George Street and public roads around the Lend Lease development.
5. On 16 May 2016, Council resolved to classify Lot 2 in DP 1213767 as operational land and to publicly notify a proposed resolution to classify Lot 3 in DP 1213767, known as 200A George Street, Sydney, as operational land under the NSW Local Government Act 1993.
6. The intended land transfers associated with both developments are envisaged for the APDG Block.

**Classification of Lot 3 in DP 1213767**

7. The operational classification is required for Lot 3 in DP 1213767, as it is the City's intention to transfer Lot 3 in DP 1213767 to Lend Lease as part of the land transfers envisaged in the negotiated planning agreement between the City and Lend Lease for the development of the adjacent site, being 174-186 George Street and 33-35 Pitt Street, Sydney.
8. On 20 May 2016, public notification of the proposed resolution to classify Lot 3 in DP 1213767 was given for a period of 28 days.
9. To date, no submissions have been received.
10. This report recommends the classification of Lot 3 in DP 1213767 as operational land in accordance with the Local Government Act 1993.

**RELEVANT LEGISLATION**

11. The following sections of the Local Government Act 1993 are relevant and have been satisfied:
  - (a) section 25 requires all public land to be classified as either community or operational,

- (b) section 31(2) permits Council to resolve to classify land prior to or within three months after its acquisition of the land;
- (c) section 34 requires public notice to be given of classification or reclassification by Council resolution; and
- (d) section 34(3) requires the public notice to specify a period of not less than 28 days during which submissions may be made to the Council.

**CRITICAL DATES / TIME FRAMES**

- 12. Section 31 of the Local Government Act 1993 places a time restriction on the Council resolution to classify the land.
- 13. The Act requires Council to pass a resolution to classify a property within three months of acquisition (settlement); otherwise, the land automatically reverts to community classification. The transfer of ownership to the City is expected very soon.

**PUBLIC CONSULTATION**

- 14. Public notification of the proposed resolution to classify Lot 3 in DP 1213767 was given on 20 May 2016 for a period of 28 days, to close on 17 June 2016.
- 15. To date, no submissions have been received.

**AMIT CHANAN**

Director City Projects and Property

Samantha Urquhart, Property Manager