

Relevant Information for Council

FILE: X038910 **DATE:** 12 November 2021

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 8.3 – Public Exhibition - Planning Proposal - 2 Chifley Square, Sydney - Sydney Local Environment Plan 2012 and Sydney Development Plan 2012 Amendment

Alternative Recommendation

It is resolved that:

- (A) Council approve Planning Proposal – 2 Chifley Square, Sydney, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination, ***subject to amendments to reduce the maximum floor space ratio to 20.3:1 applying to the site, to be consistent with an amended planning envelope in the planning proposal to achieve a minimum 6m tower setback to Chifley Square;***
- (B) Council approve Planning Proposal – 2 Chifley Square, Sydney, as shown at Attachment A to the subject report, ***as amended to reflect (A) above***, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal – 2 Chifley Square, Sydney;
- (D) Council approve the Draft Sydney Development Control Plan 2012 – 2 Chifley Square, Sydney Amendment, shown at Attachment B to the subject report, ***as amended to reflect (A) above***, for public authority consultation and public exhibition concurrent with the Planning Proposal;
- (E) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal – 2 Chifley Square, Sydney, following receipt of the Gateway Determination;

- (F) authority be delegated to the Chief Executive Officer to make any minor variations to Draft Sydney Development Control Plan 2012 – 2 Chifley Square, Sydney Amendment to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination;
- (G) authority be delegated to the Chief Executive Officer to prepare a draft planning agreement in accordance with the letter of offer dated 27 October 2021 at Attachment C to the subject report and the requirements of the Environmental Planning and Assessment Act 1979, to be exhibited concurrently with the Planning Proposal.

Background

Concerns were raised at the Central Sydney Planning Committee briefing on 4 November 2021 regarding the stepped setback of the planning envelope above the podium where it adjoins Chifley Square, and potential visual and amenity impacts that this could cause.

A request was made to investigate increasing the setback of the planning envelope above the podium to Chifley Square from a 2 metre to a continuous 6 metre minimum setback, resulting in an increased setback for the tower element fronting Chifley Square.

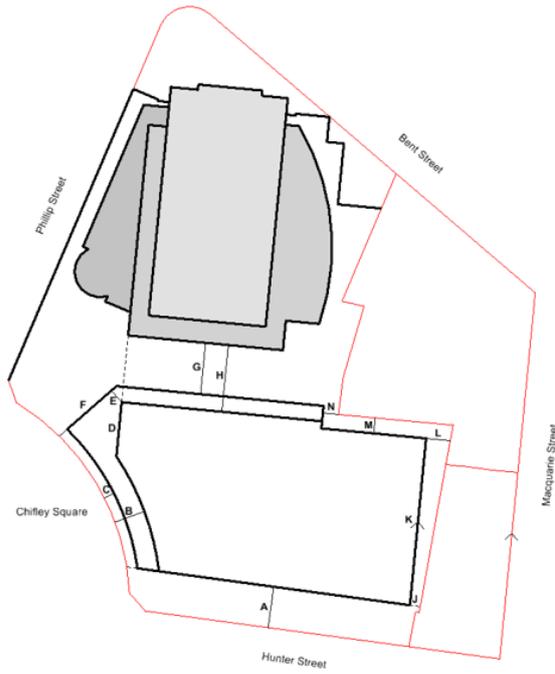
In relation to the subject report, the Central Sydney Planning Committee, at their meeting of 11 November 2021, resolved to amend the planning proposal to reduce the maximum floor space ratio to 20.3:1 applying to the site, to reflect the amended planning envelope.

Consideration of proposed changes to the planning proposal

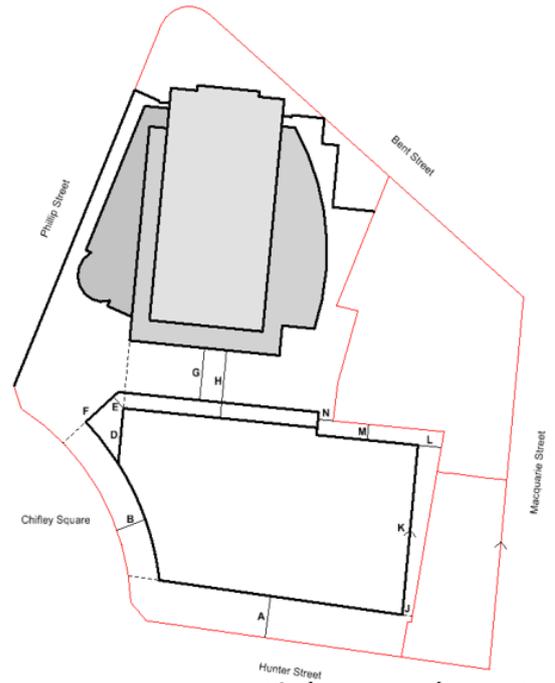
City staff analysed the impacts an increased setback would have on the proposed planning controls for the site. To accommodate the increase in setback the proposed changes would reduce the proposed maximum floor space ratio and gross floor area that could be achieved for the site as follows:

- maximum floor space ratio reduced by 0.1:1, from maximum 20.4:1 to 20.3:1; and
- maximum gross floor area reduced by approximately 500sqm, from 131,391sqm to approximately 130,891sqm.

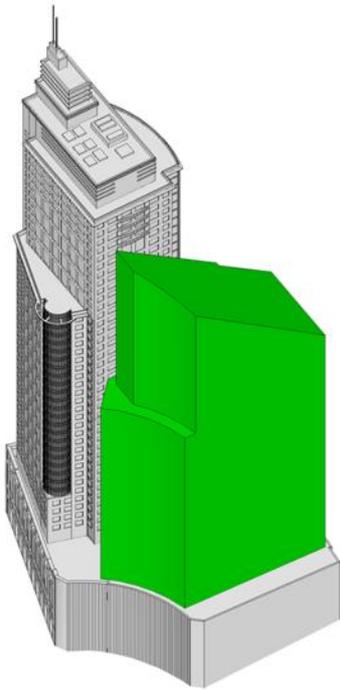
The images below show a comparison of the two envelopes, the draft development control plan and the potential amendment:



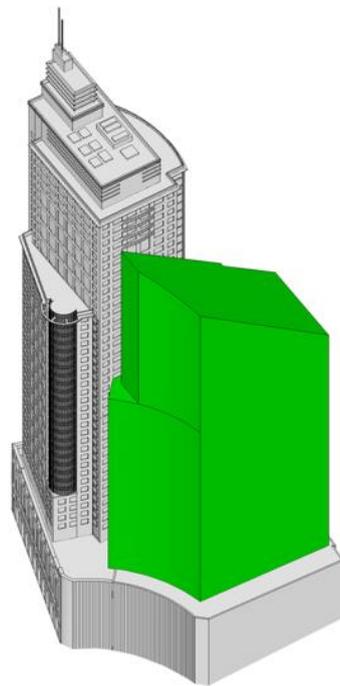
Draft DCP



Potential Amendment



Draft DCP



Potential Amendment

The envelope changes were discussed at the 11 November 2021 meeting of the Central Sydney Planning Committee. It was considered that the changes to the envelope to accommodate the increased setback, and a related reduction in floor space, would balance the following:

- the benefits of improved public amenity outcomes for Chifley Square
- the need for suitable articulation provisions for the design excellence process
- providing for floor plate dimensions to deliver a premium office development.

The Central Sydney Planning Committee resolved to amend the planning proposal, reducing the floor space ratio by 0.1:1 to a maximum of 20.3:1 and amend the envelope to reflect the minimum 6 metre setback above podium to Chifley Square.

If the changes are supported by Council, the planning proposal at Attachment A, and the draft development control plan at Attachment B to the 8 November 2021 Committee report, would be amended prior to it being submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination.

Prepared by: Sally Peters, Manager Central Sydney Planning

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport