

Attachment A

Summary of Submissions

Submitter	Submission	Response
Sydney Airport	Concurrence/consultation – No objection is raised. At the proposed height of 118m AHD, the proposed development would not breach Sydney Airport's Obstacle Limitation Surface (OLS).	Noted.
Transport for NSW	Raise no significant issues – The proposed development is located in close proximity to the CBD Rail Link Corridor. The future development application is to include a Construction and Traffic Management Plan to address cumulative construction impacts from future development and nearby projects such as the Sydney Metro construction.	Noted. Any future development application and associated public domain works will be referred to Transport for NSW for comment.
Sydney Water	Water Servicing – We provide the following comments for your information to assist in planning the water servicing needs of the proposed development. Including: potable and waste water considerations, required extensions and Section 73 requirements.	Noted
Heritage NSW	Relationship to State item/archaeology – The subject site is not listed on the State Heritage Register, however it is in the vicinity of a State item and while it is noted no significant view corridors will be interrupted by future development, we recommend the draft DCP is updated to ensure the podium has a respectful relationship with Christ Church St Laurence. The Historical Archaeological Assessment states the site has archaeological potential and that prior to future excavation works, an investigation is recommended.	Noted. the draft DCP has been updated to include the recommended provisions.

Submitter	Submission	Response
1 individual submission Adjoining Landowner	<p>Proposed development will impede liveability –</p> <p>Once construction is completed, being only 1.6m away from the building itself is less than sufficient and to a tower over 117m will eliminate all the natural light that currently streams into my apartment. The apartment faces Valentine St and has direct view of the Central clock tower and to my understanding if this development is approved, myself and my neighbours within the building will be negatively affected</p> <hr/> <p>Impacts to current residents –</p> <p>I appreciate the incorporation of retail spaces and sustainability in the proposal, please consider the impacts to residents in the neighbourhood. With Central Station undergoing construction as well, however there aren't any close by residential buildings that will be impeded.</p> <p>The rejuvenation of the area and revenue contributed by the project is important, but this is our livelihood that will ultimately be compromised.</p> <hr/> <p>Residential amenity impacts –</p> <p>As we are directly adjacent to the subject site, I hope the council can appreciate that the towering effect of the proposal and close proximity will cause a lot of distress (whether that be mentally and emotionally due to the noise, privacy and lack of natural light).</p> <p>Without natural light streaming to our residences, claustrophobia and decreased quality of living will be faced.</p> <p>Many residents work from home and the need for a light filled and airy workplace is important to sustain good workflow and productivity. I hope you can understand the lifestyle changes that have occurred for the bulk of the workforce in the last two years and the importance of mental health and the correlation it has with natural sunlight with improved mood.</p>	<p>The proposed planning envelope mirrors the minimum 1.6m setback of the adjoining residential apartment building to the north, Capitol Terrace. This results in building separation of 3m at this location. The subject site holds court approved development consent for a 50m tower with a nil setback at this location. Despite the increased building height of the proposed envelope, equivalent daylight levels to affected apartments on the southern elevation will be maintained as compared to the court approved envelope. As such, no change to the proposed envelope is required in this instance. Further, the draft DCP includes a provision encouraging the design of the future development explore opportunities for greater building separation and maximised setbacks.</p> <p>It is acknowledged that the proposed planning envelope will obstruct the outlook from the affected windows on the southern elevation of Capitol Terrace, which currently have outlook across the adjoining site. However, this planning proposal will deliver greater building separation from the existing approval the site holds. A minimum separation of 3m will be provided from south-facing windows of non-primary living spaces, which will be greater for the bedroom and other primary living spaces, ensuring acceptable residential amenity can be maintained.</p> <p>The City has undertaken a view analysis from the affected apartments on the southern elevation. Views towards Christ Church St Laurence will be obscured and views to the Central Station clock tower will be partially obscured by the proposed planning envelope. However, as the planning proposal will deliver an improved outcome to the court approved envelope, this proposal is considered acceptable.</p> <p>Further the proposed planning envelope details the maximum extent of future development, as such the built form must sit within the envelope, which may open up the affected views slightly. Notwithstanding this greater building separation between the north-east wall of the subject site and Capitol Terrace is likely to affect the viability of this proposal and would result in the delivery of the court approved building with less separation.</p>
4 individual submissions	<p>Support –</p> <ul style="list-style-type: none"> • I support any change for increased density and taller urban form. • This is a fantastic proposal; the southern CBD has potential and we need to increase density to reach that potential. Tall buildings will maximise the area that is well serviced by public transport. • The southern part of George Street is in need of revitalisation and greater density given its location. Please protect the sun for the new Central square and public domain around the bottom of the Atlassian and related developments so that this part of Sydney is a place people want to come and spend time. 	<p>Noted.</p> <p>This planning proposal aligns with the Central Sydney planning framework – comprising the Central Sydney Planning Strategy, accompanying Guideline for Site Specific Planning Proposals in Central Sydney (Guideline) and associated LEP and DCP provisions. It unlocks additional employment floor space and building height for the site, providing new opportunities for economic growth in Central Sydney, balanced with improved public domain conditions, protected pedestrian amenity and environmental sustainability initiatives.</p>
35 individual submissions	<p>Adverse amenity impacts –</p> <ul style="list-style-type: none"> • This will have a significant detrimental effect on the area including diminished heritage value. It will also affect the light on street and on the eastern buildings to the site impeding on it functionality and usability especially in the colder winter months. • The city and inner-city area (e.g. Surry Hills) is already over developed and over populated, and at the expense of locals. Increasing building heights and density will not benefit the current residents of the city and will just increase profits of developers at the expense of everyday City of Sydney residents health and well-being. Respect the heritage of our city and stop over development. • Several submissions note the new development, as proposed, simply does not fit with the amenity of this area of Sydney's CBD. • This would cause overshadowing for most of the year. • Anything higher will diminish the context, overshadow and providing less sunlight. • This proposal this will significantly impact the overshadowing of the block. • Oppose the changes as they shade the newly built George Street pedestrian area. • Such a skyscraper would not only overshadow Christ Church but its immediate environs. • Tall buildings cast shadows, create wind tunnels and increase 	<p>The Guideline helps facilitate new growth in Central Sydney by unlocking opportunities for additional building height and density in suitable locations. In doing so, planning proposals must demonstrate that future development will not result in adverse wind and daylight impacts to the public domain surrounding the subject site.</p> <p>The proposed planning envelope has been subject to wind tunnel testing where it was compared to a base case envelope that is consistent with the Strategy. The planning envelope has demonstrated compliance with these requirements of the Central Sydney planning framework in that generally equivalent wind comfort and safety conditions will be maintained. The average wind comfort rating improves from 'walking' to 'standing' wind comfort standard. The George Street pedestrianisation plans were considered in the assessment of the proposal.</p> <p>The proposed planning envelope has been prepared to include sufficient allowances for architectural articulation. This will provide flexibility to allow for a design response to address particular issues as they arise. In the planning envelope, certain areas have been flagged as locations where the building mass and geometry can be altered to address and arrest adverse wind conditions. Furthermore, the site-specific DCP includes additional locations and mitigation measures to provide further guidance on addressing any potential adverse wind issues to ensure conditions in the public domain remain comfortable.</p>

feelings of disconnection with the natural environment. Just make what is there, "better". There is not always a need to make profit.

- Numerous strong concerns about the overshadowing of the proposed changes. The overshadowing will affect Christ Church St Laurence in Autumn, Winter and Spring.
- It is very disproportional to the surrounding buildings, with detrimental effects to the general amenity of the area including airflow and natural light.
- The Pedestrian Wind Environment Study of October 2020 did not indicate that this building was being assessed in context of other another change in 2020 for an adjacent building, namely 187 Thomas Street.
- The wind report is dated October 2020 it is before final approval of the widening of footpaths of George Street on both sides in this block – this is now sitting area not just a pedestrian trafficable area, hence the wind effects for sitting versus walking in this area may be less satisfactory than indicated in the report.
- It is ironic that the same Council is proposing changes to Planning Controls in this same block that, if implemented, will allow construction of a tower that will cause significant overshadowing and potential wind tunnel effects.
- The impact will be significant, with overshadowing during the coolest months of the year and the shortest daylight hours. Wind tunnel effects may also be severe. With work at the southern end of George Street nearing completion, it seems nonsensical for Council to propose a change in planning controls that will inevitably diminish the look and feel and enjoyment of this special part of George Street.
- This proposal is very unsympathetic to the site. With such a large building in an area which is increasingly favouring pedestrians – working against the good work Council has been doing to support pedestrians.
- The loss of direct sun and daylight would cause a considerable amount of overshadowing.

The planning proposal included skyview factor testing that measured the daylight levels in the public domain surrounding the site. The testing undertaken found that the proposed building envelope will deliver a minor improvement on daylight conditions in the public domain.

Adequate daylight access will be maintained to the public domain and as such the planning envelope is considered acceptable. Furthermore, the subject site is affected by two sun access planes, which protect solar access to Prince Alfred Park and the future Third Square adjacent to Railway Square and Central Station. Future development on the subject site will not breach either sun access plane and as such will not overshadow Prince Alfred Park or the future Third Square at the protected times.

32 individual submissions

Excessive height/density –

- The height of buildings in this proposed planning control change is appalling. The scale is utterly disproportionate and out of proportion with surrounding heritage.
- The altered planning control changes for this site are completely unacceptable and out of keeping with the surrounding buildings, double the height of the Christ Church St Laurence spire. The increased height is not about beauty or usability it's about money.
- The development is insensitive to the historical nature of the area and the visual catchment of the area.
- My concern relates to the height of the proposed development and the impact, causing overshadowing for most of the year.
- Object to the height of the proposed tower. It bears no relation to the existing modern buildings surrounding it. It will loom over the surrounding area.
- The height of this proposal is unsuitable for the area, it will cause overshadowing and inhibits its context.
- There is already a proposal for the building to have a new building built at 50 metres. Anything higher will diminish the heritage context of the beautiful church.
- I am comfortable with the existing approval for a building of around 50m, this is in keeping with the surrounding area, and the heights of other buildings.
- The increased height is too high and totally out of keeping with buildings on that side of the street.
- The proposed building for 757-763 George Street, would see an enormous building dwarf surrounding buildings.
- A building of 117m would be completely out of keeping and gradually but surely destroy the historical amenity of the area which is one of the oldest parts of Sydney.
- Oppose the changes as they are out of step with the existing building heights.
- A tower of 117 metres would not only overshadow its immediate environs, but also sit very inappropriately so close to the Central Station clock tower.
- Object to the increased height of any new development along George St, and especially at this site.
- Increasing building heights will not benefit the current residents

The site is within an area that is planned to change and grow. The Central Sydney planning framework has identified locations where additional building height and density may be accommodated to unlock new employment generating floor space. In accordance with the Guidelines, such proposals must demonstrate the building envelope will result in an equivalent or improved public domain wind and daylight conditions balanced with detailed urban design considerations.

This planning proposal is consistent with these requirements in that it comprises commercial uses in the form of hotel and retail space in a building envelope that addresses the relevant urban design considerations and has been subject to wind and daylight testing. Further, the proposal is consistent with the Strategy as it is located within an identified tower cluster where additional building height may be accommodated subject to the above requirements. The height of the tower is consistent with that envisaged by the framework for this location.

The proposed building envelope has been prepared to sympathetically relate to the surrounding context. This includes siting the tower away from street frontages to minimise its visual prominence and as such the proposal includes generous tower setbacks. These setbacks and the tower's setting maintain the important sight lines north and south along George Street and towards Christ Church St Laurence along Valentine Street. The street frontage height of the new building will match that of the heritage listed Sutton Forest Meat Building on site. These design choices ensure the additional building height of the future development can be comfortably accommodated within the site in a manner that is sympathetic to its setting.

Due to the design approach taken to ensure the building comfortably sits in its context, the envelope constitutes a modest density increase, with the above ground maximum floor space ratio for the site going from 9.9:1 to 11.1:1, an increase of 1.2:1. As such, the subject site is considered suitable of accommodating the proposed building envelope and additional height and envelope without a significant detrimental impact on the surrounding area.

of this city and will just increase profits of developers at the expense of everyday residents.

- A number of submissions note that the proposed changes permitting a height of 117m (up from the current limit of 50m) will be nearly twice the height of the church steeple and visually prominent. A new building of this height will also change the streetscape.
- The excessive height of this proposal will overshadow and dominate.
- Strongly object to the proposed changes they are excessively high and will destroy the historic character of the area.
- The building height increase in this proposal is very disproportional to the surrounding buildings. The existing approval strikes a good balance.
- The area needs to retain its ambience; does not need high-rise towers and should respect the cultural and human environment and retain as a people-friendly area.
- The building height is out of character with other buildings in the immediate vicinity on both sides of George Street.
- Such a height increase would be aesthetically inappropriate for this part of Central Sydney, clashing with the beautiful traditional buildings of the area.
- The Heritage Assessment states the proposal will have no additional impact on heritage items in the vicinity – this statement ignores overshadowing of a building twice as high.
- The proposed development would be too tall and bulky for the site and its surroundings. Taller buildings may be allowed elsewhere in the city but it would not be in keeping with nearby buildings and would be detrimental to the precinct and to the streetscape. The proposed development is not in keeping with the size, architecture and scale of its surrounding buildings.
- Notwithstanding the re-use of the existing building, the impact is overwhelming in scale and is incompatible with this area.

21 individual submissions

Parking and traffic –

- Traffic and parking constraints in the area will be exacerbated by this development and will negatively impact access in an increasingly pedestrianised area.
- It is essential that access to two driveways to the church and its rectory is not impeded.
- The proposal is unsuitable for the area, it aggravates poor parking and traffic issues.
- Numerous concerns about the adverse effects of this proposal on exacerbating existing traffic and parking issues.
- The proposed tower would create too much congestion at the expense of the locals.
- Oppose the changes, the inevitable pressure of additional visitor and resident parking is unreasonable.
- Oppose the change to planning controls, such a skyscraper would inevitably create further traffic and parking issues.
- Concerned about additional traffic and parking problems (already diabolical) in the context of an area which is becoming increasingly urbanised.
- With parking under the site to be severely restricted, a tower would require significant truck deliveries and vehicle drop-offs and pick-ups in a mostly pedestrianised area. Space in this block of George Street for public vehicles and delivery trucks to drop off and pick up is now severely and irretrievably curtailed.
- Construction of a tower will be a challenge and pose clear traffic restrictions in these two streets.
- Concerns with the extra traffic and parking problems this will present in an increasingly pedestrianised area.
- With such a large building in an area increasingly favouring pedestrians and reducing traffic access this proposal will cause problems with both traffic and parking – working against the good work Council has recently been doing to support pedestrians in this area.
- Traffic and parking likely be worsened in an increasingly pedestrianised area.
- The increase of cars makes parking very difficult which has issues in pedestrianised areas.

The subject site is well located, in close proximity to a number of modes of public transport, including bus connections at Railway Square, a light rail stop at Rawson Place and suburban and intercity rail connections at Central. As such, it is anticipated that the majority of journeys generated by future development on the subject site will be by public or active transport, consistent with the City's approach to minimise private vehicle usage.

The planning proposal was accompanied by a traffic impact assessment that found that while there would be an increase in traffic generation arising from future development that it was capable of being accommodated within the road network without any significant adverse impact on traffic congestion.

The indicative concept scheme for the future development envisages minimal onsite parking, with seven valet spaces and onsite loading, accessed from Valentine Street. The assessment accompanying the planning proposal states that the future design is capable of meeting the relevant standards for safe and efficient operation to ensure there would be no vehicle queuing on-street. The site-specific DCP includes provisions to reinforce this outcome to ensure pedestrian safety is protected and street operation is kept clear.

Heritage impacts –

- I believe that the altered planning control changes for this site are completely unacceptable and out of keeping with the surrounding buildings. The current approval is for a tower approximately the height of the spire of Christ Church St Laurence. The new proposal doubles that. This will have a significant detrimental effect on the area including the diminished heritage value of the area
- The development is insensitive to the historical nature of the area and the visual catchment of the area. The new development, as proposed, simply does not fit with the amenity of this historic area of Sydney's CBD.
- Strongly object to the proposed tower. It bears no relation to the existing buildings surrounding it.
- This will significantly overshadow the church. The current height is around 50m tall, and this is consistent and in keeping with the surrounding area.
- The building would be completely out of keeping and gradually but surely destroy the historical amenity of the area which is one of the oldest parts of Sydney.
- Object to the proposed change to the planning controls, it would be completely out of place in this largely heritage environment. It would compromise the character of the entire precinct. The tower would not only overshadow its immediate environs, but also sit inappropriately close to the Central Station clock tower.
- Strong objection to the proposed changes as will destroy the historic character of the area. We should be preserving the old buildings and their surrounds as is done in other great cities. Think of the Rocks area and how glad we are it got saved. This area should be saved as well.
- The site adjoins the block bound by George and Pitt Streets and Rawson Place. Most of the block is heritage listed including the State Heritage listed Christ Church St Laurence group. The SHR notes this block is almost unchanged since 1926 and that as well as the 1840s church it comprises one of the City's best Edwardian developments and is one of the two earliest city blocks intact. The church and spire are also clearly visible from Railway Square, and a dramatic and very close view of the church and spire is obtained from the elevated entrance to the country trains platforms at the Central Railway building. The significance of the views of the church and its spire are identified in the SHR and the DCP. The Sutton Forest Meat Company building is listed on the LEP. The recommended management in the Heritage Inventory Report states that there shall be no vertical additions to the building and any additions and alterations should not be visibly prominent. Part of the proposed tower will cantilever over the heritage building and is therefore a vertical addition. The proposal should be rejected because it is not in accordance with the planning objectives of the Haymarket Special Character Area. It should be rejected on heritage grounds because it does not reinforce, the historic scale, form, modulation and articulation of the Sutton Forest Meat Company Building and it does not protect important view corridors along George and Valentine Streets.
- Such an increase would be aesthetically inappropriate for this part of Central Sydney, clashing with the beautiful traditional buildings of the area, including Central Station and the Clock tower.
- This proposed development would not be in keeping with nearby buildings and would be detrimental to the precinct and to the streetscape. It is not in keeping with the size, architecture and scale of its surrounding buildings. It will have negative visual impact from surrounding areas. The changes and this development will not make a positive contribution to George Street. The proposed changes and development will impact adversely on the surrounding historic precinct. This historic precinct should be preserved intact without the inclusion of incompatible structural intrusions.

The planning proposal includes the retention and adaptive reuse of the former Sutton Forest Meat Building, which is listed as a local heritage item under Schedule 5 of the Sydney LEP 2012. The subject site is in an area that is planned for future growth, however, the planning envelope has been prepared to sympathetically respond to onsite and surrounding heritage.

The proposed building envelope includes sufficient setbacks to minimise the visual prominence of the tower. This includes a generous 10 metre setback to Valentine Street, which reduces to 8 metres on the upper levels and will help clearly distinguish between old and new elements. The tower will also be setback 6 metres from the George Street frontage. These setbacks will preserve the important sightlines north and south along George Street. Views along Valentine Street towards Christ Church St Laurence will also be protected and buffered by views of the sky acting as visual curtilage around the Church. The envelope facilitated by this planning proposal will deliver improved tower setbacks to George and Valentine Streets compared to the court approved building envelope.

The building envelope is also consistent with the requirements for the Haymarket/Chinatown Special Character Area in that it maintains the street frontage height established by the parapet of the former Sutton Forest Meat Building heritage item, with the tower located at the rear of the site, with good setbacks to the street.

The proposed envelope also includes generous vertical separation between the roof of the former Sutton Forest Meat Building and the cantilevered element of the tower to ensure the new addition is clearly read as a distinct element and separate from the heritage item. Further to the above the site-specific DCP that accompanies this planning proposal includes provisions to guide the design of the future development on site to ensure significant heritage fabric is adequately conserved and will complement the civic character of the Special Character Area with fine-grained articulation and positively contribute towards the streetscape and precinct.

Impacts to Christ Church St Laurence –

- The proposed scale is disproportionate and will destroy the heritage and historical significance of Christ Church Saint Lawrence Church. The beautiful, historical church building will be dwarfed into insignificance. The scale (height of buildings) of the proposal is completely out of proportion with this existing historical Sydney heritage site.
- Numerous submissions note the proposed tower will

This planning proposal is consistent with the Guidelines in that impacts to public domain amenity were assessed, finding that the proposed building envelope would not result in significant adverse impacts to wind and daylight conditions.

In particular, the proposed planning envelope was subject to wind tunnel testing. 18 locations in the public domain proximal to the subject site were tested, include two directly adjacent to the

overshadow the state listed Christ Church St Laurence, particularly during Autumn, Winter and Spring, diminishing the visual impact of the heritage stained-glass windows.

- Object to the proposed planning control changes. There is already an approval for a new building built at 50 metres on the site. Anything higher will diminish the heritage context of the beautiful church and overshadow this church - providing less sunlight and for the stained-glass windows.
- Numerous concerns about the adverse effects of this proposal, overshadowing the church, detrimental to the historic nature.
- The proposal for the site is not suitable for the area. This Church and rectory is very old, iconic, a great use to the public and would be adversely impacted by the proposed tower for the site. The proposed tower is too high, and would shadow the majestic nature of the Church.
- Christ Church St Laurence is one of Sydney's oldest Church buildings. Any height increase would overshadow the Church in Autumn, Winter and Spring & compromise the contextual beauty of the heritage Church.
- Christ Church St Laurence is on the NSW state heritage register. It is a significant building at the southern end of George Street. Since established in the mid-19th century the church has seen continual encroachment on its space by outside entities that impact the ability for people to attend church and on the church's ability to perform its mission. The church continues to be a very popular Anglo Catholic church with large number of people attending services during the week and on Sundays. The proposal, would see an enormous building dwarf surrounding buildings, in particular Christ Church St Laurence, directly across the street. The proposal would cast a significant shadow over the church, which is often blessed with beautiful natural lighting due to its orientation.
- The proposed planning changes will have adverse consequences for Christ Church St Laurence. This will overshadow the Church for three months of the year.
- I oppose the changes as they inhibit the context of the heritage listed Christ Church St Laurence.
- Concerned that the recently restored church would be overshadowed by such a tower, the City of Sydney should be protecting and celebrating the quality of these vestiges of the city's origin and character.
- Strong concerns about the overshadowing of the heritage church. The changes will be twice the height of the church steeple, with overshadowing affecting the church in Autumn, Winter and Spring.
- The excessive height will overshadow and dominate Christ Church St Laurence, which has been on George Street for nearly 150 years. There needs to be ongoing understanding of the fine contribution to our city by the Victorian architects.
- Particularly concerned about the impact on the Church, with its spire is a glorious part of Sydney's history. Having its bell tower dwarfed by this modern monstrosity opposite would be detrimental to the beauty and the historic nature.
- The SHR notes the Christ Church St Laurence group including the church, church hall and rectory is architecturally nationally significant. The George Street, Pitt Street and Rawson Place block has rich social significance including in 1966 the establishment of a cultural centre by the Foundation for Aboriginal Affairs. The centre fostered a generation of prominent indigenous activists. The church spire remains a physical landmark, the SHR notes the tower and spire can be seen uninterrupted as one proceeds south along George Street, and a view of the church and spire is obtained from the entrance to the Central Railway building. The significance of the views are identified in the SHR and the DCP. This proposal will diminish its physical presence making its scale subservient to that of the proposed tower. It will compromise views of the spire.
- The church is a jewel of Sydney heritage and should not be darkened in its aspect by a major change in scale of the surrounding built environment.
- Object to the prospect of the church being cast into darkness and having its features including stained glass windows overshadowed. Do not need more "darkness" nor another overbearing monolith to vanity and greed in this area.
- The impact on the church will be significant, which will suffer from overshadowing during the coolest months of the year and

Christ Church St Laurence forecourt and two locations on the footpath to the north and south of this forecourt respectively. The wind tunnel testing found the Church's forecourt will continue to experience generally comfortable wind conditions following future development, receiving a 'Standing' wind speed. These wind speeds are considered acceptable for existing and future uses for the Church forecourt and adjoining public domain. The wind safety standard will continue to be achieved for these locations. The wind standards are consistent with the requirements and guidance outlined in the Sydney DCP 2012 and will be subject to further testing at the DA stage.

A solar study accompanied the planning proposal detailing potential overshadow impacts of the proposed building envelope on Christ Church St Laurence. It is acknowledged that the proposal would result in additional shadowing of the Church. The additional impact from the subject planning envelope would be as follows:

- Summer: no additional shadowing
- Equinox: 1.5 hours between 1.30pm and 2.45pm
- Mid-winter: 45 minutes between 2.45pm and 3.30pm

The solar study indicates that the Church façade will continue to receive direct solar access until 1.30pm in winter and two hours at the equinox between 11.30am and 1.15pm and between 3.00pm and 3.30pm. Additional overshadowing of the Church building in mid-winter will be to spire and roof, as Capitol Terrace shades most of the Church façade. The residential accommodation associated with the Church at 505 Pitt Street, will not receive any direct overshadowing from the proposed envelope at mid-winter and will only experience shading after 3.30pm at equinox. Given the context of the subject site, planning envelope and the Church, this is considered acceptable.

It is noted that the above solar analysis is based on the planning envelope and the final design of the future development is likely to be somewhat varied in bulk, scale and design following the design competition and the detailed design phase. This may change the particular nature of any shadowing. It is noted that overshadowing caused by the proposed planning envelope is unlikely to occur during the key use times for the Church.

The proposed planning envelope has been designed to ensure it appropriately responds to the surrounding area and adjacent heritage listed buildings, in particular Christ Church St Laurence, which is located opposite the subject site on the eastern side of George Street fronting the intersection with Valentine Street. As such, the planning proposal includes generous tower setbacks and a consistent two storey street frontage consistent with the DCP requirements for the Special Character Area. The positioning of the tower will also preserve important sightlines along George Street, north beyond Chinatown towards Town Hall and south to Railway Square, of which views towards Christ Church St Laurence will be unaffected by the planning proposal. The proposal includes a minimum 8m tower setback to Valentine Street, which will ensure views towards Christ Church St Laurence are not adversely impacted or encroached by future development. The Valentine Street tower setback will provide a generous visual curtilage and setting for the Church, when viewed along Valentine Street. This includes when viewed from the intersection with Thomas Street, where the future tower will not adversely affect pedestrian views of the Church.

As noted above, most trips generated by future development on the subject site are anticipated to be by public or active transport due to the site's proximity to a number of key transport nodes. The planning proposal was accompanied by a traffic impact assessment that found any vehicle movements related to future development can be accommodated within the existing road network and it was anticipated to have little impact to on-street parking or the use of the driveways used by Christ Church St Laurence.

This planning proposal seeks to amend the planning controls to facilitate a future development scenario on the subject site and while the proponent have provided preliminary reports indicating the constructability of a future scheme, it is however not a central consideration in the assessment of this planning proposal. As noted by Transport for NSW in their submission regarding the planning proposal, the proponent is required to demonstrate that the construction of the future development on site will not impact upon any the delivery of new infrastructure and public domain upgrades in the vicinity.

The subject site is located in the Haymarket Ultimo tower cluster,

the shortest daylight hours. A new building of this height will dwarf an historic church.

- This tower will be over twice the height of the bell tower of the historic church opposite and would overshadow and overpower the church for a majority of the year. The proposal would be intrusive upon the heritage listed building, one of the city's gems, destroying the context from early Sydney in which it was built.
- Christ Church is a beautiful building and gives solace to the members of the public who have relied on it for over a century and represents a heritage site which must be protected.
- The proposed development would be too tall and for much of the year overshadow the Christ Church St Laurence, reducing the amount of natural light to the stained-glass windows, diminishing their visual impact and opportunities to be seen and appreciated.

Christ Church St Laurence submission

We have no objection to the use of the location as a hotel. Our feedback and concerns relate to the building height in context with the surrounding buildings and heritage structures, and the impact of the tower's constructability and operation on a limited site.

Heritage Impact Statement

- We note that the Heritage Impact Statement is 2 years old and was done without proper reference to Atlassian, Toga and Central Station developments.

- Heritage Impact Assessment states "The existing height limit of 50m and FSR of 7.5:1 already constitutes a high rise setting to the items, the proposal to increase the height and FSR will have no additional impact on heritage items in the vicinity." This is dismissive of the heritage church across the road and ignores overshadowing effects of a building twice as high.

Overshadowing

- There does not appear to be a shadowing report about this proposed tower on the website.

- A tower of this height would cause overshadowing of church and group - the Rectory, the CCSL Hall at 505 Pitt Street, the CCSL building at 812B and buildings north during afternoons in Autumn, Winter and Spring.

- The Proposal does not account for the CCSL building at 505 Pitt Street - its current use is a daily used church hall, with tenants on the upper levels, plus a residential apartment for a parish priest on the upper western level. This residential apartment and tenant will be severely affected by overshadowing of such a tower where no overshadowing currently occurs

Visual amenity of proposed building opposite the heritage Christ Church St Laurence

- While there appears to be an attempt to retain the visual lines to the spire of CCSL along Valentine Street by off-setting the building by 8 metres, the building height is out of character with other buildings in the immediate vicinity on both sides of George Street.

- The Planning Proposal says that the proposal provides 'sufficient' sky view to CCSL. We argue that sufficient is not enough, that is a worst case, as a Planning Proposal that seeks to break significant planning rules, it MUST have no impact on a state heritage item. The setbacks are noted but they do not overcome the combination of setback and height when it comes to impact.

- Views are considered to CCSL but not from it - as a church, leaving the building is important and the present George Street scale is reasonable. With a taller backdrop, this changes the immediate experience of the setting to the frontage and severely impacts the visual setting.

Wind Tunnel Effects

- The Pedestrian Wind Environment Study of October 2020 did not indicate that this building was being assessed in context of other another Proposed Planning Control change in 2020 for an adjacent building, 187 Thomas Street.

- As this report for 757-763 George Street is dated October 2020 it is before final approval of the widening of footpaths of George Street on both sides in this block - i.e. this is now a meeting/sitting area not just a pedestrian trafficable area, hence the wind effects for sitting versus walking in this area may be less

an area identified in the Central Sydney planning framework which has been endorsed by Council, where additional building height and density may be accommodated subject to public domain amenity balanced with urban design considerations. As noted above, the proposed planning envelope will protect acceptable pedestrian amenity conditions in the public domain surrounding the subject site, including acceptable wind and daylight conditions to the Christ Church St Laurence forecourt. The envelope has been designed to respond to the character of the surrounding area, with a street wall height that is consistent with the heritage buildings on site and adjacent. Generous street setbacks and the position of the tower away from the road will protect views towards significant buildings and deliver sufficient visual curtilage for the Church.

The planning proposal was accompanied by a heritage impact statement that found future development would have an acceptable impact from a heritage perspective. The future development concept retains the former Sutton Forest Meat heritage building and incorporates it into the future development in a sensitive manner. The placement of the tower, setbacks and vertical separation will ensure this heritage item remains visually distinct and is read in its original context. Further to this, the heritage assessment found future development would not significantly adversely impact upon the character of the surrounding area and was considered acceptable given its context. The site-specific DCP that accompanies this planning proposal provides guidance for future development on site to ensure it complements the character of the Special Character Area and significant heritage items such as Christ Church St Laurence as detailed above.

satisfactory than indicated in the report.

Operational Traffic and Delivery Impacts

- With parking under the site to be severely restricted, a tower would require significant truck deliveries and vehicle drop-offs and pick-ups in a mostly pedestrianised area. Space in this block of George Street for public vehicles and delivery trucks to drop off and pick up is now severely and irretrievably curtailed.

Constructability of Proposed Development

- With the narrowing of George Street for increased pedestrians and the setback of the proposed tower from both George and Valentine Streets, demolition of the existing buildings behind the façade and constructability of a narrow off-set tower will be a challenge and pose clear traffic restrictions in these two streets.

- It is important to note that immediately opposite this site are 2 driveways of private access to CCSL and its Rectory which are required to have access maintained.

We note that Council's work in creating an attractive pedestrianisation of this block is commendable and will enhance the experience of all those who live, work or otherwise visit this section of George Street.

It is ironic that the same Council is now proposing changes to Planning Controls in this same block that, if implemented, will allow construction of a tower that will cause significant overshadowing and potential wind tunnel effects. Not only will this greatly diminish pedestrians' experience of this block, but it will also detract from the visual amenity of the streetscape in this historic part of George Street.

Landowner submission

Design excellence process –

This submission seeks an amendment to the Planning Proposal documentation submitted. Specifically, to the Design Excellence Strategy and Site-Specific DCP in relation to the requirements for a future competitive design process. There are no changes sought to the proposed amendments to the SLEP 2012.

The Planning Proposal was submitted on 31 October 2020 and at that time sought the development standard amendments as detailed. Since lodgement, the Planning Proposal has been subject to extensive consultation with the City and subsequent design amendments resulting in substantial reductions in FSR of approximately 2.27:1.

The site is located within the Tower Cluster Area of the Central Sydney Planning Strategy, given its characteristics & constraints, the sites' achievable uplift in FSR is limited and is not representative of those outcomes envisaged under the Central Sydney planning framework for Tower Cluster sites.

When compared to other surrounding Planning Proposals within the Tower Cluster Area, the additional floor space being sought is significantly less. For example, the Planning Proposal for the adjoining site at 187 Thomas Street achieved an additional site-specific FSR of 8.89:1, resulting in a total available FSR of 20:1.

The Design Excellence Strategy originally lodged with the proposal was prepared in accordance with the City of Sydney Competitive Design Policy (the Policy), Draft Amendment to Competitive Design Policy (February 2020), the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan.

Since lodgement, amendments under Draft Amendment to Competitive Design Policy have been endorsed.

Clause 5.4 of the Policy, requires the following Competitive Design Process for sites located within Tower Cluster Areas:

- minimum of six (6) competitors to participate in the invited architectural design competition.
- The Proponent is to pay each competitor at least \$AUD150,000.
- The Jury is to comprise a minimum of six (6) members, including:
 - Three (3) members nominated by Consent Authority;
 - Three (3) members nominated by the Proponent; and
 - At least one (1) member who is a sustainability expert.

The Central Sydney planning framework first contemplated the need to amend the Competitive Design Policy to introduce new competitive design process requirements for sites within the Tower Cluster Area.

Item 56 of the report to Transport, Heritage and Planning Committee on 10 February 2020 provided the following in relation to the additional floor space achievable for Tower Cluster sites and changes to the competitive design process:

In accordance with the Local Environmental Plan Making Guideline issued by the Department of Planning and Environment in September 2021, planning proposals must demonstrate strategic and site-specific merit. This means the proposal is to demonstrate alignment with the applicable strategic planning framework and acceptable environmental, social and economic impacts.

The subject planning proposal was assessed based on its individual merits and attributes, particularly consistency with the requirements of the Central Sydney planning framework. This is also the case with the planning proposal for the adjoining site at 187 Thomas Street, Haymarket, which was approved by Council and the Central Sydney Planning Committee in June 2021 and published in September 2021.

The proposed planning envelope has been prepared in accordance with the Guidelines and appropriately responds to the constraints of the subject site. This envelope varies from the base case building envelope established by the Strategy and includes setbacks designed to respond to onsite heritage and its sensitive setting. The envelope also achieves equivalent wind and daylight conditions to the base case.

These considerations shaped the parameters of the proposed building envelope and established the maximum building height and gross floor area the site is able to accommodate. This planning proposal will facilitate maximum floor space ratio of 11.1:1 above ground, comprising: 7.5:1 - mapped floor space; 1.5:1 – accommodation floor space; 1.09:1 – site specific floor space; and additional floor space up to 10 per cent subject to demonstrated design excellence. In addition to the above, the planning proposal also provides below ground floor space for active, cultural or late-night uses. It is also noted that calculation for the 10 per cent design excellence floor space includes the 1.09:1 site specific floor space and is therefore higher than what the site would otherwise yield.

The subject site is located in the Haymarket Ultimo Tower Cluster and, along with other planning proposal seeking increases in height and floor space, has been recommended to comply with the tower cluster provisions of the City's Competitive Design Policy, which seeks to increase the quality of the public domain and make a high-quality contribution above and beyond standard requirements. Design competitions for sites in tower cluster areas should include a minimum of six competitor architectural firms and a jury of six members comprising three nominated by the City of Sydney and three nominated by the proponent. The minimum site area for tower cluster design competitions is 2,000m².

As the site area is below 2,000m², the design excellence provisions in the site-specific DCP that accompanies this planning proposal have been amended to a minimum of five

Sites that qualify for up to 50 per cent additional FSR in Tower Cluster Areas will be tall towers on large sites and will make a significant contribution to environmental impacts. Potentially will make a significant contributions to environmental performance, sustainable design, quality of the public domain and the Sydney skyline. A full design competition with an expanded number of competitors, including a mix of architects, will be required through the Policy to deliver design excellence.

Further to the above, the Central Sydney planning framework provided the following in relation to the Tower Cluster Area; additional floor space achievable; and an 'enhanced design excellence competition':

It provides for an immediate opportunity to increase capacity by introducing up to 50 per cent additional FSR in tower cluster areas through an enhanced design excellence competition.

As demonstrated above, the new 'enhanced' process of the Competitive Design Policy was adopted in relation to sites and developments that were eligible for significant increases in floor space, in some cases up to an additional 50% of floor space. The outcomes now proposed and anticipated for the site under the current Planning Proposal (~18% increase in floor space) are different to those envisaged for other Tower Cluster sites for which the new Competitive Design Policy procedures were introduced.

It is submitted that the requirements prescribed in the Competitive Design Policy for Tower Cluster Areas are not commensurate to the potential development outcomes for the site as currently proposed.

It is also noted the Competitive Design Policy provides:

For development subject to the provisions of clause 6.21E of Sydney Local Environmental Plan 2012 an architectural design competition, subject to an approved Design Excellence Strategy as part of an associated concept development application or site specific DCP must be conducted in accordance with this Policy.

Given the site is <2,000sqm, the future development would not be subject to the provisions of clause 6.21E of the SLEP. As such, clause 5.4 of the Competitive Design Policy is more applicable to developments subject to clause 6.21E of the SLEP 2012 or those which are capable of achieving a substantial increase in FSR.

As such, an alternative competitive design process to that currently required is proposed for future development of the site. It is proposed that a competitive design process in accordance with clauses 3.1-3.7 (Invited Architectural Design Competition) of the Competitive Design Policy is adopted for the future development. In relation to this process, it is proposed that the Architectural Design Competition be subject to the following:

- Four (4) competitors - comprising at least one (1) emerging architect; and
- Four (4) jury members - half nominated by the Proponent and half nominated by the consent authority.

It is acknowledged that both the Design Excellence Strategy and Site-Specific DCP would require amending to include these proposed changes.

An alternative approach to the competitive design process will not hinder the ability to achieve a successful design outcome and design excellence for the site. Such a process is more appropriate and commensurate to the envisaged future development.

It has been a long-standing notion that the financial costs associated with the competitive design process are offset by the additional floor space available through the process. However, applying the new Tower Cluster design competition requirements to the development currently reflected in the Planning Proposal is not considered to represent a fair and equitable approach to the competitive design process for developments within the City.

Requested Council consider the proposed competitive design process as detailed in this submission as an alternative process to the Tower Cluster requirements within the Competitive Design Policy.

competitors and a jury of six members with four nominated by the City and two nominated by the proponent. These minor changes to the operation of the design competition for the subject site will help reflect the scale of the project while remaining within the requirements for an architectural design competition as outlined in the Competitive Design Policy. It is also intended that this change to the competition structure is balanced by an amended jury composition that is consistent with the proponent's design excellence strategy that was lodged with the planning proposal request.