

**1 Alfred Street,
Sydney**

ENVIRONMENTAL IMPACT STATEMENT

Stage 1 State Significant
Development Application



July 2015

Prepared by Urbis on behalf of Wanda One Sydney Pty Ltd

urbis

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Statement of Validity

SUBMISSION OF ENVIRONMENTAL IMPACT STATEMENT

Environmental Assessment prepared by:

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BA and Dip Urb & Reg Planning, UNE

Address: Urbis Pty Ltd
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Sydney NSW 2000

Land Details: 1 Alfred Street, 19-31 Pitt Street, and 31A Pitt Street Sydney NSW 2000

Applicant Details: Wanda One Sydney Pty Ltd C/- Urbis Pty Ltd

Applicant Address: Tower 2, Level 23, Darling Park, 201 Sussex Street Sydney NSW 2000

Project Summary: Stage 1 Concept Application for:

- Building envelopes and proposed uses for the following development on the site:
 - One mixed-use building (max. 185m / RL191) referred to as 'Tower A' comprising residential and retail uses, designed in accordance with the Kerry Hill Architects winning scheme, the details of which are provided within a concurrent Stage 2 'Amending DA';
 - One mixed-use building (max. 110m / RL112.5) referred to as 'Tower B' comprising a hotel, retail premises, and registered club, to be subject to a competitive design process and subsequent Stage 2 development application;
 - Six level basement car park across the site;
- Vehicle access arrangements to the site and car parking rates for subsequent stages of the development;
- The distribution of gross floor area (GFA) across the site, and the residential unit mix required within Tower A;
- The realignment of Rugby Place and a new pedestrianised through-site link connecting Rugby Place to Herald Square;
- A commitment to design excellence; and
- A concept design for the public realm that links and integrates the entirety of the site.

Declaration

We certify that the content of the Environmental Impact Statement, to the best of our knowledge, has been prepared as follows:

- In accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation 2000); and
- The information contained in this report is true in all material particulars and is not misleading.



Ian Cady (10 July 2015)



Ashleigh Ryan (10 July 2015)

Executive Summary

PURPOSE OF THIS REPORT

This EIS has been prepared on behalf of Wanda One Sydney Pty Ltd (Wanda) in support of a Stage 1 SSD Development Application for the mixed use redevelopment of 1 Alfred Street, 19-31 Pitt Street and 31A Pitt Street, Sydney (the site).

This EIS has been prepared in response to SEARs issued on 30 June 2015 pursuant to Clause 3 of Schedule 2 of the EP&A Regulation 2000 and also contains an assessment of the proposal against the relevant considerations under Section 79C of the EP&A Act.

This EIS assesses the development concept for the site prepared by Crone Partners against the relevant considerations of Section 79C of the EP&A Act. This EIS includes assessment of compliance with the statutory and strategic framework, built form and urban design, amenity, heritage, traffic and parking, access, ESD and other relevant planning considerations.

PROPOSED DEVELOPMENT

The SSD Development Application seeks Stage 1 consent for:

- Building envelopes and proposed uses for the following development on the site:
 - One mixed residential building (max. 185m / RL191) comprising a slightly modified version of the approved Tower A;
 - One hotel building (max. 110m / RL112.5) incorporating a new registered club;
 - Six level basement car park across the site;
- Vehicle access arrangements to the site and car parking rates for subsequent stages of the development;
- The distribution of gross floor area (GFA) across the site, and the residential unit mix required within Tower A;
- The realignment of Rugby Place and a new pedestrianised through-site link connecting Rugby Place to Herald Square;
- A commitment to design excellence; and
- A concept design for the public realm that links and integrates the entirety of the site.

PLANNING FRAMEWORK

As the proposed development includes a component of visitor accommodation that will exceed \$100 million Capital Investment Value (CIV), the development is currently defined as SSD under clause 13.2 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD)*.

Notwithstanding the above, a request was made to the Minister of Planning and the Secretary of the Department of Planning and Environment on 5 June 2015 pursuant to Section 23 of the EP&A Act 1979 to provide for the delegation of:

- The consent authority function for the Stage 1 SSD Development Application to the CSPC; and
- The development application assessment function for the Stage 1 SSD Development Application to the City of Sydney.

- Request the Minister to determine under Section 89D(2) of the EP&A Act 1979 that all development applications for subsequent stages of the development are to be determined by the CSPC and that they cease to be SSD.

The Instrument of Section 23 Delegation of the consent authority function for the Stage 1 SSD Development Application was issued by the Minister for Planning on 9 July 2015.

As such, this Stage 1 SSD Development Application is lodged for assessment and determination by the City of Sydney and CSPC respectively. All subsequent applications for the project will be lodged as development applications with the City of Sydney.

As the proposal exceeds the Sydney Airport's Limitation or Operations Surface, approval is also required from the Secretary of the Federal Department of Infrastructure and Regional Development under Section 183 of the *Airports Act 1996*.

KEY PLANNING CONSIDERATIONS

This EIS assesses the development as proposed with regard to relevant planning instruments and policies, and demonstrates that the proposed building envelopes do not result in any significant departures from applicable controls, or unreasonable environmental effects.

Notably, the proposed building envelopes are considered acceptable because:

- The proposal is compliant with the maximum FSR for the site, based on the proposed breakdown of land uses including, hotel and motel accommodation, retail premises, residential accommodation, function centre, and a registered club.
- The proposal is compliant with the maximum height controls for the site, notably proposing a 185m building (Tower A) in accordance with the APDG Precinct Controls, and a 110m building (Tower B) in accordance with the maximum height previously approved on the Fairfax House site, and the underlying maximum height of building controls under the *Sydney Local Environmental Plan 2012* (SLEP 2012).
- The proposed footprint of Tower A exceeds the 24% maximum floor plate permissible under the APDG Precinct Controls for 'Block 3' as it is 27.5% of the 1 Alfred Street (Block 3) site area. This is considered acceptable as this tower footprint is proportionally reduced (18.5%) relative to the inclusion of the Fairfax and Rugby Club sites into the applicant's land holding, and at 739sqm is well below the generic 1,000sqm maximum control for building footprints contained in Sydney Development Control Plan 2012 (SDCP 2012).
- Car parking is proposed in accordance with the maximum rates specified in SLEP 2012.
- The proposed development does not result in any unreasonable amenity impacts. Shadow diagrams demonstrate that the proposed wider Tower A floor plate and the proposed envelope for Tower B will not unreasonably impact upon sunlight access to surrounding properties or public domain spaces on the Winter solstice or any other day of the year.
- The proposed development does not result in any unreasonable view loss to surrounding properties or the public domain. View loss analysis demonstrates that the proposed wider Tower A floor plate and the proposed envelope for Tower B will not unreasonably increase view loss impacts upon any surrounding properties or public domain spaces.
- A high level of internal residential amenity can be achieved within the proposed Tower A envelope.

The public domain enhancements committed to in the existing VPA will be maintained and expanded to include the Fairfax House and Rugby Club sites.

1 Introduction

1.1 PURPOSE OF THE REPORT

This Environmental Impact Statement (EIS) has been prepared on behalf of Wanda One Sydney Pty Ltd in support of a Stage 1 State Significant Development (SSD) Application for a mixed use development at 1 Alfred Street, 19-31 Pitt Street and 31A Pitt Street, Sydney (the site).

This EIS has been prepared in response to Secretary's Environmental Assessment Requirements (SEARs) issued on 30 June 2015, and also provides an assessment of the proposal against the relevant considerations under Section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This report includes assessment of compliance with the statutory and strategic framework, built form and urban design, amenity, heritage, traffic and parking, access, ESD and other relevant planning considerations.

This EIS is structured in the following manner:

- Outline of and response to SEARs;
- Background of the site and relevant development application history;
- Analysis of the site and its surrounding context;
- A description of the proposed development;
- Consideration of relevant planning strategies;
- Assessment of the proposal's compliance with relevant planning instruments and policies; and
- Consideration of key planning issues relating to the proposed development, including a response to issues identified in the SEARs.

This EIS should be read in conjunction with the Design Report prepared by Crone Partners included at Appendix F. A 3D model and physical model of the proposed Stage 1 building envelopes for the site are submitted separately.

As this is a staged development application under Division 2A, Part 4, of the EP&A Act 1979, the provisions of Section 83 of the EP&A Act 1979 are applicable in the assessment of this and any subsequent DA for the site. As provided by Section 83C of the EP&A Act 1979 this Stage 1 SSD Development Application provides the built form controls that would otherwise be accommodated within a site specific DCP. These requirements as provided in Section 7.20 of SLEP 2012 are outlined in Section 7.7.2.

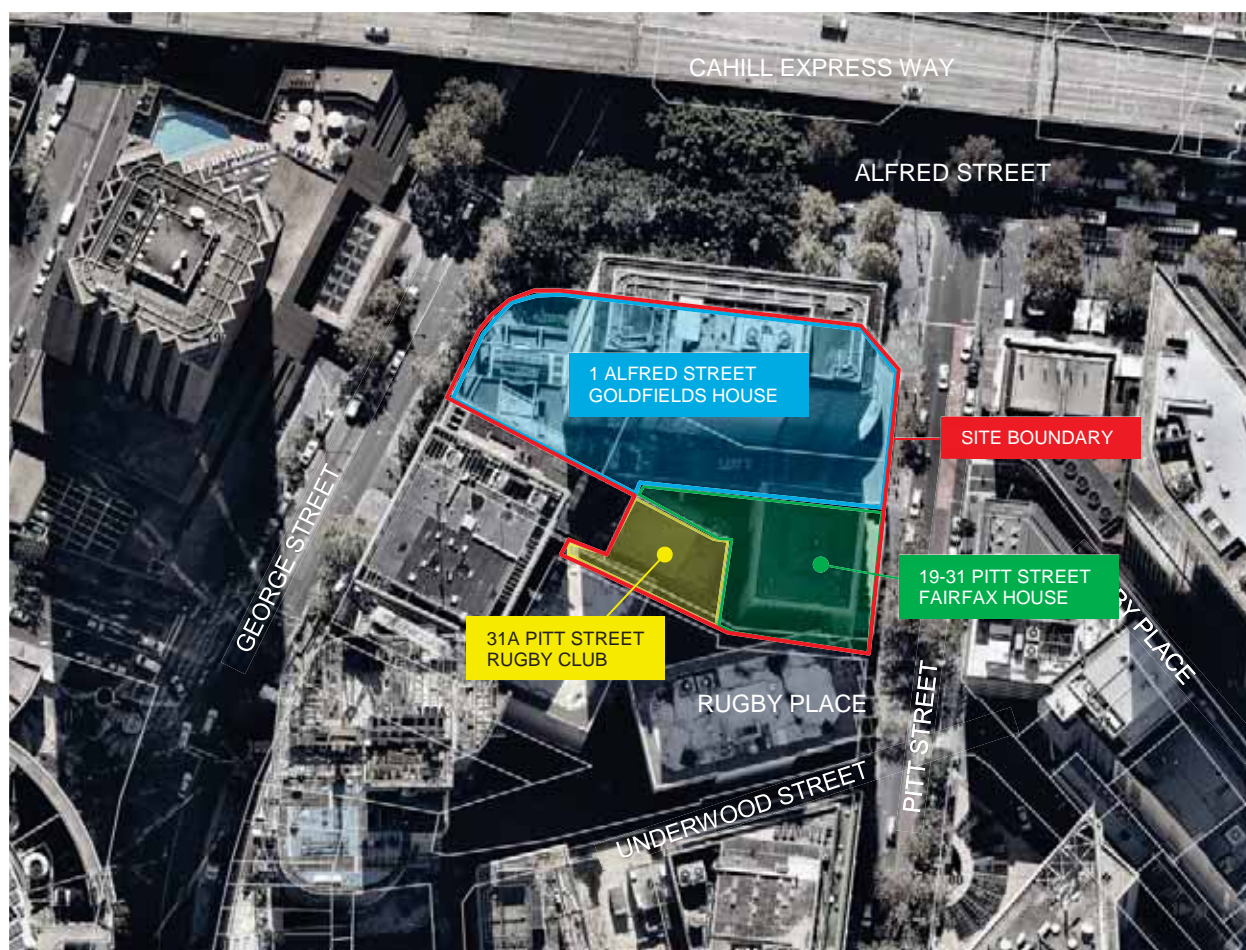
1.2 THE SITE

The site is bounded by Alfred Street to the north, Pitt Street to the east, Rugby Place to the south and George Street to the west and forms the northern portion of the Alfred, Pitt, Dalley and George (APDG) Precinct identified at Clause 6.25 of SLEP 2012. The site includes the properties identified at Table 1 and indicated at Figure 1.

TABLE 1 – SITE DESCRIPTION

| SITE | SITE ADDRESS | LEGAL DESCRIPTION | SITE AREA (APPROX.) |
|---|-------------------|---------------------------------|---------------------|
| 'Goldfields House' | 1 Alfred Street | Lot 1 DP217877 & Lot 1 DP220830 | 2,686sqm |
| 'Fairfax House' | 19-31 Pitt Street | Lot 1 DP537286 | 916.5sqm |
| 'The Rugby Club' and Rugby Lane reserve | 31A Pitt Street | Lot 180 DP606866 | 437.5sqm |
| | | Total Site Area | 4,040sqm |

FIGURE 1 – THE SITE



1.3 SUMMARY OF THE PROPOSAL

The 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 premium dwellings and a world class hotel development which will have a significant economic function within the precinct and the wider Sydney Commercial Business District (CBD).

The Stage 1 SSD Development Application 'concept design' for the site comprises:

- Building envelopes and proposed uses for the following development on the site:
 - One mixed-use building (max. 185m / RL191) referred to as 'Tower A' comprising residential and retail uses, designed in accordance with the Kerry Hill Architects winning scheme, the details of which are provided within a concurrent Stage 2 'Amending DA';
 - One mixed-use building (max. 110m / RL112.5) referred to as 'Tower B' comprising a hotel, retail premises, and registered club, to be subject to a competitive design process and subsequent Stage 2 development application;
 - Six level basement car park across the site;
- Vehicle access arrangements to the site and car parking rates for subsequent stages of the development;
- The distribution of gross floor area (GFA) across the site, and the residential unit mix required within Tower A;
- The realignment of Rugby Place and a new pedestrianised through-site link connecting Rugby Place to Herald Square;
- A commitment to design excellence; and
- A concept design for the public realm that links and integrates the entirety of the site.

The Stage 1 SSD Development Application does not seek consent for architectural design or building construction. Such approvals will be sought via subsequent detailed development applications following the completion of the Stage 1 SSD Development Application and a competitive design excellence process.

1.4 PLANNING FRAMEWORK

1.4.1 STATE SIGNIFICANT DEVELOPMENT AND CONSENT AUTHORITY

As the proposed hotel (i.e. tourist related purpose) component of the Stage 1 DA will exceed \$100 million capital investment value (CIV) the development is defined as SSD under clause 13.2 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD). As such, the Minister is the consent authority for development application(s) for the project pursuant to Section 89D(1) of the EP&A Act 1979.

Following the purchase of all three properties that comprise the site, Wanda relevantly seeks to:

- Consolidate the three properties; and
- Lodge a Stage 1 SSD Development Application across the consolidated site providing for a slight modification of the approved mixed residential Tower A on the Goldfields House site and a new 110 metre high hotel and registered club on the site of the approved residential 'Tower B' and the Fairfax House and Rugby Club sites.

The Stage 1 SSD Development Application and subsequent detailed applications under Part 4 of the EP&A Act 1979 will involve complex interrelations between existing CSPC development consents, the existing Voluntary Planning Agreement (VPA) with the City of Sydney Council and a long history of development consents granted by the CSPC. A request was therefore made to the Minister of Planning and the Secretary of the Department of Planning and Environment on 5 June 2015 pursuant to Section 23 of the EP&A Act 1979 to provide for the delegation of:

- The consent authority function for the Stage 1 SSD Development Application to the CSPC; and
- The development application assessment function for the Stage 1 SSD Development Application to the City of Sydney.
- Request the Minister to determine under Section 89D(2) of the EP&A Act 1979 that all development applications for subsequent stages of the development are to be determined by the CSPC and that they cease to be SSD.

The Instrument of Section 23 Delegation of the consent authority function for the Stage 1 SSD Development Application was issued by the Minister for Planning on 9 July 2015 and is included at Appendix A.

A further request was made to the Minister for the issue of SEARs for the Stage 1 SSD Development Application, pursuant to Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation 2000). The table at Section 2 of this EIS provides a summary of the SEARs and outlines where in the body of the EIS, or specialist consultants' reports, the SEARs are addressed.

1.4.2 OTHER RELEVANT ACTS

As the development is classified as SSD under the SEPP SRD, the development is not classified as 'Integrated Development' as outlined in Section 89J and Section 91 of the EP&A Act.

Despite the above, as the site is located adjacent to the Tank Stream, which is identified as an archaeological feature on the State Heritage Register, this application requires specific consultation with the NSW Heritage Council. Further, as confirmed within the Geotechnical Report at Appendix R, substantial dewatering may be required on the site to facilitate the basement excavation. As such, consultation was required with the NSW Office of Water. The details of such consultation are provided at Section 3.4 of this EIS.

Further, as the proposed development will exceed a height of RL 156 AHD, the development (specifically Tower A) will penetrate the Sydney Airport's Limitation or Operations Surface. As such, approval is required from the Secretary of the Federal Department of Infrastructure and Regional Development under Section 183 of the *Airports Act 1996*.

1.4.3 RELATED APPLICATIONS

1 Alfred Street has a current development consent (D/2010/2029) that allows for eight basement levels and construction of two new mixed-use buildings of 55 (Tower A) and 15 (Tower B) storeys, to accommodate 197 apartments, 924sqm of retail/commercial floor space, 279 car parking spaces and public domain improvement works.

The applicant intends to retain the approved Tower A built form, albeit with amendments to incorporate a revised public domain area and increase in GFA. As such, an 'Amending DA' seeking development consent to marginally expand Tower A and excise Tower B and the basement car park from the Stage 2 development previously approved for the site (DA D/2010/2029) has been lodged with the City of Sydney under a separate application.

This Stage 1 SSD Development Application reflects the building envelope proposed within the separate Amending DA, and reconciles the distribution of GFA across the site, the provision of an integrated basement, and a revised building envelope capable of accommodating a world class hotel on the site of the approved Tower B, which is proposed to be expanded to include the Fairfax House and Rugby Club sites.

The various development consents that have previously been granted in relation to the site and adjacent land are detailed at Section 3 of this EIS.

1.5 PROJECT TEAM

The following specialist consultant inputs have assisted in the preparation of this EIS:

TABLE 2 – CONSULTANT TEAM

| CONSULTANT | INPUT |
|--|---|
| Crone Partners & Kerry Hill Architects (KHA) | Urban Design Analysis; Indicative Design Concept; Shadow and Sun Access Analysis; Visual Analysis; SEPP 65 Analysis and Architectural Drawings. |
| Transport and Traffic Planning Associates | Traffic and Parking |
| Coffey | Geotechnical; Preliminary Site Investigation |
| Acoustic Logic | Noise Impact |
| Robert Bird Group | Structural |
| Aecom | Services and Utilities |
| ARUP | Energy/ESD |
| Urbis | Town Planning |
| Cermak Peterka Petersen (CPP) | Environmental Wind Conditions |
| Godden Mackay Logan | Aboriginal Heritage and Archaeology |
| Morris Goding Accessibility Consulting | Accessibility |
| Barbara Flynn | Preliminary Public Art Plan |
| City Plan Services | BCA Assessment; Fire Engineering |
| Built | Construction Management Plan |
| Encycle Consulting | Waste Management |
| McCullough Robertson | Legal |
| Linker Surveying | Survey |
| WT Partnership and Rider Levett Bucknall | Quantity Surveyor |

2 Secretary's Environmental Assessment Requirements

On 30 June 2015 the Secretary issued SEARs for this EIS pursuant to Section 89G of the EP&A Act 1979. Table 3 identifies where in this EIS each of the specified requirements is addressed.

TABLE 3 – SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

| REQUIREMENT | REFER EIS SECTION |
|---|---|
| General Requirements | |
| The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> . | See Section 7.2 and Section 7.3 of EIS. |
| The EIS must include an environmental risk assessment. | See Section 11 of EIS. |
| The EIS must be accompanied by a report from a qualified quantity surveyor. | See Appendix C |
| Key Issues | |
| 1. Environmental Planning Instruments, Policies & Guidelines | |
| Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: | |
| <i>State Environmental Planning Policy (State and Regional Development) 2011;</i> | See Section 7.6 of EIS |
| <i>State Environmental Planning Policy 55 - Remediation of Land;</i> | See Section 7.6 of EIS |
| <i>State Environmental Planning Policy (Infrastructure) 2007;</i> | See Section 7.6 of EIS |
| <i>State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (including updated Apartment Design Guideline);</i> | See Section 7.6 of EIS and Appendix I |
| <i>State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004;</i> | See Section 7.6 of EIS |
| <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</i> | See Section 7.6 of EIS |
| <i>Sydney Local Environmental Plan 2012;</i> and | See Section 7.7 of EIS |
| Sydney Development Control Plan 2012. | See Section 7.8 of EIS and Appendix I |
| Address the relevant provisions, goals and objectives in the following: | |
| NSW 2021; | See Section 6 of EIS |
| Plan for Growing Sydney; | See Section 6 of EIS |
| Draft Sydney City Sub-Regional Strategy; | See Section 6 of EIS |
| NSW Long Term Master Transport Plan; | See Section 6 of EIS |

| REQUIREMENT | REFER EIS SECTION |
|---|---|
| Sydney's Cycling Future; | See Section 6 of EIS |
| Sydney's Walking Future; | See Section 6 of EIS |
| Sustainable Sydney 2030 (the City of Sydney); and | See Section 6 of EIS |
| Sydney City Centre Access Strategy. | See Section 6 of EIS |
| 2. Land Use and GFA Provision of a table and GFA plans identifying the building's different land uses, including a floor by floor breakdown of GFA, total GFA and site coverage. | See Section 7.7.6 and Appendix E |
| 3. Design Excellence, Built Form and Urban Design | |
| <ul style="list-style-type: none"> Outline the design process leading to the proposal and justify the suitability of the site for the proposal. | See Appendix F and Section 9 of the EIS |
| <ul style="list-style-type: none"> Demonstrate how the proposal achieves design excellence with specific consideration to the site's character, its layout, setbacks, amenity, views and vistas, open spaces and public domain, connectivity and street activation. | See Section 8.2 of EIS |
| <ul style="list-style-type: none"> Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds. | See Section 8.4 of EIS and Appendix F |
| <ul style="list-style-type: none"> Analyse the extent of any proposed departures from the SLEP 2012 standards with regard to height, density, bulk and scale on existing buildings within the site, surrounding development and the streetscape. | See Section 7.7 and Appendix J |
| 4. Visual and View Impacts <ul style="list-style-type: none"> Identify important sight lines and visual connectivity to and through the site. A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plan and documents section). Visualisations should include, but not be limited to, the following viewpoints: <ul style="list-style-type: none"> Sydney Harbour (a range of views, including the Sydney Opera House; and The CBD (a range of views from points along the north-south and east-west spine of the CBD. | See Section 8.5 of EIS and Appendix F |
| 5. Prescribed Airspace for Sydney Airport Identify any impacts of the proposal on the prescribed airspace for Sydney Airport. | See Section 7.7.10 of EIS |
| 6. Amenity <ul style="list-style-type: none"> Outline and address amenity for future occupants and amenity impacts to the surrounding area in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security. The EIS must include: <ul style="list-style-type: none"> a shadow diagrams report accompanied by hourly shadow diagrams; and wind effects report. | See Section 8.5 and Appendix F and Appendix P |

| REQUIREMENT | REFER EIS SECTION |
|---|---|
| 7. Ecologically Sustainable Development <ul style="list-style-type: none"> Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development. Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy. | See Section 8.19 of this EIS |
| 8. Public Domain and Public Access | |
| <ul style="list-style-type: none"> Identify proposed open space, public domain and linkages with and between other public domain spaces, other streets and lanes. Detail and outline the interface between the proposed uses and the public domain. Demonstrate safe, accessible, prioritised pedestrian path of travel at entries and exits to the basement car park and porte coche Demonstrate how the public domain responds to and addresses the proposed public domain concept design of the Lend Lease Circular Quay site to the south, and outline how uses at the ground floor will contribute to the activation of these public spaces. | See Section 8.4 of EIS and Appendix F |
| <ul style="list-style-type: none"> Assess how the proposed public domain design may impact on the VPA registered on title. | See Section 7.10 and Appendix H |
| <ul style="list-style-type: none"> A draft Public Domain Plan in accordance with City of Sydney Streets Code 2013 and Sydney Lights Code is to be submitted. | A ground Plane Plan is provided at Appendix F. The detailed design of the public domain provided in this plan will be subject to a competitive design alternatives process and a Stage 2 DA. The public domain will be designed in accordance with the City of Sydney Streets Code 2013 and Sydney Lights Code. |
| <ul style="list-style-type: none"> A Public Art Strategy, in accordance with SDCP 2012 is to be submitted. | See Appendix M |
| <ul style="list-style-type: none"> Outline specific design features | A ground Plane Plan is provided at Appendix F. The detailed design of the public domain provided in this plan will be subject to a competitive design alternatives process and a Stage 2 DA. |

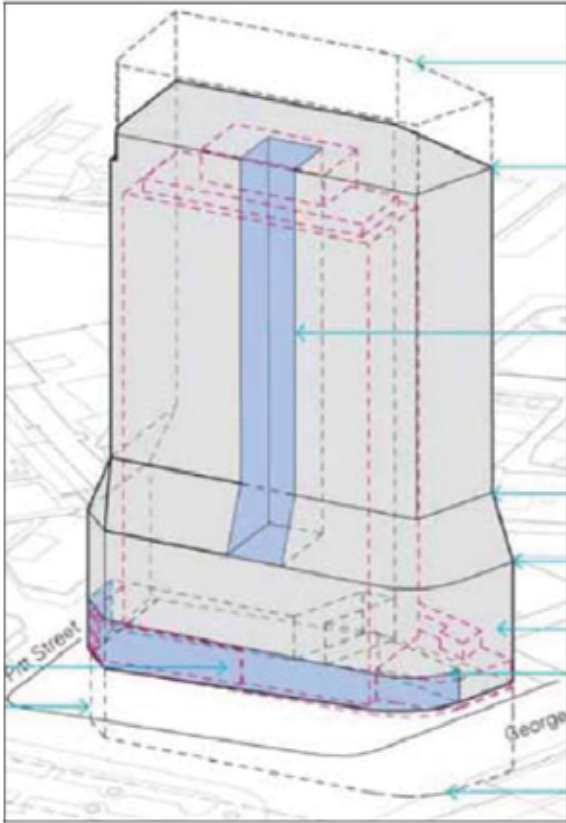
| REQUIREMENT | REFER EIS SECTION |
|---|---|
| <p>9. Transport and Accessibility Impacts</p> <p>The EIS shall include a Traffic and Transport Impact Assessment.</p> | See Appendix N |
| <p>10. Heritage</p> <p>Prepare a statement of heritage impact and prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items.</p> | See Appendix L |
| <p>11. Infrastructure Provision</p> <ul style="list-style-type: none"> ▪ Detail the existing infrastructure on site, and identify any possible impacts on infrastructure (particularly on the Cahill Expressway, Circular Quay Railway Station and rail corridor, Sydney Light Rail) arising from the construction of the proposed buildings. ▪ Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. ▪ Prepare an Infrastructure Management Plan. The applicant shall provide information on the required water and waste water services, electricity and gas and any augmentation of Sydney Water, Sydney Trains, Sydney Light Rail, RMS and Council infrastructure that may be required for the proposed development. | See Section 8.17 of the EIS, Appendix W, and Appendix AA. |
| <p>12. Interim Rail Corridor</p> <p>The EIS shall detail the likely effect of the proposal on the.</p> <ul style="list-style-type: none"> ▪ practicability and cost of carrying out rail expansion projects on the land in the future; ▪ structural integrity or safety of, or ability to operate, such rail projects; and ▪ land acquisition costs and costs of construction, operation or maintenance of such projects. | See Appendix V and Appendix R. |
| <p>13. Water, Drainage, Stormwater and Groundwater</p> <p>Prepare an Integrated Water Management Plan, detailing stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures, and identification of any appropriate water quality management measures.</p> | <p>See Section 8.13 of EIS, Appendix R, and Appendix Z.</p> <p>As outlined in Section 7.5 of the EIS, dewatering is likely to be required under the <i>Water Management Act 2000</i>.</p> |
| <p>14. Staging</p> <p>Details regarding the staging of the proposed development and that of the South East Light Rail.</p> | See Section 5.9 of EIS |

| REQUIREMENT | REFER EIS SECTION |
|---|--|
| 15. Consultation <ul style="list-style-type: none"> Undertake an appropriate level of consultation with council and State government agencies. Provide details on the Community Engagement Framework to guide the public consultation process. | See Section 3.4 of EIS |
| Consultation | See Section 3.4 of EIS |
| Plans and Documents | |
| Existing site survey plan | See Appendix D |
| Locality/context plan drawn | See Appendix F |
| Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> The location of any existing building envelopes or structures on the land in relation to the existing and proposed site boundaries and any development on adjoining land. Detailed plans, sections and elevations of the development, including all temporary structures and site features. The height (AHD) of the proposed development in relation to the land. Any changes that will be made to the level of the land by excavation, filling or otherwise. | See Appendix F |
| Landscape plan | The landscape design will be subject to a competitive design alternatives process and will be detailed in the Stage 2 DA for the site. |
| 3D modelling and a physical model | Provided to City of Sydney Council. |
| Shadow diagrams | See Appendix F |
| Visual Impact Assessment | See Appendix F |
| One A0 photomontage board illustrating the proposal. | Provided to City of Sydney Council. |

3.1.1 GOLDFIELDS HOUSE – STAGE 1 DEVELOPMENT CONSENT (D2007/1384)

The Stage 1 Development Consent (D/2007/1384) for demolition of existing structures and construction of a new mixed-use development, with an indicative envelope of 110 metres was granted deferred commencement consent by the Central Sydney Planning Committee (CSPC) on 13 March 2008. This consent was conditional on the undertaking of a competitive design process.

FIGURE 3 – APPROVED STAGE 1 ENVELOPE



While this Stage 1 consent was in force when D/2010/2029 was approved, D/2010/2029 did not rely upon D/2007/1384 (See section 3.1.2).

3.1.2 GOLDFIELDS HOUSE – STAGE 2 DEVELOPMENT CONSENT (D/2010/2029)

In light of the issue of the Stage 1 development consent a design excellence process was undertaken for the site in November 2009. The competition utilised a modified building envelope for the site that was developed by the NSW Government Architect and later became the basis of the current 'APDG' precinct controls as discussed at Section 3.2. The competition involved the following short-listed firms:

- Miralles Tagliabue EMBT (Barcelona)
- Johnson Pilton Walker (Sydney)
- Bligh Voller Nield (Sydney)
- KHA (Singapore)
- Make Architects (London)

The selection panel unanimously selected KHA as the winner of the design excellence process, and recommended the scheme be developed for lodgement as a Stage 2 development application.

Further to the endorsement and gazettal of the APDG precinct controls, the Stage 1 development consent for the 1 Alfred Street site was not relied upon for the subsequent applications on the site.

As such, development consent (D/2010/2029) was issued for the 1 Alfred Street site based on the KHA design comprising eight basement levels and construction of two new mixed-use buildings of 55 (Tower A) and 15 (Tower B) storeys, to accommodate 197 apartments, 924sqm of retail/commercial floor space, 279 car parking spaces and public domain improvement works. This development consent for 1 Alfred Street Sydney remains operable.

This development consent benefits from the former Sydney Local Environmental Plan 2005 (SLEP 2005) which allowed a higher FSR for residential accommodation floor space than is now the case under the Sydney Local Environmental Plan 2012 (SLEP 2012).

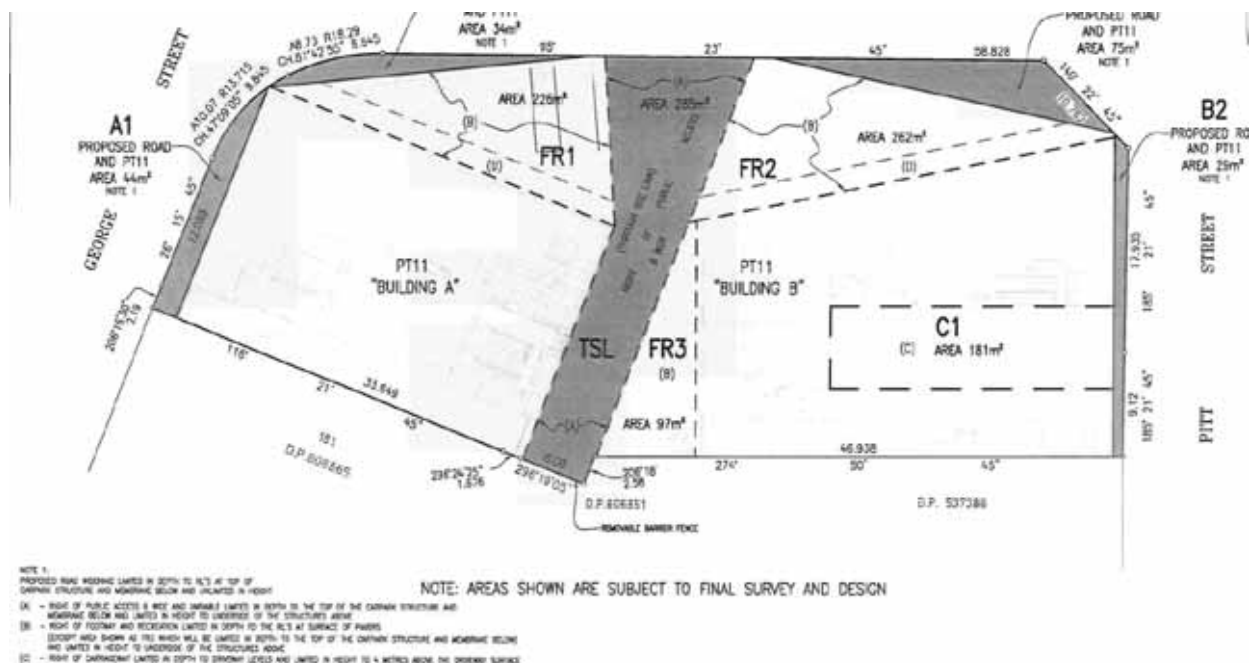
In association with the Stage 2 development consent (D/2010/2029), the previous landowner of 1 Alfred Street entered into a VPA with the City of Sydney Council. The VPA comprises a series of land dedications and restrictions on title to facilitate the provision of the following public benefits:

(a) *To provide for recreation areas – To create an extension of Herald Square by encompassing the forecourt of the new building (beneath the canopy) as publicly accessible recreation area and an easement to this effect to be noted on title in accordance with the Figure 2.63 of the APDG DCP;*

(b) *To provide for lanes – To contribute to the public domain by providing a north-south through-site link connecting Herald Square to the future laneway network and publicly accessible square within the APDG block. This through site link is to be noted on title as an easement for right of public access and associated positive covenant to allow pedestrian access 24 hours per day, 7 days a week in accordance with the Figure 2.63 of the APDG DCP. Business and retail premises are to be provided at ground level along the frontage of this through-site link; and*

(c) *To provide for streets - the dedication of land to Council that are located outside the blade walls of the proposed building's canopy to allow for an extension of the existing road reserve of George Street, Pitt Street and Alfred Street.*

FIGURE 4 – LAND SUBJECT TO VPA



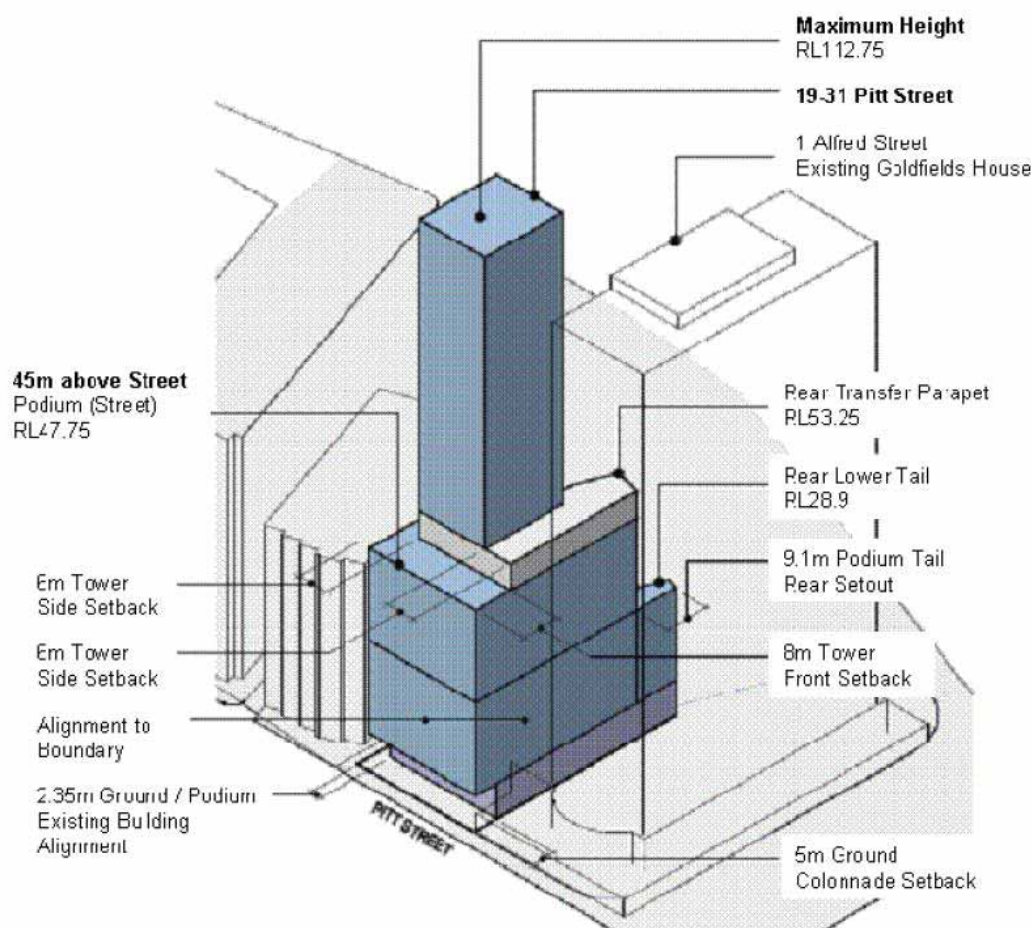
This VPA remains valid for the 1 Alfred Street site; however an amended VPA will be required to be executed between the City of Sydney and Wanda for this Stage 1 SSD Development Application, incorporating the additional Fairfax House and Rugby Club allotments. The proposed VPA is discussed at Section 7.10 and Section 8.4.5 of this EIS.

3.1.3 FAIRFAX HOUSE – STAGE 1 DEVELOPMENT CONSENT (D/2010/1533)

Development Consent (D/2010/1533) was issued by the CSPC on 18 August 2011 for a Stage 1 indicative building envelope at 19-31 Pitt Street, Sydney. Consent was granted for the demolition of the existing office building, and approval of an indicative building envelope for a 32-storey (RL112.75) mixed use development with five levels of basement parking.

This application did not rely upon the alternate planning provisions permissible through the adoption of the APDG precinct planning controls, but adopted the permissible height in the existing Sydney LEP 2005. In particular, it relied upon the underlying 110 metre height standard.

FIGURE 5 – FAIRFAX HOUSE DA D/2010/1533



3.1.4 LEND LEASE PLANNING PROPOSAL 33-35 PITT STREET

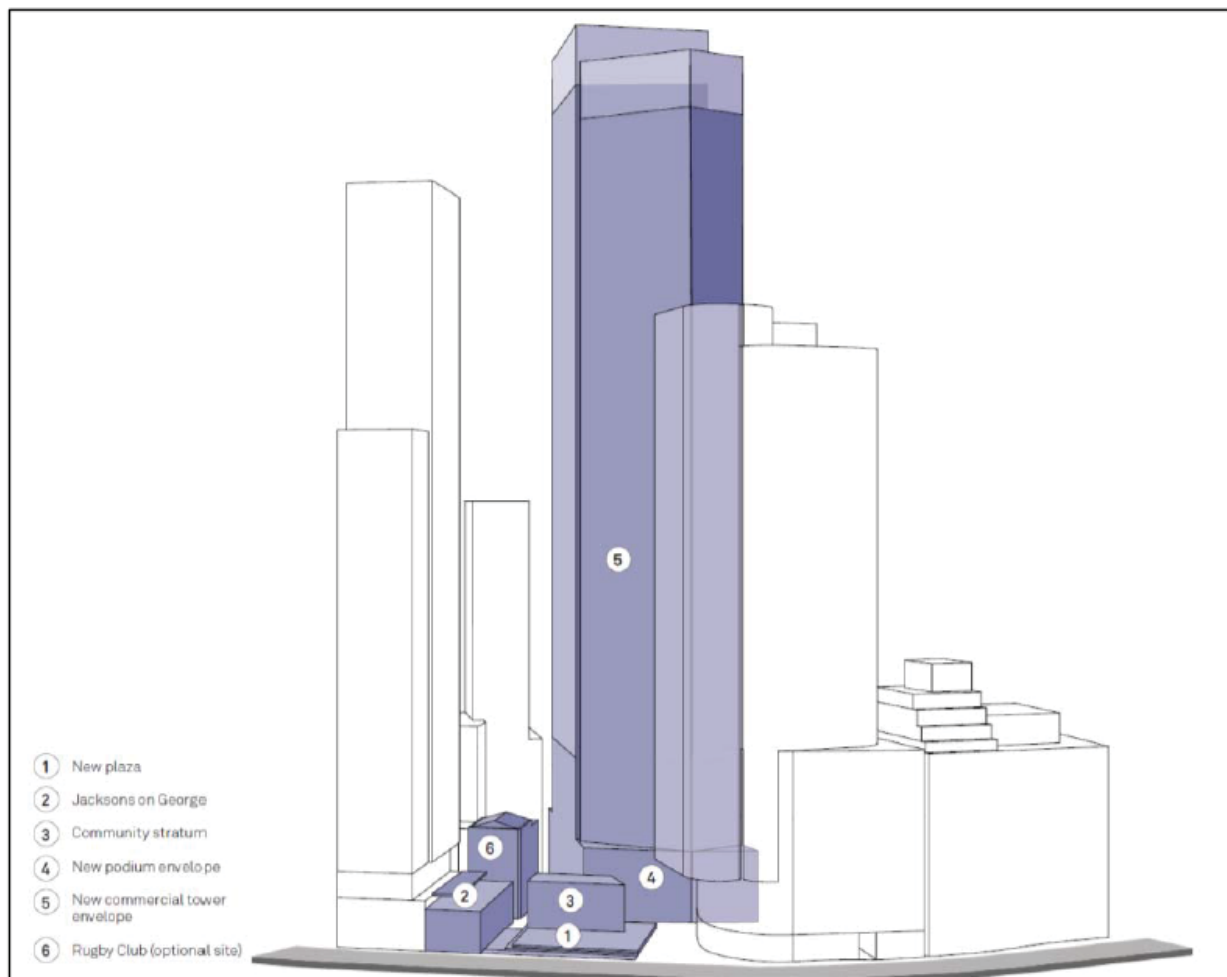
In September 2014 Lend Lease requested Council to prepare a planning proposal to amend the planning controls applying to the APDG Precinct. The planning proposal would facilitate a development proposal at 182 George Street and 33-35 Pitt Street, immediately south of the subject site, and including the Rugby Club and Jacksons on George sites.

The following description of the proposal, and the proposed envelope drawing include at Figure 6, were included in the Council Officer's report to Council's Transport, Heritage and Planning Sub-committee Meeting of 23 June 2015:

1. a commercial office tower of 220 metres in height, with additional low scale buildings;
2. a significant public plaza directly accessible from George Street, and a secondary plaza space on Rugby Lane;
3. a pedestrian bridge link from the primary plaza to the commercial office tower podium;

4. *an enhanced network of lanes within and connected to the Lend Lease Circular Quay Site, with activated laneway frontages; and*
5. *the remodelling of “Jacksons on George” licenced premises, and the optional refurbishment and reuse of the Rugby Club site at 31A Pitt Street.*

FIGURE 6 – LEND LEASE PLANNING PROPOSAL FOR 33-35 PITT STREET (SOURCE: CITY OF SYDNEY)



3.2 APDG PRECINCT CONTROLS

The APDG Precinct is the block bound by Alfred, Pitt, Dalley and George Streets within the Sydney CBD. The APDG Precinct is subject to a uniform 110 metre height standard under the SLEP 2012.

In 2009 the City of Sydney commissioned an urban design study to examine the potential opportunities to improve urban design outcomes and unlock capacity in Central Sydney, including potential changes to the planning controls for the APDG Precinct. This urban design study resulted in an alternative development scheme being adopted within the SLEP 2012, where redistribution of FSR and height is permitted where certain public domain improvements are provided; otherwise the current LEP provisions will apply.

The amended LEP and DCP controls were publically exhibited from 28 July to 24 August 2010, and the amended controls were adopted by Council and gazetted in November 2010 and early 2011 respectively.

This application relates to the alternative development scheme by partially adopting the additional height controls (Tower A) in exchange for significant public domain works. The consolidation of the three lots which comprise the site (which form Block 3 within the SLEP site specific controls), provides the opportunity to further advance the planning of this precinct and achieve a better public domain outcome than would otherwise be the case if the sites were developed separately.

3.3 CONCURRENT AMENDING DA (D/2010/2029- TOWER A)

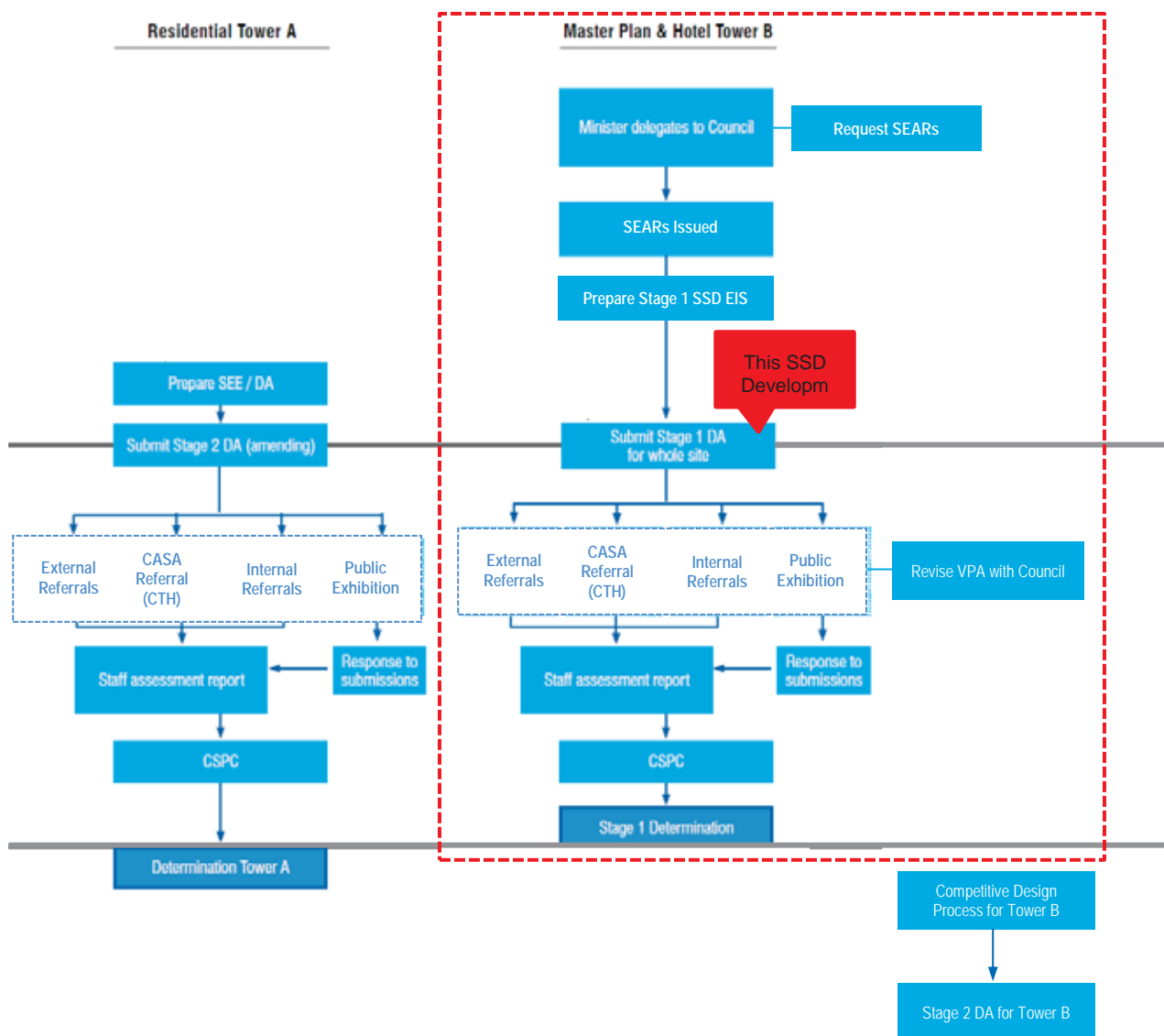
Whilst this application seeks Stage 1 development consent for building envelopes and uses across the site, this application adopts the building envelope for Tower A proposed in a concurrent Stage 2 development application seeking to amend D/2010/2029. That 'Amending DA' seeks to marginally expand Tower A and excise Tower B and the basement car park from the Stage 2 development previously approved for the site (DA D/2010/2029).

The combined effect of the amendments will increase the approved gross floor area (GFA) of Tower A from 31,627sqm to 36,540sqm (+4,913sqm).

That application is lodged as an 'Amending' DA as the proposed amendments do not result in substantially the same development as originally approved, as required for the lodgement of a Section 96 modification application. An amending DA allows the applicant to retain the existing consent whilst amending a component of this approval as a separate consent. The DA involves a significantly more rigorous assessment than would occur under a Section 96 application.

Figure 7 provides a summary of the approval process for the proposed development. This outlines the relationship between the concurrent 'Amending DA' for Tower A (Local Development Application) lodged separately with the City of Sydney.

FIGURE 7 – APPROVAL PATHWAY



3.4 PRE-LODGE MENT CONSULTATION

3.4.1 DEPARTMENT OF PLANNING AND ENVIRONMENT

The applicant and their design team met with the Deputy Secretary and a Director of the Department of Planning and Environment on 4 June 2015 to discuss the proposed development, the DA approval pathway and potential delegations to Council. The discussions of this meeting and subsequent actions by staff of the Department of Planning and Environment and the Secretary of the Department has informed the structure and form of this SSD Development Application and the associated Amending DA for Tower A.

3.4.2 CITY OF SYDNEY

The applicant and their design team have had multiple meetings with the City of Sydney to inform the proposed building envelopes and also approval pathway. The following table summarises the various meetings held with the City of Sydney.

TABLE 4 – PRE-LODGE MENT MEETINGS SUMMARY

| MEETING TOPIC(S) | DATE |
|--|---------------|
| Project Overview | 13 March 2015 |
| DA Approval Pathway | 30 March 2015 |
| DA approval pathway, GFA, Balconies, Floor plate size, Unit Mix, SEPP 65, Additional Height, Views, Setbacks, Through-site link, Vehicle access, VPA. | 6 May 2015 |
| Technical Planning Matters including: GFA Strategy, Development approval pathway, Tower B Setbacks, Requirement for a 'drop-off zone', Revisions required to the VPA, Consent Authority, Proposed bridge between buildings | 20 May 2015 |
| Public Domain and Transport/ Access Matters | 28 May 2015 |
| DA Approval Pathway and Delegation to Council | 4 June 2015 |
| Formal Pre-DA Meeting | 10 June 2015 |

The formal pre-DA meeting held at Council on 10 June 2015 was attended by representatives from various Council departments. The key matters raised by Council were:

- The proposed tower form (Tower A) must still be considered a 'slender tower' and consistent with the design integrity of the KHA winning design.
- Any additional height to Tower A would require a Planning Proposal.
- The drop-off zone on Pitt Street is to be designed to reduce impact on footpaths.
- The application is to address the impact of the increase in built form (specifically width) of Tower B on its impacts to neighbouring properties.
- The shape of space, character (through-site or lingering space), and level of activation of the areas to be dedicated to Council must be outlined within the Stage 1 application.
- The application is to include photomontages / perspectives of the 'envisaged' character of the through-site link and lane ways on the site.
- The access to 'sky' within the through-site link should be demonstrated in the Stage 1 application.

These comments have been addressed throughout this Stage 1 SSD Development Application.

3.4.3 OTHER KEY STAKEHOLDER CONSULTATION

In accordance with the requirements of the SEARs, consultation with various public authorities has occurred during the preparation of this EIS. Table 5 summarises this consultation.

TABLE 5 – SUMMARY OF KEY STAKEHOLDER CONSULTATION

| AUTHORITY | DATE | COMMENT |
|------------------------------------|--------------|---|
| CBD Coordination Office | 18 May 2015 | A briefing was held with City of Sydney Traffic and Public Domain Committees on 18 May 2015. |
| EPA | 2 July 2015 | In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to the EPA on 2 July 2015. No formal response was received that required amendments to the proposal by the date of this EIS. |
| Office of Heritage and Environment | 12 June 2015 | <p>The Heritage Council was notified by the Department of Planning and Environment on 12 June 2015.</p> <p>On behalf of the project team, Peter Romey (GML) further contacted the Heritage Office and advised of proposal.</p> |
| Office of Water | 12 June 2015 | <p>The NSW Office of Water was notified by the Department of Planning and Environment on 12 June 2015.</p> <p>On behalf of the project team, Ross Best (Coffey) further contacted NSW Office of Water and issued them with preliminary documents illustrating the proposal. Confirmation was received on 26 June that that the NSW Office of Water had provided comments on the project directly to the Department of Planning and Environment.</p> |
| Sydney Harbour Foreshore Authority | 2 July 2015 | In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to Sydney Harbour Foreshore Authority on 2 July 2015. No formal response was received that required amendments to the proposal by the date of this EIS. |
| Sydney Water | 2 July 2015 | In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to Sydney Water on 2 July 2015. No formal response was received that required amendments to the proposal by the date of this EIS. |
| Transport for NSW | 2 July 2015 | <p>In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to TfNSW on 2 July 2015. Additional documentation information regarding the proposed location of the basement and the CBDRL was subsequently provided to TfNSW .</p> <p>A meeting with the Coordinator, Future Rail Corridors Protection at TfNSW was also held to discuss the proposal and its potential impact on the CBD Interim Rail Corridor. This meeting is detailed at Appendix V.</p> |

| AUTHORITY | DATE | COMMENT |
|--|---------------|---|
| Roads and Maritime Services | 12 June 2015 | The project team met with the CBD Transport Taskforce and RMS on 12 June 2015. |
| Department of Infrastructure and Transport | 2 July 2015 | In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to the Department of Infrastructure and Regional Development on 2 July 2015. No formal response was received that required amendments to the proposal by the date of this EIS. |
| Civil Aviation Safety Authority | 2 July 2015 | In response to the SEARs issued 30 June 2015 a letter summarising the application and the proposed building envelopes were sent to the Civil Aviation Safety Authority on 2 July 2015. Pursuant to Airports (Protection of Airspace) Regulations 1996 – [Reg 8] a Notice by Council to Sydney Airport will also be provided during the DA assessment. No formal response was received that required amendments to the proposal by the date of this EIS. |
| Sydney Trains | 18 June 2015 | The project team met with Sydney Trains on 18 June 2015 to review the impacts of the development on future Metro Rail corridor. Crone issued the relevant documents to Sydney Trains. The CBDRL advised no issues were apparent with the project and as such no design changes were required. |
| Ausgrid | 17 June 2015 | On behalf of the project team, Adam Magee (AECOM) issued an advice to Ausgrid, which they have acknowledged, advising Ausgrid of the proposed development and likely loads. Confirmation of consultation with Ausgrid is further provided in Appendix W. |
| Sydney Light Rail | 10 March 2015 | The project team met with Mr Geoff Goodling and others at Sydney Light Rail (SLR). SLR provided an overview of the light rail project, the terminus/interchange location, associated traffic changes, construction staging and timing, and likely impacts upon potential construction zones and access points for the site. |

3.4.4 COMMUNITY ENGAGEMENT FRAMEWORK

In accordance with the requirements of the SEARs, the following section provides details on the Community Engagement Framework proposed to guide the public consultation process during the assessment of this SSD Development Application.

As demonstrated in this Section, the design team has previously consulted with key referral agencies relevant to the project prior to the lodgement of the SSD Development Application to establish if there are any issues and action required prior to be incorporated into the proposal. The comments received by these referral agencies have informed the proposed design.

This EIS and accompanied documentation will be publically exhibited for a minimum of 30 days in accordance with Clause 83 of the EP&A Regulation 2000. We understand that the EIS and accompanying documentation will be available on both the City of Sydney Council's website and the Department of Planning and Environment's websites, in addition to being advertised in the local newspaper. Surrounding land owners will be notified of the application by the City of Sydney Council and invited to make a submission during the public exhibition period.

4 Site Analysis

4.1 SITE LOCATION AND CONTEXT

The site is located on the northern edge of the Sydney CBD, within the City of Sydney Local Government Area (LGA). The site is bounded by Alfred Street to the north, Pitt Street to the east, Rugby Place to the south and George Street to the west.

The site is located between two key districts in Circular Quay to the north and the financial district to south of Bridge Street. The sites locational context is shown at Figure 8.

FIGURE 8 – LOCATION MAP



4.2 SITE DESCRIPTION

The subject site comprises the following properties (by street address) as illustrated in Figure 9:

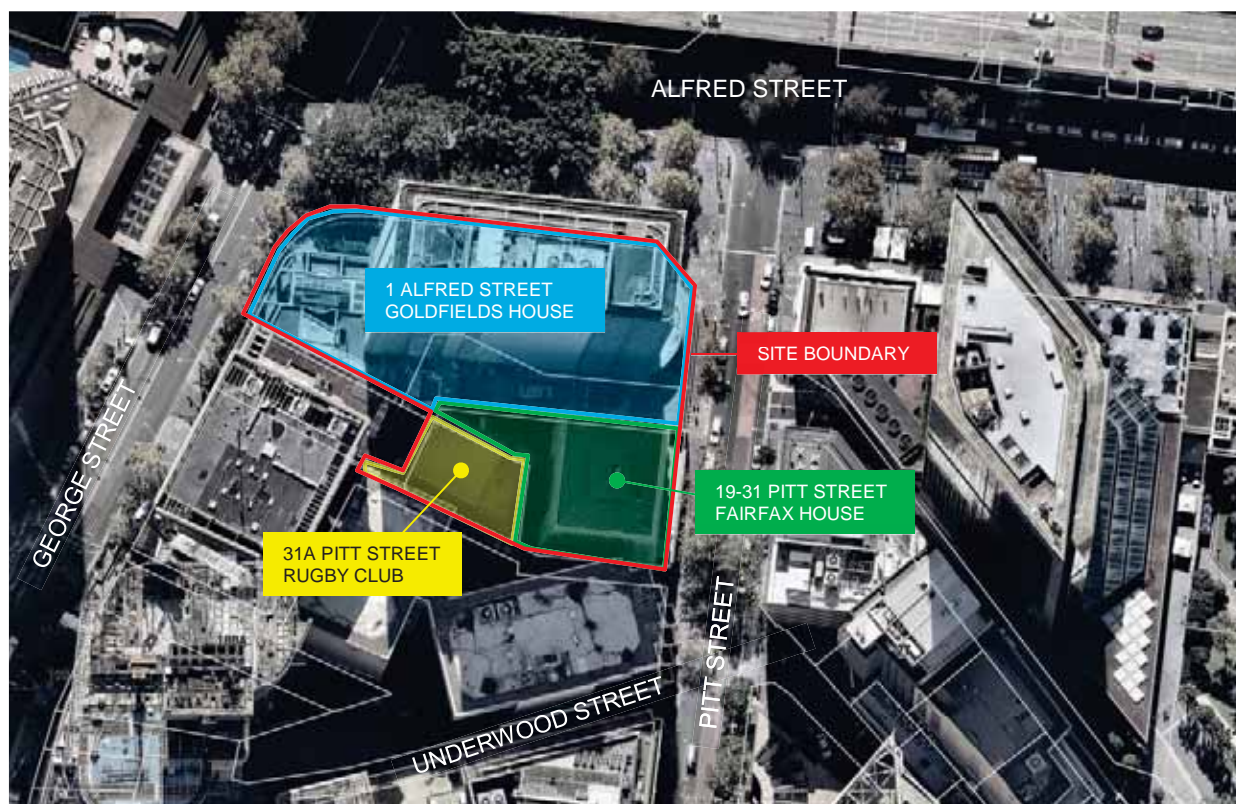
- 1 Alfred Street (known as Goldfields House);
- 19-31 Pitt Street (known as Fairfax House); and
- 31A Pitt Street (known as The Rugby Club).

The site has the following characteristics:

- The site is irregular in shape and occupies an area of 4,040sqm.

- The site has an approximate 58.825m frontage to Alfred Street (arc), 49.18m frontage to Pitt Street, 14.475m frontage to George Street and 25.83m frontage to Rugby Place.
- The site has a slight fall (approximately 3.6m) from west to east.
- The site is subject to a number of easements, as shown at Appendix D, for:
 - Right of Way;
 - Right of Way and Easement for Light and Air;
 - Right of Use of Stairway;
 - Right of Carriageway;
 - Easement for Services; and
 - Easement for Water Pipes.

FIGURE 9 – AERIAL IMAGE OF THE SITE (SOURCE: NEARMAP 2015)



4.2.1 LEGAL DESCRIPTION

The site comprises a number of different properties and Table 5 sets out the legal description for each parcel of land within the site.

Wanda One Sydney Pty Ltd owns all of the land within the subject site. A survey plan for the site is provided at Appendix D.

TABLE 6 – 1 ALFRED STREET LEGAL DESCRIPTION OF PROPERTIES

| SITE ADDRESS | LEGAL DESCRIPTION | SITE AREA (APPROX.) |
|-----------------|--------------------------------|---------------------|
| 1 Alfred Street | Lot 1 DP217877& Lot 1 DP220830 | 2,686sqm |

| SITE ADDRESS | LEGAL DESCRIPTION | SITE AREA (APPROX.) |
|--------------------------------|-------------------|---------------------|
| 19-31 Pitt Street | Lot 1 DP537286 | 916.5sqm |
| 31A Pitt Street and Rugby Lane | Lot 180 DP606866 | 437.5sqm |
| | Total | 4,040sqm |

4.3 EXISTING DEVELOPMENT AND SITE CONDITIONS

4.3.1 EXISTING BUILT FORM

GOLDFIELDS HOUSE – 1 ALFRED STREET

The Goldfields House site currently comprises the following:

- A 26 storey commercial office tower, with retail spaces at ground level, completed in 1966. The total existing gross floor area is approximately 29,170sqm.
- Pedestrian access into the office tower is provided at towards the corner of George Street and Alfred Street.
- Primary vehicular access is provided via a basement entry ramp off 13-17 Pitt Street, to the Wilson Gold Fields Car Park. The entry ramp is located adjacent to the boundary at 19-31 Pitt Street. In total, approximately 120-130 car spaces are provided within the basement area. Secondary vehicular access including a loading dock is provided at the rear of the site via Rugby Place.

Photographs of the Goldfields House site are provided below in Figure 10.

FIGURE 10 – PHOTOGRAPHS OF 1 ALFRED STREET



PICTURE 1 – VIEW FROM THE NORTH



PICTURE 2 – VIEW FROM THE WEST

FAIRFAX HOUSE – 19-31 PITT STREET

The Fairfax House site currently comprises the following:

- A 13 storey commercial office tower, constructed in 1970, with retail shops at ground level. The total existing gross floor area is approximately 5,561sqm.
- Pedestrian access into the office tower is provided at the corner of Pitt Street and Rugby Place.
- Based on the existing site plans, the Fairfax House building consists of one basement level however the Wilson Gold Fields Car Park is located adjacent to the site.

Photographs of the Fairfax House site are provided below in Figure 11.

FIGURE 11 – PHOTOGRAPHS OF 19-31 PITT STREET



PICTURE 3 – 19-31 PITT STREET



PICTURE 4 – PEDESTRIAN ACCESS TO 19-31 PITT STREET

THE RUGBY CLUB – 31A PITT STREET

The Rugby Club site currently comprises the following:

- A converted six storey commercial office building, with the Rugby Club restaurant and function space at ground level.
- Pedestrian access is provided via Rugby Place, which can be accessed from both George and Pitt Streets.

Photographs of the Fairfax House site are provided at Figure 12.

FIGURE 12 – PHOTOGRAPHS OF 31A PITT STREET



PICTURE 5 – VIEW OF 31A PITT STREET FROM RUGBY PLACE



PICTURE 6 – 31A PITT STREET

4.3.2 UTILITIES AND INFRASTRUCTURE

All essential infrastructure services for electricity supply, communication services, water services and gas supply are provided to the site and are capable of extension/augmentation as required. The provision of utilities services is further discussed under Section 8.17 of this EIS.

4.4 URBAN CONTEXT AND BUILT FORM

The site is located in one of Sydney's most significant commercial, tourist and historical precincts, known as Circular Quay. The area that surrounds the site predominantly consists of a number of commercial office towers with retail at ground level, and hotels. The site is surrounded by the following development:

- To the immediate **north** of the site are Herald Square and Alfred Street. Herald Square includes the Tank Stream Fountain, a local heritage item. Herald Square incorporates areas for outdoor dining and includes public seating arrangements. Further north of Alfred Street is the City Circle Railway line, the Cahill Express Way, and Circular Quay.
- To the immediate **east** of the site is Pitt Street, which acts as a primary arterial road, having north-south orientation, and acts as a main thoroughfare connecting Circular Quay to the Central station. The heritage listed Tank Stream runs underground, parallel and adjacent to, the eastern boundary of the site. The location of the Tank Stream varies between 110mm and 175mm from the boundary and is located approximately 1 metre from the existing basement level wall.
- Further to the **east** of the site across Pitt Street is the heritage listed Ship Inn building which is physically connected to the high rise 'Gateway' building (see Picture 20), which is a 50 storey commercial office tower with a retail centre at lower levels. Alfred Street also includes Customs House the current AMP Tower (33 Alfred Street).
- To the immediate **south** of the site is Rugby Place. Rugby Place acts as an access way for the loading dock provided to the rear of 1 Alfred Street.

- South of Rugby Place is 33-35 Pitt Street, known as The Atrium and 182 George Street, also known as the St George building. The Atrium is a 12 storey commercial office building. The St George building is a 16 storey commercial office building with St George Bank branch and other retail tenancies at ground floor level. We understand that Lend Lease has submitted a Planning Proposal and a DCP Amendment to the City of Sydney for the redevelopment of this site to accommodate a significant commercial tower to a height of approximately 220m and significant public domain works including multiple public squares/plaza (See Section 3.1.4).
- Further to the **south** is 200 George Street, a Mirvac redevelopment that is currently under construction. At the completion of the development, this building will measure 150 metres in height (37 storeys) and will have retail areas facing onto both George Street and Underwood Street. The building will also facilitate a basement car park. To the south of 19-31 Pitt Street, beyond Rugby Place is 33 & 35 Pitt Street which is a 13 storey commercial office building.
- To the immediate **west** of the site is George Street, which acts as a primary arterial road, which having north-south orientation, and acts as a main thoroughfare connecting Circular Quay to the Central CBD. Further west fronting George Street is Jackson's on George, a two storey licensed premises. Further to the west is the Four Seasons Hotel and Quay West seen in Figure 13. Grosvenor Place, seen in Picture 11, is also located further east and is a 46 storey commercial office building.

FIGURE 13 – SURROUNDING DEVELOPMENT



PICTURE 7 – NORTH OF SITE - ALFRED STREET



PICTURE 8 –1 ALFRED STREET FORECOURT



PICTURE 9 – FOUR SEASONS HOTEL



PICTURE 10 – QUAY WEST



PICTURE 11 – GROSVENOR PLACE



PICTURE 12 – 33 & 35 PITT STREET



PICTURE 13 – REAR ACCESS AND LOADING BAY DOCK TO THE SOUTH OF 1 ALFRED STREET



PICTURE 14 – RUGBY PLACE



PICTURE 15 – ST GEORGE BUILDING



PICTURE 16 – 200 GEORGE STREET



PICTURE 17 – MARRIOTT HOTEL



PICTURE 18 – EXPORT HOUSE



PICTURE 19 – AMP TOWER



PICTURE 20 – GATEWAY



PICTURE 21 – EAST FACING VIEW TOWARDS AMP TOWER



PICTURE 22 – CUSTOMS HOUSE



PICTURE 23 – ALFRED STREET FACING WEST



PICTURE 24 – CIRCULAR QUAY STATION