

MODIFICATION APPLICATION ASSESSMENT

Application No:	D/2016/1529/C
Site:	1 Alfred Street, Sydney
Proposal:	<p>Section 4.55(2) modification of the approved development as follows:</p> <ul style="list-style-type: none">• Amendments to the approved hotel building to accommodate two additional hotel room levels with a revised façade design• Revisions to basement layout and footprint• Revision to ground floor retail layout• Rationalisation of building structure, services and plant, with amendments to typical floorplate• Revision to upper level bar and restaurant layout• Modification to conditions of consent
Background:	<p>On 11 May 2017, a deferred commencement approval was granted by the Central Sydney Planning Committee for demolition of all existing structures on the site and construction of a hotel (Tower B), including ground floor retail, 182 hotel rooms, and common hotel facilities. The approval also included excavation and construction of a six level basement for shared use by the hotel and the adjoining residential tower (Tower A), and public domain improvements and augmentation of physical infrastructure and utilities.</p> <p>The deferred commencement condition was satisfied on 28 September 2017.</p> <p>Modification A was part approved on 5 March 2018. The approval modified Condition 81 requiring a Corridor Protection Deed of Agreement to be entered into between the landowner, Transport for New South Wales and Sydney Trains.</p> <p>Modification B was approved on 23 March 2018. The approved modifications including the addition of a new canopy, revised approved materials, and amendments to Conditions 1, 7, 8, 61, 82, 85, 143.</p>
Cost of Works:	\$226,371,005 (unchanged)
Development Contribution Required	Yes (required as part of the original DA)

Zoning: B8 – Metropolitan Centre. Proposal remains permissible.

SITE AND SURROUNDING DEVELOPMENT

The site is located at 1 Alfred Street, Sydney at Circular Quay and 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 irregular in shape and has a total site area of 4,040m². The site forms the northern portion of the Alfred, Pitt, Dalley and George (APDG) block identified in Clause 6.25 of SLEP 2012.

The site is currently at various stages of demolition of the former three buildings on the site, which included Goldfields House, Fairfax House and the Rugby Club.

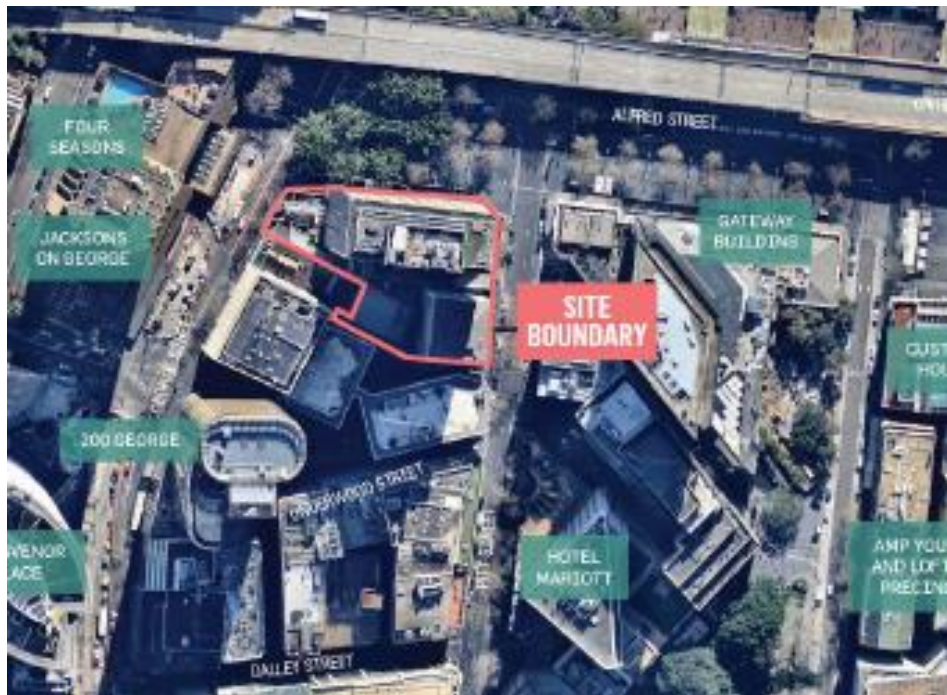


Figure 1: Site and surrounding area. Site outlined red.

HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

The following applications are relevant to the current proposal:

D/2007/1384 - Stage 1 development consent for building envelopes on the Goldfields House site, and as amended by Modification A.

D/2010/2029 - Stage 2 development consent for demolition of Goldfields House and the construction of two mixed use residential buildings. This consent was granted on 10 May 2012 and subsequently amended.

D/2015/1049 (SSD 15_7101) Stage 1 development consent for two building envelopes (now known as Tower A generally fronting George St and Tower B generally fronting Pitt St) on the Goldfields House, Fairfax House, and the Rugby Club sites. Two of the significant changes from previous approvals is the addition of the Fairfax House and Rugby Club sites, and the use of Tower B as a hotel (rather than as a residential flat building). This consent was granted on 10 December 2015 and subsequently amended.

D/2015/882 - Stage 2 'amending' development consent for the construction of a residential flat building (Tower A) was granted on 10 December 2015. Amongst other things, the consent 'amended' D/2010/2029 by removing the smaller Tower B, excluding the below ground works, and increasing the height of Tower A.

D/2016/1527 (SSD 16_8110) - Development consent granted on 17 March 2017 for the demolition of Goldfields House, Fairfax House and the Rugby Club.

D/2016/1529 (SSD 16_8111) Stage 2 DA for the construction of Tower B containing a hotel use, and construction of the basement under both the hotel and the residential tower (Tower A) was granted on 11 May 2017. This is the application that is proposed to be modified and the subject of this report.

D/2016/1529/A amended Condition 81 'Sydney Trains Conditions' on 5 March 2018.

D/2016/1529/B amended the canopy design to Pitt Street, and various conditions relating to bicycle parking, Sydney Water requirements, and public domain requirements on 23 March 2018.

Development Application

Compliance Action

The site is subject to an ongoing compliance action which is still being investigated. The investigation relates to potential construction noise from two sites within Circular Quay, one of which is the subject site. Construction noise is not directly relevant to the proposed modifications the subject of this application.

PROPOSAL

The structural design of the hotel has been reviewed and revised by the applicant's design team with a number of changes proposed to the building core, typical floorplate, services, back of house areas, floor to floor heights (no reduction in floor to ceiling heights). The hotel design has also been reviewed and revised with a number of amendments proposed to the design within this application as follows:

- Structural design rationalisation and redistribution of floor area resulting in two additional hotel room levels.
- Revisions to basement layout and footprint: increase to residential parking spaces (+5), decrease to hotel and retail parking (-16), decrease to loading bays (-2). Amendment to End of Trip Facilities space.
- Revision to ground floor layout including retail layout: additional retail activation to laneways, additional side entry to lane via retail space.
- Rationalisation of building structure and services: reduction in liftcore with the deletion of one lift, reduction of transfer slabs, removal of typical columns, usage of air cooled chillers in plant, reduced and relocated plant from Level 25 to Level 23.
- Revision to upper level bar and restaurant layout: increased floor space to Level 25 with reduced and relocated plant to Level 23.

- Rationalization of building façade: revised pixel depths with difference in depths introduced and a transition from podium to tower.
- Modification to conditions of consent:
 - Condition 19 Future fitouts, part (f) reference to karaoke space to be deleted as it is no longer proposed;
 - Amendment to Condition 22 Hours of Operation, for dining to be located at Level 3.
 - Amendment to Condition 23 Hours of Operation, for dining to be located at Level 24.
 - Amendment to Condition 24 Hours of Operation, reference to karoake to be deleted and club bar located to Level 25.
 - Amendment to Condition 26 Maximum Capacity of Patrons, patron numbers to be updated for revised spaces.
 - Conditions 30 to 33 in reference to karaoke use to be deleted.

THRESHOLD TEST

The development as proposed to be modified is considered to be substantially the same as that originally approved.

The hotel building as proposed to be modified remains within the approved stage 1 envelope (as modified).

MERITS ASSESSMENT

Amendment: **Revised building design including revised facade**

Applicant's Submission: The applicant has reviewed and revised the hotel design with changes to the lift core, decreased back of house, reduced plant areas, reduced structural transfer floors, reduced floor to floor heights (not floor to ceiling heights), and ground floor and basement reconfigurations. Partnered with these structural changes, design changes include:

- Increase in ground floor retail spaces with additional activation to Rugby Place and Crane Lane, with secondary access to the hotel lobby from Crane Lane;
- A larger Level 25 bar space (with karaoke area deleted) and double height presidential suite;
- Level 2 Ballroom space redesigned as multifunctional spaces with flexible partition wall system;
- Typical hotel room increase in size from 36sqm to 38sqm;
- Amendment to the 'pixel' façade to "enhance the visual legibility of a gradual blend and transition between the podium form and the tower."¹ An intermediate 150mm pixel depth is introduced to blend between the 300mm pixel depth;

¹ Page 27 of Design Report prepared by Crone & KKAA.

- Revised roof design with green roof area amended and new skylights introduced.



Figure 2: Montage views from Pitt Street looking north with a comparison of the design competition (left), approved development (centre) and as proposed to be modified (right).



Figure 3: Montage views from Herald Square looking south with approved (left) and proposed modifications (right).

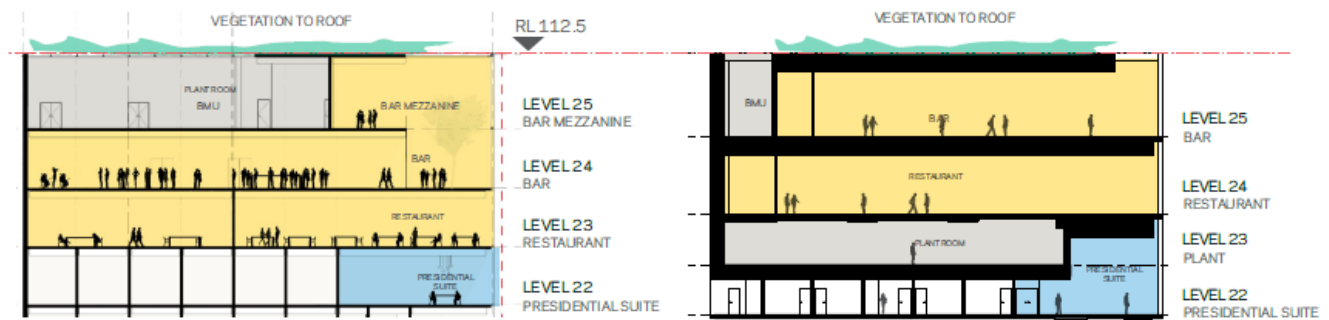


Figure 4: Diagrammatic view of Levels 23-25 as approved (left) and proposed to be modified (right).

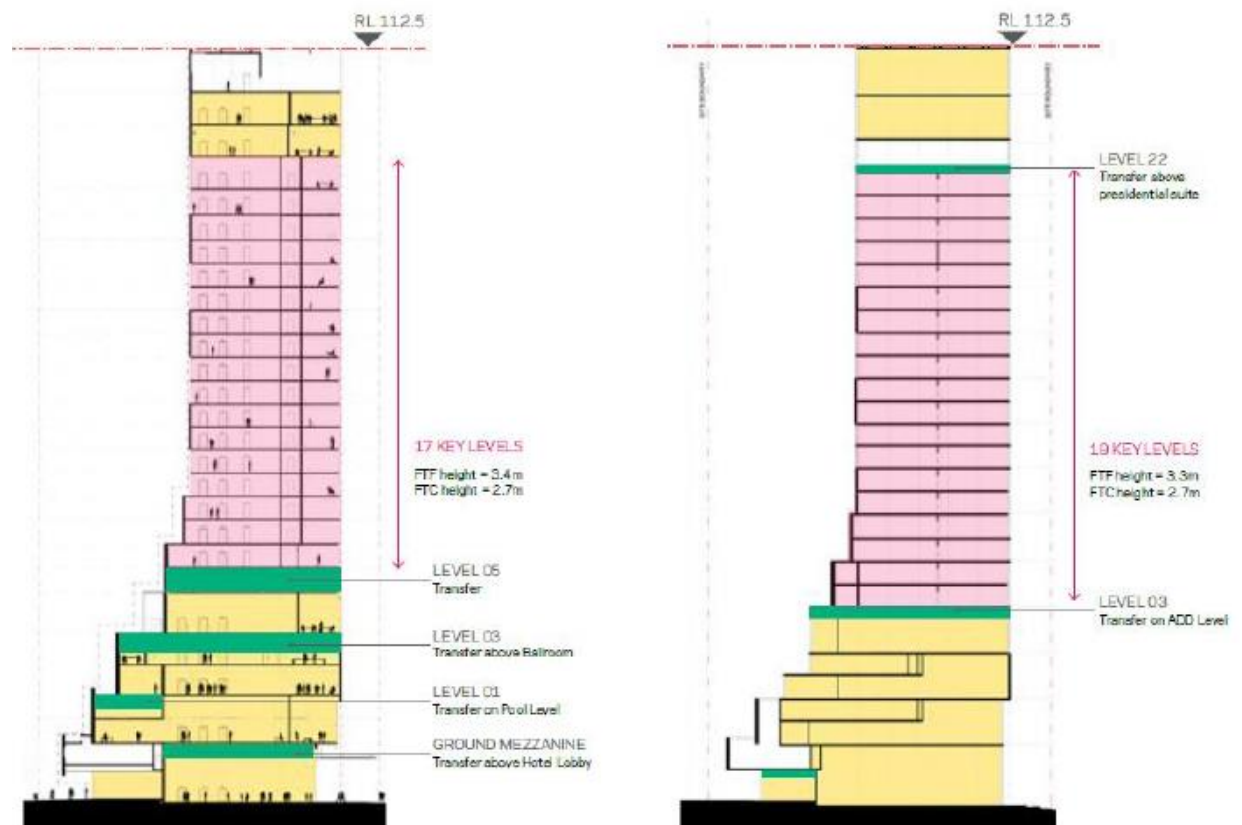


Figure 5: Diagrammatic view of the hotel building structure as approved (left) and as proposed to be modified (right).

Assessment: The amendment has merit and is supported. The revised design maintains the important features of both the design competition winning scheme and the approved development, including the 'pixel' façade design. The building remains within the approved Stage 1 building envelope, the approved GFA and approved height. The revised ground floor design provides additional activation to the laneway network with additional retail tenancies and hotel entry points. The internal changes to the hotel are acceptable.

Amendment: **Revised basement layout**

Applicant's Submission: A revised basement layout is proposed with the following changes:

- Reduced back of house space
- Reduced substation space
- Reduced hotel and retail parking
- Increase to residential car parking spaces (+5 to total of 152)
- Reduced loading bays (-2 to 4)
- Bicycle parking and end of trip facilities (EOTF) for residential tower and hotel reduced
- Overall basement footprint reduced with increased setback to south of 1m and to east by 2.5m

Assessment: The revised layout has been reviewed by Council's Transport Unit who have endorsed the revised layout and changes to parking, loading and EOTF and recommended that conditions be updated to reflect the revised parking numbers.

Amendment: Modifications to conditions of consent

Applicant's Submission: The applicant proposes a range of changes to conditions, mostly administrative in nature. They are discussed in the table below:

Condition	Proposed Modification	Comment
(1) Approved Development	Updated to reflect new architectural drawings.	Changes discussed above
(19) Fit-out of Hotel Food and Drink Premises – Separate DA Required	Deletion of part (f) that refers to karaoke.	Administrative change - supported
(22) Hours of Operation	Reference to restaurants amended from level 4 to 3.	Administrative change - supported
(23) Hours of Operation	Reference to restaurant amended from level 23 to 24.	Administrative change - supported
(24) Hours of Operation	Deletion of references to karaoke	Administrative change - supported
(26) Maximum Capacity of Patrons	Patron capacities of bar, restaurants, ballroom, and function areas amended to reflect updated plans.	Change to reflect redesigned spaces – supported
(27) Operational and Security Management Plan	Updated reference to management plan.	The revised management plan has been reviewed and endorsed
(30) Vision Panels to	Conditions to be deleted.	Administrative change -

Karaoke Rooms (31) Karaoke – No BYO (32) Karaoke Rooms – Water Service (33) Karaoke – Identification of Duty Manager		supported
(53) Allocation of Parking	Parking allocations to be updated.	Refer to assessment of basement changes
(61) Bicycle Parking and End of Trip Facilities	Bicycle spaces allocations and EOTF updated.	Refer to assessment of basement changes

Conditions - Other

- Council's Health Unit has identified that Condition 88 should be corrected to refer to the updated submitted acoustic report and construction noise vibration management plan.
- An additional mechanical ventilation condition is recommended to address the change in plant equipment including the use of air-cooled chiller units.
- Condition 51 is to be updated to require assessment of the green roof plantings near the modified exhaust duct discharge points.

SYDNEY LEP 2012

The provisions of the LEP have been taken into consideration in the assessment of the proposal.

The site is located within the B8 Metropolitan Centre Zone. The approved uses for a hotel and retail remain permissible.

The proposed modification complies with the maximum floor space ratio standard. The approved gross floor area remains as per Condition 11 at 19,394sqm.

The proposed height remains within the maximum height standard of 110m.

The proposed basement parking modifications (considered concurrently with Tower A modification application D/2015/882/E) remains compliant with the maximum parking control. The maximum car parking permitted on site is 206 spaces, 182 spaces are proposed (a reduction of 13 spaces from 195 approved).

SECTION 4.15 ASSESSMENT

Besides the other matters discussed in this report, the previous assessment against the provisions of Section 4.15 of the EP & A Act are still relevant.

CONSULTATION

Internal

The application has been discussed with Council's Waste Unit, ESD officer, Transport Unit, Landscaping officer, Public Domain Unit, Health Unit, Urban Design and Heritage Specialists. Their comments and recommendations have been included in the assessment of the application.

External

The application was referred to Water NSW, NSW Heritage Council, Transport for NSW, RMS, Sydney Metro, Sydney Water and Ausgrid. No issues were raised by these external agencies.

NOTIFICATION AND ADVERTISING

As a Section 4.55(2) modification, the application was notified and advertised for a period of 14 days in accordance with Schedule 1 under the Sydney DCP 2012. As a result of this notification there were no submissions received.

FINANCIAL IMPLICATIONS

DEVELOPMENT CONTRIBUTIONS

The proposed modification will not impact on the development contributions payable in relation to the development.

DELEGATIONS

The original application was determined under the delegation of the CSPC. In accordance with the register of delegations, determination of modification of existing CSPC consents may be determined by the Manager Planning Assessments where the development the modification relates to is substantially the same development, and no prejudice will be caused to any person who objected to the original development application.

The modifications proposed by this application are substantially the same as the approved development. All previous objectors have been notified of the amended proposal. No submissions from the public were received.

CONCLUSION AND RECOMMENDATION

Having regard to all of the above matters, it is considered that the modification generally satisfies the relevant strategy, objectives and provisions of the Sydney LEP 2012 and the Sydney DCP 2012. The proposal is acceptable and is recommended for approval subject to conditions as shown in the attached Decision Notice.

The application is Approved under delegated authority of the Central Sydney Planning Committee.

The undersigned declare, to the best of their knowledge that they have no interest, pecuniary or otherwise, in this development application or persons associated with it and have provided an impartial assessment.

Report Prepared by:



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Application reviewed by:



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Application determined by:



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A/Manager Planning Assessments