

Mary Su

From: Mary Su
Sent: Thursday, 22 October 2020 4:24 PM
To: Daniel Thorpe
Cc: Luke Thorburn
Subject: FW: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket
Attachments: Cover Letter - Response to 187 Thomas Street, Haymarket on Behalf of Samprian.pdf; Attachment 1_Urban Planning Response.pdf; Attachment 2_Architectural Urban Design Response.pdf; Attachment 3_Legal Response.pdf; Attachment 4_Economic Response.pdf

Hi Daniel,

As discussed please see attached submission from Mecone on behalf of the landowners at 757 – 763 George Street, Haymarket. Their letter raises a number of concerns with the planning proposal at 187 Thomas Street.

It would be great if you provide any comments to their concerns and if any of their concerns were addressed during the preparation of the planning proposal. Any advice on the background and discussions the City has had with the landowners at 757-763 George Street would be helpful.

Thanks
Mary

From: Alicia Desgrand <adesgrand@mecone.com.au>
Sent: Wednesday, 21 October 2020 8:48 AM
To: David McNamara <David.McNamara@planning.nsw.gov.au>
Cc: Ben Hendriks <bhendriks@mecone.com.au>
Subject: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket

Dear David,

On behalf of my client Samprian, please find attached a response letter to the Planning Proposal for 187 Thomas Street, Haymarket which is due to be forwarded to the Department for Gateway Determination. Samprian are the landowners of the adjoining site located at 757 – 763 George Street, Haymarket. The letter and associated documentation highlight a range of concerns with the Planning Proposal for 187 Thomas Street, including non-compliances that have not been acknowledged by the Applicant or Council in their assessment of the application.

It would be appreciated if you could please review and advise what next suitable steps can be taken?

Regards



Alicia Desgrand – Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T:02 8667 8668



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Mary Su

From: Mary Su
Sent: Tuesday, 27 October 2020 9:46 AM
To: 'Daniel Thorpe'
Cc: Luke Thorburn
Subject: RE: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket

Hi Daniel,

Do you have a likely timeframe of when you will send through your comments?

Thanks
Mary

From: Mary Su
Sent: Thursday, 22 October 2020 4:24 PM
To: Daniel Thorpe <DThorpe@cityofsydney.nsw.gov.au>
Cc: Luke Thorburn <Luke.Thorburn@planning.nsw.gov.au>
Subject: FW: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket

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Subject: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket

Dear David,

On behalf of my client Samprian, please find attached a response letter to the Planning Proposal for 187 Thomas Street, Haymarket which is due to be forwarded to the Department for Gateway Determination. Samprian are the landowners of the adjoining site located at 757 – 763 George Street, Haymarket. The letter and associated documentation highlight a range of concerns with the Planning Proposal for 187 Thomas Street, including non-compliances that have not been acknowledged by the Applicant or Council in their assessment of the application.

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Mary Su

From: Daniel Thorpe <DThorpe@cityofsydney.nsw.gov.au>
Sent: Monday, 2 November 2020 11:25 AM
To: Mary Su; Luke Thorburn
Cc: Sally Peters
Subject: Response to 187 Thomas Street, Haymarket on Behalf of the Owners of 757 - 763 George Street, Haymarket

Hi Mary,

Thanks for your email.

Thank you for forwarding on the submission made by the adjacent landowner, the City will ensure that their concerns are thoroughly addressed as part of the public exhibition.

However, prior to this, I will provide some background on preliminary discussions the City had with the landowners of 187 Thomas Street and the adjacent site, 757-763 George Street, Haymarket prior to the lodgement of the 187 Thomas Street Planning Proposal.

The City commenced initial preliminary discussions with representatives for both landowners, FJMT and MG Planning in October 2018 about a potential planning proposal that encompassed both 187 Thomas Street and 757-763 George Street, Haymarket. The composition of this initial proposal is generally consistent with the current proposal, i.e. hotel, office and innovation space, however the initial proposal included the Sutton Forest Meat building on George Street and a podium and low-rise tower components on the 757-763 George Street site. Feedback provided at this meeting centred around ensuring compliance with the draft Central Sydney Planning Strategy, the District Plan and NSW Government Precincts and the provision of a greater tower setback to George Street. Notes from this initial meeting show the proponent was encouraged to consult with neighbouring properties and to demonstrate why an amalgamated solution (741 and 743-755 George Street) could not reasonably be achieved.

The City continued preliminary discussions including both sites and presented the initial proposal to the City's Design Advisory Panel (DAP) on 14 February 2019. The Panel expressed tentative support for the proposal and recommended the proposal's George Street setback is increased to length of the Sutton Forest Building. Further consultation and meetings took place in early 2019, where the City gave the consultants advice on reports required for lodgement, built form and public benefit offer.

At a meeting dated 15 August 2019, the City met with FJMT, MG Planning and representatives from Greaton, the landowner of 187 Thomas Street and were advised that they would be seeking to progress the planning proposal for that site only. At this time, the City's feedback was moderated due to the changed site area, in terms of revised building height and suitable GFA the site could comfortably accommodate. Public benefit offer discussions continued in preparation of referral to the City's Voluntary Planning Agreement Steering Committee. In correspondence dated October 2019, the City was advised that the landowners were seeking to lodge as soon as possible.

On 19 December 2019, the City met with the Ceerose, the landowner of 757-763 George Street, their architects, Grimshaw and planning consultants, Mecone for preliminary planning proposal discussions on those sites. At this meeting, we were advised the arrangement with their western neighbour was no longer in place due to a commercial decision. They also noted the preliminary planning proposal for the amalgamated sites situated the majority of the building bulk on the 187 Thomas Street site and it was their preference to do their own job. Ceerose noted they held development approval for a hotel on this site, and that early indications were the 50 percent uplift for tower clusters proposed in the Central Sydney planning proposal did not work for them, and they required better certainty and as such were pursuing a planning proposal. The indicative proposal for their sites was for a slim form tower to a height of 250

metres comprising 3.5 and 5 star hotels stacked on top of each other. The feedback provided by the City centred around the various constraints of their site and that their base case envelope was not consistent with the requirements of the Strategy and required further refinement ahead of wind and daylight testing. It was also noted that following the recent announcements on the Central Sydney Planning Strategy, they should review the details in February when the revised Central Sydney Planning Proposal was anticipated to be reported to Council and the CSPC.

The City met with Ceerose on 16 April 2020 where the City encouraged the landowner and architects to focus on the issues and rezoning to accommodate towers required increased setbacks. It was also relayed to the landowner that the Central Sydney Planning Strategy incentivises amalgamation of sites, particularly where it may not be possible for greater height unamalgamated. The conclusion of the meeting was that the City would continue to work with Grimshaw and Mecone to further discuss site constraints and base case envelope that is compliant with the Strategy, which took place on 29 April 2020. In this meeting, the City provided feedback on the environmental amenity tests for a base case envelope and that their indicative proposal could not achieve these standards, and that a lower height proposal may be necessary. They were also invited to make a submission when the Strategy was placed on public exhibition so the City was able to consider their circumstances not in isolation. A submission was received.

The City wrote to Ceerose advising that the 757-763 George Street site was constrained and would have considerable challenges in demonstrating strategic and site-specific merit due to its ability to comply with the Strategy. Nevertheless, the City detailed the required studies and report needed for lodgement and advised them of the modified lodgement process due to changes as a result of the Covid19 pandemic. It should also be noted that in recent days a planning proposal for 757 George Street, has been lodged through the planning portal. The City is currently undertaking a completeness check and awaiting the payment of the lodgement fee.

I trust that the above provides a succinct summary of the history and evolution of the 187 Thomas Street planning proposal and discussions that the City undertook with the adjacent landowner. Should you wish to discuss this further, please do not hesitate to contact me.

Kind regards,
Daniel

Daniel Thorpe
Specialist Planner
Strategic Planning & Urban Design



Telephone: +612 9265 9865
cityofsydney.nsw.gov.au

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