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MEDIA RELEASE

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North Sydney's commercial floorspace increase

The NSW Government has given concept plan approval for a \$157 million commercial office development on the Pacific Highway at North Sydney that will provide capacity to accommodate around 2,500 jobs in Sydney's second-largest CBD.

The approval allows for a 31-storey building at 177-199 Pacific Highway and follows two similar Government approvals within the North Sydney CBD last year, further entrenching the importance of North Sydney as a commercial centre.

A development application will now need to be lodged and approved by North Sydney Council before construction can commence. The building's construction will create around 850 jobs.

Planning Minister Tony Kelly said the development was consistent with the Sydney Metropolitan Plan that identifies the need for additional employment capacity within the North Sydney CBD.

"North Sydney has been for many years, and continues to be, a very important commercial centre for Sydney – Australia's truly global city," the Minister said.

"This new development will build on that reputation and is consistent with other commercial towers within North Sydney.

"It is also close to public transport and will deliver increased and improved public space and access on the site.

"The Government's draft Inner North Subregional Strategy identifies the need to create an addition 60,100 new jobs in Sydney's inner north by 2031, with 15,000 of these to be located in the North Sydney local government area.

"This and other recent Government approvals in North Sydney will play a key role in ensuring these targets are met, which is great news for Sydney's continued economic sustainability."

The approved concept plan allows for:

- a building envelope of 31-storeys;
- a maximum floor area of 44,770 square metres;
- a four level basement with 112 car spaces; and
- a publicly-accessible plaza of approximately 1,325 square metres.

In its assessment of the concept plan, the Department of Planning considered a range of important issues including height, overshadowing, built form, streetscape and public space.

"The Department's assessment found that while a number of aspects of the proposal were inconsistent with Council's existing planning controls, the development is appropriate to the commercial nature of the North Sydney CBD and its important employment-generating capacity.

"A number of architectural features have also been employed to ensure the development is an attractive and appropriate one with significant public benefits.

"This is particularly so in the case of the publicly-accessible garden plaza element, which is a welcome addition to the northern end of the CBD where the amount of public space is currently quite limited."

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