

SE Business
 HD **Developer's towering aspirations**
 BY GREG BROWN, DEVELOPMENT
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Plans to build a landmark office tower in Sydney's harbourside Circular Quay, have been submitted by Lend Lease, adding to a spate of potential development in the precinct.

While much of the focus in Sydney has been on **residential** apartments, the **group** is aiming to build a 40,000sq m to 60,000sq m office building in place of its three properties on the prominent block, which is bounded by Alfred, Pitt, Dalley and George streets.

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It comes as an office tower on the same block, Gold Fields House, is being **sold** as a potential \$1 billion **apartment** development. **Chinese**-backed developer AXF **Group** and the listed Mirvac **Group** also have development aspirations on that block.

Lend Lease owns the two old Westpac buildings, at 182 George Street and 33-35 Pitt Street, as well as the Jacksons on George pub. It is understood the **group** would need the council to amend planning controls on the **site** in order for its development to be approved. JLL has been called in to find a capital partner for the project and tenants for the tower.

Lend Lease submitted its plans alone despite at one stage considering jointly submitting plans with AXF. It is not yet known whether the two groups would later strike a joint venture agreement to develop the **site**.

A Lend Lease spokesman confirmed that a development application had been submitted. "Last week Lend Lease lodged a draft planning proposal to the City of Sydney for its assessment. Along with its design and planning consultant team, Lend Lease has prepared an urban design study that would inform potential amendments to the planning controls for the **site**," he said.

CO mirva : Mirvac Group

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