

Local Planning Panel

13 February 2019

89-105 Kent Street, Millers Point

D/2018/1008

Applicant: Gallagher Jeffs

Owner: City of Sydney

Architect/Designer: Wilson Associates

proposal

use public footpath on Kent Street for outdoor dining in association with the licensed hotel “The Langham”

zone R1 – permissible with consent

recommendation

approval subject to conditions

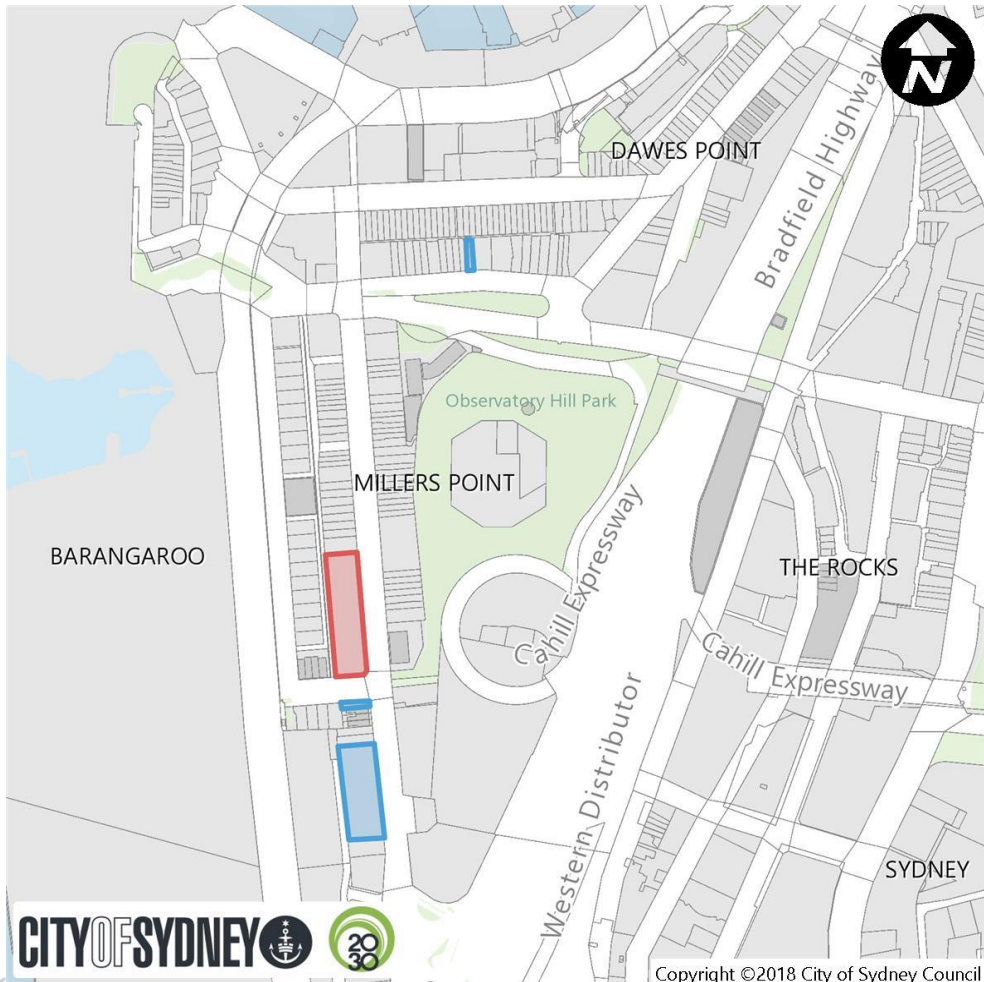
notification information

exhibition period

- 10 September to 11 October 2018
- 498 owners and occupiers notified
- 7 submissions received

submissions

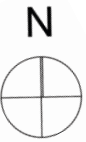
- outdoor dining from 6.30am to 12.00 midnight excessive in residential area
- noise impacts will be unacceptable
- insufficient space for pedestrians to walk past
- increase traffic and parking issues



subject site



submitters



submissions



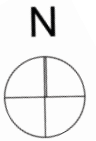
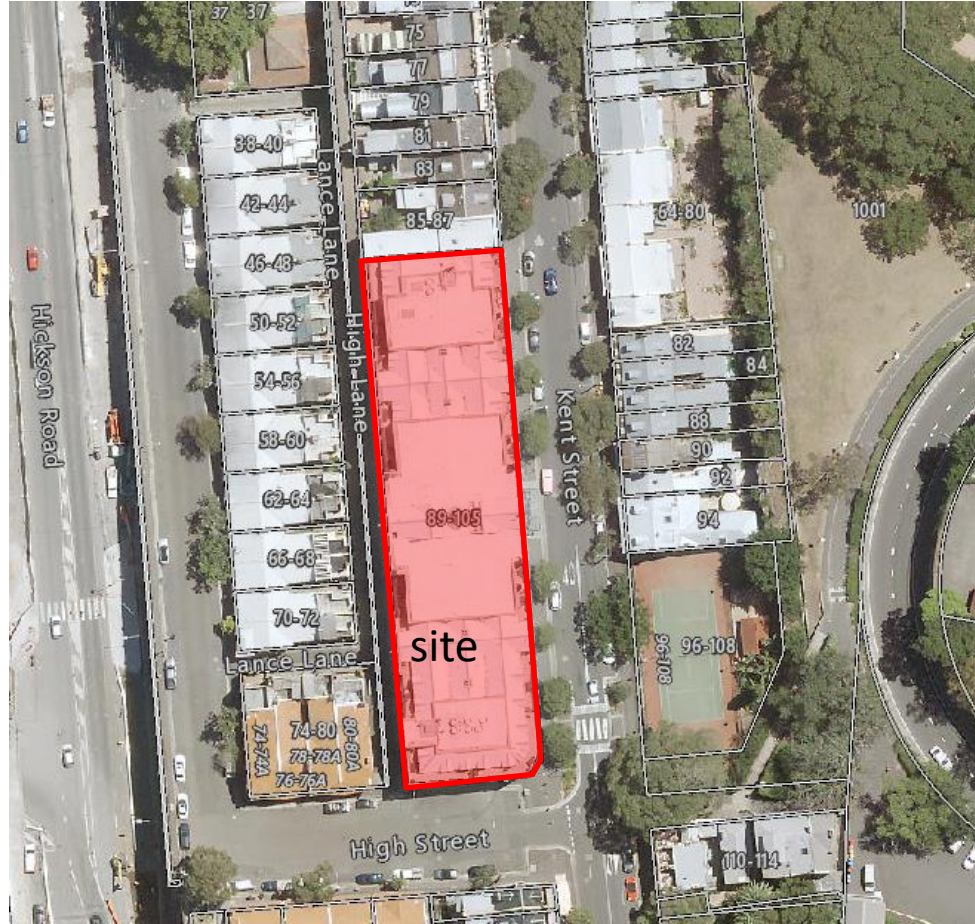
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site

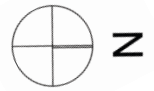
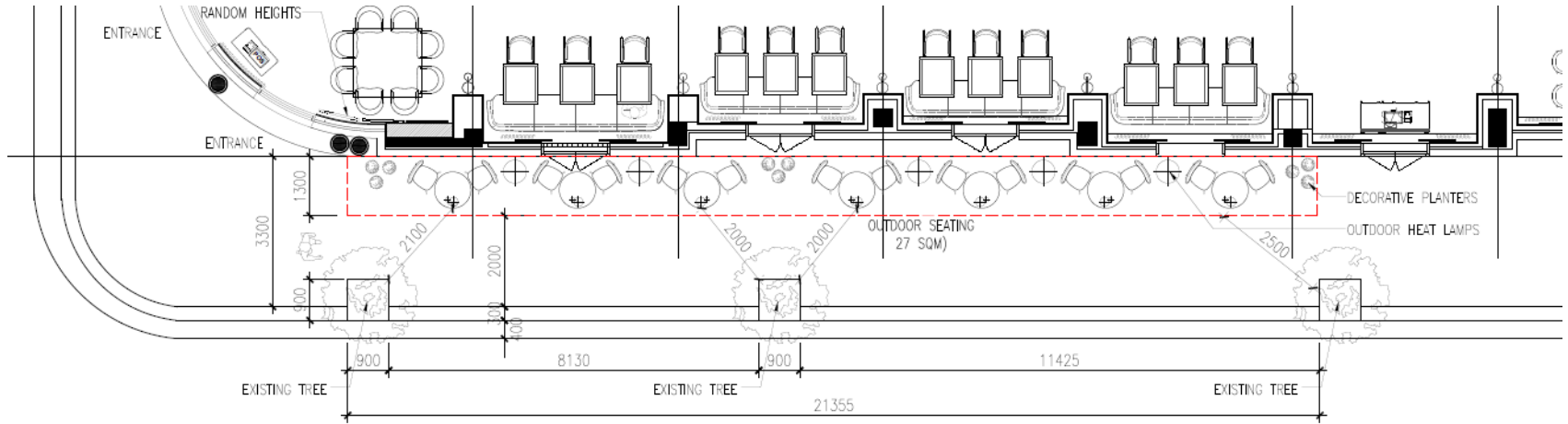


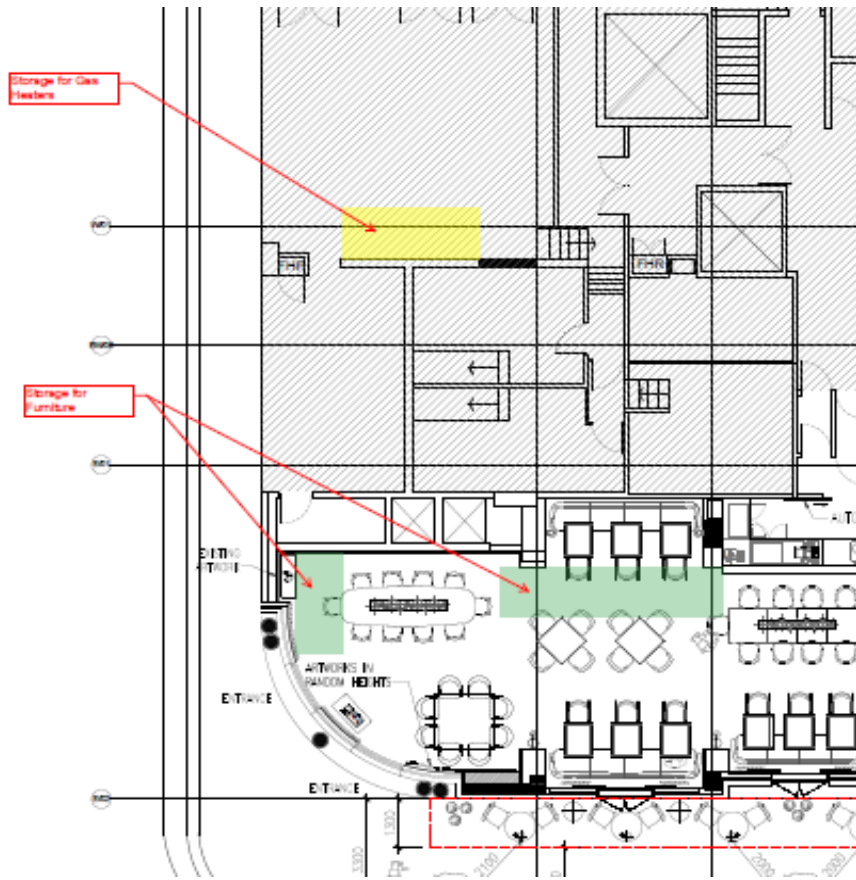


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site from Kent Street







proposed storage areas

compliance with DCP controls

	control	proposed	compliance
trading hours	10.00am to 8.00pm (with extended hours till 10.00pm)	6.30am – 12.00midnight	no

issues

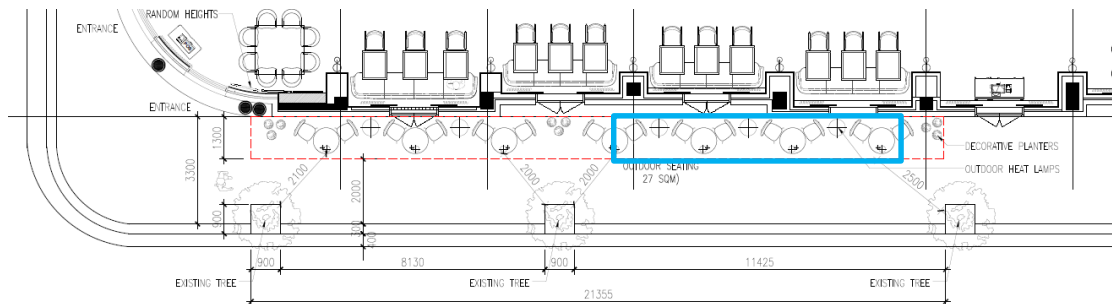
- hours of operation / amenity impacts from use of the outdoor area
- clearance for pedestrians to traverse footpath

hours of operation

- restrict hours of operation to between 7.00am and 10.00pm Monday to Sunday

clearance distance for pedestrians

- reduce footway dining area to 12sqm (1.3m deep x 9.2 wide) as illustrated in the blue box below



recommendation

approval subject to conditions