

## Resolution of Central Sydney Planning Committee

20 June 2019

### Item 4

#### Development Application: 189-197 Kent Street, Sydney - D/2018/1014

Moved by the Chair (the Lord Mayor), seconded by Councillor Thalís -

It is resolved that:

- (A) the requirement of Section 51N of the City of Sydney Act 1988 to consult with the Central Sydney Traffic and Transport Committee not apply in this instance as the proposal does not require, or that might reasonably be expected to require, the carrying out of road works or traffic control works that are likely to have a significant impact on traffic and transport in the Sydney CBD;
- (B) consent be granted to Development Application No. D/2018/1014, subject to the conditions as detailed at Attachment A to the subject report to the Central Sydney Planning Committee on 7 March 2019, being amended as follows (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

#### (2) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2018/1014 dated 30 August 2018 and the following drawings prepared by FJMT Studio:

Drawing Number	Drawing Name	Date
<b>201 (Revision E)</b>	<b><i>Proposed Envelope Diagrams</i></b>	<b>8 April 2019</b>
<b>202 (Revision E)</b>	<b><i>Proposed Envelope Diagrams</i></b>	<b>8 April 2019</b>
<b>203 (Revision E)</b>	<b><i>Proposed Envelope Diagrams</i></b>	<b>8 April 2019</b>
<b>301 (Revision E)</b>	<b><i>Kent Street Envelope Elevation – Proposed Envelope</i></b>	<b>8 April 2019</b>
<b>302 (Revision E)</b>	<b><i>Jenkins Lane Envelope Elevation – Proposed Envelope</i></b>	<b>8 April 2019</b>
<b>404 (Revision E)</b>	<b><i>Indicative Typical Section</i></b>	<b>8 April 2019</b>
304-C	Envelope Diagrams	2 May 2018
305-C	Envelope Diagrams	2 May 2018
503-C	Site Elevations – Complying Envelope – Kent Street	2 May 2018
504-C	Site Elevations – Complying Envelope – Jenkins Lane	2 May 2018
511-C	Section – towards Stamford on Kent North	2 May 2018
512-C	Section – towards Stamford on Kent South	2 May 2018

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail; and
- (C) the Design Excellence Strategy prepared by Ethos Urban dated 23 August 2018 be endorsed.

## **Reasons for Recommendation**

The application is recommended for approval for the following reasons:

- (A) The proposed building envelope complies with the maximum height and floor space ratio development standards pursuant to Clauses 4.3 and 4.4 of the Sydney Local Environmental Plan 2012.
- (B) The indicative floor plans demonstrate that the building envelope is able to accommodate residential apartments in accordance with the provisions of the State Environmental Planning Policy No. 65 and the Apartment Design Guide.
- (C) The proposed building envelope does not result in any adverse environmental or amenity impacts on surrounding properties.
- (D) Subject to compliance with the design excellence strategy and undertaking a competitive design process, the development is able to achieve design excellence in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (E) Subject to conditions requiring additional information to accompany the detailed design application, the development can accommodate the proposed uses without any adverse impacts on traffic and parking, and residential amenity.
- (F) For the reasons above, the development is in the public interest.
- (G) Condition 2(a) was amended to include reference to new drawings which include a pedestrian through site link from Kent Street to Jenkins Street, as requested by the Committee on 7 March 2019.

Carried unanimously.

D/2018/1014

