

# Resolution of Central Sydney Planning Committee

**25 March 2021**

## Item 5

### Development Application: 499-501 Kent Street, Sydney - D/2020/1224

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

It is resolved that consent be granted to Development Application No. D/2020/1224 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions shown in ***bold italics***):

#### **(4) BUILDING HEIGHT**

(a) The height of the tower envelope must not exceed RL 95.600 (AHD) ***and must not cause additional overshadowing to the Future Town Hall Square, between 12 noon and sunset all year, in accordance with the approved Planning Proposal – Central Sydney 2020.***

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act, 1979, in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposal generally satisfies the objectives and provisions of Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (C) The proposal is consistent with the objectives of the B8 Metropolitan Centre zone.
- (D) The proposal will provide a building envelope that is capable of accommodating a future building which, subject to compliance with the design excellence strategy, the undertaking of a competitive design process and the recommended conditions of consent, can exhibit design excellence in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012.

- (E) The indicative reference design accompanying the application demonstrates that the future proposed development is capable of being consistent with the provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (F) The proposed development has a height and form suitable for the site and its context and, subject to conditions, satisfactorily addresses the heights and setbacks of neighbouring developments and is appropriate in the streetscape context and broader locality.
- (G) The proposed building envelope can accommodate the proposed uses and does not result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain and the broader Sydney Central Business District, subject to conditions on a subsequent detailed design development application.
- (H) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to design excellence, heritage, height, setbacks, contamination and traffic.
- (I) Condition (4)(a) was amended to protect sun access to the future Town Hall Square site.

Carried unanimously.

D/2020/1224