

Local Planning Panel

29 April 2026

Application details

Address: 125A Kent Street, Millers Point

Application: D/2026/97

Applicant: Mecone

Owner: Jefrey International Investment Pty Ltd

Architect: Cortese Gilder

Proposal

Adaptive reuse of existing three storey building and construction of five storey addition above to be used as a residential flat building including:

- 5 apartments
- communal open space on level 2 (25sqm) & rooftop (50sqm)
- common internal space on lower ground level (40sqm)
- 6 bike parking spaces (5 residential, 1 visitor)

Recommendation

Refusal

Reason reported to LPP

The application is reported to the LPP for determination as it is considered:

- Sensitive development (Development to which State Environmental Planning Policy (Housing) 2021, Chapter 4 (Design of residential apartment) applies and is 4 or more storeys in height)
- Contentious development receiving over 25 unique public submissions.

Notification

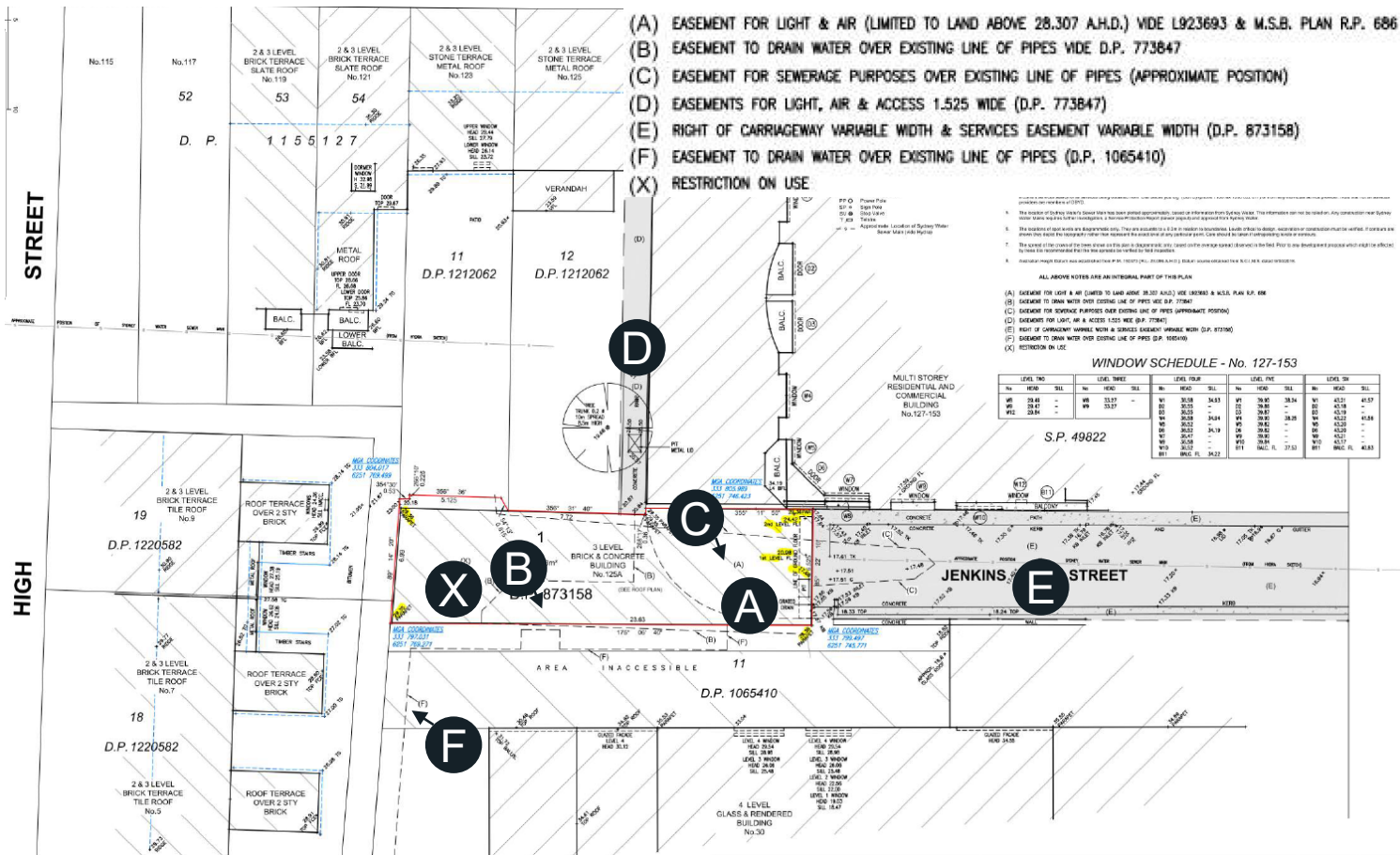
- exhibition period 5 February 2026 to 27 February 2026
- 274 owners and occupiers notified
- 126 submissions received

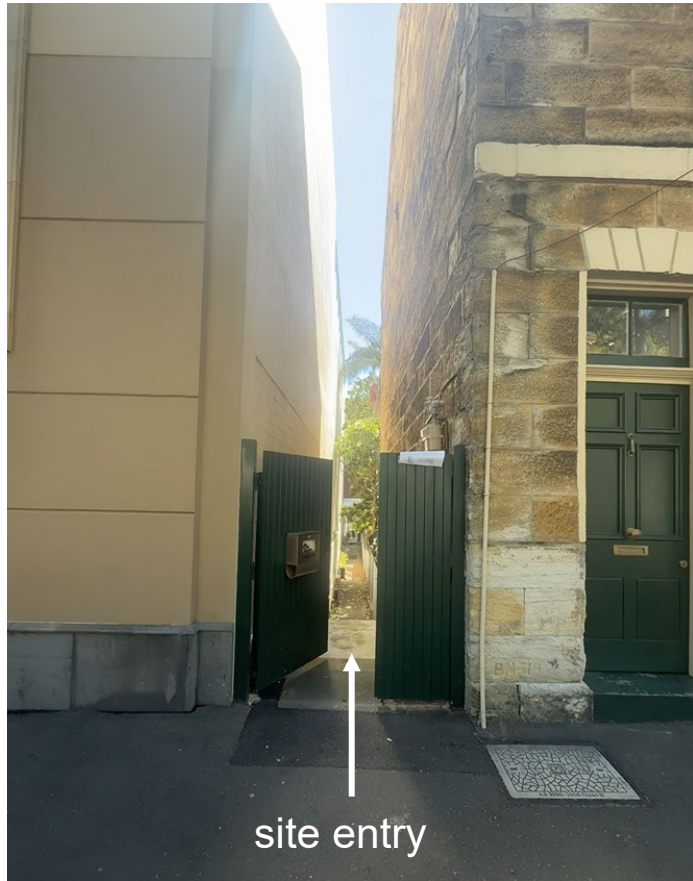
Submissions

- development is an overdevelopment and inappropriate in scale
- negative impact on heritage character and streetscape
- reduced neighbourhood amenity (privacy, overshadowing & noise)
- access, traffic & servicing of site is poorly resolved
- substantial planning non-compliances result in lack of design quality
- lack of information regarding impacts of the proposal on existing easements

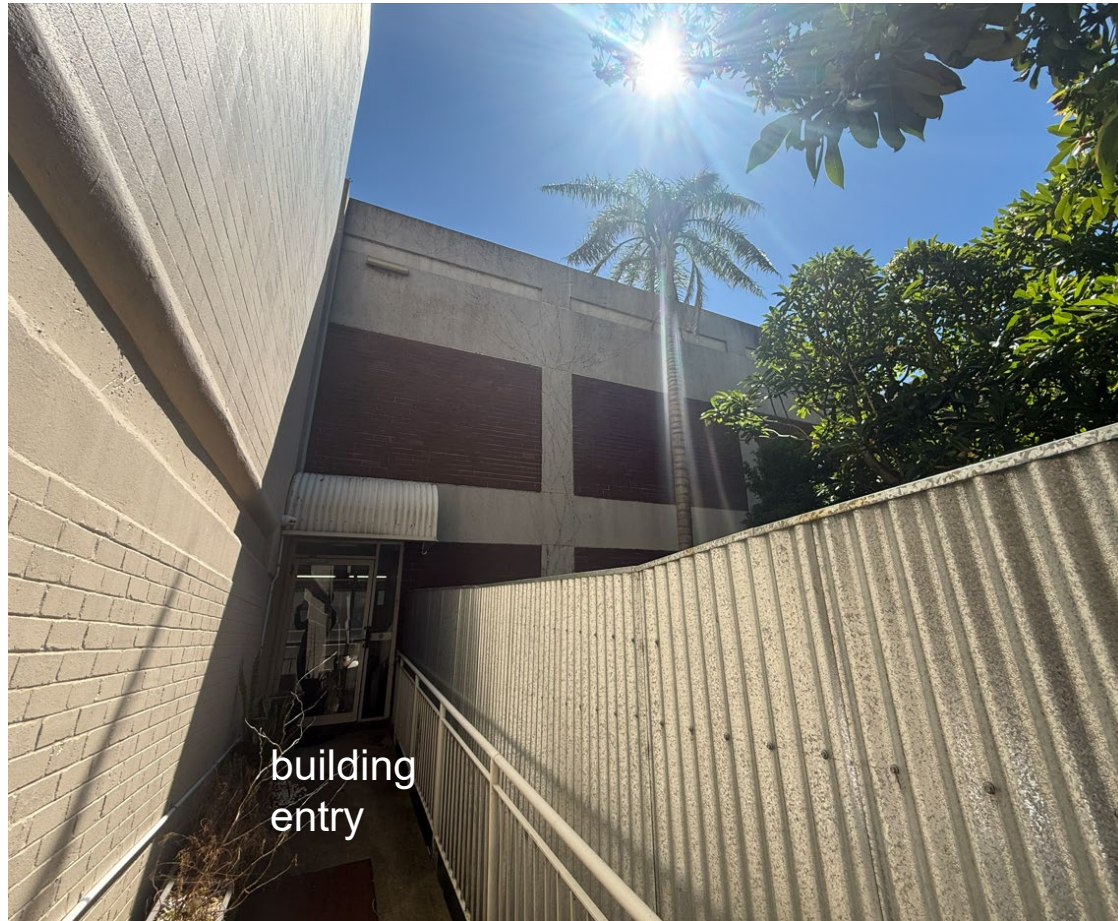
Site







site entry via Kent Street

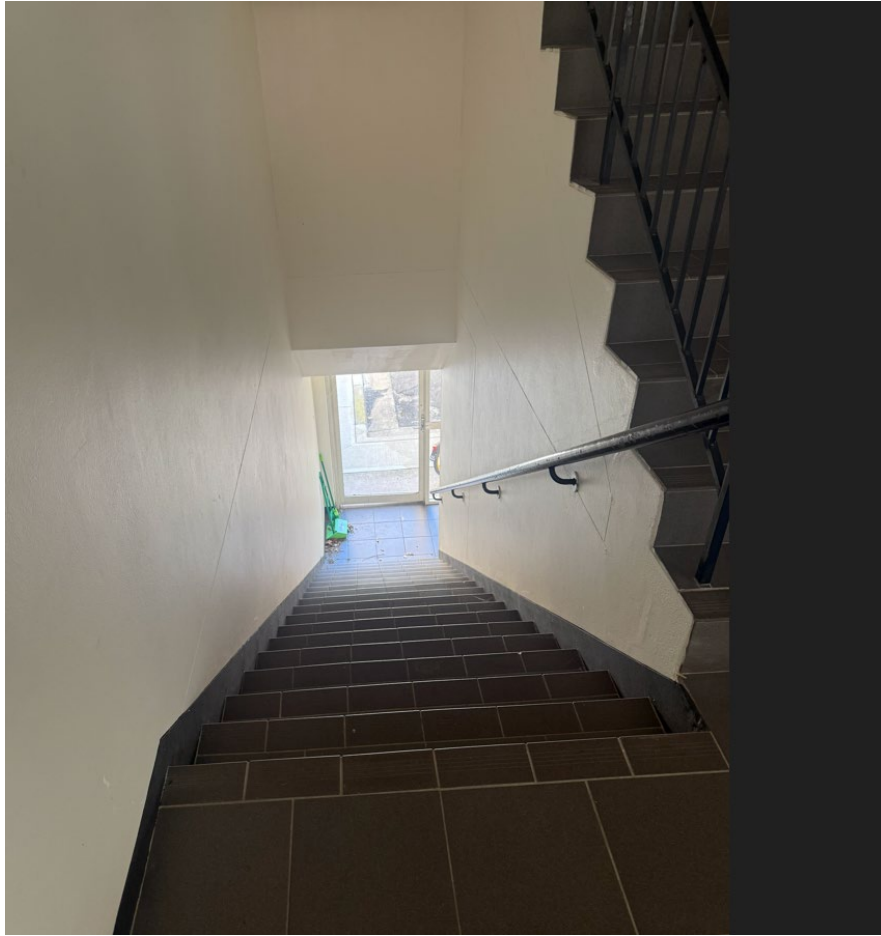


building
entry

view west towards building entrance



existing southern elevation – Jenkins Street



existing stairs to lower ground



existing lower ground facing north



existing ground floor facing north



existing view west from level 1



view north-west towards 'The Bond'
commercial terrace and High Street terraces



view north-west of existing roof from Level 6 Highgate Apartment



High Street terraces north of subject site



view north towards High Street



view north towards High Street



rear view of terraces to the north of subject site on Kent Street



view south-east towards Highgate Apartments



view west from Highgate Level 6 balcony



view west of the 'Bond' Commercial building

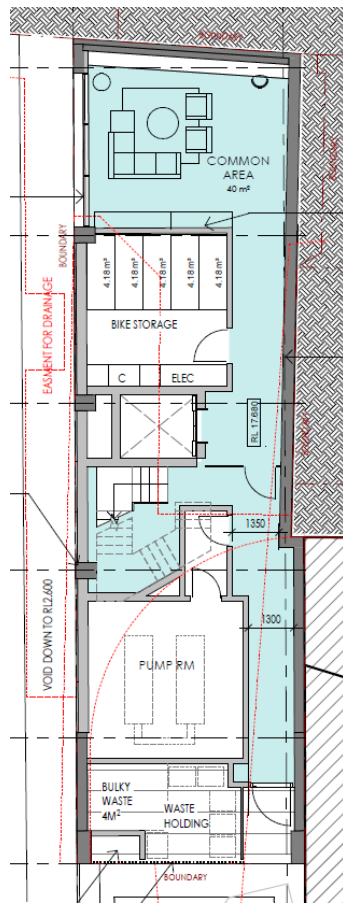


view north-west to the 'Bond' commercial terrace

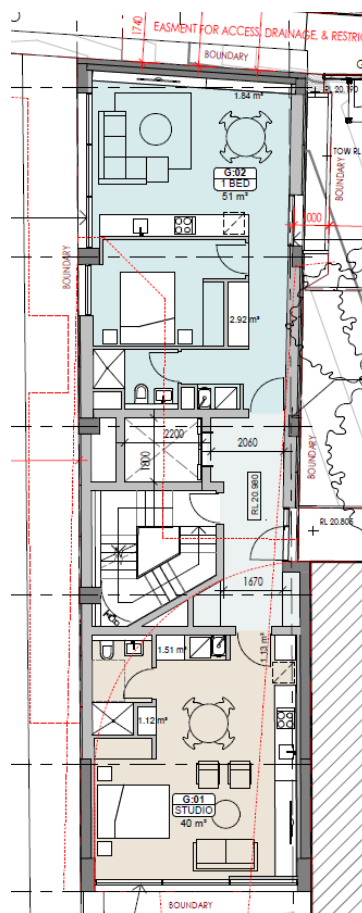


View north-west to the 'Bond' Commercial terrace

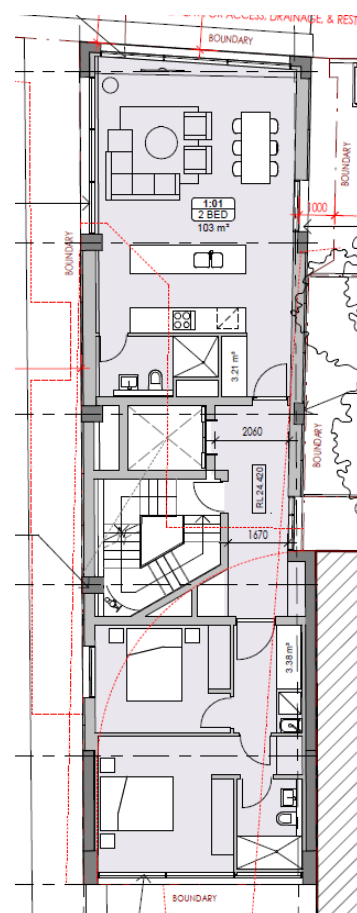
Proposal



Lower Ground



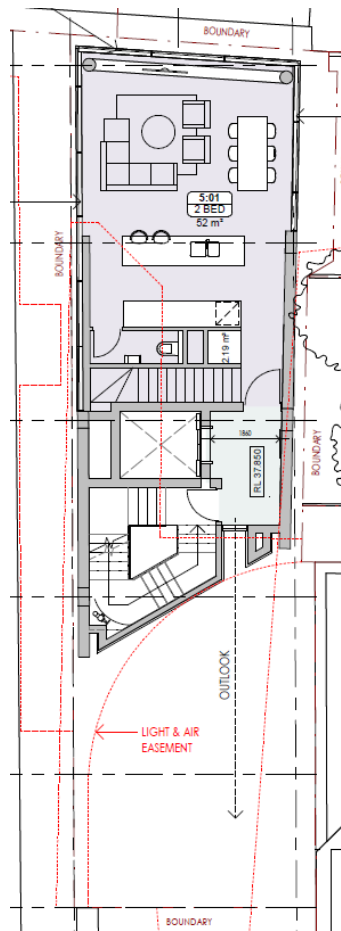
Ground



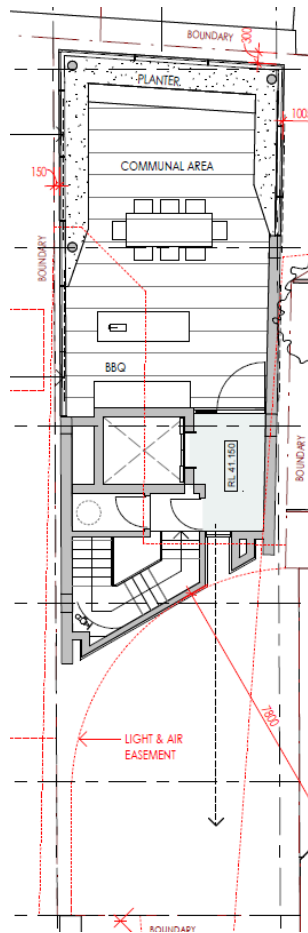
Level 1



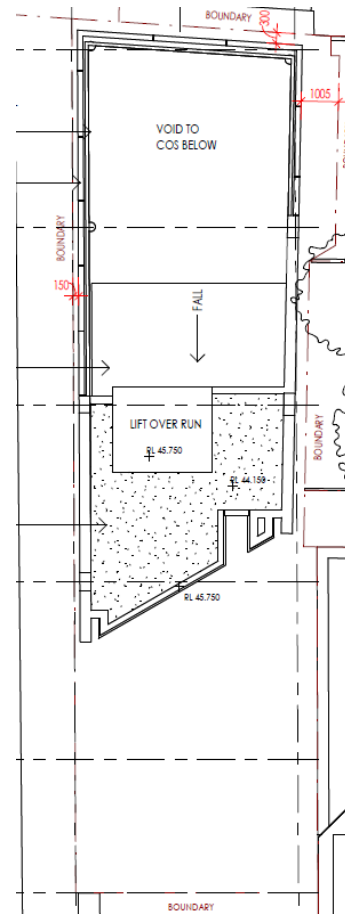




Level 5

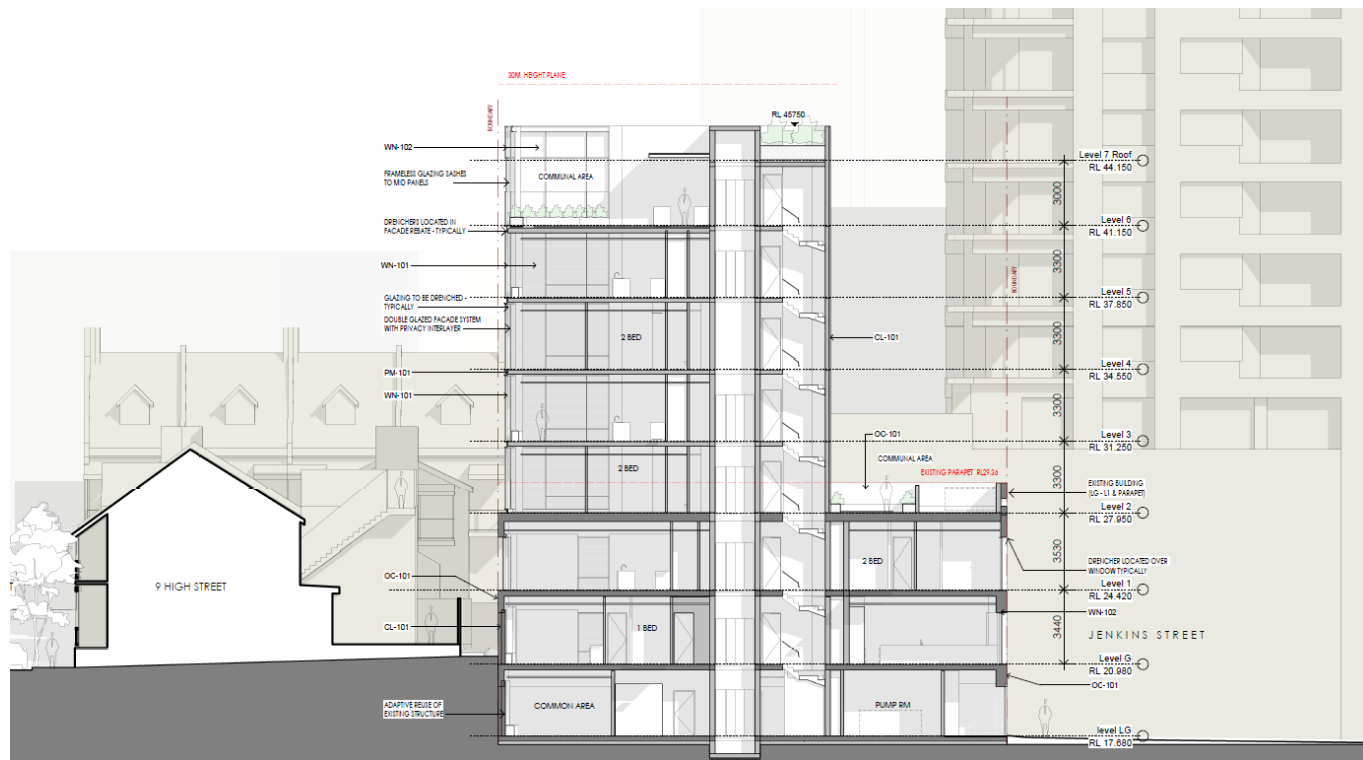


Level 6

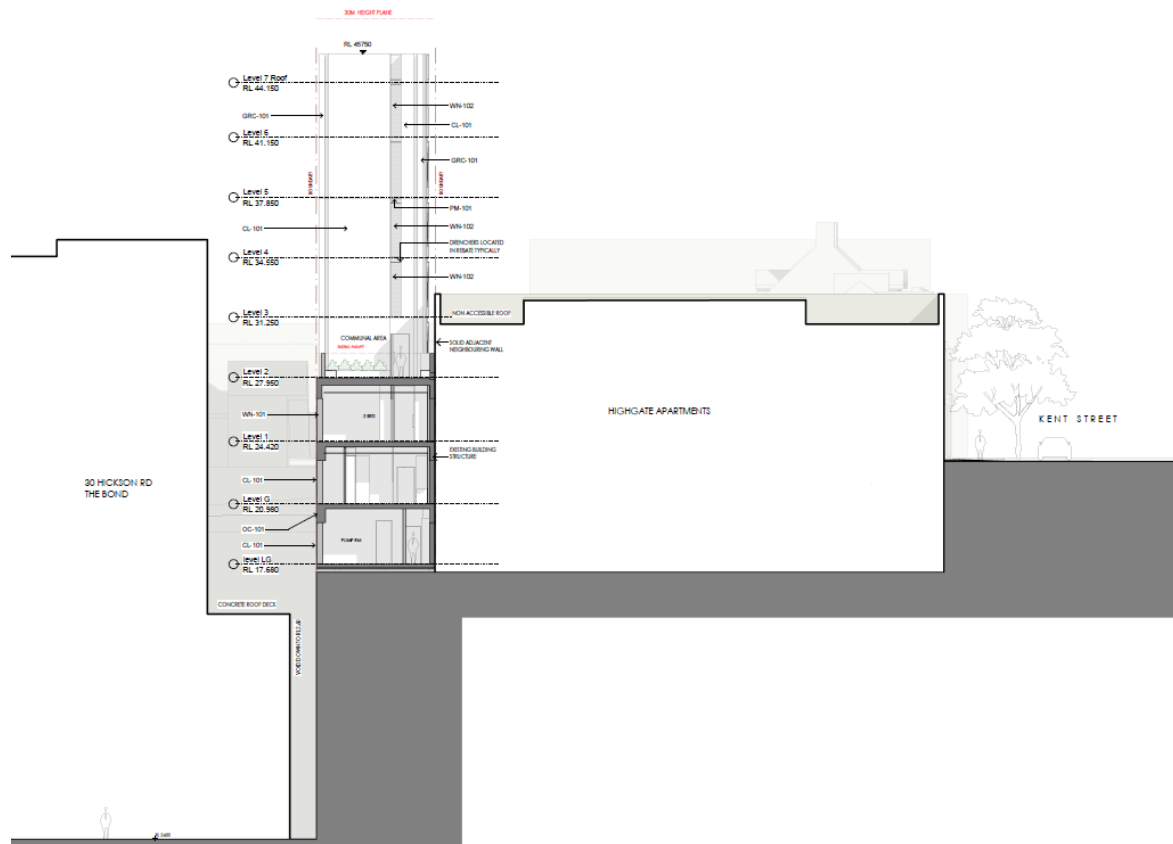


Roof Plan





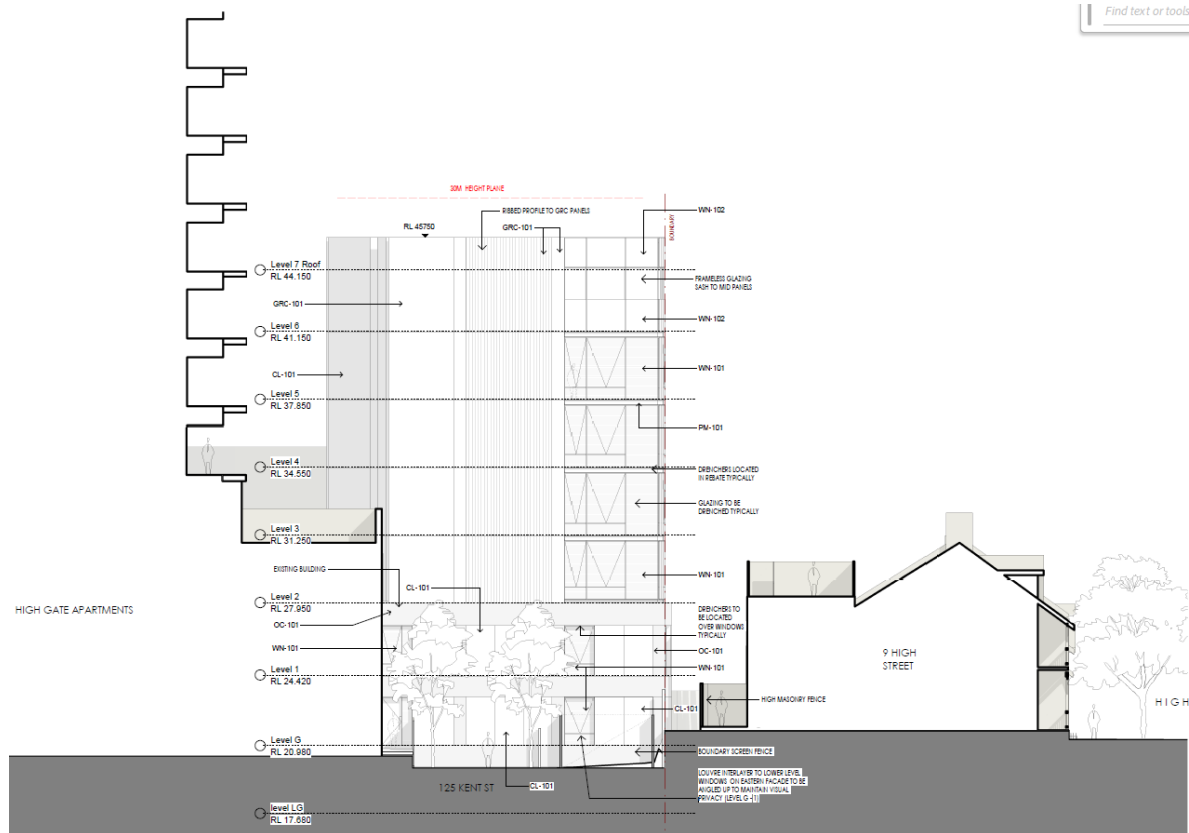
Section



Section

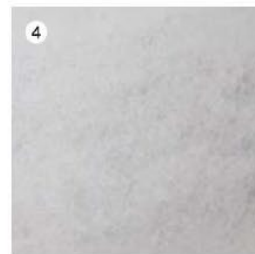
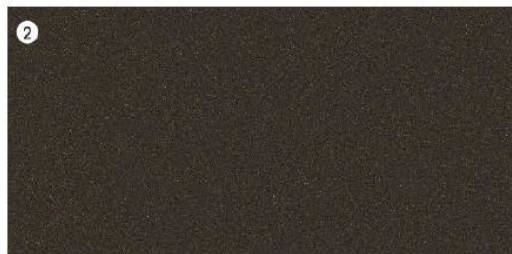
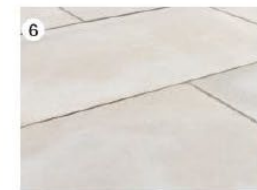
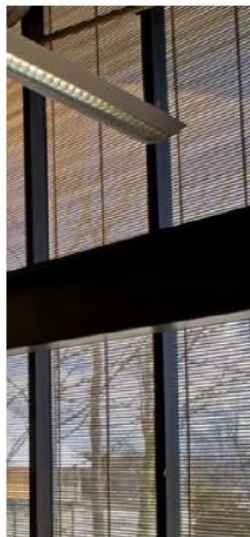


South Elevation



East Elevation

West Elevation



Legend

- 1 - Insulated glass facade system with timber louvre interlayer - eq to Okalux
- 2 - Anodised aluminium - Dark bronze
- 3 - GRC cladding - Sandstone
- 4 - Off form concrete - Mineral silicate stain
- 5 - Landscape planting
- 6 - Large format pavers
- 7 - Aluminium framed doors. Dark bronze anodised finish.

Materials

Compliance with key LEP standards

	control	proposed	compliance
height	30m	28m	yes
floor space ratio	7.5:1 1157sqm	3.5:1 540sqm	yes

Compliance with key ADG controls

	control	proposed	Comply
solar	70%	80%	yes
cross ventilation	60%	80%	yes
deep soil	7%	0%	no

Compliance with key ADG controls

	control	proposed	Comply
floor to ceiling heights	2.7m	3-3.5m	yes
communal open space	25% (38.5sqm)	49% (75sqm)	yes
private open space	Studio 4m ² 1 bed 8m ² 2 bed 10m ²	No balconies or POS	no

Issues

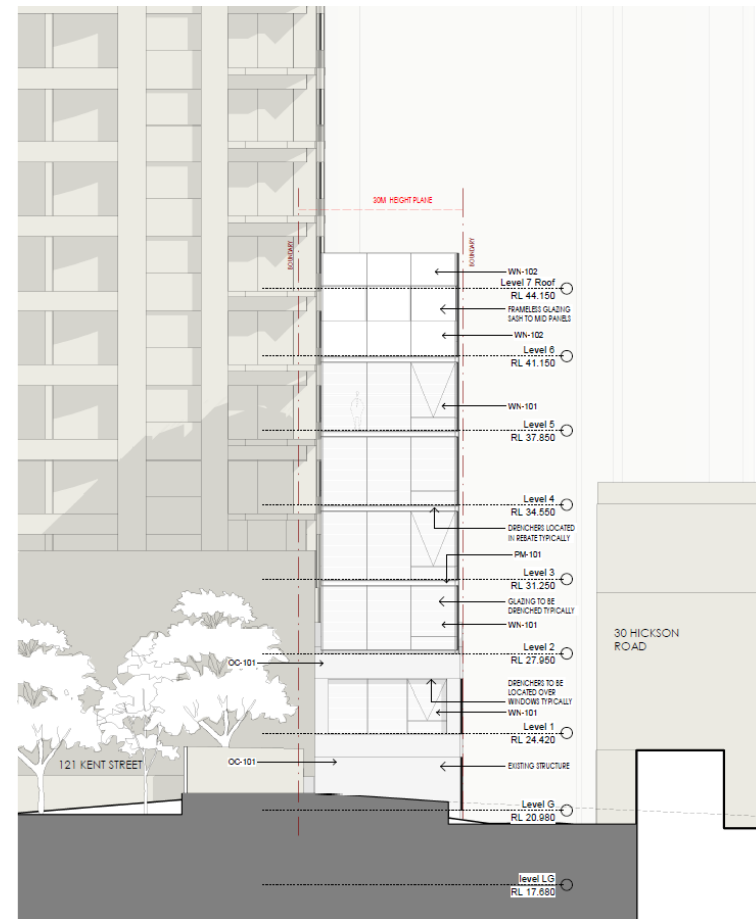
- building setbacks & separation
- light & air
- privacy
- heritage impacts
- easements
- waste access & collection

Building Setbacks & Separation

ADG 2F Building Separation	Building Separation Provided
Upto 4 storeys: • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms	• North (residential terraces): 0m – 300mm • East (residential terraces): 0m – 1005mm • South-East (Highgate Apartments): 0m – 7.8m • West (The Bond Commercial) – 0-150mm
5 to 8 storeys: • 18m between habitable rooms / balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms	• North (residential terraces): 0m – 300mm • East (residential terraces): 0m – 1005mm • South-East (Highgate Apartments): 0m – 7.8m • West (The Bond Commercial) – 0-150mm

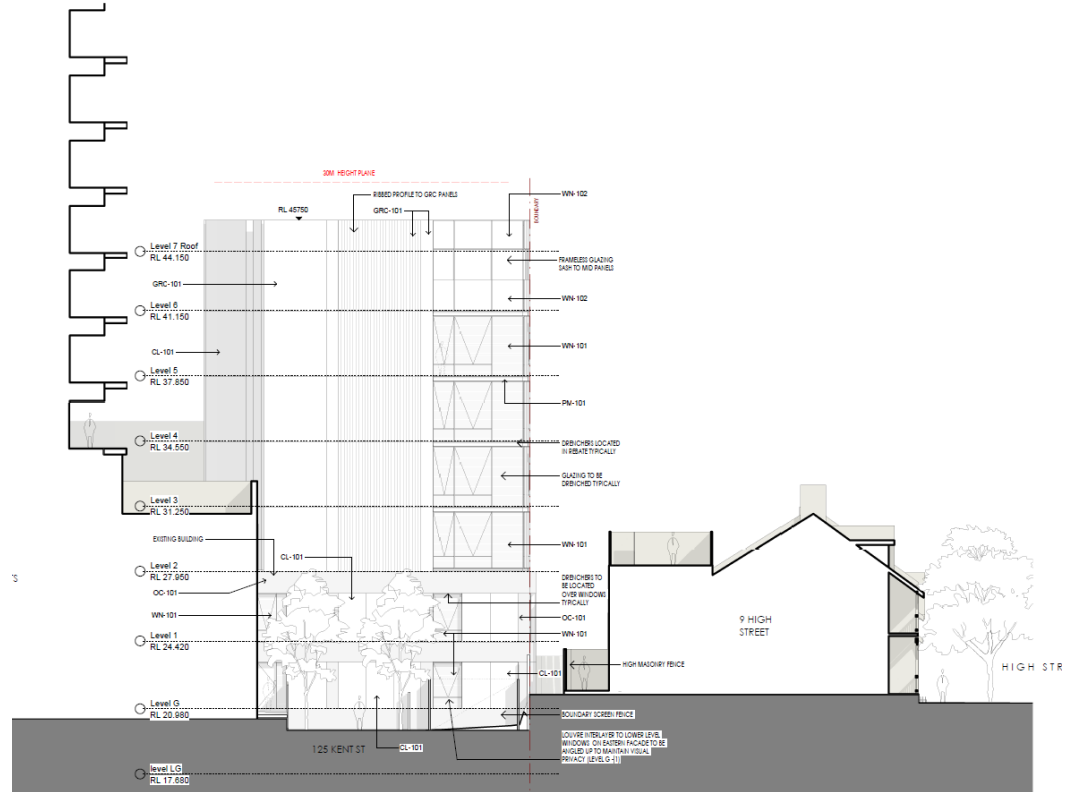
Light & Air

- Current and proposed building bulk is built to the boundary to the north and east
- Northern elevation facing residential terraces – proposed frameless glazing sash to mid panels with drenchers



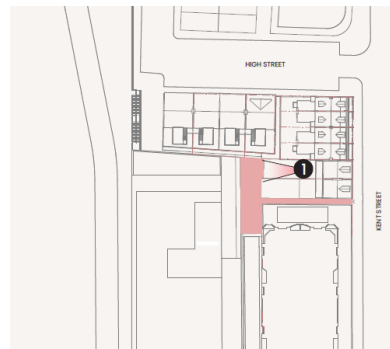
Light & Air

- Eastern elevation facing residential terraces – proposed frameless glazing sash to mid panels with drenchers
- Borrowed amenity – potential redevelopment of sites to rear could result in block up of windows



Privacy

View west from 123 Kent Street



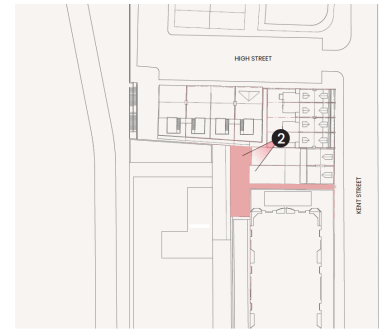
Existing



Proposed

Privacy

View south-west from balcony of 119 Kent Street



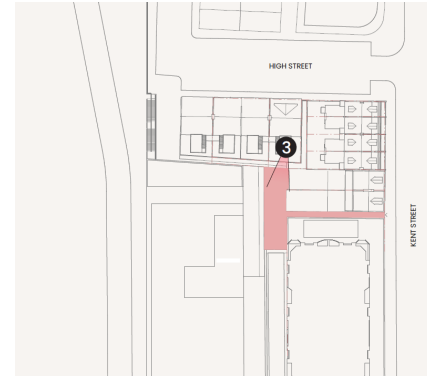
Existing



Proposed

Privacy

View south from elevated deck of 9 High Street



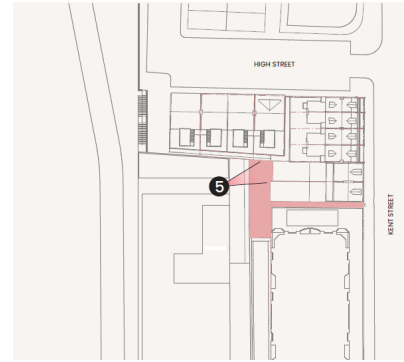
Existing



Proposed

Privacy

View east from roof terrace of 30 Hickson Road 'The Bond' Commercial property



Existing



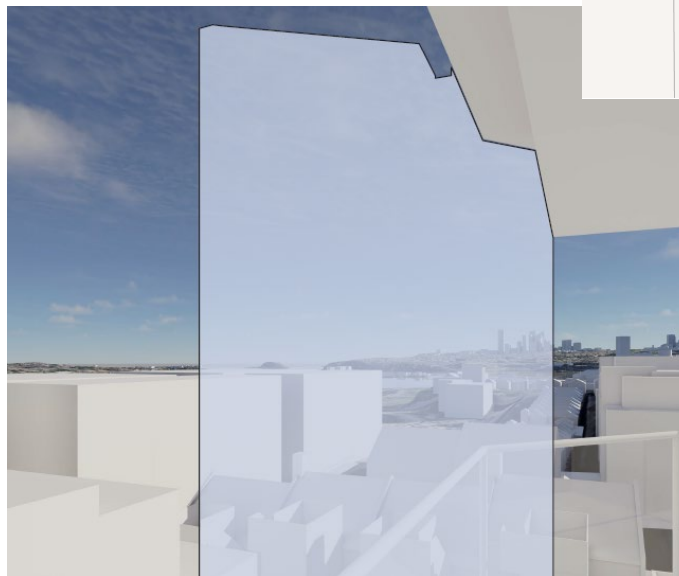
Proposed

Privacy

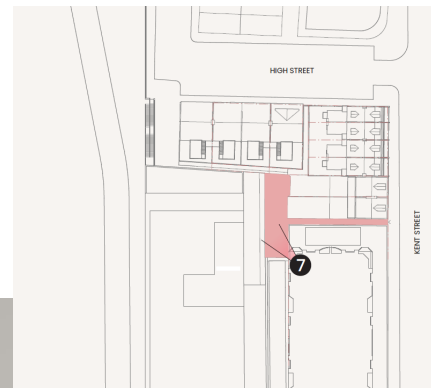
View north-west from Highgate Apartments



Level 4

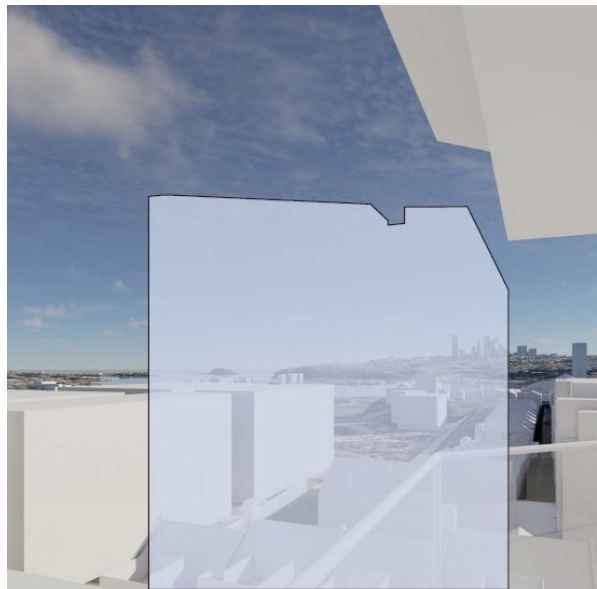


Level 5

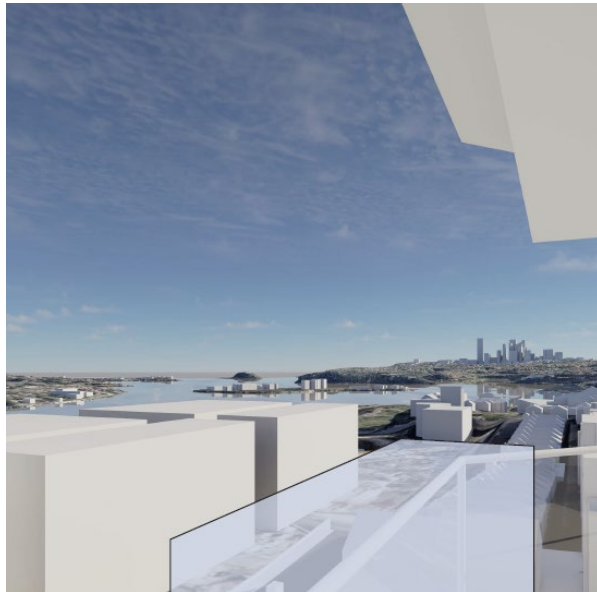


Privacy

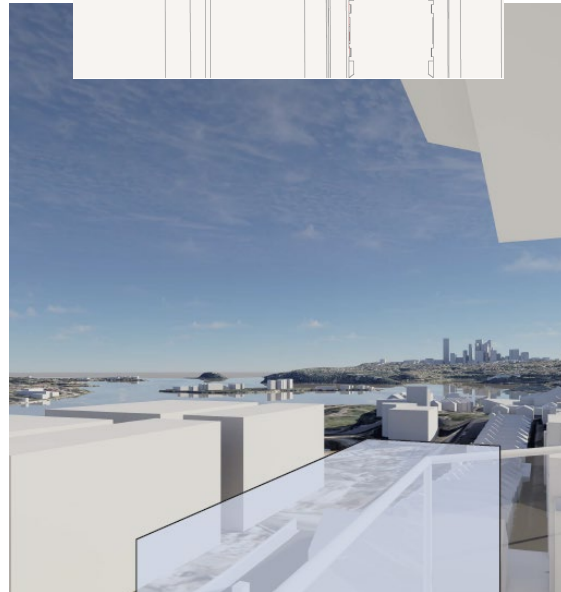
View north-west from Highgate Apartments



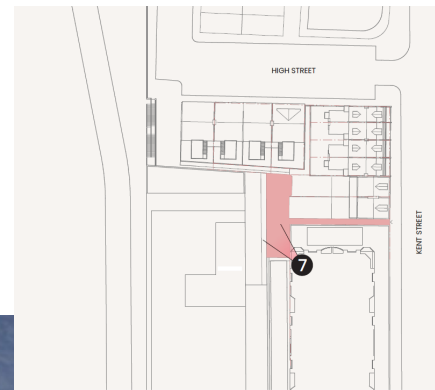
Level 6



Level 7



Level 8



Heritage



HERITAGE:



STATE



LOCAL



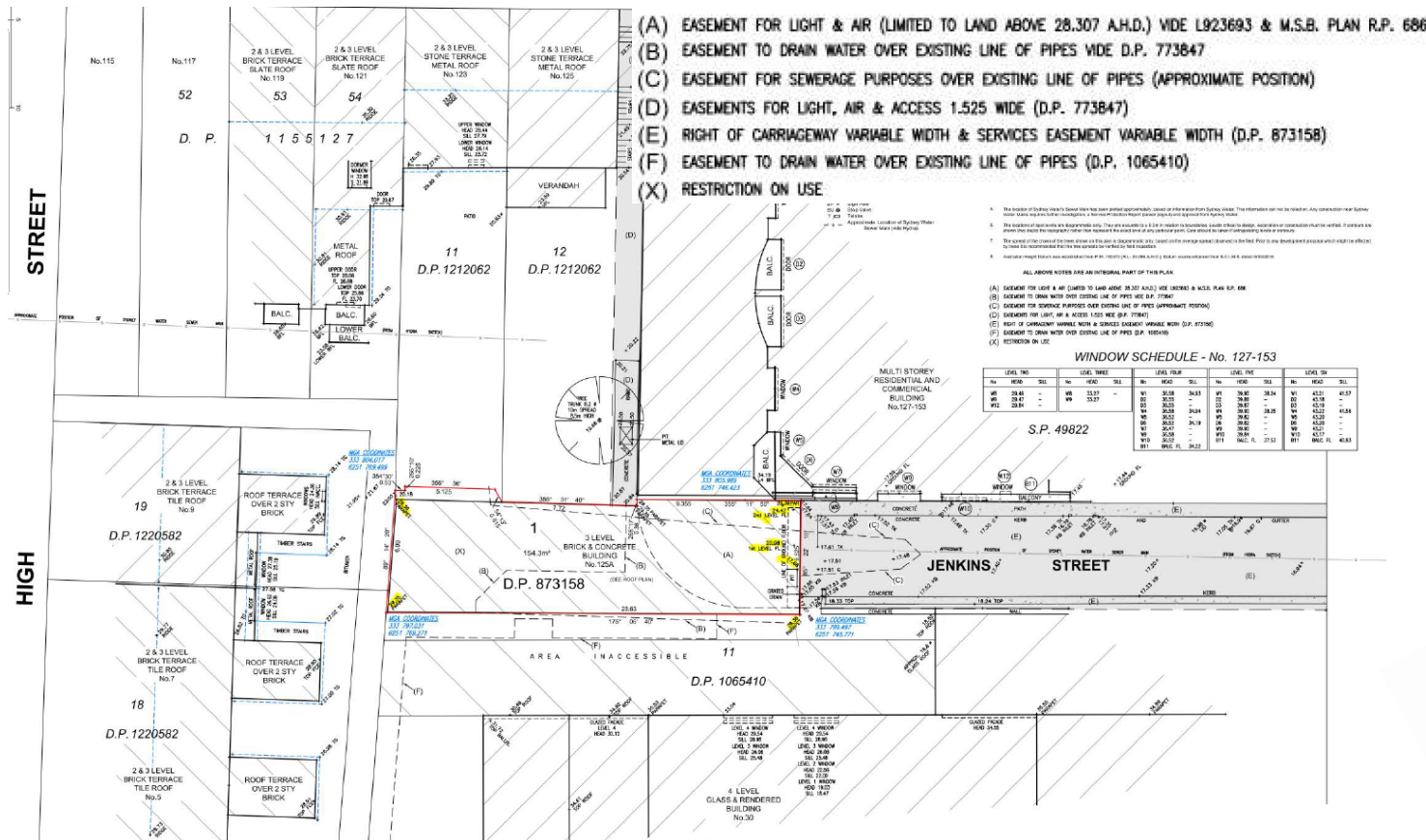
N

Heritage

- Inappropriate scale within context / setting
- Overbearing visual impact
- Inconsistent with CMP for adjoining heritage item
- Adverse impacts on significance of Millers Point HCA

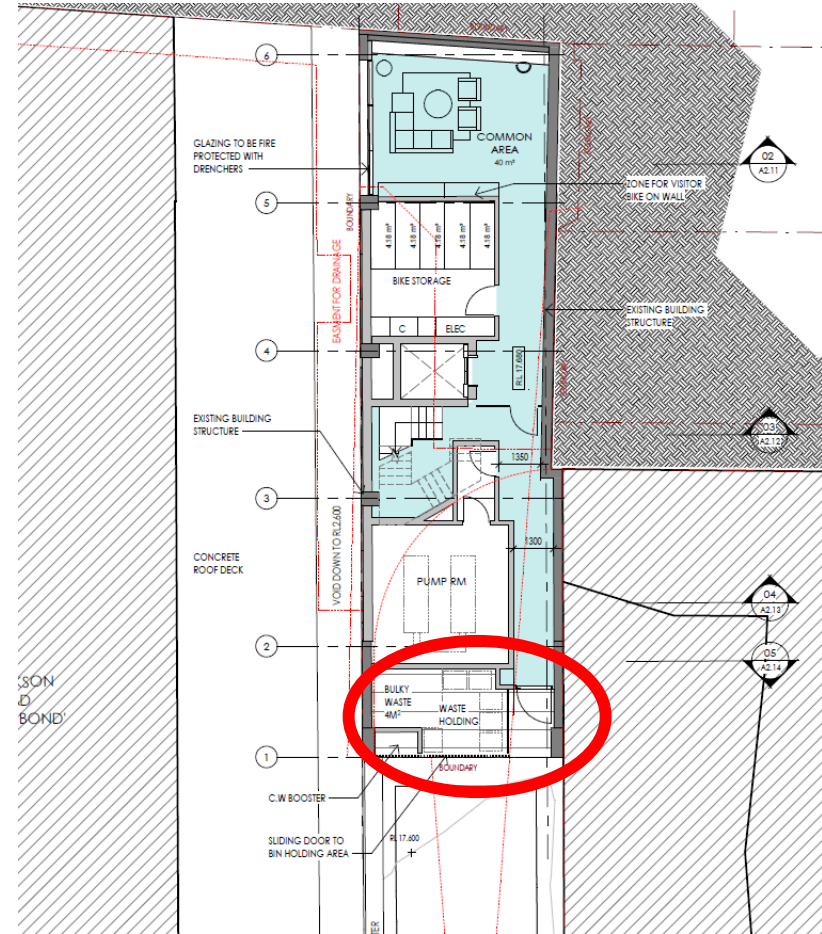


Easements



Waste Access & Collection

- Jenkins Street identified as collection point
- No swept path to demonstrate how waste trucks can service site in forward direction



Recommendation

Refusal