

Resolution of Central Sydney Planning Committee

14 May 2026

Item 4

Development Application: 4-22 Wentworth Avenue, Surry Hills - D/2025/942

Moved by the Chair (the Lord Mayor), seconded by Councillor Miller –

It is resolved that consent be granted to Development Application Number D/2025/942 subject to the conditions set out in Attachment A to the subject report.

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 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 applicant has undertaken a competitive design process in accordance with the City's policy, to which the proposed development is generally consistent. The applicant has adequately responded to the recommendations of the competition jury.
- (C) The development complies with the site-specific height and floor space ratio controls contained in Clause 6.55 of the Sydney Local Environmental Plan 2012 and provides commercial office and retail (food and drink) uses. The development is generally consistent with the site-specific provisions of Section 6.3.20 of the Sydney Development Control Plan 2012 and has been designed to maintain solar access to nearby residential properties.
- (D) The proposal is consistent with the objectives and provisions of the MU1 Mixed-Use zone and the City Edge Locality Area.

- (E) The development demonstrates design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012. The tower and podium addition design and materiality read as contemporary structures, whilst being sensitive to the base heritage listed warehouse buildings. Sufficient separation is provided to maintain a good standard of amenity for adjoining properties and the public domain. The additions result in acceptable environmental impacts and achieve a good standard of environmental performance. The development provides landscaping on podiums which will contribute to local biodiversity and visual amenity. The overall adaptive re-use of the heritage buildings allows for the repair and conservation of significant fabric, and the additions are appropriately located to allow the legibility of the heritage listed group to be retained.
- (F) Subject to the recommended conditions of consent, the proposed development achieves acceptable amenity for the existing and future occupants of the subject and neighbouring sites.
- (G) The public interest is served by the approval of the proposed development subject to recommended conditions imposed relating to the appropriate management of associated potential environmental impacts.

Carried unanimously.

D/2025/942