Resolution of Central Sydney Planning Committee

22 October 2026

Item 4

Development Application: 275-277 Clarence Street and 420-424 Kent Street, Sydney - D/2026/304

Moved by the Chair (the Lord Mayor), seconded by Abbie Galvin -

It is resolved that consent be granted to Development Application Number D/2026/304 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 proposed land uses are permissible with consent within the SP5 Metropolitan Centre zone.

(B) The proposal demonstrates satisfactory compliance with State Environmental Planning Policy (Housing) 2021 and the design criteria of the Apartment Design Guide.

(C) The proposal complies with the height of buildings and floor space ratio development standards.

(D) Subject to the recommended conditions of consent, the proposal is generally consistent with the relevant provisions of the Sydney Development Control Plan 2012. Where variations to the Development Control Plan are approved, the objectives of the provisions are met and impacts are acceptable.

(E) Subject to conditions of consent, the development will not adversely impact the amenity of the locality.

Carried unanimously.

D/2026/304