

Attachment D

Summary of Submissions

Summary of submissions: 383-395A Kent Street, Sydney



Activities to support the consultation

On 9 and 13 May 2024, the Central Sydney Planning Committee and Council respectively, approved the Planning Proposal – 383-395A Kent Street, Sydney for public authority consultation and public exhibition.

The consultation period ran from 8 November to 6 December 2024. The following activities were undertaken to support the consultation:

- A webpage and survey were created for people to review the planning proposal and supporting documentation and provide their feedback. The webpage can be accessed at <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/your-say-proposed-planning-changes-383-395a-kent-street-sydney>. There were 231 unique page views and 153 document downloads during this period.
- A notification letter was letterbox dropped to property owners and occupiers within a 75-metre radius of the site boundary, informing them of the planning proposal. 938 letters were sent. An example of the notification letter can be found at Appendix A.
- The project was included in the November editions of the Sydney Your Say eNews sent on 11 and 27 November 2024. This provided a link to the webpage and survey. Images of the posts can be found at Appendix B.
- The Planning Proposal was referred to the following government agencies for consultation and comment:
 - Sydney Airport Corporation
 - Civil Aviation Safety Authority
 - Department of Infrastructure, Transport, Regional Development, Communications and the Arts (Canberra)
 - Transport for NSW
 - Sydney Water
 - Ausgrid

What the community told us

We received a total of 10 responses. Three responses via the online survey, one by email, and six government agency responses via the NSW Planning Portal.

Of the four responses from community members, three were supportive and one provided feedback without a position.

Issues raised in submissions are summarised below.

Table 1 Responses from government agencies

Agency	Submission	City response
Sydney Airport Corporation	Sydney Airport Corporation had no objection to the erection of a development to the maximum height of 189.80m AHD as proposed. They noted that the proposal is taller than the height of prescribed airspace in this location and is therefore subject to the Federal Airports (Protection of Airspace) Regulations 1996.	This position is noted. Compliance with relevant regulations, including approval of any construction equipment and cranes, will be considered as part of any future Development Application.
Civil Aviation Safety Authority (CASA)	CASA had no objections to the Planning Proposal, noting that the proposed development would be shielded in Aviation Airspace terms.	This position is noted.
Department of Infrastructure, Transport, Regional Development, Communications and the Arts	The Department acknowledged the request for comment on the Planning Proposal and stated that CASA and Sydney Airport Corporation were best placed to provide feedback to assist the City in making its determination.	This position is noted.
Transport for NSW (TfNSW)	TfNSW reviewed the Planning Proposal and had no specific requirements as the proposed development would not result in significant impacts to the transport network. It noted the removal of the existing commercial car park, currently providing capacity for approximately 800 cars and a potential traffic generation of 320 vehicles per hour. This would result in a significant reduction in traffic volumes in this part of Central Sydney. The proposal would comply with City of Sydney car parking rates and meet mode share targets for active and public transport, which is supported by TfNSW.	This position is noted.
Sydney Water	Sydney Water's preliminary assessment indicated that water and wastewater servicing should be available for the proposed development. Amplifications, adjustments, deviations and/or minor extensions may be required. It encourages further investigations to determine the servicing requirements for	This position is noted and the information provided by Sydney Water has been forwarded to the proponent. There is potential for the generation of trade wastewater from ground floor retail food outlets.

Agency	Submission	City response
	the site, and recommended the proponent lodge a Feasibility Application via a Water Servicing Coordinator as early as possible. In anticipation of the generation of trade wastewater, the developer will need to submit an application requesting permission to discharge trade wastewater, wait for approval and issue of a permit prior to the commencement of any business activities. Sydney Water provided a Planning Proposal Information Sheet to be provided to the proponent in regard to making further applications to Sydney Water.	
Ausgrid	Ausgrid noted that the subject site contains an Ausgrid Easement. As a result, future Development Applications for this site will require referral to Ausgrid for feedback that may include development consent conditions or proposal modifications to ensure the safety and compatibility of the development and Ausgrid assets. In addition to submitting any plans to Ausgrid for approval, any development will need to comply with both the Reference Levels and the precautionary requirements of the Standard for Limiting Exposure to Radiofrequency Fields – 100kHz to 300GHz. The development will also need to comply with the Tree Safety Management Plan published by Ausgrid in 2023.	The location of the easement on the site triggers the application of section 2.48 of the State Environmental Planning Policy (Transport & Infrastructure). This requires the consent authority to give written notice to Ausgrid before determining a development application or an application for modification of a consent. Any future Development Application will note these requirements, and this information has been forwarded to the proponent.

Table 2 Responses from individual submitters

Issue	Key themes	City response
Building density	3 submissions were received in favour of increasing building density in this location.	This support is noted.
Parking	One submission was received supporting any proposal which reduced reliance on private vehicles.	The removal of a commercial car park on this site is consistent with the objectives of the Greater Sydney Region Plan, Eastern City District Plan, City Plan 2036, Sustainable Sydney 2030-2050: Continuing the vision, and

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Issue	Key themes	City response
	One submission was received with concerns about the loss of the current commercial car park located on site and the impact on accessibility to neighbouring buildings as a result, and the lack of on-street parking on Kent Street.	Central Sydney Planning Strategy, all of which seek to reduce private vehicle trips and encourage walking and the use of public transport. The reduction in parking spaces could also result in a potentially significant reduction in traffic in this part of Central Sydney, offering the opportunity to reallocate road space and increase pedestrian safety and comfort.
Public transport	One submission was received with concerns regarding the walking distance of the site to train and metro stations and major bus interchanges.	The site is well-located with regard to public transport, approximately 400 metres from the QVB light rail stop, 500 metres from Town Hall railway station, with Wynyard station and Barangaroo wharf also located within walking distance. In addition to the bus routes already servicing Kent Street, the proposed through-site link will reduce walking distances to buses on Sussex Street to Balmain, Five Dock and Bondi Junction.
Shared loading dock	One submission was received supporting the requirement for a shared loading dock.	This support is noted.
Construction noise	One submission was received raising concerns about the impact of construction on neighbouring buildings.	Construction impacts, including noise and changes to pedestrian movements, will be considered as part of any future Development Application. This will include the implementation of a Construction Management Plan prior to the issuing of a Construction Certificate.

Appendix A



City of Sydney
Gadigal Country
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

8 November 2024

Our Ref: X091069

Proposed changes to planning controls for 383-395A Kent Street, Sydney

We invite your feedback on proposed changes to the planning controls for 383-395A Kent Street, Sydney.

The proposal is to increase the maximum height from 110m to around 180m and increase the maximum floor space ratio from 15.75:1 to 20.3:1. This is equivalent to an extra 16,400sqm of commercial floor space.

These changes will allow for a new 42-storey commercial development with ground floor retail on the site and a new pedestrian link connecting Kent Street with Sussex Street.

The documents we're inviting feedback on include a planning proposal to amend the Sydney Local Environmental Plan 2012 and a draft development control plan. They will be open for comment from 8 November to 6 December 2024.

We also invite your feedback on a draft planning agreement for the delivery of the pedestrian link and a shared loading dock accessible by surrounding buildings and businesses.

We will consider all feedback and report the results to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal after public consultation, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

You can view the proposal and give your feedback at sydneyyoursay.com.au by **5pm on Friday 6 December 2024**. You can email or post your feedback to Project Officer, City Engagement, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000. Please quote 'Reference X091069 – 383-395A Kent Street, Sydney'.

For more information or any queries about this project, contact James Dirickx-Jones, Planner on 02 9265 9333 or sydneyyoursay@cityofsydney.nsw.gov.au.

Your sincerely

A handwritten signature in black ink, appearing to read "Ben Pechey".

Ben Pechey
Executive Manager, Strategic Planning and Urban Design
City Planning | Development | Transport

The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.

Appendix B



Image: Virtual Ideas

Planning changes for 383-395A Kent Street, Sydney

We invite your feedback on a proposal to change the building height and floor space rules to support a new commercial development.

View the planning proposal and have your say by Friday 6 December.

[Read more](#)

Planning proposals open for feedback

Planning control changes are proposed for [8-24 Kippax Street, Surry Hills](#) and [383-395A Kent Street, Sydney](#).

View the proposals and give feedback before the consultations close.

[Read more](#)

