

26 February 2024

2200484

Mr Graham Jahn AM  
Director of City Planning, Development and Transport  
City of Sydney  
Level 2, 456 Kent Street,  
Sydney NSW 2000

Dear Graham,

### Formal Lodgement of Planning Proposal – 383 Kent Street, Sydney

This letter has been prepared by Ethos Urban on behalf of Charter Hall in relation to lodgement of a Planning Proposal for the site located at 383 Kent Street, Sydney. This Planning Proposal has evolved through an extensive process of consultation with the City of Sydney (the City) since July 2022. We thank the City for their time and ongoing feedback which has productively shaped this Planning Proposal submission.

Charter Hall is one of the largest and most active owners of investment-grade property assets within Central Sydney. Charter Hall strongly supports the City's vision for Central Sydney, most recently reflected in the Central Sydney Planning Strategy. Through detailed engagement with the City and the Design Advisory Panel (DAP), Charter Hall has progressed this Planning Proposal with a fully compliant accompanying building envelope that does not rely on any variations to the Sydney Development Control Plan (DCP) under Schedule 12. In this regard, the building envelope has been shaped by the height limit from the prescribed sun access plane and the relevant tower setbacks and podium heights, as well as vision to incorporate a through-site link, in line with the current provisions and objectives contained within Section 5 of the DCP.

The amendments to planning controls proposed in this Planning Proposal will support the redevelopment of the site to remove an existing 10-storey car park containing up to 800 car parking spaces and construct a new 42 storey prime grade commercial tower, with ground floor retail and activated through-site link. The net removal of a land-use that encourages private vehicle trip generation within Central Sydney is a key benefit that this Planning Proposal can offer to the amenity of Sydney's core.

Moreover, Charter Hall has identified a precinct need to provide a centralised logistics and servicing centre to address the lack of loading dock facilities within the area. As a centralised communal loading dock, it will not only support surrounding retailers and office occupiers, but benefit the City and precinct in the long-term by:

- Minimising on-street loading activities and reducing driveway crossings;
- Allow for new and enhanced retail opportunities that are currently constrained by inadequate loading infrastructure;
- Facilitating the removal of kerbside parking, enabling the extension of footpaths for pedestrians and outdoor seating; and
- Enabling adjacent laneways and rear courtyards to be adapted from service lanes to future outdoor public amenity.

It will be known as the 'Kent Street Logistics Hub' and is offered as a formal Public Benefit accompanying this Planning Proposal. Once developed, the site will provide up to approximately 72,000m<sup>2</sup> of commercial floor space, with 640m<sup>2</sup> worth of retail that is supported by a through-site link connecting Sussex Street through to Kent Street, providing much needed pedestrian infrastructure and additional permeability to the western edge of Central Sydney. This transformative development can allow Charter Hall to significantly contribute to the City's target for over 100,000 additional jobs through 2.9 million square metres of unlocked employment generating floor space.

This Planning Proposal has been informed by a range of specialist input prepared by various technical consultants, who have prepared the documents contained in **Table 1**, as enclosed in this submission.

**Table 1** Appendices accompanying this Planning Proposal

Appendix	Author
A. Design Report	FJC
B. Detailed Site Survey	Beveridge Williams
C. Design Excellence Strategy	Ethos Urban
D. Public Benefit Offer	Charter Hall
E. ESD Report	LCI Consultants
F. Connecting with Country Strategy	Yerrabingin
G. Initial Connecting with Country Concepts	Yerrabingin
H. Pedestrian Wind Environment Study	Windtech
I. Pedestrian Comfort Assessment	Movissian
J. Traffic and Transport Assessment	Stantec
K. Preliminary Aeronautical Impact Assessment	Avlaw Consulting
L. Heritage Impact Statement	Urbis
M. Geotechnical Desktop Investigation	Douglas Partners
N. Preliminary Site Investigation	Douglas Partners
O. Preliminary Acid Sulfate Soils Study	Douglas Partners
P. Operational Waste Management Plan	Foresight Environmental
Q. Civil Engineering Report	TTW
R. Vision and Values Statement	Right Angle
S. Site Specific DCP	Ethos Urban

Whilst this submission represents lodgement of a Planning Proposal for the site, there has been considerable engagement with the City since the first meeting in July 2022. As such, Charter Hall is determined to work with the City to ensure the Planning Proposal reaches the Central Sydney Planning Committee for consideration as soon as possible. In the current economic climate, Charter Hall would like to continue to work with the City to look for opportunities to streamline the planning assessment process to ensure the timely economic recovery of office floor space in Sydney as Australia's only true global city. Charter Hall is a key commercial investor within Central Sydney, with this site representing a unique opportunity to see material change manifest from the City's CSPS within an accelerated timeframe.

Charter Hall would like to thank the City for the opportunity to submit this Planning Proposal and they welcome any further opportunities to work collaboratively with the City to progress the site's redevelopment. We trust that this submission is complete and addresses all necessary requirements. Should you require any additional information, or should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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