

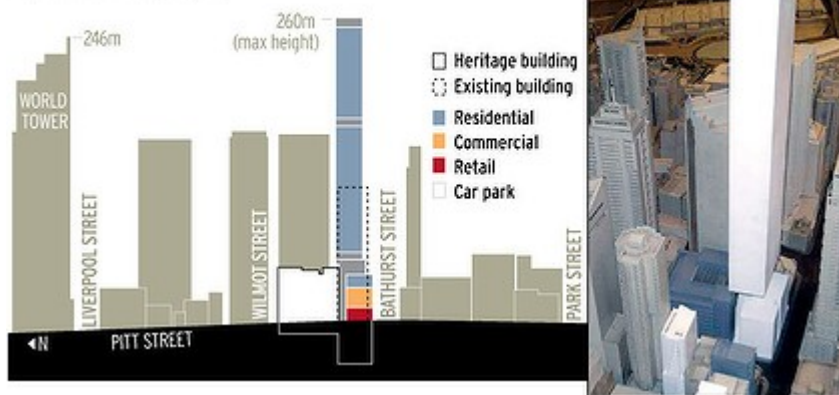
Apartment tower reaches new heights

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TALL STOREYS

115 Bathurst street, Sydney



Skyscraper ... the proposed building in Bathurst Street.

SYDNEY looks certain to get its highest apartment tower after City of Sydney staff supported an application for a 65-storey project in Bathurst Street.

In a sign of the increasing commercial appeal of city apartments, the developer has asked the city to approve the 235-metre tower, with an average of nine apartments a floor, even though an earlier development application for a new office block on the site was approved in 2009.

Although it will be just five metres higher than the World Square apartment and commercial building on Liverpool Street, the new tower will appear considerably taller as it is built further up a ridge.

To comply with setback requirements and other planning conditions, the developer, Brookfield Residential Properties, has proposed cantilevering the tower by 2.7 metres over an eight-storey 1939 heritage-listed building in Pitt Street which abuts the Sydney Water Board site where the tower is to be constructed.

In a report to be considered by the central city planning committee this week, the city's director of city planning, Graham Jahn, has supported the development provided several conditions are met, including the surrender of the existing consent for a commercial tower.

Twenty objectors have complained the proposed building is too high, is an overdevelopment that will make pedestrian movements difficult, will increase shadowing and reduce views from other towers in the area.

They said more than 400 car spaces was excessive, the effect of wind on surrounding streets would increase and there would be an unacceptable impact on the heritage-listed building.

Mr Jahn rejected these complaints and said the building was acceptable as it would not exceed the city's 235-metre height limit and "will not unreasonably affect surrounding properties and, subject to conditions, will sympathetically respond to the 1939 heritage building".

The RTA said the number of car spaces would not have an unreasonable impact on local traffic.

Detailed plans for the tower include shops on lower floors. The layout of the apartments will be submitted once the planning committee has approved the development.