

Resolution of Central Sydney Planning Committee

19 February 2026

Item 4

Development Application: 136-140 Elizabeth Street, Sydney - D/2025/675

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

It is resolved that consent be granted to Development Application Number D/2025/675 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strike through~~):

(8) **AFFORDABLE HOUSING CONTRIBUTION – RESIDUAL LAND OR
CENTRAL SYDNEY – PAYMENT IN LIEU OF FLOOR SPACE
CONTRIBUTION – PRIOR TO CONSTRUCTION CERTIFICATE**

- (a) In accordance with the City of Sydney Affordable Housing Program and prior to the issue of any Construction Certificate, the applicant must provide evidence that a monetary contribution towards the provision of affordable housing has been paid to the City of Sydney Council.
- (b) The contribution is ~~\$4,169,884~~ ***\$3,986,685.66*** (indexed at March 2025). This is calculated by establishing the sum of the equivalent monetary contribution ~~\$11,646.80 multiplied by 1% of the total floor area for non-residential development (1,572.95sqm)~~ and the equivalent monetary contribution ~~\$11,646.80 multiplied by 3% of the total floor area for residential development (11,409.96sqm)~~.
- (c) If the contribution is paid after the indexation period in which the consent is granted, being March 2025 to February 2026, the above contribution will be adjusted according to the Sydney LGA median strata dwelling price ('MDP') using the following formula.
- (d) Contribution payable at Time of Payment = $C \times \text{MDP2} / \text{MDP1}$, where:
 - (i) C is the original total contribution amount payable to the City of Sydney as shown above;

- (ii) MDP2 is the Median Strata Dwelling Price in Sydney LGA taken from the most recent NSW Government Rent and Sales Report at the time of indexation of the equivalent monetary contribution rate; and
- (iii) MDP1 is the Median Strata Dwelling Price in Sydney LGA taken from the NSW Government Rent and Sales Report used to establish the current equivalent monetary contribution rate, being March 2025 to February 2026.

Contact Council's Planning Assessment Unit at planningsystemsadmin@cityofsydney.nsw.gov.au for written confirmation of the amount payable, with indexation as necessary, prior to payment.

Reason

To ensure development contributions are paid to contribute to the provision of essential affordable rental housing infrastructure.

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 proposal is consistent with the standards for co-living housing under Chapter 3 Part 3 Section 68 of the State Environmental Planning Policy (Housing) 2021.
- (C) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.
- (D) The proposal is consistent with the objectives and provisions of the SP5 Metropolitan Centre zone.
- (E) The proposed development has a height, scale and form suitable for the site and its context and, subject to conditions, satisfactorily addresses the heights and setbacks of neighbouring developments, is appropriate in the streetscape context and setting of the Central Sydney locality.
- (F) The development is considered to exhibit design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012 and the application demonstrates the site is suitable for the proposed uses and is of a high standard of architectural design, materials and detailing
- (G) Subject to the recommended conditions of consent, the proposed development achieves good amenity for the existing and future occupants of the subject and adjoining sites.
- (H) The proposed development is unlikely to result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain, and the broader Central Sydney locality, subject to conditions.

- (I) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to appropriate management of potential environmental impacts associated with the development.
- (J) Condition 8 was amended to correct an error in the calculation of affordable housing contributions.

Carried unanimously.

D/2025/675