

Resolution of Central Sydney Planning Committee

19 March 2026

Item 4

Development Application: 65 Martin Place, Sydney - D/2025/1160

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

It is resolved that:

- (A) the requirement under Clause 6.21D(2) of the Sydney Local Environmental Plan 2012 requiring a competitive design process is unreasonable or unnecessary in the circumstances;
- (B) the requirement under Clause 7.20(3) of the Sydney Local Environmental Plan 2012 requiring the preparation of a development control plan is unreasonable or unnecessary in the circumstances;
- (C) the variation requested to Clause 4.3 height of buildings in accordance with Clause 4.6 exceptions to development standards of Sydney Local Environmental Plan 2012 be upheld; and
- (D) consent be granted to Development Application D/2025/1160 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 ~~striketrough~~):

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2025/1160 dated 20 November 2025 and the following drawings prepared by Architectus Australia Pty Ltd:

Drawing No	Rev.	Drawing Name	Date
DA2-1101S	A	Remediation Plan – Basement Level 3	07.11.25
DA2-1102S	A	Remediation Plan – Basement Level 2	07.11.25
DA2-1103S	A	Remediation Plan – Basement Level 2 - Mezzanine	07.11.25

Drawing No	Rev.	Drawing Name	Date
DA2-1104S	A	Remediation Plan – Basement Level 1	07.11.25
DA2-1105	A	Remediation Plan – Ground Level	07.11.25
DA2-1106	A	Remediation Plan – Mezzanine	07.11.25
DA2-1107	B	Remediation Plan – Level 1	13.02.26
DA2-1108	B	Remediation Plan – Level 2	13.02.26
DA2-1109	B	Remediation Plan – Level 3	13.02.26
DA2-1110	B	Remediation Plan – Level 4	13.02.26
DA2-1111	B	Remediation Plan – Level 5	13.02.26
DA2-1112	B	Remediation Plan – Level 6	13.02.26
DA2-1113	B	Remediation Plan – Level 7	13.02.26
DA2-1114	A	Remediation Plan – Level 8	07.11.25
DA2-1115	A	Remediation Plan – Level 9	07.11.25
DA2-1116	A	Remediation Plan – Level 10	07.11.25
DA2-1117	A	Remediation Plan – Level 11	07.11.25
DA2-1118	A	Remediation Plan – Level 12	07.11.25
DA2-1119	A	Remediation Plan – Level 13	07.11.25
DA2-1120	A	Remediation Plan – Level 14	07.11.25
DA2-1121	A	Remediation Plan – Level 15	07.11.25
DA2-1122	A	Remediation Plan – Level 16	07.11.25
DA2-1123	A	Remediation Plan – Level 17	07.11.25
DA2-1124	A	Remediation Plan – Level 18	07.11.25
DA2-1125	A	Remediation Plan – Level 19	07.11.25
DA2-1126	A	Remediation Plan – Level 20	07.11.25
DA2-1127	A	Remediation Plan – Roof	07.11.25
DA2-1160	A	Remediation – Elevation – East	07.11.25
DA2-1161	A	Remediation – Elevation – West	07.11.25
DA2-1162	A	Remediation – Elevation – North	07.11.25
DA2-1163	B	Remediation – Elevation – South	13.02.26
DA2-2001S	A	General Arrangement Plan – Basement 3	07.11.25
DA2-2002S	A	General Arrangement Plan – Basement 2	07.11.25
DA2-2004S	A	General Arrangement Plan – Basement 1	07.11.25

Drawing No	Rev.	Drawing Name	Date
DA2-2005	B	General Arrangement Plan – Ground Floor	04.02.26
DA2-2006	A	General Arrangement Plan – Mezzanine	07.11.25
DA2-2101	A B	General Arrangement Plan – Level 1	07.11.25 13.02.26
DA2-2102	A B	General Arrangement Plan – Level 2	07.11.25 13.02.26
DA2-2103	B	General Arrangement Plan – Level 3	13.02.26
DA2-2104	A B	General Arrangement Plan – Level 4	07.11.25 13.02.26
DA2-2105	A B	General Arrangement Plan – Level 5	07.11.25 13.02.26
DA2-2106	A B	General Arrangement Plan – Level 6	07.11.25 13.02.26
DA2-2107	A B	General Arrangement Plan – Level 7	07.11.25 13.02.26
DA2-2108	A	General Arrangement Plan – Level 8	07.11.25
DA2-2109	A	General Arrangement Plan – Level 9	07.11.25
DA2-2110	A	General Arrangement Plan – Level 10	07.11.25
DA2-2111	A	General Arrangement Plan – Level 11	07.11.25
DA2-2112	A	General Arrangement Plan – Level 12	07.11.25
DA2-2113	A	General Arrangement Plan – Level 13	07.11.25
DA2-2114	A	General Arrangement Plan – Level 14	07.11.25
DA2-2115	A	General Arrangement Plan – Level 15	07.11.25
DA2-2116	A	General Arrangement Plan – Level 16	07.11.25
DA2-2117	A	General Arrangement Plan – Level 17	07.11.25
DA2-2118	A	General Arrangement Plan – Level 18	07.11.25
DA2-2119	A	General Arrangement Plan – Level 19	07.11.25
DA2-2120	A	General Arrangement Plan – Level 20	07.11.25
DA2-2121	A	General Arrangement Plan – Roof Plant Room	07.11.25
DA2-2122	A	General Arrangement Plan – Lift Machine Room	07.11.25
DA2-2123	A	General Arrangement Plan – Roof Plan	07.11.25
DA2-3001	A	Elevations – East	07.11.25

Drawing No	Rev.	Drawing Name	Date
DA2-3002	B	Elevations – West	13.02.26
DA2-3003	A	Elevations – North	07.11.25
DA2-3004	B	Elevations – South	13.02.26
DA2-3301	A	East-West Section	07.11.25
DA2-3302	B	North-South Section	13.02.26
DA2-4100	B	Facade Details – General Facade Type	07.11.25
DA2-4101	A	Facade Details – Material Palette	07.11.25
DA2-4102	A	Detailed Elevation – Macquarie Street	07.11.25
DA2-4103	A	Detailed Elevation – Phillip Street	07.11.25
DA2-4104	A	Detailed Elevation – Martin Place	07.11.25
DA2-4105	A	Detailed Elevation – Level 20 Pavilion West	07.11.25
DA2-4106	A	Detailed Elevation – Level 20 Pavilion East	07.11.25
DA2-4107	A	Detailed Elevation – Level 20 Pavilion South	07.11.25
DA2-4108	A	Detailed Elevation – Level 20 Pavilion North	07.11.25
DA2-4109	A	Facade Details – Typical Curtain Wall – North, East & South	07.11.25
DA2-4110	A	Facade Details – Typical Curtain Wall – West	07.11.25
DA2-4111	A	Facade Details – Typical Curtain Wall – Level 16 Balcony	07.11.25
DA2-4112	A	Facade Details – Level 18 Plant Room North	07.11.25
DA2-4113	A	Facade Details – Level 18 Plant Room East & West	07.11.25
DA2-4114	A	Facade Details – Typical Level 20 Pavillion	07.11.25
DA2-4115	A	Facade Details – Typical Ground Floor Shopfront	07.11.25
DA2-4116	B	Facade Details – Typical Podium	04.02.26
DA2-4117	A	Facade Details – Typical Curtain Wall – Level 3	07.11.25
DA2-4118	B	Facade Details – Typical Curtain Wall – Level 3 Shopfront	04.02.26

Drawing No	Rev.	Drawing Name	Date
DA2-4119	A	Facade Details – Typical Tower Core – East & West	07.11.25
DA2-4120	A	Facade Details – Typical Tower Core – South	07.11.25
DA1200	A	Proposed Layout (Illustrative)	07.11.25
DA1201	A	General Arrangement Plan	07.11.25
DA4201	A	Planting Plan	07.11.25
DA6101	A	Section and Elevation	07.11.25
DA9001	A	Section and Detail	07.11.25

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposed development 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 proposed development generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012. Where non-compliances arise, they have been demonstrated to be acceptable in the circumstances of the case or can be resolved by the recommended conditions of consent.
- (C) The proposed development will allow the full remediation and reconstruction of the Head Office of the Reserve Bank of Australia in a manner that respects the original 1960s design, including the reintroduction of many external elements that have been lost in later remedial works. The proposed development, subject to the recommended conditions of consent, will conserve the heritage significance of the site in accordance with the Environmental Protection and Biodiversity Conservation Act 1999 (Cth) and Clause 5.10 of the Sydney Local Environmental Plan 2012.
- (D) The proposed development complies with the maximum floor space ratio development standard in Clauses 4.4 and 6.4 of the Sydney Local Environmental Plan 2012.
- (E) The proposed development complies with the sun access planes for Hyde Park and The Domain in accordance with Clause 6.17 of the Sydney Local Environmental Plan 2012.

- (F) Based upon the material available to the Central Sydney Planning Committee at the time of determining this application, the Committee is satisfied that the applicant has demonstrated that compliance with the height of buildings development standard under Clause 4.3 of the Sydney Local Environmental Plan 2012 is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of Clause 4.6(3) of the Sydney Local Environmental Plan 2012.
- (G) The architectural design, materiality and environmental performance of the proposed development combine to achieve a high-quality design outcome that respects the original 1960s design and satisfy the relevant provisions and matters for consideration in Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (H) The proposed development has a height, scale and form suitable for the site and its context, and subject to conditions, satisfactorily responds to the heights and setbacks of neighbouring developments and is appropriate in the streetscape context and setting of the Martin Place special character area.
- (I) Subject to the recommended conditions of consent, the proposed development achieves acceptable amenity for the existing and future occupants of the subject and neighbouring sites.
- (J) The public interest is served by the approval of the proposed development subject to recommended conditions imposed relating to the appropriate management of associated potential environmental impacts.
- (K) Condition 1 was amended to reference the updated drawings submitted during assessment.

Carried unanimously.

D/2025/1160