

Central Sydney Planning Committee

Meeting No 508

Thursday 19 February 2026

Notice Date 13 February 2026

minutes

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Present

The Right Hon Clover Moore AO - Lord Mayor of Sydney (Chair), Deputy Lord Mayor - Councillor Jess Miller, Councillor Zann Maxwell, Ms Abbie Galvin, Ms Anthea Sargeant, Mr Sean O'Toole and Ms Sue Weatherley.

At the commencement of business at 5:07pm, those present were:

The Lord Mayor, Councillor Miller, Councillor Maxwell, Ms Galvin, Ms Sargeant, Mr O'Toole and Ms Weatherley.

The Chief Planner / Executive Director City Planning, Development and Transport was also present.

Acknowledgement of Country

The Chair (the Lord Mayor) opened the meeting with an acknowledgement of country.

Webcasting Statement

The Chair (the Lord Mayor) advised that in accordance with the City of Sydney Code of Meeting Practice, Central Sydney Planning Committee meetings are audio-visually recorded and webcast live on the City of Sydney website.

Item 1 Disclosures of Interest

No Members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Central Sydney Planning Committee

Item 2 Confirmation of Minutes

Moved by the Chair (the Lord Mayor), seconded by Councillor Maxwell –

That the minutes of the meeting of the Central Sydney Planning Committee of 11 December 2025, as circulated to Members, be confirmed.

Carried unanimously.

Item 3 Matters Arising from the Minutes

There were no matters arising from the minutes of the Central Sydney Planning Committee of 11 December 2025.

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 ~~striketrough~~):

(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 = $C \times MDP2 / MDP1$, 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

Speakers

Alan Shen.

Stefan De Jesus (Investa) – on behalf of the applicant, Ashkan Mostaghim (Mostaghim Architecture) – on behalf of the applicant, and Andrew Duggan (Colliers Urban Planning) – on behalf of the applicant, addressed the Central Sydney Planning Committee on Item 4.

Item 5 Public Exhibition - Planning Proposal - City Architect and City Landscape Architect Heritage Items - Sydney Local Environmental Plan 2012 Amendment

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

It is resolved that:

- (A) the Central Sydney Planning Committee approve the Planning Proposal - City Architect and City Landscape Architect Heritage Items, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for a gateway determination;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - City Architect and City Landscape Architect Heritage Items as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 February 2026, that Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - City Architect and City Landscape Architect Heritage Items; and
- (D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - City Architect and City Landscape Architect Heritage Items to correct any drafting errors or to ensure consistency with the gateway determination.

Carried unanimously.

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Item 6 Public Exhibition - Planning Proposal - 41-49 Mountain Street, Ultimo - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

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

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal - 41-49 Mountain Street, Ultimo, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal - 41-49 Mountain Street, Ultimo, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 February 2026, that Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 41-49 Mountain Street, Ultimo;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 February 2026, that Council approve the Draft Sydney Development Control Plan 41-49 Mountain Street, Ultimo, shown at Attachment B to the subject report for public authority consultation and public exhibition concurrent with the Planning Proposal;
- (E) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal - 41-49 Mountain Street, Ultimo, to correct any drafting errors or to ensure consistency with the Gateway Determination;
- (F) authority be delegated to the Chief Executive Officer to make any variations to Draft Sydney Development Control Plan 2012 - 41-49 Mountain Street, Ultimo, to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination;
- (G) the Central Sydney Planning Committee note the Chief Executive Officer will prepare a draft planning agreement in accordance with the letter of offer dated 10 November 2025 at Attachment C to the subject report, and the requirements of the Environmental Planning and Assessment Act 1979, to be exhibited in accordance with the Act; and
- (H) the Central Sydney Planning Committee, as consent authority in relation to a development application, approve the design excellence strategy in principle for 41-49 Mountain Street, Ultimo, as shown at Attachment D to the subject report.

Carried unanimously.

X117267

Speakers

Stewart Doran (Urbis) addressed the Central Sydney Planning Committee on Item 6.

Item 7 Summary of Applications to be Reported to the Central Sydney Planning Committee

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

It is resolved that the subject report be received and noted.

Carried unanimously.

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The meeting of the Central Sydney Planning Committee concluded at 5:34pm.

CHAIR