

Central Sydney Planning Committee

Meeting No 509

Thursday 19 March 2026

Notice Date 13 March 2026

minutes

Index to Minutes

ITEM	PAGE NO
1. Disclosures of Interest	3
2. Confirmation of Minutes	3
3. Matters Arising from the Minutes	3
4. Development Application: 65 Martin Place, Sydney - D/2025/1160	4
5. Public Exhibition - Planning Proposal - Special Entertainment Precincts - Sydney Local Environment Plan 2012, Sydney Development Control Plan 2012 Amendment and Precincts Management Plan	9

Present

The Rt Hon Clover Moore AO - Lord Mayor of Sydney (Chair), Deputy Lord Mayor - Councillor Jess Miller, Councillor Zann Maxwell, Anthea Sargeant, Olivia Hyde, Sue Francis and Sean O'Toole.

At the commencement of business at 5:05pm, those present were:

The Lord Mayor, Councillor Miller, Councillor Maxwell, Ms Sargeant, Ms Hyde, Ms Francis and Mr O'Toole.

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

Olivia Hyde made the following disclosures:

- a reasonably perceived conflict in relation to Item 4 on the agenda, in that she is an employee of Homes NSW, which sits within the Department of Communities and Justice (DCJ). A DCJ court is located in a neighbouring property to 65 Martin Place and has raised concerns over the development. Ms Hyde considers that this non-pecuniary interest is not significant and does not require further action in the circumstances because Homes NSW operates independently of the Courts function of DCJ.
- a reasonably perceived conflict in relation to Item 4 on the agenda, in that a brother of her partner is employed by the Reserve Bank as Deputy Head of Workplace. Ms Hyde considers that this non-pecuniary interest is not significant and does not require further action in the circumstances because she does not stand to benefit in any way from this relationship.

No other 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 19 February 2026, 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 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 ~~strikethrough~~):

(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
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

Drawing No	Rev.	Drawing Name	Date
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
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

Drawing No	Rev.	Drawing Name	Date
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
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

Drawing No	Rev.	Drawing Name	Date
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
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

Speakers

Felicity Rourke (Allens – on behalf of the Department of Communities and Justice which represents the Land and Environment Court of NSW).

Ed Jacka (Reserve Bank of Australia) – on behalf of the applicant, and Kendal Mackay (DFP Planning) – on behalf of the applicant, addressed the Central Sydney Planning Committee on Item 4.

Item 5 Public Exhibition - Planning Proposal - Special Entertainment Precincts - Sydney Local Environment Plan 2012, Sydney Development Control Plan 2012 Amendment and Precincts Management Plan

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

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal – Special Entertainment Precincts, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal – Special Entertainment Precincts, 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 March 2026, that Council approve Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts – shown at Attachment B to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 March 2026, that Council approve Draft Special Entertainment Precincts Management Plan – Special Entertainment Precincts – shown at Attachment C to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 March 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 the Planning Proposal – Special Entertainment Precincts; and
- (F) authority be delegated to the Chief Executive Officer to make any minor variations to the draft Special Entertainment Precincts Planning Proposal, Sydney Development Control Plan 2012 or Precincts Management Plan, to correct any drafting errors, inconsistencies, or omissions, or to ensure consistency with any condition of the Gateway Determination.

Carried unanimously.

X119331

Speakers

Jason Leong, Michael Langenheim, Fran Tracey and Miss Judex (Far West Redfern Dwellers) addressed the Central Sydney Planning Committee on Item 5.

The meeting of the Central Sydney Planning Committee concluded at 6:11pm.

CHAIR