

Central Sydney Planning Committee

Meeting No 511

Thursday 14 May 2026

Notice Date 8 May 2026

minutes

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Present

The Rt Hon Clover Moore AO - Lord Mayor of Sydney (Chair), Deputy Lord Mayor - Councillor Jess Miller, Councillor Zann Maxwell, Abbie Galvin, Ben Lusher, Sean O'Toole and Sue Weatherley.

At the commencement of business at 5:15pm, those present were:

The Lord Mayor, Councillor Miller, Councillor Maxwell, Ms Galvin, Mr Lusher, 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 Miller –

That the minutes of the meeting of the Central Sydney Planning Committee of 23 April 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 23 April 2026.

Item 4 Development Application: 4-22 Wentworth Avenue, Surry Hills - D/2025/942

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

It is resolved that consent be granted to Development Application Number D/2025/942 subject to the conditions set out in Attachment A to the subject report.

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 applicant has undertaken a competitive design process in accordance with the City's policy, to which the proposed development is generally consistent. The applicant has adequately responded to the recommendations of the competition jury.
- (C) The development complies with the site-specific height and floor space ratio controls contained in Clause 6.55 of the Sydney Local Environmental Plan 2012 and provides commercial office and retail (food and drink) uses. The development is generally consistent with the site-specific provisions of Section 6.3.20 of the Sydney Development Control Plan 2012 and has been designed to maintain solar access to nearby residential properties.
- (D) The proposal is consistent with the objectives and provisions of the MU1 Mixed-Use zone and the City Edge Locality Area.
- (E) The development demonstrates design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012. The tower and podium addition design and materiality read as contemporary structures, whilst being sensitive to the base heritage listed warehouse buildings. Sufficient separation is provided to maintain a good standard of amenity for adjoining properties and the public domain. The additions result in acceptable environmental impacts and achieve a good standard of environmental performance. The development provides landscaping on podiums which will contribute to local biodiversity and visual amenity. The overall adaptive re-use of the heritage buildings allows for the repair and conservation of significant fabric, and the additions are appropriately located to allow the legibility of the heritage listed group to be retained.
- (F) 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.
- (G) 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.

Carried unanimously.

D/2025/942

Item 5 Post Exhibition - Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

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

It is resolved that:

- (A) the Central Sydney Planning Committee note the issues raised during the public exhibition of Planning Proposal - City of Sydney Affordable Housing Contributions Review as provided in the Summary of Submissions, shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - City of Sydney Affordable Housing Contributions Review, as amended following public exhibition, shown at Attachment B to the subject report, to be sent to the Department of Planning, Housing and Infrastructure to be made as a local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act 1979;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Equity and Housing Committee on 11 May 2026, that Council approve the City of Sydney Affordable Housing Program Amendment 2024, as amended following public exhibition, shown at Attachment C to the subject report;
- (D) authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal - City of Sydney Affordable Housing Contributions Review and the City of Sydney Affordable Housing Program Amendment 2024 to correct any minor errors prior to finalisation by the Department of Planning, Housing and Infrastructure; and
- (E) the Central Sydney Planning Committee note the response to matters raised in the Resolution of Council regarding prevention of discrimination against affordable housing tenants in new housing developments, shown at Attachment H to the subject report.

Amendment. Moved by Councillor Maxwell –

It is resolved that:

- (A) the Central Sydney Planning Committee note the issues raised during the public exhibition of Planning Proposal - City of Sydney Affordable Housing Contributions Review as provided in the Summary of Submissions, shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - City of Sydney Affordable Housing Contributions Review, as amended following public exhibition, shown at Attachment B to the subject report, to be sent to the Department of Planning, Housing and Infrastructure to be made as a local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act 1979, subject to the following amendments:
 - (i) remove the proposed exclusion from the requirement to make an affordable housing contribution for a new dwelling house, attached dwelling or dual occupancy or alterations and additions to an existing dwelling house, attached dwelling or dual occupancy; or

- (ii) refine the proposed exclusion from the requirement to make an affordable housing contribution for a new dwelling house, attached dwelling or dual occupancy or alterations and additions to an existing dwelling house, attached dwelling or dual occupancy, to allow for an exemption where reasonable, including in the case of hardship;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Equity and Housing Committee on 11 May 2026, that Council approve the City of Sydney Affordable Housing Program Amendment 2024, as amended following public exhibition, shown at Attachment C to the subject report, subject to the following amendments:
 - (i) remove the City of Sydney Affordable Housing Program Amendment 2024 to refine the proposed exclusion from the requirement to make an affordable housing contribution for a new dwelling house, attached dwelling or dual occupancy or alterations and additions to an existing dwelling house, attached dwelling or dual occupancy; or
 - (ii) refine the proposed exclusion from the requirement to make an affordable housing contribution for a new dwelling house, attached dwelling or dual occupancy or alterations and additions to an existing dwelling house, attached dwelling or dual occupancy, to allow for an exemption where reasonable, including in the case of hardship;
- (D) authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal - City of Sydney Affordable Housing Contributions Review and the City of Sydney Affordable Housing Program Amendment 2024 to correct any minor errors prior to finalisation by the Department of Planning, Housing and Infrastructure; and
- (E) the Central Sydney Planning Committee note the response to matters raised in the Resolution of Council regarding prevention of discrimination against affordable housing tenants in new housing developments, shown at Attachment H to the subject report.

The amendment lapsed for want of a seconder.

Amendment. Moved by Councillor Maxwell –

It is resolved that:

- (A) the Central Sydney Planning Committee note the issues raised during the public exhibition of Planning Proposal - City of Sydney Affordable Housing Contributions Review as provided in the Summary of Submissions, shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - City of Sydney Affordable Housing Contributions Review, as amended following public exhibition, shown at Attachment B to the subject report, to be sent to the Department of Planning, Housing and Infrastructure to be made as a local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act 1979, subject to the following amendments:
 - (i) revert to the proposed approach set out in the publicly exhibited Planning Proposal - City of Sydney Affordable Housing Contributions Review that, for development subject to Clause 7.13B, allows the consent authority to require the affordable housing requirement be satisfied by dedication of built affordable housing dwellings (in favour of a monetary contribution). Where dedication is not required, the requirement must be satisfied by making a monetary contribution;

- (ii) noting the feedback provided through the exhibition period regarding the practical issues to be considered when requiring affordable housing dwellings (in favour of a monetary contribution) if needed make further amendments to:
 - (a) clarify that the consent authority's power to require the affordable housing requirement in the form of dwellings would be exercised only where appropriate, and only in line with clear criteria and processes outlined in council's Affordable Housing Program and/or other relevant documents; and
 - (b) clarify that the change does not exclude arrangements to deliver affordable housing dwellings through a Voluntary Planning Agreement;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Equity and Housing Committee on 11 May 2026, that Council approve the City of Sydney Affordable Housing Program Amendment 2024, as amended following public exhibition, shown at Attachment C to the subject report, subject to the following amendment:
 - (i) revert to the approach set out in the publicly exhibited Draft City of Sydney Affordable Housing Program Amendment 2024 and reinclude information about the operation and administration of Clause 7.13B, which allows the consent authority to require the affordable housing requirement be satisfied by dedication of built affordable housing dwellings (in favour of a monetary contribution);
- (D) where needed, and where not inconsistent with (B) and (C) (above), make further amendments to the Affordable Housing Program, Voluntary Planning Agreement guidance, and other relevant documents to update processes and approaches to the delivery of dedicated affordable housing, as recommended by staff in the papers for this item;
- (E) authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal - City of Sydney Affordable Housing Contributions Review and the City of Sydney Affordable Housing Program Amendment 2024 to correct any minor errors prior to finalisation by the Department of Planning, Housing and Infrastructure; and
- (F) the Central Sydney Planning Committee note the response to matters raised in the Resolution of Council regarding prevention of discrimination against affordable housing tenants in new housing developments, shown at Attachment H to the subject report.

The amendment lapsed for want of a seconder.

Amendment. Moved by Councillor Maxwell –

It is resolved that:

- (A) the Central Sydney Planning Committee note the issues raised during the public exhibition of Planning Proposal - City of Sydney Affordable Housing Contributions Review as provided in the Summary of Submissions, shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - City of Sydney Affordable Housing Contributions Review, as amended following public exhibition, shown at Attachment B to the subject report, to be sent to the Department of Planning, Housing and Infrastructure to be made as a local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act 1979, subject to an amendment to revert to the timeframes set out in the publicly exhibited Planning Proposal - City of Sydney Affordable Housing Contributions Review for the phased-in introduction of the increased equivalent monetary contribution rate;

- (C) the Central Sydney Planning Committee note the recommendation to Council's Equity and Housing Committee on 11 May 2026, that Council approve the City of Sydney Affordable Housing Program Amendment 2024, as amended following public exhibition, shown at Attachment C to the subject report, subject to an amendment to revert to the timeframes set out in the publicly exhibited Draft City of Sydney Affordable Housing Program Amendment 2024 for the phased-in introduction of the increased equivalent monetary contribution rate;
- (D) authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal - City of Sydney Affordable Housing Contributions Review and the City of Sydney Affordable Housing Program Amendment 2024 to correct any minor errors prior to finalisation by the Department of Planning, Housing and Infrastructure; and
- (E) the Central Sydney Planning Committee note the response to matters raised in the Resolution of Council regarding prevention of discrimination against affordable housing tenants in new housing developments, shown at Attachment H to the subject report.

The amendment lapsed for want of a seconder.

The motion was carried on the following show of hands –

Ayes (6)	The Chair (the Lord Mayor), Councillor Miller, Ms Galvin, Mr Lusher, Mr O'Toole and Ms Weatherley
Noes (1)	Councillor Maxwell

Carried.

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Speakers

Michael Carnuccio (Community Housing Industry Association), Councillor Olly Arkins, Councillor Matthew Thompson, Kim Gray (St George Community Housing), Leonie King (City West Housing), John Engler (Shelter NSW) and Daniel Khong (Fern Group) addressed the Central Sydney Planning Committee on Item 5.

Item 6 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.

S042755-02

The meeting of the Central Sydney Planning Committee concluded at 7:00pm.

CHAIR