

Central Sydney Planning Committee

Meeting No 514

Thursday 17 September 2026

Notice Date 11 September 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, Anthea Sargeant, Sean O'Toole and Sue Weatherley.

At the commencement of business at 5:03pm, 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

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

That the annual Disclosure of Pecuniary Interests written returns are received and noted.

Carried unanimously.

Ms Sue Weatherley disclosed a less than significant non-pecuniary interest in Item 4 on the agenda for this meeting of the Central Sydney Planning Committee, in that she owns an investment property in the vicinity of the development application.

Ms Weatherley considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because the investment property is not located within the development application.

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 Miller –

That the minutes of the meeting of the Central Sydney Planning Committee of 20 August 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 20 August 2026.

Item 4 Development Application: 7-19 Coulson Street, 5 Goddard Street and 23 Eve Street, Erskineville - D/2024/652

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

It is resolved that consent be refused for Development Application number D/2024/652.

Reasons for Decision

The application was refused for the following reasons:

- (A) The application without securing the Public Benefit Offer is not orderly development under Section 1.3 of the Environmental Planning and Assessment Act 1979.
- (B) The application without securing the Public Benefit Offer fails to address the requirements of Clause 7.20(4) of Sydney Local Environmental Plan 2012, particularly the proposed impact to the Ashmore locality and the quality and amenity of the public domain, including the road network.
- (C) The application without securing the Public Benefit Offer is contrary to the locality statement in Section 2.7.8 and the site-specific requirements of Section 5.5 of Sydney Development Control Plan 2012 to contribute to a high-quality public domain by contributing to a permeable network of streets and providing a new public park and public domain upgrade.
- (D) Having regard to the reasons above, the application is not considered to be in the public interest, contrary to section 4.1.5(1)(e) of the Environmental Planning and Assessment Act 1979.

Carried unanimously.

D/2024/652

Item 5 Development Application: 290-294 Botany Road, Alexandria - D/2026/162

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

It is resolved that pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, a deferred commencement consent be granted to Development Application Number D/2026/162 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 is for a concept building envelope for a mixed-use development including indicative retail and co-living uses. The proposal secures public benefits comprising land dedication for footpath widening, public domain works, and a payment of a monetary contribution towards community infrastructure in Green Square. The development is permissible with consent in the MU1 - Mixed-Use zone and is consistent with the objectives of the zone.
- (B) The concept proposal is capable of accommodating development that complies with the floor space ratio controls pursuant to clauses 4.4, 6.14, and 6.21D of the Sydney Local Environmental Plan 2012.
- (C) The concept proposal is capable of satisfying the relevant objectives of the Sydney Development Control Plan 2012.
- (D) The proposed development will be the subject of a competitive design process in accordance with Clause 6.21D of the Sydney Local Environmental Plan 2012. The concept proposal and Design Excellence Strategy establish a loose fit envelope and suitable parameters for the competitive design process. Subject to recommended conditions, the proposed envelope is able to accommodate a detailed building design of an appropriate bulk and scale, that responds to the character of the area and which is capable of achieving design excellence.
- (E) Based upon the material available to the Committee at the time of determining this application, the Committee is satisfied that:
 - (i) the applicant has demonstrated that compliance with the Height of buildings development standard in 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 and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the MU1 Mixed Use zone and the Height of buildings development standard.

Carried unanimously.

D/2026/162

**Item 6 Post Exhibition - Planning Proposal - Modern Residential Flat Buildings
Heritage Items - Sydney Local Environmental Plan 2012 Amendment**

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

It is resolved that:

- (A) the Central Sydney Planning Committee note the Engagement Report highlighting the submissions received during the public exhibition of the Planning Proposal - Modern Residential Flat Buildings Heritage Items, shown at Attachment A to the subject report
- (B) the Central Sydney Planning Committee approve the amended Planning Proposal - Modern Residential Flat Buildings Heritage Items, shown at Attachment B to the subject report, to be made as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979
- (C) authority be delegated to the Chief Executive Officer to make any minor variations to the amended Planning Proposal - Modern Residential Flat Buildings Heritage Items shown at Attachment B to the subject report, to correct any drafting errors prior to finalisation of the local environmental plan.

Carried unanimously.

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The meeting of the Central Sydney Planning Committee concluded at 5:18pm.

CHAIR