CITY OF SYDNEY

Central Sydney Planning Committee

Meeting No 515

Thursday 22 October 2026

Notice Date 16 October 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: 275-277 Clarence Street and 420-424 Kent Street, Sydney - D/2026/304 4

5. Public Exhibition - Planning Proposal - Ultimo Pyrmont Stage 2 - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment 5

6. Public Exhibition - Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment 6

Present

The Rt Hon Clover Moore AO Hon FRAIA - Lord Mayor of Sydney (Chair), Councillor Jess Miller, Councillor Yvonne Weldon AM, Abbie Galvin, Benjamin Lusher, Sean O'Toole and Sue Weatherley.

At the commencement of business at 5:02pm, those present were:

The Lord Mayor, Councillor Miller, Councillor Weldon, Ms Galvin, Mr Lusher, Mr O'Toole and Ms Weatherley.

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

Councillor Miller left the meeting of the Central Sydney Planning Committee at 5:23pm, prior to discussion on Item 4, and did not return. Councillor Miller was not present at, nor in sight of, the meeting of the Central Sydney Planning Committee during discussion or voting on Item 4.

Order of Business

The Central Sydney Planning Committee agreed that the order of business be altered such that Items 5 and 6 be brought forward and considered before Item 4.

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

Councillor Jess Miller disclosed a significant non-pecuniary interest in Item 4 on the agenda, in that she has a publicly known stance on the developer.

Councillor Miller stated that she will not be voting on this matter.

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 17 September 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 17 September 2026.

Item 4 Development Application: 275-277 Clarence Street and 420-424 Kent Street, Sydney - D/2026/304

Moved by the Chair (the Lord Mayor), seconded by Abbie Galvin -

It is resolved that consent be granted to Development Application Number D/2026/304 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 proposed land uses are permissible with consent within the SP5 Metropolitan Centre zone.

(B) The proposal demonstrates satisfactory compliance with State Environmental Planning Policy (Housing) 2021 and the design criteria of the Apartment Design Guide.

(C) The proposal complies with the height of buildings and floor space ratio development standards.

(D) Subject to the recommended conditions of consent, the proposal is generally consistent with the relevant provisions of the Sydney Development Control Plan 2012. Where variations to the Development Control Plan are approved, the objectives of the provisions are met and impacts are acceptable.

(E) Subject to conditions of consent, the development will not adversely impact the amenity of the locality.

Carried unanimously.

D/2026/304

Speakers

Eliza Scobie (Urbis) – on behalf of the applicant, and Felicity Stewart (Stewart Architecture) - on behalf of the applicant, addressed the Central Sydney Planning Committee on Item 4.

Item 5 Public Exhibition - Planning Proposal - Ultimo Pyrmont Stage 2 - 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 – Ultimo Pyrmont Stage 2, shown at Attachment A to the Information Relevant To memorandum, for submission to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination

(B) the Central Sydney Planning Committee approve Planning Proposal – Ultimo Pyrmont Stage 2, shown at Attachment A to the Information Relevant To memorandum, 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 19 October 2026, that Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all functions under the relevant local plan making authority under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and put into effect the Planning Proposal – Ultimo Pyrmont Stage 2

(D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 19 October 2026, that Council approve the draft Sydney Development Control Plan – Ultimo Pyrmont Stage 2, shown at Attachment B to the Information Relevant To memorandum, for public authority consultation and public exhibition together with the Planning Proposal

(E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – Ultimo Pyrmont Stage 2, draft Development Control Plan – Ultimo Pyrmont Stage 2 and to update the Urban Design Study to ensure maximum clarity for the purposes of public consultation, correct any drafting errors or to ensure consistency with the Gateway Determination

(F) authority be delegated to the Chief Executive Officer to make variations to the Flood Impact and Risk Assessment and the Precinct Transport Study, at Attachments D and E to the subject report, to remove 336-368 Jones Street, Ultimo (1-7 Henry Avenue, Ultimo) and 26-52 Mount Street, Pyrmont.

Carried unanimously.

X128367

Speaker

Zena Vaassen addressed the Central Sydney Planning Committee on Item 5.

Item 6 Public Exhibition - Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown - 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 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the Information Relevant To memorandum, 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 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the Information Relevant To memorandum, 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 19 October 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 - 84-86 and 88-94 Parramatta Road, Camperdown

(D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 19 October 2026, that Council approve the Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment B to the Information Relevant To memorandum, 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 - 84-86 and 88-94 Parramatta Road, Camperdown, 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 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment B to the Information Relevant To memorandum, 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 9 October 2026 shown 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.

Carried unanimously.

X104453

Speakers

Nick Nathans (Wentworth Capital) and Matthew Pullinger (Pullinger Architects) addressed the Central Sydney Planning Committee on Item 6.

The meeting of the Central Sydney Planning Committee concluded at 5:29pm.

CHAIR