

Relevant Information for Central Sydney Planning Committee

FILE: D/2025/675 **DATE:** 19 February 2026

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning,
Development and Transport

SUBJECT: Information Relevant To Item 4 – Development Application: 136-140 Elizabeth
Street, Sydney - D/2025/675

Alternative Recommendation

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 ~~strike through~~):

(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 = $C \times \text{MDP2} / \text{MDP1}$, 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.

Background

Upon review of the recommended condition of consent, an error was identified in the calculation of affordable housing contributions relating to non-residential uses. Recommended Condition 8 requires monetary payment in lieu of floor space contributions for both the residential uses and non-residential uses. Contributions are calculated against the total floor area of the proposed building.

In accordance with section 7.13(6)(e) of the Sydney Local Environmental Plan 2012, the calculation of total floor area should *exclude the floor area of a building that is used for the purpose of community facilities*.

The inclusion of community facility floor space in the calculation of affordable housing has been made in error. Condition 8 is recommended to be updated to apply contributions to the residential portion of the development only.

Prepared by: Marie Burge, Senior Planner

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport