

Relevant Information for Central Sydney Planning Committee

FILE: D/2025/1160 **DATE:** 19 March 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 65 Martin Place,
Sydney – D/2025/1160

Alternative Recommendation

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 Number 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

Drawing No	Rev.	Drawing Name	Date
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
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

Drawing No	Rev.	Drawing Name	Date
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
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

Drawing No	Rev.	Drawing Name	Date
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
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.

Background

In correspondence dated 16 March 2026, the applicant requested to amend the recommended Condition (1) (Approved Development) to reference Revision B of the General Arrangement Plans for Levels 1-2 and 4-7.

The updated plans for levels 1-2 and 4-7 were submitted to the City on 17 February 2026, together with Revision B of the Remediation Plans for Levels 1-7 and the General Arrangement Plans for Level 3, which are currently referenced in Condition (1). However, the updated plans for levels 1-2 and 4-7 were omitted in Condition (1)(a) and Attachment B of the subject report.

The updated plans for levels 1-2 and 4-7 do not represent any material difference to the proposal. They show the southern boundary walls as retained elements to be consistent with the updated remediation plans for levels 1-7 and the updated plan for level 3. These plans confirm the retention of the existing southern boundary walls to avoid access to 225-227 Macquarie Street and confirm no works to be carried out on 225-227 Macquarie Street. They are relevant to address concerns raised in the submissions received and do not result in any additional amenity impacts.

Prepared by: Bryan Li, Senior Planner

Attachments

Attachment A. Updated Drawings

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport