

# Central Sydney Planning Committee

Meeting No 504

Thursday 21 August 2025

Notice Date 15 August 2025

*minutes*

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**Present**

The Right Hon The Lord Mayor - Councillor Clover Moore AO (Chair), Councillor Jess Miller, Deputy Lord Mayor - Councillor Zann Maxwell, Abbie Galvin, Ms Anthea Sargeant, Mr Sean O'Toole and Ms Sue Weatherley

At the commencement of business at 5.05 pm, those present were:

The Lord Mayor, Councillor Miller, Maxwell, Ms Galvin, Ms Sargeant, Mr O'Toole and Ms Weatherley

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

Councillor Maxwell left the meeting at 5:45pm during discussion and before the vote on Item 6.

**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 Councillor Miller –

That the minutes of the meeting of the Central Sydney Planning Committee of 19 June 2025, 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 19 June 2025.

#### Item 4 Development Application: 65 Martin Place, Sydney - D/2025/406

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

It is resolved that consent be granted to Development Application Number D/2025/406 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletion shown in ~~strike through~~):

#### (6) USE OF HERITAGE CONSULTANT

- (a) The nominated heritage consultant, being Samantha Polkinghorne (Director | Heritage) of NBRIS must work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.
- (b) Throughout the documentation and construction stages of the approved works the heritage consultant is to:
  - (ii) Undertake site inspections of not less than fortnightly intervals ***or as determined by the nominated heritage consultant or Council.***
  - (iii) Maintain an illustrated diary of site inspections that includes photographs of the works, details of heritage advice and decisions arising out of each inspection and any further physical evidence uncovered during the works.
  - (iv) Compile a final report, including the diary, verifying how the heritage conditions have been satisfied, and the works completed in accordance with the Conservation Management Plan.

Note: Upon completion of the works, the heritage consultant is to submit a final report for approval by Council prior to the re-occupation of the building.

#### Reason

To ensure that the implementation of the approved development is carried out in a manner that does not have adverse heritage impacts.

#### (12) COMPLIANCE WITH CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

- (a) All relevant performance parameters, including but not limited to requirements, engineering assumptions and recommendations such as the management controls in Section 5.2.1 and noise and vibration monitoring in Sections 5.2, the Stage 1 Remediation Scope Construction Noise and Vibration Management Plan, reference 20240258.3/0605A/R1/SN, dated 6 May 2025 and prepared by Acoustic Logic (council's reference 2025/272555) must be implemented.
- (b) Prior to the commencement of any noise and vibration generating works, a final construction methodology must be assessed and certified by a Suitably Qualified Acoustic Consultant\* (see definition below) to be in accordance with the requirements of (a) above, and a copy of ***an updated Construction Noise and***

***Vibration Management Plan incorporating the*** certified final construction methodology submitted to and approved by Council's ~~Area Planning Manager~~ ***Executive Director City Planning Development & Transport.***

*Note: Suitably Qualified Acoustic Consultant* means a consultant who possesses the qualifications to join the Australian Acoustical Society, Institution of Engineers Australia (grade of member) or the Association of Australasian Acoustical Consultants (grade of member firm).

- (a) Where all control measures have been implemented and the resultant noise and/or vibration levels at any neighbouring receiver exceed the Council's applicable criteria stated in the Construction Hours/Noise Code 1992 and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite in consultation with Council's Health and Building Unit. Such periods must be set and agreed to by Council's Health and Building Unit.
- (b) Approval to vary the authorised noise and vibration levels must be received in writing by the proponent from Council prior to activities being undertaken that exceed sanctioned emission levels.

#### **Reason**

To ensure all parties are aware of the supporting documentation that applies to the development.

#### **(26) DILAPIDATION REPORT**

- (a) Subject to the receipt of permission of the affected landowner, dilapidation report/s, including a photographic survey of 225-227 Macquarie Street Sydney (and any other properties identified by the qualified structural engineer engaged to undertake the report) are to be prepared by an appropriately qualified structural engineer prior to commencement of works. A copy of the dilapidation report/s together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Registered Certifier and the Council prior to the ***commencement of works*** ~~issue of a Construction Certificate.~~

#### **UPON COMPLETION OF DEMOLITION**

- (b) A second Dilapidation Report/s, including a photographic survey must then be submitted at least one month after the completion of demolition works. A copy of the second dilapidation report/s, together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Principal Certifier and the Council prior to the issue of any Occupation Certificate or the re-occupation of the building, whichever is earlier.

Any damage to buildings, structures, lawns, trees, sheds, gardens and the like ***resulting from works approved by this consent and undertaken on the development site*** must be fully rectified by the applicant or owner, at no cost to the affected property owner.

*Note:* Prior to the commencement of the building surveys, the applicant/owner must advise (in writing) all property owners of buildings to be surveyed of what the survey will entail and of the process for making a claim regarding property damage. A copy of this information must be submitted to Council.

**Reason**

To ensure that dilapidation reports are prepared and to identify damage to adjoining/nearby properties resulting from building work on the development site.

**(27) PUBLIC DOMAIN DILAPIDATION REPORT**

Prior to ***the commencement of works*** ~~an approval for demolition and preparatory works being granted or the issue of any Construction Certificate, whichever is earlier,~~ a photographic recording of the public domain site frontages is to be prepared as described in the Public Domain Manual and submitted for approval by Council's Public Domain Unit. The City's *Public Domain Manual* is available for download from the City's website at <https://www.cityofsydney.nsw.gov.au/>

The submission is to include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

**Reason**

To establish and document the condition of the public domain for comparison as building work progresses and is completed.

**(29) TRANSPORT FOR NSW REQUIREMENTS**

- (a) Prior to the ***commencement of works*** issue of a Construction Certificate, a hygienist report confirming asbestos will be contained on site and Sydney Trains' staff and patrons will not be exposed is to be prepared by a suitably qualified person.
- (b) No crane loads are to be erected over the station box at any time.
- (c) Any pedestrian access arrangements and or changes need to be discussed with Martin Place Station staff.

Note: Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is Central Interface, and they can be contacted via email on [Central\\_Interface@transport.nsw.gov.au](mailto:Central_Interface@transport.nsw.gov.au).

## **Reasons for Decision**

The application was approved for the following reasons:

- (A) The proposed development satisfies the objectives of the Environmental Planning and Assessment Act 1979, in that, subject to the imposition of conditions as recommended, it achieves the relevant objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposed development will facilitate the first of a two-stage remediation of the building in accordance with Chapter 4 Remediation of Land of the State Environmental Planning Policy (Resilience and Hazards) 2021, which is necessary to allow the safe and long-term occupation of the building by the Reserve Bank of Australia.
- (C) The proposed development, subject to the recommended conditions of consent, will appropriately manage the adverse impacts on the heritage significance of the Head Office of the Reserve Bank of Australia in accordance with Section 5.10 of the Sydney Local Environmental Plan 2012.
- (D) The proposed development generally satisfies the relevant objectives and provisions of other sections of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.
- (E) 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/2025/406

## **Speakers**

Alastair Hunter (Department of Communities and Justice), Catherine Colville (Department of Communities and Justice) and Ron Turnbull (Department of Communities and Justice).

Kendal Mackay (DFP Planning) – on behalf of the applicant and Ed Jacak (RBA) – on behalf of the applicant, addressed the meeting of the Central Sydney Planning Committee on Item 4.



**Item 5      Public Exhibition - Planning Proposal - Heritage Floor Space Amendment -  
Sydney Local Environmental Plan 2012**

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

It is resolved that:

- (A) the Central Sydney Planning Committee approve the Planning Proposal - Heritage Floor Space Amendment, shown at Attachment A to the subject report, for submission to the Minister for Planning and Public Spaces with a request for a Gateway Determination;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - Heritage Floor Space Amendment 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 18 August 2025 that Council seek confirmation from the Minister for Planning and Public Spaces that it has the authority to exercise the plan-making functions of the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Heritage Floor Space Amendment following receipt of the Gateway Determination; and
- (E) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 18 August 2025 that Council approve the draft amendments to the Alternative Heritage Floor Space Allocation Scheme, shown at Attachment B to the subject report, for public exhibition to be undertaken currently with the Planning Proposal - Heritage Floor Space Amendment.

Carried unanimously.

X122035

**Item 6      Post Exhibition - Planning Proposal - Conservation Areas Review - 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 note the matters raised in submissions to the public exhibition of the Planning Proposal - Conservation Areas Review and Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review as shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee approve the Planning Proposal - Conservation Areas Review 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) the Central Sydney Planning Committee note the recommendation to the Council's Transport, Heritage and Planning Committee on 18 August 2025, that Council approve Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review shown at Attachment C to the subject report, noting the Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan; and
- (D) authority be delegated to the Chief Executive Officer to make minor variations to the Planning Proposal - Conservation Areas Review and Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review to correct any minor errors prior to finalisation.

Carried unanimously.

X031159

The meeting of the Central Sydney Planning Committee concluded at 5.46 pm.

CHAIR