

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 11 MARCH 1999

Meeting No 219

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 11 March 1999 commencing at 5.18 pm.

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PRESENT

The Right Hon the Lord Mayor Councillor Frank Sartor
(Chairman)

Ms Sue Holliday (Director-General of Department of Urban Affairs and Planning), Mr Chris Johnson, Ms Antoinette le Marchant, Mr Paul Reid (Alternate Member for Mr Neil Bird) and Councillor Julie Walton.

The Director City Development was also present.

Ms le Marchant left the meeting of the Central Sydney Planning Committee at 7.10pm during discussion on Item 4 and returned at 7.13pm at the commencement of discussion on Item 10.

Mr Johnson left the meeting of the Central Sydney Planning Committee at 7.15pm during discussion on Item 10 and did not return.

APOLOGIES (S006712)

An apology was received from Councillor Tsang who was unable to attend the meeting owing to a prior commitment.

An apology was received from Councillor Jahn, alternate for Councillor Tsang, who was unable to attend the meeting owing to a prior commitment.

An apology was received from Mr Neil Bird who was unable to attend the meeting owing to a prior commitment.

Resolved on the motion of Ms le Marchant, seconded by the Chairman (the Lord Mayor):

That the apologies from Councillor Tsang, Councillor Jahn and Mr Bird be received and leave of absence granted.

ORDER OF BUSINESS (S002287):**Resolved:**

That in accordance with Clause 11(2) of the Local Government (Meetings) Regulation 1993, the order of business be altered for the convenience of the public present, such that the agenda items be dealt with in the following order:

1. Confirmation of Minutes
2. Matters Arising from the Minutes
5. Central Sydney Local Environmental Plan 1996 (Draft Amendment No. 9)
8. Pre Development Application Advice: Proposed Commercial Tower above the Masonic Centre at 66-68 Goulburn Street, Sydney
3. Development Application: Department of Urban Affairs and Planning Referral: 19 Harris Street, Pyrmont (Lend Lease Site)
7. Pyrmont Point Sites B1, B2, B3, B4, E and F. DUAP Referral.
4. Central Sydney Development Control Plan 1996 (Draft Amendment No. 10) - Exempt and Complying Development
6. 1998 Annual Monitoring Report - Central Sydney Local Environmental Plan 1996
9. New Development Application Lodgements and Delegated Items
10. Progress Report on Development Applications
11. General Business

ITEM 1. CONFIRMATION OF MINUTES (S006712)

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Ms Holliday -

That the Minutes of the Central Sydney Planning Committee meeting held on 18 February 1999 be taken as read and confirmed.

ITEM 2. MATTERS ARISING FROM THE MINUTES (S006712)

There were no matters arising from the Minutes of the Central Sydney Planning Committee meeting held on 18 February 1999.

ITEM 3. DEVELOPMENT APPLICATION: DEPARTMENT OF URBAN AFFAIRS AND PLANNING REFERRAL: 19 HARRIS STREET, PYRMONT (LEND LEASE SITE) ((O1999/00003)**Declaration of Interest**

Ms Holliday declared an interest in that the Minister for Urban Affairs and Planning is the consent authority in this matter.

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Ms le Marchant:

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 11 March 1999, in relation to the referral from the Department of Urban Affairs and Planning of a Development Application made by Lend Lease Development Pty Ltd for the site known as H2 (Harris Street) for demolition of that part of the former Boiler Shop workshop on the subject site, construction of two commercial buildings, one 6 storeys high and the other 8 storeys high, with two split levels of car (130) and bicycle (38) parking and loading facilities continuing below both buildings as a common basement, it be resolved that the submission at Attachment A to the subject report be endorsed and forwarded to the Department of Urban Affairs and Planning for consideration, subject to the submission being modified to provide for the following:

- (A) a review of the level of the building to bring it more in line with the level of the prime street frontage, namely Harris Street;
- (B) better resolution of the entrance, foyer, columns and exposed metal façade cladding.

The motion was carried on the following show of hands -

Ayes (5) the Chairman (the Lord Mayor), Ms Holliday, Ms le Marchant, Mr Reid and Councillor Walton.

Noes (1) Mr Johnson.

**ITEM 4. CENTRAL SYDNEY DEVELOPMENT CONTROL PLAN 1996
(DRAFT AMENDMENT NO. 10) - EXEMPT AND COMPLYING
DEVELOPMENT (S007283)**

Resolved on the motion of Councillor Walton, seconded by the Chairman (the Lord Mayor) -

That arising from consideration of a report by the Specialist Planner – Strategic/Section 94 to the Central Sydney Planning Committee on 11 March 1999, on Draft Amendment No. 10 to Central Sydney Local Environmental Plan 1996 and Draft Amendment No. 7 to Central Sydney Development Control Plan 1996, in be resolved that the Central Sydney Planning Committee:

- (A) prepare Central Sydney Local Environmental Plan 1996 – Draft Amendment No.10, in accordance with Department of Urban Affairs and Planning Model No. 2;
- (B) notify the Department of Urban Affairs and Planning of the resolution to prepare draft Amendment No. 10 in accordance with section 54 of the Environmental Planning and Assessment Act 1979;
- (C) prepare a draft Development Control Plan to include details of exempt and complying development and other Integrated Development Assessment amendments; and
- (D) request the Department of Urban Affairs and Planning to, in amending State Regional Environmental Plan 26, be consistent with the proposed changes to Central Sydney Local Environmental Plan 1996 and Development Control Plan 1996 and also consult with relevant stakeholders in the process, such as Council.

**ITEM 5. CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996
(DRAFT AMENDMENT NO. 9) (S006409)**

The following persons addressed the meeting of the Central Sydney Planning Committee on this matter -

Mr Ghee Soon Tan, Word Square
Mr Brett Mathews, President, Parking Operators Association
Mr David Davies, Secure Parking
Mr John Li, Sunlord
Mr Chris Shaw, Allen Allen & Hemsley
Mr Kevin Eadie, Action for Public Transport
Councillor Kathryn Greiner, City of Sydney

Resolved on the motion of Ms Holliday, seconded by Ms le Marchant -

That arising from consideration of a report by the Specialist Research Planner to the Central Sydney Planning Committee on 11 March 1999, on Draft Amendment No. 9 to Central Sydney Local Environmental Plan 1996, it be resolved that consideration of this matter be deferred to either the next or subsequent meeting of the Central Sydney Planning Committee for the following reasons:

- (A) to enable further submissions to be made by interested parties, including those who addressed this meeting of the Central Sydney Planning Committee, such submissions to be lodged by Thursday 18 March 1999;
- (B) to enable further consideration of the legal issues raised at the meeting;
- (C) to invite submissions from the Department of Transport and State Transit Authority.

**ITEM 6. 1998 ANNUAL MONITORING REPORT - CENTRAL SYDNEY
LOCAL ENVIRONMENTAL PLAN 1996 (S003607)**

Resolved on the motion of Councillor Walton, seconded by Mr Johnson -

That arising from consideration of a report by the Specialist Research Planner, Planning Policy to the Central Sydney Planning Committee on 11 March 1999, in regard to 1998 Annual Monitoring Report - Central Sydney Local Environmental Plan 1996 submitted for the information of the Central Sydney Planning Committee, it be resolved that the report be received and noted.

Note - Members of the Central Sydney Planning Committee congratulated the Specialist Research Planner, City Development Division, on the high quality of his report.

ITEM 7. PYRMONT POINT SITES B1, B2, B3, B4, E AND F. DUAP REFERRAL (O99-00001)

Declaration of Interest

Ms Holliday declared an interest as the Minister for Urban Affairs and Planning is the consent authority in this matter.

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Ms le Marchant:

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 11 March 1999, regarding the referral of Development Application No 99-12-98 for construction of 5 apartment buildings on Sites B, E and F at 2-6 Point Street, Pyrmont, it be resolved that the Central Sydney Planning Committee endorse and forward the submission at Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, to the Department of Urban Affairs and Planning.

ITEM 8. PRE DEVELOPMENT APPLICATION ADVICE: PROPOSED COMMERCIAL TOWER ABOVE THE MASONIC CENTRE AT 66-68 GOULBURN STREET, SYDNEY (S007525)

Mr S Hadjimichael, Ipoh Limited, addressed the Central Sydney Planning Committee on this matter.

Resolved on the motion of Councillor Walton, seconded by Ms Holliday -

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 11 March 1999, in relation to a preliminary scheme (pre-DA) made by Ipoh Ltd for a new commercial tower above the existing podium (known as the Masonic Centre) at 66-68 Goulburn Street, Sydney, the applicant be advised that:

(A) In terms of a disclaimer:

- (i) this advice is non-binding and does not fetter the discretion of the consent authority;
- (ii) the consent authority incurs no liability for any expense borne by the applicant as a result of their reliance upon this advice;
- (iii) this advice remains valid for a period of 3 months from the date of this resolution or upon a significant change in planning controls, whichever is the sooner;
- (iv) the preliminary scheme has not been advertised or notified to adjoining owners by the Council and when a formal development application is submitted, this may result submissions being made and issues being raised which result in a position which may vary from this preliminary advice;

- (v) the information submitted lacks detail and further issues may arise as a result of more detailed documentation and drawings submitted with a development application.
- (B) A tower scheme which conforms with planning controls, including height and floor space ratio controls, may be supported provided that:
- (i) a revised proposal is developed which provides a holistic scheme, addressing the current deficiencies of the development in terms of bulk and form and, at ground level, in terms of active uses. An imaginative built form may be appropriate, given the architectural solidity of the existing podium;
 - (ii) the scheme addresses the designation of the site as an “opportunity site” under the terms of Central Sydney Local Environmental Plan 1996, taking into account integration of the building with the public domain at both streets in terms of uses, physical works around the site and the built form;
 - (iii) wind effects are adequately resolved;
 - (iv) a minimum setback of four metres is provided to Goulburn Street and of three metres to the adjoining side boundaries to the west, to ensure an overall building envelope that is appropriate for the site and to ensure appropriate separation between the proposed and adjoining existing buildings (except where it is clear that the existing structure inhibits the provision of these minimum requirements); and
 - (v) a high quality design is achieved, in terms of massing, materials, modulation and visual interest.
- (C) The CSPC advises the applicant the any use of the club FSR incentive provisions will only be supported subject to the applicant satisfactorily demonstrating:
- (i) that the objective of the club incentive provision of CSLEP 1996, relating to continued use of the building and operation of the club after the development has been carried out, is satisfied;
 - (ii) an appropriate and holistic design resolution of the podium and tower having particular regard to the introduction of active uses at ground level.
- (D) Further detail is required within any development application, including:
- (i) the existing layout/designation of uses in the podium structure;
 - (ii) physical works proposed at street levels;
 - (iii) changes to parking/loading arrangements (if any);
 - (iv) the location of adjoining buildings and their setback from the proposal (and setbacks to all boundaries);
 - (v) fully detailed FSR calculations (including any exemptions sought);

- (vi) details of proposed plant areas, structural analysis and the transfer zone;
 - (vii) a wind effects report by a suitably qualified person;
 - (viii) details of the use of environmentally sustainable principles;
 - (ix) a detailed schedule of materials;
 - (x) perspectives and townscape elevations.
- (E) And it be further resolved that a sub-committee be established, comprising the Director City Development, or his nominee/s, Dr Deborah Dearing (alternate member for Ms Holliday) and Mr Paul Reid (alternate member for Mr Bird), to work with the applicant and the Masonic Club to resolve the issues discussed at the meeting.

ITEM 9. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S002287)

No new development applications were received.

ITEM 10. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)

Resolved on the motion of Ms le Marchant, seconded by Councillor Walton -

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 11 March 1999, in regard to monthly report on Development Applications, it be resolved that the report be received and noted.

ITEM 11. GENERAL BUSINESS

There were no items of General Business raised at the meeting of the Central Sydney Planning Committee on 11 March 1999.

The meeting concluded at 7.17 pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 1 April 1999.