

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 25 NOVEMBER 1999

Meeting No 229

**MINUTES** of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 25 November 1999 commencing at 5.28 pm.

## INDEX TO MINUTES

<b>Subject</b>	<b>Page No</b>
1. Confirmation of Minutes.....	97
2. Matters Arising from the Minutes.....	98
3. Development Application: 20 - 24 Lee Street Railway Square known as Stages 3 & 4 Henry Deane Park Development.....	98
4. Development Application: Department of Urban Affairs and Planning Referral - Cnr Edward Street and Pirrama Road, Pyrmont known as the Gateway Site .....	99
5. Submission on Development Application for the former Government Printing Office Building, 390-422 Harris Street, Ultimo - Referral from the Department of Urban Affairs and Planning.....	100
6. Development Application: World Square, corner of George Street and Liverpool Street, Sydney.....	101
7. Development Application: Mann Judd House, 159-165 Kent Street, Sydney.....	102
8. Central Sydney Development Control Plan 1996, Adoption of Draft Amendment No. 13 - Development Standards and Exhibition of Draft Amendment No. 14 - Notification and Advertising .....	102
9. Presentations by Applicants and Preliminary Advice .....	102
10. New Development Application Lodgments and Delegated Items .....	102
11. Progress Report on Development Applications.....	103
12. General Business.....	103

## **PRESENT**

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

Mr Neil Bird, Ms Sue Holliday (Director-General, Department of Urban Affairs and Planning), Councillor Robert Ho, Ms Antoinette le Marchant, Mr Peter Mould (Alternate Member for Mr Chris Johnson) and Councillor Lucy Turnbull.

The Director City Development was also present.

**APOLOGY (S006712)**

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

**Resolved** on the motion of Ms le Marchant, seconded by Mr Bird -

That the apology from Mr Johnson be received and leave of absence granted.

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

That in accordance with Clause 12(2) of the Local Government (Meetings) Regulation 1999, 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:

3. Development Application: 20 - 24 Lee Street Railway Square known as Stages 3 and 4 Henry Deane Park Development
6. Development Application: World Square, corner of George Street and Liverpool Street, Sydney
7. Development Application: Mann Judd House, 159-165 Kent Street, Sydney
1. Confirmation of Minutes
2. Matters Arising from the Minutes
4. Development Application: Department of Urban Affairs and Planning Referral - Cnr Edward Street and Pirrama Road, Pyrmont known as the Gateway Site
5. Submission on Development Application for the former Government Printing Office Building, 390-422 Harris Street, Ultimo - Referral from the Department of Urban Affairs and Planning
8. Central Sydney Development Control Plan 1996, Adoption of Draft Amendment No. 13 - Development Standards and Exhibition of Draft Amendment No. 14 - Notification and Advertising
9. Presentations by Applicants and Preliminary Advice
10. New Development Application Lodgments and Delegated Items
11. Progress Report on Development Applications
12. General Business

**ITEM 1. CONFIRMATION OF MINUTES (S006712)**

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

That the Minutes of the Central Sydney Planning Committee held on 21 October 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 held on 21 October 1999.

**ITEM 3. DEVELOPMENT APPLICATION: 20 - 24 LEE STREET RAILWAY SQUARE KNOWN AS STAGES 3 AND 4 HENRY DEANE PARK DEVELOPMENT (D/99/00571)****Declaration of Interest**

Mr Mould declared an interest in that the Department of Public Works and Services is involved in negotiations in respect of the subject site.

Note - A set of plans from Australand Holdings Limited was circulated to members prior to the meeting of the Central Sydney Planning Committee.

Mr John Daubney, The Daubney Group, addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 25 November 1999, in relation to Development Application D99-00571 made by Australand for the site at 20 - 24 Lee Street, Railway Square known as Stages 3 and 4 Henry Deane Park Development for 2 x eight storey office building structures to be known as Gateway House and Henry Deane Building and associated off street parking, it be resolved that:-

- (A) consideration of this matter be deferred;
- (B) a sub-committee be established comprising -
  - the Director-General of the Department of Urban Affairs and Planning (or her alternate),
  - Mr Chris Johnson (or his alternate),
  - Mr Neil Bird, and
  - the Director City Development

to review the development proposal in more detail and negotiate with the applicant to achieve substantial improvements to the façades of the buildings including architectural language and mix of materials; and

- (C) a further report be submitted to the next meeting of the Central Sydney Planning Committee.

**ITEM 4. DEVELOPMENT APPLICATION: DEPARTMENT OF URBAN AFFAIRS AND PLANNING REFERRAL - CNR EDWARD STREET AND PIRRAMA ROAD, PYRMONT KNOWN AS THE GATEWAY SITE (O/1999/00074)**

**Declaration of Interest**

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

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 25 November 1999, in relation to the Department of Urban Affairs and Planning Referral DA202-10-99 made by Mirvac Pty Ltd for the site at Cnr Edwards Street and Pirrama Road, Pyrmont known as The Gateway Site Stage 2, for the erection of a new mixed use 8 storey development containing 84 residential apartments, ground floor retail and associated residential facilities, car parking and strata sub-division of the premises and modification of the height limit as nominated within the Master Plan, it be resolved that:-

- (A) having regard to the development exceeding the 21m height limit pursuant to the Gateway Site - Pyrmont Bay Master Plan, the Central Sydney Planning Committee does not support the objection made under SEPP No.1 - Development Standards as the degree of non compliance is unacceptable and the height standard is considered reasonable and necessary in this instance;
- (B) a copy of the report and the submission at Attachment C be forwarded to the Department of Urban Affairs and Planning for its consideration during determination of the application; and
- (C) that the development application in its current form be refused for the following reasons -
  - (1) pursuant to Section 79C (a) and (b) of the Environmental Planning and Assessment Act 1979 and pursuant to Gateway Site - Pyrmont Bay Master Plan, the proposal exceeds the nominated height control of 21m;
  - (2) pursuant to Section 79C (b) and (c) of the Environmental Planning and Assessment Act 1979, the approved hotel is considered to be a more appropriate use given the potential amenity impacts of the casino;
  - (3) the proposal is also deficient with respect to the following issues:
    - (a) noise levels detailed in the Technical report by Renzo Tonin & Associates will result in indoor noise levels that exceed Council's requirements;
    - (b) the proposal does not comply with Building Code of Australia requirements as the public facilities are not accessible for persons with disabilities;

- (c) the internal layout of the residential portions does not permit the provision of a room for recyclables adjacent to the garbage chutes;
  - (d) the proposed garbage chutes are required to be redesigned to permit effective operation;
  - (e) means of egress from the building does not comply with Part D of the Building Code of Australia;
  - (f) the internal access arrangements are considered to be poor;
  - (g) the design of the access ramp and stairs along Edward Street is considered to be poor, in particular with regard to the impact upon acceptable amenity levels upon the kitchen windows adjacent to this pedestrian linkage;
  - (h) the proposed unit mix is not in accordance with the provisions of the Urban Development Plan 1999 whereby it is required to provide a minimum 15% of each unit type; and
- (4) pursuant to Section 79C (e) of the Environmental Planning and Assessment Act 1979 the proposal is not in the public interest.

**ITEM 5. SUBMISSION ON DEVELOPMENT APPLICATION FOR THE FORMER GOVERNMENT PRINTING OFFICE BUILDING, 390-422 HARRIS STREET, ULTIMO - REFERRAL FROM THE DEPARTMENT OF URBAN AFFAIRS AND PLANNING (099/00067)**

**Declaration of Interest**

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

**Resolved** on the motion of Councillor Turnbull, seconded by Mr Bird -

That arising from consideration of the report by the Area Planning Manager to the Central Sydney Planning Committee on 25 November 1999 in relation to the Development Application DA No 197-09-99 for the refurbishment and extension of the former Government Printing Office Building at 390-422 Harris Street, Ultimo it be resolved that:-

- (A) the report by the Area Planning Manager be received and noted; and
- (B) a submission in the form as contained in Attachment D be forwarded to the Department of Urban Affairs and Planning for its consideration in the assessment of the application.

**ITEM 6. DEVELOPMENT APPLICATION: WORLD SQUARE, CORNER OF GEORGE STREET AND LIVERPOOL STREET, SYDNEY (D1999/00836)**

Note - Correspondence from Meriton Apartments Pty Limited dated 25 November 1999 was circulated to members prior to the meeting of the Central Sydney Planning Committee.

The following persons from Meriton Apartments Pty Limited addressed the meeting of the Central Sydney Planning Committee on this matter -

Ms Sylvia Hrovatin  
Mr Peter Spira

**Resolved** on the motion of Ms Holliday, seconded by Mr Bird -

That arising from consideration of a report by the Director City Development to the Central Sydney Planning Committee on 25 November 1999 in relation to Development Application D99-00836 made by Meriton Apartments Pty Ltd for the site comprising the street block bounded by George Street, Liverpool Street, Pitt Street and Goulburn Street (known as World Square) to change the use of the approved stage 5 commercial tower (part of the development application No. Z95-000811 dated 25 March 1996) to residential pursuant to Section 80(4) of the Environmental Planning and Assessment Act 1979, it be resolved that:-

- (A) the Director City Development is to prepare a report on the requirement to construct a pedestrian tunnel, as referred to in the 1995 Master Plan consent (Z95-00811), from the north west corner of World Square to the north west corner of Liverpool Street and George Street;
- (B) authority be delegated to the Lord Mayor, in consultation with the Director-General, Department of Urban Affairs and Planning, to determine this application, having regard to the draft conditions of consent outlined in Annexure E to the subject report and to conditions which prohibit any change in height of the envelope or increase in the floor space ratio provided for in the 1995 Master Plan consent; and
- (C) the applicant is advised that the Central Sydney Planning Committee requires:-
  - (1) a limited design competition to be conducted prior to the lodgement of the second stage development application, in accordance with a brief agreed between the Lord Mayor and the applicant; and
  - (2) incorporation of the uncompleted portion of the podium in the north west quadrant of World Square in the second stage development application.

**ITEM 7. DEVELOPMENT APPLICATION: MANN JUDD HOUSE, 159-165 KENT STREET, SYDNEY (D1999/00563)**

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

Mr Ercole Palazzetti - Architect

Mr Gregor Zylber - Metroplan Planning Consultants

**Resolved** on the motion of Mr Mould, seconded by Ms le Marchant -

That arising from consideration of a report by the Director City Development to the Central Sydney Planning Committee on 25 November 1999 on Development Application: Mann Judd House, 159-165 Kent Street, Sydney, it be resolved that:-

- (A) the Central Sydney Planning Committee advises that even on the basis of amended plans, the CSPC does not support the proposal for additional building height; and
- (B) the matter be referred back to Council for negotiation and determination.

**ITEM 8. CENTRAL SYDNEY DEVELOPMENT CONTROL PLAN 1996, ADOPTION OF DRAFT AMENDMENT NO. 13 - DEVELOPMENT STANDARDS AND EXHIBITION OF DRAFT AMENDMENT NO. 14 - NOTIFICATION AND ADVERTISING (S007532)**

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

That arising from consideration of a report by the Specialist Planner - Strategic/Section 94 to the Central Sydney Planning Committee on 25 November 1999, regarding Draft Amendment No. 13 and Draft Amendment No. 14 to Central Sydney Development Control Plan 1996, it be resolved that consideration of this matter be deferred to enable a briefing of Central Sydney Planning Committee members to be held.

**ITEM 9. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S002287)**

There were no presentations for this meeting of the Central Sydney Planning Committee.

**ITEM 10. NEW DEVELOPMENT APPLICATION LODGMENTS AND DELEGATED ITEMS (S002287)**

No new development application lodgements and delegated items were received.

**ITEM 11. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)**

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

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 25 November 1999, in regard to the monthly report on Development Applications, it be resolved that the report be received and noted.

**ITEM 12. GENERAL BUSINESS**

**1. Leave of absence - Ms le Marchant**

The Central Sydney Planning Committee noted that Ms le Marchant will be absent from the meeting to be held on 16 December 1999.

The meeting concluded at 6.20pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 16 December 1999.