

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 26 AUGUST 1999

Meeting No 226

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 26 August 1999 commencing at 5.08pm.

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PRESENT

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

Mr Neil Bird, Dr Deborah Dearing (Alternate Member for Ms Sue Holliday, Director-General Department of Urban Affairs and Planning), Councillor Graham Jahn (Alternate Member for The Hon Councillor Henry Tsang MLC), Mr Chris Johnson, Ms Antoinette le Marchant and Councillor Julie Walton.

The Director City Development was also present.

APOLOGIES (S006712)

An apology was received from The Hon Councillor Henry Tsang MLC who was unable to attend the meeting as he was overseas.

An apology was received from Ms Sue Holliday who was unable to attend the meeting owing to a prior commitment.

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

That the apologies from Councillor Tsang and Ms Holliday 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:

3. Development Application: 580 George Street Sydney (Coopers and Lybrand Building)
4. Development Application: 'Landmark Centre' 363 George Street, Sydney - Request for Heritage Floor Space Credit
1. Confirmation of Minutes
2. Matters Arising from the Minutes
5. Policy Matters and Referrals
6. Presentations by Applicants and Preliminary Advice
7. New Development Application Lodgements and Delegated Items
8. General Business

ITEM 1. CONFIRMATION OF MINUTES (S006712)

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

That the Minutes of the Central Sydney Planning Committee held on 19 August 1999 be taken as read and confirmed, subject to the following correction on the first page, item PRESENT - the words "(for part of the meeting)" being included after the name Mr Neil Bird.

ITEM 2. MATTERS ARISING FROM THE MINUTES (S006712)

There were no matters arising from the Minutes of the Central Sydney Planning Committee held on 19 August 1999.

**ITEM 3. DEVELOPMENT APPLICATION: 580 GEORGE STREET SYDNEY
(COOPERS AND LYBRAND BUILDING) (D1999/00341)**

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

Mr Bob Chambers, BBC Consulting Planners
Mr Nick Tayler, Krikis Tayler Architects
Mr Richard Hunter, Lend Lease Property Services
Mr Jerry Mitzinis, Objector

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

That arising from consideration of the report by the Director City Development to the Central Sydney Planning Committee on 26 August 1999, in relation to Development Application D99-00341 made by Lend Lease Property Services for the site at 572-598 George Street Sydney for refurbishment of the existing retail podium (new food court and basement level convenience stores) and two additional levels in the existing commercial tower's foyer area, it be resolved that:-

- (A) the objection made under State Environmental Planning Policy No 1 - Development Standards, in respect of the development's non-compliance with the maximum floor space ratio control for the site pursuant to clause 35(1) of Central Sydney Local Environmental Plan 1996 be supported, only in relation to the retail component of the application, as strict compliance with the standard would be unreasonable and unnecessary in the circumstances of the case for the following reasons:
- (1) the proposal, while providing for a real increase in built floor space would result in a reduction in the site's floor space ratio pursuant Central Sydney Local Environmental Plan 1996 (as a result of floor space exemptions for convenience retailing stores and the through site link that are provided within the proposal);
 - (2) the non-compliance with the standard is not substantial, following deletion of the proposed additional commercial levels in the tower foyer;
 - (3) the external building envelope remains unchanged;
 - (4) the appearance of the podium will be improved;
 - (5) the height of the building is not increased; and
 - (6) the proposal provides a benefit to the public through the provision of convenience retailing adjacent to a through-site link.

- (B) authority be delegated to the General Manager to determine this Development Application and the Central Sydney Planning Committee advises that whilst it favours the application in general terms it does not support approval at this stage of the additional commercial floor space in the tower's foyer, noting that that part of the application would require consideration of further submissions from the applicant.

Note - During discussion at the meeting the applicant agreed, should consent be granted by the General Manager, to a new clause 12(a) in the conditions proposed in the subject report as follows:

- (12) (a) The applicant shall establish a process to ensure that all existing tenants have the opportunity to lodge expressions of interest for the new uses designated within the retail and convenience area of the tower podium. The process shall include the establishment of a tenancy selection committee comprising nominated representatives from the relevant companies including the applicant.

The applicant also agreed that the Construction Consultative Committee, as proposed in condition (12) of the conditions proposed in the subject report, shall include a nominee of the Director, City Development.

ITEM 4. DEVELOPMENT APPLICATION: 'LANDMARK CENTRE' 363 GEORGE STREET, SYDNEY - REQUEST FOR HERITAGE FLOOR SPACE CREDIT (FILE NO: Z96-00585)

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

Mr Mike Figg, Australian Growth Properties Ltd
Ms Julie Bindon, JBA Urban Planning Consultants

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

That arising from consideration of a report by the Executive Manager to the Central Sydney Planning Committee on 26 August 1999 in relation to a request from Australian Growth Properties Ltd to be credited an amount of heritage floor space equivalent to 2,141m² to part satisfy the requirements of condition 4 of Development Approval Z96-00585, it be resolved that the Committee endorse the views of the Lord Mayor and the Director General, Department of Urban Affairs and Planning that the request is not supportable and be refused.

ITEM 5. POLICY MATTERS AND REFERRALS

There were no policy matters and referrals at this meeting of the Central Sydney Planning Committee.

**ITEM 6. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE
(S002287)**

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

**ITEM 7. NEW DEVELOPMENT APPLICATION LODGEMENTS AND
DELEGATED ITEMS (S002287)**

No new development application lodgements and delegated items were received.

ITEM 8. GENERAL BUSINESS

There were no items of General Business raised at the meeting of the Central Sydney Planning Committee on 26 August 1999.

The meeting concluded at 6.55pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 30 September 1999.