

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 30 SEPTEMBER 1999

Meeting No 227

**MINUTES** of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 30 September 1999 commencing at 5.15pm.

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## **PRESENT**

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

Mr Neil Bird, Councillor Dixie Coulton (Alternate Member for Councillor Robert Ho), Dr Deborah Dearing (Alternate Member for Ms Sue Holliday, Director-General Department of Urban Affairs and Planning), Mr Chris Johnson, Mr Paul Reid (Alternate Member for Ms Antoinette le Marchant), and Councillor Lucy Turnbull.

The Director City Development was also present.

**APOLOGIES (S006712)**

An apology was received from Councillor Robert Ho who was unable to attend the meeting as he was in hospital.

An apology was received from Ms Sue Holliday who was unable to attend the meeting as she was overseas.

An apology was received from Ms Antoinette le Marchant who was unable to attend the meeting owing to a prior commitment.

**Resolved** on the motion of the Chairman (the Lord Mayor), seconded by Dr Dearing -

That the apologies from Councillor Ho, Ms Holliday and Ms le Marchant 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. Status Report on Development Application: 1-15 Francis Street, Sydney
4. Development Application: the Powerhouse Apartments, 82 Mary Ann Street, Ultimo
9. Development Application: 211-217 Castlereagh Street and Part 137-139B Bathurst Street, Sydney (No. 1 Fire Station)
5. Policy Matters and Referrals
6. Presentations By Applicants and Preliminary Advice
7. New Development Application Lodgements and Delegated Items
8. Progress Report on Development Applications
1. Confirmation of Minutes
2. Matters Arising From the Minutes
10. General Business

**ITEM 1. CONFIRMATION OF MINUTES**

**Resolved** on the motion of Mr Bird, seconded by Dr Dearing -

The the Minutes of the Central Sydney Planning Committee held on 26 August 1999 be taken as read and confirmed.

**ITEM 2. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the Minutes of the Central Sydney Planning Committee held on 26 August 1999.

**ITEM 3. STATUS REPORT ON DEVELOPMENT APPLICATION: 1-15 FRANCIS STREET, SYDNEY (D99-00415)**

Note - Correspondence from Harris & Company dated 30 September 1999 was circulated to members at the meeting of the Central Sydney Planning Committee.

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

Mr Doug Heron, East Sydney Neighbourhood Association  
 Mr Peter Crayford, Resident  
 Mr Richard Thomas, Hayson Group of Companies  
 Mr Gregor Zylber, Metroplan Planning Consultants

**Resolved** on the motion of Mr Reid, seconded by Mr Johnson -

That arising from consideration of a status report by the Specialist Planner to the Central Sydney Planning Committee on 30 September 1999, in relation to Development Application D99-00415 made by Marchese Partners Pty Ltd for the site at 1-15 Francis Street, Sydney for refurbishment of the existing commercial building for use as a residential building, it be resolved that:-

(A) a sub-committee be established comprising -

Councillor Lucy Turnbull  
 Dr Deborah Dearing  
 Mr Chris Johnson  
 Mr Paul Reid

to review the development proposal in more detail and negotiate issues with the applicant in relation to the following:

- (1) the amenity and layout of the apartments that face the laneway to the south and in particular the layout of the bedrooms;
- (2) the provision of car parking spaces;
- (3) conditions to be applied in respect to the management of the building, e.g. Section 149 certificates and such matters as parking permits; and

(B) authority be delegated to the sub-committee to determine the application.

**ITEM 4. DEVELOPMENT APPLICATION: THE POWERHOUSE APARTMENTS, 82 MARY ANN STREET, ULTIMO (D1999-00225)**

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

Mr Peter Tomasetti, Howard Silvers Investments  
 Mr Robin Graham, Ultimo Precinct Committee  
 Mrs Jucinta Studdert, The Satellite Group  
 Mr Richard Seiber, The Satellite Group

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 30 September 1999, in relation to Development Application D99-00225 made by The Satellite Group (Ultimo) Pty Ltd for the site at 82 Mary Street Ultimo for change of use of 8 ground floor retail units to residential associated works, 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 clause 27A concerning the site's maximum mixed use floor space ratio control of 2.52:1 under the provisions of Sydney Regional Environmental Plan No. 26 - City West (Amendment No. 8) be supported as strict compliance with the standard would be unreasonable and unnecessary in the circumstances of the case for the following reasons:
- (1) the additional floor space proposed (80 sqm) is within the approved envelope of the existing building and will not change the scale, height or massing of the building;
  - (2) the increase in floor space proposed is relatively minor;
  - (3) the proposed use of the additional floor space as affordable housing is considered acceptable on amenity and public interest grounds.
- (B) consent be granted subject to the following conditions:-

## **Schedule 1A**

### **Approved Development, Contributions and Covenants**

#### **APPROVED DEVELOPMENT**

- (1) Development must be in accordance with Development Application No. 1999/00225 dated 7 April 1999 and the Statement of Environmental Effects prepared by Neustein and Associates, dated 6 April 1999 and drawings numbered A001 Issue A prepared by Seidman & Associates Pty Ltd dated (received) 7 July 1999 and as amended by the following conditions:

## APPROVED DESIGN

- (2) The proposed additional brick work (ie the masonry base to the windows), external finishes and colours, including glazing of all external materials must be compatible with the materials schedule and sample board, and specifications for the existing development approval for the existing building approved under Development Application No. 1994-00602.

### Note:

Any variation to these approved materials and finishes will require the submission of an application under the S96(2) Environmental Planning and Assessment Act 1979 to modify consent and approval thereto.

## TRAFFIC CALMING WORKS

- (3) The applicant shall engage a qualified Traffic Engineer to prepare and implement, at no cost to Council, a Traffic Calming Plan for the northern side of Systrum Street adjacent to the subject site. The plan shall provide for traffic calming works, such as pavement widening in front of doorways, that achieves the aims of traffic calming in Systrum Street and raising the adjacent amenity of the proposed units at ground level. The Traffic Calming Plan shall also take into account the location of adjacent driveways and loading docks on the southern side of Systrum Street and preserve reasonable vehicular access to these facilities.

The following requirements apply:-

- (a) Three copies of a detailed Traffic Calming Plan shall be prepared by an architect, urban designer or landscape architect for the approval of the Director City Development (to be lodged with the Ultimo Pyrmont Public Domain Officer at City Projects) prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979. It is recommended that draft plans should be submitted for comment prior to formal submission for approval.
- (b) The Traffic Calming Plan shall be as follows:-
- (i) Drawn at 1:100 scale.
  - (ii) Show the entire layout of flagstone paving where this paving is required.
  - (iii) Nominate the location, type and material of all existing and proposed public pavement elements including any trees, paving, kerbs and gutters, pedestrian ramps, vehicle crossings, street furniture, utility poles, parking meters, pedestrian and traffic signals, service pits and stormwater pits.

- (iv) Include a longitudinal section of the pavement showing existing and proposed levels at 10 metre intervals at the building alignment, the kerb and the gutter on a common datum line. This longitudinal section is to be drawn at 1:100 horizontal scale and 1:10 (exaggerated) vertical scale. This section is to ensure that any significant longitudinal gradient change, such as flattening for vehicle entries, occurs within the building line and not at the public pavement.
- (v) Include 1:50 scale cross sections through pedestrian ramps and vehicle crossings.
- (vi) Include specifications of the proposed works.
- (c) The Traffic Calming Plan shall comply with the specifications and details of the Ultimo Pymont Public Domain Technical Manual and the Street Tree Policy - Ultimo Pymont 1996.
- (d) The Traffic Calming Plan shall incorporate the standard specifications and detail of the Ultimo Pymont Public Domain Technical Manual adapted to suit the specific site requirements as advised by the Ultimo Pymont Public Domain Officer and may include:-
  - (i) Adjustment to paving grades to provide a maximum crossfall of 2.5% from building line to top of kerb.
  - (ii) Repaving in accordance with Ultimo Pymont Public Domain Technical Manual.
  - (iii) The provision of new street trees to comply with the Street Tree Policy - Ultimo Pymont 1996.
  - (iv) The repair and where required the resetting of all stone kerbing to 150mm above the gutter height and the replacement of concrete kerbing with stone kerbing. Where adjustments require substantial kerb and gutter demolition, the carriageway shall be reconstructed to the centre line of the carriageway.
  - (v) The retention and repair of any existing serviceable stone gutters.
  - (vi) The realignment and level adjustment of service pit lids to correspond to new kerb ramps and paving. New service pit lids in flagstone paving to be infill type, with stone infill to match stone paving surrounds. New service pit lids in asphalt paving to be infill type, with cement mortar infill coloured to match adjoining asphalt.

- (e) Random checks by Council officers may be made throughout the construction process to advise the contractor of non-complying elements. However, no parts of the work are to be considered approved until receipt of the City of Sydney letter of approval. The City of Sydney will require all non complying parts to be rectified prior to issue of this letter.

## **RESIDENTIAL DEVELOPMENT**

- (4) The following restrictions apply to residential development:
  - (a) The development must be for "residential development" as defined in Sydney Regional Environmental Plan No. 26 - City West, and must be for permanent accommodation for the purpose of affordable housing to be managed by the City West Housing Company or a like public or community housing association and must not be used for the purposes of a hotel, apartment hotel, motel, serviced apartments, tourist accommodation or the like.
  - (b) The subject dwellings shall not be sold for owner occupation or private rental accommodation.
  - (c) All units must be occupied by a tenant with a residential lease under the Residential Tenancy Act 1987.
  - (d) The owners of the land must register with the Land Titles Office, prior to the issue of the Construction Certificate under the Environmental Planning and Assessment Act 1979, a documentary restrictive covenant approved by Council to the effect the proposed units must be for permanent accommodation for the purpose of affordable housing to be managed by the City West Housing Company or a like public or community housing association (as detailed in (a), (b) and (c) above). The restrictive covenant is to be registered on the title of the development site pursuant to Section 88E of the Conveyancing Act 1919. The covenant is to be created appurtenant to Council and at no cost to Council.

### **Note:**

The covenant will be noted on the database for Section 149 certificates issued under the Environmental Planning and Assessment Act 1979.

## **AFFORDABLE HOUSING**

- (5) Pursuant to clause 58 of Sydney Regional Environmental Plan No. 26 - City West Unit No(s) A, B, C, D, E, F and G on DA drawing No(s) A001 Issue A prepared by Seidman & Associates Pty Ltd dated (received) 7 July 1999 shall be provided and used for the sole purpose of affordable housing in accordance with the principles as set out at clause 56 of Sydney Regional Environmental Plan No. 26 - City West and the adopted Affordable Housing Program.

Before issue of a Construction Certificate under Environmental Planning and Assessment Act 1979, the applicant must provide evidence to Council that the title to the affordable housing unit(s) to be contributed will be transferred to City West Housing Pty Limited, or the unit(s) will be managed in accordance with the affordable housing principles set out in clause 56 of the Sydney Regional Environmental Plan No. 26 - City West and the Affordable Housing Program; and

Before an Occupation Certificate is issued under the Environmental Planning and Assessment Act 1979, the applicant must provide evidence that the title to the contributed unit(s) has transferred to City West Housing Pty Limited or management arrangements for affordable housing referred to above have been put into effect.

## **Schedule 1B**

### **Conditions to be complied with prior to issue of Construction Certificate to the satisfaction of the Certifying Authority**

#### **DELETION OF MARY ANN STREET STUDIO UNIT**

- (6) The proposed studio apartment fronting Mary Ann Street shall be deleted from the proposal and retained as a retail/commercial unit. Units A, B and C fronting Systrum Street shall be amalgamated into two units, with indented doors as is the case with Units E, etc, providing for single level units with raised floor levels to approximately the level of the adjoining footpath.

This amendment shall be submitted **for the approval of Council** prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

#### **STORAGE**

- (7) A storage area for each unit with a minimum dimension of 10 cubic metres shall be provided for the sole use of each dwelling. Storage facilities are to be linked with each unit through the provisions of the relevant Strata Plan.

#### **NOISE IMPACT ASSESSMENT REPORT**

- (8) The following shall be submitted:
- (a) A noise impact assessment report, prepared by a qualified acoustic consultant shall be submitted to and approved by the Certifying Authority prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.



- (b) The report shall address the noise impacts from traffic and the light rail as well as the impacts of construction in order that the design will achieve the following noise criteria. The report shall indicate measures to preserve residential amenity such that the L<sub>10</sub> (20 minute) noise level in all units with windows and external facade doors closed shall be less than 40dB(A). The assessment shall be at all times having regard to the measured background noise levels throughout the day and night.
- (c) The building shall be designed and constructed in accordance with the above criteria.

#### **ACCESS FOR PERSONS WITH A DISABILITY**

- (9) Access to the proposed dwellings shall be in accordance with the requirements of "The City of Sydney Access Policy December 1992".

## **Schedule 1C**

### **Conditions to be complied with prior to commencement of construction or demolition or work to the satisfaction of the Principal Certifying Authority**

#### **APPLICATION FOR HOARDINGS AND SCAFFOLDING ON A PUBLIC PLACE**

- (10) A separate application is to be made to Council for Approval under Section 68 of the Local Government Act 1993 to erect a hoarding or scaffolding in a public place and such application is to include:-
  - (a) Architectural, construction and structural details of the design in accordance with the *Policy for the Design and Construction of Hoarding* (September 1997) and the *Interim Policy for Temporary Protective Structures*.
  - (b) Structural certification prepared and signed by an appropriately qualified practising structural Engineer.
  - (c) Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of demolition or construction works on site.

#### **CERTIFICATION REQUIRED**

- (11) **Prior to the commencement of work**, the following documentation must be submitted to the satisfaction of the Principal Certifying Authority (PCA), (Council or a private accredited certifier). A copy of the Certificate must be submitted to Council if it is not the PCA.

- (a) **Structural Drawing/s** prepared by an appropriately qualified practising Structural Engineer; corresponding with and attached to a Structural Certificate (see (b));
- (b) **A Structural Certificate for Design**, submitted in the form of **Attachment S1**, OR a Compliance Certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998), after the structural drawings have been checked and comply with:
  - (i) The relevant clauses of the Building Code of Australia (BCA);
  - (ii) The relevant conditions of Development Consent;
  - (iii) The Architectural Plans incorporated with the Construction Certificate; and
  - (iv) The relevant Australian Standards listed in the BCA (Specification A1.3).
- (c) Repeat (a) and (b) for any revision, or staged submission of structural drawings.
- (d) **Prior to issue of an Occupation Certificate** and/or use of the premises, a **Structural Inspection Certificate in the form of Attachment S1C** OR a Compliance Certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998), must be submitted to the satisfaction of the Principal Certifying Authority and a copy of the certificate with a microfilm set of the final drawings submitted to Council **after**:
  - (i) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and
  - (ii) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.
- (e) **Notes:**
  - (i) An appropriately qualified practising structural engineer certifying by completing **Attachment S1** must have:-
    - a. Appropriate tertiary qualifications in Civil or Structural Engineering; **AND**
    - b. Corporate membership of the Institution of Engineers Australia or equivalent; **AND**
    - c. Evidence of relevant experience in the form of a CV/Resume;
    - d. Appropriate current professional indemnity insurance.

- (ii) An appropriately qualified practising structural engineer certifying by issuing a **Form 10 Compliance Certificate** must have accreditation as a certifier for Structural Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.
- (iii) **Certification of Inspection/s** is also required prior to issue of the Occupation Certificate, and/or prior to use. See Schedule 1E Conditions.
- (iv) Council reserves the right to randomly audit any structural documentation.

## Schedule 1D

### Conditions to be complied with during construction

#### HOURS OF WORK AND NOISE

- (12) The hours of construction and work on the development shall be:
  - (a) All work, including building/demolition and excavation work in connection with the proposed development must only be carried out between the hours of 7.30 a.m. and 5.00 p.m. on Mondays to Fridays, inclusive, and 7.30 a.m. and 3.00 p.m. on Saturdays, with safety inspections being permitted at 7.00 a.m. on work days and no work must be carried out on Sundays or public holidays.
  - (b) The applicant must provide to Council a 24 hour per day telephone contact number and must ensure such number is continually attended by a person with authority over the building work during the construction period.
  - (c) The approved hours of work and a 24 hour telephone number must be prominently displayed at all times on the building site and must be visible from a public street or a public place.
  - (d) All work, including demolition, excavation and building work must comply with "The City of Sydney Building Sites Noise Code" and Australian Standard 2436 - 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".

#### CONSTRUCTION DURING THE OLYMPICS

- (13) Should construction be required to take place during the period 1 September 2000 to 1 October 2000 it may only be carried out in accordance with a Traffic and Pedestrian Management Plan and a Construction Program submitted and **approved by Council**, after consultation with the relevant Olympic authorities, such submission to be made at least three months prior to September 2000.

## CERTIFICATION OF MECHANICAL VENTILATION

- (14) The details of any mechanical ventilation or air conditioning must be certified by a competent person to comply with Council's Ventilation Code, the Building Code of Australia and relevant Australian Standards, to the satisfaction of the Principal Certifying Authority **prior to commencement of any mechanical services work.**
- (a) To enable certification, the mechanical ventilation documentation prescribed below shall be submitted to the Principal Certifying Authority:
  - (b) Certified plans (in duplicate), coloured so as to adequately distinguish the proposed alterations;
  - (c) A general description of the project plus mechanical ventilation drawings and documentation in duplicate, coloured to show ductwork and equipment as set out below. (Where appropriate a schematic drawing should also be submitted).
    - (i) Supply Air Ducts, Shafts and Fans - Blue
    - (ii) Return Air Ducts, Shafts and Fans - Pink
    - (iii) Outside Air Ducts, Shafts, Intakes and Stair Pressurisation - Green
    - (iv) Exhaust Air Ducts, Shafts, Fans, Discharges and Smoke Spill - Orange
    - (v) Mixing Boxes and Conditions - Yellow
    - (vi) Fire Dampers and Electric Heaters - Red
  - (d) Drawings which show where applicable the existing and proposed air intakes, air discharges and cooling towers and their relative position to each other, the boundaries of the site, openable windows, and adjoining buildings;
  - (e) A Mechanical Ventilation Design Certificate pursuant to Section 93 of the Local Government Act 1993 in the form of **Attachment M1**, together with the Curriculum Vitae of the Design Engineer or other appropriate Certifier must be submitted to Principal Certifying Authority (PCA). A copy of the Certificate and a microfilm set of the certified drawings must be submitted to Council by the PCA;
  - (f) Documentary evidence in support of requests for departure from the prescribed or deemed provisions of the Building Code of Australia or any other requirements.

## Schedule 1E

### Conditions to be complied with prior to issue of Occupation Certificate and prior to commencement of use, to the satisfaction of the Principal Certifying Authority

#### PRIVACY TREATMENTS

- (15) Prior to occupation each dwellings shall be fitted with internal blinds or curtains to provide street level privacy to each dwelling.

#### NUMBERING

- (16) Prior to issue of an Occupation Certificate each proposed dwellings shall be clearly numbered (including the building's name) and the number displayed at the ground level frontage adjacent to the premises entry in accordance with the "Policy on Numbering of Premises within the City of Sydney". If new street numbers or a change to street numbers are required, a separate application shall be made to Council.

#### RECEIVING DEVICE

- (17) For each form of transmitter, there shall be only one common receiving device installed on the subject development.

#### ALARMS

- (18) Any intruder alarm must be fitted with a timing device in accordance with the requirements of Regulation 12A of the Noise Control Act, 1975, and Australian Standard 2201, Parts 1 and 2 - 1978, Intruder Alarm Systems.
- (19) An Occupation Certificate (form 12 under the Environmental Planning and Amendment Regulation 1998) must be obtained from the Principal Certifying Authority (PCA) (Council or a private accredited certifier) and a copy furnished to Council in accordance with Section 79L of the Environmental Planning and Assessment Amendment Regulation 1998 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building. A copy of the certificate shall be submitted to Council if it was not the PCA.
- (20) All materials used in the building shall comply with specification C1.10 of the Building Code of Australia.
- (21) Prior to issue of an Occupation Certificate under Environmental Planning and Assessment Act 1979 and following the completion, installation, and testing of all the mechanical ventilation systems covered by the approval, a **Mechanical Ventilation Certificate of Completion and Performance** in the form of **Attachment M2** must be submitted to the Principal Certifying Authority (PCA) (Council or a private accredited certifier). A copy of the Certificate and a microfilm set of the certified drawings must be submitted to Council if it was not the PCA.

**Note:**

Council reserves the right to randomly audit any mechanical ventilation documentation.

- (22) All glazing materials shall be selected and installed in accordance with the relevant provisions of AS 1288 S.A.A. "Glass Installation Code".

## **Schedule 2**

**The prescribed conditions in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 1998 apply to the development.**

### **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**

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

### **ITEM 7. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS**

No new development application lodgements and delegated items were received.

**ITEM 8. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)**

**Resolved** on the motion of Dr Dearing, seconded by Councillor Turnbull -

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 30 September 1999, in regard to the monthly report on Development Applications, it be resolved that:-

- (A) the report be received and noted; and
- (B) a report be submitted to both the Central Sydney Planning Committee and Council on the existing and proposed division of responsibilities between the Heritage Council, the City of Sydney and the Central Sydney Planning Committee; such report be prepared with a view to determining the most efficient arrangements; such report to also contain a proposed submission to the Heritage Council or the Minister recommending any suggested changes to the relevant legislation; such report and submission to fully address issues such as resource implications.

**Business of which due notice had not been given**

Pursuant to Clause 14(3) of the Local Government (Meetings) Regulation 1999, the Central Sydney Planning Committee resolved that the following business of which due notice had not been given be transacted at this meeting, namely, Development Application: 211-217 Castlereagh Street and Part 137-139B Bathurst Street, Sydney (No. 1 Fire Station).

**ITEM 9. DEVELOPMENT APPLICATION: 211-217 CASTLEREAGH STREET AND PART 137-139B BATHURST STREET, SYDNEY (NO. 1 FIRE STATION) (D1999-00491)**

**Declaration of Interest**

Mr Johnson declared an interest in that the Department of Public Works and Services has been involved with this project.

**Resolved** on the motion of Dr Dearing, seconded by Mr Bird -

That arising from consideration of a report by the Acting Director City Development to the Central Sydney Planning Committee meeting on 30 September 1999 in relation to Development Application D99-00491 for the site at 211-217 Castlereagh Street Sydney (No. 1 Fire Station), the Council be advised that the Central Sydney Planning Committee supports the approval of the application, including the award of Heritage Floor Space.

**ITEM 10. GENERAL BUSINESS**

There were no items of General Business raised at the meeting of the Central Sydney Planning Committee on 30 September 1999.

The meeting concluded at 6.50pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 21 October 1999.