

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 13 APRIL 2000

Meeting No 234

**MINUTES** of a Special Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 13 April 2000 commencing at 5.25pm.

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## **PRESENT**

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

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

The Director City Development was also present.

## **APOLOGIES**

An apology was received from Mr Chris Johnson 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.

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

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

That the apologies from Mr Johnson, Ms Holliday and Councillor Ho be received and leave of absence granted.

**ITEM 1. DEVELOPMENT APPLICATION: MSB STORES, 1 HIGH STREET, 125A KENT STREET AND 30-38 HICKSON ROAD, MILLERS POINT. (D1999/00857)**

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

Mr Ray Newey - Chair of Body Corporate, Highgate

Ms Val Christopherson - resident, Highgate

Ms Helen Hill - resident, Highgate.

Mr Jose de la Vega - Delmo No. 2 Pty Ltd.

Mr Andrew Andersons - Peddle Thorp and Walker

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

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 13 April 2000, in relation to Development Application D1999/00857 made by Delmo No. 2 Pty Ltd for the site at 1 High Street, 125A Kent Street and 30-38 Hickson Road, Millers Point for a Stage 1 development application for the demolition of the buildings and construction of two new residential/commercial buildings and the conservation and adaptive reuse of the existing buildings, it be resolved -

- (A) that consideration of the matter be deferred and that the applicant be advised that the Central Sydney Planning Committee wishes to be satisfied that the applicant will be able to submit a design which is acceptable to the Committee within a reasonable period of time;
- (B) that, as this matter needs to be resolved as a matter of urgency, a sub-committee comprising Ms le Marchant, Mr Johnson, Councillor Turnbull and Dr Dearing, be authorised to meet with the applicant and consider revised proposals with a view to presenting a further report on this development application to the next meeting of the CSPC on 4 May 2000.

**ITEM 2. CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996 - DRAFT AMENDMENT NO. 11 (D1999/00857)**

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

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 13 April 2000, regarding Draft Amendment No.11 to Central Sydney Local Environmental Plan 1996 in relation to the site at 1 High Street, 125A Kent Street and 303-8 Hickson Road, Millers Point, it be resolved that the Central Sydney Planning Committee:

- (A) approve of an amendment to Central Sydney Local Environmental Plan 1996, Draft Amendment No.11 that reviews the existing maximum height limits for the sites at 1 High St, 125A Kent St, 30-38 Hickson Rd, Grafton Bond Stores at 201-217 Kent St, 18 Sussex St, 20-24 Sussex Street, 26 Sussex St and 28-32 Sussex St.; defines the method by which height should be calculated for these sites; and amends associated building height provisions;
- (B) approve of the notification of the Department of Urban Affairs and Planning of its resolution to prepare a local environmental plan, in accordance with Section 54 (Decision to prepare a local environmental plan) of the Environmental Planning and Assessment Act 1979;
- (C) advise Council that an environmental study under the provisions Section 57 of the Environmental Planning and Assessment Act 1979, not be prepared, as the proposed amendment is considered to be of a minor nature;
- (D) authorise the Lord Mayor to finalise matters relating to Central Sydney Local Environmental Plan 1996 - Draft Amendment No.11 for the purposes of public exhibition; and authorise the Lord Mayor, in consultation with the existing CSPC sub-committee, and including the Director-General of DUAP, to determine the height profile for these sites to be included in the LEP for the purposes of exhibition;
- (E) approve of Council's use of its delegated powers under Section 65 (Certificate of Director) and Section 69 (Report by Director) of the Environmental Planning and Assessment Act 1979, in accordance with the Best Practice Guidelines published by the Department of Urban Affairs and Planning in January 1997, and titled, "LEPs and Council land - Guidelines for Councils using delegated powers to prepare LEPs involving land that is or was controlled by Council";
- (F) prepare a development plan for the site pursuant to Clause 28C of Amendment No.8 to Central Sydney Local Environmental Plan 1996 to guide future development on the site.
- (G) request that, in preparing the Draft Amendment no. 11 to Central Sydney Local Environmental Plan 1996, staff have regard to whether or not it should include provisions referring to the Sydney Ports Corporation and ensure that development does not jeopardise port activities.

The meeting concluded at 6.35pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 4 May 2000.