

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 21 DECEMBER 2000

Meeting No 247

**MINUTES** of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 21 December 2000 commencing at 5.20pm.

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## **PRESENT**

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

Councillor Robert Ho, Ms Sue Holliday (Director-General, Department of Urban Affairs and Planning), Mr Peter Mould (Alternate Member for 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**

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

An apology was received from Ms Antoinette le Marchant who was unable to attend the meeting as she was overseas.

An apology had previously been received from Mr Chris Johnson who had requested leave of absence. The Central Sydney Planning Committee had previously granted leave of absence.

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

That the apologies from Mr Bird, Mr Johnson 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. Stage 1 Development Application: World Square Site, 644-690 George Street, Sydney
4. Status Report - Stage 2 Development Application: World Square Site, 644-690 George Street, Sydney
5. Status Report: Development Application, 1-21 Holt Street, Surry Hills (known as the News Limited Car Park)
6. Department of Urban Affairs and Planning Referral: Development Application for Warehouse Development at Garden Island, Sydney
7. Department of Urban Affairs (DUAP) Referral: Development Application, Former Government Printing Office, 390 - 422 Harris Street, Ultimo
1. Confirmation of Minutes
2. Matters Arising from the Minutes
8. Presentations by Applicants and Preliminary Advice
9. New Development Application Lodgements and Delegated Items
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## **ITEM 1. CONFIRMATION OF MINUTES (S010833)**

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

That the Minutes of the Central Sydney Planning Committee of 14 December 2000 be taken as read and confirmed.

**ITEM 2. MATTERS ARISING FROM THE MINUTES (S010833)**

There were no matters arising from the Minutes of the Central Sydney Planning Committee held on 14 December 2000.

**ITEM 3. STAGE 1 DEVELOPMENT APPLICATION: WORLD SQUARE SITE, 644-690 GEORGE STREET, SYDNEY (D2000/00571)**

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 21 December 2000, in relation to the Stage 1 Development Application under the provisions of Section 80(4) of the Environmental Planning and Assessment Act 1979 (Development Application No. D2000/00571) made by Multiplex Constructions (NSW) Pty Ltd for the site at 644-690 George Street, Sydney (commonly known as World Square) for redevelopment of the site for a new commercial, retail and residential development, it be resolved that:-

- (A) the applicant be advised that the favourable determination of this Stage 1 development application does not fetter the discretion of the consent authority in determining any future Stage 2 development application for the site, and does not infer that a Stage 2 development application lodged in accordance with the terms of this Stage 1 development application consent will necessarily be acceptable as a full and thorough assessment under the provisions of the Section 79A of the Environmental Planning and Assessment Act 1979 will be required at that time; and
- (B) consent be granted subject to the following conditions:-

**Schedule 1****APPROVED DEVELOPMENT**

- (1) The Stage 2 Development Application must be in accordance with the Stage 1 Development Application No. 2000/00571 dated 30 June 2000 Statement of Environmental Effects dated 17 November 2000 prepared by City Plan Services and drawings numbered ADA0809/C to ADA0814/C, ADA0819/C to ADA0825/C, ADA0856/C, ADA0858/C, ADA0881/C to ADA0884/C, and ADA0890/C and ADA0891/C all dated 15 December 2000 and prepared by Crone Associates Pty Limited and Nation Fender Katsalidis Architects and as amended by the following conditions:

**SURRENDER OF CONSENTS**

- (2) The applicant shall surrender the existing consents given in:
  - (a) Notice of Determination for Development Application D1996/00220 dated 27 May 1997, as amended;
  - (b) Notice of Determination for Development Application D1996/00729 dated 27 May 1997, as amended; and

- (c) Notice of Determination for Development Application D1996/00741 dated 27 May 1997

in accordance with the Environmental Planning and Assessment Amendment Regulation, prior to issue of a Construction Certificate for any part or stage of the development.

**NO WORK SHALL OCCUR UNTIL A STAGE 2 DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE ISSUED**

- (3) No excavation, demolition or construction shall commence in relation to this Stage 1 Development Application until a Stage 2 Development Application is approved and a Construction Certificate issued in respect of the substantive building.

**FLOOR SPACE**

- (4) The following applies to floor space of the proposed development:-
- (a) The Floor Space Ratio of the proposal, together with all the completed and approved developments on the World Square site, must not exceed 13.4:1 calculated in accordance with the Central Sydney Local Environmental Plan 1993, as amended by Condition 4 of the World Square Masterplan development consent (Z1995/00811). For the purpose of the calculation of FSR, the Floor Space Area of the development, together with all the completed and approved developments on the World Square site, is 258,562sqm.
- (b) In particular, the Floor Space Ratio of the proposal must not exceed 6.5:1 calculated in accordance with the Central Sydney Local Environmental Plan 1993, as amended by Condition 4 of the World Square Masterplan development consent (Z1995/00811). For the purpose of the calculation of FSR, the Floor Space Area of the development is 126,091sqm.
- (c) A floor space reconciliation for all the completed and approved developments on the World Square site, prepared by a Registered Surveyor, shall be provided to Council certifying the total and component floor space areas (by use) on the World Square site utilising the above definition of floor space.
- (d) Prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979, the above details shall be submitted to the satisfaction of Council.

**BUILDING HEIGHT**

- (5)
- (a) The height of the building (as defined in the Dictionary in the Central Sydney Local Environmental Plan 1996) must not exceed RL 200.5 (AHD).

- (b) Prior to issue of an Occupation Certificate under Environmental Planning and Assessment Act 1979, a Registered Surveyor shall provide certification of the height of the building, to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier).
- (6) The height of the building must comply with the Central Sydney LEP 1996 Belmore Park Sun Access Plane.

## **SECTION 61 CONTRIBUTION**

- (7) A contribution under Section 61 of the City of Sydney Act 1988 shall be paid for the Stage 2 Development Application in accordance with the following:
  - (a) **Amount of Contribution**

The amount of the contribution will be equivalent to 1% of the development cost, at the Construction Certificate stage, as determined in accordance with the “Central Sydney Contributions Plan 1997”.

This amount payable shall be proportionally offset against the value of works and contributions already paid, as specified in Condition 1 (b), being \$1 million, of the World Square Masterplan development consent (Z1995/00811). Such a proportion offset shall be based on the floor space area of the Stage 2 Development Application compared to the overall floor space area approved in the Masterplan development consent.

For example, if the future Stage 2 floor space area were to be 126,091m<sup>2</sup> and a total development floor space area on the World Square site were to be 258,562m<sup>2</sup>, then the Section 61 Contribution would be reduced by 48.8% of the \$1 million Contribution under Condition 1 (b) of the Masterplan development consent Z1995/00811 (ie. \$488,000). In the event that the development costs for the Stage 2 DA at the time of release of the Construction Certificate is \$202,989,000, then the consequent Section 61 Contribution is \$1,541,890 (ie. \$2,029,890 minus \$488,000).

- (b) **Timing of Payment**

The contribution must be paid prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

## **BUILDING ENVELOPE**

- (8) The building envelope is only approved on the basis that the ultimate building design, including services, will be entirely within the approved envelope and provide an appropriate relationship with neighbouring and approved buildings.

### **WIDTH OF WESTERN LIVERPOOL STREET PEDESTRIAN LANE**

- (9) The western Liverpool Street pedestrian lane shall have a continual minimum width of 6m.

### **DELETION OF GEORGE STREET STEPS**

- (10) The Level 10 steps adjacent to the George Street alignment and connecting the George Street public footpath with the internal public circulation space shall be deleted and replaced with a ramp.

### **CENTRAL PLAZA SPACE**

- (11) The Level 10 central plaza space shall be level, uninterrupted by structures within the space and penetrations/voids to the floor below, and accessible to the general public.

### **SERVICES, LIFT AND PLANT USES ADJACENT TO THE OSW SITE**

- (12) The use of that part of Levels 11 to 20 adjoining the southern boundary of the OSW development in the north east quadrant of the World Square site for services, lifts and plant is not approved as part of this Stage 1 Development Application. The acceptability of such uses is dependent upon submission of appropriate details with the Stage 2 development application to satisfy the consent authority that the development would not prejudice the amenity of occupiers of neighbouring buildings, and that where necessary, the applicant has obtained a documentary easement burdening the neighbouring site in favour of the development site.

### **GENERAL DESIGN MATTERS**

- (13) The Stage 2 Development Application must provide full and precise details in relation to the following issues:
- (a) Design details of all awnings, including information to demonstrate compliance with Council's Awning Policy;
  - (b) Design details of the Goulburn Street colonnade that is generous in width and height;
  - (c) Details to demonstrate how adverse wind conditions in Liverpool Street and the corner of George and Liverpool Streets will be ameliorated to comply with the Central Sydney DCP 1996 provisions;
  - (d) Design details of the proposed glazed roof over the central plaza space and pedestrian laneways;
  - (e) Details of the pedestrian lanes, including details of laneway gradients and how access for people with mobility impairment will be provided, details of active frontages or design details that create visual interest to the lanes, and signage at the street elevations indicating public accessibility and the street to which the connection links;

- (f) Details of the inset to the George Street building alignment, particularly given the possibility of this recess being hazardous in terms of public safety;
- (g) Details of the proposed glass enclosed circulation stairs/fire stairs, particularly addressing concerns with potential visual and physical intrusions into the central plaza and pedestrian lanes, and disruption to the George Street building alignment of the podium;
- (h) Details of the four structural columns connecting the Level 12 Forum Terrace to the tower;
- (i) Design details of all exposed plant/service areas. In particular, the treatment of these elements will need to be of an acceptable scale in articulation and detailing and provide visual interest to the public domain, and will need to ensure that an acceptable level of amenity to the neighbouring developments, particularly the OSW development on the north east quadrant, will be maintained;
- (j) Details to demonstrate satisfactory acoustic quality in the public area of Level 10, particularly in the laneways and plaza area; and
- (k) Further design resolution of the Level 9, Goulburn Street entry, having regard to the location and level changes in Goulburn Street.

The applicant should note that as part of the consent authority's consideration of the Stage 2 Development Application, it is possible that these elements may need to be further redesigned or deleted.

#### **COMPLIANCE WITH AMENITY PROVISIONS FOR RESIDENTIAL APARTMENTS**

- (14) The Stage 2 development application shall fully comply with the Central Sydney DCP 1996 residential building amenity provisions.

#### **NO APPROVAL FOR FIRE ENGINEERED SOLUTIONS**

- (15) The proposed fire engineered solution for the glass enclosed circulation stairs/fire stairs is not approved as part of this Stage 1 Development Application. The acceptability of any fire engineered solution will need to be resolved to Council's satisfaction as part of the Construction Certificate proposal. In resolution of any such fire engineered solution, it is possible that this may result in amendments to the Development Application approved design, which may require submission and approval of a subsequent Section 96 application to modify the development consent.

**PUBLIC ART**

- (16) High quality art work shall be provided within the development in publicly accessible locations eg. near main entrances, lobbies and street frontages, in accordance with the Central Sydney DCP 1996 and the Public Art Policy. Details of the artwork strategy must be submitted with the Stage 2 Development Application.

**NAMING RIGHTS FOR NEW BUILDINGS/PLAZAS**

- (17) Any proposed naming of the development which intends to incorporate the name of a city street, park or place, is subject to the separate approval of Council.

**LANDSCAPING OF THE SITE**

- (18) The site must be landscaped and maintained to the approval of Council. A detailed landscape plan, to scale, drawn by a landscape architect or approved landscape consultant, must be lodged for the approval of Council with the Stage 2 development application. The plan must include:
- (a) Location of existing and proposed structures on the site including existing trees (if applicable);
  - (b) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
  - (c) Location, numbers and type of plant species;
  - (d) Details of planting procedure and maintenance;
  - (e) Details of drainage and watering systems; and
- special attention must be paid to the treatment of landscaping above a slab.

**SANITARY FACILITIES**

- (19) The Stage 2 development application shall include details of the provision of public toilet facilities at ground floor level.
- (20) The Stage 2 development application shall include sanitary and other facilities in accordance with the Building Code of Australia, Part F2.

**RECEPTACLES FOR CIGARETTE BUTTS AND GENERAL RUBBISH**

- (21) The Stage 2 development application shall include details of the provision of an adequate number of receptacles for the disposal of cigarette butts and general rubbish.



**WIND ASSESSMENT**

- (22) The Stage 2 development application is to provide a full wind assessment report based on wind tunnel tests. The design of the building shall comply with the provisions of the Central Sydney DCP 1996, and is to fully address all wind amelioration issues arising out of the wind report having regard to issues of urban design and heritage.

**DETAILS OF ACCESS FOR PEOPLE WITH DISABILITIES**

- (23) The Stage 2 development application must demonstrate access and facilities for people with disabilities in accordance with Part D3 of the Building Code of Australia and Council's Access Policy.

**TELECOMMUNICATIONS PROVISIONS**

- (24) Appropriate ducting and areas within the plant room shall be provided for a minimum of two telecommunication carriers or other providers to provide telecommunication access and broadband cabling to each apartment of the building.

**SIGNAGE STRATEGY**

- (25) A signage strategy shall be provided with the Stage 2 Development Application which identifies the number, type, size and location of signs required to ensure appropriate wayfinding and naming of buildings and tenancies within the development.

**LIGHTING STRATEGY**

- (26) A lighting strategy shall be provided with the Stage 2 Development Application which identifies the number, type, size, design, luminosity (lux) and location of lighting in relation to the exterior of the building and public spaces. The strategy will address safety, light spill and pollution, energy efficiency and contribution to design excellence.

**PAVING MATERIALS**

- (27) The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 3661.1:1993 "Slip Resistance of Pedestrian Surfaces Part 1: Requirements", Appendices A and B.

**TRAFFIC MANAGEMENT**

- (28) The Stage 2 development application is to include a Parking and Traffic Management Report that addresses issues regarding the appropriate coordination between the management of the public car park component of the site, and the other users of the development (ie. residential, commercial and tail uses), the segregation of the residential and visitor parking spaces from the "other use" parking areas and the like.

## Schedule 2

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

### **ITEM 4. STATUS REPORT - STAGE 2 DEVELOPMENT APPLICATION: WORLD SQUARE SITE, 644-690 GEORGE STREET, SYDNEY (D2000/00570)**

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

That arising from consideration of a Status Report by the Specialist Planner to the Central Sydney Planning Committee on 21 December 2000, in relation to the Stage 2 Development Application under the provisions of Section 80(4) of the Environmental Planning and Assessment Act 1979 (Development Application No. D2000/00570) made by Multiplex Constructions (NSW) Pty Ltd for the site at 644-690 George Street, Sydney (commonly known as World Square) for redevelopment of part of the site for a new commercial, retail and residential development, it be resolved that:-

- (A) the Status Report be received and noted;
- (B) the applicant be advised that in view of the inconsistencies between the Stage 1 development application (D2000/00571) and the Stage 2 development application, the applicant should either:
  - (1) withdraw the Stage 2 development application immediately; or
  - (2) submit a revised Stage 2 development application (accompanied by all the relevant supporting documentation and a new development application advertising fee), that is consistent with and covers the same site as the Stage 1 development application, within a period of six weeks; and
- (C) should the requirements of clause (B) not be satisfied by the applicant, authority be delegated to the Lord Mayor to determine the Stage 2 development application having regard to the inconsistencies raised in the subject report.

### **ITEM 5. STATUS REPORT: DEVELOPMENT APPLICATION, 1-21 HOLT STREET, SURRY HILLS (KNOWN AS THE NEWS LIMITED CAR PARK) (D2000/00773)**

#### **Declaration of Interest**

Councillor Turnbull declared an interest in this matter as she occasionally submits articles for News Limited and has received a gratuity from News Limited for the serialisation of a book. Councillor Turnbull participated in discussion and voting on this matter.

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

That arising from consideration of a status report by the Director City Development to the Central Sydney Planning Committee on 21 December 2000, in relation to Development Application 2000/00773 made by News Limited for the site at 1-21 Holt Street, Surry Hills for construction of a 4 storey commercial building, it be resolved that:-

- (A) the Central Sydney Planning Committee delegates to the Lord Mayor the authority to determine whether or not to waive the requirement for a Development Plan for the subject development pursuant to clause 28B (4) (e) of Central Sydney Local Environmental Plan 1996, having regard to the manner in which amended plans address the issues raised by the Design Review Panel; and
- (B) authority be delegated to the Lord Mayor to determine the subject development, after consultation with the Design Review Panel, having regard to:-
  - (1) whether the requirement for a development plan has been waived; and
  - (2) the manner in which the design issues, identified in the subject report, have been resolved.

**ITEM 6. DEPARTMENT OF URBAN AFFAIRS AND PLANNING REFERRAL:  
DEVELOPMENT APPLICATION FOR WAREHOUSE  
DEVELOPMENT AT GARDEN ISLAND, SYDNEY (O2000/00081)**

**Declaration of Interest**

Ms Holliday declared an interest in this matter as she will be providing advice to the Minister for Urban Affairs and Planning who is the consent authority. Ms Holliday participated in discussion and voting on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 21 December 2000, in relation to the referral from the Department of Urban Affairs and Planning in relation to a Development Application made by ADI Limited for the proposed warehouse development at Garden Island, Sydney, it be resolved that the submission as shown in Attachment C to the subject report, amended as adopted by Council on 18 December 2000, be endorsed and forwarded to the Department of Urban Affairs and Planning for consideration.

**ITEM 7. DEPARTMENT OF URBAN AFFAIRS (DUAP) REFERRAL:  
DEVELOPMENT APPLICATION, FORMER GOVERNMENT  
PRINTING OFFICE, 390 - 422 HARRIS STREET, ULTIMO  
(O2000/00082)**

**Declaration of Interest**

Ms Holliday declared an interest in this matter as she will be providing advice to the Minister for Urban Affairs and Planning who is the consent authority. Ms Holliday participated in discussion and voting on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 21 December 2000, in relation to Development Application referral 378-11-00 from the Department of Urban Affairs and Planning for the refurbishment of the former Government Printing Office for use as a “telehouse” communication centre for the accommodation of an Internet based e-commerce data communication service centre, it be resolved that a copy of the submission as shown in Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, be forwarded to the Department of Urban Affairs and Planning for its consideration in the determination of the Development Application.

**ITEM 8. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S010833)**

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

**ITEM 9. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S010833)**

There were no new development application lodgements and delegated items at this meeting of the Central Sydney Planning Committee.

**ITEM 10. GENERAL BUSINESS**

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 21 December 2000.

The meeting concluded at 5.38pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 15 February 2001.