

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 23 NOVEMBER 2000

## Meeting No 245

**MINUTES** of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 23 November 2000 commencing at 5.10pm.

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### **PRESENT**

Ms Sue Holliday, Director-General, Department of Urban Affairs and Planning  
(Chair)

Mr Neil Bird, Councillor Dixie Coulton (Alternate Member for Councillor Lucy Turnbull), Councillor Robert Ho, Ms Antoinette le Marchant and Mr Peter Mould (Alternate Member for Mr Chris Johnson).

The Director City Development was also present.

### **ELECTION OF CHAIRMAN**

An apology was received from the Lord Mayor, Councillor Frank Sartor, who was unable to attend the meeting owing to an urgent commitment. An election for the position of Chairman was held in accordance with Clause 14(1) of Schedule 1 of the City of Sydney Act 1988. Nominations for the position of Chairman were called. One nomination was received and accepted by the candidate, as follows:

Ms Sue Holliday - nominated by Ms le Marchant, seconded by Mr Mould.

Ms Holliday was declared elected and took the chair at 5.10pm.

## **APOLOGIES**

An apology was received from the Lord Mayor who was unable to attend the meeting owing to an urgent commitment.

An apology was received from Councillor Turnbull 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 from 5 October 2000 to 20 January 2001. The Central Sydney Planning Committee had previously granted leave of absence for Mr Johnson for that period.

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

That the apologies from the Lord Mayor, Councillor Turnbull and Mr Johnson be received and leave of absence granted.

## **ITEM 1. CONFIRMATION OF MINUTES (S010833)**

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

That the Minutes of the meeting of the Central Sydney Planning Committee of 9 November 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 9 November 2000.

## **ITEM 3. DEVELOPMENT APPLICATION: 54 REGENT STREET, CHIPPENDALE (D/00/00752)**

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

Ms Sinaed Lynch - representing the Applicant

Ms Jeanette Brokman - representing East Chippendale Community Group

Note - The Chair, Ms Holliday, noted the request from Ms Sinaed Lynch on behalf of the applicant, that consideration of this matter be deferred. Following discussion and for reasons that were conveyed to Ms Lynch, the applicant's request for deferral was declined.

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

That arising from consideration of a report by the Assistant Specialist Planner to the Central Sydney Planning Committee on 23 November 2000, in relation to Development Application D/00/00752 made by Kaldens Design Group for the site at 54 Regent Street Chippendale for demolition of the existing “Co-Masonic Temple” building and construction of a new nine level residential building, comprising 29 units, one basement level, 27m<sup>2</sup> retail shop and car spaces for 18 vehicles, it be resolved that:-

- (A) having regard to the development exceeding the maximum height limit under CSLEP 1996, the Central Sydney Planning Committee refuse to support the objection made under SEPP No.1 - Development Standards as the degree of non-compliance is unacceptable and the compliance with the standard is reasonable and necessary in this instance; and
- (B) the development application be refused for the following reasons:
  - (1) The proposal does not comply with the maximum height limit of 25 metres pursuant to Central Sydney Local Environmental Plan 1996.
  - (2) The proposed development is inconsistent with the aims, objectives and provisions of the Central Sydney Local Environmental Plan 1996, the Central Sydney Development Control Plan 1996, and the Central Sydney Heritage Local Environmental Plan 2000 which seek to ensure that the design of a new building presents an appropriate design response to adjacent and surrounding development and streetscape in general. In particular:
    - (a) the building by virtue of its bulk, scale and form will constitute a dominant and intrusive element in the streetscape which adversely impacts on important vistas of the nearby heritage listed Mortuary Station;
    - (b) the building design, in general, fails to incorporate richness of detail and architectural interest (design excellence); and
    - (c) the ground level frontage of the building to Regent Street is inappropriately dominated by a large centrally located vehicle access point to the ground and basement level car parking areas with little provision for an active street frontage;
  - (3) The proposed development does not fully comply with the amenity controls contained in the Central Sydney Development Control Plan 1996, including floor to ceiling heights, corridor widths, unit mix, balcony setbacks and unit size;
  - (4) The proposal does not comply with the provisions of Council’s Code for Waste Handling in Building’s for residential buildings;
  - (5) The Statement of Environmental Effects and supporting documentation is inadequate and insufficient to make a proper assessment of the proposed development; and

- (6) The proposal is not in the public interest.
- (C) the Central Sydney Planning Committee advise the applicant, having regard to the particular constraints in developing this site and adjoining sites, that the site would most appropriately be developed in conjunction with the adjoining vacant site located at 52 Regent Street Chippendale. In this respect, the applicant is encouraged to liaise with the owner of the adjoining site in order to prepare a new scheme for the development of both sites.

**ITEM 4. DEPARTMENT OF URBAN AFFAIRS AND PLANNING REFERRAL: DEVELOPMENT APPLICATION - SITE 2, WHARVES 9 AND 10 (KNOWN AS KING STREET WHARF) (O00-00074)**

**Declaration of Interest**

The Chair, Ms Holliday, declared an interest as she will be advising the Minister for Urban Affairs and Planning on this matter. The Chair, Ms Holliday, took part in discussion and voting on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 23 November 2000, in relation to the Development Application referral No. 342-10-00 from the Department of Urban Affairs and Planning for the erection of a 5 storey commercial building at site 2, wharves 9 and 10 Darling Harbour, it be resolved that:-

- (A) the report by the Specialist Planner be received and noted; and
- (B) a copy of the submission as shown in Attachment C to the subject report, as amended as follows, be forwarded to the Department of Urban Affairs and Planning for its consideration in the determination of the Development Application:
- (1) the submission to be amended to include a request that the building should be contained totally within the Master Plan envelope; and
  - (2) the submission to be amended to include a request that sites (1) and (6) should be the subject of a design competition because of their size, prominence, location and the need to achieve variety.

**ITEM 5. POLICY MATTERS AND REFERRALS (S010833)**

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

**ITEM 6. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S010833)**

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

**ITEM 7. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S00-2287)**

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

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 23 November 2000, in regard to the report on new development application lodgements and delegated items, it be resolved that the report be received and noted.

**ITEM 8. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (FILE NO: A03-00138/1)**

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

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 23 November 2000, in regard to the progress report for the month of October 2000, it be resolved that the report be received and noted.

**ITEM 9. GENERAL BUSINESS**

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 23 November 2000.

The meeting concluded at 5.26pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 14 December 2000.