

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 31 AUGUST 2000

Meeting No 241

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 31 August 2000 commencing at 5.25pm.

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PRESENT

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

Mr Neil Bird AM, Councillor Robert Ho, Ms Sue Holliday (Director-General, Department of Urban Affairs and Planning), Mr Chris Johnson, Ms Antoinette le Marchant and Councillor Lucy Turnbull.

The Director City Development was also present.

Note - At 6.46pm, during discussion on Item 4, Ms Holliday left the meeting of the Central Sydney Planning Committee and did not return.

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:

5. Section 82A Request for Review of Determination: Development Application - 1 High Street, 125a Kent Street and 30-38 Hickson Road, Millers Point
9. Central Sydney Local Environmental Plan 1996: Draft Amendment No.11-Height Issues
3. Development Application: 31 Ultimo Road and 180 Thomas Street, Haymarket
4. Status Report - Section 96(2) Application: Woolloomooloo Finger Wharf (Wharves 6, 7, 8, 9) and Wharves 10 and 11, Including Foreshore Land and Bay Area Between the Finger Wharf and Wharf 11: Cowper Wharf Roadway and Lincoln Crescent Woolloomooloo
6. Central Sydney Development Control Plan 1996: Draft Amendment on Design Excellence and Competitive Processes - Report on Submissions
7. Response to the Cross City Tunnel Environmental Impact Statement
8. Amendment Number 11 to Central Sydney Development Control Plan 1996 (Section 8 - Signage)
1. Confirmation of Minutes
2. Matters Arising from the Minutes
10. Presentations by Applicants and Preliminary Advice
11. New Development Application Lodgements and Delegated Items
12. General Business

ITEM 1. CONFIRMATION OF MINUTES (S010833)

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

That the Minutes of the meeting of the Central Sydney Planning Committee of 17 August 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 meeting of 17 August 2000.

ITEM 3. DEVELOPMENT APPLICATION: 31 ULTIMO ROAD AND 180 THOMAS STREET, HAYMARKET (S010833)

Mr Andy Pittlik of Transgrid addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 31 August 2000, in relation to Development Application D2000/00559 made by Transgrid for the site at 180 Thomas Street and 31 Ultimo Road for a Stage 1 development consent for the construction of a four storey predominantly below ground substation with a 12 storey office building above and basement car parking for 31 cars, it be resolved that consideration of this matter be deferred and authority be delegated to the Lord Mayor to determine the application after the Director City Development has met with the applicant to resolve outstanding issues relating to the proposed conditions of consent as shown in the subject report.

ITEM 4. STATUS REPORT - SECTION 96(2) APPLICATION: WOOLLOOMOOLOO FINGER WHARF (WHARVES 6, 7, 8, 9) AND WHARVES 10 AND 11, INCLUDING FORESHORE LAND AND BAY AREA BETWEEN THE FINGER WHARF AND WHARF 11: COWPER WHARF ROADWAY AND LINCOLN CRESCENT WOOLLOOMOOLOO (Z96-00591/24)

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

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 31 August 2000, in relation to a Section 96(2) application seeking to modify the approved development consent Z96-00591 relating to Woolloomooloo Finger Wharf (Wharves 6, 7, 8, 9) and Wharves 10 and 11, including foreshore land and bay area between the finger wharf and wharf 11: Cowper Wharf Roadway and Lincoln Crescent, Woolloomooloo, by replacing 'the publicly available car parking' spaces within the wharf 11 component with a 'long stay public car park', it be resolved that authority be delegated to the Lord Mayor to determine this application following consultation with the Director City Development; and the decision made under delegated authority be circulated to members of the Central Sydney Planning Committee.

ITEM 5. SECTION 82A REQUEST FOR REVIEW OF DETERMINATION - DEVELOPMENT APPLICATION: 1 HIGH STREET, 125A KENT STREET AND 30-38 HICKSON ROAD, MILLERS POINT (D99-00857/7)

Moved by Ms Holliday, seconded by Councillor Turnbull -

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 31 August 2000, in relation to the request for a Section 82A review of the determination of a Stage 1 Development Application D1999/00857 made by Delmo Pty Ltd for the site at 1 High Street, 125A Kent Street and 30-38 Hickson Road, Millers Point, it be resolved that the applicant be notified that the original determination (Refusal Notice of Determination dated 28 June 2000) is confirmed.

Motion carried unanimously.

ITEM 6. CENTRAL SYDNEY DEVELOPMENT CONTROL PLAN 1996: DRAFT AMENDMENT ON DESIGN EXCELLENCE AND COMPETITIVE PROCESSES - REPORT ON SUBMISSIONS (S009696)

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

Mr Mark Quinlan - Property Council of Australia
Mr Greg Crone - Crone Associates Pty Limited
Mr Graham Jahn - President, Royal Australian Institute of Architects
Councillor Kathryn Greiner

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

That arising from consideration of a report by the Strategic Planning and Research Manager to the Central Sydney Planning Committee on 31 August 2000, on a Draft Amendment to Central Sydney Development Control Plan 1996 on Design Excellence and Competitive Processes, it be resolved that:-

- (A) the Development Control Plan 1996 - Draft Amendment on Design Excellence and Competitive Processes - be re-advertised subject to the Director City Development refining the text and making any minor amendments arising from submissions made at the meeting of the Central Sydney Planning Committee, together with any further submissions received from the Royal Australian Institute of Architects, and from Council at its forthcoming meeting, prior to it going on public exhibition; and
- (B) authority be delegated to the Lord Mayor to approve the draft DCP Amendment for public exhibition.

ITEM 7. RESPONSE TO THE CROSS CITY TUNNEL ENVIRONMENTAL IMPACT STATEMENT (S00 6159)

Mr Colin Henson of ARUP addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Manager Transport and Access to the Central Sydney Planning Committee on 31 August 2000, in relation to the Response to the Cross City Tunnel Environmental Impact Statement, it be resolved that the Central Sydney Planning Committee:-

- (A) approve the submission at Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, and forward it to the Roads and Traffic Authority and the Department of Urban Affairs and Planning as the CSPC's initial response to the Environmental Impact Statement for the proposed Cross City Tunnel; and
- (B) recommend to Council that further work be carried out and a further report be prepared regarding air quality issues throughout the route of the proposed tunnel, including Ultimo and Pyrmont.

ITEM 8. AMENDMENT NO. 11 TO CENTRAL SYDNEY DEVELOPMENT CONTROL PLAN 1996 (SECTION 8 - SIGNAGE) (S013058)

Councillor Kathryn Greiner addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Specialist - Urban Design and Architecture to the Central Sydney Planning Committee on 31 August 2000, in relation to a proposal to amend Development Control Plan 1996, it be resolved that the Central Sydney Planning Committee:-

- (A) approve of the public exhibition of Draft Amendment No. 11 to Central Sydney Development Control Plan 1996 (Section 8 - Signage), shown at Attachment A to the subject report; and
- (B) authorise the Lord Mayor to approve any drafting changes necessary to finalise the Draft Amendment No. 11 to Central Sydney Development Control Plan 1996 (Section 8 - Signage) for public exhibition.

**ITEM 9. CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996:
DRAFT AMENDMENT NO. 11 - HEIGHT ISSUES (S011712)**

Declaration of Interest

Mr Johnson declared an interest in this matter in that a unit of the Department of Public Works and Services, not related to the Government Architect's office, has an advisory role in relation to this matter. Mr Johnson took part in discussion and voting on this item.

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

Mr Tony Mountstephens - resident
 Mr Anthony Rice - representing Stamford Apartments
 Mr Ian Stapleton - representing Stamford Apartments
 Mr Michael Harrison - representing Stamford Apartments
 Mr Bob Murphy - Waterways Authority of N.S.W.
 Mr David Snashall - Waterways Authority of N.S.W.
 Mrs Myra Demetriou - resident
 Ms Helen Hill - resident
 Mr Richard Beattie - resident
 Mr Ray Newey - Chair of Body Corporate, Highgate Apartments
 Mr Neil Ingham - representing the Georgia Apartments
 Mr Laurence Rodny - representing the Georgia Apartments
 Mr Harold van Haltren - resident, Highgate Apartments
 Mr Stephen Simpson - Department of Public Works and Services
 Mr José de la Vega - Delmo No. 2 Pty Limited

Moved by Councillor Turnbull, seconded by the Chairman (the Lord Mayor) -

That arising from consideration of a report by the Director City Development to the Central Sydney Planning Committee on 31 August 2000, regarding Draft Amendment No. 11 to Central Sydney Local Environmental Plan 1996, it be resolved that the Central Sydney Planning Committee:-

- (A) approve Draft Amendment No. 11 to Central Sydney Local Environmental Plan 1996 for submission to the Minister for Urban Affairs and Planning;
- (B) advise those who made submissions regarding Draft Amendment No. 11 of this resolution; and
- (C) request that a masterplan be prepared for the Hickson Road area and including the wharf precinct.

Amendment moved by Ms Holliday, seconded by Ms le Marchant -

The motion be amended by the deletion of the entire motion and the substitution of the following motion.

That arising from consideration of a report by the Director City Development to the Central Sydney Planning Committee on 31 August 2000, regarding Draft Amendment No. 11 to Central Sydney Local Environmental Plan 1996, it be resolved that:-

- (A) consideration of this matter be deferred;
- (B) subject to (C), authority be delegated to the Lord Mayor to determine whether the draft Amendment No. 11 to the LEP, as shown at Attachment B to the subject report, is to be submitted to the Minister for Urban Affairs and Planning; and
- (C) the draft Amendment referred to in (B) is to be forwarded to the Minister if -
 - (1) the applicant has not taken steps to vacate the hearing date of the Land and Environment Court appeal against the CSPC's decision to refuse Development Application D99/00857; and
 - (2) the applicant has not lodged a new development application in respect of the subject site

by Friday 8 September 2000.

The amendment was carried on the following show of hands -

Ayes (4) - Mr Bird, Ms Holliday, Mr Johnson, Ms le Marchant.

Noes (3) - The Chairman (the Lord Mayor), Councillors Ho and Turnbull.

The substantive motion was carried on the following show of hands.

Ayes (4) - Mr Bird, Ms Holliday, Mr Johnson, Ms le Marchant.

Noes (3) - The Chairman (the Lord Mayor), Councillors Ho and Turnbull.

ITEM 10. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S010833)

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

ITEM 11. 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 12. GENERAL BUSINESS

1. Leave of absence - Mr Johnson

The Central Sydney Planning Committee accepted Mr Johnson's request for leave of absence from 5 October 2000 to 20 January 2001. It was noted that Mr Peter Mould, alternate member for Mr Johnson, will attend meetings during this period.

2. Schedule of Meetings

An additional meeting of the Central Sydney Planning Committee may be scheduled for Friday 8 September 2000.

The meeting concluded at 8.54pm.

CHAIRMAN

The next regular meeting of the Central Sydney Planning Committee is scheduled for 12 October 2000.