CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 13 DECEMBER 2001

Meeting No 264

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 13 December 2001 commencing at 5.20 pm.

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PRESENT

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

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

The Acting Director City Development was also present.

Note - The Lord Mayor arrived at the meeting of the Central Sydney Planning Committee at 5.29 pm during discussion on Item 5.

ELECTION OF CHAIRMAN

In the temporary absence of the Lord Mayor, Councillor Frank Sartor, 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 Holliday - nominated by Councillor Turnbull, seconded by Ms le Marchant.

Ms Holliday was declared elected and took the chair at 5.21 pm.

APOLOGY

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

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

That the apology from Mr Johnson 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. Development Application: 232-248 Pitt Street and 163-167 Castlereagh Street, Sydney
5. Development Application: Stamford Plaza Hotel, 167-187 Kent Street, Sydney
10. Central Sydney Local Environmental Plan 1996: Draft Amendment - Hickson Road, Millers Point and Height Issues
1. Confirmation of Minutes
2. Matters Arising from the Minutes
4. Status Report: Section 96 (2) Application - World Square, 385-401 Pitt Street, Sydney
6. Department of Planning Referral: Draft Master Plan and Stage 1 Development Application - Elizabeth Macarthur Bay, Pyrmont
7. Department of Planning Referrals: Sites 4 and 5 and Public Domain Works, Darling Island Master Plan Area, Pyrmont
8. Department of Planning Referral: Draft Master Plan Amendment - Distillery Hill and Waterfront West Precincts, Pyrmont

9. Regent Street South Heritage Study
11. Presentations by Applicants and Preliminary Advice
12. Progress Report on Development Applications
13. New Development Application Lodgements and Delegated Items
14. General Business

ITEM 1. CONFIRMATION OF MINUTES (S010833)

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Ms le Marchant:

That the Minutes of the meeting of the Central Sydney Planning Committee held on 29 November 2001 be taken as read and confirmed.

ITEM 2. MATTERS ARISING FROM THE MINUTES (S010833)

There were no matters arising from the Minutes of the meeting of the Central Sydney Planning Committee held on 29 November 2001.

ITEM 3. DEVELOPMENT APPLICATION: 232-248 PITT STREET AND 163-167 CASTLEREAGH STREET, SYDNEY (D01/00654)

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

Mr John Bush - representing Owners Corporation, Citisite House
Mr Ross Bonthorne - Bovis Lend Lease

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 13 December 2001, in relation to Development Application D2001/00654 made by Pitt & Castlereagh Pty Ltd for the site at 232-248 Pitt Street and 163-167 Castlereagh Street for a stage 1 development application under Section 80 (4) of the Environmental Planning and Assessment Act 1979 for erection of a 40 storey commercial tower, it be resolved that consent be granted subject to the following conditions.

APPROVED DEVELOPMENT

(1) The stage 2 development application must be in accordance with Development Application No. D2001/00654 dated 2 October 2001 and the Statement of Environmental Effects prepared by JBA Urban Planning Consultants titled "Proposed CBD Office Development" and drawings numbered DA01 to DA53 prepared by Bovis Lend Lease - Lend Lease Design dated September 2001 for Boyd Properties and as amended by the following conditions:

(2) This approval will be valid for a period of two years from the date of the approval.

(3) No 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.

COMPETITIVE DESIGN PROCESS

(4) Prior to the submission of the stage 2 development application, the applicant shall conduct a competitive process that facilitates design excellence in accordance with the provisions of Clause 28D of the Central Sydney Local Environmental Plan 1996. The competitive process shall concern the external architecture and form of the proposed building and the matters outlined in the conditions of this consent.

MATERIALS AND FINISHES

(5) The design details of the proposed building's facade treatments, including all external finishes and colours, including glazing, must be submitted with the stage 2 development application.

DESIGN DEVELOPMENT

(6) The following matters shall be addressed in the design development of the proposal:-

(a) The facade proportions and masonry character of adjoining heritage buildings shall be reflected in the external architecture of the proposed Pitt Street street wall (podium) buildings;

(b) The street wall height adjacent to Banking House shall be increased to approximately 25 metres to reflect the lower cornice line of this building's last floor. The street wall height adjacent to the National Building shall be increased to approximately 35 metres to match the major lower cornice line in the building's facade or to the height of this building;

(c) The foyer of the tower shall be designed to specifically address Pitt Street; and

(d) The tower shall provide a minimum 6 metre setback to the rear and side windows of the adjoining Masonic Club Building at 165-169 Castlereagh Street.

HERITAGE - CONSERVATION MANAGEMENT PLAN REQUIRED

(7) Prior to the submission of the stage 2 application the applicant shall commission an experienced conservation architect to prepare a Conservation Management Plan for Legion House at 161-163 Castlereagh Street and the retained facade of the Angus and Son Building at 165-167 Castlereagh Street. The Conservation Management Plan shall be prepared in accordance with the

guidelines of the NSW Heritage Manual prepared by the NSW Heritage Office. The Plan shall provide for specific uses, works and strategies for the conservation of Legion House and the retained facade of the Angus and Sons Building.

HERITAGE - ANGUS AND SONS BUILDING FACADE

(8) Any works to the retained Angus and Sons Building's facade shall comply with the Conservation Management Plan referred to above and the new building behind that facade shall be sympathetic to the existing building on the site and the principals of the above Plan.

MIDBLOCK LINK

(9) The proposed midblock link and open space area shall be developed prior to the submission of the stage 2 application to provide for:-

(a) Retention of the existing midblock link to Citisite Building at 155 Castlereagh Street. In this regard the level of accessibility to this link shall not be diminished;

(b) An at-grade transition for pedestrians from Castlereagh Street to Pitt Street is preferred to allow a visual connection between each street to the open space area. If a level change is proposed the level change between the two street levels shall occur further into the site from Pitt Street than shown on the indicative plans. A graduated stepped approach is preferred and the use of escalators is not favoured;

(c) The landscape treatment of the mid-block open space shall be evocative of a high-quality, public space;

(d) The midblock connection shall comply with the provision of part 3.2 of Central Sydney Development Control Plan 1996;

(e) The materials to be used in and the design of the midblock connection and open space from Castlereagh Street to Pitt Street shall reflect and be sympathetic to the Pitt Street and Castlereagh Street paving materials to create a continuous sense of the public domain; and

(f) Retail uses around the mid-block open space area shall be confined to café or restaurant uses. General retailing is not favoured in this space.

CAR PARKING

(10) The number of tenant car parking spaces is not to exceed 90 spaces. Within the stage 2 application the following supporting information shall be provided to justify the level of car parking provision and traffic arrangements for the development, to the satisfaction of Council:-

(a) A Traffic Report and Study to address the concerns raised by the Sydney Regional Development Advisory Committee in respect to the development as stated in its correspondence of 14 November 2001, and

an assessment of the capacity of the adjoining road system and intersections to accommodate traffic generated by the development;

(b) The capacity of the adjoining road system and intersections in respect to proposed traffic developments in the locality such as the construction of the Cross City Tunnel and redevelopment of the Hilton Hotel's Pitt Street vehicular arrangements;

(c) Details of traffic and management measures to reduce conflicts between vehicles and pedestrian in respect to the driveway crossing on to Pitt Street; and

(d) The final design of the building established by the design competition.

FLOOR SPACE RATIO

(11) The following applies to Floor Space Ratio:-

(a) The Floor Space Ratio of the proposal must not exceed 12.5:1 calculated in accordance with the Central Sydney Local Environmental Plan 1996. For the purpose of the calculation of FSR, the Floor Space Area of the development is 56,125 sqm;

(b) An allocation of heritage floor space will apply to the development (the exact quantum to be determined prior to determination of the stage 2 development application); and

(c) Concessions and exemptions sought at this stage in respect to floor space are not approved and shall be confirmed within the stage 2 development application.

BUILDING HEIGHT

(12) The height of the building (as defined in the Dictionary in the Central Sydney Local Environmental Plan 1996) must not exceed RL 190.1 (AHD).

BUILDING ENVELOPE

(13) The building envelope is only approved on the basis that the ultimate building design will be wholly contained within the envelope and provide an appropriate relationship with neighbouring buildings. The stage 2 development application should demonstrate consistency with the objectives and provisions of the Central Sydney LEP and DCP 1996.

MATTERS TO BE ADDRESSED IN THE STAGE 2 APPLICATION

(14) The following matters shall be provided for in the design of the stage 2 application of the subject building to the satisfaction of the Council:-

(a) The form of the tower shall be reviewed to reduce the shadows cast on Hyde Park at 12 noon to 2.00 pm between 14 April and 21 June to be more consistent with the Hyde Park sun access plane.

(b) Active uses to the site's Pitt Street and Castlereagh Street frontage in accordance with clause 2.5 of Central Sydney Development Control Plan 1996;

(c) Awnings to be provided to the development as required by clause 3.5 of Central Sydney Development Control Plan 1996;

(d) The provision of loading facilities provided in accordance with clause 5.4 of Central Sydney Development Control Plan 1996;

(e) Bicycle and motor cycle parking in accordance with clause 5.5 and 5.6 of Central Sydney Development Control Plan 1996; and

(f) Details of the passive and active measures proposed in the building to address Council's energy efficiency requirements in accordance with clause 4.3 of Central Sydney Development Control Plan 1996.

PUBLIC DOMAIN PLAN

(15) The following requirements apply:-

(a) Three copies of a detailed Public Domain Plan shall be prepared by an architect, urban designer or landscape architect and shall be approved by Council with the stage 2 development application;

(b) The Public Domain 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 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; and

(c) The Public Domain Plan shall comply with the specifications and details of the Central Sydney Paving Design Policy 1996 and Council's Specifications and the Central Sydney Street Tree Policy 1994.

The Public Domain Plan shall provide details of:-

(d) The Public Domain Plan shall incorporate the standard specifications and detail of the Central Sydney Paving Design Policy 1996 and Council's Specifications adapted to suit the specific site requirements as advised by the 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 Central Sydney Paving Design Policy 1996 and Council's specifications. All granite paving (where applicable) is to be sealed in accordance with Council's specifications;

(iii) The relocation or provision of new vehicle crossovers and pedestrian ramps including the consequent relocation of existing service pits, traffic signals, kerb corner radii, signs, street furniture and street trees;

(iv) The retention of existing street trees and the provision of new street trees to comply with the Central Sydney Street Tree Policy 1994;

(v) 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;

(vi) The retention and repair of any existing pavement lights;

(vii) The retention and repair of any existing serviceable stone gutters; and

(viii) 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.

ELECTRICITY SUBSTATION

(16) An electricity substation is required within the development. The owner must liaise with Energy Australia and the size, design and location of the substation shall be included in the stage 2 development application to the satisfaction of EnergyAustralia.

WIND ASSESSMENT

(17) The stage 2 development application is to provide full wind assessment report based on wind tunnel tests. The design of the building 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

(18) 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.

SIGNAGE STRATEGY

(19) A signage strategy shall be provided with the stage 2 development application that identifies the number, type, size and locations of signs required to ensure appropriate wayfinding and naming of buildings and tenancies within the development.

EXTERNAL LIGHTING

(20) Details shall be provided with the stage 2 development application which identifies the number, type, size, design luminosity and location of lighting in relation to the exterior of the building and public spaces.

TRAFFIC AND ACCESS REQUIREMENTS

(21) The stage 2 development application shall provide easy access including adequate turning areas for the largest vehicle (such as garbage trucks and delivery trucks) likely to enter the site.

(22) The stage 2 development application shall ensure that all vehicles using the site must be able to enter and leave the site in a forward direction.

(23) The stage 2 development application must demonstrate that the layout of the car park and service vehicle parking area conform with AS 2890.1-1993 and AS 2890.2-1989.

(24) The stage 2 development application shall ensure that the design of the building and the method of storage and handling of waste and recyclable material comply with Council's Code for Waste Handling in Buildings (adopted 17 October 1994). The Code requires the submission of a Waste Management Plan.

(25) All costs of traffic management measures associated with the development shall be borne by the developer.

SECTION 61 CONTRIBUTION

(26) A contribution under Section 61 of the City of Sydney Act 1988 shall be paid in accordance with the following (after the approval of a stage 2 development application):

(a) **Cash Contribution Required**

(i) In accordance with the adopted "Central Sydney Contributions Plan 1997", a cash contribution must be paid to Council in accordance with this condition.

(ii) Payment shall be by bank cheque made payable to the City of Sydney.

(b) **Amount of Contribution**

(i) 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".

(c) Certification of the calculation of the contribution in accordance with the "Central Sydney Contribution Plan 1997" shall be submitted for the approval of Council prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

(i) If the Construction Certificate is to be issued by a private accredited certifier, they must seek Council's endorsement of the calculation prior to the issue of the Construction Certificate.

(ii) For developments over $2 million in cost, the certification of the building costs must be prepared by a Registered Quantity Surveyor.

(d) **Timing of Payment**

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

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: SECTION 96(2) APPLICATION - WORLD SQUARE, 385-401 PITT STREET, SYDNEY (Z1995/00811)

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

That arising from consideration of a Status Report by the Specialist Planner to the Central Sydney Planning Committee on 13 December 2001, in relation to the Section 96 application to modify Development Application Z1995/00811 made by Multiplex Constructions Pty Ltd for the site at 385-401 Pitt Street, Sydney (commonly known as World Square), it be resolved that:-

(A) the Status Report be received and noted;

(B) the applicant and the Selection Committee of the "preferred" option from the competitive design process, be advised that:-

(1) The proposed south west quadrant tower envelope, particularly the form of the mid-riff tower, results in an unacceptable bulk and mass;

(2) The proposed south west quadrant tower and podium envelope does not allow sufficient flexibility for creative design proposals that achieve design excellence;

(3) Any proposal that does not comply with the development parameters and/or building envelope in Development Application Z1995/00811 (original 1995 World Square Masterplan), as modified by Development Application D2000/00570 (June 2001 Multiplex Stage 2 development application consent), will need not only to exhibit design excellence, but be equal to or better than the current development consents for the subject site;

(4) It is acknowledged that it is possible, as a result of the competitive design process and future design development of the "winning" proposal, that the envelope, design and relationship between the podium and tower may be different to the original 1995 Masterplan consent, as modified by the June 2001 Multiplex consent;

(5) Sufficient design flexibility shall be provided to the three architectural firms commissioned to provide alternate designs in the competitive design process;

(6) In order to reconcile the floor space area of the entire site, a statement by a practising qualified mechanical engineer shall be provided to provide justification for the amount of plant area proposed to service the podium and tower; and

(7) The maximum parking spaces permitted for the commercial and retail uses on the undeveloped portions of the World Square site (ie. excluding the OSW and Meriton developments) is 188 spaces. These 188 spaces are to be allocated from the existing 2500 on-site parking spaces.

(C) the applicant be advised that:

(1) No detailed assessment of the proposal against the requirements of the Central Sydney LEP 1996, Central Sydney DCP 1996, and the Building Code of Australia and associated Australian Standards, has been conducted;

(2) This advice is non-binding and does not fetter the discretion of the consent authority; and

(3) The consent authority incurs no liability for any expense borne by the owner/applicant as a result of reliance upon this advice or in undertaking a competitive process prior to determination of the current application;

(D) authority be delegated to the Lord Mayor to provide advice to the applicant on the "winning" competitive design scheme; and

(E) the applicant be advised that should the Lord Mayor support the final determination of the Selection Committee for the competitive design process, the Section 96 application, the subject of this resolution, shall be amended to reflect the "winning" competitive design scheme, prior to its determination.

ITEM 5. DEVELOPMENT APPLICATION: STAMFORD PLAZA HOTEL, 167-187 KENT STREET, SYDNEY (D/01/00301)

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

Mr Daniel Maurice - representing the Owners Corporation, Stamford on Kent
Mr David O'Donnell - Mallesons Stephen Jaques
Councillor Kathryn Greiner

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

That arising from consideration of a report by the Acting General Manager to the Central Sydney Planning Committee on 13 December 2001, in relation to Development Application D/01/00301 made by Stamford Property Services Pty Ltd for the site at 167-187 Kent Street, Sydney for the change of use of levels 1-8 of the existing building from serviced apartments to 128 residential units, it be resolved that the application be refused for the following reasons:-

(A) the State Environmental Planning Policy No. 1 (SEPP 1) objection is not well founded for the following reasons:

(1) The proposal fundamentally changes the nature of the use, despite there being no increase in floor space area;

(2) The changed nature of the development is retrograde, given the amenity of the units and their mix does not comply with the City's planning controls;

(3) The maximum floor space ratio for the building was previously achieved based on concessions for the serviced apartment component. This aspect of the development is being removed, and the applicant is still seeking further concessions in a statutory environment where the planning controls have become more stringent.

(B) the application would not provide an acceptable level of amenity for the proposed residential units on levels 1-8 of the building as the size and the unit mix of units, and the number of units that are accessible from a common lobby do not comply with the controls within Central Sydney Development Control Plan 1996;

(C) the application does not provide an acceptable range of units on levels 1-8 of the building;

(D) the application would create an undesirable precedent in that the proposed residential units on levels 1-8 of the building would not comply with the controls under Central Sydney Development Control Plan 1996, where it is reasonable that they should; and

(E) granting consent would not be in the public interest.

ITEM 6. DEPARTMENT OF PLANNING REFERRAL: DRAFT MASTER PLAN AND STAGE 1 DEVELOPMENT APPLICATION - ELIZABETH MACARTHUR BAY, PYRMONT (O2001/00073)

Declaration of Interest

The Chairman (the Lord Mayor) declared an interest in this item in that he is a member of the Board of the Sydney Harbour Foreshore Authority. The Chairman (the Lord Mayor) abstained from voting on this item.

Declaration of Interest

Ms Holliday declared an interest in this item as she is a member of the Board of the Sydney Harbour Foreshore Authority and will be advising the Minister for Planning on this matter. Ms Holliday abstained from voting on this item.

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 13 December 2001, in relation to the draft Master Plan for Elizabeth Macarthur Bay and the Stage 1 Development Application referral No. 292-10-2001 from the Department of Planning for the alignment and layout of the public domain, including a re-aligned Pirrama Road, new shareways and public open space and the creation of three new development sites with proposed building envelopes at Elizabeth Macarthur Bay, it be resolved that:-

(A) the subject report be received and noted; and

(B) a copy of the submission to the Department of Planning, as shown at Attachment A to the subject report, be forwarded to the Department of Planning for its consideration in the adoption of the draft Master Plan and determination of the Stage 1 Development Application.

ITEM 7. DEPARTMENT OF PLANNING REFERRALS: SITES 4 AND 5 AND PUBLIC DOMAIN WORKS, DARLING ISLAND MASTER PLAN AREA, PYRMONT (O/01/00067, O/01/00068, O/01/00069)

Declaration of Interest

The Chairman (the Lord Mayor) declared an interest in this item in that he is a member of the Board of the Sydney Harbour Foreshore Authority. The Chairman (the Lord Mayor) abstained from voting on this item.

Declaration of Interest

Ms Holliday declared an interest in this item as she is a member of the Board of the Sydney Harbour Foreshore Authority and will be advising the Minister for Planning on this matter. Ms Holliday abstained from voting on this item.

Resolved on the motion of Mr Mould, seconded by Mr Bird -

That arising from consideration of a report by the Assistant Specialist Planner to the Central Sydney Planning Committee on 13 December 2001, in relation to the Department of Planning Development Application referral Nos: 274-10-2001, 275-10-2001 and 276-10-2001 made by Sydney Harbour Foreshore Authority for the Amendment to Darling Island Master Plan, Public Domain Works and the redevelopment of Sites 4 and 5 at Darling Island, Pyrmont, it be resolved that:-

(A) the subject report be received and noted; and

(B) a copy of the submission to the Department of Planning, as shown at Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, be forwarded to the Department of Planning for its consideration in the determination of the Development Applications.

ITEM 8. DEPARTMENT OF PLANNING REFERRAL: DRAFT MASTER PLAN AMENDMENT - DISTILLERY HILL AND WATERFRONT WEST PRECINCTS, PYRMONT (O2001/00076)

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

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 13 December 2001, in relation to the draft Master Plan Amendment for the Distillery Hill and Waterfront West Lend Lease Master Plan, from the Department of Planning for the new built form, road and open space configuration, it be resolved that:-

(A) the report be received and noted; and

(B) a copy of the submission to the Department of Planning, as shown at Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, be forwarded to the Department of Planning for its consideration in the adoption of the draft Master Plan Amendment.

ITEM 9. REGENT STREET SOUTH HERITAGE STUDY (SO 16201)

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

That arising from consideration of a report by the Heritage Manager to the Central Sydney Planning Committee on 13 December 2001, on the Regent Street South Heritage Study, it be resolved that the CSPC endorses that, as part of the Local Environmental Plan 1996 and Heritage Local Environmental Plan 2000 review currently under way:-

(A) the Schedule 1 list and the Schedule 1 map of the Heritage Local Environmental Plan 2000 be amended to include the Co-Masonic Temple at 54 Regent Street, Sydney as an additional heritage item;

(B) consideration of a special area/streetscape and the inclusion of the following items as additional heritage items be deferred pending an appropriate planning and urban design study that will address the planning objectives and urban design issue for the precinct between the brewery and Regent Street -

1.	Kensington Street Terraces	14-40 Kensington Street
2.	Goold Street Terraces	5-17 Goold Street
3.	Berlei Building	39-47 Regent Street

(C) a heritage study of the Kent Brewery site be undertaken as part of the master planning requirements for the site.

ITEM 10. CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996: DRAFT AMENDMENT - HICKSON ROAD, MILLERS POINT AND HEIGHT ISSUES (S011712)

Mr John Whitehouse representing Delmo No. 2 Pty Limited addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Acting Manager - Urban Design and Architecture to the Central Sydney Planning Committee on 13 December 2001, regarding the Draft Amendment to Central Sydney Local Environmental Plan 1996, it be resolved that:-

(A) the Draft Amendment to Central Sydney Local Environmental Plan 1996 be endorsed for the purposes of public exhibition; and

(B) authority be delegated to the Lord Mayor to make any minor drafting changes required as a result of:

(1) Council's consideration of the Draft Amendment; and

(2) legal advice on the drafting of the Draft Amendment.

ITEM 11. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE

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

ITEM 12. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)

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

That in consideration of a report by the Manager Development to the Central Sydney Planning Committee on 13 December 2001, in regard to the progress report for the month of November 2001, it be resolved that the report be received and noted.

ITEM 13. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S00-2287)

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

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 13 December 2001, in regard to the report on new development application lodgements and delegated items, it be resolved that the report be received and noted.

ITEM 14. GENERAL BUSINESS

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 13 December 2001.

The meeting concluded at 6.25 pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 14 February 2002.