

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 22 MARCH 2001

Meeting No 250

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 22 March 2001 commencing at 5.25pm.

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PRESENT

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

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

The Director City Development was also present.

APOLOGIES

An apology was received from Councillor Robert Ho who was unable to attend the meeting owing to an urgent commitment.

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 Mr Chris Johnson who was unable to attend the meeting owing to a prior commitment.

An apology had previously been received from Mr Neil Bird 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 Dr Dearing -

That the apologies from Mr Bird, Councillor Ho, Ms Holliday and 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:

4. Central Sydney Local Environmental Plan: Draft Amendment No. 11 - Height Issues
6. Hilton Hotel Refurbishment
3. Development Application: Referral from the Department of Urban Affairs and Planning (DUAP) - Towns Place East Site Walsh Bay Stage 2 Development Application - Submission
5. Request to Amend Central Sydney Local Environmental Plan 1996: Maritime and Transport Zone
1. Confirmation of Minutes
2. Matters Arising from the Minutes
7. New Development Application Lodgements and Delegated Items
8. Progress Report on Development Applications
9. General Business

ITEM 1. CONFIRMATION OF MINUTES (S010833)

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

That the Minutes of the Central Sydney Planning Committee of 15 February 2001 be taken as read and confirmed.

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

That the Minutes of the Central Sydney Planning Committee of 22 February 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 meetings of the Central Sydney Planning Committee held on 15 February 2001 or 22 February 2001.

ITEM 3. DEVELOPMENT APPLICATION: REFERRAL FROM THE DEPARTMENT OF URBAN AFFAIRS AND PLANNING (DUAP) - TOWNS PLACE EAST SITE WALSH BAY STAGE 2 DEVELOPMENT APPLICATION - SUBMISSION (02001/00002)

Declaration of Interest

Dr Dearing 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.

Declaration of Interest

Ms le Marchant declared a pecuniary interest in this matter, pointing out that she is chief executive officer of KU Children's Services located at the subject site and that the child care centre might benefit from the Section 94 contribution. Ms le Marchant took no part in discussion or voting on this matter.

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

Mr Gavin Carrier - Walsh Bay Finance Pty Ltd
Mr Malcolm Scholl - Walsh Bay Finance Pty Ltd

Resolved on the motion of Councillor Turnbull, seconded by the Chairman (the Lord Mayor) -

That arising from consideration of a report by the Executive Manager to the Central Sydney Planning Committee on 22 March 2001, in relation to the referral from the Department of Urban Affairs and Planning for the Stage 2 Development Application for a commercial office building on the site known as Towns Place East within the Walsh Bay Redevelopment Area, it be resolved that:-

- (A) the report be received and noted; and
- (B) a copy of the submission at Attachment A to the subject report, as amended at the meeting of the Central Sydney Planning Committee, be forwarded to the Director-General of Department of Urban Affairs and Planning for consideration by the Minister for Urban Affairs and Planning in the determination of the development application.

ITEM 4. CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN: DRAFT AMENDMENT NO. 11 - HEIGHT ISSUES (S011712)

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

Mr John Whitehouse - representing Delmo No. 2 Pty Limited
Ms Helen Hill - resident

Resolved on the motion of Dr Dearing, seconded by Councillor Turnbull -

That arising from consideration of a report by the Acting Strategic Planning and Research Manager to the Central Sydney Planning Committee on 22 March 2001, 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, shown at Attachment A to the subject report, for submission to the Minister for Urban Affairs and Planning for gazettal subject to an amendment to provide a savings provision to the effect that the height limit contained in the Local Environmental Plan will not affect a Stage 2 development application which is consistent in terms of the building envelope previously approved by the Central Sydney Planning Committee on 15 February 2001 when determining the Stage 1 development application, provided such a Stage 2 development application is lodged by 31 December 2001;
- (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 include the wharf precinct, and that in its preparation the Director City Development liaise with the Department of Urban Affairs and Planning regarding the framework plan for the wharf precinct.

ITEM 5. REQUEST TO AMEND CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996: MARITIME AND TRANSPORT ZONE (S014972)

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

That arising from consideration of a report by the Acting Strategic Planning and Research Manager to the Central Sydney Planning Committee on 22 March 2001, regarding the proposal to amend clause 25(4) of Central Sydney Local Environmental Plan 1996, it be resolved that the Central Sydney Planning Committee:-

- (A) support in principle the proposed amendment of clause 25(4) to include 'educational establishments' as a use permissible with consent within the Central Railway West Precinct; and
- (B) engage in a community consultative process in order to support the inclusion of this proposed amendment within any future Draft Local Environmental Plan that is required to be prepared.

ITEM 6. HILTON HOTEL REFURBISHMENT (S010833)

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

Mr Oded Lifschitz - Hilton International

Mr Richard Johnson - Denton Corker Marshall Pty Ltd Architects

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

That arising from consideration of a presentation by Mr Richard Johnson of Denton Corker Marshall Pty Ltd Architects on the proposed refurbishment of the Hilton Hotel at 259 Pitt Street, Sydney, the Central Sydney Planning Committee resolved that:-

- (A) the applicant be advised that the CSPC strongly supports, in principle, the refurbishment proposal, including the architectural direction and quality of design presented;
- (B) the applicant be advised that the CSPC supports, in principle, the proposed vehicle access arrangements, including the through-site vehicle link from Pitt Street to George Street, the allocation of space on Pitt Street for tourist coaches, the Pitt Street car park entry/exit and the provision of valet parking facilities within the site;
- (C) the applicant be advised that the CSPC expects an excellent standard of design, finishes and materials to be provided in the final refurbishment of this highly prominent building; and

- (D) as the CSPC is satisfied with the information and materials provided to date, the CSPC is sympathetic to giving favourable consideration to an application to waive the requirement in the Central Sydney Local Environmental Plan 1996 for the lodgement of a development plan.

Carried unanimously.

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

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

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 22 March 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 8. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)

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

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 22 March 2001, in regard to the progress report for the month of January 2001, it be resolved that the report be received and noted.

ITEM 9. GENERAL BUSINESS

Business of which due notice had not been given

Pursuant to Clause 14(3) of the Local Government (Meetings) Regulation 1999, the Central Sydney Planning Committee resolved that the following business of which due notice had not been given be transacted at this meeting, namely EnergyAustralia - Campbell Street Substation. The Chairman (the Lord Mayor) declared this matter to be of great urgency.

9.1 EnergyAustralia - Campbell Street Substation

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

That arising from consideration of a briefing by the Director City Development on the recently submitted development application for an EnergyAustralia Substation on a site adjacent to the Police Centre in Campbell Street, Surry Hills, it be resolved that Council be requested, pursuant to the provisions of Clause 28B(2)(e) of the Central Sydney Local Environmental Plan 1996, to waive the requirement for a development plan for the following reasons:

- (A) the substation is being relocated to this site at the request of the Central Sydney Planning Committee;
- (B) the provision of the substation is a significant public benefit to the residents of, workers in, and visitors to the locality;
- (C) the substation is being relocated from a site adjacent to a multi-storey residential building to an open air car park adjacent to the Police Centre;
- (D) the substation is a required element of civil infrastructure in order to meet the future needs of the community;
- (E) the relocation of the substation will facilitate the establishment of a significant new park on the residual area of the car park; and
- (F) the footprint of the substation building is less than 1500m² and its immediate surrounds will be an accessible landscaped buffer area.

9.2 Local Government Amendment Act 2000 - Pecuniary Interest

The Central Sydney Planning Committee noted a letter from the General Manager addressed individually to members advising them of changes to the pecuniary interest provisions of the Local Government Act. Members noted that in future they will need to declare not only a pecuniary interest but also the nature of that interest; and they must not be present at the meeting when the matter is being considered.

The meeting concluded at 6.18pm.

CHAIRMAN

The next regular meeting of the Central Sydney Planning Committee is scheduled for 26 April 2001.