

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 23 AUGUST 2001

Meeting No 258

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 23 August 2001, commencing at 5.25pm.

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PRESENT

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

Mr Neil Bird, Dr Deborah Dearing (Alternate Member for Ms Sue Holliday, Director-General, Department of Urban Affairs and Planning), Councillor Robert Ho, Ms Antoinette le Marchant and Councillor Lucy Turnbull.

The Acting Director City Development was also present.

APOLOGIES

An apology was received from Ms 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 was received from Mr Peter Mould (Alternate Member for Mr Johnson) who was unable to attend the meeting owing to an urgent commitment.

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

That the apologies from Ms Holliday, Mr Johnson and Mr Mould 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:

6. Presentation by Applicant and Preliminary Advice: Tower 101, 487-503 George Street, Sydney (Genting Site)
1. Confirmation of Minutes
2. Matters Arising from the Minutes
3. Development Application: 49-53 Regent Street, Chippendale
4. Proposed Changes to the State Policy on Development Standards: State Environmental Planning Policy No. 1
5. Draft State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development
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 Councillor Ho, seconded by Ms le Marchant -

That the Minutes of the meeting of the Central Sydney Planning Committee held on 26 July 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 Central Sydney Planning Committee held on 26 July 2001.

ITEM 3. DEVELOPMENT APPLICATION: 49-53 REGENT STREET, CHIPPENDALE (D/00/00974)

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

That arising from consideration of a report by the Acting Director City Development to the Central Sydney Planning Committee on 23 August 2001, in relation to Development Application D/00/00974 made by Baker Kavanagh Architects for the site at 49-53 Regent Street, Chippendale for the demolition of the two existing buildings and the construction of a new eight level residential flat building with ground floor retail and associated basement car parking, and noting that determination of this application falls within the jurisdiction of the City of Sydney as opposed to the Central Sydney Planning Committee, it be resolved that:-

- (A) the Central Sydney Planning Committee supports the refusal of the application for the following reasons:-
- (1) the proposed height, scale and massing of the development is not supported. The proposal does not respond to the height and scale of adjacent buildings to the south and west of the site and adversely affects the access of light and ventilation to the internal courtyard space;
 - (2) the internal amenity of parts of the subject building is poor and could be addressed via a reduction in the floor space of the building;
 - (3) the internal amenity of parts of the residential accommodation is sub-standard in respect to Part 6 of Central Sydney Development Control Plan 1996, in particular in respect to the following specific controls:-
 - (a) Solar access clause 6.1.1.
 - (b) Dimensions of internal courtyards clause 6.1.3.
 - (c) Safety and sign clause 6.1.24/25/26.
 - (d) Mix of units within a residential development clause 6.1.27/28/29.
 - (e) Maximum number of units accessible from a common lobby clause 6.1.36/37;
 - (4) the amenity of the studio units on level 4 is sub-standard in respect to the orientation of these units, Council's unit mix requirements, and the amenity of adjacent common areas;
 - (5) the amenity of common and retail areas at ground level is sub-standard in respect to floor to ceiling heights (eg use of 2.4 metre floor to ceiling height), visibility of retail spaces from the street and proportions of the ground level in respect to adjoining buildings such as Berlei House;
 - (6) the sandstone material proposed on all street facades at level 4 is unacceptable;

- (7) the proposal is an overdevelopment of the site;
- (8) the proposed building is a poor precedent for future development in its locality;
- (9) the proposal is not considered to be in the public interest; and

(B) the views of the Central Sydney Planning Committee be forwarded to Council.

ITEM 4. PROPOSED CHANGES TO THE STATE POLICY ON DEVELOPMENT STANDARDS: STATE ENVIRONMENTAL PLANNING POLICY NO. 1 (S016795)

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

That arising from consideration of a report by the Strategic Planning and Research Manager to the Central Sydney Planning Committee on 23 August 2001, in relation to Proposed Changes to the State Policy on Development Standards: State Environmental Planning Policy No. 1, it be resolved that the Central Sydney Planning Committee endorse, in principle, the submission as circulated to members prior to the meeting of the Central Sydney Planning Committee for lodgement with the Department of Urban Affairs and Planning as a response to the "Proposed Changes to the State Policy on Development Standards: State Environmental Planning Policy No. 1".

ITEM 5. DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 65: DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT (S016744)

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

That arising from consideration of a report by the A/Urban Design and Architecture Manager to the Central Sydney Planning Committee on 23 August 2001, regarding Draft State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development, it be resolved that the Central Sydney Planning Committee endorse, in principle, the submission as circulated to members prior to the meeting of the Central Sydney Planning Committee for lodgement with the Department of Urban Affairs and Planning as a response to the "Draft State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development".

ITEM 6. TOWER 101, 487-503 GEORGE STREET, SYDNEY (GENTING SITE)

Declaration of Interest

The Chairman (the Lord Mayor) declared an interest in this matter in that he has purchased property from a development company which has, as a director and shareholder (amongst others), Nonda Katsalidis. Mr Katsalidis is also a partner in Nation Fender Katsalidis, architects, who are presenting at this meeting of the Central Sydney Planning Committee.

In seeking advice on this matter previously from the Director of Corporate and Legal Services, he was advised that he does not have a Pecuniary Interest in this matter.

The Chairman (the Lord Mayor) took part in discussion on this matter.

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

Mr Peter Wager - Davenport Campbell & Partners (Australia) Pty Ltd
Mr Philip Dowling - Grosvenor Freeholds Pty Ltd

Mr Nonda Katsalidis and Mr David Sutherland of Nation Fender Katsalidis, architects for the applicant, provided a presentation to the Central Sydney Planning Committee on this matter.

Following the presentation, the Chairman (the Lord Mayor) requested the Central Sydney Planning Committee to -

- (A) note the presentation made by Nation Fender Katsalidis, architects for the applicant, on the subject matter; and
- (B) note that a report is to be prepared for consideration at the meeting of the Central Sydney Planning Committee to be held on 30 August 2001.

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

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

That arising from consideration of a report by the A/Manager Development to the Central Sydney Planning Committee on 23 August 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 Ms le Marchant, seconded by Councillor Ho -

That arising from consideration of a report by the A/Manager Development, to the Central Sydney Planning Committee on 23 August 2001, in regard to the progress report for the month of July 2001, it be resolved that the report be received and noted.

ITEM 9. GENERAL BUSINESS

1. Central Sydney Planning Committee

The Lord Mayor requested a meeting of the Central Sydney Planning Committee to be held on 30 August 2001.

2. Leave of Absence - Ms Antoinette le Marchant

The Central Sydney Planning Committee noted Ms le Marchant's request for leave of absence from the next meeting.

The meeting concluded at 6.21pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 30 August 2001.