

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 6 JUNE 2002

Meeting No 269

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 6 June 2002 commencing at 5.10pm.

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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, Department of Planning), Ms Antoinette le Marchant, Mr Peter Mould (Alternate Member for Mr Chris Johnson), Councillor Lucy Turnbull.

Attending for part of the time - Mr David Brown (Alternate Member for Mr Neil Bird).

The Director City Development was also present.

Mr Bird arrived at the meeting of the Central Sydney Planning Committee at 5.47pm during discussion on Item 3.

Ms Holliday arrived at the meeting of the Central Sydney Planning Committee at 6.17pm at the commencement of discussion on Item 7.

APOLOGY:

An apology was received from Mr Chris Johnson who was unable to attend the meeting as he was overseas.

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

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: 131-133 Murray Street, Pyrmont
4. Development Application: 376-390 Jones Street, Ultimo
7. Status Report: Development Application - the Mint, 10 Macquarie Street, Sydney
8. Status Report: Stage 1 Development Application - Underwood House, 37-49 Pitt Street, 49A-57 Pitt Street, 6-8 Underwood Street and 8-14 Dalley Street, Sydney
1. Confirmation of Minutes
2. Matters Arising from the Minutes
5. Review of Central Sydney Local Environmental Plan 1996: Significant Research Analyses and Issues Arising
6. Annual Development Monitoring Report
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ITEM 1. CONFIRMATION OF MINUTES (S010833)

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

That the Minutes of the meeting of the Central Sydney Planning Committee held on 16 May 2002 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 16 May 2002.

ITEM 3. DEVELOPMENT APPLICATION: 131-133 MURRAY STREET, PYRMONT (D/01/00871)

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

Ms Catherine Barnes - resident
Mrs Debra Berryman - resident
Mr Terry Byrnes - Byrnes & Associates

Resolved on the motion of Councillor Turnbull, seconded by Councillor Ho -

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 6 June 2002, in relation to Development Application D2000/00022 made by BOSTEC Pty Ltd for the site at 131-133 Murray Street, Pyrmont, for demolition of the existing buildings and construction of a new eight storey mixed use building containing 13 two-bedroom units with retail space at ground level and basement parking for nine cars, it be resolved that:-

- (A) consideration of this matter be deferred and the applicant be requested to submit amended plans within 21 days from the date of this resolution, which address the following matters -
- (1) the modification of the building so as to reduce the height of the building by one residential storey; the maximum upper parapet shall not exceed RL35.9 AHD;
 - (2) as a result of complying with (1) above, the proposed building shall also be designed to comply with Clause 27C of Sydney Regional Environmental Plan No. 26: Development Standard - Floor Space Ratio;
 - (3) the floor-to-ceiling height of the residential floors shall be at least 2.7m;
 - (4) disabled access shall be provided to the rear area of the communal open space and the retail space; and
- (B) the following matters are also to be addressed by the Director City Development in a subsequent report to the Central Sydney Planning Committee -
- (1) access for residents via the right of way to the rear of Pyrmont Street, Pyrmont to be maintained during the construction period; and
 - (2) the issue of south facing windows and the relationship between the subject site and possible redevelopment of the adjoining site to the south (No. 135 Murray Street, Pyrmont).

ITEM 4. DEVELOPMENT APPLICATION: 376-390 JONES STREET, ULTIMO (D/02/00014)

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

Mr Bob Walker - Chairman, Ultimo Precinct Committee
Mrs Debra Berryman - resident
Mr Alan Davidson - representing the applicant

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 6 June 2002, in relation to Development Application D/02/00014 made by Aye-Ling Koh for the site at 376-390 Jones Street, Ultimo for the change of the current commercial use to a hostel, another commercial use, incorporating 18 units for a maximum of 33 residents, it be resolved that consideration of this matter be deferred to enable further discussions to be undertaken with the applicant to address the issues raised at the meeting of the Central Sydney Planning Committee, including residential amenity, the relationship between kitchen and study areas, and the size of the individual units.

ITEM 5. REVIEW OF CENTRAL SYDNEY LOCAL ENVIRONMENTAL PLAN 1996: SIGNIFICANT RESEARCH ANALYSES AND ISSUES ARISING (SO16796)

It was noted that a report on this matter was not circulated in time to be discussed at this meeting and consideration of this matter was deferred to the next meeting of the Central Sydney Planning Committee.

ITEM 6. ANNUAL DEVELOPMENT MONITORING REPORT (S003607)

It was noted that a report on this matter was not circulated in time to be discussed at this meeting and consideration of this matter was deferred to the next meeting of the Central Sydney Planning Committee.

ITEM 7. STATUS REPORT: DEVELOPMENT APPLICATION - THE MINT, 10 MACQUARIE STREET, SYDNEY (D2002/00243)

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

Mr Peter Watts - Historic Houses Trust of NSW
Mr Richard Francis-Jones - MGT Architects

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

That arising from consideration of a Status Report by the Specialist Planner, and following a presentation by Mr Peter Watts of the Historic Houses Trust of NSW and Mr Richard Francis-Jones of MGT Architects, at the Central Sydney Planning Committee meeting on 6 June 2002, in relation to Development Application D2002/00243 made by the Historic Houses Trust of NSW for the site at 10 Macquarie Street, Sydney, it be resolved that the subject report and presentation be received and noted.

ITEM 8. STATUS REPORT: STAGE 1 DEVELOPMENT APPLICATION - UNDERWOOD HOUSE, 37-49 PITT STREET, 49A-57 PITT STREET, 6-8 UNDERWOOD STREET AND 8-14 DALLEY STREET, SYDNEY (D2002/00280)

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

Mr Greg Incoll - Incoll Group
Mr Andrew Andersons - Peddle Thorpe and Walker

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

That arising from consideration of a Status Report by the Specialist Planner, and following a presentation by Mr Incoll of the Incoll Group and Mr Andersons of Peddle Thorpe and Walker, at the Central Sydney Planning Committee meeting on 6 June 2002, in relation to Development Application D2002/00280 made by Stockland Trust Group for the sites at 37-49 Pitt Street, 49A-57 Pitt Street, 6-8 Underwood Street and 8-14 Dalley Street, Sydney, it be resolved that:-

- (A) consideration of the development application be suspended, with the consent of the applicant;
- (B) City of Sydney staff are to investigate property issues relating to Queens Court and heritage issues relating to part of the site listed as a heritage item;
- (C) the Central Sydney Planning Committee convene a sub-committee comprising:
 - Councillor Lucy Turnbull
 - Ms Antoinette le Marchant
 - Mr Neil Bird

to consider the parameters upon which the proposal can be further developed; and

- (D) a briefing be provided for members of the Central Sydney Planning Committee as soon as possible to consider, not only the issues referred to in clause (B), but also urban design issues, planning and floor space ratio issues and process issues.

ITEM 9. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S010833)

There were no new development application lodgements or delegated items for this meeting of the Central Sydney Planning Committee.

ITEM 10. GENERAL BUSINESS

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 6 June 2002.

The meeting concluded at 7.15pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 27 June 2002.