

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 6 FEBRUARY 2003

Meeting No 278

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 6 February 2003 commencing at 5.16 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, Department of Planning), Ms Antoinette le Marchant, Mr Peter Mould (Alternate Member for Mr Chris Johnson), and Councillor Lucy Turnbull.

The Director City Development, and Manager Development were also present.

Note - Ms Holliday arrived at the meeting of the Central Sydney Planning Committee at 5.46 pm at the end of discussion on Item 5.

APOLOGY

An apology was received from Mr Chris Johnson who was unable to attend the meeting owing to other commitments.

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. Section 96(2) Modification: 646 Harris Street and 2-10 Ultimo Road, Ultimo
5. Presentation by Applicant and Preliminary Advice: Development Application - 232-248 Pitt Street, 163-167 Castlereagh Street and 147-153 Castlereagh Street, Sydney
1. Confirmation of Minutes
2. Matters Arising from the Minutes
4. Policy Matters and Referrals
6. New Development Application Lodgements and Delegated Items
7. 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 held on 12 December 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 12 December 2002.

ITEM 3. SECTION 96 (2) MODIFICATION: 646 HARRIS STREET AND 2-10 ULTIMO ROAD, ULTIMO (D1997/00899)

Mr Manny Prouzos of Joshua Farkash and Associates, architects, addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 6 February 2003, in relation to the Section 96(2) Application to modify Development Application D1997/00899 made by Metro Apartments (Ultimo) Pty Ltd for the site at 646 Harris Street, Ultimo for demolition of the existing building and erection of a part nine, part ten residential/commercial building with three and a half levels of basement parking, it be resolved that:-

- (A) the Central Sydney Planning Committee express its profound concern with the history of the site, unauthorised works prior to gaining consent, defective private certification, poor resolution of core building functioning until the late building stages or completion of work, and advise the developer, Metro Apartments (Ultimo) Pty Ltd, that it finds such matters to be totally unacceptable;
- (B) the Central Sydney Planning Committee requests a strong submission be made to Planning NSW regarding the certification process in this matter;
- (C) authority be delegated to the Director City Development and Projects to determine the Section 96(2) application and the applicant be invited to submit amended plans within 14 days reinstating the narrower shutters to Ultimo Road;
- (D) the necessary compliance and regulation procedures occur to ensure reinstatement of the narrow shutters; and
- (E) when determining the modification the Director City Development and Projects should have regard to the following draft modified conditions:

Schedule 1

Building Height (SREP 26 Definition)	32m
Building Height (RL AHD)	36m
Site Area	565.7m ²
<i>Component Floor Space Area:</i>	
Business	322.8m² 221.6 m ²
Residential	3,473.4 m² 3,446.8 m ²
Gross Floor Area (SREP 26 Definition)	3,813.4 m² 3,796.23 m ²
Total Gross Floor Area (including residential)	3,796.23 m² 3,668.4 m ²
Total Floor Area (for Affordable Housing Contribution)	4,368.6m ²
Floor Space Ratio (SREP 26 Definition)(business)	0.57:1 0.39:1

<i>Unit Mix Residential Units:</i>	
Bedsit/studio	0
One bedroom	27
Two bedroom	12 13
Three bedroom	9
Total Residential Units	49
<i>Number of Car Parking Spaces:</i>	
Business	2
Residential	18
Visitor	5
Total Parking Spaces (maximum)	25
<i>Other Vehicle Spaces:</i>	
Disabled	2
Bicycle	29
Service Vehicle	1

Condition 4:

FLOOR SPACE RATIO

4. The following applies to Floor Space Ratio:-

- (a) *The Floor Space Ratio for the Business use must not exceed ~~0.57:1~~ 0.39:1 calculated in accordance with Sydney Regional Environmental Plan No. 26 - City West. For the purposes of the calculation of FSR, the Gross Floor Area of the Business Component is ~~322.8~~ 221.59 m², and the total Gross Floor Area is ~~3,796.23~~ 3668.39 m².*
- (b) *Prior to issue of Certificate of Classification of the development, a Registered Surveyor shall provide certification of the total and component Gross Floor Area (by use) of the development.*

Condition 91:

- 91. A separate application must be submitted at the appropriate time for the use of the retail shops ~~unit and Tavern~~ adjoining Harris Street.**

Conditions 93 to 110:

Deletion of Conditions 93 to 110 as they refer to the deleted Tavern use.

ITEM 4. POLICY MATTERS AND REFERRALS

There were no policy matters or referrals for this meeting of the Central Sydney Planning Committee.

ITEM 5. PRESENTATION BY APPLICANT AND PRELIMINARY ADVICE: DEVELOPMENT APPLICATION - 232-248 PITT STREET, 163-167 CASTLEREAGH STREET AND 147-153 CASTLEREAGH STREET, SYDNEY (D02/00842)

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

Mr Ross Bonthorne - Bovis Lend Lease
 Mr Peter Bettridge - John Boyd Properties
 Mr Richard Francis-Jones - MGT Architects

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

That arising from consideration of a report by the Specialist Planner, and following a presentation by Mr Ross Bonthorne of Bovis Lend Lease and Mr Richard Francis-Jones of MGT Architects at the Central Sydney Planning Committee on 6 February 2003, in relation to Development Application D2002/00842 made by Pitt and Castlereagh Pty Ltd for the site at 232-248 Pitt Street, 163-167 Castlereagh Street and 147-153 Castlereagh Street, Sydney, for a stage 2 development application for the erection of a commercial tower, it be resolved that:-

- (A) the applicant's presentation be noted; and
- (B) the applicant be requested to respond to the following issues/concerns prior to the determination of the stage 2 development application, those being:
 - (1) Provision of upgrading works to the Grand United Building in accordance with condition No. 8 of the stage 1 consent for the site (see development application No. 2002/00748), and improvements to the ground floor and basement retail area's presentation to Castlereagh Street;
 - (2) Reduction of the Pitt Street podium height immediately adjacent to Banking House, to the satisfaction of the Director City Development and Projects, to allow for retention of the parapet return (in accordance with condition No. 6(b) of the stage 1 consent for the site);
 - (3) Increased tower setbacks to Pitt Street, noting the requirements of Clause 2.3.1 of Central Sydney Development Control Plan 1996; and
 - (4) Provision of the additional information sought via correspondence dated 22 January 2003.

ITEM 6. 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 7. GENERAL BUSINESS

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 6 February 2003.

The meeting concluded at 5.48 pm

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 27 February 2003.