

# CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 2 DECEMBER 2004

Meeting No. 303

**MINUTES** of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 2 December 2004 commencing at 5.57 pm.

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## **PRESENT**

The Right Hon the Lord Mayor Clover Moore MP  
(Chair)

Mr Neil Bird, Councillor Chris Harris, Mr Chris Johnson, Ms Antoinette le Marchant, Councillor John McInerney, Ms Jennifer Westacott (Director-General, Department of Infrastructure, Planning and Natural Resources).

The Director City Planning Northern Zone and Director City Planning Southern Zone were also present.

### **ITEM 1. DISCLOSURES OF INTEREST (S030492)**

No member of the Central Sydney Planning Committee disclosed any pecuniary or non-pecuniary interests on any matter on the agenda for this meeting of the CSPC.

**ITEM 2. CONFIRMATION OF MINUTES (S030492)**

**Resolved** on the motion of Ms Westacott, seconded by Councillor McInerney -

That the Minutes of the meeting of the Central Sydney Planning Committee of 11 November 2004 be taken as read and confirmed.

Carried.

**ITEM 3. MATTERS ARISING FROM THE MINUTES (S030492)**

There were no matters arising from the Minutes of the meeting of the Central Sydney Planning Committee of 11 November 2004.

**ITEM 4. SYDNEY METROPOLITAN STRATEGY SUBMISSION**

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

That arising from consideration of a report by the Research Manager to the Central Sydney Planning Committee on 2 December 2004, in relation to the Sydney Metropolitan Strategy, it be resolved that the Central Sydney Planning Committee note the submission shown at Attachment A to the subject report, as a submission from the City of Sydney to the Department of Infrastructure, Planning and Natural Resources.

Carried.

Note - The Central Sydney Planning Committee congratulated the Research Manager on the quality of work in the preparation of this submission.

**ITEM 5. SUBMISSION REGARDING THE STANDARD LOCAL ENVIRONMENTAL PLAN TEMPLATE WORKING PAPER (S015938)**

**Resolved** on the motion of Councillor McInerney, seconded by the Chair (the Lord Mayor) -

That arising from consideration of a report by the Manager Strategic Planning to the Central Sydney Planning Committee on 2 December 2004, in relation to the Standard Local Environmental Plan Template, it be resolved that the Central Sydney Planning Committee note the submission shown at Attachment A to the subject report, as a submission to the Department of Infrastructure, Planning and Natural Resources from the City of Sydney in response to the Standard Plan Template Discussion Paper.

Carried.

**ITEM 6. DEVELOPMENT CONTRIBUTIONS PLANS: STATUS REPORT AND REVIEW SCHEDULE (S033659) (S003739) (2028446) (2008313) (F97/00552) (F97/00784)**

**Resolved** on the motion of Councillor McInerney, seconded by Ms Westacott -

That arising from consideration of a report by the Contributions Planner to the Central Sydney Planning Committee on 2 December 2004, in relation to the review and consolidation of developer levies in the amalgamated City of Sydney, it be resolved that the Central Sydney Planning Committee:-

- (A) endorse the City undertaking a consolidating review of the Contributions Plans covering the areas transferred from Leichhardt and South Sydney on 8 May 2003 and the area of South Sydney amalgamated on 6 February 2004 into a consolidated Contributions Plan (including Green Square) to eliminate the arbitrary 8 May 2003 boundary and reduce the number of plans and the inherent complications in managing multiple schemes. In the interim, the existing plan will continue in force;
- (B) note that the City intends to work with the NSW Government to extend the Section 61 flat rate levy (or equivalent) to the areas which, on investigation, will most benefit from such an approach; and
- (C) note that the City intends to commence negotiations with the NSW Government on the status and future of the Ultimo-Pyrmont Development Contributions Plans 1994 as this redevelopment project comes into its final years (noting the imminent transfer of assets and consent authority roles).

Carried.

**ITEM 7. SOUTH SYDNEY DEVELOPMENT CONTROL PLAN 1997: DRAFT AMENDMENT NO. 6 - 27-31 HUGHES STREET, POTTS POINT - REPORT ON SUBMISSIONS (S033930)**

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

- Mr Andrew Woodhouse - The Potts Point & Kings Cross Heritage Conservation Society Inc.
- Mr Tone Wheeler - architect for the applicant (the Wayside Chapel).

Note - A letter from Mr Woodhouse, Potts Point & Kings Cross Heritage Conservation Society Inc., was circulated to members at the meeting of the Central Sydney Planning Committee.

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

That arising from consideration of a report by the Senior Planner to the Central Sydney Planning Committee on 2 December 2004, in relation to the South Sydney Development Control Plan 1997 - Urban Design: Draft Amendment No.6: 27-31 Hughes Street, Potts Point, it be resolved that:-

- (A) the Central Sydney Planning Committee endorse the development control plan, as shown at Attachment A to the subject report, subject to correction of the references to Floor Space Ratio in clauses 1 and 5 from 3:1 to 2.5:1, pursuant to Clause 21(1)(b) of the Environmental Planning and Assessment Regulation 2000 as the South Sydney Development Control Plan 1997 - Urban Design: Draft Amendment No.6: 27-31 Hughes Street, Potts Point, with its operation to commence from the date of publication of its Notice of Approval;
- (B) authority be delegated to the General Manager to make minor drafting amendments that may be required as a result of the Central Sydney Planning Committee and the Council's consideration of the South Sydney Development Control Plan 1997 - Urban Design: Draft Amendment No.6: 27-31 Hughes Street, Potts Point; and
- (C) the CSPC request that Council takes into account transitional arrangements on the site when assessing the Development Application.

Carried unanimously.

## **ITEM 8. STRATA SCHEMES DISCUSSION PAPER AND SUBMISSION**

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

That arising from consideration of a report by the Director City Planning (Northern Zone) to the Central Sydney Planning Committee on 2 December 2004, in relation to the Strata Schemes Discussion Paper and Submission, it be resolved that the subject report be received and noted.

Carried.

## **ITEM 9. GENERAL BUSINESS**

### **9.1 Delegation to Council - Development Applications Involving Variation to a Development Standard and Costing less than \$50 million**

At Mr Bird's request, the CSPC asked for a report on matters dealt with by Council under this delegation to be submitted to the first meeting of the Central Sydney Planning Committee next year.

The meeting concluded at 6.25pm.

CHAIR

The next meeting of the Central Sydney Planning Committee is scheduled for 16 December 2004.