

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 5 FEBRUARY 2004

Meeting No 292

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 5 February 2004, commencing at 5.20pm.

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PRESENT

The Right Hon the Lord Mayor Councillor Lucy Turnbull
(Chair)

Mr Neil Bird, Councillor Robert Ho, Mr Chris Johnson, Ms Antoinette le Marchant, Councillor Fabian Marsden and Ms Petula Samios (Alternate Member for Ms Jennifer Westacott, Director-General, Department of Infrastructure, Planning and Natural Resources).

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

APOLOGIES

An apology was received from Ms Jennifer Westacott who was unable to attend the meeting owing to prior commitments.

Resolved on the motion of the Chair (the Lord Mayor), seconded by Ms le Marchant -

That the apology from Ms Westacott 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. 'Dual Use' (Random Residential/Serviced Apartment Mix) - Status Report
1. Confirmation of Minutes
2. Matters Arising from the Minutes
3. Development Applications
4. City of Sydney Draft Contaminated Land Development Control Plan 2004
5. Review of Parking Controls in the City of Sydney - Interim Report and Policy
7. Parking Space Levy Review - February 2004
8. Presentations by Applicants and Preliminary Advice
9. General Business

ITEM 1. CONFIRMATION OF MINUTES (S023330)

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

That the Minutes of the meeting of the Central Sydney Planning Committee held on 18 December 2003 be taken as read and confirmed.

ITEM 2. MATTERS ARISING FROM THE MINUTES (S023330)

There were no matters arising from the Minutes of the meeting of the Central Sydney Planning Committee held on 18 December 2003.

ITEM 3. DEVELOPMENT APPLICATIONS (S023330)

There were no development applications for this meeting of the Central Sydney Planning Committee.

ITEM 4. CITY OF SYDNEY DRAFT CONTAMINATED LAND DEVELOPMENT CONTROL PLAN 2004 (S027676)

Resolved on the motion of Councillor Marsden, seconded by Mr Johnson -

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 5 February 2004, in relation to the "City of Sydney Draft Contaminated Land Development Control Plan 2004", it be resolved that the Central Sydney Planning Committee:-

- (A) approve the draft development control plan, as shown at Attachment A to the subject report, pursuant to Clause 21(1)(b) of the “Environmental Planning and Assessment Regulation 2000” as the “City of Sydney Contaminated Land Development Control Plan 2004”, and its operation to commence from the date of publication of its Notice of approval, and
- (B) endorse the repeal of the following development control plans under the provisions of Clause 22 of the “Environmental Planning and Assessment Regulation 2000” from the date which the “City of Sydney Contaminated Land Development Control Plan 2004” takes effect:
 - (1) “Development Control Plan No. 42 - Contaminated Land Management” (prepared by Leichhardt Council) - June 2000 (amended January 2001),
 - (2) “Contaminated Land Development Control Plan” (prepared by South Sydney City Council),
 - (3) “South Sydney Development Control Plan 1997 - Part E - Section 1.8 Site Contamination” (prepared by South Sydney City Council).

ITEM 5. REVIEW OF PARKING CONTROLS IN THE CITY OF SYDNEY - INTERIM REPORT AND POLICY (S031099)

Resolved on the motion of Mr Bird, seconded by the Chair (the Lord Mayor) -

That arising from consideration of a report by the Cadet Planner to the Central Sydney Planning Committee on 5 February 2004, in relation to the review of parking controls in the City of Sydney, it be resolved that the Central Sydney Planning Committee:-

- (A) support the use of some discretion in applying car parking rates to new developments in “South Sydney Development Control Plan No. 11 - Transport Guidelines for Development 1996”, only insofar as it will allow:
 - (1) an increase in residential parking, by use of the car parking rates for residential units as outlined in “Central Sydney Local Environmental Plan 1996 - Part 6 Car Parking” (as shown in Attachment C to the subject report),
 - (2) a decrease in visitor parking for larger developments using the following formula:
 - (a) 1 space per 6 units (up to 30 units)
 - (b) 1 space per 10 units (between 31 and 70 units)
 - (c) 1 space per 50 units thereafter
 - (3) a reduction in car parking for “visitor parking” for retail purposes, if this is appropriate, such as for mixed use developments where security access would make access impractical, depending on the location and nature of the use, and providing at least 1 space per tenancy for business owners is provided;

- (B) note that the City may apply the following standard condition to all residential development providing visitor parking:

“All visitor parking spaces shall be grouped together, and located at the most convenient location to the car parking entrance. All spaces shall be clearly marked “visitor” prior to the issue of an occupation certificate”.

- (C) note that the City may apply the following standard condition to all residential development providing accessible parking:

“All disabled car spaces shall be located to be proximate to lifts, as well as meeting the Australian Standards for accessible parking”.

- (D) note that the City may apply the following standard condition to all development containing residential parking:

“The provision of separate strata lots for car parking spaces under Strata Schemes (Freehold Development) 1973 is not favoured and can lead to inappropriate allocation and abuse. Any proposal for separate parking lots will only be considered by the City in exceptional circumstances, as part lots properly allocated to units should result in the rational and orderly allocation of parking spaces”.

- (E) note that the City of Sydney will undertake a comprehensive review to consolidate the car parking provisions currently operating within the City, while recognising the need for appropriate place management and differences between areas, and to duly consider the traffic impacts of any changes to parking rates, as outlined in the Resolution of Council, dated 18 August 2003; and

- (F) request the review referred to in clause (E) be undertaken as a matter of some urgency.

ITEM 6. ‘DUAL USE’ (RANDOM RESIDENTIAL/SERVICED APARTMENT MIX) - STATUS REPORT (S025208)

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

Ms Diane Quinlin - resident, The Regency Hyde Park, 281 Elizabeth Street, Sydney
 Ms Jill Yates - The RESNET Group
 Mr Stephen Goddard - Owners Corporation of The Regis Tower, 303 Castlereagh Street, Sydney
 Mr Ken Morrison - Property Council of Australia
 Mr Todd Wynne-Parry - Property Council of Australia
 Mr Stephen Peoples - TTF Australia
 Ms Silvia Smits - S. A. Smits & Associates Pty Ltd
 Ms Sally Lewis - Meriton Apartments Pty Limited

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

That arising from consideration of a report by the Acting Manager Building Services and Planning Policy to the Central Sydney Planning Committee on 5 February 2004, in relation to the 'Dual Use' (Random Residential/ Serviced Apartment Mix), it be resolved that the Central Sydney Planning Committee:-

- (A) receive and note the report and submissions included at Attachment A to the subject report;
- (B) note that a further, final report as to the policy approach for 'dual use' apartments will be prepared for consideration at a subsequent meeting; and
- (C) receive and note, with thanks, the views expressed by members of the public present at the meeting; and request the Director City Development to organise a workshop, after further investigation of matters raised such as amenity impacts, strata management, strata levy schemes and waste management, in order for the community to provide further information, advice and input.

ITEM 7. PARKING SPACE LEVY REVIEW - FEBRUARY 2004 (SO31120)

Resolved on the motion of the Chair (the Lord Mayor), seconded by Mr Johnson -

That arising from consideration of a report by the Research Manager to the Central Sydney Planning Committee on 5 February 2004, on Parking Space Levy Review - February 2004, it be resolved that the Central Sydney Planning Committee:-

- (A) note the subject report, also noting that a submission is to be made by the City of Sydney to the Ministry of Transport; and
- (B) be provided with a copy of the City's submission and determine whether it is appropriate to make its own submission.

ITEM 8. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S023330)

There were no presentations for this meeting of the Central Sydney Planning Committee.

ITEM 9. GENERAL BUSINESS

9.1 Mr Andrew Cappie-Wood

The Central Sydney Planning Committee conveyed its congratulations to Mr Andrew Cappie-Wood on his appointment as Director-General of the Education Department. Members also extended their appreciation to Mr Cappie-Wood for his contribution to the CSPC as Alternate Member to the Director-General, Department of Infrastructure Planning and Natural Resources since July 2003.

9.2 Draft City of Sydney Local Environmental Plan 2002

The Director City Development informed members that owing to a number of changes that had been made, the Draft City of Sydney Local Environmental Plan 2002 was being re-exhibited.

The meeting concluded at 6.37pm.

CHAIR

The next meeting of the Central Sydney Planning Committee is scheduled for 26 February 2004.