

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 11 NOVEMBER 2004

Meeting No 302

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 11 November 2004 commencing at 6.55pm.

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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 Petula Samios (Alternate Member for 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.

APOLOGIES (S030492)

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

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

That the apology from Ms Westacott be received and leave of absence granted.

Carried.

ITEM 1. DISCLOSURES OF INTEREST (S030492)

Mr Bird declared a non-pecuniary interest in Item 8 in that as Deputy Chairman of Landcom he is one of the participants in the preparation of the Draft LEP and he sat on the steering committee with representatives of the South Sydney Development Corporation.

Mr Johnson declared a non-pecuniary interest in Item 8 in that he was on the board of the South Sydney Development Corporation.

No other interests were declared.

ITEM 2. CONFIRMATION OF MINUTES (S030492)

Minutes of the Central Sydney Planning Committee of 14 October 2004

Resolved on the motion of Councillor McInerney, seconded by Councillor Harris -

That the minutes of the meeting of the Central Sydney Planning Committee of Thursday 14 October 2004, be confirmed, subject to the following correction -

On page 291, the second paragraph of Item 1 Disclosures of Interest, all the words after "Ms Westacott declared an interest in Item 7" should be deleted.

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 14 October 2004.

ITEM 4. DEVELOPMENT APPLICATION: 782 BOURKE STREET, WATERLOO - STAGE 6, PRECINCT C OF FORMER ACI SITE (S96-927/2003/A)

Mr Peter Spira of Meriton Apartments Pty Ltd addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 11 November 2004, in relation to Development Application S96/927/03/A made by Meriton Apartments Pty Ltd for the site at 782 Bourke Street, Waterloo, for a S96 modification to increase the number of car parking spaces by 59 through the enlargement of the approved basement car park and the construction of a further half basement level below, it be resolved that consideration of this matter be deferred to enable a meeting of the CSPC sub-committee for this site to meet with the applicant and report back to the CSPC.

Carried.

ITEM 5. DESIGN COMPETITION REPORT: 413-421 GEORGE STREET, SYDNEY (D2003/00989)

Note - A letter from Mr Peter C Coombes of Telado Pty Limited, the applicant, dated 9 November 2004, was circulated to members prior to the meeting of the Central Sydney Planning Committee.

Mr John Kass of Kass-Hermes Urban Planning and Development addressed the meeting of the Central Sydney Planning Committee on this matter.

Resolved on the motion of Mr Johnson, seconded by Mr Bird -

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 11 November 2004, in relation to the Design Competition for the site known as 413-421 George Street, Sydney, it be resolved that:-

- (A) the subject report be received and noted;
- (B) the Central Sydney Planning Committee acknowledges that the refined competition winning scheme (Option B - proscenium arch) prepared by Crone Partners responds well to the heritage significance of the host building and the immediate site context, and is capable of achieving design excellence;
- (C) the applicant be informed that a detailed assessment of the Crone Partners refined winning scheme (Option B - proscenium arch) against the requirements of the Central Sydney Local Environmental Plan and Development Control Plan 1996, Draft Central Sydney Local Environmental Plan 2003, the Central Sydney Heritage Local Environmental Plan 2000, the Building Code of Australia and the associated Australian Standards, has not been conducted, nor has it been possible based on the submitted schematic plans. In this regard, the consent authority advises that:

- (1) this resolution is non-binding and does not fetter the discretion of the consent authority; and
- (2) the consent authority must conduct a thorough and objective assessment of the Stage 2 development application, as required by the Environmental Planning and Assessment Act 1979, including an assessment of any public submissions received as a result of the advertising and notification of the application.

Carried.

ITEM 6. PLANNING POLICY - PHASING/TIMING OF DEMOLITION AND EXCAVATION WITHIN THE CITY OF SYDNEY (S001158)

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

That arising from consideration of a report by the Acting Manager - Development Assessment (City North) to the Central Sydney Planning Committee on 11 November 2004, on Planning Policy - Phasing/Timing of Demolition and Excavation Within the City of Sydney, it be resolved that:-

- (A) consideration of this matter be deferred to enable further advice to be provided on how site rectification measures could be improved, with particular reference to the provisions of section 59 of the City of Sydney Act 1988; and
- (B) in the interim, the current practice of disallowing staging of demolition and excavation until the issue of a construction certificate for a replacement building, shall continue.

Carried.

ITEM 7. DRAFT SOUTH SYDNEY LOCAL ENVIRONMENTAL PLAN 1998 - AMENDMENT NO. 16 LOCAL ENVIRONMENTAL PLAN: REPORT ON SUBMISSIONS (2029465)

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

That arising from consideration of a report by the Senior Specialist Planner to the Central Sydney Planning Committee on 11 November 2004, in relation to the exhibition of Draft South Sydney Local Environmental Plan 1998 - Amendment No. 16, it be resolved that:-

- (A) the Central Sydney Planning Committee adopt the amended Draft South Sydney Local Environmental Plan 1998 - Amendment No. 16, as shown at Attachment "A" to the subject report, amended as follows:
 - In Schedule 2 Heritage Items, the entry in the "Name and Description" column against Item 935A, 238-250 Riley Street, Surry Hills, is to read:

"Row of terraces (circa 1856-1857)"

- (B) Council forward Draft South Sydney Local Environmental Plan 1998 - Amendment No. 16 to the Department of Infrastructure, Planning and Natural Resources under Section 69 of the Environmental Planning and Assessment Act 1979; and
- (C) authority be delegated to the General Manager to make any minor drafting changes required to Draft South Sydney Local Environmental Plan 1998 - Amendment No. 16 as a result of consideration by the Central Sydney Planning Committee and the Council and any further amendments made by the Parliamentary Counsel in finalising the plan.

Carried.

ITEM 8. GREEN SQUARE TOWN CENTRE DRAFT MASTERPLAN AND LOCAL ENVIRONMENTAL PLAN AND RELATED MATTERS - INFORMATION REPORT (2029203)

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

That arising from consideration of a report by the Green Square Project Manager to the Central Sydney Planning Committee on 11 November 2004, on the Green Square Town Centre Draft Masterplan and Local Environmental Plan and Related Matters, it be resolved that:-

- (A) the subject report be received and noted;
- (B) Council and the Central Sydney Planning Committee review the planning objectives and principles for the Green Square Town Centre (GSTC) and the wider Green Square Redevelopment Area, and review the mechanisms for delivery of infrastructure;
- (C) Council officers continue issue-specific briefings of Council and the Central Sydney Planning Committee; and
- (D) the Central Sydney Planning Committee and Council establish a Green Square Taskforce, with membership and terms of reference as follows:
 - (1) that the CSPC membership of the Taskforce will comprise -
 - Councillor John McInerney, as joint chair
 - Ms Jennifer Westacott, as joint chair
 - Councillor Chris Harris
 - Mr Chris Johnson
 - with Mr Neil Bird to be invited as appropriate,
 - the City's General Manager to be invited to attend and advise the Taskforce,
 - Ms Petula Samios to be alternate for Ms Jennifer Westacott,

- Mr Peter Mould to be alternate for Mr Chris Johnson,
 - that the CSPC recommend to the Council that Councillor Tony Pooley be a member,
- (2) that the Taskforce consider and make recommendations to the CSPC and Council on the following -
- (a) necessary actions to achieve a coalition of effort and commitment to ensure development of the GSTC occurs in a holistic, integrated and co-ordinated way,
 - (b) the roles and responsibilities of the relevant organisations in supporting delivery of the GSTC and engage these organisations and land owners in the review process,
 - (c) whether or not the Green Square Town Centre will be undertaken as a 'stand-alone' exercise, related to, but independent of the broader Green Square area,
 - (d) the ongoing responsibility of planning for the GSTC and reviewing the relevant documents and draft planning controls,
 - (e) the infrastructure funding and delivery model proposed for the GSTC, examining options and, in consultation with stakeholders, including Landcom, a preferred approach,
 - (f) the entire budget and expenditure on the planning process to date.

Carried.

ITEM 9. GREEN SQUARE PLANNING PRINCIPLES - PUBLIC DOMAIN BONUS FLOORSFACE WORKS AND OTHER COMMUNITY BENEFITS PROJECTS (S035014)

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

That arising from consideration of a report by the Green Square Project Manager to the Central Sydney Planning Committee on 11 November 2004, on the Green Square Planning Principles - Public Domain Bonus Floorspace Works and Other Community Benefit Projects, it be resolved that the Central Sydney Planning Committee:-

- (A) recognise and allow continuation of the Bonus Floorspace Policy as a significant means of achieving public domain infrastructure and other community benefit projects in the Green Square Redevelopment Area, until such time as a review of funding mechanisms for public infrastructure is undertaken by the City, within the context of its staged City-wide review and integration of the various planning controls and strategies that currently apply to the area;

- (B) allow continuation of the application of monetary contributions to fund and deliver area-wide projects within the Green Square Redevelopment Area (including towards the Green Square Town Centre infrastructure from outside the area), and that these contributions be collected into financial accounts set up by the City for the purpose for which the monetary contributions were received and be used for the purpose; and
- (C) further examine indexation of the February 2003 monetary rates applied to benchmark the minimum value of bonus floorspace works in the Green Square Redevelopment Area, on the basis of movements in the Sydney median house price index, and that a report on this matter be presented for consideration by the Council and the Central Sydney Planning Committee prior to the end of 2004.

Carried.

ITEM 10. GENERAL BUSINESS

10.1 Mr Neil Bird

The Lord Mayor advised the Committee that a recommendation had been sent to the Minister for Infrastructure and Planning recommending the reappointment of Mr Bird to the Central Sydney Planning Committee, and of Mr David Brown as alternate member.

10.2 Vote of Thanks - Ms Sara Roach

The Central Sydney Planning Committee moved a Vote of Thanks to Ms Sara Roach, Area Planning Manager, who was leaving the City of Sydney. The Committee thanked Ms Roach for her work with the CSPC, and wished her well in the next phase of her career.

10.3 The Carlton and United Breweries Site

The Director City Planning Northern Zone advised the Committee of matters to be raised at the next meeting of the sub-committee for the CUB site. A consultant is to be engaged to develop draft planning principles and controls.

City staff are to consider options and report back to the following CSPC members -

- The Lord Mayor
- Councillor John McInerney
- Ms Petula Samios

10.4 CSPC Meetings Schedule for 2005

The Lord Mayor advised members that as the input and contribution from the Committee was appreciated by the City of Sydney, the CSPC meetings schedule for 2005 would continue in the current format, that is, co-ordinated with the City's Committee and Council meetings.

The meeting concluded at 7.25pm.

CHAIR

The next meeting of the Central Sydney Planning Committee is scheduled for 2 December 2004.