

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 16 DECEMBER 2004

Meeting No 304

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 16 December 2004 commencing at 6.55pm..

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PRESENT

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

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 and Director Planning Policy and Transport were also present.

Note - Mr Neil Bird whose term of office as an appointed member of the Central Sydney Planning Committee had recently expired, was also present.

APOLOGY (S030492)

An apology was received from Ms Jennifer Westacott who was unable to attend the meeting owing to an urgent commitment.

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

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

ITEM 1. DISCLOSURES OF INTEREST (S030492)

Mr Johnson declared a non-pecuniary interest in Item 4 in that he was the Chair of the panel that judged the competition for the University of Sydney Faculty of Law Project and the USyd project.

ITEM 2. CONFIRMATION OF MINUTES (S030492)

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

That the Minutes of the meeting of the Central Sydney Planning Committee of 2 December 2004 be taken as read and confirmed.

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 2 December 2004.

ITEM 4. STAGE 1 DEVELOPMENT APPLICATION: UNIVERSITY OF SYDNEY, CAMPERDOWN (D/2004/00655)

Mr Alan Tracey, Director, Facilities Planning & Management, The University of Sydney, addressed the meeting of the Central Sydney Planning Committee on this matter.

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 16 December 2004, in relation to Development Application D/2004/655 made by the Facilities Management Office of the University of Sydney for the site at 96-148 City Road, Darlington (Sydney University) for a Stage 1 Development Application presenting the University of Sydney's proposal to undertake two major building projects as well as upgrading of a significant amount of public domain space within the Camperdown and Darlington Campuses, it be resolved that:-

- (A) subject to the Council of the City of Sydney's Resolution regarding the payment of Section 94 Contributions under the South Sydney Section 94 Contributions Plan 1998, the Central Sydney Planning Committee favour granting consent subject to the following conditions:-

Schedule 1

Approved Development, Contributions and Covenants

Note: Some conditions in Schedule 1 are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (1) Development must be in accordance with Development Application No. D/2004/655 dated 8 June 2004 and drawings identified on pages 29 – 36, 41, 45 - 48, 52, 64, 66 and 75 to 79 within The University of Sydney Camperdown and Darlington Campuses Stage 1 Development Application Statement of Environmental Effects and drawings compiled and prepared by Taylor Cullity Lethlean on behalf of the University of Sydney, New South Wales Final Copy Issue and dated 20 May 2004 and as amended by the following conditions:

WORKS ON AND OVER CITY ROAD

- (2) All of the proposed works on and/or over City Road are not approved and do not form part of this consent. A separate Development Application, with the consent of the City of Sydney as land owner and having regard to the comments of the Roads and Traffic Authority and the State Transit Authority, shall be submitted at the appropriate time for consideration of the consent authority.

The Development Application shall also ensure the retention of the Brush-box (*Lophostemon confertus*) street tree located adjacent to the existing elevated pedestrian footway bridge. A detailed tree protection plan is to be provided by a fully qualified arborist with the future application.

BUILDING ENVELOPES

- (3) The building envelopes, as modified by the following conditions, is only approved on the basis that the ultimate building design, including all plant and services, will be entirely within the approved envelope and provide an appropriate relationship with the neighbouring buildings.

FACULTY OF LAW BUILDING PROJECT

- (4) The eastern alignment of the Barff Road building shall be setback to provide a more appropriate relationship with the established setbacks of surrounding buildings.
- (5) The detailed design of all buildings within the Faculty of Law Project shall:
 - (a) achieve design excellence;

- (b) result in a building with an elevation with a continuous length in the order of 40 metres;
- (c) preserve prominent view lines and vistas, particularly from Victoria Park to key buildings within the campus;
- (d) provide an appropriate visual and physical connection between the site and Victoria Park;
- (e) provide an appropriate height relationship and transition between the Fisher Stack and Carslaw buildings, particularly on Barff Road;
- (f) provide an appropriate and safe relationship between pedestrian and vehicle users of Barff Road; and
- (g) provide an acceptable level of internal amenity to all habitable floors of the building. Where possible, natural light and ventilation should be provided.

USYD CENTRAL BUILDING PROJECT

- (6) The building envelope shall be setback along both City Road and Maze Crescent so as not to protrude beyond the current building alignment of the Wentworth Building and so as not to encroach over public land.
- (7) The detailed design of all buildings within the USYD Central Project shall:
 - (a) achieve design excellence;
 - (b) include levels to the Australian Height Datum of the buildings (proposed and existing) and ground levels;
 - (c) provide an appropriate visual and physical connection between the site and City Road;
 - (d) provide an appropriate height relationship between the adjacent Buildings;
 - (e) provide an appropriate and safe relationship between pedestrian and vehicle users of Maze Crescent; and
 - (f) provide an acceptable level of internal amenity to all habitable floors of the building. Where possible, natural light and ventilation should be provided.
- (8) The Callery Pear trees (*Pyrus calleryana*) adjacent to the USYD Central site, along Maze Crescent, shall be retained and protected. A detailed tree protection plan is to be provided by a fully qualified arborist with the future application.
- (9) The trees identified as No's 1356, 1363 and 1371 within the Arborist Report for the University of Sydney Public Domain Project prepared by Judy Fakes

dated March 2004 shall be transplanted within the University grounds. Details of how this will be undertaken shall be prepared by a suitably qualified Arborist and submitted with the future Stage 2 development application.

CAR PARKING

- (10) The applicant shall enter into a Deed of Agreement with the Council which requires the timely removal of car parking spaces from the internal roads of the University equivalent to the number of car parking spaces provided within the new Faculty of Law and School of Information Technology buildings. This Deed shall be entered into at the applicant's expense, prior to the determination of any future Stage 2 Development Application, shall require a bond to the value of \$1000 per car parking space, shall be to the satisfaction of Council, and shall include such other provisions as the General Manager determines appropriate to give effect to this condition. This condition is fundamental to the granting of this development consent, and shall be effective prior to commencement of works.
- (11) Precise details shall be submitted as part of the future Stage 2 Development Application to demonstrate that there is no net increase in the number of on-site parking spaces, within the University, as a result of the proposed basement parking. If this can not be achieved, the number of car spaces under the Law Building should be reduced accordingly.
- (12) The layout plan of the car park is to be in accordance with Australian Standard AS 2890.1 - 1993 "Parking Facilities Part 1: Off Street Car Parking". All parking spaces are to be line marked.
- (13) The layout of the service vehicle areas is to comply with Australian Standard AS 2890.2 - 1989 "Off Street Parking Part 2 - Commercial Vehicles Facilities".

NO WORK SHALL OCCUR UNTIL A STAGE 2 DEVELOPMENT APPLICATION IS APPROVED

- (14) No excavation, tree removal, demolition and/or construction shall commence in relation to this Stage 1 development application until a Stage 2 Development Application is approved in respect of the substantive buildings.

PHOTOGRAPHIC ARCHIVAL DOCUMENTATION

- (15) Archival recording of the Tin Sheds, the Edgeworth David Building and the Stephen Roberts Lecture Theatre for deposit in both the City of Sydney Archives and the University of Sydney Archives must be carried out whilst the buildings are still in use and prior to the removal of any significant building fabric or furnishings from the site and during the removal of fabric on site that exposes significant fabric.

- (a) The archival record of the buildings must be submitted to Council prior to the commencement of any demolition work and prior to the issue of a

Construction Certificate under the Environmental Planning and Assessment Act 1979.

- (b) The archival record of significant building fabric or furnishings from the site that is exposed during demolition or construction is required to be submitted to Council prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979.

(16) The form of recording is to be as follows:-

- (a) Photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s), photographed where appropriate, using a camera/lens capable of 'perspective correction', comprising:-
 - (i) 35mm colour slides, numbered and referenced to the site and building plans, and presented in archival quality storage sheets;
 - (ii) 35mm or 120mm black and white film, numbered and referenced to the site and building plans, with negatives developed to archival standards, and one copy of a contact sheet printed on fibre-based paper to archival standards;
 - (iii) A summary report of the photographic documentation, detailing;
 - a. the project description, method of documentation, and any limitations of the photographic record; and
 - b. photographic catalogue sheets, which are referenced to a site plan and floor plans no larger than A3, and indicating the location and direction of all photos (black & white prints and slides) taken.
 - (iv) Written confirmation that the Council reserves the right to use the photographs for its own purposes and for genuine research purposes.

INTERPRETATION STRATEGY

- (17) An Interpretation Strategy for the Tin Sheds Site, the Edgeworth David Building and Stephen Roberts Lecture Theatre must be submitted as part of the future Stage 2 Development Applications.

The Interpretation Strategy should include, but is not limited to, the provision of details of public art interpretation through design and/or the display of selected artefacts and/or other material, appropriate to the education of the public in the history and significance of the site. It is to specifically include an interpretation of the significance of the Tin Sheds as part of the development of the USYD Central building and an interpretation of the significance of the Edgeworth David Building and Stephen Roberts Lecture Theatre on the campus.

ARCHAEOLOGICAL ASSESSMENT

- (18) An archaeological assessment is to be submitted to Council prepared by a suitably qualified archaeologist in accordance with the NSW Heritage Manual Guidelines, as part of the future Stage 2 Development Applications.

SECTION 94 CONTRIBUTIONS

- (19) As a consequence of this development, Council has identified an additional demand for public infrastructure, based on an expected increase in the campus population in terms of staff and students.

Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Section 94 Contributions Plan 1998, the future Stage 2 Development Applications will be subject to a monetary contribution towards the cost of providing facilities and amenities. This amount will be based on the estimated future population of the site and includes number of “workers” as well as students. For example, if the future Stage 2 Development Applications result in a population increase of 1,142 persons, the Section 94 contribution amount, based on the current rate, will be \$235,088.85.

As part of the future Stage 2 Development Applications, the applicant shall submit updated details of estimated populations, for both workers and students, including documentary evidence so that any changes in population may be calculated at the appropriate time pursuant to this condition (this may affect the calculation above).

It should be noted that:

- (a) any population increase resulting from the School of Information Technology building will be required to be paid as part of the first Stage 2 Development Application.
- (b) any request to waive or reduce the amount of Section 94 contributions will be subject to the discretion of the Council (rather than the Central Sydney Planning Committee) as the authority responsible for determining Section 94 contributions.

LANDSCAPING OF THE SITE

- (20) The site must be landscaped and maintained to the approval of Council. A detailed landscape plan, to scale, drawn by a landscape architect or approved landscape consultant, must be lodged for the approval of Council with the future Stage 2 Development Applications. The plan must include:
- (a) Location of existing and proposed structures on the site including existing trees (if applicable);
 - (b) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);

- (c) Location, numbers and type of plant species;
- (d) Details of planting procedure and maintenance;
- (e) Details of drainage and watering systems;
- (f) Details of a protection plan for all retained trees; and
- (g) Detailed specifications of all trees proposed to be transplanted to ensure the long term survival of the transplanted trees.

Special attention must be paid to the treatment of landscaping above a slab.

The plan shall also ensure the planting of advanced trees equal to the total number of trees removed is undertaken, to assist in replacing the lost tree canopy.

DETAILS TO BE PROVIDED WITH FUTURE DEVELOPMENT APPLICATION

- (21) The future Stage 2 Development Applications must provide full and precise details in relation to the following:
 - (a) Details demonstrating that the site is suitable or able to be rendered suitable for the proposed development, having regard to the provisions of SEPP 55 (Remediation of Land) and the City of Sydney Contaminated Land DCP 2004;
 - (b) Details demonstrating compliance with the relevant provisions of South Sydney LEP 1998, South Sydney DCP 1997 and South Sydney Heritage Conservation DCP 1998.
 - (c) Details demonstrating compliance with the City of Sydney Access DCP 2004 and preparation of an Access plan;
 - (d) Details demonstrating compliance with the City of Sydney Code for Waste Handling in Buildings 1994 and the Waste Minimisation and Management Act 1995.;
 - (e) Details are to be provided to confirm that the buildings have been designed to minimise the embodied energy on a whole of building approach and to incorporate opportunities for improved energy efficiency.

TRAFFIC AND PEDESTRIAN REPORTS

- (22) A complete traffic and pedestrian study considering the impact of all three projects shall be prepared and submitted with all future Stage 2 Development Applications.

STORMWATER

- (23) A stormwater drainage management plan shall be prepared and submitted with the future Stage 2 Development Applications, in accordance with the requirements of Council.

TRAFFIC CONDITIONS

- (24) The RTA raises no objections to the signalisation of City Road / Barff Road. This must include the following:
- (a) Pedestrian crossings of all legs of the intersection;
 - (b) Two exit lanes and one entry lane for Barff Road (separated by an appropriate median island); and
 - (c) No Right Turn from City Road into Barff Road.
- (25) The Stage 2 development application must include concept drawings for the proposed signalised intersection of City Road/Barff Road and the proposed new pedestrian bridge.
- (26) The proposed pedestrian bridge across City Road must comply with the following requirements:
- (a) Australian Bridge Design Code, Austroads - Guide to Bridge Constructions, and relevant RTA standards / requirements;
 - (b) Designed to prevent any objects from falling onto vehicles on City Road;
 - (c) The developer should demonstrate that there is enough funds for future maintenance of the bridge for its lifetime;
 - (d) Ensure that provision is made for disabled or people with mobility difficulty in accordance with the relevant Australian Standards;
 - (e) The pedestrian bridge should have a minimum clearance of 5.5m from City Road; and
 - (f) Any additional requirements listed in the attached "memo".
- (27) The applicant would be required to prepare a Pedestrian Management Plan (PMP) to address the issues of pedestrians crossing the road whilst the existing pedestrian bridge is being demolished and the new pedestrian bridge being constructed. The PMP should be submitted to Council and the RTA for approval prior to the commencement of works.
- (28) The proposed construction of the new pedestrian bridge within the road reserve will involve structural works and therefore requires a Section 138 consent under the Roads Act, 1993.

A consent under Section 138 of the Roads Act, 1993 obligates the owner of the land which benefits from the structure to take full responsibility for its construction, maintenance and removal. However, to facilitate the provision of a Consent, the Authority needs to be provided with the full name and address of the owner, together with a request for a Consent and a Council approved plan of the proposed works. When executed by the Authority, the Section 138 Consent does not require the signatures of any other party. No works should commence within the road reserve until the Authority has issued the required consent.

- (29) Should the development proceed, detailed design plans of the proposed signalised intersection and new pedestrian bridge will need to be forwarded to the RTA for approval prior to the commencement of any road works. The applicant is to be advised that as part of the RTA's approval of the recommended works a Works Authorisation Deed (WAD), a plan checking fee (amount to be advised) and lodgement of a performance bond will be required prior to the release of the approved road design plans by the RTA.
- (30) All works associated with the proposed development shall be at no cost to the RTA.

PEDESTRIAN FOOTBRIDGE MEMO CONDITIONS FROM THE RTA

- (31) The approval of RTA for the subject development is subjected to the following satisfactory work by the applicant:

The bridge design shall comply with the following, including the design requirements for proposed project works and temporary works:

- (a) Submission of concept design drawings and report for the review by RTA.
- (b) Resolving any issues that may arise during the review of the concept by RTA.
- (c) Submission of a detailed design concept for review of the RTA, with all the appropriate investigation necessary for the detailed design.
- (d) Submission following the detailed design review by RTA:
 - (i) Detailed design drawings. This design shall be based on the detailed design concept;
 - (ii) A final design report;
 - (iii) Design verification; and
 - (iv) Construction specification and documentation.

- (e) Satisfactorily resolving any issue that may arise during the review of the detailed design, before the approval of RTA for the construction of the bridge and associated works.
- (f) The construction work shall be carried out in accordance with RTA QA specification.
- (g) The construction of this bridge shall be certified by a professional engineer that the work has been carried out in accordance with the drawings, specifications and documentations.

Design Requirements:

The proponent shall ensure that the project works and temporary works meet the following requirements:

- (h) The design of the bridge shall be carried out by suitably qualified personnel with a proven experience in the design of bridges.
- (i) The design of the temporary works shall be carried out by suitably qualified personnel with a proven experience in similar type of works.
- (j) The proponent shall arrange for independent verification of the design of the project works and temporary works to comply with the design input and RTA requirement and to ensure safety during construction and the design life of the bridge. The verifier shall be a professional engineer experienced in bridge design and eligible for corporate membership of the Institution of Engineers, Australia. The verification is to be carried out by a person not employed by the original designer.
- (k) A copy of the verification shall be provided to the RTA by the Developer.
- (l) Any requirement might arise during the review of the drawings and documentation by RTA.
- (m) Provision of a suitably designed protective mesh to prevent any objects falling onto vehicles, located below on City Road, during construction.
- (n) The project works and any associated temporary work shall meet the standard of RTA and AUSTRROADS publications and any relevant Australian standard. Some of these documents are included below:
 - (i) AS 5100 Bridge Design Code.
 - (ii) Bridge Policy Manual - RTA.
 - (iii) Structural Drafting Manual (Bridge Section).
 - (iv) Technical Direction TD 2002/RS02 (Policy for the Screening of Bridges).

- (v) Environment Impact Assessment Policy, Guidelines and Procedures RTA-1992
- (vi) Environment Management System Manual - RTA June 2000
- (vii) Heritage Guideline, July 2002
- (viii) NPWS Aboriginal Heritage Guideline, July 2002
- (ix) RTA Environmental Noise Management Manual, December 2001
- (x) Environmental Criteria for Roads Traffic Noise, EPA May 1999.
- (xi) Geotechnical:
 - a. Acid sulphate soils; and
 - b. Alkali aggregate reaction
- (xii) Road Design:
 - a. Road Design Guide.
- (xiii) Safety:
 - a. Road Environment Safety- A Practitioners Reference Guide to Safer Roads - RTA- June 1996.
 - b. Road Safety Audits 2ed Edition - RTA- January 1995.
 - c. Occupational Health & safety Manual - RTA - (Reissue 1999).
 - d. Traffic Control at Worksites - RTA - October 1998 (as amended May 2000).
- (xiv) Traffic:
 - a. Traffic management policies and Guidelines - RTA.
 - b. Traffic Control at Worksites - RTA October 1998 (as amended May 2000).
- (xv) Urban Design and Landscaping:
 - a. Beyond the pavement, Urban Design Practice Note - RTA- September 1999.
 - b. Bridge Aesthetics- Design Guidelines.
 - c. Notes on the Qualities the RTA Requires in the Design and Presentation of Pedestrian and other Bridges.
- (o) RTA Corporate Policies

- (i) Specification:
 - a. RTA QA Specification and Guide to QA Specifications
- (p) The developer should demonstrate that there are sufficient funds for the maintenance of the pedestrian bridge for its lifetime.
- (q) A minimum clearance of 5.5 metres shall be provided between City Road and the underside of the proposed pedestrian bridge.

CONSULTATION WITH THE STATE TRANSIT AUTHORITY

- (32) Further consultation shall occur between the applicant and the State Transit Authority, in regards to the relocation of bus stops along City Road, prior to the lodgement of a Stage 2 development application with Council.

Schedule 2

The prescribed conditions in accordance with Clause 98 of the Environmental Planning and Assessment Regulation 2000 apply to the development.

- (B) the concurrence of the applicant to the conditions above is sought, and if granted, authority be delegated to the General Manager to determine. If any conditions are disputed, delegation be given to the General Manager to consult with the Lord Mayor to determine whether changes can be made; and
- (C) the applicant be advised that the favourable determination of this Stage 1 Development Application does not fetter the discretion of the consent authority in determining any future development application, and does not infer that a development application lodged in accordance with the terms of the approved Stage 1 Development Application will necessarily be acceptable as a full and thorough assessment under the provisions of Section 79C of the Environmental Planning and Assessment Act 1979 will be required at that time.

Carried unanimously.

ITEM 5. DEVELOPMENT APPLICATION: 521-527 KENT STREET, SYDNEY (CINEMA CENTRE CAR PARK) (D/04/00710)

Note - Plans from JBA Urban Planning Consultants dated 15 December 2004 were circulated to members prior to the meeting of the Central Sydney Planning Committee.

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

- Mr Robert Byrne - representing the Owners Corporation of 533 Kent Street, Sydney
- Mr James Bates - resident
- Ms Jennifer Freixas - resident
- Mr Robert Kerr - Grosvenor Freeholds Pty Ltd (the applicant)
- Mr Richard Francis-Jones - FJMT Architects
- Ms Julie Bindon - JBA Urban Planning

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 16 December 2004, in relation to Development Application D/2004/00710 made by Grosvenor Freeholds Pty Ltd for the site at 521-527 Kent Street and 306-318 Sussex Street, Sydney, (the “Cinema Centre Car Park”) for a building envelope for two residential towers above the existing retained and refurbished public car park containing 700 public car spaces and 100 residential spaces, it be resolved that the application be refused for the following reasons:-

- (A) the proposed development will entrench an inappropriate land use which will not result in the proper management and development of the City, will not promote the social welfare of the community or promote a better environment and therefore does not satisfy the objects of the Environmental Planning and Assessment Act, 1979;
- (B) the proposed development will entrench an inappropriate land use which will not result in the orderly and economic use and development of land, and will not satisfy the objects of the Environmental Planning and Assessment Act, 1979;
- (C) the proposed development, by virtue of its scale, height bulk and footprint, is likely to have an adverse environmental, heritage and social impact on the surrounding built environment, which is contrary to the provisions of the Environmental Planning and Assessment Act, 1979;
- (D) the proposed development, by virtue of its height, footprint and scale is likely to have an adverse impact on surrounding residential amenity, which is contrary to the provisions of the Environmental Planning and Assessment Act, 1979;
- (E) the proposed development (notwithstanding that the proposal is a Stage 1 application which lacks internal details), by virtue of its layout and separation distances is likely to result in a building of substandard internal residential amenity, which is contrary to the provisions of the Environmental Planning and Assessment Act, 1979;
- (F) the site is not suitable for the proposed development; and
- (G) the proposed development is an overdevelopment of the site and is not in the public interest.

Carried.

ITEM 6. CITY OF SYDNEY DRAFT BOARDING HOUSE DEVELOPMENT CONTROL PLAN 2004: REPORT ON SUBMISSIONS (S031988)

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

That arising from consideration of a report by the Senior Planner to the Central Sydney Planning Committee on 16 December 2004, in relation to the City of Sydney Draft Boarding House Development Control Plan 2004, it be resolved that:-

- (A) the Central Sydney Planning Committee endorse the development control plan, 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 Draft Boarding House Development Control Plan 2004 with its operation to commence from the date of publication of its Notice of Approval; and
- (B) authority be delegated to the General Manager to make any minor drafting changes that may be required as a result of Council's consideration of the City of Sydney Draft Boarding House Development Control Plan 2004.

Carried.

Note - On behalf of the Central Sydney Planning Committee, the Chair (the Lord Mayor) commended staff involved in this project on the excellent work carried out on this project.

ITEM 7. GREEN SQUARE AFFORDABLE HOUSING SCHEME: STATUS REPORT (2028059)

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

That arising from consideration of a report by the Town Planner - Green Square to the Central Sydney Planning Committee on 16 December 2004, regarding the "Green Square Affordable Housing Scheme", it be resolved that the subject report be received and noted.

Carried.

ITEM 8. ZETLAND AREA TRAFFIC STUDY: STATUS REPORT

Note - No report was circulated and this matter was not discussed at the meeting of the Central Sydney Planning Committee.

ITEM 9. OUTSTANDING DEVELOPMENT APPLICATIONS (D/2004/00710)

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

That arising from consideration of a report by the Manager Development Assessment Southern Zone to the Central Sydney Planning Committee on 16 December 2004, on a Summary of Outstanding Applications to be reported to the CSPC, it be resolved that the report be received and noted.

Carried.

ITEM 10. PROPOSED SCHEDULE OF MEETINGS AND BRIEFINGS FOR 2005 (S030492)

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

That arising from consideration of a report by the Manager Secretariat to the Central Sydney Planning Committee on 16 December 2004, on the Proposed Schedule of Meetings and Briefings for 2005, it be resolved that the Central Sydney Planning Committee adopt the schedule of meetings and briefings for 2005, as shown at Attachment A to the subject report.

Carried.

The Schedule of Meetings and Briefings for 2005, as adopted by the Central Sydney Planning Committee, is as follows:

2005 PROGRAM OF MEETINGS

DATE	MEETING/BRIEFINGS
THURSDAY 10 FEBRUARY	BRIEFINGS
THURSDAY 17 FEBRUARY	MEETING
THURSDAY 3 MARCH	BRIEFINGS
THURSDAY 10 MARCH	MEETING
THURSDAY 31 MARCH	BRIEFINGS
THURSDAY 7 APRIL	MEETING
THURSDAY 28 APRIL	BRIEFINGS
THURSDAY 5 MAY	MEETING
THURSDAY 19 MAY	BRIEFINGS
THURSDAY 26 MAY	MEETING
THURSDAY 16 JUNE	BRIEFINGS
THURSDAY 23 JUNE	MEETING
THURSDAY 21 JULY	BRIEFINGS
THURSDAY 28 JULY	MEETING
THURSDAY 11 AUGUST	BRIEFINGS
THURSDAY 18 AUGUST	MEETING
THURSDAY 1 SEPTEMBER	BRIEFINGS
THURSDAY 8 SEPTEMBER	MEETING
THURSDAY 13 OCTOBER	BRIEFINGS
THURSDAY 20 OCTOBER	MEETING
THURSDAY 10 NOVEMBER	BRIEFINGS
THURSDAY 17 NOVEMBER	MEETING

2005 PROGRAM OF MEETINGS

DATE	MEETING/BRIEFINGS
THURSDAY 1 DECEMBER	BRIEFINGS
THURSDAY 8 DECEMBER	MEETING

ADDITIONAL MATTER FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

MINUTE BY THE LORD MAYOR

To the Central Sydney Planning Committee:

Attached for consideration by the Central Sydney Planning Committee at its meeting on 16 December 2004 is a report prepared by Council staff on -

- 782 Bourke Street, Waterloo, ACI Site, Section 96 Application U03-00927.

I now bring forward this report for consideration by the CSPC.

(SGD) COUNCILLOR CLOVER MOORE MP
LORD MAYOR

ITEM 11. 782 BOURKE STREET, WATERLOO, ACI SITE, SECTION 96 APPLICATION (U03-00927)

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

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

That arising from consideration of reports by the Area Planning Manager and the Manager Development Assessments (City Planning South) to the Central Sydney Planning Committee on 11 November 2004 and 16 December 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 the proposed modification be refused for the following reasons:-

- (A) the proposal does not comply with the objectives of South Sydney Local Environmental Plan 1998, specifically objectives 21B (1) (b) and (g) as it does not actively promote the use of public transport and does not provide for integrated consideration of social, economic and environmental design issues;
- (B) the proposal does not comply with clauses (7) and (8) of South Sydney Local Environmental Plan 1998, specifically the requirement that objectives and goals contained in the Strategy for a Sustainable City of South Sydney are taken into consideration in a proposed development, in particular the proposed modification encourages private car use and would result in adverse environmental impacts;
- (C) The proposal does not comply with clauses 27A and 27B of South Sydney Local Environmental Plan 1998, specifically that the proposed modification does not comply with the Vision for Green Square as it does not take account of the concepts of connectivity, interdependency and long-term growth of Green Square;
- (D) The proposal does not comply with provisions of South Sydney Development Control Plan No. 11 - Transport Guidelines for Development; and
- (E) the proposal is contrary to the resolutions of Council of 2 August 2004 and the Central Sydney Planning Committee of 19 August 2004, as shown at Attachment D to the subject report, which state that existing car parking controls be maintained until such time as a new draft instrument is prepared.

The motion was carried on the following show of hands -

Ayes (5) the Chair (the Lord Mayor), Councillor Harris, Mr Johnson, Ms le Marchant, Councillor McInerney.

Noes (1) Ms Petula Samios.

Motion carried.

ITEM 12. GENERAL BUSINESS

There were no items of general business raised at this meeting of the Central Sydney Planning Committee.

The meeting concluded at 8.10pm.

CHAIR

The next meeting of the Central Sydney Planning Committee is scheduled for 17 February 2005.

