

DEVELOPMENT RESOLUTION COMMITTEE

THURSDAY 25 SEPTEMBER 2003

Meeting No. 10/03



MINUTES of a Meeting of the Development Resolution Committee held in the Reception Room, Sydney Town Hall, on Thursday 25 September 2003, commencing at 2.17 pm.

INDEX TO MINUTES

| Subject | Page No |
|--|----------------|
| 1. Development Application: 18-26 Little Surrey Street, Darlinghurst | 1 |
| 2. Development Application: 98 Surrey Street, Darlinghurst | 2 |

PRESENT

The Deputy Lord Mayor of Sydney, Councillor Dixie Coulton -
Alternate for the Lord Mayor (Chair)
Mr Brad Harris, Director City Development and Projects, City of Sydney -
Alternate for the General Manager

Mr John Kass - External Adviser

The meeting of the Development Resolution Committee concluded at 3.43 pm.

The Development Resolution Committee **resolved** as follows -

ITEM 1. DEVELOPMENT APPLICATION: 18-26 LITTLE SURREY STREET, DARLINGHURST (D/03/00678)

Resolved -

That arising from consideration of a report by the Specialist Planner to the Development Resolution Committee on 25 September 2003, in relation to Development Application D/03/00678 made by Dale Jones-Evans for the site at 18-26 Little Surrey Street, Darlinghurst, for alterations and additions to the existing dwelling, it be resolved that -

- (A) a site inspection of the subject site be undertaken;
- (B) it be noted that, following the site inspection, the subject development application is to be determined by the Director City Development and Projects, in consultation with the Deputy Lord Mayor.

Carried.

Note - Mr Martin Butterworth, Ms Jane Barnett, Ms Julia Milton, Mr Charles Hardingham, Ms Elizabeth Metcalfe, Mr Dale Jones-Evans and Mr Ross Fleming addressed the meeting of the Development Resolution Committee on Item 1.

ITEM 2. DEVELOPMENT APPLICATION: 98 SURREY STREET, DARLINGHURST (D/03/00677)

Resolved -

That arising from consideration of a report by the Specialist Planner to the Development Resolution Committee on 25 September 2003, in relation to Development Application D/03/00677 made by Dale Jones-Evans for the site at 98 Surrey Street, Darlinghurst, for alterations and additions to the existing terrace, it be resolved that consent be granted to the development application, subject to the conditions contained in **Attachment A** to the subject report, subject to the addition of the following new conditions 11 to 15, and the consequential renumbering of the subsequent conditions -

SECTION 94 CONTRIBUTIONS PLAN - 1997

11. As a consequence of this development, Council has identified an additional demand for public amenities and facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Section 94 Contributions Plan, 1997, the following monetary contributions towards the cost of providing facilities and amenities are required.

| Contribution Category | Amount |
|--|---------|
| Open Space Land Acquisition | \$202 |
| Open Space/Townscape/Public Domain | \$845 |
| Accessibility And Transport Management | \$6 |
| | \$19 |
| Total | \$1,072 |

12. The above payment, with the exception of Open Space Land Acquisition and Management, will be adjusted according to the relative change in the Consumer Price Index using the following formula. The contribution for open space land will be reviewed at time of payment in accordance with the latest valuations.

$$\text{Contributions at Time of Payment} = C \times \frac{\text{CPI}_2}{\text{CPI}_1}$$

where:

C is the original contribution amount as shown above;

CPI₂ is the Consumer Price Index: All Groups Index for Sydney available from the Australian Bureau of statistics at the time of payment; and

CPI₁ is the Consumer Price Index: All Groups Index for Sydney available from the Australian Bureau of statistics at the date of the consent being the June Quarter 2003.

13. The above amount must be paid to the Council in cash or by unendorsed bank cheque. Payment shall be made before the release of the Construction Certificate.

Notes: Endorsed DA plans relate to the subject site only and cannot be taken as approval to carry out any works beyond the boundary of the site. No works, including works listed in the adopted Section 94 Contributions Plan, will be off-set against monetary Section 94 Contributions without prior written approval by Council in the form of a letter referring to detailed specifications and costs. To support a case for carrying out works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Works carried out without written approval by Council will not be off-set against any Section 94 Contribution and, if carried out on public land, may expose the responsible party to prosecution in addition to the cost of reinstatement. Applicants are advised to contact the Council as soon as possible concerning the specific requirements for any proposal for works-in-kind. Applicants should note that Council may have specific requirements concerning future management and will require security in the form of a bank guarantee for all approved works.

14. Copies of the Section 94 Contributions plan may be inspected at Council's offices.

REPLACEMENT TREES

15. Full details about the replacement trees and other landscaping particulars shall be submitted to and approved by Council prior the release of the Construction Certificate. The replacement trees shall be super advanced trees of an appropriate species to the area in order to provide amenity and privacy from the adjoining properties.

Carried.

Note - Ms Jane Barnett, Mr Dale Jones-Evans and Ms Elizabeth Metcalfe addressed the meeting of the Development Resolution Committee on Item 2.