

DEVELOPMENT RESOLUTION COMMITTEE

THURSDAY 31 JULY 2003

Meeting No. 8/03



MINUTES of a Meeting of the Development Resolution Committee held in the Reception Room, Sydney Town Hall, on Thursday 31 July 2003, commencing at 2.50 pm.

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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
Mr Howard Tanner - External Adviser

The meeting of the Development Resolution Committee concluded at 5.10 pm.

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

ITEM 1. DEVELOPMENT APPLICATION: 7 ALLEN STREET GLEBE (L02-00910)

Resolved -

That arising from consideration of a report by the Specialist Planner to the Development Resolution Committee on 31 July 2003, in relation to Development Application L/02/910 made by Mark Schlosser and Joanne Clarke for the site at 7 Allen Road Glebe, for alterations and additions to existing single storey detached house, it be resolved that -

- (A) the issues raised by the objectors be noted;
- (B) a site inspection of the subject site be undertaken;
- (C) 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, having regard to the issues raised by the objectors at the meeting of the Development Resolution Committee, and any issues arising from the site inspection.

Carried.

Note - Dr Grahame Budd, Ms Josephine Bastian and Mr Mark Schlosser addressed the meeting of the Development Resolution Committee on Item 1.

ITEM 2. DEVELOPMENT APPLICATION: 87-91 ABERCROMBIE STREET CHIPPENDALE (S/SP/03/00237)

Resolved -

That arising from consideration of a report by the Planner to the Development Resolution Committee on 31 July 2003 in relation to Development Application S/SP/03/00237 made by Mr P. McEnery for the site at 87-91 Abercrombie Street Chippendale, for the provision of entertainment within the Shannon Hotel and the classification of the premises as a Place of Public Entertainment, it be resolved that consent be granted to the subject application, subject to -

- (A) the conditions contained in Attachment A to the subject report, as amended at the meeting of the Development Resolution Committee by the addition of the following new condition -
 - A Community Liaison Committee is to be formed, consisting of nominated residents of the locality and the licensee/operator of the Hotel, to meet once a month to deal with any matters arising from the operation of the premises that impact on the residential amenity of the local residents;

The Applicant is to provide members of the Liaison Committee with a contact telephone number, contactable 24 hours a day, at which Liaison Committee members can contact a responsible person with appropriate authority at the premises during operating hours to enable issues to be dealt with if and when they arise.

- (B) further conditions, to be determined by the Director City Development and Projects, consistent with the matters raised during discussions at the meeting of the Development Resolution Committee.

Carried.

Note - Mr Michael Langenheim, Ms Leona Casanova, Ms Stella Wei and Mr Ken Yardley addressed the meeting of the Development Resolution Committee on Item 2.

**ITEM 3. DEVELOPMENT APPLICATION: 136 PARRAMATTA ROAD
CAMPERDOWN (D02-00126)**

Resolved -

That arising from consideration of a report by the Specialist Planner to the Development Resolution Committee on 31 July 2003, in relation to Development Application D/02/00126 made by Margaret Souied for the site at 136 Parramatta Road Camperdown, for the change of use and associated works for a shop and eight room commercial brothel, it be resolved that -

(A) a “deferred commencement” consent be granted under the provisions of Section 80(3) of the Environmental Planning and Assessment Act 1979, and the applicant be required to submit additional information as follows:

1. Documentation, prepared by an appropriately qualified person, shall be submitted for the approval of the Director City Development and Projects, to further demonstrate how the development may satisfy the relevant provisions of the Building Code of Australia, in particular matters related to life safety, (ie. by the provision of fire isolated stairs.)
2. A Deed, signed by the owner of the land, providing that to qualify for the 232sq.m floor space bonus under Part E2.2 of South Sydney Development Control Plan 1997, the owner of the land will pay to the Council of the City of Sydney an in-lieu monetary contribution towards public domain works, specifically related to the Broadway “Gateways Improvements Projects”, in particular proposed upgrades to Broadway, calculated in accordance with the formula below.

The contribution is calculated according to the schedule of levies for FSR Bonus Contributions adopted by South Sydney Council for the Camperdown area, which is currently levied at \$405.00 per square metre.

$$\begin{aligned} \text{Contribution amount} &= \text{excess floor area} \times \text{levy per square metre} \\ &= 232 \text{ sq m} \times \$405 = \$93,960. \end{aligned}$$

The amount of contribution is index linked and the applicant is advised to check with Council as to the amount required prior to lodgement.

Payment of \$93,960 shall be made payable to the City of Sydney by **bank cheque only**.

[For Official Use: Acc No. 1-210-ZZZ-96Y and RC: 295]

The information and details addressing the requirements of Clause (A) Conditions 1. and 2. above must be submitted to the Director City Development and Projects within 6 months of this “deferred commencement” consent; and

- (B) subject to the completion of the above requirements to the satisfaction of, and approval by, the Director City Development and Projects, the development consent will operate subject to the conditions of consent as detailed in Attachment A to the subject report, and any other conditions reasonably arising from Clause (A) above.

Carried.

Note - Ms Barbara Walsh, Mr David Mackey, Mr Roderick Miller, Dr Ivan Head and Mr David Russell addressed the meeting of the Development Resolution Committee on Item 3.

ITEM 4. ST JOHN'S COLLEGE, UNIVERSITY OF SYDNEY, 8A MISSENDEN ROAD, CAMPERDOWN (U02-01364)

Resolved -

That arising from consideration of a report by the Town Planner to the Development Resolution Committee on 31 July 2003, in relation to Development Application 2002/1364 made by St. Johns College for the site at 8A Missenden Road Camperdown, for alterations and addition to St. John's College, it be resolved that -

- (A) it be noted that the determination of the subject development application may be made by the General Manager;
- (B) if the applicant is the Crown, then the Crown be asked to consent to the proposed conditions of any proposed consent;
- (C) should it be proposed that consent be granted, and subject to clause (B), then regard is to be had to the conditions contained in Attachment A to the subject report, as amended at the meeting of the Development Resolution Committee as follows -
- the addition of the following new Condition (1A) -
 - (1A) Adequate toilet facilities shall be provided within the vicinity of the oval, such details to be provided for the approval of the Director City Development and Projects prior to the issue of a Construction Certificate.
 - the addition of the following new Condition (5A) -
 - (5A) Student parking for 68 spaces is approved;
 - and the renumbering of existing Condition (5) as (5B);
 - the deletion in Condition (13) of the time "9.30 am" and the substitution of the time "7.00 am";

- the addition at the end of Condition (24) of the words “and, in any case, no later than 9.00 pm”.

Carried.

Note - Mr Steve Haldane, Ms Barbara Walsh and Mr Brian Lennon addressed the meeting of the Development Resolution Committee on Item 4.