

Central Sydney Planning Committee

Meeting No 480

Thursday 17 November 2022

Notice Date 11 November 2022

minutes

Index to Minutes

ITEM	PAGE NO
1. Disclosures of Interest	3
2. Confirmation of Minutes	3
3. Matters Arising from the Minutes	3
4. Public Exhibition - Planning Proposal - Green Square and Southern Areas Retail Review - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment	4
5. Public Exhibition - Planning Proposal - 923-935 Bourke Street, Waterloo - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment	5

Present

The Right Hon The Lord Mayor - Councillor Clover Moore (Chair), Councillor Jess Scully, Councillor HY William Chan, Ms Abbie Galvin (Deputy Chair), Mr David Gainsford, Mr Dick Persson AM and Mr Richard Horne.

At the commencement of business at 5.04pm, those present were:

The Lord Mayor, Councillor Scully, Councillor Chan, Ms Galvin, Mr Gainsford, Mr Persson and Mr Horne.

The Director City Planning, Development and Transport was also present.

The Lord Mayor left the meeting of the Central Sydney Planning Committee at 5.12pm, before discussion and the vote on Item 5, and did not return.

Following the departure of the Lord Mayor, the Deputy Chair (Ms Galvin) chaired the remainder of the meeting.

Acknowledgement of Country

The Chair (the Lord Mayor) opened the meeting with an acknowledgement of country.

Webcasting Statement

The Chair (the Lord Mayor) advised that in accordance with the City of Sydney Code of Meeting Practice, Central Sydney Planning Committee meetings are audio-visually recorded and webcast live on the City of Sydney website.

Item 1 Disclosures of Interest

The Lord Mayor (Councillor Clover Moore) disclosed a pecuniary interest in Item 5 on the agenda, in that her husband owns shares in Woolworths Group, the landowner for the site in the Planning Proposal.

The Lord Mayor stated that she would not be voting on this matter.

No other Members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Central Sydney Planning Committee.

Item 2 Confirmation of Minutes

Moved by the Chair (the Lord Mayor), seconded by Councillor Scully –

That the minutes of the meeting of the Central Sydney Planning Committee of 20 October 2022, as circulated to Members, be confirmed.

Carried unanimously.

Item 3 Matters Arising from the Minutes

There were no matters arising from the minutes of the Central Sydney Planning Committee of 20 October 2022.

Item 4 Public Exhibition - Planning Proposal - Green Square and Southern Areas Retail Review - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

Moved by the Chair (the Lord Mayor), seconded by Councillor Scully -

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal - Green Square and Southern Areas Retail Review, shown at Attachment A to the subject report, for submission to the Department of Planning and Environment with a request for a Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal - Green Square and Southern Areas Retail Review, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 14 November 2022 that Council approve the draft Sydney Development Control Plan 2012: Retail Review of Southern Sydney Amendment, shown at Attachment B of the subject report, for public exhibition concurrent with the planning proposal;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 14 November 2022 that Council seek authority from the Department of Planning and Environment to exercise its delegation under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the amending Local Environmental Plan; and
- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal - Green Square and Southern Areas Retail Review and draft Sydney Development Control Plan 2012: Retail Review of Southern Sydney Amendment to correct any drafting errors or inconsistencies, or to ensure consistency with any condition of the Gateway Determination.

Carried unanimously.

X084812

Item 5 Public Exhibition - Planning Proposal - 923-935 Bourke Street, Waterloo - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

Moved by Ms Galvin, seconded by Councillor Chan -

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal - 923-935 Bourke Street, Waterloo, as shown at Attachment A to the subject report, for submission to the Department of Planning and Environment with a request for Gateway Determination, subject to the following amendment (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):
- (i) Drafting Instruction on page 42: notwithstanding Clause 7.23 – Large retail development outside of Green Square Town Centre and other planned centres, allow development consent to be granted to development for the purposes of ***a*** shops with a gross floor area not greater than 3,200 square metres;
- (B) the Central Sydney Planning Committee approve Planning Proposal - 923-935 Bourke Street, Waterloo, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination, subject to the following amendment (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):
- (i) Drafting Instruction on page 42: notwithstanding Clause 7.23 – Large retail development outside of Green Square Town Centre and other planned centres, allow development consent to be granted to development for the purposes of ***a*** shops with a gross floor area not greater than 3,200 square metres;
- (C) the Central Sydney Planning Committee note the recommendation to Council’s Transport, Heritage, Environment and Planning Committee on 14 November 2022 that Council seek authority from the Department of Planning and Environment to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 923-935 Bourke Street, Waterloo;
- (D) the Central Sydney Planning Committee note the recommendation to Council’s Transport, Heritage, Environment and Planning Committee on 14 November 2022 that Council approve draft Development Control Plan - 923-935 Bourke Street, Waterloo Amendment, shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal subject to the following amendment (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):
- (i) On page 10: (2) Any dedication of land to Council is required to secure an appropriate remediation outcome that is endorsed by Council to confirm the land is fit for purpose. ~~and is not constrained by a long-term Environmental Management Plan.~~

- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal - 923-935 Bourke Street, Waterloo and Draft Sydney Development Control Plan 2012 - 923-935 Bourke Street, Waterloo Amendment to correct any drafting errors or to ensure consistency with the Gateway Determination; and
- (F) authority be delegated to the Chief Executive Officer to prepare and exhibit a draft planning agreement in accordance with the letter of offer dated 11 November 2022 as shown at Attachment A to the subject Information Relevant To memorandum - Item 5 Central Sydney Planning Committee meeting on 17 November 2022 and the requirements of the Environmental Planning and Assessment Act 1979.

Carried unanimously.

X083066

Speaker

Pierre Abrahamse (Woolworths Property Group) addressed the meeting of the Central Sydney Planning Committee on Item 5.

The meeting of the Central Sydney Planning Committee concluded at 5.27pm.

CHAIR