

# Urban Planning Committee Minutes

Monday 27 June 2011

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# Urban Planning Committee Minutes

**Minutes of the Meeting held on  
Monday 27 June 2011 at 6.00pm**

Present: Councillors Chris Howe (Chair)  
Lucienne Edelman (Items R1 & R2)  
Ian Plater  
David Shoebridge  
Malcolm Young

Staff: Christopher Bluett (Manager – Strategic Planning)  
Allan Coker (Director – Planning & Development)  
Brendan Metcalfe (Strategic Planner)  
Sara Reilly (Strategic Heritage Officer)  
Les Windle (Manager – Governance)

Also in Attendance: Councillor Susan Jarnason (Part Item R2)

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## **Leave of Absence**

Leave of Absence previously granted by Council: Nil

Apologies:

Apologies were received and accepted from Councillors Nicola Grieve and Toni Zeltzer and Leave of Absence granted.

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## **Late Correspondence**

Late correspondence was submitted to the committee in relation to Items: Nil

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## **Declarations of Interest**

Councillor Ian Plater declared a Significant Non Pecuniary Interest in item R2 (Planning proposal for Duntrim, 37 Darling Point Road, Darling Point) as he is the next door neighbour to the property. Councillor Plater left the meeting and did not participate in the debate or vote on the matter.

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**Items Decided by this Committee using its Delegated Authority (Item D1)**

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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 14 June 2011**  
**Author:** Les Windle – Manager Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of 14 June 2011 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

(Young/Plater)

**Resolved:**

That the Minutes of the Urban Planning Committee Meeting of 14 June 2011 be taken as read and confirmed.

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**Items with Recommendations from this Committee  
Submitted to the Council for Decision (Items R1 to R2)**

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**Item No:** R1 Recommendation to Council  
**Subject:** **The impact of changes to the definition of gross floor area and floor space ratio in the *Standard instrument - principal local environmental plan* on dwelling yield**  
**Author:** Brendan Metcalfe – Strategic Planner  
**File No:** 1064.G Principal LEP  
**Reason for report:** To respond to part of a decision Council made on 2 May 2011 requiring a report on the impact of changes to the definition of gross floor area and floor space ratio under the *Standard Instrument – Principal Local Environmental Plan* in terms of dwelling yield.

(Shoebridge/Young)

**Recommendation:**

- A. That Council receive and note the report.
- B. That the Urban Planning Committee is concerned about the effect of the Gross Floor Area definition if it is adopted in the way it currently is as there is no doubt that it will increase building bulk which is not the intention on the Standard Instrument.
- C. That this information, being that the changed Gross Floor Area definition in the Standard Instrument produces approximately 20% additional building bulk, be taken into account when the translation to the Standard Instrument is undertaken to retain existing local character and controls on building bulk.

- D. That staff are encouraged to circularise other Councils who are in SSROC in relation to the issue of the extra bulk that is generated by the definition of Gross Floor Area in the Standard Instrument and seek to get support from other Councils to persuade the Department of Planning to amend that definition so that it more closely matches that in the Woollahra LEP 1995.

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Recommendation***

***Against the Recommendation***

Lucienne Edelman  
Chris Howe  
Ian Plater  
David Shoebridge  
Malcolm Young

Nil

5/0

- Item No:** R2 Recommendation to Council
- Subject:** **Planning proposal for *Duntrim*, 37 Darling Point Road**
- Author:** Sara Reilly Strategic Heritage Officer
- File No:** 1064.G (Amend 69)
- Reason for Report:** To present the assessment of submissions received during public exhibition of the planning proposal.  
To obtain Council's decision to proceed with the planning proposal process.  
To make recommendations on amendments to the heritage inventory sheet
- Note:** Councillor Ian Plater declared a Significant Non Pecuniary Interest in this item as he is the next door neighbour to the property. Councillor Plater left the meeting and did not participate in the debate or vote on the matter.

**(Shoebridge/Edelman)**

**Recommendation**

- A. That the planning proposal for *Duntrim*, 37 Darling Point Road, Darling Point be referred to the Department of Planning. The planning proposal aims to list '*Duntrim* – house and grounds' as a heritage item.
- B. That the updated heritage inventory sheet contained in **annexure 3** of the report to the Urban Planning Committee meeting on 27 June 2011 be endorsed and used in the assessment of development applications for the subject property.
- C. That staff consider the appropriate measures for further investigation and protection of the historic garden and grounds.
- D. That Council note that any significant development application for the site will require a Conservation Management Plan or a Statement of Heritage Impact.

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Recommendation***

***Against the Recommendation***

Lucienne Edelman  
Chris Howe  
David Shoebridge  
Malcolm Young

***4/0***

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There being no further business the meeting concluded at 6.50pm.

***We certify that the pages numbered 1706 to 1711 inclusive are the Minutes of the Urban Planning Committee Meeting held on 27 June 2011 and confirmed by the Urban Planning Committee on 11 July 2011 as correct.***

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**Chairperson**

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**Secretary of Committee**