

Urban Planning Committee Minutes

Monday 30 May 2005

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Urban Planning Committee Minutes

**Minutes of the Meeting held on
Monday 30 May 2005 at 6.00pm**

Present: Councillor David Shoebridge (Chair)
John Comino
Christopher Dawson (D1 – part R3)
Keri Huxley (D1 – part R1 & R3)
Isabelle Shapiro

Staff: C Bluett (Manager – Strategic Planning)
A Coker (Director – Planning & Development)
L Windle (Manager – Governance)
M Zulaikha (Team leader – Urban Design)

Also in Attendance: Councillor Wilhelmina Gardner (R3)
Councillor Marcus Ehrlich (R3)

Leave of Absence

Leave of Absence previously granted by Council: Councillor Martin

Apologies: An apology was received and accepted from Councillor Sinclair King and Leave of Absence granted.

Late Correspondence

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

Declarations of Interest

Nil

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

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 9 May 2005**
Author: Les Windle – Manager Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of 9 May 2005 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.

(Comino/Shapiro)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 9 May 2005 be taken as read and confirmed.

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Items R1 to R3)**

Item No: R1 Recommendation to Council
Subject: **Neighbourhood Centres Strategy**
Author: Team Leader Urban Design
File No: 1168.G
Reason for Report: To provide an update on the progress of the Neighbourhood Centres Strategy

(Comino/Shapiro)

Recommendation:

1. That the report of the Team Leader Urban Design be received and noted.
 2. That during the course of preparing the Neighbourhood Centres Strategy consideration be given to the Notice of Motion previously adopted by both Woollahra and Waverley Councils relating to the Old South Head Road centres at Rose Bay North and Rose Bay South and a further report submitted to the Committee.
 3. That the Chair of the Strategic Planning Working Party consult with all Councillors with possible alternative meeting times to allow greater participation by Councillors.
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Item No: R2 Recommendation to Council
Subject: **Amendment to Woollahra Heritage Conservation Area Development Control Plan**
Author: Chris Bluett - Manager Strategic Planning
File No: 1092.G
Reason for Report: To seek a decision to amend the Woollahra HCA DCP by listing the late Victorian/Federation house and its site at No.76 Old South Head Road, Woollahra as a contributory item.

(Dawson/Shapiro)

Recommendation

- A. That a draft development control plan be prepared to amend the Woollahra Heritage Conservation Area DCP by listing the late Victorian/Federation house and its site at No.76 Old South Head Road, Woollahra as a contributory item.
- B. That the recommendation of the Urban Planning Committee proceed to the Council meeting on 30 May 2005 as a matter of urgency as the hearing date for the appeals relating to No.76 Old South Head Road, Woollahra is set for 2 June 2005.

Item No: R3 Recommendation to Council
Subject: **Rushcutters Bay Valley - Notices of Motion**
Author: Margaret Zulaikha
File No: 1064.G Amend 28
Reason for Report: To respond to Notices of Motion relating to the Rushcutters Bay Valley and White City.

Note: Mr Michael Rolfe, as a member of various community groups, addressed the Committee.

Motion moved by Councillor Comino

That the recommendation be adopted subject to Recommendation 1(a) being amended to read”

“rezone the carpark site (81-83 New South head Road) from Zone 6 – Open Space to a zone that allows mixed commercial and residential development with a floor space ratio, or maximum gross floor area, that at no point exceed the predominant built density and height of existing development east of the site excluding the Bayside apartments.”

Lapsed for the want of a seconder.

(Shapiro/Shoebridge)

Recommendation:

1. That, subject to the public benefit considerations in Part 2, Council prepare a draft LEP for the White City site to:
 - a) rezone the carpark site (81-83 New South Head Road) from Zone 6 – Open Space to a zone that allows mixed commercial and residential development with a floor space ratio, or maximum gross floor area, that at no point exceeds the predominant built density and height of existing development east of the site excluding the Bayside apartments.
 - b) list the site, or elements of it, as a heritage item, and
 - c) incorporates appropriate special provisions for the development of the site in accordance with the open space zoning of the valley floor and the existing and proposed business zoning on New South Head Road.
2. That Council only proceed with the submission of the draft LEP to the Minister, insofar as it applies to the rezoning of the carpark part of the site, if a public benefit acceptable to Council, is achieved. Public benefits are to include:
 - a) appropriate public use and public access through and across the carpark and the balance of the White City site,
 - b) a green entrance way to the Municipality,
 - c) a positive relationship with the balance of the White City site,
 - d) sufficient building spacing between the Bayside apartments and any building on the site to allow view lines to and from the valley floor,
 - e) retaining view lines from Paddington over the concrete structure of the viaduct, and
 - f) heritage interpretation of the site
3. That Council does not support development of the intensity recommended by Mr Peter Walsh, Chairman of the White City Public Hearing.
4. That a draft White City DCP be prepared for the whole site, including,
 - a) controls for the carpark and service station sites on New South Head Road
 - b) controls including, but not limited to, the matters set out in the resolution of 9 May 2005.
5. That a further report be submitted to the Committee on the hydrological aspects of the land.
6. That the draft plans be developed with the input of the Strategic Planning Working Party.

There being no further business the meeting concluded at 7.48pm.

We certify that the pages numbered 882 to 888 inclusive are the Minutes of the Urban Planning Committee Meeting held on 30 May 2005 and confirmed by the Urban Planning Committee on 14 June 2005 as correct.

Chairperson

Secretary of Committee