

Urban Planning Committee Minutes



Minutes: *Urban Planning Committee*

Date: *Monday 8 August 2016*

Time: *6.00pm*

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**Minutes of the Meeting held on
8 August 2016 at 6.05 pm.**

Present: Her Worship the Mayor, Councillor Toni Zeltzer ex-officio (Part Item R1)

Councillors: Katherine O'Regan (Chair)
Luise Elsing
James Keulemans
Matthew Robertson
Jeff Zulman (Part Item R1)

Staff: Jorge Alvarez (Senior Strategic Planner)
Craig Bennett (Manager – Governance & Council Support)
Chris Bluett (Manager – Strategic Planning)
Allan Coker (Director – Planning & Development)

Also in Attendance: Martin Hill – Hill PDA.

Leave of Absence and Apologies

An apology was received and accepted from Councillor Ted Bennett and leave of absence granted.

Late Correspondence

Late correspondence was submitted to the committee in relation to item:

R1

Declarations of Interest

Councillor Keulemans declared a Non-Significant, Non-Pecuniary Interest in Item R1 Report on the Public Exhibition of the Double Bay Economic Feasibility Study prepared by Hill PDA Consulting as he sits on the Double Bay Chamber of Commerce as a Council representative. Councillor Keulemans does not believe that the interest will affect his deliberations on the matter or his vote. Councillor Keulemans remained in the meeting, participated in the debate and voted on this matter.

Councillor O'Regan declared a Non-Significant, Non-Pecuniary Interest in Item R1 Report on the Public Exhibition of the Double Bay Economic Feasibility Study prepared by Hill PDA Consulting as she sits on the Double Bay Chamber of Commerce as a Council representative. Councillor O'Regan does not believe that the interest will affect her deliberations on the matter or her vote. Councillor O'Regan remained in the meeting, participated in the debate and voted on this matter.

Items to be Decided by this Committee using its Delegated Authority

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 25 JULY 2016**
Author: Sue O'Connor, Secretarial Support - Governance
File No: 16/109004
Reason for Report: The Minutes of the Urban Planning Committee of 25 July 2016 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.

(Robertson/Keulemans)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 25 July 2016 be taken as read and confirmed.

Items to be Submitted to the Council for Decision with Recommendations from this Committee

Item No: R1 Recommendation to Council
Subject: **REPORT ON THE PUBLIC EXHIBITION OF THE DOUBLE BAY ECONOMIC FEASIBILITY STUDY PREPARED BY HILL PDA CONSULTING.**
Author: Jorge Alvarez, Senior Strategic Planner
Approver: Allan Coker, Director - Planning & Development
File No: 16/101091
Reason for Report: To report on the public exhibition of the Double Bay Economic Feasibility Study prepared by Hill PDA Consulting and obtain Councils approval to proceed with community engagement for the urban development options for Double Bay.

Note: Councillor Keulemans declared a Non-Significant, Non-Pecuniary Interest in this Item as he sits on the Double Bay Chamber of Commerce as a Council representative. Councillor Keulemans does not believe that the interest will affect his deliberations on the matter or his vote. Councillor Keulemans remained in the meeting, participated in the debate and voted on this matter.

Note: Councillor O'Regan declared a Non-Significant, Non-Pecuniary Interest in this as she sits on the Double Bay Chamber of Commerce as a Council representative. Councillor O'Regan does not believe that the interest will affect her deliberations on the matter or her vote. Councillor O'Regan remained in the meeting, participated in the debate and voted on this matter.

Note: Late correspondence was submitted by Lesli Berger, Managing Director of Fivex.

Note: Julian Beaumont, representing the residents of 45-51 Cross Street, Double Bay, Mark Silcocks, President of the Double Bay Residents' Association, Brett Brown, Director of Ingham Planning, representing Anka Double Bay Pty Ltd and Gary Shiels, Managing Director of gsa planning, representing the Toga Group addressed the Committee.

(Keulemans/Zeltzer)

Recommendation:

- A. THAT Council note the report to the Urban Planning Committee of 8 August 2016 about the submissions which were received in response to the exhibition of the Hill PDA *Double Bay Economic Feasibility Study July 2015*.
- B. THAT Council continue with the process it has adopted in relation to the review of the planning controls for the Double Bay commercial centre.
The review is to be focussed on increasing the vitality and life of the centre and on increasing housing opportunities and housing choice within the centre without compromising village character and urban amenity.
- C. THAT a fine grained urban design analysis and urban design options be undertaken to achieve increased housing opportunities and housing choice within the centre and continue to be informed by the Hill PDA report. Particular emphasis is to be placed on mixed housing that will enable a younger demographic to enter the Double Bay market.
- D. THAT urban design options, illustrated by 3D visualisation tools, be presented to the Double Bay Working Party for review and consideration prior to referral to the Urban Planning Committee.
- E. THAT all submitters be thanked for their submissions and advised of the Council's decision and next steps, including the community engagement process.
- F. The Recommendations above recognise that:
 - a) There is no current proposal to change bulk and height controls by 20%-40%.
 - b) The Hill PDA report recognises that its recommendations to increase FSR will need to be tested from urban design, environmental and amenity perspectives.
 - c) Options for changing height and bulk controls have not been presented by Hill PDA or by staff to Council.
 - d) Council has not decided that a further 1,000 people should live in 50^{m2} apartments in Double Bay but it is an option under investigation.
 - e) Any changes to height and bulk controls will be presented to Council prior to commencing a community engagement process.

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

For the Motion

Councillor Keulemans
Councillor O'Regan
Councillor Zeltzer
Councillor Zulman

Against the Motion

Councillor Elsing
Councillor Robertson

There being no further business the meeting concluded at 7.30 pm.

We certify that the pages numbered 1 to 7 inclusive are the Minutes of the Urban Planning Committee Meeting held on 8 August 2016 and confirmed by the Urban Planning Committee on 22 August 2016 as correct.

Chairperson

Secretary of Committee