



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 12 December 2011*

Time: *5.30pm*

Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

Recommendation only to the Full Council (“R” Items)

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
 - Town Planning Objectives; and
 - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

Delegated Authority (“D” Items)

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Committee Membership:

7 Councillors

Quorum:

The quorum for a committee meeting is 4 Councillors.

WOOLLAHRA MUNICIPAL COUNCIL

Notice of Meeting

8 December 2011

To: Her Worship The Mayor, Councillor Susan Wynne ex-officio
Councillors Malcolm Young (Chair)
Chris Howe (Deputy Chair)
Sean Carmichael
Lucienne Edelman
Nicola Grieve
Ian Plater
David Shoebridge

Dear Councillors

Urban Planning Committee Meeting – 12 December 2011

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Thornton Room (Committee Room), 536 New South Head Road, Double Bay, on Monday 12 December 2011 at 5.30pm.**

Gary James
General Manager

Additional Information Relating to Committee Matters

Site Inspection

Other Matters

Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Late Correspondence Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 28 November 2011	1
D2	Presentation on the Draft Educational Establishment Development Control Plan 2011 - 1197.G	2

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

R1	Residential Charging Points for Electric Cars – 1184.G	3
R2	Album of Exemplary Woollahra Developments – 900.G	8

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 28 November 2011**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 28 November 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.

Recommendation:

That the Minutes of the Urban Planning Committee Meeting of 28 November 2011 be taken as read and confirmed.

Les Windle
Manager – Governance

Item No: D2 Delegation to Committee
Subject: **Presentation on the Draft Educational Establishment Development Control Plan 2011**
Author: Anne White
File No: 1197.G
Reason for Report: To introduce the presentation on the draft Educational Establishment Development Control Plan 2011.

Recommendation:

That the Urban Planning Committee note the presentation on the draft Educational Establishment Development Control Plan 2011.

1. Background

The current Development Control Plan (DCP) for School and College Development came into force on 21 June 1995. Council officers have been preparing an updated version of this DCP to respond to emerging issues relevant to schools and the broader community. Work on this DCP was previously presented to a meeting of the Strategic Planning Working Party in January 2007 and then February 2009. A meeting was held in May 2009 with external representatives from local schools and colleges to discuss the content of the new DCP.

This matter was discussed at the Urban Planning Committee (UPC) meeting on the 28 November 2011. The Committee agreed that a presentation on the Draft DCP should be given to the next meeting of the UPC on 12 December 2011.

2. The Draft Educational Establishment Development Control Plan

We will provide a presentation to the Urban Planning Committee on 12 December 2011 updating Councillors on our progress.

Anne White
Senior Strategic Planner

Tom Jones
Urban Designer

Jacquelyne Della Bosca
Strategic Planning Team Leader

Chris Bluett
Manager Strategic Planning

Allan Coker
Director Planning and Development

Item No: R1 Recommendation to Council
Subject: Residential Charging Points for Electric Cars
Author: Brendan Metcalfe – Strategic Planner
File No: 1184.G
Reason for Report: To respond to a resolution requesting a report on providing access for electric cars to be charged in new residential development.

Recommendation:

That:

1. there is no change to the Parking Development Control Plan
2. staff continue to liaise with the State Government over the next six months and consider the Electric Vehicles Taskforce findings and recommendations
3. if possible, suitable options to require electric vehicle charging points in new residential development are incorporated into the Comprehensive Development Control Plan.

1. Background

Council adopted the following notice of motion, on Monday 23 August 2010:

That a report be brought to Council outlining the changes that must be made to our various planning instruments to ensure that all parking spots in new single dwellings and residential flat buildings have direct access to facilities that allow electric cars to be recharged.

A report to the Urban Planning Committee (UPC) on 15 November 2010 for the exhibition of the Draft Parking DCP addressed the notice of motion. The report found that:

Electric technology is an emerging issue and the State Government policy formation is in its infancy. At this stage we identify that it is premature for Council to include provisions for electric vehicles, such as requirements for electric charging points, in its Draft Parking DCP. However, we will continue to liaise with DECCW about policy progress and future opportunities for Council to address this issue.

Subsequently on 19 September 2011, after considering a quarterly report on the Delivery Program 2009 to 2013 and Operational Plan 2010/2011 the UPC resolved under its delegations inter alia:

3. *In relation to action 4.1.1.18, that a report be submitted to the Committee with the next quarterly review in light of technological and planning developments in relation to planning controls to ensure parking spaces in new dwelling houses and RFB's having direct access to allow electric cars to be charged, including what action other Councils have taken in relation to this matter.*

2. Discussion

To respond to the resolution of 19 September 2011 we have examined:

- electric vehicle sales in Australia and the required residential charging infrastructure,
- recent Australian electric vehicle initiatives,
- NSW local government policy on charging electric vehicles in the residential context.

2.1 Electric vehicles charging requirements

Electric Vehicle sales

Electric vehicle (EV) manufacture is increasing globally, with most major car makers developing some form of EV. These include hybrid electric vehicles (HEV) such as the Toyota Prius and plug-in electric vehicles (PEV) such as the Mitsubishi i-MiEV.

In Australia three makes of PEV are currently for sale. During 2010, 112 PEV were sold in Australia, compared with 1,035,462 other vehicles.

The small number of PEV for sale in Australia highlights that EV technology is in its infancy. But, the number of private EVs in Victoria is predicted to increase significantly in the next 10 years¹.

The Commonwealth Scientific and Industrial Research Organisation (CSIRO) has modelled EV uptake in Victoria to 2030. By 2022, PEV are predicted to account for around 10% of all vehicles on the road.

Vehicles and charging requirements

The three PEV for sale in Australia are the Australian made Blade Electron, the Mitsubishi i-MiEV and the Tesla Roadster. The Nissan Leaf is expected to be sold from mid-2012.

There are no electrical standards for charging these vehicles in the private domain and the plugs, voltages and circuits required to charge the vehicles vary. Most residential power points are single phase, 240V power on a 10Amp circuit. PEV can generally be charged in two ways:

- slow charge over several hours from single phase, 240V power, on a 15Amp circuit,
- fast charge in under an hour using three phase, 240V power, which requires special connection from the grid.

Fast charging infrastructure is predicted to be only installed in the public domain due to expense, costing around the same price as the electric car in some cases. Overnight slow charging is satisfactory for most users. Presently there are a variety of plugs, circuits and transformers used to slow charge PEV in Australia. However, Mitsubishi Australia advises that all Japanese car makers have recently agreed to use a 15Amp circuit to slow charge PEV.

Table 1 shows the various vehicle costs, charging options and where possible the estimated cost of charging infrastructure for PEV in a private residential dwelling house garage.

Car	Cost of car	Slow charge time and method	Costs to install in a dwelling house garage	Fast charge time and method	Costs to install in a dwelling house garage
Blade Electron	From \$47,000	8 hours Wall-mounted unit	\$3,500 plus to install	2 hours	Not publicly available
Mitsubishi i-MiEV	From \$47,500	7 hours 15Amp plug	Estimated to be from \$150	30 minutes to 80%	Not publicly available
Tesla Roadster	\$206,000	6.5 hours 32Amp plug Around 20 hours 10Amp power plug	Estimated to be \$600 to install	3.5 hours 63Amp charger	\$3000 plus \$600 install
Nissan Leaf (to be launched in 2012)	Estimated to be around \$60,000	8 hours 15Amp plug	Estimated to be from \$150	30 minutes to 80%	Not publicly available

Table 1: Electric vehicle charging arrangements

¹ <http://www.csiro.au/science/Electric-driveway.html>

Cost of installing charging points

For most users an over-night slow charge of PEV would be sufficiently convenient, giving enough range for a daily use. On that basis we have examined the cost of installing a 15Amp slow charge points in dwelling houses and residential flat buildings (RFBs). A separate 15Amp circuit for each EV is required due to the high energy demand during charging.

In a dwelling house garage the estimated cost to install a slow charge point on a 15Amp circuit starts from \$150.

In RFBs the estimated cost to install a slow charge point on a 15Amp circuit is \$1000 in new development and \$1300 in an existing development². The cost is higher in RFBs due to the need to disaggregate the power to each parking space in parking areas.

Costs to install the charging points vary. For example, cost can be affected by the distance from circuit board, if there is capacity for additional circuits on the circuit board, if an additional meter is required, if the charging point requires security and if weather protection is needed.

Our research indicates that compared with the cost of purchasing PEV, the cost of installing a charging point for an PEV is a minor expense. PEV are considerably more expensive than petrol powered vehicles. For example, the Mitsubishi i-MiEV costs around \$47,500 and is the same size as a Mitsubishi Colt, which is priced from \$16,500. Compared with the \$30,000 difference in price between cars, the additional \$150 to install the charging point in a dwelling house garage is insignificant.

2.2 Australian initiatives

Nationally and at the state level, research into the process, timelines and barriers for transitioning to EVs is underway. A list of these initiatives is provided in **Annexure 1**.

The CSIRO has partnered with a number of universities, private companies and the Victorian government for the Electric Driveway project (EDP). The EDP seeks to evaluate the potential of widespread EV use in an Australian context. Key points from these reports regarding EV charging in the private domain are that:

- there are no national standards for EVs generally,
- people with a high probability of uptake of EVs rate ease of charging as the 4th most important vehicle feature.

The EDP recommends:

- developing standards for charger-to-vehicle interoperability (slow and fast charge),
- for new or renovated sites, building codes should support EVs by requiring dedicated electrical capacity and parking spaces. Many homes and particularly apartments may have little or no spare electrical supply capacity.

The Victorian Department of Transport (VDOT) has commissioned Standards Australia to undertake a scoping study into developing Australian standards for EV technology and infrastructure.

In NSW the Electric Vehicles Taskforce is reviewing the technology, infrastructure, policy and legislation to support the uptake of electric vehicles in NSW. To date the taskforce has not provided specific recommendations on EV charging points in private residences.

² Victorian Department of Transport 2010.

2.3 Local government policy for residential EV parking

We examined ten major metropolitan councils' policies, eight in Sydney and two in Victoria. We found that only Marrickville Council has a draft parking development control plan (DCP) clause regarding electric vehicles for private dwellings.

This provision is for "larger developments" and "some smaller developments". The clause states that "it may be appropriate to provide recharging facilities adjacent to the parking space". Whether or not the development would be required to have regard to this clause would be determined during the referral process by Marrickville Council's specialist transport planner. Marrickville's DCP is still in draft form and has not been practically applied to date.

3. Conclusion

There has been a relatively slow uptake of EVs in Australia with only 112 vehicles sold in 2010, but in 10 years EVs are predicted to make up 10% of vehicles on the road. There is also a lack of standards for EVs around charging infrastructure.

We believe that it is too soon for immediate changes to Council's DCPs. We will continue to monitor the progression of EVs in Australia. We will examine recommendations of the NSW Electric Vehicles Taskforce, the CSIRO Electric Driveway project and the Victorian Department of Transport to identify any suitable opportunities to require EV charging points in residential dwellings as part of the Comprehensive DCP.

Brendan Metcalfe
Strategic Planner

Jacquelyne Della Bosca
Team Leader Strategic Planning

Chris Bluett
Manager Strategic Planning

Allan Coker
Director Planning and Development

ANNEXURE

1. Federal and State programs for electric vehicles

Item No: R2 Recommendation to Council
Subject: **Album of Exemplary Woollahra Developments**
Author: Tom Jones Urban Design Planner
File No: 900.G
Reason for Report: To respond to the resolution of the Urban Planning Committee 27 April 2009:

Recommendation:

1. That an album of exemplary Woollahra developments be placed on Council's website. The album would initially feature recipients of Woollahra Heritage Conservation Awards as well as recipients of Australian Institute of Architects' national and state "named" awards. From 2013 the Album would be added to with recipients of an expanded Woollahra awards program.
2. That a further report be brought before the Urban Planning Committee regarding the potential to expand the present Woollahra Heritage Conservation Awards into the Woollahra Building Design Awards (or similar title), potentially including architecture, urban design and sustainability, as well as heritage conservation.

1.0 Background

This report responds to Council's resolution of 27 April 2009 as outlined above.

- A. That a further report be brought to the Urban Planning Committee on developing an album of Woollahra developments that responds to the Notice of Motion of 15 December 2008 but one more typical of good development in the Municipality.*
- B. That a Working Party be created with staff and Councillor membership to develop the album further.*
- C. That the further report also consider including an award for exemplary sustainable design, with the new award being held potentially in conjunction with the Woollahra Conservation Awards.*
- D. That the Chair of the Urban Planning Committee be authorised to appoint Councillors to the Working Party.*
- E. That Council write to the Presidents of both the Building Design Association and the Australian Institute of Architects advising them of the formation and maintenance of the Album and invite its members to submit to Council projects in our Municipality which genuinely meet the aims and objectives of Council's planning instruments and which display examples of good design principles sympathetic to both the built and natural environment.*

That resolution was in addition to the Council resolution of 15 December 2008 "That Council produce a report on the feasibility of producing an album of Woollahra developments which are exemplary examples of good planning, architecture, urban design and/or heritage conservation best practice." The report addressing that resolution (Annexure 1 of this report) was written by Susan O'Neill, who was Council's Strategic Heritage Officer at the time.

2.0 Response to the Resolution

Each point in the resolution is responded to below.

A. That a further report be brought to the Urban Planning Committee on developing an album of Woollahra developments that responds to the Notice of Motion of 15 December 2008 but one more typical of good development in the Municipality.

By expanding the Woollahra awards program to include architecture, urban design and sustainability, and using it to inform the album, selected projects will more closely meet the criteria for 'good development in the Municipality'.

It is recognised that a small number of past RAIA awards may have been controversial. If the Woollahra awards are used to inform the album, this should be minimised. Some awards are always going to create a certain amount of controversy (and interest), however, and this is valuable to the process.

B. That a Working Party be created with staff and Councillor membership to develop the album further.

There are a number of concerns with setting up a working party to develop the Album. They include:

- The selection process is an ongoing one which requires continuity. Councils are transient and subject to a four year term. Our present Council is blessed with a number of members who are qualified built environment professionals. It is not assured that this will always be the case.
- We have an established selection process available through the awards.
- The selection process needs to be independent of any person who is involved in the approval or refusal of development approvals.
- The process is time consuming for very busy Councillors, and independent experts are available.

For these reasons I suggest the Album is proceeded with as recommended, without the formation of a working party. Council is in a position where they can build on the success of this year's awards and expand the current Heritage Conservation Awards web site to embrace the Exemplary Design Album

C. That the further report also consider including an award for exemplary sustainable design, with the new award being held potentially in conjunction with the Woollahra Conservation Awards.

An award for sustainability, amongst other new categories, could be incorporated into the existing awards structure. The structure of the future expanded awards would be the subject of a further report (see recommendation 2).

D. That the Chair of the Urban Planning Committee be authorised to appoint Councillors to the Working Party.

As discussed above, a working party is not recommended.

E. That Council write to the Presidents of both the Building Design Association and the Australian Institute of Architects advising them of the formation and maintenance of the Album and invite its members to submit to Council projects in our Municipality which genuinely meet the aims and

objectives of Council's planning instruments and which display examples of good design principles sympathetic to both the built and natural environment.

Subject to the further report, it is assumed the advertising of the 2013 awards would include informing the *Building Design Association and the Australian Institute of Architects* as well as the Australian Institute of Landscape Architects and other relevant organisations.

3.0 Proposal

3.1 Selection of individual projects

It is proposed that the best way to showcase our exemplary development is on Woollahra Council's website. There is presently a Heritage Conservation Awards linked site which could be expanded to accommodate the Exemplary Design Album.

Ideally, exemplary projects should be selected by a design award process, using criteria set by Council and selections made by independent judges. The advantage of selecting projects via a design awards process is that the projects are selected competitively by an independent judging panel and Council is not seen to be giving favour or advantage to any particular designer or developer.

It is recommended that the Woollahra Heritage Conservation Awards be expanded in 2013 to the Woollahra Building Design Awards (or similar title) with categories covering architecture, urban design and sustainability, as well as heritage conservation. The details of future expanded awards would be the subject of a further report.

Each project awarded or commended would be added to the Album on Council's website with before and after photographs and the judges' citation explaining the particular successes of each project. These projects would provide 'exemplary examples' of developments to inform and educate the community on what is considered desirable development.

3.2 Potential pitfalls

There are potential pitfalls in featuring individual projects, these are identified and addressed below:

1. An Album showing exemplary projects could be misinterpreted or misused to justify what may be an inappropriate solution on another site with a different context. A comprehensive explanation of each project and its relevance to its context would need to be included with each selected project.
2. There are potential issues with choosing projects, as Council could be accused of promoting the work of individual architects or developers. This would need to be addressed by ensuring a competitive process where the projects are selected by experts independent of the Council.
3. The Australian Institute of Architects (AIA) are using different criteria to Council for their awards. The AIA consider the improving of building design quality (articulated as 'contribution to the advancement of architecture' as part of their selection criteria (refer to Annexure 2). Council might want to put greater emphasis on urban decorum, the etiquette of a building's relationship to the public realm, good environmental planning outcomes, as well as imaginative and artistic solutions. There is considerable overlap between the AIA award criteria and Council's however, in that the AIA also judge a project on its relationship to its context, as evidenced by the citations regarding award winning projects. Adopting AIA awards also has

the benefit of enabling the album to feature past award winners, back to 1934 in the case of the NSW Sulman Awards.

4.0 Conclusion

An album of exemplary Woollahra developments featuring examples of, architecture, urban design, sustainable building and heritage conservation should be featured on the Council's website as soon as possible, using the AIA national and state named awards (refer Annexure 2) and the Woollahra Heritage Conservation Awards (Annexure 3) to inform the album. The existing Heritage Conservation Awards web site will be expanded to accommodate the Album. As from 2013, projects would be added to the album, via an expanded Woollahra Awards program, the details of which, it is recommended, will be the subject of a further report.

Tom Jones
Urban Design Planner

Allan Coker
Director – Planning & Development

Annexures:

1. Previous report of the Urban Planning Committee 6 April 2009
2. List of Australian Institute of Architects national and state award recipients within the municipality
3. List of Woollahra Heritage Conservation Awards recipients

**POLITICAL DONATIONS DECISION MAKING FLOWCHART
FOR THE INFORMATION OF COUNCILLORS**

