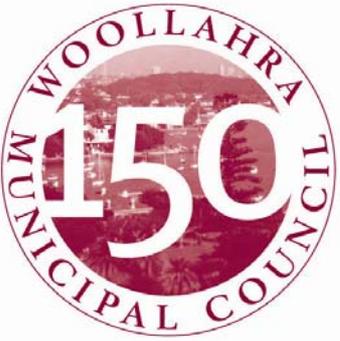


Urban Planning Committee



Agenda: *Urban Planning Committee*

Date: *Monday 11 April 2011*

Time: *6.00pm*

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

7 April 2011

To: Her Worship The Mayor, Councillor Isabelle Shapiro ex-officio
Councillors Chris Howe (Chair)
Lucienne Edelman (Deputy)
Nicola Grieve
Ian Plater
David Shoebridge
Malcolm Young
Toni Zeltzer

Dear Councillors

Urban Planning Committee Meeting – 11 April 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 11 April 2011 at 6.00pm.**

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	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 28 March 2011	1
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Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Reporting on the opportunity site submissions for Sites 1A & 1B, as part of the Section 62 Consultation for the Woollahra Principal Local Environmental Plan – 1064.G Principal LEP	2
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Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 28 MARCH 2011**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 28 March 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 March 2011 be taken as read and confirmed.

Les Windle
Manager - Governance

- Item No:** R1 Recommendation to Council
- Subject:** **Reporting on the Opportunity Site Submissions for Sites 1A & 1B, as part of the Section 62 Consultation for The Woollahra Principal Local Environmental Plan**
- Author:** Anne White – Senior Strategic Planner
- File No:** 1064.G Principal LEP
- Reason for Report:** The purpose of this report is to
- Consider the submissions received during the section 62 consultation for the Woollahra Principal Local Environmental Plan – with regards to the opportunity sites at:
 - Site 1A: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue, Vacluse
 - Site 1B: Vacluse Village: 77 New South Head Road, Vacluse (car wash site)
 - Obtain Council’s approval to include the proposed planning changes identified for these opportunity sites in the preparation of the Draft Woollahra Principal Local Environmental Plan.

Recommendation

- A. That the proposed planning changes, for *Opportunity Site 1a: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue, Vacluse*, be included with amendments in the Draft Woollahra Principal Local Environmental Plan.
- B. That the proposed planning changes, for *Opportunity Site 1b: Vacluse Village: 77 New South Head Road, Vacluse*, be included in the Draft Woollahra Principal Local Environmental Plan.

1. Introduction

Council is undertaking a major review of its planning controls to help ensure Woollahra remains a sustainable and vibrant place to live, work and enjoy. This review of our planning controls will result in the preparation of a new local environmental plan (LEP) that will apply to the whole of Woollahra local government area. An LEP is the principal legal document for determining land use and controlling development at the local level, using land use zones, development standards and other planning provisions. It is created by councils to control the form and location of new development along with protecting open space and environmentally sensitive areas.

1.1 Why is Council producing a new LEP?

This project is being undertaken in response to planning reforms initiated by the NSW Government in 2006. Under the planning reform agenda all councils in NSW are required to prepare a new LEP based on a standardised format known as the Standard Instrument. The new LEP will replace Council’s existing LEP, the Woollahra Local Environmental Plan 1995, and will provide a guide to development in Woollahra over its 7-10 year life.

1.2 Responding to the Draft East Subregional Strategy

A major part of the new LEP is the creation of opportunities for additional dwellings and additional jobs. The Draft East Subregional Strategy, prepared by the NSW Department of Planning, contains additional dwelling and employment targets for the Woollahra LGA which must be met by 2031. Woollahra is required to provide 2,900 additional dwellings and 300 additional jobs. As a starting point, the new LEP is required to meet 75% of the housing and employment targets. This amounts to 2,175 additional dwellings and 225 additional jobs. Staff have identified latent capacity in the business and medium density residentially zoned land under the current LEP, and estimate that the existing planning control framework could reasonably yield 1,300 new dwellings if that land is developed to its highest and best potential. However, this means our dwelling capacity has a shortfall of approximately 875 new dwellings.

1.3 Opportunity sites

To accommodate the dwelling targets, staff identified 24 sites where there are opportunities to change the current planning controls in order to increase the development potential of the site. These sites are referred to as “opportunity sites” as they would provide the capacity to increase development potential. These sites were reported to the Urban Planning Committee on 14 December 2009. The sites were identified following a planning analysis of all land within the Woollahra local government area, and are estimated to yield approximately 1,000 new dwellings. There is sound planning rationale to increase development potential at each of these locations by increasing the maximum building height and floorspace ratio, and for some by rezoning to allow residential flat buildings or mixed use developments.

The proposed strategy is to increase development potential in and around the centres, thereby promoting more sustainable and transport orientated development. Importantly, it also helps protect the character and amenity of Woollahra’s low density residential areas by limiting the need for significant change to the planning controls in these areas.

1.4 Preliminary public consultation on the opportunity sites

On 14 December 2009, Council resolved that in preparing the new LEP, consultation under section 62 of the *Environmental Planning and Assessment Act 1979* (the Act) should include consultation with the owners of the opportunity sites, to gain feedback on the ideas for changes to the planning controls.

The section 62 consultation for the opportunity sites was carried out in June and July 2010. Letters were sent to the owners of each of the opportunity sites, as well as to landowners in the vicinity of the site. Over 6,000 letters were sent in this process. Included with these letters was a one page summary sheet, and for those sites located within the Edgecliff Centre, information on an urban design analysis was also provided. This information was also available on Council’s website. Written submissions were invited and during the consultation period over 500 submissions were received.

1.5 Progress on the housing targets

It is anticipated that 17-22 UPC meetings will be required to report on all the submissions, and this report is the first of this series. A list of all the opportunity sites can be found at **Annexure 1** (this list identifies which sites are the subject of this report, and which sites are yet to be presented to UPC).

On 23 August 2010 Council resolved, via a Mayoral Minute, that the Woollahra Station site and the Edgecliff Centre Site be removed from the list of opportunity sites. Consequently, these sites have been removed from the investigative process and submissions received on these two sites will not be reported to Council. Those individuals who made a submission on these sites were informed of this decision.

Together, these two sites were anticipated to yield approximately 435 dwellings. As these two sites are no longer contributing towards the housing target, Council staff will have to identify additional sites with development potential to accommodate this shortfall.

1.6 Additional opportunity sites

A number of submissions received during the consultation period proposed additional locations for opportunity sites. All of these sites will be presented for discussion at an upcoming meeting of Council's Strategic Planning Working Party. Following the working party, those sites with planning merit will be reported to a future meeting of the UPC.

2. Opportunity site submissions

The first two sites being reported to Council are *Sites 1A: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue*, and *Site 1B: Vacluse Village: 77 New South Head Road*. Ten separate submissions were received on these two sites.

2.1 Opportunity Site 1a: Vacluse Village: 1-7 Hopetoun Avenue, 22A-24 New South Head Road, 1 Petrarch Avenue, Vacluse

Nine submissions were received during the consultation process, comprising three objections and six submissions of support. These submissions and the issues raised have been addressed in detail at **Annexure 2**.

Having considered the submissions it is recommended that the proposed planning changes for this site, with amendments, as shown in the table below, are included in the Draft Woollahra Principal LEP.

	Current	s62 consultation June/July 2010	Recommended controls for Draft Principal LEP exhibition	
Zone	2(a) Residential	R3 Medium Density Residential	R3 Medium Density Residential	
Floor space ratio	0.55:1	0.875:1	<ul style="list-style-type: none"> ▪ 1 Petrarch Ave ▪ 1-7 Hopetoun Ave and 22A–24 New South Head Rd 	<ul style="list-style-type: none"> ▪ 1:1 ▪ 1.5:1
Height	9.5m	11m (3 storeys)	<ul style="list-style-type: none"> ▪ 1 Petrarch Ave ▪ 1-7 Hopetoun Ave and 22A–24 New South Head Rd 	<ul style="list-style-type: none"> ▪ 11m (3 storeys) ▪ 14.4m (4 storeys)
Approx. net yield	—	6	17 dwellings	

2.2 Opportunity Site 1b: Vacluse Village: 77 New South Head Road, Vacluse

The consultation process has resulted in receipt of two submissions. These submission and the issues raised have been addressed in detail at **Annexure 3**.

Having considered these submissions it is recommended that the proposed planning changes for this site, as show in the table below, are included in the Draft Woollahra Principal LEP.

	Current	As consulted under s62 and recommended controls for Draft Principal LEP exhibition
Zone	2(a) Residential	B1 Neighbourhood Centre
Floor space ratio	0.55:1	0.875:1
Height	9.5m	11.3m (3 storeys)
Approx. net yield		9 dwellings

Conclusion

Preliminary community consultation under section 62 of the Act was carried out on the 24 opportunity sites in June and July 2010.

Ten separate submissions were received in relation to *Sites 1A: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue*, and *Site 1B: Vacluse Village: 77 New South Head Road*. These submissions have been addressed in **Annexures 2 and 3**.

We recommend that Council includes in the Draft Woollahra Principal LEP the proposed planning changes for:

- Site 1A: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue, Vacluse with amendments; and
- Site 1B: Vacluse Village: 77 New South Head Road, Vacluse as used for consultation.

Brendan Metcalfe
Strategic Planner

Anne White
Senior Strategic Planner

Tom Jones
Urban Design Planner

Jacquelyne Jeffery
Team Leader Strategic Planning

Chris Bluett
Manager Strategic Planning

Allan Coker
Director Planning and Development

Annexures

1. Progress on reporting the Opportunity Sites
2. Matters raised during the consultation of Opportunity Site 1a: Vacluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road, 1 Petrarch Avenue, Vacluse and submissions received to section 62 consultation
3. Matters raised during the consultation of Opportunity Site 1b: Vacluse Village: 77 New South Head Road, Vacluse and submissions received to section 62 consultation

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

