



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 26 May, 2014*

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:

- 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.
- Planning Proposals and Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- 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:

- 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

21 May 2014

To: Her Worship the Mayor, Councillor Toni Zeltzer ex-officio
Councillors Katherine O'Regan (Chair)
Ted Bennett
Anthony Boskovitz
Luise Elsing (Deputy Chair)
James Keulemans
Greg Levenston
Matthew Robertson

Dear Councillors

Urban Planning Committee Meeting – 26 May 2014

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 26 May, 2014 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 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 12 May, 2014	1
D2	Delivery Program 2013 to 2017 and Operational Plan 2013/14 (DPOP) Quarterly Progress Report March 2014 against Goal 4 - Well planned neighbourhoods	2-8

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

R1	Altona	9-67
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Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 12 May, 2014**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 12 May, 2014 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 12 May, 2014 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: D2 Delegated to Committee

Subject: **Delivery Program 2013 to 2017 and Operational Plan 2013/14 (DPOP)
Quarterly Progress Report March 2014 against Goal 4 -
Well planned neighbourhoods**

Author: Allan Coker - Director Planning & Development
Chris Bluett - Manager Strategic Planning
Peter Kauter - Acting Manager Development Control

File No: 1229.G

Reason for Report: To review the status of the Priorities and Actions in Council's Delivery Program 2013 to 2017 and Operational Plan 2013/14 for the three months ending 31 March 2014.

Recommendation:

THAT the March 2014 Quarterly Progress Report on Goal 4 (Well planned neighbourhoods) of Council's Delivery Program 2013 to 2017 and Operational Plan 2013/14 be received and noted, and that revised target dates, as recommended in the report be adopted.

Background

Council adopted its Delivery Program 2013 to 2017 and Operational Plan 2013/14 (DPOP) in June 2013 in accordance with the Integrated Planning and Reporting Legislation for NSW Local Government. The Delivery Program and Operational Plan are two of the key strategic planning documents that comprise Council's Integrated Planning and Reporting Framework.

It is a requirement under the Integrated Planning and Reporting provisions of the *Local Government Act 1993* that Council report on the progress of its Delivery Program at least every six months. In response to this requirement, and in order to ensure that Council's reporting to the community is transparent, timely and manageable under the legislation, progress reports on the DPOP are presented to Council quarterly for the periods ending 30 September, 31 December, 31 March and 30 June each year.

The framework for quarterly progress reports is consistent with the structure of the Delivery Program and Operational Plan developed around the following interrelated themes and supporting goals:

Theme: Community well-being
Goal 1: A connected and harmonious community.
Goal 2: A supported community.
Goal 3: A creative and vibrant community.

Theme: Quality places and spaces
Goal 4: Well planned neighbourhoods.
Goal 5: Liveable places.
Goal 6: Getting around.

Theme: A healthy environment
Goal 7: Protecting our environment.
Goal 8: Sustainable use of resources.

Theme: Local prosperity
Goal 9: Community focused economic development.

Theme: Community leadership and participation
Goal 10: Working together.
Goal 11: A well-managed Council.

Annexure 1 to this report is Council's Quarterly Progress Report for the period 1 January 2014 to 31 March 2014 for Goal 4, being most relevant to the Urban Planning Committee.

Progress comments for all Delivery Program priorities and Operational Plan actions are provided in the tables of **Annexure 1**. Council staff provide updates on these comments on an ongoing basis for internal management purposes, with the comments then collated at the end of the quarter for reporting to Council and the community. Generally, actions included in the Operational Plan relate to the current financial year. However, there are a number of actions that extend beyond June 2014, as indicated in the target date column.

A tick in the final column of the tables in **Annexure 1** headed "Updated Comments" indicates that the comments relating to that action have been updated since the previous quarterly report to Council. The purpose of the tick is to enable Councillors and other readers of the report to easily identify where an action status has been updated.

Adopted notices of motion and other decisions of the Council

To further improve the efficiency and transparency of Council's Integrated Planning and Reporting procedures, notices of motion and other decisions of the Council which are strategic and/or project based are now included as additional actions in the DPOP and reported on through the Quarterly Progress Report.

Adopted notices of motion which are non-strategic in nature, such as placement of an additional agenda item on a meeting or writing a letter to an organisation, will be monitored administratively.

During the period 1 January 2014 to 31 March 2014 three new notices of motion have been identified as strategic and/or project-based in nature. Details of these new actions are provided below.

ACTION ARISING FROM A NOTICE OF MOTION	
Action number in 2013/14 Quarterly Progress Report	Action description
4.3.1.10	Prepare a report exploring the possibility of listing as an item on the NSW state heritage register the building known as "Elaine", located at 550 New South Head Rd Double Bay, including its curtilage, grounds and the contents of its site. [Refer NOM 24/02/2014].
4.1.3.3	That Council bring forward, as a matter of urgency, a report on the pros and cons of a separate DA process for business, commercial and retail activities. [Refer NOM 10/3/14]

ACTION ARISING FROM A NOTICE OF MOTION	
Action number in 2013/14 Quarterly Progress Report	Action description
4.1.3.4	That a report be prepared to go to the Strategic Planning Committee within three months on the Woollahra Residential DCP in relation to the controls for excavation. This review to assess the impact of the new controls introduced in September 2012 including whether there has been a reduction in total amount of soil excavation and whether the controls adequately cover the full scope of development works such as garages. [Refer NOM 10/2/14]

New Actions relating to Activate Oxford Street Paddington (4.1.1.21) and Revitalise Double Bay (4.1.1.22) were also added during the quarter.

Development activity

Annexure 2 provides graphical presentations of development activity turnaround times for the March quarter supporting the Progress Comments relevant to Priority 4.1.2 – Deliver high quality and timely development assessment.

Conclusion

The March 2014 Quarterly Progress Report on Goal 4 (Well planned neighbourhoods) of Council's Delivery Program 2013 to 2017 and Operational Plan 2013/2014 shows that the majority of actions have been commenced. The Draft Woollahra LEP 2013 (the Principal LEP) and the Comprehensive DCP continue to be the two main actions. These two projects have been prioritised by the Council and are now at advanced stages.

Emphasis is also being placed on projects within the heritage conservation program. Consequently, several heritage projects have been completed and substantial work has been carried out on others, as detailed in annexure 1.

Chris Bluett
Manager Strategic Planning

Peter Kauter
Acting Manager Development Control

Allan Coker
Director Planning and Development

Annexures:

- 1 DPOP Quarterly Progress Report March 2014 for Goal 4 (Well planned neighbourhoods) – *distributed separately*
- 2 Graphical presentation of development activity turnaround time for the March 2014 quarter.

Item No: R1 Recommendation to Council
Subject: ALTONA
Author: Amelia Parkins, Strategic Heritage Officer
File No: 505.54
Reason for Report: To respond to an adopted notice of motion requiring a report on the heritage significance of the property at 54-56 Wunulla Road, Point Piper.

Recommendation:

- A. That the heritage assessment for 54-56 Wunulla Road, Point Piper be received and noted.
- B. That no further action regarding the local heritage listing of the property be taken.

Background

Notice of motion

On 11 June 2013 Council adopted the notice of motion:

That a report be prepared for the Urban Planning Committee considering the heritage significance and possible heritage listing of the property at 54-56 Wunulla Road, Point Piper, known as Altona including its curtilage.

On 5 March 2014 heritage consultants, Paul Davies Pty Ltd, were engaged to prepare an assessment of significance for the property and a recommendation on whether it should be listed as a heritage item in the Woollahra LEP 1995.

Description

The house at 54-56 Wunulla Road, Point Piper was originally constructed in 1903-1904 as a two storey Victorian Italianate residence. When viewed from Wunulla Road, the existing building reads as a faux Inter-War Mediterranean style house with modern additions to either side. The waterfront elevation reveals the only remaining original elements of the house including two chimneys, a faceted rendered parapet and tower.

The historical investigation revealed that the existing building on the site has been extended to approximately three times its original footprint. It has undergone at least six structural and aesthetic makeovers including being converted into flats followed by substantial demolition of internal walls to return it to a single dwelling.

The interior of the property was not accessed as part of this study. However, real estate images from the recent sale of the property indicate a thoroughly modernised interior with minimal remnants of fabric from earlier periods. A detailed examination of previous DA files, including plans and supporting material, confirm progressive upgrades of fabric over the history of the building.

Assessment of significance

The subject property has been assessed using the criteria contained in the document titled Assessing Heritage Significance¹. The principles and definitions set out in the Australia ICOMOS² Burra Charter 2013 and its Practice Notes were also used.

¹ Assessing Heritage Significance, NSW Heritage Office 2001 (Heritage Manual Update)

² The Burra Charter, 2013, The Australia ICOMOS Charter for Places of Cultural Significance

Criteria for assessing cultural heritage significance

The NSW Heritage Manual identifies seven criteria for evaluating the heritage significance of an item, place or site, which can be applied at a local, state or national level. The subject site at 54-56 Wunulla Road, Point Piper, has been assessed against these criteria in the report prepared by Paul Davies Pty Ltd (**annexure 1**).

Criterion (a) Historical Significance

An item is important in the course, or pattern, of the local area's cultural or natural history.

A detailed historical investigation combined with a visual assessment of the existing fabric (viewed from the public domain) indicates that the existing building has been substantially altered. The extent of alterations to the physical fabric has meant the building is no longer able to demonstrate its historical development over time.

The subject property does not reach the threshold for heritage listing under this criterion.

Criterion (b) Historical Association

An item has strong or special association with the life or works of a person, or a group of persons, of importance in the cultural or natural history of the local area.

The historical investigation indicates that the following people have historical associations with the house (some brief and incidental):

- **1905 – 1954** Augustus James, NSW Education Minister 1916-1920 and later a Justice, and his wife Altona James. The couple built the house for themselves and named it for Altona. They resided in the house until the death of Justice James in 1934, when Altona James had the house divided into flats, and continued to reside there until her death in 1954. This is therefore a long-term historical association.
- **1962-1972** Bruce Herbert Jackson and his wife Mans Elsie Jackson who converted the property to an exclusive private hotel. Their son Bruce Jackson (3 June 1949 – 29 January 2011), a renowned Australian audio engineer, lived at Altona in his youth.
- **1974-1986** Peggy and Jack Moore, who continued the exclusive private hotel use of the property, with many celebrities staying in the hotel during this period.
- **1988-1991** Dr Robert Hampshire, who converted the house back into a private residence.
- **1991-1992** Harry Barrett, a Strathfield car salesman and bookmaker and his wife Pat Barrett.
- **1992-2002** Matthew Handbury, nephew of Rupert Murdoch and a Murdoch Magazines chairman, and his wife Fiona, a model.
- **2002-2013** Deke Miskin, a former teenage magazine publishing industry entrepreneur and Eve Miskin, a swimwear designer and former model.

The extent of the alterations undertaken throughout the history of the property has meant the historical associations are no longer reflected in the physical fabric of the place. For instance, the only remnant fabric from the original owners/ occupants for whom the house was built, Altona and Justice Augustus James, is a parapet, two chimneys and a tower.

The subject property does not reach the threshold for heritage listing under this criterion as the physical fabric of the house has been altered to the extent that it can no longer provide evidence of particular historical associations.

Criterion (c) Aesthetic/ Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

The subject property is not a major work of an important architect. The extensive progressive alterations and additions to the property have resulted in a loss of integrity and a building that is not representative of any particular architectural style or period.

The subject property does not reach the threshold for heritage listing under this criterion.

Criteria (d) Social Significance

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

The assessment did not identify any social significance for the property.

The subject property does not reach the threshold for heritage listing under this criterion.

Criteria (e) Research Potential

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

No research potential has been identified for the house. The physical fabric has been altered to the extent that it does not reflect any architectural period or style with integrity.

The subject property does not reach the threshold for heritage listing under this criterion.

Criteria (f) Rarity

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.

The original building dating from 1903- 1904 has been heavily altered and extended. It is not rare.

The subject property does not reach the threshold for heritage listing under this criterion.

Criteria (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or environments.

The house does not represent any particular architectural period or style.

The subject property does not reach the threshold for heritage listing under this criterion.

Conclusion

The property 'Altona' at 54-56 Wunulla Road, Point Piper, has been assessed against the industry best practice heritage criteria. Based on the findings of this assessment the building does not meet the threshold of significance warranting local heritage listing.

Amelia Parkins
Strategic Heritage Officer

Chris Bluett
Manager Strategic Planning

Annexures:

Annexure 1 'Altona'- Heritage Assessment Report by Paul Davies Pty Ltd, dated April 2014

Political Donations – matters to be considered by Councillors at Meetings

