

# Urban Planning Committee Minutes

Monday 17 December 2007

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# Urban Planning Committee Minutes

**Minutes of the Meeting held on  
Monday 17 December 2007 at 6.00pm**

**Present: Councillors**

John Comino (Chair)  
Claudia Cullen (part Item R2)  
Christopher Dawson  
Wilhelmina Gardner  
Kerri Huxley  
Julian Martin (part Item R1 – R2)  
David Shoebridge

**Staff:**

C Bluett (Manager – Strategic Planning)  
A Coker (Director – Planning & Development)  
L Windle (Manager – Governance)

**Also in Attendance:**

Nil

## **Leave of Absence**

Leave of Absence previously granted by Council: Nil

Apologies: Nil

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## **Late Correspondence**

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

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## **Declarations of Interest**

Nil

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

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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 26 November 2007**  
**Author:** Les Windle – Manager Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of 26 November 2007 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.

**(Huxley/Gardner)**

**Resolved:**

That the Minutes of the Urban Planning Committee Meeting of 26 November 2007 be taken as read and confirmed.

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**Items with Recommendations from this Committee  
Submitted to the Council for Decision (Items R1 to R2)**

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**Item No:** R1 Recommendation to Council  
**Subject:** **Public Car Parking in the Double Bay Commercial Centre - Proposed Amendments to Woollahra Section 94 Contributions Plan 2002 and Woollahra DCP for Off-Street Car Parking Provision and servicing facilities**  
**Author:** Chris Bluett - Manager Strategic Planning  
**File No:** 136.G  
**Reason for Report:** To respond to a decision of the Council made on 26 November 2007 regarding proposed changes to the Woollahra Section 94 Contributions Plan 2002 and Woollahra DCP for Off-street Car Parking Provision and Servicing Facilities, both of which relate to public car parking in the Double Bay Commercial Centre.

**(Huxley/Gardner)**

**Recommendation:**

- A. That a draft development control plan be prepared to amend Woollahra Development Control Plan for Off-street Car Parking Provision and Servicing Facilities by removing the requirement for additional off-street car parking and the requirement for a contribution under Woollahra Section 94 Contributions Plan 2002 for development involving a change of use in the Double Bay Commercial Centre, unless the proposed development will result in a net increase in gross floor area.

- B. That a draft development control plan be prepared to amend the Double Bay Commercial Centre Development Control Plan by including references which have the effect of allowing exemptions for off-street car parking provision and car parking section 94 contributions for certain development proposals, including change of use proposals, described in the Development Control Plan for Off-street Car Parking Provision and Servicing Facilities and the Woollahra Section 94 Contributions Plan 2002.
- C. That a draft contributions plan be prepared to amend Woollahra Section 94 Contributions Plan 2002 by:
- (i) reducing the contribution for car parking in the Double Bay Commercial Centre from \$38,496 per space to \$27,325 per space,
  - (ii) making consequential changes to the Contributions Plan, including changes to the following clauses:
    - (a) clause 2.1 (schedule of contribution rates) - change contribution rate
    - (b) clause 2.2 (works schedule) – update the total cost figure for providing additional public parking in the Cross Street Car Park and the staging for the works
    - (c) clause 3.3 (land and development to which plan applies) – identify the exemption for change of use proposals and provide a cross reference to the Car Parking DCP
    - (d) clause 4.7.2 (additional public facilities), clause 4.7.3 (apportionment of costs) and clause 4.7.4 (contribution calculations) –update the total cost figure for providing additional public parking in the Cross Street Car Park; insert the new contribution rate; and note the exemption for change of use proposals.
- D. That a meeting of the Strategic Planning Working Party be convened in late January/early February 2008 to consider part D of the Council Resolution of 26 November 2007 referred to in the report by the Manager Strategic Planning to the Urban Planning Committee meeting on 17 December 2007 and that the further investigation into the provision of parking in Double Bay include a review of the application of the Section 94 Contributions Plan generally.

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<b>Item No:</b>	R2 Recommendation to Council
<b>Subject:</b>	<b>Draft Woollahra LEP 1995 (Amendment No.60) - Neighbourhood Centres and William Street Paddington</b>
<b>Author:</b>	Chris Bluett - Manager Strategic Planning
<b>File No:</b>	1064.G (Amendment 60)
<b>Reason for Report:</b>	To inform the Council of advice from the Parliamentary Counsel and Department of Planning. To modify the Council's decision of 29 October 2007.

#### **Motion moved by Councillor Shoebridge**

That the decision of 29 October 2007 regarding Draft Woollahra LEP 1995 be modified by removing item A(i) which calls for the inclusion of a provision delaying the provisions for the William Street Paddington until an amendment to the Paddington Heritage Conservation Area DCP comes into force with the proviso that the change in permissible use in William street be restricted to premises with such uses as at the date the plan is made.

**The Motion lapsed for the want of a seconder.****Motion moved by Councillor Martin  
Seconded by Councillor Dawson**

That the decision of 29 October 2007 regarding Draft Woollahra LEP 1995 be modified by removing item A(i) which calls for the inclusion of a provision delaying the provisions for the William Street Paddington until an amendment to the Paddington Heritage Conservation Area DCP comes into force subject to Clause 14 being amended to read as follows:

***[14] Schedule 2, Development for certain additional purposes***

*Insert at the end of Schedule 2:*

*Land known as Nos. 12 to 42, Nos. 48 to 94, Nos. 3 to 43 and Nos. 45 to 63 William Street, Paddington – fashion shops, shoe shops, jewellery shops, health and beauty shops within the ground floor of the building only, with associated storage and office use on the first floor. The upper floor may also be used for residential purposes.*

**Amendment moved by Councillor Huxley  
Seconded by Councillor Gardner**

That the matter be deferred for further consideration of amending Clause 14 (Schedule 2, Development for certain additional purposes) to require the upper floor of the premises to be used primarily for residential purposes.

**The Amendment was put and carried.  
The Amendment became the Motion.  
The Motion was adopted.**

**Recommendation:**

That the matter be deferred for further consideration of amending Clause 14 (Schedule 2, Development for certain additional purposes) to require the upper floor of the premises to be used primarily for residential purposes.

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There being no further business the meeting concluded at 7.05pm.

*We certify that the pages numbered 3442 to 3447 inclusive are the Minutes of the Urban Planning Committee Meeting held on 17 December 2007 and confirmed by the Urban Planning Committee on 29 January 2008 as correct.*

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**Chairperson**

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**Secretary of Committee**