

# Urban Planning Committee Minutes

Monday 24 November 2014

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# Urban Planning Committee Minutes

**Minutes of the Meeting held on  
Monday 24 November 2014 at 6.06pm**

**Present:** Her Worship the Mayor, Councillor Toni Zeltzer ex-officio (Item R2)  
Councillors Katherine O'Regan (Chair)  
Ted Bennett  
Anthony Boskovitz  
Luise Elsing  
James Keulemans  
Deborah Thomas  
Jeff Zulman

**Staff:** Craig Bennett (Manager – Governance & Council Support)  
Allan Coker (Director – Planning & Development)  
Brendan Metcalfe (Strategic Planner)

**Also in Attendance:** Nil

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## 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

Councillor Boskovitz declared a Non-Significant, Non-Pecuniary Interest in item R1 Planning Proposal for 83 and 83A Yarranabee Road, Darling Point as Sue Francis who acts on behalf of the applicant in this matter is a member of the Sydney Joint Regional Planning Panel (JRPP), of which he is a member of for this Council. Councillor Boskovitz remained in the meeting, participated in the debate and voted on this matter.

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

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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 10 November 2014**  
**Author:** Craig Bennett – Manager Governance & Council Support  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of 10 November 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.

(Elsing/Bennett)

**Resolved:**

That the Minutes of the Urban Planning Committee Meeting of 10 November 2014 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:** **Planning Proposal for 83 and 83A Yarranabee Road, Darling Point**  
**Author:** Brendan Metcalfe - Strategic Planner  
**File No:** 1064.G Plan Prop 8  
**Reason for Report:** To report on the planning proposal prepared by City Plan Strategy and Development and Tzannes Associates for 83 and 83A Yarranabee Road. To obtain Council's approval to prepare an amended planning proposal and forward it to the Department of Planning and Environment for a gateway determination.

**Note:** Councillor Boskovitz declared a Non-Significant, Non-Pecuniary Interest in this item, as Sue Francis who acts on behalf of the applicant in this matter is a member of the Sydney Joint Regional Planning Panel (JRPP), of which he is a member of for this Council. Councillor Boskovitz remained in the meeting, participated in the debate and voted on this matter.

**Note:** Alec Tzannes, Architect for the Applicant addressed the Committee.

(Thomas/Zulman)

**Recommendation:**

- A. That the planning proposal prepared by City Plan Strategy and Development and Tzannes Associates for 83 and 83A Yarranabee Road, Darling Point, as contained in Annexure 1 of the report to the Urban Planning Committee meeting of 24 November 2014 be forwarded to the Minister for Planning requesting a gateway determination so that it can be placed on public exhibition subject to the building heights being expressed as height above ground level (existing) in metres rather than reduced levels.
- B. That the planning proposal controls are:
- floor space ratio of 1.2:1 over both lots
  - maximum building height of 15.2m and a second height of 5.7m over 83 Yarranabee Road
  - maximum building height of part 10.5m and part 15.2m over 83A Yarranabee Road
  - foreshore building line of 18m for residential flat building development.
- C. That when requesting a gateway determination for the planning proposal at point A above, the Council seek delegation of the plan-making steps under section 59 of the *Environmental Planning and Assessment Act 1979*.
- D. That the applicant meets all costs associated with the preparation and completion of the planning proposal as set out in the Council's fees and charges.

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

***For the Motion***

***Against the Motion***

Councillor Boskovitz  
Councillor Bennett  
Councillor Elsing  
Councillor Keulemans  
Councillor O'Regan  
Councillor Thomas  
Councillor Zulman

Nil

***7/0***

**Item No:** R2 Recommendation to Council  
**Subject:** **The Double Bay Place Plan**  
**Author:** Allan Coker – Director Planning and Development  
**File No:** 1262.G  
**Reason for Report:** To present the minutes of the last Double Bay working party meeting held on 13 November 2014 and to present and explain the draft Double Bay Place Plan for adoption.

**Motion moved by Councillor Elsing  
Seconded by Councillor Keulemans**

- A. THAT Council note the minutes of the Double Working Party meeting held on 13 November 2014.
- B. THAT Council adopt the draft Double Bay Place Plan, noting that actions will be considered for inclusion in the Delivery Program and Operational Plan on an annual basis in accordance with Council's annual budget process.
- C. THAT Council thank all the members of the Double Bay Working Party for their positive contributions to the preparation of the Double Bay Place Plan, in particular Prof. Ed Blakely who's advice and guidance has been invaluable during the process.

**An amendment was moved by Councillor Boskovitz**

- A. THAT Council note the minutes of the Double Working Party meeting held on 13 November 2014.
- B. THAT Council adopt the draft Double Bay Place Plan, noting that actions will be considered for inclusion in the Delivery Program and Operational Plan on an annual basis in accordance with Council's annual budget process.
- C. THAT Council thank all the members of the Double Bay Working Party for their positive contributions to the preparation of the Double Bay Place Plan, in particular Prof. Ed Blakely who's advice and guidance has been invaluable during the process.
- D. THAT Council do not implement a place manager for Double Bay at this point in time.

**The Amendment lapsed for want of a Seconder**

**The Motion was put and carried.**

**(Elsing/Keulemans)**

**Recommendation:**

- A. THAT Council note the minutes of the Double Working Party meeting held on 13 November 2014.
- B. THAT Council adopt the draft Double Bay Place Plan, noting that actions will be considered for inclusion in the Delivery Program and Operational Plan on an annual basis in accordance with Council's annual budget process.

- C. THAT Council thank all the members of the Double Bay Working Party for their positive contributions to the preparation of the Double Bay Place Plan, in particular Prof. Ed Blakely who's advice and guidance has been invaluable during the 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 Bennett  
Councillor Elsing  
Councillor Keulemans  
Councillor O'Regan  
Councillor Thomas  
Councillor Zeltzer  
Councillor Zulman

***Against the Motion***

Councillor Boskovitz

***7/1***

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There being no further business the meeting concluded at 7.25 pm.

***We certify that the pages numbered 4172 to 4178 inclusive are the Minutes of the Urban Planning Committee Meeting held on 24 November 2014 and confirmed by the Urban Planning Committee on 15 December 2014 as correct.***

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**Chairperson**

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**Secretary of Committee**