

Urban Planning Committee Minutes

Monday 14 February 2005

TABLE OF CONTENTS

D1 Confirmation of Minutes of Meeting held on 31 January 2005..... 116

D2 Built Environment Principal Activity – Second Quarterly Management Plan Review..... 116

R1 Advanx Site Darlinghurst - Amended masterplan and stage 1 DA 117

Urban Planning Committee Minutes

**Minutes of the Meeting held on
Monday 14 February 2005 at 6.05pm**

Present: His Worship the Mayor, Councillor Rundle, ex-officio (arrived during item D2)
Councillor David Shoebridge (Chair)
John Comino
Christopher Dawson
Keri Huxley
Julian Martin (arrived during item D2)
Isabelle Shapiro
Fiona Sinclair King (arrived during item D2)

Staff: C Bluett (Manager – Strategic Planning)
A Coker (Director – Planning & Development)
L Windle (Manager – Governance)
M Zulaikha (Team Leader – Urban Design)

Also in Attendance: Nil

Leave of Absence

Leave of Absence previously granted by Council: Nil

Apologies: Nil

Late Correspondence

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

Declarations of Interest

Nil

Items Decided by this Committee using its Delegated Authority (Items D1 to D2)

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 31 January 2005**
Author: Les Windle – Manager Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of 31 January 2005 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.

(Comino/Shapiro)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 31 January 2005 be taken as read and confirmed.

Item No: D2 Delegated to Committee
Subject: **Built Environment Principal Activity – Second Quarterly Management Plan Review**
Author: Chris Bluett – Manager Strategic Planning
File No:
Reason for Report: To review the status of services, for the Management Plan principal activity of Built Environment for the three months ending 31 December 2004

(Huxley/Sinclair King)

Resolved:

- A. That the status of projects for the Built Environment principal activity be noted.
- B. That variations to projects be agreed subject to adoption of the relevant budget variations included in the separately reported quarterly financial review.
- C. That further information be obtained from the Department of Commerce in relation to the Conservation Management Plan for Strickland House and that the Notice of Motion requiring a report on a policy relating to roof terraces in the Woollahra Municipality be given a high priority.

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

Item No: R1 Recommendation to Council
Subject: **Advanx Site Darlinghurst - Amended masterplan and stage 1 DA**
Author: Margaret Zulaikha
File No: 833.G/Advanx
Reason for Report: To gain Council endorsement of submission on the amended DA

Note: M/s Sarah Kelly from CPG Developments, the land owner and developer of the site, Mr John Richardson from the Paddington Society and Mr Michael Rolfe a local resident who has been involved in a number of Council working parties looking at the floor of the Rushcutters Bay area, addressed the meeting.

(Huxley/Sinclair King)

Recommendation:

1. That the submission on the Amended Masterplan and Stage 1 Development Application of the Advanx site in Darlinghurst be amended to include discussion of the following additional concerns:
 - Restriction of the height limit to the 12 metres under the South Sydney controls,
 - The need for a greater public benefit including increased open space; clear through links through the site that are both accessible to the public and allow a clear view through the same for pedestrians; increased public access to the semi-private open space between buildings D and C;
 - The density remains excessive for the site;
 - Whether the car parking can be lowered given the existing drainage easement and hydrology concerns;
 - The overall height reduction of the amended submission is only 3 meters and the applicants submission that it is a reduction from 10 stories to 8 stories fails to acknowledge that the overall reduction in height is minimal;
 - Whether there is adequate provision of public parking; and
 - Whether the claimed FSR bonuses are correct.
2. That the amended submission be circulated to all Councillors for comment prior to submission to the City of Sydney.
3. That the Mayor and appropriate staff attend the City of Sydney Council planning meeting to argue strongly against the development in its amended form.

There being no further business the meeting concluded at 8.15pm.

We certify that the pages numbered 113 to 118 inclusive are the Minutes of the Urban Planning Committee Meeting held on 14 February 2005 and confirmed by the Urban Planning Committee on 28 February 2005 as correct.

Chairperson

Secretary of Committee