

Urban Planning Committee Minutes

Monday 11 October 2004

TABLE OF CONTENTS

D1 Confirmation of Minutes of Meeting held on 27 September 2004.....1903

R1 Nos. 70-78 Edgecliff Road, Woollahra (former Holy Cross College) –request to amend
Woollahra LEP 1995 to allow residential flat buildings.....1903

Urban Planning Committee Minutes

**Minutes of the Meeting held on
Monday 11 October 2004 at 6.00pm**

Present: Councillor David Shoebridge (Chair)
John Comino
Christopher Dawson
Keri Huxley
Julian Martin

Staff: C Bluett (Manager – Strategic Planning)
A Coker (Director – Planning & Development)
S O’Connor (Secretary - Governance)

Also in Attendance: Nil

Leave of Absence

Leave of Absence previously granted by Council: Councillor Shapiro

Apologies: Apologies were received and accepted from Councillors Rundle & Sinclair King and Leave of Absence granted.

Late Correspondence

Late correspondence was submitted to the committee in relation to Item: R1

Declarations of Interest

Note: Councillor Comino declared an interest in item R1, stating that he personally knew the owner of the site.

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

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 27 September 2004**
Author: Les Windle – Manager Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of 27 September 2004 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/Dawson)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 27 September 2004 be taken as read and confirmed.

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

Item No: R1 Recommendation to Council
Subject: **Nos. 70-78 Edgecliff Road, Woollahra (former Holy Cross College) – request to amend Woollahra LEP 1995 to allow residential flat buildings.**
Author: Anita Lakeland - Team Leader Strategic Planning
File No: 148.82-84
Reason for Report: To respond to a request to amend Woollahra Local Environmental Plan 1995 by including development for the purpose of residential flat buildings as permissible development on the former Holy Cross College site.

Note: Councillor Comino declared an interest in this matter, stating that he personally knew the owner of the site.

Note: Late correspondence was tabled by Mr Lance Doyle.

Note: This matter was referred to the Council meeting of 11 October 2004 as a Matter of Urgency and was adopted.

(Huxley/Dawson)

Recommendation:

- A. THAT Council, whilst noting the email from the applicant to withdraw the matter and the request to have the matter removed from consideration by the Council, refuse the request to broaden the range of permissible uses of Nos. 70-78 Edgecliff Road, Woollahra, for the purposes of residential flat buildings for the following reasons:

- (i) The site accommodates an important community facility in the form of a school and there is a demonstrated demand for the continuation of that school.
 - (ii) The applicant has not demonstrated that the Special Uses (Existing School) zone is redundant and that the site is or will become surplus to educational needs. Therefore it would be premature for the Council to agree to a change to the permissible uses.
 - (iii) The applicant has not adequately demonstrated a demand for residential uses on the site.
 - (iv) Inclusion of residential development as a permissible use is inconsistent with the current land use zone and would create an element of confusion with the zone's intention.
 - (v) The site is currently being used for the purpose for which it is zoned and therefore the proposal does not meet the requirements for consideration under Option 3 of the Woollahra Housing Study and Strategy 1997.
 - (vi) The application is not consistent with objectives within Woollahra LEP 1995 relating to residential development, community services and facilities, traffic and transport, public and private open space, recreation and tourism, the landscape, heritage conservation, and excavation of land.
 - (vii) The statement of heritage impact submitted with the application has not adequately identified the heritage significance of the site and its buildings or the heritage impact of the proposed development.
 - (viii) The applicant has not given adequate consideration to the protection of the heritage significance of the school, the precinct or the heritage conservation area.
 - (ix) The application does not satisfy one or more of Council's criteria for assessing applications that seek amendments to local statutory planning instruments.
- B. THAT in light of the recommendation for deferral arising from the Urban Planning Committee meeting of 27 September 2004, the recommendation of the Committee from its meeting of 11 October 2004, proceed to the Council meeting on 11 October 2004, as a matter of urgency.

There being no further business the meeting concluded at 6.13 pm.

We certify that the pages numbered 1900 to 1904 inclusive are the Minutes of the Urban Planning Committee Meeting held on 11 October 2004 and confirmed by the Urban Planning Committee on 1 November 2004 as correct.

Chairperson

Secretary of Committee