



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 14 December 2009*

Time: *5.00pm*

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 (“R” Items)

- 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.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- 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 (“D” Items)

- 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

10 December 2009

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio
Councillors Chris Howe (Chair)
Peter Cavanagh
Lucienne Edelman (Deputy)
Ian Plater
David Shoebridge
Malcolm Young
Toni Zeltzer

Dear Councillors

Urban Planning Committee Meeting – 14 December 2009

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 **Council Chambers, 536 New South Head Road, Double Bay, on Monday 14 December 2009 at 5.00pm.**

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	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 30 November 2009	1
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Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	The Opportunity sites and section 62 consultation for the Woollahra Principal Local Environmental Plan – 1064.G Principal LEP	2
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Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 30 November 2009**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 30 November 2009 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 30 November 2009 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: R1 Recommendation to Council

Subject: **THE OPPORTUNITY SITES AND SECTION 62 CONSULTATION FOR THE WOOLLAHRA PRINCIPAL LOCAL ENVIRONMENTAL PLAN**

Author: Jacquelyne Jeffery - Team Leader Strategic Planning

File No: 1064.G Principal LEP

Reason for Report: To confirm the list of sites that will be the subject of specific consultation when Council's planners commence community consultation for Woollahra's new Principal Local Environmental Plan under section 62 of the *Environmental Planning and Assessment Act 1979* (the Act).

Recommendation

That the list of opportunity sites, as set out in Table 1 of the report to the Urban Planning Committee on 14 December 2009, be made available for public comment as part of the section 62 consultation for the preparation of the Woollahra Principal Local Environmental Plan.

1. Background

On 12 October 2009 the Urban Planning Committee considered a report on the consultation model for the preparation of Woollahra's new Principal Local Environmental Plan (LEP). Consequently, on 2 November 2009 Council resolved—

Noting the proposed gazettal date is no earlier than March 2011, that Council endorse the consultation model for the draft Woollahra Principal LEP provided at Annexure 1 of the report to the Urban Planning Committee meeting on 12 October 2009 subject to the section 62 consultation also include consultation with residents of any other targeted sites.

The section 62¹ consultation model as recommended in the planner's report to Council did not propose consultation with residents on the targeted sites. The Urban Planning Committee amended that recommendation to include all the targeted sites for consultation.

The targeted sites referred to in the resolution are the opportunity sites presented at the Strategic Planning Working Party (SPWP) meetings of 18 June 2009, 9 July 2009, 6 August 2009 and 5 November 2009.

The opportunity sites are locations where we have established a sound planning justification to increase development potential of the land (by increasing the maximum building height and floorspace ratio, and also at some locations, by rezoning to allow residential flat buildings or mixed use developments) to meet the State Government's housing target for Woollahra.

2. Purpose of the report

We seek Council's approval to consult the community on the list of opportunity sites (identified in **Table 1** below) as part of the section 62 consultation for preparing the Woollahra Principal LEP.

¹ section 62 of the *Environmental Planning and Assessment Act 1979*

3. Does Council have to identify opportunity sites for increased development potential?

Council must identify sites for increased development potential as Council has to demonstrate that the new Woollahra Principal LEP has the capacity to meet the housing targets set by the State Government in the draft East Subregional Strategy.

We have identified the latent capacity in the business and medium density residential zoned land across the LGA under the current Woollahra LEP 1995, and estimate that the existing planning control framework could reasonably yield 1,300 new dwellings if that land is developed to its highest and best potential. However, this means our dwelling capacity has a shortfall of approximately 875 new dwellings.

To meet the State Government's housing targets we have sought to identify suitable locations for increasing development potential—the result is the opportunity sites, which are estimated to yield 1,000 new dwellings.

4. List of opportunities sites

The opportunity sites were discussed at the SPWP meetings. These are listed in **Table 1** below.

Table 1—The Opportunity Sites	
Bellevue Hill	Rose Bay
<ul style="list-style-type: none"> Cooper Park bowling green: 9A Cooper Park Road 	<ul style="list-style-type: none"> 646–692 Old South Head Road (between Dudley Road and Fernleigh Road) 740–760 New South Head Road and 1–9 Caledonian Road Ian Street car park: 16–18 Dover Road 12–30 Albemarle Avenue 1A, 1–19 Beresford Road and 609–613 New South Head Road
Double Bay	
<ul style="list-style-type: none"> 6–12 Leura Road 315-333 and 349-359 New South Head Road and 5-7 Manning Road 	
Edgecliff	Vaucluse
<ul style="list-style-type: none"> Edgecliff Centre: 203–233 and 235–285 New South Head Road Eastern Gateway: 240–246 New South Head Road (Thane Building) Western Gateway: 2–14 New Beach Road and 73–79 New South Head Road (service station site) 	<ul style="list-style-type: none"> Vaucluse Village: 1–7 Hopetoun Avenue, 22A–24 New South Head Road, 1 Petrarch Avenue (land at edge of Vaucluse Village) and 77 New South Head Road (car wash site) 30–58 Old South Head Road (between Clarendon Street and Captain Pipers Lane)
Paddington	Woollahra
<ul style="list-style-type: none"> Sydney Grammar School tennis courts: 33 Neild Avenue 27–31 Neild Avenue (Department of Housing) Scottish Hospital: 74 Brown Street Hampden Precinct: 15–21 Hampden Street, 10A, 10 and 23 Royston Street, 10 Cecil Street and 8 Soudan Lane 52 Hopewell Street 12–14 Wentworth Street and 36 Jersey Road 444 Oxford Street and 22 George Street 	<ul style="list-style-type: none"> 1–11 Edgecliff Road and 118 Old South Head Road Woollahra Station: Edgecliff and Wallaroy Road 30–36 Moncur Street (Department of Housing) 38–178 Oxford Street (between Queen Street and Ocean Street)
<p>NB: There are no opportunity sites in Darling Point or Point Piper.</p>	

These sites were identified following critical planning analysis of all land within the Woollahra local government area (LGA). There is sound planning justification to increase development potential at each of these locations (i.e. by increasing the maximum building height and floorspace ratio, and in some by rezoning to allow residential flat buildings or mixed use developments).

The urban design and planning justifications used to assess the suitability of the opportunity sites are—

- Increased development potential will be in context with the existing character of surrounding development.
- Increased development potential will reflect the desired future character of the area.
- Increased development potential is consistent with an adjoining Council's controls (for land on the LGA boundary).
- Controls provide a suitable built form transition between adjoining zones (eg between low and medium density residential zones).
- Topography secures reasonable solar access and views to adjoining areas.
- Lot orientation secures reasonable solar access and views within the site and to adjoining areas.
- Proximity to centres to facilitate access to public transport and services.
- Proximity to public transport nodes.
- Proximity to main road.

The opportunity to change the planning controls on the opportunity sites was discussed at the SPWP meetings of 18 June 2009, 9 July 2009, 6 August 2009 and 5 November. Councillors attending these SPWP meetings provided broad, but not unreserved, support to investigate an increase of development potential on these sites.

A summary of each site, including the possible height, floorspace ratio and zone changes that will be made available to the public under section 62 consultation is provided in **annexure 1**.

5. Consultation under section 62 of the Act

In identifying the opportunity sites, we have tried to find a suitable balance between protecting local character and providing for increased housing opportunities; and we have worked hard to limit the extent of change to only 24 locations.

Notwithstanding, we recognise that some of our approaches for change will raise particular interest or concern within the community.

The section 62 consultation allows us to test our approach to achieving the housing targets, listen to community views on the opportunity sites and possible planning changes, as well as seek ideas on other potential sites suitable for increased development potential.

Section 62 of the Act² requires that when preparing the draft Principal LEP, Council must consult with public authorities, adjoining local councils and other persons as Council determines.

Our consultation under section 62 will be consistent with the Act, and also the consultation model adopted by Council on 2 November 2009, which is to—

² The Draft Woollahra Principal LEP is being prepared under the plan making provisions of the *Environmental Planning and Assessment Act 1979* which were in place prior to recent amendments to the Act.

- target public authorities about State Government policy direction and asset management
- raise awareness within the community that Council is preparing a draft Principal LEP
- target adjoining local councils about subregional policy matters and LGA boundary issues
- inform the community about Council's key planning directions for preparing the draft Principal LEP, which are to:
 - take a translation approach by largely converting the current controls Woollahra Local Environmental Plan 1995 (WLEP 95) into the new LEP
 - provide capacity for 2,175 new dwellings to meet the State Government's housing target set out in the draft East Subregional Strategy³
- focus increased density on the centres, especially Edgecliff; and avoid changes to the low density residential areas
- consult the community and target stakeholders on key strategy and policy changes that may be proposed in and around Edgecliff
- consult the community and stakeholders on the targeted sites (i.e. the opportunity sites identified at the SPWP meetings).

We expect that consultation activities, such as information sessions and meetings with key stakeholders, will commence in February 2010 after school holiday break. General information about Woollahra's new draft Principal LEP will be available on the website by the end of this year. The website information will seek to raise awareness about the new LEP and inform the community of key planning directions, such as the housing targets we must meet to comply with the State Government's draft East Subregional Strategy.

Submissions received during section 62 consultation will be reported to Council. The submissions, along with other planning considerations, will help inform Council when finalising the draft Principal LEP that will then be adopted for further public exhibition under section 66 of the Act.

6. Conclusion

Following a critical urban design and planning analysis of all sites across the Woollahra LGA we have identified 24 locations where there is sound planning justification to allow for increased development potential. We refer to these sites as the opportunity sites.

This report seeks confirmation that the opportunity sites, as listed in **Table 1** of this report, which are further summarised in **annexure 1**, may be made available for public comment as part of the section 62 consultation for the preparation of the Woollahra Principal Local Environmental Plan.

The section 62 consultation presents us with a wonderful opportunity to put our ideas to the community and listen to their views, which will then inform the preparation of Woollahra's new Principal LEP.

Jacquelyne Jeffery
Team Leader Strategic Planning

Chris Bluett
Manager Strategic Planning

³ The figure of 2,175 represents 75% of the total housing target of 2,900 additional dwellings required by the year 2031 in the draft East Subregional Strategy.

Annexure

Annexure 1: Opportunity sites—Summary information on each site, including the proposed height, floorspace ratio and zone that will be made available to the public under section 62 consultation (November 2009): *Distributed separately*

**POLITICAL DONATIONS DECISION MAKING FLOWCHART
 FOR THE INFORMATION OF COUNCILLORS**

