



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 27 May 2013*

Time: *6.00pm*

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

23 May 2013

To: His Worship the Mayor, Councillor Andrew Petrie ex-officio
Councillors Greg Levenston (Chair)
 Ted Bennett
 Luise Elsing
 Elena Kirillova
 Katherine O'Regan
 Matthew Robertson
 Toni Zeltzer (Deputy Chair)

Dear Councillors

Urban Planning Committee Meeting – 27 May 2013

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 **Thornton Room (Committee Room), 536 New South Head Road, Double Bay, on Monday 27 May 2013 at 6.00pm.**

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 Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 13 May 2013	1
D2	Delivery Program 2009 to 2013 and Operational Plan 2012/13 (DPOP) Quarterly Progress Report March 2013 against Goal 4 – Well planned neighbourhoods – 1229.G * Note: Annexure 1 distributed under separate cover	2

Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Minutes of the Oxford Street Working Party Meeting – 8 May 2013 – 349.G	15
R2	Amendments to Draft Local Environmental Plan 2013 prior to Public Exhibition – 1064.G	22

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 13 May 2013**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 13 May 2013 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 13 May 2013 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: D2 Delegated to Committee

Subject: **Delivery Program 2009 to 2013 and Operational Plan 2012/13 (DPOP) Quarterly Progress Report March 2013 against Goal 4 - Well planned neighbourhoods**

Author: Allan Coker - Director Planning and Development
Chris Bluett - Manager Strategic Planning
Patrick Robinson - Manager Development Control

File No: 1229.G

Reason for Report: To review the status of the Priorities and Actions in Council's Delivery Program 2009 to 2013 and Operational Plan 2012/13 for the three months ending 31 March 2013.

Recommendation

- A. THAT the March 2013 Quarterly Progress Report on Goal 4 (Well planned neighbourhoods) of Council's Delivery Program 2009 to 2013 and Operational Plan 2012/13 be received and noted.
- B. THAT priority be given to the completion of the Woollahra Principal LEP and Comprehensive DCP.

1. Background

Council adopted its Delivery Program 2009 to 2013 and Operational Plan 2012/13 (DPOP) in June 2012 in accordance with the Integrated Planning and Reporting Legislation for NSW Local Government. The Delivery Program and Operational Plan are two of the key strategic planning documents that comprise Council's Integrated Planning and Reporting Framework.

It is a requirement under the Integrated Planning and Reporting Legislation that Council report on the progress of its Delivery Program at least every six months. In response to this requirement, and in order to ensure that Council's reporting to the community is transparent, timely and manageable under the legislation, progress reports on the DPOP are presented to Council quarterly for the periods ending 30 September, 31 December, 31 March and 30 June each year.

The framework for quarterly progress reports is consistent with the structure of the Delivery Program and Operational Plan developed around the following interrelated themes and supporting goals:

Theme: Community well-being
Goal 1: A connected and harmonious community.
Goal 2: A supported community.
Goal 3: A creative and vibrant community.

Theme: Quality places and spaces
Goal 4: Well planned neighbourhoods.
Goal 5: Liveable places.
Goal 6: Getting around.

Theme: A healthy environment

Goal 7: Protecting our environment.

Goal 8: Sustainable use of resources.

Theme: Local prosperity

Goal 9: Community focused economic development.

Theme: Community leadership and participation

Goal 10: Working together.

Goal 11: A well-managed Council.

Annexure 1 to this report is Council's Quarterly Progress Report for the period 1 January to 31 March 2013 for Goal 4, being most relevant to the Urban Planning Committee.

Progress comments for all Delivery Program priorities and Operational Plan actions are provided in the tables of **Annexure 1**. Council staff provide updates on these comments on an ongoing basis for internal management purposes, with the comments then collated at the end of the quarter for reporting to Council and the community. Generally, actions included in the Operational Plan relate to the current financial year. However, there are a number of actions that extend beyond June 2013, as indicated in the target date column.

A tick in the final column of the tables in **annexure 1** headed "Updated Comments" indicates that the comments relating to that action have been updated since the previous quarterly report to Council. The purpose of the tick is to enable Councillors and other readers of the report to easily identify where an action status has been updated.

In considering the September DPOP Quarterly Progress Report at its meeting held on 19 November 2012, the Corporate and Works Committee requested that statistics be included in future Quarterly Progress Reports summarising the status of DPOP Actions. The Committee will note the inclusion of this additional information on page 3 of **annexure 1**.

2. Adopted notices of motion and other decisions of the Council

To further improve the efficiency and transparency of Council's Integrated Planning and Reporting procedures, notices of motion and other decisions of the Council which are strategic and/or project based are now included as additional actions in the DPOP and reported on through the Quarterly Progress Report.

Adopted notices of motion which are non-strategic in nature, such as placement of an additional agenda item on a meeting or writing a letter to an organisation, will be monitored administratively.

During the period 1 January to 31 March 2013, one new notice of motion has been identified as strategic and/or project-based in nature. Details of this new action are provided below.

ACTION ARISING FROM A NOTICE OF MOTION	
Action number in 2012/13 Quarterly Progress Report	Action description
4.5.2.3	Canvas the opinions/views of the retail shopping precinct (Edgecliff Road between Bathurst and Adelaide Streets) as to actions (if any) the Council can take to assist them to promote the precinct and a report be submitted to the appropriate Committee. [Refer NOM 18/02/2013].

3. Woollahra Principal LEP

3.1 Timeframe for completing the Principal LEP

The timeframe for completing the Principal LEP has been discussed in two recent reports to the Urban Planning Committee. On 10 December 2012 we reported on a letter received from the Minister for Planning and Infrastructure, the Hon. Brad Hazzard, in which he asked Council to make the LEP a priority work and in doing so provide the Department with a timetable for its completion.

Our report of the 10 December 2012 included a timetable which produced an estimated completion date of May 2014. The Council adopted the timetable on 10 December 2012 and also resolved to submit it to the Department.

In the second quarterly DPOP report which was considered by the Urban Planning Committee on 18 February 2013 we included further discussion on the timeframe. In particular, we mentioned another letter from the Minister expressing his disappointment with our estimated completion date of May 2014. In considering the Minister's concern we set out three options for adjusting the timetable:

1. Reducing the public exhibition period from 12 weeks to 10 weeks.
2. Reducing the period for assessing submissions, consulting with the Strategic Planning Working Party and reporting to Council.
3. Reducing the time for processes carried out by the DPI and Parliamentary Counsel.

We did not support reducing the exhibition period and the Council agreed not to change it. Any savings in item 2 would only be evident once the exhibition had finished and therefore it was considered premature to adjust the timeframe now. Savings arising from item 3 were possible, but lay outside our influence.

The Committee resolved under its delegations that priority be given to completing the Principal LEP and Comprehensive DCP. The Committee did not adjust the timetable for the LEP, although it should be noted the May 2014 completion date does not correspond with the December 2013 target date shown in the DPOP table of actions. This inconsistency needs to be corrected. A new target date is shown the updated table provided in **annexure 1**. The date has regard to a further revision of the timeframe as discussed below.

On 22 April 2013, the General Manager, Director Planning and Development and Manager Strategic Planning met with the Director-General and senior staff from the Department to discuss the timeframe for completing the Principal LEP. Discussion focused on collaborative efforts to finalise the LEP.

The Department gave commitments to prioritise its role in the process and to co-ordinate responses from the Parliamentary Counsel, all in the interests of reducing the delivery date for the LEP. The Council's intention to hold an exhibition period of 12 weeks was acknowledged. It was also recognised that savings associated with the assessment and consideration of submissions could not be guaranteed at the time but should be investigated.

Based on its commitments, and anticipating the possibility of further time savings, the Department was seeking a completion date of March 2014.

Following our meeting with the Department, we considered whether any savings within Council's influence were possible in the post exhibition stage. Two items were identified:

1. The need to hold meetings of the Strategic Planning Working Party in addition to reporting to the Urban Planning Committee.
2. The need to include reclassification of two sites from community land to operational land under the Local Government Act 1993. The reclassification of land automatically triggers a post exhibition public hearing for those lands.

In regard to item 1, we consider reports can be prepared directly for consideration of the Committee without prior discussion with the Panel. This is the practice we have followed for previous policy matters that have passed through the exhibition stage and it has not been shown to disadvantage the process.

In regard to item 2, the two sites are the Queen Street public car park and a parcel of public land at the end of Dumaresq Road, Rose Bay. We reviewed the need to reclassify these public lands at this time and concluded there is no urgency. Reclassification can occur at a later time through a separate planning proposal/LEP.

On 29 April 2013 we presented the Draft Woollahra LEP 2013 to the Strategic and Corporate Committee. Accompanying our report was a memorandum which contained several amendments to the Draft LEP, one of which was the removal of the two sites from Schedule 4 – Classification and reclassification of public land. The Committee accepted the amendment. Council decided on 13 May 2013 to refer the Draft LEP to the Department of Planning and Infrastructure to enable the plan to be certified for public exhibition.

If the assessment and reporting stage for submissions is reduced, and in the absence of a public hearing for the reclassification of public lands, we consider the timeframe for completing the LEP could be changed to March 2014. This change is shown in the table provided in **annexure 1**.

4. Actions within the DPOP associated with the Principal LEP and Comprehensive DCP

When the second quarter DPOP report was being considered by the Urban Planning Committee, Councillors asked for a list of actions which are being undertaken in association with the Principal LEP and Comprehensive DCP projects.

The Woollahra Principal LEP is one of the two main projects within the DPOP. The other project is the Comprehensive DCP. Within the DPOP there are numerous actions which are being carried out as part of the Principal LEP and Comprehensive DCP. Many of those actions have arisen from adopted notices of motion and decisions of Council relating to other projects.

Our report on the Principal LEP, which was considered by the Strategic and Corporate Committee on 29 April 2013, contained a list of actions from the Delivery Program 2009-2013 and Operational Plan 2012-2013 which were dealt with when preparing the LEP (**annexure 2**). These actions were generated by adopted notices of motion or by other decisions of the Council. There are several other DPOP actions which are also associated with the Principal LEP but which were not mentioned in the list considered by the Strategic and Corporate Committee. The full list of actions is provided in the following table.

Actions related to the Principal LEP	
DPOP action number	Action
4.1.1.8	Review planning controls for transition areas between Residential 2(a) and Residential 2(b) zones
4.1.1.10	Amend Paddington Heritage Conservation Area Development Control Plan and Woollahra Local Environmental Plan 1995 to include controls for William Street commercial uses.
4.1.1.13	Review subdivision and allotment size controls in LEP in regard to matters including density, open space, maintenance, deep soil constraints, driveway lengths, maintaining green canopies, protecting views and maintaining heritage curtilages.
4.1.1.14	Review land use zoning and investigate possibility of allowing more retail, restaurant and similar uses for part of Oxford Street between Queen Street and Ocean Street, Woollahra.
4.1.1.17	Report on sites additional to the current opportunity sites that are identified through investigations relating to existing use rights of residential flat buildings in the Residential 2(a) zone.
4.2.1.1	Include sustainability principles within the Principal LEP and consolidated development control plan.
4.2.1.4	Develop policy and controls for sea level rise.
4.3.1.3	Review heritage provisions for Principal LEP (incorporating potential heritage conservation area in Fairfax Road, Bellevue Hill.
4.4.1.1	Prepare new Principal LEP with consideration of diverse housing choice.
4.4.1.2	Carry out the Housing Strategy review with consideration of diverse housing choice.
4.5.1.1	Within the State planning framework prepare a new Principal LEP which limits new housing to areas that are already zoned for medium density housing and to 'opportunity' sites where there is a sound planning justification to increase residential development potential.

Because these actions have been considered when we prepared the LEP, we propose to show them as completed works within DPOP table provided in **annexure 1**. The manner in which the actions have been taken up in the LEP or otherwise discharged is provided in the tables contained in **annexure 1** and **annexure 2**.

Actions within the DPOP which are associated with the Comprehensive DCP are listed the following table. These actions are currently being considered as we prepare the new DCP.

Actions related to the Comprehensive DCP	
DPOP action number	Action
4.1.1.12	Prepare a report on suitable trees for specific areas as part of LEP and DCP reviews.
4.1.1.29	Review advertising sign provisions as part of preparing the new comprehensive DCP.
4.1.1.30	Provide suitable options in the new comprehensive DCP to require electric charging points in new residential development.
4.2.1.2	Review development control plans to incorporate controls for solar energy systems having regard to provisions in SEPP (Infrastructure) 2007.
4.2.1.3	Report on possible amendments to all heritage conservation area DCPs that would encourage the installation of solar electricity and solar hot water panels and in particular that do not provide blanket opposition to the installation of solar panels simply because they can be seen from the public domain.
4.2.1.5	Amend DCPs to restrict installation of desalination plants.
4.4.1.3	Review development control plans with consideration to diverse housing choice.
4.5.1.2	In a new development control plan ensure that built form controls are crafted to protect the important qualities of each precinct/area.

The above DCP-related actions have been considered in the course of our work in preparing the Comprehensive DCP and will be addressed in report to a future meeting of the Urban Planning Committee.

5. Development activity

Annexure 3 provides graphical presentations of development activity turnaround times for the March quarter supporting the Progress Comments relevant to Priority 4.1.2 – Deliver high quality and timely development assessment.

6. Comparative Performance

Annexure 4 provides a comparative performance of Development Application Determinations by Delegation.

7. Conclusion

It is recommended that the March 2013 Quarterly Progress Report on Goal 4 (Well planned neighbourhoods) of Council's Delivery Program 2009 to 2013 and Operational Plan 2012/13, be received and noted.

Chris Bluett
Manager Strategic Planning

Patrick Robinson
Manager Development Control

Allan Coker
Director Planning and Development

Annexures

1. DPOP Quarterly Progress Report March 2013 for Goal 4 (Well planned neighbourhoods) – *distributed separately*.
2. Annexure from report to Strategic and Corporate Committee meeting on 29 April 2013.
3. Graphical presentation of development activity turnaround time for the March quarter.
4. Comparative Performance of DA Determinations by Delegation.

Item No: R1 Recommendation to Council
Subject: Minutes of the Oxford Street Working Party Meeting 8 May 2013
Author: P Kauter, Executive Planner
File No: 349.G
Reason for Report: To submit the minutes of the Oxford Street Working Party meeting 8/5/13

Recommendation:

1. That the minutes of the Oxford Street Working Party meeting 8/5/13 as contained in Annexure 1 of this report be received and noted
2. That the Council adopt the *Oxford Street Working Party Terms of Reference* as contained in Annexure 2 of this report.

Report:

The Oxford Street Working Party was formed following a Council resolution of 22/4/13. Membership of the Working Party was established following expressions of interest by Councillors.

The Working Party met for the first time on 8/5/13. The minutes of that meeting are annexed, see Annexure 1. Annexure 1 includes the Council resolution of 22/4/13 and the names of the Working Party members.

At that first meeting Draft Terms of Reference were circulated to members as part of a report on the Notice of Motion. The Working Party agreed to the Draft Terms of Reference. The purpose of the Working Party as stated in the Draft Terms of Reference is:

To serve as an advisory body to Council to assist with the revitalisation and reinvention of Oxford Street, Paddington. The Working Party shall not operate in a regulatory or authoritative capacity.

In relation to delegated authority the Draft Terms of Reference provide as follows:

The working Party is an advisory committee only and has no delegated authority. The Working Party will report to the Urban Planning Committee as required.

It is considered that the Draft Terms of Reference clearly explains the purpose of the Working Party and adequately formalises its membership and operations.

Conclusion:

The minutes of the Working Party meeting held on 8/5/13 as set-out in Annexure 1 should be noted by the Committee. Also, the Terms of Reference for the Working Party are submitted for the Committee's attention and formal adoption by Council.

P Kauter
Executive Planner

Allan Coker
Director- Planning & Development

Annexures:

1. Minutes of the Oxford Street Working Party held on 8/5/13
2. Draft *Oxford Street Working Party Terms of Reference*

Oxford Street Working Party
Meeting Minutes

Meeting held - Wednesday 8/513

Present: **Councillors:** Andrew Petrie, Mayor (Chair), Peter Cavanagh, Greg Levenston, Matthew Robertson and Susan Wynne

Staff: Allan Coker (Director – Planning & Development), Tom O’Hanlon (Director – Technical Services) and Peter Kauter (Executive Planner)

Apologies: Deborah Thomas, Elena Wise and Toni Zeltzer

Meeting opened: 6.00pm

Item No.	Subject	Discussion	Action
1	Notice of Motion		
	The Working Party considered a report by P Kauter, Executive Planner, addressing matters raised in the Notice of Motion 22/4/13.		
1.1	Terms of reference	The Working Party agreed to the Draft Terms of Reference as contained in Annexure 1 of the report.	Adopted
1.2	Current strategies	The current strategies, including the current status report on the recommendations of the Oxford Street Paddington Commercial Centre Business Study Recommendations 2007 (report annexure 2) were noted.	Noted
1.3	Other matters relevant to Oxford Street	Other matters relevant to Oxford Street were noted. This included the Paddington Business Partnership’s business plan for 2013-2014 (report annexure 3).	Noted
1.4	Potential strategies	There was general discussion on the potential strategies including the multi-stakeholder forum as referred to in Annexure 4 to the report.	Noted
2	General discussion		
2.1	Discerning issues confronting Oxford Street and actions that we can take.	There was broad discussion on how to implement strategies to revitalise & reinvent Oxford Street. These included : <ul style="list-style-type: none"> • engagement of stakeholders, e.g. co-ordinating a multi-stakeholder forum • identifying focus areas, e.g. beautification (public & private domains), financial, transport, planning, stakeholders • developing short, medium & long term goals • support for the Paddington Business Partnership, e.g. matters contained in its business plan • the merit of the Working Party members doing a walk along the Oxford Street commercial area to see the current situation first hand and to get feed back from shop keepers 	The following actions were agreed: <ul style="list-style-type: none"> • a street walk be organised for the Working Party before its next meeting • a stakeholders questionnaire be prepared by staff • invite the Paddington Business Partnership to attend the street walk and next Working Party meeting

There being no further business, the meeting closed at approximately 7.10pm.

NEXT MEETING:

Wednesday 29/5/13 at 6.00pm

Item No:	R2 Recommendation to Council
Subject:	Amendments to Draft Local Environmental Plan 2013 Prior to Public Exhibition
Author:	Brendan Metcalfe –Strategic Planner Anne White – Senior Strategic Planner
File No:	1064.G (Principal LEP Draft Woollahra Plan)
Reason for Report:	To obtain a decision to approve amendments to Draft Woollahra Local Environmental Plan 2013 prior to public exhibition.

Recommendation

That the amendments to Draft Woollahra Local Environmental Plan 2013 outlined in the report to the Urban Planning Committee of 27 May 2013 be submitted to the Department of Planning and Infrastructure for inclusion in the Draft LEP prior to its public exhibition. Specifically:

1. 26 mapping amendments identified in Table 1
2. Inclusion of five additional water based land uses as permissible with consent in Zone RE1 Public Recreation

1. Summary

On Monday 29 April 2013 the Strategic and Corporate Committee considered a report recommending Draft Woollahra Local Environmental Plan 2013 (Draft LEP 2013) be submitted to the Department of Planning and Infrastructure (DP&I) seeking approval to publicly exhibit the plan. On 13 May 2013 Council resolved to endorse Draft LEP 2013 for public exhibition.

Draft LEP 2013 has been prepared using the Standard Instrument, which is the NSW Government's template for local environmental plans. Using this template Draft LEP 2013 seeks to broadly translate the policy intent of Woollahra Local Environmental Plan 1995 (WLEP 95), while fine tuning existing controls to make them more relevant and practical.

Following the Council meeting, we identified minor amendments to Draft LEP 2013 which should be made to the plan prior to public exhibition.

2. Amendments to the Draft LEP

The amendments to Draft LEP 2013 are:

- *Mapping changes*: Minor amendments to the maps to correct errors or omissions.
- *RE1 Public Recreation zone*: Include five additional water-based land uses as permissible with consent in this zone.

These changes are further explained below.

2.1 Mapping changes

Draft LEP 2013 contains two parts: the written instrument and a series of maps. The maps relate to relevant clauses in the written instrument, including development standards such as minimum subdivision lot size, maximum building height and floor space ratio (FSR).

In complying with the Standard Instrument format, all residential and business zones require the application of particular development standards. However, we identified 26 sites where one or more development standards have been omitted from the relevant map layer in Draft LEP 2013. Each site is identified in *Table 1* below, along with the recommended development standard that should be included on the relevant map layer in Draft LEP 2013. Further detail on these sites and the rationale for each development standard is provided in **Annexure 1**.

Table 1: Mapping amendments

Site	Development standard recommended for inclusion in Draft LEP 2013		
	Minimum subdivision lot size	Height	FSR
5(a) land rezoned to R2 Low Density Residential			
1. 2 Cooper St, Paddington (aged care facility)	230m ²		
2. 109A Jersey Rd, Woollahra (place of public worship)	230m ²		
5(a) land rezoned to R3 Medium Density Residential			
3. 1 Greenoaks Ave and 57A Darling Point Rd, Darling Point (place of public worship)	700m ²		0.9:1
4. 2-6 Albert St, Edgecliff (aged care facility)	700m ²		0.9:1
5. 10-14 Albert St, Edgecliff (place of public worship)	700m ²		0.65:1
6. 2 Carlisle St, Rose Bay (place of public worship)	700m ²		0.75:1
7. 13 Ian St and 635 New South Head Rd, Rose Bay (place of public worship)	700m ²		1:1
8. 17 Adelaide St, Woollahra (place of public worship)	700m ²		0.65:1
9. 23 Nelson St, Woollahra (aged care facility)	700m ²		0.9:1
10. 53A Ocean St, Woollahra (place of public worship)	700m ²	10.5m	0.65:1
11. 85 Ocean St, Woollahra (place of public worship)	700m ²		0.75:1
R2 Low Density Residential zoned land			
12. 2-16, 20-34, 1-27, 29-53 Flinton St and 62-74 Gipps St, Paddington	230m ²		
13. 19 Bayview Hill Rd, Vaucluse	675m ²		
14. 97 Queen St, Woollahra	230m ²		
R3 Medium Density Residential zoned land			
15. 9A Cooper Park Rd, Bellevue Hill			0.63
16. Babworth house, 1 Mount Adelaide St, Darling Point			0.77:1
17. 78 Epping Rd, Double Bay			0.75:1
18. Drainage channel, Kiaora Rd, Double Bay			0.65:1
19. 448 New South Head Rd, Double Bay	700m ²	13.5m	
20. 51 William St, Double Bay	700m ²		
21. 218-246 New South Head Rd, Edgecliff	700m ²		
22. 212-214 Oxford St, Paddington			1:1
23. 34-70 Edward St, Woollahra	700m ²		0.65:1
B2 Local Centre zoned land			
24. 203-333 New South Head Rd, Edgecliff		5m	
B4 Mixed Use zoned land			
25. Part of County Ave, Paddington		Remove 9.5m	
26. 108 Oxford St, Paddington		9.5m	

2.2 RE1 Public Recreation zone

In Draft LEP 2013, the RE1 Public Recreation zone (RE1 zone) is applied to public land which was zoned 6 General Recreation under WLEP 95. The RE1 zone is intended for a wide range of public recreation areas, including local and regional parks and open spaces. In Draft LEP 2013 there are 17 areas zoned RE1 Public Recreation that adjoin the harbour foreshore.

Draft LEP 2013 has been prepared consistent with relevant environmental planning instruments, such as state environmental planning policies. Of particular relevance is *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (SREP).

Clause 14 of the SREP states in part:

- (h) *water-based public transport (such as ferries) should be encouraged to link with land-based public transport (such as buses and trains) at appropriate public spaces along the waterfront,*
- (i) *the provision and use of public boating facilities along the waterfront should be encouraged.*

To ensure consistency with the SREP we recommend broadening the range of permissible uses in public recreation areas. This will support water-based public transport and public boating facilities where appropriate. These types of uses already occur in locations such as Lyne Park in Rose Bay and McKell Park and Yarranabbe Park in Darling Point.

The five additional land uses we recommend for inclusion in Part 2 of the written instrument for the RE1 zone are:

- Boat launching ramps
- Boat sheds
- Charter and tourism boating facilities
- Jetties
- Marinas

The definitions of these land uses are provided in **Annexure 2**.

3. Conclusion

The amendments recommended to Draft LEP 2013 are minor, and correct omissions or errors in preparing the plan. The map amendments provide a consistent approach to development standards in Draft LEP 2013. The changes to permissible uses in the RE1 Public Recreation zone provide consistency with the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. We recommend the amendments are submitted to the DP&I so they can be incorporated into Draft LEP 2013 prior to public exhibition.

Anne White
Senior Strategic Planner
Chris Bluett
Manager Strategic Planning

Brendan Metcalfe
Strategic Planner
Allan Coker
Director Planning and Development

Annexures

1. Site information and rationale for development standard amendments.
2. Definitions of uses proposed for inclusion in Zone RE1 Public Recreation.

Political Donations – matters to be considered by Councillors at Meetings

